

ORDINANCE NO. 325

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE CODE OF EAST NORRITON TOWNSHIP, CHAPTER 175, KNOWN AS THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, BY AMENDING EXISTING PROVISIONS RELATED TO LANDSCAPING, BUFFERING, SCREENING AND GRADING AND ADDING NEW PROVISIONS FOR THIS PURPOSE IN ORDER TO PRESERVE THE NATURAL AMENITIES OF THE TOWNSHIP, PROTECT THE PUBLIC HEALTH AND WELFARE BY CONTROLLING SOIL EROSION AND REDUCING SEDIMENTATION AND OTHERWISE PROTECTING FROM THE ELEMENTS AND ENCOURAGING THE MINIMIZATION OF DESTRUCTION OF EXISTING TREES.

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania under and by virtue of authority granted by the Second Class Township Code and the Municipalities Planning Code, does hereby enact and ordain:

SECTION 1.

The East Norriton Township Code, Chapter 175 is hereby amended as follows:

Section 175-22C. is amended by deleting the introductory paragraph and substituting a new paragraph therefor, deleting subparagraph (2) and substituting a new paragraph therefor, deleting subparagraphs (4), and (5), deleting subparagraph (6) and substituting a new paragraph therefor, adding subparagraph (8) and adding subparagraph (9) as follows:

C. Lot siting, planting, and beautification for subdivision and land developments. In the interest of providing for the protection and preservation of natural resources, the provisions of this Article are intended to:

(a) preserve the natural amenities of the Township;

(b) protect the public health and welfare by helping to control soil erosion and reduce sedimentation, by providing shade from the summer sun and by providing wind breaks from the winter winds; and

(c) encourage landowners to develop their properties in such a way as to minimize destruction of existing trees.

Section 175-22C.(2) Tree Preservation. The plan shall minimize the loss of trees over six (6) inches in caliper, tree masses, and woodlands to buildings, clearing and/or grading.

Section 175-22C.(6) Preserved Landscaping. Trees of six (6) inches caliper or greater, tree masses, and woodlands preserved and protected in a living condition may be used to fulfill the other landscape planting requirements of this section, i.e. buffering and parking lot landscaping and street trees, thereby reducing the amount of new plant material required, as determined by the Township.

Section 175-22C.(7) Preservation of Existing Vegetation. Each mature tree over six (6) inches in caliper, tree mass, or woodland on the site shall be designated "TO REMAIN" or "TO BE REMOVED" depending on the following criteria:

(a) A mature tree over six (6) inches in caliper, tree mass or woodland shall be considered "TO REMAIN" only if it meets the following criteria:

(i) The outermost branches of the tree(s) are at least two (2) feet from any proposed buildings, structures, paving, parking areas, or utilities (aboveground or underground).

(ii) The outermost branches of the tree(s) are at least two (2) feet from any proposed changes in grade or drainage such as excavations, mounding, or impoundments.

(iii) The tree(s) are clear of any proposed sight triangles, and do not by their location or health pose any undue threat to the health, safety, and welfare of the community.

(iv) When approved by the Board of Supervisors, trees which have a ground area protected from any disturbance or regrading equal to seventy percent (70%) of the existing canopy measured in plan view. Roots exposed during construction must be backfilled with clean topsoil within twenty-four (24) hours.

(v) When approved by the Board of Supervisors, trees which are transplanted using direct planting methods including a root ball of not less than sixty (60) inches in diameter and installation and guying techniques in accordance with AAN standards and the following schedule:

Oaks	:	Spring only
Maples	:	Spring or fall
Sweet Gum	:	Spring only
Pines/Spruces	:	Spring, fall or winter

(b) A mature tree over six (6) inches in caliper, tree mass or woodland which does not fit the above criteria shall be designated "TO BE REMOVED" according to the following standards:

(i) The plan shall minimize removal of existing vegetation.

(ii) It shall be incumbent on the applicant to prove that vegetation loss is minimized by showing that no alternative layouts are possible, and that no alternative clearing or grading plan would reduce the loss of mature trees over six (6) inches in caliper, tree masses, and woodlands.

(iii) Trees designated "to be removed" shall not receive credit for trees to remain but need not be removed if it is determined by the applicant that special precautions/alterations to plans can be taken during construction to save the trees.

Section 175-22C.(8) Preservation of Existing Vegetation During Construction. Existing vegetation shown "TO REMAIN" as part of the landscape plan for a land development shall be identified in the field prior to any clearing of the tract and physically protected throughout the construction process. A temporary physical barrier such as a snow fence shall be erected a minimum of one foot from the drip line or fifteen (15) feet from the trunk(s) (whichever is greater) on all sides of stands of vegetation, individual mature trees over six (6) inches in caliper, and/or woodlands shown "TO REMAIN" prior to major clearing or construction. No disturbance, such as grading, dumping, storage, parking or traffic shall be allowed within the fence line and the fence shall remain until construction is complete. The specific method of preserving existing vegetation shall be noted on the landscape plan.

Section 175-22.(9) Post Construction Impact. The existing natural drainage pattern, lighting, or other environmental factors shall not be altered to seriously damage the remaining trees as determined by the Township Engineer, arborist or landscape architect.

Section 175-33. is amended by deleting the existing section and substituting the following:

(33) Street Trees. The provisions of this article are intended to provide shade from the summer sun, to promote energy

conservation by reducing the need for cooling, and to enhance the aesthetic appearance of the community.

A. Street trees shall be required:

(1) Along all existing streets when they abut or lie within the proposed subdivision or land development;

(2) Along all proposed streets;

(3) Along access driveways which serve five (5) or more residential dwelling units.

B. The street tree requirement may be waived by the Township Board of Supervisors where existing vegetation is considered sufficient, or to maintain scenic views of open space, farmland, or natural features.

C. Street trees shall be provided by the applicant according to the following standards:

(1) Trees shall be planted a minimum distance of five (5) feet and a maximum distance of fifteen (15) feet from all ultimate right-of-way lines.

(2) In non-residential developments, trees shall be located within the front yard setback, in a planting bed at least ten (10) feet in width, planted in grass or ground cover.

(3) Trees shall be so located so as not to interfere with the installation and maintenance of sidewalks and utilities. Trees shall be planted a minimum distance of three (3) feet from curbs and sidewalks, fifteen (15) feet from overhead utilities and six (6) feet from underground utilities.

(4) Trees shall be planted at a ratio of one tree per fifty (50) linear feet of frontage or fraction thereof.

(5) Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced.

(6) Trees shall be selected from the Recommended Plant Material List which may be adopted by Resolution of the Board and amended from time to time, and shall be a minimum of two and one-half (2 1/2) inches in caliper at planting.

Section 175-19D. shall be amended by changing the name from "Parking Areas" to "Parking Area Construction" and by deleting subparagraph (3) and subparagraph (8) and by adding a new Section (E) as set forth below relettering existing subparagraph (E) as subparagraph (F):

Section 175-19E. Parking Area Landscaping. Parking lot landscaping required by this article is intended to promote the public health, safety and welfare by providing minimum requirements for installation of landscaped areas in connection with parking lots and other vehicular use areas; to protect the character and stability of residential, business, institutional and industrial areas; and to conserve the value of land and buildings on surrounding properties.

(1) All parking lots with ten (10) or more stalls shall provide at least ten (10) percent of the internal area as planting islands or planting strips.

(2) Planting islands shall be provided at least every ten (10) adjacent parking stalls.

a. At least one (1) canopy tree shall be planted in each required planting island.

b. The end of all parking rows shall be divided from drives by planting islands.

c. Islands shall be uniformly elevated with top soil so that the center shall be crowned at least six (6) inches above the adjoining top of curb elevation.

(3) Planting strips shall divide large parking lots into smaller areas according to the following:

a. Planting strips shall divide non-residential parking lots into areas of no more than one hundred (100) stalls.

b. Planting strips shall divide residential parking lots into areas of no more than thirty-six (36) stalls.

c. There shall be at least one (1) canopy tree planted every fifty (50) feet in planting strips.

(4) Plant material shall not obstruct proper lighting, nor interfere with clear sight triangles.

(5) Perimeters of parking lots shall follow the landscape regulations for site element screens.

Section 175-26L.(1) is amended by deleting the existing section and substituting the following:

(1) If the side slopes of the basin area exceed three to one (3:1) over at least a five foot (5') area, a four foot (4') high chain link fence (green) shall be required. The fence should be located on the outside of the berm or slope. Plantings as required in this section shall be located next to the fence on the

outside to soften appearance. If the side slopes are less than three to one (3:1), no fencing is required.

Amend Section 175-26. by adding subparagraph (N) Stormwater Basin Landscaping as follows:

It is the intent of this article to conserve the value of land and buildings on surrounding properties and neighborhoods by mitigating the visual impact of stormwater management facilities, and to minimize soil erosion.

Landscaping shall be required in and around all stormwater management facilities with a minimum surface area of 1,000 square feet. Basins may be natural or maintained as described below. A planting plan shall be submitted in accordance with the one of the following two types of landscape treatments for stormwater basins:

(1) Landscaping for Naturalized Basins. The following shall apply to basins left in a natural state, especially those in parks or large open spaces.

a. Basin Floors. Basin floors shall be planted with wildflowers and grasses, the intent being to create a mixed meadow of such plantings, where appropriate. Selection of plantings should be based on whether the area in question is usually well-drained or permanently wet.

b. Wet Edges. Wet edges which remain wet all or most of the year shall be planted with wildflowers, grasses, and shrubs tolerant of wet conditions. Plants to be located on rims or banks which remain dry most of the year should be planted with species tolerant to dry soil conditions.

c. Wooded Areas.

(i) Where basins adjoin wooded areas, trees and shrubs shall be selected and planted so as to blend with existing surroundings.

(ii) Plantings in such areas shall be of sufficient density to eliminate the need for mowing.

d. Slopes.

(i) Where slopes are thirty percent (30%) or less, a mixture of wildflowers and/or grasses shall be planted.

(ii) No woody plant materials or trees shall be located on a berm acting as the impoundment structure of a detention/ retention basin. Trees shall be located around the perimeter of the downstream side of a berm a sufficient distance

from the toe of the slope to assure that the toe of the slope is outside the dripline of the mature species planted.

(2) Landscaping for Maintained Basins. The following shall be applied for basins in developed areas where a manicured lawn is possible. Lawn mowing shall take place at intervals sufficient to maintain the grass groundcover at no higher than six (6) inches.

a. Basin Floors and Slopes. Basin floors and slopes shall be planted with lawn grass and maintained as a lawn with a height of not more than six (6) inches.

b. Wet Areas. Low areas subject to prolonged wet conditions such as low flow channels or areas with poor drainage shall be stabilized to allow mowing and prevent erosion. Such stabilization may include geo-textile fabrics or other porous materials such as grass-pavers or PVC stabilizers.

c. Drainage Structures in Residential Districts. Embankments surrounding drainage structures such as head or end walls are to be planted with shrubs or ornamental trees along the top of the structure. Shrubs shall be planted three (3) feet apart.

d. No trees shall be located on a berm acting as the impoundment structure of a detention/retention basin. Trees shall be located around the perimeter of the downstream side of a berm a sufficient distance from the toe of the slope to assure that the toe of the slope is outside the dripline of the mature species planted.

Chapter 175 shall be further amended by adding Section 175-22.1 Buffers and Screens as follows:

A. Intent. The planting requirements in this Article are intended to promote the public health, safety and welfare by providing certain minimum standards for installation of landscaped areas in connection with new construction or reconstruction; to conserve the value of land and buildings on surrounding properties and neighborhoods by mitigating the visual impact of structures and other site elements; to protect the character and stability of residential, business, institutional, and industrial areas; and to improve the micro-climate of built areas.

B. General Requirements

(1) Any plantings required herein shall have two (2) components: 1) property line buffers which act to integrate new development with the surroundings; and 2) site element screens which act to minimize or eliminate views to certain site elements

located within one hundred (100) feet of property lines or road rights-of-way (either public or private).

(2) An on-site investigation by the applicant shall determine the adjacent land uses along each property boundary or road classification for each existing right-of-way. In the case of vacant land, the existing zoning district shall be used. These existing or zoned uses shall be noted on the plan.

(3) Property line buffers shall be required on the applicant's property for all non-residential and single-family attached or multi-family (including high-rise) residential land developments.

The amount and type of plant material required shall be determined by the intensity of the proposed land use and the existing adjacent land use (or adjacent zoning district for vacant land). Section C, below, shall apply.

(4) Screening of site elements shall be required in all proposed land developments around certain site elements as specified in this section which are located partially or fully within one hundred (100) feet of the property line or existing road right-of-way.

The type of site element screen shall be determined by the site element and the adjacent land use(s) or zoning district for vacant land. Section C, below, shall apply.

(5) Existing healthy trees, shrubs, or woodlands shall be inventoried and noted on the landscape plan and may be substituted for part or all of the required property line buffers or site element screens at the discretion of the Township Supervisors upon the recommendation of the Township Landscape Architect, Engineer, or Arborist. The minimum quantity and visual effect of the existing vegetation shall be equal to or exceed that of the required buffer or screen. If the effect of the existing vegetation does not equal or exceed that of the required buffer or screen, additional plantings shall be required according to the provisions of this section.

(6) Existing topographic conditions such as cliffs or berms may be substituted for part or all of the required property line buffers or site element screens with the approval of the Township Supervisors upon the recommendation of the Township Landscape Architect, Engineer, or Arborist. The minimum visual effect of the existing topographical conditions shall be equal to or exceed that of the required buffers or screens. If the effect of the existing topographical conditions does not equal or exceed that of the required buffer or screen, additional plantings shall be required according to the provisions of this section.

C. Property Line Buffers

(1) Buffer Yard Location and Dimensions.

a. A buffer yard shall be established along all property lines of not less than twenty-five (25) feet nor more than fifty (50) feet in width. In zoning districts where the required setback is less than twenty five (25) feet, the buffer yard shall be the entire width of the required setback yard.

b. The buffer yard shall be a continuous pervious planting bed consisting of grass, ground cover, trees, and/or shrubs.

c. Parking is not allowed in the buffer yard, except in the case of joint or common parking areas between two adjacent lots.

d. Site element screens are allowed within the buffer yard.

e. Stormwater basins are allowed within the buffer yard.

f. Buffer yards may be included in the front, side, or rear yard setback areas.

(2) Non-Residential Property Line Buffer Requirements. Proposed developments shall have property line buffers determined by adjacent land uses in accordance with the following charts. For vacant land, the adjacent zoning district shall determine the category of use. In the case of several permitted uses the most restrictive shall apply.

a. Proposed Office or Institutional Uses

<u>Uses Abutting Property Line</u>	<u>Required Buffer Type</u>
All non-residential uses	low
Multi-family or attached residential	medium
Single family detached residential	high

b. Proposed Commercial, Industrial, Laboratory, and All Other Non-Residential Uses.

<u>Uses Abutting Property Line</u>	<u>Required Buffer Type</u>
Office or institutional non-residential	medium
Other non-residential uses	low
All residential uses	high

(3) Residential Property Line Buffer Requirements. All developments with multi-family and/or single-family attached dwellings shall have property line buffers according to the following requirements (no buffers are required for single-family detached proposals):

<u>Uses Abutting Property Line</u>	<u>Required Buffer Type</u>
Office or institutional non-residential	low
All other non-residential	medium
Multi-family or attached residential	low
Single-family detached	medium

(4) Plant Material Quantities and Types. For every one hundred (100) linear feet of property line to be buffered, the following minimum quantities and types of plant material shall be required:

Low Intensity Buffer:	1 canopy tree 2 ornamental trees
Medium Intensity Buffer:	1 canopy tree 2 ornamental trees 2 evergreen trees
High Intensity Buffer:	5 evergreen trees 2 ornamental trees 1 canopy tree

(5) Property Line Buffers Design Criteria.

a. The required plant material shall be distributed over the entire length and width of the buffer yard.

b. Plant material may be grouped to form clusters within open grassed areas. Plant materials shall not be concentrated but shall be evenly distributed along each property boundary.

c. Buffer plant material may be arranged symmetrically (formally) or asymmetrically (informally). However, linear or repetitive arrangements are discouraged.

d. A range of plant species is required, according to the following table:

NUMBER OF TREES AND/OR LARGE SHRUBS	MINIMUM NUMBER OF TREE SPECIES	MAXIMUM PERCENT OF ANY ONE SPECIES
0-5	1	100%
6-15	2	50%
16-30	3	40%
31-50	4	30%
51+	6	20%

e. Plant material shall be spaced to provide optimum growing conditions for each plant.

D. Site Element Screens

(1) Site Elements.

a. Screens shall be required in all proposed land developments around the following site elements, when these elements are located partially or fully within one hundred (100) feet of any property line or existing road right-of-way. Screens shall be selected based on the adjoining property's land use, or, in the case of vacant land, its zoning district.

- Parking lots
- Dumpsters, trash, or recycling areas
- Service or loading docks
- Outdoor storage or sales yards
- Vehicle storage or sales areas
- Single-family attached dwellings' rear yards
- Multi-family (including high-rise) dwellings' rear yards
- Active recreation facilities
- Fenced detention basins
- Sewage treatment plants or pump stations

b. Site elements not included in the above list but of a similar character, use or visual impact shall be screened according to the requirements for the most similar elements, as determined by the Township.

(2) Screen Location. The site element screen shall be placed between the site element and the property line and shall be designed to block views to the maximum extent possible. The screen shall be located as close as possible to the site element and shall surround the element without impeding function or encroaching on site triangles.

(3) Screening Material Specifications and Design Criteria. The following specifications and criteria define the required Screen Types 1 through 8 as indicated in Chart 1 "Site Element Screening," below:

Screen Type #1 -- Evergreen or Deciduous Shrubs. Shrubs shall be placed three (3) feet on center in a minimum five (5) foot wide bed surrounding the site element and arranged to provide a continuous hedge-like screen with a minimum height of three and one-half (3 1/2) feet and a maximum height of five (5) feet at maturity. Shrubs may be clipped to form a hedge or left in natural habit.

Screen Type #2 -- Double Row of Evergreen Trees. A double row of evergreen trees having a minimum height of six (6) feet at planting shall be placed ten (10) feet on center and offset ten (10) feet to provide a continuous screen with a minimum height of twelve (12) feet at maturity.

Screen Type #3 -- Opaque Fence. An opaque fence with a minimum height of six (6) feet surrounding the site element on at least three (3) sides. Finished side shall face out toward perimeter of property.

Screen Type #4 -- Opaque Fence with Ornamental Trees and Shrubs. An opaque fence with a minimum height of six (6) feet surrounding the site element on at least three (3) sides, with plantings at the minimum rate of three (3) shrubs with a minimum height of two and one-half (2½) feet at planting and two (2) ornamental trees having a minimum height of eight (8) feet at planting or large shrubs having a minimum height of three and one-half (3½) feet at planting for each ten (10) linear feet of proposed fence, arranged formally or informally along the exterior side of fence.

Screen Type #5 -- Architectural Extension of the Building. An architectural extension of the building (such as a wing wall) with a minimum height of eight (8) feet shall screen the site element. The extension shall be consistent in building materials and style with the main building.

Screen Type #6 -- Berm with Ornamental Trees. A continuous curvilinear berm with a minimum height of two to three (2-3) feet, plus ornamental trees having a minimum height of eight (8) feet at planting at the minimum rate of one (1) tree for every twenty (20) linear feet, clustered or arranged informally. Maximum slope shall be three to one (3:1).

Screen Type #7 -- Berm. A continuous curvilinear berm with a minimum height of three and one-half (3½) to four (4) feet, with grass alone. Maximum slope shall be three to one (3:1).

Screen Type #8 -- Evergreen Hedge. An evergreen hedge (such as arborvitae, chionanthus, etc.) with a minimum height at planting of six (6) feet, planted three (3) feet on center maximum.

E. Specifications, Maintenance and Guarantee

- (1) Plant specifications.

a. All plants shall meet the minimum standards for health form and root condition as outlined in the American Association of Nurserymen (AAN) Standards.

b. All plant material shall be hardy within the USDA hardiness Zone 6 applicable to East Norriton Township.

c. Canopy trees shall reach a minimum height and spread of thirty (30) feet at maturity as determined by the AAN Standards and shall be deciduous. New trees shall have a minimum caliper of two and a half (2 1/2) inches at planting.

d. Ornamental trees or large shrubs shall reach a typical minimum height of ten (10) feet at maturity based on AAN Standards, and may be deciduous or evergreen. They shall have a distinctive ornamental character such as showy flowers, fruit, habit, foliage, or bark. New ornamental trees shall have a minimum height of six (6) feet or one-and-one-half (1 1/2) inch caliper. New large shrubs shall have a minimum size of two-and-one-half to three (2 1/2-3) feet.

e. Small shrubs may be evergreen or deciduous and shall have a minimum height at maturity of four (4) feet based on AAN Standards for that species. New shrubs shall have a minimum size of eighteen (18) inches at time of planting.

f. Evergreen trees shall reach a typical minimum height of twenty (20) feet at maturity based on AAN Standards for that species, and shall remain evergreen throughout the year. New evergreens shall have a minimum height at planting of six (6) feet.

g. Plant materials shall be selected from the Recommended Plant Material List which may be adopted by Resolution of the Board and amended from time to time.

(2) Maintenance

a. Required plant material shall be maintained for the life of the project to achieve the required visual effect of the buffer or screen. It shall be the ultimate responsibility of successive property owners to insure that the required plantings are properly maintained.

b. Required plant material shall not be removed without replacement except in the case of dead, diseased, or hazardous plant material. Dead, diseased or hazardous plant material shall be removed promptly by the property owner and replaced at the next growing season.

c. Maintenance guidelines for the plantings are encouraged to be published by the planting plan designer to be used by grounds maintenance personnel to insure the design's visual buffering and screening concepts are continued.

CHART 1: SITE ELEMENT SCREENING
EXISTING ADJACENT LAND USE (OR ZONING DISTRICT WHEN UNDEVELOPED)

Proposed Site Element	NON-RESIDENTIAL			RESIDENTIAL			ROADS		
	Office or Institutional	All Other Non-Residential	Single-family detached, Single-family attached, Multi-family	Major Roads	Secondary Roads	All Other Roads	Major Roads	Secondary Roads	All Other Roads
Parking lots - 30 stalls or less	---	---	1	---	---	1 or 7	---	---	1 or 7
Parking lots - 30 stalls or greater	---	---	1 or 6	---	1 or 7	1 or 7	---	---	1 or 7
Dumpster, trash or recycling area	4 or 8	3	8 or 4	8 or 4	8 or 4	8 or 4	8 or 4	8 or 4	8 or 4
Service and loading docks	5 or 2	---	5 or 2	---	5 or 2	5 or 2	---	5 or 2	5 or 2
Outdoor sales yard, vehicle storage (excluding car sales area)	1	---	1	1	1	1	1	1	1
Attached residential or multi-family rear yards only	---	---	---	6	6	6	---	---	6
Active recreation facilities: tennis, basketball, court games, etc.	---	---	7	---	---	---	---	---	---
Retention/detention basins:									
- with fences	1	---	1	---	---	---	---	---	1
- without fences	5	---	6	---	---	---	---	---	---
Sewage treatment plants and pump stations	1 or 8	---	1 or 8	1 or 8	1 or 8	1 or 8	1 or 8	1 or 8	1 or 8

NOTES: 1. Each site element within 100 feet of a property line or right-of-way shall be screened with the screen type shown in this chart. When two alternatives are given, choose one.
2. When both residential and non-residential uses are allowed by the zoning district, the residential requirements shall apply.

Section 175-35. is amended by adding subparagraph (I), Preliminary Landscape Plan, as follows:

I. Preliminary Landscape Plan. A preliminary landscape plan shall be submitted and, at a minimum, shall contain the following:

(1) Existing Features. The location and character of existing buildings, mature trees over six (6) inches in caliper standing alone, outer limits of tree masses and other existing vegetation, the location of floodplains, wetlands, and other natural features which may affect the location of proposed streets, buildings, and landscape plantings.

(2) Proposed Improvements.

a. Approximate location of all proposed landscaping materials required under this Ordinance.

b. Demarcation of existing vegetation "TO REMAIN" or "TO BE REMOVED" and the means of protecting existing vegetation during construction.

c. Approximate location of proposed buildings, paving, utilities, or other improvements.

Section 175-36. is amended by adding new paragraph (C), Final Landscape Plan, as follows:

C. Final Landscape Plan. A final landscape plan shall be submitted and, at a minimum, shall contain the following:

(1) Drafting standards. The same standards shall be required as for a preliminary plan.

(2) Information to be shown.

a. Plan scale, date, north arrow, and location map with zoning district designations for the site and adjacent properties.

b. Location of all existing and proposed buildings and structures.

c. Location of all existing and proposed roads, parking areas, service areas, and other paved areas.

d. Location of all outside storage and trash receptacle areas.

e. Sidewalks, berms, fences, walls, free-standing signs and site lighting.

f. Existing and proposed underground and aboveground utilities including but not limited to, site lighting, transformers, hydrants, manholes, valve boxes.

g. All existing and proposed contours at two foot intervals; in order to determine the relationship of planting and grading, areas with slopes in excess of three to one (3:1) shall be indicated on the plan.

h. Existing mature trees over six (6) inches in caliper, woodlands and tree masses "TO REMAIN."

i. Existing mature trees over six (6) inches in caliper, woodlands and tree masses "TO BE REMOVED."

j. Location of all proposed landscaping, including required street trees, stormwater basin landscaping, parking lot landscaping, property line buffer and site element screen landscaping.

k. A planting schedule listing proposed plant material, species, size, quantity and root condition.

l. A schedule showing all landscape ordinance requirements and plantings proposed for each category.

m. Planting details, including method of protecting existing vegetation during construction, and planting methods.

n. Information in the form of notes or specifications concerning seeding, sodding, groundcover, mulching, and other installation or maintenance activities.

o. A detailed cost estimate shall be submitted with the public improvement escrow, showing the value of all proposed landscaping, including all labor, materials, and guarantee.

(3) Certificates. When approved, the landscape plan must show:

a. The signature and seal of the registered landscape architect, engineer, or other qualified person or other qualified person responsible for preparing the landscape plan and details.

b. The signature of the applicant, subdivider, developer, or builder.

c. The signatures of the Township Supervisors.

Section 175-8. is amended by adding the following definitions:

Caliper - Diameter of a tree's trunk measured twelve inches above the ground.

Drip Line - The line marking the outermost edges of the branches of a tree, trees or woodlands.

Minimize - To reduce to the smallest amount possible. "Minimize" does not mean "eliminate" but rather that the most substantial efforts possible under the circumstances have been taken to reduce the adverse effect of the action (such as grading, clearing, construction, etc.) to be minimized.

Planting Islands - Planting islands shall be a minimum of nine feet by eighteen feet (9' x 18') in area, be underlain by soil and not base course material, be mounded at no more than a four to one (4:1) slope, contain plantings of trees, shrubs and groundcovers to cover the entire area, and be protected by curbs, wheel stops or bollards. (See diagram 1)

Planting Strips - Planting strips shall be a minimum of eight (8) feet wide and run the length of the parking row, be underlain by soil and not base course material, be mounded at no more than a four to one (4:1) slope, contain plantings of trees, shrubs and groundcovers to cover the entire area, and be protected by curbs, wheel stops or bollards. (See diagrams 1 and 2).

Site Element - Elements of a development whose visual or other impact requires planting screens. Site elements include, but are not limited to, the following: parking lots; dumpsters, trash or recycling areas; service or loading docks; outdoor storage or sales yards; vehicle storage or sales yards; single-family attached dwellings' rear yards; multi-family (including high-rise) dwellings' rear yards; active recreation facilities; fenced detention basins; and sewage treatment plants or pump stations.

Tree Mass - A grouping of three or more trees each at least one-and-one-half (1 1/2) inches in caliper, within a one hundred (100) square foot area.

Woodland - A continuous stand of mixed age trees, shrubs and groundcover, covering at least one quarter (1/4) acre, consisting of at least fifty (50) percent mature trees at least six (6) inches in caliper.

SECTION 2. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be separate, distinct, and independent and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3. Ratification.

This Ordinance shall in no other way affect, amend or modify the Code of East Norriton Township.

ENACTED AND ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania this 9th day of November , 19 92.

ATTEST:

BOARD OF SUPERVISORS OF
EAST NORRITON TOWNSHIP:

Helmut D. Roswald Secretary By: Joseph C. Ronca Chairman