LANDSCAPE PLAN
SCALE: 1" = 50 FT

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft

NOTES:

DO NOT WRAP TRUNK OF TREE. PROVIDE TRUNK PROTECTORS IF/ AS SPECIFIED. REMOVE AFTER TWO YEARS OF GROWTH.

STAKE AND GUY. REMOVE AFTER TWO YEARS OF GROWTH.

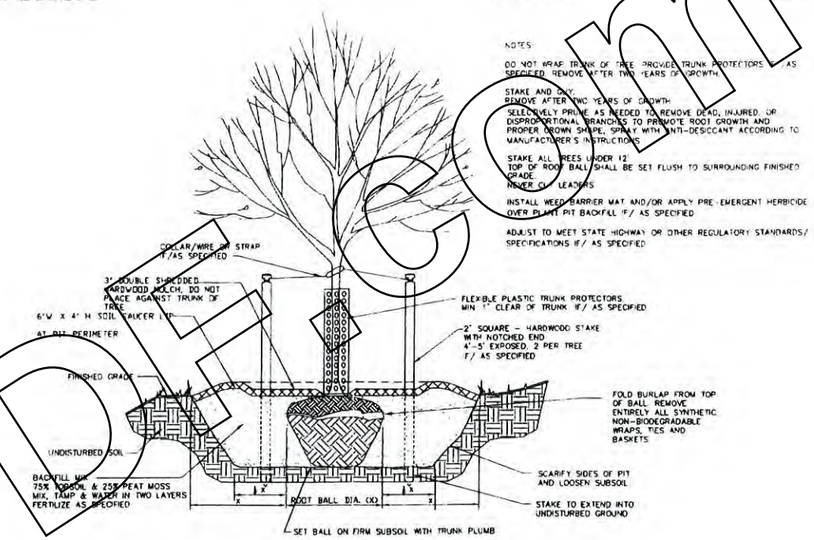
SELECTIVELY PRUNE AS NEEDED TO REMOVE DEAD, INJURED, OR DISPROPORTIONAL BRANCHES TO PROMOTE ROOT GROWTH AND PROPER CROWN SHAPE. SPRAY WITH ANTI-DESICCANT ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

STAKE ALL TREES UNDER 12'. TOP OF ROOT BALL SHALL BE SET FLUSH TO SURROUNDING FINISHED GRADE.

NEVER CUT LEADERS.

INSTALL WEED BARRIER MAT AND/OR APPLY PRE-EMERGENT HERBICIDE OVER PLANT PIT BACKFILL IF/ AS SPECIFIED.

ADJUST TO MEET STATE HIGHWAY OR OTHER REGULATORY STANDARDS/ SPECIFICATIONS IF/ AS SPECIFIED.



TREE PLANTING DETAIL
NOT TO SCALE

Symbol	Quantity	Scientific Name	Common Name	Planting Size & Conditions	Mature Size
●	38	Acer rubrum	Red Maple	MIN 8' Height & 2"-Caliper, Balled & Burlapped	40'h X30'w
○	32	Pinus strobus	White Pine	5' Min Height, Balled & Burlapped	60'h X30'w
✱	19	Juniperus virginiana L	Eastern Red Cedar	5' Min Height Balled & Burlapped	50'h X15'w

LANDSCAPING NOTES:

1. In addition to the requirements for soil erosion and sediment control, topsoil removed during the course of construction shall be stockpiled and then redistributed on all regraded, disturbed or undeveloped surfaces so as to provide at lease nine (9) inches of even cover. Redistributed soil shall be stabilized by seeding, planting or mulching in a timely fashion. Areas to be landscaped shall not be used for incompatible uses, such as waste dumps, during construction. Any material such as construction debris shall be removed prior to the placement of topsoil.
2. No stockpiled topsoil shall be removed from the site until all landscaping has been completed and approved.
3. Plants for landscaping shall have been grown under climatic conditions similar to those in the locality of the project or properly acclimated to conditions of the locality of the project.
4. All trees, shrubs and plants shall have a normal habit of growth; shall be sound, healthy and vigorous; and shall be free from disease, insects, insect eggs and larvae.
5. No invasive plants, including situational invasive plant species, as listed in the most recent edition of PA DCNR publication "Invasive Plants in Pennsylvania" shall be planted.
6. All required landscaping shall be installed prior to issuance of final use and occupancy permits. It shall be the responsibility of each individual landowner to maintain all landscaping in accordance with the standards of the Shrewsbury Township Ordinance, and all other applicable regulations or requirements.
7. Suitability of the plant and seed materials and soil supplements shall be verified by topsoil sampling after topsoil is placed after finish-grading complete and tested by a qualified laboratory for recommendations as to proposed crop (plants,seeds) and supplements. Landscape Contractor shall make adjustments based upon laboratory recommendations upon approval by Owner and Shrewsbury Township.
8. All landscape improvements to be provided shall be installed and maintained by accepted practices as recognized by the American Association of Nurserymen. Planting and maintenance of vegetation shall include, as appropriate, but not necessarily limited to, provisions for surface mulch, staking and guying, irrigation, fertilization insect and disease control, pruning, mulching, weeding and watering.
9. The applicant shall make arrangements acceptable to the Township that all landscape improvements installed in accordance with this Section shall be guaranteed and maintained in a healthy and/or sound condition, or otherwise be replaced by equivalent improvements, for a period of eighteen (18) months following their installation, except as may otherwise be required by the Section.
10. After installation and prior to commencement of the guarantee period required above, the Township shall perform an inspection of the finished site for compliance with the approved landscape plan. Following this inspection, an as-built landscape plan shall be furnished to the Township by the applicant. Provided the finished site is found to be in compliance, the tow eighteen guarantee periods shall commence five (5) days from the date of the inspection. All plants shall be in a vigorous and thriving condition at the end of the eighteen month period as determined above. Final inspection of the site following the eighteen month period will be made by the Township. It is recommended that trees be planted between September 15 and November 1 or between March 1 and May 1.
11. Plants found to be in poor health or lacking normal growth habit during the eighteen month guarantee period shall be replaced with nursery grown plants, in accordance with the approved landscape plan, within thirty (30) days of being notified by the Township. If notification is made out of season, replacements shall be made during the next planting season. If the original plants declined due to poor species selection, substitute plants, determined by the Township to be more suitable for the site's environmental conditions or planting scheme, shall be used. A modified landscape plan shall be filed with the Township. Replacement plants shall be inspected by the Township after installation. All replacement plants shall be subject to a new eighteen month guarantee period and inspections by the Township as prescribed above.
12. Where accidental damage or vandalism of plants occurs, the applicant shall replace the damaged plant material in accordance with the original or an approved modified landscape plan.

ORIGINAL PLAN

NO	DATE	DESCRIPTION	BY

SUSSEX PLACE - PRELIMINARY PLAN

LANDSCAPE PLAN

OWNER/DEVELOPER:
SUSSEX PLACE JOINT VENTURE
C/O PHIL ROBINSON
18147 AMANDA DRIVE
NEW FREEDOM, PA 17349

SHREWSBURY TOWNSHIP — YORK COUNTY, PA

SCALE: 1"=40'
DATE 6/24/11
NO. 2011-06

JOHNSTON AND ASSOCIATES, INC
2386 TAXVILLE ROAD
YORK, PA 17408
PHONE 717-793-9595 FAX 717-793-9698

DR KAR
CK EPJ
SHEET 10 OF 10

www.PdfFactory.com

NOTE: WITH UPHILL CONDITION, FRONT DOORS TO DROP TO HALF OF THE DISTANCE BETWEEN GRADE AND FINISHED FIRST FLOOR; REMAINING VERTICAL DISTANCE TO BE MADE UP WITHIN THE UNIT ITSELF.

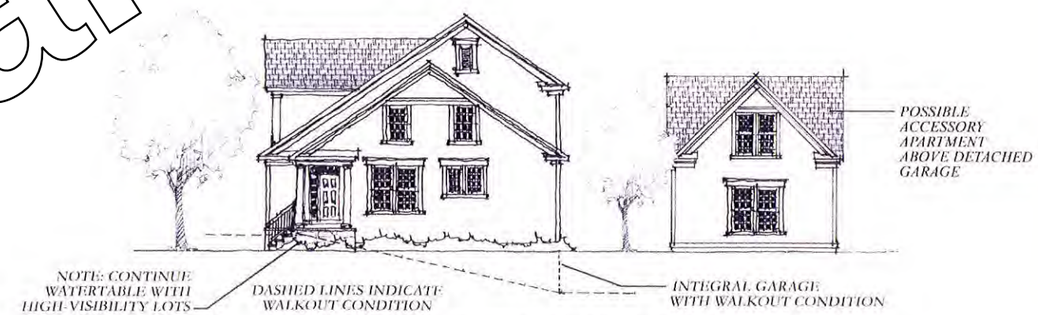
DASHED LINES INDICATE UPHILL CONDITION

FRONT ELEVATION

INTEGRAL GARAGE WITH WALKOUT CONDITION

DASHED LINES INDICATE WALKOUT CONDITION

REAR ELEVATION



POSSIBLE ACCESSORY APARTMENT ABOVE DETACHED GARAGE

NOTE: CONTINUE WATERTABLE WITH HIGH-VISIBILITY LOTS

DASHED LINES INDICATE WALKOUT CONDITION

INTEGRAL GARAGE WITH WALKOUT CONDITION

SIDE ELEVATION - UPHILL UNITS

(OR IN-GROUND UNITS)

DASHED LINES INDICATE WALKOUT CONDITION

NOTE: CONTINUE WATERTABLE WITH HIGH VISIBILITY LOTS

/ATION - UPHILL UNITS

(OR IN-GROUND UNITS)

The sketches, drawings, and images shown within the Conditional Use Application package are a representation of the conceptual plans for the Hidden Lakes TND. Variations to these images may be made as conditions warrant and specific architectural design is completed during the Preliminary Plan, Final Plan, and Construction Drawings phases.

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