

9.4. Additional Submission Requirements *and Review Criteria* for Landscape and Tree Preservation Plans

9.4.1. *Landscape and Tree Preservation Plan Submission Requirements*

Any additional information the Executive Director deems necessary to determine compliance with these regulations and the Zoning Code.

On-site [landscape and trees] *landscape, trees, shrubs, and plants* required by the Zoning Code shall be indicated on a [landscape plan] *Landscape and Tree Preservation Plan (Landscape Plan)*, which shall include all of the following:

9.4.1.1 North point, scale, and date. The [landscape plan] *Landscape Plan* shall be drawn at a scale of one inch equal to 100 feet or less;

9.4.1.2 *The name and seal of a Registered Landscape Architect, Registered Architect, Registered professional civil engineer, or a certified arborist, licensed in the Commonwealth of Pennsylvania;*

[Required landscape areas and planting schedule. Indicate the:

- .1 Dimensions of the landscape area;
- .2 Species of plant, and fence, or wall materials installed in the landscape area; and
- .3 All trees and their caliper size;]

9.4.1.3 Sight triangles and heights of any plants located in the sight triangle;

9.4.1.4 *Table indicating conformance with applicable Zoning Code provisions:*

9.4.1.5 *Existing vegetation including:*

- .1 Existing trees to be removed and their caliper size;
- .2 Existing trees to be preserved and their caliper size;

[9.4.1.6].3 Calculation of tree preservation credits in accordance with the Zoning [Code;] *Code, shown in tabular form;*

[

If The Caliper of Preserved Tree Is	Then The Total DBH Credited Is
Over 12 inches DBH	12 inches
Greater than 8 inches to 12 inches DBH	8 inches
5 inches to 8 inches	5 inches

]

9.4.1[.7].6 Statement from a certified arborist if any trees to be [preserved or] removed may be exempt *from Heritage Tree and Tree Replacement requirements* in accordance with the Zoning Code; and

9.4.1.7 *Proposed vegetation including:*

- .1 *Required landscape areas, showing required dimensions, including distance between trees and shrubs;*

- .2 Proposed trees, shrubs, grasses, perennials, and groundcover, shown in plan with species labeled;
- .3 Proposed trees, shrubs, grasses, perennials, and groundcover, shown in tabular form indicating species, count, and size;
- .4 Proposed decorative fences and walls, including details, shown in plan;
- .5 Proposed location and total square footage of open-air parking areas including drive aisle widths, parking space dimensions.
- .6 Area of green roof, if applicable; and
- .7 Soil depth detail.

9.4.2 Soil Depth Requirements

9.4.2.1 36" of soil depth shall be provided for all ball and burlap (B&B) plants planted in accordance with landscape requirements of the zoning code.

9.4.2.2 18" of soil depth shall be provided for containerized plants planted in accordance with landscape requirements of the zoning code.

9.4.3 Required Trees and Shrubs List

9.4.3.1 Trees, shrubs, grasses, perennials, and groundcover planted to satisfy the prescribed planting requirements shall be selected from the list of appropriate plantings maintained by the Commission. Plantings intended to satisfy the provisions of §14-705(1)(g) may be selected from either the list of appropriate plantings maintained by the Commission, or such list maintained by the Department of Parks and Recreation.

9.4.3.2 The use of invasive species as identified by the [Pennsylvania Department of Conservation and Natural Resources](#) is prohibited.

9.4.4 Reserved

9.4.5 Landscape Waivers

9.4.5.1 An applicant may seek a waiver from of any provision of §14-705(1) (On-Site Landscape and Tree Requirements) and §14-803(5) (Parking Landscape and Screening), provided that, for any Landscape and Tree Preservation Plan reviewed by the Commission, the applicant must:

- .1 Provide a written Waiver Request describing the impracticality of conforming to specific Code requirements; and
- .2 If applicable, make a payment in-lieu of planting, as calculated in §14-705(1)(c)(.9) (In-lieu Fee) and described in the Regulations of the Department of Parks and Recreation

9.4.5.2 The Commission may approve, deny, or approve-with-conditions each deviation from the zoning code included a Waiver Request. The Commission shall base its decision on factors including, but not limited to:

- .1 Whether the request represents the minimum necessary deviation from the zoning code;*
- .2 Conditions unique to the lot, abutting lot, or abutting public right-of-way;*
- .3 Conditions unique to the use that necessitate a site plan that is deficient in open space or soil depth that would support successful plantings;*
- .4 The applicant's demonstration of an alternative landscape design that achieves similar or better results and adheres to the City's goals for landscaping and increasing tree canopy; and*
- .5 Other Zoning Code provisions that make conformance with landscape requirements impracticable.*

[9.4.2. Street trees required by the Zoning Code shall be indicated on a site plan, which shall include all of the following

9.4.2.1 Spacing between street trees;

9.4.2.2 Tree species; and

9.4.2.3 Any additional information the Executive Director deems necessary in order to determine compliance with these regulations and the Zoning Code.

9.4.3. Parking landscaping plans required by the Zoning Code shall be indicated on a site plan which shall include all of the following:

9.4.3.1 A landscaping plan or list of plants;

9.4.3.2 Calculations for the percentage of landscaping in the interior of the parking lot, if applicable;

9.4.3.3 The location of street trees;

9.4.3.4 Drive aisle widths;

9.4.3.5 Parking space dimensions;

9.4.3.6 The location of parking levels above and below ground;

9.4.3.7 Circulation and exits;

9.4.3.8 Any additional information the Executive Director deems necessary in order to determine compliance with these regulations and the Zoning Code.]

[] Indicate text to be removed

Italics indicate text to be added