

## **4. LANDSCAPING STANDARDS**

### **4.1. GENERAL NOTES**

- 4.1.1 All areas within the site shall be developed as lawns or meadows, except those areas specifically designated to be developed otherwise. All areas to be seeded or future planting areas shall receive an average of 4" of top soil.
- 4.1.2. All plants shall be nursery grown and shall conform to standards of American Standard for Nursery Stock, current addition as amended and shall be suitable for plant zone 6.
- 4.1.3. Trees shall have straight trunks with a single intact leader. Bark shall be free of abrasion. Street trees shall be free of branches for the lower half of their height and conform to Upper Allen Township ordinance regulations.
- 4.1.4. All new trees are to be secured with two (2) stakes.
- 4.1.5. All shrub beds and trees shall receive an average of three (3) inches of shredded bark mulch. Shrub beds shall be grouped together when possible.
- 4.1.6. A portion of 10-6-4 fertilizer shall be mixed into soil backfill mixture for plant materials.
- 4.1.7 The height of trees planted in common open spaces or upon private lots which are in view shed areas shall not exceed twenty-five feet at maturity.

### **4.2. COMMON OPEN SPACE AND STREET TREE STANDARDS**

- 4.2.1. Street trees shall be provided as indicated on the site landscaping plan with sufficient spacing to accommodate the reasonably expected tree canopy without overlap at maturity.
- 4.2.2. All deciduous and non ornamental trees when planted shall be a minimum of 2-1/2" caliper.
- 4.2.3. Similar tree species should be used on both sides of the street to provide for groupings and some uniformity.
- 4.2.4. Plant material shall be primarily but not exclusively selected from the list attached to these standards.
- 4.2.5. A mixture of deciduous and evergreen plantings shall be utilized in open space areas. Plantings shall be used to direct views to focal points, create wind and visual buffers, and accentuate other open space features.

- 4.2.6. Initial planting beds by developer should primarily include perennials.
- 4.2.7. Trees and shrubs for detention basin area shall be utilized to soften hard features, screen views and break up expanse of the basin area, and to create a more aesthetically pleasing view.
- 4.2.8 Retaining walls facing Gettysburg Pike should emulate the appearance and scale of stone walls that currently exist in Shepherdstown.

#### 4.3. STREET TREES

Red Maple (*Acer rubrum* “October Glory”)

Yellowwood (*Cladrastus lutea*)

Callery Pear (*Pyrus calleryana* “Whitespire”)

Scholar Tree (*Sophora laponica* “Regent”)

#### 4.4. OPEN SPACE TREES

##### 4.4.1. Shade Trees

Sugar Maple (\**Acer Saccurham*)

Katsura Tree (*Cercidiphyllum japonicum*)

Honeylocust (*Gleditsia triacanthos inermis* “Shademaster”)

Red Oak (\**Quercus rubra*)

Weeping Willow (\**Saliz* variety)

London Plane (*Platanus occidentolis*)

\*Denotes preference for wet area.

##### 4.4.2. Flowering Trees

American Redbud (*Cercis Canadensis*)

Chinese Dogwood (*Cornus chinensis* “Kousa”)

Crabapple varieties (*Malus* varieties)

Korean Mountainash (*Sorbus alnifolia*)

Kwanzan Cherry (*Prunus serrulata*)

#### 4.4.3. Evergreen Trees

American Holly (*Ilex opaca*)

Norway Spruce (*Picea abies*)

White Pine (*Pinus strobus*)

Hemlock (*Tsuga Canadensis*)

Blue Atlas Cedar (*Cedrus atlantica*)

#### 4.4.4. Shrubs

Downy Serviceberry (\**Amelanchier Canadensis*)

Barberry var. (*Berberis* var.)

Cornelian Dogwood (*Comus mas*)

Dwf. Burning Bush (*Euonymus alatus compactus*)

“Spectabilis”

Weeping Forsythia (*Forsythia suspense*)

Japanese Holly var. (*Ilex crenata*)

Winterberry (\**Ilex verticillata*)

Juniper var. (*Juniperus* var.)

Cranberry Viburnum (\**Viburnum opulus*)

Virburnum var. (*Viburnum* var.)

\*Denotes preference for wet areas.

#### 4.5. PRIVATE LOT STANDARDS

- 4.5.1. Lots shall be graded with a minimum 2% slope away from buildings.
- 4.5.2. Plant beds shall be located and graded to preserve drainage patterns to swales and natural drainage channels.
- 4.5.3. Plantings shall be designed with repetition and complimentary textures and colors.
- 4.5.4. Native plants and perennials are encouraged.
- 4.5.5. All landscape plans shall be approved by the Hillcrest Homeowners Association prior to any plantings.

#### 4.6. SUGGESTED RESIDENTIAL PLANT LIST

##### 4.6.1. Deciduous Shrubs (6' ht. or less)

Barberry (*Berberis thunbergii* spp.)

Cotoneaster (*Cotoneaster* sp. & cvs.)

Spirea var. (*Spirea* var.)

Wiegela var. (*Weigela florida*)

Feather Reed Grass (\**Calamagrostis acutiflora* spp.)

Blue Fescue (\**Festuca ovina/glauca* cvs.)

Japanese Blood Grass (\**Imperata cylindrica* "Red Baron")

Fountain Grass (\**pennisetum alopecuroides*)

\*Ornamental Grasses

##### 4.6.2. Deciduous Shrubs (6' Ht. or more)

Firethorn (*Pyracantha coccinea* var.)

Lilac var. (*Syringa* var.)

Linden Viburnum (*Viburnum dilatatum* var.)

Maiden Grass (\**Miscanthus sinensis* "Gracillimus" and cvs.)

\*Ornamental Grasses

4.6.3 Low Evergreen Shrubs

Dwf. or Compact Azaleas (Azalea)

Threadleaf False Cypress (Chamaecyparis pisifera “Filifera”)

Juniper var. (Juniperus chinensis var.)

Spreading Juniper spec. (Juniperus horizontalis spec.)

Japanese Garden Juniper (Juniperus procumbens “Nana”)

Dwf. Japanese Holly (Ilex crenata “Helleri”)

Mugho Pine (Pinus mugo)

4.6.4 Mid-Size/Large Evergreen Shrubs

Azalea (Azalea cult.)

Hinoki False Cypress (Chamaecyparis obtusa Gracilis spec.)

Chinese Juniper var. (Juniperus chinensis var.)

Japanese Holly var. (Ilex crenata var.)

Blue Girl Holly (Ilex x meserveae “Blue Girl”)

Japanese Andromeda (Pieris Japonica)

Rhododendrons (Rhododendron hybrids)

4.6.5 Ornamental Trees

Dogwood (Cornus spp. & cvs.)

Chinese Redbud (Cercis Canadensis)

Sweetbay Magnolia (Magnolia virginicus)

Star Magnolia (Magnolia stellata spec.)

Crabapple (Malus spp. & cvs.)

Purpleleaf Flowering Plum (*Prunus sargentii* spp.)

Sargent Cherry (*Prunus cerasifera* cvs.)

Kwanzan Cherry (*Prunus serrulata* “Kwanzan”)

Japanese Weeping Cherry (*Prunus subhirtella* Pendula)

Bradford Pear

#### 4.7. MINIMUM LANDSCAPE REQUIREMENTS

##### 4.7.1. Townhouse Lots – End Units, 30-32’ wide

10 Perennials

16 Shrubs

1 Ornamental Tree

1 Street tree

##### 4.7.2 Townhouse Lots – End Units, 36’ wide

10 Perennials

18 Shrubs

1 Ornamental Tree

1 Street Tree

##### 4.7.3 Townhouse Lots – End Units, 40-42’ wide

12 Perennials

20 Shrubs

2 Ornamental Trees

1 Street Tree

##### 4.7.4. Townhouse Lots – Middle Units, 30-32’ wide

5 Perennials

10 Shrubs

1 Street Tree

##### 4.7.5 Townhouse Lots – Middle Units, 36’ wide

6 Perennials

12 Shrubs

1 Street Tree

##### 4.7.6 Townhouse Lots – Middle Units, 40-42’ wide

8 Perennials

14 Shrubs

1 Street Tree

1 Ornamental Tree

4.7.7 Townhouse Lots – Corner Lots  
Add: 5 Perennials  
8 Shrubs  
1 Ornamental Tree