

HONEY BROOK TOWNSHIP
CHESTER COUNTY, PA
ORDINANCE #180-2016

AN ORDINANCE OF THE TOWNSHIP OF HONEY BROOK AMENDING THE HONEY BROOK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE BY REVISING STANDARDS FOR LANDSCAPING, DRIVEWAYS, AND MISCELLANEOUS OTHER PROVISIONS FOR CONSISTENCY.

SECTION 1. Amend §22-402.4.B by replacing the “629.9” reference with “629.7”.

SECTION 2. Amend §22-503.A, *Drafting Standards*, by adding subsection (8) to read “(8) The plan set shall include signature blocks for the Honey Brook Township Board of Supervisors and Township Engineer as shown in Appendix E and the Chester County Planning Commission. Space for the Recorder of Deeds recording information must also be provided.

SECTION 3. Amend §22-605 *Street System* by adding subsection “12.” to read “12. For all new streets, “No parking while streets are snow covered / vehicles will be towed” signs shall be provided at locations determined by the Township.”

SECTION 4. Amend §22-613.6 *Roadway Cross-Sections* by:

1. Replace subsection 6.A with “For local/minor streets:”
2. In subsection 6.B delete the words “, access drives, parking lots or other areas”.

SECTION 5. Amend §22-615 *Driveways* by:

1. Amend subsection “1. General Driveway Design Requirements” to add subsection M. to read “M. When an existing agricultural driveway is to be utilized for a non-agricultural use, the driveway must be improved to meet the driveway standards for the proposed use as specified by this Ordinance.”
2. Renumber subsection “4.” beginning with “any driveway intersecting a State” as “5.”.
3. Add subsection “4.” To read as follows:
 - “4. Additional Driveway Requirements for Agricultural Uses
 - A. Driveways serving agricultural uses, other than the single-family dwelling, shall be a minimum 12’ wide within the right-of-way and 10’ wide at all other points.
 - B. Driveways shall be a minimum 10’ from adjacent lot lines.”
4. Replace Figure 22-8 Single Family Residential Driveway Treatment with the attached Figure 22-8.

SECTION 6. Amend §22-617.1 *General On-Site Parking Design Standards* by:

1. Amend subsection “G” by deleting the existing text in its entirety and replace with “Parking area landscaping shall be in compliance with the requirements of §22-629.5 & 6.

2. Amend subsection J, for Angle of Parking 90, to replace the 25 feet one-way and two-way aisle widths with 24 feet for both one-way and two-way aisle widths.
3. Add subsection O. to read

“O. Parking lot paving shall comply with the following specifications, or alternate section as approved by the Township Engineer:

- (1) For parking lots and multi-family residential or non-residential access drives, the following paving section shall be utilized:
 - a. Superpave Asphalt Mixture Design, 9.5mm, PG 64-22, Wearing Course, 0.0 to 0.3 million ESAL's, SRL H, 1-1/2" depth.
 - b. Superpave Asphalt Mixture Design, 19 mm, PG 64-22, Binder Course, 0.0 to 0.3 million ESAL's, SRL H, 2-1/2" depth.
 - c. Six (6") inches PA #3 modified stone base.
- (2) For parking lots, access drives or other areas currently receiving or anticipated to receive heavy truck traffic, the Township may require a heavier paving section be utilized:
 - a. Superpave Asphalt Mixture Design, 9.5mm, PG 64-22, Wearing Course, 0.3 to 3.0 million ESAL's, SRL H, 2" depth.
 - b. Superpave Asphalt Mixture Design, 19 mm, PG 64-22, Binder Course, 0.3 to 3.0 million ESAL's, SRL H, 3" depth.
 - c. Eight (8") inches PA #3 modified stone base.

SECTION 7. Amend §22-629, *Landscaping*, by deleting the existing section in its entirety and replacing it with the following:

“§22-629. Landscaping.

1. Preservation & Protection of Existing Vegetation.
 - A. All subdivisions and land developments shall be laid out in such a manner as to minimize the removal and/or disturbance of healthy trees and shrubs. Special consideration shall be given to mature specimen trees and ecologically significant woodlands.
 - B. It shall be incumbent on the applicant to prove that vegetation removal is minimized. If challenged by the Township, the applicant shall produce evidence, such as written documents or plans certified by a registered landscape architect or other professional showing that no alternative layouts are possible and that no alternative clearing or grading plan would reduce the loss of mature trees, tree masses or woodlands.
 - C. Mature trees, tree masses, or woodlands proposed for removal by the applicant during construction shall be labeled “To be Removed.” All other trees, tree masses, or woodlands shall be designated “To Remain.”
 - D. In addition to trees proposed “To be Removed” by the applicant, a mature tree, tree masses or woodland shall be considered “To be Removed” for the purposes of tree replacement if it meets the following criteria:
 - (1) The distance from any proposed building, structure, paving, parking or utilities (overhead or underground) is within 5 feet from the outermost branches of the tree(s) or 20 feet from the trunk of the tree(s).

- (2) The distance from any proposed changes in grade or drainage, such as, excavations, mounding or impoundments is within 5 feet from the outermost branches of the tree(s) or 20 feet from the trunk of the tree(s).
 - E. Existing vegetation designated "To Remain" as part of the landscaping of a subdivision or land development shall be identified in the field prior to any clearing and shall be physically protected throughout the construction process. Appropriate fencing 4 feet in height shall be placed at the dripline on all sides of individual trees, tree masses or woodlands prior to major clearing or construction at the discretion of the Township Engineer. The barrier shall be placed to prevent disturbance to, or compaction of, soil inside the barrier and shall remain until construction is complete. The barrier shall be shown on the erosion and sedimentation control plan and the landscape plan.
2. Replacement of Existing Vegetation. Replacement of existing vegetation shall be governed by the requirements in §27-1306.2 & 1306.4.
3. Screening.
 - A. Screening shall be required in the following situations:
 - (1) When a proposed non-residential use in any zoning district abuts an existing residential use in any zoning district or a residential zoning district boundary (A, RC, FR, MR, R).
 - (2) When a residential use proposal of greater density abuts an existing residential use or residential zoning district boundary (A, RC, FR, MR, R).
 - B. Screening requirements. The screen shall be composed of evergreen and deciduous trees spaced in two alternating rows on 10' centers.
 - (1) Earthen Berm. In the event such plantings do not alone provide an effective screen, the Board, upon recommendation of the Planning Commission, may require plantings to be placed on an earthen berm having a height of 3 feet to 5 feet to increase the effectiveness of the screen.
 - (2) Existing topographic conditions, such as embankments or berms, in conjunction with existing vegetation, may be substituted for part or all of the required property line buffers at the discretion of the Township. The minimum visual effect shall be equal to or exceed that of the required buffer or screen.
4. Landscaping. Any part or portion of a lot or tract that is not occupied by buildings nor used for loading and parking areas, sidewalks and designated storage areas shall be landscaped in accordance with a landscape plan, prepared and approved as part of applicable subdivision/land development plan(s).
5. Minimum Planting Standards. All required plantings shall meet the minimum planting standards, criteria for selection of plant material, and design standards of this Section.
 - A. The total number of plantings required in a subdivision or land development shall be no less than the total calculated from all columns in Table 629-1. The total number of required plantings may be dispersed throughout the tract to meet the objectives of this Section subject to the approval of the Township Engineer. Additional plantings may be provided.

Table 629-1
Minimum Plant Standards

Improvement/ Conditions	Deciduous Trees	Evergreen Trees	Shrubs
Per 2,000 SF gross building area (building "footprint")	Non-residential: 1 Residential: 1	Non-residential: 1 Residential: 1	Non-residential: 1 Residential: 2
Per 100 LF off-street parking or loading area, excluding driveways less than 18' wide	2	2	2
Per 100 LF of new and existing public or private road frontage, measured on both sides where applicable	1	1	0
Per 100 LF of existing tract boundary, where not coincident with existing or proposed road frontage	1	2	2
*Not applicable when Screening Buffer is required			

- B. Where the calculation of the minimum number of plantings required above results in fractions of plants required, the minimum number of plants required shall be rounded up to the nearest whole number.
- C. Plantings used to comply with the minimum number of plantings required as above shall be:
- (1) Deciduous Trees – 2-1/2" caliper, minimum.
 - (2) Evergreen Trees – 8' in height, minimum.
 - (3) Shrubs – 24 to 30 inches in height, minimum.
- D. Plantings and their measurements shall conform to the standards of the publication "American or U.S.A. Standard for Nursery Stock," ANSI or U.S.A.S. Z60.1 of the American Association of Nurserymen, as amended. All plant material used on the site shall have been grown within the same USDA hardiness zone as the site, shall be free of disease, and shall be nursery grown, unless it is determined by the Township that the transplanting of trees partially fulfills the requirements of this Section.
- E. Additional plantings may be provided to further the purposes of this Section. Plantings provided in excess of the minimum required need not comply with the dimensional standards herein.
- F. Use of linear measurements for purposes of calculation is not intended to specify linear arrangement of plantings. Groupings of plantings are encouraged in lieu of linear arrangement, consistent with the provisions of this Section.

6. Landscape Design Standards

- A. Consistent with the terms of this section, the applicant shall plant trees and shrubs and make other landscape improvements (e.g. berms, fencing) as necessary to mitigate any adverse impacts, including visual impacts, which the applicant's proposed subdivision or land development will have on his property, adjoining properties, and the Township in general.
- B. Plantings and other landscape improvements shall be provided in arrangements and locations in response to specific site conditions and which best mitigate impacts of the applicant's proposed land disturbance actions. Consideration of the type, quantity, and arrangement of plantings must consider the mature plant size and lifecycle. Consideration in the planting design should also be given to providing shade, improving energy conservation, protecting the character of residential, business, institutional and industrial areas, and conserving the value of land and buildings on surrounding properties and neighborhoods.
- C. Earthen Berms. If berms are used as a landscape or screening feature, plantings are to be installed on both sides of the berm, not solely at the ridgeline or top of the berm and shall be subject to the review and approval of the Township. Side slopes shall not exceed a 3:1 ratio, and berms shall be designed to blend with adjoining property topographic conditions or similarly landscaped buffered areas rather than end abruptly at the property line.
- D. Street Trees. Shade trees of varying species shall be planted as street trees along all streets, located 5' to 10' outside the ultimate right-of-way line, spaced approximately 40' to 50' apart, staggered where appropriate due to intersections, utilities, or other critical site features, along all sides of existing streets adjoining the subject property and both sides of proposed streets.
- E. No trees shall be planted closer than fifteen (15) feet from overhead utility lines, fire hydrants, street lights, or stop signs. No trees shall be planted closer than six (6) feet from underground utility lines or three (3) feet from curbs and sidewalks.
- F. Off-Street Parking. All off-street parking areas, except those intended solely for use by individual single-family residences, shall be landscaped with trees and shrubs of varying species, in accordance with the following:
 - (1) Off-street parking areas shall be landscaped to reduce wind and air turbulence, heat and noise, and the glare of automobile lights; to reduce the level of carbon dioxide; to provide shade; and to assist in the management of stormwater in controls such as bioretention islands;
 - (2) Planting areas shall be placed as to facilitate snow removal and to provide for safe movement of traffic without interference of proper surface water drainage. Planting areas shall be bordered appropriately to prevent erosion or damage from automobiles.
 - (3) Landscaping shall be reasonably dispersed throughout the parking lot, except where there are more than 20 spaces in which the following shall apply:
 - (a) Landscaped areas at least 10' wide shall be provided around the perimeter of parking areas. Such areas shall extend the full width and length of parking areas, except for necessary accessways, in order to prevent the encroachment of moving vehicles into parking areas.
 - (b) Landscaped islands at least 10' wide shall be provided between each set of two parking bays.
 - (c) Landscaped islands the size of a parking space shall be provided at the end of each parking aisle.
 - (d) No parking aisle shall contain more than 20 parking spaces in a row without a landscaped island the size of a parking space.

- (e) All parking lots shall be designed to provide safe, reasonable pedestrian access. Parking lots with more than 50 spaces shall include paved or concrete pedestrian walkways. Pedestrian walkways may be located along or through landscaped islands or other landscaped areas adjacent to the parking lot.

G. Site Elements. Site elements such as dumpsters, trash disposal areas, recycling areas, mechanical equipment, service and loading docks, outdoor storage areas, sewage treatment plants and pump stations shall be adequately screened to mitigate the adverse visual impacts which proposed land uses or site elements will have on the subject tract, adjoining properties and the community in general. Screening shall include opaque fencing and/or evergreen plantings to fully screen the element as specified in the Zoning Ordinance, where applicable, or as determined by the Township Planning Commission.

H. Stormwater Facilities. All above-ground stormwater facilities shall be landscaped to enhance the functionality of the basin. Infiltration basin bottoms shall be planted with water-tolerant seed mixtures or plantings. Dry stormwater management facilities shall be landscaped to mitigate the visual impacts of the basin on the surrounding landscape. No landscaping shall be planted within the basin spillway or within 15' of the outlet structure.

7. Riparian Corridor Management Plan and Planting Requirements.

A. In areas within the Riparian Corridor Conservation District, as defined in Part 13 of the Honey Brook Zoning Ordinance [Chapter 27], a corridor management plan may be required for the following activities as determined by the Township upon recommendation of the Township Engineer:

- (1) A subdivision or land development plan submission.
- (2) As part of a mitigation measure proposed under §27-1304.8.B of the Honey Brook Township Zoning Ordinance.
- (3) As result of an activity as specified in the Honey Brook Zoning Ordinance, §27-1304.7.B.

B. The content of the submitted corridor management plan shall comply with the following minimum requirements:

- (1) The existing trees within Zone One shall be preserved and retained. The existing tree cover shall be surveyed and inventoried on the plans to assess the need for any new plantings. Plot samples by a qualified consultant shall be conducted in order to obtain a representative sampling of the existing tree cover. Existing tree species included on the noxious/invasive plant species list, Appendix 22-B, shall be removed where conditions warrant.
- (2) New trees shall be planted at a minimum rate of 15 feet on center or one tree per 225 square feet in staggered naturalized rows or an equivalent informal arrangement within the area defined as Zone One by the RCCD, if the Township determines that the existing trees are insufficient. Alternative arrangements may be permitted by the Township based upon existing site conditions to maximize the effectiveness of the buffer.
- (3) New trees shall be a variety of sizes ranging from a minimum 4 to 5 foot branched whip to an approximate 1½ inch caliper balled and burlapped planting stock.

C. Restoration and Conversion of Landscapes.

- (1) Landscapes shall be restored by removing invasive vines, removing invasive trees, cleaning out trash, correcting soil erosion problems, planting appropriate plants, and properly maintaining all new plantings.
- (2) Landscapes shall be converted to a more effective landscape by removing existing, incompatible vegetation, planting plants that are appropriate for the proposed landscape type and the site, and maintaining and protecting the plantings from invasive plants, deer, and other long-term problems.

D. Vegetation Selection. To function properly, dominant vegetation proposed as part of a corridor management plan or mitigation measure shall be selected from a list of plants most suited to the riparian corridor. Plants not included on the lists may be permitted by the Board, in consultation with the Township Engineer, when evidence is provided from qualified sources certifying their suitability. The Township may require species suitability to be verified by qualified experts in the Chester County Conservation District, Natural Resources Conservation Service, Pennsylvania Fish and Boat Commission, the U.S. Fish and Wildlife Service, or State and Federal forestry agencies.

- (1) In Zone One, dominant vegetation shall be composed of a variety of native riparian tree and shrub species and appropriate plantings necessary for stream bank stabilization.
- (2) In Zone Two, dominant vegetation shall be composed of riparian trees and shrubs, with an emphasis on native species and appropriate plantings necessary to stabilize the soil.

8. Plant Materials Maintenance, and Guarantee. The following standards shall apply to all plant materials or transplanted trees as required under this Chapter:

A. Maintenance.

- (1) Required plant material shall be maintained for the life of the proposed development to achieve the required visual effect of the buffer or screen. It shall be the ultimate responsibility of successive property owners to ensure that the required plantings are properly maintained. Dead or diseased plant material shall be removed or treated promptly by the property owner and replaced at the next planting season.
- (2) Safety. All sight triangles shall remain clear, and any plant material that could endanger safety such as unstable limbs shall be removed and the plant material replaced if necessary. It shall be the responsibility of the property owner to maintain all plantings and architectural elements to insure a safe environment.
- (3) Maintenance guidelines for the plantings are encouraged to be published by the planting plan designer, to be used by grounds maintenance personnel to ensure that the design's buffering and screening concepts are continued.

B. Landscape Financial Security.

- (1) Any tree or shrub that dies within 18 months of planting shall be replaced by the current land owner or developer. Any tree or shrub that within 18 months of planting or replanting is deemed, in the opinion of the Township Engineer, not to have survived or not to have grown in a manner characteristic of its type shall be replaced. Substitutions for certain species of plants may be made only when approved by the Township Engineer.
- (2) The developer or landowner shall deposit with the Township a sum of money equal to 15% of the amount necessary to cover the cost of purchasing and planting all vegetative materials for a period of 18 months.
- (3) A detailed cost estimate shall be submitted with the public improvement escrow, showing the value of all proposed landscaping, including all labor and materials.

9. Plant Species Selection

- A. Required plantings and their measurements shall conform to the requirements of §22-629 and the list of recommended planting materials contained in Appendix 22-A. Alternative species not contained on the recommended planting list in Appendix 22-A must be approved by the Township Engineer. Plantings listed in Appendix 22-B Invasive Plants shall not be utilized.
4. Species selection and planting locations shall reflect careful site evaluation and in particular the following considerations:
- (1) Existing and proposed site conditions and their suitability for the plant materials, based upon the site's geology, hydrology, soils, and microclimate.
 - (2) Specific functional and design objectives of the plantings as outlined in §22-629.6.A & B, above.
 - (3) Maintenance considerations such as hardiness, resistance to insects and disease, longevity, and availability.
 - (4) Because of the many benefits of native plants (ease of maintenance, longevity, wildlife habitat, etc.), the use of nursery-grown free-fruiting native trees and shrubs is required unless demonstrated by the applicant that such species are not available. Species selection should reflect species diversity characteristic of the native deciduous woodland.

10. Plan Requirements.

- A. Landscape plan shall show the following:
- (1) Sensitive Features. The location of existing mature trees standing alone; outer limits of tree masses and other existing vegetation; the location of floodplains, wetlands, and other natural features that may affect the location of proposed streets, buildings, and landscape plantings.
 - (2) Existing and Proposed Features.
 - (a) Location of all existing and proposed buildings and structures.
 - (b) Location of all existing and proposed roads, parking, service areas, and other paved areas.
 - (c) Location of all outside storage and trash receptacle areas.
 - (d) Sidewalks, berms, fences, walls, free-standing signs and site lighting.
 - (e) Existing and proposed underground and aboveground utilities such as site lighting, electric, gas, water/sewer, etc.)
 - (f) All existing and proposed contours at 2-foot intervals to determine the relationship of planting and grading, areas with slopes in excess of 3:1 shall be highlighted on the plan.
 - (g) Existing mature trees, woodlands and tree masses marked as to remain or to be removed.
 - (h) Location of all proposed landscaping, including required street trees, stormwater basin landscaping, parking lot landscaping, property line buffer, and site element screen landscaping.
 - (i) A planting schedule listing the scientific and common name, size, quantity, and root condition of all proposed plant material.
 - (j) A schedule showing all landscape requirements and plantings proposed for each

- category.
- (k) Planting details, including method of protecting existing vegetation, and landscape planting methods.
 - (l) Information in the form of notes or specifications concerning seeding, sodding, groundcover, mulching, and the like, etc.
- (3) Certificates. When approved, the landscape plan must show:
- (a) The signature and seal of the registered landscape architect responsible for preparing the landscape plan and details.
 - (b) The signature of the subdivider, developer or builder.”

SECTION 8. Amend §Appendix 22-A Recommended Plant Material List by deleting the list in its entirety and replacing with the attached Appendix 22-A.

SECTION 9. Amend §Appendix 22-B Noxious/Invasive Tree Species List by deleting the list in its entirety and replacing with the attached Appendix 22-B.

SECTION 10. Amend §Appendix 22-D Subdivision and Land Development Application and Checklist by deleting the existing application/checklist and replacing it with the attached Appendix 22-D.

SECTION 11. Add Appendix 22-E Signature Blocks with the attached Appendix 22-E.

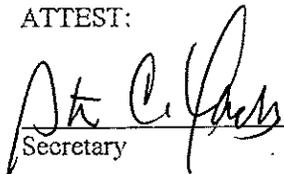
SECTION 12. SEVERABILITY. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of the Board of Supervisors of Honey Brook Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 13. REPEALER. All Ordinances or parts of Ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 14. EFFECTIVE DATE. This Ordinance shall become effective five days after enactment as provided by law.

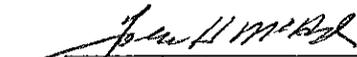
SO IT IS ENACTED AND ORDAINED this 13th day of April, 2016.

ATTEST:


Secretary

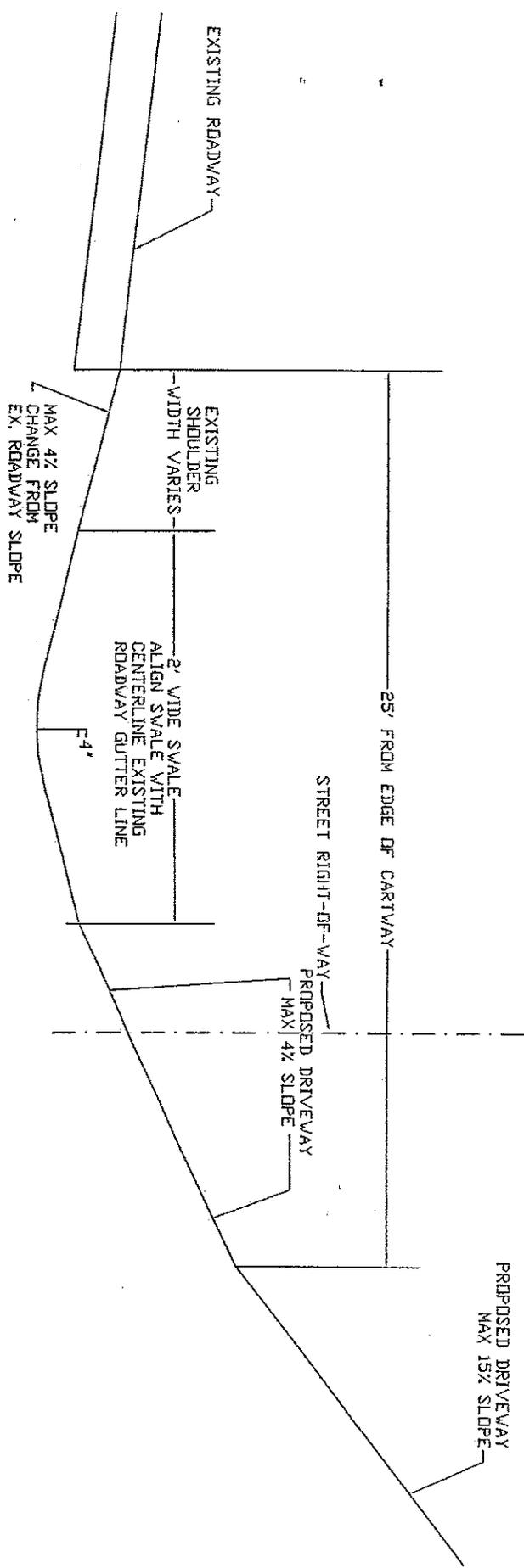
HONEY BROOK TOWNSHIP
BOARD OF SUPERVISORS


Travis Stacey, Chairman


John McHugh, Vice-Chairman


Tracy Olsen, Member

FIGURE 22-8
SINGLE-FAMILY RESIDENTIAL
DRIVEWAY TREATMENT



**APPENDIX 22-A
RECOMMENDED PLANT LIST**

SMALL DECIDUOUS TREES (10-50')		
<p>These species range in mature height from 10' to 50', experience seasonal changes, and can be utilized for non-vehicular residential, commercial, and institutional applications including but not limited to buffers, screens, specimen trees and park situations.</p>		
BOTANICAL NAME:	COMMON NAME(S):	MATURE HEIGHT:
Alnus rugosa	Speckled Alder, Smooth Alder, Tag Alder, Gray Alder	20 to 35'
Alnus serrulata	Common Alder	15 to 25'
Amelanchier arborea*	Downy Serviceberry, June berry, Shadbush, service-tree	15 to 25'
Amelanchier canadensis	Shadblow Serviceberry	35 to 50'
Amelanchier laevis	Allegheny Serviceberry	25 to 35'
Asimina triloba	Common Pawpaw	15 to 35'
Betula populifolia	Grey Birch	35 to 50'
Carpinus caroliniana	Musclewood, Ironwood, Blue Beech, American Hornbeam, Water Beech	35 to 50'
Cercis canadensis*	Eastern Redbud, Judastree	20 to 35'
Chionanthus virginicus	White Fringetree	20 to 35'
Cornus alternifolia*	Pagoda Dogwood, Alternate-leaved Dogwood	20 to 35'
Cornus florida*	Flowering Dogwood	25 to 50'
Crataegus crusgalli	Cockspur Hawthorne	20 to 35'
Halesia carolina	Carolina Silverbell	20 to 35'
Hamamelis virginiana	Common/Witchhazel, Southern Witchhazel	20 to 35'
Morus rubra	Red Mulberry	35 to 50'
Ostrya virginiana	American Hophornbeam, Ironwood	35 to 50'
Oxydendrum arboreum	Sourwood, Sorrel Tree, Lily-of-the-Valley Tree	35 to 50'
Prunus pennsylvanica*	Pin Cherry, Wild Red Cherry	20 to 35'
Prunus virginiana*	Common/Eastern Chokecherry	35 to 50'
Ptelea trifoliata* / Wafer-Ash	Common Hoptree, Stinking-ash	20 to 35'
Quercus imbricaria*	Shingle Oak, Laurel Oak	30 to 45'
Quercus muehlenbergii	Chinkapin Oak, Yellow Chestnut Oak	35 to 50'
Quercus stellata*	Post Oak	35 to 50'
Rhus copallina	Flameleaf (Shining) Sumac, Winged Sumac, Dwarf Sumac	20 to 35'
Rhus glabra*	Smooth Sumac	10 to 20'
Rhus typhina*	Staghorn Sumac, Velvet Sumac	35 to 50'
Salix discolor	Pussy Willow	20 to 35'
Salix nigra	Black Willow	35 to 50'
Sassafras albidum*	Common Sassafras	35 to 50'
Viburnum prunifolium	Blackhaw, Stagbush, Sweethaw	20 to 35'

*Varieties, Hybrids, and/or Cultivars available

MEDIUM-LARGE DECIDUOUS TREES (40'+)

These species range in mature height from 40' to 100', experience seasonal changes, and can be utilized for non-vehicular residential, commercial, and institutional applications including but not limited to buffers, screens, specimen trees and park situations.

BOTANICAL NAME:	COMMON NAME(S):	MATURE HEIGHT:
<i>Acer rubrum</i> *	Red/Scarlet Maple, Swamp Maple	75 to 100'
<i>Acer saccharum</i> *	Sugar Maple, Rock Maple, Hard Maple	75 to 100'
<i>Betula alleghaniensis</i>	Yellow Birch	60 to 75'
<i>Betula lenta</i>	Black Birch, Cherry Birch, Sweet Birch	50 to 75'
<i>Betula nigra</i> *	River Birch	50 to 75'
<i>Carya cordiformis</i>	Bitternut Hickory, Swamp Hickory	75 to 100'
<i>Carya glabra</i>	Pignut Hickory, Smoothbark Hickory	75 to 100'
<i>Carya ovata</i>	Shagbark Hickory, Shellbark Hickory	75 to 100'
<i>Carya tomentosa</i>	Mockernut Hickory, White Heart Hickory	75 to 100'
<i>Celtis occidentalis</i> *	Common Hackberry, Sugarberry	75 to 100'
<i>Cladrastis lutea</i>	Yellowwood	50 to 75'
<i>Diospyros virginiana</i>	Common Persimmon	50 to 75'
<i>Fagus grandifolia</i> *	American Beech	75 to 100'
<i>Gymnocladus dioica</i>	Kentucky Coffetree	75 to 100'
<i>Juglans cinerea</i>	Butternut, White Walnut	50 to 75'
<i>Juglans nigra</i> *	Eastern Black Walnut	75 to 100'
<i>Liquidambar styraciflua</i> *	American Sweetgum, Redgum	75 to 100'
<i>Liriodendron tulipifera</i> *	Tuliptree, yellow Poplar, Whitewood, Tulip Magnolia	75 to 100'
<i>Nyssa sylvatica</i>	Black/Sour Gum, Pepperidge, Black Tupelo	50 to 75'
<i>Platanus occidentalis</i>	American Planetree/Sycamore	75 to 100'
<i>Populus deltoides</i> *	Eastern Cottonwood, Eastern Poplar	75 to 100'
<i>Populus grandidentata</i>	Large-Toothed Aspen, Bigtooth Aspen	50 to 75'
<i>Prunus serotina</i>	Black Cherry, Wild Cherry	50 to 75'
<i>Quercus alba</i> *	White Oak	75 to 100'
<i>Quercus bicolor</i> *	Swamp White Oak	75 to 100'
<i>Quercus coccinea</i> *	Scarlet Oak	50 to 75'
<i>Quercus macrocarpa</i> *	Bur Oak, Mossycup Oak	75 to 100'
<i>Quercus palustris</i> *	Pin Oak, Swamp Oak	50 to 75'
<i>Quercus phellos</i> *	Willow Oak, Peach Oak	40 to 75'
<i>Quercus prinus</i>	Chestnut Oak, Rock Chestnut Oak	50 to 75'
<i>Quercus rubra</i> *	Red Oak, Northern Red Oak	60 to 95'
<i>Quercus velutina</i>	Black Oak	75 to 100'
<i>Robinia pseudoacacia</i> *	Black Locust	50 to 75'
<i>Tilia americana</i> *	American Basswood, American Linden	60 to 100'

*Varieties, Hybrids, and/or Cultivars available

SMALL STREET TREES (20-50')

The following sub-group of trees includes species which: range in mature height from twenty (20) to fifty (50) feet, tolerate conditions such as salt, drought, and soil compaction, and can be utilized for residential, commercial, institutional, and industrial applications including, but not limited to buffers, screens, streets, planting strip, specimen trees and park situations.

BOTANICAL NAME:	COMMON NAME(S):	MATURE HEIGHT:
<i>Carpinus caroliniana</i>	Musclewood, Ironwood, Blue Beech, American Hornbeam Water Beech	35 to 50'
<i>Crataegus crusgalli</i>	Cockspur Hawthorne	20 to 35'
<i>Ostrya virginiana</i>	American Hophornbeam Ironwood	35 to 50'
<i>Oxydendrum arboreum</i>	Sourwood, Sorrel Tree, Lily-of-the-Valley Tree	35 to 50'
<i>Quercus imbricaria</i> *	Shingle Oak, Laurel Oak	30 to 45'
<i>Sassafras albidum</i> *	Common Sassafras	35 to 50'

*Varieties, Hybrids, and/or Cultivars available

MEDIUM - LARGE STREET TREES (50'+)

The following sub-group of trees includes species which: range in mature height from fifty (50) to one-hundred (100) feet, tolerate conditions such as salt, drought, and soil compaction, and can be utilized for residential, commercial, institutional, and industrial applications including, but not limited to buffers, screens, streetscapes, planting strip, specimen tree plantings and park situations.

BOTANICAL NAME:	COMMON NAME(S):	MATURE HEIGHT:
<i>Acer rubrum</i> *	Red/Scarlet Maple, Swamp Maple	75 to 100'
<i>Acer saccharum</i> (cultivars only)	Sugar Maple, Rock Maple, Hard Maple	75 to 100'
<i>Celtis occidentalis</i> *	Common Hackberry, Sugarberry	75 to 100'
<i>Diospyros virginiana</i>	Common Persimmon	50 to 75'
<i>Fraxinus americana</i>	White Ash	75 to 100'
<i>Fraxinus pennsylvanica</i> *	Green Ash, Red Ash	75 to 100'
<i>Gleditsia tricanthos</i> "Inermis"	Thornless Honeylocust	50 to 70'
<i>Juniperus virginiana</i> *	Eastern Red Cedar	50 to 75'
<i>Liquidambar styraciflua</i> *	American Sweet Gum, Redgum	75 to 100'
<i>Nyssa sylvatica</i>	Black/Sour Gum, Pepperidge	50 to 75'
<i>Platanus x acerifolia</i>	London Plane Tree	75' to 100'
<i>Prunus serotina</i>	Black Cherry, Wild Cherry	50 to 75'
<i>Quercus alba</i> *	White Oak	50 to 100'
<i>Quercus coccinea</i> *	Scarlet Oak	50 to 90'
<i>Quercus macrocarpa</i> *	Bur Oak, Mossycup Oak	75 to 100'
<i>Quercus prinus</i>	Chestnut Oak, White Chestnut Oak	50 to 75'
<i>Quercus rubra</i> *	Red Oak, Northern Red Oak	60 to 95'
<i>Quercus velutina</i>	Black Oak	75 to 100'

*Varieties, Hybrids, and/or Cultivars available

SMALL EVERGREEN TREES (15 - 50')

The following sub-group of trees includes species which: range in mature height from fifteen (15) to fifty (50) feet, maintain year-round interest by holding their leaves, and can be utilized in non-vehicular residential, commercial, and institutional applications including, but not limited to buffers, screens, and park situations.

BOTANICAL NAME:	COMMON NAME(S):	MATURE HEIGHT:
<i>Ilex opaca</i> *	American Holly	25 to 50'
<i>Pinus virginiana</i>	Virginia (Scrub) Pine	15 to 40'
<i>Rhododendron maximum</i> *	Rosebay Rhododendron	20 to 35'

*Varieties, Hybrids, and/or Cultivars available

MEDIUM - LARGE EVERGREEN TREES (40'+)

The following sub-group of trees includes species which: range in mature height from forty (40) to one-hundred (100) feet, maintain year-round interest by holding their leaves, and can be utilized in non-vehicular residential, commercial, and institutional applications including, but not limited to buffers, screens, and park situations.

BOTANICAL NAME:	COMMON NAME(S):	MATURE HEIGHT:
<i>Juniperus virginiana</i> *	Eastern Red Cedar	50 to 75'
<i>Picea abies</i>	Norway Spruce	40 to 60'
<i>Picea glauca</i>	White Spruce	40 to 60'
<i>Pinus strobus</i> *	Eastern White Pine	75 to 100'
<i>Pseudotsuga menziesii</i>	Douglas Fir	40 to 70'

*Varieties, Hybrids, and/or Cultivars available

ORNAMENTAL TREES

The following sub-group of trees includes species which: range in mature height from twenty (20) to seventy-five (75) feet, possess attractive ornamental features, and can be utilized in residential, commercial, and institutional applications including, but not limited to buffers, screens, specimen trees and park situations.

BOTANICAL NAME:	COMMON NAME(S):	MATURE HEIGHT:
<i>Amelanchier canadensis</i>	Shadblow, Serviceberry	35 to 50'
<i>Betula nigra</i> *	River Birch	50 to 75'
<i>Carpinus caroliniana</i>	Musclewood, Ironwood, Blue Beech, American Hornbeam, Water Beech	35 to 50'
<i>Cercis canadensis</i>	Eastern Redbud	20 to 30'
<i>Chionanthus virginicus</i>	White Fringetree	20 to 35'
<i>Cornus alternifolia</i> *	Pagoda Dogwood Alternate-Leaved Dogwood	20 to 35'
<i>Cornus florida</i> *	Flowering Dogwood	25 to 50'
<i>Halesia carolina</i>	Carolina Silverbell	20 to 35'
<i>Oxydendrum arboreum</i>	Sourwood, Sorrel Tree	35 to 50'

*Varieties, Hybrids, and/or Cultivars available

DECIDUOUS SHRUBS

The following sub-group of shrubs includes species which: range in mature height from one (1) to twenty (20) feet, experience seasonal changes, and can be utilized for non-vehicular residential, commercial, and institutional applications including, but not limited to buffers, screens, specimen trees and park situations.

BOTANICAL NAME:	COMMON NAME(S):	MATURE HEIGHT:
<i>Amelanchier arborea</i> *	Shadbush	15 to 25'
<i>Aronia arbutifolia</i> *	Red Chokecherry	6 to 12'
<i>Aronia melanocarpa</i>	Black Chokecherry	3 to 6'
<i>Ceanothus americanus</i>	New Jersey Tea, Redroot	3 to 6'
<i>Cephalanthus occidentalis</i>	Common Buttonbush	6 to 12'
<i>Clethra acuminata</i>	Cinnamon Clethra	12 to 20'
<i>Clethra alnifolia</i> *	Summersweet Clethra, Sweet Pepperbush	6 to 12'
<i>Comptonia peregrina</i>	Sweetfern	2 to 4'
<i>Cornus amomum</i>	Silky Dogwood	6 to 12'
<i>Cornus sericea</i> *	Redosier Dogwood	7 to 12'
<i>Corylus americana</i>	American Filbert, American Hazelnut	6 to 12'
<i>Ilex verticillata</i> *	Common Winterberry, Black Alder	6 to 12'
<i>Lindera benzoin</i> *	Common Spicebush	6 to 12'
<i>Magnolia virginiana</i> *	Sweetbay Magnolia, Laurel Magnolia, Swamp Magnolia	12 to 20'
<i>Myrica pennsylvanica</i>	Northern Bayberry	6 to 12'
<i>Rhododendron arborescens</i>	Sweet Azalea	12 to 20'
<i>Rhododendron calendulaceum</i>	Flame Azalea	6 to 12'
<i>Rhododendron periclymenoides</i>	Pinxterbloom Azalea	4 to 6'
<i>Rhododendron visosum</i>	Swamp Azalea	6 to 12'
<i>Rosa carolina</i>	Carolina Rose, Pasture Rose	2 to 6'
<i>Rubus occidentalis</i>	Blackcap/Black Raspberry	3 to 6'
<i>Sambucus canadensis</i> *	Elderberry, American Elder	6 to 12'
<i>Spiraea tomentosa</i>	Meadow Spirea	2 to 4'
<i>Staphylea trifolia</i>	American Bladdernut	6 to 12'
<i>Symphoricarpos orbiculatus</i> *	Indian currant coralberry	2 to 6'
<i>Vaccinium corymbosum</i>	Highbush Blueberry	6 to 12'
<i>Vaccinium vacillans</i>	Lowbush Blueberry	1 to 2'
<i>Viburnum acerifolium</i>	Mapleleaf Viburnum	3 to 6'
<i>Viburnum cassinoides</i>	Witherod Viburnum	6 to 12'
<i>Viburnum dentatum</i>	Arrow-Viburnum, Arrowwood, Southern Arrowwood	6 to 12'
<i>Viburnum nudum</i>	Smooth Witherod, Possumhaw Viburnum	12 to 20'
<i>Viburnum prunifolium</i>	Blackhaw Viburnum	12 to 15'
<i>Viburnum trilobum</i> *	Highbush Cranberry, American Cranberrybush Viburnum	6 to 12'

*Varieties, Hybrids, and/or Cultivars available

STREET SHRUBS

The following sub-group of shrubs includes species which: range in mature height from three (3) to twelve (12) feet, tolerate conditions such as salt, drought, and soil compaction, and can be utilized for residential, commercial, institutional, and industrial applications including, but not limited to, buffers, screens, street, planting strip and park situations.

BOTANICAL NAME:	COMMON NAME(S):	MATURE HEIGHT:
<i>Aronia arbutifolia</i> *	Red Chokecherry	6 to 12'
<i>Aronia melanocarpa</i>	Black Chokeberry	3 to 6'
<i>Cephalanthus occidentalis</i>	Buttonbush	3 to 12'
<i>Ilex glabra</i> *	Inkberry	6 to 12'
<i>Juniperus communis</i> *	Common Juniper	3 to 6'
<i>Lindera benzoin</i> *	Common Spicebush	6 to 12'
<i>Myrica pennsylvanica</i>	Northern Bayberry	5 to 12'
<i>Rubus occidentalis</i>	Blackcap/Black Raspberry	3 to 6'
<i>Vaccinium corymbosum</i>	Highbush Blueberry	6 to 12'
<i>Viburnum cassinoides</i>	Witherod Viburnum	6 to 12'
<i>Viburnum dentatum</i>	Arrowwood, Arrow-Viburnum	6 to 12'

*Varieties, Hybrids, and/or Cultivars available

EVERGREEN SHRUBS

The following sub-group of shrubs includes species which: range in mature height from three (3) to twenty (20) feet, maintain year-round interest by holding their leaves, and can be utilized in non-vehicular residential, commercial, and institutional applications including, but not limited to, buffers, screens, hedges and park situations.

BOTANICAL NAME:	COMMON NAME(S):	MATURE HEIGHT:
<i>Ilex glabra</i> *	Inkberry	6 to 12'
<i>Juniperus communis</i> *	Common Juniper	3 to 6'
<i>Kalmia latifolia</i> *	Mountain laurel, Calicobush	12 to 20'

*Varieties, Hybrids, and/or Cultivars available

Appendix 22-B Noxious / Invasive Plant List



DCNR Invasive Plants

DCNR defines invasive plants as those species that are not native to the state, grow aggressively, and spread and displace native vegetation. Invasive plants are generally undesirable because they are difficult and costly to control and can dominate whole habitats, making them environmentally destructive in certain situations.

Not all non-native plants become invasive. In fact, very few actually do. The plants listed here have been determined by DCNR to be invasive on State Forest and State Park lands and may act aggressively in other parts of Pennsylvania. Some of the species listed below are only invasive in certain environmental conditions and there may be cases where they may be used with little environmental risk. This list was compiled through coordinated efforts between ecologists in Pennsylvania and other natural resource partners.

New species cross state borders and some plants that have been here for decades may suddenly become invasive due to changing land uses, changes in weather or climate, or genetic reasons, so this list may change over time and will be updated periodically. This list is not regulatory. It is used to guide the management efforts of DCNR lands because of knowledge that these species can become invasive under the right environmental conditions.

To learn more about invasive plants in Pennsylvania and how they can be controlled, visit www.dcnr.state.pa.us/forestry/plants/invasiveplants/index.htm.

COMMON NAME	SCIENTIFIC NAME	OTHER COMMON NAMES
Goutweed	<i>Aegopodium podagraria</i>	Bishop's-weed, snow-on-the-mountain, holy hay
Garlic mustard	<i>Alliaria petiolata</i>	Hedge mustard
Wild chervil	<i>Anthriscus sylvestris</i>	Cow parsley, keck, bur chervil
Narrowleaf bittercress	<i>Cardamine impatiens</i>	Bushy rock-cress
Musk thistle	<i>Carduus nutans</i>	Nodding thistle
Brown knapweed	<i>Centaurea jacea</i>	Horse-knobs, rayed knapweed, hardheads
Black knapweed	<i>Centaurea nigra</i>	Lesser or common knapweed, hardheads
Spotted knapweed	<i>Centaurea stoebe</i>	
Greater celandine	<i>Chelidonium majus</i>	Tetterwort
Canada thistle	<i>Cirsium arvense</i>	Canadian thistle
Bull thistle	<i>Cirsium vulgare</i>	
Poison hemlock	<i>Conium maculatum</i>	
Crown-vetch	<i>Coronilla varia</i>	
Jimsonweed	<i>Datura stramonium</i>	Jamestown weed, devil's trumpet, thorn apple
Hairy willow herb	<i>Epilobium hirsutum</i>	Great willowherb
Smallflower hairy willowherb	<i>Epilobium parviflorum</i>	
Japanese knotweed	<i>Fallopia japonica</i>	Fleeceflower, Mexican bamboo
Giant knotweed	<i>Fallopia sachalinensis</i>	Sakhalin knotweed
Goatsrue	<i>Galega officinalis</i>	Holy hay, professor-weed, Italian fitch
Giant hogweed	<i>Heracleum mantegazzianum</i>	Giant cow parsnip or parsley, cartwheel flower
Dames rocket	<i>Hesperis matronalis</i>	Dame's violet, dame's gillyflower, dame's wort
Yellow flag iris	<i>Iris pseudacorus</i>	
Moneywort	<i>Lysimachia nummularia</i>	Creeping Jenny or Charlie, wandering sailor
Purple loosestrife	<i>Lythrum salicaria</i>	Swamp loosestrife
Star-of-Bethlehem	<i>Ornithogalum nutans/O. umbellatum</i>	Silver bells, drooping star-of-Bethlehem
Wild parsnip	<i>Pastinaca sativa</i>	Garden parsnip
Beefsteak plant	<i>Perilla frutescens</i>	Chinese basil, purple mint
Bristled knotweed	<i>Persicaria longiseta</i>	Oriental lady's thumb, Asiatic smartweed
Lesser celandine	<i>Ranunculus ficaria</i>	Fig buttercup, pilewort

Vines

COMMON NAME	SCIENTIFIC NAME	OTHER COMMON NAMES
Chocolate Vine	<i>Akebia quinata</i>	Fiveleaf akebia, raisin vine
Porcelain berry	<i>Ampelopsis brevipedunculata</i>	Amur peppervine, porcelain vine
Oriental bittersweet	<i>Celastrus orbiculatus</i>	Asiatic or round-leaved bittersweet
Japanese hops	<i>Humulus japonicus</i>	
Wintercreeper	<i>Euonymus fortunei</i>	Climbing euonymus, fortune's spindie
English ivy	<i>Hedera helix</i>	Common ivy
Japanese honeysuckle	<i>Lonicera japonica</i>	Chinese honeysuckle
Mile-a-minute	<i>Persicaria perfoliata</i>	Devil's tear-thumb
Kudzu	<i>Pueraria lobata</i>	Vine that ate the South
Black swallow-wort	<i>Vincetoxicum nigrum</i>	Louis' or Louise's swallow-wort
Pale swallow-wort	<i>Vincetoxicum rossicum</i>	European swallow-wort, dog strangling vine
Norway maple	<i>Acer platanoides</i>	
Sycamore maple	<i>Acer pseudoplatanus</i>	Mock plane
Tree-of-heaven	<i>Ailanthus altissima</i>	Chinese or stinking sumac, tree of hell
Mimosa	<i>Albizia julibrissin</i>	Persian silk tree, silktree, silky acacia
European black alder	<i>Alnus glutinosa</i>	Common alder
Japanese angelica tree	<i>Aralia elata</i>	
Empress tree	<i>Paulownia tomentosa</i>	Princess tree, royal paulownia
Callery pear	<i>Pyrus calleryana</i>	
Siberian elm	<i>Ulmus pumila</i>	
Japanese barberry	<i>Berberis thunbergii</i>	Red barberry, Thunberg's barberry
European barberry	<i>Berberis vulgaris</i>	Common barberry
Russian olive	<i>Elaeagnus angustifolia</i>	Oleaster, wild olive
Autumn olive	<i>Elaeagnus umbellata</i>	
Winged Euonymus	<i>Euonymus alatus</i>	Burning bush, winged burning bush, winged wahoo
Glossy buckthorn	<i>Frangula alnus</i>	
Shrubby bushclover	<i>Lespedeza bicolor</i>	Shrubby lespedeza
Chinese bushclover	<i>Lespedeza cuneata</i>	Chinese lespedeza, sericea lespedeza
Japanese privet	<i>Ligustrum japonicum</i>	Waxleaf ligustrum, wax privet
Border privet	<i>Ligustrum obtusifolium</i>	Blunt-leaved or obtuse-leaved or regal privet
Chinese privet	<i>Ligustrum sinense</i>	
Common privet	<i>Ligustrum vulgare</i>	European privet, wild privet
Amur honeysuckle	<i>Lonicera maackii</i>	
Morrow's honeysuckle	<i>Lonicera morrowii</i>	
Bell's honeysuckle	<i>Lonicera xbella</i>	Bella or showy bush or pretty honeysuckle
Standish honeysuckle	<i>Lonicera standishii</i>	
Tartarian honeysuckle	<i>Lonicera tatarica</i>	
Common buckthorn	<i>Rhamnus cathartica</i>	Purging buckthorn
Jetbead	<i>Rhodotypos scandens</i>	Black jetbead
Multiflora rose	<i>Rosa multiflora</i>	Rambler or Japanese or baby or seven-sisters rose
Wineberry	<i>Rubus phoenicolasius</i>	Wine raspberry, Japanese wineberry
Japanese spiraea	<i>Spiraea japonica</i>	Japanese meadowsweet, nippon spiraea
Guelder rose	<i>Viburnum opulus var. opulus</i>	Cranberrybush viburnum, red elder, cramp bark

ADDITIONAL SPECIES

COMMON NAME	SCIENTIFIC NAME	OTHER COMMON NAMES
Carolina fanwort	<i>Cabomba caroliniana</i>	Green Cabomba, fish grass, Washington grass
Didymo	<i>Didymosphenia geminata</i>	Rock snot
Brazilian water-weed	<i>Egeria densa</i>	
Hydrilla	<i>Hydrilla verticillata</i>	Esthwaite waterweed
Floating seedbox	<i>Ludwigia peploides</i> var. <i>glabrescens</i>	Water primrose
Parrot feather watermilfoil	<i>Myriophyllum aquaticum</i>	Parrotfeather
Eurasian water-milfoil	<i>Myriophyllum spicatum</i>	Eurasian milfoil, spike watermilfoil
Curly pondweed	<i>Potamogeton crispus</i>	Curly-leaved or curlyleaf or crispy-leaved pondweed
European water chestnut	<i>Trapa natans</i>	Devil pod
Narrow-leaved cattail	<i>Typha angustifolia</i>	Narrow leaf cattail, nail rod
Hybrid cattail	<i>Typha x glauca</i>	
Poverty brome	<i>Bromus sterilis</i>	
Cheatgrass	<i>Bromus tectorum</i>	Downy or drooping brome, bronco grass, June grass
Japanese stiltgrass	<i>Microstegium vimineum</i>	Nepalese browntop, packing grass
Reed canary grass	<i>Phalaris arundinacea</i>	
Common reed	<i>Phragmites australis</i> ssp. <i>australis</i>	
Shattercane	<i>Sorghum bicolor</i> ssp. <i>drummondii</i>	
Johnson grass	<i>Sorghum halepense</i>	

These species are on DCNR's "Watch List". This means there is reason to believe that these species have the potential to act aggressively in certain environments or in surrounding states. They could pose threats to natural ecosystems if they become invasive. These species may have value in certain situations where they are not considered invasive, but are not preferred in natural settings.

Amur maple	<i>Acer ginnala</i>	
Small carpetgrass	<i>Arthraxon hispidus</i>	Joint-head grass, hairy joint grass, jointhead
Paper mulberry	<i>Broussonetia papyrifera</i>	
Butterfly bush	<i>Buddleja davidii</i>	Orange-eye butterfly bush
Orange day-lily	<i>Hemerocallis fulva</i>	
Velvet grass	<i>Holcus lanatus</i>	Yorkshire fog
Chinese silvergrass	<i>Miscanthus sinensis</i>	Eulalia, zebra grass, maidenhair grass
White mulberry	<i>Morus alba</i>	Common/Chinese/Russian white mulberry
Wavyleaf basketgrass	<i>Oplismenus undulatifolius</i>	
Japanese pachysandra	<i>Pachysandra terminalis</i>	Japanese spurge, Chinese fever vine
Amur corktree	<i>Phellodendron amurense</i>	
Japanese corktree	<i>Phellodendron japonicum</i>	
Lavella corktree	<i>Phellodendron lavellei</i>	
Golden bamboo	<i>Phyllostachys aurea</i>	Yellow grove bamboo, fish pole bamboo
Rough bluegrass	<i>Poa trivialis</i>	
Ravenna grass	<i>Saccharum ravennae</i>	Hardy pampas grass
Tall fescue	<i>Schedonorus arundinaceus</i>	
Bee-bee tree	<i>Tetradium daniellii</i>	Korean Evodia
Linden viburnum	<i>Viburnum dilatatum</i>	Linden arrowwood
Doublefile viburnum	<i>Viburnum plicatum</i>	Japanese snowball bush
Siebold viburnum	<i>Viburnum sieboldii</i>	Siebold's arrowwood
Bigleaf periwinkle	<i>Vinca major</i>	Greater periwinkle
Common periwinkle	<i>Vinca minor</i>	Ground myrtle
Japanese wisteria	<i>Wisteria floribunda</i>	
Chinese wisteria	<i>Wisteria sinensis</i>	

APPENDIX 22-D

Honey Brook Township SUBDIVISION AND / OR LAND DEVELOPMENT SUBMITTAL REQUIREMENTS

Please review these requirements and the checklist prior to submittal. **Incomplete submittals will delay the review process.** The Township's 90-day time clock begins upon submission of a complete packet.

1. *Cover letter must accompany all submissions.*
2. One (1) signed original Township application form.
3. *Township Application and Review Fees: Consult the current year's Fee Schedule, Section A, at <http://honeybrooktp.com/documents/forms/> for applicable Township Fees.* Checks are made payable to Honey Brook Township. One check for each of application and review fees.

Please note: All fees shall be paid prior to submission of an application. When the Applicant is progressing from a Preliminary Plan to a Final Plan, all fees incurred during the preliminary planning stage shall be paid in full together with the fees necessary for the Final Plan submission. Any excess review fees incurred over the above schedule will be invoiced by the Township to the Applicant on a periodic basis and all outstanding fees shall be paid by the applicant prior to the Township releasing the Final Plan for recording in accordance with the effective hourly rates established by Part G of the Township Fee Schedule.

4. *Plans: Three (3) full-sized copies & eleven (11) reduced-size sets (per Section 22-405.2)*
5. *Reports & Accompanying Studies: 2 copies of each*
6. *Chester County Planning Commission Application (Act 247): one (1) signed original.*
Act 247 forms available at <http://www.chesco.org/>. Fees are per the schedule on page 2 of the Act 247 form. Checks made payable to County of Chester.
7. *Five (5) Copies Planning Modules and/or one (1) Copy Planning module mailer, as applicable (PADEP Form # 3800-CD-WSFR0359), found at <http://www.depweb.state.pa.us>.*
8. *Chester County Subdivision/Land Development Information Record Form*

Note: The Township Code is available online at: <http://www.honeybrooktp.com/documents/ordinances>.

**HONEY BROOK TOWNSHIP
CHESTER COUNTY, PA**

SUBDIVISION AND / OR LAND DEVELOPMENT CHECKLISTS

These checklists outline the steps and items needed to ensure completeness of the application and to ensure the application follows the process and conforms to the timeframe outlined by the Municipal Planning Code of the Commonwealth of Pennsylvania and Honey Brook Township. This checklist is broken into two parts, the Application Process and the Review Process. The application process must be completed in its entirety prior to the advancement into the Review Process.

Application Checklist (Applicant):

<u>Item</u>	<u>Included</u>
1. Cover Letter	_____
2. Completed Township Application Form	_____
3. Township Fees Payable to Honey Brook Township	
Application Fee	_____
Review Fee	_____
4. 3 Full-Size & 11 Reduced-Size Plan Sets:	_____
5. Two (2) copies of supplementary studies, if required:	
a. Traffic Impact Study	_____
b. Water Study	_____
c. Stormwater report and calculations	_____
d. Other Study	_____
6. Chester County Act 247 Form complete	_____
Appropriate County Fees payable to County of Chester	_____
7. Five (5) DEP Planning Modules or	_____
One (1) DEP Planning Module Mailer Form	_____
8. Chester County Sub/LD Information Record Form	_____

Administrative use only:

Application accepted on _____ by _____

Official Signature _____ Title _____

Review Process Checklist (Administrative use only)

<u>Item</u>	<u>Date Complete</u>
1. Date of first formal Planning Commission Meeting following complete submission of application, (Day 1):.....	_____
2. Date submitted to Township Engineer:	_____
3. Date submitted to CCPC (Act 247 Form/Plans):	_____
4. Date sent to CCHD (Planning Module/Info Form):	_____
5. Date by which Board of Supervisors must act, (Day 90):	_____

**Honey Brook Township Planning Commission
Chester County, PA**

Procedure for processing Subdivision and/or Land Development

1. In order for any application to be considered by the Planning Commission it must be submitted to the Township with all required documentation as per the Township Code and with all applicable fees paid. The Township will use a checklist to verify that all required documentation has been submitted. Until the application is **complete** the application will not be considered "filed" or "accepted" by the Township staff.
2. The application review cycle for Subdivision and Land Development Applications shall begin with the next regular meeting of the Planning Commission after the **complete** application is submitted and accepted by the Township staff.

The deadline for materials to be considered at the next Regular Meeting of the Planning Commission is **no later than 12:00 noon, twelve (12) business days prior to the Planning Commission meeting** (five [5] business days for sketch plans – with no formal review requested). Any materials submitted after that time will be held for the following meeting and not provided to the Commission at the upcoming meeting. Formal application presentations to the Planning Commission will only be made at the Regular Meeting after the **complete** application is submitted and accepted by the Township staff.

3. The burden of supplying necessary materials to the Planning Commission in a timely manner is on the applicant. Late delivery of material may require an extension on the part of the applicant or a recommendation for denial of the application by the Planning Commission.
4. Applicants, or their representative(s), are required to attend the Planning Commission meeting and Board of Supervisors meetings during which their plan will be discussed. No action by the Planning Commission or Board of Supervisors will be made without applicant representation.
5. The Planning Commission Chairman (or Board Chairman for #4), in his/her sole discretion, may waive or modify any of the procedures herein.

Honey Brook Township
SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION

FOR TOWNSHIP USE ONLY

APPLICATION NO. : _____ APPLICATION DATE: _____ TAX PARCEL NO.: _____

Name of Subdivision/Land Development: _____

Applicant: _____
Name

Address _____ Zip Code _____

Telephone _____ Fax Number _____ E-Mail _____ Mobile _____

Applicant's interest is as: _____
Equitable Owner Agent or Owner

Owner (if other than applicant): _____
Name

Address _____ Zip Code _____

Telephone _____ Fax Number _____ E-Mail _____ Mobile _____

Engineer or surveyor responsible for plan: _____
Name

Address _____ Zip Code _____

Telephone _____ Fax Number _____ E-Mail _____ Mobile _____

TYPE OF PLAN

SITE INFORMATION:

Major Subdivision Plan

Location _____

Major Land Development Plan

Minor Subdivision Plan

Tax Parcel Number(s) _____

Minor Land Development Plan

Minor Plan

Zoning Classification: _____

Total Acreage _____

Number of lot(s) proposed: _____

Acreage in flood plain (if any) _____

Type of lot (s) proposed: Single Family _____ Multi-Family _____ Other _____

Density (dwelling units per acre): _____ # of TDRs needed to attain density (if applicable): _____

Commercial _____ Industrial _____ Sq. Ft. of Proposed Commercial/Industrial Building _____

Intended Use: _____ Number of Employees _____

Property was previously subdivided or developed on this date _____

The following are sources of title to the land being developed as shown by the records of the County Recorder of Deeds: DEED BOOK / PAGE # _____

Acreage of adjoining land in same ownership (if any): _____

State any private deed restrictions, including building setback lines, as they may be imposed upon the property as a condition of sale, together with a statement that any restrictions previously imposed which may affect the title of the land being developed: _____

Acreage required for open space: _____

Linear feet of new streets proposed: _____

Who will maintain required open space/recreation areas and stormwater facilities?

Planning Modules, as required by law, are enclosed with this application. _____ (Y) ____ (N) (checklist item 7)

Comments: _____

Stormwater Management Plan with all storm water runoff calculations, is included with this application. _____(Y) ____ (N) (checklist item 5.c.)

Additional Plans or studies (2 copies) included with this submission include (checklist item 5): _____

If a subdivision/ land development plan proposes a new street or driveway intersecting with a state legislated route, the Pennsylvania Department of Transportation intersection Permit Numbers are as indicated: _____

Water supply type proposed: _____ Public _____ Community _____ On-Site

Company supplying public water: _____
Name / Address

Sanitary sewage disposal proposed: _____ Public _____ Community _____ On-Site

Company supplying public sewer: _____
Name / Address

THE UNDERSIGNED REPRESENTS THAT TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF ALL THE ABOVE STATEMENTS ARE TRUE, CORRECT AND COMPLETE:

Date

Signature of Applicant

Name of Applicant (Print)

Date

Signature of Landowner

Name of Landowner (Print)

APPENDIX 22-E

SIGNATURE BLOCKS

Honey Brook Township Final Plan Approval Certification

At a meeting on _____, 20____, the Honey Brook Township Board of Supervisors approved this project, and all conditions have been met as of the date below.

Board of Supervisors Signature

Date

Board of Supervisors Signature

Date

Board of Supervisors Signature

Date

Honey Brook Township Engineer Review Certificate

Reviewed by the Honey Brook Township Engineer.

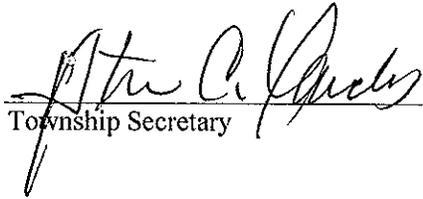
Municipal Engineer

Date

CERTIFICATE OF ENACTMENT

I hereby certify that the foregoing is a true and accurate copy of Ordinance No. 181-2016 enacted by the Board of Supervisors of Honey Brook Township, Chester County, Pennsylvania at a regular meeting held on April 13, 2016, pursuant to notice as required by law.

Dated: 4/14/16


Township Secretary