



**DEVELOPMENT DATA**

PRESTWICK PLACE AREA:	109.547 ACRES
EXISTING USE:	ONE SINGLE FAMILY RESIDENCE
PRESENT ZONING DISTRICT:	PUD-R DISTRICT
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING DISTRICT:	PUD-R DISTRICT

AREA	ACREAGE	DESCRIPTION	LOT SIZE	UNITS	MIN. WIDTH
A	35.72	MANOR	9,600 SF	98	80'
B	31.90	VILLAGE	6,000 SF	131	50'
C	36.61	OPEN SPACE			
D	3.24	OPEN SPACE			
E	0.74	RIGHT-OF-WAY			
F	1.34	RIGHT-OF-WAY			

TOTAL RESIDENTIAL UNITS:	229
TOTAL AREA:	109.547 ACRES
DENSITY:	2.09 UNITS/ACRE (GROSS)
OWNER OF OPEN SPACE:	HOME OWNER'S ASSOCIATION
MAINTENANCE OF OPEN SPACE:	HOME OWNER'S ASSOCIATION
AREA OF OPEN SPACE:	39.85 ACRES
PERCENTAGE OF OPEN SPACE:	36.38%



- GENERAL NOTES:**
- BOUNDARY BASED UPON RECORDED SURVEYS, DEEDS OF RECORD, AND PUBLIC DOCUMENTS, AND A FIELD SURVEY BY MSP.
  - TOPOGRAPHY OBTAINED FROM MANN MAPPING
- DENSITY:**
- A MAXIMUM NUMBER OF 229 RESIDENTIAL UNITS (AS PERMITTED IN THE APPROVED CONCEPT PLAN) SHALL BE CONSTRUCTED ON THE PROPERTY, LOCATED IN ACCORDANCE WITH THE TYPE AS SPECIFIED ON THE CONCEPT PLAN
- HOUSING TYPES**
- ALL DWELLINGS SHALL BE SINGLE FAMILY DETACHED HOMES WITH STREET, SIDE AND REAR YARDS THAT SIT GENERALLY IN THE MIDDLE OF THE LOT, AS INDICATED ON THE PRELIMINARY PUD PLAN. THE DEVELOPMENT WILL INCLUDE BOTH MANOR AND VILLAGE HOMES. SEE TABLE "A"

- PLAN MODIFICATIONS**
- ANY DECREASE IN THE NUMBER OF UNITS OR LOTS PROPOSED TO BE CONSTRUCTED WITHIN ANY PARCEL, OR ANY INCREASE IN THE SIZE OF ANY LOT OR UNIT PROPOSED AT THE TIME OF THE FINAL PUD PLAN APPROVAL, FOR ANY SECTION OF THE COMMUNITY SHALL NOT BE CONSIDERED AS A CHANGE AS DEFINED IN THE PIERCE TOWNSHIP ZONING CODE, PROVIDED:
    - THE GENERAL ROADWAY CIRCULATION PATTERN HAS NOT CHANGED.
    - THE AMOUNT OF OPEN SPACE TO BE INCLUDED IN THE OVERALL DEVELOPMENT DOES NOT FALL BELOW 35% OF THE GROSS PROPERTY ACREAGE (38.34 ACRES).

- PHASING**
- ALL APPROVALS SHALL BE VALID FOR THREE (3) YEAR INCREMENTS THROUGHOUT THE DEVELOPMENT OF THE PROJECT. EACH APPROVAL OF A FINAL DEVELOPMENT PLAN FOR ANY SECTION OF THE DEVELOPMENT INITIATES THE START OF A NEW THREE YEAR APPROVAL INCREMENT. THE FOLLOWING SCHEDULE IS APPROXIMATE, AND THE DEVELOPER HAS THE ABILITY TO ACCELERATE OR DELAY THE SCHEDULE TO RESPOND TO MARKET CONDITIONS.
    - PHASE 1: DEVELOPMENT AND DELIVERY OF THE FIRST LOTS IN ALL PRODUCT LINES. SPRING/FALL 2018.
    - PHASE 2: DEVELOPMENT AND DELIVERY OF ADDITIONAL LOTS IN ALL PRODUCT LINES. FALL 2019/SPRING 2020. RECREATION CENTER TO BE CONSTRUCTED CONCURRENT WITH DEVELOPMENT OF PHASE 2.
    - PHASE 3: DEVELOPMENT AND DELIVERY OF ADDITIONAL LOTS IN ALL PRODUCT LINES. FALL 2020/FALL 2021.
    - PHASE 4-6: DEVELOPMENT OF ADDITIONAL LOTS ON AN AS-NEEDED BASIS. 2022 THROUGH 2026.

- TRAFFIC**
- TRAFFIC IMPROVEMENTS ARE NOT REQUIRED AS A RESULT OF THIS PROPOSED DEVELOPMENT AS IDENTIFIED IN THE CHIEF ENGINEERING TRAFFIC STUDY DATED FEBRUARY 17th, 2016.
  - SIGHT DISTANCE STUDIES WILL BE COMPLETED FOR THE ENTRIES AT WHITE OAK AND MERWIN TEN MILE ROADS PER THE REQUIREMENTS OF THE CLERMONT COUNTY ENGINEER AS PART OF THE FINAL DEVELOPMENT PLAN.

- RECREATION CENTER, PARK AREAS AND OTHER OPEN SPACE**
- A MINIMUM OF ONE RECREATIONAL CABANA, POOL, AND TOT LOT SHALL BE PROVIDED FOR THE BENEFIT AND USE OF THE RESIDENTS OF PRESTWICK PLACE. SUCH SERVICES SHALL BE CONSIDERED ACCESSORY TO THE RESIDENTIAL DEVELOPMENT AND MAY INCLUDE SOME BUSINESS SALES (CANDIES, SNACKS, BAKERY, PHYSICAL FITNESS, SPA, AND THERAPY) AS A MINOR USE. SAID BUSINESS SALES SHALL REQUIRE APPROVAL BY THE ZONING COMMISSION.
  - THE RECREATION CENTER, PARK AREAS AND OTHER OPEN SPACE AREAS SHALL BE DEEDED TO A HOMEOWNERS ASSOCIATION WHO WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE COMMON AREAS. THE TRANSFER OF THESE AREAS TO THE ASSOCIATION SHALL OCCUR IN PHASES AFTER THEY HAVE BEEN DEVELOPED.
  - DETENTION PONDS MAY BE LOCATED WITHIN THE RECREATION CENTER, PARK AREAS AND OTHER OPEN SPACE AREAS. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL STORMWATER INSTALLATIONS NOT MAINTAINED BY OTHER CLERMONT COUNTY OR PIERCE TOWNSHIP.

**DESIGN STANDARDS + CRUCIAL FEATURES**

1. THE STANDARDS IN TABLE "A" SHALL APPLY TO ALL UNITS IN THE COMMUNITY

LOT WIDTH (60' BLDG. LINE)	MANOR	VILLAGE	NOTES
MIN. LOT SIZE	9,600 SF	6,000 SF	(A) MINIMUM RANCH HOME SQUARE FOOTAGE IS EXCLUSIVE OF ANY EASEMENT/WALKOUT FLOOR AREA.
MIN. FRONT YARD SETBACK	25'	25'	(B) MINIMUM TWO-STORY HOME SQUARE FOOTAGE IS EXCLUSIVE OF ANY EASEMENT/WALKOUT FLOOR AREA.
CORNER SIDE YARD	12'	12'	(C) THESE REQUIREMENTS APPLY TO MINER/BUILDER REQUIRED FRONT YARD LANDSCAPING TO BE LOCATED BETWEEN THE RESIDENCE AND STREET.
SIDE YARD	6/15'	5/12'	(D) ALL THREE CAR GARAGES EXCEPT ON CORNER LOTS MUST BE SIDE LOADING EXCEPT AS NOTED.
REAR YARD	25'	25'	CARRIAGE GARAGES SHALL BE CONSIDERED SIDE ENTRY. AN EXCEPTION MAY BE GRANTED FROM THIS REQUIREMENT WHERE THE SIZE OR SHAPE OF THE HOME WOULD PRECLUDE A FUNCTIONAL APPROACH TO THE GARAGE.
MIN. RANCH HOME SIZE (A)	1,800	1,400	
MIN. TWO-STORY HOME SIZE (B)	2,100	1,800	
LANDSCAPING (C)			
CANOPY TREE	1	1	
ORNAMENTAL TREE / EVERGREEN	2	2	
SOD LIMITS	FRONT	FRONT	
MIN. ROOF SLOPE	6/12	6/12	
MAX. BUILDING HEIGHT	30'	30'	
FRONT LOADING GARAGE (D)	NO	YES	
(CARRIAGE GARAGES SHALL BE CONSIDERED SIDE ENTRY)			
MIN. MASONRY (REQUIRED) (E)	50R	50R	

- SEE TABLE C FOR LISTING OF MASONRY MATERIALS.
- STREET TREES SHALL BE PLANTED IN ALL PUBLIC RIGHTS-OF-WAY OR WITHIN A 15' EASEMENT FROM THE BACK OF CURB. THE NUMBER OF STREET TREES SHALL BE NO LESS THAN 2 PER 100 LINEAR FEET OF STREET OF 180 INCHES OR GREATER. STREET TREES SHALL BE DECIDUOUS CANOPY TREES OF AT LEAST 2 1/2" DBH AND MAY BE REGULARLY SPACED OR GROUPED. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE AND RESPONSIBILITY FOR STREET TREES.
- FENCING ALONG THE OPEN SPACE COMPLYING WITH OBJECTIVES APPROVED BY THE DEVELOPER AND INCLUDED WITHIN THE COVENANTS FOR RESERVATIONS SHALL BE FRONTSIDE. FENCING SHALL GENERALLY BE LIMITED TO A MAX. HEIGHT OF 42 INCHES. AS INDICATED ON THE PLAN THE DEVELOPER INTENDS TO CONSTRUCT HORSE-PARK TYPE FENCING ALONG CERTAIN AREAS OF EXISTING RIGHTS-OF-WAY AS A PART OF THE COMMUNITY THEME AND TO CREATE AN IDENTITY FOR THE PROJECT. SUBJECT TO APPROVALS FROM REGULATING AGENCIES.
- THE GENERAL CONCEPT FOR STORMWATER MANAGEMENT IS TO DIRECT DRAINAGE TO EXISTING AND PROPOSED LAKES AND PONDS WHICH SERVE AS RESERVOIRS FOR IRRIGATION WATER AS WELL AS RETENTION BASINS FOR THE CONTROL OF RUN-OFF. WHERE POSSIBLE, STORMWATER WILL BE DIRECTED TO THESE BASINS EVEN IF DIVERSION FROM THE NATURAL DRAINAGE PATTERN IS REQUIRED IN ORDER TO PROVIDE AN ABUNDANT VOLUME OF STORED WATER AS WELL AS TO PROVIDE A QUICK RECHARGE OF THE RESERVOIRS. THE CONTROL STRUCTURE FOR THE DOWNSPREAD OUTLET OF THESE FACILITIES BE DESIGNED TO CONFORM TO THE RULES AND REGULATIONS OF CLERMONT COUNTY FOR THE CONTROL OF STORMWATER DISCHARGES AND EROSION CONTROL.
- PERMANENT ENTRY MONUMENTS AT THE ENTRANCES FROM THE MAIN INTERNAL ROADS TO DEVELOPMENT PARCELS IS TO BE PROVIDED CONSISTENT WITH THE OVERALL THEME OF THE COMMUNITY.
- PROJECT ENTRY MONUMENTS MAY BE PROVIDED ALONG MAIN ROADWAYS ALONG THE PERIMETER OF THE PROJECT, AND FOR INDIVIDUAL NEIGHBORHOODS INTERNAL TO THE COMMUNITY. SIGNS SHALL NOT EXCEED 200 SQ. FT. PER FACE WITH TWO FACES MAXIMUM PER LOCATION.
- A COORDINATED AND UNIFIED STREET SIGNAGE AND LIGHTING STANDARD WILL BE USED THROUGHOUT THE PROJECT.
- ROADWAY LIGHTING ON INTERSECTIONS AND PEDESTRIAN CROSSINGS SHALL BE DESIGNED BY THE LOCAL SERVICE PROVIDER.
- AS SHOWN SCHEMATICALLY ON THE PRELIMINARY PUD PLAN, THE DEVELOPER WILL CONSTRUCT A PAVED HIKER/BIKER TRAIL ALONG WHITE OAK AND TEN MILE ROADS. THE HIKER/BIKER TRAIL WILL BE A MINIMUM OF SIX (6) FEET IN WIDTH, INTEGRATED INTO THE LANDSCAPE BUFFER YARD, AND PLACED WITHIN A 12' EASEMENT FOR CONSTRUCTION AND MAINTENANCE PURPOSES. WHERE THE TRAIL IS OUTSIDE RIGHTS-OF-WAY, THIS TRAIL WILL CONNECT WITH A FUTURE EXTENSION OF THE (LEGENDARY RUN) TRAIL AND THE PROPOSED AMENITY CENTER. THE FINAL LOCATION OF THE TRAIL THROUGH OPEN SPACE AREAS SHALL BE DETERMINED DURING CONSTRUCTION TO ACCOMMODATE AN AESTHETIC PLACEMENT TAKING INTO ACCOUNT TOPOGRAPHIC AND VEGETATIVE FEATURES.
- SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ALL PUBLIC STREETS EXCEPT WHERE THE HIKER/BIKER TRAIL IS LOCATED. NO SIDEWALKS ARE REQUIRED ON THE OPPOSITE SIDE OF THE STREET WHERE THE TRAIL IS LOCATED.
- SIDEWALKS SYSTEM IS TO CONNECT TO THE HIKER/BIKER TRAIL.
- 25' BUFFERYARDS SHALL BE REQUIRED ALONG THE ENTIRE PERIMETER OF THE PUD, WITH 50' BUFFER YARDS ALONG MERWIN TEN MILE AND WHITE OAK. THIS BUFFERYARD SHALL BE PLANTED AS REQUIRED IN SECTION 10.05 PARAGRAPH A1 OR A2 OF THE PIERCE TOWNSHIP ZONING CODE. DETAILED LANDSCAPING PLANS WILL BE PROVIDED AT THE DEVELOPMENT PLAN STAGE.
- UNDERGROUND CABLE, ELECTRIC, SANITARY SEWER, TELEPHONE AND WATER MAINS TO BE INSTALLED TO SERVE THIS PLANNED UNIT DEVELOPMENT.
- CURBS WILL BE USED THROUGHOUT THE PUBLIC STREETS OF THE COMMUNITY.
- THERE SHALL BE "ON STREET PARKING" ON ONLY ONE SIDE OF THE PUBLIC STREETS AS DISCUSSED, WITH NO PARKING BEING POSTED ON THE FIRE HYDRANT SIDE OF THE STREET.

- DIVERGENCES FROM THE STANDARDS OF THE PIERCE TOWNSHIP ZONING CODE + CLERMONT COUNTY SUB REGS**
- THE MIN. VILLAGE HOME LOT SIZE OF 6,000 SF IS A DIVERGENCE FROM THE 10,500 SF STANDARD IN TABLE 7.04-2.
  - THE NUMBER OF UNITS THAT SHALL BE PROVIDED IS A DIVERGENCE FROM THE 1,000 SF STANDARD IN TABLE 6.05-1.
  - THE MINIMUM FRONT, SIDE + REAR YARD SETBACKS FOR VILLAGE HOMES DIVERGE FROM THE STANDARD IN TABLE 6.05-1.
  - THE FINAL LOCATION OF THE TRAIL THROUGH OPEN SPACE AREAS SHALL BE DETERMINED DURING CONSTRUCTION TO ACCOMMODATE AN AESTHETIC PLACEMENT TAKING INTO ACCOUNT TOPOGRAPHIC AND VEGETATIVE FEATURES.
  - THE MINIMUM PANNHANDLE LOT WIDTH OF 20' FOR 3 OR MORE PANNHANDLE LOTS + LOTS ADJACENT TO OPEN SPACE IS A DIVERGENCE FROM THE 25' MIN. RECOMMENDED BY THE PIERCE TOWNSHIP ZONING RESOLUTION.

NATURAL RESOURCE	PRESERVATION REQ.	PERCENTAGE	ACTUAL
FLOODPLAINS (DEFINED BY FEMA)	100.00%	0.00%	NONE ON SITE
WETLANDS	PER ACEQ/CEQA	0.00%	0.00%
UNSTEADY SLOPES	90.00%	71.68%	
STEEP SLOPES (30% OR MORE)	85.00%	87.85%	
STEEP SLOPES (20% TO 30%)	70.00%	78.75%	
YOUNG WOODLAND	25.00%	N/A	
MID-GROWTH WOODLAND	40.00%	N/A	
MATURE WOODLAND	50.00%	57.70%	

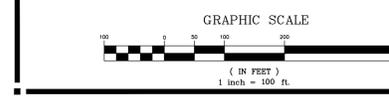
\* BASED ON TABLE 7.04-3 RESOURCE PROTECTION STANDARDS IN PIERCE TOWNSHIP ZONING RESOLUTION.

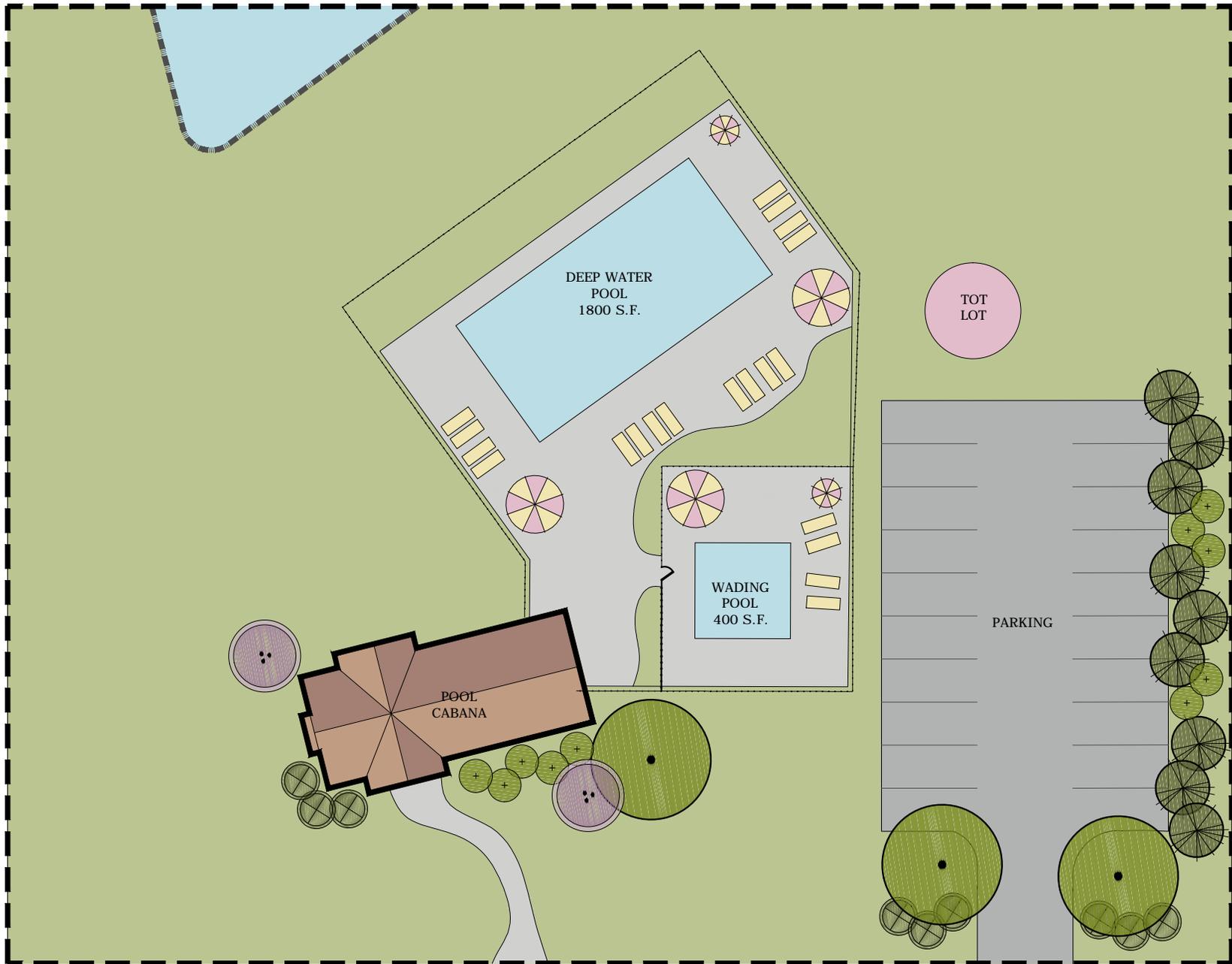
**PRESTWICK PLACE  
SITE PLAN**  
PIERCE TOWNSHIP  
CLERMONT COUNTY, OHIO

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Engineers • Architects • Surveyors • Landscape Architects • Planners

Drawn By: STG | Date: 07/28/14 | Project No.: 00414.02 | Sheet No.: 1/1  
Project Mgr.: RA | Scale: 1"=100' | Points D.B.: 00414.02  
CAD: 00414014-GIS-00 | X-Ref.: Ferguson | Concept Plan 2015-12-08 | File No.: 00-414





\*NOTES: Exceeds parking area landscaping requirements of 2 trees and 3 shrubs per 10 parking spaces

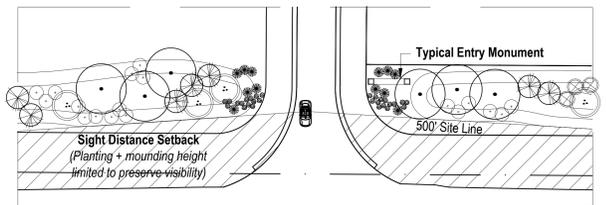
Grand Communities, Ltd.

**Prestwick Place** Peirce Township, Clermont County, Ohio

**Conceptual Amenity Center Plan**



Legend	
Typical Evergreen Shrub	○
Typical Deciduous Shrub	○
Typical Ornamental or Evergreen Tree	○
Typical Evergreen Tree	○
Typical Deciduous Tree	○
Typical Street Tree	○



Typical Entry Detail



### Prestwick Place - Landscape Requirement Summary

Landscape Requirements -- Open Space	
Total Area of Non Recreational Open Space	5.29 acres
Total Canopy Trees Required @ 4 per acre	22 canopy trees
<b>Total Canopy Trees Provided</b>	<b>22 canopy trees (9 canopy 26 understory)</b>

Landscape Requirements -- Parking Areas	
See Conceptual Amenity Center Plan for details on landscaping requirements related to parking lot landscaping. The parking area at the proposed Amenity Center is the only public parking area within Prestwick Place.	

Landscape Requirements -- Buffers and Screening	
<b>Merwin Ten Mile Road Buffer Yard</b>	
Total Linear Feet of Buffer Yard	1,456.60 linear feet
Total Understory Trees Required @ 3 / 60 linear feet	73 understory trees
Total Shrubs Required @ 6 per 60 linear feet	146 shrubs
<b>Total Understory Trees Provided</b>	<b>73 understory trees (17 canopy 39 understory)</b>
<b>Total Shrubs Provided</b>	<b>146 shrubs</b>

<b>White Oak Buffer Yard</b>	
Total Linear Feet of Buffer Yard	809.28 linear feet
Total Evergreen Trees Required @ 3 per 60 linear feet	41 understory trees
Total Shrubs Required @ 6 per 60 linear feet	81 shrubs
<b>Total Understory Trees Provided</b>	<b>41 understory trees (11 canopy 19 understory)</b>
<b>Total Shrubs Provided</b>	<b>81 shrubs</b>

\*NOTES: Preservation of existing trees along the perimeter of the site shall meet perimeter buffer yard landscaping requirements, per section 10.04 B of the Pierce Township Zoning Code.

Landscape Requirements -- Street Trees	
Total Linear Feet of Street	8,984 linear feet
Total Street Trees Required @ 2 per 100' linear feet	180 trees
<b>Total Deciduous Shade Trees Provided</b>	<b>229 trees</b>

\*NOTES: The excess eighty-nine (89) street trees will count as canopy trees toward the On-Lot Landscaping Requirements.

Landscape Requirements -- On-Lot Landscaping	
Total Canopy Trees Required @ 1 per lot	229 trees
Total Understory Trees Required @ 2 per lot	458 trees
Total Shrubs Required @ 8 per lot	1,832 shrubs
<b>Total Canopy Trees Provided</b>	<b>140 canopy trees</b>
<b>Total Understory Trees Provided</b>	<b>458 understory trees</b>
<b>Total Shrubs Provided</b>	<b>3,890 shrubs</b>

\*NOTES: The deficit of eighty-nine (89) canopy trees will be met with credits from eighty-nine (89) street trees

### Prestwick Place - Preliminary Plant List

Typical Canopy Trees			
Common Name	Botanical Name	Size	
Red Maple	<i>Acer rubrum</i>	8' height / 2" caliper	
Sugar Maple	<i>Acer saccharum</i>	8' height / 2" caliper	
American Hornbeam / Ironwood	<i>Carpinus caroliniana</i>	8' height / 2" caliper	
Common Hackberry	<i>Celtis occidentalis</i>	8' height / 2" caliper	
Ginkgo	<i>Ginkgo biloba</i>	8' height / 2" caliper	
Honeylocust	<i>Gleditsia triacanthos</i>	8' height / 2" caliper	
Sweet Gum	<i>Liquidambar styraciflua</i>	8' height / 2" caliper	
Platanus / Sycamore	<i>Platanus occidentalis</i>	8' height / 2" caliper	
Callery Pear	<i>Pyrus calleryana</i>	8' height / 2" caliper	
Oaks	<i>Quercus spp.</i>	8' height / 2" caliper	
Lindens	<i>Tilia spp.</i>	8' height / 2" caliper	

Typical Understory Trees			
Common Name	Botanical Name	Size	
White Fir	<i>Abies concolor</i>	6' height	
Nonway Spruce	<i>Picea abies</i>	6' height	
Colorado Spruce	<i>Picea pungens</i>	6' height	
Scotch Pine	<i>Pinus sylvestris</i>	6' height	
Douglas Fir	<i>Pseudotsuga menziesii</i>	6' height	
Shadblow Serviceberry	<i>Amelanchier canadensis</i>	6' height	
Apple Serviceberry Autumn Brilliance	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	6' height	
Heritage River Birch	<i>Betula nigra 'Heritage'</i>	6' height	
Whitespire Birch	<i>Betula papyrifera 'Japonica'</i>	6' height	
American Hornbeam	<i>Carpinus caroliniana</i>	6' height	
Red bud	<i>Cercis canadensis</i>	6' height	
Cornelian Cherry Dogwood	<i>Cornus mas</i>	6' height	
Saucer Magnolia	<i>Magnolia soulangeana</i>	6' height	
Star Magnolia	<i>Magnolia stellata</i>	6' height	
Japanese Crabapple	<i>Malus floribunda</i>	6' height	
Red Jewel Crabapple	<i>Malus 'Red Jewel'</i>	6' height	
Sargent Crabapple	<i>Malus sargentii</i>	6' height	
White Crabapple	<i>Malus 'Snowdrift'</i>	6' height	
Newport Flowering Plum	<i>Prunus cerasifera 'Newport'</i>	6' height	
Japanese Tree Lilac	<i>Syringa reticulata 'Ivory Silk'</i>	6' height	

Typical Evergreen Shrubs			
Common Name	Botanical Name	Size	
Boxwood	<i>Buxus microphylla</i>	18" height	
Winterberry	<i>Ilex verticillata</i>	18" height	
Nick's Compact Juniper	<i>Juniperus chinensis</i>	18" height	
Common Juniper	<i>Juniperus communis</i>	18" height	
Rocky Mountain Juniper	<i>Juniperus scopulorum</i>	18" height	
Dwarf Alberta Spruce	<i>Picea glauca 'conica'</i>	18" height	
Mugho Pine	<i>Pinus mugo</i>	18" height	
Yews	<i>Taxus</i>	18" height	
Japanese Yew	<i>Taxus cuspidata</i>	18" height	
Globe Arborvitae	<i>Thuja occidentalis 'Woodward'</i>	18" height	

Typical Deciduous Shrubs			
Common Name	Botanical Name	Size	
Chokeberry	<i>Aronia spp.</i>	18" height	
Barberry	<i>Berberis spp.</i>	18" height	
Dogwood	<i>Cornus spp.</i>	18" height	
Cotoneaster	<i>Cotoneaster spp.</i>	18" height	
Winged Euonymus	<i>Euonymus alatus</i>	18" height	
Common Witch Hazel	<i>Hamamelis virginiana</i>	18" height	
Hydrangea	<i>Hydrangea spp.</i>	18" height	
Winterberry (1:5 Male to Female Ratio)	<i>Ilex verticillata 'Jim Dandy' 'Red Sprite'</i>	18" height	
Variiegated Japanese Kerria	<i>Kerria japonica 'Variegata'</i>	18" height	
Cinquefoil	<i>Potentilla fruticosa spp.</i>	18" height	
Purple Sand Cherry	<i>Prunus x cistena</i>	18" height	
Rhododendron	<i>Rhododendron spp.</i>	18" height	
Sumac	<i>Rhus spp.</i>	18" height	
Alpine Currant	<i>Ribes alpinum spp.</i>	18" height	
Rose	<i>Rosa spp.</i>	18" height	
Spiraea	<i>Spiraea spp.</i>	18" height	
Common Lilac	<i>Syringa vulgaris</i>	18" height	
Viburnum	<i>Viburnum spp.</i>	18" height	
Cranberrybush	<i>Viburnum trilobum spp.</i>	18" height	
Weigela	<i>Weigela spp.</i>	18" height	

\*NOTES: a) Final species and quantities will be determined at the time of final landscape plan approval, and will be based on nursery availability and seasonal planting requirements.  
 b) All trees shall be planted a minimum distance of ten (10) feet from storm sewer and four (4) feet from pavement.