



Municipality of Norristown

REQUEST FOR SKETCH PLAN REVIEW

1. DATE OF REQUEST _____ FILE NO. _____

2. APPLICANT NAME _____

3. APPLICANT ADDRESS _____

_____ PHONE NO. _____

4. CONTACT PERSON _____ PHONE NO. _____

5. PROPERTY OWNER NAME _____

6. PROPERTY OWNER ADDRESS _____

7. PROJECT NAME/ADDRESS _____

8. DID PROJECT RECEIVE ZONING APPROVAL? WHEN? _____

TYPE OF REVIEW: ZONING AMENDMENT ___ SKETCH PLAN ___ DEMINIMUS ___ MINOR
PLAN ___ SUBDIVISION ___ LAND DEVELOPMENT ___

9. ZONING DISTRICT _____ 10. PROJECT COST \$ _____

11. ACREAGE _____ 12. NO OF LOTS/UNITS _____

13. BRIEF PROJECT DESCRIPTION _____

14. The undersigned does hereby make application to Municipal Council of the Municipality of Norristown as indicated above and affirms that the information contained herein is true and correct.

APPLICANT

OWNER

RECEIVED BY _____ DATE _____

CHECK NO. AND AMOUNT _____

**PRELIMINARY AND FINAL REVIEWS
DEADLINE AND MEETING SCHEDULE**

DEADLINE FOR APPLICATION SUBMISSION

Application must be submitted thirty (30) days prior to Planning Commission Meeting. All applications must be complete.

MEETING SCHEDULE:

1. **Planning Commission Meeting: 2nd Tuesday of each month, 7:30 P.M. (The Planning Commission is required to provide Municipal Council with a recommendation for approval or denial.)**
2. **Municipal Council Committee Meeting: 3rd Tuesday of each month, 7:30 P.M.**
3. **Municipal Council Regular Meeting: 1st Tuesday of each month, 7:30 P.M.**

All meeting dates may be changed due to holidays or conflicts with other meetings.

Changes are advertised in the legal section of the Times Herald. Always confirm meeting dates when submitting an application.

MUNICIPALITY OF NORRISTOWN
Montgomery County, Pennsylvania

Resolution No. 18-165 of 2018

FEE SCHEDULE

Section VII. Zoning and Land Development

Whenever the use or occupancy of a property in the Municipality of Norristown changes, the owner or tenant must obtain a zoning permit prior to occupying the space. Fees cover the cost of review by a zoning officer.

1) Zoning Permit Fees (Non Refundable)	Fees
• Single Family Residence	\$20.00
• Multi-family Residence (up to five units)	\$30.00
• Multi-family Residence (over five units)	\$50.00
• Commercial	\$50.00

Once the zoning review is complete, a Use and Occupancy Inspection must be completed and a Use and Occupancy Permit issued (see VI. **CODE ENFORCEMENT, BUILDING AND ZONING-Section 4**)

Zoning Applicants with use for building or other space is denied by the zoning officer may appeal to the Zoning Hearing Board. A fee is charged to cover administrative costs, transcription, legal and other costs associated with holding a hearing:

2) Zoning Hearing Board Fees	
• Residential Fee	\$575.00
• Multi-use Residential Fee	\$1,110.00
• Commercial Fee	\$1,225.00

3) Sub-division and Land Development

SUBDIVISION	APPLICATION FEE	ESCROW DEPOSIT
Two residential lots	\$300.00	\$2,000 + \$500 per lot
Three or more residential lots	\$450 + \$200 per lot	\$4,500 + \$650 per lot
Two commercial/industrial lots	See Land Development	
Three or more commercial/industrial lots	See Land Development	

LAND DEVELOPMENT	APPLICATION FEE	ESCROW DEPOSIT
Residential, Commercial and industrial	\$750 + \$150 per acre	\$2,600 + \$325 per 1,000 square feet of building area

MUNICIPALITY OF NORRISTOWN
Montgomery County, Pennsylvania

Resolution No. 18-165 of 2018

FEE SCHEDULE

Whenever a parcel of land is divided into two (2) or more lots, or when two (2) or more lots are combined, the property owner must develop a plan and have it reviewed and approved by the Norristown Planning Commission. In addition, whenever a new building or addition is to be constructed, plans for these improvements must come before the Norristown Planning Commission.

Fees are required at the time of submission for both the preliminary and final plan submissions. If the applicant intends to request a waiver from Section 301 of the SALDO and submit a preliminary/final plan, the required escrow deposit is 1 ½ times the escrow for preliminary plan submission.

There are two (2) categories of charges: Administrative fees and Escrow deposits. Administrative Fees cover the cost of the application review and administration by the Planning department staff. Administrative fees are not refundable. Escrow deposits are intended to cover the cost of professional services the Planning Department requires to properly review the application. If the escrow funds are reduced to \$1000.00 or less, the Municipality, at its discretion, may request an additional escrow deposit necessary to complete the planning review process.

A plan review must be completed for all fire detection and suppression systems. The Municipality shall, at its sole discretion, determine when plan reviews for other projects are required.

4) Plan Review

• Residential Plans	\$70.00/hour
• Commercial Plans	\$110.00/hour
• Administrative Fee	\$25.00

Certain uses in the Municipality are allowed only by the approval of Council. In these situations, the applicant must come before Council at a Public Hearing. Fees associated with these hearings cover the cost of advertisement, legal, staff and transcription expenses.

• Single Family Residence	\$575.00
• Multi-Family Residence	\$1,100.00
• Commercial	\$1,225.00

5) Conditional Use for Murals

• Single Family Residential	\$50.00
• Multi-Family Residential	\$100.00
• Commercial	\$150.00

APPENDIX C

Municipality of Norristown

Subdivision and Land Development Checklists

This form must be completed by the applicant's engineer and/or surveyor and submitted as part of subdivision and/or land development applications for Preliminary Plan, Construction Improvement Plan and Record Plan.

Applicant Name: _____

Plan Name: _____

Applicant Address: _____

Plan Type: _____

Applicant Phone: _____

Project Location/Address: _____

Applicant Email: _____

Parcel Identification Number: _____

Applicant Engineer Name: _____

Block/Lot: _____

Applicant Engineer Address: _____

Property Owner of Record: _____

Applicant Engineer Phone: _____

Applicant Engineer Email: _____

CHECKLIST, APPLICATIONS, FEES, SIGNATURES

	Provided	Not Applicable
1. Checklist signed and dated below.	_____	_____
2. Application forms and fees:	_____	_____
Municipality of Norristown	_____	_____
Application	_____	_____
Fee	_____	_____
Montgomery County Planning Commission	_____	_____
247 Review request	_____	_____
MCPC fee	_____	_____
Montgomery County Conservation District	_____	_____
PA DEP Planning Module	_____	_____
Escrow Agreement Form	_____	_____

Print Name

Signed Name

Date

SKETCH PLAN REQUIREMENTS CHECKLIST

	Provided	Not Applicable
1. Tract boundary, total acreage, existing and proposed acreage of each lot.	<input type="checkbox"/>	<input type="checkbox"/>
2. Existing and proposed streets, lots, buildings, and approximate building envelopes.	<input type="checkbox"/>	<input type="checkbox"/>
3. Significant physical features such as flood plain, steep slopes, woodlands, and existing structures.	<input type="checkbox"/>	<input type="checkbox"/>
4. Contour lines at five foot intervals, based on U.S.G.S. datum.	<input type="checkbox"/>	<input type="checkbox"/>
5. Approximate locations for stormwater control facilities, if necessary.	<input type="checkbox"/>	<input type="checkbox"/>
6. Approximate location of stormwater facilities.	<input type="checkbox"/>	<input type="checkbox"/>
7. Location map with surrounding road network and major physical features.	<input type="checkbox"/>	<input type="checkbox"/>
8. North point and scale.	<input type="checkbox"/>	<input type="checkbox"/>
9. Name and address of the owner of record.	<input type="checkbox"/>	<input type="checkbox"/>
10. Name and address of the engineer, surveyor, and architect, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>
11. Zoning district and requirements.	<input type="checkbox"/>	<input type="checkbox"/>
12. Names of adjoining property owners.	<input type="checkbox"/>	<input type="checkbox"/>
13. Any additional information which the applicant believes will help explain the proposal.	<input type="checkbox"/>	<input type="checkbox"/>

Municipal Request for Review

This request must be submitted by the municipality to our office with the appropriate plans/information and fee.



MONTGOMERY COUNTY PLANNING COMMISSION

MCPC

P.O. Box 311, Norristown, PA 19404-0311

Phone: 610-278-3722

Business Hours: 8:30 A.M. to 4:15 P.M.

www.planning.montcopa.org

To Be Completed By Municipality

Date: _____

Municipality: _____

Official's Name: _____

Municipal Official's Signature: _____
(Only applications with original signature will be accepted)

Position: _____

MCPC File Number *(If Known)*: _____

Review Fee: Fee Attached \$ _____ Fee Not Applicable

Meeting Dates:

Municipal Planning Commission Date: _____

Governing Body Date: _____

No Meeting Scheduled

To Be Completed By Applicant

Development Name: _____

Applicant Name: _____

Applicant Address: _____

Applicant's Representative: _____

Business Phone: _____

Business Email: _____

Type of Review Requested: *(Check All Appropriate Boxes)*

Unofficial Sketch Plan *(No Fee)*

Subdivision Plan

Land Development Plan

Zoning Ordinance or Map Amendment

Municipal *(No Fee)*

Private Petitions *(Fee)*

Subdivision Ordinance Amendment *(No Fee)*

Curative Amendment

Municipal *(No Fee)*

Private Petitions *(Fee)*

Conditional Use *(Fee)*

Other: _____

Type of Plan:

Tentative *(Sketch)*

Preliminary

Final

Type of Submission:

New Proposal

Revision to Prior Proposal

Phase of Prior Proposal

Plan Submission (Subdivision/Land Development Plans):

PLANS SUBMITTED AS *(Check Appropriate Box):*

Paper Copies

Digital PDF Format on CD

Digital PDF Format e-mailed to MCPC

Proposed Utilities:

Type		Capacity	
Water	Sewer	Water	Sewer
<input type="checkbox"/> Public	<input type="checkbox"/> Public	Available	<input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> Individual Well	On-Lot: <input type="checkbox"/> Individual	Not Available	<input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> Community System	<input type="checkbox"/> Centralized	Unknown	<input type="checkbox"/> <input type="checkbox"/>

Zoning:

Existing District

Proposed District

Special Exception Granted Yes No

Variance Granted Yes No For _____

Plan Information:

Tax Parcel Number _____

Total Tract Area _____

Total Tract Area Impacted By Development _____

Land Use(s)	Number of New		Senior Housing		Open Space Acres	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family						
Townhouses/Twins						
Apartments						
Commercial						
Industrial						
Office						
Institutional						
Other						

Additional Information: _____

MONTGOMERY COUNTY PLANNING COMMISSION (MCPC)

Act 247 Fee Schedule

The following fees will apply to each subdivision or land development submitted to the Montgomery County Planning Commission for review:

- Fees will be waived for applications filed under the name of a governmental subunit of the United States or the Commonwealth of Pennsylvania, including school districts and authorities. This exemption does not apply to private, nonprofit organizations with the exception of volunteer fire companies and ambulance squads.
- For a nonresidential subdivision and land development submitted for the same tract at the same time only the larger base fee will be changed.
- Whenever a mixed-use proposal with both residential and nonresidential is submitted, a reduced fee will be applied. This fee is calculated by applying the residential and nonresidential fees, per the Fee Schedule, and then adding all fees and deducting 15 percent.

Residential Subdivisions or Land Developments

These fees apply to all kinds of residential projects for sale, condominium or rental; any structural type; and either as a subdivision or single-tract land development. No fees are charged for open space lots.

Number of Lots or Dwelling Units (<i>greater number applies</i>)	Base Fee + Fee per Lot or Dwelling Unit
1 – 3*	\$150 (flat fee)
4 – 20	\$180 + \$23 per unit
21 – 100	\$450 + \$21 per unit
101+	\$1,060 + \$20 per unit

* Lot line adjustments with no new development = \$65 flat fee

Nonresidential Land Developments and Conversions

These fees apply to all projects or sections of mixed projects, which are for new construction of nonresidential uses of any kind for sale, rental, lease or condominium in any type of building on a single tract of land. Conversions from residential to nonresidential uses shall also use this schedule, whether the building area is new or existing.

Gross Square Feet of New Building	Base Fee + Fee for Every 1000 Gross Sq. Ft. (<i>rounded to nearest whole dollar</i>)
1 – 3,000 Sq. Ft.	\$220 flat fee
3,001 – 25,000 Sq. Ft.	\$519 + \$27 for every 1000 Sq. Ft.
25,001 – 50,000 Sq. Ft.	\$1,050 + \$23 for every 1000 Sq. Ft.
50,001 – 100,000 Sq. Ft.	\$1,550 + \$20 for every 1000 Sq. Ft.
100,001+ Sq. Ft.	\$2,580 + \$15 for every 1000 Sq. Ft.

Nonresidential Subdivisions

These fees apply to applications subdividing and conveying land for nonresidential uses.

Number of Lots	Base Fee + Fee per Lot
1 – 3	\$555 flat fee
4 or more	\$555 + \$88 per lot

Special Reviews

- Miscellaneous reviews not included in above categories (conditional uses, nonresidential lot line change) = \$260 flat fee
- Curative Amendments (not municipal curative amendments) = \$1,500
- Private Petitions for Zoning Change (not municipal petition) = \$1,000

Resubmissions

These fees apply to each subsequent plan submission after the original submission, if the resubmission is essentially the same plan with only minor revisions.

- Flat fee of \$125 for residential subdivisions/land developments. All resubmissions of 3 lots/units or less no fee required.
- Flat fee of \$190 for all nonresidential subdivisions/land developments. All resubmissions of 3 lots or 3,000 square feet or less no fee required.

All county fees are to be submitted to the municipality at the time of application; the municipality will forward the fees to MCPC. A check or money order should be made payable to the **MONTGOMERY COUNTY TREASURER**. Fees are authorized by the Pennsylvania Municipalities Planning Code (Act 247) as amended.

**APPENDIX A
RECOMMENDED PLANT MATERIAL LIST**

CANOPY TREES

Street trees, parking lots, buffers, and screens. *(minimum mature height - 30 feet)*

Scientific Name	Common Name
Acer rubrum	Red Maple (native)
Celtis occidentalis	Hackberry (native)
Cladastris lutea	Yellowwood (native)
Eucommia Ulmoides	Hardy Rubber Tree
Fraxinus americana	Rosehill White Ash
Fraxinus pennsylvanica	Marshall's Seedless Green Ash cv. Marshall's Seedless
Ginkgo biloba	Ginkgo (male only)
Gleditsia triacanthos inermis	Thornless Honeylocust
Koelreuteria paniculata	Golden Rain Tree
Liquidambar styraciflua	Sweet Gum (native)
Platanus occidentalis	Sycamore (native)
Platanus x acerifolia	Bloodgood—London Planetree
Quercus bicolor	Swamp White Oak (native)
Quercus borealis	North Red Oak (native)
Quercus coccinea	Scarlet Oak (native)
Quercus imbricaria	Shingle Oak (native)
Quercus phellos	Willow Oak (native)
Quercus rubra	Red Oak (native)
Quercus shumardii	Shumard Oak
Sophora japonica	Japanese Pagodatree
Tilia americana	American Linden (native)
Tilia cordata	Little Leaf Linden
Tilia tomentosa	Silver Linden
Ulmus Americana	Princeton or Valley Forge
Ulmus parvifolia	Chinese Lacebark Elm
Zelkova serrata	Japanese Zelkova

Property line buffers and non-vehicular use areas. *(minimum mature height - 30 feet)*

Scientific Name	Common Name
Acer saccharinum	Silver Maple (native)
Acer saccharum	Sugar Maple (native)
Betula nigra	River Birch (native)
Fagus grandifolia	American Beech (native)
Fagus sylvatica	European Beech
Fraxinus americana	White Ash (native)
Liriodendron tulipifera	Tuliptree (native)
Metasequoia glyptostroboides	Dawn Redwood
Ostrya virginiana	Hop Hornbeam (native)
Phellodendron amurense	Amur Cork Tree
Plantanus acerifolia	London Plane
Quercus alba	White Oak (native)
Quercus coccinea	Scarlet Oak (native)

Quercus palustris
Quercus vellutina
Sassafras albidum

Pin Oak (native)
Black Oak (native)
Sassafras (native)

Stormwater detention basins

Scientific Name	Common Name
+ Acer rubrum	Red Maple
* Acer saccharinum	Silver Maple
* Betula nigra	River Birch
Celtis occidentalis	Common Hackberry
* Fraxinus americana	White Ash
Fraxinus pennsylvanica	Green Ash
+ Liquidambar styraciflua	Sweet Gum
Liriodendron tulipifera	Tulip Poplar
* Nyssa sylvatica	Black Gum
Platanus occidentalis	Sycamore
Prunus serotina	Black Cherry
Quercus alba	White Oak
* Quercus phellos	Willow Oak
+ Quercus bicolor	Swamp White Oak
* Quercus palustris	Pin Oak
Quercus shumardi	Shumard Oak
Sassafras albidum	Sassafras
+ Taxodium distichum	Bald Cypress

EVERGREEN TREES

Property line buffers or site element screens, (*minimum mature height - 20 feet*)

Scientific Name	Common Name
Abies concolor	White Fir
Chamaecyparis obtusa	Hinoki Falsecypress
Chamaecyparis pisifera	Japanese Falsecypress
Ilex opaca	American Holly (native)
Picea abies	Norway Spruce
Picea glauca	White Spruce
Picea omorika	Siberian Spruce
Picea pungens	Colorado Spruce
Pinus strobus	White Pine (native)
Pinus thunbergii	Japanese Black Pine
Pseudotsuga menziesii	Douglas Fir

UNDERSTORY TREES

Street trees beneath overhead utility lines. (*mature height - 15-35 feet*)

Scientific Name	Common Name
<i>Acer campestre</i>	Hedge Maple
<i>Acer ginnala</i>	Amur Maple
<i>Amelanchier canadensis</i>	Shadblow Serviceberry (native)
<i>Amelanchier laevis</i>	Allegheny Serviceberry (native)
<i>Carpinus carolinia</i>	Ironwood (native)
<i>Cercis canadensis</i>	Redbud (native)
<i>Chionanthus virginicus</i>	Fringetree (native)
<i>Cornus florida</i>	Flowering Dogwood (native)
<i>Cornus kousa chinensis</i>	Chinese Kous Dogwood
<i>Cornus mas</i>	Corneliancherry Dogwood
<i>Crataegus cv. Toba</i>	Toba Hawthorn
<i>Crataegus phaenopyrum</i>	Washington Hawthorn
<i>Crataegus viridis</i>	Winter King Hawthorn
<i>Halesia carolinia</i>	Silverbells (native)
<i>Hammamelis virginiana</i>	Witch Hazel (native)
<i>Koelreuteria paniculata</i>	Golden Raintree
<i>Magnolia soulangeana</i>	Saucer Magnolia
<i>Magnolia virginiana</i>	Sweetbay Magnolia (native)
<i>Malus (cultivars)</i>	Crabapple (disease resistant varieties)
<i>Oxydendrum arboreum</i>	Sourwood (native)
<i>Prunus sargentii</i>	Sargent Cherry
<i>Prunus serrulata cv. Kwanzan</i>	Kwanzan Cherry
<i>Prunus yedoensis</i>	Yoshino Cherry
<i>Syringa amurensis var. japonica</i>	Japanese Tree Lilac

LARGE DECIDUOUS SHRUBS

Property line buffers or site element screens (not clipped hedges). (*minimum mature height - 15 feet*)

Scientific Name	Common Name
<i>Aronia arbutifolia</i>	Black Chokeberry (native)
<i>Calycanthus floridus</i>	Sweetshrub (native)
<i>Cephalanthus occidentalis</i>	Buttonbush (native)
<i>Clethra alnifolia</i>	Summersweet (native)
<i>Cornus sericea</i>	Redosier Dogwood (native)
<i>Enkianthus campanulatus</i>	Redviolet Enkianthus
<i>Fothergilla major</i>	Large Fothergilla (native)
<i>Ilex verticillata</i>	Winterberry (native)
<i>Lindera benzoin</i>	Spicebush (native)
<i>Myrica pennsylvanica</i>	Bayberry (native)
<i>Philadelphus coronaris</i>	Mockorange
<i>Physocarpus opulifolius</i>	Common Ninebark
<i>Rhus glabra</i>	Smooth Sumac (native)
<i>Rhus typhina</i>	Staghorn Sumac (native)
<i>Sambucus canadensis</i>	Elderberry (native)
<i>Spiraea nipponica</i>	Snow Mound Spirea
<i>Vaccinium corymbosum</i>	Blueberry (native)
<i>Viburnum dentatum</i>	Arrow Wood (native)

Viburnum lentago
 Viburnum prunifolium
 Viburnum opulus
 Viburnum trilobum

Nannyberry (native)
 Black Haw (native)
 European Cranberrybush Viburnum
 American Cranberry (native)

EVERGREEN SHRUBS

Site element screens. (minimum mature height - 4 feet)

Scientific Name	Common Name
Azalea - evergreen varieties - must reach 3 foot height	Azalea
Ilex crenata	Japanese Holly
Ilex glabra	Inkberry (native)
Ilex meserveae (varieties)	Blue Holly(s)
Juniperus chinensis "Hetzi Glauca"	Hetz Blue Juniper
Juniperus virginiana	Eastern Red Cedar (native)
Kalmia latifolia and cultivars	Mountain Laurel (native)
Leucothoe fontanesiana	Leucothoe
Pieris floribunda	Mountain Andromeda (native)
Pieris japonica	Japanese Andromeda
Rhododendron sp.	Various Lg. Rhododendrums
Taxus sp.	Yew
Thuja Sp.	Arborvitae
Viburnum rhytidophyllum	Leatherleaf Viburnum

DECIDUOUS OR EVERGREEN SHRUBS

Property line buffers or site element screens. (minimum mature height - 4 feet)

Scientific Name	Common Name
Aronia arbutifolia	Black Chokeberry (native)
Cornus mas	Corneliancherry Dogwood
Cotoneaster salicifolia	Willowleaf Cotoneaster
Euonymus alatus	Winged Euonymus
Euonymus alatus compactus	Dwarf Winged Euonymus
Euonymus fortunei vegetus sarcocoe	Big Leaf Wintercreeper
Ilex crenata	Japanese Holly
Ilex glabra	Inkberry (native)
Juniperus chinensis cv. glauca hetzi	Hetz Blue Juniper
Juniperus chinensis cv. pfitzeriana compacta	Compact Pfitzer Juniper
Ligustrum ibolium	Ibodium Privet
Philadelphus lemoinei	Mockorange
Ribes alpinum	Currant
Taxus baccata	English Yew
Taxus x media	Hybrid Yew
Viburnum dentatum	Arrow Wood (native)

Viburnum lentago
Viburnum opulus
Viburnum prunifolium
Thuja occidentalis

Nannyberry (native)
 European Cranberry Bush
 Black Haw (native)
 American Arborvitae (native)

Stormwater detention basins

Scientific Name	Common Name
<i>Alnus serrulata</i>	Smooth Alder
+ <i>Aronia arbutifolia</i>	Red Chokeberry
<i>Aronia melanocarpa</i>	Black Chokeberry
* <i>Calycanthus florida</i>	Sweetshrub
+ <i>Cephalanthus occidentalis</i>	Buttonbush
+ <i>Clethra alnifolia</i>	Summersweet
+ <i>Cornus amomum</i>	Silky Dogwood
<i>Cornus racemosa</i>	Gray Dogwood
+ <i>Cornus sericea</i>	Redosier Dogwood
<i>Ilex decidua</i>	Possumhaw
+ <i>Ilex glabra</i>	Inkberry
+ <i>Ilex verticillata</i>	Winterberry
<i>Ita virginiana</i>	Virginia Sweetspire
<i>Juniperus virginiana</i>	Eastern Redcedar
* <i>Lindera benzoin</i>	Spicebush
* <i>Myrica cerifera</i>	Southern Bayberry
+ <i>Myrica pennsylvanica</i>	Northern Bayberry
<i>Rhododendron atlanticum</i>	Coast Azalea
+ <i>Rhododendron nudiflorum</i>	Pinksterbloom Azalea
+ <i>Rhododendron viscosum</i>	Swamp Azalea
* <i>Sambucus canadensis</i>	Elderberry
<i>Sambucus racemosa</i>	Red Elder
<i>Spiraea latifolia</i>	Meadowsweet
* <i>Viburnum cassinoides</i>	Witherod
* <i>Viburnum dentatum</i>	Arrowwood
* <i>Viburnum lentago</i>	Nannyberry
<i>Viburnum prunifolium</i>	Blackhaw
* <i>Viburnum trilobum</i>	American Cranberrybush

HERBACEOUS PERENNIALS

Suitable for Stormwater Detention Basins

Scientific Name	Common Name
<i>Acorus calamus</i>	Sweetflag
<i>Andropogon virginicus</i>	Broomsedge
<i>Aquilegia canadensis</i>	Wild Columbine
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Asclepias tuberosa</i>	Butterflyweed
* <i>Aster novae angliae</i>	New England Aster
<i>Aster novae-belgii</i>	New York Aster
<i>Caltha palustris</i>	Marsh Marigold
<i>Chelone glabra</i>	White Turtlehead
<i>Chelone lyonii</i>	Pink Turtlehead
* <i>Chrysanthemum leucanthemum</i>	Ox-Eye Daisy

* <i>Echinacea purpurea</i>	Purple Cornflower
+* <i>Eupatorium dubium</i>	Joe Pye Weed
+* <i>Eupatorium fistulosum</i>	Joe Pye Weed
<i>Filipendula rubra</i>	Queen of the Prairie
* <i>Hemerocallis</i> sp.	Day Lily
* <i>Hesperis matronalis</i>	Darnes Rocket
+ <i>Hibiscus moshentos</i>	Rose Mallow
+* <i>Iris pseudocaris</i>	Yellow Iris
+ <i>Iris varicolor</i>	Blue Flag
<i>Lilium superbum</i>	Meadow Lily
<i>Liatris spicata</i>	Blazing Star
+* <i>Lobelia cardinalis</i>	Cardinal Flower
+* <i>Lobelia siphilitica</i>	Blue Lobelia
* <i>Monarda didyma</i>	Bee Balm
+* <i>Panicum virgatum</i>	Switchgrass
* <i>Phalaris arundinaceae</i>	Canary Reed Grass
* <i>Rudbeckia</i> sp.	Black-Eyed Susan
+ <i>Scirpus acustus</i>	Hard Stem Bulrush
+ <i>Spartina alternifolia</i>	Cordgrass
<i>Tradescantia obtensis</i>	Spiderwort
+ <i>Typha angustifolia</i>	Narrowleaf Cattail
+ <i>Typha latifolia</i>	Common Cattail
+* <i>Vernonia noveboracensis</i>	New York Iron Weed

- * Suitable for usually well-drained areas that may be subject to occasional flooding.
- + Suitable for permanently wet areas.

**APPENDIX B
NOXIOUS, INVASIVE, OR UNDESIRABLE SPECIES LIST**

The following tree species may be considered as noxious, invasive exotic, or undesirable in sensitive plant communities. Their removal may be warranted for ecological restoration purposes. Removals of these species should not require mitigation, as set forth in Section 410.

Scientific Name	Common Name
<i>Acer platanoides</i>	Norway Maple
<i>Acer pseudoplatanus</i>	Sycamore Maple
<i>Ailanthus altissima</i>	Tree of Heaven
<i>Eleagnus angustifolia</i>	Russian Olive
<i>Eleagnus umbellata</i>	Autumn Olive
<i>Evodia daniellii</i>	Korean Evodia
<i>Morus alba</i>	Mulberry
<i>Paulownia tomentosa</i>	Empress Tree
<i>Phellodendron amurense</i>	Amur Cork Tree (female)
<i>Prunus avium</i>	Sweet Cherry
<i>Robinia pseudoacacia</i>	Black Locust
<i>Ulmus pumila</i>	Siberian Elm

The following plant material shall not be permitted as part of a landscaping plan submitted to fulfill requirements of this ordinance.

Scientific Name	Common Name
<i>Pyrus calleryana</i>	Callery Pear
<i>Rhamnus cathartica</i>	Common or European Buckthorn
<i>Coronilla varia</i>	Crown vetch