

Appendix A & B Reserved

Appendix C

This appendix contains no mandatory requirements but provides information that helps the developer satisfy the requirements of Section 103 Landscaping Requirements.

C-1:

Standards for Parking Lot Trees

Trees planted in compliance with Section 103 shall have most or all of the following qualities. The trees recommended shall be the best combinations of these characteristics.

1. Hardiness
 - (a) Resistance to extreme temperatures.
 - (b) Resistance to drought.
 - (c) Resistance to storm damage.
 - (d) Resistance to air pollution
 - (e) Ability to survive physical damage from human activity.
2. Life Cycle
 - (a) Moderate to rapid rate of growth.
 - (b) Long life.
3. Foliage and Branching
 - (a) Tendency to branch high above the ground.
 - (b) Wide spreading habit.
 - (c) Relatively dense foliage for maximum shading.
4. Maintenance
 - (a) Resistance to pests.
 - (b) Resistance to plant disease.
 - (c) Little or no pruning requirements.
 - (d) No significant litter problems.

C-2:

Formula for calculating twelve (12) percent landscaping of vehicle accommodation areas.

Following is an elementary formula for determining the number of shade trees required in and around parking lots in order to presumptively satisfy the landscaping requirements of Section 103.

- | | | |
|----|---|---------------|
| 1. | Including parking spaces, driveways, loading areas, parking aisles, and other circulation areas and not including building area or any area which will remain completely undeveloped, calculate square footage of the vehicle accommodation area: | _____ Sq. ft |
| 2. | Multiply (12 % of VAA – required landscaping) | X 0.12 |
| 3. | Required landscaping area | _____ Sq. ft. |
| 4. | Multiply (50% of required landscaping to be in the interior) | X 0.50 |
| 5. | Required landscaping in the interior of the vehicle accommodation area | _____ Sq. ft |
| 6. | Existing landscaping area, if any, to be retained in and around the vehicle accommodation area: | _____ Sq. ft. |
| 7. | Enter the difference between line 6 and line 3:
This is the landscaping area required. | _____ Sq. ft. |

C-3:

Formula for calculating the impervious surface area intensity and required landscaping:
 Following is an elementary formula for determining the impervious surface area intensity and required landscaping to presumptively satisfy the requirements of Section 1.03.

- | | | |
|----|--|--|
| 1. | Total amount of impervious surface area on the lot including building area, parking spaces, driveways, loading areas, parking aisles, and other circulation areas and not including any area which will remain completely undeveloped. | _____ Sq. ft |
| 2. | Total development impact area (do not include areas in wetlands or flood plains) | _____ Sq. ft |
| 3. | Divide line 1 by line 2
Impervious Surface Ratio (ISR)
If ISR is between 0.86 and 1.00,
If ISR is between 0.70 and 0.85,
If ISR is between 0.41 and 0.69,
If ISR is between 0.40 and below. | ISI is High
ISI is Moderately High
ISI is Moderate
ISI is Low |
| 4. | Including parking spaces, driveways, loading areas, parking aisles, and other circulation areas and not including building area or any area which will remain completely undeveloped, calculate square footage of the vehicle accommodation area | _____ Sq. ft. |

5. Required Landscaping Calculations:

(a) Deciduous Trees Required:

Multiply line 4 by 0.00033 (for high ISI)

Multiply line 4 by 0.00025 (for moderately-high ISI)

Multiply line 4 by 0.0002 (for moderate ISI)

Multiply line 4 by 0.00016 (for low ISI)

_____ Trees

(b) Shrubs Required:

Multiply line 4 by 0.003 (for high ISI)

Multiply line 4 by 0.002 (for moderately-high ISI)

Multiply line 4 by 0.001 (for moderate ISI)

Multiply line 4 by 0.0005 (for low ISI)

_____ Shrubs

(c) Is the amount of parking more than what is prescribed in Section 102.

____ Yes [Go to line (d)]

____ No [Stop here]

(d) Extra deciduous trees required

Multiply line (a) by 0.05

_____ Trees

(e) Extra shrubs required

Multiply line (b) by 0.05

_____ Shrubs

(f) Subtotal (deciduous trees)

Add lines (a) and (d)

_____ Trees

(g) Subtotal (shrubs)

Add lines (b) and (e)

_____ Shrubs

6. Exceptions and Deductions

(I) Check all boxes that apply:

(a) A minimum of 30% of the parking is provided in the side or rear of the building

(b) vehicle accommodation areas are distinctly divided into smaller units (each less than 25,000 sq. ft)

(c) storm water detention pond is incorporated with the landscaping elements

(d) a minimum of 205 of the total vehicle accommodations area is paved using paving grids

(II) Total number of boxes checked _____ /

(III) Reduction in landscaping
Multiply (II) by 0.05 (5% reduction in required landscaping) _____ %

7. Additional Exceptions

(I) (Check all that apply)

(a) Street trees are planted at a rate of 1 per 30 feet of Street

(b) Evergreen shrubs screen vehicle accommodation Areas from adjacent lots and street rights-of-way

(c) Adequate provisions have been made for pedestrian And bike traffic by installing walkways, bikeways, Bicycle parking, and other similar facilities within Vehicle accommodation areas

(II) Number of boxes checked _____ /

(III) Reduction in landscaping
Multiply (II) by 0.1 (10% reduction in required landscaping) _____ %

8. Total Exceptions
Add lines 6 (III) and 7 (III) _____ %

9. Reduction in Landscaping

(I) Reduction in number of deciduous trees required
Multiply line 5 (f) by line 8 above _____ Trees

(II) Reduction in number of shrubs required
Multiply line 5 (g) by line 8 above _____ Shrubs

10. **TOTAL LANDSCAPING REQUIRED**

(I) **DECIDUOUS TREES**

Subtract line 9 (I) from line 5 (f)

Trees

(II) **SHRUBS**

Subtract line 9 (II) from line 5 (g)

Shrubs

(40% evergreen)