

LANDSCAPING & BUFFER CALCULATION FORM

Step A: Determine Base Number of Plantings

Site Size:	_____	x 12	_____	Deciduous Trees	} Option 1*
(in acres)		x 3	_____	Deciduous Shrubs	
		x 15	_____	Evergreen Trees	} Option 2*
		x 6	_____	Evergreen Shrubs	

*Or select a combination of the above that meets the requirements and intent of the Ordinance.

Step B: Determine Land Use Intensities

Step C: Divide By 100

	<u>Intensity</u>	<u>Length</u>	<u>/100</u>
Property Line A:	_____	_____	_____
Property Line B:	_____	_____	_____
Property Line C:	_____	_____	_____
Property Line D:	_____	_____	_____
Property Line E:	_____	_____	_____

Step D: Subtract Land Use Intensity and Multiply by Number Obtained in Step C

	<u>Intensity</u>		<u>Proposed Intensity</u>		x	<u>Step C Number</u>		=	<u>Factor</u>
Property Line A:	_____	-	_____	=	x	_____	=	_____	
Property Line B:	_____	-	_____	=	x	_____	=	_____	
Property Line C:	_____	-	_____	=	x	_____	=	_____	
Property Line D:	_____	-	_____	=	x	_____	=	_____	
Property Line E:	_____	-	_____	=	x	_____	=	_____	

Step E: Add Figure for Total _____

Step F: Convert to Percentage _____

Step G: Multiply % from Step F by Base Amount of Plantings.

<u>Base Amount</u>		<u>Step F %</u>		<u>Additional Plantings</u>		+	<u>Base Amount</u>		=	<u>Total</u>
_____	x	_____ (%)	=	_____	+	_____	_____	=	_____	(Deciduous Trees)
_____	x	_____ (%)	=	_____	+	_____	_____	=	_____	(Deciduous Shrubs)
_____	x	_____ (%)	=	_____	+	_____	_____	=	_____	(Evergreen Trees)
_____	x	_____ (%)	=	_____	+	_____	_____	=	_____	(Evergreen Shrubs)

Landscape Requirement Calculation - Example A

For this example a 3-acre commercial site has been used that has similar commercial uses along two property lines and residential uses along the other two.

Step A: Determine land use intensity

Land use intensity of the site proposed for development is Class IV.

Adjacent Land Use Intensities:

Property Line A: III (3)
 Property Line B: IV (4)
 Property Line C: II (2)
 Property Line D: II (2)

Step B: Divide each property line length by 100

Property Line A: $435' / 100 = 4.35$
 Property Line B: $300' / 100 = 3.00$
 Property Line C: $435' / 100 = 4.35$
 Property Line D: $300' / 100 = 3.00$

Step C: Subtract land use intensity and multiply by number derived in Step B above for each property Line

Property Line A: IV(4) - III(3) = I(1)	x 4.35	= 4.35
Property Line B: IV(4) - IV(4) = 0	x 3.00	= 0.00
Property Line C: IV(4) - II(2) = II (2)	x 4.35	= 8.70
Property Line D: IV(4) - II(2) = II (2)	x 3.00	= 6.00

Step D: Add figures derived from Step C above

$4.35 + 0 + 8.70 + 6 = 19.05$

19.0% is the weighted land use incompatibility factor

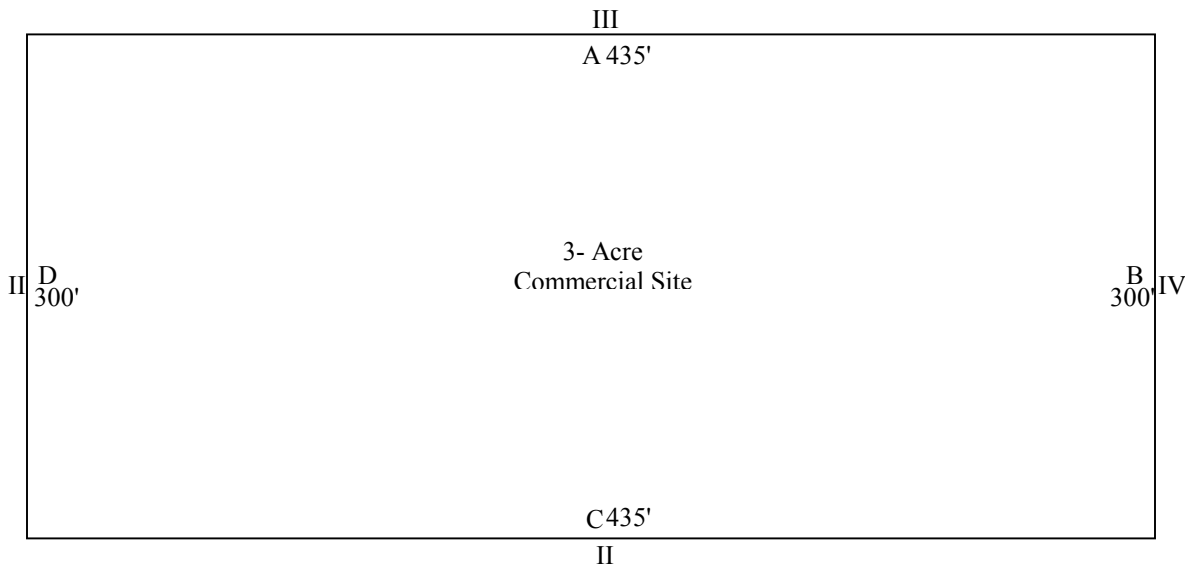
Step E: Multiply the base amount of landscaping required by the ordinance by the percentage in Step D above

12 deciduous trees per acre x 3 acres = base amount of 36 deciduous trees (evergreen alternative of 45)

3 deciduous shrubs per acre x 3 acres = base amount of 9 deciduous shrubs (evergreen alternative of 18)

$36 \times .19(19\%) = 6.84 = 7 + 36(\text{base amount}) = 43$ total deciduous trees (54 for evergreen alternative)

$9 \times .19(19\%) = 1.71 = 2 + 9(\text{base amount}) = 11$ total deciduous shrubs (21 for evergreen alternative)



LANDSCAPING & BUFFER CALCULATION FORM

Step A: Determine Base Number of Plantings

Site Size: 1 x 12 12 Deciduous Trees } Option 1*
 (in acres) x 3 3 Deciduous Shrubs
 x 15 _____ Evergreen Trees } Option 2*
 x 6 _____ Evergreen Shrubs

*Or select a combination of the above that meets the requirements and intent of the Ordinance.

Step B: Determine Land Use Intensities

Step C: Divide By 100

	<i>Intensity</i>	<i>Length</i>	<i>/100</i>
Property Line A:	<u> 1 </u>	<u> 290' </u>	<u> 5.80 </u>
Property Line B:	<u> 2 </u>	<u> 150' </u>	<u> 1.50 </u>
Property Line C:	<u> 2 </u>	<u> 290' </u>	<u> 2.90 </u>
Property Line D:	<u> 2 </u>	<u> 159' </u>	<u> 1.50 </u>
Property Line E:	_____	_____	_____

Step D: Subtract Land Use Intensity and Multiply by Number Obtained in Step C

	<i>Intensity</i>	<i>Proposed Intensity</i>	<i>x</i>	<i>Step C Number</i>	<i>=</i>	<i>Factor</i>
Property Line A:	<u> 1 </u>	<u> 3 </u>	<u> 2 </u>	<u> 2.90 </u>	<u> = </u>	<u> 5.80 </u>
Property Line B:	<u> 2 </u>	<u> 3 </u>	<u> 1 </u>	<u> 1.50 </u>	<u> = </u>	<u> 1.50 </u>
Property Line C:	<u> 2 </u>	<u> 3 </u>	<u> 1 </u>	<u> 2.90 </u>	<u> = </u>	<u> 2.90 </u>
Property Line D:	<u> 2 </u>	<u> 3 </u>	<u> 1 </u>	<u> 1.50 </u>	<u> = </u>	<u> 1.50 </u>
Property Line E:	_____	_____	_____	_____	<u> = </u>	_____

Step E: Add Figure for Total 8.8

Step F: Convert to Percentage 8.8%

Step G: Multiply % from Step F by Base Amount of Plantings.

<i>Base Amount</i>	<i>x</i>	<i>Step F %</i>	<i>=</i>	<i>Additional Plantings</i>	<i>+</i>	<i>Base Amount</i>	<i>=</i>	<i>Total</i>
<u> 12 </u>	<u> x </u>	<u> 8.8 </u> (%)	<u> = </u>	<u> 1 </u>	<u> + </u>	<u> 12 </u>	<u> = </u>	<u> 13 </u>
<u> 3 </u>	<u> x </u>	<u> 8.8 </u> (%)	<u> = </u>	<u> .264=0 </u>	<u> + </u>	<u> 3 </u>	<u> = </u>	<u> 3 </u>
_____	<u> x </u>	_____ (%)	<u> = </u>	_____	<u> + </u>	_____	<u> = </u>	_____
_____	<u> x </u>	_____ (%)	<u> = </u>	_____	<u> + </u>	_____	<u> = </u>	_____

(Deciduous Trees)
 (Deciduous Shrubs)
 (Evergreen Trees)
 (Evergreen Shrubs)

Landscape Requirement Calculation - Example B

For this example a 1-acre commercial site has been used that has agricultural uses along one property lines and residential uses along the other three.

Step A: Determine land use intensity

Land use intensity of the site proposed for development is Class III

Adjacent Land Use Intensities:

Property Line A: I (1)
 Property Line B: II (2)
 Property Line C: II (2)
 Property Line D: II (2)

Step B: Divide each property line length by 100

Property Line A: $290' / 100 = 2.90$
 Property Line B: $150' / 100 = 1.50$
 Property Line C: $290' / 100 = 2.90$
 Property Line D: $150' / 100 = 1.50$

Step C: Subtract land use intensity and multiply by number derived in Step B above for each property Line

Property Line A: III(3) - I(1) = II(2)	x 2.90	= 5.80
Property Line B: III(3) - II(2) = I(1)	x 1.50	= 1.50
Property Line C: III(3) - II(2) = I(1)	x 2.90	= 2.90
Property Line D: III(3) - II(2) = I(1)	x 1.50	= 1.50

Step D: Add figures derived from Step C above

$$2.90 + 1.50 + 2.90 + 1.50 = 8.8$$

8.8% is the weighted land use incompatibility factor

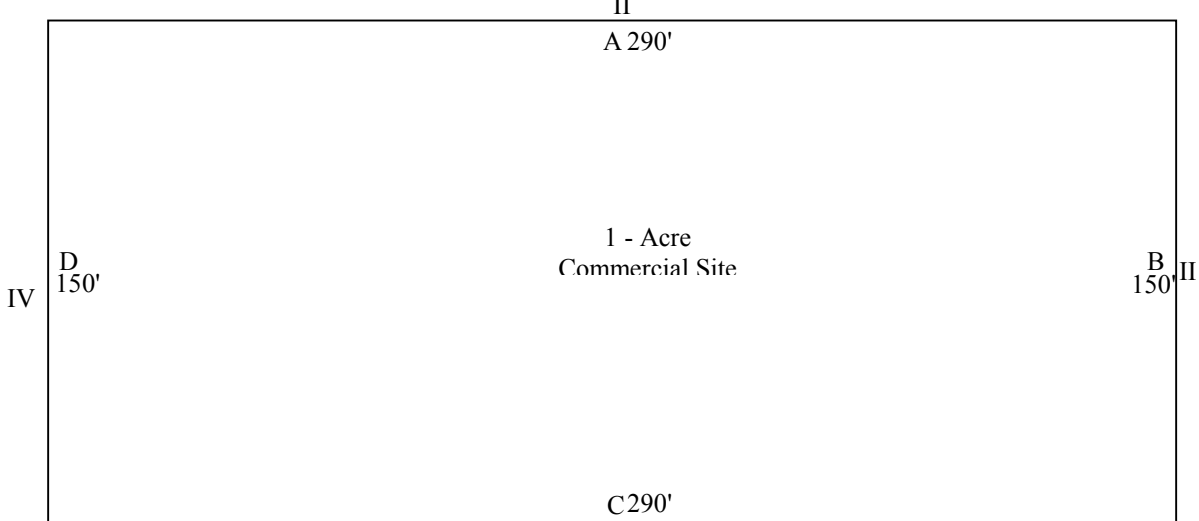
Step E: Multiply the base amount of landscaping required by the ordinance by the percentage in Step D above

12 deciduous trees per acre x 1 acres = base amount of 12 deciduous trees (evergreen alternative of 15)

3 deciduous shrubs per acre x 1 acres = base amount of 3 deciduous shrubs (evergreen alternative of 6)

$12 \times .088(8.8\%) = 1.06 = 1 + 12(\text{base amount}) = 13$ total deciduous trees (16 for evergreen alternative)

$3 \times .088(8.8\%) = .264 = 0 + 3(\text{base amount}) = 3$ total deciduous shrubs (6 for evergreen alternative)



LANDSCAPING & BUFFER CALCULATION FORM

Step A: Determine Base Number of Plantings

Site Size: 3 x 12 36 Deciduous Trees } Option 1*
 (in acres) x 3 9 Deciduous Shrubs
 x 15 Evergreen Trees } Option 2*
 x 6 Evergreen Shrubs

*Or select a combination of the above that meets the requirements and intent of the Ordinance.

Step B: Determine Land Use Intensities

Step C: Divide By 100

	<u>Intensity</u>	<u>Length</u>	<u>/100</u>
Property Line A:	<u> 3 </u>	<u> 435' </u>	<u> 4.35 </u>
Property Line B:	<u> 4 </u>	<u> 300' </u>	<u> 3.00 </u>
Property Line C:	<u> 2 </u>	<u> 435' </u>	<u> 4.35 </u>
Property Line D:	<u> 2 </u>	<u> </u>	<u> 3.00 </u>
Property Line E:	<u> </u>	<u> </u>	<u> </u>

Step D: Subtract Land Use Intensity and Multiply by Number Obtained in Step C

	<u>Intensity</u>		<u>Proposed Intensity</u>				<u>Step C Number</u>		<u>Factor</u>
Property Line A:	<u> 3 </u>	-	<u> 3 </u>	=	<u> 1 </u>	x	<u> 4.35 </u>	=	<u> 4.35 </u>
Property Line B:	<u> 4 </u>	-	<u> 4 </u>	=	<u> 0 </u>	x	<u> 3.00 </u>	=	<u> 0.00 </u>
Property Line C:	<u> 4 </u>	-	<u> 2 </u>	=	<u> 2 </u>	x	<u> 4.35 </u>	=	<u> 8.70 </u>
Property Line D:	<u> 4 </u>	-	<u> 2 </u>	=	<u> 2 </u>	x	<u> 3.00 </u>	=	<u> 6.00 </u>
Property Line E:	<u> </u>	-	<u> </u>	=	<u> </u>	x	<u> </u>	=	<u> </u>

Step E: Add Figure for Total 19.05

Step F: Convert to Percentage 19%

Step G: Multiply % from Step F by Base Amount of Plantings.

<u>Base Amount</u>		<u>Step F %</u>		<u>Additional Plantings</u>			<u>Base Amount</u>		<u>Total</u>
<u> 36 </u>	x	<u> 19 </u> (%)	=	<u> 6.84=7 </u>	+	<u> 36 </u>	=	<u> 43 </u>	
<u> 9 </u>	x	<u> 19 </u> (%)	=	<u> 1.71=2 </u>	+	<u> 9 </u>	=	<u> 11 </u> (Deciduous Shrubs)	
<u> </u>	x	<u> </u> (%)	=	<u> </u>	+	<u> </u>	=	<u> </u> (Evergreen Trees)	
<u> </u>	x	<u> </u> (%)	=	<u> </u>	+	<u> </u>	=	<u> </u> (Evergreen Shrubs)	