

TAB 3 – ENVIRONMENTAL AND LANDSCAPE FEATURES

Section 14-526. Site Plan Standards

The following statements are provided in accordance with the submission checklist Tab 3 and Section 14-526 of the ordinance.

(b) Environmental Quality Standards

Preservation of Significant Natural Features (14-526 (b) 1), if applicable

- *Trees, plants, habitats listed on State or Federal list of endangered or threatened*
- *High and moderate value waterfowl and wading habitat*
- *Aquifers on Casco Bay Islands*
- *Waterbodies (including wetlands, watercourses, significant vernal pools and floodplains)*
- *Proposed preservation areas and protection measures*
- *Documentation from environmental consultants, determinations from applicable state agencies*

1. Preservation of Significant Natural Features:

- a. The existing site retains no prominent significant natural features therefore no issue related to the preservation of these features applies.
- b. Not applicable.

Landscaping and Landscape Preservation (14-526 (b) 2 a)

- *Preservation of trees and preservation within required zoning setbacks (Technical Manual, Section 4)*
- *Protection measures of existing vegetation during construction*
- *Protection measures within Shoreland Zone, if applicable*

2. Landscaping and Landscape Prevention:

a. Landscape Preservation.

- (i) Landscaping has been provided for on the site plan. This include perimeter tree plantings to supplement existing landscaping, primarily along the Johnson Road frontage. Where necessary, the owners will provide grass cover to stabilize non-gravel or non-paved surfaces and add a few street trees for landscaping.
- (ii) Not applicable.
- (iii) Protection measures will be made for existing vegetation during construction.
- (iv) The Applicant will request a waiver from this standard.

Landscaping and Landscape Preservation (14-526 (b) 2 b)

- a. *Screening and buffering of service areas and between non-residential and residential uses*
- b. *Planting plans with plant schedule and sizes*

2. *Landscaping and Landscape Prevention:*

b. *Site Landscaping:*

(i) *Landscaped Buffers:*

- (a) There are no service or loading areas observable from nearby sidewalks or residential properties.
- (b) The development is not subject to zoning setbacks or buffering requirements.
- (c) Not applicable.
- (d) Not applicable.

Parking Lot Landscaping (14-526 (b) 2 b ii), if applicable

- *Landscaped islands within parking areas (Technical Manual, Section 4)*

2. *Landscaping and Landscape Preservation:*

a. *Site Landscaping.*

(ii) *Parking Lot Landscaping:*

- a) thru d) *Parking lot landscaping has been provided for on the site plans. Included in the landscaping are 34 trees and 34 shrubs and various perennial planting beds.*

Street Trees (14-526 (b) 2 b iii)

- Existing Heritage or Feature Trees on site and measures to preserve
- Identify street trees on the plan meeting the site plan and Technical Manual standards (Section 4) or identify alternative measures, if applicable

2. *Landscaping and Landscape Preservation:*

b. *Site Landscaping.*

(iii) *Street Trees:*

- (a) *Five Zelkova Street trees are proposed along the Johnson Road frontage.*