

2020-10-02 PARAGON SOCCER COMPLEX LANDSCAPE WORKSHEET

	Ordinance Requirement	Required for this Site	Proposed
8.790.A.1. Street Frontage Trees -River Road & View High Parkway	One tree shall be planted for each 30 feet of street frontage, public or private, within the landscaped setback abutting said street frontage. Such trees may be clustered or arranged within the setback if approved as part of the landscape plan. A minimum 20-foot-wide landscape strip shall be provided along the full length of any street frontage, except where the building setback is less than 20 feet.	1725 ft. of street frontage ÷ 30 = 58 trees required	+58 trees
8.790.A.2. Street Frontage Green Strip	In commercial and industrial districts, any parking or loading area visible from a street shall be separated from the street right-of way with a landscape strip at least 20 feet wide.	20 feet	20 ft. requirement to be met except where a Modification has been requested.
8.790.A.3. Street Frontage Shrubs	One shrub shall be provided for each 20 feet of street frontage, or portion thereof, within the landscaped setback abutting such frontage. Such shrubs may be clustered or arranged within the setback.	1725 ft. of street frontage ÷ 20 = 87 shrubs required	+87 shrubs
8.790.B.1. Open Yard Areas	The minimum open yard area landscaping requirements shall be two shrubs per 5,000 square feet of total lot area (except for tracts of land for which this chapter imposes no yard requirements and permits 100 percent coverage of the lot by buildings), excluding building footprint area. For schools and churches/places of worship large sports/play fields and other areas specifically open to the public for use, i.e., tennis courts, paved play areas, paved parking lots etc. shall be excluded in the calculation of this requirement	Site (76.36 ac) minus Road ROW (28.89 ac), minus sports fields and wetland (26.13 ac) = 929,570 sf ÷ 5,000 x 2 = = 372 shrubs	+372 shrubs *26.13 Acres sports fields, and 1.93 acres of preserved wetland counted as building footprint
8.790.B.2. Open Yard Areas	All portions of the site not covered with paving or buildings shall be landscaped. Open areas not covered with other materials shall be covered with sod. Ground cover shall be utilized on all slopes in excess of 3:1 slope.	-	Meets Requirement
8.790.B.3. Open Yard Areas Trees	In addition to the trees required based upon street frontage, additional trees shall be required at a ratio of one tree for every 5,000 square feet of lot area not covered by buildings/structures. For schools and churches/places of worship large open sports/play fields may be excluded in the calculation of lot area. The remaining open space shall be applied to the ratio for tree planting as stated herein.	Site (76.36 ac) minus Road ROW (28.89 ac), minus sports fields and wetland (26.13 ac) = 929,570 sf ÷ 5,000 = = 186 trees	+186 trees *26.13 Acres sports fields, and 1.93 acres of preserved wetland counted as building footprint
8.810.A. Parking Lot Landscape Islands	Landscape islands, strips or other planting areas shall be located within the parking lot and shall constitute at least five percent of the entire area devoted to parking spaces, aisles and driveways. Every four rows of parking shall include a landscape island of at least ten feet in width. Industrial zoned properties, PI-1, PI-2 and BP, shall be exempt from this requirement.	248,895 sq.ft. of parking area x .05 = 12,445 sq.ft. of landscape parking lot islands required	25,500 sq.ft.
8.810.B. Parking Lot Landscape Islands	As a minimum, a landscaping island shall be located at the end of every parking bay between the last parking space and an adjacent travel aisle or driveway. The island shall be no less than nine feet wide for at least one-half the length of the adjacent parking space. The island shall be planted in trees, shrubs, grass, or ground cover, except for those areas that are mulched.	-	Meets Requirement
8.810.C. Parking Lot Landscape Islands	Tree planting areas shall be no less than ten feet in width. No tree shall be located less than four feet from the back of curb. All parking lot landscape islands, strips or other planting areas shall be curbed with minimum six-inch high curbs of the type required by this chapter or other regulations for parking areas.		Meets Requirement
8.820.C.1. Parking Lot Screening, if required	<u>Planted only.</u> A hedge consisting of at least 12 shrubs per 40 linear feet that will spread into a continuous visual screen within two growing seasons. Shrubs must be at least 18 inches tall at the time of planting and be of a species that will normally grow to at least two and one-half feet in height at maturity and be suitable for the parking lot application.	1200 linear feet ÷ 40 x 12 = 360 shrubs required	360 shrubs

Depending on location and considered on a case by case basis: trees & shrubs for the open yard calculation may be allowed to be counted toward buffer screening; and street frontage shrubs may be counted toward parking lot screening if they serve that purpose.