

FLUVANNA COUNTY, VIRGINIA LANDSCAPE/SCREENING PLAN CHECKLIST Developed from Fluvanna County Zoning Ordinance August 2012

If required as part of the site development plan, this checklist must be completed and submitted at the time the final site development plan is submitted. Any site development plan submitted for final review not accompanied by the completed checklists will be promptly returned to the submitter.

Project Name:		County Staff Only	
Tax Map(s) and Parcel Number(s):		Staff:	
Individual and Firm Completing Checklist:		Date Received:	
Signature of Person Completing Checklist:		Date Reviewed: Additional Notes:	
Da	ate:		
La	Indscape Plan Specifications [Sec. 22-24-2]		
	A certified landscape architect, arborist, horticulturist, land surveyor, or other person deemed qualified by the Zoning Administrator shall prepare the plan.		
	The plan shall be prepared at a scale of not less than 1" = 40' for areas along streets and roads, and not less than 1" = 20' for areas around buildings, parking lots, and landscape areas.		
	All landscape plans shall be on sheets not exceeding 24" x 36".		
	If the plan is prepared on more than one sheet, match lines shall clearly indicate where the several sheets join.		
La	indscape Plan Contents [Sec. 22-24-3]		
	Existing and proposed contours at intervals of five feet (5') or less.		
	Property boundary lines.		
	Limits of grading and clearing.		

- Tree protection zone(s) as applicable.
- □ All proposed improvements.
- Existing and proposed underground and overhead utilities, including heights and/or depths.
- □ Rights-of-way and easements.
- □ Botanical and common name, size, spacing, and location of all trees, shrubs, and ground cover, and the location and extent of planting beds in which they are to be planted, if any.
- □ Plants shall be labeled on the plan by direct call-out method or by symbols keyed to a plant list.
- □ A planting symbol to illustrate the natural canopy/cover of trees and the extent of growth of shrubs at maturity.
- □ A plant list or matrix showing the botanical name, common name, quantity, size, spacing, handling method, and general instruction, if any, specific to each plant.
- □ General details illustrating method installation of plants, seeding, and sodding, including but not necessarily limited to the size of plant pit, method of placement, backfill material, method of support, preparation of beds, mulch, etc.
- □ Special details illustrating special conditions, such as supplemental plant pit drainage, pruning for special effects, or other conditions requiring illustrated instructions.
- □ General notes specifying the care and maintenance of plants for a period of three (3) years following planting and the replacement of any dead, dying, or diseased vegetation required to be installed by this chapter for the life of the project.
- □ Any and all information required for tree protection as indicated in Section B of this article.
- $\hfill\square$ Provide and identify an adequate exterior water source.

Minimum Standards [Sec. 22-24-4]

 $\hfill\square$ The minimum size of plant materials at installation are as follows:

Large Shade Trees:	1.5" Caliper	Evergreen Trees:	5' Tall
Medium Shade Trees:	1.25" Caliper	Shrubs:	18" Tall
Ornamental Trees:	1.25" Caliper	Ground Cover:	1 Year Plants

Staff Review Only Landscaping Plan (Continued)

Page 3 of 12

- □ All trees to be planted shall meet the specifications of the American Landscape Association.
- □ The planting of trees shall be done in accordance with either the standardized landscape specifications jointly adopted by the Virginia Nurserymen's Association, the Virginia Chapter of Landscape Designers, and the Virginia Chapter of the American Society of Landscape Architects, or the Road and Bridge Specifications of the Virginia Department of Transportation.
- □ All required landscaping shall be planted between September 15 and June 30, provided that the ground is not frozen.
- □ Wheel stops, curbing, or other barriers shall be provided to prevent damage to landscaping by vehicles.
- □ Where necessary, trees shall be welled or otherwise protected against change in grade. Such protection measures shall be sited to minimize disturbance within the drip line of trees designated for protection on the landscape plan.
- □ All pervious areas of the site shall be permanently protected from soil erosion with grass, ground cover, or mulch material.

Requirements [Sec. 22-24-5]

It is the specific intent of these requirements to promote landscape design and installation to mitigate the effects of new development on surrounding areas and specifically not to use plantings as a means of drawing attention to new development. The landscape plan should help protect and preserve Fluvanna County's rural character.

Plant List

□ The Landscape Plan shall utilize native and assimilated non-native species listed within the Fluvanna County Plant List. Applicants may add plants to this list with the prior approval of the Zoning Administrator, provided that the proposed species have a rated hardiness and growth habit appropriate for the intended location. A mixture of plant species should be used on each site.

Street Trees

- □ Street trees are required along existing and proposed public streets within or adjacent to any site that is subject to site plan approval and all major subdivisions with an average lot size of one (1) acre or less .
- □ The placement of street trees shall be in accordance with Virginia Department of Transportation (VDOT) standards and shall not be located within any sight triangle.

Staff Review Only Landscaping Plan (Continued)

- The required plantings shall be located either within the right-of-way itself or within a ten-foot (10') strip continuous to such right-of-way.
- □ Existing healthy trees within a caliper of eight inches (8") or greater located within ten feet (10') of the right-of-way may be used to satisfy the planting requirements, provided that the trees are protected in accordance with the standards contained in the zoning ordinance.
- □ Appropriate provisions shall be made for the permanent maintenance and preservation of the required street trees, to the reasonable satisfaction of the county attorney. Such provisions may include a landscape preservation easement dedicated to the property owner's association or other entity approved by the county attorney.
- Street trees shall be planted at the following rate:
 - □ One (1) large shade tree for every fifty feet (50') of road frontage; or
 - □ One (1) medium shade tree for every forty feet (40') of road frontage.

Tree Canopy

- □ Minimum tree canopy coverage shall be provided for all new commercial, industrial and multifamily residential development .
- □ Tree canopy coverage shall include all areas of coverage by plant material exceeding ten feet (10') in height, and shall be measured at ten (10) years maturity.
- □ Tree canopy coverage shall be calculated for new plantings using ten-year tree canopy coverage standards published by the Virginia Nursery and Landscape Association or other set of standards approved by the Zoning Administrator. When a coverage interval is cited in such standards, the smallest coverage figure for each interval shall be used.
- □ All landscape plans shall include the preservation of existing trees, the planting and replacement of trees, or any combination thereof, to the extent that, at maturity of ten (10) years, a minimum tree canopy is provided as follows:
 - □ Commercial, Office, Institutional, or Industrial Uses: 10% tree canopy
 - □ Multi-Family Residential (>10 dwelling units per acre): 15% tree canopy
 - □ Multi-Family Residential (≤ 10 dwelling units per acre): 20% tree canopy
- □ A *bonus credit* toward tree canopy requirements may be given for the preservation of existing wooded areas, clusters of trees, or mature trees (healthy trees with 12 inches or greater diameter at breast height) as follows:

Staff Review Only Landscaping Plan (Continued)

		The credit provided for the preservation of existing trees, wooded areas, or clusters of trees shall be 1.50 multiplied by the area defined by the existing drip line of the tree, wooded area, or cluster of trees.	Staff Review Only Landscaping Plan (Continued)
		The credit provided per mature tree shall be 2.0 multiplied by the area defined by the boundaries of the existing drip line of the tree.	
		A certified landscape architect or arborist shall provide written verification that the trees for which credit will be awarded are in healthy condition; will likely survive for at least twenty (20) years following landscape plan approval; will not be severely impacted by construction activities on site; will not interfere with the growth of other viable landscap- ing; and will not compromise safety. Credit towards tree canopy requirements shall not be given for any tree deemed to be in poor to fair condition by the Zoning Administrator, nor for any plant designated as invasive on the list maintained by the Zoning Adminis- trator.	
		In the event that one or more trees to be awarded bonus credit under this section is de- stroyed, significantly damaged during clearing or construction activities, or is willfully destroyed or removed, the person responsible for such destruction, injury, or removal shall replace each tree destroyed with two (2) large shade trees planted on-site.	
		calculating the total area of a site to determine the tree canopy coverage requirements, llowing areas shall be excluded:	
		Properties reserved or dedicated for future street construction or other public improve- ments.	
		Ponds and un-wooded wetlands.	
		Properties reserved or dedicated for school sites, playing fields, and non-wooded recre- ation areas, and other facilities and areas of a similar nature.	
		Portions of a site containing existing structures that are not the subject of a pending ap- plication.	
<u>Rip</u>	arian I	Protection Areas (RPAs)	
	All site tion ar	es subject to site plan approval and all major subdivisions shall reserve a riparian protec- reas.	
	strean	<i>Width</i> : The riparian protection area shall be 50' wide along both side of intermittent ns, 75' along both sides of perennial streams, and 100' wide along both sides of the Hard-River, Rivanna River, and James River.	

- Indigenous vegetation, including existing ground cover, shall be preserved to the maximum extent practicable, consistent with the use or development proposed. Dead, diseased, or dying vegetation may be pruned or removed as necessary, pursuant to sound horticultural practices.
- □ Prohibited Uses with RPAs: Certain uses and activities are prohibited within RPAs.
 - □ No logging or silvicultural activities may take place within the riparian protection area.
 - □ No portion of any on-site sewerage system, drain field, reserve drain field, or building shall be placed within the riparian protection area. This statement shall be on all plats and site plans of affected lots.
- □ Uses Permitted within RPAs: If otherwise authorized by the applicable regulations of this chapter, the following types of development shall be permitted within the riparian protection area, provided that the requirements listed below are met.
 - □ A building or structure which existed on the date of adoption of this article may continue at such location. However, nothing in this section authorizes the replacement, expansion, or enlargement of such building or structure.
 - On-site or regional stormwater management facilities and temporary erosion and sediment control measures, provided that:
 - To the extent practical, as determined by the Zoning Administrator, the location of such facilities shall be outside of the riparian protection area.
 - □ No more land shall be disturbed as necessary to provide for the construction and maintenance of the facility, as determined by the Zoning Administrator.
 - The facilities are designed to minimize impacts to the functional value of the riparian protection area and to protect water quality; and
 - □ Facilities located within a floodplain adhere to the floodplain regulations of the County Code.
 - □ Water-dependent facilities; water wells; passive recreation areas, such as pedestrian trails and bicycle paths; historic preservation; archaeological activities, provided that all applicable federal, state and local permits are obtained. All pedestrian trails and bicycle paths shall be constructed using permeable paving materials.
 - □ Stream crossings of perennial and intermittent streams for roads, streets, or driveways, provided that the stream buffer disturbance shall be the minimum necessary for the lot-to be used and developed as permitted within the underlying zoning district. Stream

Staff Review Only	
Landscaping Plan (Continued)	
<u> </u>	

crossings shall not disturb more than thirty (30) linear feet of stream for driveways and sixty (60) linear feet for roads or streets, provided that the Zoning Administrator may allow additional length of stream disturbance where fill slopes or special conditions necessitate additional length.

Invasive Species

□ Species identified on the Invasive Alien Plant Species of Virginia list published by the Virginia Department of Conservation and Recreation (DCR) may not be used in any circumstance.

Plant Spacing & Landscape Design

□ *Naturalistic Planting:* In areas in view of public roads and rights-of-way, landscape plans should specify plants and their spacing so they may grow in their natural habitat, achieving mature size with minor pruning and shaping.

Bonding

- □ *Perfomance Bonds:* No certificate of occupancy shall be issued until the landscaping is completed in accordance with the approved landscape plan.
 - □ When the occupancy of a structure is desired prior to the completion of the required landscaping, a certificate of occupancy may be issued only if the owner or developer provides a performance bond or other form of security satisfactory to the Zoning Administrator in an amount equal to the costs of completing the required landscaping.
 - □ All required landscaping shall be installed and approved by the end of the first planting season following issuance of a certificate of occupancy, or the security described above may be forfeited to Fluvanna County.
- Maintenance Bonds: A maintenance bond for the landscaping required by this Chapter shall be posted by the developer in favor of Fluvanna County. If the landscaping is installed prior to the issuance of a certificate of occupancy, then the maintenance bond shall be posted prior to the issuance of the certificate of occupancy. If the landscaping is bonded for installation, rather than installed prior to the issuance of a certificate of occupancy of a certificate of occupancy, then the maintenance bond shall be posted by the issuance bond is released.
 - □ The maintenance bond shall be in the amount of one-third (1/3) the value of the landscaping and shall be held for a period of one (1) year following the planting date. At the end of the one (1) year time period, the bond shall be released if all plantings are in healthy condition as determined by the Zoning Administrator.

Staff Review Only
Landscaping Plan (Continued)

□ If the plantings installed in accordance with an approved landscape plan are not properly maintained by the owner, the security described above may be forfeited to Fluvanna County. In the alternative, the Zoning Administrator may permit the owner to extend the period of such bond for such reasonable time and upon such reasonable terms as he may determine to be best to protect the public interest.

Maintenance

- □ The landowner shall be responsible for the general maintenance and the timely repair and replacement of all required landscaping.
- □ Plantings shall be kept mulched to prevent weed growth and to retain soil moisture.
- □ Plant material shall be pruned to maintain healthy and vigorous growth with all pruning performed in accordance with generally accepted maintenance standard practices.
- □ All turf areas shall be kept mown, except for areas designated as a natural meadow on the landscape plan.
- □ All plant and landscape material and landscaped areas shall be kept free of refuse and debris.
- □ The landowner shall maintain any plant material required by this Chapter and any plant material that dies shall be replaced in kind, or with a suitable substitute as approved by the Zoning Administrator. Preserved existing trees, that subsequently die, shall be replaced by new trees of a caliper and/or height as would be required by this Chapter.

Modifications

Any minor requirements above may be modified by the Zoning Administrator on a site-specific basis, where the Zoning Administrator finds that, as a result of conditions peculiar to the site, the objectives of the ordinance can be better achieved by other means. The Zoning Administrator may also approve minor spacing variations. The Zoning Administrator may allow for a modification of the riparian protection area requirements by providing alternative measures for riparian protection.

Is a modification from the landscaping requirements requested?

Yes

No

If a modification is requested, the following information shall be submitted:

□ A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey;

Staff Review Only Landscaping Plan (Continued)

- A description of the shape, size, topography, slope, soils, vegetation, and other physical characteristics of the property;
 - A detailed site plan that shows the locations of all existing and proposed structures and impervious cover and the limits of all existing and proposed land disturbance. If applicable, the exact area of the riparian protection area to be affected shall be accurately and clearly indicated;
 - Documentation of unusual hardship should the requirements be maintained;
 - At least one alternative plan, which meets the requirements of this section, or an explanation of why such a site plan is not feasible;
 - □ A stormwater management plan, if applicable;
 - □ A calculation of the total area of intrusion into the riparian protection area, if applicable; and
 - □ Proposed alternative measures for an intrusion into the riparian protection area, if applicable, together with calculations, graphic depictions and textual materials sufficient to support the conclusion that such alternative measures are sufficient to support the determinations set forth hereinabove.

Parking Lot Landscaping [Sec. 22-24-6]

□ All development subject to site plan approval shall include the required parking lot landscaping for parking lots consisting of five (5) or more spaces.

Minimum Planting Areas

- One planting island containing 200 square feet or more is required for every 20 parking spaces in a row AND at both ends of a parking way. The minimum width of the planting island is ten feet (10').
- □ A planting strip at least nine feet (9') in width is required between access roadways and adjacent properties' parking areas and adjacent property of the same use.
- □ A planting area at least twenty-five feet (25') in width is required between parking and adjacent properties of a different use and public streets and rights-of-way. The area shall be measured from the closest parking space to the adjacent property or right-of-way line.

Planting Requirements

Planting islands shall be planted with one (1) large shade tree and four (4) shrubs for every 200 square feet.

Staff Review Only Landscaping Plan (Continued)

- □ Internal planting strips shall be planted with one (1) large shade tree and six (6) shrubs for every forty (40) linear feet.
- □ Large shade trees shall be arranged so that the canopy at maturity will cover 35% of the parking area, placed mainly around the perimeter of the parking area and at the end of parking bays.
- □ Medium shade trees may be substituted for large shade trees at a ratio of 2:1, if appropriately spaced and meeting all other canopy criteria. Medium shade trees shall not exceed 40% of the total number of shade trees.

Parking Lot Screening

- Parking lots consisting of five (5) or more spaces must be screened from view of public roads, rights-of-way, and adjacent properties. One of the following landscaping treatment options shall be utilized to meet the minimum screening requirements for parking lots:
 - Landscape Strip Option: One (1) tree and ten (10) shrubs shall be planted for each forty (40) linear feet, excluding driveway openings, within a planting strip that is ten feet (10') in width.
 - Berm Option: One (1) tree and five (5) shrubs shall be planted for each forty (40) linear feet, excluding driveway openings. The berm shall be at least thirty (30) inches higher than the finished grade of the parking lot and shall not have a slope steeper than 2:1. The berm shall be stabilized with groundcover or other vegetation.
 - □ Woodlands Preservation Option: Existing woody vegetation shall be preserved as a buffer strip with a minimum width of thirty-five (35) feet. Additional tree or shrub plantings may be required by the Zoning Administrator. The woodlands preservation area shall be placed in a landscape easement, and the landscape plan shall demonstrate techniques to be used for removing underbrush, pruning, and protecting existing trees from any damage during site development;.
 - Structural Option: A wall constructed of brick, stone, or architectural block, no shorter than three (3) feet and no taller than four (4) feet, shall be constructed along the entire width of the parking lot. One (1) tree and three (3) shrubs shall be planted for each forty (40) linear feet, excluding driveway openings.

Other Design Criteria

□ The placement of bioretention areas within required planting areas is encouraged, provided that the bioretention techniques utilized are approved as part of an erosion and sediment con-

Staff Review Only Landscaping Plan (Continued)

trol plan, stormwater management plan, or similar document. Examples of bioretention techniques include, but are not limited to, rain gardens, swales, infiltration trenches, and tree box filters.

□ When retaining existing trees in parking areas, enough ground around the tree should be left to allow for its survival or grass pavers should be used to allow air and moisture to reach the tree roots.

Screening [Sec. 22-24-7]

Instances Required

- □ Commercial and industrial uses shall be screened from view of adjacent properties in residential and agricultural zoning districts, except for commercial and industrial uses allowed by right in said districts.
- □ Parking lots consisting of five (5) spaces or more shall be screened from view of public roads, rights-of-way, and adjacent properties.
- □ Objectionable features, including but not limited to the following, shall be screened from the view of public roads, rights-of-way, and adjacent properties:
 - □ Loading areas
 - Refuse areas
 - Storage yards
 - □ Dry Detention ponds
 - Maintenance areas
- □ If the required screening is consistent with an approved Master Plan subject to the requirements of the R-3 Residential zoning district.
- □ The Zoning Administrator may require the screening of any use, or portion thereof, upon determination that the use would otherwise have a direct negative visual impact on a property designated as historic by its inclusion within the Historic Preservation chapter of the Comprehensive Plan.

Staff Review Only Landscaping Plan (Continued)

Screening Options

Unless otherwise specified within this Chapter, one of the following landscaping treatment options shall be utilized to meet the minimum screening requirements:

- □ *Evergreen Option*: Two (2) rows of evergreen trees shall be planted ten (10) feet on center and staggered within a planting strip that is twenty-five feet (25') wide.
- □ Berm Option: Two (2) rows of evergreen shrubs shall be planted ten (10) feet on center and staggered. The berm shall be at least thirty (30) inches higher than the finished grade of the surrounding area and shall not have a slope steeper than 2:1. The berm shall be stabilized with groundcover or other vegetation.
- ☐ Mixed Vegetation Option: One (1) large shade tree, one (1) medium shade tree, one (1) evergreen tree, and three (3) evergreen shrubs for each twenty (20) linear feet, within a planting strip that is twenty-five feet (25') wide.
- □ Woodlands Preservation Option: Existing woody vegetation shall be preserved as a buffer strip with a minimum width of seventy-five (75) feet. Additional tree or shrub plantings may be required by the Zoning Administrator. The woodlands preservation area shall be placed in a landscape easement, and the landscape plan shall demonstrate techniques to be used for removing underbrush, pruning, and protecting existing trees from any damage during site development.
- Structural Option: A wall or fence, no shorter than six feet (6') in height, shall be provided and one (1) evergreen tree or shrub shall be planted every ten (10') feet along the side of any such wall or fence facing a public street or use for which the screening shall benefit.

Other Screening Requirements

- □ Within commercial, industrial, and multi-family residential developments, dumpsters and other refuse areas visible from public roads, rights-of-way, adjacent properties, and parking areas shall be completely screened from view by a wall or fence constructed using architectural block, brick, stone, vinyl, wood or a similar material that is compatible with the architecture of the principal structure. The use of durable, low-maintenance materials is encouraged.
- □ Parking lots of five (5) spaces or more shall be screened in accordance with Sec. 22-24-6.

	Staff Review Only
Landscaping Plan (Continued)	