

SITE PLAN GUIDELINES

Effective November 1, 2000

I **WHAT IS THE SITE PLAN:**

The site plan is a document, which shows information specific to the development and will include the following design features.

1. Screening and Buffering
2. Storm Water Drainage (N/A: Approved separately by the City or County Engineer)
3. Utility Easements
4. Landscaping and Vegetation
5. Signs
6. Lighting
7. Parking
8. Vehicular Access Points
9. Pedestrian Access
10. Building Footprint
11. Driveways
12. Setbacks

II **WHEN DOES IT APPLY:**

The Site Plan shall be required by the Planning Commission through the Planning Director for all commercial developments under 8000 square feet and residential subdivisions and industrial developments before a building permit is issued.

III **WHY IS IT REQUIRED:**

These Site Plan Policies have become necessary because of the rapid and large amount of development, which has occurred in Nelson County. The effects of population increases and commercial activity have created problems associated with traffic, noise, pedestrian access, light glare and loss of the traditional landscape. The Site Plan Policies will attempt to mitigate these negative impacts while taking advantage of and enhancing residential, commercial and industrial development.

IV **WHAT MUST BE INCLUDED IN THE SITE PLAN:**

The Site Plan shall be drawn to scale with all dimension and distances clearly shown along with the name, address and telephone number of the designer and developer. The Site Plan shall include information that addresses each of the following design elements:

1. Screening and Buffering: To mitigate the effects of development on adjoining property screening and buffering may be necessary. This may include but may not be limited to berms,

walls, fences, trees and scrubs.

2. Storm Water Drainage: To prevent the results of rapid storm water run off such as strong currents and flooding due to the loss of permeable soil and vegetation; a storm water drainage plan must be designed which will result in no net increase of runoff during a rain storm. This plan must be approved by the County or/and City engineer.

3. Utility Easements: Must be shown according to present requirements.

4. Landscaping: Refers to trees, scrubs, vines, groundcover and other plant materials and their strategic placement on a building site or in a development.

4-1 PREFACE

Trees are recognized as a valid asset to the community, providing a more healthful and beautiful environment in which to live. Trees and other vegetation's provide oxygen, shade; protection from wind, glare and noise, view barriers, aesthetics, and a priceless psychological counterpoint to the man-made urban setting. Landscaping is economically beneficial in attracting new residents, visitors and industry. When grown on the right place and of proper varieties, landscaping enhances the value and marketability of property and promotes the stability of desirable neighborhoods and commercial areas. Berms may be used in addition to, but not instead of plantings. The incorporation of landscaping into developments addresses the following issues.

- A. Stabilizing ground water recharge and retarding surface water run off.
- B. Mitigating the adverse affects of noise, glare and heat.
- C. Insuring the local stock of native trees and flora.
- D. Providing visual buffering and generally enhancing the attractiveness of the community.
- E. Safeguarding the value of the development in question and properties which adjoin it.
- F. Preserving and enhancing the identity of Nelson County.
- G. Contributing to the public health and general welfare of the citizens.

4-2 DEFINITIONS

Buffering The use of landscaping (other than grass on flat terrain), or the use of landscaping along with berms, walls or decorative fences that at least partially obstruct the view.

Damage Includes any intentional or unintentional or negligent act which causes vegetation to decline or die. This includes damage inflicted upon the root system by heavy machinery; the changing of the natural grade above the root zone or around the trunk of a tree; damages to the trees and vegetation which results in or permits infection or pest infestation.

Ground cover Low plants which grow to form a continuous cover over the ground, such as vinca, ivy or similar plant material.

Historic or Special Interest Tree A tree which has been found by the Landscaping Director to be of notable interest because of it's age, type, size or historical significance.

Maintenance Refers to pruning, mulching, mowing, spraying, fertilizing, propping, bracing, treating for disease or injury and other similar acts which promote the health and appearance of the landscape vegetation.

Public Area Includes parks, playgrounds, areas around public buildings and all other areas under the supervision and maintenance of the City of County.

Landscape Director The Planning Director (or his designee) whose duties shall include the approval of landscape plans, the monitoring of their implementation, inspection of their installation and generally insure that the landscaping provisions of these policies are being carried out according to the plan submitted and approved.

4-3 GENERAL REQUIREMENTS

Landscape plans must include all of the following.

- A. A list of all plant materials to be utilized (native trees are encouraged). Trees, plants and scrubs should be suitable for soil and conditions on the property.
- B. Location of trees and plant material on the proposed site.
- C. Inventory of trees and plant materials that exist on the site before development. Trees on a development site may not be removed before the landscape plan is approved.
- D. All landscaping shall be protected from vehicular damage by suitable barriers such as concrete stops, etc.
- E. All plant materials and trees shall be replaced in a reasonable length of time if

damaged or diseased.

4.4 These landscape policies take into consideration, encourage or require the following:

- A. Preservation of existing trees and vegetation.
- B. Incorporation of native species.
- C. Use of berms.
- D. The relationship of the vegetation and trees to each other.
- E. Suitable amounts of permeable soil around trees and vegetation.
- F. Preservation and maintenance of the landscaping after installation.
- G. Trees are to be a minimum of 2” at breast height when planted on at least 30’ centers. (Buffer stipulation may require more intense plantings)

4.5 COMMERCIAL, INDUSTRIAL, RESIDENTIAL & MULTI-FAMILY AREAS

The existing natural landscape character shall be preserved to the extent reasonable and feasible. As an example of this, in a yard area containing a stand of trees, the developer shall use care to preserve such trees. In determining whether there is compliance, the Director shall consider topographical constraints on design, drainage, access and egress, utilities and other factors reasonably related to the health, safety and welfare of the public which necessitated disturbance of the property without the disturbance of its natural character; the nature and quality of the landscaping installed to replace it; and such other factors as may be relevant and proper. Clearing and stripping of the natural vegetation on a lot is prohibited prior to obtaining an approved landscaping plan.

4-5.1 Landscaped Yard Area Requirements

- A. The landscape plan will include a mix of tree species a minimum of 2 inch diameter at breast height at planting, to be planted at 30 foot centers to provide for a tree canopy. The total number of trees necessary will be determined according to the combined footage of the front and side line defining the landscaped yard. (New Residential Subdivisions landscaping only required along front landscaped yards along tract abutting to an existing roadway). Berms may be used in addition to, but not instead of plantings.
- B. In cases where the zoning requires a buffer area, landscaping requirements may be more intensive.
- C. Shrubbery, ground cover and other planting materials shall be used to complement the tree planting, but shall not be the sole contribution to the landscaping.

4-5.2 All newly planted trees shall be planted in a permeable area of no less than a 3 foot

wide radius from the base of the tree.

4-5.3 Buffer/Barrier – A buffer will protect against undue noise, glare, unsightliness or other nuisance detrimental to property values. Where a commercial lot abuts a residential area, a screen along the lot line must be provided consisting of either a row of evergreens at least four feet in height at planting, which will grow into a thick hedge not less than six feet high, or of an opaque and neatly maintained fence not less than six feet in height.

5. Signs: Present ordinances will apply.

6. Lighting: Lighting policies have been developed to insure adequate security, to prevent glare, which affects approaching motorists and pedestrians, and to minimize light trespass onto adjoining properties. The light plan will include all aspects of the illumination of the property, including the parking area, the building and signs. The following policies will apply:

- a) Only horizontally mounted fixtures with full cut-off will be utilized
- b) Light may be mounted to maximum height of 25 ft. (may request a variance for up to 40 ft. if setback from public road is sufficient and the request is justified)
- c) Foot-candle: readings of .5 cannot be exceeded at the property line.
- d) Internal illuminated signs are encouraged.
- e) Architectural and decorative lighting will be evaluated on a case by case basis.
- f) New Residential Subdivisions shall include as part of the developments private deed restrictions, language that will regulate lighting. (To prevent glare that would adversely affect adjoining properties and trespass onto adjoining properties).

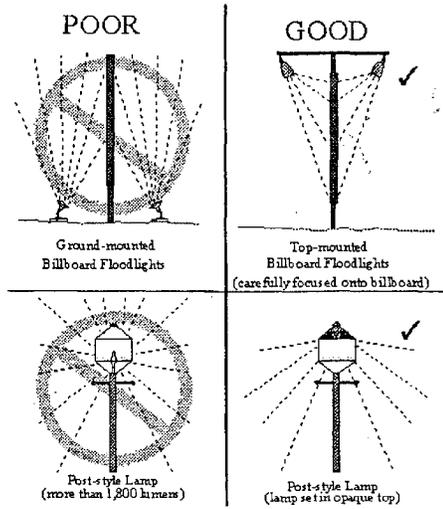
* NOTE: Public Utility and Governmental Agencies are encouraged to follow these guidelines.

Exemptions:

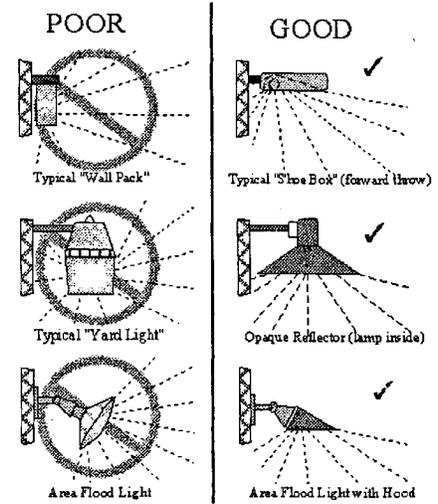
Nonconformance - Any fixture installed prior to the effective date of these standards must, when removed, be replaced with a fixture or fixtures that conform to these requirements of these guidelines.

Below are some examples of Good and Bad Fixtures for lighting:

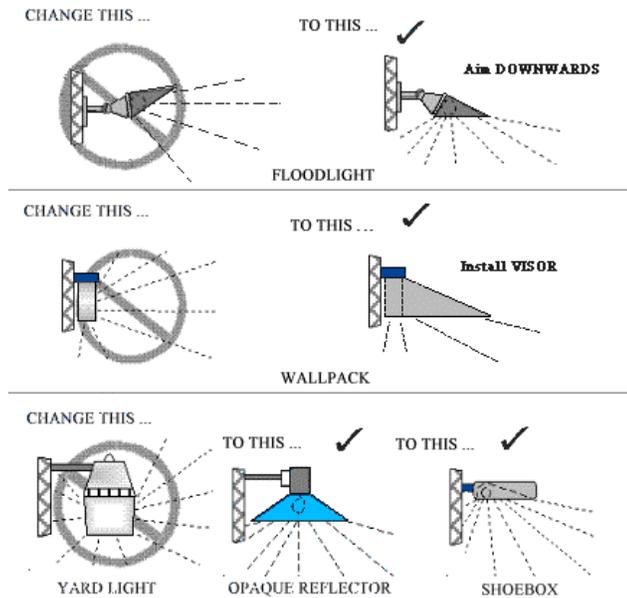
EXAMPLES OF SOME COMMON LIGHTING FIXTURES



EXAMPLES OF SOME COMMON LIGHTING FIXTURES



MODIFYING EXISTING FIXTURES



Laudatory Luminaries

Good fixture examples from the IDA slide set.

Good Lighting Fixtures and Where to Get Them IDA Web Page.

An excellent full cutoff lighting fixture, giving very good lighting control and no glare (much less than these semi-cut off ones have). Many communities are changing to the full cut off fixtures, particularly for new installations.



A Low Pressure Sodium (LPS) version is used for a walkway at a major university.

Low Pressure Sodium Fixture, a full cutoff fixture.



A full cutoff shoe box street lighting fixture, with an HPS lamp. The control of the light output is by a reflector, not by a refractor. No up light at all.



Another type of full cutoff fixture. Here it is for a major shopping center parking lot. No glare, no light trespass to bother neighbors, no wasted light. The poles are high, so light gets between cars. A safe, effective, efficient, good design. Everyone wins.



An example of a full cutoff low pressure sodium fixture. Excellent light control is possible with these type fixtures.



A new, antique looking, full cutoff lighting fixture on Nantucket Island. The people here are trying to preserve the ambience of the past, and they want to do it with good lighting: safe, effective, and nice looking. This fixture has the light source completely up in the fixture, so that there is no glare and no direct up light. However, because of the design of the fixture, there is excellent control of the light output, giving a good distribution on the ground. In addition, since there is no glare, lower than normal lighting levels are possible (as in the old days, maybe), yet visibility is excellent because the eye does not have to overcome the adverse effects of glare.



Another post-top full cutoff fixture. They do exist! It works very well for those who like the antique look in the day, and it has excellent light control at night. Compare this fixture to other commonly used post-top fixtures that have a great deal of glare and wasted light. Many towns or neighborhood groups want such antique looking fixtures, because they look nice," mostly in the day time. The problem comes when one uses them as a light source. Most have little or no control of the light output, so lighting levels on the ground are marginal. To get more light," one puts a higher wattage lamp in the fixture. Hence, more glare and more waste. Visibility is probably not improved at all, due to the glare. Safety is probably even compromised. The key is to use good design. That means, either 1) a good fixture, like this one or the one in the Nantucket design, one that is a full cutoff fixture with good control of the light output, and with lamp wattage to give adequate lighting in the absence of glare, or 2) use very low wattage lamps in the "poor" fixtures and put in a full cutoff lighting system to light the street or the parking lot. This approach has been done in a number of communities, and it works well.



Globes! Another type of poor lighting fixture. Why does anyone use these? Answer: because they look good in the daytime. The problem comes at night, when one tries to use them for lighting. If one uses only a very low wattage lamp, one gets little light, certainly not much on the ground. However, the fixture can have a nice soft glow, rather like it looks in the day. That seems to be the goal (or task) that the

architect or design wants to achieve. If one tries to light the ground (street or parking lot, for example), then one has a problem. With a high enough wattage lamp in the fixture to get light on the ground (note how much is wasted, over half, as the pole blocks some of the down light), so much glare is produced that one can't see the ground anyway.



175 Watt Mercury Vapor Lamp, in a poor fixture = wasted light.

7. Parking: Must show required parking per requirements of the Zoning Regulations. Design and layout will be reviewed on a case by case basis. Open space requirements of Zoning Regulations will be shown.

8. Vehicular Access Points: All points of ingress and egress along the property lines must be shown.

9. Pedestrian Access: For all commercial and multi-family developments logical pedestrian access will be required. (Sidewalks will be 4 feet wide and located on approved location in right-of-way.)

10. Building Footprint: Location of all buildings must be shown on the site plan.

11. Driveways: All vehicular byways within the confines of the property must be shown.

12. Setbacks: Required building setbacks will be shown.

NOTE: The Planning Commission may grant a variance to these standards in special circumstances. In granting such variances the Commission may require such additional conditions as will substantially secure the objectives of these standards.