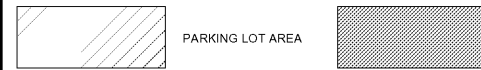


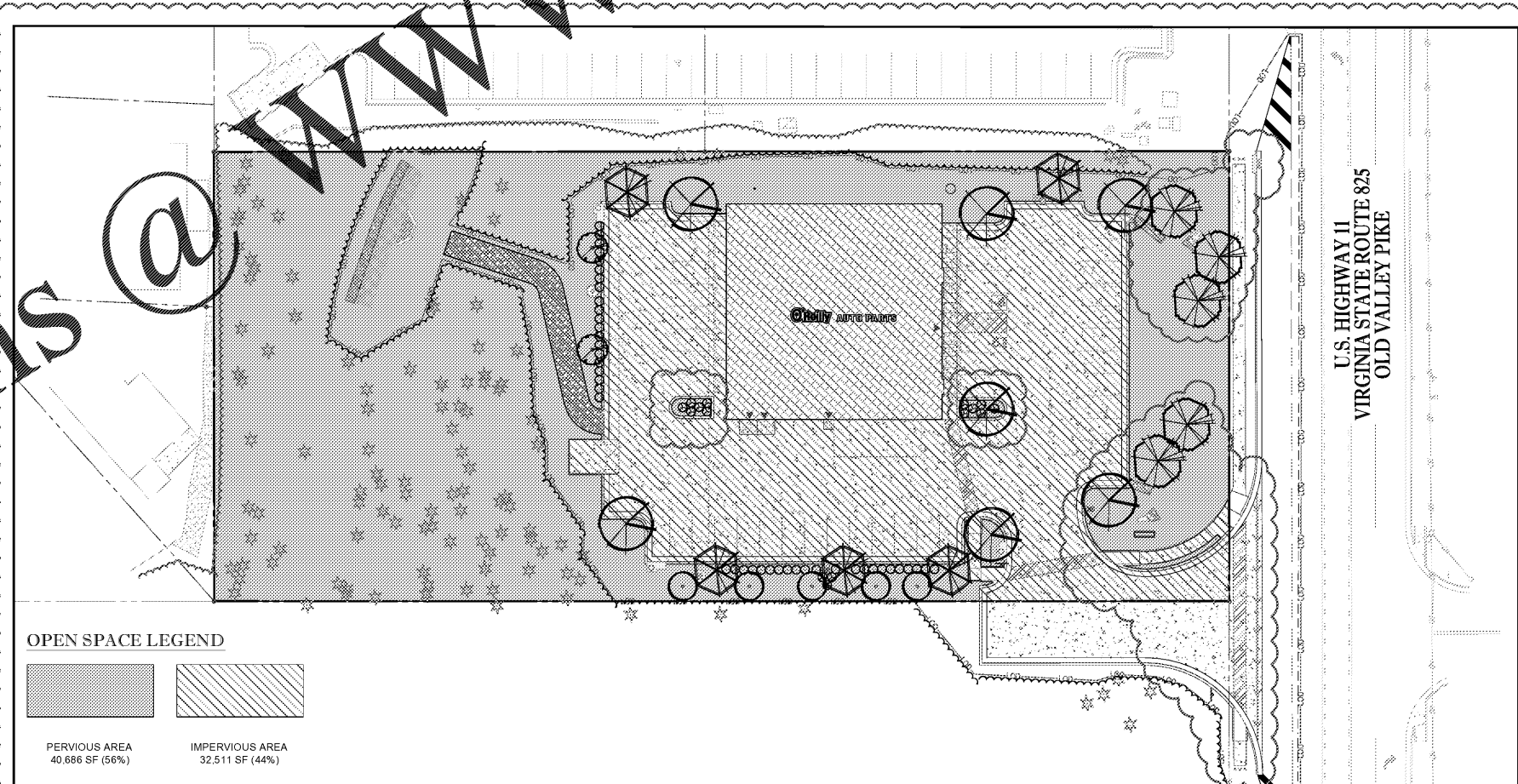
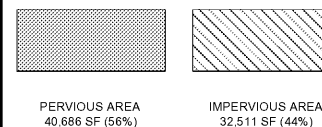
SECTION 1333.16 ZONING ORDINANCE REQUIREMENTS

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
SECTION 4.15.7 STREET TREES	<p>D. STREET TREE STANDARDS</p> <p>1. SPECIES: TREE SPECIES SHALL CONFORM TO THOSE IDENTIFIED AS STREET TREES IN THE PLANT LIST. IDENTIFIED IN THIS SECTION. SUBSTITUTIONS MAY BE MADE WITH THE PERMISSION OF THE ZONING ADMINISTRATOR. IN REVIEWING PLANS FOR STREET TREE PLANTINGS THE ZONING ADMINISTRATOR SHALL CONSIDER:</p> <p>a) THE SIZE, TYPE AND CONDITION OF EXISTING STREET TREES</p> <p>2. NUMBER: MINIMUM OF ONE TREE FOR EVERY 40 FEET OF STREET FRONTAGE</p> <p>3. LOCATION:</p> <p>a) IN GENERAL, TREES SHALL BE PLANTED IN THE PUBLIC RIGHT-OF-WAY.</p> <p>b) IN COMMERCIAL ZONED DISTRICTS, ALL STREET TREES SHALL BE LOCATED IN THE REQUIRED LANDSCAPE AREA ADJACENT TO THE STREET.</p> <p>6. STREET TREES SHALL BE SELECTED FROM THE LIST OF LARGE TREES OR, WHERE POWER LINES ARE LOCATED, SMALL TREES INCLUDED IN THIS SECTION.</p> <p>7. PLANTING STRIPS SHALL BE A MINIMUM OF SIX (6) FEET WIDE.</p>	<p>(A) SOUTHEAST PROPERTY LINE (US HWY 11)</p> <p>REQUIRED:</p> <p>6' BUFFER RUNNING PARALLEL TO R.O.W. 180 LF OF PARKING LOT STREET FRONTAGE TREES REQUIRED: 180 x (1/40) = 5 TREES</p> <p>PROVIDED:</p> <p>6' CLEAR BUFFER PARALLEL TO R.O.W PROVIDED CANOPY TREES PROVIDED: 5</p> <p>*"I" INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT</p>	COMPLIES
SECTION 4.15.8 PARKING LOT LANDSCAPING	<p>INTERIOR PARKING LOT</p> <p>D. INTERIOR PARKING LOT LANDSCAPING</p> <p>2. APPLICABILITY</p> <p>a) INTERIOR PARKING LOT LANDSCAPING IS REQUIRED FOR ANY LANDSCAPE AREA MORE THAN FIVE FEET FROM ANY PRINCIPAL STRUCTURE, WITHIN THE PERIMETER OF THE PAVED PARKING LOT, IN EXCESS OF 50 SQUARE FEET</p> <p>b) THE REQUIREMENTS OF THIS SECTION SHALL APPLY TO THE CONSTRUCTION OR ENLARGEMENT OF ANY PARKING LOT WITH TEN OR MORE PARKING SPACES.</p> <p>3. INTERIOR PARKING LOT LANDSCAPING STANDARDS</p> <p>a) LANDSCAPING REQUIRED UNDER THIS SECTION SHALL BE IN ADDITION TO PERIMETER PARKING LOT LANDSCAPING, STREET TREE PLANTING AND SCREENING.</p> <p>b) LANDSCAPE ISLANDS: LANDSCAPE ISLANDS SHALL BE INSTALLED AT THE ENDS OF ALL PARKING BAYS ABUTTING AN AISLE OR ACCESSWAY IN THE COMMERCIAL AND INDUSTRIAL ZONED DISTRICTS. ALL ISLANDS SHALL BE AT LEAST NINE FEET WIDE. EXTEND THE LENGTH OF THE PARKING SPACE OR BAY, AND INCLUDE BORDERS THAT WILL BE DESIGNED AS TO DETER VEHICLE TRAFFIC INCURSION.</p> <p>c) MINIMUM LANDSCAPE AREA: INTERIOR LANDSCAPE AREAS SHALL NOT BE LESS THAN 50 SQUARE FEET, AND SHALL NOT CONSTITUTE MORE THAN FIVE PERCENT OF THE GROSS AREA OF THE PARKING LOT.</p> <p>d) EACH LANDSCAPE AREA SHALL HAVE AT LEAST ONE CANOPY TREE</p> <p>e) FOR PARKING AREAS WITH FEWER THAN 200 PARKING SPACES:</p> <p>1) ONE CANOPY TREE FOR EVERY EIGHT SPACES, PLANTED WITHIN LANDSCAPE ISLANDS, REASONABLY DISPersed WITHIN THE PARKING AREA SO THAT NO MORE THAN 15 PARKING SPACES EXIST BETWEEN LANDSCAPE ISLANDS.</p> <p>2) THREE MEDIUM SHRUBS FOR EVERY TEN PARKING SPACES SHALL BE PLANTED WITHIN LANDSCAPE ISLANDS CONTAINING REQUIRED TREES.</p>	<p>INTERIOR PARKING LOT</p> <p>REQUIRED:</p> <p>9' WIDE LANDSCAPE ISLAND AT THE END OF EACH PARKING BAY 1 CANOPY PER LANDSCAPE ISLAND</p> <p>LANDSCAPE AREA REQUIREMENT: 5% TOTAL PARKING AREA: 21,741 SF LANDSCAPE AREA REQUIRED: 21,741 x 5% = 1,087</p> <p>INTERIOR TREE REQUIREMENT: 1/8 SPACES INTERIOR SHRUB REQUIREMENT: 3/10 SPACES PARKING SPACES: 41 INTERIOR TREE REQUIREMENT: 41 x 1/8 = 5 TREES INTERIOR SHRUB REQUIREMENT: 41 x 3/10 = 12 SHRUBS</p> <p>PROVIDED:</p> <p>9' WIDE LANDSCAPE ISLAND AT THE END OF EACH PARKING BAY 1 CANOPY PER LANDSCAPE ISLAND</p> <p>LANDSCAPE AREA PROVIDED: 1,177 SF (5.41%)</p> <p>INTERIOR TREE PROVIDED: 7 TREES INTERIOR SHRUB PROVIDED: 12 SHRUBS</p> <p>*"I" INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT</p>	COMPLIES
SECTION 4.15.9 BUFFERYARD	<p>BUFFERYARDS</p> <p>C. BUFFERYARD SCREENING</p> <p>1. PLANTS USED IN BUFFERYARD SCREENS SHALL COMPLY WITH THE APPROVED PLANT LIST. ALTERNATIVE VARIETIES MAYBE APPROVED BY THE ZONING ADMINISTRATOR.</p> <p>2. NUMBER OF PLANTS: PLANT MATERIALS ARE REQUIRED PER SQUARE FOOT OF BUFFER AREA.</p> <p>3. ALTERNATIVE BUFFERYARD SCREENS: ALTERNATIVE PLANTING PROGRAMS ACHIEVING THE OBJECTIVE OF THE REQUIRED SCREENS ARE PERMITTED TO ALLOW FLEXIBILITY IN LANDSCAPE DESIGN. THE ZONING ADMINISTRATOR MAY APPROVE ANY OF THE ALTERNATIVES IN THE APPLICATION SCREENS PROVIDED BELOW OR A COMBINATION OF THE ALTERNATIVES IF THE APPLICANT MAY DEMONSTRATE THAT THE OBJECTIVE OF THE SCREEN HAS BEEN MET. THE ZONING ADMINISTRATOR MAY REDUCE OR ELIMINATE THE REQUIREMENTS FOR EVERGREEN TREES OR SHRUBS IF A LANDSCAPE PLAN PROPOSES THE USE OF HEDGES, SHRUBS, WALLS OR BERMS THAT ACHIEVE THE OBJECTIVE OF THE REQUIRED SCREEN.</p> <p>4. BUFFERYARD TYPES: THE FOLLOWING STANDARDS SHALL APPLY. UPON A DETERMINATION OF THE REQUIRED BUFFERYARD TYPES, APPLICANT HAS THE OPTION OF SELECTING A PREFERRED BUFFERYARD TYPE ALTERNATIVE, THOUGH THE FINAL BUFFERYARD TYPE ALTERNATIVE WILL BE DETERMINED PURSUANT TO THE DEVELOPMENT REVIEW PROCESS.</p> <p>a) BUFFERYARD TYPE A - OPEN SPACE SCREENING: AN OPEN SCREEN BETWEEN RELATIVELY SIMILAR LAND OPEN SCREENING SHALL PROVIDE AN ATTRACTIVE SEPARATION BETWEEN THE LAND USES.</p> <p>b) BUFFERYARD TYPE B - SEMI-OPAQUE SCREENING: A SEMI-OPAQUE SCREEN BETWEEN LAND USES WHICH ARE DISSIMILAR IN CHARACTER. SEMI-OPAQUE SCREENING SHOULD PARTIALLY BLOCK VIEWS FROM THE ADJOINING LAND USES AND CREATE A SEPARATION BETWEEN THE ADJOINING LAND USES.</p> <p>c) BUFFERYARD TYPE C - OPAQUE SCREENING: AN OPAQUE SCREEN BETWEEN INCOMPATIBLE LAND USES. OPAQUE SCREENING SHOULD BLOCK VIEWS BETWEEN ADJOINING LAND USES AND CREATE A DEFINITE SPATIAL SEPARATION.</p>	<p>(B) NORTHEAST PROPERTY LINE (B-10)</p> <p>REQUIRED:</p> <p>BUFFER TYPE: B ALTERNATIVE 2 BUFFERYARD WIDTH: 10 FT BUFFERYARD LENGTH: 335 LF BUFFERYARD AREA: 335 x 10 = 3,350 SF CANOPY TREES REQUIRED: 3,350 X (1/1,000) = 3 TREES ORNAMENTAL TREES REQUIRED: 3,350 X (1/500) = 7 TREES EVERGREEN TREES PROVIDED: 3,350 X (1/500) = 7 TREES SHRUBS PROVIDED: 3,350 X (1/100) = 34 SHRUBS</p> <p>PROVIDED:</p> <p>BUFFERYARD PROVIDED: 10' WIDE CANOPY TREES PROVIDED: 3 TREES ORNAMENTAL TREES PROVIDED: 7 TREES EVERGREEN TREES PROVIDED: 7 TREES SHRUBS PROVIDED: 34 SHRUBS</p> <p>*"THE LANDSCAPE BUFFER REQUIREMENT IS BEING MET THROUGH THE PRESERVATION OF THE EXISTING/PRESERVED TREE CANOPY"</p> <p>*"I" INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT</p>	COMPLIES
		<p>(C) NORTHWEST PROPERTY LINE (C-50)</p> <p>REQUIRED:</p> <p>BUFFER TYPE: C ALTERNATIVE 2 BUFFERYARD WIDTH: 50 FT BUFFERYARD LENGTH: 180 LF BUFFERYARD AREA: 180 x 50 = 9,000 SF CANOPY TREES REQUIRED: 9,000 X (1/1,000) = 9 TREES ORNAMENTAL TREES REQUIRED: 9,000 X (1/250) = 36 TREES EVERGREEN TREES PROVIDED: 9,000 X (1/500) = 18 TREES SHRUBS PROVIDED: 9,000 X (1/100) = 90 SHRUBS</p> <p>PROVIDED:</p> <p>BUFFERYARD PROVIDED: 50' WIDE CANOPY TREES PROVIDED: 9 TREES ORNAMENTAL TREES PROVIDED: 36 TREES EVERGREEN TREES PROVIDED: 18 TREES SHRUBS PROVIDED: 90 SHRUBS</p> <p>*"THE LANDSCAPE BUFFER REQUIREMENT IS BEING MET THROUGH THE PRESERVATION OF THE EXISTING/PRESERVED TREE CANOPY"</p> <p>*"I" INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT</p>	COMPLIES
		<p>(D) SOUTHWEST PROPERTY LINE (A-1)</p> <p>REQUIRED:</p> <p>BUFFER TYPE: A ALTERNATIVE 2 BUFFERYARD WIDTH: 10 FT BUFFERYARD LENGTH: 348 LF BUFFERYARD AREA: 348 x 10 = 3,480 SF CANOPY TREES REQUIRED: 3,480 X (1/1,000) = 3 TREES ORNAMENTAL TREES REQUIRED: 3,480 X (1/500) = 7 TREES EVERGREEN TREES PROVIDED: 3,480 X (1/500) = 7 TREES SHRUBS PROVIDED: 3,480 X (1/100) = 35 SHRUBS</p> <p>PROVIDED:</p> <p>BUFFERYARD PROVIDED: 10' WIDE CANOPY TREES PROVIDED: 3 TREES ORNAMENTAL TREES PROVIDED: 7 TREES EVERGREEN TREES PROVIDED: 7 TREES SHRUBS PROVIDED: 35 SHRUBS</p> <p>*"I" INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT</p>	COMPLIES

INTERIOR PARKING LOT LEGEND

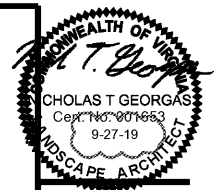


OPEN SPACE LEGEND



U.S. HIGHWAY 11
VIRGINIA STATE ROUTE 825
OLD VALLEY PIKE

U.S. HIGHWAY 11
VIRGINIA STATE ROUTE 825
OLD VALLEY PIKE



CRAIG A. SCHNEIDER, AIA
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417-862-6558
Fax: 417-862-3265
e-mail: architect@estertyschneider.com

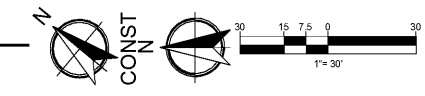
PROJECT:
NEW O'REILLY AUTO PARTS STORE
U.S. HIGHWAY 11
STRASBURG, VA
LANDSCAPE COMPLIANCE

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	4253
DATE:	11-2-18
REVISION	
DATE:	6-20-19
	9-27-19



1 LANDSCAPE COMPLIANCE
L1.1 SCALE: 1" = 30'



BOHLER ENGINEERING
28 BLACKWELL PARK LANE, SUITE 201 WARRENTON, VA 20186
PHONE: (840) 348-5500 FAX: (840) 348-0321

PROJECT No. V183204 SCALE: 1"=30'
DRAWN BY / CHECKED BY: DSH/JUR CAD I.D.: LP 2

L1.2