

LANDSCAPE SCHEDULE: TOWARD CANOPY REQUIREMENT

Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy SF	Total Canopy SF
⊗	Large Deciduous Tree	<i>Acer rubrum</i>	Red Maple	2.5' Cal.	5	113	565
⊙	Medium Deciduous Tree	<i>Betula nigra</i>	River Birch	2.5' Cal.	3	132	396
⊙	Large Deciduous Tree	<i>Quercus falcata</i>	Southern Red Oak	2.5' Cal.	6	193	1158
⊙	Large Deciduous Tree	<i>Quercus macrocarpa (Qm)</i>	Bur Oak	2.5' Cal.	1	79	79
⊙	Ornamental Tree	<i>Magnolia virginiana</i>	Sweetbay magnolia	6'-8' Ht.	6	50	300
⊗	Ornamental Tree	<i>Diospyros virginiana</i>	Common persimmon	6'-8' Ht.	2	79	158
⊙	Ornamental Tree	<i>Amelanchier arborea (Aa)</i>	Downy Serviceberry	6'-8' Ht.	2	78	156
⊙	Ornamental Tree	<i>Prunus americana (Pa)</i>	American plum	6'-8' Ht.	2	30	60
⊙	Dedicuous Shrub	<i>Viburnum prunifolium</i>	Blackhaw viburnum	12" Ht.	4	8	32
						TOTAL SF:	2904

LANDSCAPE SCHEDULE: ADDITIONAL NOT REQUIRED

Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy SF	Total Canopy SF
*	Dedicuous Shrub	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	12" Ht.	40	—	—
▨	Groundcover	<i>Juncus tenuis</i>	Path Rush	6" Ht.	32	—	—
⊙	Dedicuous Shrub	<i>Vaccinium angustifolium</i>	Lowbush Blueberry	12" Ht.	13	—	—
⊙	Dedicuous Shrub	<i>Hydrangea quercifolia</i>	Oakleaf hydrangea	12" Ht.	16	—	—
⊙	Ornamental Tree	<i>Ficus carica</i>	Fig tree	12" Ht.	1	—	—
⊙	Ornamental Tree	<i>Vitellaria paradoxa</i>	Shea berry tree	12" Ht.	1	—	—

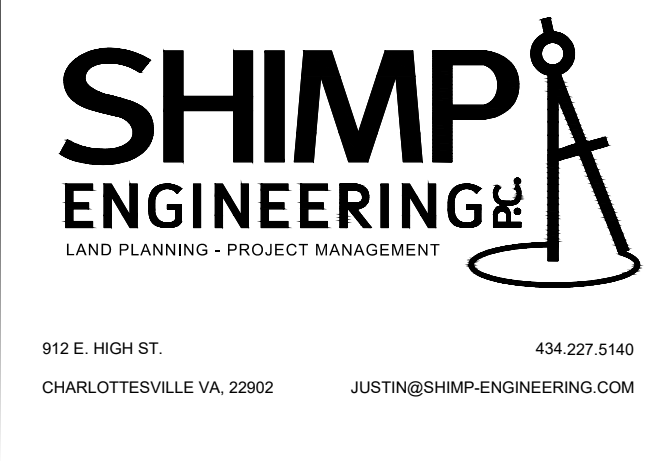
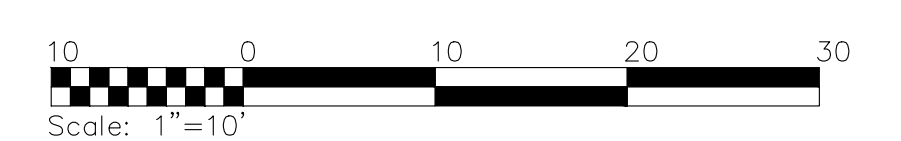
LANDSCAPING REQUIRED:
 SITE REQUIREMENT: 20% CANOPY REQUIRED.
 SITE AREA: AC (14,395 SF)
 14,395 SF x 20% = 2,879 SF
 CANOPY REQUIRED: 2,879 SF
 CANOPY TO BE PROVIDED: 2,904 SF

STREETSCAPE STANDARDS (Sec 4.4.5)

Designation for Street Classification of Neighborhood A	Required	Proposed
Clear Walk Zone width (min)	6 ft	6Ft
Greenscape Zone width (min)	5 ft	5Ft
Spacing of Large Trees in Greenscape Zone (min/avg)	20/30'	20' to 30'
Spacing of Small or Medium Trees in Greenscape Zone with overhead utilities (min/avg)	10/15'	N/A

***In order to maintain a 10' sewage easement free of tree roots, it is necessary to lay utilities closer to the road under the sidewalk. The location of the clear walk zone and greenscape zone are reversed, and shrubs and grass will be located in the greenscape zone.

- NOTES:
- All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
 - All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
 - All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.
 - All disturbed slopes 3:1 or steeper to have low maintenance ground cover.
 - Any existing tree proposed to remain shall be replaced in kind if negatively impacted by improvements associated with this project.



DESIGNED BY
Julia Moore
 CHECKED BY
Justin Shimp, P.E.

DEVELOPMENT PLAN - MAJOR
303 ALDERMAN RD

CHARLOTTESVILLE, VIRGINIA
SUBMISSION:
2024.07.16

FILE NO. **24.035**

LANDSCAPING PLAN

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