

HERSHBERGER ROAD, N.W. RTE 625, VARIABLE WIDTH

SIGHT DISTANCE FOR PROPOSED ENTRANCE:
THE CITY OF ROANOKE SIGHT DISTANCE TRIANGLE IS SHOWN ON THIS PLAN SHEET (10'X10' TRIANGLE).
"THE PROPOSED ENTRANCE CONFORMS TO THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCE". THE SIGHT DISTANCE TRIANGLE IS SHOWN ON THE PLAN. THE MINIMUM SIGHT DISTANCE IS 415'. SIGHT DISTANCE TRIANGLE CROSSES ADJACENT PROPERTY IN AREA OF EXISTING ENTRANCE, WHICH IS ALSO PROTECTED BY THE CITY OF ROANOKE SIGHT TRIANGLE (10'X10' TRIANGLE).

PLANT LEGEND:

- 3 RED MAPLE
Acer rubrum
(2" MINIMUM CALIPER)
- 3 EASTERN WHITE PINE
PINUS STROBUS
(5' HEIGHT AT PLANTING)
- 8 LELAND CYPRESS
X CUPRESSOCYPARIS LEYLANDII
(5' HEIGHT AT PLANTING)
- 5 NORTHERN BAYBERRY
Myrica pensylvanica
(24" HEIGHT)
- 12 HELLERS HOLLY
Ilex crenata 'compacta'
(24" HEIGHT)
- 14 ARISTOCRAT HOSTA

LANDSCAPING NOTES:

LANDSCAPING REQUIRED/PROPOSED:

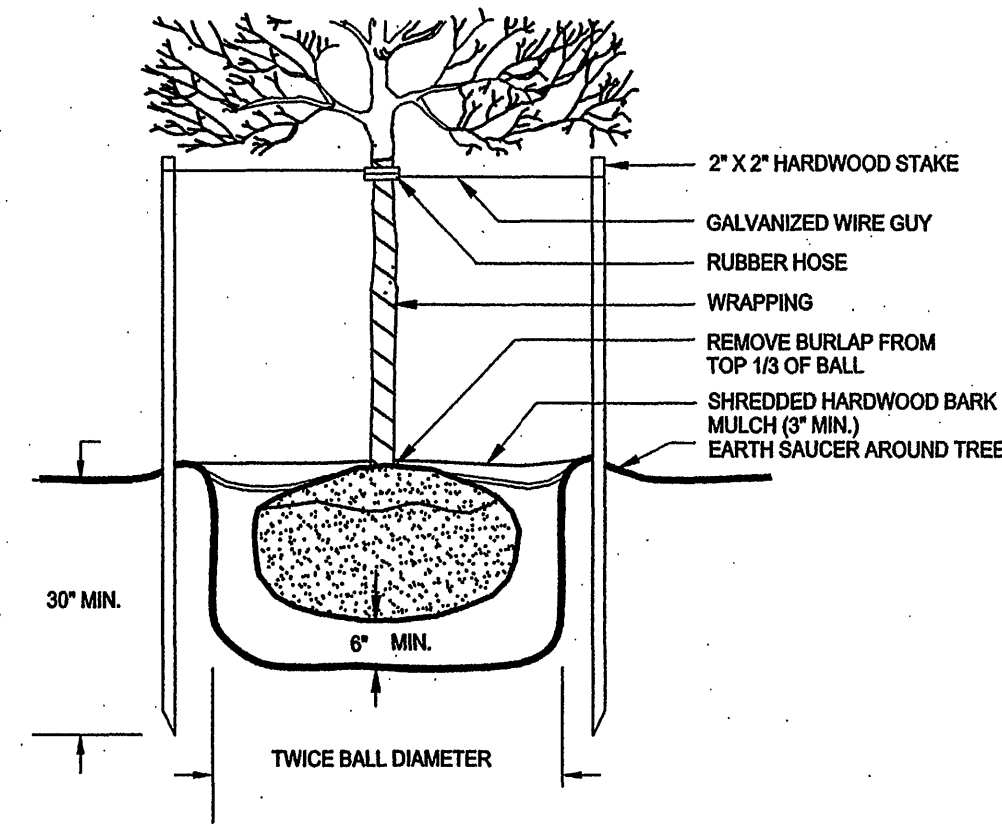
- REQUIRED 20 YEAR TREE CANOPY EQUAL TO 10% OF THE ENTIRE DEVELOPMENT SITE. (0.2201 ACRES) X 10% = 0.022 ACRES OR 959 SF REQUIRED. SEE TOTAL BELOW COUNTING TOWARD CANOPY COVER FOR COMPLIANCE.
- STREET TREES: WHEN MORE THAN 25' EXISTS BETWEEN BUILDING AND PUBLIC R/W, PROVIDE 1 TREE PER 50'. (N/A) PROFFERED CONCEPT PLAN INCLUDED STREET TREES. IN AREA WHERE PARKING IS ADJACENT TO SIDEWALK, STREET TREE IS REQUIRED PER PROFFERED PLAN. PROVIDED: 1 RED MAPLE WITHIN 8' OF SIDEWALK.
- FACADE PLANTING: NOT APPLICABLE
- BUFFER YARD: SOUTHWEST PROPERTY LINES 57.12'+25.28'=82.4'
TYPE D BUFFER, OPTION 1 6' SCREENING FENCE; 15' BUFFER - EVERGREEN TREES: 1 TREE/BLF; 11 TREES REQUIRED
PROVIDED: 8 LELAND CYPRESS (BELOW WALL) AND 3 EASTERN WHITE PINES (ABOVE WALL) ALL WITHIN 15' OF PROPERTY LINE
- THE PROPOSED PARKING AREA EXCLUSIVE OF DRIVEWAYS OR AISLE EQUALS 3170 SF. 10% OF 3170 SF = 317 SF REQUIRED.
PROVIDED: 2 RED MAPLES ALONG PARKING AREA.

PROVIDED TREE CANOPY TREES:
3 RED MAPLES @ 314 SF = 942 SF
3 EASTERN WHITE PINES @ 177 SF = 531 SF
4 EXISTING 10" DIA. WHITE PINES @ 177SF X3 = 2,124 SF
TOTAL CANOPY COVER = 3,597 SF

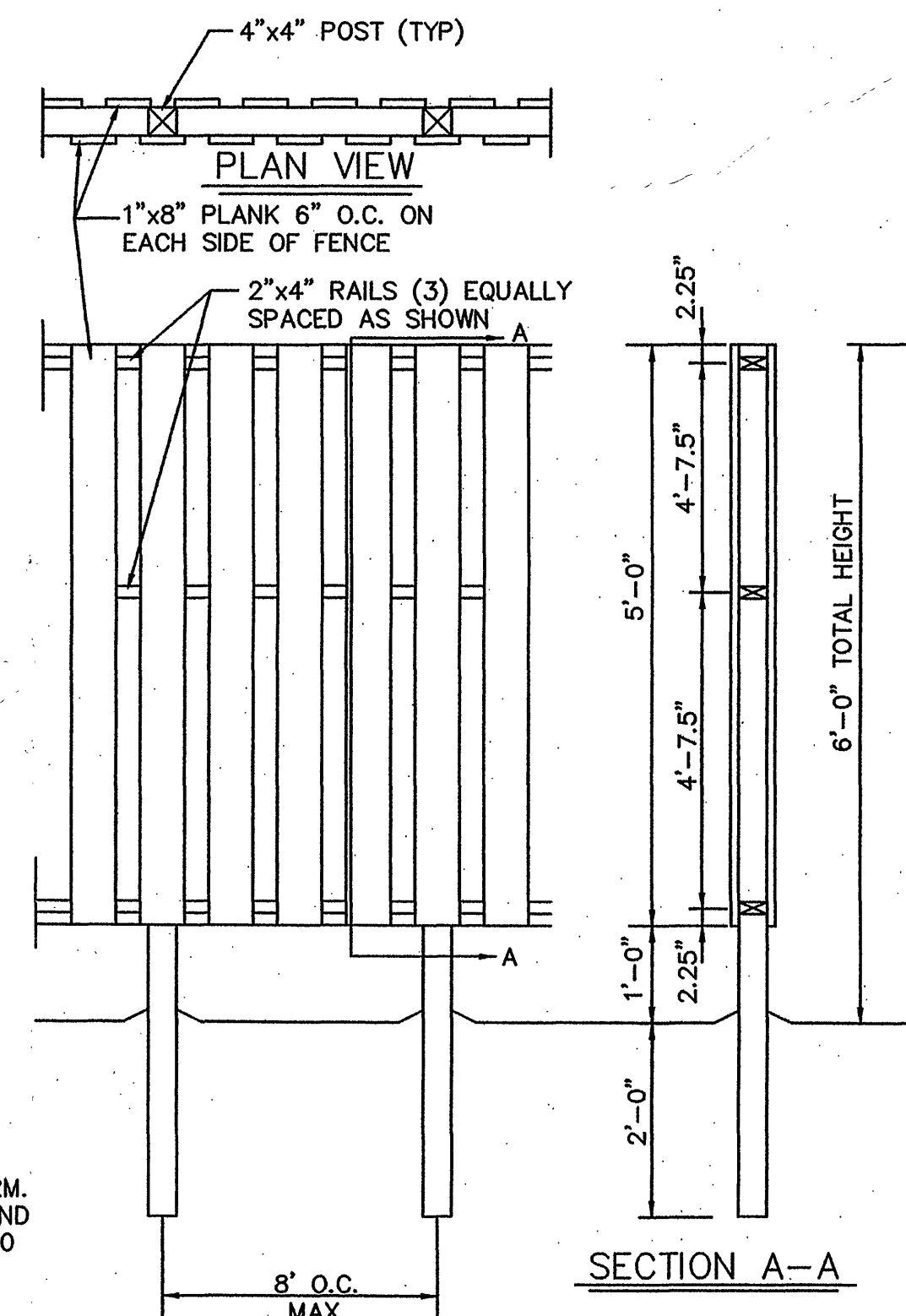
LANDSCAPING AND SOIL PLACEMENT FOR STORMWATER MANAGEMENT PLAN:
PROVIDE VEGETATIVE COVER AND SMALL GROWTH PLANTS TO PROMOTE INFILTRATION.
PROPOSED LANDSCAPE: SOIL TRENCH AS SHOWN ON SHEET C09.

5 NORTHERN BAYBERRY
6 HELLERS HOLLY
14 ARISTOCRAT HOSTA PLANTS
PERMANENT SEEDING WITH MIXTURE OF K31, FESCUE, AND CLOVER.

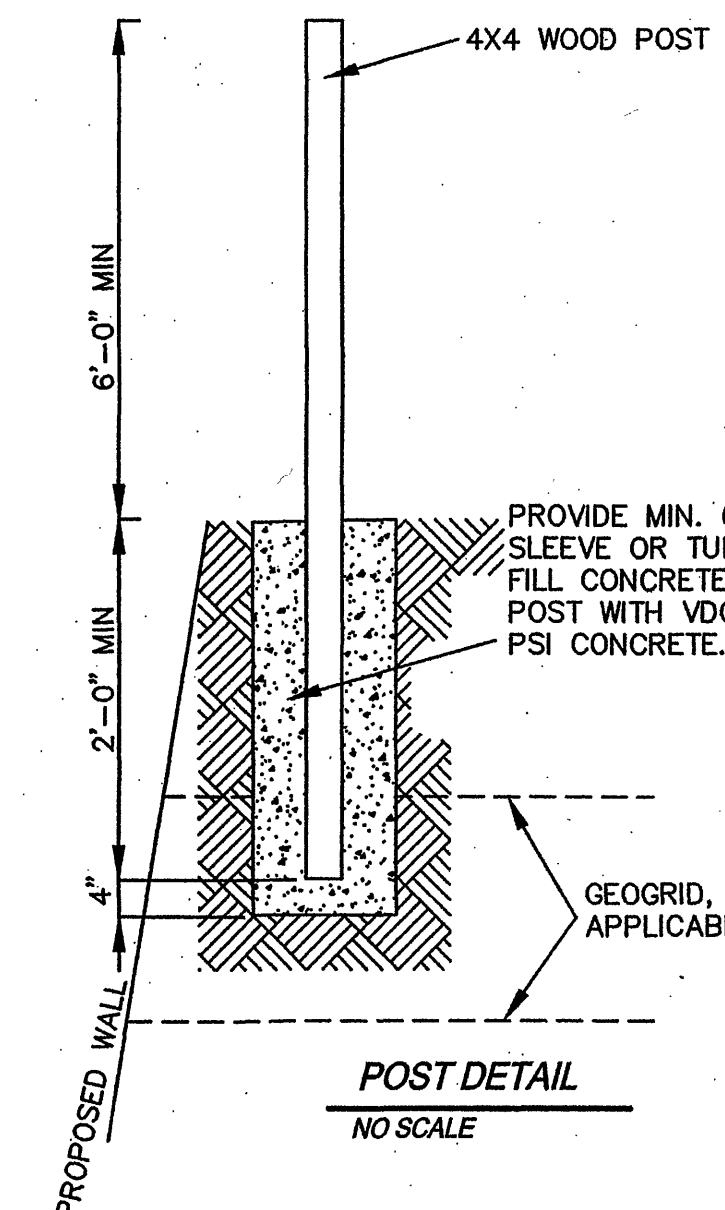
*NO OUTSIDE LIGHTING IS PROPOSED FOR THIS SITE.
*NO EXTERIOR DUMPSTER IS SHOWN ON THIS SITE.



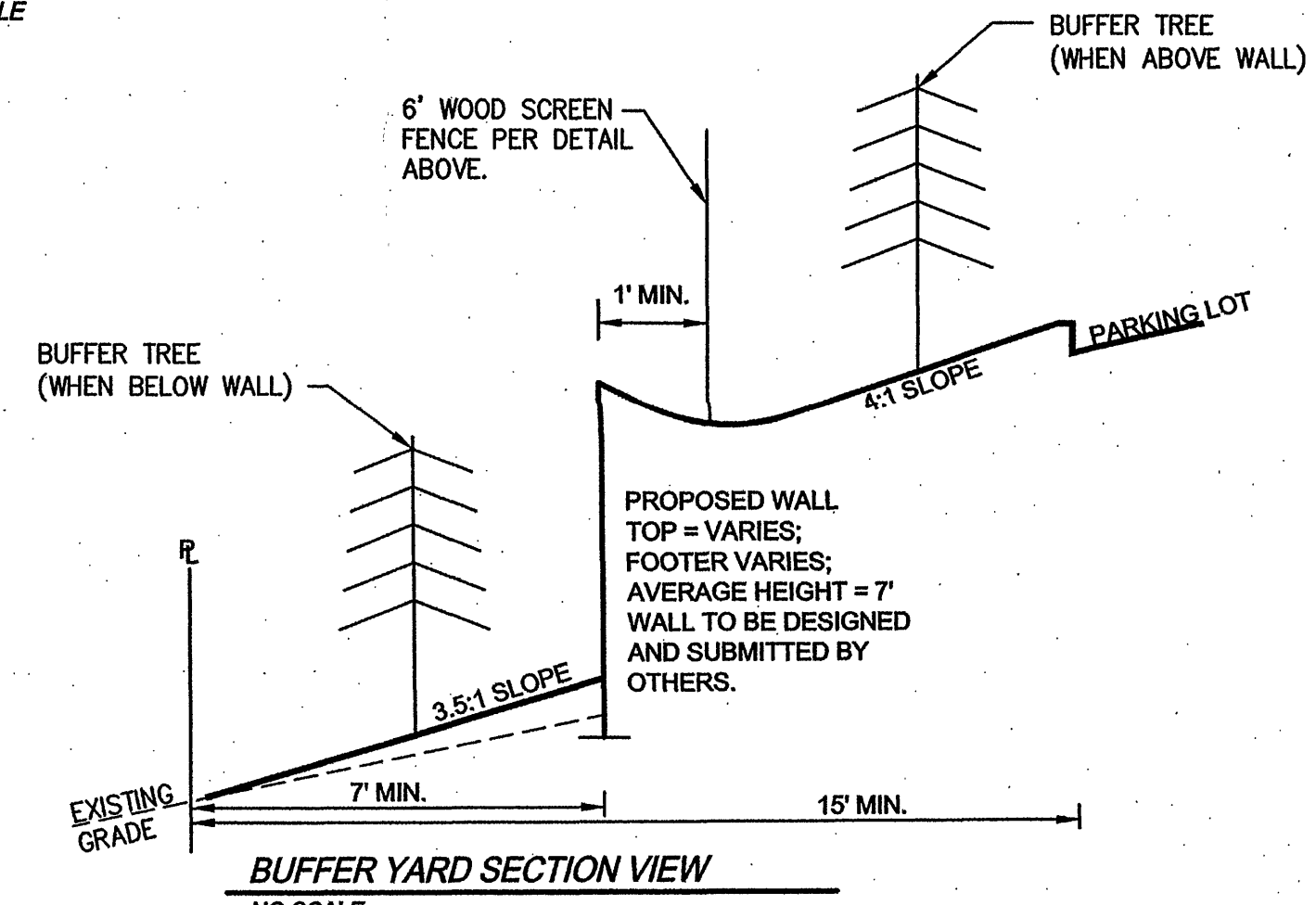
TREE PLANTING - UP TO 4" CALIPER
NO SCALE



FENCE DETAIL
NO SCALE



POST DETAIL
NO SCALE

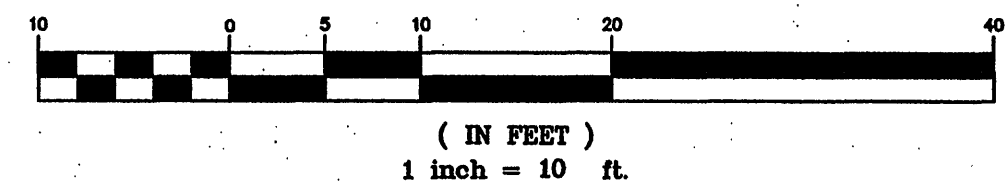


BUFFER YARD SECTION VIEW
NO SCALE

PAVEMENT LEGEND

- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- SIDEWALK

GRAPHIC SCALE



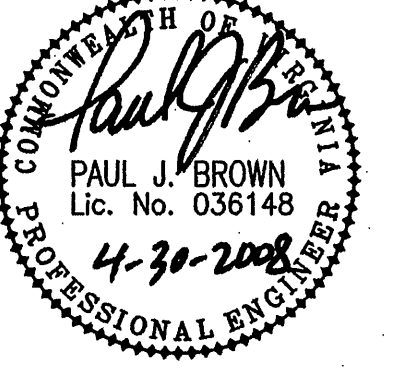
**Comprehensive Site Plan for
Star City Developers, Inc.
Hershberger Station**
Hershberger Road, N.W.
City of Roanoke, Virginia

REVISIONS:
Address City of Roanoke Comments
Address City of Roanoke Comments
Address City of Roanoke Comments

DESIGNED BY: MFW
DRAWN BY: MFW
CHECKED BY: PJB
SCALE: 1"=10'
DATE: 27 February 2008

SHEET TITLE:
Dimensional &
Landscape
Plan

C03
03 OF 08
PROJECT NUMBER:
08-0022-02



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