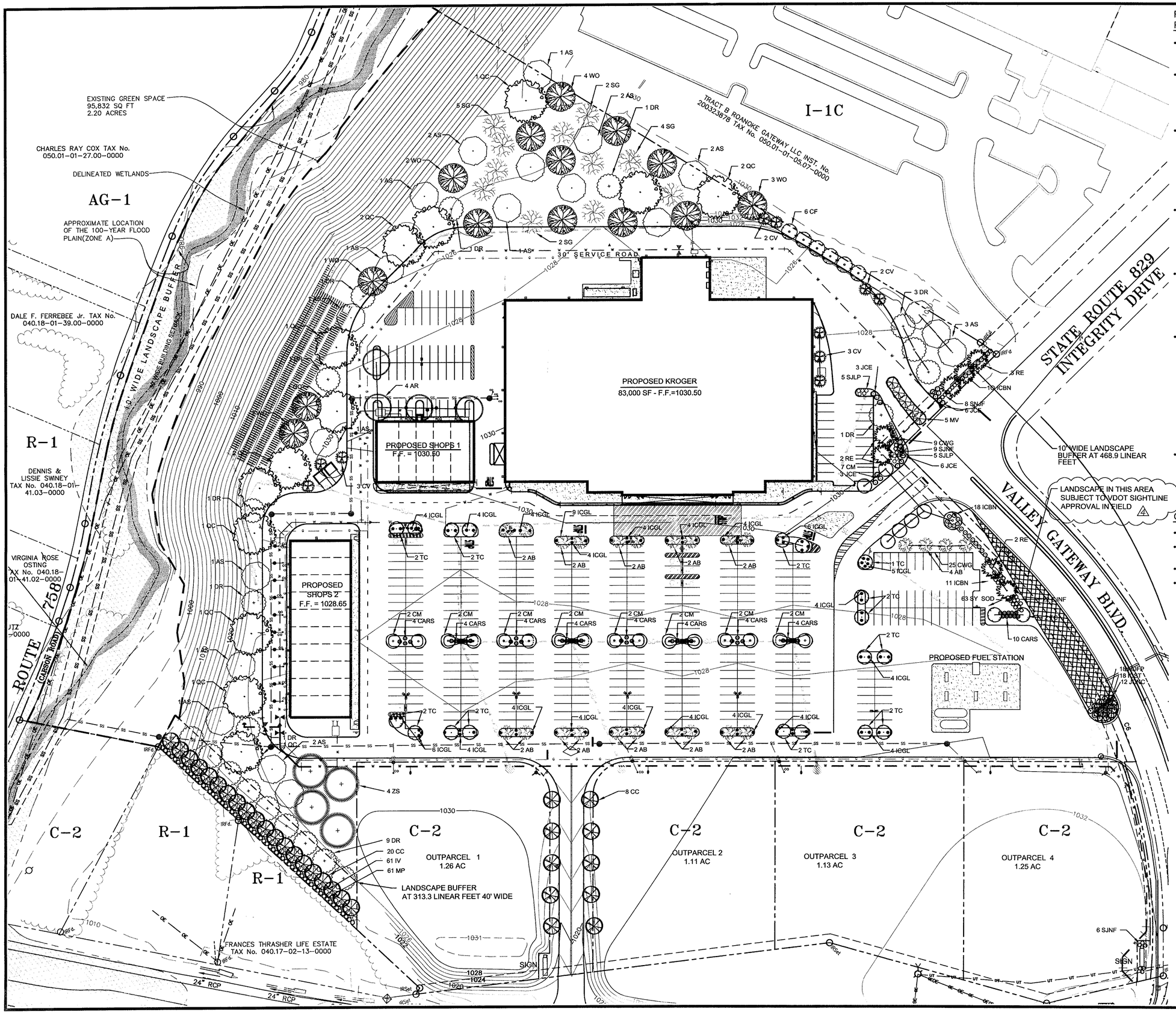

Roanoke County Code Compliance Information
Per Sec. 30-92 Screening, Landscaping & Buffer Yards:

- Per Section 30-92-2 Administration, (C) Irrigation Type

Description: New plantings will be hand-watered until established.

- Per Section 30-92-5 Standards & Specifications, (A) General,1 Native Plants

Description: A minimum of 50% of plantings shall be native to Virginia.

Plan Depicts: Refer to master planting schedule that shows 74% of new plantings canopy coverages are native to the mountain region of Virginia.

- Per Section 30-92-6 Applicability of Regulations & Specifications, (A) Buffer Yard Requirements, Chart 1

Description: Site zoning C-2 adjoining R-1 zoned property requires Type C Buffer Yard. Option 1 for development requires a 40' buffer with large trees at 30' OC, small trees at 15' OC, one row of evergreen and one row of deciduous shrubs all at 5' OC.

Plan Depicts: For 313.3 LF of shared property line, plan depicts 9 large tree 20 small trees, 61 evergreen and 61 deciduous shrubs.

- Per Section 30-92-6 Applicability of Regulations & Specifications, (B) Plantings Adjacent To ROW Requirements, 1 & 2

Description: A 10' wide landscape buffer is required with one large deciduous tree per 30 LF and 2 shrubs per 5 LF of ROW frontage.

Plan Depicts: For 468.9 LF of ROW frontage, plan depicts modified quantities allowed by Roanoke County.

- Per Section 30-92-6 Applicability of Regulations & Specifications, (C) Plantings At Parking Areas Requirements, 2 & 3

Description: One large deciduous tree required per landscaped area and one landscaped island per 15 spaces and at ends of rows with 1 large tree and groundcover, and 3 shrubs per 15 parking spaces.

Plan Depicts: Plan depicts modified quantities allowed by Roanoke County.

- Per Section 30-92-6 Applicability of Regulations & Specifications, (D) New and/or Expanded Development Landscape Requirements, 1-3

Description: 35% tree canopy coverage for total land area of proposed 240,886

Plan Depicts: Plan depicts modified quantities allowed by Roanoke County. See calculations below.

PLANT TYPE	CANOPY	QTY.		COVERAGE
Large Deciduous Trees:	1250 SF Each	x 92	=	115,000 SF
Small Deciduous Trees:	250 SF Each	x 112	=	28,000 SF
Large Shrubs:	10 SF Each	x 122	=	1,220 SF
Small Shrubs:	5 SF Each	x 298	=	1,490 SF
Existing Green Area				95,832 SF
Total Proposed Canopy Coverage				241,542 SF

- Per Section 30-92-6 Applicability of Regulations & Specifications, (E) Additional Screening Requirements, 1

Description: All refuse service areas shall be screened.

Plan Depicts: All refuse areas have been screened with plantings.

General Notes:

- This sheet is for planting purposes only.
- See sheet 15 for master plant schedule, planting notes and all associated planting details.
- See civil sheets for proposed utility layouts and associated information.
- See civil sheets for dimensional layouts of all new features.

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NEW STORE SITE: R-391
VINTON MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	BY
3	06/10/07	Per VDOT Comments	MCP
2	05/24/07	Per Kroger Comments	MCP
1	02/28/07	Per Roanoke County Comments	MBH

LANDSCAPE PLAN

COMMONWEALTH OF VIRGINIA
RICHARD C. WHITE
NO. 020021
7-23-07
PROFESSIONAL ENGINEER

Designed By	MBH
Drawn By	MBH
Checked By	RCW
Approved By	RCW
Submitted By	RCW
Drawing 3155A_landscape plan REV4.dwg	
Date	11/20/06
Scale	1"=50'
Commission No.	3155A
Sheet	17 of 22