

LANDSCAPING:

STREET TREES:

1 DECIDUOUS TREE PER 50' OF FRONTAGE
388' OF RIGHT-OF-WAY
9 STREET TREES REQUIRED

9 STREET TREES PROVIDED

LOT LANDSCAPING:

LOT 1:
DEVELOPMENT IMPERVIOUS SURFACE RATIO: 27%
CANOPY REQUIREMENTS:
LOT AREA: 5,788 S.F.
15%=868 S.F. REQUIRED
1,196 S.F. PROVIDED

FACADE SHRUBS: 62 LF TOTAL
16 SHRUBS REQUIRED
16 SHRUBS PROVIDED

LOT 2:
DEVELOPMENT IMPERVIOUS SURFACE RATIO: 27%
CANOPY REQUIREMENTS:
LOT AREA: 6,174 S.F.
15%=926 S.F. REQUIRED
1,196 S.F. PROVIDED

FACADE SHRUBS: 36 LF TOTAL
9 SHRUBS REQUIRED
9 SHRUBS PROVIDED

LOT 3:
DEVELOPMENT IMPERVIOUS SURFACE RATIO: 27%
CANOPY REQUIREMENTS:
LOT AREA: 5,825 S.F.
15%=874 S.F. REQUIRED
1,196 S.F. PROVIDED

FACADE SHRUBS: 28 LF TOTAL
7 SHRUBS REQUIRED
7 SHRUBS PROVIDED

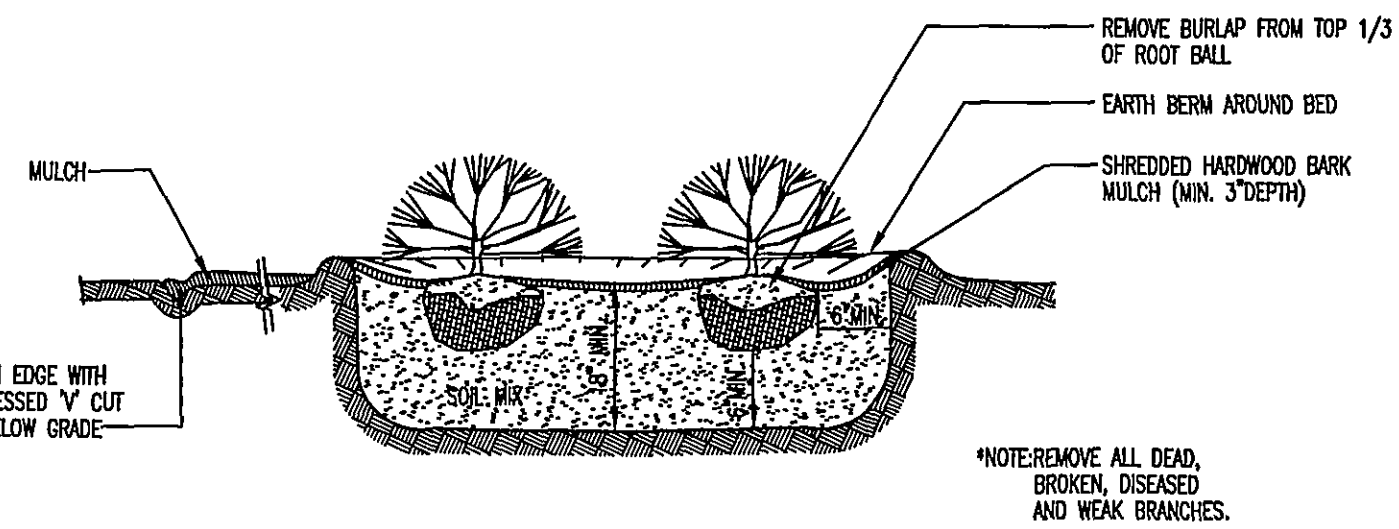
LOT 4:
DEVELOPMENT IMPERVIOUS SURFACE RATIO: 27%
CANOPY REQUIREMENTS:
LOT AREA: 6,290 S.F.
15%=944 S.F. REQUIRED
1,196 S.F. PROVIDED

FACADE SHRUBS: 36 LF TOTAL
9 SHRUBS REQUIRED
9 SHRUBS PROVIDED

LOT 5:
DEVELOPMENT IMPERVIOUS SURFACE RATIO: 27%
CANOPY REQUIREMENTS:
LOT AREA: 6,990 S.F.
15%=1,049 S.F. REQUIRED
1,196 S.F. PROVIDED

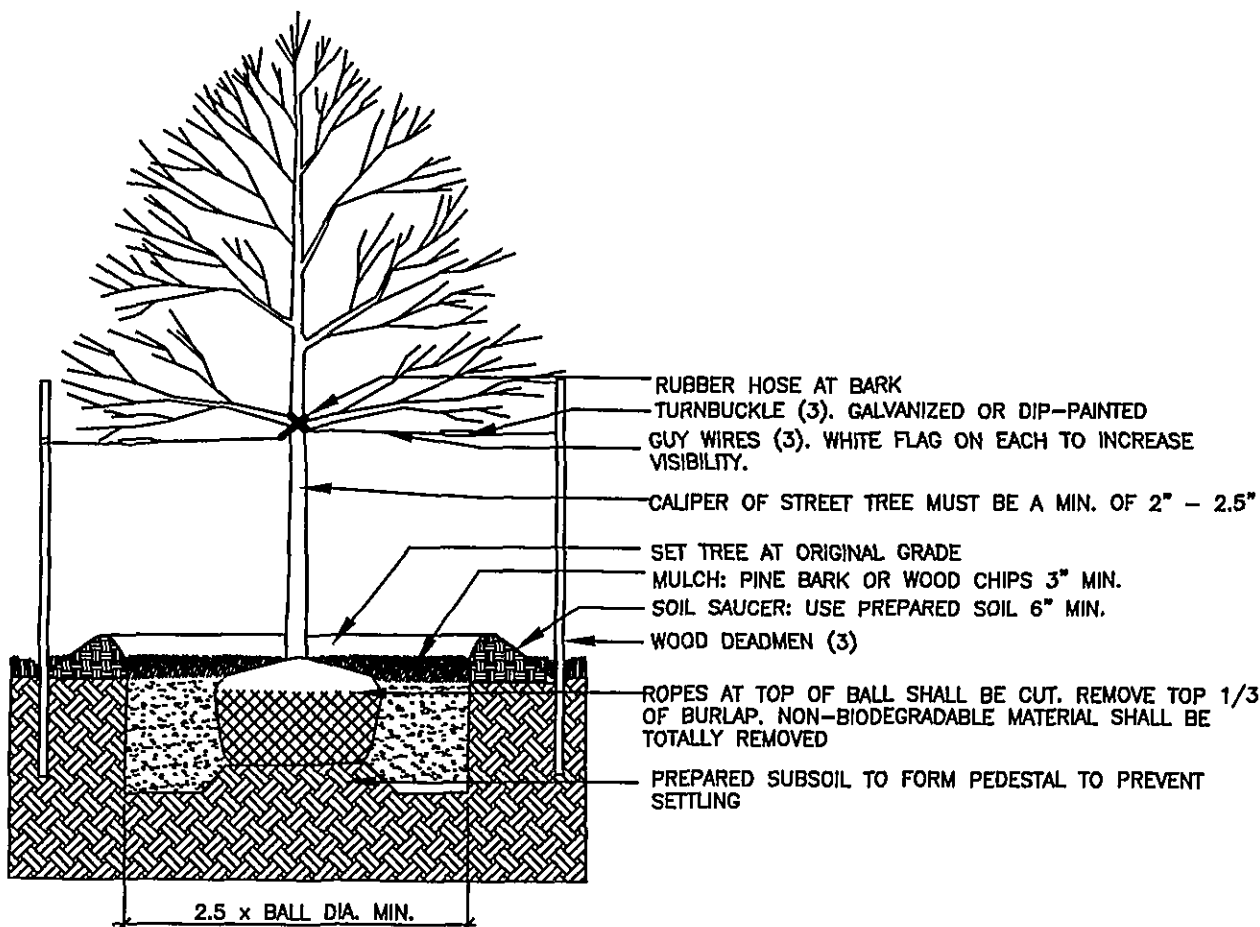
FACADE SHRUBS: 36 LF TOTAL
9 SHRUBS REQUIRED
9 SHRUBS PROVIDED

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
ACER RUBRUM 'OCTOBER GLORY' RED MAPLE (314 S.F. CANOPY) (MIN. 2" CALIPER FOR YARD) MIN. 2.5" CALIPER FOR BIOTENTION AREA	3	3	3	3	3
BETULA NIGRA RIVER BIRCH (254 S.F. CANOPY) MIN. 2" CALIPER AT PLANTING	1	1	1	1	1
ILEX CRENATA 'COMPACTA' COMPACT JAPANESE HOLLY MIN. 18" AT PLANTING	16	9	7	9	9
EUONYMUS ALATUS WINGED EUONYMUS MIN. 36" AT PLANTING	4	4	4	4	4
ILEX VERTICILLATA WINTERBERRY MIN. 36" AT PLANTING	5	5	5	5	5
TOTAL CANOPY	1,196 S.F.	1,196 S.F.	1,196 S.F.	1,196 S.F.	1,196 S.F.



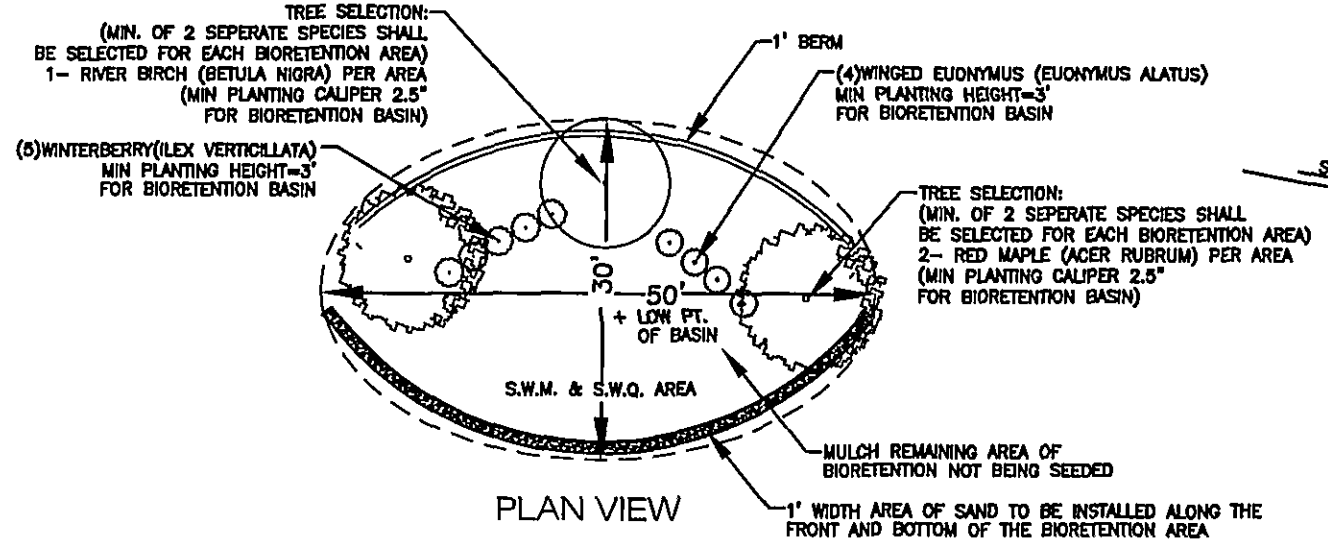
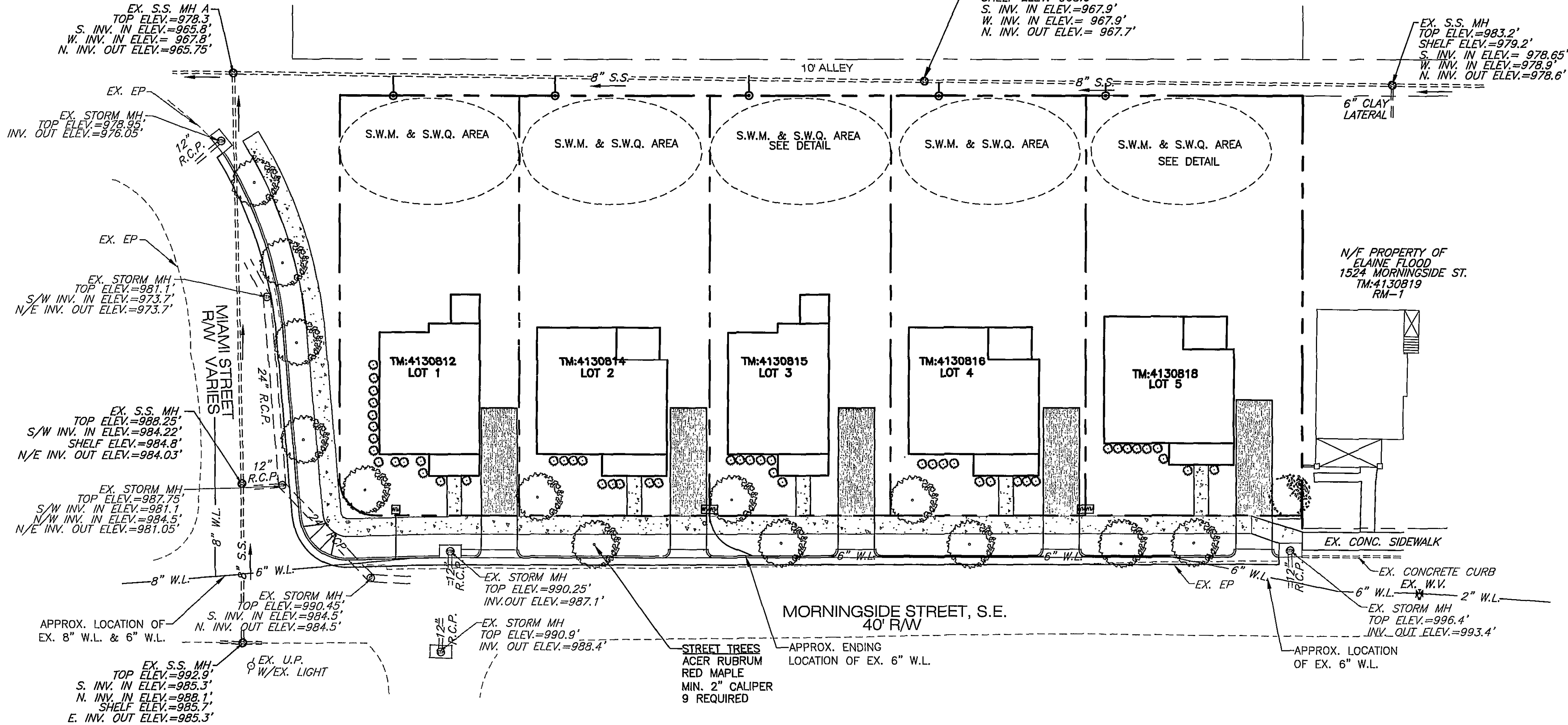
SHRUB PLANTING DETAIL

NOT TO SCALE



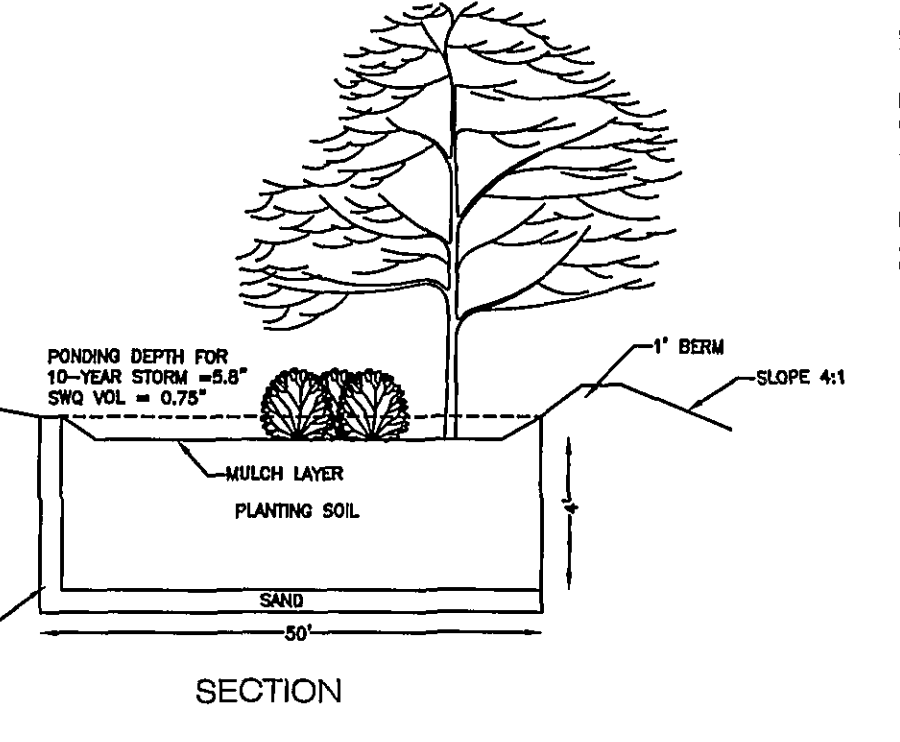
PLANTING DETAIL

NO SCALE



BIOTENTION DETAIL
(TYP. LANDSCAPE & CONSTRUCTION DETAILS)

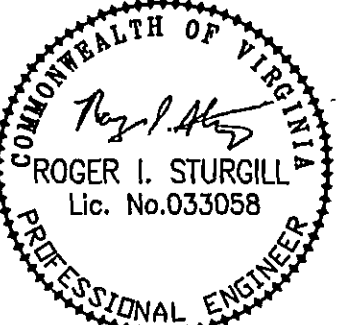
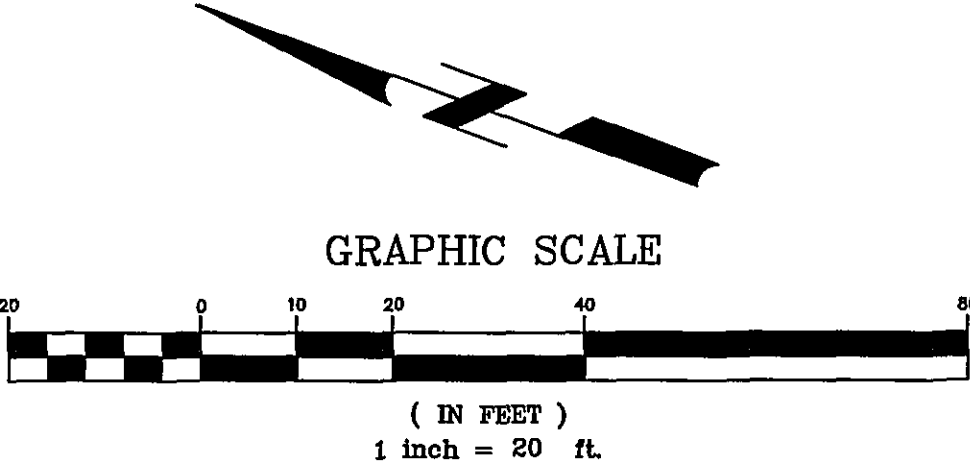
N.T.S.



PLANTING NOTES:
1. THE PLANTING SOIL USED IN THE BIOTENTION AREA MUST HAVE A COMPOSITION OF AT LEAST 10% TO 25% CLAY AND SHALL BE OF A SANDY LOAM OR LOAMY SAND TEXTURE. LOAMY SOILS MAY BE USED IF THE COMPOSITION CONSISTS OF 35% SAND.
2. THE PLANTING SOIL SHALL BE OF UNIFORM COMPOSITION, FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN ONE INCH, BRUSH, OR ANY OTHER MATERIAL OR SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH, OR A HINDRANCE TO PLANTING OR MAINTENANCE OPERATIONS, AND SHALL BE FREE OF PLANTS OR PLANT PARTS OF BERBERIS, QUACK GRASS, JOHNSON GRASS, MUGWORT, NUTSEDGE, POISON IVY, AND CANADIAN THISTLE.
3. THE PLANTING SOIL MUST HAVE THE FOLLOWING CRITERIA:
PH RANGE - 5.5 TO 6.5
ORGANIC MATTER - 1.5% TO 3.0%
MAGNESIUM - 35 LBS/ACRE
PHOSPHORUS - 100 LBS/ACRE
POTASSIUM - 85 LBS/ACRE
SOLUBLE SALTS - NOT TO EXCEED 500 PPM

DESIGN CRITERIA:
VOLUME PROVIDED FOR STORMWATER QUALITY AND STORMWATER QUANTITY
VOLUME REQUIRED FOR SWQ: 65 C.F.
VOLUME REQUIRED FOR SWQ: 65 C.F.
VOLUME PROVIDED: 593 C.F.

BIOTENTION DETAILS TYP.:
WIDTH: 50'
LENGTH: 50'
PONDING DEPTH: MAX DEPTH 5.0"
PLANTING SOIL DEPTH: 4"
SAND BED DEPTH: 1"
GRASS BUFFER STRIP: 10' MIN.
BED HEIGHT: 1'



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MORNINGSIDE SUBDIVISION LANDSCAPE PLAN CITY OF ROANOKE, VIRGINIA

DRAWN BY: BTC
DESIGNED BY: BTC
CHECKED BY: SMH
DATE: 1-25-08

REVISIONS:
3-12-08
4-9-08
7-11-08

SCALE: 1"=20'

SHEET NO.

C-4

JOB NO.
R0700289.00