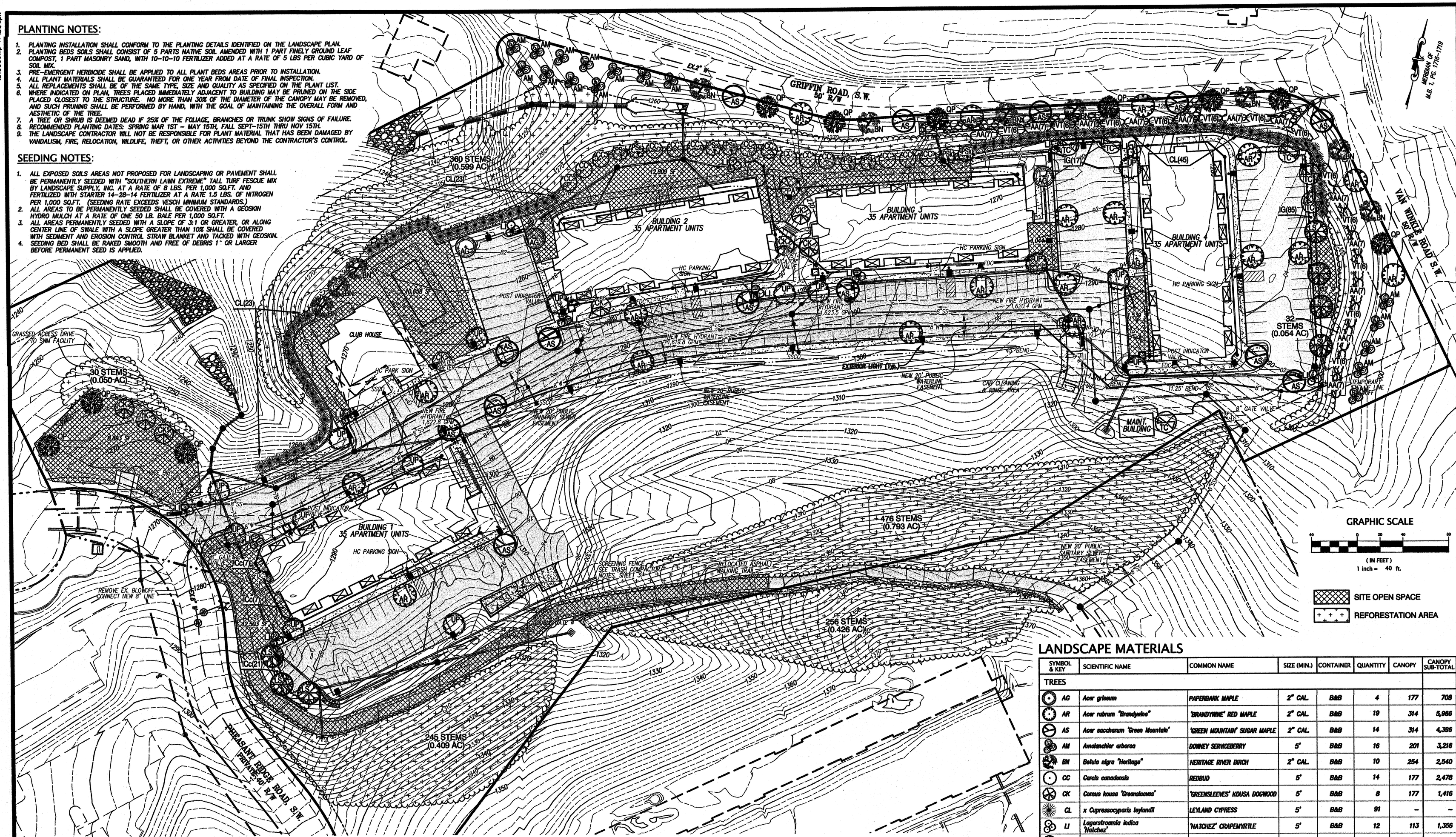
PLANTING NOTES:

1. PLANTING INSTALLATION SHALL CONFORM TO THE PLANTING DETAILS IDENTIFIED ON THE LANDSCAPE PLAN.
2. PLANTING BEDS SOILS SHALL CONSIST OF 5 PARTS NATIVE SOIL AMENDED WITH 1 PART FINELY GROUND LEAF COMPOST, 1 PART MASONRY SAND, WITH 10-10-10 FERTILIZER ADDED AT A RATE OF 5 LBS PER CUBIC YARD OF SOIL MIX.
3. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AREAS PRIOR TO INSTALLATION.
4. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
5. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE AND QUALITY AS SPECIFIED ON THE PLANT LIST.
6. WHERE INDICATED ON PLAN, TREES PLACED IMMEDIATELY ADJACENT TO BUILDING MAY BE PRUNED ON THE SIDE PLACED CLOSEST TO THE STRUCTURE. NO MORE THAN 30% OF THE DIAMETER OF THE CANOPY MAY BE REMOVED, AND SUCH PRUNING SHALL BE PERFORMED BY HAND, WITH THE GOAL OF MAINTAINING THE OVERALL FORM AND AESTHETIC OF THE TREE.
7. A TREE OR SHRUB IS DEEMED DEAD IF 25% OF THE FOLIAGE, BRANCHES OR TRUNK SHOW SIGNS OF FAILURE.
8. RECOMMENDED PLANTING DATES: SPRING MAR 1ST – MAY 15TH, FALL SEPT-15TH THRU NOV 15TH.
9. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE CONTRACTOR'S CONTROL.

SEEDING NOTES:

1. ALL EXPOSED SOILS AREAS NOT PROPOSED FOR LANDSCAPING OR PAVEMENT SHALL BE PERMANENTLY SEEDED WITH "SOUTHERN LAWN EXTREME" TALL TURF FESCUE MIX BY LANDSCAPE SUPPLY, INC. AT A RATE OF 8 LBS. PER 1,000 SQ.FT. AND FERTILIZED WITH STARTER 14-28-14 FERTILIZER AT A RATE 1.5 LBS. OF NITROGEN PER 1,000 SQ.FT. (SEEDING RATE EXCEEDS VESCH MINIMUM STANDARDS.)
2. ALL AREAS TO BE PERMANENTLY SEEDED SHALL BE COVERED WITH A GEOSKIN HYDRO MULCH AT A RATE OF ONE 50 LB. BALE PER 1,000 SQ.FT.
3. ALL AREAS PERMANENTLY SEEDED WITH A SLOPE OF 3:1 OR GREATER, OR ALONG CENTER LINE OF SWALE WITH A SLOPE GREATER THAN 10% SHALL BE COVERED WITH SEDIMENT AND EROSION CONTROL STRAW BLANKET AND TACKED WITH GEOSKIN.
4. SEEDING BED SHALL BE RAKED SMOOTH AND FREE OF DEBRIS 1" OR LARGER BEFORE PERMANENT SEED IS APPLIED.



PARKING CANOPY COVERAGE:

PARKING AREA: 64,466 SF
CANOPY COVERAGE REQUIRED (20%): 12,893.2 SF
REQUIRED PERIMETER PLANTING CANOPY PROVIDED: 4,498 SF
1 – AR @ 314 SF
3 – LI @ 113 SF = 339 SF
7 – LS @ 314 SF = 2,198 SF
5 – TC @ 177 SF = 885 SF
3 – UP @ 254 SF = 762 SF
REMAINING REQUIRED PARKING CANOPY: 8,395.2 SF
50% INTERIOR CANOPY REQUIRED: 4,197.6 SF
INTERIOR PARKING CANOPY PROVIDED: 5,652 SF
11 – AR @ 314 SF = 3,454 SF
7 – AS @ 314 SF = 2,198 SF
REMAINING PROVIDED PARKING CANOPY: 4,263 SF
4 – AG @ 177 SF = 708 SF
1 – AS @ 314 SF
2 – CK @ 177 = 354 SF
6 – LI @ 113 SF = 678 SF
1 – TC @ 177
8 – UP @ 254 SF = 2,032 SF

TOTAL NEW PARKING CANOPY PROVIDED: 14,413 SF (22.4%)

NOTE: ONLY TREES PLANTED WITHIN 8' OF PARKING AREA PAVEMENT ARE INCLUDED IN THE TOTALS SHOWN ABOVE.

SITE CANOPY COVERAGE:

MXPUD DISTRICT MINIMUM CANOPY COVERAGE REQUIREMENT: 15%

SITE AREA (DISTURBED AREA): 486,047 SF (11.16 AC)
REQUIRED SITE CANOPY COVERAGE: 72,906 SF

PARKING LOT CANOPY PROVIDED: 14,413 SF

NEW SITE CANOPY PROVIDED OTHER THAN PARKING: 19,069 SF

SLOPE REVEGETATION CANOPY PROVIDED:
2,266 AC x 48,960 SF = 110,943 SF

TOTAL CANOPY COVERAGE PROVIDED: 144,425 SF (29.7%)

SITE OPEN SPACE:

MINIMUM REQUIRED OPEN SPACE PER DWELLING UNIT: 300 SF

TOTAL OPEN SPACE PROVIDED: 49,795 SF
OPEN SPACE PER DWELLING UNIT: 49,795 SF÷140 UNITS = 356 SF/UNIT

REFORESTATION AREAS NOTES:

AS STATED ON THE MXPUD ZONING AMENDMENT:

DISTURBED AREAS OF DEVELOPMENT THAT ARE NOT INTENDED TO RECEIVE HARDSCAPE, TURF, FORMALIZED PLANTINGS, OR ARE DESIGNATED AS OPEN SPACE SHALL BE RE-VEGETATED WITH NATIVE MIXED FOREST WHIPS AT A RATE OF 600 STEMS PER ACRE (80% HARDWOOD/20% CONIFER, WITH AN EVEN DISTRIBUTION OVER PLANTING AREA)

THE TREE WHIPS SHALL BE OBTAINED FROM NURSERY OR WHOLESALER DURING THE RECOMMENDED PLANTING TIME (DORMANT SEASON) FOR THE SPECIFIED MIX. PLANTING SHALL BE ACCOMPLISHED BY USE OF A SOIL AUGER OR OTHER HAND-OPERATED TOOL(S) SUFFICIENT TO PROVIDE A PLANTING HOLE OF ADEQUATE DIAMETER AND DEPTH FOR THE WHIPS.

PROPOSED CANOPY COVERAGE VALUES FOR REFORESTATION AREA ARE CALCULATED AT 50% OF THE 20-YEAR CANOPY APPROVED BY THE CITY OF ROANOKE, AS FOLLOWS:
480 HARDWOOD TREES PER ACRE
AVG. CANOPY OF (0.5 X 177 SF) 88 SF PER PLANT = 42,240 SF
120 CONIFER TREES PER ACRE
AVG. CANOPY OF (0.5 x 113 SF) 56 SF PER PLANT = 6,720 SF
TOTAL CANOPY COVERAGE VALUE PER ACRE: 48,960 SF

LANDSCAPE NOTES:

1. ALL TREE MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS AS DESCRIBED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. ALL SHRUB MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS AS DESCRIBED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. SHRUB MATERIALS SHALL BE WELL-ROOTED AND A MINIMUM OF 3-GALLON CONTAINER SIZE.
3. THE PLANTING OF TREES AND SHRUBS SHALL BE DONE IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VA NURSERYMEN'S ASSOCIATION, THE VA SOCIETY OF LANDSCAPE DESIGNERS AND THE VA CHAPTER OF THE ASLA.
4. AT THE TIME OF DELIVERY, ALL PLANT MATERIALS NOT IMMEDIATELY PLACED IN THEIR FINAL PLANTING LOCATION MUST BE STORED IN A SHADED LOCATION WITH ADEQUATE AIR CIRCULATION, AND BE KEPT MOIST.
5. THIS PLAN IS TO SATISFY THE MINIMUM REQUIREMENTS OF THE CITY OF ROANOKE ZONING ORDINANCE. THE DEVELOPER MAY INCREASE PLANTING DENSITY BEYOND THE MINIMUM REQUIREMENTS.
6. WHERE SCREENING FENCE IS SHOWN AROUND DUMPSTER(S) OR GROUND-MOUNTED EQUIPMENT, THE FENCE SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 36.2-640 AND 36.2-642(c) OF THE ROANOKE CITY ZONING ORDINANCE. THIS PLAN ANTICIPATES THE USE OF SOLID PANEL PVC OR TREATED WOOD FENCING OF SUFFICIENT HEIGHT TO SCREEN MECHANICAL EQUIPMENT, AND AT LEAST 1' ABOVE THE HEIGHT OF ANY DUMPSTER OR OTHER REFUSE CONTAINER TO BE SCREENED. COORDINATE MECHANICAL EQUIPMENT LOCATIONS WITH ARCHITECTURAL PLANS. SEE SCREENING FENCE DETAIL FOR GROUND MOUNTED MECHANICAL EQUIPMENT ON SHEET 14, THIS SET. SEE SCREENING FENCE DETAIL FOR TRASH COMPACTOR ON SHEET 3, THIS SET.

LANDSCAPE MATERIALS

SYMBOL & KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	CONTAINER	QUANTITY	CANOPY	CANOPY SUB-TOTAL
TREES							
AG	Acer griseum	PAPERBARK MAPLE	2" CAL.	B&B	4	177	708
AR	Acer rubrum 'Brandywine'	'BRANDYWINE' RED MAPLE	2" CAL.	B&B	19	314	5,966
AS	Acer saccharum 'Green Mountain'	'GREEN MOUNTAIN' SUGAR MAPLE	2" CAL.	B&B	14	314	4,396
AM	Amelanchier arborea	DOWNEY SERVICEBERRY	5'	B&B	16	201	3,216
BN	Betula nigra 'Heritage'	HERITAGE RIVER BIRCH	2" CAL.	B&B	10	254	2,540
CC	Cercis canadensis	REDBUD	5'	B&B	14	177	2,478
CK	Cornus kousa 'Greensleeves'	'GREENSLEEVES' KOUSA DOGWOOD	5'	B&B	8	177	1,416
CL	x Cupressocyparis leylandii	LEYLAND CYPRESS	5'	B&B	91	–	–
LI	Lagerstroemia indica 'Natchez'	'NATCHEZ' CRAPEMYRTLE	5'	B&B	12	113	1,356
LS	Liquidambar styraciflua 'Happdalf'	'HAPPIDAZE' SWEETGUM	2" CAL.	B&B	7	314	2,198
PA	Platanus x acerifolia 'Bloodgood'	'BLOODGOOD' LONDON PLANETREE	2" CAL.	B&B	1	380	380
PSk	Prunus serrulata 'Kwanzan'	'KWANZAN' FLOWERING CHERRY	2" CAL.	B&B	4	177	708
PSs	Prunus serrulata 'Snowgoose'	'SNOWGOOSE' FLOWERING CHERRY	2" CAL.	B&B	4	177	708
QP	Quercus phellos	WILLOW OAK	2" CAL.	B&B	10	254	2,540
TC	Tilia cordata 'Greenspire'	'GREENSPIRE' LITTLELEAF LINDEN	2" CAL.	B&B	6	177	1,062
UP	Ulmus parvifolia 'Allee'	'ALLEE' LACEBARK ELM	2" CAL.	B&B	15	254	3,810
SHRUBS / GROUNDCOVER							
AA	Aronia arbutifolia 'Brilliantissima'	'BRILLIANT RED' CHOKEBERRY	18"	#3	1	–	–
ICo	Ilex crenata 'Compacta'	'COMPACTA' JAPANESE HOLLY	18"	#3	1	–	–
IG	Ilex glabra 'Nigra'	'NIGRA' INKBERRY	18"	#3	1	–	–
VT	Viburnum trilobum	AMERICAN CRANBERRYBUSH VIBURNUM	18"	#3	1	–	–
					TOTAL CANOPY		33,482

THE QUANTITIES LISTED IN THIS TABLE MATCH THE QUANTITIES SHOWN ON THE PLAN. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCY OR QUESTION.

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HOWARD P. BOGGESS, II
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LANDSCAPE ARCHITECT
8/28/13

LANDSCAPE PLAN

COMPREHENSIVE DEVELOPMENT PLAN
FOR
PHEASANT RIDGE APARTMENTS
PREPARED FOR
SMITH/PACKETT MED-COM, L.L.C.
SITUATED ALONG PHEASANT RIDGE ROAD
CITY of ROANOKE, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: August 28, 2013
SCALE: 1" = 40'
COMMISSION NO: 12-166

SHEET 11 OF 16

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