

LEGEND

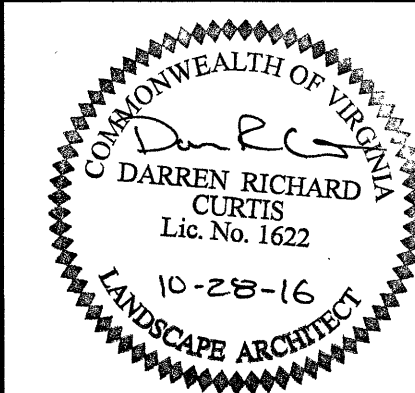
EXISTING:	
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DIP	DUCTILE IRON PIPE
EM	ELECTRIC METER
FH	FIRE HYDRANT
FM	FORCE MAIN
FOC	FIBER OPTIC CABLE
GM	GAS METER
GNDL	GROUND LIGHT
IF	IRON FOUND
IS	IRON SET
LP	LIGHT POLE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
SMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
WM	WATER METER
WV	WATER VALVE
6TR10	TREE DIA. IN INCHES/TREE/CANOPY DIA. IN FEET
x 419.68	SPOT ELEVATION
---	PROPERTY BOUNDARY
---	UTILITY EASEMENT
---	CONTOURS
---	STORMWATER PIPE
---	SANITARY LINE
---	SANITARY MANHOLE
---	GAS LINE
---	COMMUNICATIONS LINE (UNDERGROUND)
---	ELECTRICAL LINE (UNDERGROUND)
---	WATER LINE
---	GUARD RAIL
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	TREE LINE
---	TREE
PROPOSED:	
(Symbol)	DECIDUOUS SHADE TREE
(Symbol)	ORNAMENTAL TREE
(Symbol)	EVERGREEN TREE / LARGE SHRUB
(Symbol)	SHRUB
(Symbol)	RIVER ROCK MULCH (NOT SHOWN IN ALL LOCATIONS FOR CLARITY)
(Symbol)	SHREDDED HARDWOOD MULCH EDGE
(Symbol)	PLANT SPECIES & QUANTITY



ENGINEERS
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COUNTY OF ALBEMARLE

PANTOPS
PUBLIC SAFETY
FACILITY

IFB # 2017-11223-20

CHARLOTTESVILLE,
VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION

DATE	DESCRIPTION

COMMISSION NUMBER	2160310
SCALE:	AS SHOWN
DESIGNED:	ARC
DRAWN:	DRC
CHECKED:	DFB
DATE:	10.28.2016

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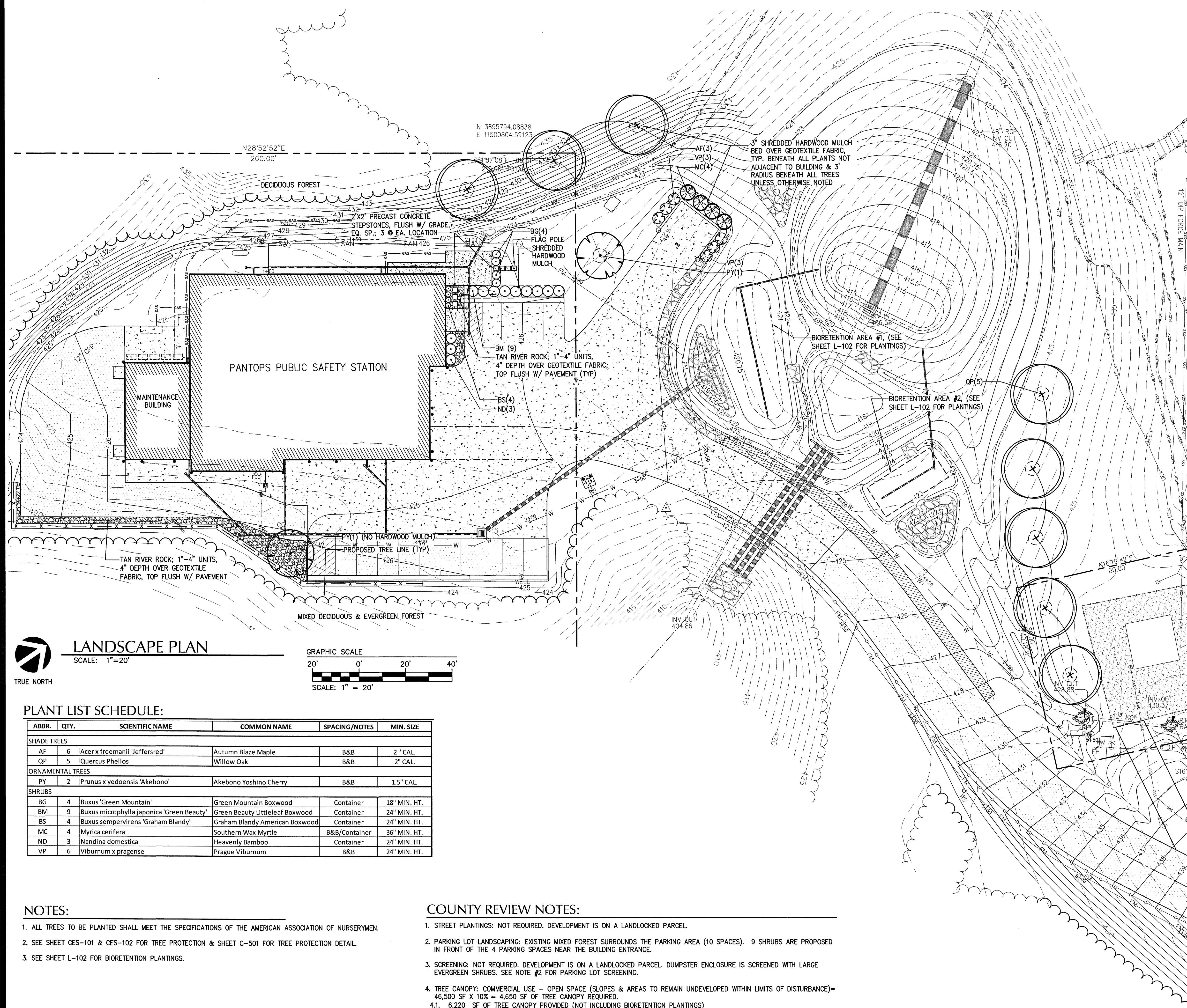
SHEET TITLE
LANDSCAPE PLAN & DETAILS

SHEET NUMBER

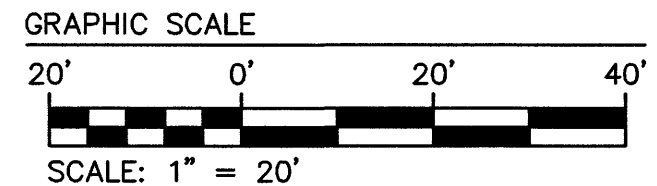
L-101

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BEFORE YOU DIG, CALL MISS UTILITY AT 811 (1-800-552-7001)



LANDSCAPE PLAN
SCALE: 1"=20'
TRUE NORTH



PLANT LIST SCHEDULE:

ABBR.	QTY.	SCIENTIFIC NAME	COMMON NAME	SPACING/NOTES	MIN. SIZE
SHADE TREES					
AF	6	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	B&B	2" CAL.
QP	5	Quercus Phellos	Willow Oak	B&B	2" CAL.
ORNAMENTAL TREES					
PY	2	Prunus x yedoensis 'Akebono'	Akebono Yoshino Cherry	B&B	1.5" CAL.
SHRUBS					
BG	4	Buxus 'Green Mountain'	Green Mountain Boxwood	Container	18" MIN. HT.
BM	9	Buxus microphylla japonica 'Green Beauty'	Green Beauty Littleleaf Boxwood	Container	24" MIN. HT.
BS	4	Buxus sempervirens 'Graham Blandy'	Graham Blandy American Boxwood	Container	24" MIN. HT.
MC	4	Myrica cerifera	Southern Wax Myrtle	B&B/Container	36" MIN. HT.
ND	3	Nandina domestica	Heavenly Bamboo	Container	24" MIN. HT.
VP	6	Viburnum x pragensis	Prague Viburnum	B&B	24" MIN. HT.

NOTES:

- ALL TREES TO BE PLANTED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- SEE SHEET CES-101 & CES-102 FOR TREE PROTECTION & SHEET C-501 FOR TREE PROTECTION DETAIL.
- SEE SHEET L-102 FOR BIORETENTION PLANTINGS.

COUNTY REVIEW NOTES:

- STREET PLANTINGS: NOT REQUIRED. DEVELOPMENT IS ON A LANDLOCKED PARCEL.
- PARKING LOT LANDSCAPING: EXISTING MIXED FOREST SURROUNDS THE PARKING AREA (10 SPACES). 9 SHRUBS ARE PROPOSED IN FRONT OF THE 4 PARKING SPACES NEAR THE BUILDING ENTRANCE.
- SCREENING: NOT REQUIRED. DEVELOPMENT IS ON A LANDLOCKED PARCEL. DUMPSTER ENCLOSURE IS SCREENED WITH LARGE EVERGREEN SHRUBS. SEE NOTE #2 FOR PARKING LOT SCREENING.
- TREE CANOPY: COMMERCIAL USE - OPEN SPACE (SLOPES & AREAS TO REMAIN UNDEVELOPED WITHIN LIMITS OF DISTURBANCE)= 46,500 SF X 10% = 4,650 SF OF TREE CANOPY REQUIRED.
 - 6,220 SF OF TREE CANOPY PROVIDED (NOT INCLUDING BIORETENTION PLANTINGS)
 - 6 MAPLE @ 500 SF/TREE, 5 WILLOW OAK @ 500 SF/TREE, 2 CHERRY @ 300 SF/TREE, 4 WAX MYRTLE @ 30 SF/TREE.