

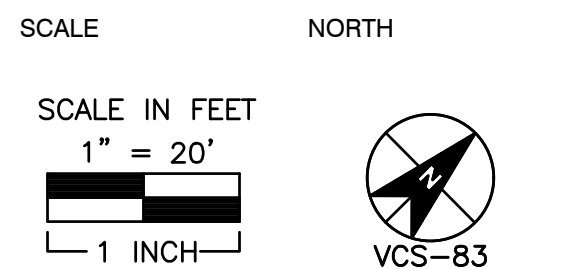


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215 Center Street South
Vienna, VA
PERMIT SUBMISSION



KEY PLAN



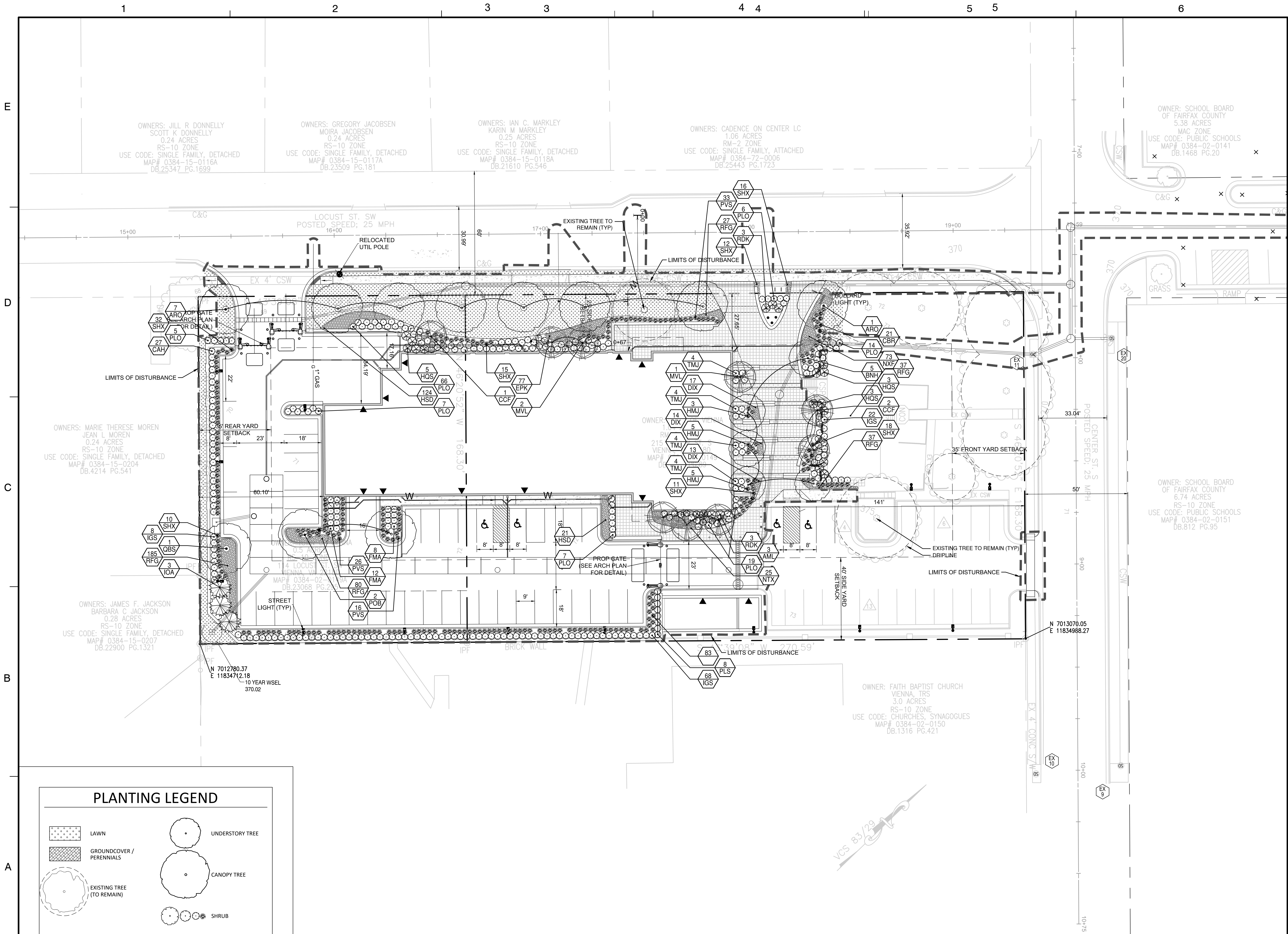
No.	DATE	BY	Description
REVISIONS			

DRAWN BY _____ KM
APPROVED BY _____ TC
CHECKED BY _____ RW
DATE _____ FEBRUARY 26, 2020

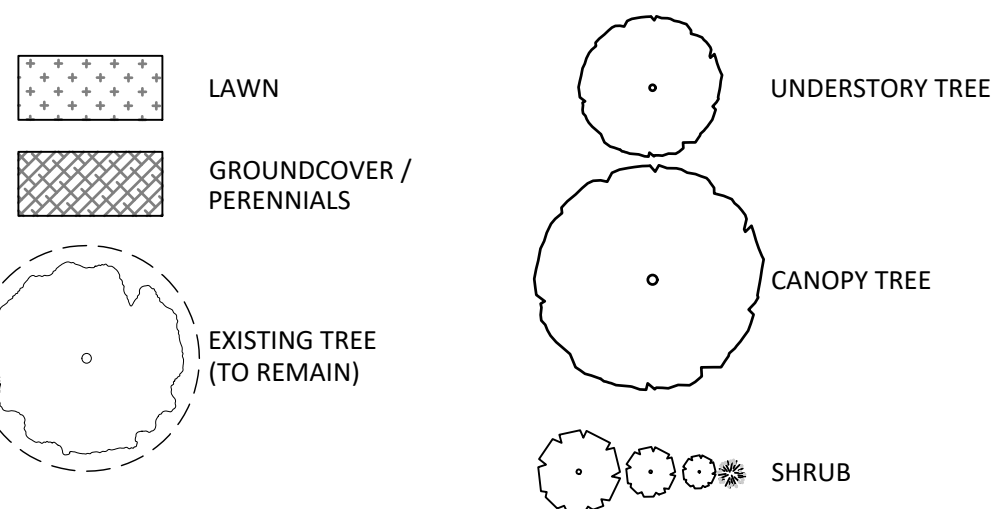
TITLE
LANDSCAPE PLAN

PROJECT NO.

C-106



PLANTING LEGEND



SEE C-107, C-108 AND C-109 FOR ADDITIONAL INFORMATION

SEAL

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLEITON
Lic. No. 20112
PROFESSIONAL ENGINEER

KEY PLAN

SCALE NORTH

SCALE IN FEET

1" = 20'



A horizontal scale bar divided into four equal segments. The top two segments are black, and the bottom two segments are white. Below the bar is a bracket labeled "1 INCH". Above the bar is the text "1" = 20'".

CS-83

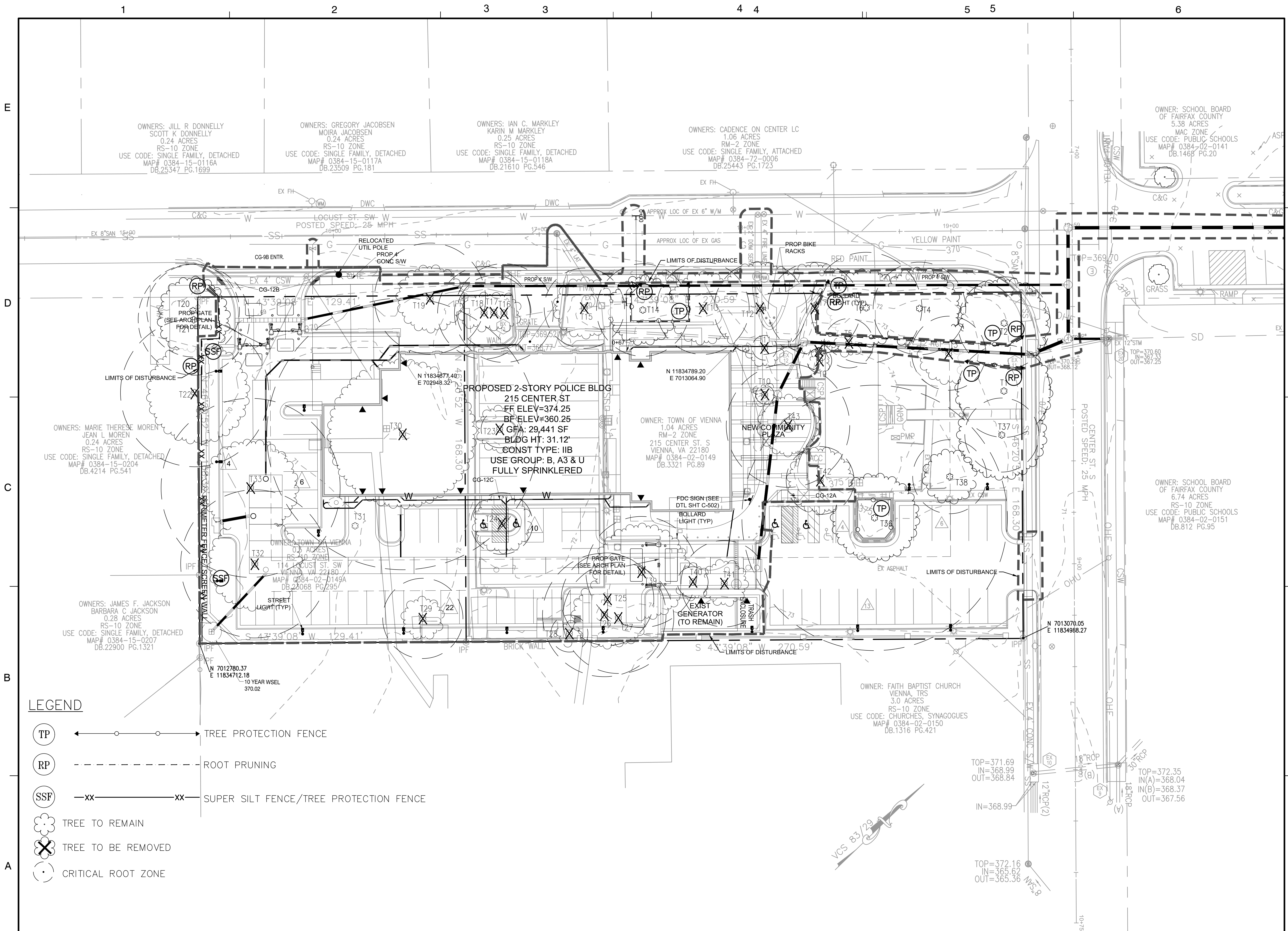
No.	DATE	BY	Description

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TITLE

TREE
PRESERVATION
PLAN

PROJECT NO. _____



PLANT SCHEDULE

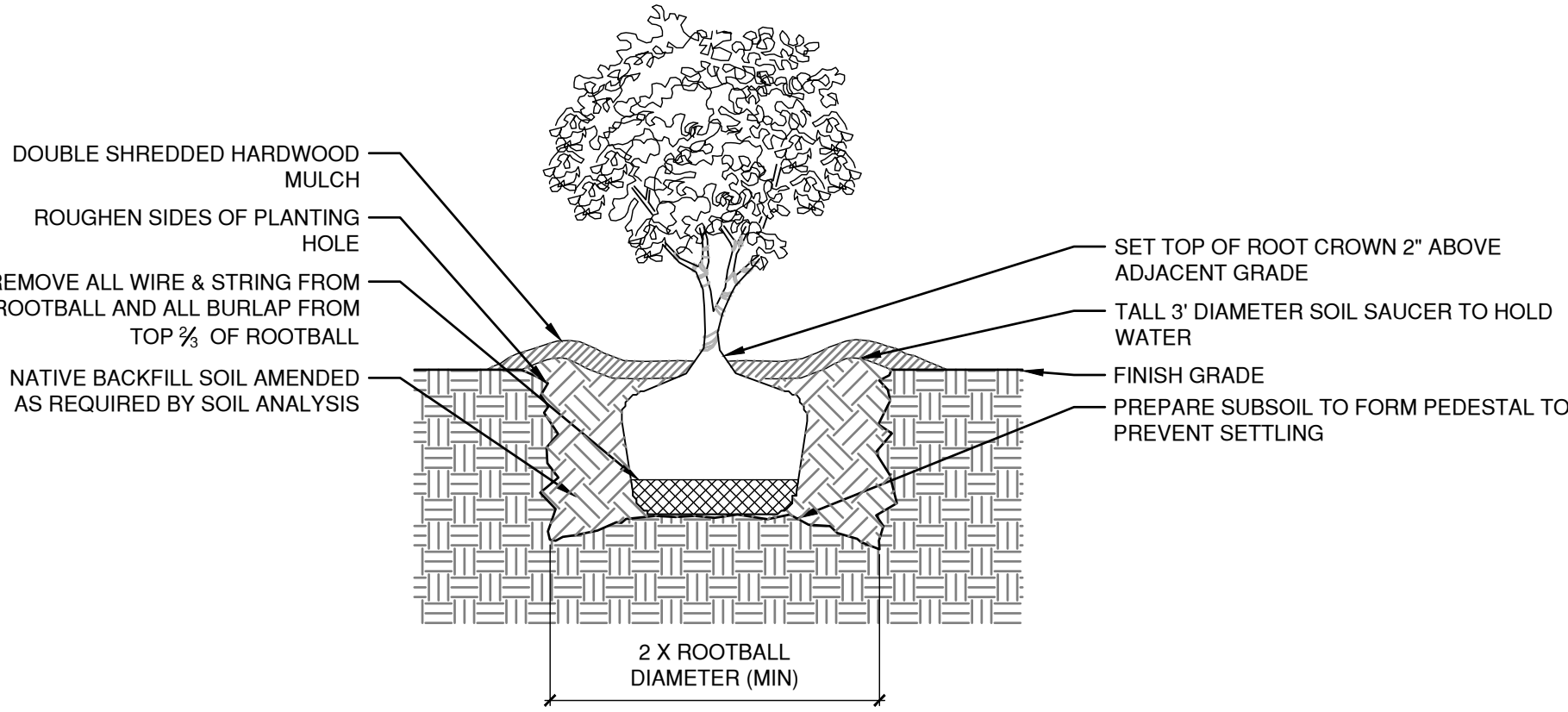
QTY	KEY	LATIN NAME	COMMON NAME	SIZE	ROOT CONDITION	20-YEAR CCA PER TREE (SF)	TOTAL CCA PROVIDED (SF)
Trees							
3	AML	Amelanchier canadensis	Shadblow Serviceberry	2 - 2 1/2" cal.	B&B - 3 STEM	100	300
8	ARO	Acer rubrum 'October Glory'	October Glory Red Maple	2 - 2 1/2" cal.	B&B	300	2,400
5	BNH	Betula nigra "BNMTF"	Dura Heat River Birch	2 - 2 1/2" cal.	B&B - 3 STEM	200	1,000
3	CCF	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2 - 2 1/2" cal.	B&B	100	300
3	IOA	Ilex opaca	American Holly	8' ht.	B&B	200	600
3	MVL	Magnolia virginiana	Sweetbay Magnolia	2 - 2 1/2" cal.	B&B - 3 STEM	200	600
2	PAX	Platanus x acerifolia 'Morton Circle'	Exclamation London Planetree	2 - 2 1/2" cal.	B&B	300	600
1	QBS	Quercus bicolor	Swamp White Oak	2 - 2 1/2" cal.	B&B	300	300
28							6,100
Shrubs							
27	CAH	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	3 gal.			
20	FMA	Fothergilla major 'Mt. Airy'	Mt. Airy Fothergilla	3 gal.			
11	HQS	Hydrangea quercifolia 'Snow Queen'	Oakleaf Hydrangea	5 gal.			
98	IGS	Ilex glabra 'Shamrock'	Shamrock Inkberry	3 gal.			
124	PLQ	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	3 gal.			
8	PLS	Prunus laurocerasus 'Schipkaensis'	Schip Laurel	5 gal.			
6	RDK	Rosa x 'Radiko'	Double Knockout Rose	3 gal.			
16	TMJ	Taxus x media 'Hicksii'	Hicks Yew	3 gal.			
Perennials and Grasses							
21	CBR	Carex buchananii 'Red Rooster'	Red Rooster Carex	1 gal.	12" o.c.		
44	DIX	Dryopteris intermedia	Evergreen Woodfern	1 gal.	12" o.c.		
77	EPK	Echinacea purpurea 'Magnus'	Purple Coneflower	1 qt.	18" o.c.		
13	HMJ	Hakonechloa macra	Japanese Forest Grass	1 gal.	18" o.c.		
145	HSD	Hemerocallis 'Stella D'Oro'	Stell D'Oro Daylily	1 gal.	18" o.c.		
25	NTX	Nassella tenuissima	Mexican Feathergrass	1 gal.	24" o.c.		
73	NXF	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	1 gal.	18" o.c.		
75	PVS	Panicum virgatum	Switchgrass	1 gal.	18" o.c.		
366	RFG	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-Eyed Susan	1 qt.	12" o.c.		
114	SHX	Sporobolus heterolepis	Prairie Dropseed	1 gal.	24" o.c.		

Turf 5,238 sf
Tall fescue blend

CROWN COVERAGE CALCULATIONS

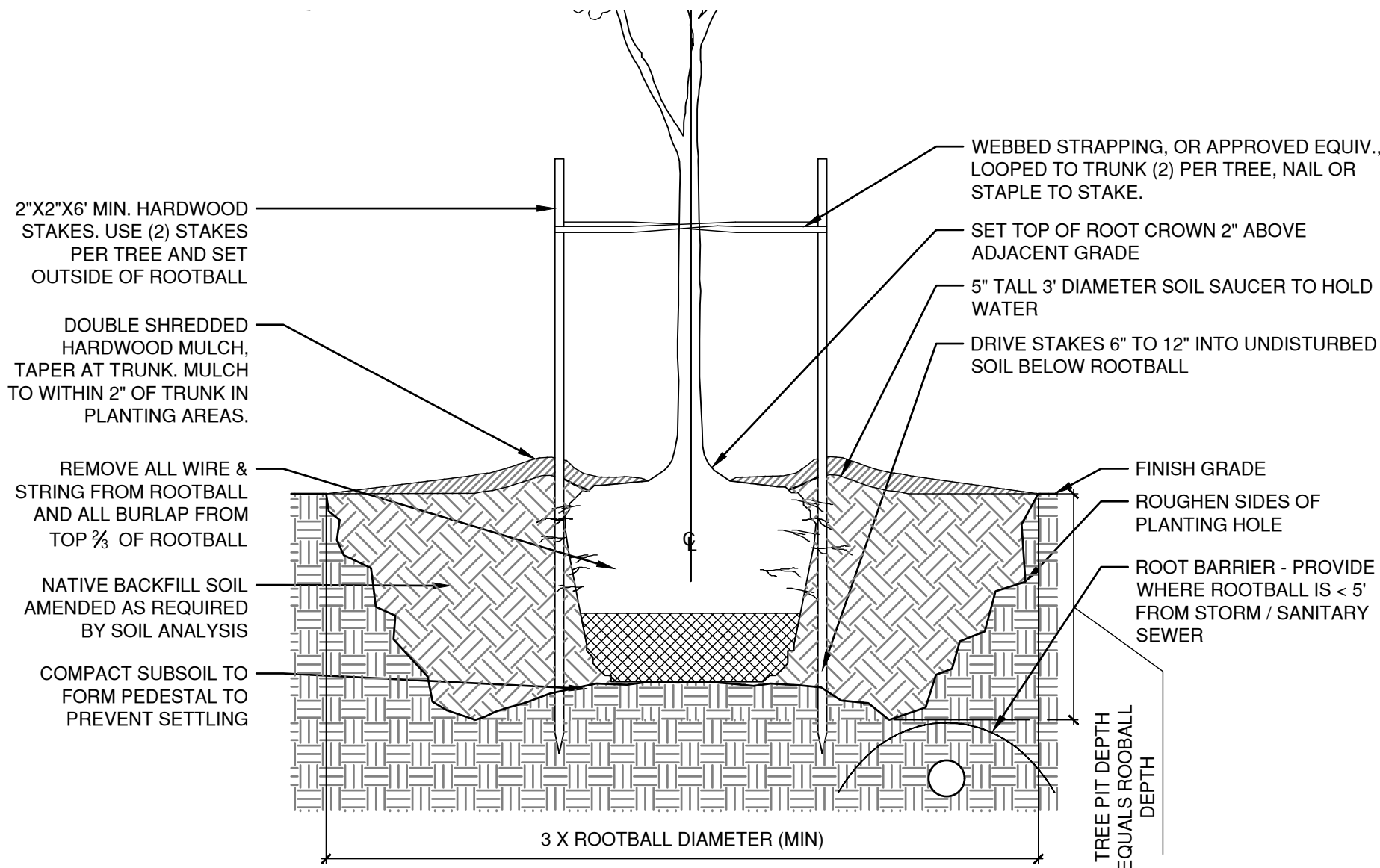
	Acreage	sq. ft.
Gross Site Area	1.55	67,320
Crown Coverage Required (20%)*	0.31	13,464
Crown Coverage Provided		
Proposed	0.14	6,100
Existing	0.17	7,470
Total Crown Coverage Provided	0.31	13,570

*Property is split zoned. Crown coverage requirements are based on the more restrictive RS-16 zoning district (18-252.E.1).



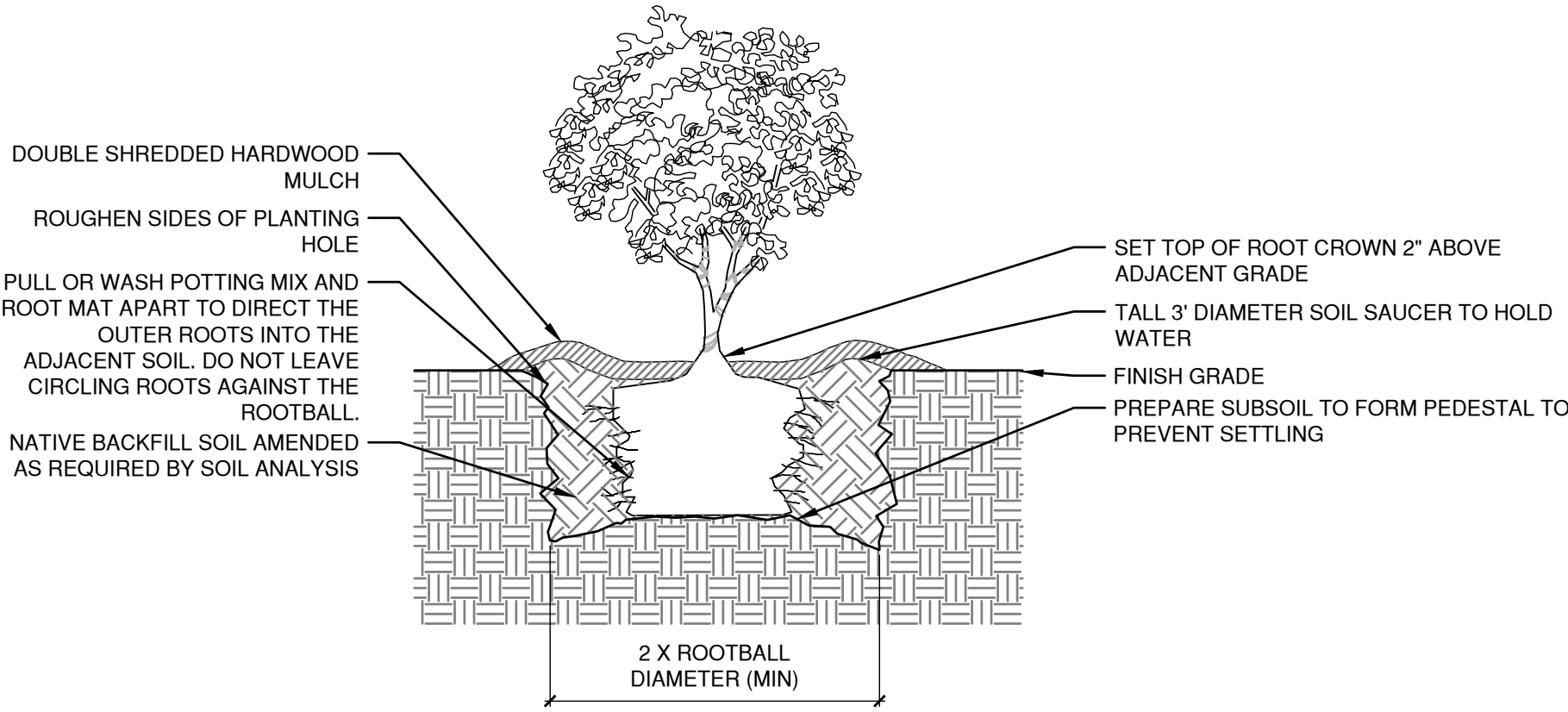
1 B&B SHRUB PLANTING

Scale: NTS



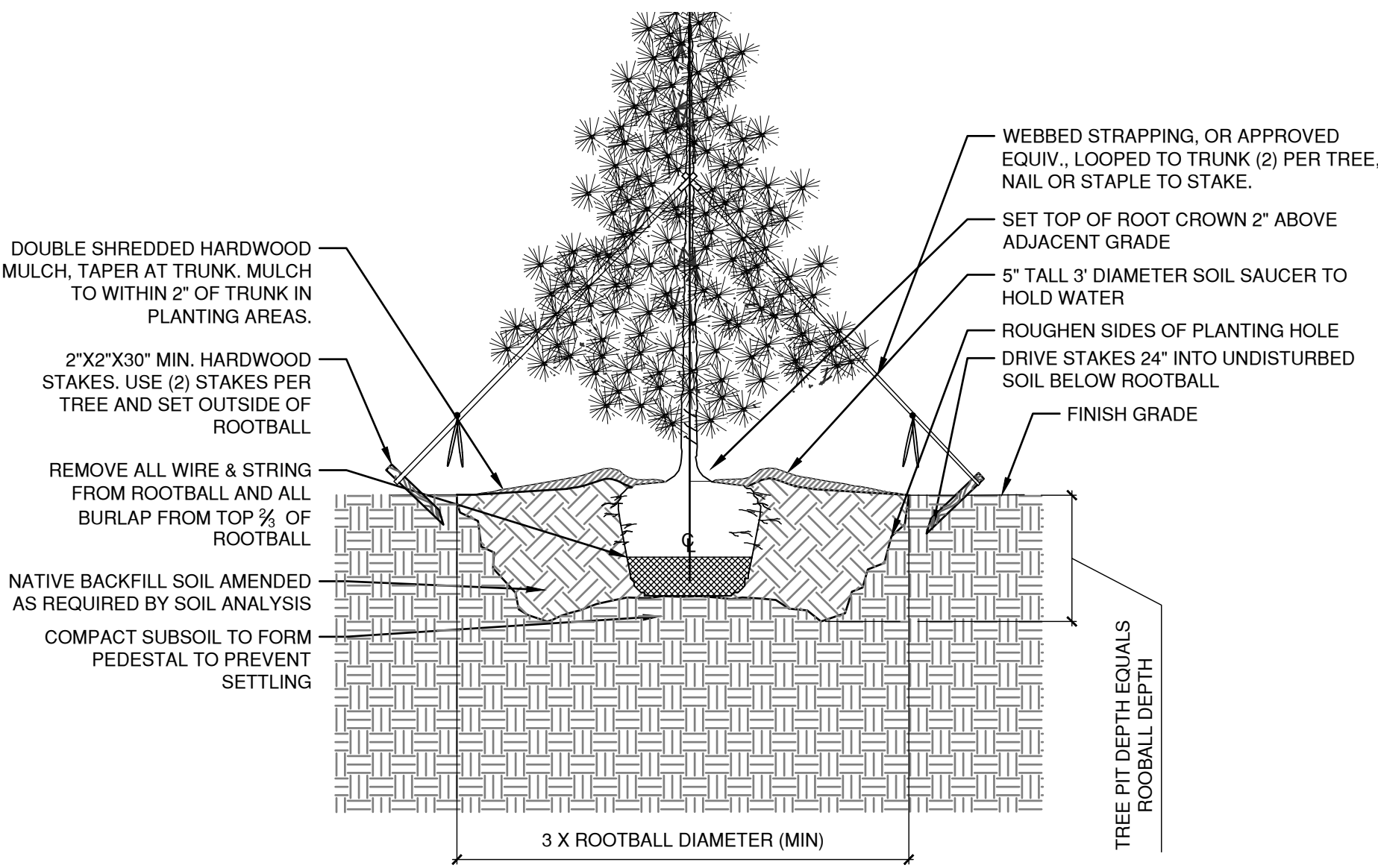
4 TREE PLANTING

Scale: NTS



2 CONTAINER SHRUB PLANTING

Scale: NTS



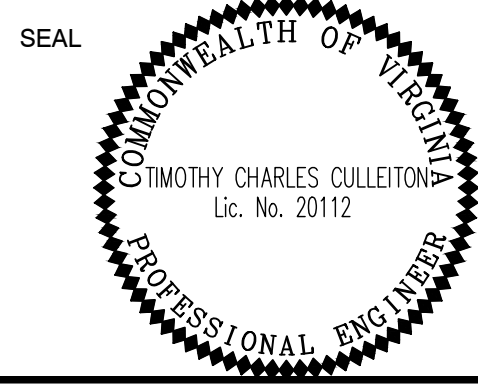
5 EVERGREEN TREE PLANTING

Scale: NTS



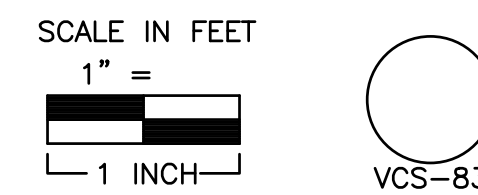
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**LANDSCAPE
SCHEDULE &
DETAILS**

PROJECT NO.

C-108

