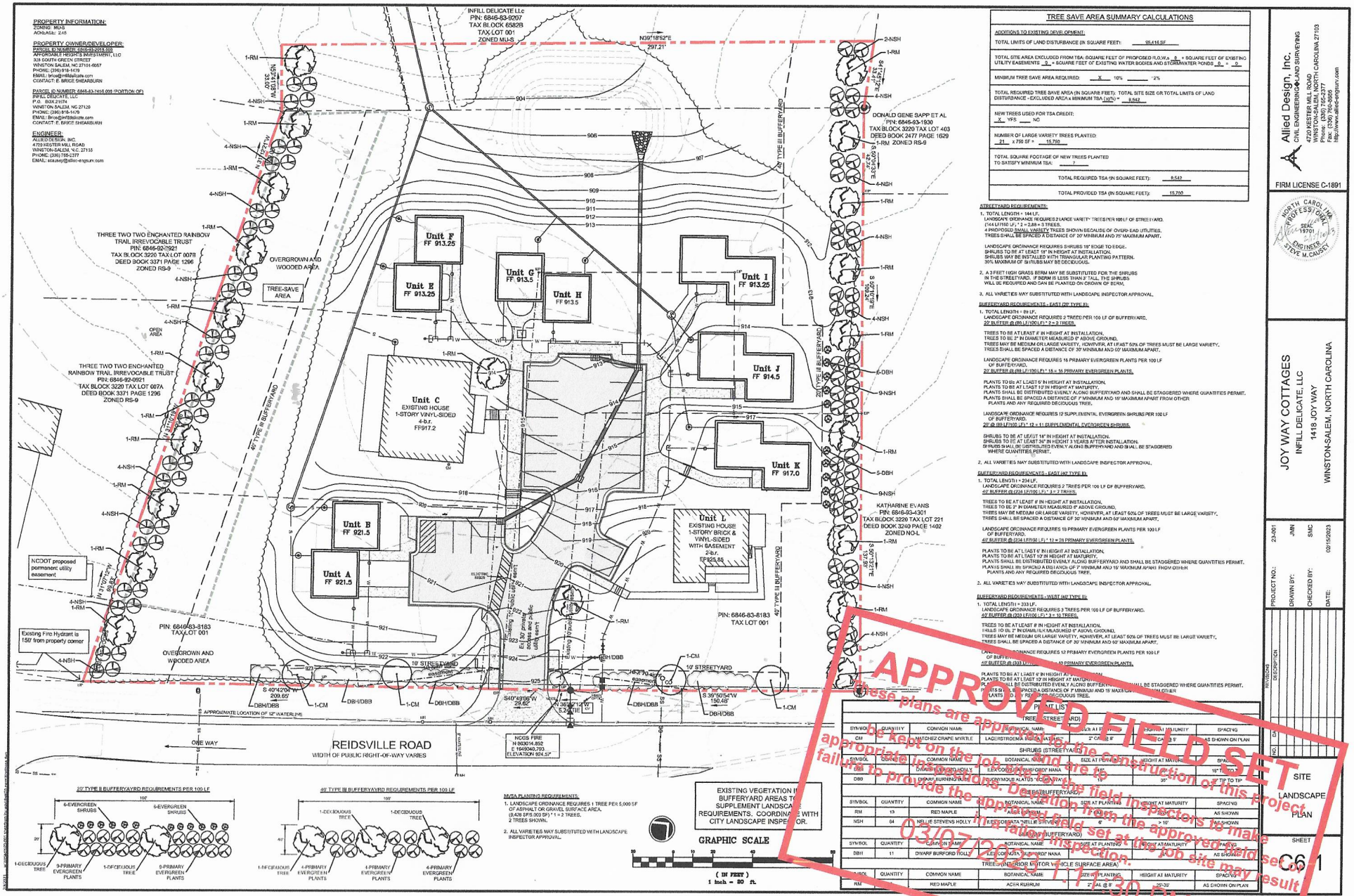

TREE SAVE AREA SUMMARY CALCULATIONS

ADDITIONS TO EXISTING DEVELOPMENT:

TOTAL LIMITS OF LAND DISTURBANCE (IN SQUARE FEET): 95,416 SF

TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.s 0 + SQUARE FEET OF EXISTING UTILITY EASEMENTS 0 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS 0 = 0

MINIMUM TREE SAVE AREA REQUIRED: X 10% 2%

TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA x MINIMUM TSA (10%) = 9,542

NEW TREES USED FOR TSA CREDIT: X YES NO

NUMBER OF LARGE VARIETY TREES PLANTED: 21 x 750 SF = 15,750

TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 7

TOTAL REQUIRED TSA (IN SQUARE FEET): 9,542

TOTAL PROVIDED TSA (IN SQUARE FEET): 15,750

STREETYARD REQUIREMENTS:

1. TOTAL LENGTH = 144 LF.
LANDSCAPE ORDINANCE REQUIRES 2 LARGE VARIETY TREES PER 100 LF OF STREETYARD.
(144 LF/100 LF) * 2 = 2.88 = 3 TREES.
4 PROPOSED SMALL VARIETY TREES SHOWN BECAUSE OF OVER-EAD UTILITIES.
TREES SHALL BE SPACED A DISTANCE OF 30' MINIMUM AND 75' MAXIMUM APART.

LANDSCAPE ORDINANCE REQUIRES SHRUBS 18" EDGE TO EDGE.
SHRUBS TO BE AT LEAST 18" IN HEIGHT AT INSTALLATION.
SHRUBS MAY BE INSTALLED WITH TRIANGULAR PLANTING PATTERN.
30% MAXIMUM OF SHRUBS MAY BE DECIDUOUS.

2. A 3 FEET HIGH GRASS BERM MAY BE SUBSTITUTED FOR THE SHRUBS IN THE STREETYARD. IF BERM IS LESS THAN 3' TALL THE SHRUBS WILL BE REQUIRED AND CAN BE PLANTED ON CROWN OF BERM.

3. ALL VARIETIES MAY SUBSTITUTED WITH LANDSCAPE INSPECTOR APPROVAL.

BUFFERYARD REQUIREMENTS - EAST (20' TYPE II):

1. TOTAL LENGTH = 99 LF.
LANDSCAPE ORDINANCE REQUIRES 2 TREES PER 100 LF OF BUFFERYARD.
20' BUFFER @ (99 LF/100 LF) * 2 = 2 TREES.

TREES TO BE AT LEAST 8' IN HEIGHT AT INSTALLATION.
TREES TO BE 2" IN DIAMETER MEASURED 6" ABOVE GROUND.
TREES MAY BE MEDIUM OR LARGE VARIETY, HOWEVER, AT LEAST 50% OF TREES MUST BE LARGE VARIETY.
TREES SHALL BE SPACED A DISTANCE OF 30' MINIMUM AND 60' MAXIMUM APART.

LANDSCAPE ORDINANCE REQUIRES 16 PRIMARY EVERGREEN PLANTS PER 100 LF OF BUFFERYARD.
20' BUFFER @ (99 LF/100 LF) * 16 = 16 PRIMARY EVERGREEN PLANTS.

PLANTS TO BE AT LEAST 6' IN HEIGHT AT INSTALLATION.
PLANTS TO BE AT LEAST 12' IN HEIGHT AT MATURITY.
PLANTS SHALL BE DISTRIBUTED EVENLY ALONG BUFFERYARD AND SHALL BE STAGGERED WHERE QUANTITIES PERMIT.
PLANTS SHALL BE SPACED A DISTANCE OF 7' MINIMUM AND 15' MAXIMUM APART FROM OTHER PLANTS AND ANY REQUIRED DECIDUOUS TREE.

LANDSCAPE ORDINANCE REQUIRES 12 SUPPLEMENTAL EVERGREEN SHRUBS PER 100 LF OF BUFFERYARD.
20' @ (99 LF/100 LF) * 12 = 11 SUPPLEMENTAL EVERGREEN SHRUBS.

SHRUBS TO BE AT LEAST 18" IN HEIGHT AT INSTALLATION.
SHRUBS TO BE AT LEAST 36" IN HEIGHT 3 YEARS AFTER INSTALLATION.
SHRUBS SHALL BE DISTRIBUTED EVENLY ALONG BUFFERYARD AND SHALL BE STAGGERED WHERE QUANTITIES PERMIT.

2. ALL VARIETIES MAY SUBSTITUTED WITH LANDSCAPE INSPECTOR APPROVAL.

BUFFERYARD REQUIREMENTS - EAST (40' TYPE II):

1. TOTAL LENGTH = 234 LF.
LANDSCAPE ORDINANCE REQUIRES 2 TREES PER 100 LF OF BUFFERYARD.
40' BUFFER @ (234 LF/100 LF) * 3 = 7 TREES.

TREES TO BE AT LEAST 8' IN HEIGHT AT INSTALLATION.
TREES TO BE 2" IN DIAMETER MEASURED 6" ABOVE GROUND.
TREES MAY BE MEDIUM OR LARGE VARIETY, HOWEVER, AT LEAST 50% OF TREES MUST BE LARGE VARIETY.
TREES SHALL BE SPACED A DISTANCE OF 30' MINIMUM AND 60' MAXIMUM APART.

LANDSCAPE ORDINANCE REQUIRES 16 PRIMARY EVERGREEN PLANTS PER 100 LF OF BUFFERYARD.
40' BUFFER @ (234 LF/100 LF) * 16 = 28 PRIMARY EVERGREEN PLANTS.

PLANTS TO BE AT LEAST 6' IN HEIGHT AT INSTALLATION.
PLANTS TO BE AT LEAST 12' IN HEIGHT AT MATURITY.
PLANTS SHALL BE DISTRIBUTED EVENLY ALONG BUFFERYARD AND SHALL BE STAGGERED WHERE QUANTITIES PERMIT.
PLANTS SHALL BE SPACED A DISTANCE OF 7' MINIMUM AND 15' MAXIMUM APART FROM OTHER PLANTS AND ANY REQUIRED DECIDUOUS TREE.

2. ALL VARIETIES MAY SUBSTITUTED WITH LANDSCAPE INSPECTOR APPROVAL.

BUFFERYARD REQUIREMENTS - WEST (40' TYPE II):

1. TOTAL LENGTH = 333 LF.
LANDSCAPE ORDINANCE REQUIRES 3 TREES PER 100 LF OF BUFFERYARD.
40' BUFFER @ (333 LF/100 LF) * 3 = 10 TREES.

TREES TO BE AT LEAST 8' IN HEIGHT AT INSTALLATION.
TREES TO BE 2" IN DIAMETER MEASURED 6" ABOVE GROUND.
TREES MAY BE MEDIUM OR LARGE VARIETY, HOWEVER, AT LEAST 50% OF TREES MUST BE LARGE VARIETY.
TREES SHALL BE SPACED A DISTANCE OF 30' MINIMUM AND 60' MAXIMUM APART.

LANDSCAPE ORDINANCE REQUIRES 12 PRIMARY EVERGREEN PLANTS PER 100 LF OF BUFFERYARD.
40' BUFFER @ (333 LF/100 LF) * 12 = 40 PRIMARY EVERGREEN PLANTS.

PLANTS TO BE AT LEAST 6' IN HEIGHT AT INSTALLATION.
PLANTS TO BE AT LEAST 12' IN HEIGHT AT MATURITY.
PLANTS SHALL BE DISTRIBUTED EVENLY ALONG BUFFERYARD AND SHALL BE STAGGERED WHERE QUANTITIES PERMIT.
PLANTS SHALL BE SPACED A DISTANCE OF 7' MINIMUM AND 15' MAXIMUM APART FROM OTHER PLANTS AND ANY REQUIRED DECIDUOUS TREE.

PLANT LIST

TREES (STREETYARD)

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE AT PLANTING	HEIGHT AT MATURITY	SPACING
CM	3	NATCHEZ CRAPE MYRTLE	LAGERSTROEMIA INDICA NATCHEZ	2" CAL @ 8'	25'-30'	AS SHOWN ON PLAN

SHRUBS (STREETYARD)

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE AT PLANTING	HEIGHT AT MATURITY	SPACING
DBH	64	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII' NANA	#3	10'-12'	7' TIP TO TIP
DBB	11	DWARF BURNING BUSH	EUONYMOUS ALATUS 'COMPACTA'	#3	15'	7' TIP TO TIP

TREES (BUFFERYARD)

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE AT PLANTING	HEIGHT AT MATURITY	SPACING
RM	13	RED MAPLE	ACER RUBRUM	2" CAL @ 8'	25'-30'	AS SHOWN
NSH	64	NELLIE STEVENS HOLLY	ILEX X 'NELLIE STEVENS'	#3	> 15'	AS SHOWN

SHRUBS (BUFFERYARD)

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE AT PLANTING	HEIGHT AT MATURITY	SPACING
DBH	11	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII' NANA	#3	10'-12'	AS SHOWN

TREES (INTERIOR MOTOR VEHICLE SURFACE AREA)

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE AT PLANTING	HEIGHT AT MATURITY	SPACING
RM	1	RED MAPLE	ACER RUBRUM	2" CAL @ 8'	25'-30'	AS SHOWN ON PLAN

APPROVED FIELD SET
These plans are approved for the construction of this project. They are to be kept on the job site at all times during construction. Deviation from the approved field set may result in failure of inspection. Please contact the field inspectors to make appropriate arrangements. Failure to provide the approved field set at the job site may result in failure of inspection.
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PROJECT NO.:	23-A01	
DRAWN BY:	JMN	
CHECKED BY:	SMC	
DATE:	02/15/2023	

NO.	DESCRIPTION	DATE

SITE LANDSCAPE PLAN

SHEET C6.1