



**LANDSCAPE REQUIREMENTS**

**NORTH LINE ADJACENT TO RESIDENTIAL**  
 25' TRANSITIONAL BUFFER (350' TOTAL)  
 Existing wooded edge to remain  
 Large Trees (4 per 100 LF): 200 LF  
 Small Evergreen or Deciduous Trees (2 per 100 LF): 150 LF  
 Shrubs (16 per 100 LF): 150 LF  
 \*8' ht. privacy fence proposed along entire limits

Length	Required	Provided
200 LF	-	-
150 LF	6	9
150 LF	3	3
150 LF	24	2

**WEST LINE ADJACENT TO RESIDENTIAL**  
 25' TRANSITIONAL BUFFER (468' TOTAL)  
 Existing wooded edge to remain  
 Large Trees (4 per 100 LF): 380 LF  
 Small Evergreen or Deciduous Trees (2 per 100 LF): 88 LF  
 Shrubs (16 per 100 LF): 88 LF  
 \*8' ht. privacy fence proposed along entire limits

Length	Required	Provided
380 LF	-	-
88 LF	9	9
88 LF	2	2
88 LF	15	17

**EAST LINE ADJACENT TO PARHAM ROAD R.O.W.**  
 10' PERIPHERAL PARKING LOT  
 Trees (2.5 per 100 LF): 315 LF  
 Shrubs: 315 LF

Length	Required	Provided
315 LF	8	8
315 LF	-	54

**SOUTH LINE ALONG THREE CHOPT ROAD R.O.W.**  
 10' PERIPHERAL PARKING LOT  
 Trees (2.5 per 100 LF): 413 LF  
 Shrubs: 413 LF

Length	Required	Provided
413 LF	11	11
413 LF	-	73

**INTERIOR PARKING GREENSPACE COVERAGE**  
 INTERIOR PARKING LOT LANDSCAPING (5% OF PARKING)  
 Parking Area: 9,610 SF  
 Required: 9610 X 5% = 481 SF  
 Provided: 2,560 SF

**TOTAL SITE CANOPY COVERAGE**

	SQUARE FEET
Gross Site Area	102,976 SF
Building	4,736 SF
Gas Canopy Area	4,740 SF
Parking Spaces	9,610 SF
Adjusted Site Area	83,890 SF
<b>10 PERCENT CANOPY REQUIRED</b>	<b>8,389 SF</b>

TREE	QTY.	SF EACH	CANOPY
Large Deciduous Trees	27	200 SF	5,400 SF
Small/Medium Deciduous Trees	9	100 SF	900 SF
Large Evergreen Trees	14	175 SF	2,450 SF
Existing Canopy to Remain	15	200 SF	3,000 SF
<b>TOTAL CANOPY PROVIDED</b>			<b>11,750 SF</b>

**LANDSCAPE REQUIREMENTS AS DETERMINED BY HENRICO COUNTY ZONING CODE 24-106.2**

- ALL PARKING LOTS OF SIX OR MORE SPACES SHALL BE PROVIDED WITH INTERIOR LANDSCAPE AREAS CONTAINING NOT LESS THAN FIVE PERCENT OF THE TOTAL AREA OF THE PARKING SPACES. SUCH LANDSCAPING SHALL BE IN ADDITION TO ANY PLANTING OR LANDSCAPING WITHIN SIX FEET OF A BUILDING, PARKING LOT PERIPHERAL LANDSCAPING AND TRANSITIONAL BUFFERING REQUIRED BY THIS SECTION.
- TO MINIMIZE THE SPREAD OF DISEASE AND INSECT INFESTATION IN A PLANT SPECIES, NO MORE THAN SEVENTY PERCENT (70%) OF THE TREES REQUIRED TO BE PLANTED ON A SITE SHALL BE OF ONE GENUS. IN ADDITION, WHEN MORE THAN TWENTY (20) TREES ARE REQUIRED ON A SITE, NO MORE THAN THIRTY-FIVE PERCENT (35%) OF THE REQUIRED TREES SHALL BE OF A SINGLE SPECIES. EXCEPTION CAN BE MADE IF THE DESIGN CONCEPT DICTATES OTHERWISE AND IS APPROVED BY THE DIRECTOR.
- ALL DEVELOPMENTS REQUIRING APPROVAL OF A SITE AND/OR CONSTRUCTION PLAN MUST PROVIDE MINIMUM TREE COVER AT TEN (10) YEARS MATURITY AS SET FORTH BELOW (10% REQUIRED BY TABLE INSET IN ZONING CODE 24-106.2(E)), BECAUSE THE INTENT OF THIS CHAPTER IS TO ENHANCE ENVIRONMENTAL PROTECTION, AESTHETICS AND PROPERTY VALUES OF DEVELOPED LAND, THE APPROVED PLANS SHALL PROVIDE FOR A REASONABLE DISTRIBUTION OF TREES THROUGHOUT THE SITE AND SHALL REFLECT THE TOPOGRAPHY AND CONFIGURATION OF THE SITE AND THE LOCATION OF EXISTING AND/OR PROPOSED IMPROVEMENTS, AND SHALL BE IN CONFORMANCE WITH GOOD HORTICULTURAL PRACTICES.
- THE OWNER IS RESPONSIBLE FOR REPLACEMENT OF ANY PLANTING (I.E. SHRUBS, ETC.) DAMAGED OR REMOVED BY DPU, OR ITS AGENT, AS REQUIRED FOR MAINTENANCE OF COUNTY OWNED WATER AND/OR SEWER FACILITIES.

**NOTES:**

- SOD ALL AREAS WITHIN WAWA PROPERTY LIMITS THAT ARE NOT COVERED WITH MULCHED PLANT BEDS, STONE MULCH, BUILDINGS, HARDSCAPE, PAVEMENT, OR OTHERWISE NOTED.
- SEED WITH PERMANENT LAWN GRASS ALL AREAS WITHIN THE RIGHT OF WAY'S WHICH ARE NOT OTHERWISE COVERED WITH PLANTING BEDS, PAVEMENT, BUILDINGS, OR HARDSCAPE, PER THE SEEDING SPECIFICATIONS ON SHEET CP-501.
- EXISTING TREES AND SHRUBS INDICATED TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES BY INSTALLING TREE PROTECTIVE FENCING PER THE PROJECT PLANS AND SPECIFICATIONS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN IRRIGATION PLAN AND INSTALLATION OF THE IRRIGATION SYSTEM. SEE SHEET CP-501 FOR GENERAL LANDSCAPE NOTES, PARAGRAPH R.
- SEE SHEET CP-501 FOR PLANTING NOTES AND DETAILS.

**PLANT SCHEDULE**

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS	
AG	8	Acer rubrum 'October Glory' TM	October Glory Maple	B & B	3" CAL.	10' HT. MIN.	Strong Central Leader	
TC	4	Tilia cordata	Littleleaf Linden	B & B	3" CAL.	10' HT. MIN.	Strong central leader	
UA	7	Ulmus parvifolia 'Albee'	Allee Laceleaf Elm	B & B	3" CAL.	10' HT. MIN.	Strong central leader	
ZG	8	Zelkova serrata 'Green Vase'	Green Vase Zelkova	B & B	3" CAL.	10' HT. MIN.	Strong central leader	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS	
CJ	5	Cryptomeria japonica	Japanese Cedar	B & B	10" HT. MIN.	10' HT. MIN.	Full to ground, Dense	
IM	6	Illicium 'Miss Helen'	Miss Helen American Holly	B & B	10" HT. MIN.	10' HT. MIN.	Full to ground, Dense	
TC	3	Thuja occidentalis 'Green Giant'	Green Giant Arborvitae	B & B	10" HT. MIN.	10' HT. MIN.	Full to ground, Dense	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS	
CC	3	Cornus kousa 'Cherokee Princess'	Cherokee Princess Dogwood	B & B	2" CAL. MIN.	10' HT. MIN.	Single-trunk	
CF	3	Cercis canadensis 'Forest Pansy' TM	Forest Pansy Redbud	B & B	2" CAL. MIN.	10' HT. MIN.	Single-trunk	
MS	3	Magnolia virginiana	Sweetbay Magnolia	B & B	2" CAL. MIN.	10' HT. MIN.	Single-trunk	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	SPACING	REMARKS
AEG	67	Abelia x 'Edward Goucher'	Edward Goucher Abelia	Cont.	24" HT. MIN.	24" HT. MIN.	48" o.c.	Uniform; Dense; Full to the ground
IBN	60	Ilex comuta 'Burfordii Nana'	Dwarf Burford Holly	Cont.	24" HT. MIN.	24" HT. MIN.	48" o.c.	Uniform; Dense; Full to the ground
IBN	36	Ilex glabra 'Shamrock'	Inkberry	Cont.	24" HT. MIN.	24" HT. MIN.	48" o.c.	Uniform; Dense; Full to the ground
IBN	29	Myrica cerifera	Wax Myrtle	Cont.	24" HT. MIN.	24" HT. MIN.	48" o.c.	Uniform; Dense; Full to the ground
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	WIDTH	HEIGHT	SPACING	REMARKS
HCM	48	Hypericum calycinum	Creeping St. John's Wort	#1	18" o.c.	18" o.c.	18" o.c.	Permanent Hydroseeding
SEED	2,933 sf	Seed	Permanent Hydroseeding	Seed				

**Kimley»Horn**  
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**PLANTING PLAN**

**WAWA AT PARHAM AND THREE CHOPT**  
 PREPARED FOR  
**REBEEK CO.**  
 HENRICO COUNTY VIRGINIA

SHEET NUMBER  
**CP-101**

11/07/18 RRP  
 07/02/19 RRP  
 01/03/19 RRP  
 01/14/19 RRP  
 01/17/19 RRP

1 OIL WATER SEPARATOR REVISIONS  
 2 OIL WATER SEPARATOR REVISIONS  
 3 UNDERGROUND PIPE CONNECTIONS REVISIONS  
 4 PHASE II EAS REVISIONS  
 5 BID SET REVISIONS

NO. DATE BY

REVISIONS

POD# 2018-00101 & 00196