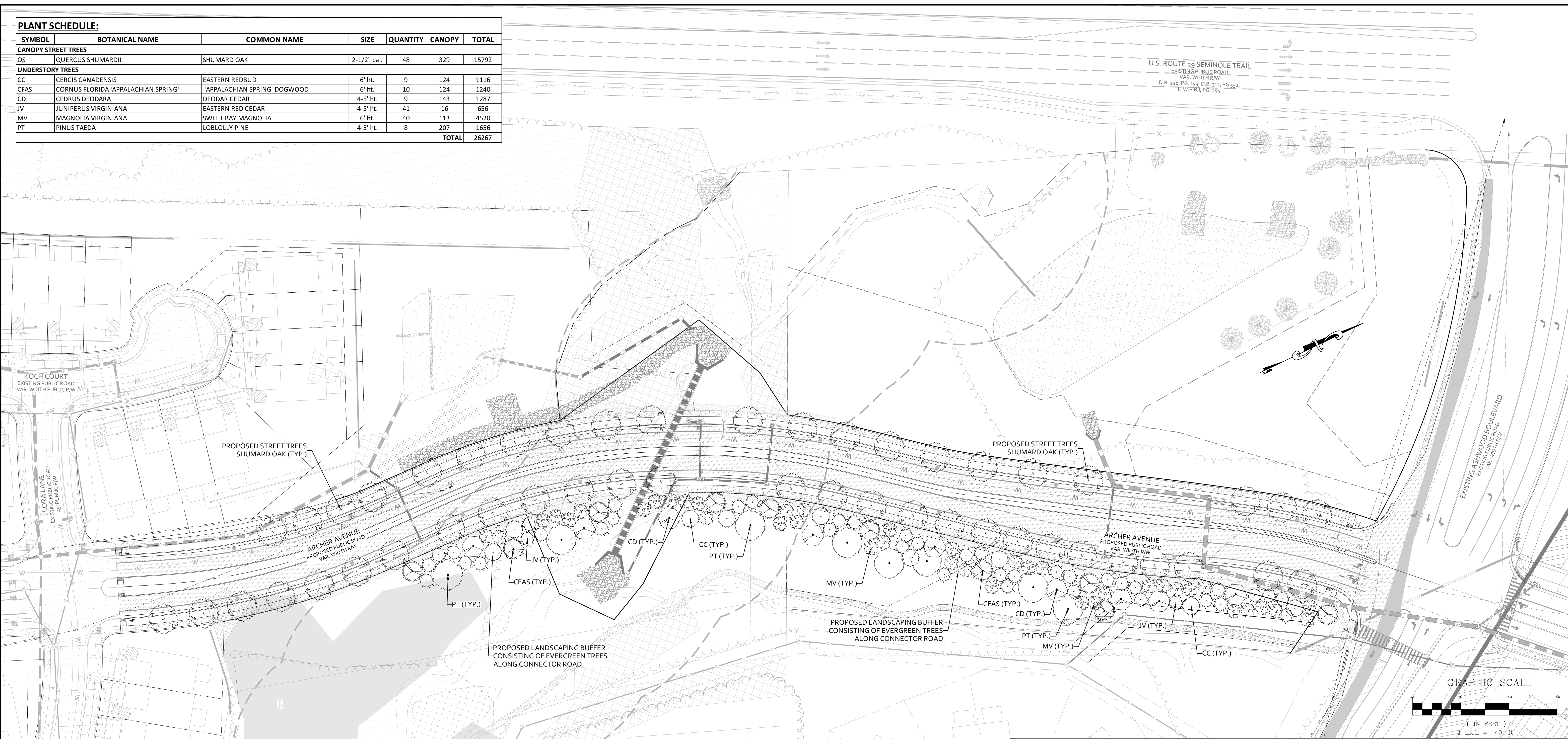


PLANT SCHEDULE:						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	CANOPY	TOTAL
CANOPY STREET TREES						
QS	QUERCUS SHUMARDII	SHUMARD OAK	2-1/2" cal.	48	329	15792
UNDERSTORY TREES						
CC	CERCIS CANADENSIS	EASTERN REDBUD	6' ht.	9	124	1116
CFAS	CORNUS FLORIDA 'APPALACHIAN SPRING'	'APPALACHIAN SPRING' DOGWOOD	6' ht.	10	124	1240
CD	CEDRUS DEODARA	DEODAR CEDAR	4-5' ht.	9	143	1287
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	4-5' ht.	41	16	656
MV	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	6' ht.	40	113	4520
PT	PINUS TAEDA	LOBLOLLY PINE	4-5' ht.	8	207	1656
				TOTAL		26267



LANDSCAPING NOTES:

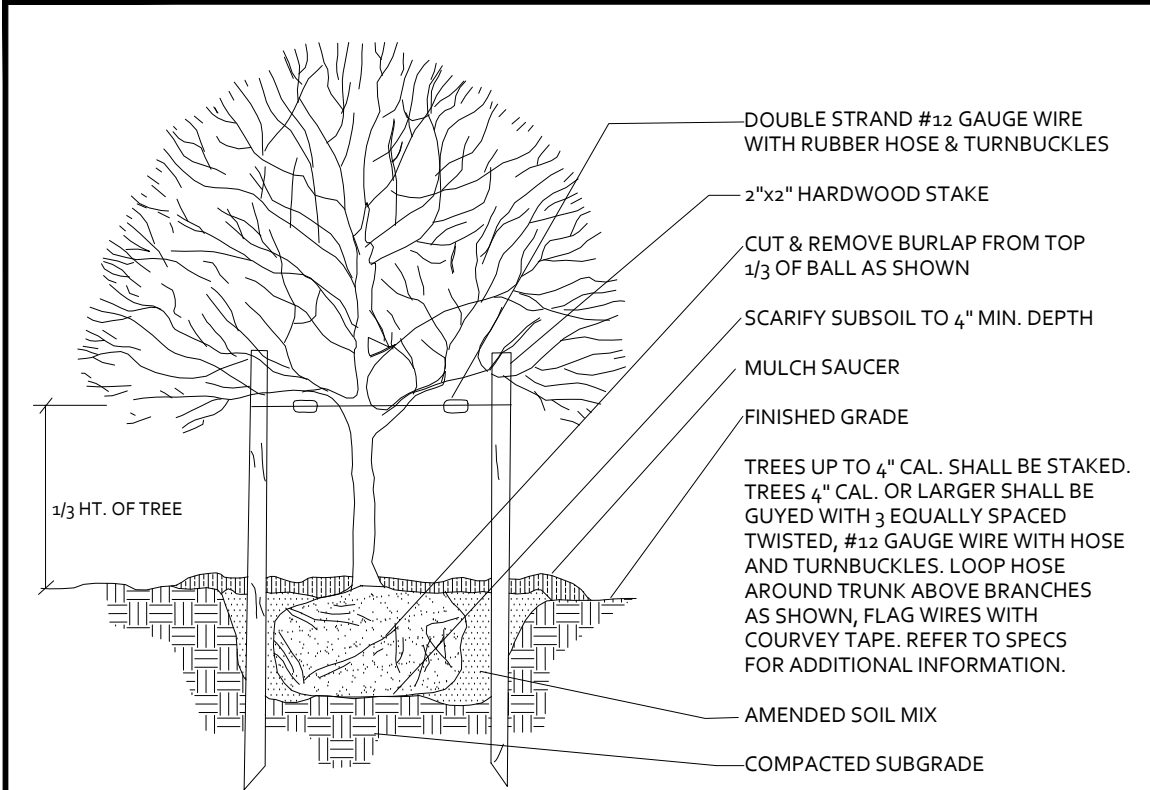
1. LARGE STREET TREE PROVIDED EVERY 50' OF STREET FRONTAGE.
2. STREET TREES SHALL BE LOCATED A MINIMUM OF 5' FROM DRAINAGE STRUCTURES AND A MINIMUM OF 10' FROM WATERLINE AND SANITARY SEWER STRUCTURES.
3. STREET TREES LOCATED WITHIN INTERSECTION SIGHT DISTANCE TRIANGLES SHALL BE PRUNED BETWEEN 2' AND 7' ABOVE GROUND AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.
4. ALL SITE PLANTINGS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.
5. ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE CURRENT OWNER OR A PROPERTY OWNER'S ASSOCIATION AND REPLACED WHEN NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN.

LANDSCAPING CALCS:

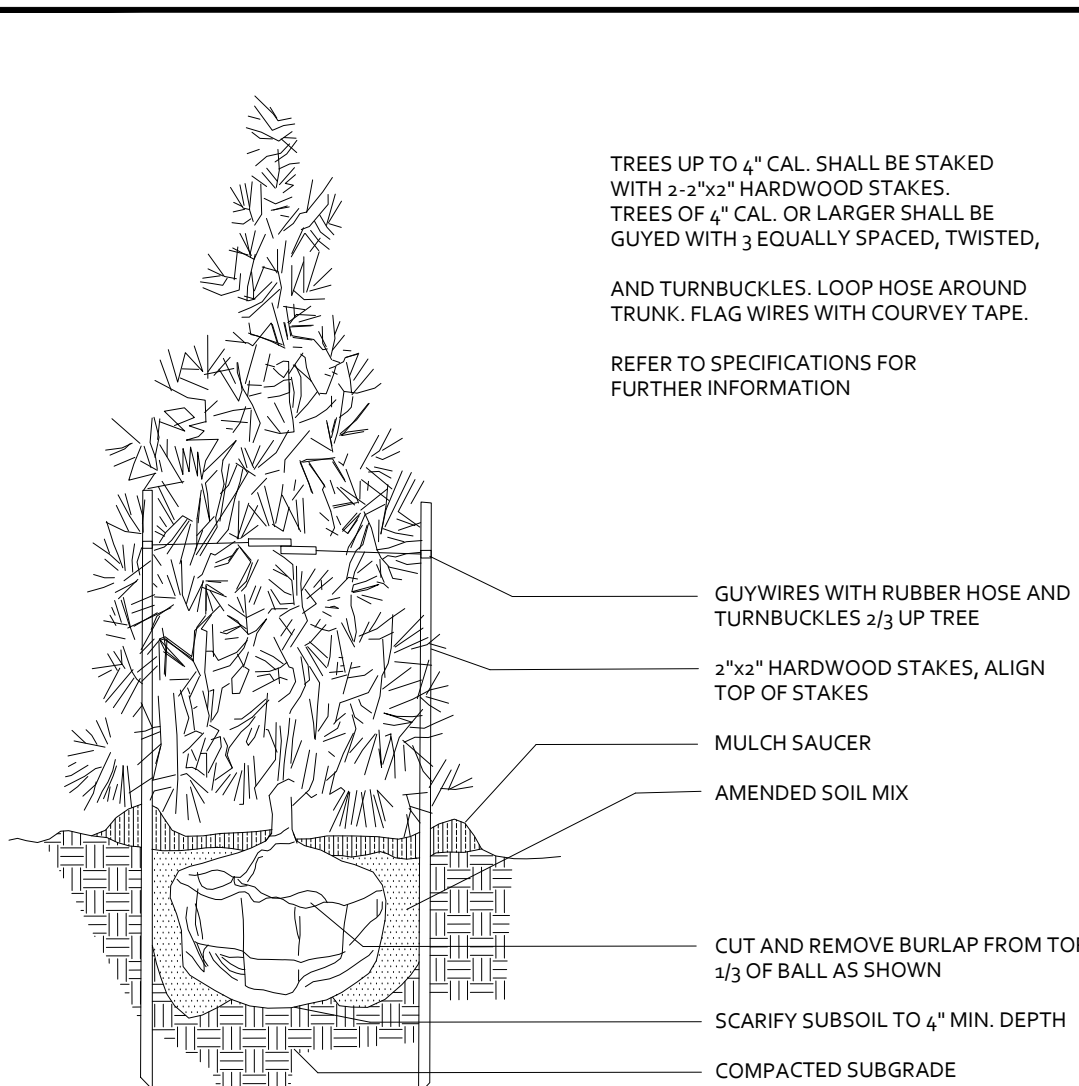
TOTAL STREET FRONTAGE ALONG ARCHER AVENUE = 1,986'
STREET TREES REQUIRED = 40 TREES (1 TREE PER EVERY 50' OF STREET FRONTAGE)
STREET TREES PROVIDED = 48 TREES

CONSERVATION PLAN NOTES:

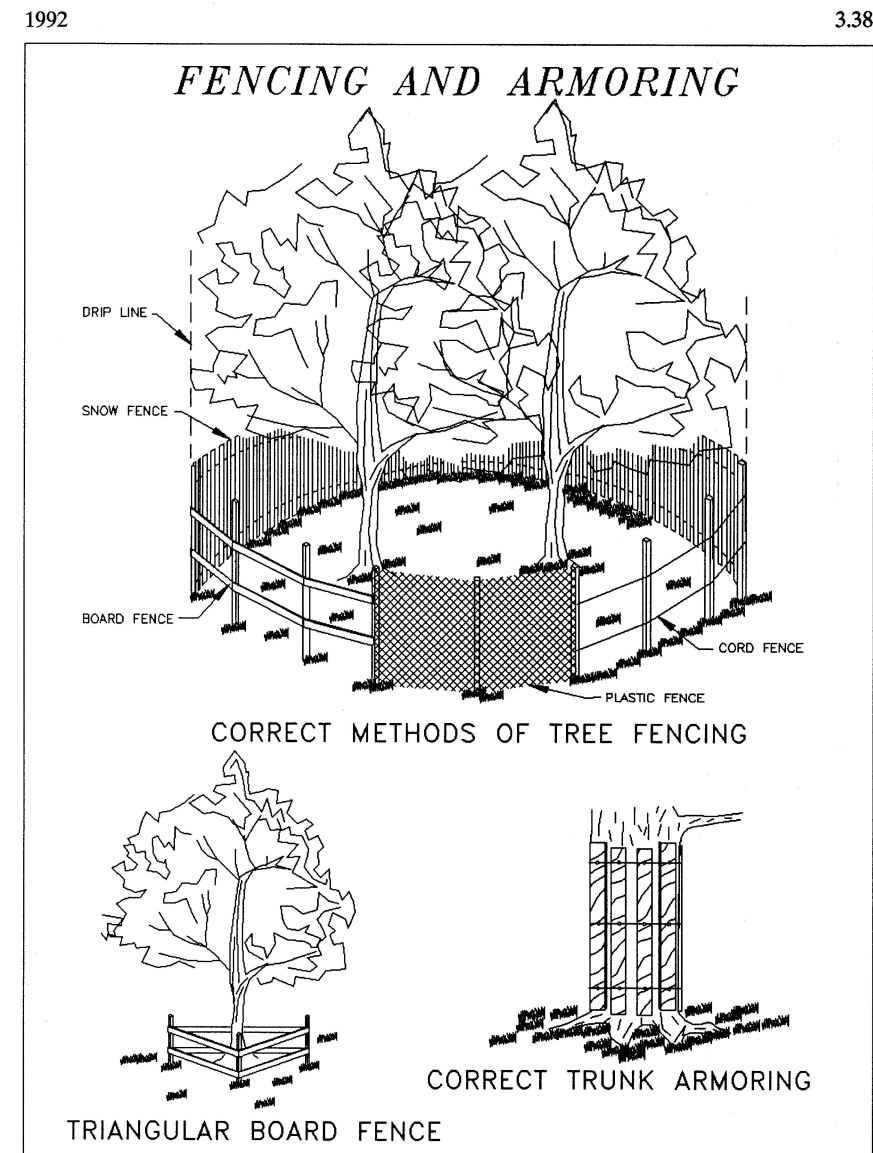
1. ALL TREES TO BE PRESERVED AND PROTECTED SHALL BE MARKED WITH PAINT OR RIBBON AT A HEIGHT CLEARLY VISIBLE TO EQUIPMENT OPERATORS. NO LAND DISTURBING ACTIVITY SHALL BEGIN UNTIL THE TREE MARKING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED AND APPROVED BY THE COUNTY ENGINEERING DEPARTMENT.
2. HEAVY EQUIPMENT, VEHICULAR TRAFFIC, AND THE STORAGE OF CONSTRUCTION MATERIALS AND SOIL SHALL NOT BE PERMITTED WITHIN THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.
3. TEMPORARY EROSION CONTROL MEASURED AND/OR PERMANENT STORMWATER MANAGEMENT FACILITIES LOCATIONS SHALL BE COORDINATED SUCH THAT THEY SHALL NOT ADVERSELY AFFECT TREES TO BE PRESERVED AND PROTECTED.
4. FIRES SHALL NOT BE PERMITTED WITHIN 100 FEET OF THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.
5. TOXIC MATERIALS SHALL NOT BE STORED WITHIN 100 FEET OF THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.
6. NO LAND DISTURBING ACTIVITY SHALL BEGIN UNTIL THE TREE PROTECTIVE FENCING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED AND APPROVED BY THE COUNTY ENGINEERING DEPARTMENT.
7. WHEN TRENCHING FOR ANY KIND OF UNDERGROUND WATER, SEWER, ELECTRICAL, CABLE, TELEPHONE, OR OTHER UTILITY SERVICE IS NECESSARY WITHIN THE LIMITS OF TREE PROTECTION OR BEYOND THE LIMITS OF CLEARING, THE SEPARATION FROM THE TRUNKS OF TREES SHALL BE MAXIMIZED TO THE FURTHEST EXTENT POSSIBLE. TUNNELING SHALL BE REQUIRED WHEN DEEMED, BY THE COUNTY ENGINEER, THAT TRENCHING WILL SIGNIFICANTLY DAMAGE FEEDER ROOTS OF TREES TO BE PRESERVED AND PROTECTED.
8. ANY DAMAGE TO THE CROWN, TRUNK, OR ROOT SYSTEM OF ANY TREE TO BE PRESERVED AND PROTECTED SHALL BE REPAIRED IMMEDIATELY, IN ACCORDANCE WITH THE PRACTICES IN THE EROSION AND SEDIMENT CONTROL HANDBOOK. CARE FOR SERIOUS INJURIES SHALL BE PRESCRIBED BY A PROFESSIONAL FORESTER OR TREE SPECIALIST.
9. SOILS WHICH HAVE BEEN COMPACTED, OVER THE ROOT ZONES OF TREES TO BE PRESERVED AND PROTECTED, SHALL BE AERATED BY PUNCHING HOLES WITH AN IRON BAR EVERY 38" OVER THE ROOT ZONE. THE BAR SHALL BE DRIVEN 12" DEEP AND MOVED BACK AND FORTH IN EACH HOLE UNTIL SOIL IS LOOSENEED.
10. TREE PROTECTIVE MEASURES SHALL BE THE LAST OF THE TEMPORARY EROSION CONTROL PLAN MEASURES REMOVED DURING THE FINAL CLEAN-UP.



Tree Planting and Staking Detail
Not To Scale



Evergreen Tree Planting Detail
Not To Scale



Source: Va. DSWC

3.38

County of Albemarle
Conservation Plan Checklist - To be placed on Landscape Plans
(Handbook, pp 111-284-111-297 for complete specifications)

1. The following items shall be shown on the plan:

☐ Trees to be saved.

☐ Limits of clearing (outside dripline of trees to be saved).

☐ Location and type of protective fencing.

☐ Grade changes requiring tree walls or walls.

☐ Proposed trenching or handling beyond the limits of clearing.

☐ Trees to be saved.

☐ All trees to be saved shall be marked with paint or ribbon at a height clearly visible to equipment operators.

☐ No grading shall begin until the tree marking has been imposed and approved by a County Inspector.

2. Markings:

☐ Trees to be saved shall be marked with paint or ribbon at a height clearly visible to equipment operators.

☐ No grading shall begin until the tree marking has been imposed and approved by a County Inspector.

3. Pre-Construction Conference:

☐ Tree preservation and protection measures shall be reviewed with the contractor on site.

4. Equipment Operation and Storage:

☐ Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.

5. Soil Erosion and Stormwater Detention Devices:

☐ Such devices shall not adversely affect trees to be saved.

6. Fires:

☐ Fires are not permitted within 100 feet of the dripline of trees to be saved.

7. Toxic Materials:

☐ Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.

8. Protective Fencing:

☐ Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing.

☐ Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.

9. Tree Walls:

☐ When the ground level must be raised within the dripline of a tree to be saved, a tree wall shall be provided and a construction detail submitted for approval.

10. Tree Walls:

☐ When the ground level must be lowered within the dripline of a tree to be saved, a tree wall shall be provided, and a construction detail submitted for approval.

11. Trenching and Tunneling:

☐ When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.

12. Cleanup:

☐ Protective fencing shall be the last items removed during the final cleanup.

13. Damaged Trees:

☐ Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

OWNER SIGNATURE

5/5/25

(DATE)

CONTRACT PURCHASER SIGNATURE

(DATE)

5/106 Page 1 of 1

REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	5/5/25
2ND SUBMITTAL	7/21/25
3RD SUBMITTAL	9/10/25
REVISED BOX CULVERT	12/12/25

COLLINS ENGINEERING

200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

BROOKHILL - ARCHER AVENUE EXTENSION ROAD PLAN AMENDMENT

LANDSCAPING PLAN

SHEET TITLE

JOB NO.	182150
SCALE	1"=40'
SHEET NO.	13

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