



10- YEAR TREE CANOPY REQUIREMENT:

ZONING: RT
 GROSS SITE AREA: 24,337 SF (0.55 AC)

TREE CANOPY REQUIREMENT: 15% * 24,337 = 3,651 SF
 EXISTING TREES TO BE PRESERVED: 0 SF
 TREE PLANTING CANOPY COVER PROVIDED: 3,875 SF

STREET TREES:

LANDSCAPED STRIP REQUIRED WIDTH: 10 FT.
 REQUIRED RATE: 1 CANOPY / 40 LF (MAX. 50 FT APART)
 STREET TREES REQUIRED: 141 LF / 40 = 3.5 TREES
 STREET TREES PROVIDED: 4 CANOPY TREES

| TRANSITIONAL YARD | | | | | |
|---------------------------|--------|------|----------------|----------------|------------------|
| LOCATION | LENGTH | TYPE | TREES REQUIRED | TREES PROVIDED | BARRIER PROVIDED |
| WESTERN | 186 LF | TY1 | 8 UNDERSTORY | 8 UNDERSTORY | 6 FT. FENCE |
| NORTHERN/ NORTHEASTERN | 207 LF | TY1 | 9 UNDERSTORY | 9 UNDERSTORY | 6 FT. FENCE |
| SOUTHEASTERN | 93 LF | TY1 | 4 UNDERSTORY | 4 UNDERSTORY | 6 FT. FENCE |
| | | | | 21 UNDERSTORY | |

UNDERSTORY TREES TO BE EASTERN REDBUD, KOUSA DOGWOOD, STAR MAGNOLIA, OR APPROVED EQUAL AT TIME OF SITE PLAN.



NOTE: FINAL LANDSCAPING SELECTION TO BE DETERMINED AT TIME OF SITE PLAN.
TYPICAL TRANSITIONAL YARD TY1



NOTE: FINAL FENCE SELECTION TO BE DETERMINED AT TIME OF SITE PLAN.
TRANSITIONAL YARD TY1 FENCE REPRESENTATION

| PLANT SUMMARY | | | | |
|---|-----------|----------|----------------|----------|
| PLANT TYPE | SIZE | QUANTITY | 10 YEAR CANOPY | TOTAL |
| CANOPY TREE (WILLOW OAK, OR APPROVED EQUAL) | 3.5" CAL. | 5 | 250 SF | 1,250 SF |
| UNDERSTORY TREE (EASTERN REDBUD, KOUSA DOGWOOD, STAR MAGNOLIA, OR APPROVED EQUAL) | 3.5" CAL. | 21 | 125 SF | 2,625 SF |
| FOUNDATION PLANTING (INKBERRY HOLLY, ROYAL FERN, OR APPROVED EQUAL) | 3 GAL. | 28 | N/A | N/A |
| GROUND COVER (SHORE JUNIPER, RED HEUCHERA, OR APPROVED EQUAL) | 1 GAL. | 95 | N/A | N/A |
| NOTE: FINAL PLANT SELECTION AND LOCATION TO BE DETERMINED AT TIME OF SITE PLAN. | | | | 3,875 SF |

LEGEND

- FOUNDATION PLANTINGS
- UNDERSTORY TREE
- PERMEABLE PAVEMENT
- GROUND COVER
- CANOPY TREE
- BIORETENTION
- TY1

| | |
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| Date: | |
| Revision: | |

LANDSCAPE PLAN
WEST DRIVE RESIDENTIAL SITE PLAN
 CITY OF FAIRFAX, VIRGINIA