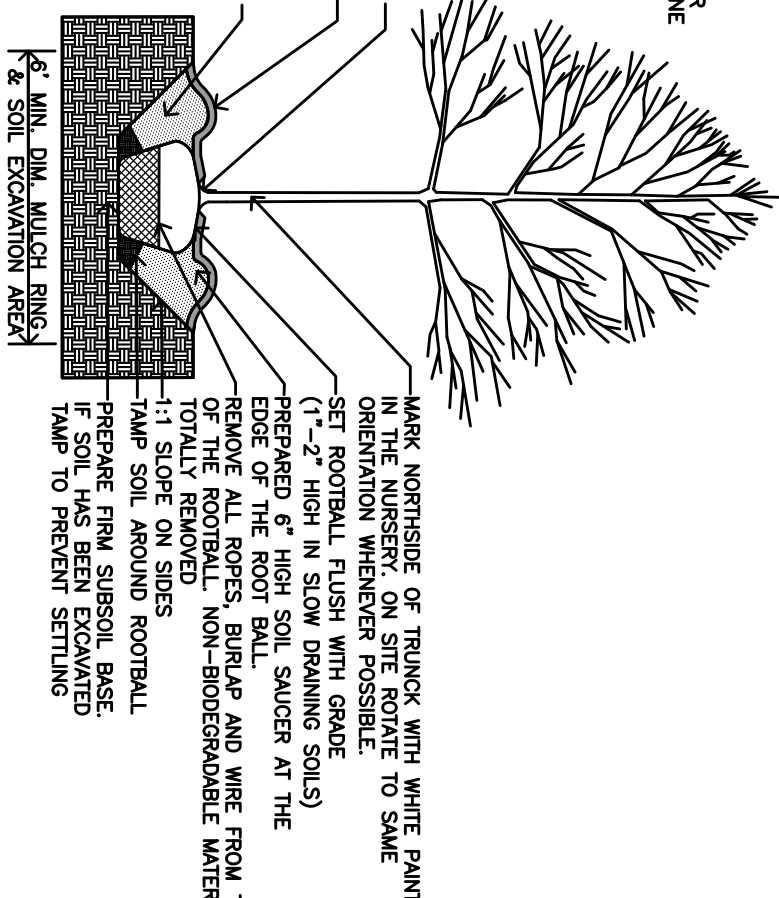
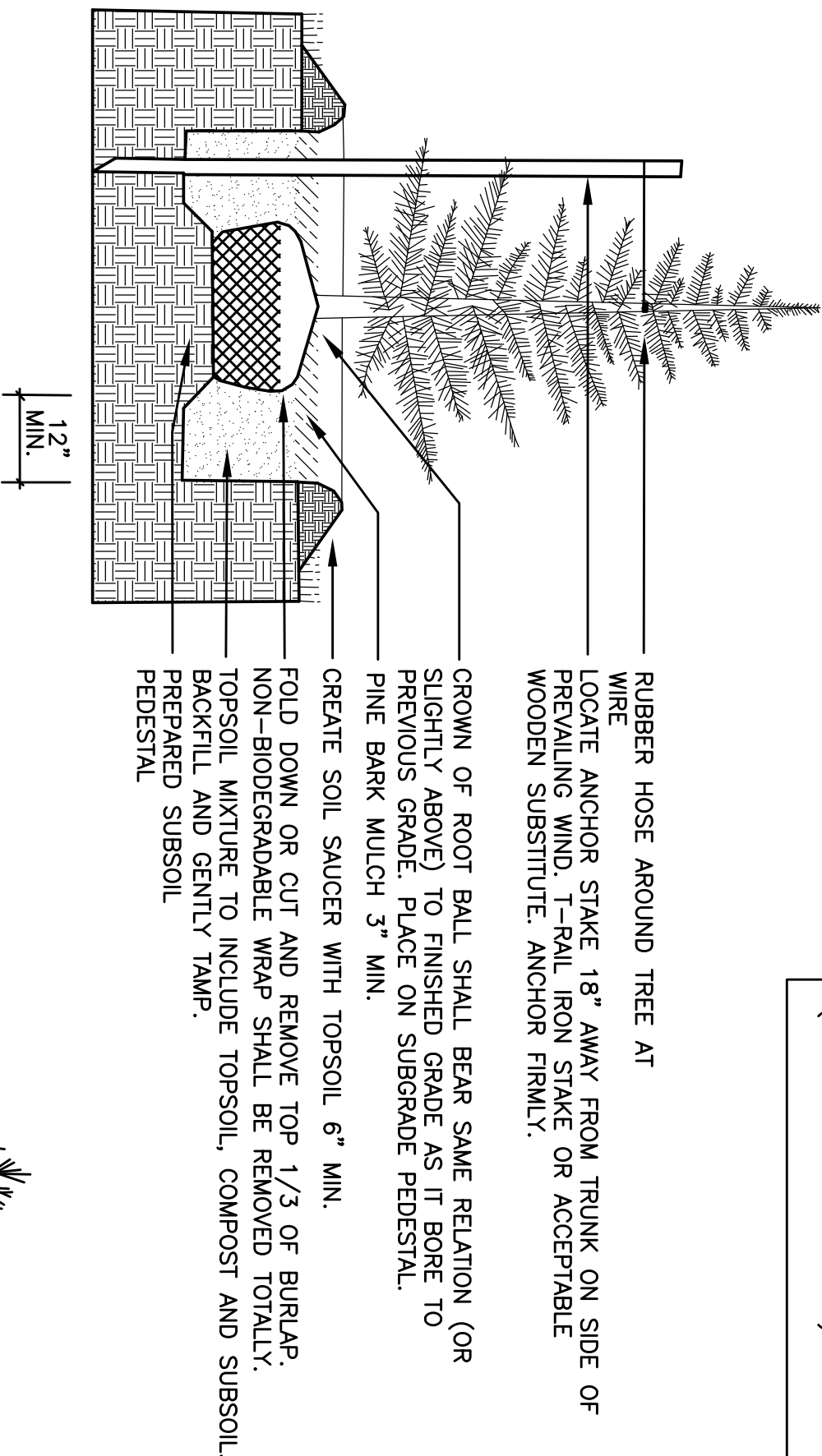
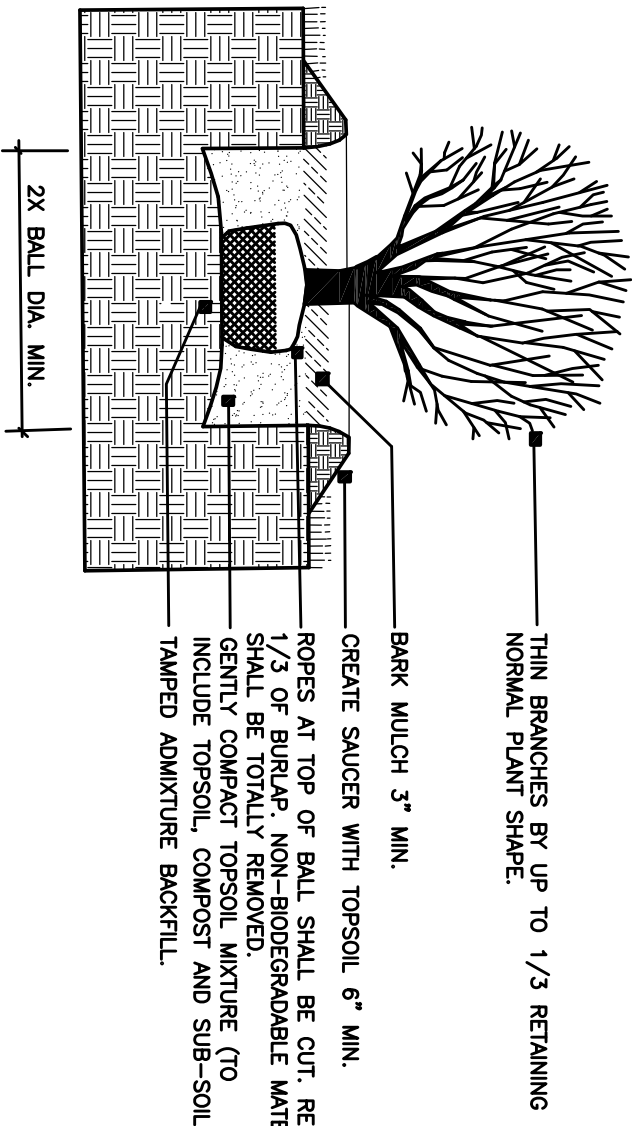


BROADMOOR PARK

LANDSCAPE PLAN

SHEET INDEX
L01 OVERALL AND DETAILS
L02 BUFFER AND SIGN LANDSCAPE PLAN

- STANDARD NOTES, REQUIRED ON LANDSCAPE PLANS
1. PLANT MATERIAL SIZES AND GRADING ARE TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSESMAN.
 2. A CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT "MISS UTILITY" AT 1-800-552-7001.
 3. NO CHANGES TO PLANT SCHEDULE UNLESS FIRST APPROVED BY CHESTERFIELD COUNTY PLANNING DEPARTMENT PLANS REVIEWS SECTION.
 4. LANDSCAPING WILL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS IN THE PARKING AREAS AND AT THE ENTRANCE/EXIT LOCATIONS.
 5. PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH THE APPROVED PLANS BY A SITE REVIEW AGENT OF CHESTERFIELD COUNTY PLANNING DEPARTMENT PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY.
 6. THE OWNER IS RESPONSIBLE FOR MAINTAINING SHRUBS AND TREES THAT ARE REQUIRED PER APPROVED LANDSCAPING, AND DYING OR DEAD PLANT MATERIALS ARE TO BE REPLACED DURING THE NEXT PLANTING SEASON.
 7. PLANT MATERIALS SHALL HAVE ALL STRINGS OR ROPES AT THE BASE OF THE PLANT CUT AWAY FROM THE TRUNK (INCLUDING BIODEGRADABLE BRANDS OF ROPE).
 8. NO LANDSCAPING SHALL BE INSTALLED THAT WILL OBSTRUCT ACCESS TO FIRE HYDRANT OR OTHER FIRE HYDRANT CONNECTIONS. A CLEAR AREA 3 FEET SHALL BE MAINTAINED AROUND ALL FIRE HYDRANT CONNECTIONS.
 9. TYPICAL GREEN TRANSFORMERS AND OTHER UTILITY FIXTURES NEED TO BE SCREENED ON THREE SIDES WITH LANDSCAPING (example of screening plant: Ilex cornuta 'Burfordi nana').
 10. SEEDING AND SODDING PREPARATION AND INSTALLATION PER VIRGINIA NURSERY & LANDSCAPE ASSOCIATION STANDARDIZED LANDSCAPE SPECIFICATIONS LATEST EDITION (SEEDING SECTION 02485) (SODDING SECTION 04287).



DO NOT PRUNE THE CENTRAL LEADER OR MAJOR BRANCHES DAMAGED IN SHIPPING AND INSTALLATION. STAKE TREES IN AREAS OF SANDY SOILS AND/OR LOCATIONS WITH HIGH WINDS. STAKES SHALL BE REPORTED FOR REMOVAL AND REPLACEMENT PRIOR TO STAKING AND WEEPING REQUIREMENTS (SEE STAKING DETAIL).

TREE TRUNK FLARE MUST REMAIN EXPOSED. DO NOT COVER WITH MULCH. DO NOT MULCH AROUND TRUNK. BACKFILL WITH A SOIL MIXTURE OF 1/3 TOPSOIL, 1/3 COMPOSTED SUB-SOIL AND 2/3 COMPOSTED ORGANIC MATERIAL.

MARK NORTHSIDE OF TRUNK WITH WHITE PAINT OR ORANGE PLASTIC. SET ROOTBALL FLUSH WITH GRADE (1\"/>

Scale 1" = 50'

SHEET NO.
L01

JOB NO. C1300743.00

BROADMOOR PARK
5100 OTTERDALE ROAD
OVERALL AND DETAILS
MATOACA DISTRICT
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY DLL
DESIGNED BY DLL
CHECKED BY DLL
DATE 10-30-13
SCALE 1"=50'
REVISIONS:

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
ARCHITECTURE
STRUCTURAL ENGINEERING

Richmond
New River Valley
Roanoke
Shenandoah Valley

www.baizer.cc

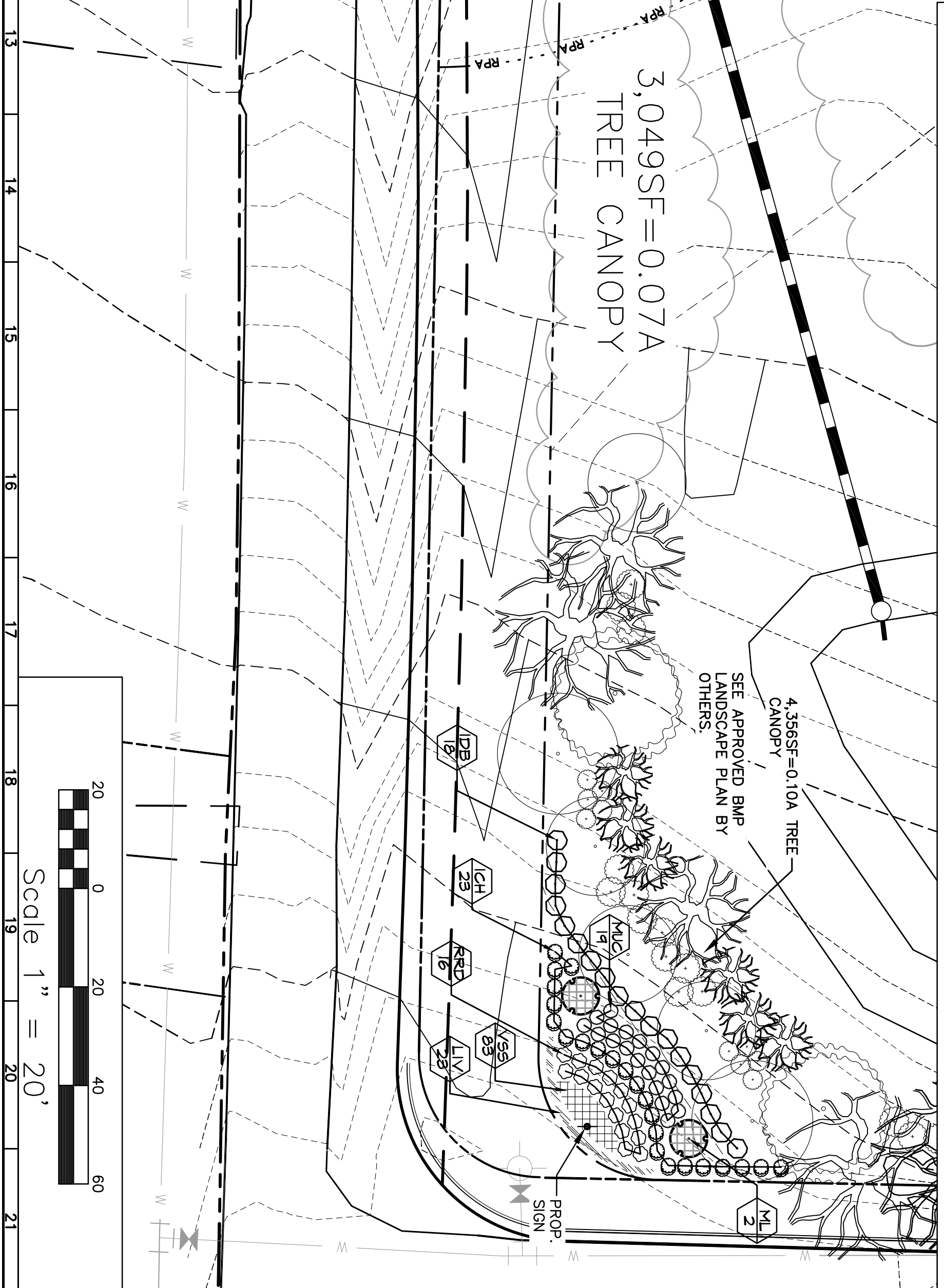
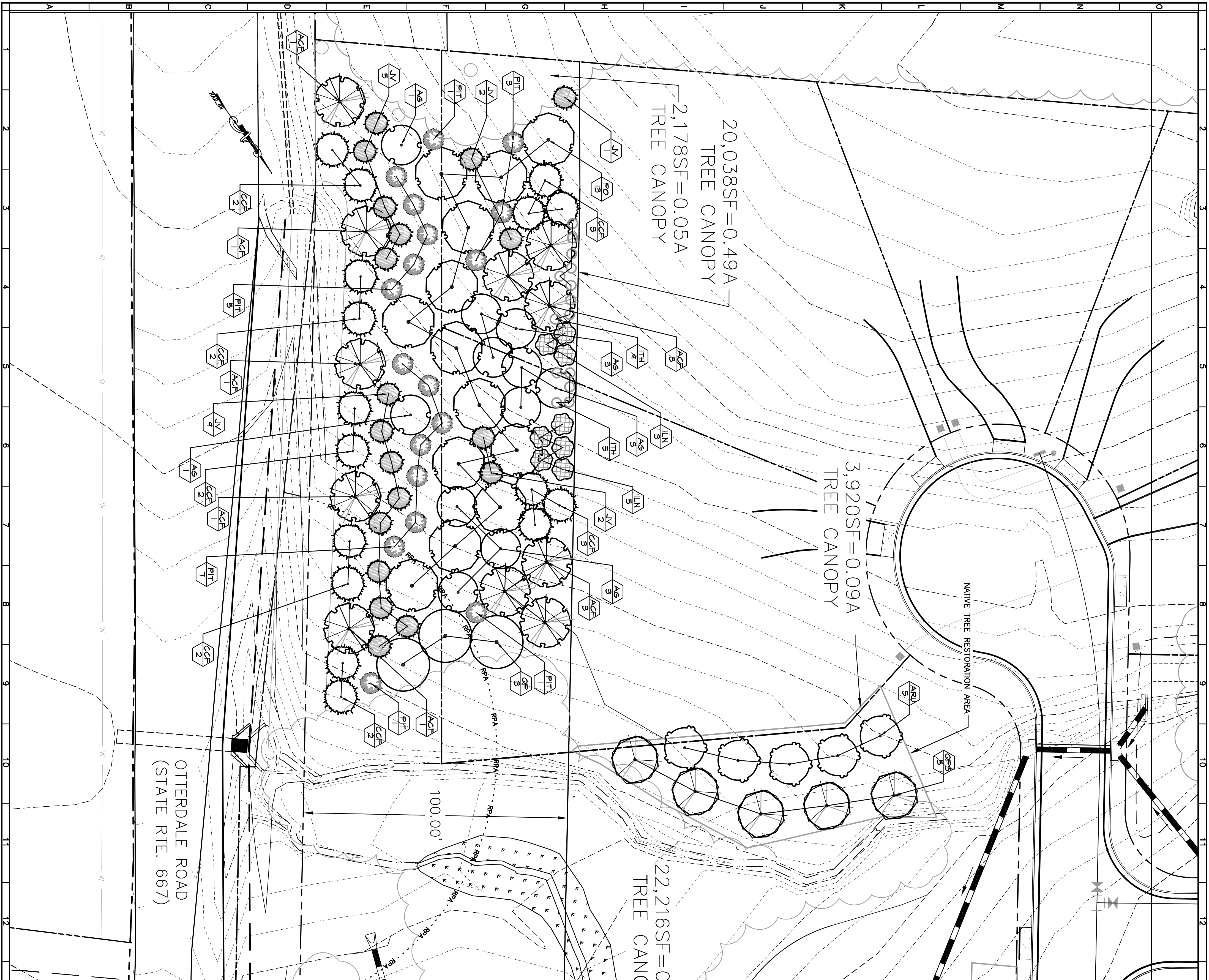
Baizer and Associates, Inc.
15871 City View Drive
Suite 200
Midlothian VA 23113
804-794-0571
FAX 804-794-2635

COMMONWEALTH OF VIRGINIA
LANDSCAPE ARCHITECT
DAVID J. LISOWSKI
Lic. No. 1263
10-30-13

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	HT	DETAIL
ILV	8	Ilex x 'Nellie R. Stevens' / Nellie Stevens Holly	B # B	2" Cal. Min.	7' Ht. Min.	
IV	19	Juniperus virginiana / Eastern Red Cedar	B # B	1.5" Cal.	6'-8'	
PT	18	Pinus taeda / Loblolly Pine	B # B	2" Cal. Min.	6' Ht. Min.	
LARGE TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	HT	DETAIL
ACF	17	Acer rubrum 'Franseria' TM / Red Sunset Maple	B # B	2" Cal. Min.	8'-10'	
FO	13	Fraxinus occidentalis / American Sycamore	B # B	2" Cal. Min.	8'-10'	
OP	3	Quercus phellos / Willow Oak	B # B	2" Cal.	8'-10'	
NATIVE TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	HT	DETAIL
ARU	5	Acer rubrum / Red Maple	B # B	1" Cal. Min.	6'-8'	
OPS	5	Quercus phellos / Willow Oak	10 gal	1" Cal. Min.	6'-8'	
SMALL TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	HT	DETAIL
ML	2	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B # B	2" Cal. Min.	8'	
AG	17	Aristaechter x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B # B	2" Cal.	8'-10'	
CCF	16	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B # B	2" Cal.	8'-10'	
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	HT	DETAIL
HTT	14	Honey's Garnet Suedecupree / Ilex virginica 'Honey's Garnet'	3 gal	18"-24" SPR.		
IGN	18	Dwarf Burford Holly / Botanical Name	CONIT	HT		
IDB	23	Hoogenboom Japanese Holly / Ilex crenata 'Hoogenboom'	3 gal	18"-24" SPR.		
ICH	19	Pink Mully / Muhlenbergia capillaris	3 gal	18" SPR. MIN.		
MUC	16	Red Drie Rose / Rosa x 'Meagrimo'	3 gal	18" SPR. MIN.		
RED	QTY	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	HT	DETAIL
LV	23	Europe muscan Viregata / Viregated Lily Turf	1 gal			
V55	83	Vole x 'Scribble Sunny Royale' / Pansy	flat			

LANDSCAPE REQUIREMENTS: OTTERDALE ROAD BUFFER 100' WIDE LANDSCAPE 6C FOR 225LF
REDUCED TO LANDSCAPE 6B.



GENERAL NOTES

SITE ADDRESS: 5100 OTTERDALE ROAD
CHESTERFIELD, VIRGINIA

OWNER/DEVELOPER: WINDSWEEP DEVELOPMENT, L.L.C.

15871 CITY VIEW DRIVE, SUITE 100
MIDLOTHIAN, VA 23113
(804)423-0302 DIRECT
(804)794-3124 FAX
CONTACT: BOB SHAFER

LANDSCAPE ARCHITECT: BALZER AND ASSOCIATES, INC.

15871 CITY VIEW DRIVE, SUITE 200
MIDLOTHIAN, VA 23113
(804)794-0571 PHONE
(804)794-2635 FAX
CONTACT: DAVID LISOWSKI



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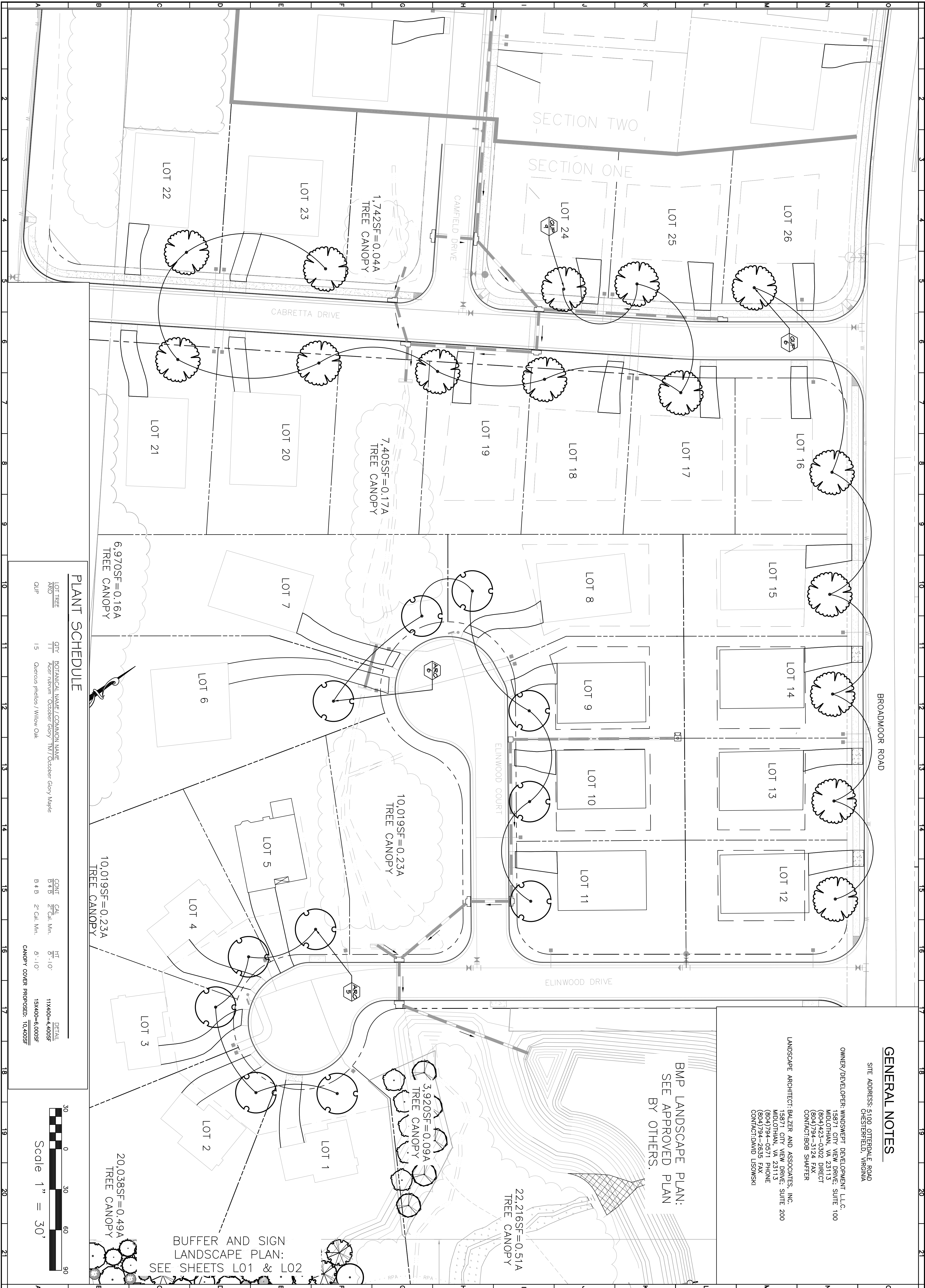
BROADMOOR PARK
5100 OTTERDALE ROAD
TREE LOT PLAN
MATOACA DISTRICT
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY DDL
DESIGNED BY DDL
CHECKED BY DDL
DATE 11-07-13
SCALE 1"=30'
REVISIONS: 11-11-13

SHEET NO.

L03

JOB NO. C1300743.00



PLANT SCHEDULE

LOT TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	HT	DETAIL
ARO	11	Acer rubrum 'October Glory' TM / October Glory Maple	8 4 B	27' Cal. Min.	8'-10'	11X400=4,400SF
QUP	15	Quercus phellos / Willow Oak	8 4 B	2' Cal. Min.	8'-10'	15X400=6,000SF
						CANOPY COVER PROPOSED: 10,400SF