

SUBDIVISION CERTIFICATE

THE PLATTING AND SUBDIVISION OF 22.873 ACRES OF LAND LYING IN THE PALMYRA DISTRICT FLUVANNA COUNTY VIRGINIA OWNED BY JA-ZAN, LLC BY DEED RECORDED IN INSTRUMENT NUMBER 0603097 IN THE CLERKS OFFICE OF FLUVANNA CIRCUIT COURT AND ALSO INSTRUMENT NUMBER 06008107 IN THE CLERKS OFFICE OF LOUISA COUNTY CIRCUIT COURT AND DESIGNATED AS ZION STATION SECTION 'A', IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY; THAT ALL STREETS SHOWN ON THE PLAT ARE HEREBY IRREVOCABLY OFFERED FOR DEDICATION TO PUBLIC USE.

JA-ZAN, LLC
JA-ZAN LLC - OWNER

TRUSTEE

COMMONWEALTH OF VIRGINIA

County of Fluvanna to wit:

I, Amy H. Hall, A NOTARY PUBLIC IN AND FOR THE

County of Fluvanna COMMONWEALTH OF VIRGINIA,

DO HEREBY CERTIFY THAT:

Michael W. Harding

WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE HAS

ACKNOWLEDGED THE SAME BEFORE ME IN MY AND

COMMONWEALTH AFORESAID

GIVEN UNDER MY HAND AND SEAL THIS 24 DAY OF April, 2007

My Commission Expires 9/30/2008

COMMONWEALTH OF VIRGINIA

County of Fluvanna to wit:

I, A NOTARY PUBLIC IN AND FOR THE

County of Fluvanna COMMONWEALTH OF VIRGINIA,

DO HEREBY CERTIFY THAT:

WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE HAS

ACKNOWLEDGED THE SAME BEFORE ME IN MY AND

COMMONWEALTH AFORESAID

GIVEN UNDER MY HAND AND SEAL THIS DAY OF 2007

NOTARY PUBLIC

MY COMMISSION EXPIRES

SUBDIVISION AGENT

THE SUBDIVISION SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS, AND MAY BE COMMITTED TO RECORD.

4/24/07
SUBDIVISION AGENT DATE

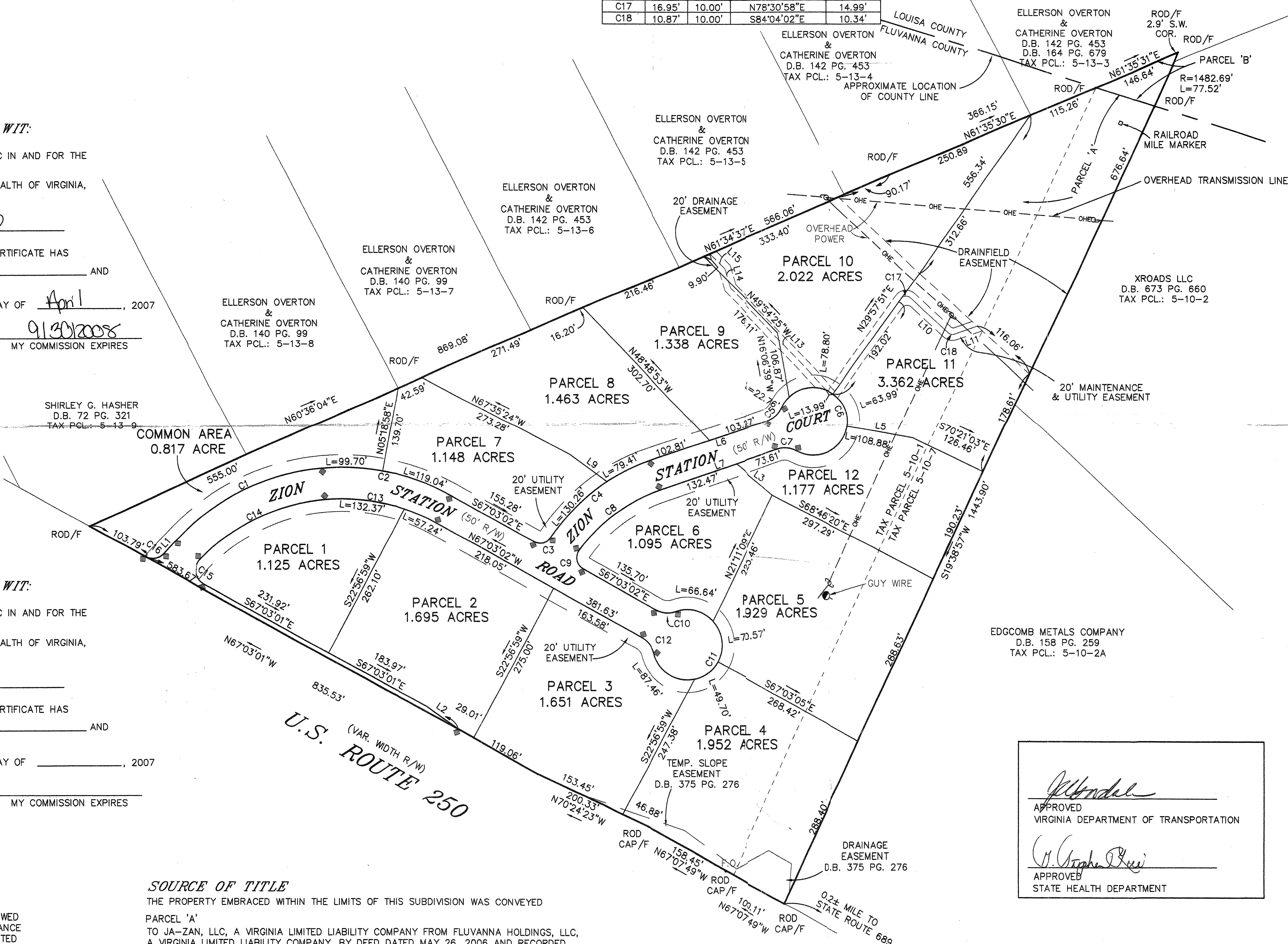
SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED

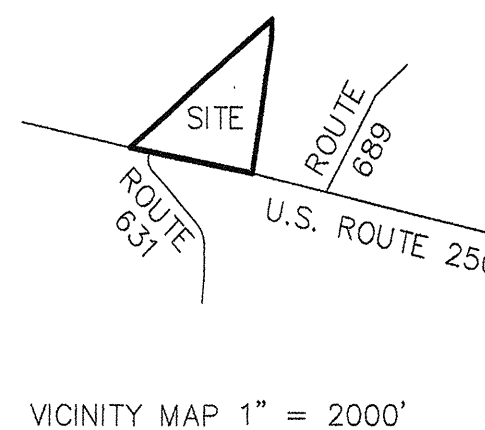
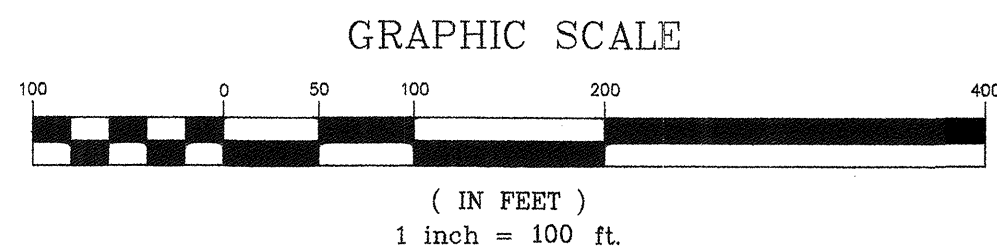
PARCEL 'A'
TO JA-ZAN, LLC, A VIRGINIA LIMITED LIABILITY COMPANY FROM FLUVANNA HOLDINGS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED MAY 26, 2006 AND RECORDED MAY 31, 2006 IN INSTRUMENT NUMBER 0603097 AS RECORDED IN THE CLERKS OFFICE, CIRCUIT COURT, FLUVANNA COUNTY, VIRGINIA

PARCEL 'B'
TO JA-ZAN, LLC, A VIRGINIA LIMITED LIABILITY COMPANY FROM FLUVANNA HOLDINGS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED MAY 26, 2006 AND RECORDED MAY 31, 2006 IN INSTRUMENT NUMBER 06008107 AS RECORDED IN THE CLERKS OFFICE, CIRCUIT COURT, LOUISA COUNTY, VIRGINIA

CURVE TABLE				LINE TABLE		
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	BEARING	LENGTH
C1	273.39'	376.35'	N58°45'38"E	267.42'	L1	N37°56'59"E 28.65'
C2	218.74'	375.48'	S83°44'23"E	215.66'	L2	S59°48'41"E 62.54'
C3	29.36'	20.00'	N70°53'28"E	26.80'	L3	S56°32'18"E 79.72'
C4	209.67'	325.00'	N47°18'51"E	206.05'	L4	N16°06'39"W 106.87'
C5	33.46'	40.00'	N41°49'59"E	32.49'	L5	S85°43'04"E 109.38'
C6	274.43'	57.00'	S24°12'16"E	76.39'	L6	N65°47'44"E 206.08'
C7	33.46'	40.00'	S89°45'29"W	32.49'	L7	S65°47'44"W 206.08'
C8	167.39'	275.00'	S48°21'30"W	164.81'	L8	S67°07'20"E 91.87'
C9	34.20'	20.00'	S18°03'53"E	30.18'	L9	N59°54'00"W 74.47'
C10	33.46'	40.00'	N88°59'13"E	32.49'	L10	S52°56'23"E 84.80'
C11	274.43'	57.00'	S22°56'58"W	76.39'	L11	N64°48'19"E 39.16'
C12	33.46'	40.00'	N43°05'17"W	32.49'	L13	N49°14'31"W 232.14'
C13	189.61'	325.48'	N83°44'23"W	186.94'	L14	N21°27'58"W 32.91'
C14	230.22'	326.35'	S59°21'44"W	225.48'	L15	N51°40'57"W 33.88'
C15	46.37'	25.00'	S13°59'05"E	40.00'		
C16	32.72'	25.00'	N75°26'59"E	30.44'		
C17	16.95'	10.00'	N78°30'58"E	14.99'		
C18	10.87'	10.00'	S84°04'02"E	10.34'		



APPROVED
VIRGINIA DEPARTMENT OF TRANSPORTATION
APPROVED
STATE HEALTH DEPARTMENT



NOTES:

OWNER: JA-ZAN, LLC
P.O. BOX 5384
CHARLOTTESVILLE, VA 22905
PHONE: (434)962-0808

DEVELOPER: HASBROUCK REAL ESTATE CORPORATION
P.O. BOX 5384
CHARLOTTESVILLE, VA 22905

D.B. 685 PG. 213
TAX PCL.: 5-10-1 & 5-10-7

NUMBER OF LOTS: 12

AREA IN LOTS: 19.957

AREA IN ROADS: 2.099 ACRES

COMMON AREA: 0.817 ACRE

TOTAL AREA: 22.873

ZONING: I-1

DURING THE PROCESS OF OUR PHYSICAL PERIMETER SURVEY NO INDICATIONS OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THE PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.

THIS PROPERTY LIES IN ZONE 'C' OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON COMMUNITY PANEL NUMBER 510058 0050 A, DATED 8-15-78.

THIS PROPERTY IS GENERALLY WOODED AREA, WITH EXCEPTION TO THE CLEARING FOR THE EXISTING BUILDING, ENTRANCE DRIVEWAY, AND THE EXISTING UTILITY LINES.

FINAL SITE PLAN SHALL INCLUDE THE RIGHT TURN LANE DESIGN.

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF FLUVANNA COUNTY VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY, HAVE BEEN COMPLIED WITH.

JENNINGS STEPHENSON P.C.

ZION STATION SECTION 'A'

PALMYRA DISTRICT * FLUVANNA COUNTY, VIRGINIA

DATE: MARCH 12, 2007

SCALE: 1" = 100'

JENNINGS STEPHENSON, P.C.

LAND SURVEYORS & PLANNERS

10160 STAPLES MILL ROAD
SUITE 103
GLEN ALLEN, VA 23060
PHONE - 804-545-6235
FAX - 804-545-6259
J.N. 06-569

DRAWN BY: CHECKED BY:



REVISIONS

REVISION DESCRIPTION
REVISED PER COUNTY COMMENTS

DATE
7/25/08

COLLINS ENGINEERING
800 E. JEFFERSON STREET - CHARLOTTESVILLE, VA 22902 - 434.293.3719

ZION STATION PARCEL 9

EXISTING CONDITIONS

PROJECT
JOB NO.
062007
SCALE
1"=20'
SHEET NO.
2

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CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C5	12.96'	13.00'	N37°14'05"E	12.43'
C6	292.72'	57.00'	N24°12'16"W	61.89'



ELLERSON OVERTON
&
CATHERINE OVERTON
D.B. 142 PG. 453
TAX PCL.: 5-13-5
ZONING: A-1

ELLERSON OVERTON
&
CATHERINE OVERTON
D.B. 142 PG. 453
TAX PCL.: 5-13-6
ZONING: A-1

ELLERSON OVERTON
&
CATHERINE OVERTON
D.B. 140 PG. 99
TAX PCL.: 5-13-7
ZONING: A-1

PARCEL 7
ZONING: I-1
1.22 ACRES

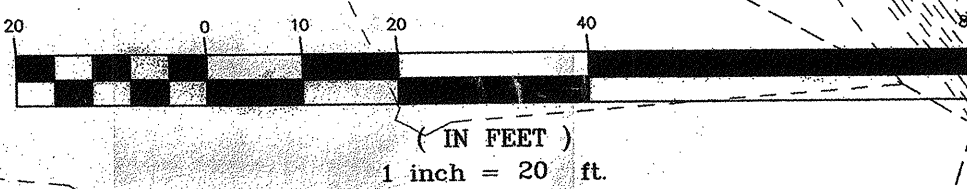
PARCEL 8
ZONING: I-1
1.39 ACRES

PARCEL 10
ZONING: I-1
2.022 ACRES

PARCEL 11
ZONING: I-1
3.362 ACRES

PARCEL 12
ZONING: I-2
1.139 ACRES

GRAPHIC SCALE



GRAVEL

WOODED AREA

WOODED AREA

DEBRIS

WOODED AREA

WOODED AREA

DEBRIS

ZION STATION COURT
(60' R/W)

GRAVEL

GRAVEL

EXISTING VEGETATION
TO REMAIN

50' UNDISTURBED BUFFER

TOP RISER
=485.95

TOP RISER
=487.13

WELL

EXISTING 36" PIPE

36" RCP
INV IN=490.00
INV OUT=481.89

EXISTING ES-1

BUILDING SETBACK
50.0'

PARKING SETBACK
25.0'

UTILITY EASEMENT
20.0'

TP

W

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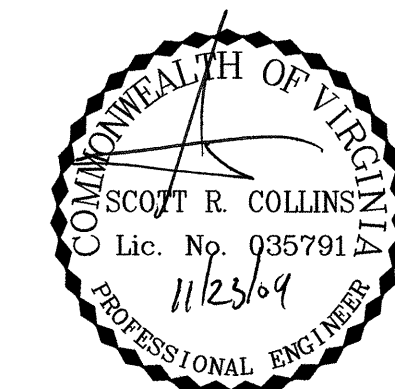
1825

1830

1835

1840

PERSON OVERTON
&
THERINE OVERTON
B. 142 PG. 453
X PCL.: 5-13-6
ZONING: A-1



REVISIONS

DATE	REVISION DESCRIPTION
11/23/09	REVISED PER COUNTY COMMENTS

COLLISIONS ENGINEERING

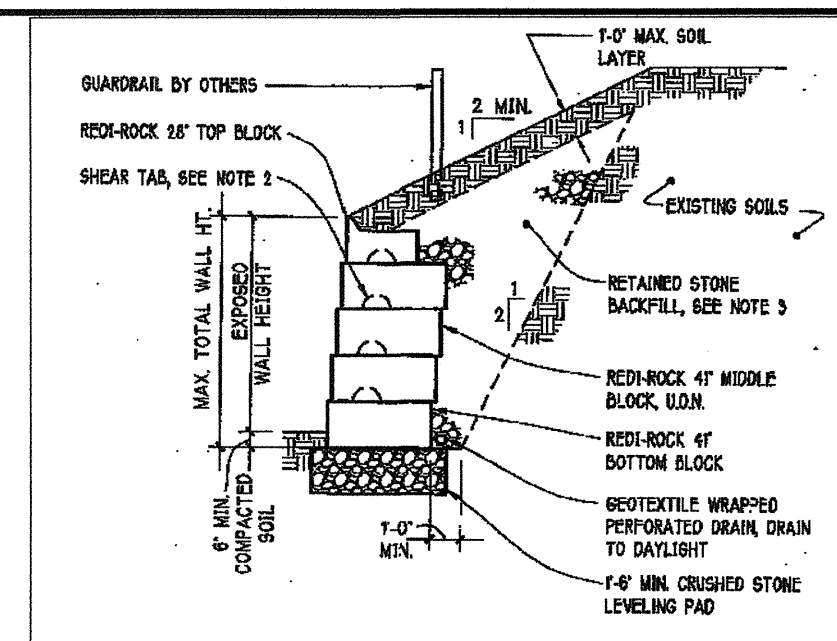
800 E. JEFFERSON STREET - CHARLOTTESVILLE, VA 22902 - 434.293.3719

ZION STATION PARCEL 9

AS-BUILT SITE PLAN

PROJECT	SHEET TITLE
JOB NO. 062007	
SCALE 1' = 20'	
SHEET NO. 2	

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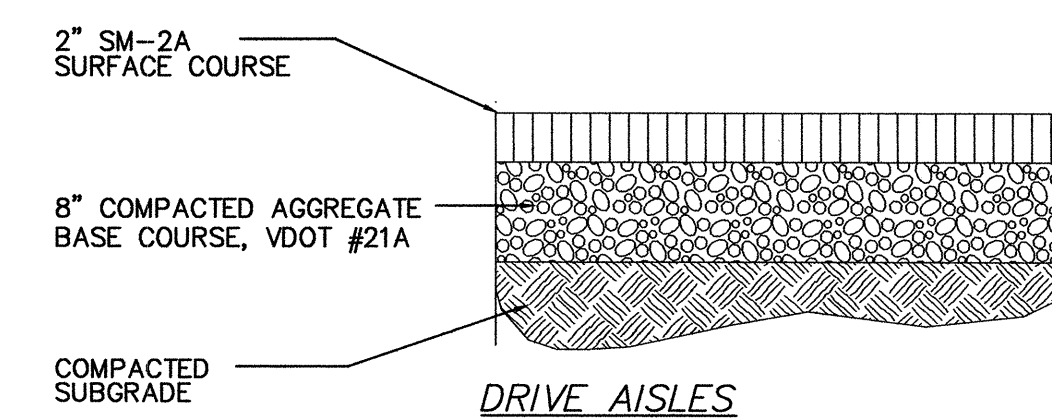


RETAINING WALL SECTION FOR EXPOSED WALL HEIGHT
1/4" x 1'-0"

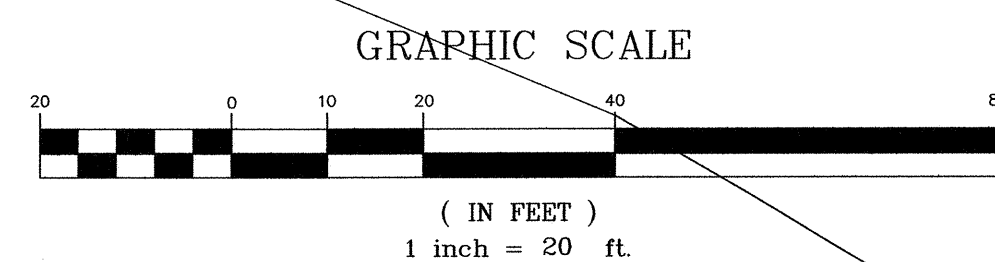
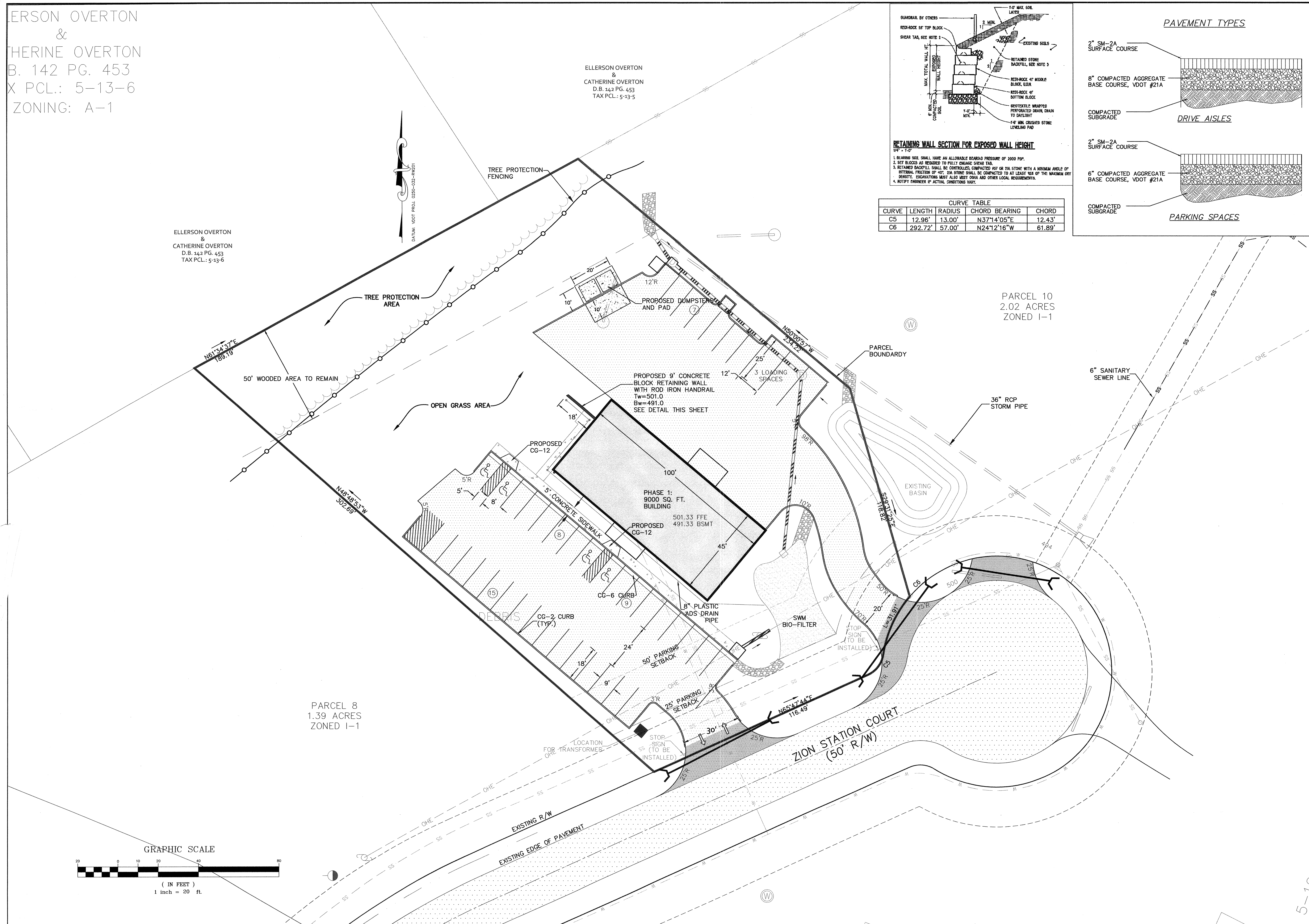
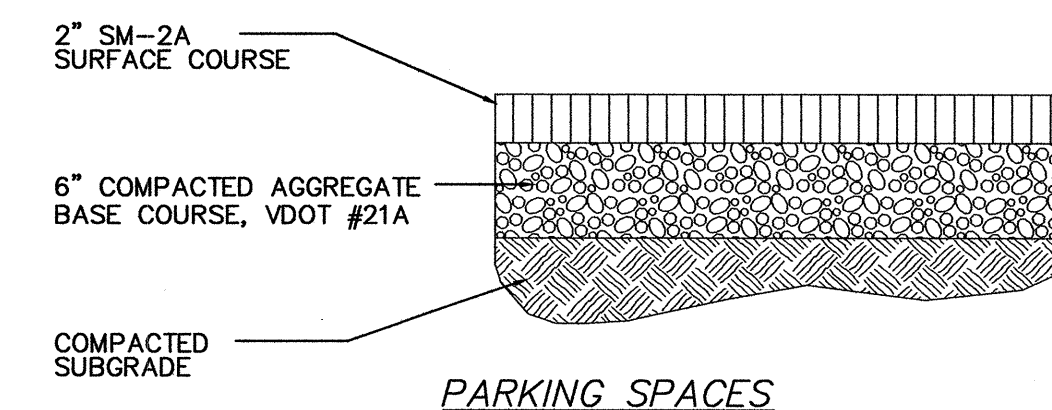
1. BEARING SOIL SHALL HAVE AN ALLOWABLE BEARING PRESSURE OF 2000 PSF.
2. SET BLOCKS AS REQUIRED TO FULLY ENGAGE GRAPE TAP.
3. RETAINED BACKFILL SHALL BE CONTROLLED, COMPACTED #57 OR 21A STONE WITH A MINIMUM ANGULAR INTERNAL FRICTION OF 40°. STONE SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DENSITY.
4. EXCAVATIONS MUST ALSO MEET OSHA AND OTHER LOCAL REQUIREMENTS.
5. NOTIFY ENGINEER IF ACTUAL CONDITIONS VARY.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C5	12.96'	13.00'	N37°14'05"E	12.43'
C6	292.72'	57.00'	N24°12'16"W	61.89'

PAVEMENT TYPES



PARKING SPACES

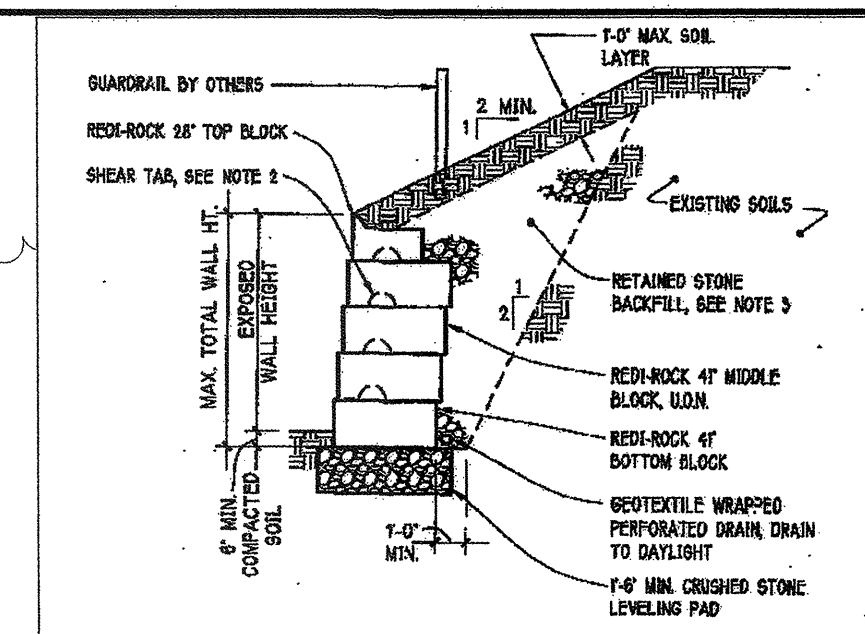


ELLERSON OVERTON
&
CATHERINE OVERTON
B. 142 PG. 453
X PCL.: 5-13-6
ZONING: A-1

NOTE:
1. THIS PLAN REPRESENTS CURRENT GRADES ON THE SITE.
THE PROJECT IS CURRENTLY UNDER CONSTRUCTION, AND THIS PARCEL
HAS A SEDIMENT BASIN ON IT, THAT WILL ULTIMATELY BE REMOVED
WHEN THE UPLAND AREA IS STABILIZED.
2. FINAL CERTIFICATE OF OCCUPATION IS SUBJECT TO THE INSTALLATION
AND APPROVAL OF THE SEWAGE DISPOSAL SYSTEM AND WATER SUPPLY
SYSTEM.

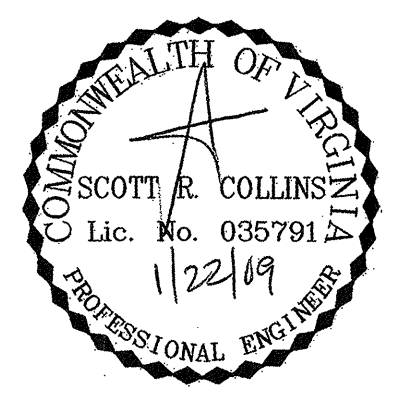
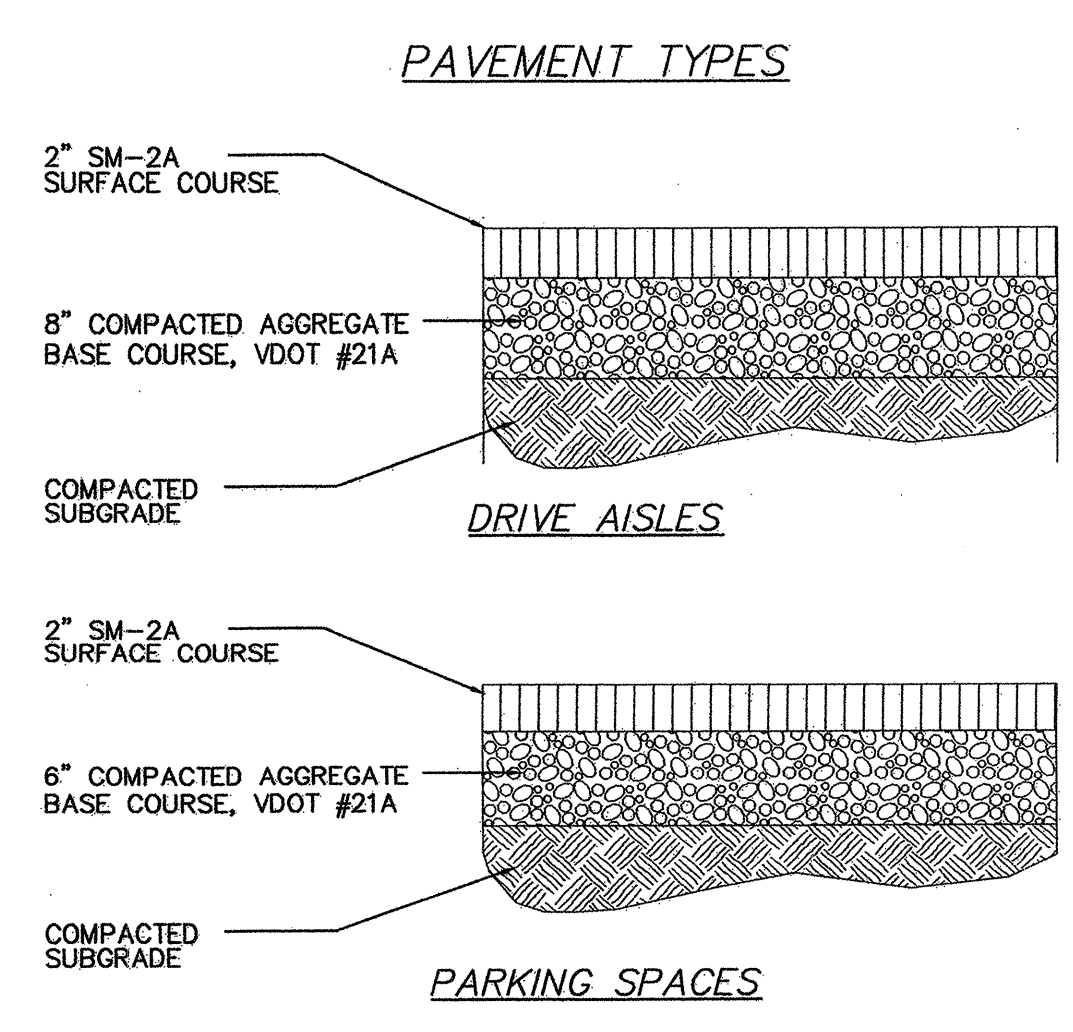
ELLERSON OVERTON
&
CATHERINE OVERTON
D.B. 142 PG. 453
TAX PCL.: 5-13-5

ELLERSON OVERTON
&
CATHERINE OVERTON
D.B. 142 PG. 453
TAX PCL.: 5-13-6



RETAINING WALL SECTION FOR EXPOSED WALL HEIGHT
1. BEARING SOIL SHALL HAVE AN ALLOWABLE BEARING PRESSURE OF 2000 PSF.
2. SET BLOCKS AS REQUIRED TO FULLY ENGAGE SHEAR TAB.
3. RETAINED BACKFILL SHALL BE CONTROLLED, COMPACTED #57 OR #24 STONE WITH A MINIMUM ANGLE OF
INTERNAL FRICTION OF 40°. SOA STONE SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY
DENSITY. EXCAVATIONS MUST ALSO MEET OSHA AND OTHER LOCAL REQUIREMENTS.
4. NOTIFY ENGINEER IF ACTUAL CONDITIONS VARY.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C5	12.96'	13.00'	N37°14'05"E	12.43'
C6	292.72'	57.00'	N24°12'16"W	61.89'



REVISIONS

REVISION DESCRIPTION	REVISED PER COUNTY COMMENTS
DATE	7/25/08

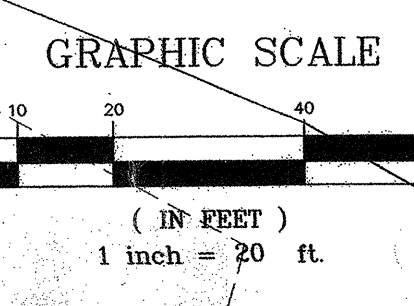
COLLINS ENGINEERING
800 E. JEFFERSON STREET - CHARLOTTESVILLE, VA 22902 - 434.293.3719

ZION STATION PARCEL 9
SITE PLAN

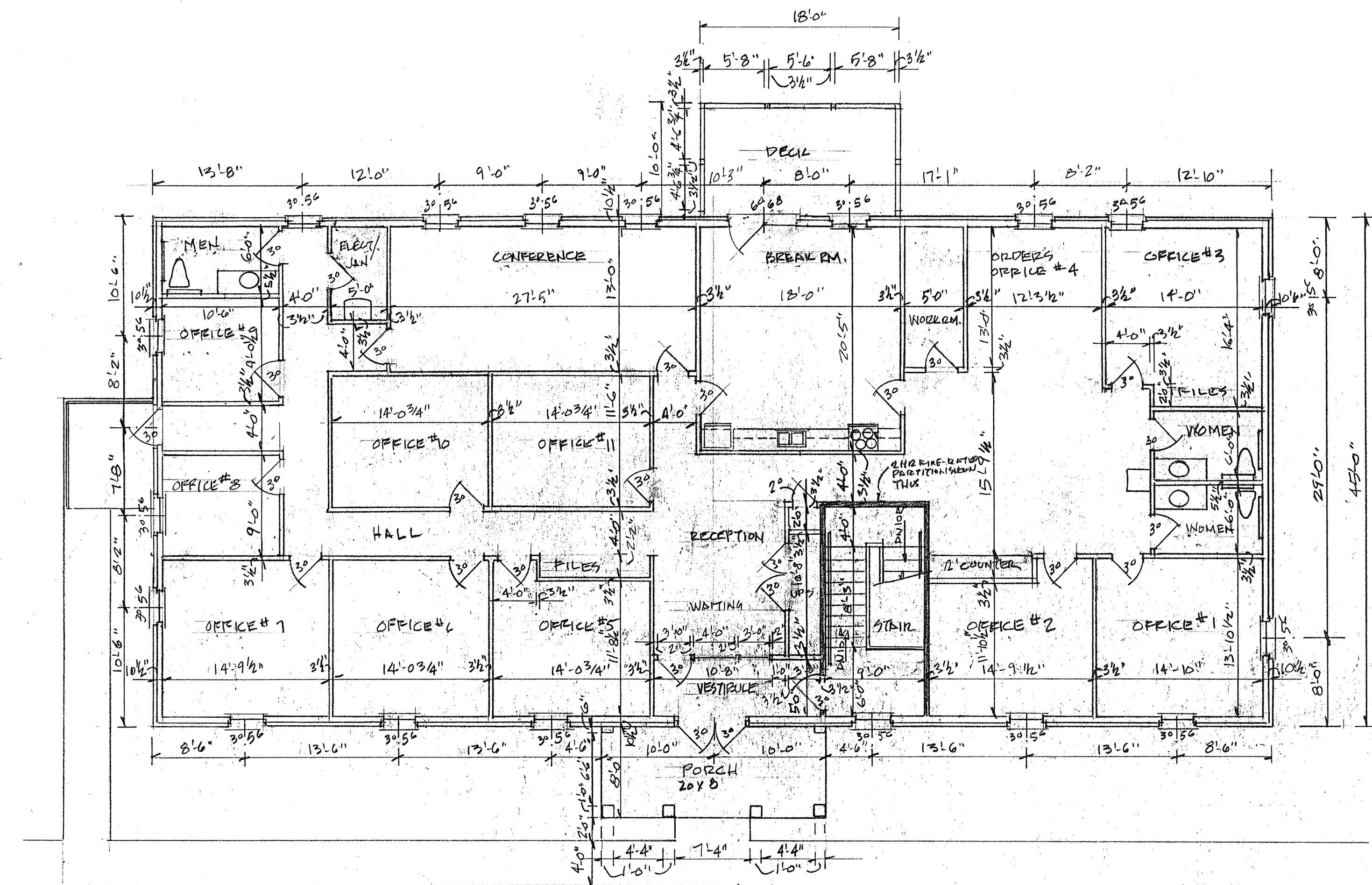


PROJECT	JOB NO.
062007	
SCALE	1"=20'
SHEET NO.	3

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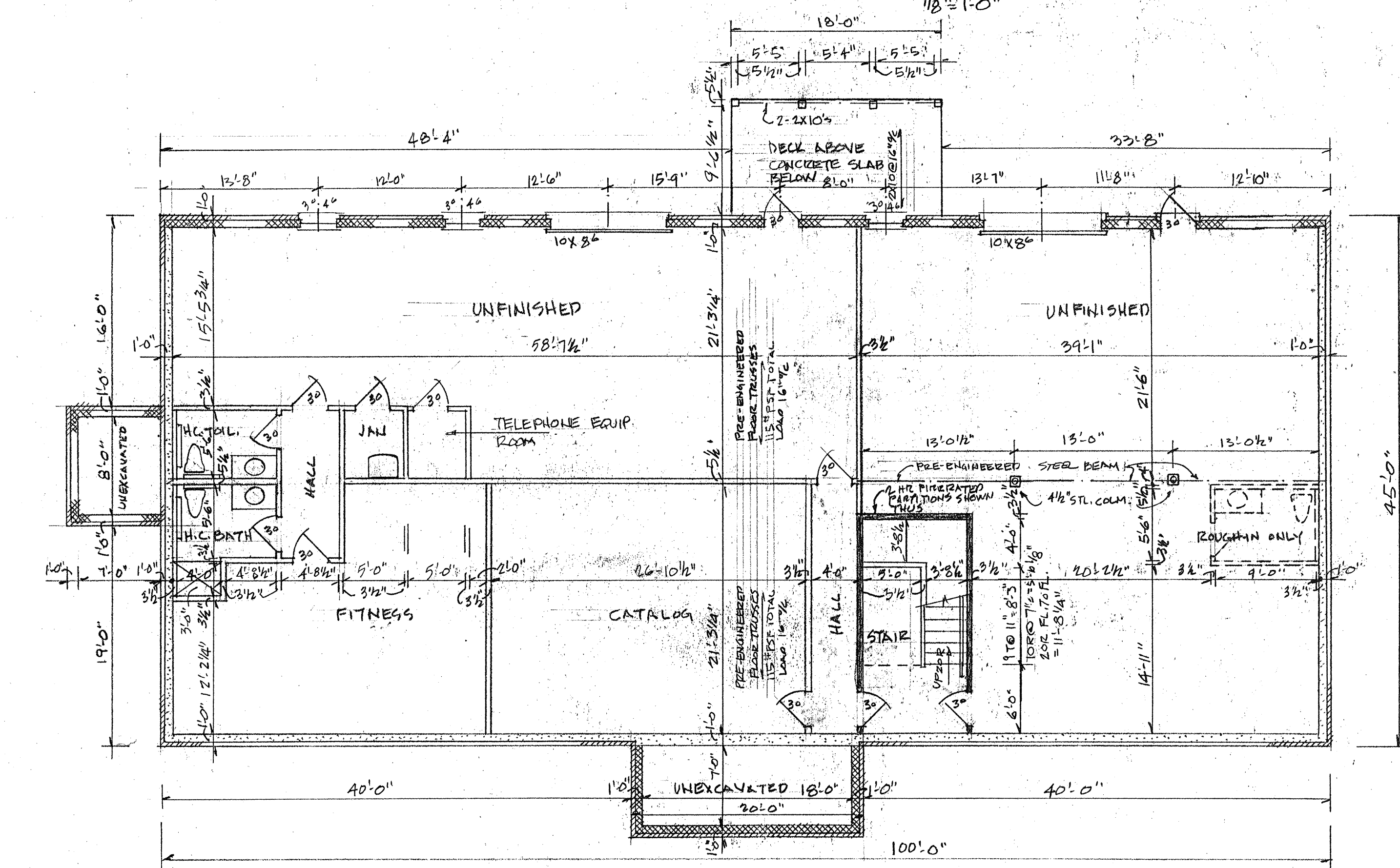


GRAVEL



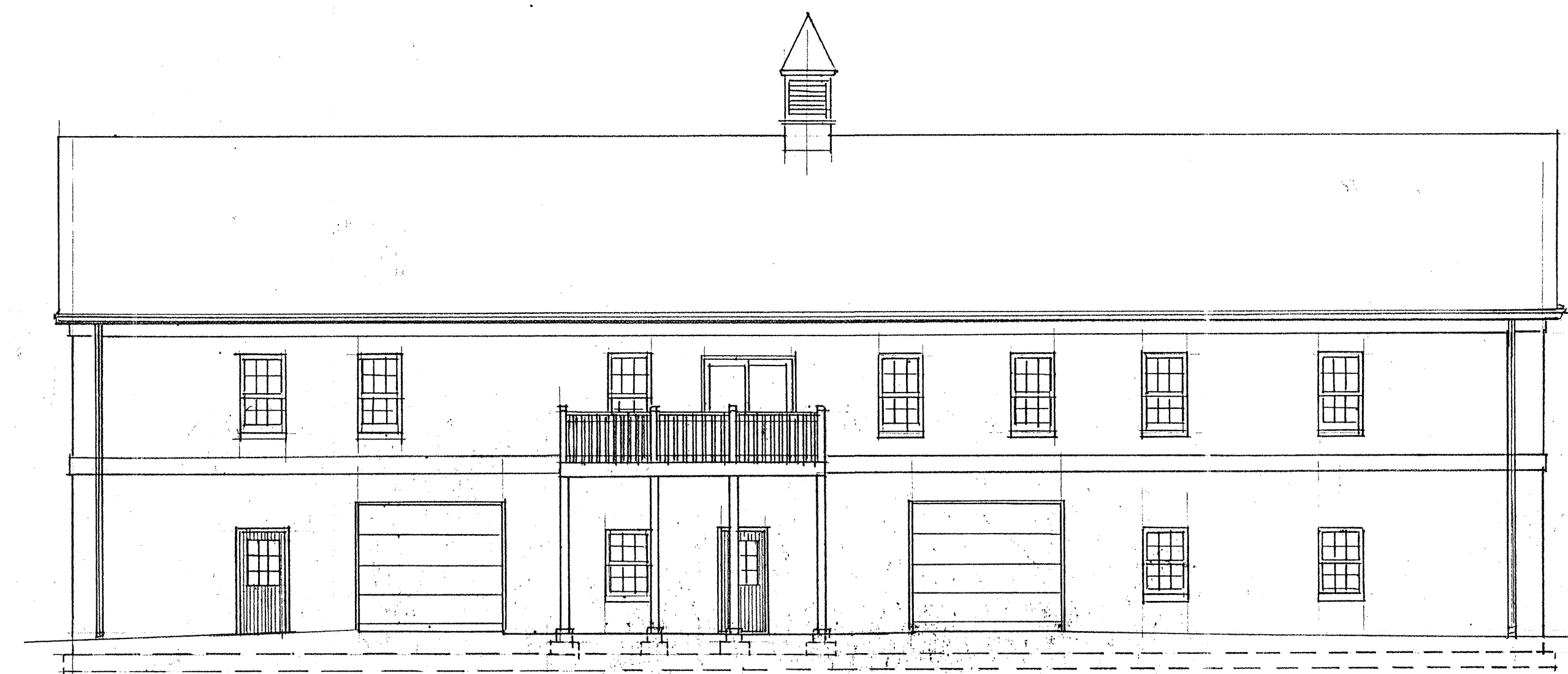
MAIN LEVEL PLAN

1/8" = 1'0"



TERRACE LEVEL PLAN

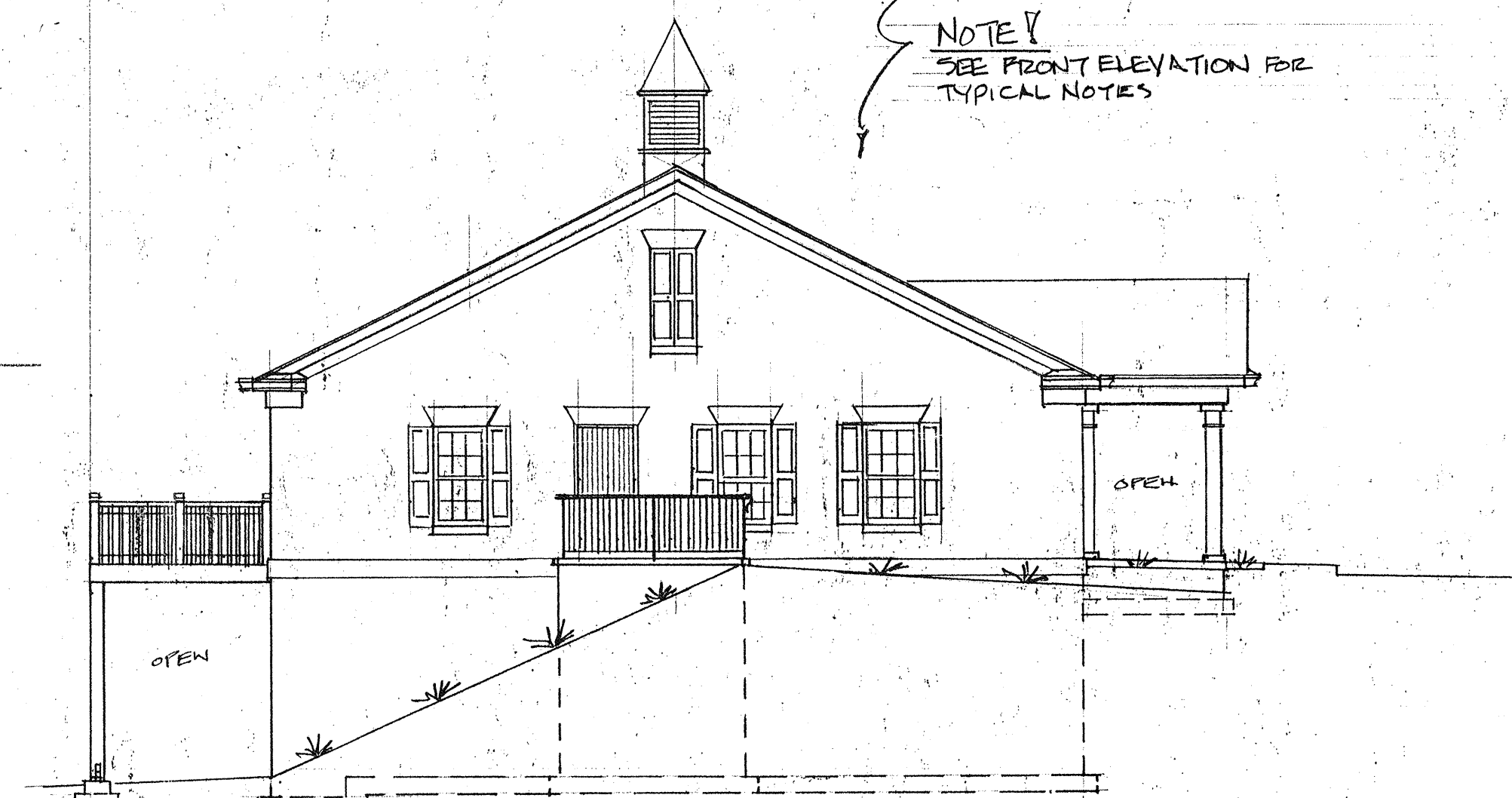
1/8" = 1'0"



REAR ELEVATION

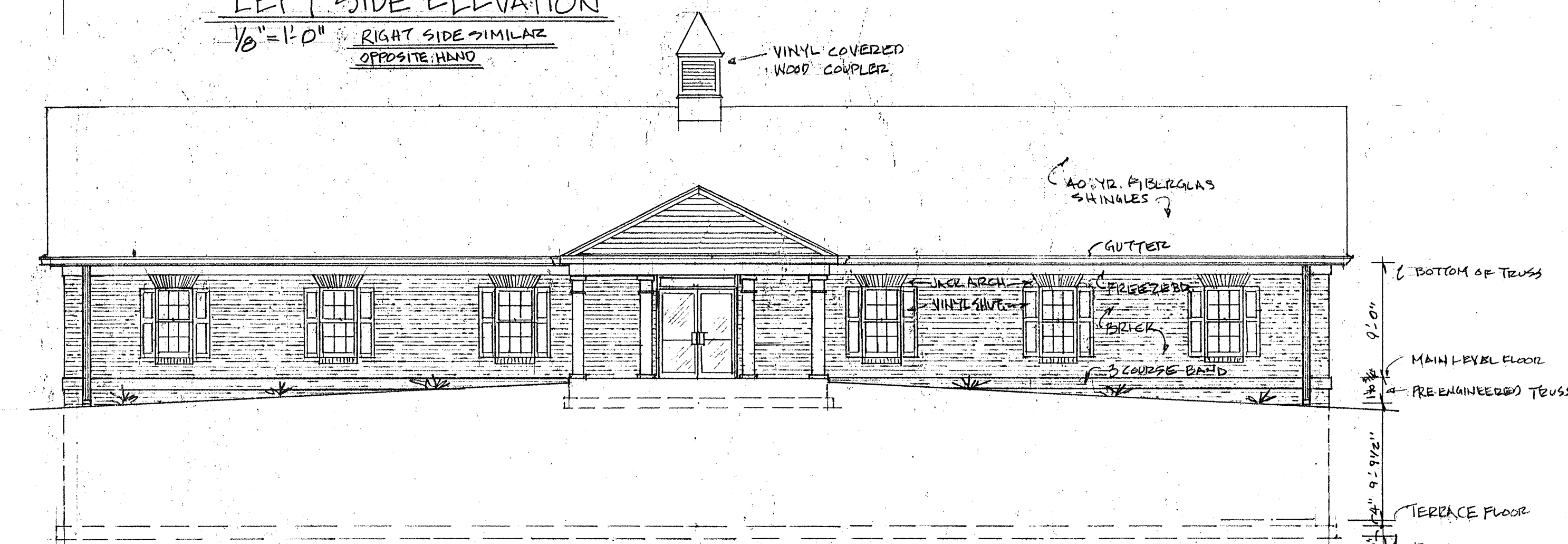
1/8" = 1'0"

NOTE:
SEE FRONT ELEVATION FOR
TYPICAL NOTES



LEFT SIDE ELEVATION

1/8" = 1'0" RIGHT SIDE SIMILAR
OPPOSITE HAND



FRONT ELEVATION

1/8" = 1'0"

SCHEME #4

BRIGHT IDEAS A-7
ZION STATION
FLUVANNA COUNTY, VA.

SCALE: AS NOTED

APPROVED BY

DRAWN BY R. VANCE

REVISOR 2-26-2008

6-18-2008

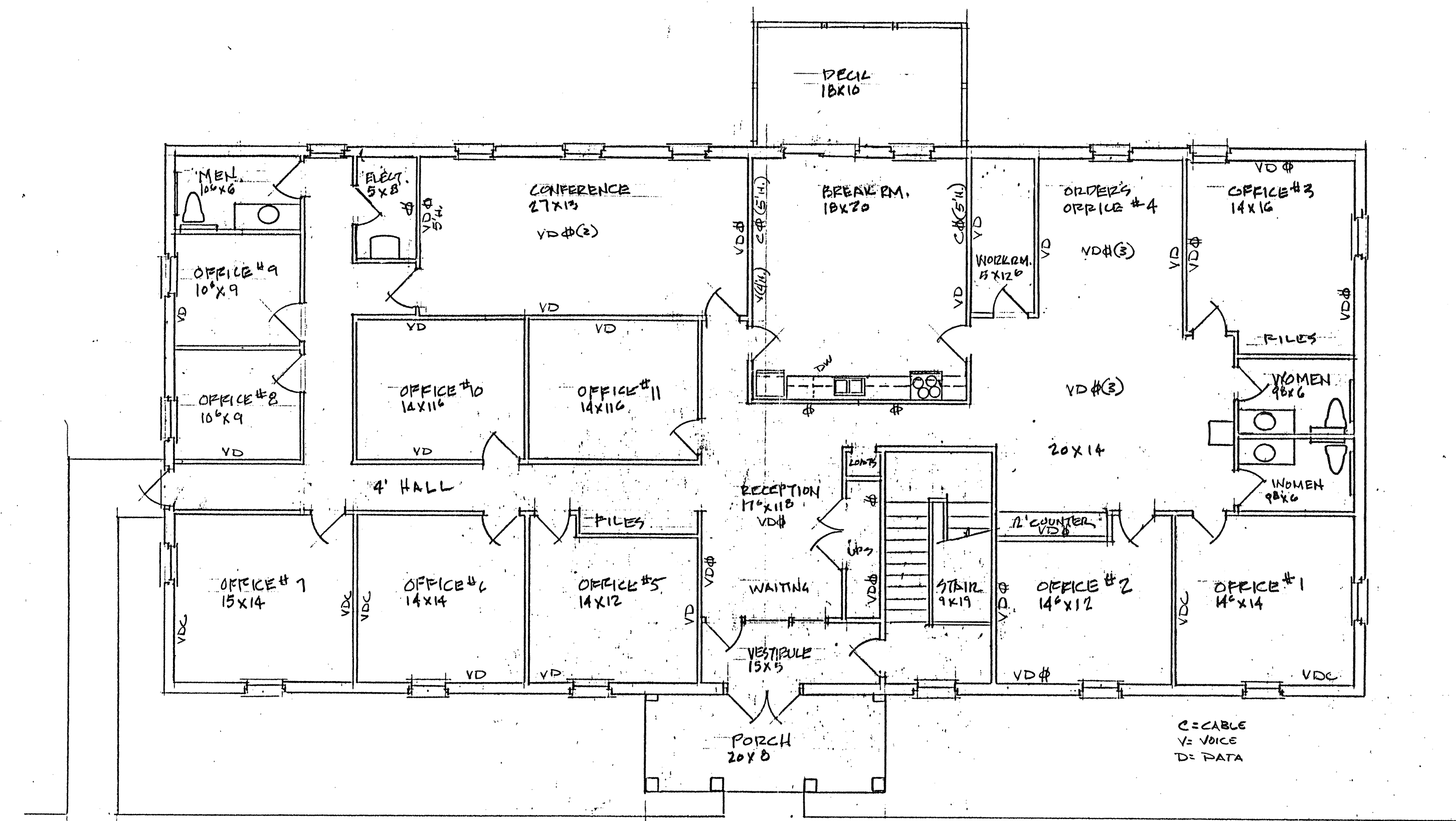
2-4-2009

DRAWING NUMBER

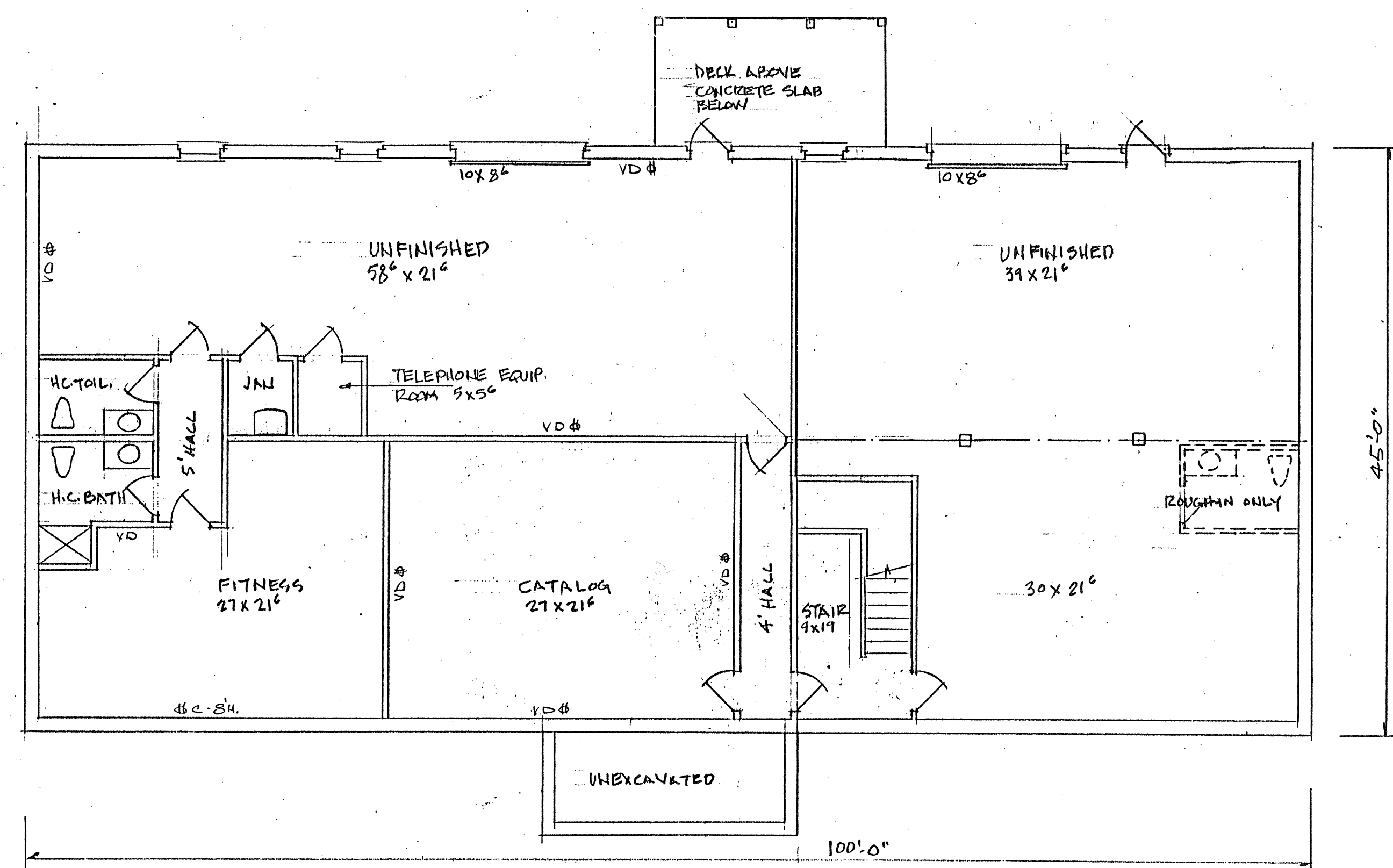
1 OF 2

W. A. STRATTON
CONSTRUCTION

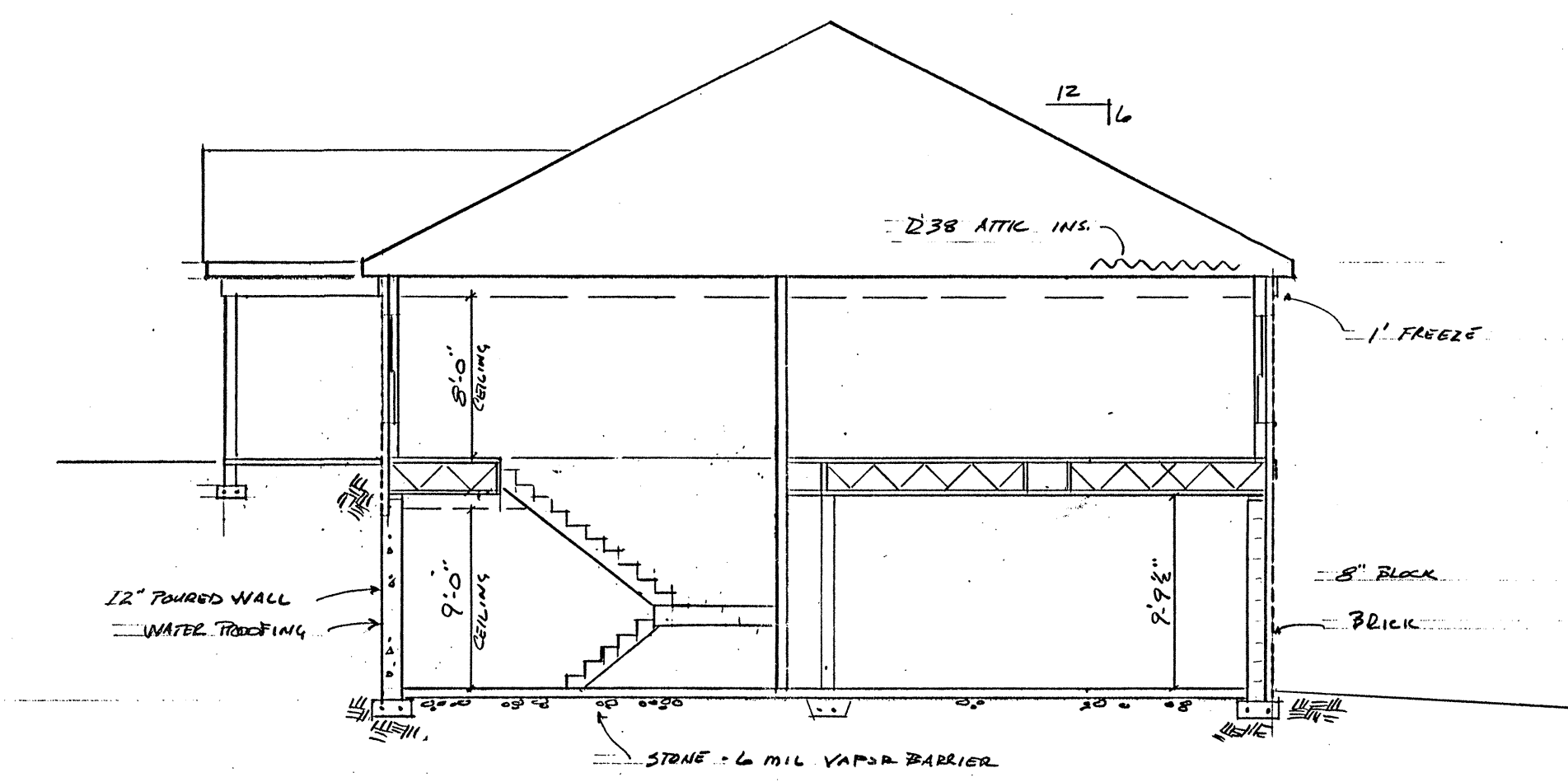
P.O. Box 969 Appomattox, Virginia 24522 (804) 352-5259



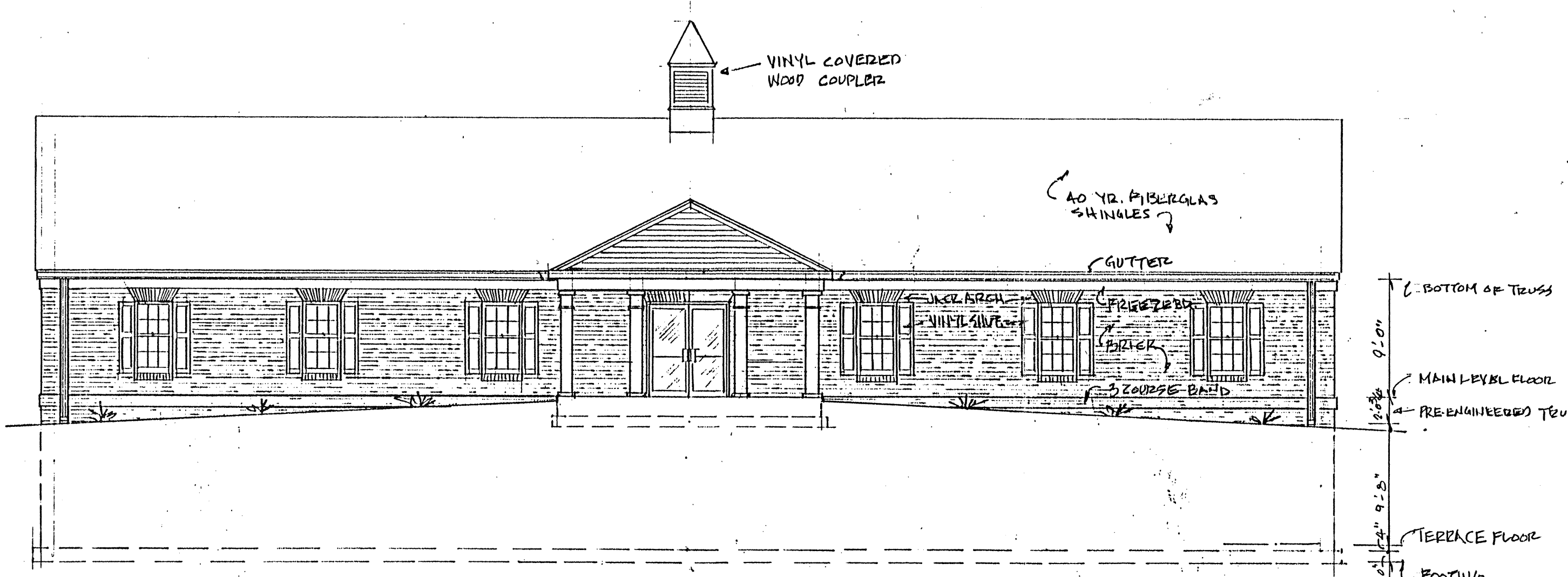
MAIN LEVEL PLAN
1/8" = 1'-0"



TERRACE LEVEL PLAN
1/8" = 1'-0"

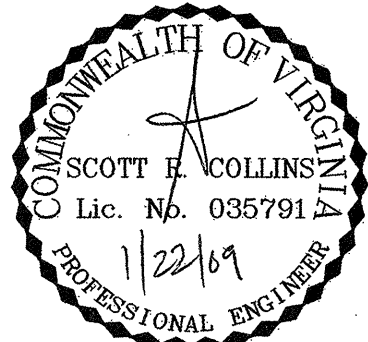


CROSS SECTION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"

SCHEME #4		OFFICE
BRIGHT IDEAS AT ZION STATION FLUVANNA COUNTY, VA.		
SCALE: AS NOTED	APPROVED BY	DRAWN BY: R. W. STRATTON
DATE: 2-18-2008		REVISED: 2-26-2008
W.A. STRATTON CONSTRUCTION		DRAWING NUMBER
P.O. Box 969 Appomattox, Virginia 24522 (804) 352-5289		01



REVISIONS

REVISION DESCRIPTION	REVISED PER COUNTY COMMENTS
DATE	7/25/08

COLLINS ENGINEERING

800 E. JEFFERSON STREET - CHARLOTTEVILLE, VA 22902 - 434.293.3719

ZION STATION PARCEL 9

LANDSCAPE PLAN

PROJECT SHEET TITLE

JOB NO. 062007

SCALE 1"=20'

SHEET NO. 11

Landscape Notes

- LANDSCAPE CONTRACTOR SHALL CARE FOR & MAINTAIN ALL PLANTS FOR A PERIOD OF THREE YEARS FOLLOWING PLANTING. LANDSCAPE CONTRACTOR SHALL REPLACE ANY DEAD, DYING OR DISEASED VEGETATION.
- ALL PLANTINGS SHALL BE PLANTED TO MEET THE SPECIFICATIONS OF THE AMERICAN LANDSCAPE ASSOCIATION.
- THE PLANTING OF TREES SHALL BE DONE IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- WHEEL STOPS, CURBING, OR OTHER BARRIERS SHALL BE PROVIDED TO PREVENT DAMAGE TO LANDSCAPING BY VEHICLES.
- CONTRACTOR TO USE EXTREME CARE AND CAUTION AS NOT TO DAMAGE ANY TREES SCHEDULED TO REMAIN OUTSIDE LIMITS OF CONSTRUCTION. PROPERTY LINE SERVES AS LIMITS OF CONSTRUCTION.
- NO CONSTRUCTION EQUIPMENT OR STORAGE SHALL OCCUR WITHIN DRIPLINE OF EXISTING TREES. PRIOR TO MOBILIZATION CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT (LA) TO DISCUSS TREE PROTECTION MEASURES. ALL TREE PROTECTION MEASURES SHALL BE APPROVED BY LA AND/OR TREE ARBORIST BEFORE ANY CONSTRUCTION ACTIVITIES SHALL TAKE PLACE ON-SITE. CONTRACTOR TO MONITOR TREES FOR STRESS AND/OR DAMAGE AND ADVISE LA AND TREE ARBORIST IF ANY OCCUR.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT AND/OR TREE ARBORIST 48-HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY NEEDED WITHIN ANY TREE PROTECTION MEASURE. ALL TREE PROTECTION MEASURES SHALL BE REPLACED IN ORIGINAL LOCATION ONCE WORK HAS BEEN COMPLETED. NO WORK SHALL BE DONE WITHIN DRIPLINE OF EXISTING TREES UNLESS APPROVED BY TREE ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO WORK.
- ALL WORK TO BE PERFORMED BY THE CONTRACTOR WITHIN THE DRIPLINE OF ANY EXISTING TREE OR TREE PROTECTION AREA SHALL BE DONE IN A MANNER SENSITIVE TO ENSURING NO DAMAGE WILL BE DONE TO THE EXISTING TREES. THE PROPER METHOD FOR GRADING SMALL AREAS WITHIN THE DRIPLINE SHALL BE DONE BY HAND. LARGER AREAS TO BE GRADED MAY BE DONE WITH A SMALL BOBCAT/TRACT-HOE. CONTRACTOR TO DISCUSS METHODS OF GRADING WORK WITH LANDSCAPE ARCHITECT AND TREE ARBORIST PRIOR TO COMMENCING ANY SUCH WORK WITHIN DESIGNATED TREE PROTECTION AREAS OR WITHIN EXISTING DRIPLINES.
- ALL PLANTS HAVING A QUANTITY GREATER THAN ONE(1) SHALL BE MATCHED AND SUPPLIED FROM THE SAME SOURCE (PER SPECIES).
- CONTACT LANDSCAPE ARCHITECT AT THE TIME OF PLANT MATERIAL DELIVERY, BEFORE ANY SUBSTITUTIONS OR CHANGES, IF SCHEDULED TYPES ARE UNAVAILABLE, AND FOLLOWING INSTALLATION. ALL PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT OF ORDERS.
- LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE ALL PLANT MATERIAL AT TIME OF DELIVERY AS WELL AS AFTER INITIAL PLACEMENT PRIOR TO PLANTING. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT 48-HOURS PRIOR TO DELIVERY.
- PLANT LOCATIONS TO BE REEVALUATED AND REVISED, IF NECESSARY, AFTER FINISHED GRADING.
- MULCH IN PLANTERS AND PLANTING BEDS TO BE CLEAN AND FREE FROM PEST AND DISEASES. MULCH SHALL BE APPLIED TO A 2-INCH DEPTH. MULCH RINGS 24-INCHES MIN. IN DIAMETER ARE TO BE PLACED AROUND ALL TREES NOT LOCATED IN PLANTING BEDS. MULCH TO BE DOUBLE-SHREDDED HARDWOOD.
- CONTRACTOR TO VERIFY ALL QUANTITIES BETWEEN PLAN AND PLANT LIST AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY PRIOR TO ORDERING.
- ALL STREET TREES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

Calculations

TOTAL SITE AREA: 58,370 sf = 1.34 ac.
PARKING AREA: 19,287 sf = 0.44 ac.
TREE CANOPY REQUIRED IN PARKING LOT: 6750 sf
TREE CANOPY PROVIDED IN PARKING LOT: 6994 sf

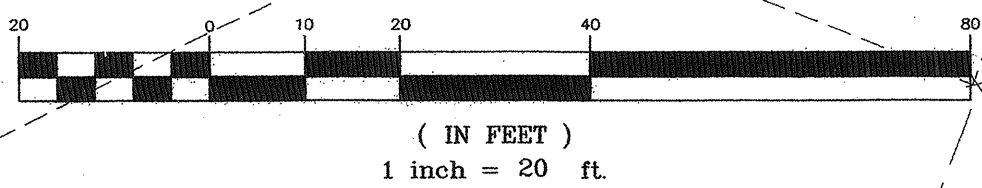
Plant Legend: Zion Station Parcel 9

Abb.	Scientific Name	Common Name	Caliper	Size	Comments	10-YR CANOPY:	Onsite Canopy Calculations		Parking Lot Canopy Calculations		Offsite Canopy Calculations	
							Quantity	Canopy	Quantity	Canopy	Quantity	Canopy
LARGE SHADE TREES												
AR	Acer Rubrum	Red Sunset	2.5"			452	3	1,356	3	1,356		0
PA	Platanus x Acerifolia	Bloodgood	2.5"			422	4	1,688	4	1,688		0
QP	Quercus Phellos	Willow Oak	2.5"			419	8	3,352	7	2,933	1	419
ORNAMENTAL & EVERGREEN TREES												
CC	Cercis Canadensis	Redbud		6'-7'		124	2	248		0		0
IN	Ilex Opaca	American Holly		8'	full to ground	56	18	1,008	12	672		0
SHRUBS												
CA	Clethra Alnifolia	Hummingbird Summersweet		30" - 36"		16	27	432		0	12	192
HV	Hamamelis Virginiana	Witch Hazel		30" - 36"	multi stem	23	7	161		0	8	184
IG	Ilex Glabra	Shamrock Inkberry Holly		30" - 36"	full to ground	23	40	920	15	345	10	230
IV	Ilex Verticillata	Winter Red Winterberry		30" - 36"		41	19	779		0	9	369
VB	Viburnum x Burkwoodii	Burkwood Viburnum		30" - 36"		22	14	308		0		0
TOTAL								10,252		6,994		1,394

MIX 1: WET MIX FOR BIOFILTERS

CHASMANTHIUM LATIFOLIUM	River Oats	plug	12" o.c., evenly dispersed
LOBELIA CARDINALIS	Cardinal Flower	plug	12" o.c., plant as clusters in wettest areas
MONARDA DIDYMA	Bee Balm	plug	12" o.c., plant as clusters in wettest areas
PANICUM VIRGATUM 'HEAVY METAL'	Heavy Metal Switchgrass	plug	12" o.c., evenly dispersed

GRAPHIC SCALE



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