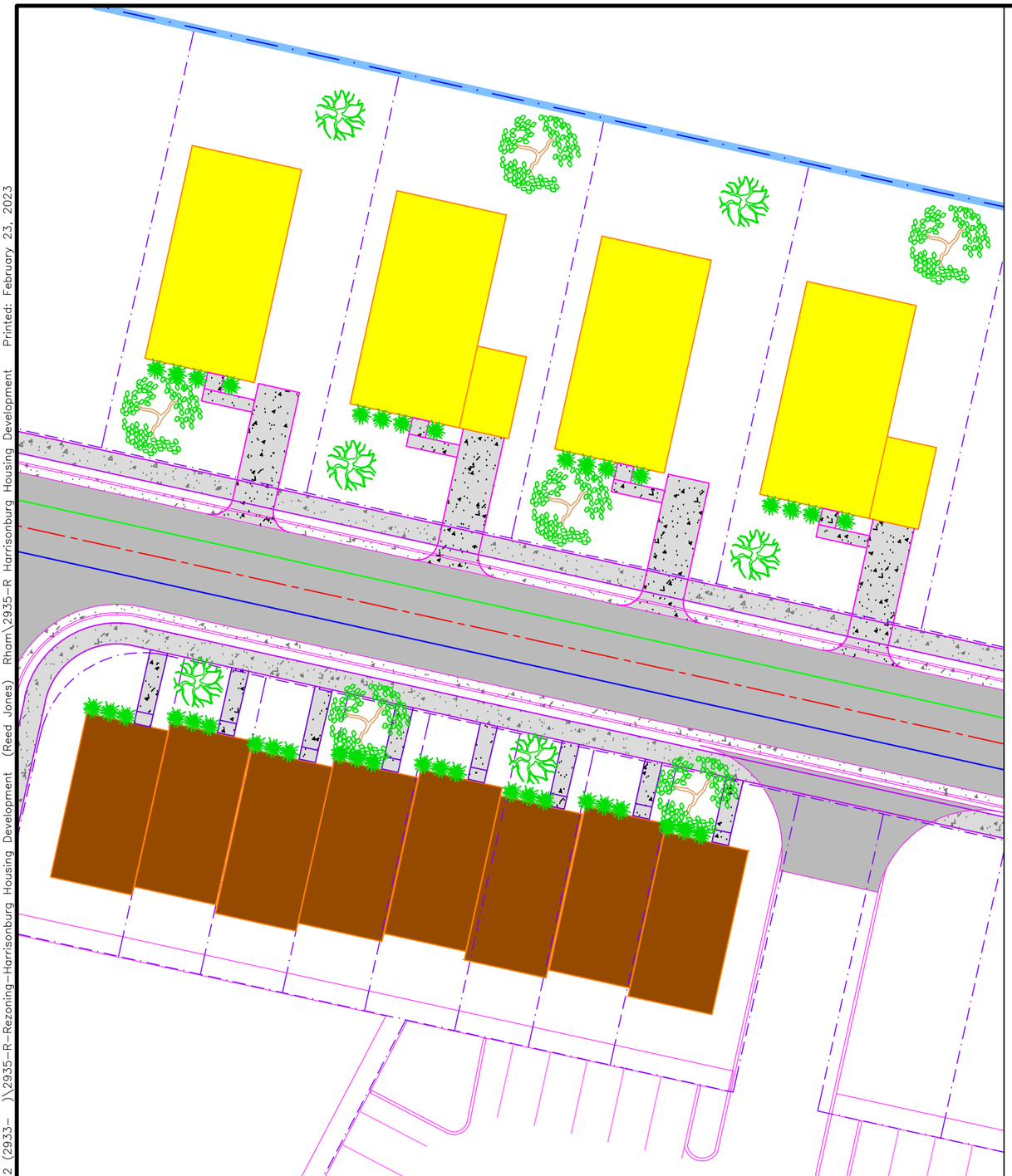

LANDSCAPING NOTES:

1. MANUFACTURED HOME LOTS AND SINGLE FAMILY DETACHED LOTS TO HAVE MINIMUM 1 TREE IN THE FRONT YARD, MINIMUM 1 TREE IN THE BACK YARD, AND MINIMUM 4 SHRUBS.
2. TOWNHOME LOTS WILL HAVE MINIMUM 1 TREE EVERY OTHER LOT AND MINIMUM 3 SHRUBS PER LOT.
3. LOCATIONS SHOWN OF TREES AND PLANTS ARE APPROXIMATE. EXACT LOCATIONS ARE TO BE FIELD DETERMINED BY LANDSCAPER.
4. TREES ARE TO BE PLACED MINIMUM OF 10' AWAY FROM WATER OR SEWER LINES.
5. LANDSCAPING SHALL NOT IMPEDE VDOT ROAD SIGHT DISTANCE.
6. DECIDUOUS TREES, WHEN PLANTED ARE TO BE AT LEAST ONE AND A HALF (1.5) INCHES IN CALIPER AND BE A MINIMUM OF SIX (6) IN HEIGHT. SMALL/ORNAMENTAL TREES, WHEN PLANTED ARE TO BE AT LEAST ONE (1) INCHES IN CALIPER AND BE A MINIMUM OF SIX (6) IN HEIGHT. MULTI–STEM TREES SHALL ALSO BE A MINIMUM OF SIX (6) FEET IN HEIGHT.
7. DRIVEWAY CAN BE ASPHALT OR CONCRETE PAVED.
8. TREES AND SHRUBS ARE ONLY REQUIRED AT THE TIME OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY. FUTURE PROPERTY OWNERS ARE NOT REQUIRED TO MAINTAIN TREES AND SHRUBS.

LANDSCAPING SCHEDULE PER LOT

LABEL	TYPE OF SPECIES	NUMBER	EXAMPLES IN GROUP	SIZE
	LARGE DECIDUOUS TREES	–	OAKS, MAPLES, BIRCH, CHINESE ELM, DAWN REDWOOD...	1.5" CAL/15 GAL
	SMALL FLOWERING TREE	–	DOGWOOD, CHERRY, SERVICEBERRY, STYRAX, CREPE MYRTLE...	1" CAL/ 15 GAL
	SHRUB	–	GOLD THREAD FALSECYPRESS, SHAMROCK HOLLY, BOXWOOD...	3 GALLON

SPECIFIC TYPE OF TREE TO BE BASED ON AVAILABILITY IN LOCAL NURSERY; EVERGREEN TREES MAY BE SUBSTITUTED.

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Date: 2/24/23

Revision Date

Designed by: EHB
Drawn by: BWK
Scale: 1"=30'
Job No. 2935

TYPICAL MANUFACTURED HOME, SINGLE FAMILY DETACHED, & TOWNHOME LANDSCAPE PLAN

BLUESTONE TOWN CENTER
HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
286 KELLY ST.
HARRISONBURG, VA 22802

Drawing No. 1 of Sheets

File: Z:\Civil\Workfile\2022 (2933–)\2935–R–Rezoning–Harrisonburg Housing Development (Reed Jones) Rhom\2935–R Harrisonburg Housing Development Printed: February 23, 2023