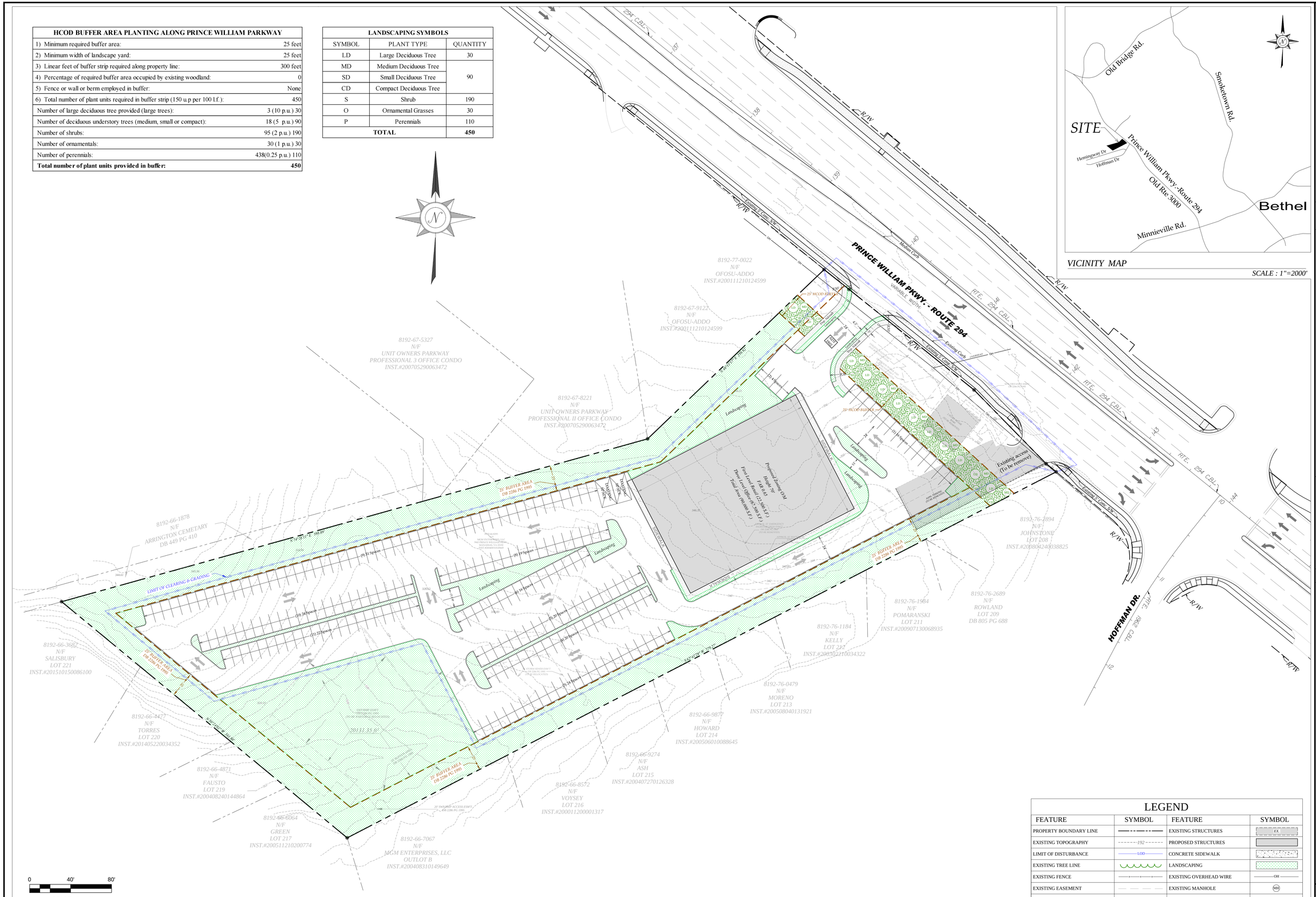
HCOD BUFFER AREA PLANTING ALONG PRINCE WILLIAM PARKWAY	
1) Minimum required buffer area:	25 feet
2) Minimum width of landscape yard:	25 feet
3) Linear feet of buffer strip required along property line:	300 feet
4) Percentage of required buffer area occupied by existing woodland:	0
5) Fence or wall or berm employed in buffer:	None
6) Total number of plant units required in buffer strip (150 u.p per 100 l.f.):	450
Number of large deciduous tree provided (large trees):	3 (10 p.u.) 30
Number of deciduous understory trees (medium, small or compact):	18 (5 p.u.) 90
Number of shrubs:	95 (2 p.u.) 190
Number of ornamentals:	30 (1 p.u.) 30
Number of perennials:	438(0.25 p.u.) 110
Total number of plant units provided in buffer:	**450**

LANDSCAPING SYMBOLS		
SYMBOL	PLANT TYPE	QUANTITY
LD	Large Deciduous Tree	30
MD	Medium Deciduous Tree	90
SD	Small Deciduous Tree	
CD	Compact Deciduous Tree	
S	Shrub	190
O	Ornamental Grasses	30
P	Perennials	110
TOTAL		**450**

VICINITY MAP

SCALE : 1"=2000'



LEGEND			
FEATURE	SYMBOL	FEATURE	SYMBOL
PROPERTY BOUNDARY LINE		EXISTING STRUCTURES	EX.
EXISTING TOPOGRAPHY	192	PROPOSED STRUCTURES	
LIMIT OF DISTURBANCE	LOD	CONCRETE SIDEWALK	
EXISTING TREE LINE		LANDSCAPING	
EXISTING FENCE		EXISTING OVERHEAD WIRE	OH
EXISTING EASEMENT		EXISTING MANHOLE	MH
RIGHT OF WAY (R/W)		LANDSCAPE/ HCOD BUFFER	

0 40' 80'

SCALE: 1" = 40'

STS Consulting

6449 Red Keel, Suite 100, Columbia, MD 21044
(410) 718-8660

NO. | DATE | REVISION

DESIGN BY:

DESIGN BY:

DATE: 01/26/18

SCALE: 1"=40'

GENERALIZED DEVELOPMENT AND LANDSCAPE PLAN
MGM ENTERPRISE
NEABSCO MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

SHEET NO. _____ OF _____

Job No. _____