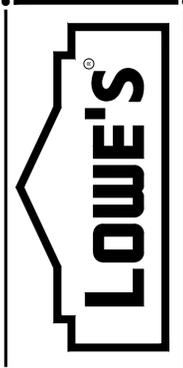


REVISIONS	
DATE	DESCRIPTION



FREELAND and KAUFFMAN, INC.
 Engineers & Landscape Architects
 209 West Stone Avenue
 Greenville, South Carolina 29609
 (864) 233-5497

LOWE'S HOME CENTERS, INC.
 1605 CURTIS BRIDGE RD.
 N. WILKESBORO, NC 28697
 336.658.4000 (V) 336.658.3257 (F)



LANDSCAPE PLAN
LOWE'S OF LEESBURG
LEESBURG
TOWN OF LEESBURG, VIRGINIA

ORIGINAL ISSUE DATE: 08/16/2013
 PERMIT SET ISSUE DATE:
 CONSTRUCTION SET ISSUE DATE:
 DRAWING NUMBER:
15

R - VA RTE # 7
 55 MPH

BATTLEFIELD PARKWAY
 VARIABLE WIDTH RIGHT-OF-WAY
 ASPHALT PAVED PUBLIC ROADWAY
 BASELINE PER VDOT PROJ. #000-283-00-NW-200



LOWE'S
103K DEEP
 1-STORY BUILDING
 BUILDING HEIGHT = 31.67'
 TOTAL BUILDING AREA = 152,236 S.F.
 LUMBER, BUILDING MATERIAL SALES = 110,023 S.F.
 MAIN BUILDING = 120,578 S.F.
 GARDEN CENTER = 31,658 S.F.
 INDOOR STORAGE/STAGING = 10,565 S.F.
 FF: 279.50

LAND BAY 'B'
 MINOR ADJUSTMENTS TO THE LANDSCAPE PLAN MAY BE REQUIRED DURING CONSTRUCTION PLAN REVIEW. FULL COMPLIANCE WITH THE TOWN OF LEESBURG ORDINANCE WILL BE ACHIEVED

NOTE: LAND BAYS B, C, D & E SHALL MEET THE LANDSCAPING REQUIREMENTS OF THE TOWN OF LEESBURG UPON FINAL BUILD OUT AND DEVELOPMENT

UTILITY LINES SHOWN DARKER (TYP)

TREES MOVED OUT OF EASEMENTS (9 TYP.)

PIN # 149-35-8258-000
 N/F
 TOWN OF LEESBURG

PIN # 149-35-8258-000
 N/F
 TOWN OF LEESBURG

SEE SHEET 16 FOR LANDSCAPE PLAN COMPLIANCE CHARTS AND LANDSCAPE SCHEDULE

TOWN OF LEESBURG COMPLIANCE CHART

SECTION 12.3 TWENTY-YEAR TREE CANOPY REQ.

REQUIREMENTS: LOWE'S PARCEL

REQUIRED:
A. TEN PERCENT (10%) TREE CANOPY FOR A SITE ZONED BUSINESS, COMMERCIAL, OR INDUSTRIAL.

PROVIDED:
PROPOSED TREE CANOPY TO BE MET THROUGH PLANTING AND TREE SAVIE AREA WHICH WILL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION.

NOTE:
PROPOSED TREE CANOPY TO BE MET THROUGH PLANTING AND TREE SAVIE AREA WHICH WILL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION.

PROVIDED:
PROPOSED TREE COVER: 62490 SF. (100%)

253 EVERGREEN X 25' = 6,325 SF.
69 MEDIUM CANOPY X 185' = 25,765 SF.
71 LARGE CANOPY X 260' = 18,460 SF.
64 LARGE EVERGREEN X 175' = 11,200 SF.
6 UNDERSTORY - 6 NEAR LIGHTS X 9' X 10' = 990

SECTION 12.3 TWENTY-YEAR TREE CANOPY REQ.

REQUIREMENTS: RESIDUAL PARCEL

REQUIRED:
A. TEN PERCENT (10%) TREE CANOPY FOR A SITE ZONED BUSINESS, COMMERCIAL, OR INDUSTRIAL.

PROVIDED:
PROPOSED TREE COVER: 50280 SF. (100%)

282 EVERGREEN X 25' = 7,050 SF.
106 MEDIUM CANOPY X 185' = 19,590 SF.
80 LARGE CANOPY X 260' = 20,800 SF.
18 LARGE EVERGREEN X 175' = 3,150 SF.

REMAINING QUANTITIES SHOWN HERE ARE NOT CONSIDERED IN THE CANOPY COVERAGE CALCULATIONS. THESE INCLUDE THE EVERGREEN TREE AND STREET TREE PLANTINGS SOUTH OF RUSSELL BRANCH PARKWAY AND THE STREET TREES EXTENDING PAST THE EASTERN LOWE'S PROPERTY LINE.

SECTION 12.4 STREET TREES

REQUIREMENTS: RESIDUAL PARCEL

REQUIRED:
A. TEN PERCENT (10%) TREE CANOPY FOR A SITE ZONED BUSINESS, COMMERCIAL, OR INDUSTRIAL.

PROVIDED:
PROPOSED TREE COVER: 50280 SF. (100%)

282 EVERGREEN X 25' = 7,050 SF.
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64 LARGE EVERGREEN X 175' = 11,200 SF.
6 UNDERSTORY - 6 NEAR LIGHTS X 9' X 10' = 990

SECTION 12.6 INTERIOR PARKING LOT LANDSCAPING

REQUIREMENTS: LOWE'S PARCEL

REQUIRED:
A. MINIMUM PARKING LOT LANDSCAPE AREA AT LEAST FIVE PERCENT (5%) OF THE GROSS AREA OF THE PARKING LOT SHALL BE COMPRISED OF LANDSCAPE AREA.

PROVIDED:
1705 SF. (5%)

B. MINIMUM LANDSCAPE AREA
NO LANDSCAPE AREA SHALL BE LESS THAN 145 SQUARE FEET WITH A MINIMUM WIDTH OF NINE (9) FEET.

PROVIDED:
1705 SF. (5%)

C. NUMBER OF TREES
ONE (1) TREE FOR EVERY SIXTEEN (16) PARKING SPACES.

PROVIDED:
403 PROPOSED PARKING SPACES
403 / 16 = 25 TREES

D. NUMBER OF SHRUBS
THREE (3) SHRUBS FOR EVERY SIXTEEN (16) PARKING SPACES.

PROVIDED:
59 SHRUBS

E. SPECIES
EACH LANDSCAPE AREA WITH AN AREA OF 300 SF. OR MORE SHALL BE PLANTED WITH ONE (1) LRG. CANOPY OR TWO (2) MED. CANOPY TREES. EACH 145 SF. LANDSCAPE AREA SHALL BE PLANTED WITH ONE (1) MED. CANOPY TREE.

SECTION 12.6 INTERIOR PARKING LOT LANDSCAPING

REQUIREMENTS: RESIDUAL PARCEL

REQUIRED:
A. MINIMUM PARKING LOT LANDSCAPE AREA AT LEAST FIVE PERCENT (5%) OF THE GROSS AREA OF THE PARKING LOT SHALL BE COMPRISED OF LANDSCAPE AREA.

PROVIDED:
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SECTION 12.6 INTERIOR PARKING LOT LANDSCAPING

REQUIREMENTS: RESIDUAL PARCEL

REQUIRED:
A. MINIMUM PARKING LOT LANDSCAPE AREA AT LEAST FIVE PERCENT (5%) OF THE GROSS AREA OF THE PARKING LOT SHALL BE COMPRISED OF LANDSCAPE AREA.

PROVIDED:
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SECTION 12.8 BUFFER-YARDS

REQUIREMENTS: LOWE'S PARCEL

REQUIRED:
1. FOUR ROWS OF EVERGREEN TREES, WITH TWO ROWS SOUTH OF RUSSELL BRANCH PARKWAY AND TWO ROWS NORTH OF RUSSELL BRANCH PARKWAY.
2. ROWS WILL HAVE APPROPRIATE SPACING FOR EACH OF THE SELECTED SPECIES.
3. A MINIMUM OF 4 DIFFERENT SPECIES OF EVERGREEN TREES WITH AN AVERAGE MINIMUM MATURE HEIGHT OF 40 FEET MUST BE SPECIFIED.
4. SPACING OF TREES SHALL NOT EXCEED 20' ON-CENTER.

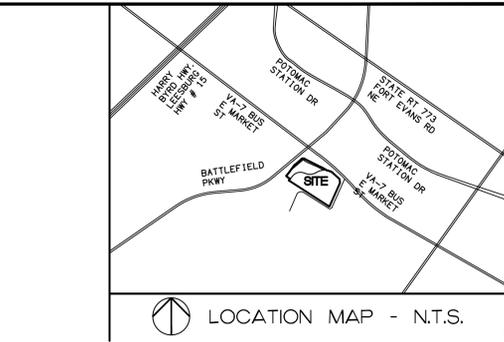
PROVIDED:
1. SOUTH SIDE OF RUSSELL BRANCH PARKWAY:
94 EVERGREEN TREES (20' O.C. X 8' S.D.) CLASSIFIED AS LARGE EVERGREEN TREES PER THE TOWN OF LEESBURG ZONING ORDINANCE HAS BEEN PROVIDED. FIRST ROW 8' FROM SIDEWALK.
2. NORTH SIDE OF RUSSELL BRANCH PARKWAY:
82 EVERGREEN TREES (20' O.C. X 8' S.D.) CLASSIFIED AS LARGE EVERGREEN TREES PER THE TOWN OF LEESBURG ZONING ORDINANCE HAS BEEN PROVIDED. FIRST ROW 8' FROM SIDEWALK.
3. FOR BOTH SIDES OF RUSSELL BRANCH PARKWAY, THE FOLLOWING SPECIES WILL BE SPECIFIED AT THE TIME OF FINAL SITE PLAN DESIGN:
• ABIES CONCOLOR (WHITE FIR)
• X. CUPRESSIFORMIS (LETLAND LUYLAND CYPRESS)
• THALIA PLICATA (GREEN GRANT ARBOVITAE)
• PINUS TAEDA (LOBLOLLY PINE)
• MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)
4. SPACING OF TREES DOES NOT EXCEED 20' ON CENTER.

SECTION 12.8 BUFFER-YARDS

REQUIREMENTS: RESIDUAL PARCEL

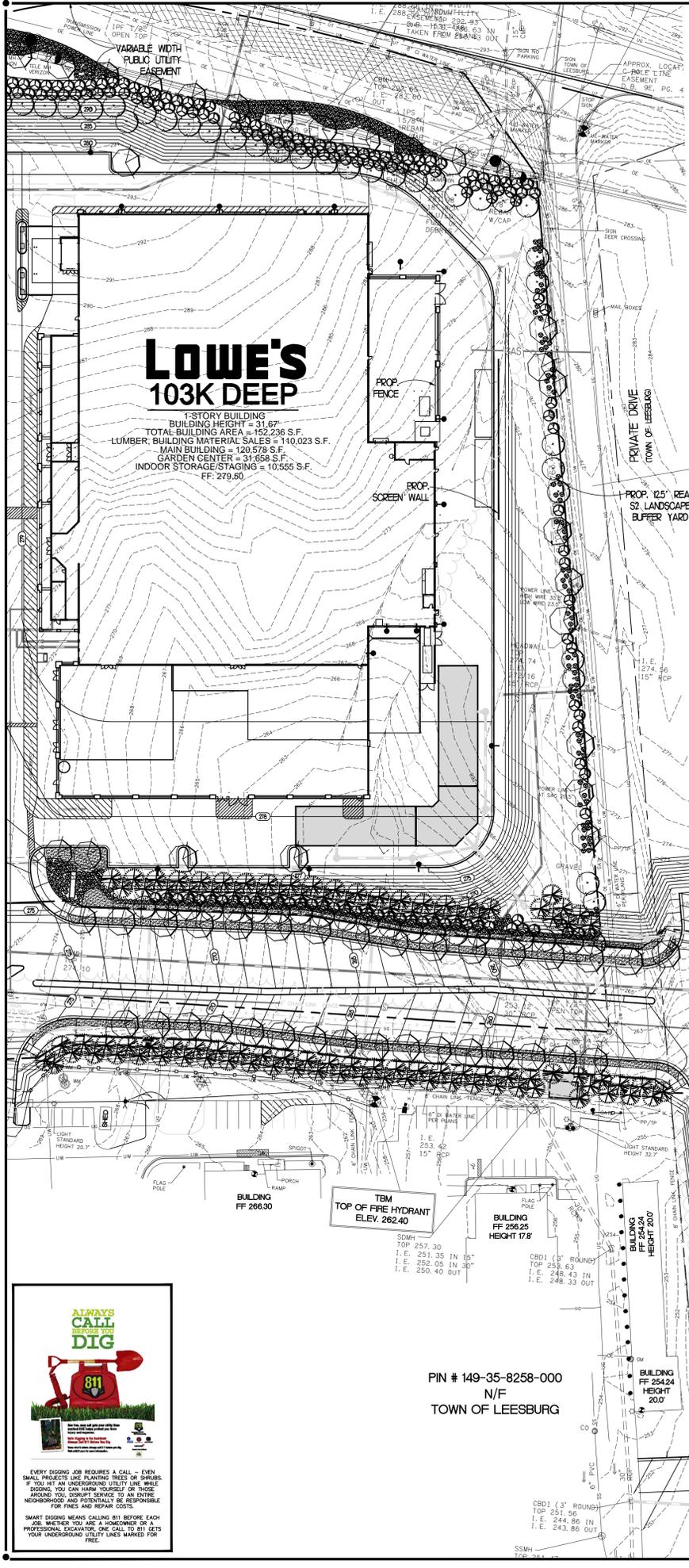
REQUIRED:
1. FOUR ROWS OF EVERGREEN TREES, WITH TWO ROWS SOUTH OF RUSSELL BRANCH PARKWAY AND TWO ROWS NORTH OF RUSSELL BRANCH PARKWAY.
2. ROWS WILL HAVE APPROPRIATE SPACING FOR EACH OF THE SELECTED SPECIES.
3. A MINIMUM OF 4 DIFFERENT SPECIES OF EVERGREEN TREES WITH AN AVERAGE MINIMUM MATURE HEIGHT OF 40 FEET MUST BE SPECIFIED.
4. SPACING OF TREES SHALL NOT EXCEED 20' ON-CENTER.

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94 EVERGREEN TREES (20' O.C. X 8' S.D.) CLASSIFIED AS LARGE EVERGREEN TREES PER THE TOWN OF LEESBURG ZONING ORDINANCE HAS BEEN PROVIDED. FIRST ROW 8' FROM SIDEWALK.
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• PINUS TAEDA (LOBLOLLY PINE)
• MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)
4. SPACING OF TREES DOES NOT EXCEED 20' ON CENTER.



REVISIONS

DATE	DESCRIPTION



LOWE'S
103K DEEP

7-STORY BUILDING
BUILDING HEIGHT = 31.67'
TOTAL BUILDING AREA = 152,236 S.F.
LUMBER BUILDING MATERIAL SALES = 140,023 S.F.
MAIN BUILDING = 129,578 S.F.
GARDEN CENTER = 31,658 S.F.
INDOOR STORAGE/STAGING = 10,555 S.F.
FF: 279,530

SECTION 12.8 BUFFER-YARDS ADJACENT TO A VACANT PARCEL & SECTION 12.6 - SCREENING:

REQUIRED:
PLANT MATERIALS ARE REQUIRED PER SQUARE FOOT OF BUFFER AREA. PER SECTION 12.8 SCREENING AND BUFFER-YARD MATRIX OF THE ARTICLE 12, ONE OF THE FOLLOWING SCREEN TYPES APPLY:

PROVIDED:
SCREEN #2 (OPTION A) - 25' WIDE BUFFER OR
687 LF. X 25' = 17,175 SF. BUFFER

SCREEN #2

TYPE OF PLANT	A	B	C
LRG CANOPY TREES	1000	1750	1000
MED CANOPY TREES	1000	1000	1000
UNDERSTORY TREES	0	1500	0
EVERGREEN TREES	1500	1500	1750
SHRUBS	100	100	1200

PLANT MATERIAL PROVIDED:
LARGE CANOPY TREES - 6557 / 1000 = 9 LARGE CANOPY TREES
MED. CANOPY TREES - 6557 / 1000 = 9 MED. CANOPY EVERGREEN TREES - 6557 / 500 = 17 EVG TREES
EVERGREEN TREES - 6557 / 100 = 66 EVG SHRUBS

PLANT MATERIAL PROVIDED:
9 LARGE CANOPY TREES
9 MEDIUM CANOPY TREES
17 EVERGREEN TREES
66 SHRUBS

DESIGN GUIDELINES FOR LAND BAYS B THROUGH E:

REQUIRED:
STREET TREES 6' CALI 35' O.C.

PLANT MATERIAL PROVIDED:
4 LARGE CANOPY TREES

LANDSCAPE PLAN GENERAL NOTES:

- ALL RESIDUAL PARCEL LANDSCAPE REQUIREMENTS SHALL MEET CODE AS DETERMINED BY FINAL DESIGN (AREA OF PARKING LOT, NUMBER OF PARKING SPACES, ETC)
- FOR ALL USES INTERNAL TO THE SHOPPING CENTER REQUIRING A BUFFER YARD/SCREENING BASED ON ADJACENT USE, NO SCREENING/BUFFER YARD SHALL BE REQUIRED AT TIME OF SITE PLAN PER THIS REZONING AS THE CENTER IS DEVELOPED AS A SINGLE ENTITY.
- MINOR MODIFICATIONS TO THE LOCATIONS OF THE BUFFER PLANTINGS SHOWN MAY BE REQUIRED DURING FINAL COORDINATION WITH THE EXISTING AND PROPOSED UTILITIES.

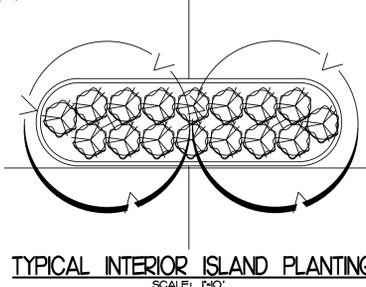
LANDSCAPE SCHEDULE

KEY	QTY	STOCK SIZE
LARGE CANOPY TREES		
⊙	182	2' CAL.
LARGE CANOPY TREES (BAYS)		
⊙	41	3' CAL.
MEDIUM CANOPY TREES		
⊙	247	2' CAL.
UNDERSTORY TREES		
⊙	15	6-7' HT.
LARGE EVERGREEN TREES		
⊙	176	6-7' HT. FULL BRANCHING
SMALL EVERGREEN TREES		
⊙	535	6-7' HT. FULL BRANCHING
SHRUBS		
⊙	1934	18-24" #3 CAN

NOTE: AT TIME OF SITE PLAN DESIGN A VARIETY OF EVERGREEN AND DECIDUOUS SHRUB SPECIES WILL BE SPECIFIED. THESE SHRUBS WILL BE OF VARYING TEXTURES, COLORS, AND SIZES. THE STOCK SIZE AND STOCK TYPE SHOWN ABOVE IS ONLY A REPRESENTATION OF THE MAJORITY OF SHRUB PLANTINGS ON SITE.

PERENNIALS AND ORNAMENTAL GRASSES

NOTE: AT TIME OF SITE PLAN DESIGN A VARIETY OF PERENNIAL FLOWERS AND ORNAMENTAL GRASS SPECIES WILL BE SPECIFIED. THESE PLANTINGS WILL BE OF VARYING TEXTURES, COLORS, AND SIZES.



ALWAYS CALL BEFORE YOU DIG

811

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHRUBS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU, DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

FREELAND and KAUFFMAN, INC.

Engineers & Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
(864) 233-5497

LANDSCAPE ARCHITECT
Cert. No. 000808
8/6/2018

LOWE'S HOME CENTERS, INC.

1605 CURTIS BRIDGE RD.
N. WILKESBORO, NC 28697

336.658.4000 (V) 336.658.3257 (F)

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LOWE'S

LANDSCAPE DETAILS & CALCULATIONS
LOWE'S OF LEESBURG
TOWN OF LEESBURG, VIRGINIA

ORIGINAL ISSUE DATE: 08/16/2013
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PIN # 149-17-4430-01
INST # 20121026-0084566

