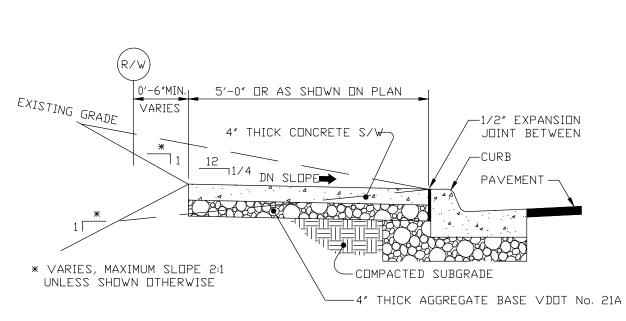
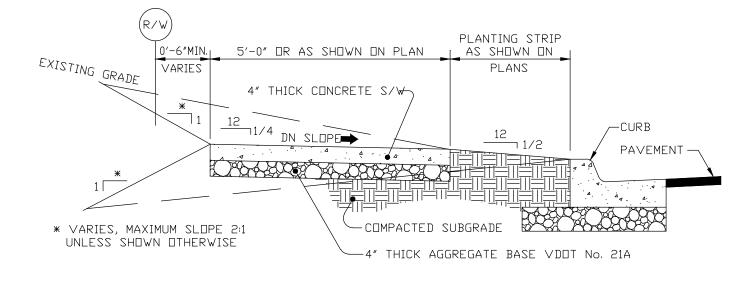


STEEL PIPE BOLLARD DETAIL



TYPICAL SIDEWALK without PLANTING STRIP



TYPICAL SIDEWALK with PLANTING STRIP



CITY OF ROANOKE PUBLIC SIDEWALK AND JOINT DETAILS

JOINT DETAILS

* UNLESS PLAN SHOWS OR SPECIFIES OTHERWISE. ** FIBERBOARD SHALL BE TRIMMED TO ALLOW FOR SEALANT. SEE PROJECT MANUAL SPECIFICATIONS FOR THE REQUIRED USE OF SEALANT.

BENCH 3" BM-25SHALL 24" PAN

CITY OF ROANOKE PUBLIC STANDARD 6" CURB AND GUTTER

WITH ASPHALT RESTORATION

(CG-6)

GENERAL NOTES:

- 1. ASPHALT RESTORATION SHOWN IN DETAILS IS FOR NON STRIPED ROADWAYS. FOR ROADWAYS WITH DOUBLE YELLOW STRIPING, (2) 3" COMPACTED LIFTS OF BM-25 BASE ASPHALT IS REQUIRED UNDER THE 2" SURFACE LAYER, DEPENDENT ON THE TOTAL EXTENTS OF ASPHALT RESTORATION, THERE MAY BE FURTHER ASPHALT RESTORATION REQUIREMENTS, REFERENCE THE LATEST REVISION OF THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS.
- 2. ALL CONCRETE SHALL BE VDOT A3 WITH VDOT NO. 57 AGGREGATE EXCEPT FOR ENTRANCES WHICH SHALL BE VDOT A3 HIGH EARLY.
- 3. ALL 21-A BASE STONE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY WITHIN ±2% OPTIMUM MOISTURE CONTENT. 4. PROVIDE STRAIGHT, CLEAN SAWCUTS FOR NEW WORK ALONG ALL EXISTING CONCRETE AND ASPHALT ITEMS SUCH AS STREETS, SIDEWALKS, AND DRIVEWAYS. METAL FORMS IN GOOD CONDITION SHALL BE USED, ASPHALT SHALL NOT BE USED AS A FORM FOR NEW CONCRETE WORK.
- DRIVEWAY RESTORATION SHALL MATCH EXISTING SURFACE TYPE (ASPHALT, GRAVEL, CONCRETE, ETC.) CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION FOR VEHICULAR TRAFFIC
- 6. FOR AREAS WHERE EXISTING CURB AND/OR SIDEWALK EXIST, REMOVE EXISTING ITEMS TO THE NEAREST JOINT.

City of Roanoke Planning, Building, & Developmen

COMPREHENSIVE DEVELOPMENT PLAN

APPROVED CONCRETE BUMPER **BLOCK DETAIL** by plkr1 08/17/2018

LANDSCAPE SPECIFICATIONS

1. PLANT MATERIAL SIZES AND GRADING ARE TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK. PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA).

2. ALL WORK SHALL BE COORIDINATED WITH TRADES

3. USE EXISTING TOPSOIL AND/OR PROVIDE NEW TOPSOIL, WHICH IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, FORIEGN MATTER AND ROOTS, STUMPS AND STONES LARGER THAN 2" IN DIMENSION.

4. CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION

5. CONTRACTOR SHALL MAINTAIN PLANT MATERIAL DURING INSTALLATION AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER UPON ACCEPTANCE OF

6. WHERE THE LANDSCAPE WORK IS COMPLETED, THE OWNER'S REPRESENTATIVE WILL, UPON WRITTEN REQUEST, MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY. IF WORK IS NOT ACCEPTABLE, REPLACE REJECTED WORK AND CONTINUE MAINTENANCE UNTIL REINSPECTION AND APPROVAL.

7. GUARANTEE ALL MATERIALS AND LABOR FOR 12 CALENDAR MONTHS AFTER ACCEPTANCE.

- A. MAKE REPLACEMENTS OF ALL DEAD PLANTS IN
- IMPAIRED CONDITIONS IN EARLY FALL FOLLOWING
- REPLACE ADDITIONAL MATERIAL IN THE EARLY SPRING WHICH ARE DEAD OR IMPAIRED FROM THE WINTER CONDITIONS.

8. WITHIN 10 DAYS AFTER ACCEPTANCE, THE CONTRACTOR SHALL DELIVER AN OUTLINE OF MAINTENANCE PROCEDURES RECOMMENDED FOR THIS PLANTING FOR THE OWNER.

9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY DURING THE GUARANTEE PERIOD TO PROVIDE WRITTEN NOTICE TO THE OWNER OF ANY MAINTENANCE PRACTICE WHICH IN THEIR OPINION WILL AFFECT THE GUARANTEE IF NOT REMEDIED PROMPTLY.

10.DO NOT MAKE SUBSTITUTIONS. BID MATERIALS SHOWN ON PLANS. CONTRACTOR IS ENCOURAGED TO PROVIDE WRITTEN ALTERNATE LIST OF MATERIALS, SIZES AND NUMBERS SUBSTITUTION FOR COST- EFFECTIVE MAINTENANCE OF DESIGN INTEGRITY.

11.THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIAL THAT HE/SHE DEEMS UNACCEPTABLE. REJECTED MATERIAL SHALL BE REMOVED PROMPTLY FROM THE SITE.

12.BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.A.N.SPECIFICATIONS. ALL CONTAINER GROWN STOCK SHALL BE WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH IT IS SOLD. AN ESTABLISHED CONTAINER GROWN PLANT SHALL HAVE A ROOT SYSTEM DEVELOPED SUFFICIENTLY TO RETAIN ITS SHAPE WHEN REMOVED FROM THE CONTAINER.

13.ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIFIED. PRUNING SHALL BE DONE BEFORE PLANTING OR DURING THE PLANTING OPERATION.

14.ALL PLANT MATERIAL SHALL BE COVERED AND PROTECTED FROM EXCESSIVE DRYING DURING TRANSIT.

15.ANTIDESICCANTS SHALL BE APPLIED ON ALL MATERIAL DUG WHILE IN FOLIAGE.

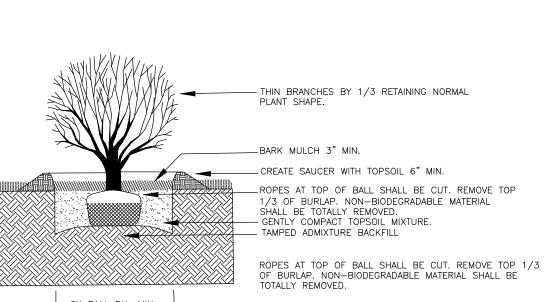
16.MULCH MATERIAL SHALL BE EITHER SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. MATERIAL SHALL BE MULCHING GRADE, UNIFORM IN SIZE AND FREE OF FORIEGN MATTER.

17.TOPSOIL MIXTURE SHALL BE 2 PARTS EXISTING SOIL MIXED EVENLY WITH 1 PART SPAGNUM PEAT MOSS OR PEAT HUMUS, EXISTING SOIL SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS AND OTHER DEBRIS OVER 1 1/2 INCHES. IT SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.0 TO 7.0.

18.PLANTING PROCEDURES FOR TREES AND SHRUBS

A. PLANTING SHALL OCCUR IN ACCORDANCE WITH ALL DETAILS. B. TREES AND SHRUBS SHALL BE PLACED IN THE PLANTING PIT, BY LIFTING FROM THE BALL (NEVER FORM THE BRANCHES OR TRUNK). ALL PLANT MATERIAL SHALL BE PLACED IN A STRAIGHT POSITION WITHIN THE PLANTING PIT. WITH THE MOST DESIRABLE SIDE PLACED TOWARDS THE PROMINENT VIEW (SIDEWALK, STREET, ETC.).

C. THE TREE PIT SHALL BE BACKFILLED WITH A SOIL MIXTURE AS PER SPECIFICATIONS. THE PIT SHALL BE FILLED HALFWAY INITIALLY AND TAMPED FIRMLY. ALL ROPES, WIRES, ETC. ON THE ROOTBALL SHALL BE CUT AND THE BURLAP OR BALL WRAP PULLED BACK TO THE EDGE OF THE ROOTBALL. COMPLETE BACKFILLING PLANT PIT AND TAMP FIRMLY, BACKFILL SOIL SHALL NOT COVER TOP OF ROOTBALL, MULCH ROOTBALL AND SAUCER WITH MINIMUM OF 3 INCHES SHREDDED OR CHIPPED HARDWOOD OR PINE MULCH. WATER THOROUGHLY OR UNTIL PLANT PIT IS FILLED.

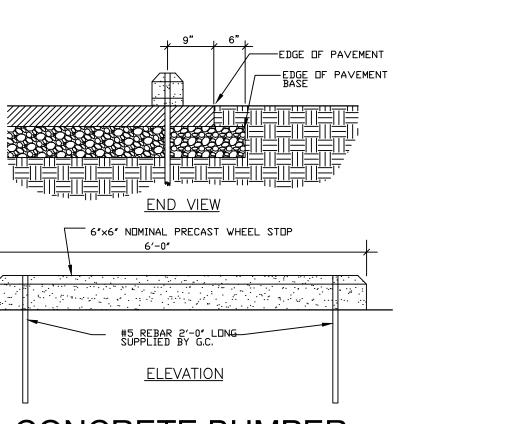


2X BALL DIA. MIN.

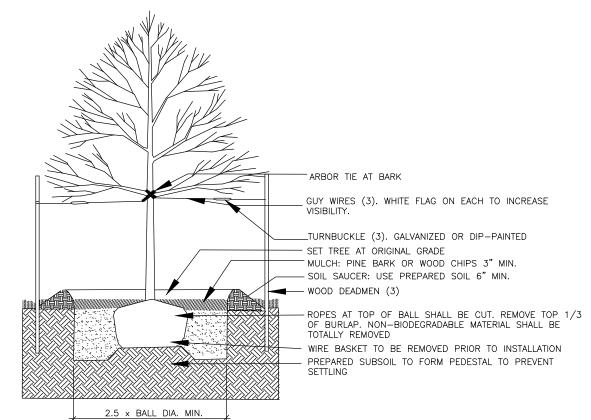
- ARBOR TIE ON EACH MAJOR STEM. ALL MAJOR STEMS SHOULD BE WIRED TOGETHER. SET TREE AT ORIGINAL GRADE - MULCH; PINE BARK OR WOOD CHIPS 3" MIN. - SOIL SAUCER; USE PREPARED TOPSOIL 6' MIN. ₩OOD STAKES 3" IN FIRM SOIL - PREPARED ADMIXTURE BACKFILL - PREPARED SUBGRADE PEDESTAL 2X BALL DIA. MIN.

SHRUB PLANTING DETAIL

NO SCALE



MULTI-STEM PLANTING DETAIL



DEC. TREE PLANTING DETAIL

NO SCALE

REFLECTING TOMORROV

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New River Valley Richmond Staunton Harrisonburg

SIDENTIAL LAND DEVELOPMENT ENGINEERIN SITE DEVELOPMENT ENGINEERING LAND USE PLANNING & ZONING LANDSCAPE ARCHITECTURE LAND SURVEYING ARCHITECTURE STRUCTURAL ENGINEERING TRANSPORTATION ENGINEERING

Balzer and Associates, Inc

ENVIRONMENTAL & SOIL SCIENCE

WETLAND DELINEATIONS & STREAM EVALUATIONS

1208 Corporate Circle Roanoke, VA 24018 540-772-9580 FAX 540-772-8050

🗱 CHRISTOPHER P. BURNS Lic. No.047338 6/12/18

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COLONIAL 3501 COLONI

DRAWN BY DESIGNED BY BTC CHECKED BY 4/13/2018

AS SHOWN **REVISIONS:**

5/18/2018 6/12/2018

SHEET NO.