

GENERAL LANDSCAPING NOTES

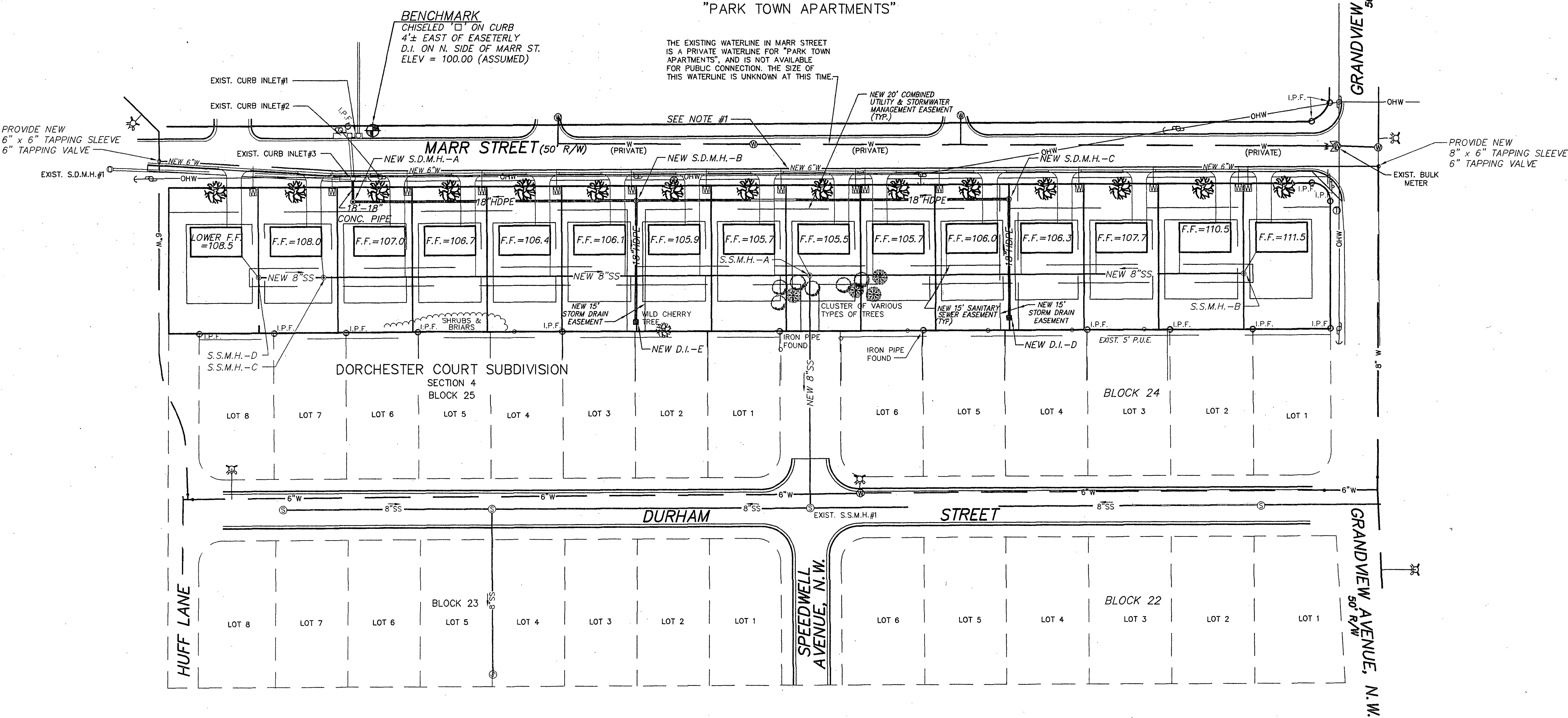
1. ALL LANDSCAPE PLANTINGS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
2. ALL LANDSCAPE PLANTINGS SHALL CONFORM TO STANDARDIZED PLANT NAME AND SHALL BE WELL-FORMED, TRUE TO TYPE AND HAVE WELL-DEVELOPED ROOT SYSTEMS. ALL PLANTINGS SHALL BE SOUND, HEALTHY, AND FREE FROM DEFECTS.
3. ALL PLANTING SHALL BE DONE DURING THE PROPER SEASON AND NO PLANTING SHALL BE DONE IN FROZEN SOIL OR DURING UNFAVORABLE WEATHER CONDITIONS.
4. ALL TREES ARE TO BE LOCATED WITH RESPECT TO EXISTING OR PROPOSED UTILITIES.
5. MULCH ALL PLANTINGS WITH A MINIMUM OF THREE INCHES OF SHREDDED OR CHIPPED MULCH.
6. ADJUSTMENTS MAY BE NECESSARY DUE TO PLANT AVAILABILITY.
7. DUE TO ON-SITE CONDITIONS, IN-FIELD ADJUSTMENTS MAY BE NECESSARY.
8. ALL PLANTING OF TREES, SHRUBS, ETC. SHALL BE DONE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 605.

PLANTING LIST						
KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.	SIZE AT PLANTING	CONDITION
RM		RED SUNSET MAPLE	"ACER RUBRUM 'RED SUNSET'"	15	1 1/2" CAL.	B&B

NOTE #1  
CONSTRUCTION OF NEW 6" WATERMAIN IN MARR STREET  
TO BE PERFORMED BY THE CITY OF ROANOKE.  
CONTRACTOR TO COORDINATE CONSTRUCTION WITH THE  
CITY OF ROANOKE UTILITY DEPARTMENT.

NOTE #2  
LANDSCAPING SHOWN HEREON MEETS THE CITY  
OF ROANOKE REQUIREMENTS. DEVELOPER MAY  
UPGRADE LANDSCAPING AT HIS OPTION.

NOTE #3  
PROVIDE SPLASHBOARDS AT DOWNSPOUT OUTLETS &  
GRADE TO DRAIN TOWARD DRIVEWAY.



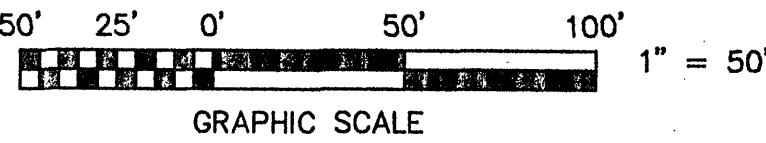
APPROVED:

AGENT - CITY OF ROANOKE  
PLANNING COMMISSION

DATE

CITY ENGINEER - CITY OF  
ROANOKE, VIRGINIA

DATE



SANITARY SEWER STRUCTURE SCHEDULE			
STRUCTURE	TOP ELEV.	INV. IN	INV. OUT
EXIST. S.S.M.H.#1	109.77	102.16 EX. INV. = 102.16	102.06
NEW S.S.M.H.-A	107.0	103.22	103.12
NEW S.S.M.H.-B	110.5	105.10	105.10
NEW S.S.M.H.-C	108.9	105.33	105.23
NEW S.S.M.H.-D	112.1	105.49	105.49

STORM DRAIN STRUCTURE SCHEDULE			
STRUCTURE	TOP ELEV.	INV. IN	INV. OUT
EXIST. CURB INLET#1	100.04	95.83	95.83
EXIST. CURB INLET#2	100.17	95.49	95.49
EXIST. CURB INLET#3	100.54	95.15	95.05
EXIST. S.D.M.H.#1	109.80	92.46	92.36
NEW S.D.M.H.-A	103.1	95.6	95.5
NEW S.D.M.H.-B	104.1	98.0	97.9
NEW S.D.M.H.-C	105.3	101.2	101.1
NEW D.I.-D	105.0	102.1	102.1
NEW D.I.-E	103.3	99.8	99.8

\* NOTE: SEE SHEET 6 FOR PROFILES OF PROPOSED UTILITIES.  
HDPE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH  
MANUFACTURER'S RECOMMENDATIONS.

REVISED: 3/30/98 - CITY OF ROANOKE REVIEW COMMENTS - JPR

SITE UTILITY & LANDSCAPE PLAN  
FOR  
**PIEDMONT CONSTRUCTION  
CORP. OF VIRGINIA**

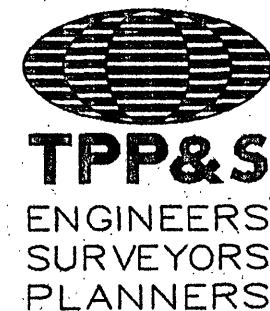
SHOWING THE CREATION OF FIFTEEN NEW SINGLE-FAMILY  
RESIDENTIAL LOTS AND ASSOCIATED NEW PUBLIC UTILITIES

SITUATE MARR STREET  
CITY OF ROANOKE, VIRGINIA

SCALE: 1" = 50'

DATE: MARCH 5, 1998

DESIGNED BY JPR  
DRAWN BY JPR  
CHECKED BY JTP  
W.O. # 97-1602  
N.B. F-17  
TAX NO. 227-0230



T. P. PARKER & SON

816 Boulevard  
Post Office Box 39  
Salem, Virginia 24153  
Telephone: 540-387-1153  
FAX: 540-389-5797