

GENERAL NOTES:

- DETAIL: TREE PLANTING - UP TO 4" CALIPER
N.T.S.

LANDSCAPING NOTES:

BASED ON THE ROANOKE CITY LANDSCAPING REQUIREMENTS UNDER ARTICLE 6, DIVISION 4, 36.2-640 OF ROANOKE CITY ZONING ORDINANCE THE FOLLOWING LANDSCAPING WILL BE REQUIRED:

- 1) REQUIRED 20 YEAR TREE CANOPY: UNDER 36.2-644 (C), A TREE CANOPY EQUAL TO 10% OF THE ENTIRE DEVELOPMENT SITE IS REQUIRED. $0.75 \text{ ACRES DISTURBED } (32850 \text{ SF}) \times 10\% = 0.075 \text{ ACRES OR } 3285 \text{ SF}$
- 2) UNDER 36.2-423 (d) OUTDOOR STORAGE, VISIBLE FROM PUBLIC STREET, SHALL BE SCREENED PER CATEGORY "C" (USE OPTION 1) UNDER 36.2-647 (b), DEFINED AS 6 FOOT HIGH SCREENING (OPAQUE FENCE), 10' BUFFER YARD, EVERGREEN TREES. EVERGREEN TREES DEFINED AS ONE (1) PER 8 LF. FENCING VISIBLE FROM RIGHT OF WAY INCLUDES 133 LF + 82 LF TOTALING 215 LF (27' EVERGREEN TREES).
- 3) UNDER 36.2-645 DECIDUOUS TREES SHALL BE PROVIDED BETWEEN THE BUILDING LINE AND RIGHT OF WAY AT A RATE OF ONE (1) TREE PER 50 LF. 188 LF OF RIGHT OF WAY ADJACENT TO DEVELOPMENT REQUIRES 4 DECIDUOUS TREES.

PROVIDED: STREET TREES:


2 WILLOW OAK (254 SF)	=	508 SF
2 JAPANESE ZELKOV (177 SF)	=	354 SF
CAT. "C" BUFFER:		
14 EASTERN WHITE PINES (177 SF)	=	2478 SF
13 LEYLAND CYPRESS (113 SF)	=	0 SF (No Canopy Credit)
TOTAL CANOPY	=	3340 SF (10.1 % CANOPY)


OUTDOOR STORAGE:


OUTDOOR STORAGE IS NOT ALLOWED IN FRONT OF THE BUILDING LINE.
FLEET STORAGE IS EXCLUDED.


SMALL DECIDUOUS TREES SHALL HAVE MINIMUM 20' SEPARATION.
LARGE DECIDUOUS TREES SHALL HAVE MINIMUM 30' SEPARATION.

PLANT LEGEND:


 2 WILLOW OAK
Quercus phellos
 (2" MINIMUM CALIPER)
 (214 SF)


 14 EASTERN WHITE PINE
Pinus strobus
 (5' at time of planting)
 (177 SF)

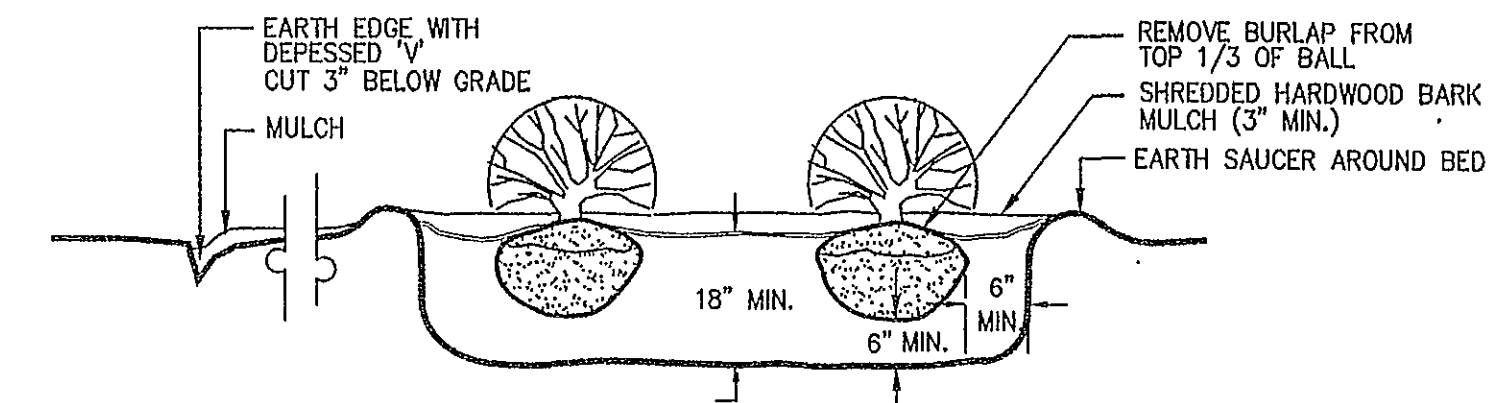

 2 JAPANESE ZELKOVA
Elkono serrato
 (2" MINIMUM CALIPER)
 (177 SF)


 13 LEYLAND CYPRESS
X Cupressopis leylandii
 (5' at time of planting)
 (113 SF)

EROSION AND SEDIMENT CONTROL MEASURES:

PROVIDE THE FOLLOWING:

CE	CONSTRUCTION ENTRANCE MEETING VA ESCH STD. & SPEC. 3.02
SF	SILT FENCE MEETING VA ESCH STD. & SPEC. 3.05
IP	INLET PROTECTION MEETING VA ESCH STD. & SPEC. 3.07
TS	TEMPORARY SEEDING MEETING VA ESCH STD. & SPEC. 3.31
PS	PERMANENT SEEDING MEETING VA ESCH STD. & SPEC. 3.32



DETAIL: SHRUB PLANTING BED
N.T.S.

GENERAL NOTES:

1. ALL PLANTS SHALL CONFORM TO CURRENT AAN STANDARDS AND SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
2. OWNERS' REPRESENTATIVE RESERVES THE RIGHT TO INSPECT ALL MATERIALS AT SOURCE.
3. PLANTING MIX SHALL CONSIST OF A UNIFORM MIXTURE OF 75% TOPSOIL, 20% CLEAN SAND AND 5% COMPOSTED COW MANURE.
4. FERTILIZE ALL PLANTS PRIOR TO COMPLETION WITH OSMOCOTE 14-14-14 PER MANUFACTURER'S LABEL.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL MAINTAIN A CURRENT MISS UTILITY NUMBER THROUGHOUT WORK PERIOD.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND WATERING OF ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL PROVIDE OWNERS REPRESENTATIVE WITH DETAILED, WRITTEN LANDSCAPE MAINTENANCE INSTRUCTIONS PRIOR TO FINAL ACCEPTANCE.
8. REMOVE ALL HOSE, WIRE AND STAKES AT END OF GUARANTEE PERIOD.
9. ALL SELECTIVE THINNING AND CLEAR VIEWING SHALL BE DONE AT THE DIRECTION OF OWNER'S REPRESENTATIVE.
10. LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING TREES FROM ANY DAMAGE DUE TO LANDSCAPE WORK.
11. IN AREAS WHERE PLANTING OCCURS IN WET SOILS, RAISE PLANT 4" ABOVE NORMAL PLANTING DEPTH AND PROVIDE 1/2" #69 STONE AT BOTTOM OF PLANTING PIT. SHAPE SURROUNDING GRADE TO MATCH.
12. ALL PLANT BEDS SHALL BE MULCHED (MIN. 3") AND EDGED CLEANLY WHERE ADJACENT TO ANY EXISTING LAWN, SODDED, OR SEEDED AREA.
13. FIELD ADJUSTMENTS MAY BE NECESSARY BECAUSE OF SITE CONDITIONS (EX: ROOT BALL AND UTILITY CONFLICT) MAJOR ADJUSTMENTS MUST BE APPROVED BY LANDSCAPE ARCHITECT.
14. ROUGH GRADING SHALL BE DONE BY GENERAL SITE CONTRACTOR. ANY FINAL GRADING SHALL BE DONE BY THE LANDSCAPE CONTRACTOR.
15. IF SOMEONE OTHER THAN THE LANDSCAPE ARCHITECT (OWNER, BUILDER, ETC.) ADVERTISES, SOLICITS AND/OR RECEIVES BIDS FOR WORK, THE LANDSCAPE CONTRACTOR SHALL STILL PROVIDE UNIT COPIES OF UNIT PRICE BID TO THE LANDSCAPE ARCHITECT.
16. PLANT SIZES ARE SPECIFIED IN PLANT MATERIAL LIST ARE MINIMUM SIZES.

OFF-SITE WASTE AND BORROW NOTE:

THIS PROJECT DOES NOT ANTICIPATE OFF-SITE WASTE OR BORROW AREAS FOR TOPSOIL STOCKPILES, OR TEMPORARY STOCKPILES. SHOULD SUCH AREAS BE NECESSARY THE LOCATION OF THESE AREAS NEED TO BE SUBMITTED TO THE LOCAL GOVERNING AUTHORITY AND OTHER LOCAL GOVERNING AUTHORITIES WHERE BORROW OCCURS. EROSION CONTROL PLANS OR MEASURES MAY BE REQUIRED FOR THESE OFF-SITE LOCATIONS.

GRADING NOTES:

1. PRIOR TO ANY GRADING, THE CONTRACTOR SHALL INSTALL THE REQUIRED INITIAL EROSION & SEDIMENT CONTROL MEASURES AS SHOWN ON THIS PLAN AND NOTED IN THE NARRATIVE.
 2. THE CONTRACTOR SHALL COMPLY WITH LOCAL CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF THE SITE. REFER TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR DETAILS AND SPECIFICATIONS OF THOSE EROSION CONTROL ITEMS FOUND ON THESE DRAWINGS. REFERENCE IS DIRECTED TO THE "EROSION CONTROL NARRATIVE & DETAILS".
 3. LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH "MISS UTILITY" AND THE LOCAL UTILITY COMPANIES TO HAVE UTILITIES MARKED PRIOR TO GRADING. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING ANY CONSTRUCTION. PARKER DESIGN GROUP DOES NOT WARRANT THE LOCATION OR DEPTH OF ANY UTILITIES SHOWN.
 4. THE CONTRACTOR SHALL PROVIDE ALL SITE GRADING, GENERAL EXCAVATION, UTILITY TRENCHING & BACKFILLING, AND FINISH GRADING AS INDICATED ON THE DRAWINGS. WORK SHALL BE COMPLETED IN ACCORDANCE WITH VDOT STANDARDS AND SPECIFICATIONS. ALL FILLS AND BACKFILLS SHALL BE UNIFORMLY COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY.
 5. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL TIMES.
 6. THE CONTRACTOR SHALL STOCKPILE ANY AVAILABLE TOPSOIL AND PLACE THE TOPSOIL AT THE COMPLETION OF THE PROJECT.
- E&S SEQUENCE OF EVENTS: (PHASED WORK)**
1. CONTRACTOR SHALL INSTALL INITIAL PHASE EROSION & SEDIMENT CONTROL ITEMS INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION ENTRANCE AND SILT FENCE.
 2. AREAS TO BE GRASSED SHALL RECEIVE PERMANENT STABILIZATION ONCE FINAL GRADES ARE OBTAINED OR REMAIN DORMANT FOR MORE THAN 30 DAYS.
 3. ONCE THE SITE HAS BEEN STABILIZED, THE TEMPORARY EROSION & SEDIMENT CONTROL MAY BE REMOVED.
 4. INSTALLATION OF THE FILTERRA STRUCTURE MAY OCCUR AT ANY TIME, AS THE STRUCTURE IS LOCATED AT A STABILIZED LOCATION.

APPROVED
APR 27 2009



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**Comprehensive Site Plan for
Tank Containment Expansion
for PM Properties, Inc.**
3643 Aerial Way Drive, S.W.; Tax # 5220602
City of Roanoke, VA

REVISIONS:

Address City Comments
02-11-2009
Address City & SPCCC Comments
03-26-2009
Address Comments on Fire Line
PJB 04-16-2009

DESIGNED BY: PJB

DRAWN BY: MFW

CHECKED BY: PJB

SCALE: 1" = 40'

DATE: December 17, 2008

SHEET TITLE:

Grading, Landscape & ESC Plan

C05
05 OF 08
PROJECT NUMBER:
08-0323-01