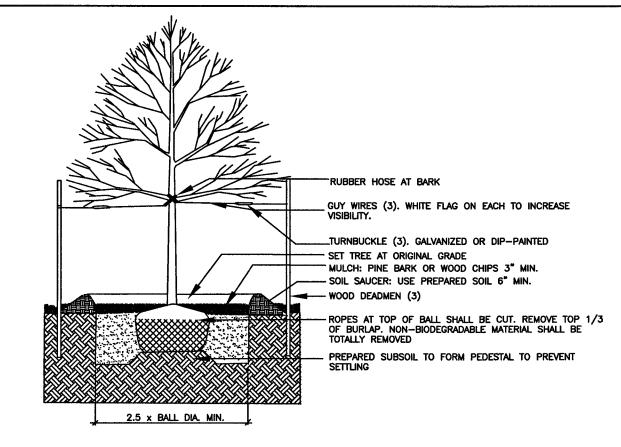
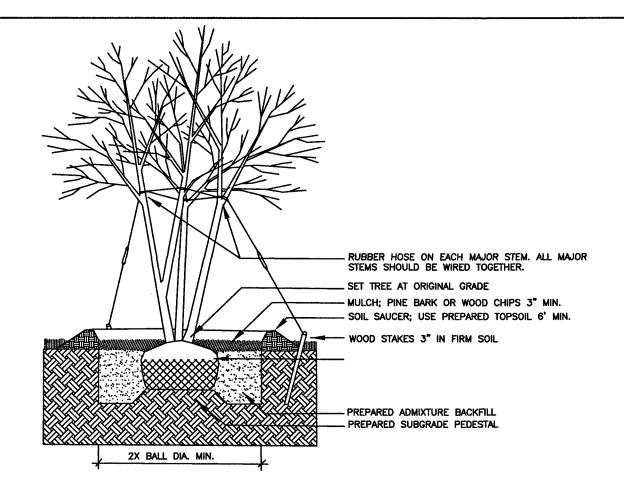


SHRUB PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



MULTI-STEM TREE PLANTING DETAIL

LANDSCAPE SPECIFICATIONS

- 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.

MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER UPON ACCEPTANCE OF WORK.

- 5. CONTRACTOR SHALL MAINTAIN PLANT MATERIAL DURING INSTALLATION AND
- 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 PLANTING.
- B. 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.

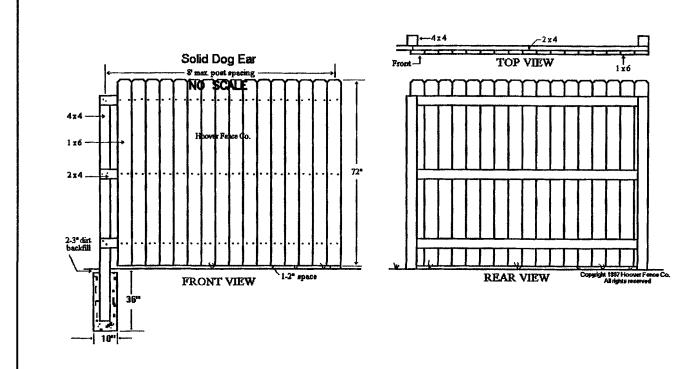
15. ANTIDESICCANTS SHALL BE APPLIED ON ALL MATERIAL DUG WHILE IN FOLIAGE.

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.

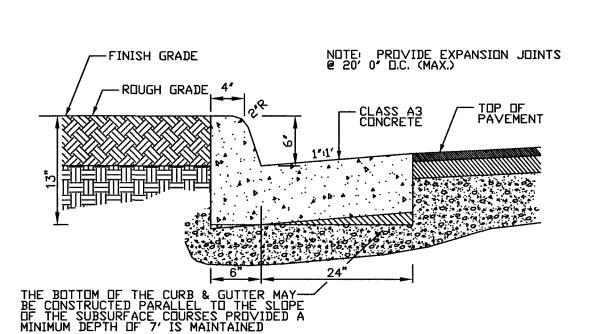
17. TOPSOIL MIXTURE SHALL BE 2 PARTS EXISTING SOIL MIXED EVENLY WITH 1 PART SPAGNUM PEAT MOSS OR PEAT HUMUS. EXISTING SOIL SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS AND OTHER DEBRIS OVER 1 1/2 INCHES. IT SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF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

18. PLANTING PROCEDURES FOR TREES AND SHRUBS A. PLANTING SHALL OCCUR IN ACCORDANCE WITH ALL DETAILS. TREES AND SHRUBS SHALL BE PLACED IN THE PLANTING PIT, BY LIFTING FROM THE BALL (NEVER FROM 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.). 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.



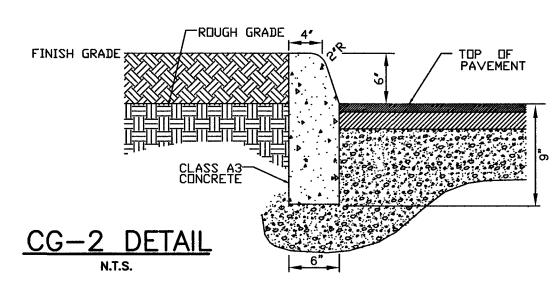
BOARD-ON-BOARD FENCE DETAIL

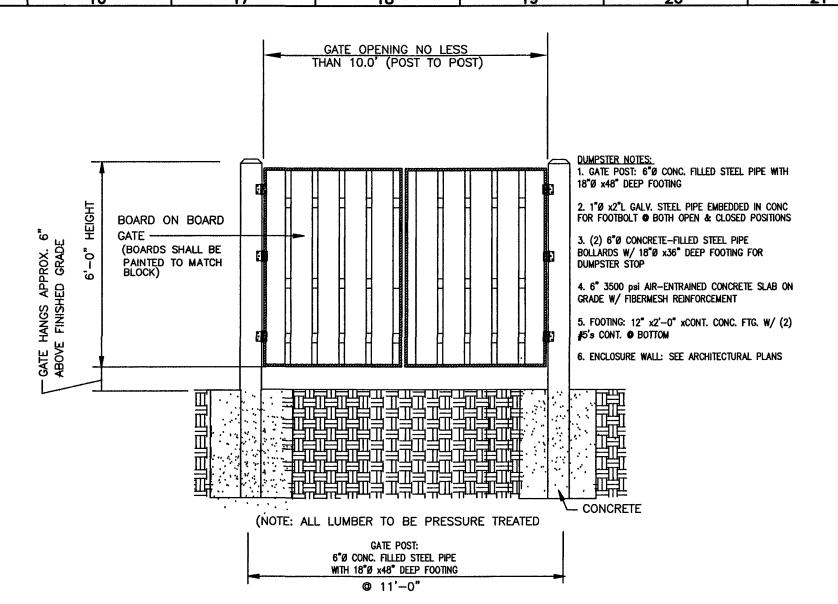


G.C. SHALL BE RESPONSIBLE FOR OBTAINING ADEQUATE SUB-GRADE COMPACTION.

CG-6 DETAIL

(SUBGRADE - MIN 95% COMPACTION)

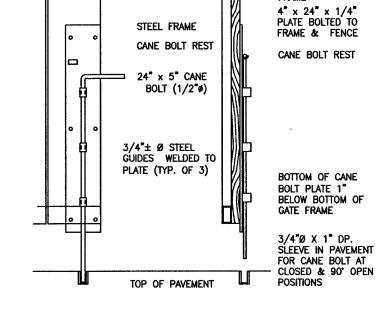




FRONT VIEW

NOTE: 1.THE PROPOSED DUMPSTER ENCLOSURE SHALL BE A MINIMUM OF 1' HIGHER THAN THE DUMPSTER HEIGHT OR OTHER SIMILIAR RECEPTACLE. G.C. TO CONFIRM THE PROPOSED DUMPSTER DIMENSIONS BEING USED PRIOR TO ANY CONSTRUCTION OF THE ENCLOSURE.

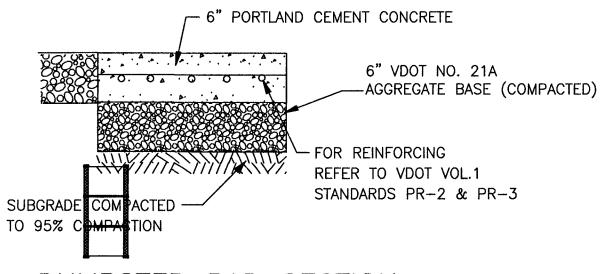
> 2. G.C. SHALL PROVIDE HEAVY DUTY HINGES AND A METAL FRAME AROUND EACH GATE TO ENSURE THAT THE PROPOSED GATE DOES NOT SAG AFTER INSTALLATION. THE FRAME SHALL BE PAINTED BLACK OR PAINTED TO MATCH THE PROPOSED GATE.



EDGE OF STEEL

CANE BOLT (1 PER GATE)

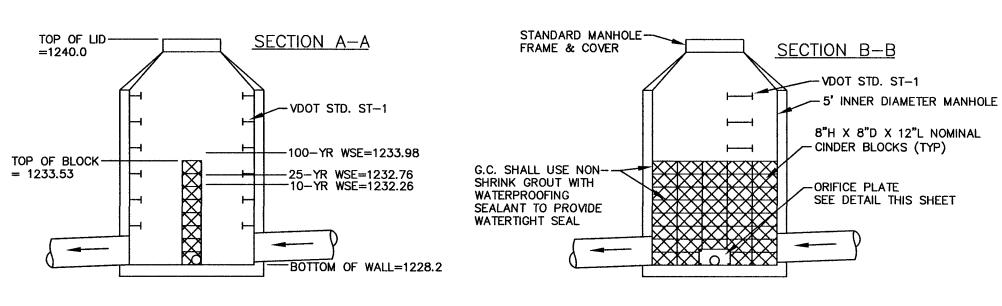
TRASH ENCLOSURE GATE DETAILS



DUMPSTER PAD SECTION

1. CONCRETE SHALL BE AIR-ENTRAINED WITH MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI (4,500 PSI IF DE-ICING CHEMICALS WILL BE USED). 2. PAD DESIGN SHALL BE VERIFIED IN THE FIELD WITH THE GEOTECHNICAL ENGINEER BASED ON ACTUAL CBR VALUE.

(SUBGRADE- MIN 95% COMPACTION)



VDOT STD. ST-1 PLAN VIEW -8"H X 8"D X 12"L NOMINAL CINDER BLOCKS (TYP) 18"HDPE OUT VDOT STD. ST-1 -ORIFICE PLATE SEE DETAIL THIS SHEET

S.D. MANHOLE #19 DETAIL

REFLECTING TOMORRO www.balzer.cc

New River Valley Richmond Shenandoah Valle

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

WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.

1208 Corporate Circle Roanoke, VA 24018

540-772-9580

FAX 540-772-8050

CHRISTOPHER P. BURNS 🗕 Lic. No.047338

8/28/13

ORE GRINE WINDSOF ROANOKE (

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DRAWN BY DESIGNED CHECKED BY DATE 06/05/2013

SCALE AS SHOWN **REVISIONS:** 07/30/2013

08/28/2013 2 Œ

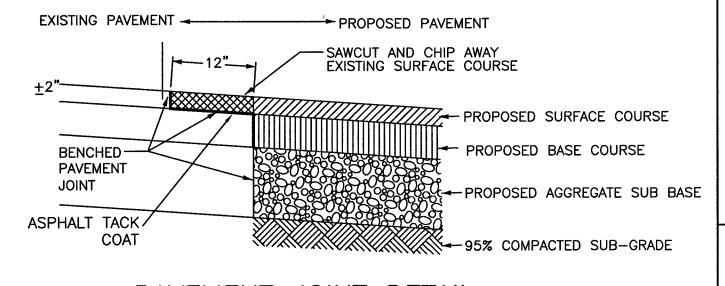
—2" SM−9.5A BITUMINOUS CONCRETE WEAR COURSE - 8" TYPE 21A AGGREGATE BASE MATERIAL (COMPACTED) SUBGRADE COMPACTED TO 95% MAX. DENSITY **LIGHT-DUTY PAVEMENT SECTION** ←1.5" SM−9.5A BITUMINOUS CONCRETE WEAR COURSE -3" BM-25.0 BITUMINOUS CONCRETE BINDER COURSE

- 8" VDOT NO. 21A AGGREGATE BASE MATERIAL (COMPACTED) SUBGRADE COMPACTED TO 95% MAX. DENSITY

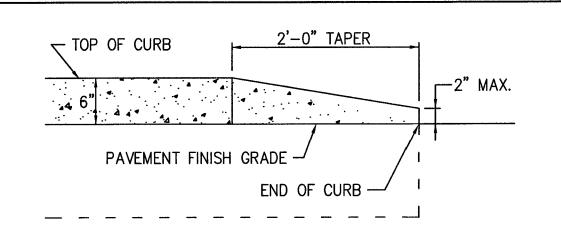
HEAVY-DUTY PAVEMENT SECTION

PAVEMENT NOTES: 1. 8" STONE BASE MUST BE PLACED IN TWO LIFTS OF NO MORE THAN 4" EACH. 2. A TACK COAT SHALL BE APPLIED BETWEEN ASPHALT PAVEMENT LAYERS. 3. G.C. TO ENSURE A MINIMUM OF 95% COMPACATION OF THE SUBGRADE PRIOR

TO STONE/ASPHALT PLACEMENT. 4. PAVEMENT DESIGN SHALL BE VERIFIED IN THE FIELD WITH THE GEOTECHNICAL ENGINEER BASED ON ACTUAL CBR VALUE.



PAVEMENT JOINT DETAIL



CURB TAPER DETAIL - SECTION NO SCALE