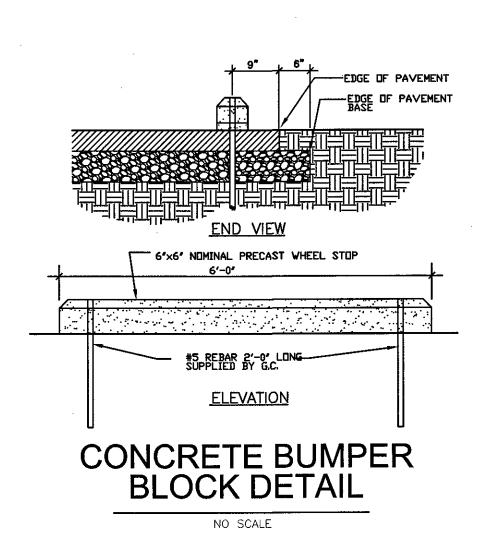
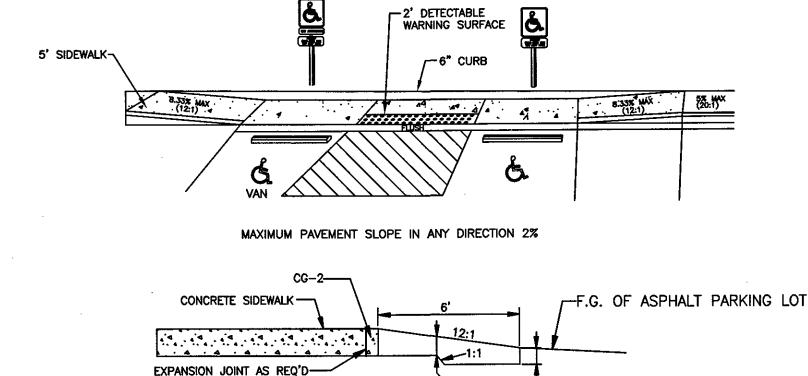
** NOTE: #57 AGGREGATE IS NOT AN ALLOWABLE BACKFILL OR PIPE BEDDING MATERIAL **





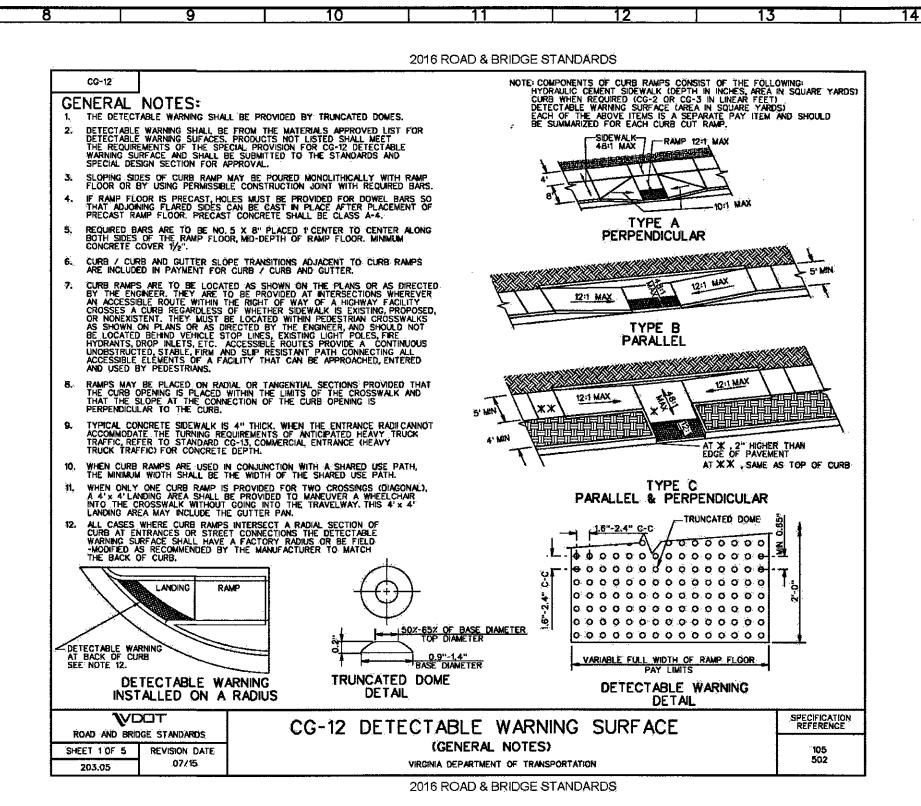
HANDICAP RAMP DETAIL #1

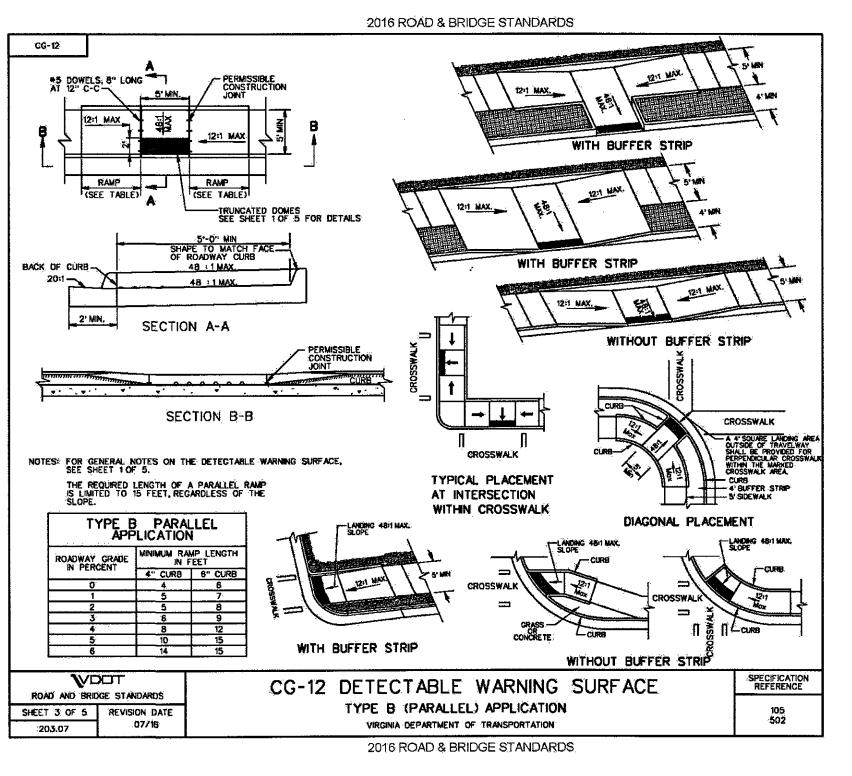
MAINTAIN MIN 4" CONCRETE THICKNESS

DO NOT FEATHER CONCRETE OR ASHPALT

OR 2" ASPHALT THICKNESS

NO SCALE





- THIN BRANCHES BY 1/3 RETAINING NORMAL PLANT SHAPE.

1/3 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED.
- GENTLY COMPACT TOPSOIL MIXTURE.

2X BALL DIA MIN.

SHRUB PLANTING DETAIL

ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP 1/3 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED.

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 WORK.

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

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 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.

BOR TIE ON EACH MAJOR STEM, ALL MAJO

- MULCH; PINE BARK OR WOOD CHIPS 3" MIN.

------ PREPARED SUBGRADE PEDESTAL

MULTI-STEM PLANTING DETAIL

NO SCALE

2X BALL DIA. MIN.

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.

> - SET TREE AT ORIGINAL GRADE MULCH: PINE BARK OR WOOD CHIPS 3" MIN. - SOIL SAUCER: USE PREPARED SOIL 6" MIN. WIRE BASKET TO BE REMOVED PRIOR TO INSTALLATION PREPARED SUBSOIL TO FORM PEDESTAL TO PREVENT SETTLING 2.5 x BALL DIA. MIN.

DEC. TREE PLANTING DETAIL

REFLECTING TOMORROY www.balzer.cc

> Roanoke **New River Valley** Richmond Staunton Harrisonburg

ESIDENTIAL LAND DEVELOPMENT ENGINEE SITE DEVELOPMENT ENGINEERING LAND USE PLANNING & ZONING LANDSCAPE ARCHITECTURE

ARCHITECTURE STRUCTURAL ENGINEERING TRANSPORTATION ENGINEERIN

LAND SURVEYING

ENVIRONMENTAL & SOIL SCIENCE VETLAND DELINEATIONS & STREAM EVALUATION

Balzer and Associates, Inc.

1208 Corporate Circle Roanoke, VA 24018

540-772-9580 FAX 540-772-8050

I Thin Be CHRISTOPHER P. BURNS Lic. No.047338 4/21/17

DE ANTA-

DESIGNED . CHECKED BY 3/14/2017 AS SHOWN **SCALE**

REVISIONS:

4/12/2017 4/21/2017