

PROPERTY OF  
CENTRE AVENUE PROPERTIES, LLC  
TAX # 2212803  
INST. NO. 990001598  
ZONED I-1

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TOTAL QUAN.	BOTANICAL NAME	COMMON NAME	CALIPER	SIZE		SPEC.
				HEIGHT	SPREAD	
3	Acer saccharum	Sugar Maple	2" minimum			
3	Acer rubrum	Red Sunset Maple	2" minimum			
2	Quercus rubra	Northern Red Oak	2" minimum			
11	Myrica pensylvanica	Northern Bayberry		24" minimum		
28	Ilex crenata 'compacta'	Hellers Holly		24" minimum		

REQUIRED SHRUBS: 19 SHRUBS; PROVIDED 39 SHRUBS. ADDITIONAL SHRUBS FOR STORMWATER MANAGEMENT ISSUES.

REQUIRED CANOPY CALCS.

20 YEAR CANOPY	TOTAL CANOPY S.F.
314	942
314	942
254	508
Total	2392

PLANT LEGEND:

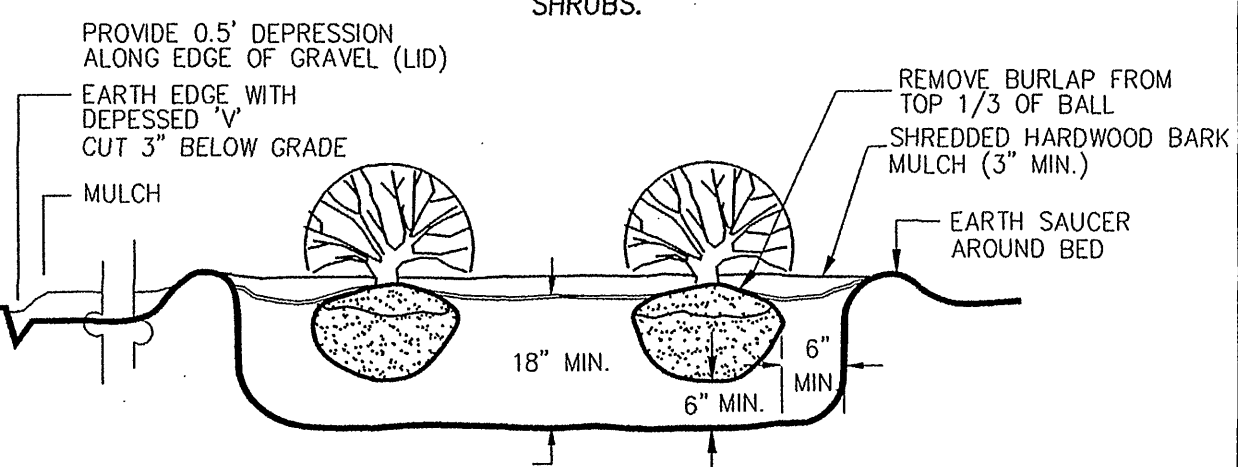
- SUGAR MAPLE  
Acer saccharum
- RED SUNSET MAPLE  
Acer rubrum 'Red Sunset'
- NORTHERN RED OAK  
Quercus rubra
- HELLERS HOLLY  
Ilex crenata 'compacta'
- NORTHERN BAYBERRY  
Myrica Pensylvanica

LANDSCAPING NOTES:

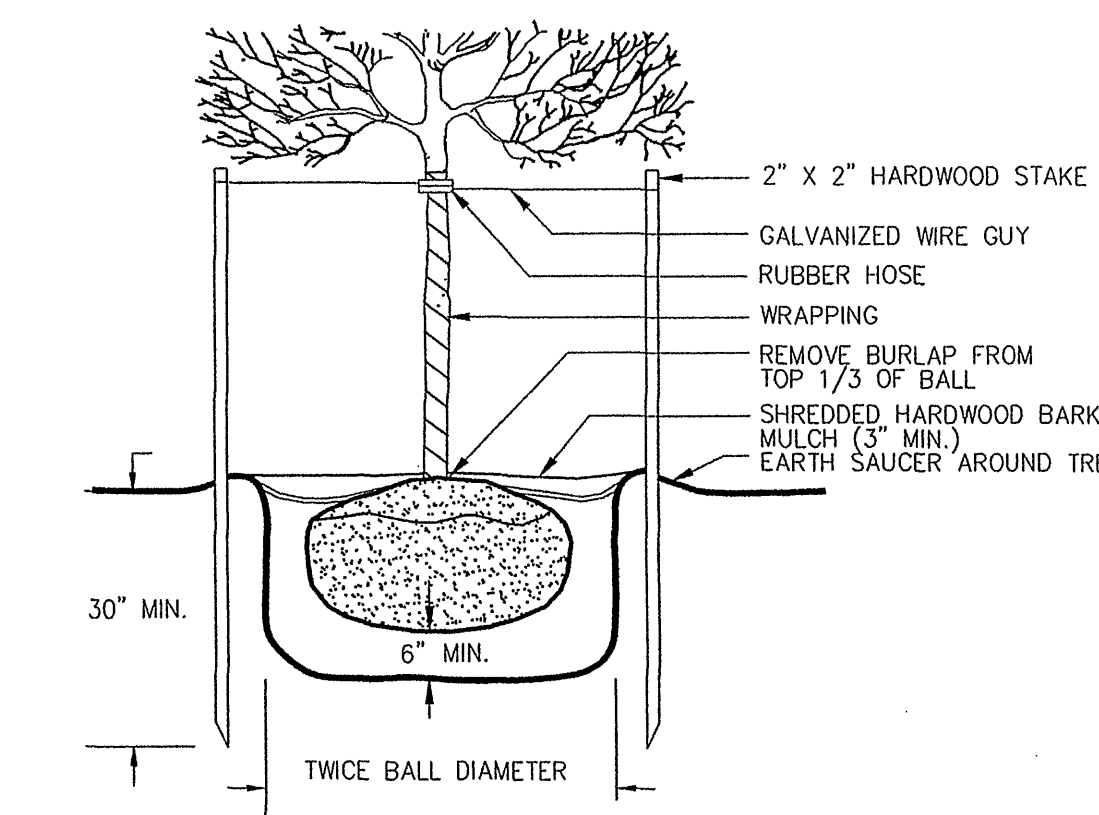
- ALL PLANTS SHALL CONFORM TO CURRENT AAN STANDARDS AND SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
- OWNERS' REPRESENTATIVE RESERVES THE RIGHT TO INSPECT ALL MATERIALS AT SOURCE.
- PLANTING MIX SHALL CONSIST OF A UNIFORM MIXTURE OF 75% TOPSOIL, 20% CLEAN SAND AND 5% COMPOSTED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

LANDSCAPING REQUIREMENTS:

- REQUIRED TREE CANOPY: 10% OF SITE (27,500SF X 0.10 = 2,750SF)
- PROPOSED TREE CANOPY: 1450SF FROM 5 PROPOSED TREES; REMAINING 1300SF FROM PRESERVATION OF EXISTING TREES ALONG REAR PROPERTY LINE.
- ADDED TREE CANOPY FOR SWM ISSUES: 942SF
- PARKING AREA TREE CANOPY: 10% OF PARKING AREA (PARKING AREA = 4950SF X 0.10 = 495SF)
- PROPOSED PARKING AREA TREE CANOPY: 1450SF FROM 5 PROPOSED TREES
- PARKING AREA LANDSCAPING: EIGHT FOOT BUFFER ALONG PARKING LOT NEXT TO RIGHT OF WAYS. BUFFER SHALL INCLUDE DECIDUOUS TREES & EVERGREEN OR DECIDUOUS SHRUBS.



9 DETAIL: SHRUB PLANTING BED  
07 N.T.S.

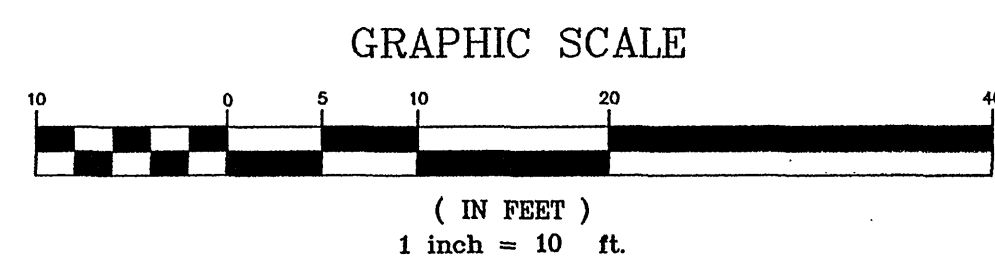
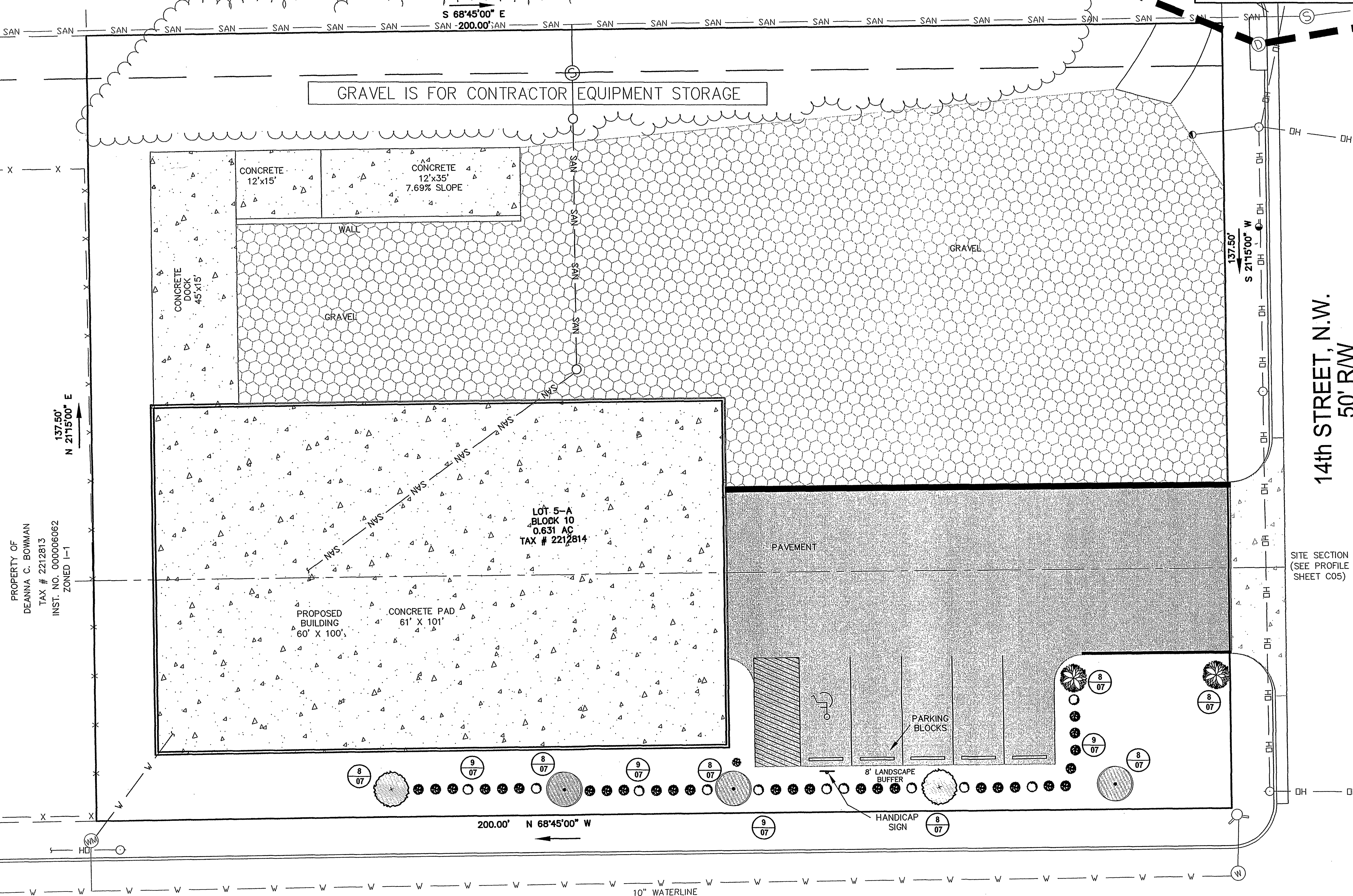


8 DETAIL: TREE PLANTING - UP TO 4" CALIPER  
07 N.T.S.

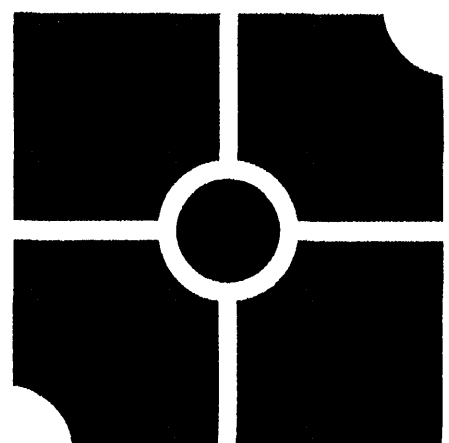
PROPERTY OF  
DEANNA C. BOWMAN  
TAX # 2212813  
INST. NO. 000006062  
ZONED I-1

THERE IS NO OUTDOOR LIGHTING ASSOCIATED WITH THIS PLAN. 2 EXISTING DUSK TO DAWN LIGHTS ON CITY OF ROANOKE PROPERTY IS SUFFICIENT LIGHTING.

GRAVEL IS FOR CONTRACTOR EQUIPMENT STORAGE



SHENANDOAH AVENUE, N.W.  
50' R/W



**parker**  
DESIGN GROUP

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**Comprehensive Site Plan For**  
**Lewis S. & Susan M. Pauley**  
**Lot 5A, Block 10, Hyde Park**  
Tax Map No. 2212814  
City of Roanoke, VA

REVISIONS:  
CITY OF ROANOKE REVIEW COMMENTS  
PUB 7/13/06

DESIGNED BY: SLR  
DRAWN BY: SLR  
CHECKED BY: PJB  
SCALE: 1" = 10'  
DATE: June 14, 2006

SHEET TITLE:

Landscape Plan

**L01**  
07 OF 07  
PROJECT NUMBER:  
06-0108-01