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THE DISTRICT A
VALLEY VIEW
RECEIVED
MALL
APR 13 2006
CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT
ROANOKE, VIRGINIA

OVERALL LANDSCAPE PLAN

BMB			
checked	1	1	
RWM			

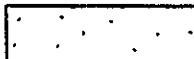
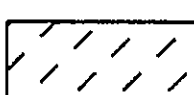
0536

L-1

sheet no.



*SQ. FT. OF TREE CANOPY @ 20 YEARS IS REQUIRED TO BE EQUAL TO 10% OF SITE DEVELOPMENT:
 9.89 ACRES / 430,808 sq. ft. of site acreage
 118,573 sq. ft. of existing parking area not included in calculations
 -312,235 sq. ft. of site x 10% =
 -31,223 sq. ft. of tree canopy required
 -34,791 sq. ft. provided

		QTY.
	FOSTER HOLLY	22
	JAPANESE MAPLE	8
	SOLID SOD TYP.	
	TREE PROTECTION AREA	
	EXISTING TREE TO REMAIN T (NOTE SPECIFIC TREES USED FOR PRESERVATION CALCULATION FOR TREE CANOPY)	

NOTE: ABOVE LISTED QUANTITIES ARE PROVIDED FOR ESTIMATING PURPOSES ONLY. ESTIMATED QUANTITIES OF MASS PLANTING AREAS ARE BASED ON DESIGNATED ON-CENTER SPACING PER SQUARE FOOTAGE. ALL MASS PLANTING BEDS SHALL BE FULL UPON COMPLETION OF LANDSCAPE INSTALLATION BASED ON THE ON-CENTER SPACING. THE NUMBER OF PLANT MATERIAL SYMBOLS (CIRCLES) SHOWN ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ESTIMATED QUANTITIES SHOWN ABOVE. CONFIRM ALL QUANTITIES.

8.	Treofem East Palatika Holly <i>Acer palmatum</i> "Bloodgood"	Specimen height min. 8'-10", min. 2 1/2" x 3/4" caliper; min. spread 38"-42"; well branched; trees to have forms adaptable to pruning for pedestrian and vehicular clearance; produg B&B or 65 gal. containers.
C.	Shrubs/Evergreen Stokes Yaugreen Holly <i>Ilex vomitoria</i> 'Stokes'	Height min. 10"-12"; spread 18"-20"; full form, 3 gal. can. or B&B.
*10.	Blue Pacific Juniper <i>Juniperus conferta</i> "Blue Pacific"	Height min. 8'-10"; spread 10"-12"; full form, 1 gal.
*11.	Spiral Topiary Juniper <i>Juniperus scopulorum</i> "Columnar"	Specimen; compact form for pots; height min. 38"-48"; spread 20"-24"; sheared form; 10 gal. or as required to meet size spec.
	<i>Note: Alternate variety of Spiral Topiary Juniper may be substituted due to availability upon approval of architect</i>	
D.	Groundcover, Grasses, and Seasonal Color	
*12.	Big Blue Liriodendron <i>Liriodendron muscari</i> "Big Blue"	Height 8'-10"; spread 10"-12"; well rooted; 1 gal. can.
*13.	Needlepoint Holly <i>Ilex cornuta</i> "Needlepoint"	Height min. 20"-24"; spread min. 18"-20"; full form, 3 gal.
*14.	Yellow Majestic Pansy full color. <i>Note: Confirm variety of seasonal color with Owner prior to ordering.</i>	3'-4" pot as per availability, well rooted; 1 gal.
E.	Hybrid 413 Bernuda Solid soil <i>Note: Alternate variety of Bernuda may be used with approval of Owner and architect.</i>	Solid soil, free of weeds, debris, insects and other grasses.
*Note:	Upon approval of a bid, submit pictures of representative samples to the Designer for review. Approval of submittals does not preclude rejection on site after landscaping materials not meeting the specifications.	
*Note:	All required planting materials shall meet the specifications and standards of the American Association of Nurserymen.	

1. NO BUFFER YARDS REQUIRED (PROPERTY ZONED CLS).
2. NO STREET YARD TREES REQUIRED.
3. NO FACADE PLANTING REQUIRED.
4. REFER TO ARCHITECTURAL/CIVIL DRAWINGS FOR DIMENSIONAL LAYOUT.
5. A MINIMUM 3" DEPTH TOPSOIL TO BE PROVIDED IN ALL TURF AREAS. SEE PLANTING DETAILS FOR TREES, SHRUBS AND GROUNDCOVERS, SHEET L-3, FOR DEPTH OF PLANTING MEDIUM.

Parking area tree canopy required: Equal to 20% sq. ft. of parking area.
 -21,662sq. ft. of parking area x 20% =
 -4,332 sq. ft. of tree canopy required.
 -4,564 sq. ft. of tree canopy provided.
 (calculated with trees inside parking areas and within 8'-0" of parking areas on perimeters.)

Parking area tree canopy required: Equal to 20% sq. ft. of parking area.
 -35,763. ft. of parking area x 20% =
 -7,152 sq. ft. of tree canopy required.
 -7,493 sq. ft. of tree canopy provided.
 (calculated with trees inside parking areas and within 8'-0" of parking areas on perimeters.)

Parking area tree canopy required: Equal to 20% sq. ft. of parking area.
 -29,624 sq. ft. of parking area x 20% =
 -5,925 sq. ft. of tree canopy required.
 -7,113 sq. ft. of tree canopy provided.
 (calculated with trees inside parking areas and within 8'-0" of parking areas on perimeter.)

GRAPHIC SCALE

(IN FEET)