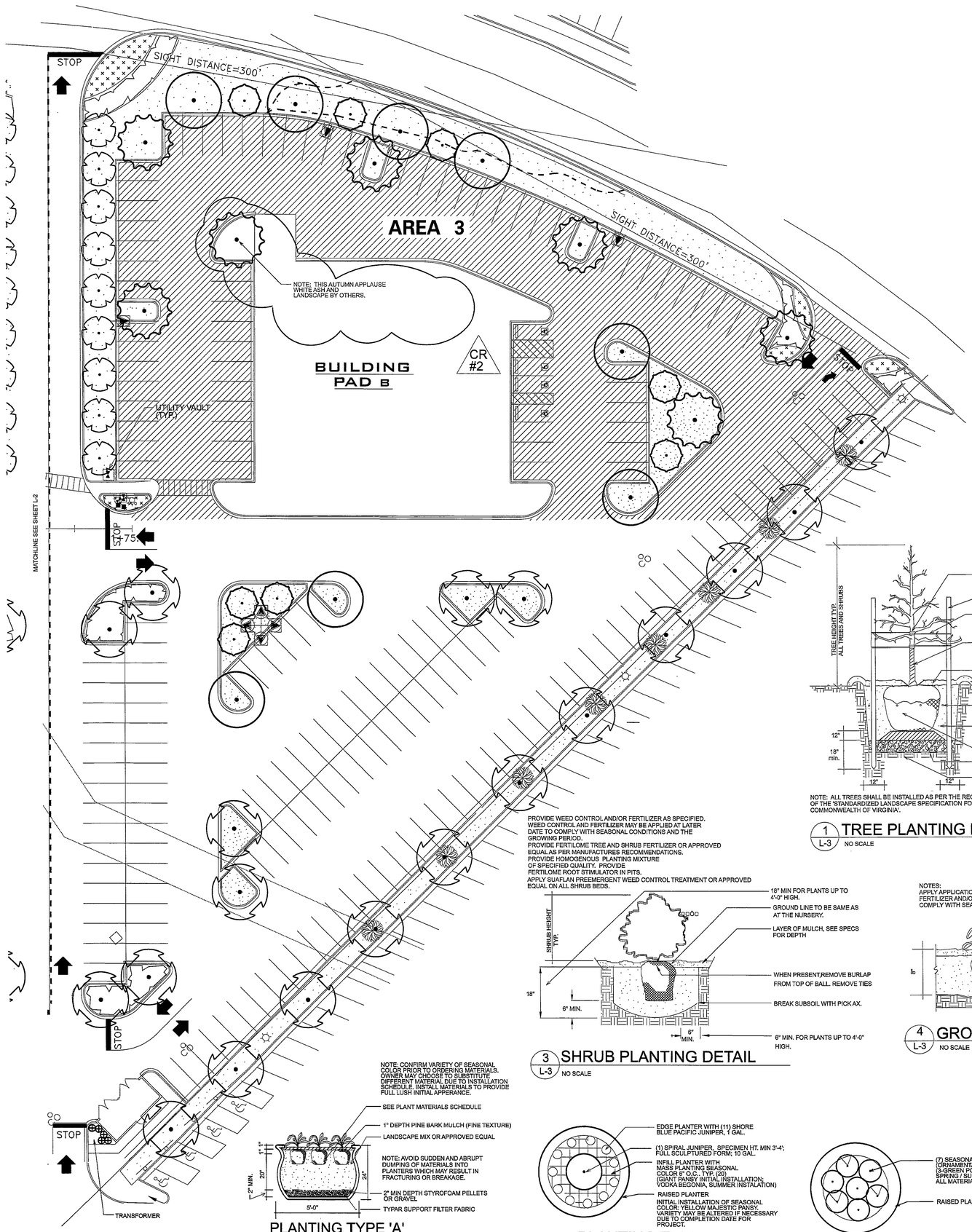


LEGEND:

		QTY
	WILLOW OAK	SEE SHEET L-1
	RED MAPLE	SEE SHEET L-1
	AUTUMN BLAZE WHITE ASH	SEE SHEET L-1
	YOSHINO CHERRY	SEE SHEET L-1
	REDBUD	SEE SHEET L-1
	FOSTER HOLLY	SEE SHEET L-1
	JAPANESE MAPLE	SEE SHEET L-1
	NEEDLEPOINT HOLLY	5
	MASS PLANTING STOKES DWARF YAUPON HOLLY 2'-0" O.C. TYP. 3 GAL.	360
	MASS PLANTING LIRIOPE 12" O.C. TYP. 1 GAL.	805
	SOLID SOD TYP.	
	TREE PROTECTION AREA	
	EXISTING TREE TO REMAIN TYP. (NOTE SPECIFIC TREES USED IN PRESERVATION CALCULATIONS FOR TREE CANOPY)	

NOTE: ALL NEW LANDSCAPE AREAS SHALL BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM

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.

GENERAL NOTES
THE DISTRICT AT VALLEY VIEW MALL
ROANOKE, VIRGINIA

Item 1. All exterior mass planting and groundcover beds are to be full with material equally spaced at the designated on center spacing, at time of planting. Beds which are not full at the time of planting based on the designated spacing, shall have additional material added at no expense to the Owner. Additional materials shall be added prior to the completion date.

Item 2. Provide a minimum 2" depth of pinebark mulch in all planting beds. Submit a sample of the mulch to the Landscape Designer and Owner for approval prior to installation. Finished grade of mulch shall be 2" below grade of all adjacent parking and curbs.

Item 3. The Owner shall provide a source for water on the site and will pay all water costs. Furnish all necessary hose equipment, attachments and accessories for adequate irrigation to complete the work specified.

Item 4. Coordinate the landscape installation with the installation of the sprinkler system and the exterior lighting installation. Coordinate both installations with final site parking and paving plan. Coordinate landscape installation to insure visibility of all traffic signals and signage. Coordinate installation with directional sign locations and graphics on shopes.

Item 5. Stake the locations of all trees and mass planting areas and obtain approval of the General Contractor prior to installation. Set the trees so they do not obstruct sight lines. New tree locations may be adjusted based on the locations of existing trees, signage locations and exterior light standard locations. Make minor adjustments in the tree locations as required due to locations of fire hydrants or other utility items.

Item 6. Trees shall be selected with forms adaptable to placement adjacent to sidewalks and/or vehicular use areas. Trees shall have forms and clear trunks adaptable to future pruning for pedestrian and vehicular clearance. Prune any new trees as directed by the Landscape Designer, General Contractor or Owner.

Item 7. Provide trowel cut edges for all mass planting areas to contain the mulch.

Item 8. The landscape contractor shall provide topsoil as specified for planting medium for the shrubs, trees and groundcover and for new areas of sod.

Item 9. Provide a minimum 3'-0" diameter tree well with a 4" saucer for all new trees located in turf areas. Provide 3" depth of shredded hardwood mulch inside saucers. Review subsurface drainage conditions. Install trees "high" if necessary, due to subsurface conditions.

Item 10. Refer to the Drawings for the mass plantings of Feather Reed Grass. Set the plants equally spaced, 2'-6" on center, triangular spacing unless otherwise noted. Set the center of the plants in a maximum of 15" from any adjacent plant materials, paving or trowel cut edge.

Item 11. Refer to the Drawings for the mass plantings of Stokes Dwarf Yaupon. Set plants equally spaced, 24" on center triangular spacing. Set the center of the plants in a maximum of 12" from any adjacent plant materials or paving.

Item 12. All plant materials shall meet the 'Standards of the American Association of Nurserymen'.

Item 13. Landscape Contractor shall excavate tree wells to 5'-0" depth. See detail 2/L.3 for planting medium.

Item 14. Contact Cinde Drilling or Tracy Sollman at Landscape Architecture Inc. 501-374-5810 with any questions concerning plans or specifications.

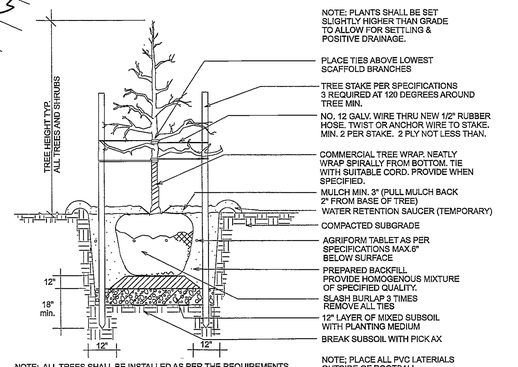
Item 15. Provide (3) rotations of seasonal color in one year maintenance period 1) Pansy, 2) Ornamental Cabbage, and 3) Vodka Begonia, Green Potatoe Vine, Lantana. See details Planter Type "A" & "B".

Item 16. Landscape Contractor shall return to site (3) days prior to opening to make final adjustments, final cleanup and install seasonal color.

Item 17. All container-grown material shall be throughly hand watered upon arrival, while in the containers, before planting. Do not bind or strap the trunks in the removal from the refrigerated trucks. Protect the trunks at all time.

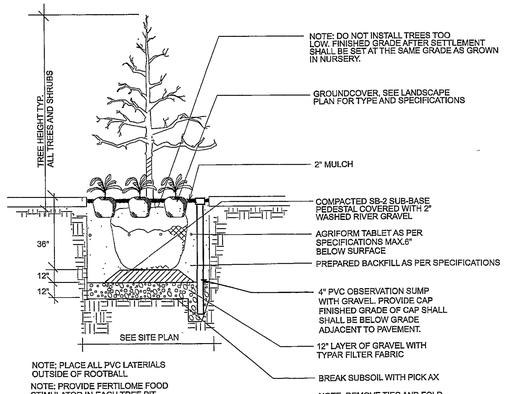
Item 18. Prune any additional trees as requested by the Landscape Designer, General Contractor or Owner.

Item 19. Refer to the drawing Sheets L-1 - L-3. Center the shade trees in the planting islands, where applicable. Center the rows of ornamental trees in the median islands. Make minor adjustments as necessary to avoid damage by car bumper overhangs



NOTE: ALL TREES SHALL BE INSTALLED AS PER THE REQUIREMENTS OF THE 'STANDARDIZED LANDSCAPE SPECIFICATION FOR THE COMMONWEALTH OF VIRGINIA'.

1 L-3 **TREE PLANTING DETAIL** NO SCALE

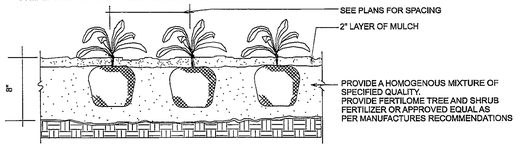


2 L-3 **TREE PLANTING DETAIL @ SIDEWALK** NO SCALE

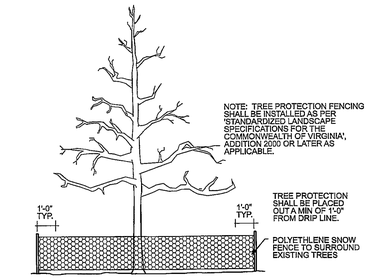
PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.
PROVIDE FERTILOME TREE AND SHRUB FERTILIZER OR APPROVED EQUAL AS PER MANUFACTURES RECOMMENDATIONS.
PROVIDE HOMOGENOUS PLANTING MIXTURE OF SPECIFIED QUALITY. PROVIDE FERTILOME ROOT STIMULATOR IN PITS.
APPLY SUAFLAN PREEMERGENT WEED CONTROL TREATMENT OR APPROVED EQUAL ON ALL SHRUB BEDS.

3 L-3 **SHRUB PLANTING DETAIL** NO SCALE

NOTES:
APPLY APPLICATION OF SUAFLAN OR APPROVED EQUAL PREEMERGENT FOR WEED CONTROL.
FERTILIZER AND/OR WEED CONTROL MEASURES MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND GROWING PERIOD.



4 L-3 **GROUNDCOVER PLANTING DETAIL** NO SCALE

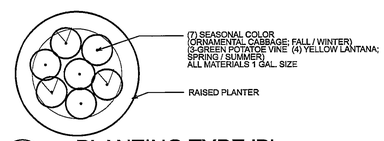


5 L-3 **TREE PROTECTION DETAIL** NO SCALE

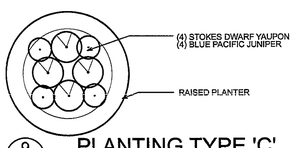
NOTE: CONFIRM VARIETY OF SEASONAL COLOR PRIOR TO ORDERING MATERIALS. OWNER MAY CHOOSE TO SUBSTITUTE DIFFERENT MATERIAL DUE TO INSTALLATION SCHEDULE. INSTALL MATERIALS TO PROVIDE FULL LUSH INITIAL APPEARANCE.

6 L-3 **PLANTING TYPE 'A' TYPICAL SECTION** NO SCALE

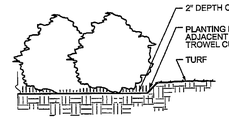
7 L-3 **PLANTING TYPE A** NO SCALE



8 L-3 **PLANTING TYPE 'B'** NO SCALE



9 L-3 **PLANTING TYPE 'C'** NO SCALE



10 L-3 **TROWEL CUT EDGING** NO SCALE

ENLARGED LANDSCAPE PLAN & DETAILS

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
20 0 20 40 80

LANDSCAPE ARCHITECTURE INC.
2300 COTTONDALE LANE, SUITE 202
LITTLE ROCK, AR 72202
PH 501 374 5610

MSTSD

MSTSD, INC.
1776 Peachtree Road, N.W.
Suite 180
Atlanta, Georgia 30309
404 962 9680

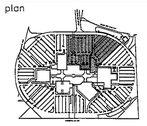
this drawing is the property of the architect and may not be reproduced or used without his written permission.

issue date\revisions

1) ADDENDUM #1 - 03/17/06
2) CHANGE REQUEST #1 - 03/31/06
3) CHANGE REQUEST #2 - 04/14/06

CBL & ASSOCIATES PROPERTIES, INC.

key plan



architect's seal

project name
THE DISTRICT AT VALLEY VIEW MALL

RECEIVED
APR 13 2006
ROANOKE CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT

sheet title
ENLARGED LANDSCAPE PLAN & DETAILS

drawn BMB
checked RWM
project no. 0536
date 02/06/06

L-3
sheet no.