

LANDSCAPE NOTES:

1. ALL SHRUB MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS AS DESCRIBED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. SHRUB MATERIALS SHALL BE WELL-ROOTED AND A MINIMUM OF 3-GALLON CONTAINER SIZE.
2. THE PLANTING OF TREES AND SHRUBS SHALL BE DONE IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VA NURSERYMEN'S ASSOCIATION, THE VA SOCIETY OF LANDSCAPE DESIGNERS AND THE VA CHAPTER OF THE ASLA.
3. AT THE TIME OF DELIVERY, ALL PLANT MATERIALS NOT IMMEDIATELY PLACED IN THEIR FINAL PLANTING LOCATION MUST BE STORED IN A SHADED LOCATION WITH ADEQUATE AIR CIRCULATION, AND BE KEPT MOIST.
4. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
5. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE AND QUALITY AS SPECIFIED ON THE PLANT LIST.
7. A TREE OR SHRUB IS DEEMED DEAD IF 25% OF THE FOLIAGE, BRANCHES OR TRUNK SHOW SIGNS OF FAILURE.
8. RECOMMENDED PLANTING DATES: SPRING MAR 1ST - MAY 15TH, FALL SEPT-15TH THRU NOV 15TH.
9. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE CONTRACTOR'S CONTROL.

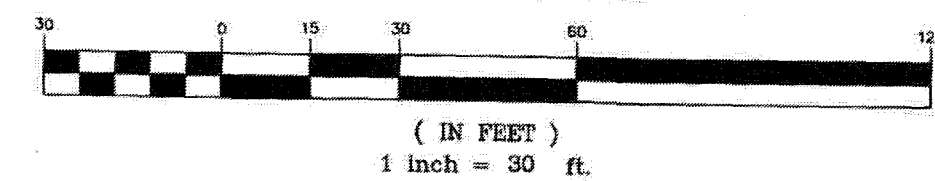
"KNOX BOX" NOTE:

A KNOX BOX IS INSTALLED NEAR THE EXISTING GATE. THIS BOX SHALL BE MAINTAINED AND REMAIN ACCESSIBLE THROUGHOUT CONSTRUCTION. ANY ADJUSTMENT TO THE EXISTING GATE THAT REQUIRE RELOCATION OF THE KNOX BOX WILL BE COORDINATED WITH THE FIRE MARSHAL'S OFFICE PRIOR TO SUCH ADJUSTMENT.

BUFFER YARD NOTE:

THE EXISTING GAS TRANSMISSION LINE EASEMENT PREVENTS INSTALLATION OF THE REQUIRED BUFFER YARD PLANTINGS. HOWEVER THE SPATIAL REQUIREMENT IS FULFILLED IN LIEU OF THE MANDATED PLANTINGS, THIS PLAN PROPOSES A ROW OF EVERGREEN SHRUBS TO BE INSTALLED ALONG THE TOP OF THE PROPOSED RETAINING WALL. THE THORNY BARBERRY SHRUBS WILL ALSO SERVE AS A DETERRENT AND SAFETY BARRIER ALONG THE TOP OF THE WALL. THE RETAINING WALL WILL OBTAIN THE NEED FOR A 6' SCREENING FENCE. THE CHAINLINK SECURITY FENCE ALONG THE TOP OF THE SLOPE AND PAVED DRIVE WILL PROVIDE ADDITIONAL SAFETY CONTROL FOR THE RETAINING WALL AS WELL AS THE ABILITY TO OBSERVE THE SLOPE BELOW FOR SECURITY AND MAINTENANCE.

GRAPHIC SCALE

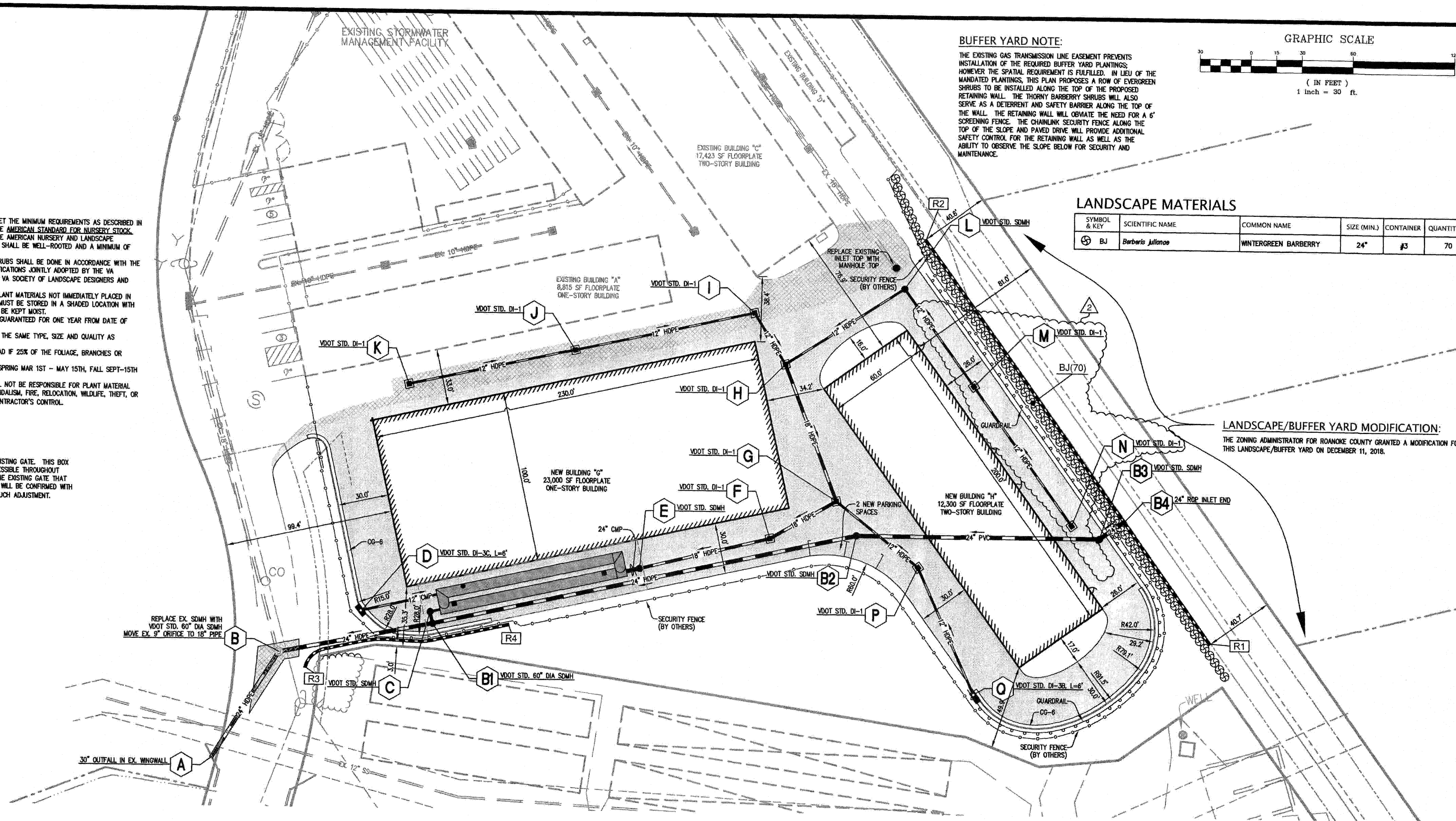


LANDSCAPE MATERIALS

SYMBOL & KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	CONTAINER	QUANTITY
BJ	<i>Barberis julianae</i>	WINTERGREEN BARBERRY	24"	#3	70

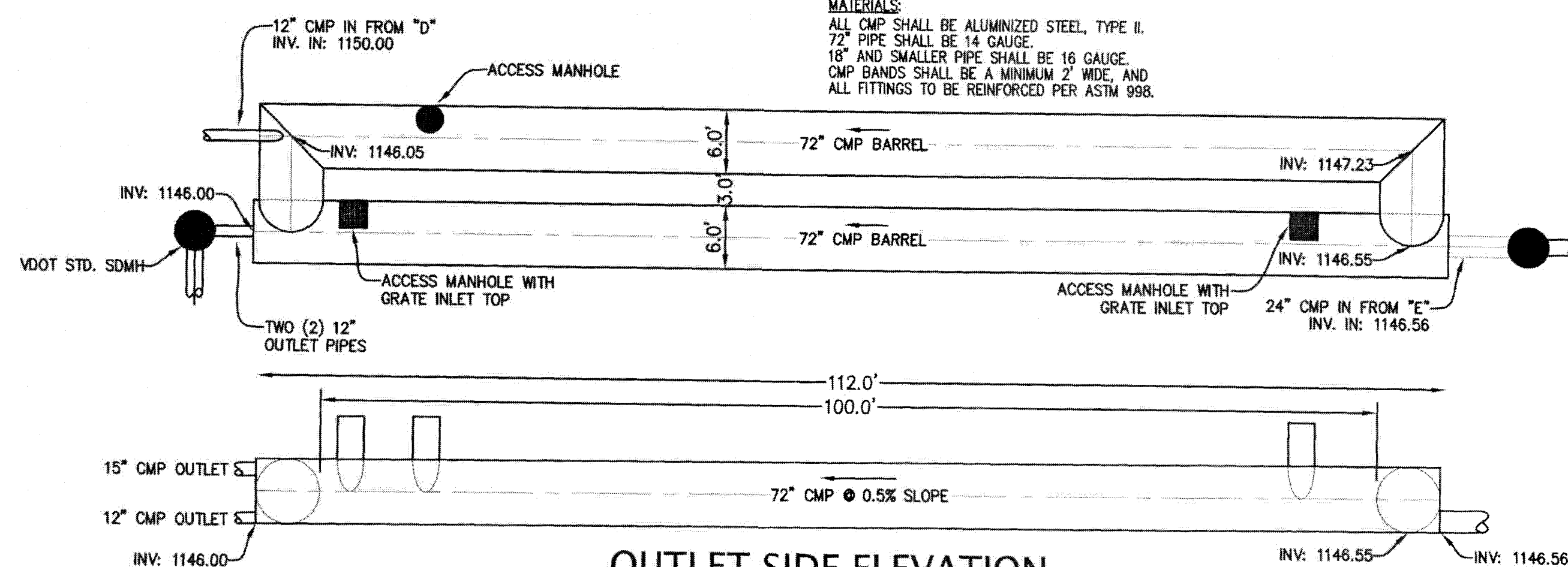
LANDSCAPE/BUFFER YARD MODIFICATION:

THE ZONING ADMINISTRATOR FOR ROANOKE COUNTY GRANTED A MODIFICATION FOR THIS LANDSCAPE/BUFFER YARD ON DECEMBER 11, 2018.



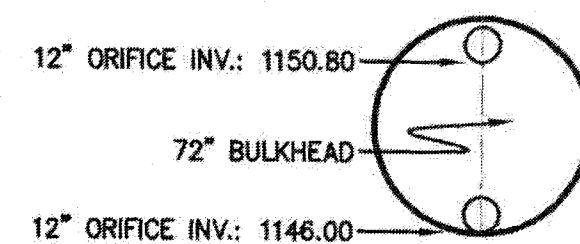
72" CMP DETENTION FACILITY - PLAN VIEW

MATERIALS:
ALL CMP SHALL BE ALUMINIZED STEEL, TYPE II.
72" PIPE SHALL BE 14 GAUGE.
18" AND SMALLER PIPE SHALL BE 16 GAUGE.
CMP BANDS SHALL BE A MINIMUM 2" WIDE, AND ALL FITTINGS TO BE REINFORCED PER ASTM 998.



OUTLET SIDE ELEVATION

INSET SCALE: 1" = 10'



OUTLET END ELEVATION

INSET SCALE: 1" = 5'

APPROVED

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
M.B.L.	MINIMUM BUILDING LINE
R/W	RIGHT OF WAY
HDCP	HANDICAP
VAR.	VARIABLE
EXIST.	EXISTING
TYP.	TYPICAL
SD	REINFORCED CONCRETE PIPE
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
TCP	TERRA COTTA PIPE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
W	WATER LINE
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
BW	BOTTOM OF WALL
TW	TOP OF WALL
CO	SANITARY SEWER CLEANOUT
TBR	TO BE REMOVED
UE	UNDERGROUND ELECTRIC
UG	UNDERGROUND GAS

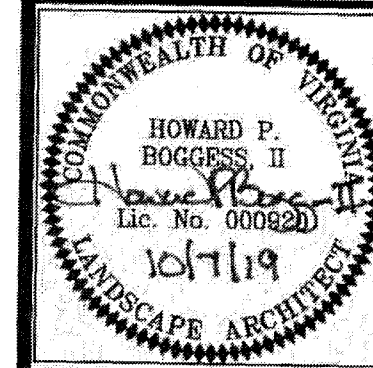
LEGEND

ITEM	EXISTING	PROPOSED
PAVEMENT (STANDARD)		
PAVEMENT REPLACEMENT		
CONCRETE		
CONCRETE CURB (CG-2)		
CONCRETE CURB & GUTTER (CG-6)		
STORM DRAIN LINE		
STORM DRAIN MANHOLE		
SANITARY SEWER LINE		
WATERLINE		
UTILITY POLE		
OVERHEAD ELECTRIC LINE		
OVERHEAD TELEPHONE LINE		
INDEX CONTOURS		
INTERMEDIATE CONTOURS		
UNDERGROUND GAS		
OVERHEAD ELECTRIC		
SPOT ELEVATION		

Site Development Plan for
VIRGINIA VARSITY STORAGE EXPANSION

Prepared for
VIRGINIA VARSITY STORAGE
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

**DIMENSIONAL LAYOUT &
STORMWATER MANAGEMENT
DETAILS**



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DATE: January 11, 2019

SCALE: 1" = 30'

COMMISSION NO: 17-057

SHEET 4 OF 10