

LANDSCAPE SPECIFICATIONS

1. PLANT MATERIAL NAMES ARE IN COMPLIANCE WITH HORTUS THIRD SIZES AND GRADING ARE TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK. PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
2. ALL WORK SHALL BE COORDINATED WITH TRADES.
3. USE EXISTING TOPSOIL AND/OR PROVIDE NEW TOPSOIL, WHICH IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, FOREIGN 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 MAINTENANCE SHALL BECOME 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 CALANDER MONTHS AFTER ACCEPTANCE.
 - A. MAKE REPLACEMENTS OF ALL DEAD PLANTS IN IMPAIRED CONDITIONS IN EARLY FALL FOLLOWING PLANTING.
 - B. ADD ADDITIONALLY IN THE EARLY SPRING FOR THE SAME OR OTHER MATERIALS WHICH ARE DEAD OR IMPAIRED FOR 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 WHEN 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. ANTI-DESICCANTS 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 FOREIGN 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.
 - 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.

LANDSCAPE NOTES:

REQUIRED LANDSCAPE CROWN COVERAGE: 1.36 AC.=59,242 S.F.
35% REQUIRED=20,734 S.F.
58% PROVIDED= 35,250 S.F.

RIGHT-OF-WAY LANDSCAPING:

ELECTRIC ROAD FRONTAGE: 239 LF

REQUIRED: 1 SM. TREE PER 20 LF OF FRONTAGE = 12 TREES
2 SHRUBS PER 5 LF OF FRONTAGE = 47 SHRUBS

PROVIDED: 12 TREES
47 SHRUBS

NORTHERN SIDE YARD 20' TYPE B OPTION II BUFFER: 208 LF

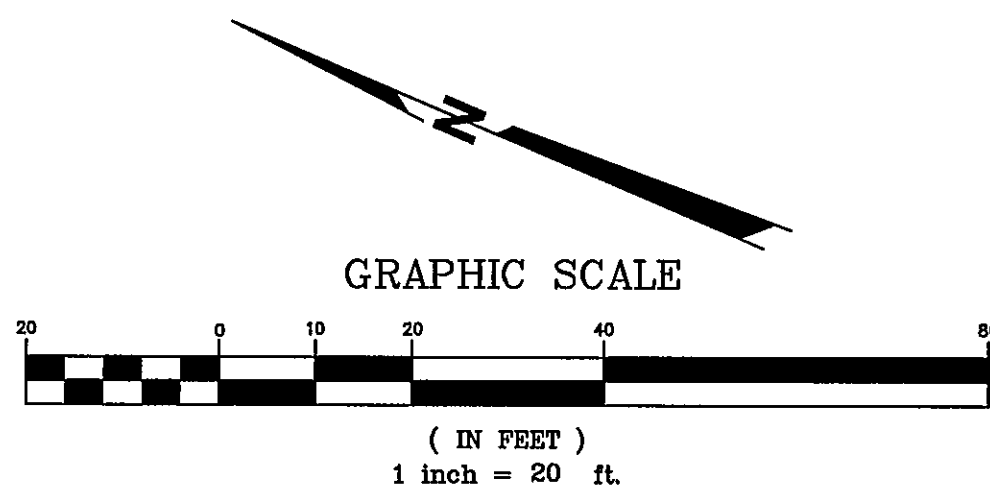
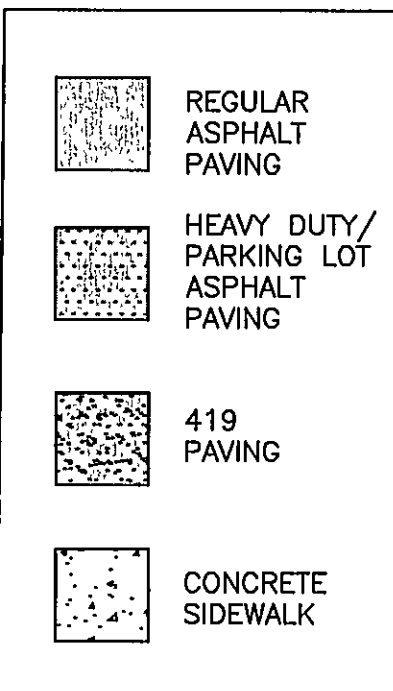
REQUIRED: 1 SM. TREE & 1 LARGE TREE PER 50' = 5 SM TREES & 5 LRG. TREES
2 SHRUBS PER 10 LF = 42 SHRUBS
6' SCREENING FENCE

PROVIDED: 10 TREES
36 SHRUBS

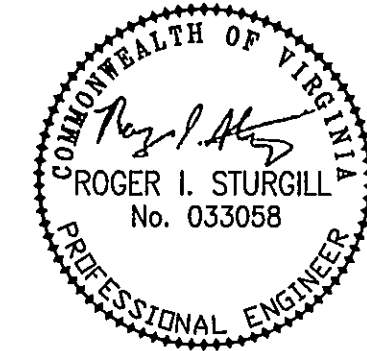
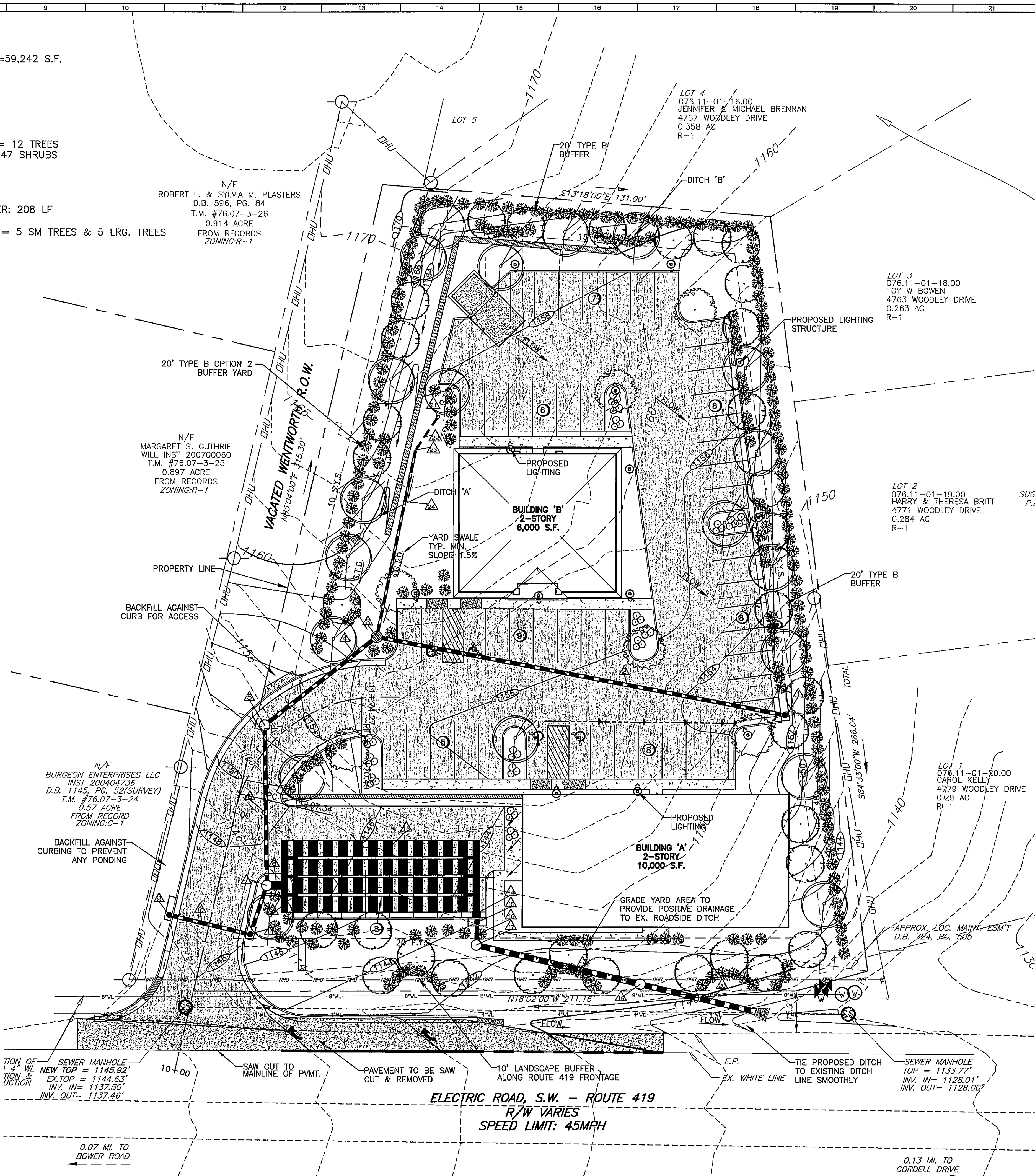
PARKING LOT: 59 SPACES

REQUIRED TREES: 9 TREES

PROVIDED: 9 TREES
GROUND COVER



SYMBOL	BOTANICAL NAME:	COMMON NAME:	PLANTING SPECS:	QUANTITY:	UNIT COST:	COST:	CANOPY:	CANOPY:
	ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	MIN. PLANTING SIZE 1.5" CALIPER BDH	20	55.00	1,100.00	1,250 SF	25,000 SF
	LAGERSTOEIMIA 'TUSCADORIA'	GRAPE MYRTLE	MIN. PLANTING SIZE 1.5" CALIPER BDH	33	35.00	1,155.00	250 SF	8,750 SF
	PRUNUS YEDOENSIS	YOSHINO CHERRY	MIN. PLANTING SIZE 1.5" CALIPER BDH	6	45.00	270.00	250 SF	1,500 SF
	ILEX ORENATA 'GREEN LUSTRE'	GREEN LUSTRE JAPANESE HOLLY	24"	229	35.00	8,015.00	N/A	N/A
	LIRIOPE MUSCARI 'BIG BLUE'	'BIG BLUE' LIRIOPE	CONT.	16	5.00	80.00	N/A	N/A
						TOTAL COST 10,620	TOTAL CANOPY 35,250 SF	



BALZER
AND ASSOCIATES INC.
PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

1208 Corporate Circle
Roanoke, Virginia 24018
Phone: 540/772-9580
FAX: 540/772-8950

501 Branchway Road
Richmond, Virginia 23266
Phone: 804/784-0871
FAX: 804/784-2935

880 Technology Park Drive
Suite 200
Glen Allen, Virginia 23059
Phone: 804/688-0132
FAX: 804/688-0133

448 Peppers Ferry Road, NW
Christiansburg, Virginia 24073
Phone: 540/581-4291
FAX: 540/581-4291

1561 Commerce Road
Suite 401
Verona, Virginia 24482
Phone: 540/948-3220
FAX: 540/948-3221

WENTWORTH OFFICE PARK
LANDSCAPE PLAN
WINDSOR HILLS
ROANOKE COUNTY, VIRGINIA

DRAWN BY: BTC
DESIGNED BY: SMH
CHECKED BY: RIS
DATE: 12-1-06
REVISIONS:
1-24-07
2-28-07
6-12-07
8-30-07 F.R.
9-14-07 F.R.
10-19-07 F.R.
11-16-07 F.R.
12-7-07 F.R.

SCALE: 1"=20'

SHEET NO.

C-6

JOB NO.
R0600258.01