

# LANDSCAPE NOTES:

REQUIRED LANDSCAPE CROWN COVERAGE: (9,910 SF) 35% OF 0.65 AC.  
35% REQUIRED -9,910 SF  
36% PROVIDED -10,375 SF

## RIGHT-OF-WAY LANDSCAPING:

MEYERS DRIVE FRONTAGE: 48 LF

REQUIRED: 1 LRG. TREE PER 30 LF OF FRONTAGE = 2 TREES  
2 SHRUBS PER 5 LF OF FRONTAGE = 20 SHRUBS

PROVIDED: 2 TREES  
20 SHRUBS

## SITE LANDSCAPING:

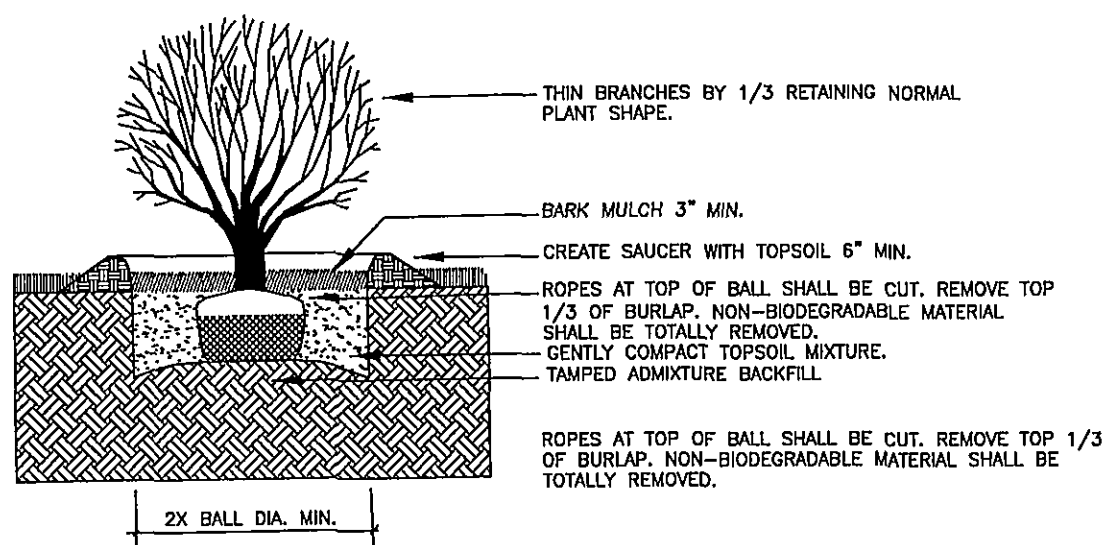
PARKING LOT: 25 SPACES

REQUIRED: 1 TREE PER LANDSCAPE ISLAND  
3 SHRUBS PER 15 SPACES

PROVIDED: 7 TREES  
5 SHRUBS

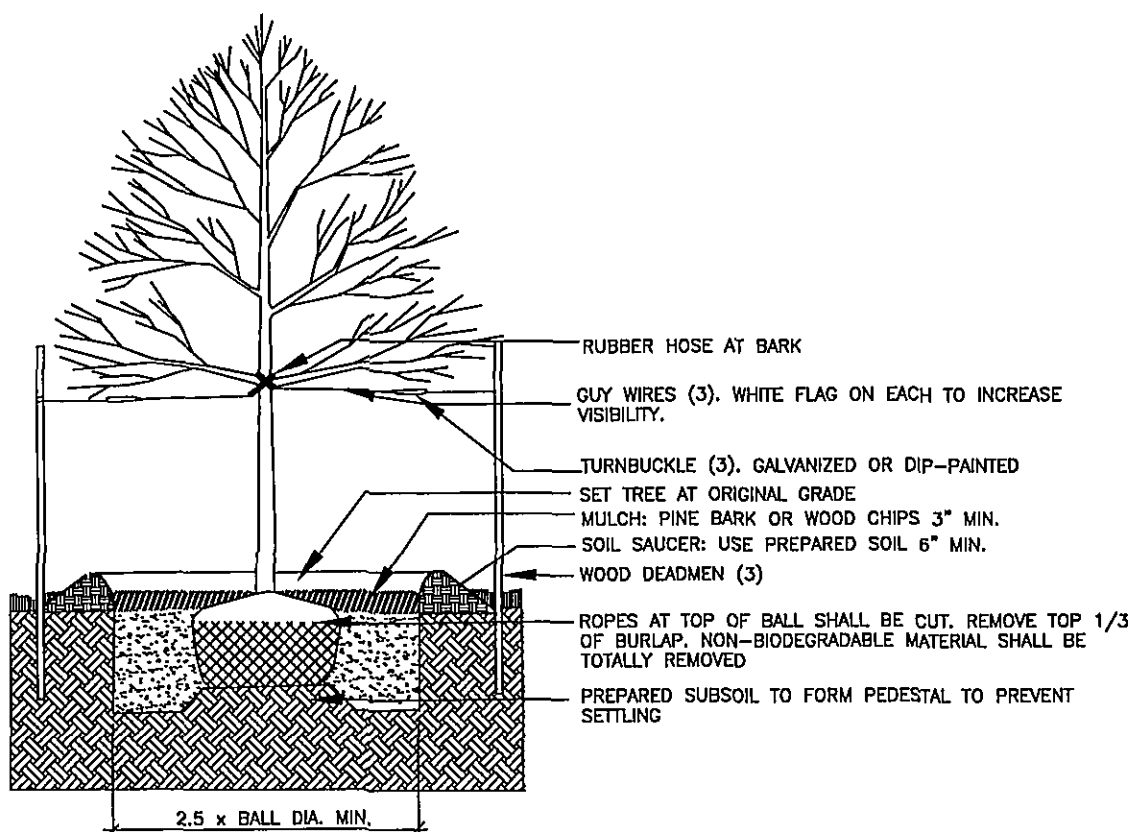
## LANDSCAPE NOTE:

1. A 10' LANDSCAPE BUFFER WILL BE REQUIRED IN ALL AREAS ADJACENT TO A PUBLIC RIGHT OF WAY AND THE NEW PARKING AREAS PER SECTION 30-92-6(B) OF THE ZONING ORDINANCE.



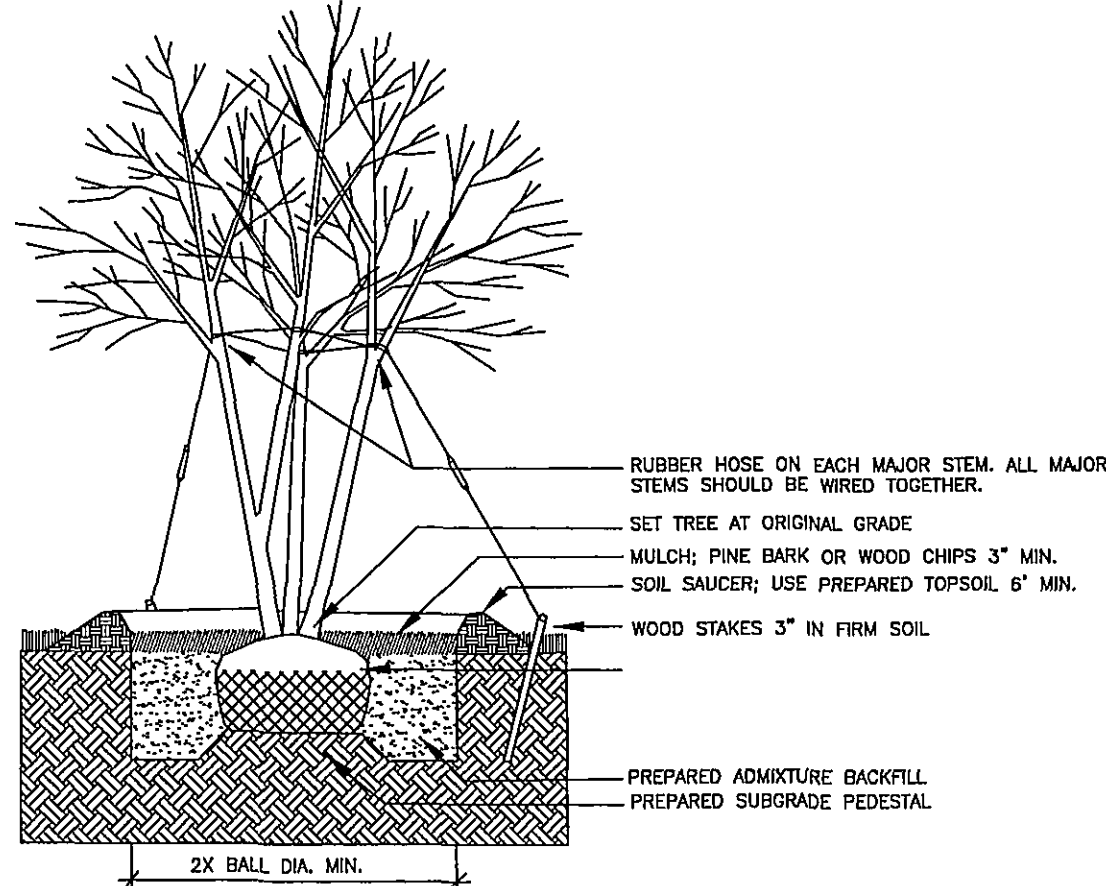
## SHRUB PLANTING DETAIL

NO SCALE



## DEC. TREE PLANTING DETAIL

NO SCALE



## MULTI-STEM PLANTING DETAIL

NO SCALE

# LANDSCAPE SPECIFICATIONS

1. PLANT MATERIAL SIZES AND GRADING ARE TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK. PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA).

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 AND MAINTENANCE SHALL BE THE 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, REJECT REJECTED WORK AND CONTINUE MAINTENANCE UNTIL REINSPECTION AND APPROVAL.

7. GUARANTEE ALL MATERIALS AND LABOR FOR 12 CALENDAR MONTHS AFTER ACCEPTANCE.

A. MAKE REPLACEMENTS OF ALL DEAD PLANTS IN IMPAIRED CONDITIONS IN EARLY FALL FOLLOWING PLANTING.

B. REPLACE ADDITIONAL MATERIAL IN THE EARLY SPRING WHICH ARE DEAD OR IMPAIRED FROM 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. ANTIDESICCANTS 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.

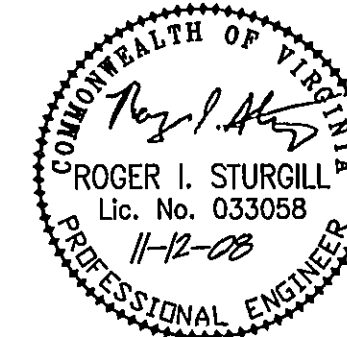
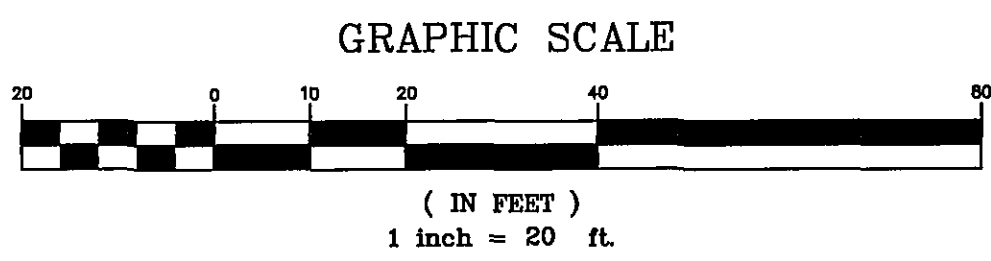
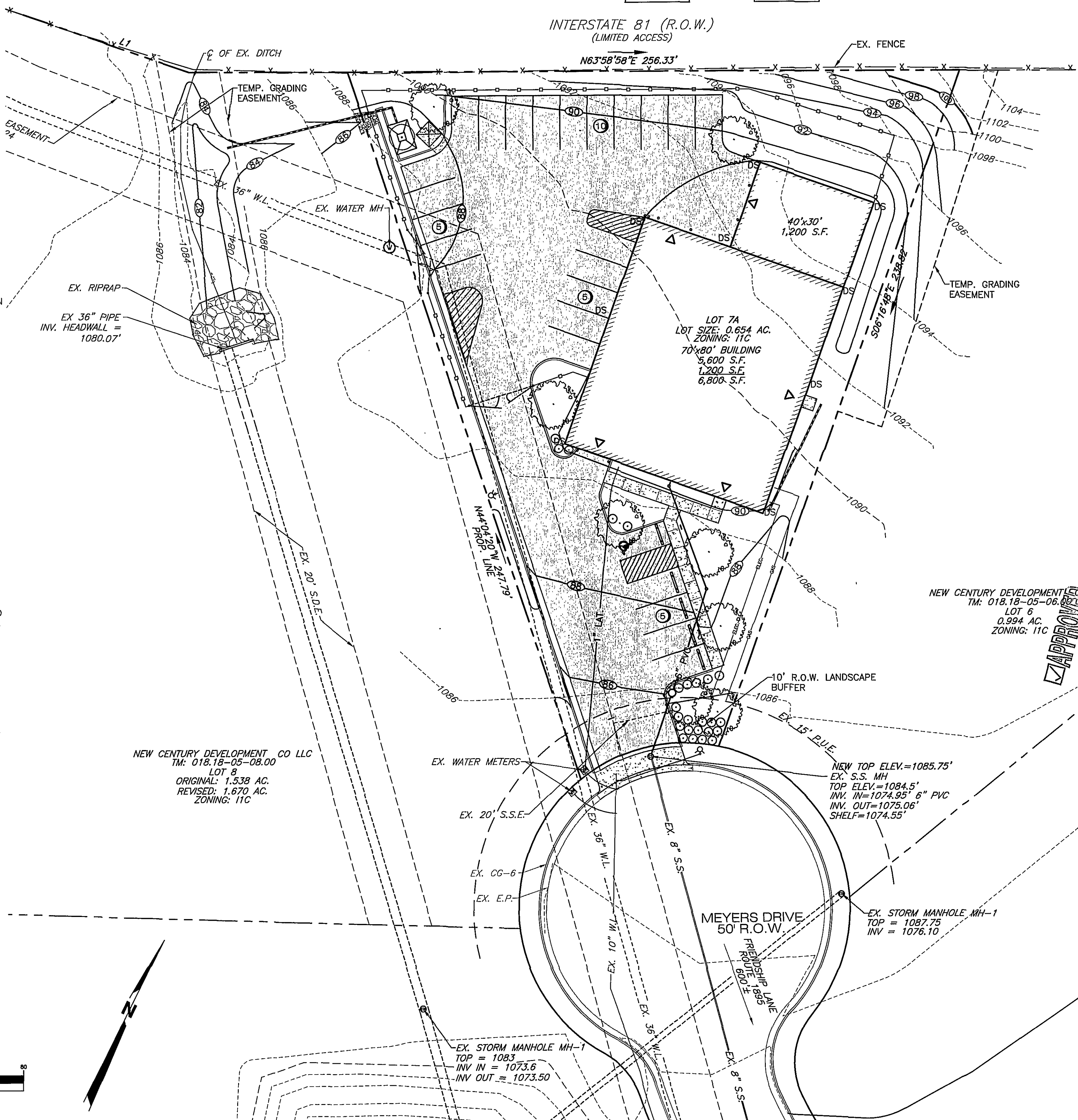
18. PLANTING PROCEDURES FOR TREES AND SHRUBS

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.

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	8	55.00	440.00	1,250 SF	10,000 SF
	ILEX CRENATA 'GREEN LUSTRE'	GREEN LUSTRE JAPANESE HOLLY	24"	25	20.00	500.00	5 SF	125 SF
	CRAPEMYRTLE	LAGERSTROEMIA SP.	MIN. PLANTING SIZE 1.5" CALIPER BDH	1	45.00	45.00	250 SF	250 SF
TOTAL COST							TOTAL CANOPY	
985.00							10,375 SF	



REFLECTING TOMORROW  
[www.balzer.cc](http://www.balzer.cc)  
PLANNERS • ARCHITECTS  
ENGINEERS • SURVEYORS

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FAX: 540/248-3221

HANNABASS & ROWE GARAGE

LANDSCAPE PLAN

COUNTY OF ROANOKE, VIRGINIA

DRAWN BY: BTC

DESIGNED BY: BTC

CHECKED BY: SMH

DATE: 6-13-08

REVISIONS:

7-28-08

8-25-08

9-12-08

11-12-08

SCALE: 1"=20'

SHEET NO.

C-4

JOB NO.

R0800146.00