LANDSCAPE NOTES:

REQUIRED LANDSCAPE CROWN COVERAGE:35% OF 1.11 AC.
35% REQUIRED –16,923 SF
36% PROVIDED –17,545 SF

RIGHT–OF–WAY LANDSCAPING:

CHALLENGER AVENUE FRONTAGE: 212 LF

REQUIRED: 1 LRG. TREE PER 30 LF OF FRONTAGE = 7 TREES
2 SHRUBS PER 5 LF OF FRONTAGE = 85 SHRUBS

PROVIDED: 7 TREES
93 SHRUBS

SITE LANDSCAPING:

PARKING LOT: 29 SPACES

REQUIRED: 1 TREE PER LANDSCAPE ISLAND (4 TREES)
3 SHRUBS PER 15 SPACES (6 SHRUBS)

PROVIDED: 8 TREES
19 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.

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, FORIEGN 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,REPLACE 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.

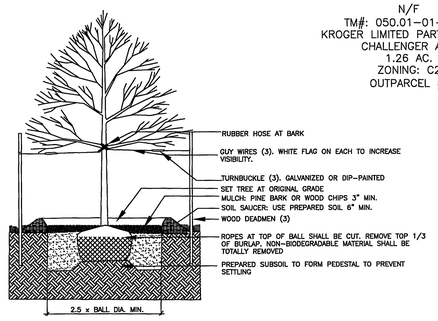
16. MULCH MATERIAL SHALL BE EITHER SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. MATERIAL SHALL BE MULCHING GRADE, UNIFORM IN SIZE AND FREE OF FORIEGN MATTER.

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.

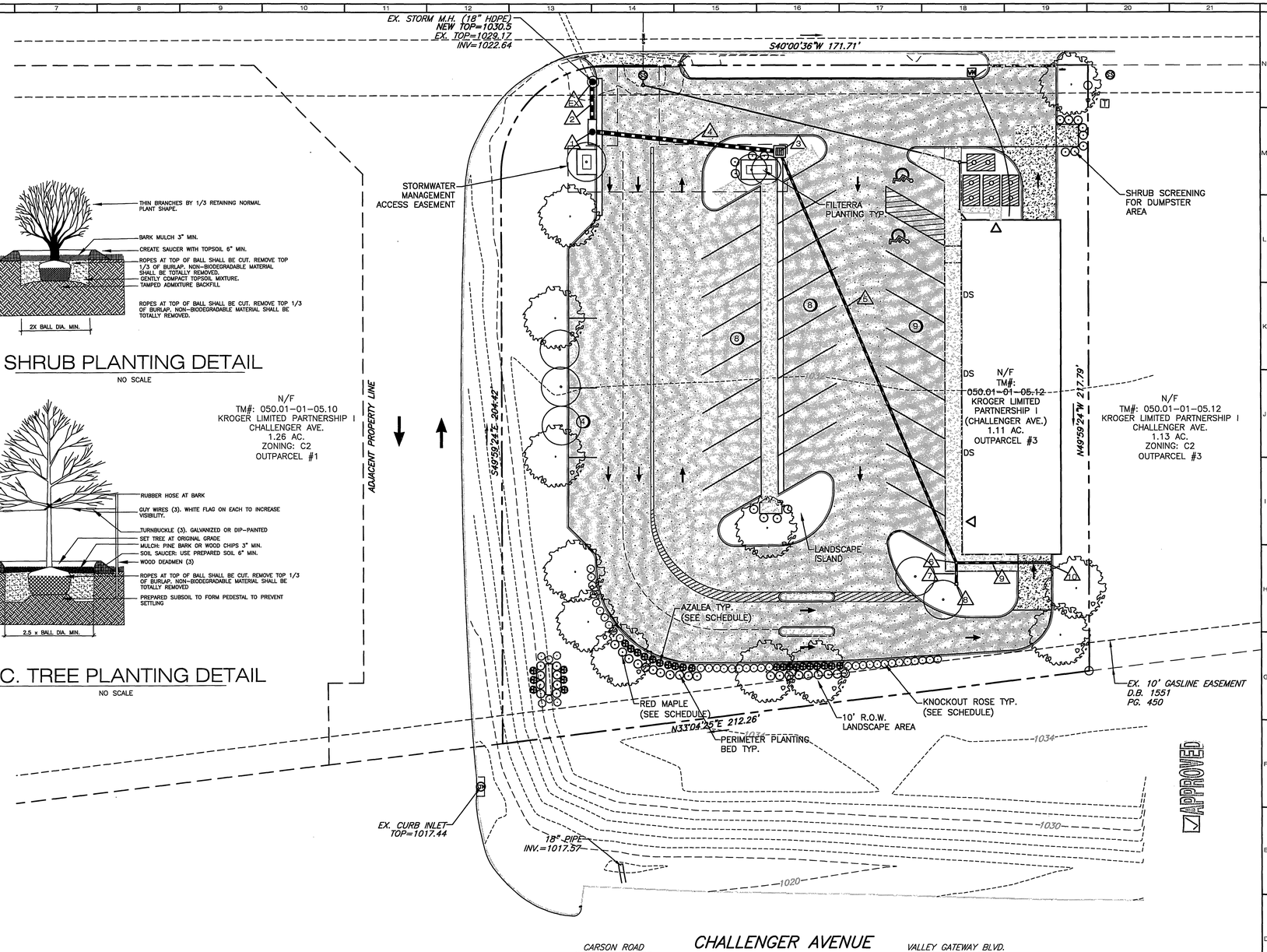
SHRUB PLANTING DETAIL

NO SCALE



DEC. TREE PLANTING DETAIL

NO SCALE



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	12	55.00	660.00	1,250 SF	15,000 SF
	LAGERSTROEMIA SP.	CRAPE MYRTLE	MIN. PLANTING SIZE 1.5" CALIPER BDH	8	35.00	280.00	250 SF	2000 SF
	ILEX CRENATA 'GREEN LUSTRE'	GREEN LUSTRE JAPANESE HOLLY	24"	44	20.00	880.00	5 SF	220 SF
	AZALEA 'HERSHEY RED'	EVERGREEN AZALEA 'HERSHEY RED'	24"	26	20.00	520.00	5 SF	130 SF
	ROSA KNOCKOUT	'KNOCKOUT' ROSE	24"	39	20.00	780.00	5 SF	195 SF
						TOTAL COST 3,120		TOTAL CANOPY 17,545 SF

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
ANTON JULIUS SCHAEFFER
Lic. No. 45225
2-12-09
PROFESSIONAL ENGINEER

BALZER AND ASSOCIATES, INC.
REFLECTING TOMORROW
www.balzer.cc
PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

1208 Corporate Circle
Roanoke, Virginia 24018
Phone: 540/772-9580
FAX: 540/772-8050

15871 City View Drive
Suite 200
Midlothian, Virginia 23113
Phone: 804/794-0571
FAX: 804/794-2635

880 Technology Park Drive
Suite 200
Glen Allen, Virginia 23059
Phone: 804/553-0132
FAX: 804/553-0133

448 Peppers Ferry Road, NW
Christiansburg, Virginia 24073
Phone: 540/381-4290
FAX: 540/381-4291

1561 Commerce Road
Suite 401
Verona, Virginia 24482
Phone: 540/248-3220
FAX: 540/248-3221

STAR CITY CAR WASH

LANDSCAPE PLAN

COUNTY OF ROANOKE, VIRGINIA

DRAWN BY: BTC
DESIGNED BY: BTC
CHECKED BY: SMH
DATE: 10-13-08

REVISIONS:
11-7-08
1-9-09
2-12-09

SCALE: 1"=20'

SHEET NO.
C-7

JOB NO.
R0800067.00