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 COORIDINATED 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 INSTALL-ATION MAINTENANCE SHALL BECOME RESPONSIBILITY OF OWNER UPON ACCEPTANCE OF WORK.

6. WHERE THE LANDSCAPE WORK IS COMPLETED, THE OWNER'S REP-RESENTATIVE 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 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. SELECTIVE CUTTING AND CLEARING SHALL BE PROVIDED IN THE EXISTING WOODED AREAS OF THE DRAINAGE EASEMENT. SELECTIVE CUTTING WITHIN THESE AREAS SHALL BE LIMITED TO THE REMOVAL OF UNDERGROWTH AND TREES ABSOLUTELY NECESSARY FOR THE CONSTRUCTION OF THE DRIANAGE OUTFALL.

13. 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 SUFFIENTLY TO RETAIN ITS SHAPE WHEN REMOVED FROM THE CONTAINER.

14. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHER-WISE SPECIFIED. PRUNING SHALL BE DONE BEFORE PLANTING OR DURING THE PLANTING OPERATION.

15. ALL PLANT MATERIAL SHALL BE COVERED AND PROTECTED FROM EXCESSIVE DRYING DURING TRANSIT.

16. ANTI-DESICCANTS SHALL BE APPLIED ON ALL MATERIAL DUG WHILE IN FOLIAGE.

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

18. 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 SUB-STANCES HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.0 TO 7.0.

19. 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.

STANDARD NOTES REQUIRED ON LANDSCAPE PLANS

1. PLANT MATERIAL SIZES AND GRADING ARE TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.

2. A CONTRACTOR SHALL ASCERTIAN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT "MISS UTILITY" AT 1-800-552-7001.

3. NO CHANGES TO PLANT SCHEDULE UNLESS FIRST APPROVED BY THE CHRISTIANSBURG PLANNING DEPARTMENT PLANS REVIEWS SECTION.

4. LANDSCAPING WILL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS IN THE PARKING AREAS AND AT THE ENTRANCE/EXIT LOCATIONS.

5. THE OWNER IS RESPONSIBLE FOR MAINTAINING SHRUBS AND TREES THAT ARE REQUIRED PER APROVED LANDSCAPING PLANS. DYING OR DEAD PLANT MATERIALS ARE TO BE REPLACED DURING THE NEXT PLANTING SEASON.

6. PLANT MATERIALS SHALL HAVE ALL STRINGS OR ROPES AT THE BASE OF THE PLANT CUT AWAY FROM THE TRUNK (INCLUDING BIODEGRADABLE BRANDS OF ROPE).

PLANT SCHEDULE

Symbol	Quantity	Scientific Name	Common Name	Size
	11	Acer rubrum 'October Glory'	October Glory Red Maple	6'
	18	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6'
	7	Gleditsia triacanthos 'Shademaster'	Shademaster Locust	6'
	29	Cupressocyparic leylandii	Leyland Cypress	6'
	11	Pyrus Calleryana 'Cleveland Select'	Cleveland Select Pear	6'
	4	Picea glauca 'Conica'	Dwarf Alberta Spruce	24"
	15	Ilex glabra	Inkberry	24"
	38	Nandina domestica 'Gulfstream'	Gulfstream Nandina	18"
	12	Ilex crenata 'Helleri'	Helleri Holly	18"

LANDSCAPE REQUIREMENTS

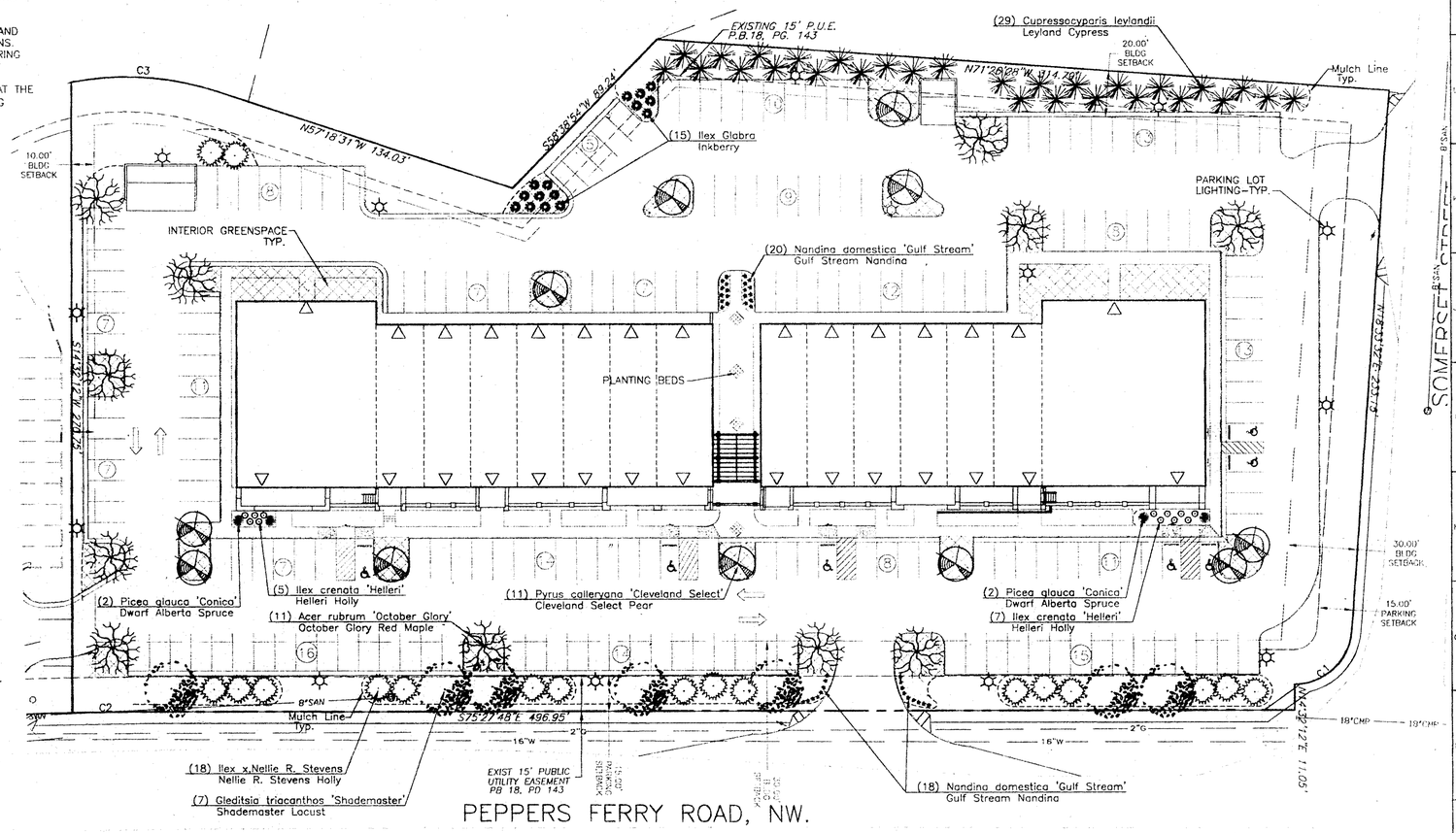
SURFACE PARKING AREA LANDSCAPE
REQUIRED: 40 S.F. OF INTERIOR GREENSPACE PER PARKING SPACE= 8,080 S.F.
PROVIDED: 8,175 S.F.

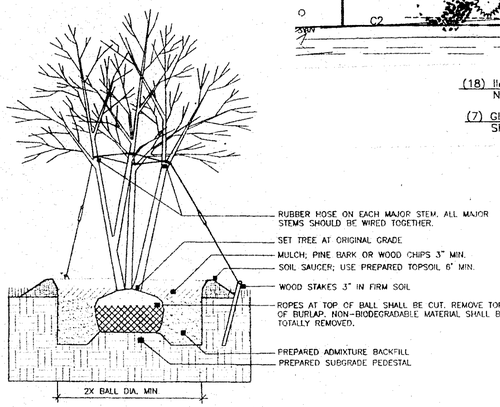
TREE REQUIREMENTS: 1 TREE PER 10 PARKING SPACES = 21 TREES W/ MIN. HEIGHT OF 6'
PROVIDED: 21 TREES

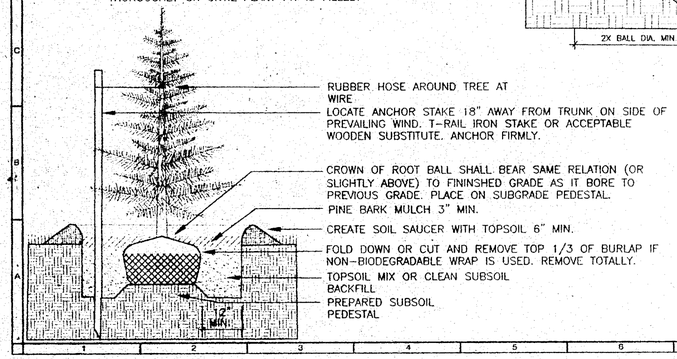
GREENSPACE REQUIRED: 20% OF SITE (29,729 S.F.) W/ NO MORE THAT 50% OF GREENSPACE IN GRASS (15,155 S.F.)

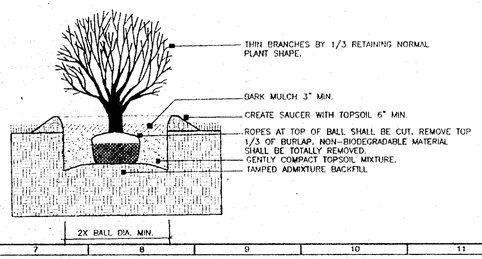
TOTAL GREENSPACE PROVIDED: 20.2% OF SITE (30,111 S.F.)/ 50% MAX GRASS AREA:15,055.5 S.F.
GRASS AREA PROVIDED: 49.9% (15,030.5 S.F).

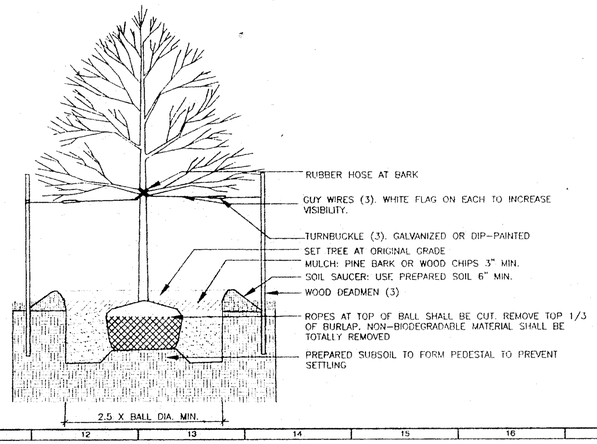
TREES REQUIRED: 1 TREE PER 400 S.F. OF GREENSPACE PROVIDED = 76 TREES
PROVIDED: 76 TREES











30 0 30 60 90
Scale 1" = 30'

APPROVAL BLOCK

R. Lance Terpenny 3/31/05
R. LANCE TERPENNY, TOWN MANAGER DATE

COMMONWEALTH OF VIRGINIA
STEVEN MICHAEL SEMONES
No. 962
LICENSED LANDSCAPE ARCHITECT

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VILLAGE SQUARE
LANDSCAPE PLAN & DETAILS
TOWN OF CHRISTIANSBURG
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY: SMS
DESIGNED BY: SMS
CHECKED BY: SMS
DATE: 10-1-04
REVISIONS:
1-10-05
2-11-05

SCALE: 1"=30'
SHEET NO.
L1
JOB NO.
B0400001.00