

MARKE PLACE REDEVELOPMENT - PHASE I
LANDSCAPE PLAN
NORTH FRANKLIN STREET & PEPPERS FERRY ROAD N.E.
SHAWSVILLE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY NJH
DESIGNED BY NJH
CHECKED BY JSF
DATE 11/01/18
SCALE 1"=30'

REVISIONS:
12/01/18
01/01/19
04/01/19
06/01/19
08/01/20

APPROVED: Engineering
Date 10/16/2020

APPROVED: Planning
Date 10/16/2020

SHEET NO. L 01
JOB NO. 2417005.00

PLANT MATERIAL NOTES

1. PLANT MATERIAL NAMES ARE IN COMPLIANCE WITH HORTUS THIRD
2. PLANT MATERIAL SIZES AND GRADING ARE TO COMPLY WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004 APPROVED MAY 12, 2004. PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
3. NO CHANGES TO THE PLANT SCHEDULE UNLESS FIRST APPROVED BY THE TOWN OF CHRISTIANSBURG PLANNING DEPARTMENT.
4. PLANT MATERIALS SHALL HAVE ALL STRINGS OR ROPES AT THE BASE OF THE PLANT CUT AWAY FROM THE TRUNK (INCLUDING BIODEGRADABLE BRANDS OF ROPE).
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIFIED. PRUNING SHALL BE DONE BEFORE PLANTING OR DURING THE PLANTING OPERATION. REMOVE ANY DEAD OR INJURED BRANCHES.
6. SEEDING AND SODDING PREPARATION AND INSTALLATION PER VIRGINIA NURSERY & LANDSCAPE ASSOCIATION STANDARDIZED LANDSCAPE SPECIFICATIONS LATEST EDITION (SEEDING SECTION 02485) (SODDING SECTION 04287)
7. BALLED AND BURLAPED 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.
8. ALL PLANT MATERIAL SHALL BE COVERED AND PROTECTED FROM EXCESSIVE DRYING DURING TRANSIT.
9. ANTI-DESICCANTS SHALL BE APPLIED ON ALL MATERIAL DUG WHILE IN FOLIAGE.
10. DO NOT MAKE SUBSTITUTIONS. INSTALL MATERIALS AS SHOWN ON PLANS. IF MATERIAL IS NOT AVAILABLE IN THE CORRECT SIZE OR GOOD QUALITY THE CONTRACTOR IS ENCOURAGED TO PROVIDE A WRITTEN LIST INDICATING ALTERNATIVE SPECIES, SIZE AND QUANTITY. NO CHANGES SHALL BE MADE UNLESS WRITTEN AUTHORIZATION HAS BEEN PROVIDED BY THE LANDSCAPE ARCHITECT.
11. PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH THE APPROVED PLANS BY A SITE REVIEW AGENT OF THE TOWN OF CHRISTIANSBURG PLANNING DEPARTMENT PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY.
12. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIAL DEEMED UNACCEPTABLE. REJECTED MATERIAL SHALL BE REMOVED PROMPTLY FROM THE SITE.

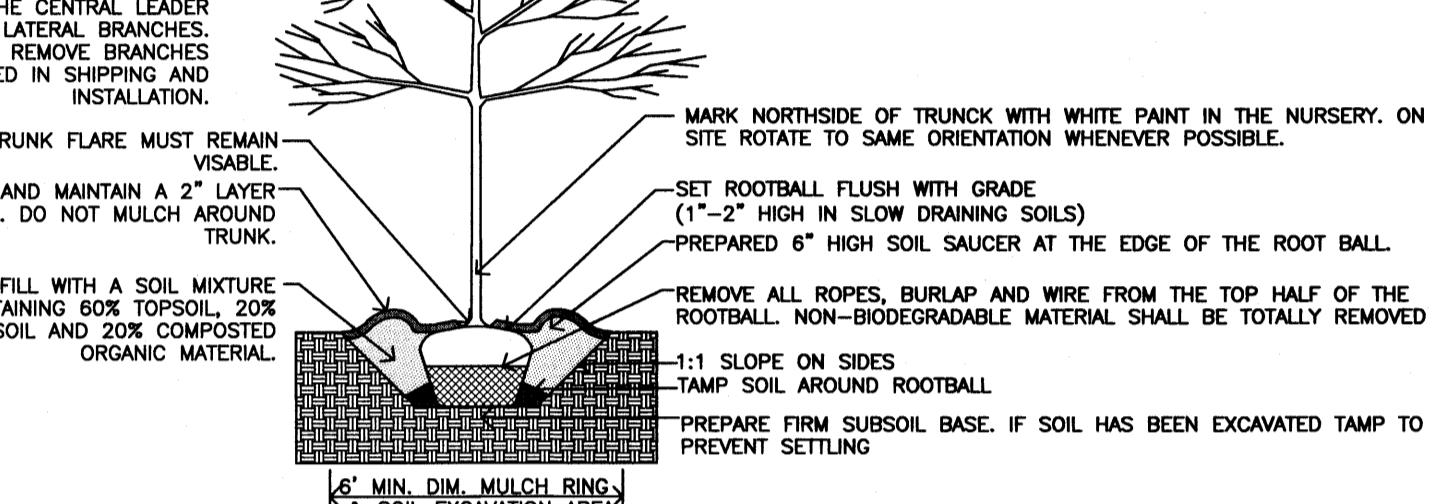
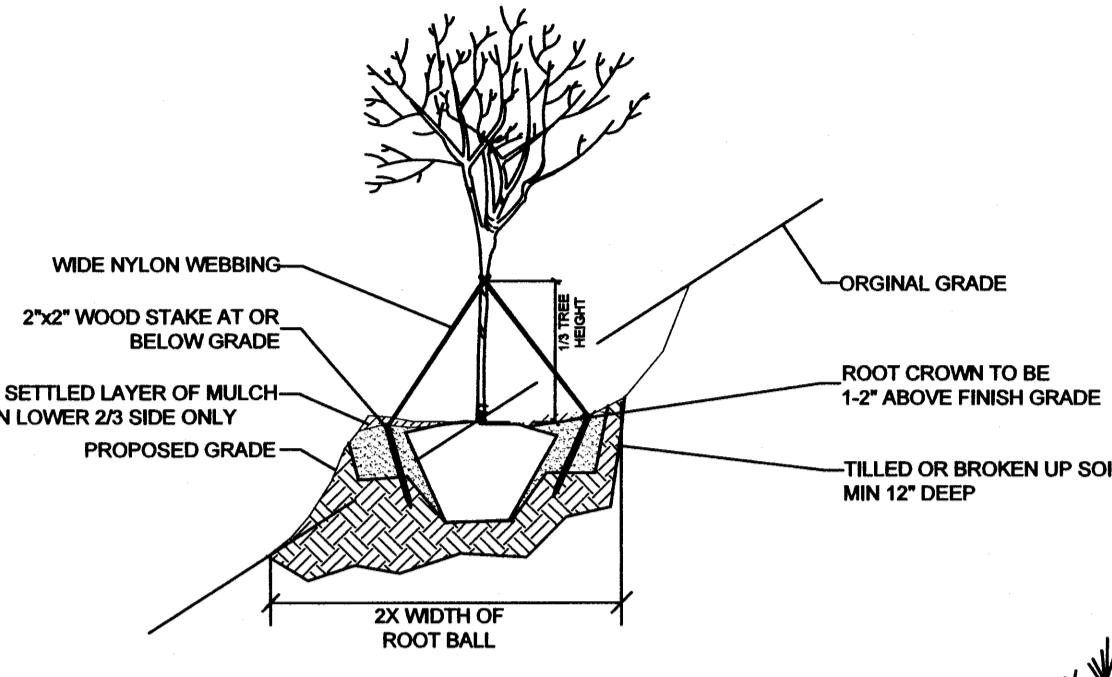
MAINTENANCE AND ACCEPTANCE

1. CONTRACTOR SHALL MAINTAIN PLANT MATERIAL DURING INSTALLATION. MAINTENANCE SHALL BECOME RESPONSIBILITY OF OWNER UPON ACCEPTANCE OF WORK.
2. CONTRACTOR SHALL NOTIFY OWNER AND TOWN INSPECTOR WHEN LANDSCAPE INSTALLATION IS COMPLETE AND READY FOR INSPECTION.
3. 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.
4. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND LABOR FOR 12 CALENDAR MONTHS AFTER ACCEPTANCE. MAKE REPLACEMENTS OF ALL PLANTS 50% DEAD OR IMPAIRED IN EARLY FALL FOLLOWING PLANTING AND ADDITIONALLY IN THE EARLY SPRING FOR THE SAME OR OTHER MATERIALS WHICH ARE DEAD OR IMPAIRED FROM THE WINTER CONDITIONS.
5. WITHIN 10 DAYS AFTER ACCEPTANCE THE CONTRACTOR SHALL DELIVER AN OUTLINE OF MAINTENANCE PROCEDURES TO THE OWNER.
6. 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.

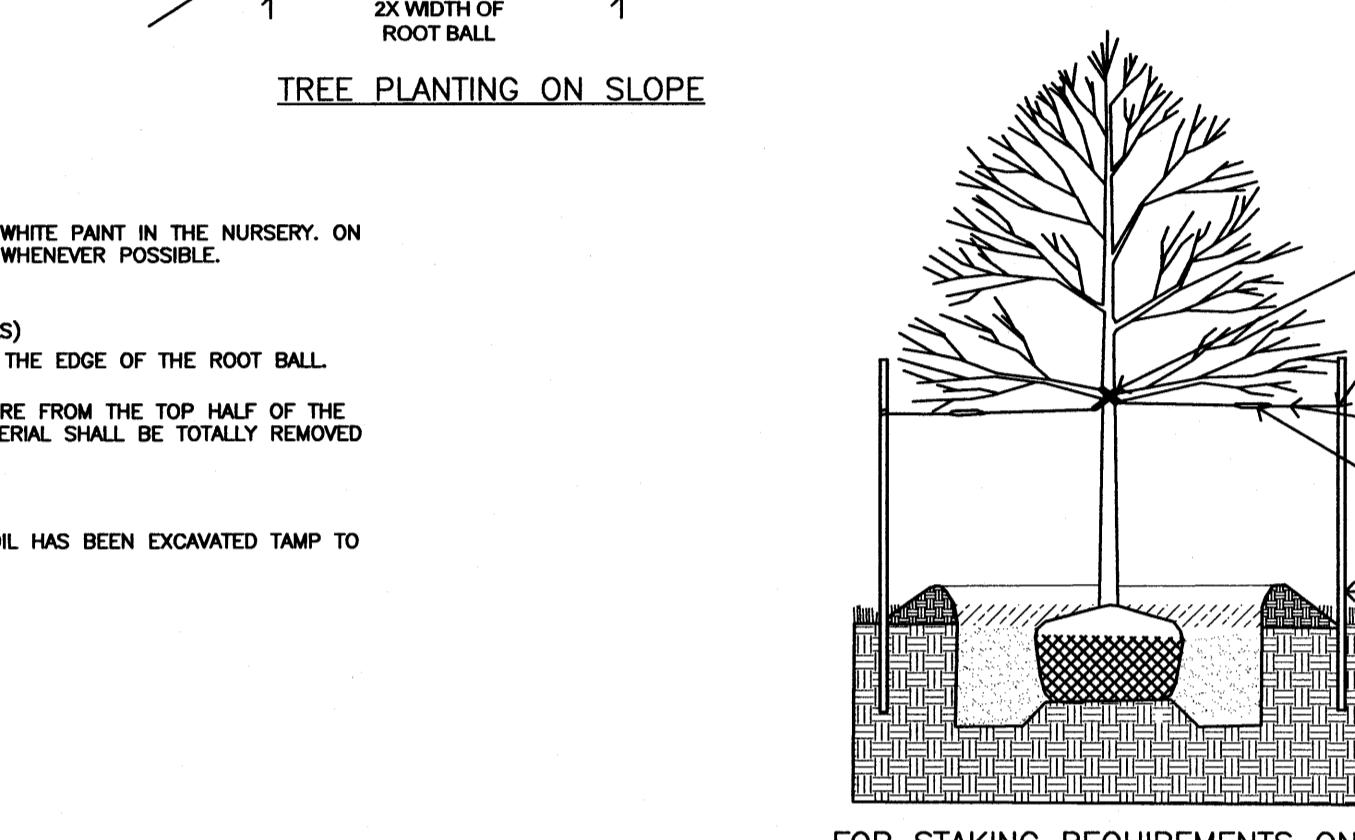
SITE PREPARATION AND INSTALLATION

1. A CONTRACTOR SHALL ASCERTAIN LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT "MISS UTILITY" AT 1-800-552-7001.
2. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL, GRADING AND UTILITY CONTRACTORS REGARDING THE READINESS OF THE SITE.
3. IDENTIFY LOCATIONS OF PROPOSED TREES ON SITE PRIOR TO DIGGING. NOTIFY LANDSCAPE ARCHITECT IF ANY CONFLICTS EXIST WITH PROPOSED PLANTS AND THE BUILT SITE.
4. LANDSCAPING SHALL BE ASSEMBLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS IN THE PARKING AREAS AND AT THE ENTRANCE/EXIT LOCATIONS.
5. NO LANDSCAPING SHALL BE INSTALLED THAT WILL OBSTRUCT ACCESS TO FIRE HYDRANT OR OTHER FIRE DEPARTMENT CONNECTIONS. A CLEAR AREA OF 3 FEET SHALL BE MAINTAINED AROUND ALL FIRE HYDRANT CONNECTIONS.
6. PLANTING SHALL OCCUR IN ACCORDANCE WITH ALL DETAILS.
7. EXCAVATE EXISTING SOIL TO FORM PLANTING PIT. LOSEN SIDE SLOPES AND TAMP BOTTOM.
8. INSTALL PLANT TO PROPER LEVEL.
9. BACKFILL WITH SOIL MIXTURE MADE OF 60% SCREENED TOPSOIL (SHALL BE FREE OF STONES, LUMPS, PLANT ROOTS AND OTHER DEBRIS OVER 1-1/2"). IT SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH. TOP SOIL SHALL HAVE A PH RANGE OF 5.0 TO 7.0), 20% LOOSENED

10. SUB-SOIL AND 20% COMPOSTED ORGANIC MATERIAL.
11. IN AREAS WITH POORLY DRAINING SOIL PROVIDED 2"-3" BASE MADE OF LOOSE AGGREGATE AND LEVEL TOP OF ROOT BALL 2"-3" ABOVE SURROUNDING FINISHED GRADE.
12. FIRMLY TAMP SOIL AROUND THE PLANT. DO NOT MOUND SOIL AROUND THE TRUNK OR FILL MORE THAN 1" OVER THE TOP OF EXISTING ROOT BALL SURFACE.
13. WATER IN THOROUGHLY UNTIL PLANTING PIT IS FULLY SATURATED.



TREE PLANTING DETAIL 2" TO 4" CALIPER TREES
IN UNRESTRICTED SOIL CONDITIONS.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT
AC	26		Amelanchier canadensis / Canadian Serviceberry	B & B	6' MIN.
AL	5		Amelanchier laevis / Allegheny Serviceberry Single Leader	B & B	6' MIN.
CB	10		Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B & B	6' MIN.
GG	7		Ginkgo biloba 'Golden Colonnade' / Golden Colonnade Ginkgo	B & B	6' MIN.
IN	63		Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	B & B	6' MIN.
TH	3		Tilia cordata 'Halka' / Summer Sprite Linden	B & B	6' MIN.
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPR
IG	21		Ilex glabra 'Compacta' / Compact Inkberry Holly	3 gal	

LANDSCAPE AREA WITH SHRUBS, PERENNIALS, AND / OR MULCHING
11,933 SF
TREE CANOPY AREA*
16,034 SF
TOTAL LANDSCAPED AREA
27,967 SF

- TREE CANOPY AREA SHOWN ABOVE EXCLUDES ANY PREVIOUSLY COUNTED LANDSCAPE AREAS BELOW THE TREE CANOPY.

