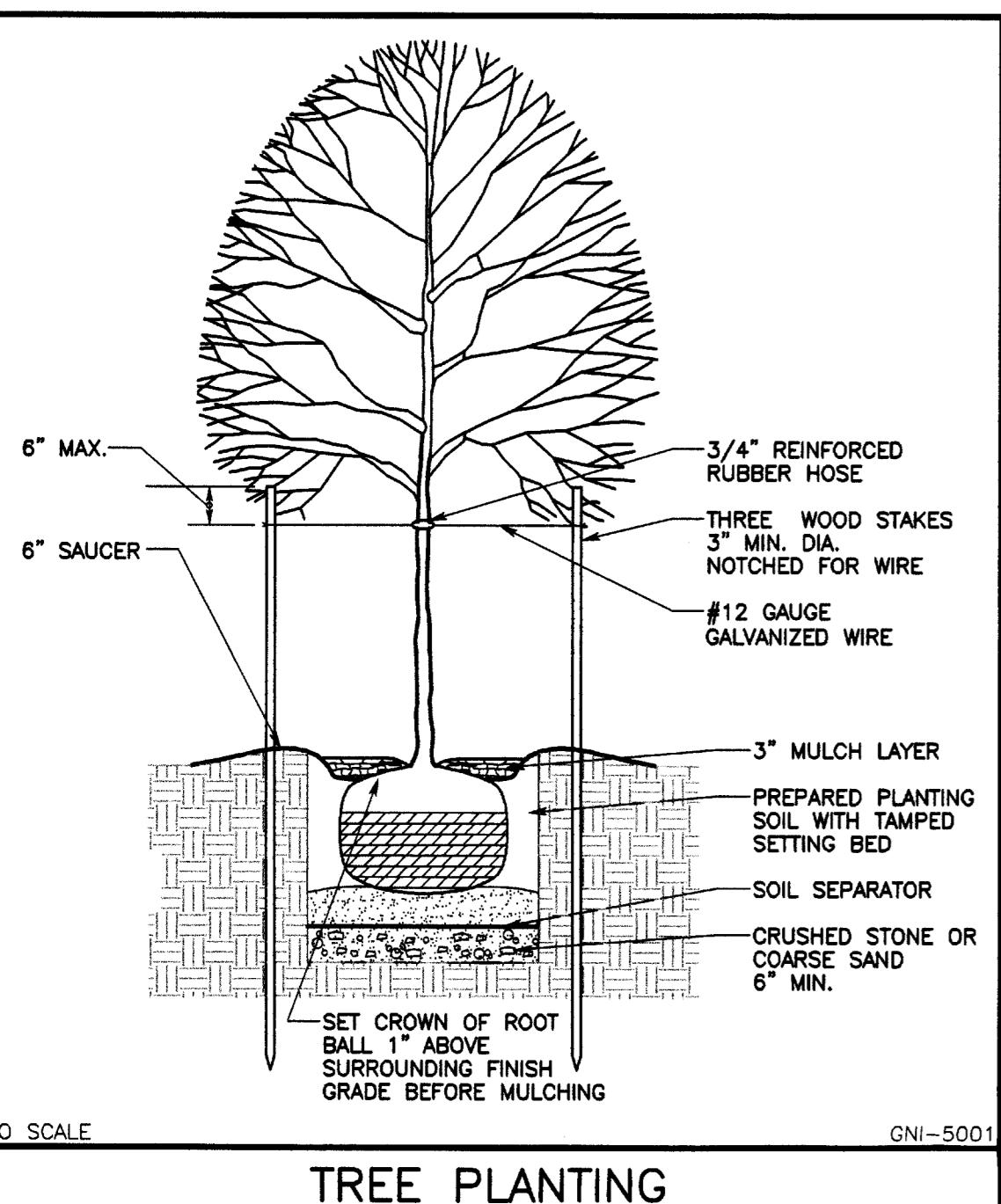


VICINITY MAP

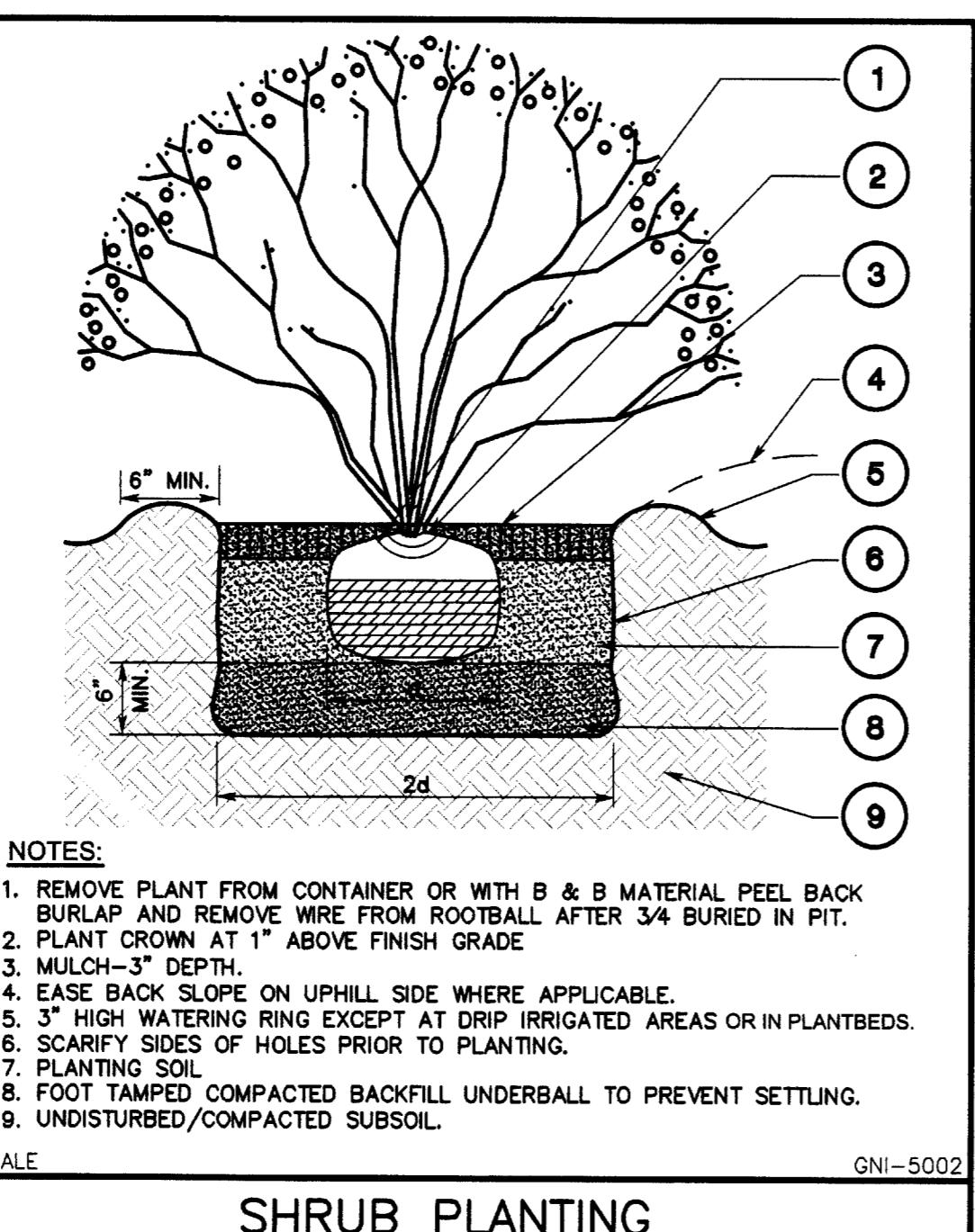
SCALE: 1" = 1000'

PROJECT SUMMARY:

- OWNER: HASH INVESTMENTS, LLC P.O. BOX 1499 CHRISTIANSBURG, VA, 24068
- DEVELOPER: SHAH DEVELOPMENT, LLC P.O. BOX 1499 CHRISTIANSBURG, VA, 24068
- PROJECT LOCATION: BRISTOL DRIVE SE, CHRISTIANSBURG, VIRGINIA, 24073
- TAX PARCEL NUMBER: 500-(A)-10; P.I.D. 019183; 1.352 ACRES 500-(3)-B2; P.I.D. 034958; 11.315 ACRES 500-(3)-C; P.I.D. 025505; 1.621 ACRES 500-(3)-C1; P.I.D. 140445; 0.707 ACRES
- ALL WORK PROPOSED IN THESE PLANS IS TO BE DONE WITHIN THE ABOVE LISTED TAX PARCEL(S), EASEMENTS OBTAINED, OR RIGHT-OF-WAY.
- LEGAL REFERENCE: 500-(A)-10: INSTRUMENT NO. 2013000838; PLAT IN INST. 2002012098 500-(3)-B2: SEE SOURCE OF TITLE ON P.B. 24 PG. 110; P.B. 27 PG. 110 500-(3)-C; INSTRUMENT NO. 2019000289; P.B. 27 PG. 176 500-(3)-C1: INSTRUMENT NO. 2007011055; P.B. 27 PG. 176 LD2019004551 - BRISTOL DRIVE STREET VACATION ORDINANCE
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
- THERE ARE NO KNOWN VARIANCES, CONDITIONAL ZONINGS, OR CONDITIONAL USE PERMITS ASSOCIATED WITH THIS PROPERTY.
- THE TOPOGRAPHY, AS DEPICTED HEREON, IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED BY GAY AND NEEL, INC.
- NO GRAVES, STRUCTURES, OR OBJECTS MARKING A PLACE OF HUMAN BURIAL WERE FOUND AT TIME OF SURVEY.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD HAZARD ZONE. THE REMAINDER OF THE SUBJECT PROPERTY LIES WITHIN "UNSHADED ZONE X - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 5112101085C, EFFECTIVE DATE OF SEPTEMBER 25, 2009. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.



TREE PLANTING



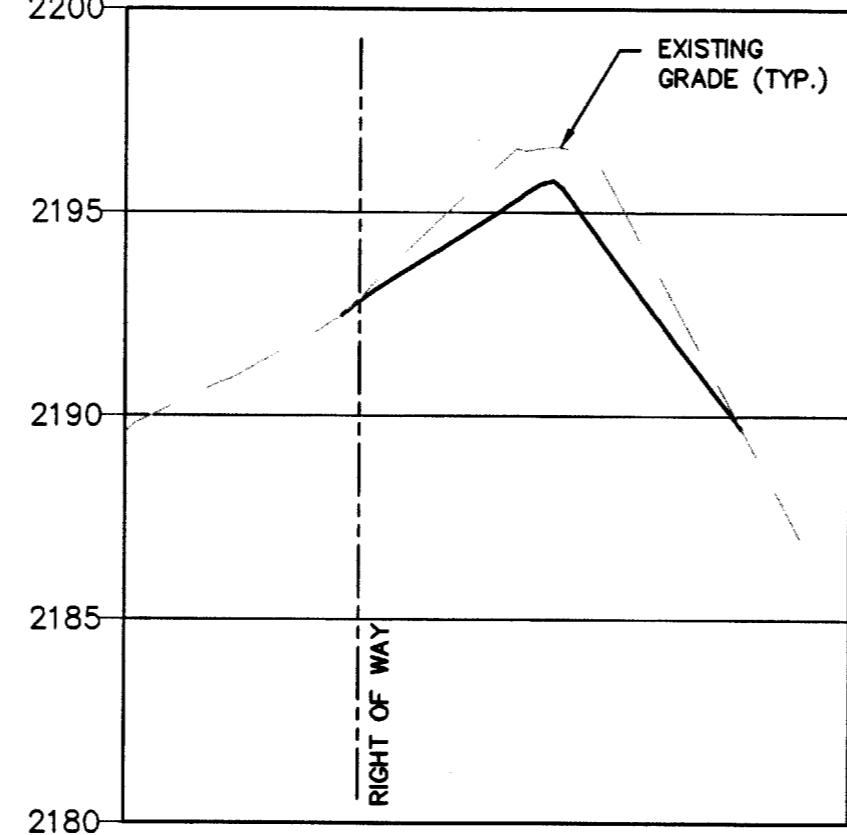
SHRUB PLANTING

LANDSCAPE NOTES:

- ALL TREES AND SHRUBS TO BE PLANTED SHALL MEET THE PROJECT SPECIFICATIONS.
- ALL TREE AND GROUND COVER PLANTING, SEEDING OR GRASSES, AND TREE STAKING SHALL BE IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA NURSERYMEN'S ASSOCIATION, OR THE ROAD AND BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- HANDLING AND STORAGE OF ALL PLANT MATERIALS ON THE CONSTRUCTION SITE SHALL BE CONDUCTED IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK AND THE ABOVE CITED SPECIFICATIONS.
- ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED; SHRUBS SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE SHRUB.
- NO PLANT SUBSTITUTIONS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- TREE PROTECTION FENCING WILL BE INSTALLED ALONG LIMITS OF CLEARING. FENCING SHALL BE 40" HEIGHT 'INTERNATIONAL ORANGE' PLASTIC WEB FENCING.
- ALL SEEDING AND PLANTING SHALL BE DONE BETWEEN AUGUST 15 AND OCTOBER 15, OR ALTERNATIVELY BETWEEN MARCH 15 AND MAY 1. SEEDING OR PLANTING AT OTHER DATES WILL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND MAY REQUIRE SPECIAL PROCEDURES.
- TREES DEPICTED HEREON ARE SHOWN WITH 20 YEAR CANOPY SPREAD.
- DESIGNATED AREA BE SEEDED WITH A LOW MAINTENANCE SLOPE MIXTURE CONSISTING OF AND APPLIED AT THE FOLLOWING RATE PER ACRE:
 - KENTUCKY 31 FESCUE 108 LBS
 - RED TOP GRASS 2 LBS
 - SEASONAL NURSE CROP 20 LBS
 - CROWNVETCH (INOCULATED) 20 LBS
- ALL PLANTING INSTALLATION SHALL BE IN ACCORDANCE WITH THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION AND AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004).
- ALL TREES AND SHRUBS SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE REQUIREMENTS OF ANSI Z601-1996. PLANTING STOCK SHALL BE WELL-BRANCHED, SYSTEMATICALLY DEVELOPED WITH A SINGLE LEADER (EXCEPT WHERE CALLED OUT), AND FREE FROM DISEASE, SUN-SCALD AND HARMFUL INSECTS.
- NO EDGING, METAL OR BRICK SHALL BE USED. INSTEAD THE CONTRACTOR WILL BE REQUIRED TO "CUT IN" THE EDGE, FORMING A CLEAN TRANSITION BETWEEN TURF AND BED.
- ALL OF THE CLUSTER PLANTINGS SHALL BE MULCHED TOGETHER.
- PERFORM OPERATIONS WITHIN THE FOLLOWING DATES: FROM 01 MARCH TO 15 JUNE FOR SPRING AND FROM 15 SEPTEMBER TO 30 NOVEMBER FOR FALL.
- NO WORK SHALL BE DONE WHEN GROUND IS FROZEN, SNOW COVERED, TOO WET OR IN AN OTHERWISE UNSUITABLE CONDITION FOR PLANTING. SPECIAL CONDITIONS MAY EXIST THAT WARRANT A VARIANCE IN THE SPECIFIED PLANTING DATES OR CONDITIONS.

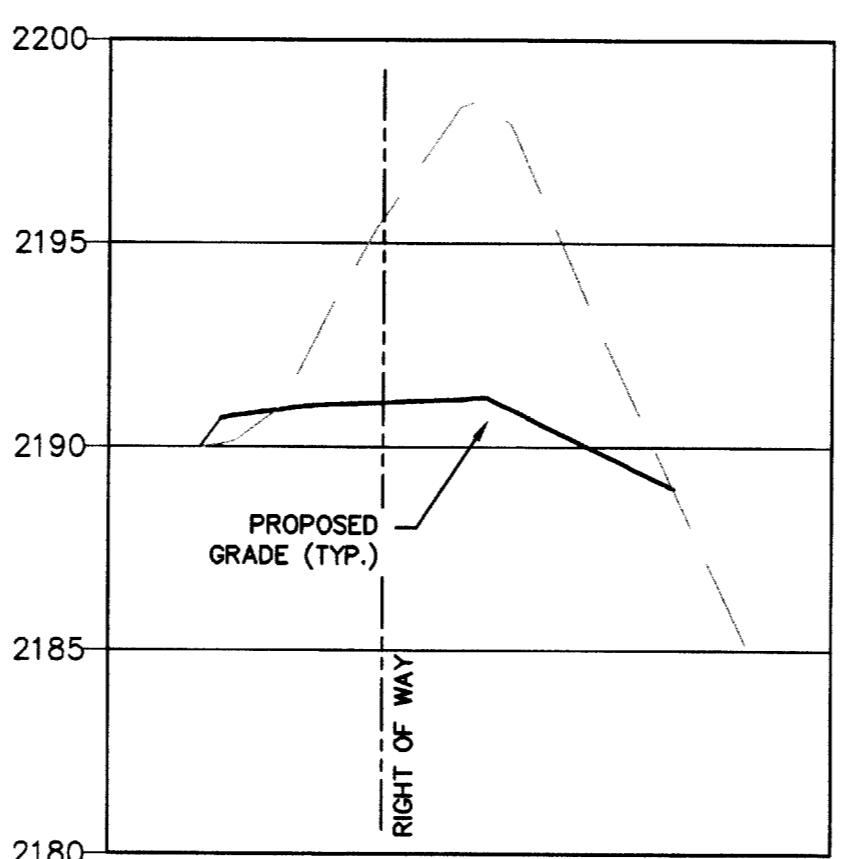
VDOT GENERAL NOTES:

- ALL MATERIALS AND CONSTRUCTION WITHIN THE I-81 RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S STANDARDS AND SPECIFICATIONS.
- LAND USE PERMITS MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE EXISTING STATE MAINTAINED RIGHT-OF-WAY (INCLUDING ACCESS).
- ALL WORK SHALL BE COORDINATED WITH THE VDOT PERMITS OFFICE TWO WEEKS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION. CALL 1-800-FOR-ROAD FOR MORE INFORMATION.
- CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UNDISCOVERED DISCOVERY OF ANY UTILITY, CALL 811. IN THIS PLACEMENT OF A UTILITY, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN EXISTING AND/OR PROPOSED RIGHT-OF-WAY REQUIRED BY THE DEVELOPMENT.
- ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE RIGHT-OF-WAY LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
- THE LANDSCAPE AND GRADED AREAS WITHIN THE VDOT RIGHT-OF-WAY SHALL MAINTAIN A MINIMUM OF 3% SLOPE TOWARDS THE EXISTING DITCHLINE OF I-81 AND THE PROPOSED PARKING AREA OF THE SHELBY DODGE DEALERSHIP. EXISTING FLOW PATTERNS SHALL BE MAINTAINED.



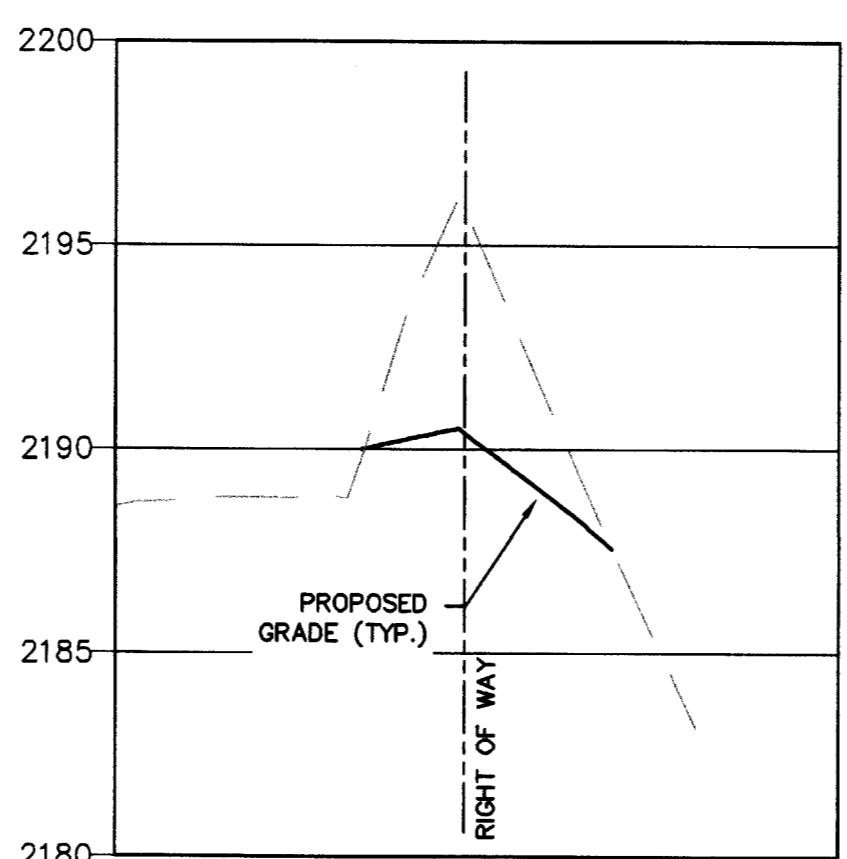
SECTION AA

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=5'



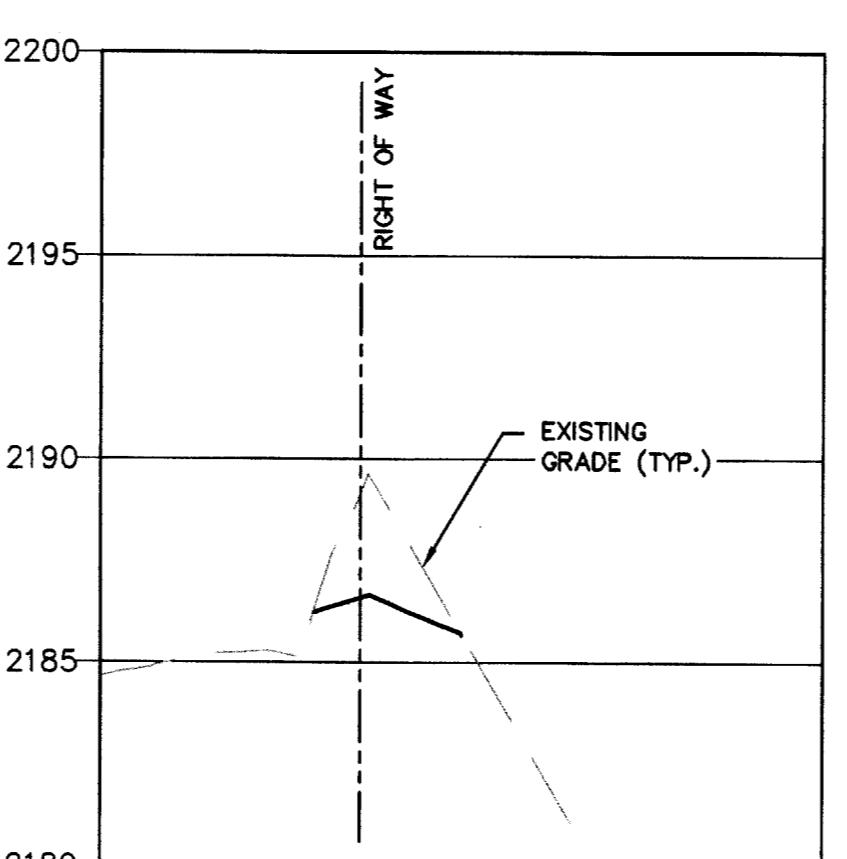
SECTION BB

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=5'



SECTION CC

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=5'



SECTION DD

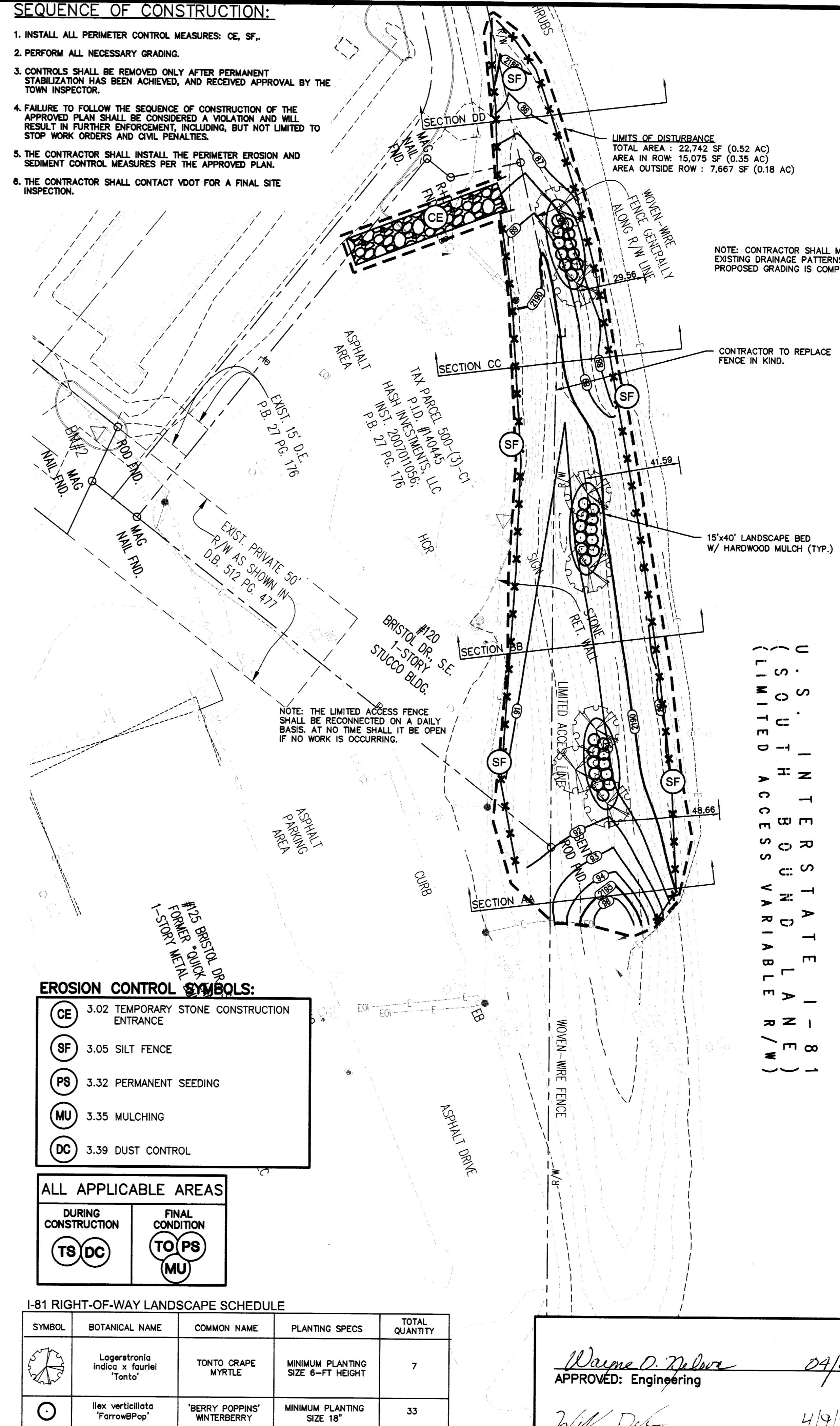
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=5'

SEQUENCE OF CONSTRUCTION:

- INSTALL ALL PERIMETER CONTROL MEASURES: CE, SF.
- PERFORM ALL NECESSARY GRADING.
- CONTROLS SHALL BE REMOVED ONLY AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED, AND RECEIVED APPROVAL BY THE TOWN INSPECTOR.
- FAILURE TO FOLLOW THE SEQUENCE OF CONSTRUCTION OF THE APPROVED PLAN SHALL BE CONSIDERED A VIOLATION AND WILL RESULT IN FURTHER ENFORCEMENT, INCLUDING, BUT NOT LIMITED TO STOP WORK ORDERS AND CIVIL PENALTIES.
- THE CONTRACTOR SHALL INSTALL THE PERIMETER EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN.
- THE CONTRACTOR SHALL CONTACT VDOT FOR A FINAL SITE INSPECTION.

LIMITS OF DISTURBANCE
TOTAL AREA: 22,742 SF (0.52 AC)
AREA IN ROW: 15,075 SF (0.35 AC)
AREA OUTSIDE ROW: 7,667 SF (0.18 AC)

NOTE: CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS WHEN PROPOSED GRADING IS COMPLETE.



EROSION CONTROL SYMBOLS:

- CE 3.02 TEMPORARY STONE CONSTRUCTION ENTRANCE
- SF 3.05 SILT FENCE
- PS 3.32 PERMANENT SEEDING
- MU 3.35 MULCHING
- DC 3.39 DUST CONTROL

ALL APPLICABLE AREAS

DURING CONSTRUCTION	FINAL CONDITION
TS DC	TOPS MU

I-81 RIGHT-OF-WAY LANDSCAPE SCHEDULE

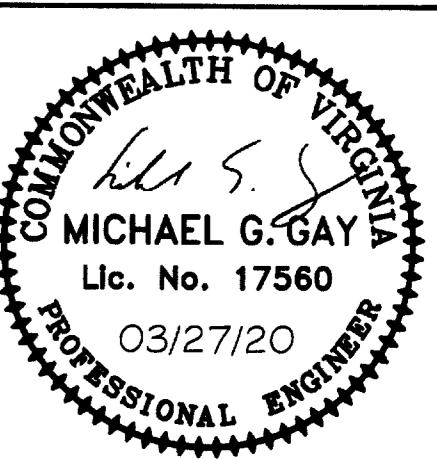
SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SPECS	TOTAL QUANTITY
	Lagerstroemia indica x fauriei 'Tonto'	TONTO Crape MYRTLE	MINIMUM PLANTING SIZE 6'-FT HEIGHT	7
	Ilex verticillata 'Berry Poppins'	'BERRY POPPINS' WINTERBERRY	MINIMUM PLANTING SIZE 18"	33

Wayne D. McLean
APPROVED: Engineering
4/7/2020
Date
Will D.
APPROVED: Planning
4/7/2020
Date

GAY AND NEEL, INC.
ENGINEERING ♦ LAND PLANNING ♦ SURVEYING
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INTERSTATE 81 - EXIT 118C RIGHT-OF-WAY ENHANCEMENT PROJECT

TOWN OF CHRISTIANSBURG, VIRGINIA



MICHAEL G. GAY
Lic. No. 17560
03/27/20
PROFESSIONAL ENGINEER

REVISIONS

NO. COMMENTS DATE

PROJECT TEAM

DESIGN PM JOHN T. NEEL, P.E.

DESIGN PM MICHAEL G. GAY, P.E.

DESIGN PM SHAWN E. CALDWELL, E.I.T.

ISSUE DATE

11/15/2019

GNI JOB NO.

947.4

SHEET TITLE

RIGHT OF WAY
LANDSCAPING
AND GRADING PLAN

SHEET NUMBER

1 OF 2

