

LANDSCAPE INSET PLAN

SCALE: 1" = 10'

PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
HJ	4	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	3 gal
ICH	4	Ilex crenata 'Hoogendorn' / Hoogendorn Japanese Holly	5 gal
RRM	7	Rosa x 'Meigalpoo' / Red Drift® Groundcover Rose	5 gal
PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT
AO	23	Aster oblongifolius 'October Skies' / October Skies Fall Aster	1 QT.
CB	16	Chrysanthemum x 'Bolero' / Bolero Garden Mum	1 gal
NF	20	Nepeta x faassenii / Catmint	1 gal
GROUND COVERS	CODE	QTY	
LMV	45	Liriope muscari 'Variegata' / Variegated Lilyturf	1 GAL. 12" o.c.

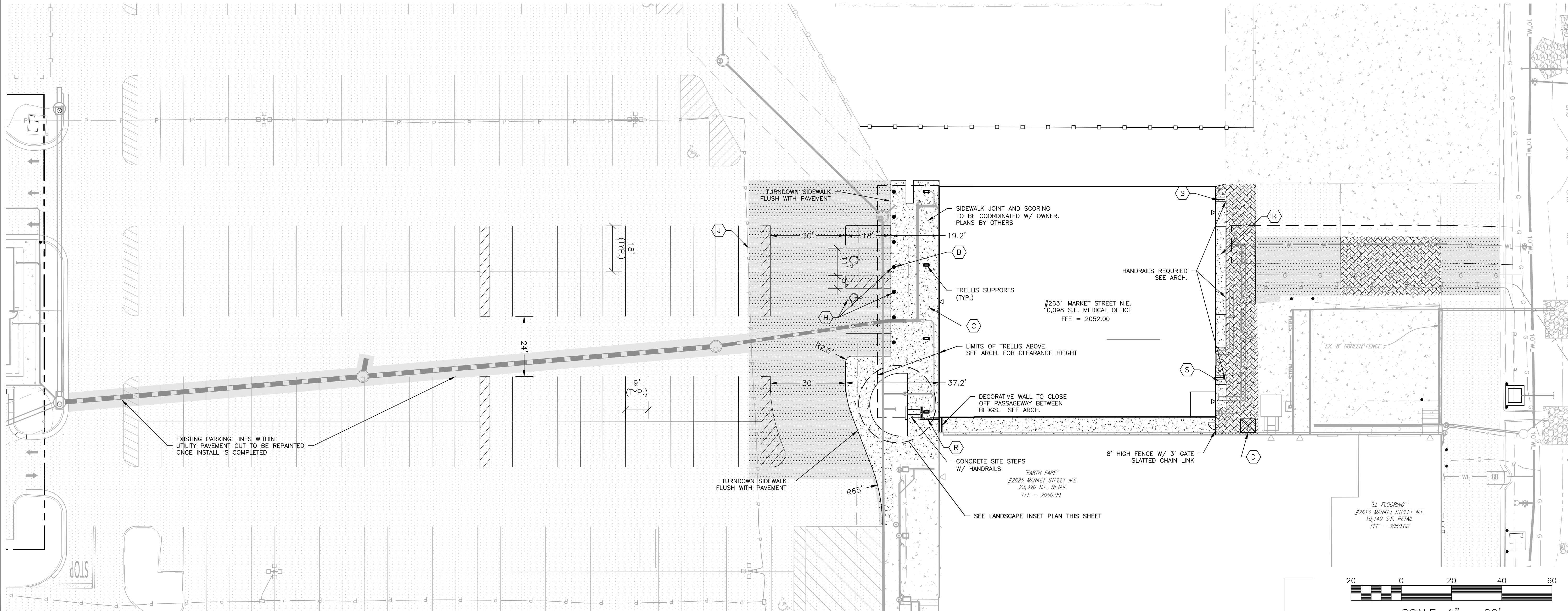
10 0 10 20 30
SCALE: 1" = 10'

STANDARD LANDSCAPE NOTES

- ALL TREES SHALL BE PLANTED IN GOOD CONDITION AND MEET "AMERICAN STANDARD FOR NURSERY STOCK" (1990), ANSI Z60.1-1990, AS MAY BE AMENDED.
- THE PLANTING OF TREES SHALL BE DONE IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS, AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
- A CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT "MISS UTILITY" AT 1-800-552-7001.
- NO CHANGES TO PLANT SCHEDULE UNLESS FIRST APPROVED BY THE TOWN OF CHRISTIANSBURG.
- LANDSCAPE 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.
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH THE APPROVED PLANS BY A SITE REVIEW AGENT OF THE TOWN OF CHRISTIANSBURG PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- THE OWNER IS RESPONSIBLE FOR MAINTAINING SHRUBS AND TREES THAT ARE REQUIRED PER APPROVED LANDSCAPING PLANS. DYING OR DEAD PLANT MATERIALS ARE TO BE REPLACED DURING THE NEXT PLANTING SEASON.
- PLANT MATERIALS SHALL HAVE ALL STRINGS OR ROPE AT THE BASE OF THE PLANT CUT AWAY FROM THE TRUNK (INCLUDING BIODEGRADABLE BRANDS OF ROPE).
- APPROPRIATE MEASURES SHALL BE TAKEN TO PROTECT ALL EXISTING TREES DURING CONSTRUCTION UNLESS OTHERWISE NOTED ON THE PLANS FOR THE TREES TO BE REMOVED.

LANDSCAPE SPECIFICATIONS

- 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.
- ALL WORK SHALL BE COORDINATED WITH TRADES.
- USE EXISTING TOPSOIL AND/OR PROVIDE NEW TOPSOIL, WHICH IS FERTILE, FRIBLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, FOREIGN MATTER AND ROOTS, STUMPS AND STONES LARGER THAN 2" IN DIMENSION.
- CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION.
- CONTRACTOR SHALL MAINTAIN PLANT MATERIAL DURING INSTALLATION. MAINTENANCE SHALL BECOME RESPONSIBILITY OF OWNER UPON ACCEPTANCE OF WORK.
- 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.
- GUARANTEE ALL MATERIALS AND LABOR FOR 12 CALENDAR MONTHS AFTER ACCEPTANCE.



LAYOUT PLAN NOTES

- PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL. WHERE NO FLOW LINE EXISTS, AN EDGE OF PAVEMENT RADIUS OF 5' IS TYPICAL.
- ANY PAVEMENT OR SIDEWALK DISTURBED OR DESTROYED OUTSIDE OF THE LIMITS OF DISTURBANCE DURING THE CONSTRUCTION PROCESS SHALL BE REPLACED AS NECESSARY AT NO COST TO THE TOWN OR OFFSITE PROPERTY OWNER.
- SEE SIGNAGE PLAN BY OTHERS FOR EXACT SIZE AND HEIGHT OF SIGNS, INCLUDING BUILDING SIGNAGE. SIGNAGE SHALL BE PERMITTED SEPARATELY.
- LIGHTING SHALL BE PROVIDED IF OFF-STREET PARKING SPACES ARE TO BE USED AT NIGHT IN CONJUNCTION WITH A BUSINESS OR ACTIVITY ON THE PREMISES. LIGHTING FACILITIES SHALL BE ARRANGED AND INSTALLED, AND THE LIGHT SOURCE SHIELDED, TO MINIMIZE GLARE ON ADJACENT PROPERTY OR STREETS AND NO LIGHTING FIXTURE SHALL EXCEED A HEIGHT OF 30 FEET IN A BUSINESS DISTRICT.

PAVEMENT MARKING NOTES:

- STANDARD PARKING STRIPING: SURFACES SHOULD BE CLEAN AND DRY. STRIPING SHALL BE 4" WIDE, COLOR WHITE.
- HANDICAP PARKING STRIPING: SURFACES SHOULD BE CLEAN AND DRY. STRIPING SHALL BE 4" WIDE, COLOR "HANDICAP BLUE".
- HANDICAP SYMBOL: SURFACES SHOULD BE CLEAN AND DRY. SYMBOL SHALL BE MIN. 36"x36" SIZE, COLOR "HANDICAP BLUE".
- HATCHED ACCESS AISLES SHALL BE PAINTED COLOR "HANDICAP BLUE".

LEGEND

STANDARD DUTY ASPHALT PAVING	DUMPSTER (PROV. BY OTHERS)
HEAVY DUTY ASPHALT PAVING	HANDICAP PARKING & BOLLARD MOUNTED SIGNS
CONCRETE SIDEWALK	PAVEMENT JOINT
CONCRETE PAVING	RAMP (SEE ARCH. FOR DETAIL)
BOLLARD	STAIRS (SEE ARCH FOR DETAIL)
CONCRETE SIDEWALK	SEGMENTAL BLOCK RETAINING WALL (DESIGN BY OTHERS, PROVIDE RAILING PER CODE)

20 0 20 40 60
SCALE: 1" = 20'

APPROVED: Engineering Date

APPROVED: Planning Date

MARKET PLACE REDEVELOPMENT BUILDING B2

LAYOUT & DIMENSIONAL PLAN

2631 MARKET STREET N.E.
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY AWC
DESIGNED BY JRT
CHECKED BY JRT
DATE 5/3/23
SCALE 1"=20'
REVISIONS