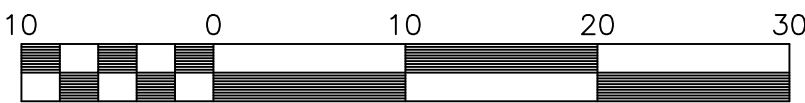


LANDSCAPE INSET PLAN
SCALE: 1" = 10'

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 'Meigalpio' / 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	BOTANICAL / COMMON NAME	ROOTS	SPACING
	LMV	45	Liriope muscari 'Variegata' / Variegated Lilyturf	1 GAL.	12" o.c.



SCALE: 1" = 10'

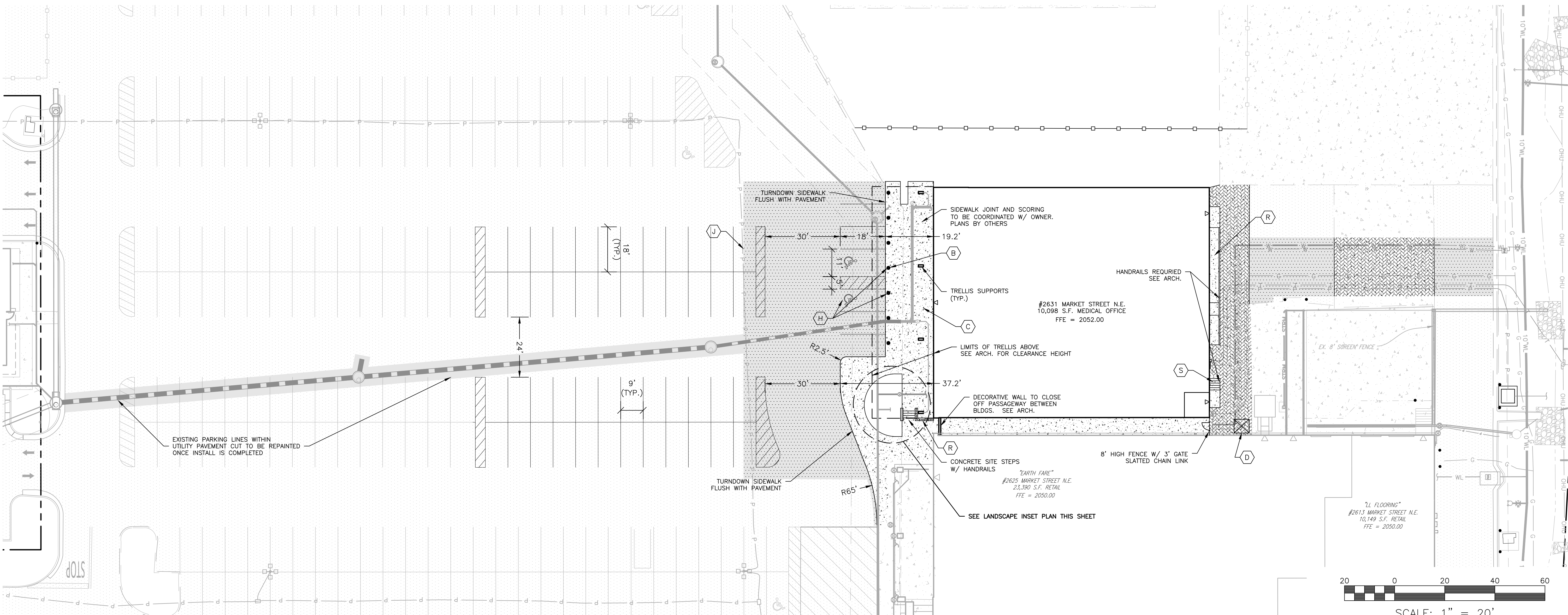
STANDARD LANDSCAPE NOTES

- 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.
- 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.
- 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 ROPES 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, FRIABLE, 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.


- MAKE REPLACEMENTS OF ALL DEAD PLANTS IN IMPAIRED CONDITIONS IN EARLY FALL FOLLOWING PLANTING.
- ADD ADDITIONALLY IN THE EARLY SPRING FOR THE SAME OR OTHER MATERIALS WHICH ARE DEAD OR IMPAIRED FOR THE WINTER CONDITIONS.
- WITHIN 10 DAYS AFTER ACCEPTANCE, THE CONTRACTOR SHALL DELIVER AN OUTLINE OF MAINTENANCE PROCEDURES RECOMMENDED FOR THIS PLANTING FOR THE OWNER.
- 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.
- 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.
- 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.
- 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 DRAINAGE OUTFALL.
- 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.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIFIED. PRUNING SHALL BE DONE BEFORE PLANTING OR DURING THE PLANTING OPERATION.
- ALL PLANT MATERIAL SHALL BE COVERED AND PROTECTED FROM EXCESSIVE DRYING DURING TRANSIT.
- ANTI-DESICCANTS SHALL BE APPLIED ON ALL MATERIAL DUG WHILE IN FOLIAGE.
- MULCH MATERIAL SHALL BE EITHER DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED BY TOWN OF CHRISTIANSBURG SITE INSPECTOR EQUAL MATERIAL SHALL BE MULCHING GRADE, UNIFORM IN SIZE AND FREE OF FOREIGN MATTER.
- 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.
- IRRIGATION TO BE PROVIDED BY GENERAL CONTRACTOR, DESIGN TO BE PERFORMED BY A CERTIFIED IRRIGATION CONSULTANT. CONTRACTOR TO SUBMIT SHOP DRAWINGS DETAILING IRRIGATION DESIGN FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR INSTALLATION.





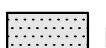





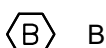



LAYOUT PLAN NOTES

- 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 |  | DUMPER (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) |



SCALE: 1" = 20'

APPROVED: Engineering	Date
APPROVED: Planning	Date

MARKET PLACE REDEVELOPMENT BUILDING B2

2631 MARKET STREET N.E.

LAYOUT & DIMENSIONAL PLAN

DRAWN BY AWC
DESIGNED BY JRT
CHECKED BY JRT
DATE 5/3/23
SCALE 1"=20'
REVISIONS
6/16/23

PROJECT NO. 24220003.00



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