

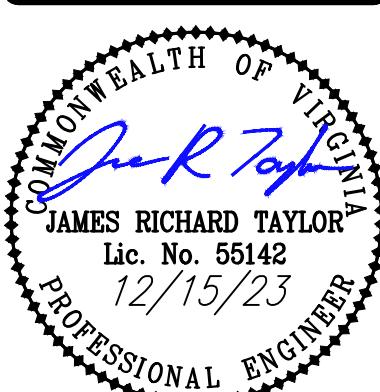


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CALIBER COLLISION CHRISTIANSBURG

LAYOUT & DIMENSIONAL PLAN

1999 ROANOKE STREET

SHAWNEE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY: AWC
DESIGNED BY: AWC
CHECKED BY: JRT
DATE: 12/15/23
SCALE: 1" = 20'
REVISIONS:

20 0 20 40 60
1" = 20'

U.S. ROUTE 11 / ROUTE 460 BUSINESS - ROANOKE STREET

VARIABLE WIDTH RIGHT-OF-WAY - HWY. P.B. 15, PG. 116-118

TOWN OF CHRISTIANSBURG
20' PERMANENT UTILITY EASEMENT
FOR SANITARY SEWER MAIN
INST. #ZOTB006635

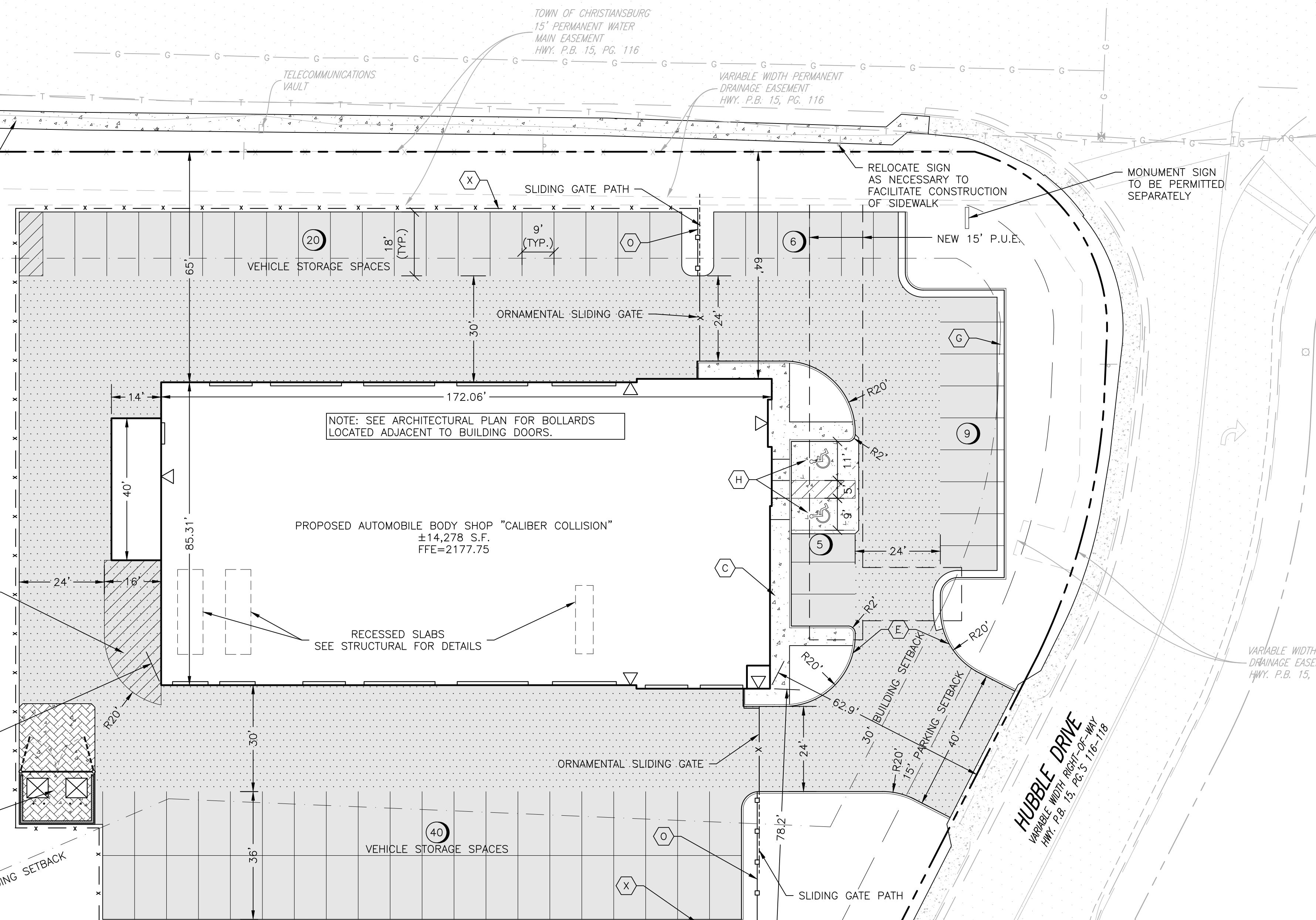
LIGHT POLE

30' BUILDING SETBACK

VOOT ELECTRICAL
VAULT

TOWN OF CHRISTIANSBURG
20' PERMANENT UTILITY EASEMENT
FOR SANITARY SEWER MAIN
HWY. P.B. 15, PG. 116

OFF-RAMP



LEGEND

CONCRETE SIDEWALK	CONCRETE
DUMPSTER ENCLOSURE	HEAVY DUTY CONCRETE PAVING
CG-2 CURB	ASPHALT PAVING
CG-6 CURB & GUTTER	HEAVY DUTY ASPHALT PAVING
HANDICAP PARKING & WALL-MOUNTED SIGN	
ORNAMENTAL FENCE	
CHAIN LINK FENCE W/ SLATS	

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 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".

APPROVED: Engineering	Date
APPROVED: Planning	Date

C5

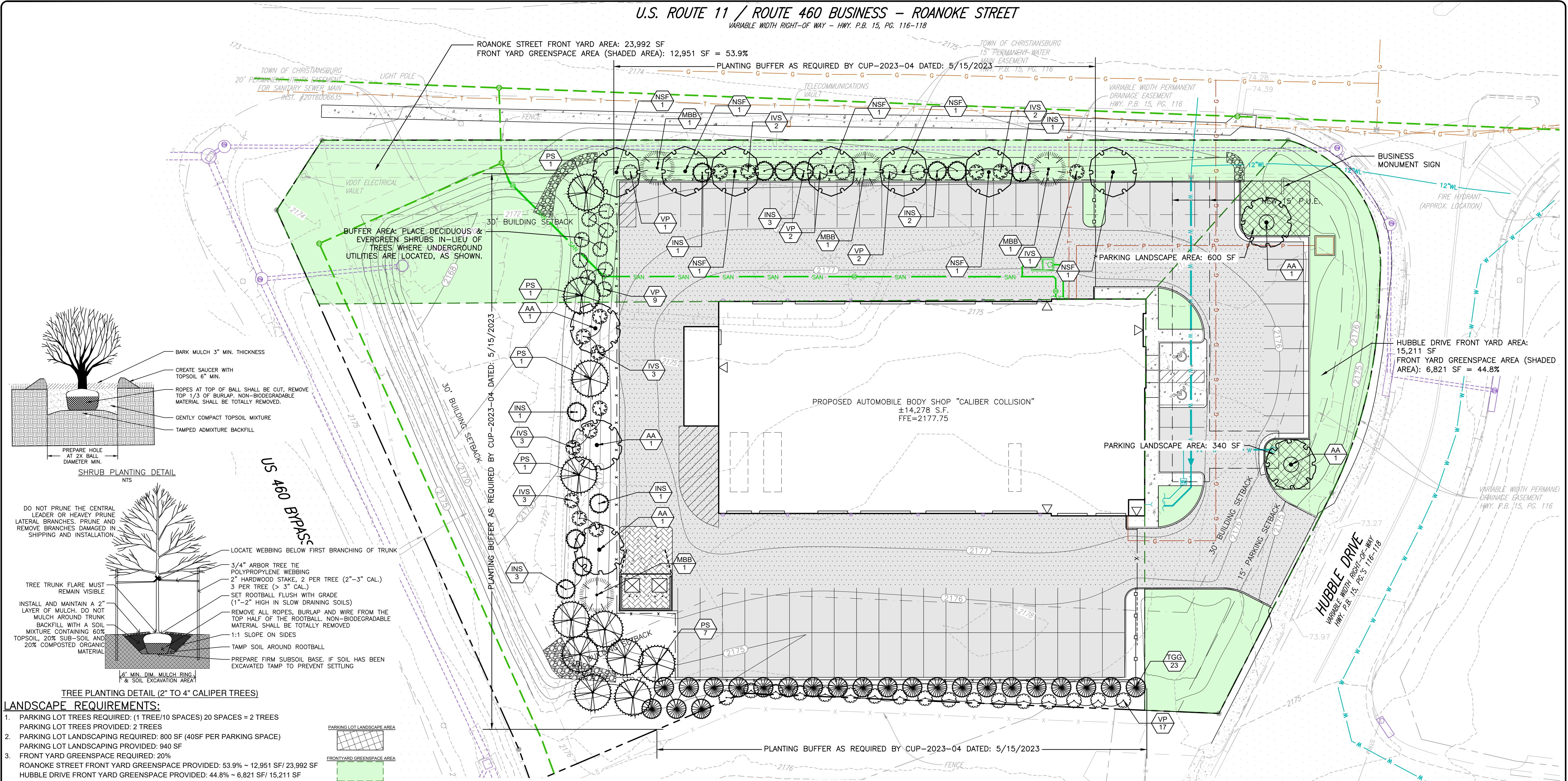
PROJECT NO. 24230160



CALIBER COLLISION CHRISTIANSBURG

LANDSCAPE PLAN

SHAWNEE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA



LANDSCAPE REQUIREMENTS:

1. PARKING LOT TREES REQUIRED: (1 TREE/10 SPACES) 20 SPACES = 2 TREES

PARKING LOT TREES PROVIDED: 2 TREES

2. PARKING LOT LANDSCAPING REQUIRED: 800 SF (40SF PER PARKING SPACE)

PARKING LOT LANDSCAPING PROVIDED: 940 SF

3. FRONT YARD GREENSPACE REQUIRED: 20%

ROANOKE STREET FRONT YARD GREENSPACE PROVIDED: 53.9% ~ 12,951 SF/23,992 SF

HUBLEE DRIVE FRONT YARD GREENSPACE PROVIDED: 44.8% ~ 6,821 SF/15,211 SF

STANDARD LANDSCAPE NOTES

1. THE APPROVED LANDSCAPE PLAN SHALL BE USED FOR THE FINAL PLANT QUANTITY, SPECIES, AND LAYOUT OF THE PROPOSED DEVELOPMENT. ANY CHANGES TO THE PLAN, INCLUDING SPECIES SUBSTITUTION, LOCATION, OR QUANTITY CHANGES MUST BE SUBMITTED TO THE PLAN APPROVAL AUTHORITY FOR REVIEW AND APPROVAL. ANY CHANGES MUST BE SUBMITTED ON A FULL SHEET FOR SIGNATURES, OR A RECORD DRAWINGS-BUILT PLAN SHOWING APPROVED CHANGES MUST BE FURNISHED FOR SIGNATURES.
2. ALL TREES SHALL BE PLANTED IN GOOD CONDITION AND MEET "AMERICAN STANDARD FOR NURSERY STOCK" (1990, ANSI Z60.1-1990, AS MAY BE AMENDED).
3. 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.
4. A CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT "MISS UTILITY" AT 1-800-552-7001.
5. 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.
6. PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH THE APPROVED PLANS BY A SITE REVIEW AGENT OF THE PLAN APPROVING AUTHORITY PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY.
7. 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.
8. PLANT MATERIALS SHALL HAVE ALL STRINGS OR ROPES AT THE BASE OF THE PLANT CUT AWAY FROM THE TRUNK (INCLUDING BIODEGRADABLE BRANDS OF ROPE).
9. 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

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 COORDINATED WITH TRADES.
3. 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.
4. CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION.
5. CONTRACTOR SHALL MAINTAIN PLANT MATERIAL DURING INSTALLATION. MAINTENANCE SHALL BECOME RESPONSIBILITY OF OWNER UPON ACCEPTANCE OF WORK.
6. 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.
7. GUARANTEE ALL MATERIALS AND LABOR FOR 12 CALENDAR MONTHS AFTER ACCEPTANCE.
- 7.1. MAKE REPLACEMENTS OF ALL DEAD PLANTS IN IMPAIRED CONDITIONS IN EARLY FALL FOLLOWING PLANTING.
- 7.2. 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.

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	ROOTS	CALIPER	HEIGHT
EVERGREEN TREE					
INS	12	<i>Ilex x 'Nellie R. Stevens'</i> / Nellie R. Stevens Holly	CONT. OR B&B	8' MIN.	
MBB	4	<i>Magnolia grandiflora 'Bracken's Brown Beauty'</i> / Bracken's Beauty Southern Magnolia	CONT. OR B&B	8' MIN.	
PS	11	<i>Pinus strobus</i> / White Pine	B & B	8' MIN.	
TGG	23	<i>Thuya x 'Green Giant'</i> / Green Giant Arborvitae	CONT. OR B&B	8' MIN.	
LARGE TREE					
AA	5	<i>Acer rubrum 'Armstrong'</i> / Armstrong Red Maple	B & B	2.50" CAL. MIN.	8' MIN.
MEDIUM TREE					
NSF	7	<i>Nyssa sylvatica 'JFS-red'</i> / Firestarter® Tupelo	CONT. OR B&B	8' MIN.	

CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD
SHRUBS					
IVS	14	<i>Ilex verticillata 'Southern Gentleman'</i> / Southern Gentleman Winterberry	CONT. OR B&B	24" MIN.	24" MIN.
VP	31	<i>Viburnum x pragense</i> / Prague Viburnum	CONT. OR B&B	24" MIN.	24" MIN.

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REVISIONS