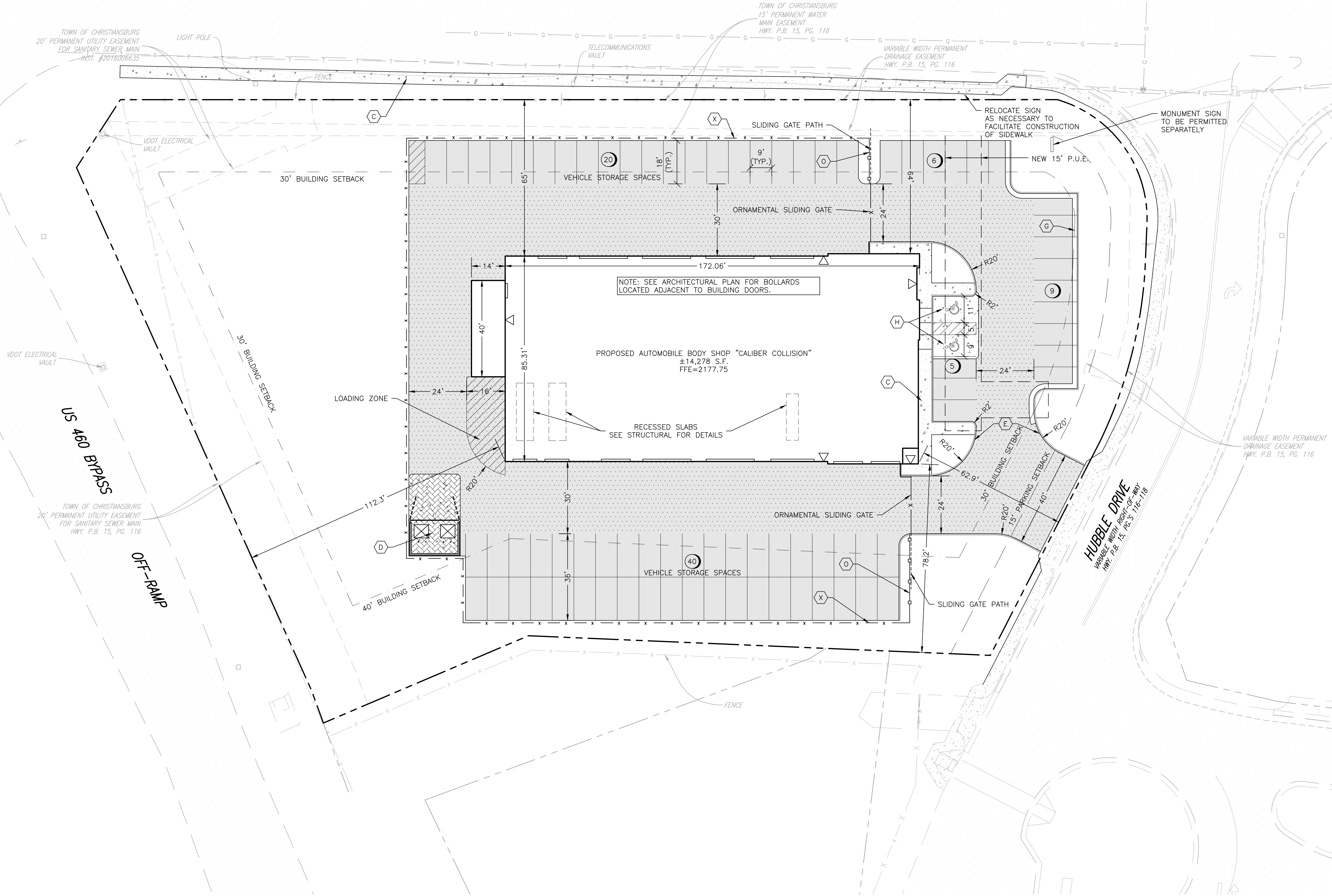


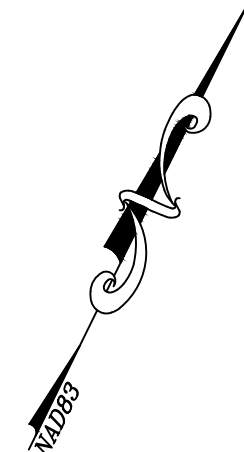
U.S. ROUTE 11 / ROUTE 460 BUSINESS – ROANOKE STREET
VARIABLE WIDTH RIGHT-OF-WAY – HWY. P.B. 15, PG. 116–118



| LEGEND | |
|--|------------------------------|
| (C) CONCRETE SIDEWALK | (CONCRETE) |
| (D) DUMPSTER ENCLOSURE | (HEAVY DUTY CONCRETE PAVING) |
| (E) CG-2 CURB | (ASPHALT PAVING) |
| (G) CG-6 CURB & GUTTER | (HEAVY DUTY ASPHALT PAVING) |
| (H) HANDICAP PARKING & WALL-MOUNTED SIGN | |
| (O) ORNAMENTAL FENCE | |
| (X) 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 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".

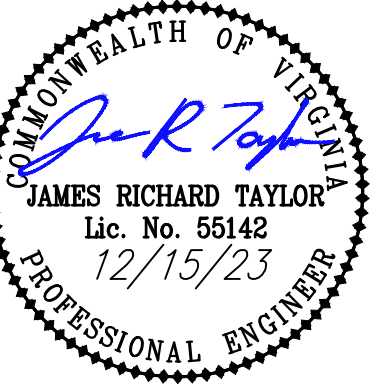


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| APPROVED: Planning | Date |



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley
Shenandoah Valley
www.balzer.cc
80 College Street
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Christiansburg, VA 24073
540.381.4290



CALIBER COLLISION CHRISTIANSBURG

1999 ROANOKE STREET
LAYOUT & DIMENSIONAL PLAN

SHAWVILLE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

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

C5

PROJECT NO. 24230160.00

U.S. ROUTE 11 / ROUTE 460 BUSINESS – ROANOKE STREET
VARIABLE WIDTH RIGHT-OF WAY – HWY. P.B. 15, PG. 116-118



**BALZER
& ASSOCIATES**
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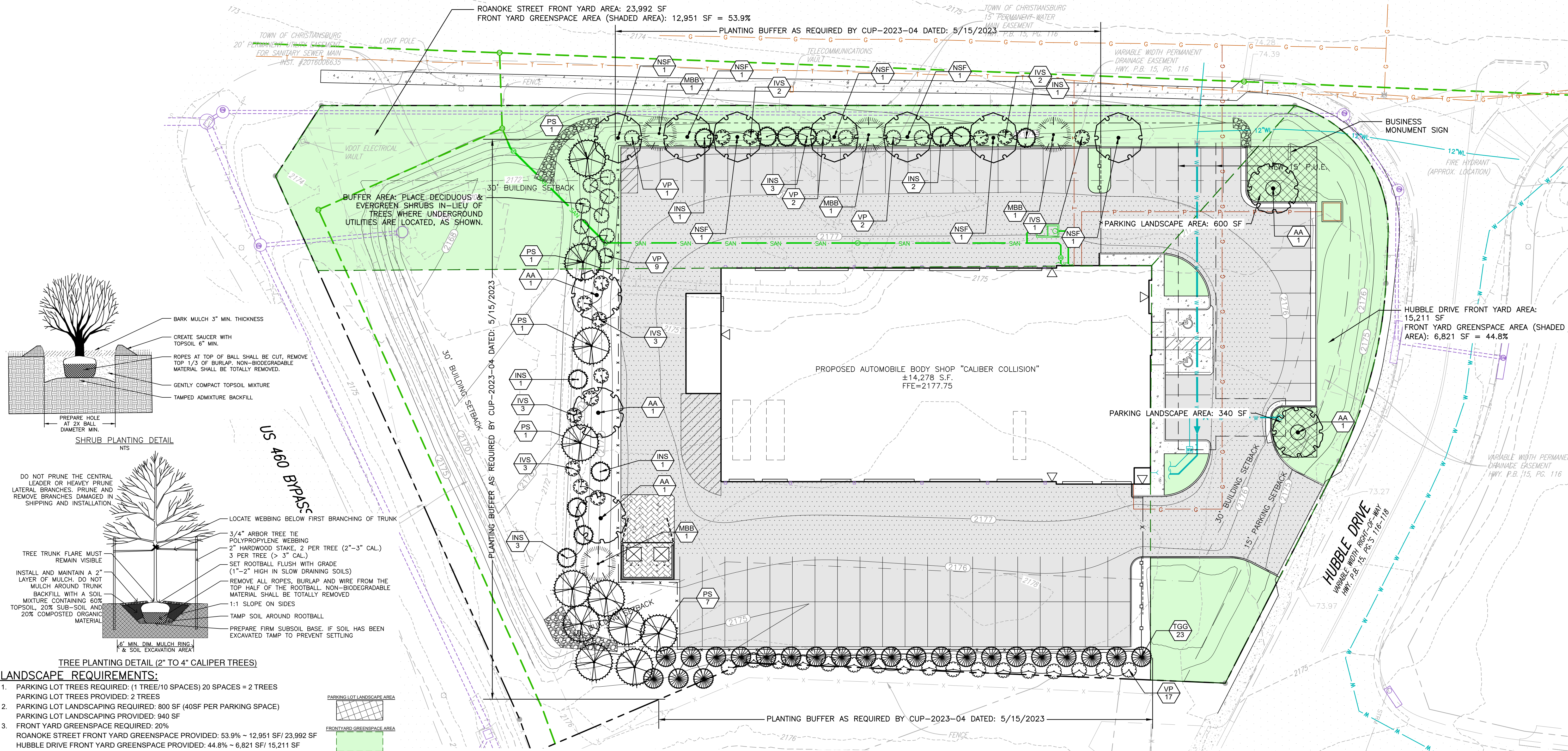
CALIBER COLLISION CHRISTIANSBURG

LANDSCAPE PLAN

SHAWVILLE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY MSL
DESIGNED BY MSL
CHECKED BY SMS
DATE 12/15/2023
SCALE 1" = 20'
REVISIONS

PROJECT NO. 24230/160.00



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
HUBBLE 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 DRAWING/AS-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.

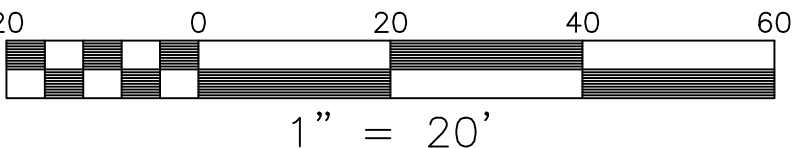
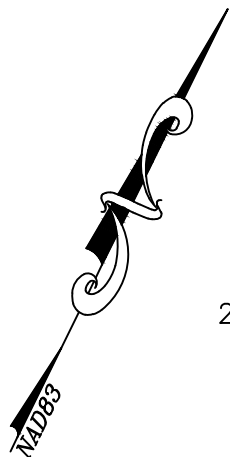
LANDSCAPE SPECIFICATIONS

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 NURSERYMEN.
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.

11. 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.
12. 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.
13. 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.
14. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIFIED. PRUNING SHALL BE DONE BEFORE PLANTING OR DURING THE PLANTING OPERATION.
15. ALL PLANT MATERIAL SHALL BE COVERED AND PROTECTED FROM EXCESSIVE DRYING DURING TRANSIT.
16. ANTI-DESICCANTS SHALL BE APPLIED ON ALL MATERIAL DUG WHILE IN FOLIAGE.
17. MULCH MATERIAL SHALL BE EITHER SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. MATERIAL SHALL BE MULCHING GRADE, UNIFORM IN SIZE AND FREE OF FOREIGN MATTER.
18. 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, PLANT 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.
19. IF AN IRRIGATION SYSTEM IS IMPLEMENTED, MAKE SURE TO CHECK SOIL MOISTURE AND SET SYSTEM TO FOLLOW A REGULAR WATERING SCHEDULE, AS APPROVED BY LANDSCAPE ARCHITECT OR PER BELOW WATERING RECOMMENDATIONS.
20. WATERING: CONTRACTOR SHALL PROVIDE WATERING UNTIL FINAL COMPLETION AND ACCEPTANCE BY OWNER. IMMEDIATELY UPON FINAL COMPLETION, CONTRACTOR SHALL NOTIFY OWNER OF REQUIRED CONTINUED MAINTENANCE, INCLUDING WATERING. LANDSCAPE ARCHITECT MAY APPROVE SPECIFIC WATERING SCHEDULES THAT DEVIATE FROM THE BELOW GUIDELINES:
 - 20.1. INITIAL WATERING PERIOD AFTER PLANTING (FIRST 2-3 WEEKS): WATER EVERY OTHER DAY, WATER DAILY IF SOIL DRIES OUT QUICKLY. WATERING CAN ONLY BE SKIPPED IF SOIL IS SATURATED OR IF A RAIN EVENT GREATER THAN 1" OCCURS WITHIN A 24-HOUR PERIOD OF LAST WATERING.
 - 20.2. WATERING UNTIL 12 WEEKS: WATERING SHALL BE PROVIDED EVERY 2-3 DAYS IN ADDITION TO RAINFALL, UNLESS ROOTZONE AND SURROUNDING SOIL MOISTURE IS ALREADY SATURATED.
 - 20.2.1. AMOUNT OF WATER PER PLANT, UNLESS SOIL IS ALREADY SATURATED:
 - 20.2.1.1. 1"-2" CALIPER TREES = 15 GALLONS ONCE PER WEEK
 - 20.2.1.2. 2"-3" CALIPER TREES = 15 GALLONS TWICE A WEEK
 - 20.2.1.3. >3.5" CALIPER TREES = 15 GALLONS 3 TIMES A WEEK
 - 20.2.1.4. SHRUBS = 1-2 GALLONS EVERY 2-3 DAYS OR UNTIL ROOT ZONE IS SATURATED.
 - 20.2.1.5. PERENNIALS = 1/2 GALLON TO 1 GALLON EVERY 2-3 DAYS OR UNTIL ROOT ZONE IS SATURATED.
 - 20.3. SUPPLEMENTAL WATERING: CONTINUE WATERING SHRUBS AND PERENNIALS AS NEEDED UNTIL FIRST FROST OR GROUND FREEZES.
 - 20.4. TREES BENEFIT FROM WATERING FOR 2-3 GROWING SEASONS, CHECK EVERY 3-4 WEEKS FOR DRYNESS.
 - 20.5. REDUCE WATERING DURING FROZEN SOILS AND DORMANT WINTER MONTHS (APPROX. FROM DEC. 15TH THROUGH FEB. 15TH) WATER AS NEEDED BASED ON SOIL SATURATION AND ROOTZONE DRYNESS. CONTINUE ABOVE WATERING SCHEDULE AFTER FEB. 15TH OR GROUND THAW.
 - 20.5.1. FOLLOW CONTRACTOR'S 1-YEAR WARRANTY AGREEMENT FOR WATERING.

PLANT SCHEDULE

| CODE | QTY | BOTANICAL / COMMON NAME | ROOTS | CALIPER | HEIGHT |
|-----------------------|-----|---|--------------|-----------------|----------|
| EVERGREEN TREE | | | | | |
| INS | 12 | Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly | CONT. OR B&B | | 8' MIN. |
| MBB | 4 | Magnolia grandiflora 'Brackens Brown Beauty' / Bracken's Beauty Southern Magnolia | CONT. OR B&B | | 8' MIN. |
| PS | 11 | Pinus strobus / White Pine | B & B | | 8' MIN. |
| TGG | 23 | Thuja x 'Green Giant' / Green Giant Arborvitae | CONT. OR B&B | | 8' MIN. |
| LARGE TREE | | | | | |
| AA | 5 | Acer rubrum 'Armstrong' / Armstrong Red Maple | B & B | 2.50" CAL. MIN. | 8' MIN. |
| MEDIUM TREE | | | | | |
| NSF | 7 | Nyssa sylvatica 'JFS-red' / Firestarter® Tupelo | CONT. OR B&B | | 8' MIN. |
| SHRUBS | | | | | |
| INS | 14 | Ilex verticillata 'Southern Gentleman' / Southern Gentleman Winterberry | CONT. OR B&B | 24" MIN. | 24" MIN. |
| VP | 31 | Viburnum x pragensis / Prague Viburnum | CONT. OR B&B | 24" MIN. | 24" MIN. |



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| APPROVED: Engineering | Date |
| APPROVED: Planning | Date |