TOWN OF ABINGDON
Abingdon, Virginia 24210

Welcome to the Town of Abingdon, Virginia Planning Commission Regular Meeting. We appreciate your interest and we encourage public participation in our meeting. Your comments are important to our decision making process. Please note that there will be opportunities during the meeting for you to address the Commission members. The first opportunity will come if there is a public hearing on the agenda, when the Chairman declares the hearing open for comment. The second opportunity to address the Commission will come near the end of the agenda when the Chairman will inquire if anyone wishes to speak to the members regarding matters not listed on the agenda. Anyone addressing the Commission will approach the podium; give your first and last name and your complete physical address. Comments must be limited to three minutes.

TO: Planning Commission Members

FROM: Matthew Johnson, Director of Planning

RE: **Regular meeting**
Monday, June 27, 2016 – 5:30 p.m.
Abingdon Municipal Building, Council Chambers

Items on the agenda:

1. Roll Call

2. Approval of Minutes: Regular meeting, May 23, 2016.

3. Preliminary Subdivision Plat Review: **Michael Noonkester, owner,** 28357 Osceola Road, Abingdon, VA 24211; **Matthew Bundy, representative,** 321 W Main Street, Abingdon, VA 24210. Proposed 4 lot subdivision, 1103 Empire Drive, zoned OI (Office & Institutional), **located at Tax Map No. 106-7-1A.**

4. Preliminary Subdivision Plat Review: **Marathon Realty Corp., owners,** P.O. Box 518, Abingdon, VA 24212; **Stephen Spangler, representative,** P.O. Box 518, Abingdon, VA 24212. Proposed 10 lot subdivision, property located near 440 Green Spring Road, commonly known as the "Meadows" development project, zoned B-2 (General Business). **Including all or portions of Tax Map Numbers 105-A-39, 021-1-5B, & 021-1-5.**

5. Certificate of Appropriateness: **Marathon Realty Corp., owners,** P.O. Box 518, Abingdon, VA 24212; Application for Certificate of Appropriateness for new construction, lighting, landscaping, signage, **located near 440 Green Spring Road, Abingdon, VA 24210, including a portion of Tax Map Number 021-1-5B.**

6. Public Comment.

7. SWOT analysis.

8. Director of Planning Reports.

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
MAY 23, 2016 – 5:30 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, May 23, 2016, at 5:30 p.m. The meeting was held in the Municipal Building, Council Chambers.

Mr. Wayne Austin, Chairman, called the meeting to order. Mr. Mathew Johnson called the roll.

ROLL CALL

Members Present:	Mr. Wayne Austin, Chairman Mr. Gregory W. Kelly, Secretary Councilman Rick Humphreys Ms. Janice Reeves Ms. Maggie Costello Comprising a quorum of the Commission
Members Absent:	Dr. Chris Burcher Mr. Kenneth Shuman, Vice-Chairman
Administrative Staff:	Mr. Matthew Johnson, Director of Planning Mr. Sean Taylor, Assistant Town Planner Mrs. Jenny Carlisle, Planning Department Mrs. Deborah Icenhour, Town Attorney Mr. John Dew, Director of Public Services
Visitors:	Mr. Stephen Spangler Ms. Cindy Patterson Mr. Samir Patel Mr. Wayne Craig Mr. Barry Proctor Mr. Joe Levine Ms. Donna Levine Mr. Jason Berry Ms. Janan Hurst Mr. Lewis Hagy Ms. Lori Wagner Campbell Mr. Lake Wagner Mr. Joe LeVine Mr. Nick Proctor Ms. Nan Harman Mr. Kevin Sanderman Mr. Steven McNary

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Not Yet Approved

(2) Approval of minutes: Regular meeting, April 25, 2016.

Councilman Humphreys moved to accept the minutes, as presented. Second by Mrs. Reeves. All in favor with Mr. Kelly abstaining due to absence. None opposed. Motion carried.

Approval of minutes: Regular meeting, May 9, 2016.

Mrs. Reeves moved to accept the minutes, as presented. Second by Councilman Humphreys. All in favor, none opposed. Motion carried.

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(3) Public Hearing: Proposed Rezoning; **Marathon Realty Corp., owners;** Application to rezone property located between Green Spring Road and Cummings Street, bordering the east side of the street and known as "The Meadows," complex consisting of 31,905.1 ± square feet and being a portion of 33.189 acres from B-2, General Business District, to AFOS. **Tax Map No. 021-1-5B.**

Mr. Johnson explained the boundary line adjustment request which will allow the outparcel closest to the house to be shifted slightly. This is close to an even swap from B-2 to AFOS and AFOS to B-2 and will allow more room for the house. The old lot was approximately 10 - 15 feet from the house and the new lot is 164 feet from the house. It will also help with ingress and egress and view shed.

At this time Chairman Austin opened the public hearing. There were no comments from the public. The public hearing was closed.

Mr. Kelly mentioned that this will give further separation to the historic home, which is slated to be preserved, makes the flow of the land more appealing, will make the sports complex look more attractive, and he sees this as a positive adjustment.

Chairman Austin brought to the attention of the Commission that the minutes from April 25, 2016 recorded a question from Mr. Barry Proctor as to whether or not a voting disqualification was warranted for both the Town Manager and member of the Town Council, as their interests may be conflicted. He stated that he sought and received a legal opinion and has forwarded that to Mr. Proctor. The legal opinion stated that no disqualification was warranted. He then asked if there was a motion on the request. Mrs. Reeves moved to accept the rezoning and boundary change, as presented, recommending approval to Town Council. Second by Councilman Humphreys.

Roll call vote as follows:

Mr. Kelly- Aye
Councilman Humphreys- Aye
Ms. Costello- Aye
Chairman Austin- Aye
Ms. Reeves- Aye

All in favor. Motion to recommend approval of the rezoning to Town Council approved. This item will be

Not Yet Approved

heard at the June 6th Town Council meeting.

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(4) Certificate of Appropriateness: **Premier Hospitality, LLC., Comfort Inn, owner;** 170 Jonesboro Road, Abingdon VA 24210; **Samir Patel representative;** 1093 Ole Berry Drive, Abingdon, VA 24210; Application for Certificate of Appropriateness for Exterior Change, **located at 170 Jonesboro Road 104C2-5-6C.**

Mr. Johnson introduced the application for exterior change on the Comfort Inn hotel owned by Samir Patel. The request is to paint the stucco sections of the building a blue gray color.

Mr. Patel addressed his application stating that he will be leaving the brick as is. Since he last came before the Commission with a request from the hotel corporation to stucco the entire exterior of the brick building, he has been able to negotiate with them and they have agreed to allow him to repaint the existing stucco portions of the building into a blue gray color and leave the brick as is. The specific Sherwin Williams color number will be sent to staff. He will have the work completed by the end of August.

Councilman Humphreys moved to grant Mr. Patel approval to paint the existing stucco portions of the building in a blue gray Sherwin Williams color, subject to staff approval. Second by Mr. Kelly. All in favor, none opposed. Motion carried.

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(5) Certificate of Appropriateness: **Dutt and Wagner of VA, Inc., owner;** P.O. Box 518, Abingdon, VA 24212; Application for Certificate of Appropriateness for demolition, **located at 1214 West Main Street, Abingdon, VA 24210, Tax Map No. 104C2-4-1.**

Mr. Johnson introduced the application for demolition of a building that is currently used for storage on the Dutt and Wagner property. It is not appropriate for living any longer and they would like to remove it from the property.

Councilman Humphreys asked if there are any screening requirements for the property due to it being in the Entrance Corridor. Mr. Johnson replied that they could put screening conditions on the approval if they wished.

Mr. Lake Wagner, of Dutt and Wagner, addressed the application and stated that they have no future intended use for the building, they would just like it removed from the property. They would like to have the work done as soon as possible.

Mr. Kelly mentioned that it is zoned B-2 therefore it would have to come back before the Commission for any future use.

Councilman Humphreys moved to approve the demolition, subject to staff review of a screening and buffering zone, which would include 3 sides of landscaping. Second by Mrs. Reeves.

Further discussion took place with Mr. Wagner stating that they had planned to remove the building and

Not Yet Approved

keep the grass hill maintained. Councilman Humphreys stated that they would like to see more than that and asked them to provide a landscaping plan, which would be approved at the staff level.

All in favor, none opposed. Application for demolition approved.

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(6) Discussion item: **Marathon Realty Corp., owners; Stephen Spangler, representative;** Building elevations, architectural review.

Mr. Stephen Spangler introduced the discussion topic of the building elevation and architecture. They are hoping to submit the actual Certificate of Appropriateness application at the June Planning Commission meeting; therefore they are requesting any additional comments or suggestions the Commission may have at this meeting.

They have added architectural elements in the style of the Barter Theater, and changed the brick color. They have reduced the signage significantly, "Food City" is 4 ft tall, and the other signage is also significantly reduced. The rear of the Food City building is dressed up similarly to the front, based on Councilman Humphreys comment, and also acts as a mechanical screen to the units on the roof. The base of the building will be full stonework.

The Gas and Go will not be attached, as previously stated. That proved to be problematic due to the pharmacy location, but it will have a stone base with brick columns.

Retail front One and Two on the extended Cook Street have incorporated entablature, black awnings, brick, and stone work. They have also incorporated planter boxes on the sidewalks.

All four sides of the buildings are brick and they would like to have rear signage. They will submit a comprehensive signage plan with their COA application as they want all outparcel signs to be uniform.

Councilman Humphreys stated that he likes the low profile, the detached buildings, and the landscaping, as it shows they are trying to do the best for the community. He mentioned that they should work with staff on the rear signage.

Mrs. Costello stated that she thinks they are improving, but that there is still a lot left to do to add more green. She mentioned that she does like the brick.

No further comments from the Commission.

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(7) Public Comment.

Mr. Wayne Craig, 204 Glenrochie Drive, approached the podium and spoke about the inadequacies in the traffic study that was done. He asked that a new traffic study be completed in order to fill in the inadequacies and get the correct traffic information from a consultant.

Ms. Janan Hurst, 185 Longview Drive, stated that getting out onto Cummings Street can take up to 20 minutes at certain times of the day and that if this is not corrected it will decrease property values. She

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stated that she hopes they will get an independent traffic study.

Mr. Barry Proctor, 927 Woodlawn Terrace, stated that he doesn't think there is anything that disqualifies Mr. Kelly and Councilman Humphreys from voting, that nothing is 'wrong,' it just appears to be improper. This board is supposed to be independent, and it is just good policy to not have the overlap because of how the public perceives it. He mentioned that he appreciated that Mr. Shuman abstained from the last vote due to his relationship with the applicant.

Joe LeVine, 340 and 350 Green Spring Road, stated that he understands the property will be subdivided therefore it will have to go through the Commission but doesn't understand how plans are being made for two hotels and five restaurants prior to the subdivision. He also stated that it would be helpful to show the development in relation to the new roads so the traffic flow could be better understood.

Cindy Patterson, 410 Green Spring Road, asked about the other boundary adjustment and what is happening to the other line. She said she would also like to see what will be done with the roads.

Mr. Johnson replied that it is less than a 10th of an acre swap for the boundary adjustment, and that the roads are still under review with VDOT.

Nan Harmon, 498 Green Spring Road, stated that she's concerned about the expanded map and how the roads will be in relation to her land. She said it seems like there is other land acquisitions that will happen, she's concerned about how they are going to get in and out of the property, and how it will connect to the Magic Mart parking lot. She said that she has never had had anyone contact her about any of her questions, and would appreciate if someone would get back with her regarding them.

Mr. LeVine asked Mr. Spangler how many acres of land this development represents, the answer to which is 11.2 acres. The other parcels which will be sold represent 22 acres, the new owners of which will have to come back before the Commission and go through the same process. Mr. LeVine then stated that he thinks the traffic study is important and asked if they could recommend that action is taken to make that happen.

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(8) SWOT analysis.

Conversation regarding the plan submittals that VDOT is currently reviewing took place. Mr. Kelly stated that they did an impact study previous to this submittal, that VDOT has studied this location off and on for the past decade, and that some of the data Marathon used came from VDOT. Mr. Dew stated that VDOT reviewed the Traffic Impact Analysis that was performed and found it was acceptable. He clarified that the road project and retail project are separate projects. He also mentioned that the information is about 90% reviewed, and once that is complete the road project can go out to bid. Mr. Austin asked what Mr. Dew's thoughts on having a consultant review the TIA are, to which Mr. Dew responded that the requirement has been met so it comes down to what the Commissions wishes are. Mr. Kelly added that as the owner of the sports complex, the Town will have to do its own TIA down the road and if needed at that time, a consultant will be employed. Mr. Austin asked if it would make sense to do it all simultaneously to which Mr. Kelly responded that we are headed in that direction. Conversation ensued.

Not Yet Approved

Mrs. Costello asked for a gentle reveal of what things might end up looking like on the next Planning Commission agenda, to which Mr. Kelly responded that they can show what they have been looking at, but that might not end up being what it turns out to be.

Councilman Humphreys stated that he would be glad to make a recommendation to kick this up to Town Council for review and determination that a consultant be employed to review the full development. Chairman Austin said what he thinks that what they would want to do is make a request or recommendation to the Town Council asking that a consultant be employed regarding the traffic and provide the information that they've discussed here tonight. He stated that he would entertain a motion as such.

Mr. Kelly requested some clarification and asked if this is basically to review the existing study that has been submitted, that VDOT has, or to move forward with hiring our own consultant for the full build out of the development. Chairman Austin responded that it would be to move forward with hiring a consultant for the full build out of the development. He also stated that he would like to relay to Town Council the concerns the public has spoken about in regards to traffic and be sure those are properly addressed. Councilman Humphreys requested that a synopsis of the public comments be submitted so they may be included in the Town Council packets.

At this time Mrs. Costello moved to recommend that Town Council employ a consultant to review the Towns portion of this development. Second by Mrs. Reeves. All in favor. None opposed. Request will be forwarded to Town Council.

Mrs. Reeves shared a draft letter with the Commission that she would like to go to the Commonwealth to support exit 17 improvements. She then moved that the Planning Commission accept the letter with chairman's signature and forward on. Second by Mr. Kelly. All in favor, none opposed.

Councilman Humphreys mentioned the Certified Planning Commissioner training and Mr. Kelly added that it is the desire of Town Council that all commissioners attend at some point.

Mrs. Costello mentioned that she feels like they need to look at the Green Spring/Pecan area as the next downtown area because she doesn't know how long the current downtown is going to carry the town. Conversation ensued.

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(9) Director of Planning Report. No Director of Planning report at this time.

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There being no further business, Mr. Kelly moved to adjourn. Second by Mrs. Reeves. All in favor, the meeting adjourned at 7:00 p.m.

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Mr. Gregory W. Kelly, Secretary Wayne Austin, Chairman

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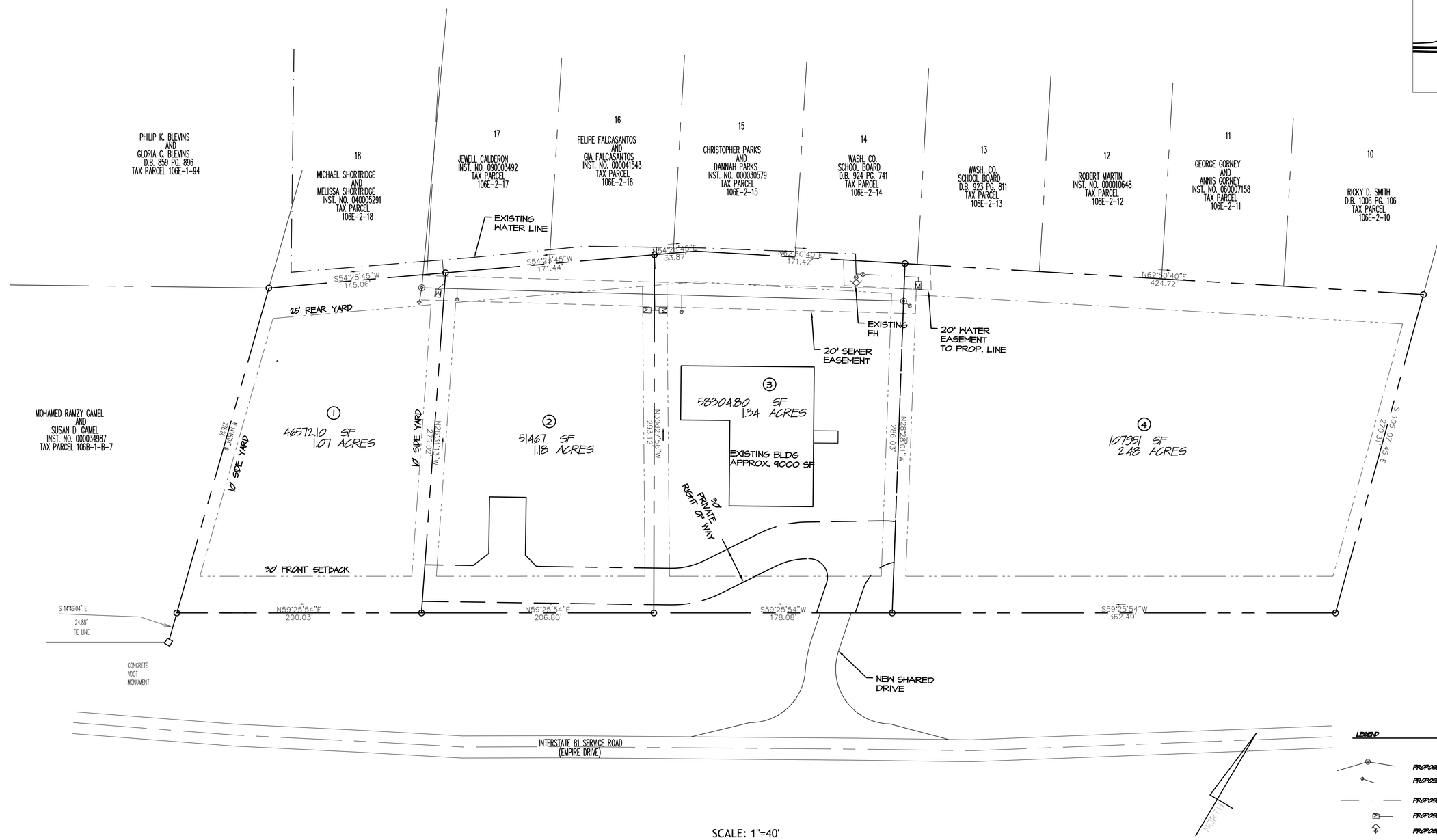
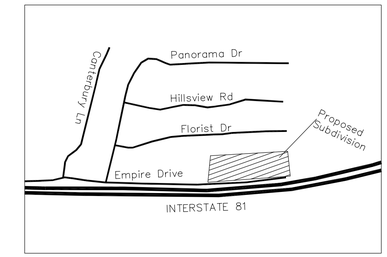




Empire Drive Subdivision

Project Description:
The proposal consists of subdivision of the 6.07 acre site (Parcel 106-7-1A) on Empire Drive into 4 lots. This will include extending the existing private entrance off Empire Drive into a private road to service all 4 lots.

Zoning and Proposed Use:
The area is zoned OI and the proposed use is commercial.
A residential area is to the west and north of this property. Farmland is to the east. Interstate 81 is to the south. All of these areas are down-slope from the site.

Utilities:
Water
There is an existing 6" water line running along about half of the north-west boundary of the property serving the old Kealy Johnson building. The 3 westernmost lots will be serviced from this line and 4" line will be extended to serve the remaining lots. A fire hydrant is at the point where the 6" line terminates.
Sewer
There is an existing 8" sewer line stub-out to the westernmost lot. This sewer line will be extended by to provide all the lots with sewer laterals.
Electricity
Electricity is readily available at the site with power lines traversing the site.

Surface Drainage:
Pre-development
The upper portion of the site is flat with approximately 3:1 slopes surrounding. Runoff from this site drains to the residential area to the rear and toward an existing ditch along Empire Drive.
Post-development
It is expected that each of the subdivided lots will deal with the stormwater runoff individually. It will be ensured that there is no increase in the area draining to the residential area in the north and the flow follows the natural draws. Stormwater management for each lot will ensure that peak runoffs to Empire Drive are less than the peak pre-development runoffs. Flow from each lot will be directed to Empire Drive via sheet flow as shown on plan.

SCALE: 1"=40'

LEGEND

- *PROPOSED SANITARY SEWER PIPING*
- *PROPOSED SANITARY SEWER SERVICE CONNECTION*
- *PROPOSED WATERLINE*
- *PROPOSED WATER METER*
- *PROPOSED FIRE HYDRANT*
- *STORMWATER PIPING*

PROPERTY INFO:

PARCEL NO. 106-7-1A
ADDRESS:
1107 EMPIRE DR.
ABINGDON, VA 24210

DEED BOOK 472
PAGE 573
KREGER LD AGR 6.93
INST NO.: 9988

OWNER:
MICHAEL C. NOONKESTER
LORI B. NOONKESTER
28357 OSCEOLA RD
(276)608-0614

Empire Drive Subdivision
Abingdon, VA

Date:	Description
6/15/16	PRELIMINARY PLAT

BUNDY
ARCHITECTURE &
ENGINEERING, INC
321 W. MAIN STREET ABINGDON, VIRGINIA 24210
276-628-1067 FAX 276-628-2475

Drawn By:
Approved By: MTB
Project Number: 12060

SHT. NO.
C1

BUNDY
ARCHITECTURE &
ENGINEERING, INC

June 21, 2016

Mr. Matthew Johnson
Town of Abingdon
359 E. Main St.
Abingdon VA 24210

Re: Empire Drive Subdivision Preliminary Plat

Dear Matthew:

We request a variance for the following subdivision requirement related to the preliminary plat submitted for the Empire Drive Subdivision at the former Kealey-Johnson Florist site:

1. Construction of a Sidewalk along Empire Drive
2. Improvements Widening of Empire Drive
3. Installation of Curb and Gutter along Empire Drive

Since Empire Drive is a VDOT maintained roadway, we will obtain the necessary entrance permit from VDOT and provide improvements to Empire as required by VDOT for the subdivision of the property.

Very truly yours,

Matthew T. Bundy, P.E.
Vice President/Principal Engineer

321 W. Main Street ••• Abingdon, Virginia 24210 ••• Ph (276) 628 1067

TOWN OF ABINGDON

INTER-DEPARTMENT MEMO

DATE: **JUNE 21, 2016**

TO: **MATTHEW JOHNSON, DIRECTOR OF PLANNING**

CC: **TYLER VENCILL, CIVIL ENGINEER**

FROM: **JOHN B. DEW; DIRECTOR OF PUBLIC SERVICES & CONSTRUCTION**

RE: **EMPIRE DRIVE SUBDIVISION – PRELIMINARY PLAT**

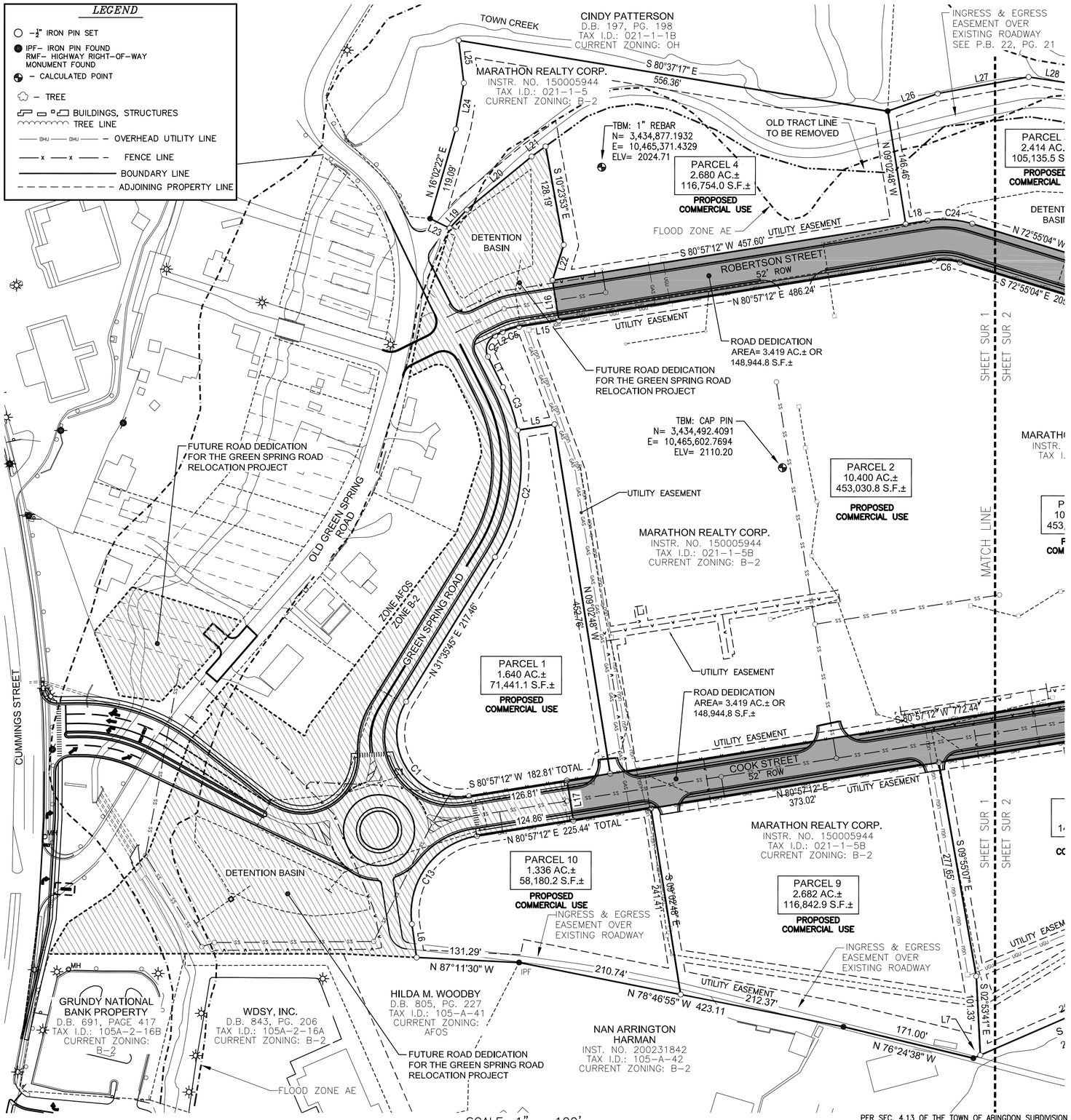
In accordance with Division 2, Section 4.2 of the Town Subdivision Ordinance, I offer the following for consideration by the Town Planning Department and Planning Commission.

Town staff has reviewed the preliminary subdivision plat for the Empire Drive Subdivision, done by Bundy Architecture and Engineering, and found it to be in compliance with the Town Subdivision Ordinance requirements. Since the Empire Drive right-of-way is outside of the Town corporate limits, and maintained by VDOT, my opinion is that the Town subdivision ordinance requirements for public improvements (curb, gutter, sidewalk, etc) do not apply.

Let me know if you have any questions or need additional information.

Thank you

JBD



NORTH

VICINITY MAP
NTS

CALL THREE WORKING DAYS
BEFORE YOU DIG
DIAL 811
MISS VIRGINIA UTILITY

NOTE:
CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION

REVISIONS		
NO.	DATE	DESCRIPTION
1	5-20-16	TOWN OF ABINGDON COMMENTS

ACTIVE DESIGN PHASE	
☐	CONCEPT DESIGN
☐	DESIGN DEVELOPMENT
☐	CONSTRUCTION BIDDING PHASE
☑	**CONSTRUCTION DOCUMENTS**
☐	CONSTRUCTION ADMINISTRATION

ADS PROJ. No.: NA

PROJECT:
THE MEADOWS PROJECT PRELIMINARY SUBDIVISION

Subject Property Information:

OWNER:
Marathon Realty Corp.
P.O. Box 1158
Abingdon, VA 24212

Property Address:
Abingdon, VA

Appalachia Design Services
INCORPORATED

245 Birch Street
Blountville, TN 37617
Phone: (423) 323-1206
Fax: (423) 323-1732

TOWN OF ABINGDON, VIRGINIA PLANNING DEPARTMENT

1. The boundary survey shown is based on a current field survey
2. The unadjusted error of closure for the field traverse is greater than 1/20,000 (Urban Area)
3. This survey was performed under the direct supervision of Steven W. Hamby Va. L.S. 2820.

SURVEYOR'S CERTIFICATE

I HERBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. I FUTHER CERTIFY THAT THE LAND PLATTED WAS CONVEYED TO MARATHON REALTY CORP. BY INSTRUMENTS DATED DECEMBER 30, 2015 AND RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF WASHINGTON COUNTY, VIRGINIA AT INSTRUMENT NUMBER 20155944.

DATE:_____

SURVEYOR_____

OWNER'S STATEMENT

THE PLATTING OR DEDICATION OF LANDAS IT APPEARS ON THIS PLAT (REPLAT) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) OR TRUSTEE(S), IF ANY.
GIVEN UNDER MY (OUR) HAND AND SEAL THIS THE _____DAY OF _____ 2016.

_____(SEAL)

_____(SEAL)

_____(SEAL)

PER SEC. 4.13 OF THE TOWN OF ABINGDON SUBDIVISION CODE, APPROVAL OF THE FINAL PLAT SHALL NOT BE DEEMED THE ACCEPTANCE BY THE TOWN OF ANY STREET, ALLEY, OR OTHER PUBLIC SPACE SHOWN ON THE PLAT FOR MAINTENANCE, OR REPAIR OR OPERATION THEREOF, AND SHALL BE NULL AND VOID IF A COPY THEREOF IS NOT RECORDED AS REQUIRED ABOVE, WITHIN SIX (6) MONTHS AFTER APPROVAL, UNLESS SUCH TIME OF RECORDATION IS EXTENDED BT THE TOWN COUNCIL.

CURRENT PROPERTY ZONING CLASSIFICATION:

AFOS, (AGRICULTURAL, FORESTAL & OPEN SPACE DISTRICT)
B–2, (GENERAL BUSINESS DISTRICT)

SETBACKS:

AFOS: SEE ZONING CODE ARTICLE 3, SECTIONS 3–4 THRU 3–7 FOR FRONT YARD ,SIDE YARD AND REAR YARD AREA REGULATIONS.
B–2: SEE ZONING CODE ARTICLE 11, SECTIONS 11–4 THRU 11–7 FOR FRONT YARD, SIDE YARD AND REAR YARD AREA REGULATIONS.

TOWN MANAGER'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY AND MEETS THE ADMINISTRATIVE APPROVAL REQUIREMENTS OF THE TOWN MANAGER AS PROVIDED IN THE TOWN OF ABINGDON SUBDIVISION ORDINANCE.

DATE:_____

_____
TOWN MANAGER, ABINGDON, VIRGINIA

PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS APPROVED BY THE ABINGDON PLANNING COMMISSION ON _____, 2016, GIVEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____, 2016.

SIGNED_____
(CHAIRPERSON, ABINGDON PLANNING COMMISSION)

ATTESTED_____
(SECRETARY, ABINGDON PLANNING COMMISSION)

TOWN COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS APPROVED BY THE TOWN COUNCIL ON _____, 2016, GIVEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____, 2016.

SIGNED_____
(MAYOR, ABINGDON TOWN COUNCIL)

ATTESTED_____
(CLERK, ABINGDON TOWN COUNCIL)

NOTARY STATEMENT

STATE OF VIRGINIA
COUNTY OF WASHINGTON TO WIT:

I, _____,
A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT_____

WHOSE NAME(S) IS (ARE) SIGNED TO THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES_____

GIVEN UNDER MY HAND THIS_____DAY OF_____

NOTARY STATEMENT

STATE OF VIRGINIA
COUNTY OF WASHINGTON TO WIT:

I, _____,
A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT_____

WHOSE NAME(S) IS (ARE) SIGNED TO THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES_____

GIVEN UNDER MY HAND THIS_____DAY OF_____

NOTES:

1. NORTH RECONCILED TO THE VIRGINIA SOUTH ZONE STATE PLANE COORDINATE SYSTEM.

2. A SMALL PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 51191C0280C, BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.

3. CERTIFICATION DEFINED:
THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

4. SUBJECT PROPERTY REFERENCE DOCUMENTS:
SEE SURVEY

5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6. THIS SURVEY IS SUBJECT TO ANY EASEMENTS THAT MAY AFFECT SUBJECT PROPERTY, WHETHER OF RECORD OR IMPLIED.

7. ALL FUTURE CONSTRUCTION WILL CONFORM TO THE REQUIREMENTS OF THE PLANNING AND ZONING ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION.

8. THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND EVIDENCE WHICH WERE FOUND IN THE FIELD AS OF THIS DATE.

9. SUBJECT PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT–OF–WAYS & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT–OF–WAYS, NOT SHOWN BY PUBLIC RECORDS.

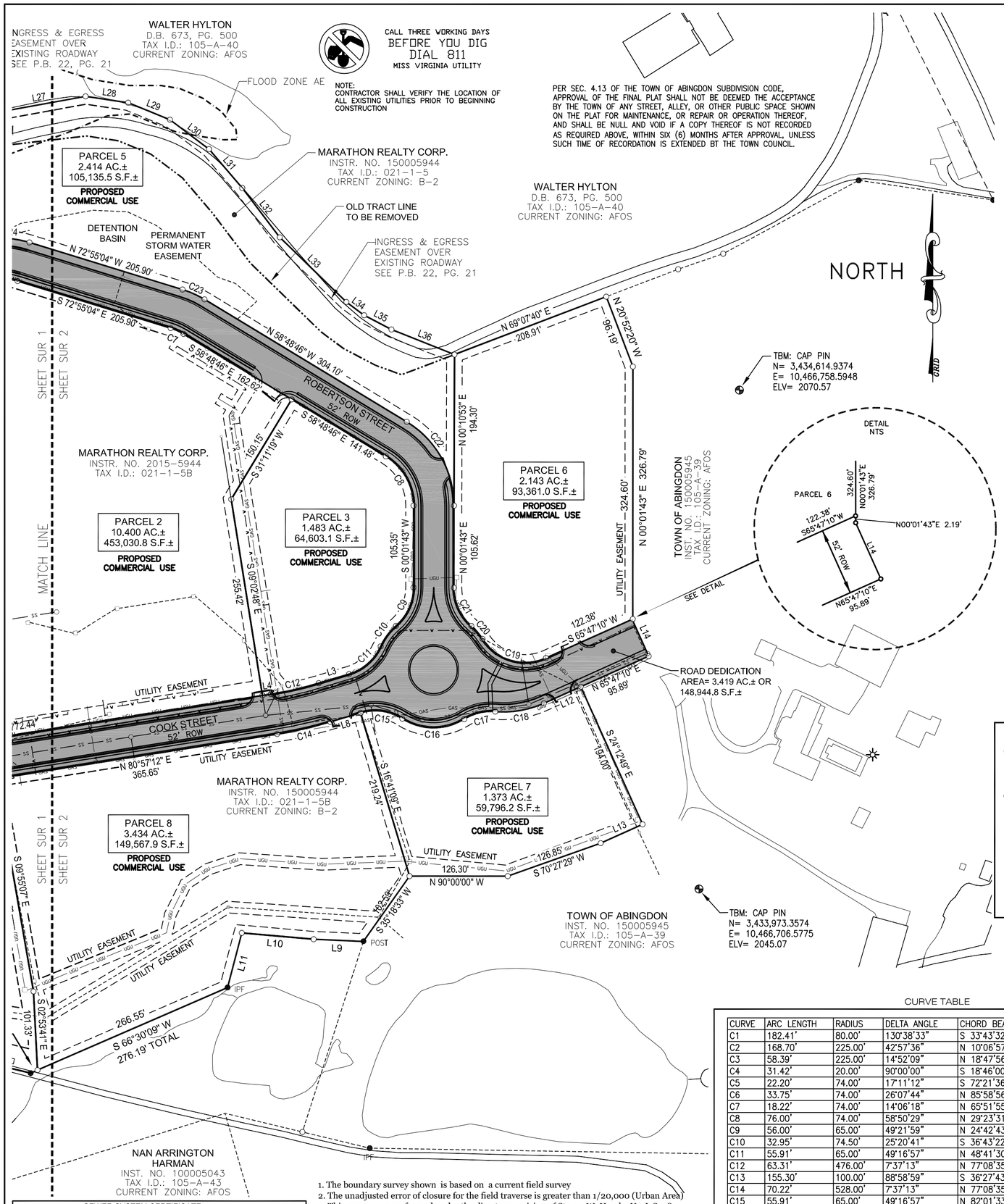
10. THERE IS A 10 FT. UTILITY EASEMENT ALONG THE INTERIOR OF ALL LOT LINES.

DRAWING INFORMATION	
SCALE:	1"=100'
SCALE GUIDE:	
DWG ISSUED:	May 05, 2016
PROJ ADMIN:	JSF
DRAWN BY:	SWH
CHECKED BY:	SWH

DRAWING TITLE:
PLAT SHOWING A SUBDIVISION OF THE MARATHON REALTY CORP. PROPERTY - 33.004 AC.± (TOTAL)

BEING ALL OF THOSE CERTAIN TRACTS OF LAND LYING IN THE TOWN OF ABINGDON IN THE MADISON MAGISTERIAL DISTRICT OF WASHINGTON COUNTY, VA AND RECORDED AT INSTRUMENT NUMBER 150005944,

DRAWING NO:
SUR-1 OF 2



1. The boundary survey shown is based on a current field survey
2. The unadjusted error of closure for the field traverse is greater than 1/20,000 (Urban Area)
3. This survey was performed under the direct supervision of Steven W. Hamby Va. L.S. 2820.

SEWER SYSTEM CERTIFICATE:

ACCEPTED BY THE TOWN OF ABINGDON AS TO THE SANITARY SEWER SYSTEM. ADEQUATE CAPACITY FOR THIS PROPOSED DEVELOPMENT CURRENTLY EXISTS. HOWEVER, FUTURE AVAILABILITY OF CONNECTIONS, WHETHER TREATMENT OR LINE CAPACITY RELATED, IS SUBJECT TO FEDERAL, STATE, AND LOCAL REGULATIONS.

THE_____DAY OF _____, 2016

SIGNED_____
TOWN MANAGER, TOWN OF ABINGDON, VA

WATER SYSTEM CERTIFICATE:

APPROVED BY THE WASHINGTON COUNTY SERVICE AUTHORITY AS TO THE WATER SYSTEM THIS THE _____DAY OF _____, 2016

SIGNED:

_____
GENERAL MANAGER WASHINGTON COUNTY SERVICES AUTHORITY

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 26°14'00" W	43.58'
L2	N 63°46'00" E	10.70'
L3	S 73°19'59" W	40.66'
L4	S 80°57'12" W	10.80'
L5	N 80°57'12" E	47.78'
L6	N 08°01'47" W	43.22'
L7	S 66°30'09" W	9.64'
L8	N 73°19'59" E	40.66'
L9	N 87°41'06" W	64.07'
L10	N 84°58'32" W	92.81'
L11	S 14°35'07" W	72.52'
L12	N 65°47'10" E	51.97'
L13	S 65°47'10" W	59.03'
L14	N 24°12'50" W	50.00'
L15	N 80°57'12" E	51.62'
L16	N 09°02'48" W	52.00'
L17	N 09°02'48" W	52.00'
L18	S 80°57'12" W	28.64'
L19	N 42°55'13" E	32.03'
L20	N 50°35'18" E	107.42'
L21	N 54°00'09" E	22.18'
L22	S 17°28'54" W	47.66'
L23	N 64°00'05" W	27.87'
L24	N 09°49'33" E	60.00'
L25	N 06°51'45" W	55.00'
L26	N 70°33'54" E	67.76'
L27	N 79°39'44" E	118.32'
L28	S 81°31'30" E	55.43'
L29	S 67°49'30" E	58.03'
L30	S 53°01'50" E	62.83'
L31	S 40°30'52" E	65.76'
L32	S 37°15'21" E	79.69'
L33	S 45°50'12" E	119.41'
L34	S 53°26'03" E	28.55'
L35	S 62°24'22" E	39.60'
L36	S 68°17'50" E	87.17'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	182.41'	80.00'	130°38'33"	S 33°43'32" E	145.39'
C2	168.70'	225.00'	42°57'36"	N 10°06'57" E	164.78'
C3	58.39'	225.00'	14°52'09"	N 18°47'56" W	58.23'
C4	31.42'	20.00'	90°00'00"	S 18°46'00" W	28.28'
C5	22.20'	74.00'	17°11'12"	S 72°21'36" W	22.11'
C6	33.75'	74.00'	26°07'44"	N 85°58'56" W	33.46'
C7	18.22'	74.00'	14°06'18"	N 65°51'55" W	18.17'
C8	76.00'	74.00'	58°50'29"	N 29°23'31" W	72.70'
C9	56.00'	65.00'	49°21'59"	N 24°42'43" E	54.29'
C10	32.95'	74.50'	25°20'41"	S 36°43'22" W	32.69'
C11	55.91'	65.00'	49°16'57"	N 48°41'30" E	54.20'
C12	63.31'	476.00'	7°37'13"	N 77°08'35" E	63.26'
C13	155.30'	100.00'	88°58'59"	S 36°27'43" W	140.16'
C14	70.22'	528.00'	7°37'13"	N 77°08'35" E	70.17'
C15	55.91'	65.00'	49°16'57"	N 82°01'33" W	54.20'
C16	83.95'	74.50'	64°33'54"	S 89°40'01" E	79.58'
C17	41.82'	65.00'	36°51'32"	S 76°28'47" W	41.10'
C18	64.04'	126.00'	29°07'23"	N 80°20'52" E	63.36'
C19	92.93'	65.00'	81°54'49"	S 73°15'25" E	85.21'
C20	21.94'	74.50'	16°52'11"	N 40°44'06" W	21.86'
C21	55.81'	65.00'	49°11'54"	S 24°34'14" E	54.11'
C22	129.40'	126.00'	58°50'29"	N 29°23'31" W	123.79'
C23	31.02'	126.00'	14°06'18"	N 65°51'55" W	30.94'
C24	57.46'	126.00'	26°07'44"	N 85°58'56" W	56.96'

LEGEND

- ○ – ½" IRON PIN SET
- ● IPF– IRON PIN FOUND RMF– HIGHWAY RIGHT–OF–WAY MONUMENT FOUND
- ⊕ – CALCULATED POINT
- TREE
- BUILDINGS, STRUCTURES
- TREE LINE
- OHU — OVERHEAD UTILITY LINE
- x — FENCE LINE
- BOUNDARY LINE
- ADJOINING PROPERTY LINE

SCALE: 1" = 100'

0' 100' 200' 300'

OWNER'S STATEMENT

THE PLATTING OR DEDICATION OF LANDAS IT APPEARS ON THIS PLAT (REPLAT) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) OR TRUSTEE(S), IF ANY.
GIVEN UNDER MY (OUR) HAND AND SEAL THIS THE _____DAY OF _____ 2016.

_____(SEAL)

_____(SEAL)

_____(SEAL)

SURVEYOR'S CERTIFICATE

I HERBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. I FUTHER CERTIFY THAT THE LAND PLATTED WAS CONVEYED TO MARATHON REALTY CORP. BY INSTRUMENTS DATED DECEMBER 30, 2015 AND RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF WASHINGTON COUNTY, VIRGINIA AT INSTRUMENT NUMBER 20155944.

DATE:_____

SURVEYOR_____

TOWN MANAGER'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY AND MEETS THE ADMINISTRATIVE APPROVAL REQUIREMENTS OF THE TOWN MANAGER AS PROVIDED IN THE TOWN OF ABINGDON SUBDIVISION ORDINANCE.

DATE:_____

_____
TOWN MANAGER, ABINGDON, VIRGINIA

PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS APPROVED BY THE ABINGDON PLANNING COMMISSION ON _____, 2016, GIVEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____, 2016.

SIGNED_____
(CHAIRPERSON, ABINGDON PLANNING COMMISSION)

ATTESTED_____
(SECRETARY, ABINGDON PLANNING COMMISSION)

TOWN COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS APPROVED BY THE TOWN COUNCIL ON _____, 2016, GIVEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____, 2016.

SIGNED_____
(MAYOR, ABINGDON TOWN COUNCIL)

ATTESTED_____
(CLERK, ABINGDON TOWN COUNCIL)

NOTARY STATEMENT

STATE OF VIRGINIA
COUNTY OF WASHINGTON TO WIT:

I, _____,
A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT_____
_____
WHOSE NAME(S) IS (ARE) SIGNED TO THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES_____

GIVEN UNDER MY HAND THIS_____DAY OF_____

NOTARY STATEMENT

STATE OF VIRGINIA
COUNTY OF WASHINGTON TO WIT:

I, _____,
A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT_____
_____
WHOSE NAME(S) IS (ARE) SIGNED TO THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES_____

GIVEN UNDER MY HAND THIS_____DAY OF_____

NOTES:

1. NORTH RECONCILED TO THE VIRGINIA SOUTH ZONE STATE PLANE COORDINATE SYSTEM.

2. A SMALL PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 51191C0280C, BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.

3. CERTIFICATION DEFINED:
THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

4. SUBJECT PROPERTY REFERENCE DOCUMENTS: SEE SURVEY

5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6. THIS SURVEY IS SUBJECT TO ANY EASEMENTS THAT MAY AFFECT SUBJECT PROPERTY, WHETHER OF RECORD OR IMPLIED.

7. ALL FUTURE CONSTRUCTION WILL CONFORM TO THE REQUIREMENTS OF THE PLANNING AND ZONING ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION.

8. THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND EVIDENCE WHICH WERE FOUND IN THE FIELD AS OF THIS DATE.

9. SUBJECT PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT–OF–WAYS & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT–OF–WAYS, NOT SHOWN BY PUBLIC RECORDS.

10. THERE IS A 10 FT. UTILITY EASEMENT ALONG THE INTERIOR OF ALL LOT LINES.

REVISIONS

NO.	DATE	DESCRIPTION
1	5-20-16	TOWN OF ABINGDON COMMENTS

ACTIVE DESIGN PHASE

- ☐ CONCEPT DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION BIDDING PHASE
- ☑ **CONSTRUCTION DOCUMENTS**
- ☐ CONSTRUCTION ADMINISTRATION

ADS PROJ. No.: NA

PROJECT:
THE MEADOWS PROJECT PRELIMINARY SUBDIVISION

Subject Property Information:

OWNER:
Marathon Realty Corp.
P.O. Box 1158
Abingdon, VA 24212

Property Address:
Abingdon, VA

Appalachia Design Services
INCORPORATED
245 Birch Street
Blountville, TN 37617
Phone: (423) 323-1206
Fax: (423) 323-1732

TOWN OF ABINGDON, VIRGINIA PLANNING DEPARTMENT

DRAWING INFORMATION

SCALE:	1"=100'
SCALE GUIDE:	
DWG ISSUED:	May 05, 2016
PROJ ADMIN:	JSF
DRAWN BY:	SWH
CHECKED BY:	SWH

DRAWING TITLE:
PLAT SHOWING A SUBDIVISION OF THE MARATHON REALTY CORP. PROPERTY - 33.004 AC.± (TOTAL)

BEING ALL OF THOSE CERTAIN TRACTS OF LAND LYING IN THE TOWN OF ABINGDON IN THE MADISON MAGISTERIAL DISTRICT OF WASHINGTON COUNTY, VA AND RECORDED AT INSTRUMENT NUMBER 150005944,

DRAWING NO:
SUR-2 OF 2

TOWN OF ABINGDON

INTER-DEPARTMENT MEMO

DATE: **JUNE 21, 2016**

TO: **MATTHEW JOHNSON, DIRECTOR OF PLANNING**

CC: **TYLER VENCILL, CIVIL ENGINEER**

FROM: **JOHN B. DEW; DIRECTOR OF PUBLIC SERVICES & CONSTRUCTION**

RE: **THE MEADOWS PROJECT – PRELIMINARY PLAT AND PROJECT BOND REQUIREMENTS**

In accordance with Division 2, Section 4.2 of the Town Subdivision Ordinance, I offer the following for consideration by the Town Planning Department and Planning Commission.

Town staff has reviewed the preliminary subdivision plat for the Meadows Development and found it to be in compliance with the Town Subdivision Ordinance requirements. The development design consultant has provided an estimate of public right-of-way improvements totaling $3,438,323.38. In addition to that estimate, we have received estimated costs for lighting within the public right-of-way that need to be added to the previous amount. The estimated lighting construction cost is $114,900, making the total estimated cost of improvements to the public right-of-way $3,553,223.38. Unless there are changes made in the final plat and site plan, I recommend setting the bond amount at $3,555,000.

Let me know if you have any questions or need additional information.

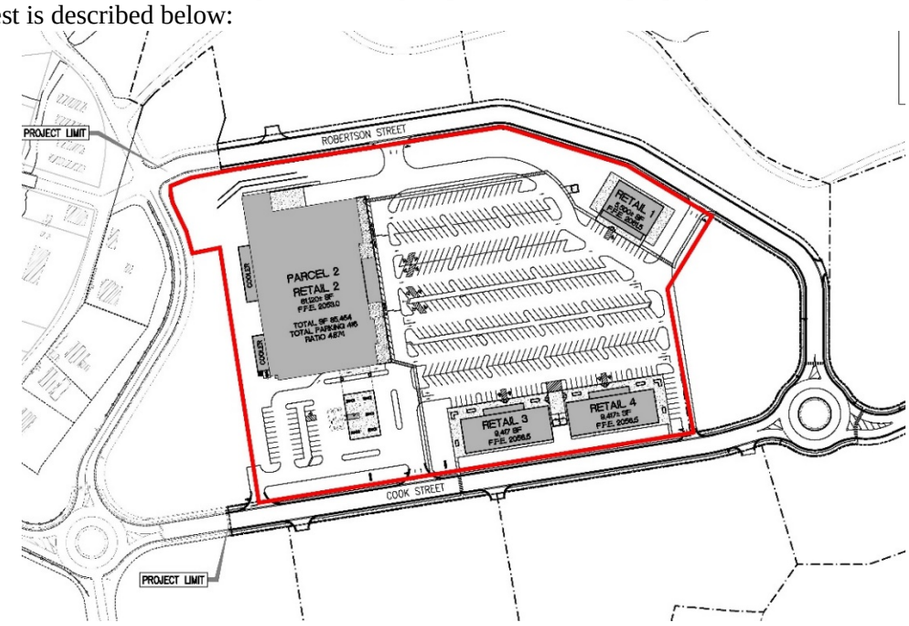
Thank you

JBD

NOTICE OF MEETING
PLANNING COMMISSION

Certificate of Appropriateness (COA) for site development at/near 440 Green Spring Rd.

A request for a certificate of appropriateness per section 18-9 of the Code of the Town of Abingdon has been filed with the Town of Abingdon Planning Department for the property known as "The Meadows". The request is described below:



Proposal: To develop approximately 10.4 acres +/- (outlined in red above) for a retail/commercial use to include a grocery store anchor and three separate retail buildings totaling approximately 85,454 sq. ft. of gross floor area.

Location: Near 440 Green Spring Rd. (See map above – general area highlighted in red)

Applicant: Marathon Realty Corp. PO BOX 1158 Abingdon, VA 24212

Applicant's Contact: Stephen Spangler – phone: 276-623-5100

You are receiving this notice because public records indicate that you own property adjacent to or near to this request. Recipients of this notice may wish to share it with their neighbors whose property is nearby the above noted proposal.

Per the Code of the Town of Abingdon, this request will not include a public hearing component. Citizens may address the Planning Commission during the meeting under the "Public Comment" portion of the agenda. The Planning Commission is responsible for making a recommendation to the Town Council on this request.

The request will be heard at a future Town Council meeting, tentatively scheduled for August 1st. Per the Code of the Town of Abingdon, this request will not require a public hearing at the Town Council meeting. Citizens wishing to make comment on the proposal are encouraged to contact the applicant listed above, the Planning Department at 276-628-3167 or their town representatives prior to the meetings.

Detailed agenda packets may be downloaded at: http://abingdon-va.gov/?page_id=154

If you would like more information about this request, you could contact the Town of Abingdon Planning Department at (276) 628-3167 prior to the meeting. You may also contact the applicant's contact person listed above.

MEETING NOTICE

MEETING DATE: Monday, June 27, 2016 TIME: 5:30 PM
LOCATION: Town of Abingdon Municipal Bldg., 133 W. Main St., Council Chambers – 2nd Floor

The meeting facilities of the Town of Abingdon are accessible to people with disabilities. Anyone needing special accommodations should call (276) 628-3167.

Mailed: June 21, 2016

Abingdon, Virginia

IMPORTANT NOTE:
The complete application along with $50.00 administrative fee must be filed with the Town of Abingdon's Office of Planning & Zoning no later than the Second Tuesday of the month to be heard at that month's Planning Commission meeting. Applications received after the Second Tuesday of the month will be heard at the following month's meeting. If an application is not ***complete***, it will not be included on the meeting agenda. To avoid delays, it is recommended that applicants meet with staff ***before the deadline*** to review the COA application.

APPLICATION FOR ENTRANCE CORRIDOR, CERTIFICATE OF APPROPRIATNESS
Town of Abingdon, Virginia

Town of Abingdon Planning Commission
133 East Main Street • Abingdon, VA 24212
Phone: (276) 628-3167 • Fax: (276) 698-3412

Location of Property	Parcel 2 on attached Preliminary Plat	Zoning District	B2 - Historic Entrance Corridor Overlay District
Business Name	Marathon Realty Corp.	Tax Map No:	021-1-5B

Applicant/Property/ Owner Name (PRINT) Marathon Realty Corp.	Representative Agent(s) Name Stephen Spangler
Signature	Firm Marathon Realty Corp.
Mailing Address P.O. Box 1158	Mailing Address P.O. Box 1158
City Abingdon	City Abingdon
State/Zip VA 24201	State/Zip VA 24201
Phone/Fax Number: 276-623-5100	Phone/Fax Number: 24210
Email: scuderel@foodcity.com	Email: spanglers@foodcity.com

(Check the Appropriate Boxes - Check all that Apply)

	Exterior Change		Addition		Relocation
	Wall/Fence		Deck/Porch		Demolition
X	Driveway/Parking Area	X	New Structure/Building	X	Grounds/Landscaping
X	Dumpster/HVAC Screen, etc.	X	Other site plan & elevations	X	Other comp. signage plan

The above named person(s)/firm has permission to represent me regarding this request for site plan and architectural review. I understand that I or my representative agent(s) must be present at the Planning Commission Meeting on the date listed above to present my proposal and that failure to attend may result in the denial of my proposal by the Commission due to insufficient information. No material change in the appearance of my property, that is viewable from any public street, shall be performed before receiving a Certificate of Appropriateness. I further understand that approval by the Planning Commission for any modifications to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from the date of approval. I hereby authorize town staff and/or members of the Planning Commission the right to enter onto my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness. I further authorize Town staff to notify any adjoining property owners of this application for Certificate of Appropriateness.

Signed _____ Date June 8, 2016
President

PLEASE READ:
Applicants are encouraged to submit complete applications with sufficient information to enable a clear understanding of the proposal by Planning Commission members and Planning Department staff. Applications that do not clearly communicate the proposed new construction, alterations or changes will result in delays. Planning Department staff will periodically inspect properties for compliance with the COA. Failure to comply may also result in delays in the issuance of a Certificate of Occupancy, fines, or other enforcement actions.

FULL DESCRIPTION OF PROPOSAL:
Certificate of Appropriateness submittal for Food City anchored development consisting of proposed site plan, landscape plan, building elevations, representative signage & detail*, and other development related/required documents.

* comprehensive signage plan to be submitted for Town approval after COA approvals in order to best incorporate signage package requirements & detail with final COA design approvals.

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:
Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate not applicable and explain in the space provided why it is not necessary for this project.

X Sketch, drawing and/or elevations showing the proposed changes or improvements

X Site plan or plat of property

____ Photographs showing property, work in question, and the area of the proposed project

X A list of materials that identifies the type and quality of materials to be used in the Proposed Project

X Other (please list)
Renderings of complete development incorporating all plan aspects. Additional associated development documents as required by and for review of Planning Department and Planning Commission.

x $50.00 application fee

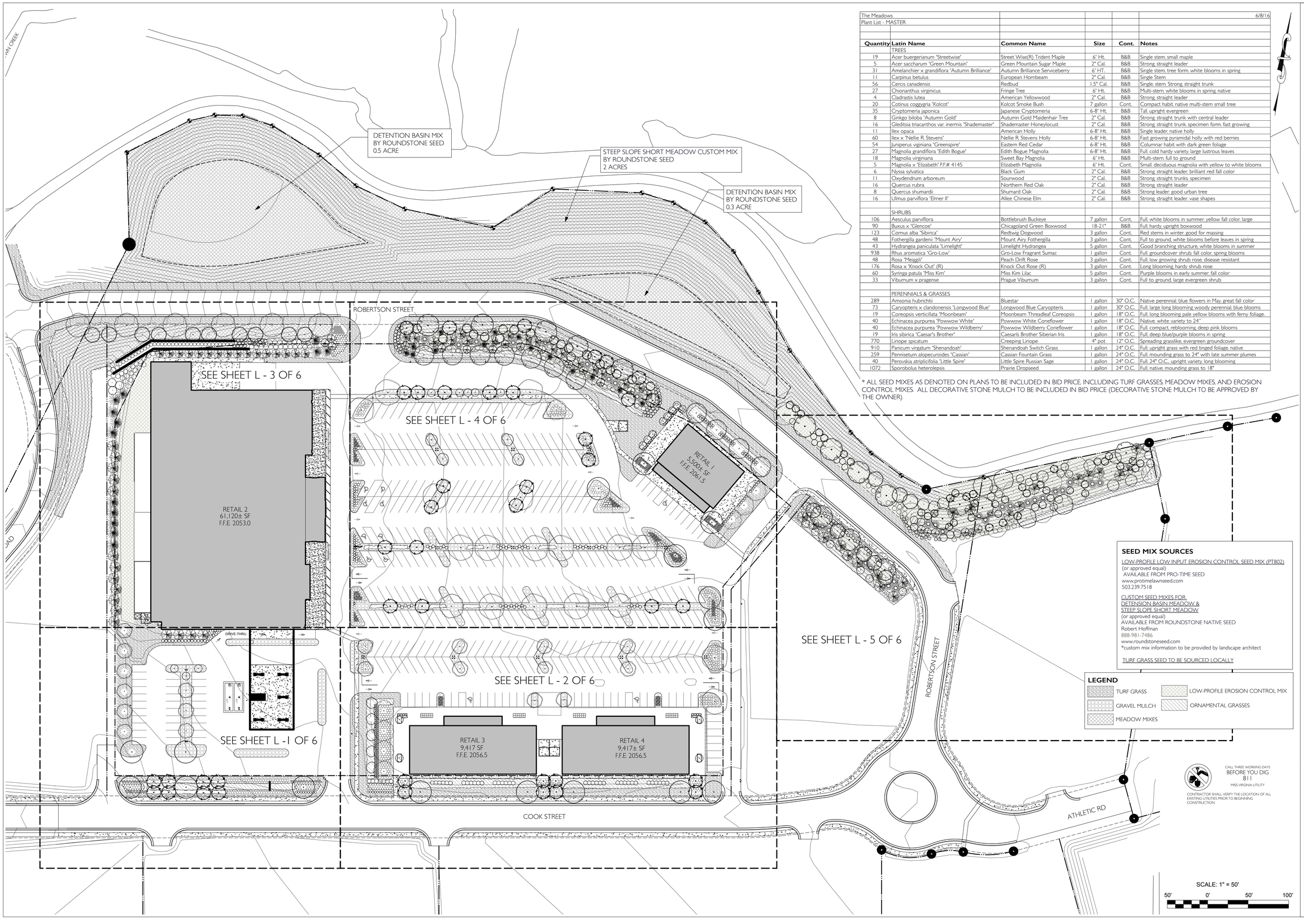
Applicants may refer to typical submissions kept at the Department of Planning and Zoning of the Town of Abingdon, on the Lower floor of Town Hall, located at 133 East Main Street for illustrations of how to present the required information.

To be Completed by Planning Department Staff (*please Initial)*

____ COA application has been reviewed and deemed to be complete.
____ List of adjoining property owners notified of this COA application has been attached to this application.
____ An administrative fee of $50.00 is attached with this application
____ All modifications requiring further review: $25.00

Marathon Development - Materials Color / Manufacturer

Material	Application	Color	Manufacturer
Brick	Main Material	Red Range Wirecut	General Shale
Brick	Accent	Dutch Chocolate	General Shale
Brick	Entablature	Oatmeal Velour	General Shale
Stone	Base	Paqosa Springs	Eldorado Stone
Grout	Base	Drystack	Eldorado Stone
Aluminum	Trim	Dark Bronze	



The Meadows					6/8/16
Plant List - MASTER					
Quantity	**Latin Name**	**Common Name**	**Size**	**Cont.**	**Notes**
	TREES				
19	Acer buergerianum 'Streetwise'	Street Wise(R) Trident Maple	6' Ht.	B&B	Single stem, small maple
5	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2" Cal.	B&B	Strong, straight leader
31	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' HT.	B&B	Single stem, tree form, white blooms in spring
11	Carpinus betulus	European Hornbeam	2" Cal.	B&B	Single Stem
56	Cercis canadensis	Redbud	1.5" Cal.	B&B	Single, stem. Strong, straight trunk
27	Chionanthus virginicus	Fringe Tree	6' Ht.	B&B	Multi-stem, white blooms in spring, native
4	Cladrastis lutea	American Yellowwood	2" Cal.	B&B	Strong, straight leader
20	Cotinus coggygria 'Kolcot'	Kolcot Smoke Bush	7 gallon	Cont.	Compact habit, native multi-stem small tree
35	Cryptomeria japonica	Japanese Cryptomeria	6-8' Ht.	B&B	Tall, upright evergreen
8	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	2" Cal.	B&B	Strong, straight trunk with central leader
16	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	2" Cal.	B&B	Strong, straight trunk, specimen form, fast growing
11	Ilex opaca	American Holly	6-8' Ht.	B&B	Single leader, native holly
60	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6-8' Ht.	B&B	Fast growing pyramidal holly with red berries
54	Juniperus virginiana 'Greenspire'	Eastern Red Cedar	6-8' Ht.	B&B	Columnar habit with dark green foliage
27	Magnolia grandiflora 'Edith Bogue'	Edith Bogue Magnolia	6-8' Ht.	B&B	Full, cold hardy variety, large lustrous leaves
18	Magnolia virginiana	Sweet Bay Magnolia	6' Ht.	B&B	Multi-stem, full to ground
5	Magnolia x 'Elizabeth' P.P.# 4145	Elizabeth Magnolia	6' Ht.	Cont.	Small, deciduous magnolia with yellow to white blooms
6	Nyssa sylvatica	Black Gum	2" Cal.	B&B	Strong, straight leader, brilliant red fall color
11	Oxydendrum arboreum	Sourwood	2" Cal.	B&B	Strong, straight trunks, specimen
16	Quercus rubra	Northern Red Oak	2" Cal.	B&B	Strong, straight leader
8	Quercus shumardii	Shumard Oak	2" Cal.	B&B	Strong leader, good urban tree
16	Ulmus parviflora 'Elmer II'	Allee Chinese Elm	2" Cal.	B&B	Strong, straight leader, vase shapes
	SHRUBS				
106	Aesculus parviflora	Bottlebrush Buckeye	7 gallon	Cont.	Full, white blooms in summer, yellow fall color, large
90	Buxus x 'Glencoe'	Chicagoland Green Boxwood	18-21"	B&B	Full, hardy, upright boxwood
123	Cornus alba 'Sibirica'	Redtwig Dogwood	3 gallon	Cont.	Red stems in winter, good for massing
48	Fothergilla gardenii 'Mount Airy'	Mount Airy Fothergilla	3 gallon	Cont.	Full to ground, white blooms before leaves in spring
43	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	5 gallon	Cont.	Good branching structure, white blooms in summer
938	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	1 gallon	Cont.	Full groundcover shrub, fall color, spring blooms
48	Rosa 'Meigpiki'	Peach Drift Rose	3 gallon	Cont.	Full, low growing shrub rose, disease resistant
176	Rosa x 'Knock Out' (R)	Knock Out Rose (R)	3 gallon	Cont.	Long blooming, hardy shrub rose
60	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 gallon	Cont.	Purple blooms in early summer, fall color
33	Viburnum x pragense	Prague Viburnum	3 gallon	Cont.	Full to ground, large evergreen shrub
	PERENNIALS & GRASSES				
289	Amsonia hubrichtii	Bluestar	1 gallon	30" O.C.	Native perennial, blue flowers in May, great fall color
73	Caryopteris x clandonensis 'Longwood Blue'	Longwood Blue Caryopteris	1 gallon	30" O.C.	Full, large long blooming woody perennial, blue blooms
19	Coreopsis verticillata 'Moonbeam'	Moonbeam Threadleaf Coreopsis	1 gallon	18" O.C.	Full, long blooming pale yellow blooms with ferny foliage.
40	Echinacea purpurea 'Powwow White'	Powwow White Coneflower	1 gallon	18" O.C.	Native, white variety to 24"
40	Echinacea purpurea 'Powwow Wildberry'	Powwow Wildberry Coneflower	1 gallon	18" O.C.	Full, compact, reblooming, deep pink blooms
19	Iris sibirica 'Caesar's Brother'	Caesar's Brother Siberian Iris	1 gallon	18" O.C.	Full, deep blue/purple blooms in spring
770	Liriope spicatum	Creeping Liriope	4" pot	12" O.C.	Spreading grasslike, evergreen groundcover
910	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gallon	24" O.C.	Full, upright grass with red tinged foliage, native
259	Pennisetum alopecuroides 'Cassian'	Cassian Fountain Grass	1 gallon	24" O.C.	Full, mounding grass to 24" with late summer plumes
40	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gallon	24" O.C.	Full, 24" O.C., upright variety, long blooming
1072	Sporobolus heterolepsis	Prairie Dropseed	1 gallon	24" O.C.	Full, native, mounding grass to 18"

* ALL SEED MIXES AS DENOTED ON PLANS TO BE INCLUDED IN BID PRICE, INCLUDING TURF GRASSES, MEADOW MIXES, AND EROSION CONTROL MIXES. ALL DECORATIVE STONE MULCH TO BE INCLUDED IN BID PRICE (DECORATIVE STONE MULCH TO BE APPROVED BY THE OWNER).

SEED MIX SOURCES

LOW-PROFILE LOW INPUT EROSION CONTROL SEED MIX (PT802)
(or approved equal)
AVAILABLE FROM PRO-TIME SEED
www.protimelawnseed.com
503.239.7518

CUSTOM SEED MIXES FOR
DETENSION BASIN MEADOW &
STEEP SLOPE SHORT MEADOW
(or approved equal)
AVAILABLE FROM ROUNDSTONE NATIVE SEED
Robert Hoffman
888-981-7486
www.roundstoneseed.com
*custom mix information to be provided by landscape architect

TURF GRASS SEED TO BE SOURCED LOCALLY

LEGEND

- TURF GRASS
- GRAVEL MULCH
- MEADOW MIXES
- LOW-PROFILE EROSION CONTROL MIX
- ORNAMENTAL GRASSES

CALL THREE WORKING DAYS
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811
MISS VIRGINIA UTILITY

CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

ACTIVE DESIGN PHASE

- ☐ CONCEPT DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION BIDDING PHASE
- ☒ CONSTRUCTION DOCUMENTS
- ☐ CONSTRUCTION ADMINISTRATION

SEAL

COMMONWEALTH OF VIRGINIA
QUINN WHITE CRAUGHWELL
LAC No. 001372
LANDSCAPE ARCHITECT

PROJECT:

THE MEADOWS

Marathon Realty Corp.
1 Food City Circle
Abingdon, Virginia 24210

APPALACHIA DESIGN SERVICES
INCORPORATED

245 Birch Street
Blountville, TN 37617
Phone: (423) 323-1206
Fax: (423) 323-1732

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DRAWING INFORMATION	
SCALE:	1" = 50'-0"
SCALE GUIDE:	
DWG ISSUED:	6-8-16
PROJ ADMIN:	JBL
DRAWN BY:	QWC
CHECKED BY:	NBB

DRAWING TITLE:

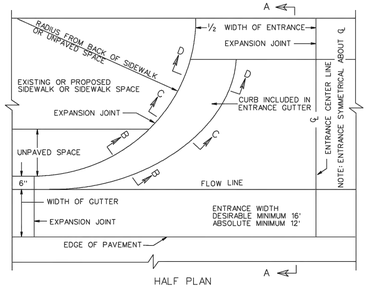
LANDSCAPING PLAN

DRAWING NO:

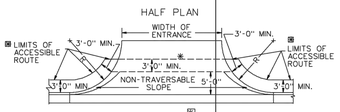
L - 0 OF **6**

REVISED ON 1-04

CG-9D



HALF PLAN



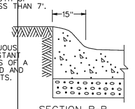
ACCESSIBLE ROUTE DETAIL

ADDITIONAL RIGHT-OF-WAY IS REQUIRED IF THE LIMITS OF ACCESSIBLE ROUTE EXTEND BEYOND EXISTING OR PROPOSED VDOT RIGHT-OF WAY.

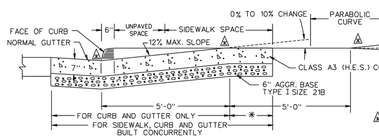
DETAIL TO BE USED WHEN THE COMBINED WIDTH OF UNPAVED SPACE AND SIDEWALK SPACE IS LESS THAN 7'.

ACCESSIBLE ROUTE IS DEFINED AS A CONTINUOUS UNOBSTRUCTED, STABLE, FIRM AND SLIP RESISTANT PATH CONNECTING ALL ACCESSIBLE ELEMENTS OF A FACILITY THAT CAN BE APPROACHED, ENTERED AND USED BY PERSONS WITH MOBILITY IMPAIRMENTS.

* IF ACCESSIBLE ROUTES ARE BEING PROVIDED, A MINIMUM 3' TRAVERSABLE WIDTH IS REQUIRED.



SECTION B-B

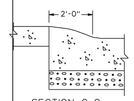


SECTION A-A

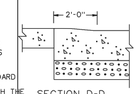
POINT OF GRADE CHANGE

x x 12 % MAXIMUM INCREASE IN SLOPE AT MINIMUM 10' INTERVALS
x x x 3 % MAXIMUM DECREASE IN SLOPE FOR FIRST 10' INTERVAL AND
8 % MAXIMUM DECREASE FOR SUCCEEDING MINIMUM 10' INTERVALS

WHEN USED IN CONJUNCTION WITH STANDARD CG-3 OR CG-7, THE CURB FACE ON THIS STANDARD IS TO BE ADJUSTED TO MATCH THE MOUNTABLE CURB CONFIGURATION.



SECTION C-C



SECTION D-D

203.03

STANDARD ENTRANCE GUTTER

VIRGINIA DEPARTMENT OF TRANSPORTATION

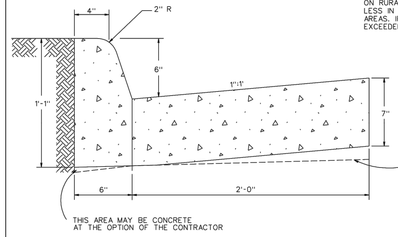
SPECIFICATION REFERENCE	SPECIFICATION REFERENCE
502	105 502

REVISED ON 7-01 REVISED ON 3-03 REVISED ON 1-04

CG-6

NOTES:

1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. COMBINATION CURB & GUTTER HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) SHALL BE PAID FOR AS RADIAL COMBINATION CURB & GUTTER.
4. FOR USE WITH STABILIZED OPEN-GRADED DRAINAGE LAYER, THE BOTTOM OF THE CURB AND GUTTER SHALL BE CONSTRUCTED PARALLEL TO THE SLOPE OF SUBBASE COURSES AND TO THE DEPTH OF THE PAVEMENT.
5. THIS CURB MAY BE USED WHEN DESIGN SPEED IS 40 MPH OR LESS ON RURAL HIGHWAYS AND 45 MPH OR LESS IN DEVELOPED URBAN & SUBURBAN AREAS. IF THESE DESIGN SPEEDS ARE EXCEEDED STANDARD CG-7 IS REQUIRED.

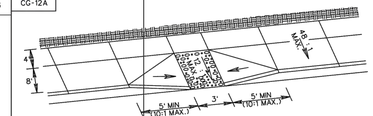


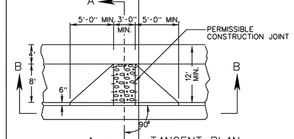
COMBINATION 6" CURB & GUTTER

VIRGINIA DEPARTMENT OF TRANSPORTATION

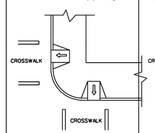
201.03

CG-12A

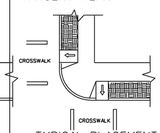




TANGENT PLAN

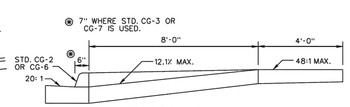


TYPICAL PLACEMENT AT INTERSECTION WITHIN CROSSWALK

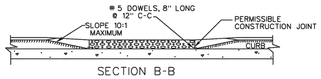


TYPICAL PLACEMENT AT INTERSECTION WITHIN CROSSWALK (WITH BUFFER STRIP)

DIAGONAL VARIATION



SECTION A-A



SECTION B-B

LIMITS OF EXPOSED AGGREGATE SIDEWALK

ACCESSIBLE ROUTE IS DEFINED AS A CONTINUOUS UNOBSTRUCTED, STABLE, FIRM AND SLIP RESISTANT PATH CONNECTING ALL ACCESSIBLE ELEMENTS OF A FACILITY THAT CAN BE APPROACHED, ENTERED AND USED BY PERSONS WITH MOBILITY IMPAIRMENTS.

NOTES :
THIS DESIGN TO BE USED FOR CONSTRUCTION THAT INCORPORATES WIDER SIDEWALK. LANDING (48" WIDE) REQUIRED AT TOP OF CURB RAMP. MINIMUM CURB RAMP LENGTH 8 FT. FOR NEW CONSTRUCTION, 6 FT. FOR ALTERATIONS.
CURB RAMP FLOOR TO BE CLASS A-3 CONCRETE (CLASS A-4 IF PRECAST) WITH SLIP RESISTANT INTEGRAL DETECTABLE WARNING SURFACE COVERING THE ENTIRE WIDTH OF THE RAMP FLOOR (RAMP FLOOR MAY BE PRECAST OR CAST IN PLACE). THE DETECTABLE WARNING SHALL BE PROVIDED BY AN EXPOSED AGGREGATE FINISH. RAMP SHALL NOT EXCEED A MAXIMUM SLOPE OF 12:1.
SLOPING SIDES OF CURB RAMP MAY BE POURED MONOLITHICALLY WITH RAMP FLOOR OR BY USING PERMISSIBLE CONSTRUCTION JOINT WITH REQUIRED BARS.
IF RAMP FLOOR IS PRECAST, HOLES MUST BE PROVIDED FOR DOWEL BARS SO THAT ADJOINING FLARED SIDES CAN BE CAST IN PLACE AFTER PLACEMENT OF PRECAST RAMP FLOOR. PRECAST CONCRETE SHALL BE CLASS A-4.
REQUIRED BARS ARE TO BE NO. 5 X 8" PLACED 1' CENTER TO CENTER ALONG BOTH SIDES OF THE RAMP FLOOR, MID-DEPTH OF RAMP FLOOR. MINIMUM CONCRETE COVER 1½".
CURB RAMPS WILL BE MEASURED AND PAID FOR AT THE CONTRACT UNIT PRICES FOR HYDRAULIC CEMENT CONCRETE SIDEWALK AND EXPOSED AGGREGATE SIDEWALK, COMPLETE-IN-PLACE.
CURB/CURB AND GUTTER SLOPE TRANSITIONS ADJACENT TO TO CURB RAMPS ARE INCLUDED IN PAYMENT FOR CURB/CURB AND GUTTER.
WHEN USED IN CONJUNCTION WITH STANDARD CG-3 OR CG-7, THE CURB FACE ON THIS STANDARD IS TO BE ADJUSTED TO MATCH THE MOUNTABLE CURB AND CONFIGURATION.
CURB RAMPS ARE TO BE LOCATED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
THEY ARE TO BE PROVIDED AT INTERSECTIONS WHEREVER AN ACCESSABLE ROUTE WITHIN THE RIGHT OF WAY OF A HIGHWAY FACILITY CROSSES A CURB REGARDLESS OF WHETHER SIDEWALK IS EXISTING, PROPOSED, OR NONEXISTENT. THEY MUST BE LOCATED WITHIN PEDESTRIAN CROSSWALKS AS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER, AND SHOULD NOT BE LOCATED BEHIND VEHICLE STOP LINES.
EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. WILL ALSO AFFECT PLACEMENT.

201.03 203.05

PERPENDICULAR CURB RAMP
(ACCESS FOR MOBILITY IMPAIRMENTS)

VIRGINIA DEPARTMENT OF TRANSPORTATION

SPECIFICATION REFERENCE
105 502

REVISIONS

NO.	DATE	DESCRIPTION

ACTIVE DESIGN PHASE

- [ ] CONCEPT DESIGN
- [x] DESIGN DEVELOPMENT
- [ ] CONSTRUCTION BIDDING PHASE
- [ ] CONSTRUCTION DOCUMENTS
- [ ] CONSTRUCTION ADMINISTRATION

SEAL

COMMONWEALTH OF VIRGINIA
JONATHAN B. LEWIS
Lic. No. 042917
6-8-16
PROFESSIONAL ENGINEER

ADS PROJ. NO. -

PROJECT:

GREEN SPRING RD. RELOCATION

VDOT
Bonham Road
Abingdon, Virginia 24202

APPALACHIA DESIGN SERVICES INCORPORATED

245 Birch Street
Blountville, TN 37617
Phone: (423) 323-1206
Fax: (423) 323-1732

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SCALE:	AS SHOWN
SCALE GUIDE:	
DWG ISSUED:	6-8-16
PROJ ADMIN:	TJK
DRAWN BY:	JSYJ
CHECKED BY:	JBL

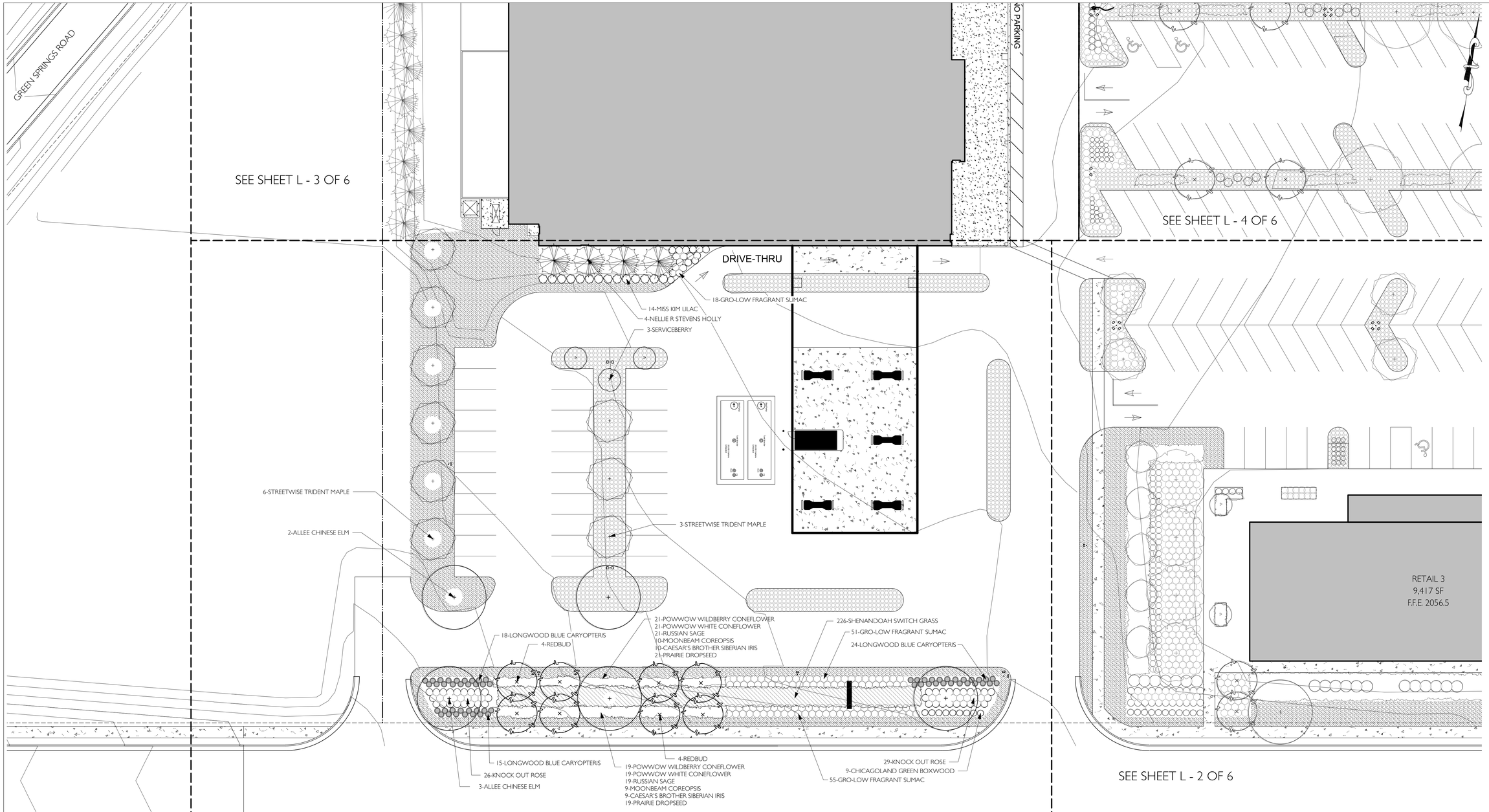
DRAWING TITLE:

CONSTRUCTION DETAILS ON-SITE/PUBLIC

DRAWING NO:

D2 OF 34

\\Fs1\PROJECTS\ADS\ADS- THE MEADOWS\Project Drawings\Current\MEADOWS FC DET.dwg, CONST-D2, 6/8/2016 12:38:47 PM, Computer 2, 1:1



The Meadows 6/8/16

Plant List - L - 1 OF 6

Quantity	Latin Name	Common Name	Size	Cont.	Notes
	TREES				
9	Acer buergerianum 'Streetwise'	Street Wise(R) Trident Maple	6" Ht.	B&B	Single stem, small maple
3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' HT.	B&B	Single stem, tree form, white blooms in spring
8	Cercis canadensis	Redbud	1.5" Cal.	B&B	Single, stem. Strong, straight trunk
4	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6-8' Ht.	B&B	Fast growing pyramidal holly with red berries
5	Ulmus parviflora 'Elmer II'	Allee Chinese Elm	2" Cal.	B&B	Strong, straight leader, vase shapes
	SHRUBS				
9	Buxus x 'Glencoe'	Chicagoland Green Boxwood	18-21"	B&B	Full, hardy, upright boxwood
124	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	1 gallon	Cont.	Full, groundcover shrub, fall color, spring blooms
55	Rosa x 'Knock Out' (R)	Knock Out Rose (R)	3 gallon	Cont.	Long blooming, hardy shrub rose
14	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 gallon	Cont.	Purple blooms in early summer, fall color
	PERENNIALS & GRASSES				
57	Caryopteris x clandonensis 'Longwood Blue'	Longwood Blue Caryopteris	1 gallon	30" O.C.	Full, large long blooming woody perennial, blue blooms
19	Coreopsis verticillata 'Moonbeam'	Moonbeam Threadleaf Coreopsis	1 gallon	18" O.C.	Full, long blooming pale yellow blooms with ferny foliage.
40	Echinacea purpurea 'Powwow White'	Powwow White Coneflower	1 gallon	18" O.C.	Native, white variety to 24"
40	Echinacea purpurea 'Powwow Wildberry'	Powwow Wildberry Coneflower	1 gallon	18" O.C.	Full, compact, reblooming, deep pink blooms
19	Iris sibirica 'Caesar's Brother'	Caesar's Brother Siberian Iris	1 gallon	18" O.C.	Full, deep blue/purple blooms in spring
226	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gallon	24" O.C.	Full, upright grass with red tinged foliage, native
40	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gallon	24" O.C.	Full, 24" O.C., upright variety, long blooming
40	Sporobolus heterolepsis	Prairie Dropseed	1 gallon	24" O.C.	Full, native, mounding grass to 18"

NOTES:

CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL SITE DATA.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SITE UTILITIES.

NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE CONTRACT DRAWINGS AND THE SITE CONDITIONS.

CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TREES DESIGNATED TO REMAIN (WITHIN DRIPLINE) FROM HEAVY EQUIPMENT COMPACTION, STOCKPILING, ETC.

CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 811 AT LEAST FIVE DAYS BEFORE STARTING WORK.

LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANTINGS PRIOR TO INSTALLATION.

SEEDING & MULCHING NOTES:

(1) ALL DISTURBED AREAS TO BE SEED WITH DROUGHT TOLERANT TURF MIX, UNLESS OTHERWISE INDICATED.

(2) PARKING LOT ISLANDS TO BE MULCHED WITH DECORATIVE STONE, TO BE APPROVED BY THE OWNER.

CALL THREE WORKING DAYS
BEFORE YOU DIG
811
MISS VIRGINIA UTILITY

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SCALE: 1" = 20'

40' 0' 20' 40'

REVISIONS

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SEAL

COMMONWEALTH OF VIRGINIA
QUINN NORTH CRAUGHWELL
LIC. No. 001372
LANDSCAPE ARCHITECT

PROJECT:

THE MEADOWS

Marathon Realty Corp.
1 Food City Circle
Abingdon, Virginia 24210

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SCALE GUIDE:	
DWG ISSUED:	6-8-16
PROJ. ADMIN:	JBL
DRAWN BY:	QWC
CHECKED BY:	NBB

DRAWING TITLE:

LANDSCAPING PLAN

DRAWING NO:

L - 1 OF **6**

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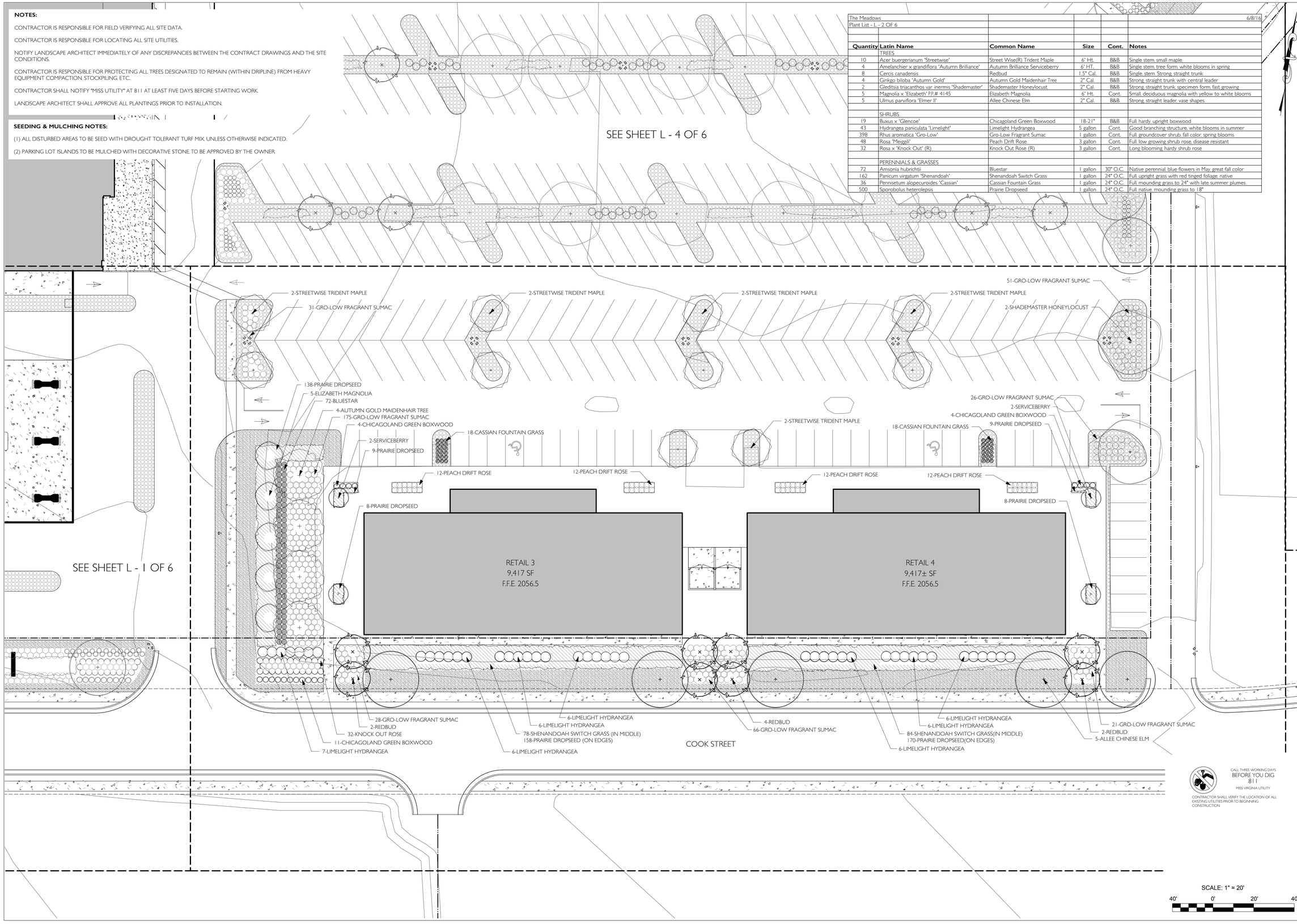
The Meadows 6/8/16
Plant List - L - 2 OF 6

Quantity	Latin Name	Common Name	Size	Cont.	Notes
	TREES				
10	Acer buergerianum 'Streetwise'	Street Wise(R) Trident Maple	6' Ht.	B&B	Single stem, small maple
4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' HT.	B&B	Single stem, tree form, white blooms in spring
8	Cercis canadensis	Redbud	1.5" Cal.	B&B	Single, stem. Strong, straight trunk
4	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	2" Cal.	B&B	Strong, straight trunk with central leader
2	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	2" Cal.	B&B	Strong, straight trunk, specimen form, fast growing
5	Magnolia x 'Elizabeth' P.P.# 4145	Elizabeth Magnolia	6' Ht.	Cont.	Small, deciduous magnolia with yellow to white blooms
5	Ulmus parvifiora 'Elmer II'	Allee Chinese Elm	2" Cal.	B&B	Strong, straight leader, vase shapes
	SHRUBS				
19	Buxus x 'Glencoe'	Chicagoland Green Boxwood	18-21"	B&B	Full, hardy, upright boxwood
43	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	5 gallon	Cont.	Good branching structure, white blooms in summer
398	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	1 gallon	Cont.	Full, groundcover shrub, fall color, spring blooms
48	Rosa 'Meiggili'	Peach Drift Rose	3 gallon	Cont.	Full, low growing shrub rose, disease resistant
32	Rosa x 'Knock Out' (R)	Knock Out Rose (R)	3 gallon	Cont.	Long blooming, hardy shrub rose
	PERENNIALS & GRASSES				
72	Amsonia hubrichtii	Bluestar	1 gallon	30" O.C.	Native perennial, blue flowers in May, great fall color
162	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gallon	24" O.C.	Full, upright grass with red tinged foliage, native
36	Pennisetum alopecuroides 'Cassian'	Cassian Fountain Grass	1 gallon	24" O.C.	Full, mounding grass to 24" with late summer plumes
500	Sporobolus heterolepsis	Prairie Dropseed	1 gallon	24" O.C.	Full, native, mounding grass to 18"



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SCALE: 1" = 20'

40' 0' 20' 40'

REVISIONS

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QUINN WHITE CRAUGHWELL
LAC No. 001372
LANDSCAPE ARCHITECT

PROJECT:

THE MEADOWS

Marathon Realty Corp.
1 Food City Circle
Abingdon, Virginia 24210

APPALACHIA DESIGN SERVICES
INCORPORATED

245 Birch Street
Blountville, TN 37617
Phone: (423) 323-1206
Fax: (423) 323-1732

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DRAWING INFORMATION

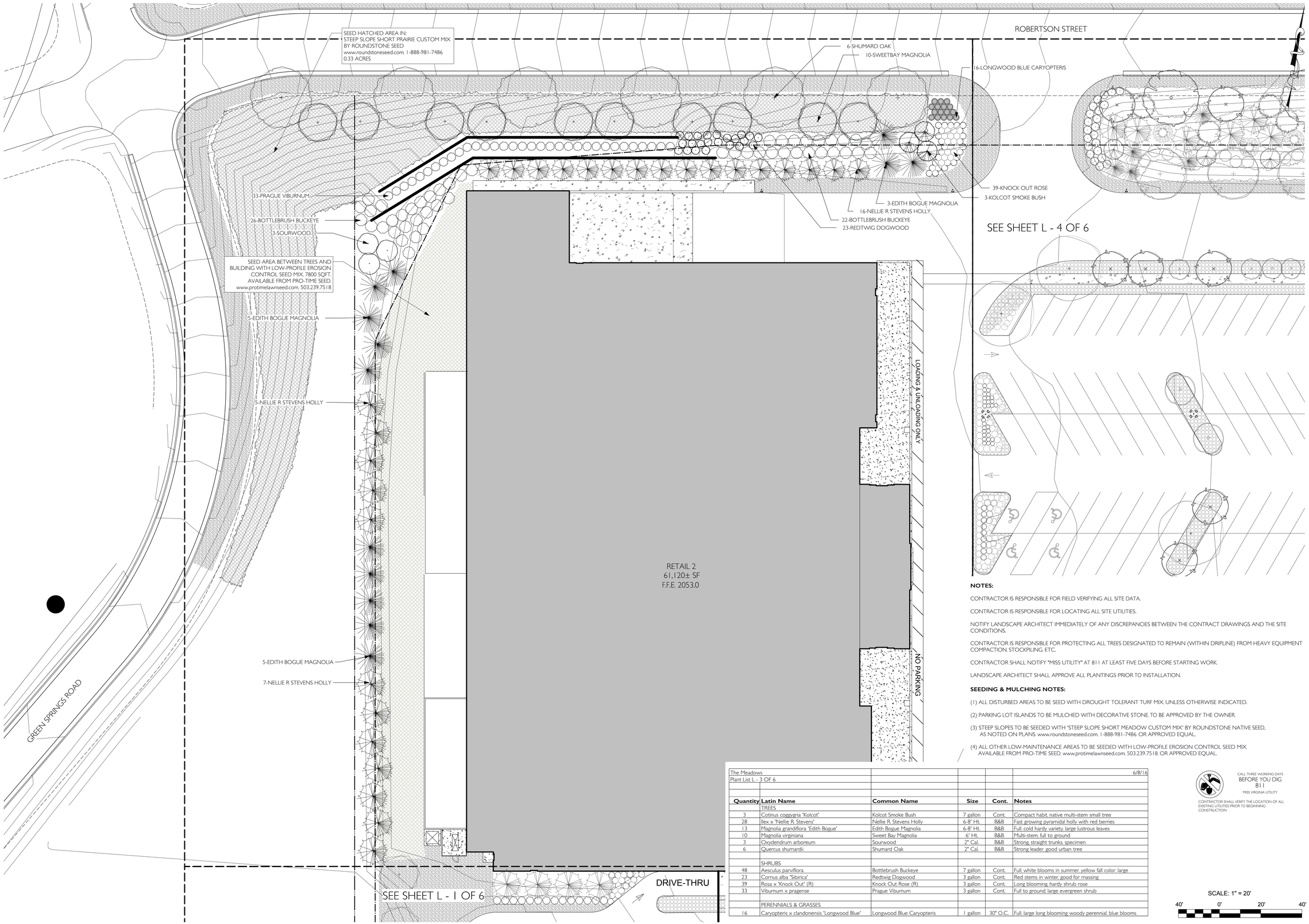
SCALE:	1" = 20'-0"
SCALE GUIDE:	
DWG ISSUED:	6-8-16
PROJ. ADMIN:	JBL
DRAWN BY:	QWC
CHECKED BY:	NBB

DRAWING TITLE:

LANDSCAPING PLAN

DRAWING NO:

L - 2 OF **6**



NOTES:

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LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANTINGS PRIOR TO INSTALLATION.

SEEDING & MULCHING NOTES:

(1) ALL DISTURBED AREAS TO BE SEED WITH DROUGHT TOLERANT TURF MIX, UNLESS OTHERWISE INDICATED.

(2) PARKING LOT ISLANDS TO BE MULCHED WITH DECORATIVE STONE, TO BE APPROVED BY THE OWNER.

(3) STEEP SLOPES TO BE SEEDED WITH "STEEP SLOPE SHORT MEADOW CUSTOM MIX" BY ROUNDSTONE NATIVE SEED, AS NOTED ON PLANS. www.roundstoneseed.com. 1-888-981-7486. OR APPROVED EQUAL.

(4) ALL OTHER LOW-MAINTENANCE AREAS TO BE SEEDED WITH LOW-PROFILE EROSION CONTROL SEED MIX, AVAILABLE FROM PRO-TIME SEED. www.protimelawnseed.com. 503.239.7518. OR APPROVED EQUAL.

The Meadows
Plant List L - 3 OF 6

6/8/16

Quantity	Latin Name	Common Name	Size	Cont.	Notes
	TREES				
3	Cotinus coggygria 'Kolcot'	Kolcot Smoke Bush	7 gallon	Cont.	Compact habit, native multi-stem small tree
28	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6-8' Ht.	B&B	Fast growing pyramidal holly with red berries
13	Magnolia grandiflora 'Edith Bogue'	Edith Bogue Magnolia	6-8' Ht.	B&B	Full, cold hardy variety, large lustrous leaves
10	Magnolia virginiana	Sweet Bay Magnolia	6' Ht.	B&B	Multi-stem, full to ground
3	Oxydendrum arboreum	Sourwood	2" Cal.	B&B	Strong, straight trunks, specimen
6	Quercus shumardii	Shumard Oak	2" Cal.	B&B	Strong leader, good urban tree
	SHRUBS				
48	Aesculus parviflora	Bottlebrush Buckeye	7 gallon	Cont.	Full, white blooms in summer, yellow fall color, large
23	Cornus alba 'Sibirica'	Redtwig Dogwood	3 gallon	Cont.	Red stems in winter, good for massing
39	Rosa x 'Knock Out' (R)	Knock Out Rose (R)	3 gallon	Cont.	Long blooming, hardy shrub rose
33	Viburnum x pragense	Prague Viburnum	3 gallon	Cont.	Full to ground, large evergreen shrub
	PERENNIALS & GRASSES				
16	Caryopteris x clandonensis 'Longwood Blue'	Longwood Blue Caryopteris	1 gallon	30" O.C.	Full, large long blooming woody perennial, blue blooms

CALL THREE WORKING DAYS
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MISS VIRGINIA UTILITY

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40' 0' 20' 40'

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- ☐ CONSTRUCTION ADMINISTRATION

SEAL

COMMONWEALTH OF VIRGINIA
QUINN WHITE CHAUGHWELL
Lic. No. 0401372
LANDSCAPE ARCHITECT

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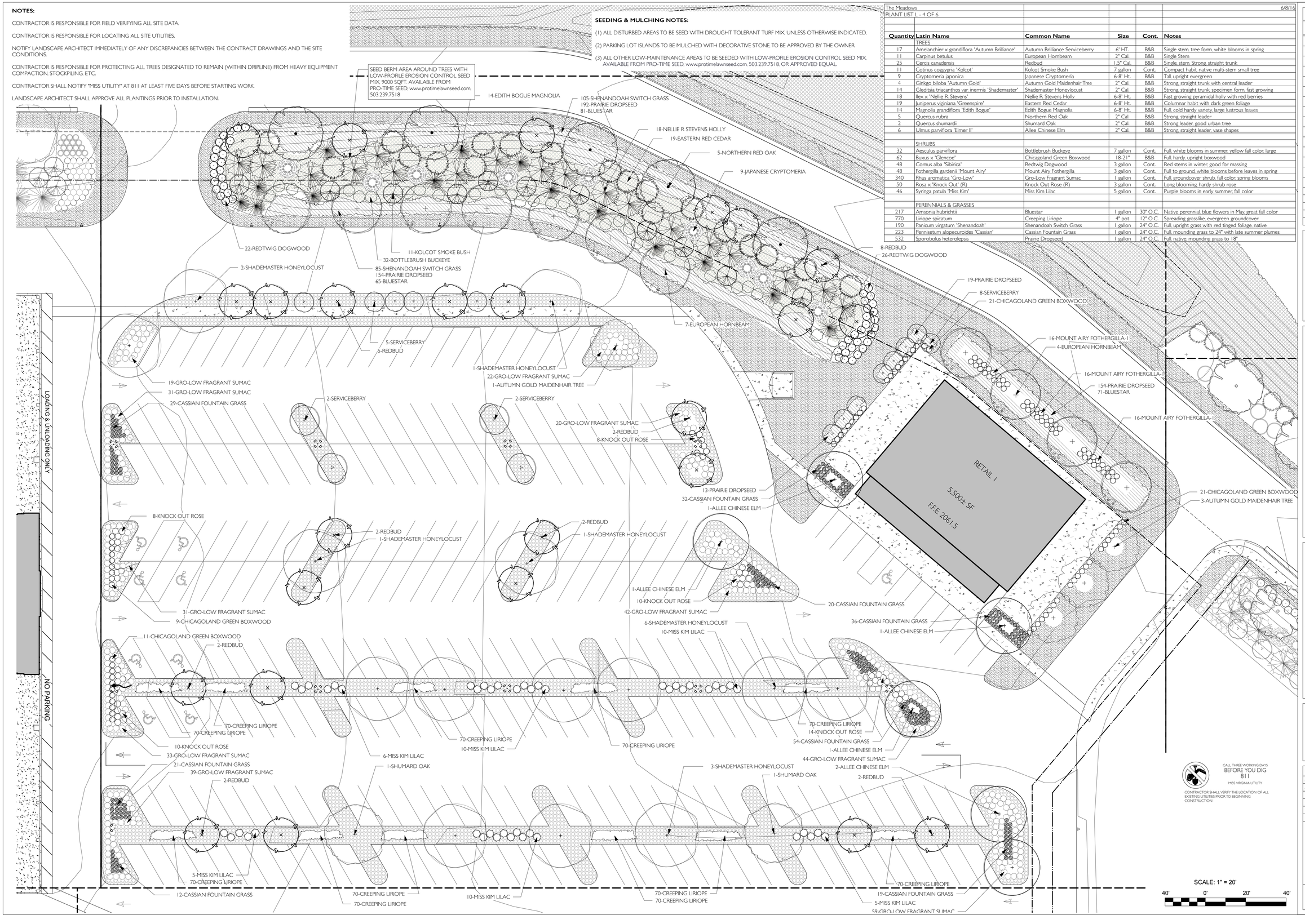

The Meadows 6/8/16
PLANT LIST L - 4 OF 6

Quantity	Latin Name	Common Name	Size	Cont.	Notes
	TREES				
17	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' HT.	B&B	Single stem, tree form, white blooms in spring
11	Carpinus betulus	European Hornbeam	2" Cal.	B&B	Single Stem
25	Cercis canadensis	Redbud	1.5" Cal.	B&B	Single, stem. Strong, straight trunk
11	Cotinus coggygria 'Kolcot'	Kolcot Smoke Bush	7 gallon	Cont.	Compact habit, native multi-stem small tree
9	Cryptomeria japonica	Japanese Cryptomeria	6-8' Ht.	B&B	Tall upright evergreen
4	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	2" Cal.	B&B	Strong, straight trunk with central leader
14	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	2" Cal.	B&B	Strong, straight trunk, specimen form, fast growing
18	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6-8' Ht.	B&B	Fast growing pyramidal holly with red berries
19	Juniperus virginiana 'Greenspire'	Eastern Red Cedar	6-8' Ht.	B&B	Columnar habit with dark green foliage
14	Magnolia grandiflora 'Edith Bogue'	Edith Bogue Magnolia	6-8' Ht.	B&B	Full, cold hardy variety, large lustrous leaves
5	Quercus rubra	Northern Red Oak	2" Cal.	B&B	Strong, straight leader
2	Quercus shumardii	Shumard Oak	2" Cal.	B&B	Strong leader, good urban tree
6	Ulmus parviflora 'Elmer II'	Allee Chinese Elm	2" Cal.	B&B	Strong, straight leader, vase shapes
	SHRUBS				
32	Aesculus parviflora	Bottlebrush Buckeye	7 gallon	Cont.	Full, white blooms in summer, yellow fall color, large
62	Buxus x 'Glencoe'	Chicagoland Green Boxwood	18-21"	B&B	Full, hardy, upright boxwood
48	Cornus alba 'Sibirica'	Redtwig Dogwood	3 gallon	Cont.	Red stems in winter, good for massing
48	Fothergilla gardenii 'Mount Airy'	Mount Airy Fothergilla	3 gallon	Cont.	Full to ground, white blooms before leaves in spring
340	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	1 gallon	Cont.	Full, groundcover shrub, fall color, spring blooms
50	Rosa x 'Knock Out' (R)	Knock Out Rose (R)	3 gallon	Cont.	Long blooming, hardy shrub rose
46	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 gallon	Cont.	Purple blooms in early summer, fall color
	PERENNIALS & GRASSES				
217	Amsonia hubrichtii	Bluestar	1 gallon	30" O.C.	Native perennial, blue flowers in May, great fall color
770	Liriope spicatum	Creeping Liriope	4" pot	12" O.C.	Spreading grasslike, evergreen groundcover
190	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gallon	24" O.C.	Full, upright grass with red tinged foliage, native
223	Pennisetum alopecuroides 'Cassian'	Cassian Fountain Grass	1 gallon	24" O.C.	Full, mounding grass to 24" with late summer plumes
532	Sporobolus heterolepsis	Prairie Dropseed	1 gallon	24" O.C.	Full, native, mounding grass to 18"

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LIC. No. 001372
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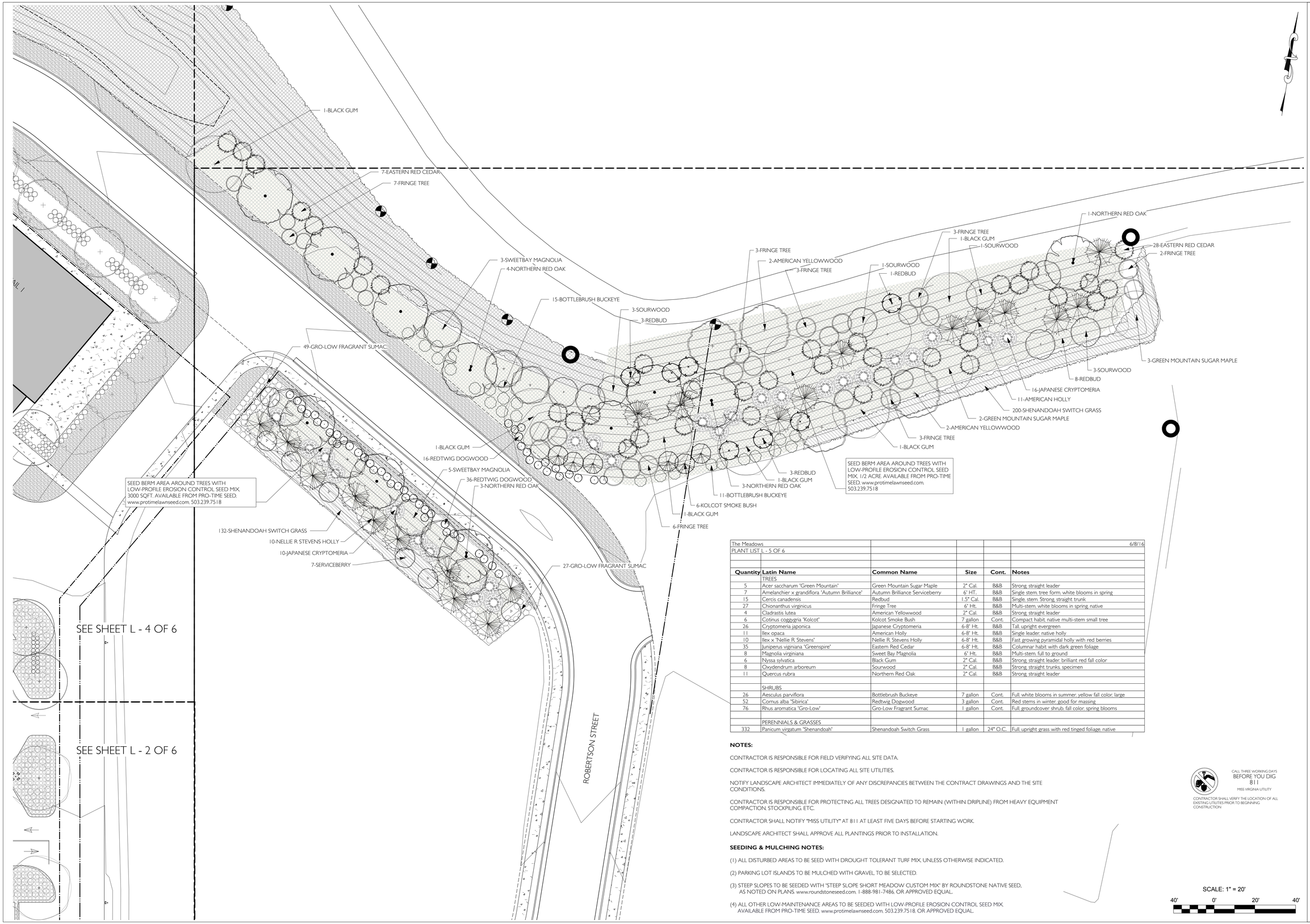
LANDSCAPING PLAN

DRAWING NO:

L - 4 OF **6**



The Meadows					6/8/16
PLANT LIST L - 5 OF 6					
Quantity	**Latin Name**	**Common Name**	**Size**	**Cont.**	**Notes**
	TREES				
5	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2" Cal.	B&B	Strong, straight leader
7	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' HT.	B&B	Single stem, tree form, white blooms in spring
15	Cercis canadensis	Redbud	1.5" Cal.	B&B	Single, stem. Strong, straight trunk
27	Chionanthus virginicus	Fringe Tree	6' Ht.	B&B	Multi-stem, white blooms in spring, native
4	Cladrastis lutea	American Yellowwood	2" Cal.	B&B	Strong, straight leader
6	Cotinus coggygria 'Kolcot'	Kolcot Smoke Bush	7 gallon	Cont.	Compact habit, native multi-stem small tree
26	Cryptomena japonica	Japanese Cryptomeria	6-8' Ht.	B&B	Tall, upright evergreen
11	Ilex opaca	American Holly	6-8' Ht.	B&B	Single leader, native holly
10	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6-8' Ht.	B&B	Fast growing pyramidal holly with red berries
35	Juniperus virginiana 'Greenspire'	Eastern Red Cedar	6-8' Ht.	B&B	Columnar habit with dark green foliage
8	Magnolia virginiana	Sweet Bay Magnolia	6' Ht.	B&B	Multi-stem, full to ground
6	Nyssa sylvatica	Black Gum	2" Cal.	B&B	Strong, straight leader, brilliant red fall color
8	Oxydendrum arboreum	Sourwood	2" Cal.	B&B	Strong, straight trunks, specimen
11	Quercus rubra	Northern Red Oak	2" Cal.	B&B	Strong, straight leader
	SHRUBS				
26	Aesculus parviflora	Bottlebrush Buckeye	7 gallon	Cont.	Full, white blooms in summer, yellow fall color, large
52	Cornus alba 'Sibirica'	Redtwig Dogwood	3 gallon	Cont.	Red stems in winter, good for massing
76	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	1 gallon	Cont.	Full, groundcover shrub, fall color, spring blooms
	PERENNIALS & GRASSES				
332	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gallon	24" O.C.	Full, upright grass with red tinged foliage, native

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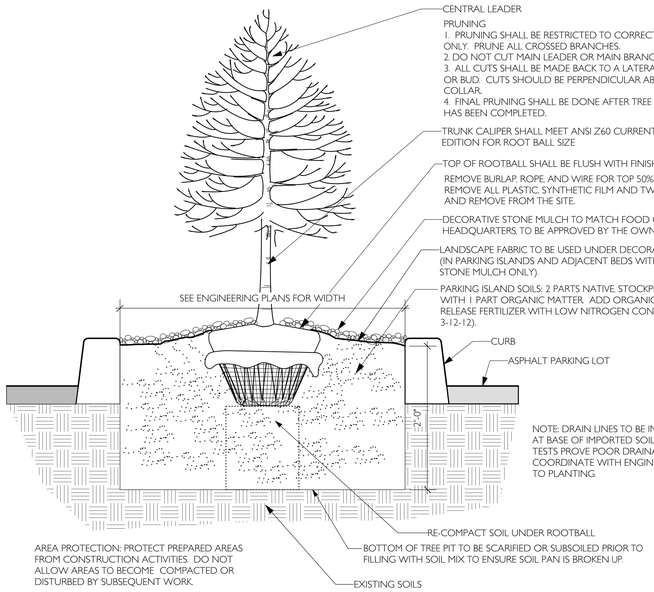
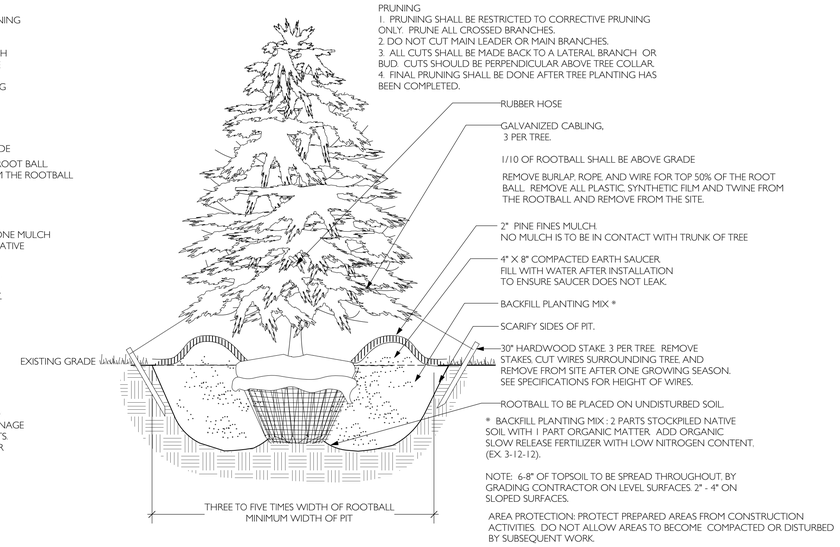
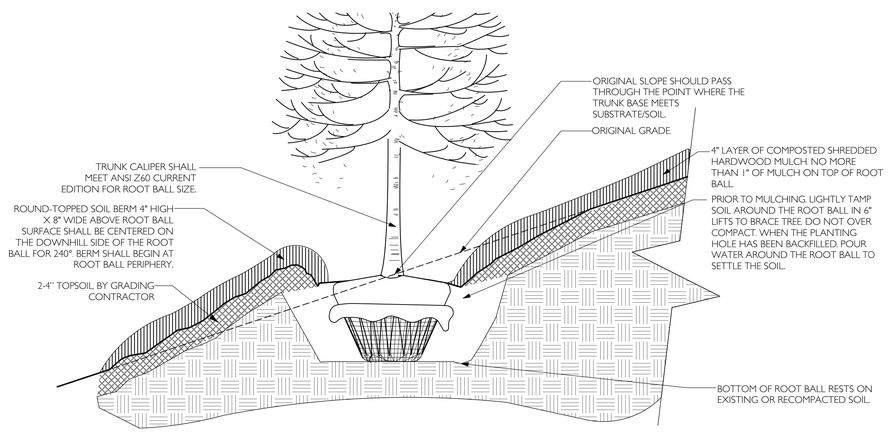


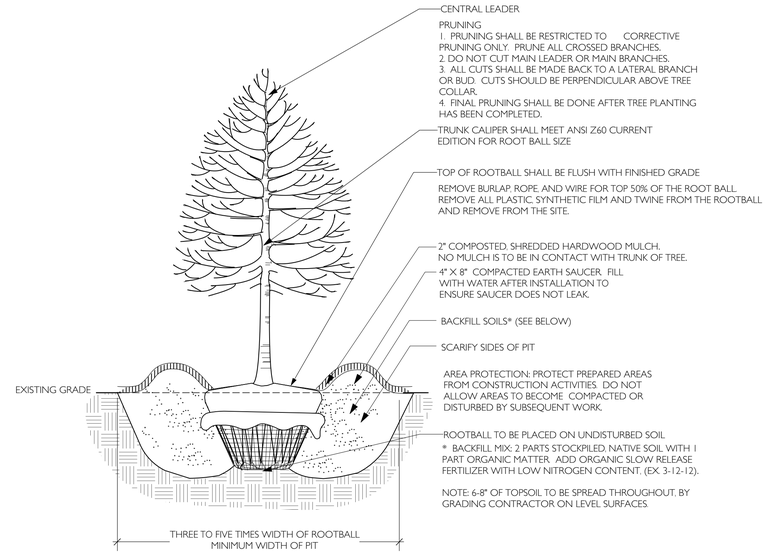
TREE PLANTING IN PARKING ISLANDS



EVERGREEN TREE PLANTING

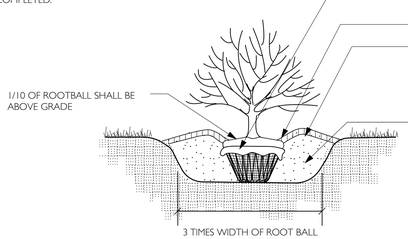


TREE PLANTING ON A SLOPE



TREE PLANTING IN CLAY SOILS (WITH STAKES)

PRUNING
1. PRUNING SHALL BE RESTRICTED TO CORRECTIVE PRUNING ONLY. ALL DEAD OR DAMAGED BRANCHES SHALL BE REMOVED.
2. ALL CUTS SHALL BE MADE BACK TO A LATERAL BRANCH OR BUD.
3. FINAL PRUNING SHALL BE DONE AFTER SHRUB PLANTING HAS BEEN COMPLETED.



REMOVE BURLAP, ROPE, AND WIRE FROM TOP 50% OF THE ROOT BALL. REMOVE ALL PLASTIC, SYNTHETIC FILM AND TWINE FROM THE ROOTBALL AND REMOVE FROM THE SITE.

2" COMPOSTED, SHREDDED HARDWOOD MULCH.

30" DIA. EARTH SAUCER (3" HT.)
MAINTAIN A CIRCULAR SHAPE AROUND SHRUB

SCARIFY SIDES & BOTTOM OF PIT.

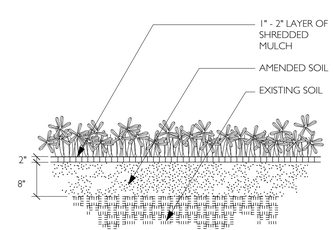
ROOTBALL TO BE PLACED ON UNDISTURBED SOIL

BACKFILL PLANTING MIX : 2 PARTS NATIVE SOIL WITH 1 PART ORGANIC MATTER. ADD ORGANIC SLOW RELEASE FERTILIZER WITH LOW NITROGEN CONTENT. (EX. 3-12-12).

NOTE: 6-8" OF TOPSOIL TO BE SPREAD THROUGHOUT, BY GRADING CONTRACTOR ON LEVEL SURFACES.

• AREA PROTECTION: PROTECT PREPARED AREAS FROM CONSTRUCTION ACTIVITIES. DO NOT ALLOW AREAS TO BECOME COMPACTED OR DISTURBED BY SUBSEQUENT WORK.

SHRUB PLANTING



• ALL PLANTING AREAS SHALL BE TILLED TO A DEPTH OF 8", UNLESS AREA IS LOCATED WITHIN AN EXISTING TREE'S ROOT ZONE

* EACH PERENNIAL TO BE CAREFULLY PLACED IF IT IS PLANTED WITHIN AN EXISTING TREE'S ROOT ZONE AND ORGANIC MATTER ADDED AS NECESSARY PER PLANT.

• TEST SOIL FOR PH AND ORGANIC CONTENT. AMEND TO ACHIEVE A PH BETWEEN 6.0 AND 6.5 AND AN ORGANIC CONTENT OF AT LEAST 2-5%.

• APPLY PRE-EMMERGENT BELOW MULCH LAYER. APPLY AT 1/2 STRENGTH - READ LABEL FOR SPECIFICATONS.

• MULCH 1" - 2" DEPTH WITH COMPOSTED, SHREDDED HARDWOOD MULCH.

• PLANT AS PER TECHINICAL NOTES AND SPECIFICATIONS.

• PROTECT PREPARED AREAS FROM CONSTRUCTION ACTIVITIES. DO NOT ALLOW AREAS TO BECOME COMPACTED OR DISTURBED BY SUBSEQUENT WORK.

PERENNIAL PLANTING

TECHNICAL NOTES:

Scope of Work:

The landscape contractor shall be responsible for furnishing and installing all plant material shown on the landscaping plans and plant list, as submitted with the contract.
The landscape contractor shall have investigated the sources of supply and satisfied himself/herself that he/she can supply all the plants specified on the drawings in the size, variety and quality noted before submitting the bid. Failure to take this precaution will not relieve the successful bidder from the responsibility for furnishing and installing all the plant material in strict accordance with the contract requirements.

All material will conform to the current issue of the American Standard for Nursery Stock published by the American Nursery & Landscape Association (ANLA). Plant material must be selected from nurseries that have been inspected and certified by state plant inspectors. Plant material to be installed as per these planting details included on this sheet. Landscape architect to approve plant material prior to installation. All plant material shall be thoroughly watered the day it is planted. The landscape contractor is responsible for watering all new plant material on site until the project has reached final inspection and acceptance.

Substitutions:

It is the landscape contractor's responsibility to make every reasonable effort to find the material specified by these plans. The landscape contractor may offer substitutions to the owner's representative for consideration if plant availability presents a problem. The landscape contractor shall notify the owner's representative if there are known diseases or insect resistant species that can be substituted for a selected pest-prone plant. The contractor shall submit a base bid as per plan plus price clarifications for all recommended substitutions. It is the intent to eliminate post-bid substitutions. However, in the event that the contract material has become unavailable, an appropriate substitution must be approved by the owner's representative.

Warranty:

The landscape contractor's warranty for plant materials shall be for a minimum one (1) year period, excluding annuals, commencing on the date of initial acceptance. All plants shall be alive and in satisfactory growth at the end of the guarantee period.

Utilities and Underground Features:

• The landscape contractor shall notify the owner's representative, utility companies, and/or the general contractor in advance of construction to locate utilities. It is the responsibility of the landscape contractor to locate private underground features, such as irrigation lines ,landscape lighting, drain systems, etc.
• The correction of undisclosed subsurface conditions such as rocks, roots, stumps, clay pans or other obstacles encountered in excavation work that are not apparent at the time of estimating or indicated on the soil analysis may result in additional costs to the owner.
Upon discovery of undisclosed conditions, the landscape contractor shall notify the landscape architect of any items to be corrected and associated cost, if any, before corrective measures are taken.

General Conditions:

Prior to amending soils, the landscape contractor or owner shall clear the surface of all trash, debris, and stones larger than 1" in diameter, brush, weeds, wire, and other objects that would interfere with soil preparation.
Installation of all utilities and irrigation mainlines shall be completed prior to beginning soil work. The soil shall not be tilled or amended when the soil's moisture level is above field capacity or when the soil is frozen. Grades after amendment, tilling, and fine grading in the specified area shall conform to civil engineer drawings and shall be maintained true and even. The landscape contractor shall maintain grades and protect soils from erosion, compaction, and contamination until planting/seeding/sodding operations begin.

Soils:

• Topsoil to be placed by the grading contractor:
- Slopes: Minimum of 2", Maximum of 4"
- Level Surfaces: Minimum of 6", Maximum of 8"
• Reuse existing stockpiled topsoil before importing any new soils.
• Prior to developing recommendations for soil modifications, an analysis of existing soil conditions and stockpiled soils shall be performed by the landscape contractor or designated representative. All soil modifications shall be based on the results of the soil analysis.
1. Soils should be assessed for the following: pH value, minerals, organic content, and mechanical analysis, and compaction. For each soil area identified, or for every 10,000 sqft. area, one composite soil sample (1 cup) consisting of a minimum of eight (8) core samples at a depth of 6-8" shall be combined and sent for analysis by a reputable laboratory. Testing to include percentage of organic matter.
a. Minimum soil modification required including:
- nutrient and ph adjustments
- addition of organic matter to the existing soils
- tilling of existing soils except within dripline of existing vegetation, or where tilling would be otherwise detrimental to any existing vegetation to remain within planting area.
2. Soils should be tested for drainage. A sample hole should be dug and filled with water. If water drains less than 1" per hour, the soil is considered poorly drained. If an area of poor drainage exists where plants are to be installed and the plants are inappropriate for such conditions, the landscape contractor shall notify the owner's representative. If deemed necessary by the owner's representative, the plants shall be relocated, the contract shall be adjusted to allow for drainage correction at the owner's expense, or the plant selection modified by the owner's representative to accommodate poor drainage.
• During the delivery and installation of soils and drainage, the landscape contractor shall perform in a professional manner, coordinating activities so as not to interfere unduly with the work of other trades and leaving work area(s) neat and clean of litter and debris at the close of each workday. Any damaged areas caused by the landscape contractor shall be restored to their original condition.
• Imported soils shall generally attempt to match existing soil texture, unless otherwise indicated. Imported soil shall not contain toxic substances harmful to plant growth, pesticide residues, stones, plants, large roots and other debris over 1.5 inches. Soils shall be free of bermudagrass, quackgrass, Johnsongrass, mugwort, nutsedge, poison ivy, canada thistle, or other invasive weeds. Imported soil shall not be harvested, transported, and/or graded when soil moisture exceed field capacity or is frozen. Contractor shall protect soil stockpiles from erosion, saturation, or weed growth using plastic sheeting or tarps.
• Prior to installing any Planting Soil from stockpiles or Planting Soil Mixes blended off site, the owner's representative shall approve the condition of the subgrade and the previously installed subgrade preparation and the installation of any subsurface drainage.

Bed Preparation and Planting Detail Specification Adjustments For Clay Soil and/or Heavily Compacted Post Construction Soils:

General:
1. Landscape contractor is not to work under wet conditions.
2. Landscape contractor is to avoid compaction by equipment or foot traffic.

Subsoiling For Heavy Compaction
Use soil penetrometer to determine compaction levels and presence of soil pan. Where heavily compacted soils are over 250psi, it will be necessary to subsoil to a depth of 24" at intervals of 24" when soil is dry. Subsoiling should be performed after soil amendments have been added and prior to tilling.

Importing Soils
• In areas where imported soils are installed above existing subsoil that is less than 250 psi of compaction, scarify the subgrade material prior to installing Planting Soil. Scarify the subsoil of the subgrade to a depth of 3 – 6 inches with the teeth of the back hoe or loader bucket, tiller or other suitable device.Immediately install the Planting Soil. Protect the loosened area from traffic. DO NOT allow the loosened subgrade to become compacted.
• In the event that the loosened area becomes overly compacted, loosen the area again prior to installing the Planting Soil.
• Install the Planting Soil in 12 - 18 inch lifts to the required depths. Apply compacting forces to each lift as required to attain the required compaction. Scarify the top of each lift prior to adding more Planting Soil by dragging the teeth of a loader bucket or backhoe across the soil surface to roughen the surface.

Bed Preparation:
• After Planting Soil Mixes are installed in planting bed areas and just prior to the installation of shrub or groundcover plantings, spread 3 – 4 inches of Compost over the beds and roto till into the top 4 - 6 inches of the Planting Soil.
• Lightly firm tilled soils and establish finely graded soil surface free of divets and depressions.
• Ensure positive drainage away from buildings and other structures. Make changes in grade gradual.
• Blend slopes into level areas.

Bed Preparation Specifications For Sod/Seed:

General:
1. Add ground limestone where necessary to bring pH above 7.0. Test soil to determine pH prior to amending Lime shall be distributed at a rate determined by soil tests and shall be incorporated into the soil to a depth of 6".
2. No tilling to be done in tree root zones; all work in these areas to be done by hand.
3. Establish finely graded soil surface free of divots and depressions. Ensure positive drainage away from buildings and other structures. Make changes in grade gradual. Blend slopes into level areas.

Specific Soil Conditions for Bed Preparation:
• Post-construction soils/heavy compaction
-Place 2" of organic matter.
-Subsoil to a depth of 12".
-Till organic matter with existing soil to a depth of 8" and lightly firm.

Organic Matter:

The following is a list of the types of organic matter that may be used as soil amendments.
1. Yard debris mature compost – leaves, grass clippings and prunings screened through a 1/2" screen and containing less than 1% man-made inerts.
2. Bio-solids and yard debris compost – polymer or naturally dewatered bio-solids and yard debris that have been composted according to EPA standards, and screened through a 1/2" screen.
3. Bio-solids and wood chips compost – polymer or naturally dewatered bio-solids that have been composted with wood chips according to EPA standards, and screened through a 1/2" screen.
4. Animal manure mature compost made from poultry, swine, cattle or equine manures composted with bedding, wood waste or yard debris.
5. Composted organic fines from wood waste - a product derived from the processing of wood mulch containing a minimum of 75% sawdust and dust size products.

CALL THREE WORKING DAYS
BEFORE YOU DIG
811
MISS VIRGINIA UTILITY

CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

ACTIVE DESIGN PHASE

- ☐ CONCEPT DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION BIDDING PHASE
- ☒ CONSTRUCTION DOCUMENTS
- ☐ CONSTRUCTION ADMINISTRATION

SEAL

COMMONWEALTH OF VIRGINIA
QUINN WHITE CHAUDHWELL
Lic. No. 001372
LANDSCAPE ARCHITECT

PROJECT:

THE MEADOWS

Marathon Realty Corp.
1 Food City Circle
Abingdon, Virginia 24210

APPALACHIA DESIGN SERVICES
INCORPORATED

245 Birch Street
Blountville, TN 37617
Phone: (423) 323-1206
Fax: (423) 323-1732

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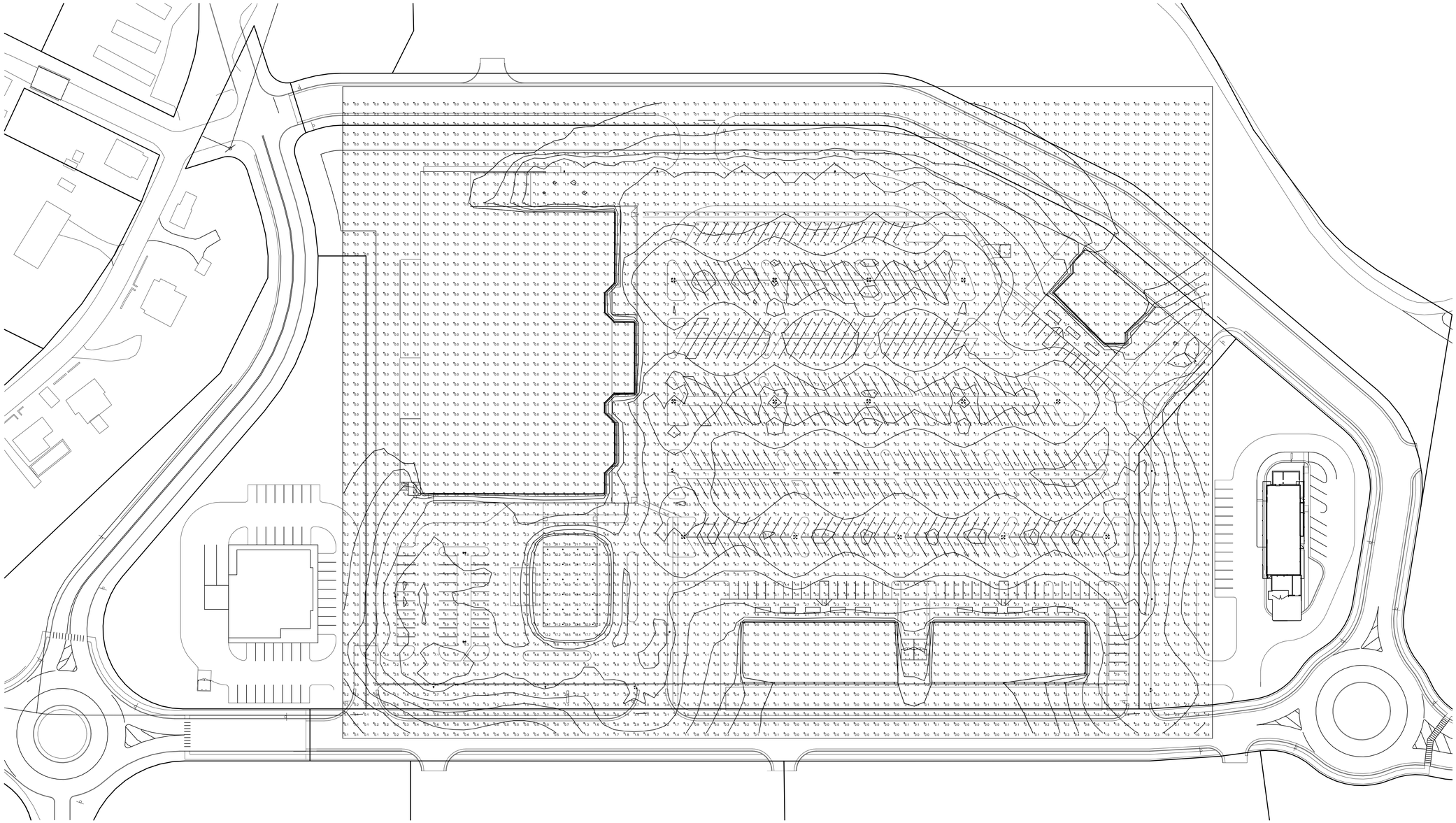
DRAWING INFORMATION

SCALE:	NTS
SCALE GUIDE:	
DWG ISSUED:	6-8-16
PROJ ADMIN:	JBL
DRAWN BY:	QWC
CHECKED BY:	NBB

DRAWING TITLE:

LANDSCAPING PLAN

DRAWING NO:
L - 6 OF 6



CALL THREE WORKING DAYS
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811
MISS VIRGINIA UTILITY

CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION

SITE/CIVIL

CAUTION – NOTICE TO CONTRACTOR

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. it shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

SCALE: 1" = 50'

50' 0' 50' 100'

REVISIONS

NO.	DATE	DESCRIPTION

ACTIVE DESIGN PHASE

- [x] CONCEPT DESIGN
- [ ] DESIGN DEVELOPMENT
- [ ] CONSTRUCTION BIDDING PHASE
- [ ] CONSTRUCTION DOCUMENTS
- [ ] CONSTRUCTION ADMINISTRATION

SEAL

ADS PROJ. NO.: ~

PROJECT:

THE MEADOWS
ABINGDON, VA

owner
Marathon Reality Corporation
1 Food City Circle
Abingdon, Virginia 24210

APPALACHIA DESIGN SERVICES
INCORPORATED

245 Birch Street
Blountville, TN 37617
Phone: (423) 323-1206
Fax: (423) 323-1732

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DRAWING INFORMATION

SCALE:	AS SHOWN
SCALE GUIDE:	
DWG ISSUED:	6-8-16
PROJ ADMIN:	TJK
DRAWN BY:	JSYJ
CHECKED BY:	JBL

DRAWING TITLE:

SITE LIGHTING
EXHIBIT

DRAWING NO:

SLE OF 1

\\Fs\projects\ADS\ADS- THE MEADOWS\Site Lighting Plan\FC 823.DWG, MG, 6/14/2016 2:45:01 PM, Computer 2, 1:1

OSQ Series

OSQ™ LED Area/Flood Luminaire – Large

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. 'S' and 'T' Input power designators are a suitable upgrade for HID applications up to 750 Watts. 'U' Input power designator is a suitable upgrade for HID applications up to 1000 Watts.

Applications: Parking lots, walkways, campuses, auto dealerships, office complexes, and internal roadways

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 28,285

Efficacy: Up to 135 LPW

CRI: Minimum 70 CRI (4000K & 5700K; 3000K asymmetric optics); 80 CRI (3000K symmetric optics)

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty†: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See http://lighting.cree.com/warranty for warranty terms

Accessories

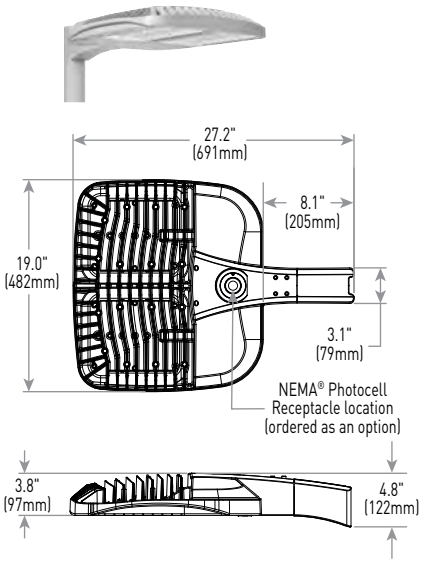
Field-Installed	
Backlight Shield OSQ-BLSLF – Front facing optics OSQ-BLSLR – Rotated optics	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-AASV + **Luminaire:** OSQ-A-NM-2ME-S-40K-UL-SV

Mount (Luminaire must be ordered separately)			
OSQ-			
OSQ-AA Adjustable Arm **OSQ-DA** Direct Arm	**Color Options:**	**SV** Silver **BK** Black	**BZ** Bronze **WH** White

DA Mount



Weight
28.5 lbs. (13kg)

Luminaire (Mount must be ordered separately)								
OSQ	**A**	**NM**						
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**
OSQ	**A**	**NM** No Mount	**Asymmetric** **2ME*** Type II Medium **4ME*** Type IV Medium **3ME*** Type III Medium **Symmetric** **5ME** Type V Medium **25D** 25° Flood **5SH** Type V Short **40D** 40° Flood **WSN** Wide Sign **60D** 60° Flood **15D** 15° Flood	**S** 223W **U** 215W **T** 171W **U** 215W	**30K** 3000K **40K** 4000K **57K** 5700K	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified input power designator **F Fuse** - When code dictates fusing, use time delay fuse **ML Multi-Level** - Refer to ML spec sheet for details - High: 100%, Low: 30% - Available with UL voltage only - Intended for downlight applications at 0° tilt **PML Programmable Multi-Level, 20-40' Mounting Height** - Refer to PML spec sheet for details - Available with UL voltage only - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Available with UL voltage only - Intended for downlight applications at 0° tilt **Q9 Field Adjustable Output** - Refer to Field Adjustable Output spec sheet for details **R NEMA® Photocell Receptacle** - Intended for downlight applications with maximum 45° tilt - 3-pin receptacle per ANSI C136.10 - Photocell and shorting cap by others **RL Rotate Left** - LED and optic are rotated to the left **RR Rotate Right** - LED and optic are rotated to the right

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

Rev. Date: V9 05/25/2016

US: lighting.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180° in 2.5° increments
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** 28.5 lbs. (13kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **10V Source Current:** 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC qualified when ordered with asymmetric optics, S input power designator and 40K or 57K. Please refer to www.designlights.org/QPL for most current information
- RoHS compliant. Consult factory for additional details

Electrical Data*

Input Power Designator	Optic	System Watts 120-480V	Total Current					
			120V	208V	240V	277V	347V	480V
S	Asymmetric	223	1.94	1.13	0.99	0.85	0.65	0.47
T	Symmetric	171	1.45	0.85	0.74	0.64	0.50	0.36
U	All	215	1.83	1.08	0.93	0.81	0.62	0.45

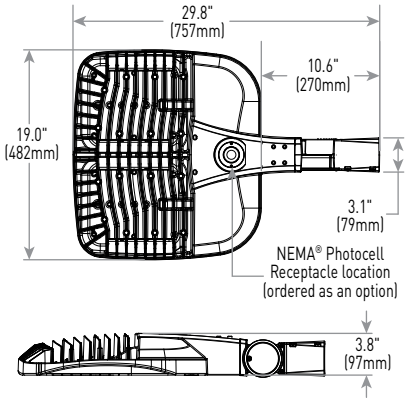
* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/-10%

Recommended OSQ Series Lumen Maintenance Factors (LMF)[1]

Ambient	Optic	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Projected[2] LMF	100K hr Calculated[3] LMF
5°C (41°F)	Asymmetric	1.04	0.99	0.93	0.89	0.84
	Symmetric	1.05	1.00	0.96[3]	0.92[3]	0.88[3]
10°C (50°F)	Asymmetric	1.03	0.98	0.93	0.88	0.83
	Symmetric	1.04	0.99	0.95[3]	0.91[3]	0.87[3]
15°C (59°F)	Asymmetric	1.02	0.97	0.92	0.87	0.82
	Symmetric	1.02	0.98	0.94[3]	0.90[3]	0.87[3]
20°C (68°F)	Asymmetric	1.01	0.96	0.91	0.86	0.82
	Symmetric	1.01	0.96	0.92[3]	0.88[3]	0.85[3]
25°C (77°F)	Asymmetric	1.00	0.95	0.90	0.85	0.81
	Symmetric	1.00	0.95	0.91[3]	0.88[3]	0.84[3]

[1] Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

AA Mount

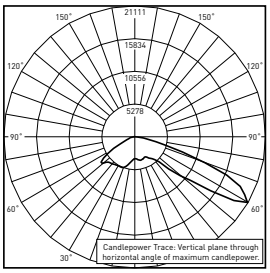


Weight
28.5 lbs. (13kg)

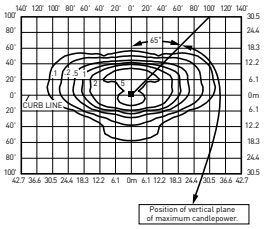
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/area/osq-series

2ME



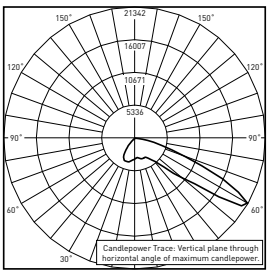
CESTL Test Report #: PL07701-001A
OSQ-A-**-2ME-U-40K-UL
Initial Delivered Lumens: 26,946



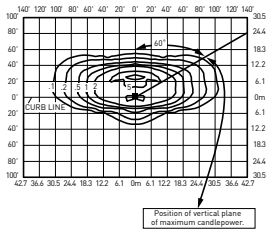
OSQ-A-**-2ME-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 27,706
Initial FC at grade

Type II Medium Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	18,182	B3 U0 G2	21,696	B3 U0 G3	23,179	B3 U0 G3
U	26,258	B3 U0 G3	27,706	B3 U0 G3	28,285	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



CESTL Test Report #: PL07700-001A
OSQ-A-**-2ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,822

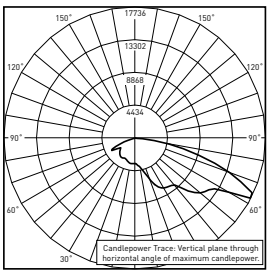


OSQ-A-**-2ME-U-40K-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 21,984
Initial FC at grade

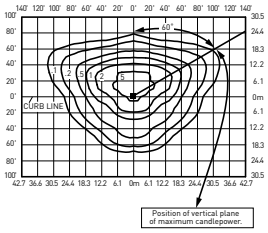
Type II Medium w/BLS Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	15,584	B2 U0 G2	18,597	B3 U0 G2	19,867	B3 U0 G2
U	20,835	B3 U0 G3	21,984	B3 U0 G3	22,444	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

3ME



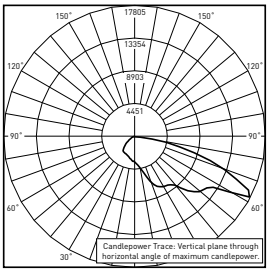
CESTL Test Report #: PL07698-001A
OSQ-A-**-3ME-U-40K-UL
Initial Delivered Lumens: 27,305



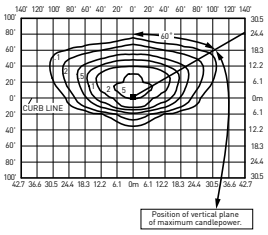
OSQ-A-**-3ME-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 27,706
Initial FC at grade

Type III Medium Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	17,996	B3 U0 G3	21,475	B3 U0 G3	22,942	B3 U0 G3
U	26,258	B3 U0 G3	27,706	B3 U0 G3	28,285	B3 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



CESTL Test Report #: PL07699-001A
OSQ-A-**-3ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 23,601



OSQ-A-**-3ME-U-40K-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 22,587
Initial FC at grade

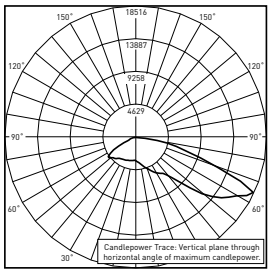
Type III Medium w/BLS Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	15,399	B2 U0 G3	18,375	B2 U0 G3	19,631	B2 U0 G3
U	21,406	B2 U0 G3	22,587	B3 U0 G3	23,059	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

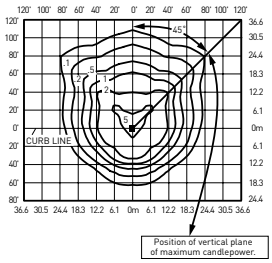
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/area/osq-series

4ME



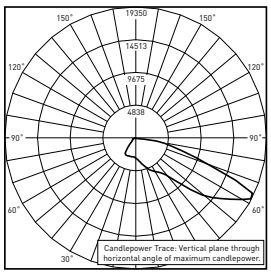
CESTL Test Report #: PL07690-001A
OSQ-A-**-4ME-U-40K-UL
Initial Delivered Lumens: 27,527



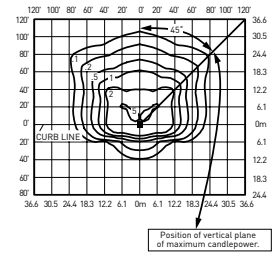
OSQ-A-**-4ME-U-57K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 28,285
Initial FC at grade

Type IV Medium Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	17,811	B3 U0 G3	21,253	B3 U0 G3	22,705	B3 U0 G3
U	26,258	B4 U0 G3	27,706	B4 U0 G3	28,285	B4 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



CESTL Test Report #: PL07692-001A
OSQ-A-**-4ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,793

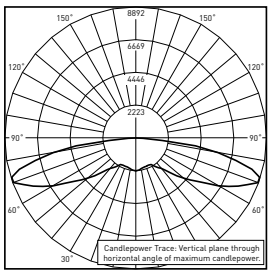


OSQ-A-**-4ME-U-40K-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 21,984
Initial FC at grade

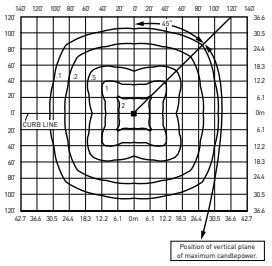
Type IV Medium w/BLS Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	15,213	B2 U0 G3	18,154	B2 U0 G3	19,394	B2 U0 G3
U	20,835	B3 U0 G3	21,984	B3 U0 G3	22,444	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

5ME



CESTL Test Report #: PL07882-001A
OSQ-A-**-5ME-U-30K-UL
Initial Delivered Lumens: 21,410

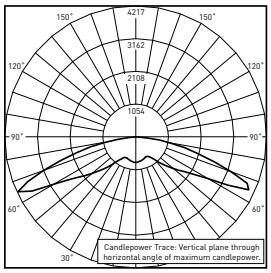


OSQ-A-**-5ME-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 24,666
Initial FC at grade

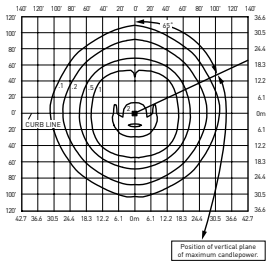
Type V Medium Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Pe TM-15-11
T	18,544	B4 U0 G5	21,469	B5 U0 G5	21,842	B5 U0 G5
U	21,305	B5 U0 G5	24,666	B5 U0 G5	25,095	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

5SH



CESTL Test Report #: PL08102-001B
OSQ-A-**-5SH-B-30K-UL
Initial Delivered Lumens: 9,935



OSQ-A-**-5SH-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,051
Initial FC at grade

Type V Short Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
T	19,586	B5 U0 G3	22,675	B5 U0 G4	23,069	B5 U0 G4
U	22,502	B5 U0 G4	26,051	B5 U0 G4	26,504	B5 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

Photometry

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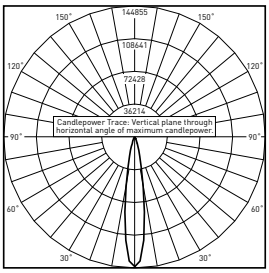
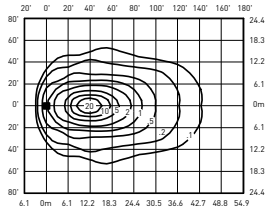
15D



CESTL Test Report #: PL07689-001A
OSQ-A-**-15D-U-30K-UL
Initial Delivered Lumens: 23,254

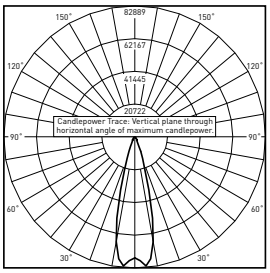


OSQ-A-**-15D-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 26,051
Initial FC at grade

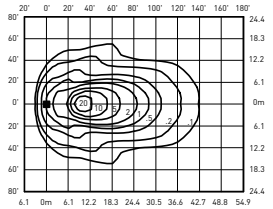
15° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	19,586	22,675	23,069
U	22,502	26,051	26,504

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

25D



CESTL Test Report #: PL07687-001A
OSQ-A-**-25D-U-30K-UL
Initial Delivered Lumens: 23,265

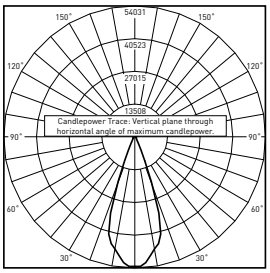


OSQ-A-**-25D-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 26,051
Initial FC at grade

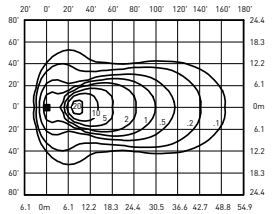
25° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	19,586	22,675	23,069
U	22,502	26,051	26,504

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

40D



CESTL Test Report #: PL07697-001A
OSQ-A-**-40D-U-30K-UL
Initial Delivered Lumens: 22,943



OSQ-A-**-40D-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 26,051
Initial FC at grade

40° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	19,586	22,675	23,069
U	22,502	26,051	26,504

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Photometry

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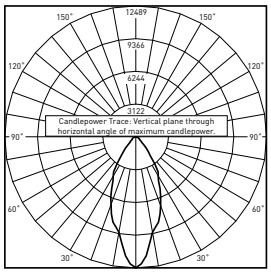
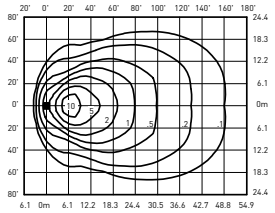
60D



CESTL Test Report #: PL08100-001B
OSQ-A-**-60D-B-30K-UL
Initial Delivered Lumens: 10,079

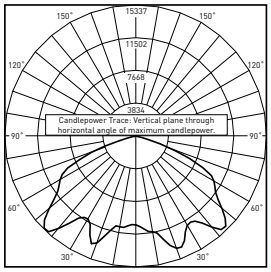


OSQ-A-**-60D-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 26,051
Initial FC at grade

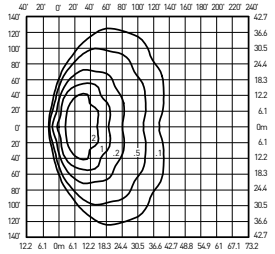
60° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	19,586	22,675	23,069
U	22,502	26,051	26,504

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

WSN



CESTL Test Report #: PL07695-001A
OSQ-A-**-WSN-U-30K-UL
Initial Delivered Lumens: 23,116



OSQ-A-**-WSN-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° tilt
Initial Delivered Lumens: 26,051
Initial FC at grade

Wide Sign Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	19,586	22,675	23,069
U	22,502	26,051	26,504

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Luminaire EPA

Fixed Arm Mount – OSQ-DA Weight: 28.5 lbs. (13kg)					
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
0.80	1.61	1.26	2.06	1.68	2.52

Adjustable Arm Mount – OSQ-AA Weight: 28.5 lbs. (13kg)							
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	4 @ 90°
Tenon Configuration (0°-80° Tilt); If used with Cree tenons, please add tenon EPA with Luminaire EPA							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*; PD-2A4(90); PT-2(90)	PB-3A*; PD-3A4(90); PT-3(90)	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
0° Tilt							
0.80	1.61	1.26	2.06	1.68	3.33	4.66	2.52
10° Tilt							
0.81	1.61	1.62	2.42	2.32	4.40	6.08	3.24
20° Tilt							
1.24	1.61	2.04	2.84	3.13	5.68	7.80	4.08
30° Tilt							
1.64	1.64	2.44	3.24	3.97	6.88	9.40	4.88
45° Tilt							
2.20	2.20	3.00	3.80	5.07	8.55	11.64	6.00
60° Tilt							
2.63	2.63	3.43	4.23	5.73	9.84	13.36	6.86
70° Tilt							
2.82	2.82	3.62	4.42	5.73	10.41	14.12	7.24
80° Tilt							
2.93	2.93	3.73	4.53	5.73	10.74	14.56	7.46
Tenon Configuration (90° Tilt); If used with Cree tenons, please add tenon EPA with Luminaire EPA							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
90° Tilt							
2.95	2.95	4.84	6.52	5.73	10.81	14.64	11.19

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation

** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single
PB-2A* – 180˚ Twin
PB-3A* – 180˚ Triple
PB-4A*(90) – 90˚ Quad
PB-4A*(180) – 180˚ Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles

PD-2A4(90) – 90˚ Twin
PD-2A4(180) – 180˚ Twin
PD-3A4(90) – 90˚ Triple
PD-4A4(90) – 90˚ Quad

Wall Mount Brackets
- Mounts to wall or roof

WM-2 – Horizontal for OSQ-AA mount
WM-4 – L-Shape for OSQ-AA mount
WM-DM – Plate for OSQ-DA mount

Round External Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-3R2.375 – Triple
PB-4R2.375 – Quad

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A* tenon

PT-1 – Single (Vertical)
PT-2(90) – 90˚ Twin
PT-2(180) – 180˚ Twin
PT-3(90) – 90˚ Triple
PT-4(90) – 90˚ Quad

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

Ground Mount Post
- For ground mounted flood luminaires

PGM-1 - for OSQ-AA mount

‡ Refer to the Bracket and Tenons spec sheet for more details

Direct Mount Configurations

Compatibility with OSQ-DA Direct Mount Bracket					
Input Power Designator	2 @ 90˚	2 @ 180˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
3" Square					
S, T, & U	N/A	✓	N/A	N/A	N/A
3" Round					
S, T, & U	N/A	✓	N/A	N/A	N/A
4" Square					
S, T, & U	✓	✓	✓	N/A	✓
4" Round					
S, T, & U	✓	✓	✓	✓	✓
5" Square					
S, T, & U	✓	✓	✓	N/A	✓
5" Round					
S, T, & U	✓	✓	✓	✓	✓
6" Square					
S, T, & U	✓	✓	✓	N/A	✓
6" Round					
S, T, & U	✓	✓	✓	✓	✓

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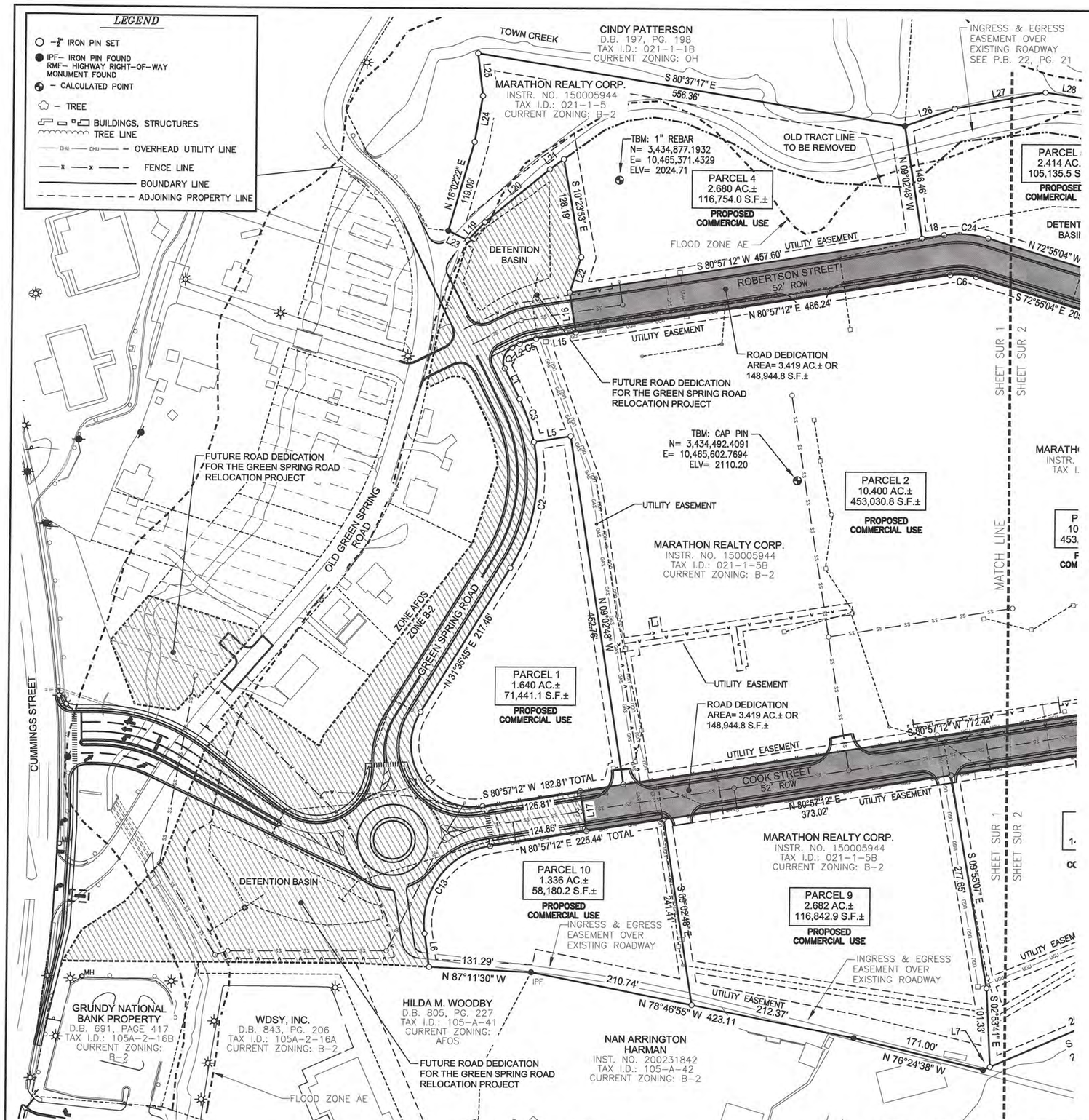
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507



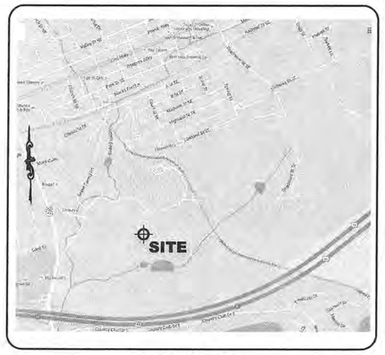
SCALE: 1" = 100'

0' 100' 200' 300'

1. The boundary survey shown is based on a current field survey
2. The unadjusted error of closure for the field traverse is greater than 1/20,000 (Urban Area)
3. This survey was performed under the direct supervision of Steven W. Hamby Va. L.S. 2820.

CALL THREE WORKING DAYS BEFORE YOU DIG DIAL 811 MISS VIRGINIA UTILITY

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION



VICINITY MAP
NTS

REVISIONS		
NO.	DATE	DESCRIPTION
1	5-20-16	TOWN OF ABINGDON COMMENTS

ACTIVE DESIGN PHASE	
☐	CONCEPT DESIGN
☐	DESIGN DEVELOPMENT
☐	CONSTRUCTION BIDDING PHASE
☑	CONSTRUCTION DOCUMENTS
☐	CONSTRUCTION ADMINISTRATION

ADS PROJ. No.: NA

PROJECT:
THE MEADOWS PROJECT PRELIMINARY SUBDIVISION

Subject Property Information:

OWNER:
Marathon Realty Corp.
P.O. Box 1158
Abingdon, VA 24212

Property Address:
Abingdon, VA

TOWN MANAGER'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY AND MEETS THE ADMINISTRATIVE APPROVAL REQUIREMENTS OF THE TOWN MANAGER AS PROVIDED IN THE TOWN OF ABINGDON SUBDIVISION ORDINANCE.

DATE:_____

_____
TOWN MANAGER, ABINGDON, VIRGINIA

PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS APPROVED BY THE ABINGDON PLANNING COMMISSION ON _____, 2016, GIVEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____, 2016.

SIGNED_____
(CHAIRPERSON, ABINGDON PLANNING COMMISSION)

ATTESTED_____
(SECRETARY, ABINGDON PLANNING COMMISSION)

TOWN COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS APPROVED BY THE TOWN COUNCIL ON _____, 2016, GIVEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____, 2016.

SIGNED_____
(MAYOR, ABINGDON TOWN COUNCIL)

ATTESTED_____
(CLERK, ABINGDON TOWN COUNCIL)

NOTARY STATEMENT

STATE OF VIRGINIA
COUNTY OF WASHINGTON TO WIT:

I, _____,
A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT_____

WHOSE NAME(S) IS (ARE) SIGNED TO THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES_____

GIVEN UNDER MY HAND THIS_____DAY OF_____

NOTARY STATEMENT

STATE OF VIRGINIA
COUNTY OF WASHINGTON TO WIT:

I, _____,
A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT_____

WHOSE NAME(S) IS (ARE) SIGNED TO THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES_____

GIVEN UNDER MY HAND THIS_____DAY OF_____

Appalachia Design Services
INCORPORATED

245 Birch Street
Blountville, TN 37617
Phone: (423) 323-1206
Fax: (423) 323-1732

TOWN OF ABINGDON, VIRGINIA PLANNING DEPARTMENT

SURVEYOR'S CERTIFICATE

I HERBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. I FUTHER CERTIFY THAT THE LAND PLATTED WAS CONVEYED TO MARATHON REALTY CORP. BY INSTRUMENTS DATED DECEMBER 30, 2015 AND RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF WASHINGTON COUNTY, VIRGINIA AT INSTRUMENT NUMBER 20155944.

DATE: 5-20-16

SURVEYOR_____

OWNER'S STATEMENT

THE PLATTING OR DEDICATION OF LANDAS IT APPEARS ON THIS PLAT (REPLAT) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) OR TRUSTEE(S), IF ANY.
GIVEN UNDER MY (OUR) HAND AND SEAL THIS THE _____DAY OF _____ 2016.

_____(SEAL)

_____(SEAL)

_____(SEAL)

COMMONWEALTH OF VIRGINIA
STEVEN W. HAMBY
Lic. No.2820
5-20-16
LAND SURVEYOR

PER SEC. 4.13 OF THE TOWN OF ABINGDON SUBDIVISION CODE, APPROVAL OF THE FINAL PLAT SHALL NOT BE DEEMED THE ACCEPTANCE BY THE TOWN OF ANY STREET, ALLEY, OR OTHER PUBLIC SPACE SHOWN ON THE PLAT FOR MAINTENANCE, OR REPAIR OR OPERATION THEREOF, AND SHALL BE NULL AND VOID IF A COPY THEREOF IS NOT RECORDED AS REQUIRED ABOVE, WITHIN SIX (6) MONTHS AFTER APPROVAL, UNLESS SUCH TIME OF RECORDATION IS EXTENDED BT THE TOWN COUNCIL.

CURRENT PROPERTY ZONING CLASSIFICATION:

AFOS, (AGRICULTURAL, FORESTAL & OPEN SPACE DISTRICT)
B–2, (GENERAL BUSINESS DISTRICT)

SETBACKS:

AFOS: SEE ZONING CODE ARTICLE 3, SECTIONS 3–4 THRU 3–7 FOR FRONT YARD ,SIDE YARD AND REAR YARD AREA REGULATIONS.
B–2: SEE ZONING CODE ARTICLE 11, SECTIONS 11–4 THRU 11–7 FOR FRONT YARD, SIDE YARD AND REAR YARD AREA REGULATIONS.

NOTES:

1. NORTH RECONCILED TO THE VIRGINIA SOUTH ZONE STATE PLANE COORDINATE SYSTEM.

2. A SMALL PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 51191C0280C, BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.

3. CERTIFICATION DEFINED:
THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

4. SUBJECT PROPERTY REFERENCE DOCUMENTS: SEE SURVEY

5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6. THIS SURVEY IS SUBJECT TO ANY EASEMENTS THAT MAY AFFECT SUBJECT PROPERTY, WHETHER OF RECORD OR IMPLIED.

7. ALL FUTURE CONSTRUCTION WILL CONFORM TO THE REQUIREMENTS OF THE PLANNING AND ZONING ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION.

8. THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND EVIDENCE WHICH WERE FOUND IN THE FIELD AS OF THIS DATE.

9. SUBJECT PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT–OF–WAYS & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT–OF–WAYS, NOT SHOWN BY PUBLIC RECORDS.

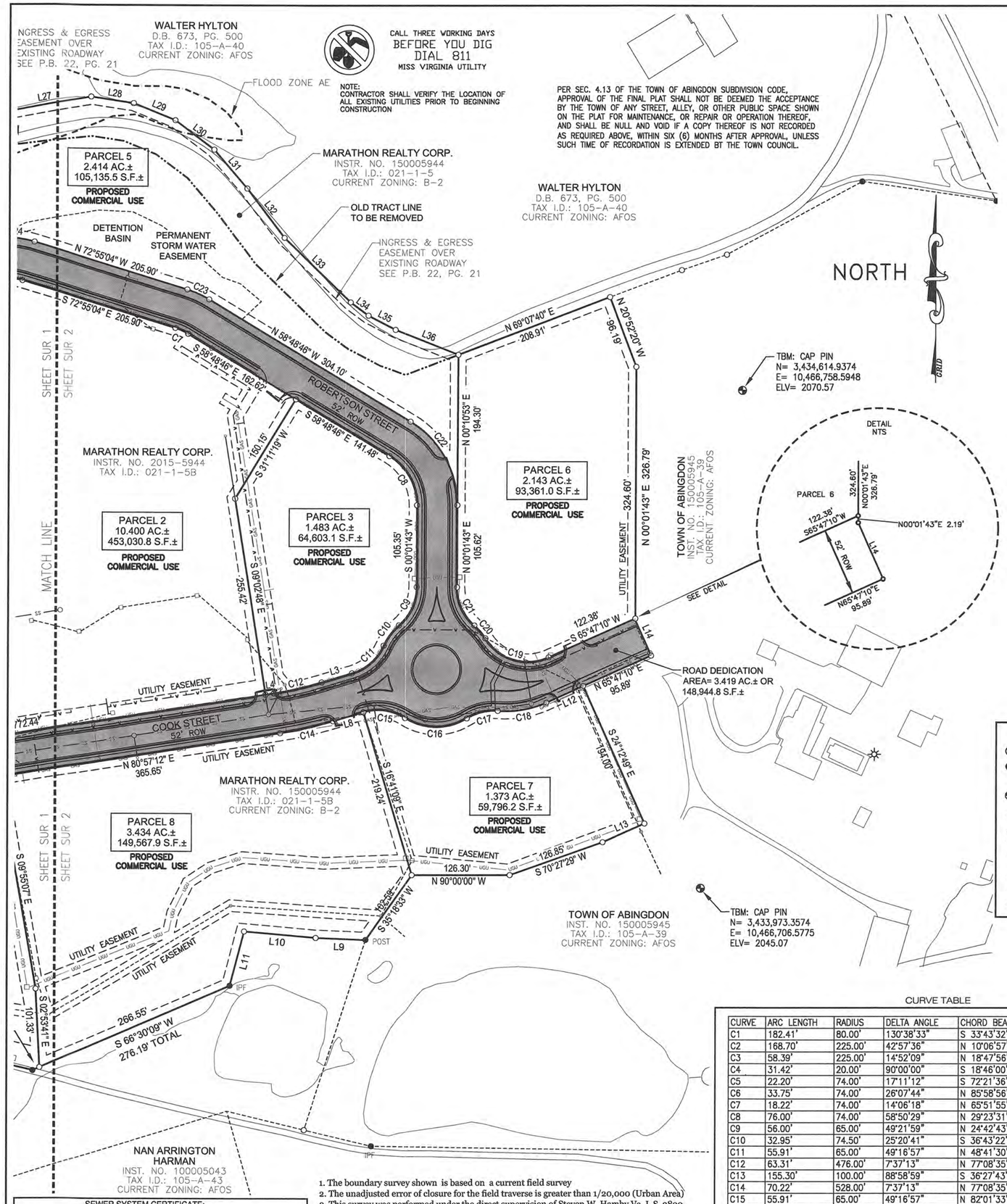
10. THERE IS A 10 FT. UTILITY EASEMENT ALONG THE INTERIOR OF ALL LOT LINES.

DRAWING INFORMATION	
SCALE:	1"=100'
SCALE GUIDE:	
DWG ISSUED:	May 05, 2016
PROJ ADMIN:	JSF
DRAWN BY:	SWH
CHECKED BY:	SWH

DRAWING TITLE:
PLAT SHOWING A SUBDIVISION OF THE MARATHON REALTY CORP. PROPERTY - 33.004 AC.± (TOTAL)

BEING ALL OF THOSE CERTAIN TRACTS OF LAND LYING IN THE TOWN OF ABINGDON IN THE MADISON MAGISTERIAL DISTRICT OF WASHINGTON COUNTY, VA AND RECORDED AT INSTRUMENT NUMBER 150005944,

DRAWING NO:
SUR-1 OF 2



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 26°14'00" W	43.58'
L2	N 63°46'00" E	10.70'
L3	S 73°19'59" W	40.66'
L4	S 80°57'12" W	10.80'
L5	N 80°57'12" E	47.78'
L6	N 08°01'47" W	43.22'
L7	S 66°30'09" W	9.64'
L8	N 73°19'59" E	40.66'
L9	N 87°41'06" W	64.07'
L10	N 84°58'32" W	92.81'
L11	S 14°35'07" W	72.52'
L12	N 65°47'10" E	51.97'
L13	S 65°47'10" W	59.03'
L14	N 24°12'50" W	50.00'
L15	N 80°57'12" E	51.62'
L16	N 09°02'48" W	52.00'
L17	N 09°02'48" W	52.00'
L18	S 80°57'12" W	28.64'
L19	N 42°55'13" E	32.03'
L20	N 50°35'18" E	107.42'
L21	N 54°00'09" E	22.18'
L22	S 17°28'54" W	47.66'
L23	N 64°00'05" W	27.87'
L24	N 09°49'33" E	60.00'
L25	N 06°51'45" W	55.00'
L26	N 70°33'54" E	67.76'
L27	N 79°39'44" E	118.32'
L28	S 81°31'30" E	55.43'
L29	S 67°49'30" E	58.03'
L30	S 53°01'50" E	62.83'
L31	S 40°30'52" E	65.76'
L32	S 37°15'21" E	79.69'
L33	S 45°50'12" E	119.41'
L34	S 53°26'03" E	28.55'
L35	S 62°24'22" E	39.60'
L36	S 68°17'50" E	87.17'

SCALE: 1" = 100'

0' 100' 200' 300'

COMMONWEALTH OF VIRGINIA
STEVEN W. HAMBY
Lic. No.2820
5-20-16
LAND SURVEYOR

LEGEND

- ○ – ½" IRON PIN SET
- ● IPF– IRON PIN FOUND
  RMF– HIGHWAY RIGHT-OF-WAY MONUMENT FOUND
- – CALCULATED POINT
- – TREE
- BUILDINGS, STRUCTURES
- TREE LINE
- – OVERHEAD UTILITY LINE
- FENCE LINE
- BOUNDARY LINE
- ADJOINING PROPERTY LINE

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	182.41'	80.00'	130°38'33"	S 33°43'32" E	145.39'
C2	168.70'	225.00'	42°57'36"	N 10°06'57" E	164.78'
C3	58.39'	225.00'	14°52'09"	N 18°47'56" W	58.23'
C4	31.42'	20.00'	90°00'00"	S 18°46'00" W	28.28'
C5	22.20'	74.00'	17°11'12"	S 72°21'36" W	22.11'
C6	33.75'	74.00'	26°07'44"	N 85°58'56" W	33.46'
C7	18.22'	74.00'	14°06'18"	N 65°51'55" W	18.17'
C8	76.00'	74.00'	58°50'29"	N 29°23'31" W	72.70'
C9	56.00'	65.00'	49°21'59"	N 24°42'43" E	54.29'
C10	32.95'	74.50'	25°20'41"	S 36°43'22" W	32.69'
C11	55.91'	65.00'	49°16'57"	N 48°41'30" E	54.20'
C12	63.31'	476.00'	7°37'13"	N 77°08'35" E	63.26'
C13	155.30'	100.00'	88°58'59"	S 36°27'43" W	140.16'
C14	70.22'	528.00'	7°37'13"	N 77°08'35" E	70.17'
C15	55.91'	65.00'	49°16'57"	N 82°01'33" W	54.20'
C16	83.95'	74.50'	64°33'54"	S 89°40'01" E	79.58'
C17	41.82'	65.00'	36°51'32"	S 76°28'47" W	41.10'
C18	64.04'	126.00'	29°07'23"	N 80°20'52" E	63.36'
C19	92.93'	65.00'	81°54'49"	S 73°15'25" E	85.21'
C20	21.94'	74.50'	16°52'11"	N 40°44'06" W	21.86'
C21	55.81'	65.00'	49°11'54"	S 24°34'14" E	54.11'
C22	129.40'	126.00'	58°50'29"	N 29°23'31" W	123.79'
C23	31.02'	126.00'	14°06'18"	N 65°51'55" W	30.94'
C24	57.46'	126.00'	26°07'44"	N 85°58'56" W	56.96'

1. The boundary survey shown is based on a current field survey
2. The unadjusted error of closure for the field traverse is greater than 1/20,000 (Urban Area)
3. This survey was performed under the direct supervision of Steven W. Hamby Va. L.S. 2820.

SEWER SYSTEM CERTIFICATE:

ACCEPTED BY THE TOWN OF ABINGDON AS TO THE SANITARY SEWER SYSTEM. ADEQUATE CAPACITY FOR THIS PROPOSED DEVELOPMENT CURRENTLY EXISTS. HOWEVER, FUTURE AVAILABILITY OF CONNECTIONS, WHETHER TREATMENT OR LINE CAPACITY RELATED, IS SUBJECT TO FEDERAL, STATE, AND LOCAL REGULATIONS.

THE_____DAY OF _____, 2016

SIGNED_____
TOWN MANAGER, TOWN OF ABINGDON, VA

WATER SYSTEM CERTIFICATE:

APPROVED BY THE WASHINGTON COUNTY SERVICE AUTHORITY AS TO THE WATER SYSTEM THIS THE _____DAY OF _____, 2016

SIGNED:

_____
GENERAL MANAGER WASHINGTON COUNTY SERVICES AUTHORITY

NOTES:

1. NORTH RECONCILED TO THE VIRGINIA SOUTH ZONE STATE PLANE COORDINATE SYSTEM.

2. A SMALL PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 51191C0280C, BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.

3. CERTIFICATION DEFINED:
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4. SUBJECT PROPERTY REFERENCE DOCUMENTS: SEE SURVEY

5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

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8. THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND EVIDENCE WHICH WERE FOUND IN THE FIELD AS OF THIS DATE.

9. SUBJECT PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY PUBLIC RECORDS.

10. THERE IS A 10 FT. UTILITY EASEMENT ALONG THE INTERIOR OF ALL LOT LINES.

OWNER'S STATEMENT

THE PLATTING OR DEDICATION OF LANDAS IT APPEARS ON THIS PLAT (REPLAT) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) OR TRUSTEE(S), IF ANY.
GIVEN UNDER MY (OUR) HAND AND SEAL THIS THE _____DAY OF _____ 2016.

_____(SEAL)

_____(SEAL)

_____(SEAL)

SURVEYOR'S CERTIFICATE

I HERBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. I FUTHER CERTIFY THAT THE LAND PLATTED WAS CONVEYED TO MARATHON REALTY CORP. BY INSTRUMENTS DATED DECEMBER 30, 2015 AND RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF WASHINGTON COUNTY, VIRGINIA AT INSTRUMENT NUMBER 20155944.

DATE: 5-20-16

SURVEYOR_____

TOWN MANAGER'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY AND MEETS THE ADMINISTRATIVE APPROVAL REQUIREMENTS OF THE TOWN MANAGER AS PROVIDED IN THE TOWN OF ABINGDON SUBDIVISION ORDINANCE.

DATE:_____

_____
TOWN MANAGER, ABINGDON, VIRGINIA

PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS APPROVED BY THE ABINGDON PLANNING COMMISSION ON _____, 2016, GIVEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____, 2016.

SIGNED_____
(CHAIRPERSON, ABINGDON PLANNING COMMISSION)

ATTESTED_____
(SECRETARY, ABINGDON PLANNING COMMISSION)

TOWN COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS APPROVED BY THE TOWN COUNCIL ON _____, 2016, GIVEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____, 2016.

SIGNED_____
(MAYOR, ABINGDON TOWN COUNCIL)

ATTESTED_____
(CLERK, ABINGDON TOWN COUNCIL)

NOTARY STATEMENT

STATE OF VIRGINIA
COUNTY OF WASHINGTON TO WIT:

I, _____,
A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT_____

_____
WHOSE NAME(S) IS (ARE) SIGNED TO THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES_____

GIVEN UNDER MY HAND THIS_____DAY OF_____

NOTARY STATEMENT

STATE OF VIRGINIA
COUNTY OF WASHINGTON TO WIT:

I, _____,
A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT_____

_____
WHOSE NAME(S) IS (ARE) SIGNED TO THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES_____

GIVEN UNDER MY HAND THIS_____DAY OF_____

REVISIONS

NO.	DATE	DESCRIPTION
1	5-20-16	TOWN OF ABINGDON COMMENTS

ACTIVE DESIGN PHASE

- ☐ CONCEPT DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION BIDDING PHASE
- ☑ **CONSTRUCTION DOCUMENTS**
- ☐ CONSTRUCTION ADMINISTRATION

ADS PROJ. No.: NA

PROJECT:
THE MEADOWS PROJECT PRELIMINARY SUBDIVISION

Subject Property Information:

OWNER:
Marathon Realty Corp.
P.O. Box 1158
Abingdon, VA 24212

Property Address:
Abingdon, VA

Appalachia Design Services
INCORPORATED
245 Birch Street
Blountville, TN 37617
Phone: (423) 323-1206
Fax: (423) 323-1732

TOWN OF ABINGDON, VIRGINIA PLANNING DEPARTMENT

DRAWING INFORMATION

SCALE:	1"=100'
SCALE GUIDE:	
DWG ISSUED:	May 05, 2016
PROJ ADMIN:	JSF
DRAWN BY:	SWH
CHECKED BY:	SWH

DRAWING TITLE:
PLAT SHOWING A SUBDIVISION OF THE MARATHON REALTY CORP. PROPERTY - 33.004 AC.± (TOTAL)

BEING ALL OF THOSE CERTAIN TRACTS OF LAND LYING IN THE TOWN OF ABINGDON IN THE MADISON MAGISTERIAL DISTRICT OF WASHINGTON COUNTY, VA AND RECORDED AT INSTRUMENT NUMBER 150005944,

DRAWING NO:
SUR-2 OF 2

The Meadows

Abingdon Va.

Overview

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abington, Va.
Planting shown for reference only - see landscaping plans

June 09, 2016

The Meadows

Abingdon Va.

Food City & Gas'N Go

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abington, Va.
Planting shown for reference only - see landscaping plans

June 09, 2016

The Meadows

Abingdon Va.

Food City

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abington, Va.
Planting shown for reference only - see landscaping plans

June 09, 2016

The Meadows

Abingdon Va.

Gas'N *Go*

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abington, Va.
Planting shown for reference only - see landscaping plans

June 09, 2016

The Meadows

Abingdon Va.

Retail 3

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abington, Va.
Planting shown for reference only - see landscaping plans

June 09, 2016

The Meadows

Abingdon Va.

Retail 3, Retail 4

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abington, Va.
Planting shown for reference only - see landscaping plans

June 09, 2016

The Meadows

Abingdon Va.

Retail 4

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abington, Va.
Planting shown for reference only - see landscaping plans

June 09, 2016

The Meadows

Abingdon Va.

Retail 1, Retail 4

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abington, Va.
Planting shown for reference only - see landscaping plans

June 09, 2016

The Meadows

Abingdon Va.

Retail 1

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abington, Va.
Planting shown for reference only - see landscaping plans

June 09, 2016

The Meadows

Abingdon Va.

Food City

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abington, Va.
Planting shown for reference only - see landscaping plans

June 09, 2016

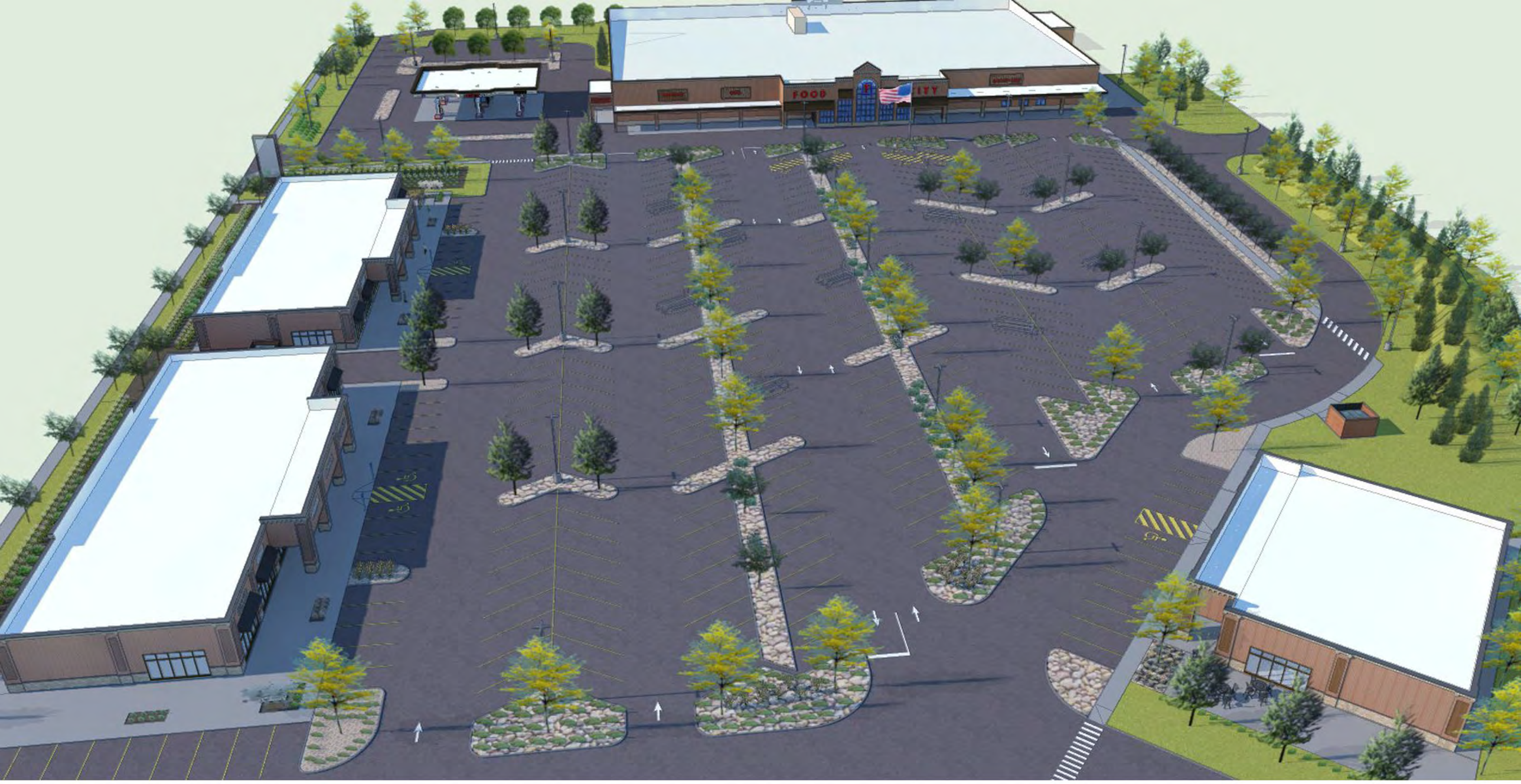
The Meadows

Abingdon Va.

Food City (rear)

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abington, Va.
Planting shown for reference only - see landscaping plans

June 09, 2016



The Meadows

Abingdon Va.

Overview

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abington, Va.
Planting shown for reference only - see landscaping plans

June 09, 2016

The Meadows

Abingdon Va.

Overview

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abington, Va.
Planting shown for reference only - see landscaping plans

June 09, 2016

Meadow's Development – Wall Signage

Permitted signs for nonresidential uses:

WALL SIGNS:

Front Elevation - Each nonresidential building shall be permitted one or more signs. Two (2) square feet of wall sign area shall be allowed for each horizontal linear foot of exterior wall length. If an exterior wall length is less than twenty (20) feet, the maximum allowable sign area on that wall shall be forty (40) square feet.

Rear & Side Elevations - Each nonresidential building shall be permitted one or more signs. One (1) square feet of wall sign area shall be allowed for each horizontal linear foot of exterior wall length. If an exterior wall length is less than twenty (20) feet, the maximum allowable sign area on that wall shall be twenty (20) square feet.

All wall signs shall be channel letters, or a similar application.