

OLD HICKORY BUILDINGS LLC

NOTES:

1. THIS SITE PLAN WAS PREPARED AT THE REQUEST OF OLD HICKORY BUILDINGS LLC.
2. NO DETERMINATION OF WETLANDS WAS MADE OR REQUESTED BY THE OWNER. DEVELOPER NOR DOES THIS PLAN ADDRESS THE EXISTENCE OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS IN OR AROUND THE BOUNDARIES OF THIS PROPERTY.
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS PLAN. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
4. NO INVESTIGATION OR INDEPENDENT SEARCH WAS PERFORMED FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES OR IMPROVEMENTS ON THIS PROPERTY. ALL ADJOINING OWNERS ARE NOW OR FORMERLY.
5. THIS PROPERTY AS PLATTED FALLS WITHIN THE FLOOD ZONE "X" AS DETERMINED BY F.E.M.A. AND SHOWN ON THEIR MAP DATED EFFECTIVE DATE JUNE 18, 2010. MAP NUMBER 5125002608. NO CERTIFICATION BY THIS SURVEYOR IS MADE TO THE ACCURACY OF THE FLOOD INSURANCE RATE MAP.
6. IN PROVIDING THIS PLAN NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
7. ANY SUBAQUEOUS BEDS LOCATED WITHIN THE BOUNDARIES OF THIS PROPERTY MAY BE THE PROPERTY OF THE COMMONWEALTH OF VIRGINIA. NO ATTEMPT TO DETERMINE SAID OWNERSHIP WAS MADE BY ACRES OF VIRGINIA, INC. THE AREA SHOWN ON THIS PLAN IS PLUS OR MINUS AND IS INCLUSIVE OF ANY SUBAQUEOUS BEDS UNLESS OTHERWISE NOTED.
8. PRIOR TO THE IMPROVEMENT OF ANY PROPERTY IN NELSON COUNTY, THE PLANNING DEPARTMENT SHALL BE CONTACTED CONCERNING, BUT NOT LIMITED TO, THE CURRENT ZONING, BUILDING SETBACK REQUIREMENTS, WATER OR SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, EROSION AND SEDIMENT CONTROL REQUIREMENTS, BUILDING CODES AND STORMWATER MANAGEMENT REQUIREMENTS.
9. THIS PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY THE NELSON COUNTY SERVICE AUTHORITY.
10. THIS PROPERTY IS CURRENTLY ZONED LIMITED BUSINESS B-1. PROPOSED ZONE CHANGE TO LIGHT INDUSTRIAL M-1 CONDITIONAL.
11. NO PROPOSED LIGHTING TO BE ADDED. ANY FUTURE LIGHTING INSTALLED MUST BE DIRECTIONAL OR GLARED SHIELDED. THE EXTERIOR LIGHTING WAS PROFFERED.
12. THE CONTOURS SHOWN WERE SCALED FROM THE USGS MAP AND ARE APPROXIMATE.
13. ASSEMBLED SHEDS WILL BE STORED ON SITE.
14. ANY LAND DISTURBANCE AT THIS SITE WILL BE UNDER 10,000 SQUARE FEET. IF MORE THAN 10,000 SQUARE FEET OF LAND DISTURBANCE OCCURS THE OWNERS WILL BE REQUIRED TO SUBMIT AN EROSION CONTROL PLAN AND STORMWATER COMPUTATIONS TO THE EROSION CONTROL AUTHORITY NELSON COUNTY FOR APPROVAL, BONDING AND PERMITTING.

PARKING REQUIREMENTS:

RETAIL USE: 1 SPACE FOR EACH 200 SQ. FT. OF PUBLIC FLOOR AREA
PARKING SPACES PROPOSED: 1

MANUFACTURING USE: 1 SPACE FOR EACH EMPLOYEE MAXIMUM SHIFT
PARKING SPACES PROPOSED: 5

HANDICAP: 1 SPACE FOR 1-25 REGULAR SPACES
PARKING SPACES PROPOSED: 1

TOTAL NUMBER OF SPACES PROPOSED: 7

ALL INSTALLED SPACES SHALL BE DEMARKED BY PAINTED STRIPES AND BUMPER STOPS AS REQUIRED BY CODE.

SETBACK REQUIREMENT FOR M-1 LIGHT INDUSTRIAL M-1:

FRONT YARD: 40' FROM RIGHT OF WAY
SIDE YARD: 30' PRINCIPAL STRUCTURE
SIDE YARD: 15' ACCESSORY STRUCTURES
REAR YARD: 30' PRINCIPAL STRUCTURES
REAR YARD: 15' ACCESSORY STRUCTURES

PRIOR TO ANY CONSTRUCTION THE GENERAL CONTRACTOR IS REQUIRED TO READ THE GENERAL CONSTRUCTION NOTES AND FOLLOW THE NOTES TO THE LETTER

1. CONTACT THE COUNTY ENVIRONMENTAL REVIEWER, THE COUNTY CONSTRUCTION COORDINATOR AND MISS UTILITY 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR OR THE OWNER SHALL OBTAIN ALL REQUIRED PERMITS, FROM ALL GOVERNING BODIES PRIOR TO CONSTRUCTION. ACRES OF VIRGINIA, INC. ACCEPTS NO RESPONSIBILITY FOR PERMITS NOT OBTAINED OR IN PLACE.
2. THE LOCATION OF EXISTING UTILITIES ACROSS OR ALONG THE LINE OF PROPOSED WORK IS NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN IS APPROXIMATE. THE CONTRACTOR SHALL ON HIS OWN LOCATE ANY UNDERGROUND LINES AND STRUCTURES AS NECESSARY.
3. POWER LINES AND POLES, TELEPHONE LINES AND POLES SHALL BE PROTECTED FROM ANY DAMAGE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY OWNERS, OBTAINING THE PROPER PROTECTIVE MEASURES FOR EACH INDIVIDUAL CONSTRUCTION LOCATION AND PROTECTING ANY DAMAGE CAUSED BY THE CONTRACTOR OR THE CONSTRUCTION OPERATION SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR EXPENSE.
4. THE CONTRACTOR SHALL NOTIFY ACRES OF VIRGINIA, INC. FOR A REVIEW SHOULD DISCREPANCIES BE DISCOVERED. IF THE CONTRACTOR CONTINUES WITHOUT THIS REVIEW, THE CONTRACTOR ACCEPTS COMPLETE RESPONSIBILITY AND ALL LIABILITY. THE OWNER IS RESPONSIBLE FOR VERIFYING THAT THE CONTRACTOR HAS THE MOST RECENT REVISION DATE OF THE PLANS PRIOR TO COMMENCING WITH CONSTRUCTION.
5. THE CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS OF THE VIRGINIA OCCUPATIONAL SAFETY AND HEALTH STANDARDS FOR THE CONSTRUCTION INDUSTRY AS ADOPTED BY THE SAFETY AND HEALTH CODES COMMISSION OF VIRGINIA.
6. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITION OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR IS TO COMPLY WITH ALL OSHA REGULATION REQUIREMENTS AND SAFETY MEETING REQUIREMENTS.
7. ALL LANDSCAPING REQUIREMENTS MUST BE MET AND THE SITE MUST BE COMPLETE PRIOR TO THE NELSON COUNTY ISSUING A CERTIFICATE OF OCCUPANCY TO THE OWNER.
8. THE CONTRACTOR MUST ADHERE TO THE SITE PLAN REQUIREMENTS. IF MORE THAN 10,000 SQUARE FEET OF LAND IS DISTURBED THE CONTRACTOR WILL BE REQUIRED TO OBTAIN A LAND DISTURBANCE PERMIT AND PRESENT A EROSION SEDIMENTATION CONTROL PLAN TO NELSON COUNTY FOR REVIEW AND APPROVAL.
9. WATER SERVICE CONNECTIONS SHALL NOT BE USED FOR DEMOLITION, CONSTRUCTION, OR LANDSCAPING PURPOSES UNTIL APPROPRIATE BACKFLOW PROTECTION HAS BEEN INSTALLED, TESTED AND APPROVED. THIS INCLUDES NEW AND EXISTING WATER SERVICE CONNECTIONS, AS WELL AS TEMPORARY AND PERMANENT WATER SERVICE CONNECTIONS.
10. IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER TO ENSURE THAT THE CONTRACTOR IS WORKING FROM THE MOST CURRENT SET OF APPROVED PLANS.
11. ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO THE GOVERNING BODIES REQUIREMENTS AND CODES.

CIVIL PLAN LEGEND:	SHEET
COVER SHEET.....	CIVIL-1
SITE AND LANDSCAPE.....	CIVIL-2
SITE AND LANDSCAPE.....	CIVIL-3
VDOT ACCESS MANAGEMENT EXCEPTION.....	CIVIL-4

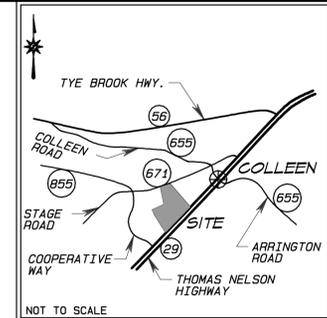
APPROVED BY: _____
PLANNING AND ZONING DIRECTOR /DATE

RECOMMENDED FOR APPROVAL BY: _____
VIRGINIA DEPARTMENT OF TRANSPORTATION /DATE
VDOT'S REVIEW IS NOT INTENDED TO BE EITHER COMPLETE OR COMPREHENSIVE AS IT IS THE RESPONSIBILITY OF THE SUBMITTING ENGINEER/SURVEYOR THAT SIGNS AND SEALS THESE PLANS TO ENSURE THE COMPLETENESS AND ACCURACY OF THEIR PLANS IN ACCORDANCE WITH GOVERNING LAWS, REGULATIONS, SPECIFICATIONS AND STANDARDS.

APPROVED BY: _____
VIRGINIA DEPARTMENT OF HEALTH /DATE

APPROVED BY: _____
NELSON COUNTY SERVICE AUTHORITY /DATE

SOURCE OF TITLE:
THIS PROPERTY WAS CONVEYED BY INSTRUMENT NO. 040001289 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF NELSON COUNTY, VIRGINIA.



VICINITY MAP

CONTACT NUMBERS:

1. SEWER:
NELSON COUNTY SERVICE AUTHORITY
620 COOPERATIVE WAY,
ARRINGTON, VA 22922
PHONE: (434) 263-5341
2. WATER:
NELSON COUNTY SERVICE AUTHORITY
620 COOPERATIVE WAY,
ARRINGTON, VA 22922
PHONE: (434) 263-5341
3. ELECTRIC:
CENTRAL VIRGINIA
ELECTRIC COOPERATIVE
800 COOPERATIVE WAY
ARRINGTON VA. 22922
(800) 367-2832
4. TELEPHONE:
VERIZON - VIRGINIA, INC.
ENGINEERING DEPARTMENT
553 LEESVILLE ROAD
LYNCHBURG, VA 24502
PHONE: (434) 237-9517
5. COUNTY INSPECTIONS:
NELSON COUNTY
BUILDING INSPECTIONS
80 FRONT ST
LOVINGSTON VA. 22949
PHONE: (434) 263-7080
6. ENGINEER/SURVEYOR:
ACRES OF VIRGINIA, INC.
404 CLAY STREET
LYNCHBURG, VA. 24504
(434) 528-4674
7. SITE/BUILDING CONTRACTOR:
TO BE DETERMINED

REVISION	DATE	COUNTY COMMENTS
1	07/20/16	
2		
3		
4		
5		

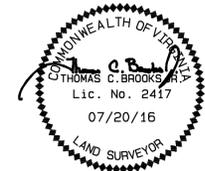
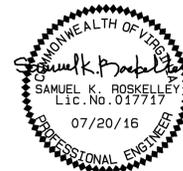
ACRES OF VIRGINIA, INC.
SURVEYORS/ENGINEERS/PLANNERS
ENVIRONMENTAL/SOIL CONSULTANTS/GEOTECHNICAL
email: Sarc@acv.com
www.acresofvirginia.com
404 CLAY STREET OFFICE (434) 528-4674
LYNCHBURG, VA. 24504 FAX (434) 845-1048

COMM. NO.: 16706
DATE: JUNE 20, 2016
EXPIRES: 06/20/2018
SERVER: NENJOB58098
NOT TO SCALE
TAX MAP 78-B-A-1
COPYRIGHT: ACRES OF VIRGINIA, INC.

SITE PLAN COVER SHEET FOR REZONING

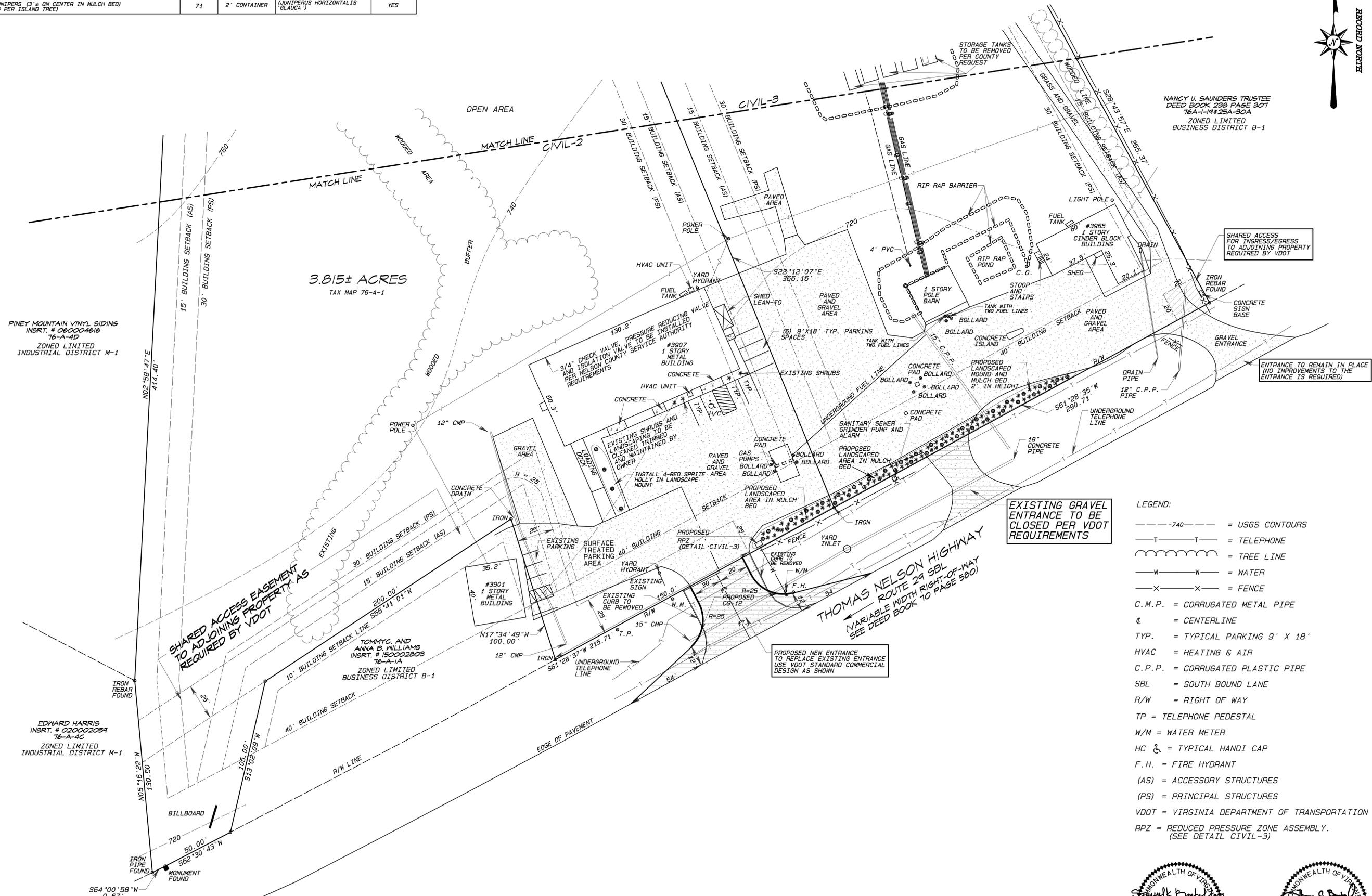
OLD HICKORY BUILDINGS LLC
LOVINGSTON DISTRICT
NELSON COUNTY, VIRGINIA

DRAWING
CIVIL-1

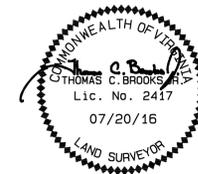
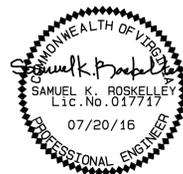
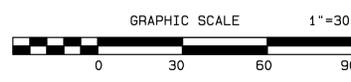


PROPOSED LANDSCAPING:

COMMON NAME	PLANTING COUNT	SIZE AT TIME OF PLANTING	BOTANICAL NAME	MULCH BED REQUIRED
RED SPRITE HOLLY SHRUB (OR EQUIVALENT)	44	2' IN HEIGHT	(Ilex Verticillata)	YES
JUNIPERS (3' ± ON CENTER IN MULCH BED) (5 PER ISLAND TREE)	71	2' CONTAINER	(JUNIPERUS HORIZONTALIS 'GLAUCA')	YES



- LEGEND:
- 740 = USGS CONTOURS
 - = TELEPHONE
 - = TREE LINE
 - = WATER
 - = FENCE
 - C.M.P. = CORRUGATED METAL PIPE
 - CL = CENTERLINE
 - TYP. = TYPICAL PARKING 9' X 18'
 - HVAC = HEATING & AIR
 - C.P.P. = CORRUGATED PLASTIC PIPE
 - SBL = SOUTH BOUND LANE
 - R/W = RIGHT OF WAY
 - TP = TELEPHONE PEDESTAL
 - W/M = WATER METER
 - HC & = TYPICAL HANDI CAP
 - F.H. = FIRE HYDRANT
 - (AS) = ACCESSORY STRUCTURES
 - (PS) = PRINCIPAL STRUCTURES
 - VDOT = VIRGINIA DEPARTMENT OF TRANSPORTATION
 - RPZ = REDUCED PRESSURE ZONE ASSEMBLY. (SEE DETAIL CIVIL-3)



REVISION	DATE	COUNTY COMMENTS
1	07/20/16	
2		
3		
4		
5		

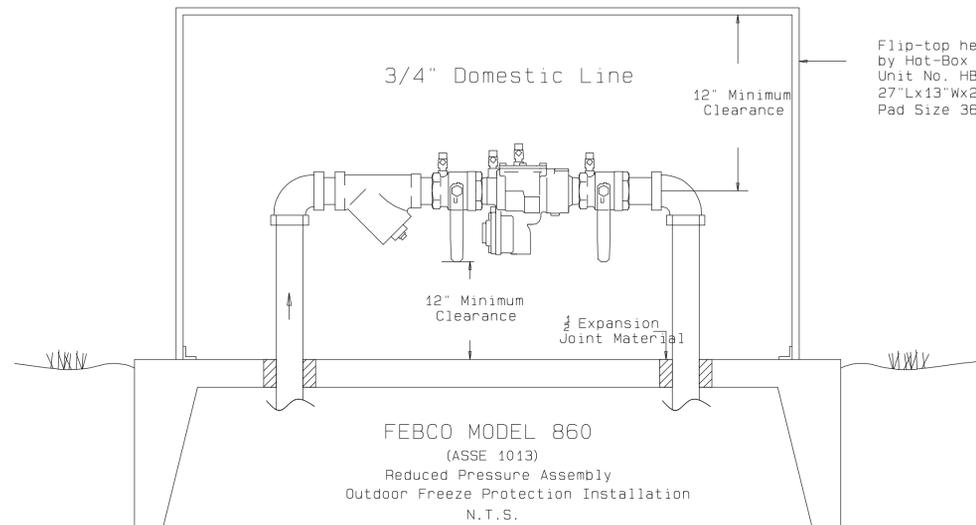
ACRES OF VIRGINIA, INC.
 SURVEYORS/ENGINEERS/PLANNERS
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 www.acresofva.com
 404 CLAY STREET
 LYNCHBURG, VA. 24504
 OFFICE (434) 528-4674
 FAX (434) 845-1048

COMM. NO.: 16706
 DATE: JUNE 20, 2016
 SERVER: C:\SERVICES\SERVER\JOB565098
 NOT TO SCALE
 TAX MAP 76-A-1
 COPIES OF THIS DRAWING:
 ACRES OF VIRGINIA, INC.

SITE & LANDSCAPE PLAN FOR REZONING

OLD HICKORY BUILDINGS LLC
 LOYALINGTON DISTRICT
 NELSON COUNTY, VIRGINIA

DRAWING
 CIVIL-2

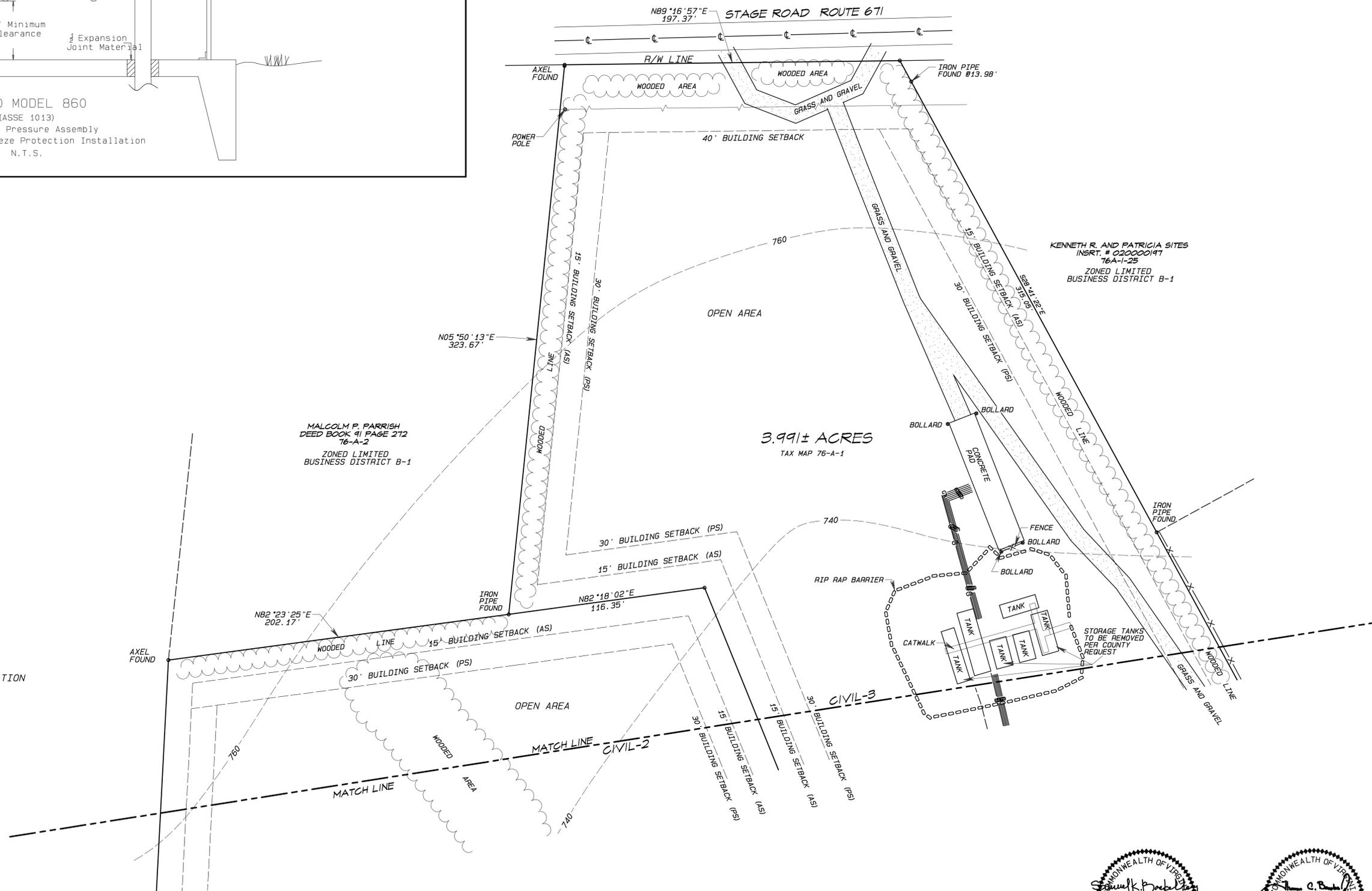


Flip-top heated fiberglass enclosure by Hot-Box or approved equal.
Unit No. HB2T, 90 WATTS,
27" L x 13" W x 23" H
Pad Size 36" x 22" ASSE 1060

FEBCO MODEL 860
(ASSE 1013)
Reduced Pressure Assembly
Outdoor Freeze Protection Installation
N.T.S.

LEGEND:

- 740--- = USGS CONTOURS
- T—T— = TELEPHONE
- ~~~~~ = TREE LINE
- W—W— = WATER
- X—X— = FENCE
- C.M.P. = CORRUGATED METAL PIPE
- ⊙ = CENTERLINE
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(SEE DETAIL CIVIL-3)

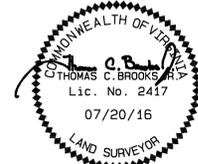
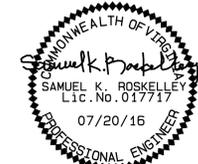
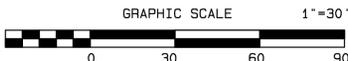


MALCOLM P. PARRISH
DEED BOOK 91 PAGE 212
76-A-2
ZONED LIMITED
BUSINESS DISTRICT B-1

3.99± ACRES
TAX MAP 76-A-1

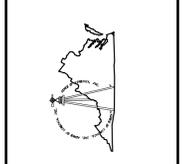
KENNETH R. AND PATRICIA SITES
INSRT. # 220000197
76A-1-25
ZONED LIMITED
BUSINESS DISTRICT B-1

STORAGE TANKS
TO BE REMOVED
PER COUNTY
REQUEST



REVISION	DATE	COMMENTS
1	07/20/16	COUNTY COMMENTS
2		
3		
4		
5		

ACRES OF VIRGINIA, INC.
SURVEYORS • ENGINEERS • PLANNERS
ENVIRONMENTAL • SOIL CONSULTANTS • GEOTECHNICAL
email: Service@acv.com
www.acresofvirginia.com
404 CLAY STREET OFFICE (434) 528-4674
LYNCHBURG, VA. 24504 FAX (434) 845-1048



COMM. NO.: 16706
DATE: JUNE 20, 2016
SERVISENJOB66078
NOT TO SCALE
TAX MAP 76-A-1
COPYRIGHT: ACRES OF VIRGINIA, INC.

**SITE & LANDSCAPE
PLAN
FOR REZONING**

**OLD HICKORY
BUILDINGS LLC**
LOVINGSTON DISTRICT
NELSON COUNTY, VIRGINIA

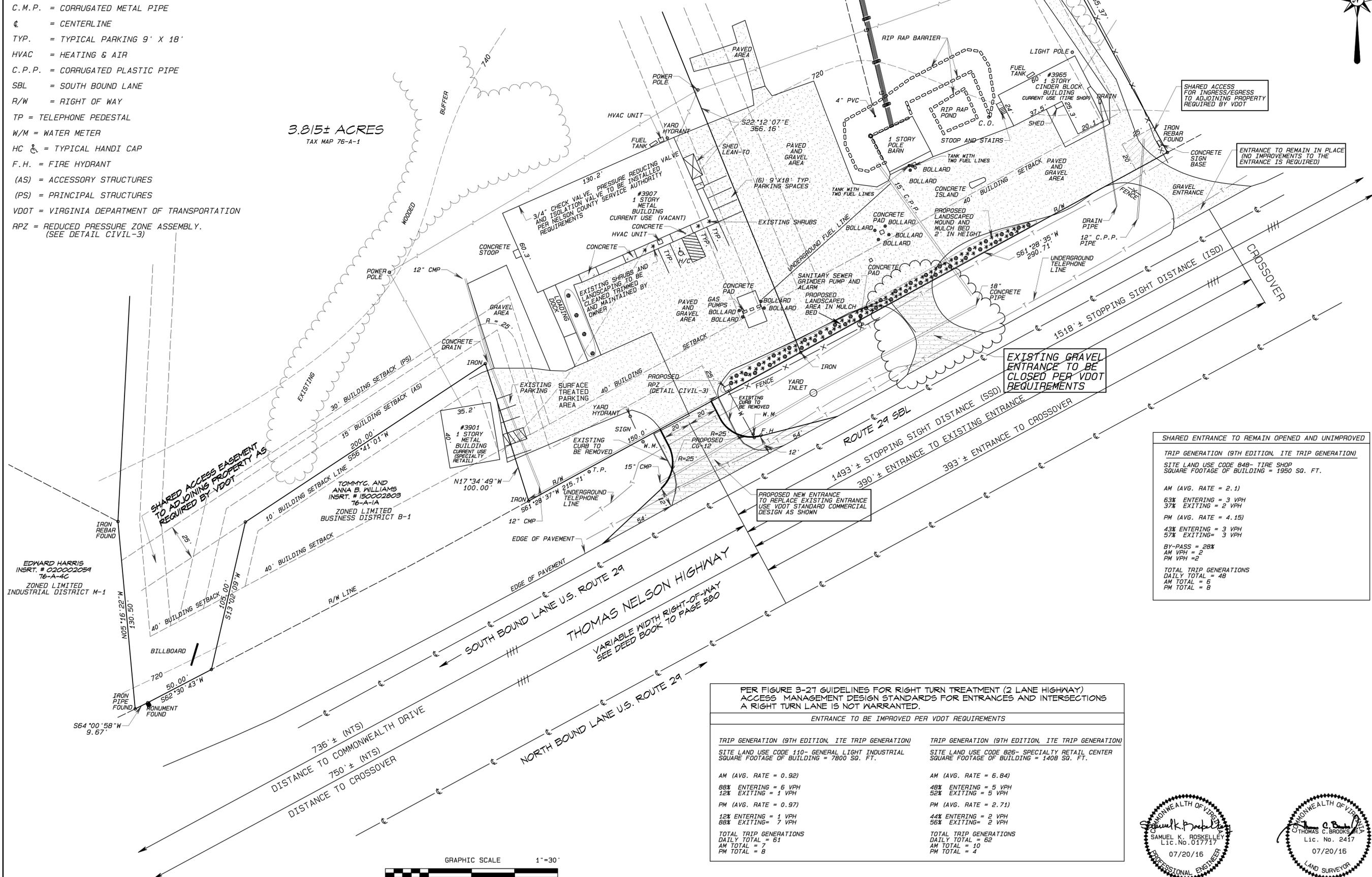
DRAWING
CIVIL-3

- LEGEND:
- 740--- = USGS CONTOURS
 - T— = TELEPHONE
 - (wavy line)— = TREE LINE
 - W—W— = WATER
 - X—X— = FENCE

- C.M.P. = CORRUGATED METAL PIPE
- ⊕ = CENTERLINE
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3.815± ACRES
TAX MAP 76-A-1

NANCY U. SAUNDERS TRUSTEE
DEED BOOK 238 PAGE 307
76A-1-19425A-30A
ZONED LIMITED
BUSINESS DISTRICT B-1



SHARED ENTRANCE TO REMAIN OPENED AND UNIMPROVED

TRIP GENERATION (9TH EDITION, ITE TRIP GENERATION)

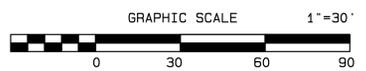
SITE LAND USE CODE 848- TIRE SHOP
SQUARE FOOTAGE OF BUILDING = 1950 SQ. FT.

AM (AVG. RATE = 2.1)	63% ENTERING = 3 VPH	37% EXITING = 2 VPH
PM (AVG. RATE = 4.15)	43% ENTERING = 3 VPH	57% EXITING = 3 VPH
BY-PASS = 28%	AM VPH = 2	PM VPH = 2
TOTAL TRIP GENERATIONS	DAILY TOTAL = 48	AM TOTAL = 6
		PM TOTAL = 8

PER FIGURE 3-27 GUIDELINES FOR RIGHT TURN TREATMENT (2 LANE HIGHWAY) ACCESS MANAGEMENT DESIGN STANDARDS FOR ENTRANCES AND INTERSECTIONS A RIGHT TURN LANE IS NOT WARRANTED.

ENTRANCE TO BE IMPROVED PER VDOT REQUIREMENTS

TRIP GENERATION (9TH EDITION, ITE TRIP GENERATION)	TRIP GENERATION (9TH EDITION, ITE TRIP GENERATION)
SITE LAND USE CODE 110- GENERAL LIGHT INDUSTRIAL SQUARE FOOTAGE OF BUILDING = 7800 SQ. FT.	SITE LAND USE CODE 826- SPECIALTY RETAIL CENTER SQUARE FOOTAGE OF BUILDING = 1408 SQ. FT.
AM (AVG. RATE = 0.92)	AM (AVG. RATE = 6.84)
88% ENTERING = 6 VPH	48% ENTERING = 5 VPH
12% EXITING = 1 VPH	52% EXITING = 5 VPH
PM (AVG. RATE = 0.97)	PM (AVG. RATE = 2.71)
12% ENTERING = 1 VPH	44% ENTERING = 2 VPH
88% EXITING = 7 VPH	56% EXITING = 2 VPH
TOTAL TRIP GENERATIONS	TOTAL TRIP GENERATIONS
DAILY TOTAL = 61	DAILY TOTAL = 62
AM TOTAL = 7	AM TOTAL = 10
PM TOTAL = 8	PM TOTAL = 4



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LYNCHBURG, VA. 24504 FAX (434) 845-1048



COMM. NO.: 16706
DATE: JUNE 20, 2016
SERVING CLIENTS WITH INTEGRITY
SERVING CLIENTS WITH INTEGRITY
NOT TO SCALE
TAX MAP 76-A-1
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VDOT ACCESS MANAGEMENT EXCEPTION

OLD HICKORY BUILDINGS LLC
LOVINGSTON DISTRICT
NELSON COUNTY, VIRGINIA

DRAWING
CIVIL-4

