

REVISIONS			
NO.	BY	DESCRIPTION	DATE
4	JBS	TOWN REVIEW COMMENTS	7/28
3	JBS	TOWN REVIEW COMMENTS	7/6
2	JBS	TOWN REVIEW COMMENTS	6/2
1	JBS	REVISE BLDG. LOCATION	4/25

LEGEND

PROPOSED 24" CONCRETE CURB & GUTTER
 EXISTING CONCRETE CURB & GUTTER
 PROPOSED SITE LIGHTING POLE

SITE & BUILDING DATA:

TOTAL PARCEL AREA = 2.23 ACRES
 TOTAL IMPERVIOUS AREA = 1.61 ACRES
 PERCENT IMPERVIOUS = 72.0%
 GREENSPACE: REQUIRED = (20%) = 19,428 S.F.
 PROVIDED = 27,207 S.F.
 INTERIOR GREENSPACE: REQUIRED = (77 SPACES X 40) = 3,080 S.F.
 PROVIDED = 3,399 S.F.
 TREES: GREENSPACE REQUIRED = 49, PROVIDED = 45 + 4 EXISTING
 PARKING LOT REQUIRED = 8, PROVIDED = 11
 SITE ZONING: "B-3", GENERAL BUSINESS DISTRICT
 BUILDING AREA = 19,054 S.F.
 HEIGHT OF ALDI BUILDING: 20'-1 1/2" TOP OF WALL STUD
 27'-8 1/2" TOP OF ENTRY FEATURE
 BUILDING IS ONE STORY.
 PER TOWN OF CHRISTIANBURG ZONING REQUIREMENTS:
 PARKING REQUIRED = (1 SPACE PER 250 S.F. OF FLOOR AREA FOR
 THE FIRST 5,000 S.F.) + (1 SPACE PER 300
 S.F. OF FLOOR AREA FOR THE SECOND 5,000
 S.F.) + (1 SPACE PER 350 S.F. FLOOR AREA
 FOR THE THIRD 5,000 S.F. AND ALL
 SUBSEQUENT SQUARE FOOTAGE)
 = 63 SPACES
 PARKING PROVIDED = 77 SPACES INCLUDING 4 HANDICAP SPACES
 LOADING SPACES REQUIRED AND PROVIDED = 1 @ LOADING DOCK
 Parking space striping lines shall be 4" wide with measurements always
 to the stripes centerline (yellow in color).
 Type of building construction : one (1) commercial building
 Proposed Use: Retail (Grocery Store)

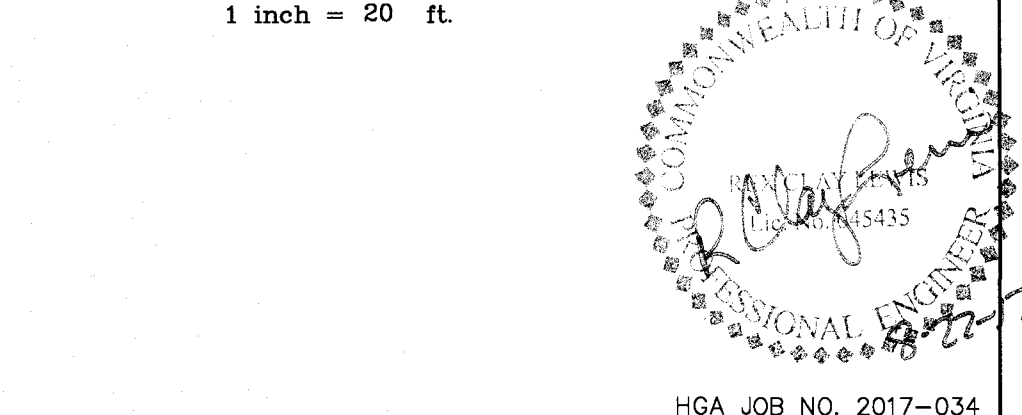
APPROVAL BLOCK

PLANNING: DATE: 8/30/17
 ENGINEERING: DATE: 8/30/17

SITE LAYOUT PLAN

GRAPHIC SCALE

(IN FEET)
 1 inch = 20 ft.



HGA JOB NO. 2017-034

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Drn. JBS Des. JBS Chk. RCL Date 2/22/17 Sheet C-6

