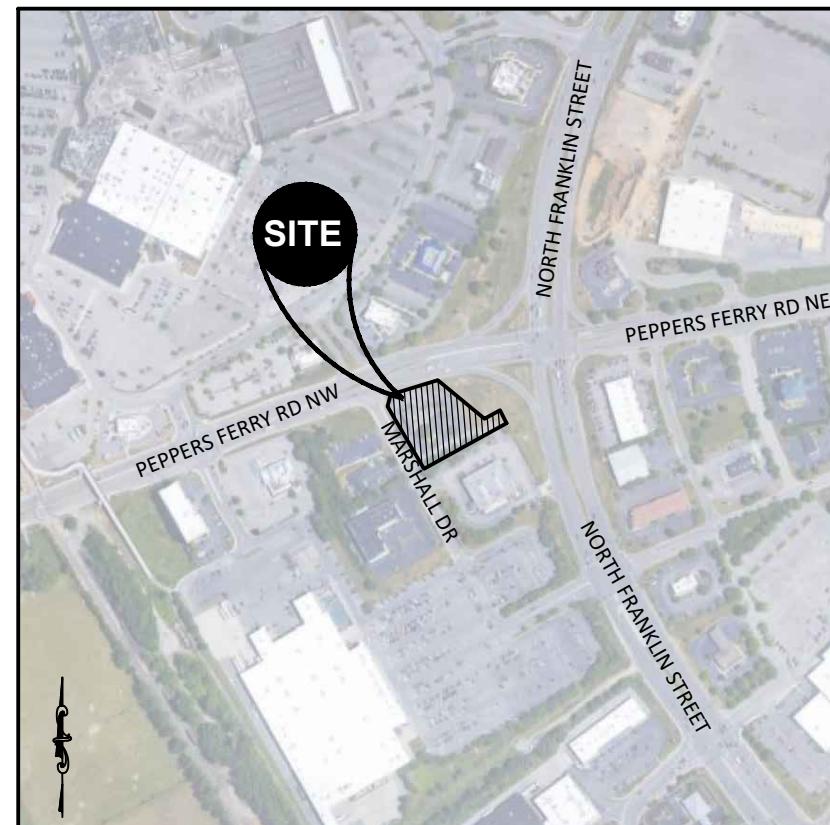


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	49.50'	27.98'	27.61'	S 12°01'06" E
C2	37.19'	30.17'	29.35'	S 50°20'49" W
C2	299.97'	233.22'	227.39'	N 54°13'26" W

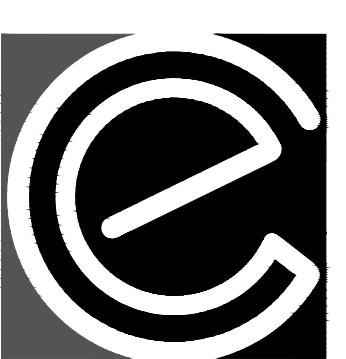
LINE	BEARING	DISTANCE
L1	N 28°21'02" W	199.49'
L2	N 61°50'56" E	13.22'
L3	N 28°16'02" W	20.10'
L4	S 73°34'13" E	1.92'
L5	N 19°14'08" W	11.17'
L6	N 71°14'04" W	2.10'
L7	N 73°10'08" W	12.22'
L8	N 83°19'33" W	101.52'
L9	N 75°43'34" W	32.45'
L10	N 88°19'18" W	13.36'
L11	N 57°51'09" W	7.06'
L12	N 33°34'20" W	1.19'
L13	N 61°34'52" W	314.09'

SITE MUST CONFORM TO THE VIRGINIA STORMWATER REGULATIONS



LOCATION MAP  
SCALE: 1"=500'

REVISION BLOCK:	#	DESCRIPTION
	1	PRE-DESIGN MEETING WITH CITY
	2	PERMIT SUBMITTAL
	3	PARKING SPOTS MOVED 10' APART
	4	SITE DESIGN SUBMITTAL
	5	COMMENTS ADDRESSED
	6	COMMENTS ADDRESSED



CARTER  
ENGINEERING  
CONSULTANTS

Carter Engineering Consultants, Inc.  
3651 Mars Hill Road, Suite 2000  
Watkinsville, GA 30677  
Contact: Jeff Carter, P.E.  
Tel: (770) 725-1200  
jeff@carterengineering.net

Property located on 50 Peppers Ferry Road, Christiansburg, VA 24073  
Parcel No.: 003046 (Tax Map #436-1) and #003047  
(Tax Map #436-1, 2, 3)  
Current Zoning: B-3 (General Business)

Setbacks: Front: 30' 15' Side: 10'  
Existing use: BB&T Bank with drive-thru  
Proposed use: Car Wash with All Associated Utilities

Project Tract 1.433 acres  
Disturbed Area 1.246 acres

Boundary, Site Survey and Contour Information obtained from field run survey by Fink Engineering & Land Surveying, LLC dated 10/09/2021 Phone: (540) 381-2626

Contour interval is 2 feet

The subject property as shown herein is located on FEMA Map No. 51121C0141C, dated effective September 25, 2009, and is noted as being in unshaded area 'x' and having no special flood hazard designation.

The underground utilities shown herein have been located from field information and existing drawings. The surveyor nor engineer warrants that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor nor engineer warrants that the underground utilities shown are in the exact location indicated. The surveyor nor engineer has physically located all underground utilities.

It is the responsibility of the contractor to field locate all utilities prior to commencing work and notify engineer if a discrepancy is found.

The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.

UNDERGROUND UTILITIES DISCLAIMER

Information regarding the reputed presence, size, character and location of existing underground utilities and structures related to underground utilities is shown herein. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of the underground structures related to underground utilities shown herein may be inaccurate and utility structures related to underground utilities not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information regarding the underground utilities and structures related to underground utilities shown herein.

PARKING DATA	
Parking Required:	
Requirement:	3 for each service bay
Required Parking	= 3
Provided Parking	= 23 spaces

PROJECT NAME:  
W4  
DEVELOPMENT

SHEET TITLE:

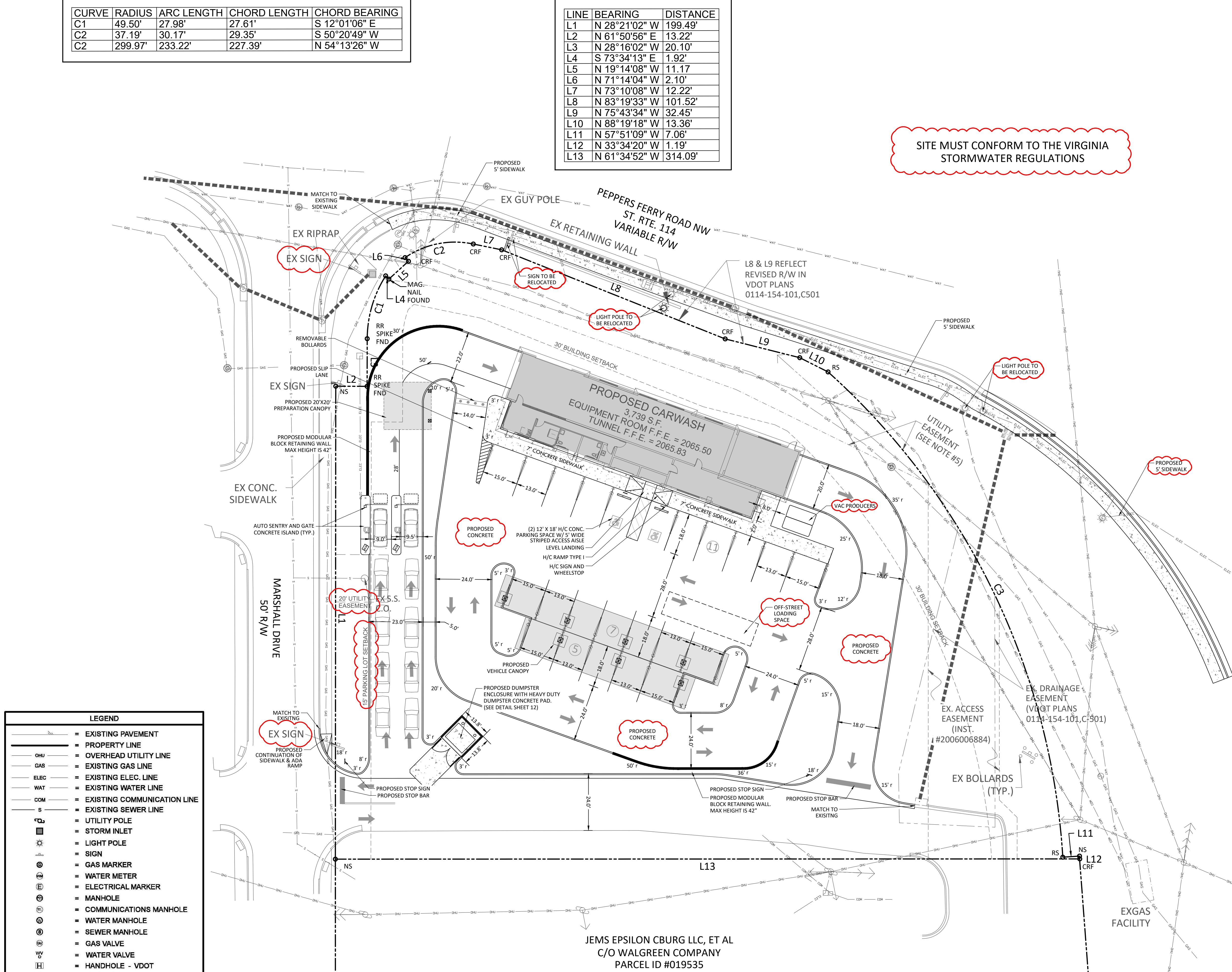
SITE PLAN

SHEET NUMBER:

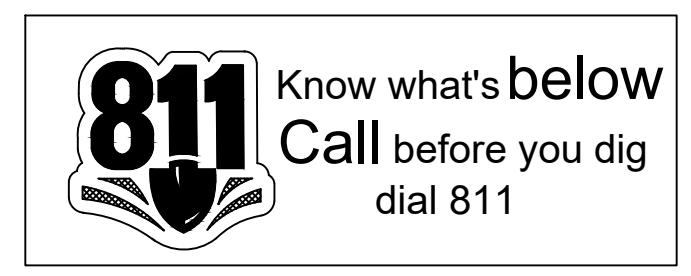
4

PROJECT NUMBER:  
21036W4D

DATE:  
01/10/22



JEMS EPSILON CBURG LLC, ET AL  
C/O WALGREEN COMPANY  
PARCEL ID #019535  
TAX MAP ID #436-1-4



TRUE NORTH  
NAD 83

