

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'

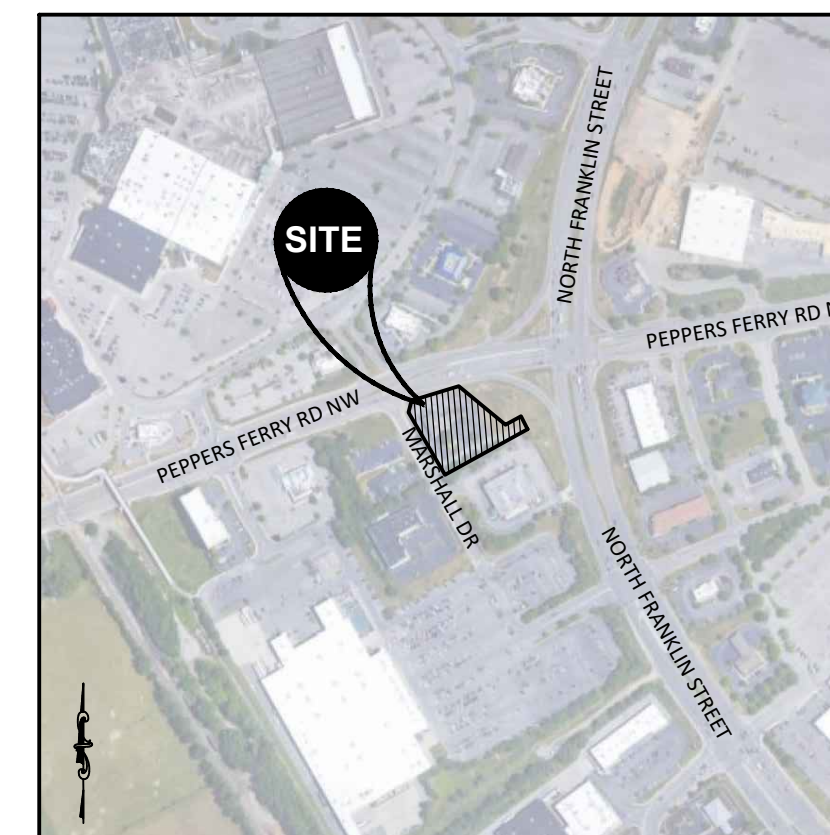
SITE MUST CONFORM TO THE VIRGINIA  
STORMWATER REGULATIONS

NOTES:  
ASPHALT ALONG R/W TO MEET VDOT  
SPECIFICATIONS. UNLESS EXISTING ASPHALT  
EXCEEDS VDOT SPECIFICATION THEN AND ONLY  
THEN ASPHALT SHALL MATCH EXISTING  
CONDITIONS PER VDOT REQUEST.

ALL RELOCATED SIGNS SHALL HAVE A NEW POST  
AND FOUNDATION TO MATCH EXISTING PER  
VDOT STP-1 DETAIL.

RELOCATION OF LIGHT POLE AND ADDITIONAL  
WIRING FOR RELOCATION SHALL MEET VDOT  
LF-1 DETAIL.

PROPOSED 110% ESTIMATE OF WORK TO BE  
DONE WITHIN THE RIGHT IS 1,004 SQFT.



LOCATION MAP  
SCALE: 1"=500'

PROJECT NOTES:

DEVELOPER:  
W4 Development  
2500 Daniel's Bridge Road  
Building 200, Suite 3A  
Athens, Georgia 30606  
Contact: Greg DeBacker  
Tel. (706) 548-1151

ENGINEER:  
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 #436-1.1) and #003047  
(Tax Map #436-1.2.3)  
Current Zoning: B-3 (General Business)

Setbacks:  
Front: 30' 15' Side: 10'  
Existing use: 88&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 the 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 underground utilities and structures related to underground  
utilities shown herein may be inaccurate and utilities and 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

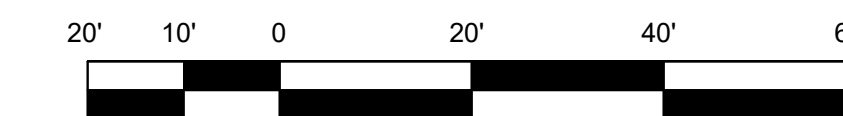
Required Parking = 3  
Provided Parking = 23 spaces

APPROVED: Engineering

Date

APPROVED: Planning

Date

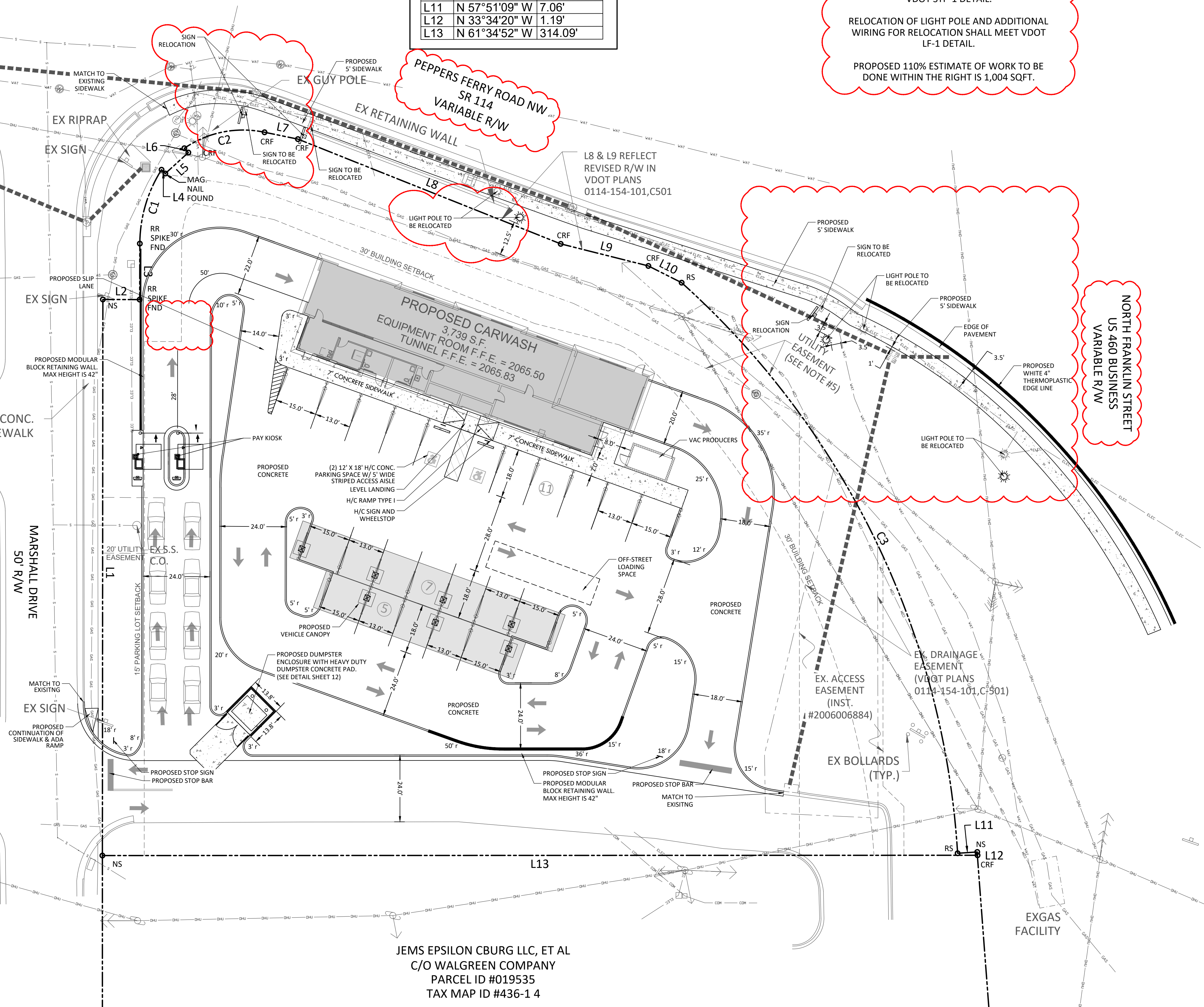


SCALE 1" = 20'



811 Know what's below  
Call before you dig  
dial 811

LEGEND	
	= EXISTING PAVEMENT
	= PROPERTY LINE
	= OVERHEAD UTILITY LINE
	= EXISTING GAS LINE
	= EXISTING ELEC. LINE
	= EXISTING WATER LINE
	= EXISTING COMMUNICATION LINE
	= EXISTING SEWER LINE
	= UTILITY POLE
	= STORM INLET
	= LIGHT POLE
	= SIGN
	= GAS MARKER
	= WATER METER
	= ELECTRICAL MARKER
	= MANHOLE
	= COMMUNICATIONS MANHOLE
	= WATER MANHOLE
	= SEWER MANHOLE
	= GAS VALVE
	= WATER VALVE
	= HANDHOLE - VDOT
	= REBAR SET
	= LARGE NAIL SET (DUE TO UTILITIES)
	= CAPPED REBAR FOUND
	= BENCHMARK - 1/2" REBAR
	ELEV. = 2008.28'



JEMS EPSILON CBURG LLC, ET AL  
C/O WALGREEN COMPANY  
PARCEL ID #019535  
TAX MAP ID #436-1.4

REVISION BLOCK:

#	DATE	DESCRIPTION
1	10/2/21	PRE-DESIGN MEETING WITH CITY
2	11/10/21	PERMIT SUBMITTAL
3	11/22/21	PARKING SPOTS MOVED TO 15' APART
4	01/28/22	SITE REDESIGN/RESUBMITTAL
5	03/23/22	COMMENTS ADDRESSED
6	06/20/22	COMMENTS ADDRESSED
7	06/22/22	CONTRACTOR BID ISSUE
8	08/10/22	COMMENTS ADDRESSED



CARTER  
ENGINEERING  
CONSULTANTS

Carter Engineering Consultants, Inc.  
3651 Mars Hill Road, Suite 2000  
Watkinsville, GA 30677

P: 770.725.1200  
F: 770.725.1204  
www.carterengineering.net

SITE DEVELOPMENT PLANS  
for  
W4 DEVELOPMENT  
50 PEPPERS FERRY ROAD NW, CHRISTIANSBURG, VA

PROJECT NAME:  
W4  
DEVELOPMENT

SHEET TITLE:  
SITE PLAN

SHEET NUMBER:  
4

PROJECT NUMBER:  
21036W4D

DATE:  
01/10/22