



COMMERCIAL ENTRANCE
CONNECTION APPROVED
UNDER VDOT LUP 211-8741

PRIVATE ACCESS DRIVE

ROAD 1

ROAD 2

ROAD 1

15' PARKING S.B.

30' M.B.L.

PROPOSED POLE
SIGNAGE

ILLUMINATED
SIGNAGE

DUMPSTER ENCLOSURE

PROPOSED BUILDING
3,889 S.F.
ADT: 194 VPD
(ANTICIPATED MAX.)

RAMP

RAMP

ILLUMINATED
SIGNAGE

NOTE:
ALL IMPROVEMENTS SHOWN ON THIS
LOT (OTHER THAN UTILITIES) ARE FOR
INFORMATIONAL PURPOSES ONLY. SEE
SEPARATE CIVIL PACKAGE BY BOHLER
FOR DETAILED SITE WORK.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.42'	28.28'	N11°21'05"W	90°00'00"
C2	20.00'	31.42'	28.28'	S88°38'55"W	90°00'00"
C3	20.00'	16.90'	16.40'	S19°26'25"W	48°25'00"
C4	15.00'	34.45'	27.38'	S70°33'45"E	131°35'00"
C5	22.00'	34.56'	31.11'	S88°38'51"W	89°59'51"
C6	5.00'	10.47'	8.66'	S16°21'05"E	120°00'00"
C7	5.50'	5.76'	5.50'	S73°38'56"W	60°00'00"
C8	5.50'	11.52'	9.53'	S16°21'05"E	120°00'00"
C9	5.50'	14.40'	10.63'	S28°38'55"W	150°00'00"
C10	5.00'	7.08'	7.07'	S89°38'56"W	90°00'00"
C11	5.50'	8.64'	7.78'	N01°21'05"W	90°00'00"
C12	5.50'	8.64'	7.78'	S88°38'55"W	90°00'00"
C13	15.00'	8.74'	8.02'	N05°47'14"E	39°23'13"
C14	10.00'	9.68'	9.46'	N18°02'42"W	56°36'47"
C15	21.50'	23.46'	22.32'	S15°05'28"E	06°31'36"
C16	14.00'	26.86'	21.46'	S76°30'07"W	126°34'25"
C17	15.50'	2.63'	2.53'	N41°40'37"W	9°20'53"
C18	32.50'	17.02'	16.92'	N31°21'05"W	30°00'00"
C19	5.00'	2.02'	2.59'	N31°21'05"W	30°00'00"
C20	25.00'	10.96'	10.88'	S34°16'31"E	24°09'08"
C21	14.50'	22.75'	20.51'	N88°38'55"E	90°00'00"
C22	5.00'	10.47'	8.66'	N16°21'05"W	120°00'00"
C23	12.50'	13.09'	12.50'	N73°38'55"E	60°00'00"
C24	41.48'	24.32'	23.97'	N58°20'27"E	33°34'59"
C25	41.48'	29.21'	28.61'	S84°41'50"E	40°20'27"
C26	45.24'	72.40'	64.92'	S02°12'00"E	91°41'50"

LINE	BEARING	DISTANCE
L1	N46°21'05"W	14.24'
L2	S43°38'55"W	100.56'
L3	S04°26'05"E	30.15'
L4	N43°38'55"E	7.17'
L5	N43°38'55"E	117.17'
L6	S43°38'55"W	11.09'
L7	S76°21'05"E	14.54'
L8	S43°38'55"W	68.13'
L9	N76°21'05"W	17.71'
L10	S43°38'55"W	2.31'
L11	S76°21'05"E	11.36'
L12	S43°38'55"W	68.13'
L13	N76°21'05"W	20.02'
L14	S46°21'05"E	12.50'
L15	S43°38'55"W	50.00'
L16	N46°21'05"W	13.00'
L17	S43°38'55"W	16.00'
L18	N46°21'05"W	32.00'
L19	N43°38'55"E	12.50'
L20	N46°21'05"W	3.00'
L21	S43°38'55"W	12.50'
L22	N46°21'05"W	76.00'
L23	N43°38'55"E	55.88'
L24	N10°15'42"E	2.36'
L25	N37°00'11"W	7.75'
L26	N46°21'05"W	41.99'
L27	N16°21'05"W	8.26'
L28	N46°21'05"W	4.59'
L29	N43°38'55"E	23.08'
L30	S46°21'05"E	4.92'
L31	N43°38'55"E	6.02'
L32	N76°21'05"W	14.54'
L33	N43°38'55"E	76.52'
L34	S76°21'05"E	15.98'
L35	N43°38'55"E	3.00'
L36	S46°21'05"E	18.08'
L37	N46°21'05"W	11.00'
L38	N43°38'55"E	73.99'
L39	S60°23'15"E	17.67'
L40	S43°38'55"W	117.17'
L41	N46°21'05"W	27.00'

ELEMENT / COVER	AREA (SQ.FT.)	REQUIRED
TOTAL LOT	57,154	--
BUILDING	3,863	--
PARKING SPACES	38 REG. / 2HC	1 PER 100 SQ.FT. = 39 (MIN)
IMPERVIOUS COVER	38,562	57,154*0.8 = 45,723 (MAX.)
PERVIOUS COVER	18,592	57,240*0.2 = 11,431 (MIN)
INTERNAL PERVIOUS	3,232	40(40 SF INTERIOR) = 1,600



PLANNING DATE ENGINEERING DATE

FINK ENGINEERING
& LAND SURVEYING, LLC

16 EAST MAIN ST.
CHRISTIANSBURG, VA 24073
540-381-2626

414 THORN ST.
PRINCETON, WV 24740
304-425-1005

DRAWN BY:	RBF	CHECKED BY:	RBF
DATE:	01/21/22	DATE:	01/21/22
DESIGNED BY:	RBF	CHECKED BY:	RBF
DATE:	01/21/22	DATE:	01/21/22
SCALE:	1" = 20'	SHEET:	C202

RANDOLPH DEV. GROUP, LLC
PROPOSED DEVELOPMENT
2185 NORTH FRANKLIN STREET

TOWN OF CHRISTIANSBURG
VIRGINIA

DIMENSIONAL PLAN

APPROVED		RELEASED FOR	
DATE		DATE	

APPROVED		RELEASED FOR	
DATE		DATE	

DATE: 04/22/22
TOWN REVIEW SUBMITTAL

DATE: 06/22/22
SECOND SUBMITTAL

DATE: 08/16/22
THIRD SUBMITTAL

DATE: 09/06/22
FOURTH SUBMITTAL

CLIENT: MILLIKAN

FELS JOB #: 080521

COMMONWEALTH OF VIRGINIA

RONALD E. FINK
Professional Engineer
No. 043639