

SEEDING NOTES:

- ALL EXPOSED SOILS AREAS NOT PROPOSED FOR LANDSCAPING OR PAVEMENT SHALL BE PERMANENTLY SEADED WITH "SOUTHERN LAWN EXTREME" TALL TURF FESCUE MIX BY LANDSCAPE SUPPLY, INC. AT A RATE OF 8 LBS. PER 1,000 SQFT. AND FERTILIZED WITH STARTER 14-28-14 FERTILIZER AT A RATE 1.5 LBS. OF NITROGEN PER 1,000 SQFT. (SEEDING RATE EXCEEDS VCSCH MINIMUM STANDARDS).
- ALL AREAS TO BE PERMANENTLY SEADED SHALL BE COVERED WITH A GEOSKIN HYDRO MULCH AT A RATE OF ONE 50 LB. BALE PER 1,000 SQFT.
- ALL AREAS PERMANENTLY SEADED WITH A SLOPE OF 3:1 OR GREATER, OR ALONG CENTER LINE OF SWALE WITH A SLOPE GREATER THAN 10% SHALL BE COVERED WITH SEDIMENT AND EROSION CONTROL STRAW BLANKET AND TACKED WITH GEOSKIN.
- SEEDING BED SHALL BE RAKED SMOOTH AND FREE OF DEBRIS 1" OR LARGER BEFORE PERMANENT SEED IS APPLIED.

PROJECT SUMMARY

DEVELOPER: ENTERPRISE RENT-A-TRUCK
415 ROANOKE STREET
CHRISTIANSBURG, VA 24073

PROJECT LOCATION: 415 ROANOKE STREET

TYPE OF CONSTRUCTION: COMMERCIAL

TAX PARCEL NUMBER: 527-A204

ZONING DISTRICT: B-3, GENERAL BUSINESS DISTRICT

SETBACKS:

FRONT = 30' FROM ANY STREET RIGHT-OF-WAY OR NO CLOSER THAN THE AVERAGE IF THE DISTANCE TO THE STREET RIGHT-OF-WAY OF ALL EXISTING STRUCTURES IN THE SAME BLOCK ON THE SAME SIDE OF THE STREET.
SIDE = NONE
REAR = NONE
PARKING = 15' FROM ANY STREET RIGHT-OF-WAY
RESIDENTIAL = 20' FROM THE BOUNDARY OF A RESIDENTIAL DISTRICT

SITE AREA: 48,097 S.F. (1.126 AC)

NOTE: THIS PROJECT IS EXCLUSIVELY WITHIN A PORTION OF THE PARCEL LEASED TO THE DEVELOPER (ENTERPRISE RENT-A-TRUCK) AS SHOWN ON THIS PLAN. THE AREA DELINEATED IS 27,575 S.F., AS TAKEN FROM THE GRAPHIC DEPICTION "EXHIBIT B" WITHIN THE LEASE AGREEMENT.

TOTAL DISTURBED AREA: 2,815 SF (0.065 AC)

LOT COVERAGE (EXISTING): 76.3% (36,700 S.F.)
LOT COVERAGE (PROPOSED): 80.0% (38,471 S.F.)

PARKING TABULATIONS:

NOTE: THIS PROJECT CREATES A SERVICE FACILITY FOR FLEET VEHICLES ONLY THAT WILL NOT OFFER SERVICE TO THE GENERAL PUBLIC

AUTOMOBILE SERVICE STATION REQUIRES 3 SPACES PER SERVICE BAY, TWO BAYS ARE PROPOSED. SIX (6) PARKING SPACES REQUIRED

GENERAL NOTES

- THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. DATED 2022.
- TOPOGRAPHY DATA BASED ON A CURRENT FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. DATED DECEMBER 2022.
- NO TITLE REPORT WAS FURNISHED FOR THIS PROPERTY.
- THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY TOWN OF CHRISTIANSBURG WATER AND SANITARY SEWER.
- THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PUBLIC STREETS.
- A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ANY EXTERIOR SIGNAGE.
- NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER AND THE TOWN OF CHRISTIANSBURG.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CLEAN OUT THE EXISTING STORM SEWER SYSTEM WITHIN THE EXISTING DEVELOPMENT SHOULD THESE SYSTEMS BECOME SITED OR BLOCKED IN ANY WAY DUE TO THE CONSTRUCTION OF THIS PROPOSED DEVELOPMENT.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.

SANITARY SEWER LATERAL NOTES

- THE FLOOR DRAINS IN NEW WASHBAY STRUCTURE SHALL BE CONNECTED TO PUBLIC SANITARY SEWER WITH A NEW 6" PVC SDR-35 LATERAL.
- CONTRACTOR SHALL EXPOSE EXISTING SANITARY SEWER LATERAL AND DETERMINE THE BEST CONNECTION LOCATION AND CONFIGURATION IN THE FIELD.

LEGEND		
ITEM	EXISTING	PROPOSED
PAVEMENT (STANDARD)		
PAVEMENT (GRAVEL)		
CONCRETE		
CONCRETE CURB (CG-2)	=====	=====
CONCRETE CURB & GUTTER (CG-6)	=====	=====
STORM DRAIN LINE	EX SD	SD
STORM DRAIN MANHOLE	①	①
SANITARY SEWER LINE	SS	SS
WATERLINE	W	W
UTILITY POLE	O	O
OVERHEAD ELECTRIC LINE	OHE	OHE
OVERHEAD TELEPHONE LINE	OHT	OHT
INDEX CONTOURS	1020	1020
INTERMEDIATE CONTOURS	1018	1018
UNDERGROUND GAS	GAS	GAS
PARKING SPACE COUNT		
SPOT ELEVATION	+1021.5	

22251-comp-01-5501.dwg
ENTERPRISE RENT-A-TRUCK
PREPARED FOR
DICKSON ARCHITECTS & ASSOCIATES, P.C.
SITUATED AT 415 ROANOKE STREET, SW
TOWN of CHRISTIANSBURG, VIRGINIA

Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS
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FOR REVIEW ONLY

DEVELOPMENT PLAN

DATE: December 16, 2022
SCALE: 1" = 20'
COMMISSION NO: 21-291
SHEET 1 OF 1
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COMMISSION NO: 21-291
SHEET 1 OF 1