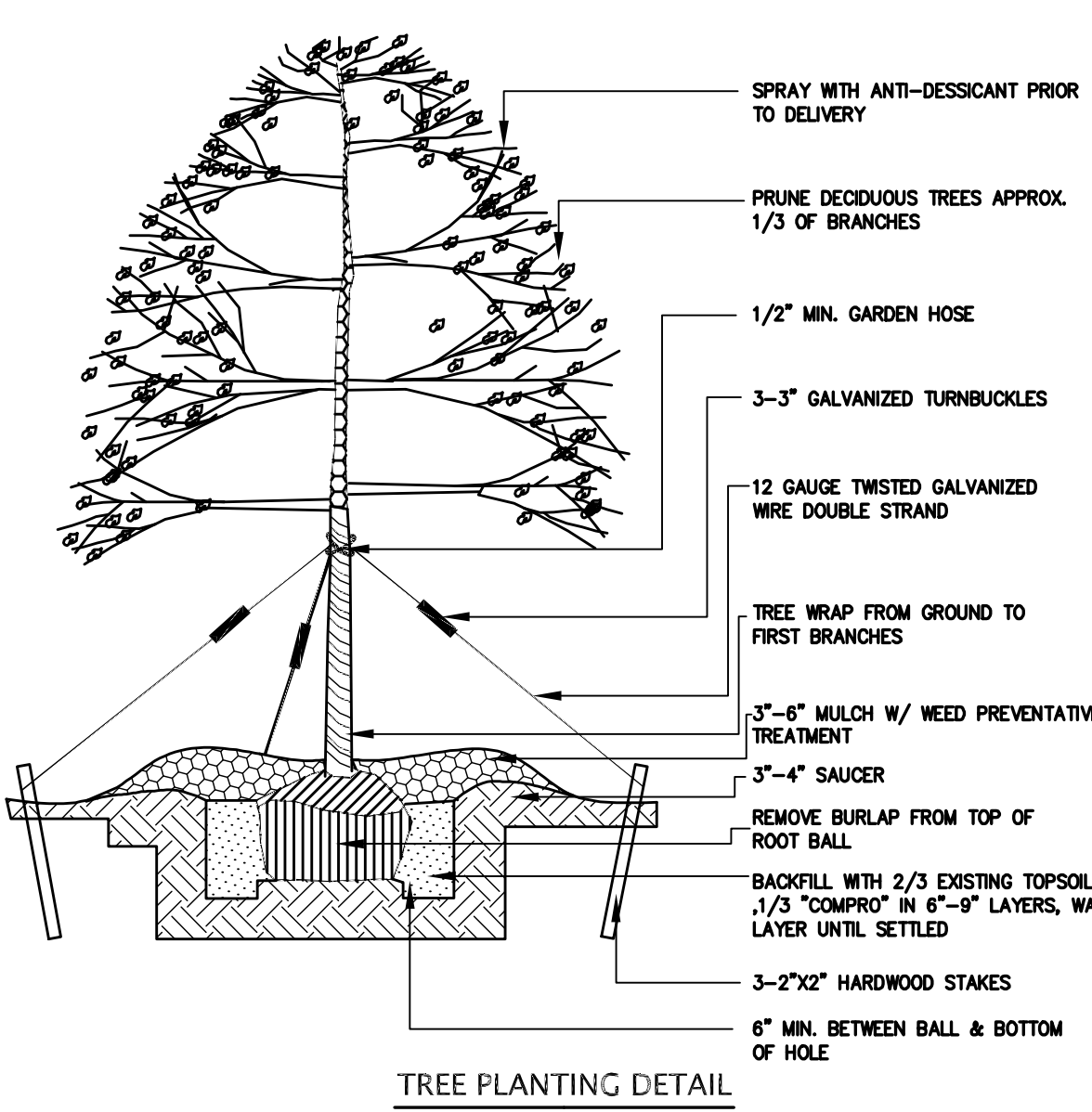
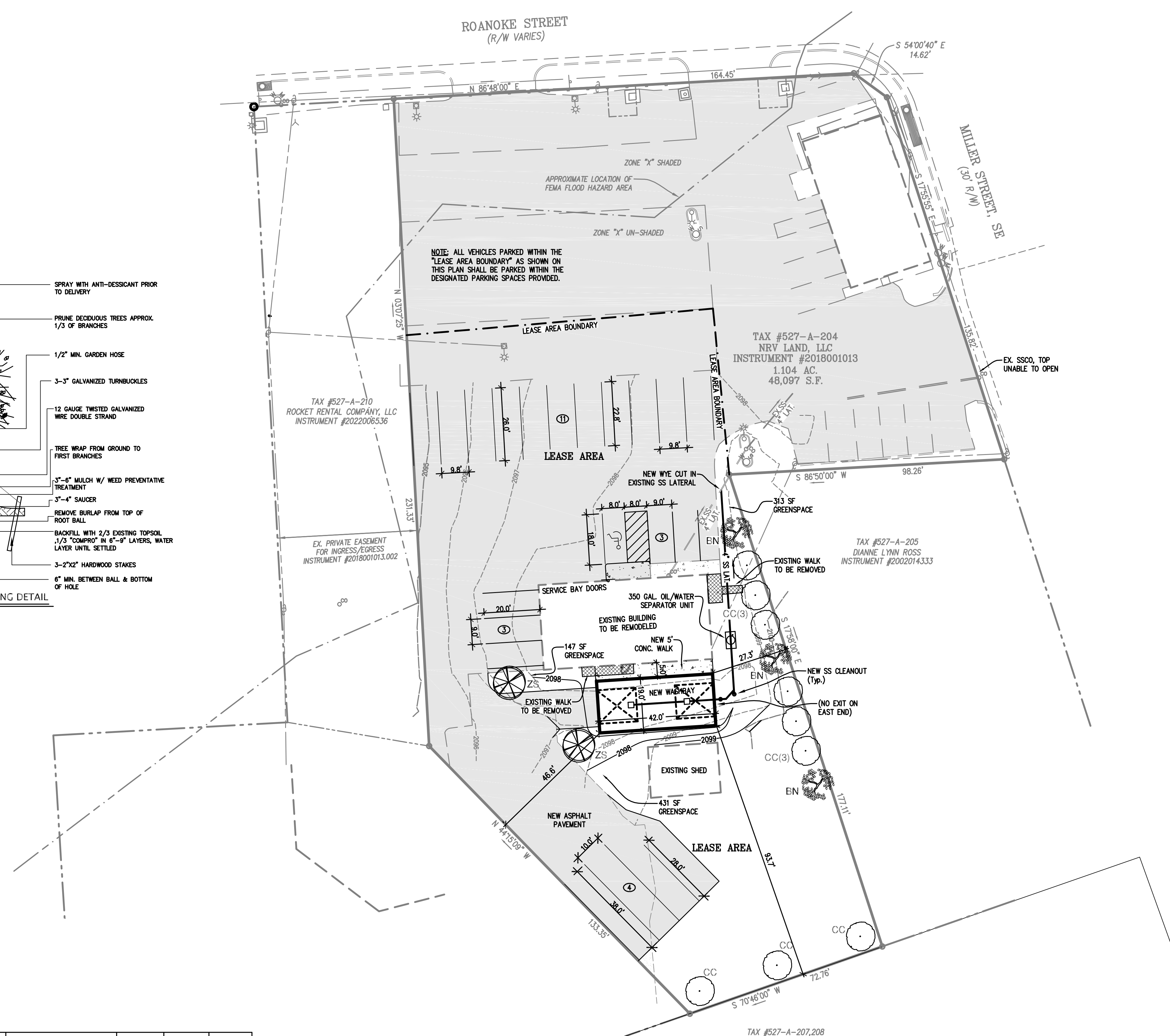
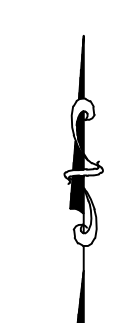


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LANDSCAPE MATERIALS

SYMBOL & KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONTAINER	QUANTITY
BN	<i>Betula nigra</i>	RIVER BIRCH	6'	B&B	3
CC	<i>Cercis canadensis</i>	REDBUD	6'	B&B	9
ZS	<i>Zelkova serrata</i> 'Green Vase'	'GREEN VASE' ZELKOVA	6'	B&B	2

LANDSCAPE NOTES:

- ALL TREE MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS AS DESCRIBED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- THE PLANTING OF TREES AND SHRUBS SHALL BE DONE IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VA NURSERYMEN'S ASSOCIATION, THE VA SOCIETY OF LANDSCAPE DESIGNERS AND THE VA CHAPTER OF THE ASLA.
- AT THE TIME OF DELIVERY, ALL PLANT MATERIALS NOT IMMEDIATELY PLACED IN THEIR FINAL PLANTING LOCATION MUST BE STORED IN A SHADED LOCATION WITH ADEQUATE AIR CIRCULATION, AND BE KEPT MOIST.
- THIS PLAN IS TO SATISFY THE MINIMUM REQUIREMENTS OF THE TOWN OF CHRISTIANSBURG ZONING ORDINANCE. THE DEVELOPER MAY INCREASE PLANTING DENSITY BEYOND THE MINIMUM REQUIREMENTS.

PLANTING NOTES:

- PLANTING INSTALLATION SHALL CONFORM TO THE PLANTING DETAILS IDENTIFIED ON THE LANDSCAPE PLAN.
- PLANTING BEDS SOILS SHALL CONSIST OF 5 PARTS NATIVE SOIL AMENDED WITH 1 PART FINELY GROUND LEAF COMPOST, 1 PART MASONRY SAND, WITH 10-10-10 FERTILIZER ADDED AT A RATE OF 5 LBS PER CUBIC YARD OF SOIL MIX.
- PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AREAS PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE AND QUALITY AS SPECIFIED ON THE PLANT LIST.
- WHERE INDICATED ON PLAN, TREES PLACED IMMEDIATELY ADJACENT TO BUILDING MAY BE PRUNED ON THE SIDE PLACED CLOSEST TO THE STRUCTURE. NO MORE THAN 30% OF THE DIAMETER OF THE CANOPY MAY BE REMOVED, AND SUCH PRUNING SHALL BE PERFORMED BY HAND, WITH THE GOAL OF MAINTAINING THE OVERALL FORM AND AESTHETIC OF THE TREE.
- A TREE OR SHRUB IS DEEMED DEAD IF 25% OF THE FOLIAGE, BRANCHES OR TRUNK SHOW SIGNS OF FAILURE.
- RECOMMENDED PLANTING DATES: SPRING MAR 1ST - MAY 15TH, FALL SEPT-15TH THRU NOV 15TH.
- THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, MILDWE, THEFT, OR OTHER ACTIVITIES BEYOND THE CONTRACTOR'S CONTROL.

SEEDING NOTES:

- ALL EXPOSED SOILS AREAS NOT PROPOSED FOR LANDSCAPING OR PAVEMENT SHALL BE PERMANENTLY SEEDED WITH "SOUTHERN LAWN EXTREME" TALL TURF FESCUE MIX BY LANDSCAPE SUPPLY, INC. AT A RATE OF 8 LBS. PER 1,000 SQ.FT. AND FERTILIZED WITH STARTER 14-28-14 FERTILIZER AT A RATE 1.5 LBS. OF NITROGEN PER 1,000 SQ.FT. (SEEDING RATE EXCEEDS VESCH MINIMUM STANDARDS.)
- ALL AREAS TO BE PERMANENTLY SEEDED SHALL BE COVERED WITH A GEOSKIN HYDRO MULCH AT A RATE OF ONE 50 LB. BALE PER 1,000 SQ.FT.
- ALL AREAS PERMANENTLY SEEDED 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
413 ROANOKE STREET
CHRISTIANSBURG, VA 24073

PROJECT LOCATION: 415 ROANOKE STREET

TYPE OF CONSTRUCTION: COMMERCIAL

TAX PARCEL NUMBER: 527-A204 / PARCEL ID: 018724

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. (1.296 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

TOTAL PARKING SPACES WITHIN LEASE AREA: 21

PARKING GREENSPACE REQUIRED/PROVIDED: 840 SF / 891 SF
PARKING TREES REQUIRED/PROVIDED: 2 / 2

SITE GREENSPACE REQUIRED: 20% OF 27,515 SF = 5,515 SF
GREENSPACE LANDSCAPING REQUIRED: 1 PER 400 SF OF 5,515 SF = 14 TREES

SITE TREES PROVIDED: 14

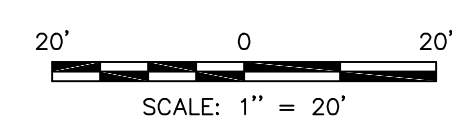
GENERAL NOTES

- 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 SILTED 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 4" PVC SDR-35 LATERAL.
- CONTRACTOR SHALL EXPOSE EXISTING SANITARY SEWER LATERAL AND CUT IN A NEW WYE. THE EXACT LOCATION OF THE WYE MAY BE FIELD ADJUSTED, PROVIDED ADEQUATE SLOPE ON NEW LATERAL IS MAINTAINED.

LEGEND		
ITEM	EXISTING	PROPOSED
PAVEMENT (STANDARD)		
PAVEMENT (GRAVEL)		
CONCRETE		
CONCRETE CURB (CC-2)		
CONCRETE CURB & GUTTER (CC-6)		
STORM DRAIN LINE		
STORM DRAIN MANHOLE		
SANITARY SEWER LINE		
WATERLINE		
UTILITY POLE		
OVERHEAD ELECTRIC LINE		
OVERHEAD TELEPHONE LINE		
INDEX CONTOURS		
INTERMEDIATE CONTOURS		
UNDERGROUND GAS		
PARKING SPACE COUNT		
SPOT ELEVATION		



Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS

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WWW.LUMSDENPC.COM

FOR REVIEW ONLY

DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN FOR
ENTERPRISE RENT-A-TRUCK
PREPARED FOR
DICKSON ARCHITECTS & ASSOCIATES, P.C.
SITUATED AT 413 ROANOKE STREET
TOWN OF CHRISTIANSBURG, VIRGINIA

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: January 23, 2023

SCALE: 1" = 20'

COMMISSION NO: 21-291

SHEET 1 OF 1