

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

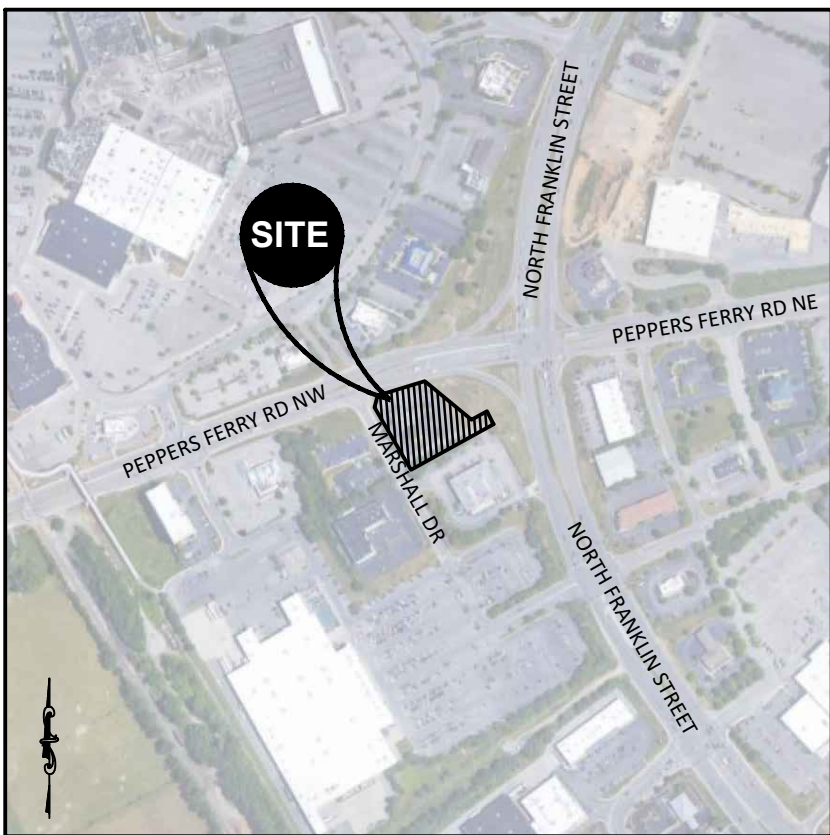
LINE	BEARING	DISTANCE
L1	N 28°21'02" W	199.49'
L2	N 61°50'56" E	13.22'
L3	N 28°16'02" W	20.10'
L4	S 73°34'13" E	1.92'
L5	N 19°14'08" W	11.17'
L6	N 71°14'04" W	2.10'
L7	N 73°10'08" W	12.22'
L8	N 83°19'33" W	101.52'
L9	N 75°43'34" W	32.45'
L10	N 88°19'18" W	13.36'
L11	N 57°51'09" W	7.06'
L12	N 33°34'20"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

SITE MUST CONFORM TO THE VIRGINIA
STORMWATER REGULATIONS

NOTES:

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

RELOCATION OF LIGHT POLE/S TO BE
PERFORMED BY DEVELOPER. REQUIRED WORK
WILL INCLUDE NEW POLE FOUNDATIONS PER
VDOT STANDARD DETAIL LF-1 AND NEW
CONDUIT/WIRE BETWEEN POLES.



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: B&B 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

Michael Kelley

03/09/2023
10:28:23 AM

APPROVED: Engineering

Date

Benjamin Tripp

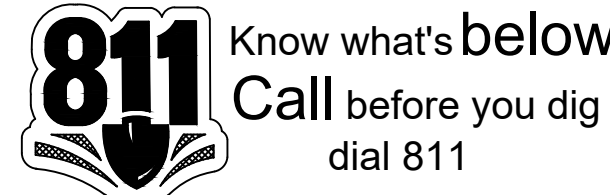
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APPROVED: Planning

Date

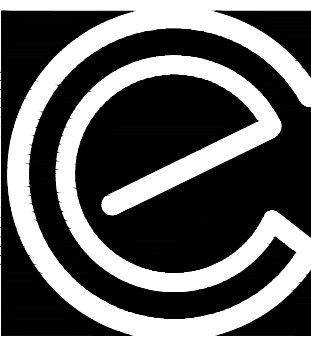
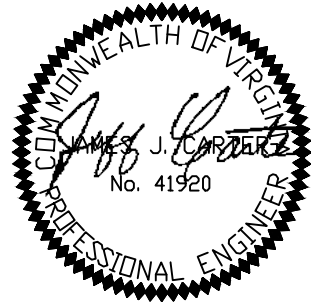


GRAPHIC SCALE
SCALE 1" = 20'



REVISION BLOCK:

#	DATE	DESCRIPTION
1	10/21/21	PRE-DESIGN MEETING WITH CITY
2	02/15/22	COMMENTS ADDRESSED
3	05/20/22	COMMENTS ADDRESSED
4	06/20/22	CONTRACTOR BID ISSUE
5	08/10/22	COMMENTS ADDRESSED
6	10/20/22	COMMENTS ADDRESSED
7	12/13/22	COMMENTS ADDRESSED
8	01/24/23	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:

10/10/22