

HATCH LEGEND:

- ASPHALT PAVEMENT
PER DETAIL 2.06 SHEET C7.1.
- 4" THICK CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 2.05 SHEET C7.1.
- 8" THICK CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 2.05 SHEET C7.1.
- SPILL CURB
PER DETAIL 2.01 SHEET C7.1.
- LANDSCAPE ROCK
PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

KEY NOTES:

- MATCH EXISTING PAVEMENT.
- CONCRETE CURB & GUTTER PER DETAIL 2.01 SHEET C7.1.
- SIDEWALK PER DETAIL 2.02 SHEET C7.1.
- EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK
EDGE DETAIL 2.04 SHEET C7.1.
- 8" CONCRETE PAD PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05 SHEET C7.1.
- REMOTE COOLER LOCATION. COOLER TO BE INSTALLED ON 4" THICK CONCRETE
PAD WITH THICKENED EDGE PER STRUCTURAL DETAIL 8 SHEET S1.0.
- BUILDING CANOPY OUTLINE.
- CANOPY COLUMNS LOCATIONS, TYPICAL.
- BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL DETAILS 5 AND 11
SHEET S1.1 REFER TO DETAIL 2.01 SHEET C7.1 FOR FOUNDATION WALL ELEVATION.
- EXISTING TRASH ENCLOSURE, USE IN PLACE.
- ADA VAN ACCESSIBLE SIGN PER DETAIL 2.08 SHEET C7.1.
- BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL PER DETAIL 6.01 SHEET C6.1.
- CONNECT TO EXISTING CURB.
- TYPE 1 ADA CURB RAMP PER DETAIL 2.11 SHEET C7.2.
- TYPE 3 ADA CURB RAMP PER DETAIL 2.13 SHEET C7.2.
- EXISTING CURB AND GUTTER, USE IN PLACE.
- EXISTING LIGHT POLE, TO REMAIN.
- 20 FOOT UTILITY AND DRAINAGE EASEMENT LINE.
- 30 FOOT BUILDING SETBACK LINE.
- INSTALL NEW ASPHALT FLUSH WITH EXISTING CUTTER, TYPICAL.
- PIPE BOLLARD, TYPICAL PER DETAIL 2.09 SHEET C7.1.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: B-3 GENERAL BUSINESS

PARKING REQUIREMENTS:

1 SPACE PER 100 SF X 510 SF = 6 STALLS
1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 12 STALLS.
PROVIDED = 22 STALLS, 20 STANDARD AND 2 ADA.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT 35,529 S.F. 0.82 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL = 510 S.F.
REMOTE COOLER = 280 S.F.
CONSTRUCTION TYPE: V-B

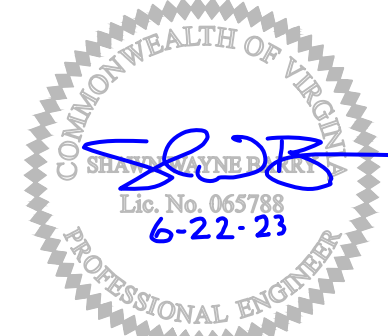
QUANTITIES

CURB & GUTTER: 350 L.F.
ASPHALT PAVEMENT: 26,720 S.F.
8" CONCRETE PAVEMENT: 765 S.F.
4" CONCRETE PAVEMENT: 2,225 S.F.
LANDSCAPING ROCK: 3,530 S.F.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA = 34,855 S. F.
PRE-PROJECT PERVIOUS AREA = 674 S. F.
POST-PROJECT IMPERVIOUS AREA = 31,999 S. F.
POST-PROJECT PERVIOUS AREA = 3,530 S. F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS
ARE WEST SIDE IS SAWCUT LINE AND EXISTING CURB &
GUTTER, NORTH, EAST AND SOUTH IS EXISTING CURB AND
GUTTER.



ENGINEER OF RECORD:

NAME: SHAWN BARRY

LICENSE NO. VA #065788

PROJECT NUMBER:

Project Number

REVISION:

7 BREW COFFEE
CHRISTIANSBURG, VA

2200 NORTH FRANKLIN STREET
CHRISTIANSBURG, VA

C2.1
SITE PLAN

DATE: JUNE 22, 2023



0 10 20
H. SCALE: 1" = 20'

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