

ENGINEER OF RECORD:

NAME: SHAWN BARRY

LICENSE NO. VA #065788

PROJECT NUMBER:

Project Number

REVISION:

09.25.2023 CITY REVIEW COMMENTS

7 BREW COFFEE
CHRISTIANSBURG, VA

2200 NORTH FRANKLIN STREET
CHRISTIANSBURG, VA

C2.1
SITE PLAN

DATE: JUNE 22, 2023

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" OR 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

LANDSCAPE MULCH.
SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND
TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD
MULCH, MATCH EXISTING COLOR.

KEY NOTES:

- 1 MATCH EXISTING PAVEMENT.
- 2 CONCRETE CURB & GUTTER PER DETAIL 2.01 SHEET C7.1.
- 3 SIDEWALK PER DETAIL 2.02 SHEET C7.1.
- 4 EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK
EDGE DETAIL 2.04 SHEET C7.1.
- 5 8" CONCRETE PAD PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05 SHEET C7.1.
- 6 REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE
PAD WITH THICKENED EDGE PER STRUCTURAL DETAIL 8 SHEET S1.0.
- 7 BUILDING CANOPY OUTLINE.
- 8 CANOPY COLUMNS LOCATIONS, TYPICAL.
- 9 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.
- 10 EXISTING TRASH ENCLOSURE, USE IN PLACE.
- 11 ADA VAN ACCESSIBLE SIGN PER DETAIL 2.08 SHEET C7.1.
- 12 BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL PER DETAIL 6.01 SHEET C6.1.
- 13 CONNECT TO EXISTING CURB.
- 14 TYPE 1 ADA CURB RAMP PER DETAIL 2.11 SHEET C7.2.
- 15 TYPE 3 ADA CURB RAMP PER DETAIL 2.13 SHEET C7.2.
- 16 EXISTING CURB AND GUTTER, USE IN PLACE.
- 17 EXISTING LIGHT POLE, TO REMAIN.
- 18 20 FOOT UTILITY AND DRAINAGE EASEMENT LINE.
- 19 30 FOOT BUILDING SETBACK LINE.
- 20 INSTALL NEW ASPHALT FLUSH WITH EXISTING CUTTER, TYPICAL.
- 21 PIPE BOLLARD, TYPICAL PER DETAIL 2.09 SHEET C7.1.
- 22 15 FOOT PARKING SETBACK
- 23 DIRECTIONAL SIGN, SEE ARCHITECTURAL PLANS.

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 = 13 STALLS, 12 STANDARD AND 1 ADA.

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.

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.



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

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