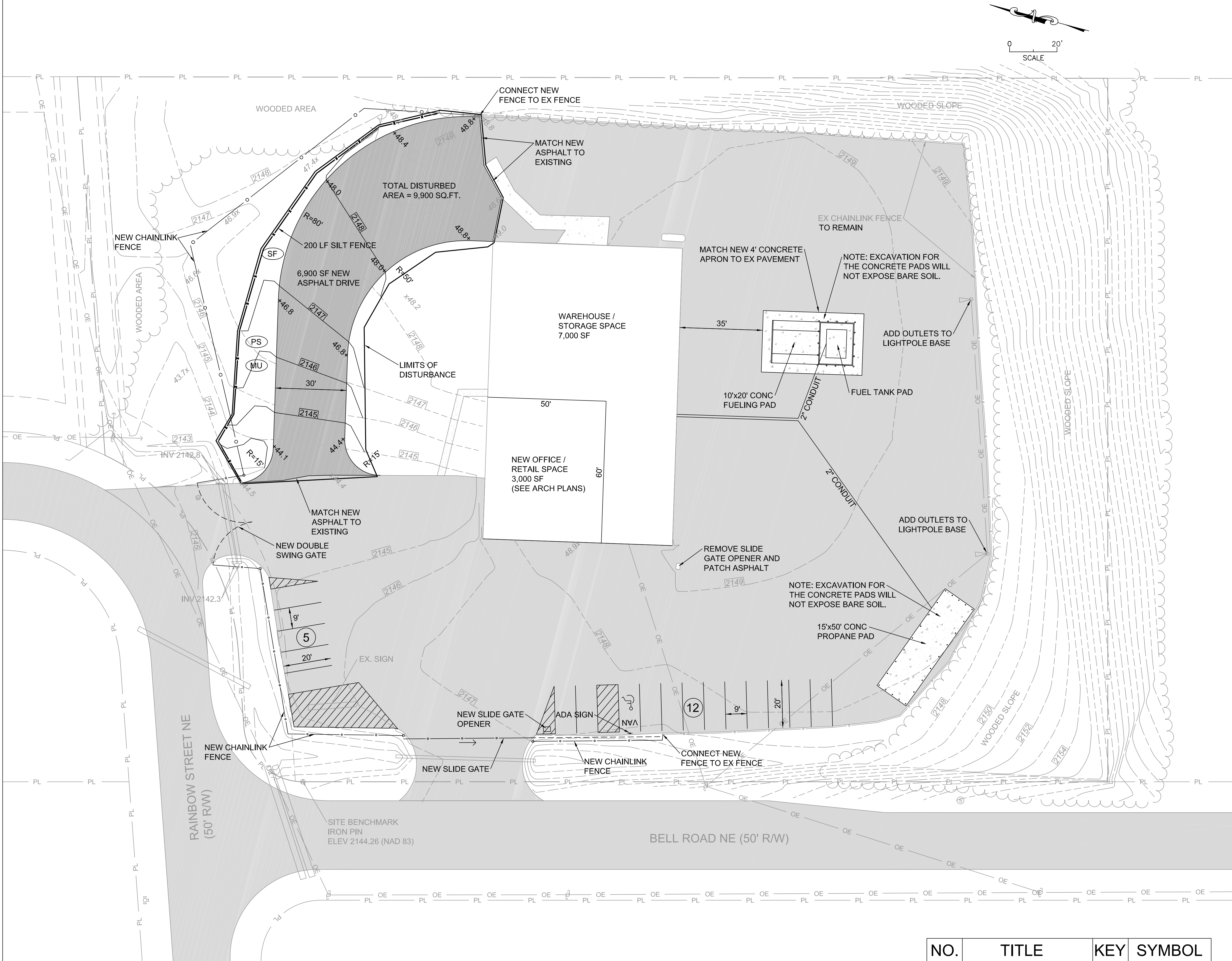


BUILDING USE BY AREA:
PER PRELIM ARCH REMODEL PLANS:
RETAIL = 1,750 SF
OFFICE = 1,250 SF
WAREHOUSE = 7,000 SF
TOTAL ONSITE EMPLOYEES = MAX SHIFT OF 5

PARKING REQUIREMENTS:
PER TOWN ZONING CODE SEC. 42-9:
RETAIL = 1 SPACE / 250 SF = (1,750 / 250) = 7 SPACES
OFFICE = 1 SPACE / 400 SF = (1,250 / 400) = 4 SPACES
WAREHOUSE = 1 SPACE / 2 EMPLOYEES = (5 / 2) = 3 SPACES
TOTAL REQUIRED PARKING = 14 SPACES
PARKING PROVIDED = 17 SPACES



LAND DISTURBANCE NOTE:
THE TOWN OF CHRISTIANSBURG OPERATES A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4). SEDIMENT AND OTHER CONSTRUCTION WASTE OR MATERIALS MUST BE CONTAINED TO THIS SITE AND CANNOT ENTER ANY DITCHES, STREETS, OR STORMDRAIN SYSTEMS.

EXCEEDING 10,000 SQ.FT. OF LAND DISTURBANCE WILL REQUIRE ISSUANCE OF A LOCAL LAND DISTURBANCE PERMIT AND COMPLIANCE WITH ALL VSPM AND VESCP REGULATIONS. LAND DISTURBANCE INCLUDES ANY ACTIVITY THAT EXPOSES SOIL OR KILLS THE GROUND COVER.

PROPOSED IMPROVEMENTS

NO.	TITLE	KEY	SYMBOL
3.05	SILT FENCE	(SF)	— — — — —
3.32	PERMANENT SEEDING	(PS)	— (PS) —
3.35	MULCHING (STRAW)	(MU)	— (MU) —

Michael Kelley 01/16/2024 9:06:19 AM
APPROVED: Engineering Date

Andrew Warren 01/16/2024 9:05:43 AM
APPROVED: Planning Date

DATE	12/09/2023	01/08/2024	01/12/2024				
REVISIONS	1ST SUBMITTAL FOR TOWN REVIEW	2ND SUBMITTAL FOR TOWN REVIEW	APPROVED FOR CONSTRUCTION				
#	1	2	3				

SITE IMPROVEMENTMENT PLANS

FOR

375 BELL ROAD NE

TAX PARCEL ID: 489-A-1 F
TOWN OF CHRISTIANSBURG, VIRGINIA

BRUSHY MOUNTAIN ENGINEERING, PLLC

3553 Carvins Cove Road
Salem, VA 24153
(540) 526-6800
www.brushymtnengr.com

BME

COMMONWEALTH OF VIRGINIA
Barney T. Horrell
Prof. Eng. No. 44654
01-12-24
PROFESSIONAL ENGINEER

BME JOB #

23-005

SHEET NAME

PROPOSED

SHEET NUMBER

3 OF 5