



# CHRISTIANSBURG, VA

200 NORTH FRANKLIN STREET  
CHRISTIANSBURG, VA

This architectural site plan illustrates the proposed building footprint and surrounding infrastructure on North Franklin Street, US RTE 460. The plan shows the building's footprint with dimensions of 62.20' wide by 30.34' deep, featuring a proposed building FF Elevation of 2069.12. The building is surrounded by a circular driveway with a radius of R30.00'. The driveway is connected to Spradlin Farm Drive (variable width right-of-way) and Conston Avenue (variable width right-of-way). The plan includes various site features such as trees (T), shrubs (S), and utility easements (UE). A red cloud-shaped callout highlights a specific area near the building's entrance. The plan also shows the proposed building's interior layout, including rooms labeled 1 through 22.

SPRADLIN FARM DRIVE  
(VARIABLE WIDTH RIGHT-OF-WAY)

NORTH FRANKLIN STREET - US RTE 460  
(VARIABLE WIDTH RIGHT-OF-WAY)

CONSTON AVENUE  
(VARIABLE WIDTH RIGHT-OF-WAY)

**Michael Kelley** 07/09/2024  
APPROVED: Engineering 8:54:39 AM Date

**Andrew Warren** 07/09/2024  
9:02:37 AM

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## HATCH LEGEND:

 ASPHALT PAVEMENT  
PER DETAIL 2.06 SHEET C7.1.

 4" THICK CONCRETE PAVEMENT  
PER CONCRETE PAVEMENT DETAIL 2.05 SHEET C7.1.

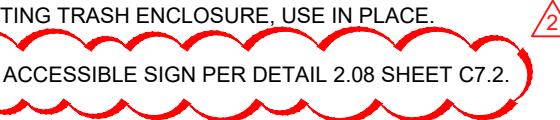
 8" THICK CONCRETE PAVEMENT  
PER CONCRETE PAVEMENT DETAIL 2.05 SHEET C7.1.

 SPILL CURB  
PER DETAIL 2.01 SHEET C7.1.

 LANDSCAPE ROCK.  
PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

  
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 ACCESSIBLE SIGN PER DETAIL 2.08 SHEET C7.2. 
- 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

### PROPOSED USE:

REFUSED USE:

## ZONING:

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## ZONING: B-3 GENERAL BUSINESS

## PARKING REQUIREMENTS:

## BUILDING AND LOT DATA:

STRUCTURE AND LOT DATA:

STRUCTURE FOOTPRINT	35,529 S.F.	0.82 ACRES
POSED BUILDING (1 STORY) - RETAIL	510 S.F.	
ROUTE COOLER	280 S.F.	
CONSTRUCTION TYPE: V.R.		

WILSON 111

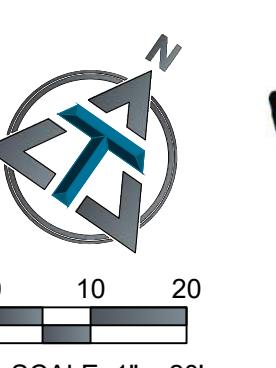
QUANTITIES

3 & GUTTER:	350 L.F.
HALT PAVEMENT:	26,720 S.F.
CONCRETE PAVEMENT:	765 S.F.
CONCRETE PAVEMENT:	2,225 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.	



## C2.

## SITE PLAN