



ENGINEER OF RECORD:

NAME: SHAWN BARRY

LICENSE NO. VA #065788

PROJECT NUMBER:

Project Number

REVISION:

09.25.2023 CITY REVIEW COMMENTS

04.29.2024 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" 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:

- 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 ACCESSIBLE SIGN PER DETAIL 2.08 SHEET C7.2.
- 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.
- 15 FOOT PARKING SETBACK
- 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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Michael Kelley

07/09/2024

8:54:39 AM

APPROVED: Engineering

Date

Andrew Warren

07/09/2024

9:02:37 AM

APPROVED: Planning

Date