GENERAL NOTES:

1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.

2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.

3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

GENERAL SITE NOTES:

1) TRACT IS ZONED: B-3 (GENERAL BUSINESS DISTRICT)

2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.

3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE .

4) LIGHTING FACILITIES SHALL BE ARRANGED AND INSTALLED, AND THE LIGHT SOURCE SHIELDED, TO MINIMIZE GLARE ON ADJACENT PROPERTY OR STREETS AND NO LIGHTING FIXTURE SHALL EXCEED A HEIGHT OF 15-FEET IN A RESIDENTIAL DISTRICT OR 30-FEET IN A BUSINESS DISTRICT. FOR MIXED USE DISTRICTS, LIGHTING FIXTURES SHALL NOT EXCEED 15-FEET FOR A RESIDENTIAL USE OR 30-FEET FOR A BUSINESS USE OR MIXED USE.

5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.

7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.

8) ALL PAVEMENT MARKING WITHIN THE TOWN OF CHRISTIANSBURG RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

9) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.

10) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.

11) MAXIMUM CUT OR FILL SLOPE=2H:IV

12) THE TOWN OF CHRISTIANSBURG ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.

13) 24 HOUR CONTACT: DAVID STONIECKI, 770-368-1399

14) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

TOWN OF CHRISTIANSBURG SITE NOTES:

1. THE EXISTING STRUCTURE ON THIS SITE IS A ONE STORY.

2. PARKING SPACES REQUIRED BY USE SHALL HAVE MINIMUM OF A 4-INCH WHITE PAINTED STRIPING.

3. PARKING SPACES ARE PROVIDED BY USE AS SHOWN IN THE SITE DATA TABLE ON THIS SHEET. ADA COMPLIANT SPACES ARE INCLUDED IN THIS USE WITH AND SHALL PROVIDE SIGNAGE AND STRIPING ACCORDING TO CODE OF VIRGINIA SEC. 36-99.11

4. SIGNS AND OTHER OUTDOOR ADVERTISING PERMITTED SEPARATELY IN ACCORDANCE WITH CHAPTER 4 "ADVERTISING" OF THE CHRISTIANSBURG TOWN CODE.

5. TOWN CODE SEC. 28-47(B) REQUIRES DUMPSTERS TO BE ENCLOSED WITH A MINIMUM EIGHT-FOOT TALL GATED PRIVACY-TYPE FENCE OR WALL MADE OF DURABLE MATERIAL. A MINIMUM 12-FOOT BY 12-FOOT PAD AND APPROACH CONSTRUCTED AS INDICATED PER THE TOWN OF CHRISTIANSBURG DUMPSTER DETAIL (DP-1) IS REQUIRED AND THE GATE FOR SUCH ENCLOSURE SHALL PROVIDE A MINIMUM CLEAR OPENING OF AT LEAST 13 FEET.

LEGEND

	HEAVY DUTY ASPHALT PAVING
	STANDARD DUTY ASPHALT PAVING
	MILL AND OVERLAY ASPHALT PAVING
	CONCRETE SIDEWALK PAVING
	PROPERTY LINE
#	PARKING COUNT
	TRAFFIC SIGN
	TRAFFIC FLOW LANE DESIGNATION

SITE DATA

ZONING:		B-3 (GENERAL BUSINESS DISTRICT)
FUTURE LAND USE DESIGNATION:		B-3 (GENERAL BUSINESS DISTRICT)
PARCEL IDENTIFICATION NUMBER:		030715
TOTAL SITE AREA:		10.208 AC.
LIMITS OF PROJECT AREA:		2.40 AC.
DISTURBED AREA:		1.65 AC.
LANDSCAPE BUFFER -	FRONT:	15 Ft
	SIDE:	10 Ft
	REAR:	10 Ft
BUILDING SETBACK -	FRONT:	30 Ft
	SIDE:	10 Ft
	REAR:	10 Ft
BUILDING 1 FLOOR AREA:		6,897 S.F.
BUILDING 2 FLOOR AREA:		TBD
BUILDING HEIGHT MAXIMUM:		35'-0"
PROPOSED BUILDING HEIGHT:		22'-0"
PARKING RATIO REQUIRED -	RETAIL: 1st 5,000 SF	1 SPACE / 250 S.F.
	RETAIL: ABOVE 5,000 SF	1 SPACE / 300 S.F.
	RETAIL: ABOVE 10,000 SF	1 SPACE / 350 SF
PARKING REQUIRED (PHASE 2 ONLY):		35 SPACES
PARKING PROVIDED (INCLUDES LAUREL RETAIL REVIVAL PHASE II DEVELOPMENT & HOBBY LOBBY PARKING LOT):		327 SPACES
ACCESSIBLE PARKING REQUIRED (PHASE 2 ONLY):		2 SPACES
ACCESSIBLE PARKING PROVIDED (PHASE 2 ONLY):		2 SPACES
OFF-STREET LOADING REQUIRED:		EXISTING LOADING AREAS PROVIDED

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GREENSPACE AND LANDSCAPING REQUIREMENTS:

PER DISCUSSION WITH THE TOWN OF CHRISTIANSBURG, SINCE THIS IS A RE-DEVELOPMENT, THE GREENSPACE TOTAL FOR POST-DEVELOPED PHASE 2 MUST MEET THE PRE-RE-DEVELOPMENT TOTAL FOR THE LAUREL RETAIL REVIVAL AND ALDI SUBDIVIDED TRACTS. THE GREENSPACE PERCENTAGE FOR THE TOTAL SITE IS CURRENTLY 19%.

LAUREL RETAIL REVIVAL SUBDIVISION TRACT AREA = 7.9595 AC.
ALDI SUBDIVISION TRACT AREA = 2.2386 AC.
TOTAL AREA = 10.2081 AC.

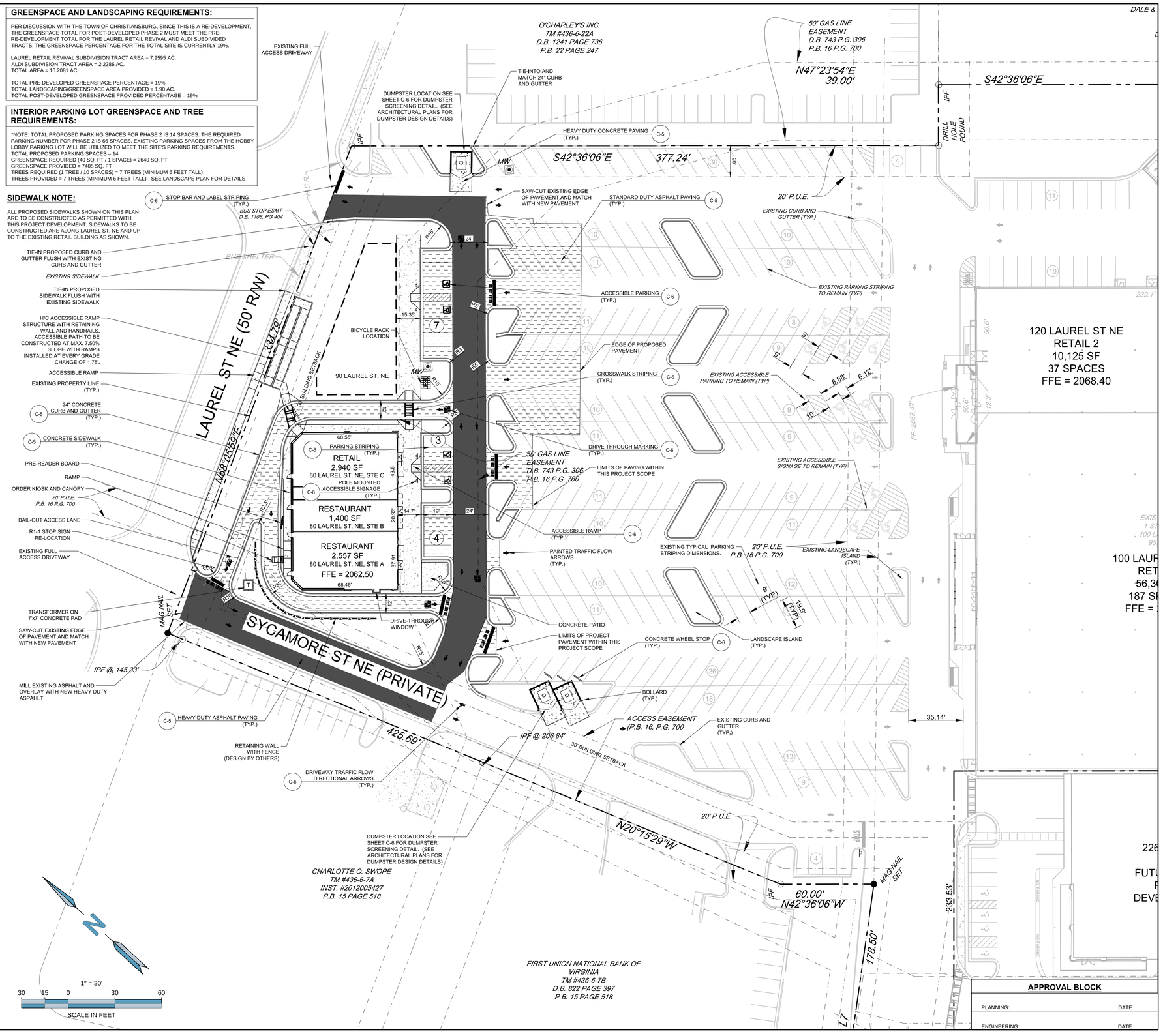
TOTAL PRE-DEVELOPED GREENSPACE PERCENTAGE = 19%
TOTAL LANDSCAPING/GREENSPACE AREA PROVIDED = 1.90 AC.
TOTAL POST-DEVELOPED GREENSPACE PROVIDED PERCENTAGE = 19%

INTERIOR PARKING LOT GREENSPACE AND TREE REQUIREMENTS:

*NOTE: TOTAL PROPOSED PARKING SPACES FOR PHASE 2 IS 14 SPACES. THE REQUIRED PARKING NUMBER FOR PHASE 2 IS 66 SPACES. EXISTING PARKING SPACES FROM THE HOBBY LOBBY PARKING LOT WILL BE UTILIZED TO MEET THE SITE'S PARKING REQUIREMENTS.
TOTAL PROPOSED PARKING SPACES = 14
GREENSPACE REQUIRED (40 SQ. FT / 1 SPACE) = 2640 SQ. FT
GREENSPACE PROVIDED = 7405 SQ. FT
TREES REQUIRED (1 TREE / 10 SPACES) = 7 TREES (MINIMUM 6 FEET TALL)
TREES PROVIDED = 7 TREES (MINIMUM 6 FEET TALL) - SEE LANDSCAPE PLAN FOR DETAILS

SIDEWALK NOTE:

ALL PROPOSED SIDEWALKS SHOWN ON THIS PLAN ARE TO BE CONSTRUCTED AS PERMITTED WITH THIS PROJECT DEVELOPMENT. SIDEWALKS TO BE CONSTRUCTED ARE ALONG LAUREL ST. NE AND UP TO THE EXISTING RETAIL BUILDING AS SHOWN.



ENGINEER:

FORESITE group

Foresite Group, Inc.
3740 Davinci Court
Suite 100
Peachtree Corners, GA 30092

w | www.fg-inc.net
o | 770.368.1399
f | 770.368.1944

DEVELOPER:

CORE PROPERTY CAPITAL

3340 PEACHTREE ROAD
SUITE 1660
ATLANTA, GEORGIA 30326
OFFICE: 404.504.8770
FAX: 404.504.8775

CONTACT: MR. JOHN GRAHAM

PROJECT:

LAUREL RETAIL REVIVAL

PHASE 2

80 AND 90 LAUREL ST. NE
CHRISTIANSBURG, MONTGOMERY COUNTY VIRGINIA

SEAL:

COMMONWEALTH OF VIRGINIA
Brett C. Basquin
Lic. No. 057688
12/22/17
PROFESSIONAL ENGINEER

REVISIONS	DATE

PROJECT MANAGER:	DMS
DRAWING BY:	LA EVANS
JURISDICTION:	CHRISTIANSBURG, VA
DATE:	DECEMBER 8, 2017
SCALE:	1" = 30'
TITLE:	

SITE & PAVING PLAN

SHEET NUMBER:

C-1.1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 038.110

APPROVAL BLOCK

PLANNING: DATE

ENGINEERING: DATE