

**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 30 FEET IN A BUSINESS DISTRICT.
- 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.

**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%

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**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 HOTEL 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 = 8 TREES (MINIMUM 6 FEET TALL) - SEE LANDSCAPE PLAN FOR DETAIL

# ENGINEER:

# FORESITE group

The logo for Core Property Capital is displayed on a dark blue rectangular background. On the left is a stylized white pyramid icon with a horizontal band across its middle. To the right of the icon, the company name "CORE PROPERTY CAPITAL" is written in large, white, sans-serif capital letters.

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

PROFESSIONAL ENGINEER

3/6/18

*Brett C. Basquin*

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

**SITE & PAVING PLAN**

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HEET NUMBER:

**C-1**

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COMMENTS:

NOT RELEASED FOR CONSTRUCTION

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DB/FILE NUMBER:

**038.110**