

- SEEDING NOTES:**
1. ALL EXPOSED SOILS NOT PROPOSED FOR LANDSCAPING OR PAVEMENT SHALL BE PERMANENTLY SEEDDED WITH "SOUTHERN LAWN EXTREME" TALL TURF FESCUE MIX BY LANDSCAPE SUPPLY, INC. AT A RATE OF 8 LBS. PER 1,000 SQ.FT. AND FERTILIZED WITH STARTER 14-28-14 FERTILIZER AT A RATE 1.5 LBS. OF NITROGEN PER 1,000 SQ.FT. (SEEDING RATE EXCEEDS VESCH MINIMUM STANDARDS.)
 2. ALL AREAS TO BE PERMANENTLY SEEDDED SHALL BE COVERED WITH A GEOSKIN HYDRO MULCH AT A RATE OF ONE 50 LB. BALE PER 1,000 SQ.FT.
 3. ALL AREAS PERMANENTLY SEEDDED WITH A SLOPE OF 3:1 OR GREATER, OR ALONG CENTER LINE OF SWALE WITH A SLOPE GREATER THAN 10% SHALL BE COVERED WITH SEDIMENT AND EROSION CONTROL STRAW BLANKET AND TACKED WITH GEOSKIN.
 4. SEEDING BED SHALL BE RAKED SMOOTH AND FREE OF DEBRIS 1" OR LARGER BEFORE PERMANENT SEED IS APPLIED.

PROJECT SUMMARY

DEVELOPER: ENTERPRISE RENT-A-TRUCK
415 ROANOKE STREET
CHRISTIANSBURG, VA 24073

PROJECT LOCATION: 415 ROANOKE STREET

TYPE OF CONSTRUCTION: COMMERCIAL

TAX PARCEL NUMBER: 527-A204

ZONING DISTRICT: B-3, GENERAL BUSINESS DISTRICT

SETBACKS:

FRONT = 30' FROM ANY STREET RIGHT-OF-WAY OR NO CLOSER THAN THE AVERAGE IF THE DISTANCE TO THE STREET RIGHT-OF-WAY OF ALL EXISTING STRUCTURES IN THE SAME BLOCK ON THE SAME SIDE OF THE STREET.

SIDE = NONE

REAR = NONE

PARKING = 15' FROM ANY STREET RIGHT-OF-WAY

RESIDENTIAL = 20' FROM THE BOUNDARY OF A RESIDENTIAL DISTRICT

SITE AREA: 48,097 S.F. (1.296 AC)

NOTE: THIS PROJECT IS EXCLUSIVELY WITHIN A PORTION OF THE PARCEL LEASED TO THE DEVELOPER (ENTERPRISE RENT-A-TRUCK) AS SHOWN ON THIS PLAN. THE AREA DELINEATED IS 27,575 S.F., AS TAKEN FROM THE GRAPHIC DEPICTION "EXHIBIT 'B'" WITHIN THE LEASE AGREEMENT.

TOTAL DISTURBED AREA: 2,815 SF (0.065 AC)

LOT COVERAGE (EXISTING): 76.3% (36,700 S.F.)

LOT COVERAGE (PROPOSED): 80.0% (38,471 S.F.)

PARKING TABULATIONS:

NOTE: THIS PROJECT CREATES A SERVICE FACILITY FOR FLEET VEHICLES ONLY THAT WILL NOT OFFER SERVICE TO THE GENERAL PUBLIC

AUTOMOBILE SERVICE STATION REQUIRES 3 SPACES PER SERVICE BAY, TWO BAYS ARE PROPOSED. SIX (6) PARKING SPACES REQUIRED

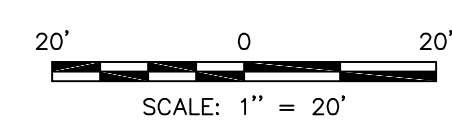
GENERAL NOTES

1. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. DATED 2022.
2. TOPOGRAPHY DATA BASED ON A CURRENT FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. DATED DECEMBER 2022.
3. NO TITLE REPORT WAS FURNISHED FOR THIS PROPERTY.
4. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY TOWN OF CHRISTIANSBURG WATER AND SANITARY SEWER.
5. THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PUBLIC STREETS.
6. A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ANY EXTERIOR SIGNAGE.
7. NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER AND THE TOWN OF CHRISTIANSBURG.
8. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CLEAN OUT THE EXISTING STORM SEWER SYSTEM WITHIN THE EXISTING DEVELOPMENT SHOULD THESE SYSTEMS BECOME SILTED OR BLOCKED IN ANY WAY DUE TO THE CONSTRUCTION OF THIS PROPOSED DEVELOPMENT.
9. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.

SANITARY SEWER LATERAL NOTES

1. THE FLOOR DRAINS IN NEW WASHBAY STRUCTURE SHALL BE CONNECTED TO PUBLIC SANITARY SEWER WITH A NEW 6" PVC SDR-35 LATERAL.
2. CONTRACTOR SHALL EXPOSE EXISTING SANITARY SEWER LATERAL AND DETERMINE THE BEST CONNECTION LOCATION AND CONFIGURATION IN THE FIELD.

LEGEND		
ITEM	EXISTING	PROPOSED
PAVEMENT (STANDARD)	[Symbol]	[Symbol]
PAVEMENT (GRAVEL)	[Symbol]	[Symbol]
CONCRETE	[Symbol]	[Symbol]
CONCRETE CURB (CG-2)	[Symbol]	[Symbol]
CONCRETE CURB & GUTTER (CG-6)	[Symbol]	[Symbol]
STORM DRAIN LINE	[Symbol]	[Symbol]
STORM DRAIN MANHOLE	[Symbol]	[Symbol]
SANITARY SEWER LINE	[Symbol]	[Symbol]
WATERLINE	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
OVERHEAD ELECTRIC LINE	[Symbol]	[Symbol]
OVERHEAD TELEPHONE LINE	[Symbol]	[Symbol]
INDEX CONTOURS	[Symbol]	[Symbol]
INTERMEDIATE CONTOURS	[Symbol]	[Symbol]
UNDERGROUND GAS	[Symbol]	[Symbol]
PARKING SPACE COUNT	[Symbol]	[Symbol]
SPOT ELEVATION	[Symbol]	[Symbol]



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FOR REVIEW ONLY

DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN FOR
ENTERPRISE RENT-A-TRUCK
PREPARED FOR
DICKSON ARCHITECTS & ASSOCIATES, P.C.
SITUATED AT 415 ROANOKE STREET, SW
TOWN OF CHRISTIANSBURG, VIRGINIA

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: December 16, 2022
SCALE: 1" = 20'
COMMISSION NO: 21-291
SHEET 1 OF 1