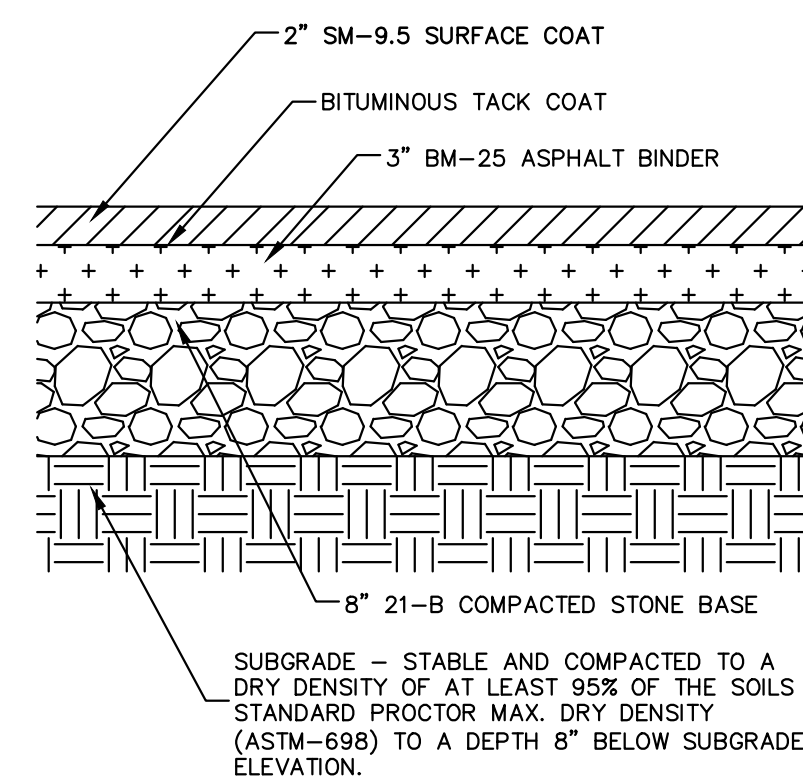
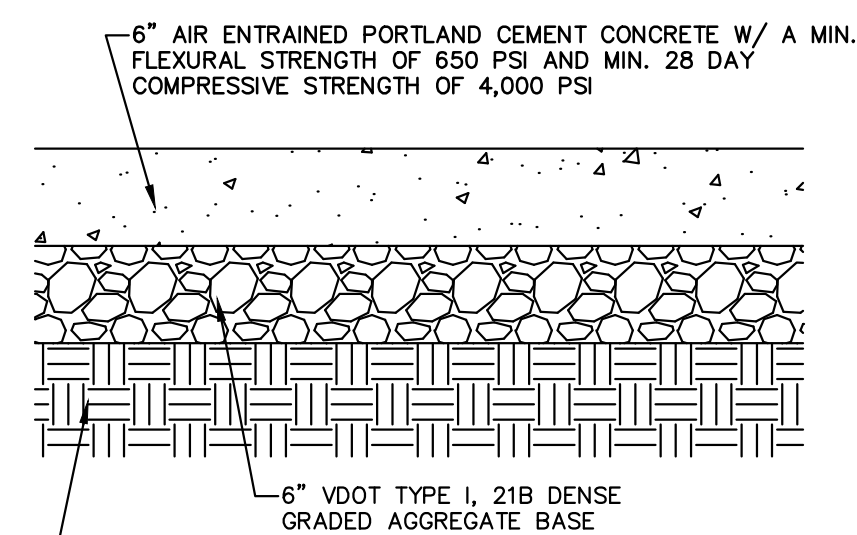


Plotted By: Fleming, Jordan - Sheet: Sct:Kha - Layout: CS-101 SITE PLAN - January 31, 2018 12:09:55pm - K:_VIC_CIV\113236001 - NRV Mall Chipotle Outparcel - Christiansburg, VA CAD: PlanSheets\CS-101 SITE PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



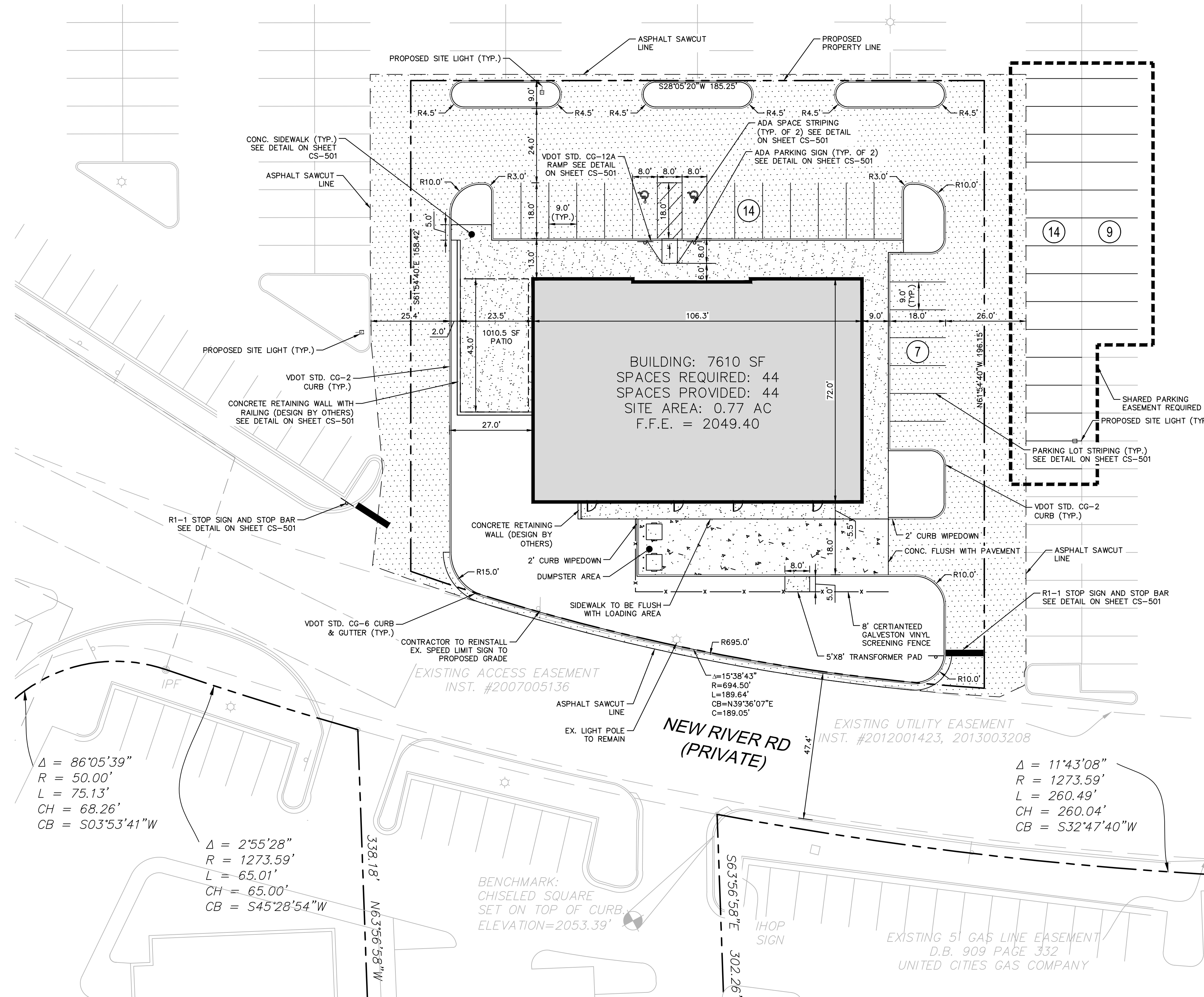
HEAVY DUTY PAVEMENT SECTION
NOT TO SCALE



HEAVY DUTY CONCRETE PAVEMENT SECTION
DUMPSTER PAD / LOADING AREA

SITE LEGEND	
HEAVY DUTY PAVEMENT SEE PAVEMENT SECTION ON THIS SHEET	
CONCRETE SIDEWALK/TRANSFORMER PAD SEE DETAIL ON SHEET CS-501	
HEAVY DUTY CONCRETE SEE SECTION ON THIS SHEET	
VDOT STD. CG-2 INDEPENDENT CURB SEE DETAIL ON SHEET CS-501	
VDOT STD. CG-6 CURB AND GUTTER SEE DETAIL ON SHEET CS-501	

- SITE NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO FINAL GEOTECH REPORT FOR SUBGRADE REQUIREMENTS.
 - ALL CURB RADII ARE 5.0' UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL INSTALL ALL STOP SIGNS, DIRECTIONAL SIGNS, AND STRIPING AS SHOWN ON THE PLANS.



PARKING CALCULATIONS	
PARKING REQUIREMENTS:	
1/250 SF FOR FIRST 5,000 SF (RETAIL)	= 20 SPACES
1/300 SF FOR SECOND 5,000 SF (RETAIL)	= 17 SPACES
1/350 SF FOR REMAINDER (RETAIL)	= 1197 SPACES
1/100 SF OF RESTAURANT SPACE	= 23 SPACES
1/4 SEATS IN THEATER	= 621 SPACES
1/5 STUDENTS (COMMUNITY COLLEGE)	= 116 SPACES
EXISTING CONDITIONS:	
RETAIL (428,788 SF)	
1/250 SF FOR FIRST 5,000 SF	= 20 SPACES
1/300 SF FOR SECOND 5,000 SF	= 17 SPACES
1/350 SF FOR REMAINDER	= 1197 SPACES
RESTAURANT (5,779 SF)	
1/100 SF FOR 5,779 SF	= 58 SPACES
THEATER (2,482 SEATS)	
1/4 SEATS FOR 2,482 SEATS	= 621 SPACES
COMMUNITY COLLEGE (580 AVG. STUDENTS)	
1/5 STUDENTS FOR 580 STUDENTS	= 116 SPACES
EXISTING TOTAL REQUIRED	
EXISTING TOTAL PROVIDED	= 2029 SPACES
EXISTING EXCESS PARKING	= 2703 SPACES
EXISTING PARKING COUNTS AND REQUIREMENTS TAKEN FROM PARKING MEMO DATED 08/25/2017, TITLED "PARKING TABULATION AND GREENSPACE COVERAGE" BY HURT & PROFFITT INC.	
ADDITIONAL PARKING REQUIRED (OUTPARCEL):	
RETAIL (5,236 SF)	
1/250 SF FOR FIRST 5,000	= 20 SPACES
1/300 SF FOR SECOND 5,000	= 1 SPACE
SUBTOTAL	= 21 SPACES
RESTAURANT (2,250 SF)	
1/100 SF FOR 2,250 SF	= 23 SPACES
TOTAL ADDITIONAL PARKING REQUIRED	= 44 SPACES
PROPOSED PARKING CONDITIONS:	
EXISTING SPACES PROVIDED	= 2703 SPACES
REMOVED WITH OUTPARCEL	= 105 SPACES
PROVIDED WITH OUTPARCEL	= 21 SPACES
PROPOSED TOTAL PROVIDED	= 2619 SPACES
EXISTING SPACES REQUIRED	= 2029 SPACES
OUTPARCEL SPACES REQUIRED	= 44 SPACES
PROPOSED TOTAL REQUIRED	= 2073 SPACES
PROPOSED TOTAL PROVIDED	= 2619 SPACES
PROPOSED EXCESS PARKING	= 546 SPACES

Kimley»Horn

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COMMONWEALTH OF VIRGINIA

RYAN R. PERKINS
Lic. No. 046565
02/01/2018
PROFESSIONAL ENGINEER

KHA PROJECT
113236001

DATE
02/01/2018

SCALE AS SHOWN

DESIGNED BY
CHS

DRAWN BY
JKF

CHECKED BY
RRP

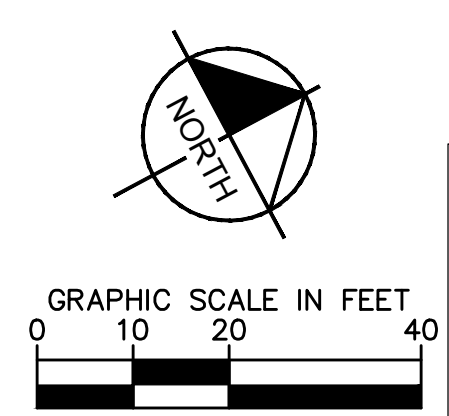
SITE PLAN

NEW RIVER VALLEY MALL OUTPARCEL

PREPARED FOR
CBL INC.

TOWN OF CHRISTIANSBURG VIRGINIA

SHEET NUMBER
CS-101



APPROVAL BLOCK

RANDY WINGFIELD, TOWN MANAGER

DATE