

PROJECT SUMMARY:

1. DEVELOPER: JEFF STOSSER
3169 COMMERCE STREET
BLACKSBURG, VA 24060

PROJECT LOCATION: 945 NORTH FRANKLIN STREET
CHRISTIANSBURG, VA 24073

OWNER: SHAH DEVELOPMENT, LLC
PO BOX 1499
CHRISTIANSBURG, VIRGINIA, 24068
PARCEL ID: 004591 / TAX MAP ID: 496-3 A
004585 / 496-3 B
004559 / 496-3 C
004586 / 496-A 6
D.B. 2011 PG. 009520
D.B. 2011 PG. 009519
P.B. 0003 PG. 0202

AGENT: BALZER & ASSOCIATES, INC.
448 PEPPERS FERRY ROAD
CHRISTIANSBURG, VA 24073
PHONE: (540) 381-4290
CONTACT: STEVE SEMONES

TYPE OF CONSTRUCTION - COMMERCIAL CARWASH

2. ALL WORK PROPOSED IN THESE PLANS IS TO BE DONE WITHIN THE ABOVE LISTED TAX PARCEL, EASEMENTS OBTAINED, OR PUBLIC RIGHTS-OF-WAY.

ZONING DISTRICT: GENERAL BUSINESS B-3

SETBACKS:
FRONT= 30' FROM ANY STREET RIGHT-OF-WAY
SIDE= 0'
REAR= 0'
PARKING= 15' FROM RIGHT-OF-WAY

3. ZONING/PLANNING AREAS

TOTAL PROJECT/PARCEL AREA: 70,218 S.F. (1.612 AC.)
TOTAL DISTURBED AREA: 90,000 S.F. (2.07 AC.)
TOTAL BUILDING AREA: 4,185 S.F. (FOOTPRINT)
TOTAL NUMBER OF BUILDINGS: 1
BUILDING HEIGHT: 25 (MAX 35')
LOT COVERAGE (% IMP): 34,582 S.F. (49.3%)

4. GREENSPACE AND LANDSCAPING AREAS

TOTAL AREA: 70,218 S.F.
GREENSPACE REQUIRED: 14,043 S.F. (20%)
GREENSPACE PROVIDED: 14,391 S.F.
LANDSCAPING REQUIRED: 7,195 S.F. (50% OF GREENSPACE PROVIDED)
LANDSCAPING PROVIDED: 7,250 S.F.

TREES REQUIRED: 35 TREES (MIN. 6 FEET TALL) (1 PER 400 SF GREENSPACE, RATIO)
TREES PROVIDED: 35 TREES (MIN. 6 FEET TALL)

5. INTERIOR PARKING LOT GREENSPACE AND TREE REQUIREMENTS

PARKING GREENSPACE REQUIRED: 1,120 S.F. (40 SF PER PARKING SPACE)
PARKING GREENSPACE PROVIDED: 1,394 S.F.
TREES REQUIRED: 3 TREES (1 PER 10 SPACES, MIN. 6 FEET TALL)
TREES PROVIDED: 4 TREES (MIN. 6 FEET TALL)

6. PARKING TABULATIONS

PARKING SPACES REQUIRED: N/A
PARKING SPACES PROVIDED: 28 SPACES
ACCESSIBLE SPACES REQUIRED: 2 SPACES
ACCESSIBLE SPACES PROVIDED: 2 SPACES

7. FRONTAGE REQUIREMENT OF ZONING: NONE

8. LOT AREA REQUIREMENT OF ZONING: NONE

9. NO EASEMENTS ARE PRESENT ON SITE.

10. THE BOUNDARY SURVEY AND TOPOGRAPHY, AS DEPICTED HEREON, IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED BY BALZER AND ASSOCIATES, INC. ON 11/16/18 AND 11/29/18.

11. NO GRAVES, STRUCTURES, OR OBJECTS MARKING A PLACE OF HUMAN BURIAL WERE FOUND AT TIME OF SURVEY. *DELETE NOTE IF A SURVEY WAS NOT COMPLETED.*

12. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD HAZARD ZONE. THE SUBJECT PROPERTY LIES WITHIN "UNSHADED ZONE X - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 51121C01430, EFFECTIVE DATE OF SEPTEMBER 25, 2009. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
CONSULT SURVEY DRAWING

18. DESIGN DAILY WATER CONSUMPTION RATE: TBD GPD

APPROXIMATE EARTHWORK NOTES

GRADING
CUT: 4,822 C.Y.
FILL: 1,824 C.Y. (1.1X COMPACTION RATE),
NET: 2,998 C.Y. CUT

- ALL QUANTITIES ARE ENGINEER'S ESTIMATES FOR TOWN BONDING PURPOSES ONLY. ALL QUANTITIES SHALL BE CONSIDERED PRELIMINARY UNTIL FINAL SITE PLAN APPROVAL.
- EARTHWORK QUANTITIES MAY BE BASED ON AN EXISTING TOP OF GRADE TO PROPOSED TOP OF GRADE COMPARISON ONLY AND THUS ARE APPROXIMATE. ACTUAL EARTHWORK REQUIRED WILL VARY BASED ON THE PRESENCE OF UNSUITABLE SOILS, TOPSOIL DEPTH, COMPACTION RATE, BASE STONE DEPTH, UTILITY TRENCH EXCAVATION, AND OTHER ENVIRONMENTAL FACTORS.
- CONTRACTOR IS RESPONSIBLE FOR CONDUCTING THEIR OWN QUANTITIES TAKEOFF FOR BIDDING PURPOSES.

LINE AND CURVE TABLES

SEE SHEET C3 FOR BOUNDARY INFORMATION.

LINE	BEARING	DISTANCE
L1	S18°29'09"E	6.38'
L2	N10°56'36"W	5.00'
L3	N51°39'58"W	17.96'
L4	N19°10'04"W	24.66'

EXPRESS WASH

NORTH FRANKLIN STREET

TOWN OF CHRISTIANSBURG, VA

945 NORTH FRANKLIN STREET

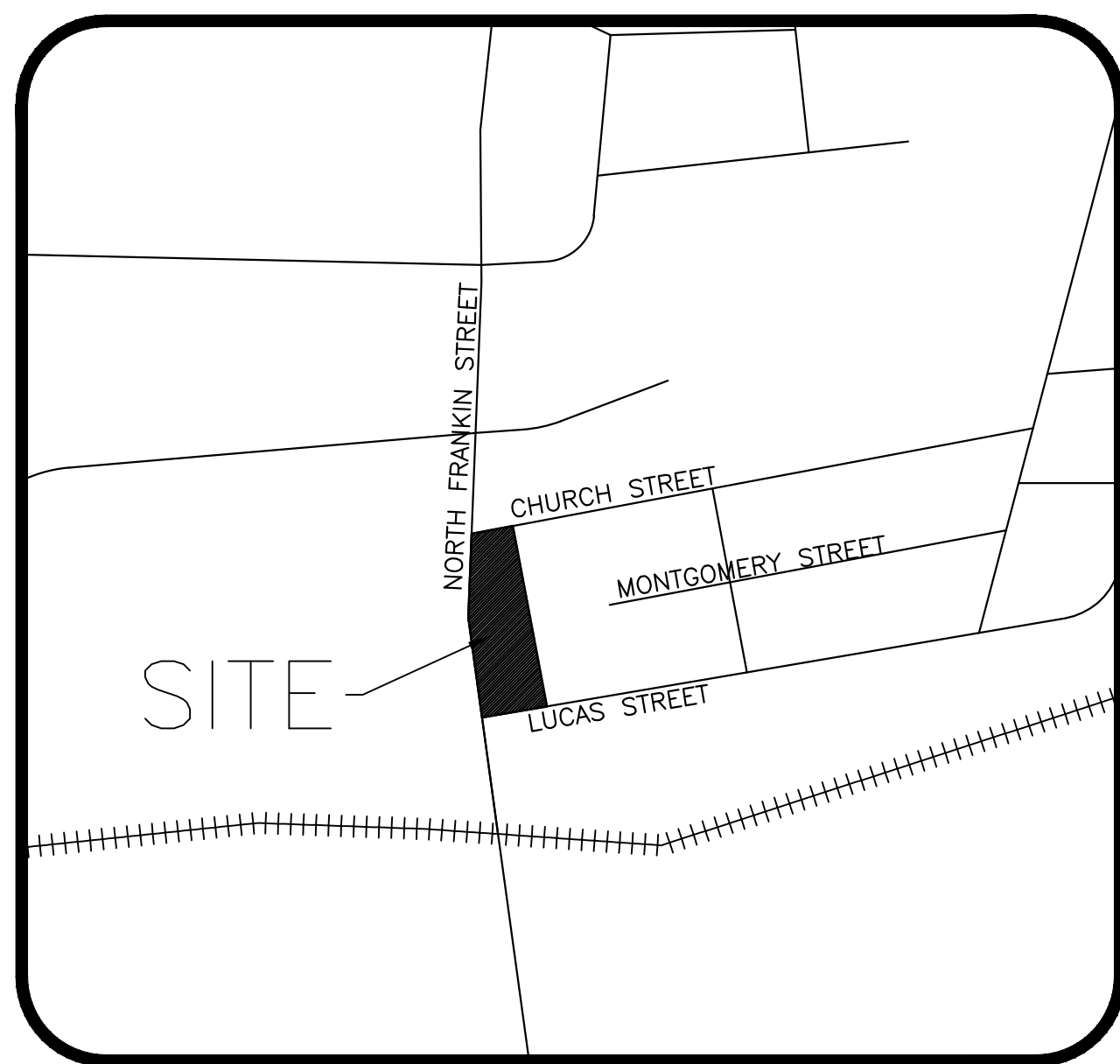
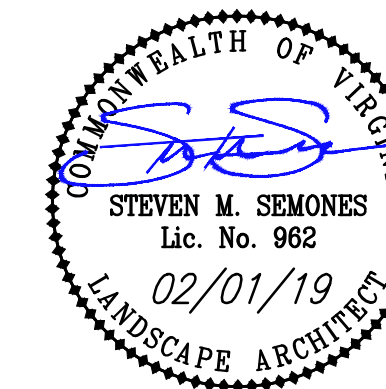
SHAWSVILLE MAGISTERIAL DISTRICT



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg
www.balzer.cc

448 Peppers Ferry Road, NW
Christiansburg, VA 24073
540.381.4290



VICINITY MAP
SCALE: 1" = 500'

TOWN OF CHRISTIANSBURG, GENERAL NOTES:

- ALL TRANSPORTATION INFRASTRUCTURE, AND THE DESIGN AND CONSTRUCTION OF STORM DRAINS AND MANHOLES WILL BE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS, LATEST EDITION, CHAPTER 9 OF THE VDOT DRAINAGE MANUAL, 2008 EDITION, AS AMENDED, AND TOWN OF CHRISTIANSBURG STANDARDS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED ON THE PLANS OR BY TOWN POLICY.
- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATION 9VAC25-840-40 EROSION AND SEDIMENT CONTROL REGULATIONS.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
- ALL INFRASTRUCTURES SHALL BE CONSTRUCTED, INSPECTED, AND TESTED IN ACCORDANCE WITH THE REGULATIONS, STANDARDS, AND SPECIFICATIONS SET FORTH BY THE COMMONWEALTH OF VIRGINIA AND THE TOWN OF CHRISTIANSBURG.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE LOCATION OF ALL UTILITIES PRIOR TO ACCEPTANCE BY THE TOWN. NO OTHER UTILITY SHALL BE LOCATED WITHIN 5 FEET, MEASURED HORIZONTALLY, OF ANY UTILITY TO BE MAINTAINED BY THE TOWN, EXCEPT WHERE CROSSING OF UTILITIES IS REQUIRED OR OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
- ALL WATERLINES SHALL BE CONSTRUCTED, INSPECTED, AND TESTED IN ACCORDANCE WITH ANWA STANDARD C-600, LATEST REVISION, AND THE REGULATIONS, STANDARDS, AND SPECIFICATIONS SET FORTH BY THE COMMONWEALTH OF VIRGINIA AND THE TOWN OF CHRISTIANSBURG.
- INSTALLATION OF WATER METERS, WATER METER BOXES, AND TAPS ON EXISTING WATER MAINS SHALL BE PERFORMED BY TOWN PERSONNEL AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL CONSTRUCT ALL WATER SERVICE LINES BETWEEN THE TAPS AND WATER METERS. THE LOCATION AND INSTALLATION OF EACH ITEM SHALL BE COORDINATED BY THE CONTRACTOR.
- ALL SANITARY SEWER LINES SHALL BE CONSTRUCTED, INSPECTED, AND TESTED IN ACCORDANCE WITH THE COMMONWEALTH OF VIRGINIA'S SEWAGE COLLECTION AND TREATMENT REGULATIONS, LATEST EDITION, THE REGULATIONS, STANDARDS, AND SPECIFICATIONS SET FORTH BY THE COMMONWEALTH OF VIRGINIA AND THE TOWN OF CHRISTIANSBURG.
- CONNECTIONS TO EXISTING TOWN SANITARY SEWERS SHALL BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECT SUPERVISION OF TOWN PERSONNEL. THE CONTRACTOR SHALL CONSTRUCT ALL SANITARY SEWER SERVICE LINES BETWEEN THE SANITARY SEWER MAIN AND THE CLEANOUT LOCATED AT THE PROPERTY OR EASEMENT LINE.
- ALL PARKING SPACES, INCLUDING ADA COMPLIANT SPACES, SHALL BE SIGNED AND STRIPED ACCORDING TO CODE OF VIRGINIA SECTION 36-99.11
- ADA SIGNAGE SHALL BE PROVIDED ACCORDING TO TOWN STANDARD DETAIL HS-1 FOR ALL HANDICAPPED ACCESSIBLE PARKING SPACES.
- RIGHT-OF-WAY, LOT LINES, AND EASEMENTS ARE DEDICATED ON PLATS SEPARATE FROM THESE PLANS.
- SIGNAGE IS PERMITTED SEPARATELY IN ACCORDANCE WITH CHAPTER 42, "ZONING" OF THE CHRISTIANSBURG TOWN CODE.

ENGINEER'S NOTES

BALZER AND ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF PLANS OR FOR INFORMATION ON PLANS UNTIL SUCH PLANS HAVE BEEN APPROVED BY THE REQUIRED PUBLIC AGENCIES.

ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE OWNER/DEVELOPER.

BALZER AND ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE PLANS OR WILL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

LEGEND

-----348-----	EX. INTRMDT. CONTOUR	-----	PROP. INTRMDT. CONTOUR
---345---	EX. INDEX CONTOUR	---(1320)---	PROP. INDEX CONTOUR
+ 35.55	EX. SPOT ELEVATION	↙ 35.55	PROP. SPOT ELEVATION
---	EX. WATER LINE	---	PROP. WATER LINE
---	EX. SANITARY SEWER	---	PROP. SANITARY SEWER
---	EX. STORM PIPE	---	PROP. STORM PIPE
---	EX. EDGE OF PAVEMENT	---	PROP. EDGE OF PAVEMENT
---	EX. BUILDING	---	PROP. BUILDING
---	EX. CONCRETE	---	PROP. CONCRETE
---	EX. PAVEMENT	---	PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY)
---	EX. GRAVEL	---	PROP. GRAVEL
---	PAVEMENT REPLACEMENT	---	PROP. PAVERS
●	EX. POWER POLE	●	PROP. POWER POLE
⊙	EX. SANITARY SEWER MANHOLE	⊙	PROP. MANHOLE
⊙	EX. STORM SEWER MANHOLE	+	SIGN
⊙	CLEANOUT	⊙	WATER METER
⊙	EX. LIGHT POLE	⊙	PROP. GATE VALVE
▷	WATER LINE REDUCER	⊙	BLOW-OFF VALVE
⊙	EX. TELEPHONE	☆	BENCHMARK
G	EX. GAS LINE	G	PROP. GAS LINE
OHU	EX. OVERHEAD CABLE	OHU	PROP. OVERHEAD CABLE
X	EX. FENCE	P	PROP. UNDERGRND POWER LINE
---	EX. TREE LINE	X	PROP. FENCE
---	ADJOINING PROPERTY LINE	---	PROP. TREE LINE
---	EXISTING ROAD MONUMENTS	---	SITE PROPERTY LINE
---	WETLAND AREA	⊙	INLET PROTECTION
---	RMA	---	RPA

ABBREVIATIONS

AHFF	ARROW HEAD TOP OF FIRE HYDRANT	EVCS	END VERT. CURVE STA.	REQD	REQUIRED
APPROX	APPROXIMATE	EW	ENDWALL	RR	RAILROAD
ASPH	ASPHALT	EXIST	EXISTING	RYS	REAR YARD SETBACK
BC	BACK OF CURB	FDN	FOUNDATION	SAN	SANITARY
BIT	BITUMINOUS	FF	FINISHED FLOOR	SBL	SOUTH BOUND LANE
BLDG	BUILDING	FG	FINISH GRADE	SD	STORM DRAIN
BLK	BLOCK	GBE	GRADE BREAK ELEVATION	SECT	SECTION
BM	BENCHMARK	GBS	GRADE BREAK STATION	SE	SLOPE EASEMENT
BS	BOTTOM OF BOTTOM STEP	HQA	HOMEOWNERS ASSOCIATION	SS	SANITARY SEWER
BVCS	BEGIN VERT. CURVE ELEV.	HPT	HIGH POINT	SSD	STOPPING SIGHT DISTANCE
BVCE	BEGIN VERT. CURVE STA.	HSD	HEADLIGHT SIGHT DISTANCE	SSE	SANITARY SEWER EASEMENT
BW	BOTTOM OF WALL	INTX	INTERSECTION	STA	STATION
CB	CINDER BLOCK	INV	INVERT	STD	STANDARD
C&G	CURB & GUTTER	IP	IRON PIN	STO	STORAGE
CMP	CORRUGATED METAL PIPE	LT	LEFT	SYS	SIDE YARD SETBACK
CONC	CONCRETE	LVC	LENGTH OF VERTICAL CURVE	TBM	TEMPORARY BENCHMARK
COR	CORNER	MH	MANHOLE	TBR	TO BE REMOVED
DBL	DOUBLE	MIN	MINIMUM	TC	TOP OF CURB
DEFL	DEFLECTION	MBL	MINIMUM BUILDING LINE	TEL	TELEPHONE
DI	DROP INLET	MON	MONUMENT	TRANS	TRANSFORMER
DIA	DIAMETER	MOT	MAINTENANCE OF TRAFFIC	TS	TOP OF TOP STEP
DE	DRAINAGE EASEMENT	NBL	NORTH BOUND LANE	TW	TOP OF WALL
ELEC	ELECTRIC	PROP	PROPOSED	TYP	TYPICAL
ELEV	ELEVATION	PUE	PUBLIC UTILITY EASEMENT	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
ENTR	ENTRANCE	PVMT	PAVEMENT	VERT	VERTICAL
EP	EDGE OF PAVEMENT	R	RADIUS	WBL	WEST BOUND LANE
EVCE	END VERT. CURVE ELEV.	RT	RIGHT	YD	YARD
		R.O.W.	RIGHT OF WAY		

SHEET INDEX

- C1 COVER
- C2 NOTES
- C3 EXISTING CONDITIONS & DEMOLITION PLAN
- C4 LAYOUT & UTILITY PLAN
- C5 GRADING PLAN
- C6 PROFILES
- C7 EROSION & SEDIMENT CONTROL PLAN - PHASE I
- C8 EROSION & SEDIMENT CONTROL PLAN - PHASE II
- C9 EROSION & SEDIMENT CONTROL NOTES/ DETAILS
- C10 EROSION & SEDIMENT CONTROL DETAILS
- C11 PRE-DEVELOPMENT DRAINAGE MAP
- C12 POST-DEVELOPMENT DRAINAGE MAP
- C13 STORMWATER MANAGEMENT PLAN
- C14 NOTES & DETAILS
- L1 LANDSCAPE PLAN

TOWN OF CHRISTIANSBURG PLAN SUBMITTAL LOG		
#	ISSUE DATE	COMMENT
1	2/01/2019	FIRST SUBMITTAL

OWNER/DEVELOPER CERTIFICATION

I, _____, HEREBY ACKNOWLEDGE THE SITE IMPROVEMENTS IMPOSED BY THIS PLAN AND THE CHRISTIANSBURG TOWN CODE. I HEREBY AGREE TO DEVELOP THE SUBJECT PROPERTY IN COMPLIANCE WITH THIS PLAN AND WILL SUBMIT ANY PLAN REVISIONS TO THE TOWN OF CHRISTIANSBURG FOR APPROVAL. I AGREE TO EXECUTE THE REVISIONS TO THE STORMWATER MAINTENANCE AGREEMENT AND POST ALL REQUIRED BONDS WITH THE TOWN FOR THIS DEVELOPMENT AND ACKNOWLEDGE ALL IMPROVEMENTS MUST BE COMPLETED TO THE TOWN'S SATISFACTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

OWNER/DEVELOPER _____ DATE _____

APPROVED: Planning _____ Date _____	APPROVED: Engineering _____ Date _____
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EXPRESS WASH - NORTH FRANKLIN STREET

945 NORTH FRANKLIN STREET

COVER SHEET

SHAWSVILLE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY _____ MRM
DESIGNED BY _____ SMS
CHECKED BY _____ SMS
DATE 2/1/2019
SCALE AS NOTED
REVISIONS _____