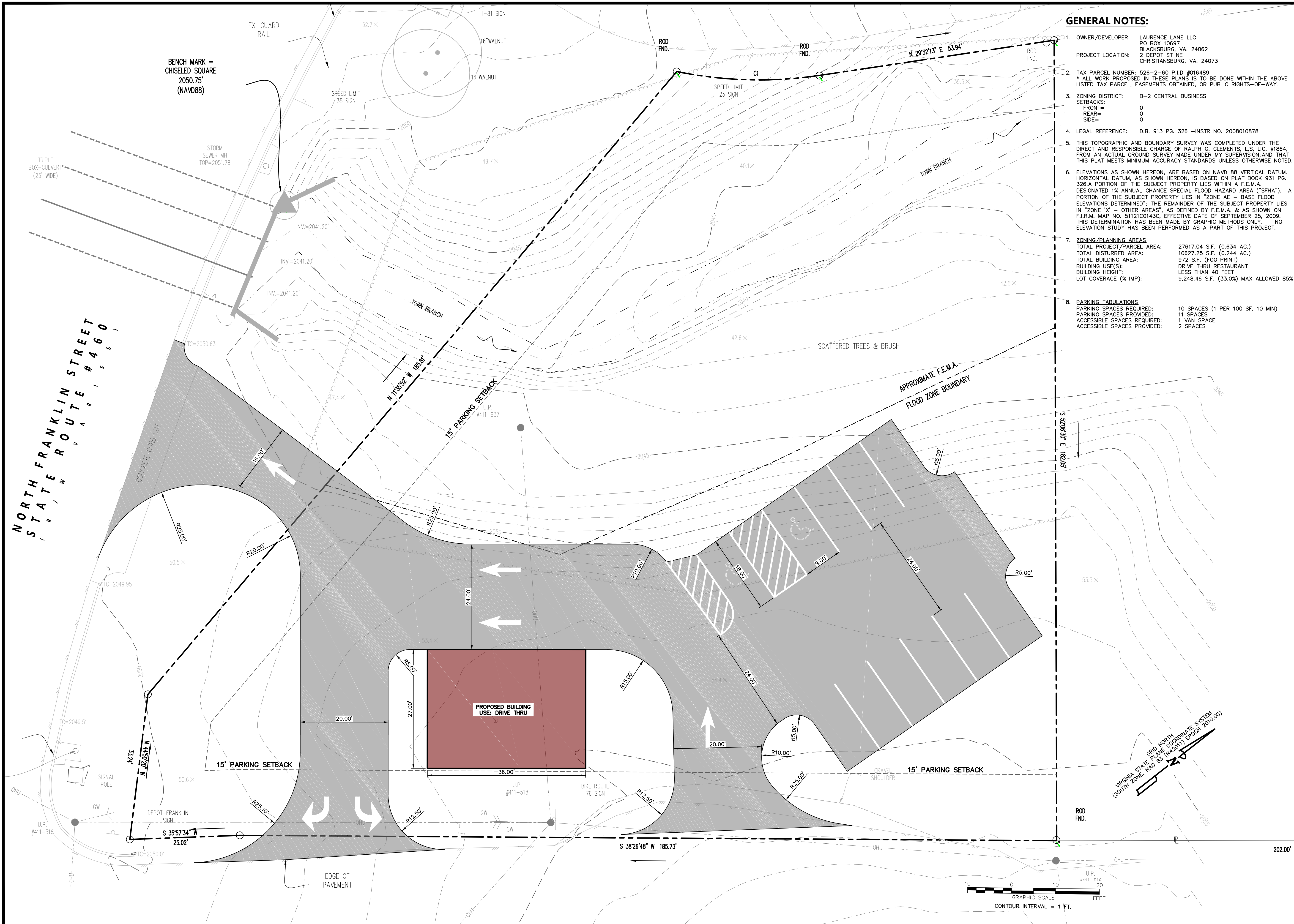
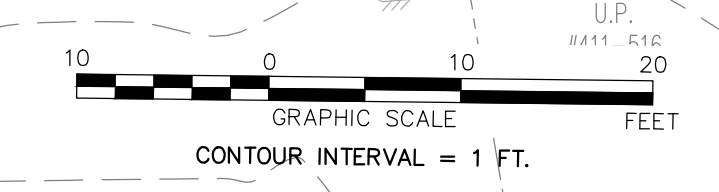


X:\Drawings\3488\ENGINEERING\Design\Plans\3488_Sht_Preliminary_Option 1.dwg
 C2-00_Preliminary_Site_Plan_16/15/2023 11:25:21 AM: Rreams.DWG To PDF.pcl 1:1



GENERAL NOTES:

- OWNER/DEVELOPER: LAURENCE LANE LLC
 P.O. BOX 10697
 BLACKSBURG, VA. 24062
- TAX PARCEL NUMBER: 526-2-60 P.I.D. #016489
 * 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: B-2 CENTRAL BUSINESS
 SETBACKS:
 FRONT= 0
 REAR= 0
 SIDE= 0
- LEGAL REFERENCE: D.B. 913 PG. 326 -INSTR NO. 2008010878
- THIS TOPOGRAPHIC AND BOUNDARY SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF RALPH O. CLEMENTS, L.S. LIC. #1854, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- ELEVATIONS AS SHOWN HEREON, ARE BASED ON NAVD 88 VERTICAL DATUM. HORIZONTAL DATUM, AS SHOWN HEREON, IS BASED ON PLAT BOOK 931 PG. 326. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A F.E.M.A. DESIGNATED 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA ("SFHA"). A PORTION OF THE SUBJECT PROPERTY LIES IN "ZONE AE - BASE FLOOD ELEVATIONS DETERMINED"; THE REMAINDER OF THE SUBJECT PROPERTY LIES IN "ZONE 'X' - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 51121C0143C, 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.
- ZONING/PLANNING AREAS
 TOTAL PROJECT/PARCEL AREA: 27617.04 S.F. (0.634 AC.)
 TOTAL DISTURBED AREA: 10627.25 S.F. (0.244 AC.)
 TOTAL BUILDING AREA: 972 S.F. (FOOTPRINT)
 BUILDING USE(S): DRIVE THRU RESTAURANT
 BUILDING HEIGHT: LESS THAN 40 FEET
 LOT COVERAGE (% IMP): 9,248.46 S.F. (33.0%) MAX ALLOWED 85%
- PARKING TABULATIONS
 PARKING SPACES REQUIRED: 10 SPACES (1 PER 100 SF, 10 MIN)
 PARKING SPACES PROVIDED: 11 SPACES
 ACCESSIBLE SPACES REQUIRED: 1 VAN SPACE
 ACCESSIBLE SPACES PROVIDED: 2 SPACES



FORESIGHT
 DESIGN SERVICES
 ENGINEERING • LAND PLANNING • SURVEYING
 1260 Radford Street
 Christiansburg, Virginia 24073
 Phone: (540) 381-6011
 Fax: (540) 381-2773
 Email: info@foresightdesignservices.com
 Web: www.foresightdesignservices.com

The drawing, design, and digital files relating to this project are the property of Foresight Design Services. The reproduction, copying, or other use of this drawing without FDS's written consent is prohibited.

LAURENCE LANE, LLC
DEPOT STREET PROPERTY
 TOWN OF CHRISTIANSBURG

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, PE
PM	JOHN T. NEEL, PE
DESIGN	JRH
ISSUE DATE	
5/22/2023	
FDS JOB NO.	
3488	
SHEET TITLE	
DRIVE-THRU CONCEPT PLAN	
SHEET NUMBER	
1 OF 2	