

**SITE TABULATIONS:**

- TAX PARCEL NUMBER: 406-8-8A
- SITE ADDRESS:  
2855 N. FRANKLIN STREET  
CHRISTIANSBURG, VA 24073
- PROPERTY OWNER (CURRENT): SOUTHERN CLASSIC AUTO WASH, INC. (DB. 657 / PG. 90)
- PROPERTY OWNER (CONTRACT):  
WILD PARTNERS, INC  
225 W. FIRST N. ST. SUITE 102  
MORRISTOWN, TN 37814  
(423) 581-2005  
ATTN. MR. DAVID WILD
- SITE AREA = 0.8422 ACRES
- CURRENT ZONING: GENERAL BUSINESS (B3)
- OVERLAY ZONING DISTRICTS: NONE
- LAND USE:  
- CURRENT USE: CAR WASH  
- PROPOSED USE: CAR WASH
- BUILDING AREA:  
- PROPOSED = 3,920 SF

- PARKING:  
- REQUIRED:  
-- 1 SPACE PER EMPLOYEE ON SHIFT PLUS STACKING SPACES  
-- NUMBER REQUIRED: 2 SPACE (MAX.)  
- PROVIDED: 2 SPACE (ONE DEDICATED SPACE & ONE VAC. SPACE RESERVED FOR EMPLOYEE.)
- ADJOINING PROPERTY OWNER, LAND USE & ZONING: AS NOTED ON PLAN SHEET.
- SITE DEVELOPMENT REGULATIONS (SEC. 106-214.3.):  
- LOT AREA (SEC. 42-337): NO MINIMUM  
- SETBACKS (SEC. 42-338):  
o STRUCTURES (TEMPORARY OR PERMANENT): 30- FEET OR MORE FROM ANY STREET RIGHT-OF-WAY. 10- FEET OR MORE FROM COMMON AREAS.  
o PARKING LOTS: 15 FEET OR MORE FROM ANY STREET RIGHT-OF-WAY.  
- FRONTAGE AND YARDS (SEC. 42-339): A MINIMUM OF 20 PERCENT OF THE SITE SHALL BE RESERVED FOR GREENSPACE LANDSCAPING WITH NO MORE THAN 50 PERCENT OF THE GREENSPACE IN GRASS ALONE. THE GREENSPACE SHALL CONTAIN TREES WITH A MINIMUM HEIGHT, AT TIME OF PLANTING, OF SIX FEET OR MORE AT THE RATIO OF ONE TREE PER 400 SQUARE FEET OR LESS OF GREENSPACE AREA. SUCH GREENSPACE IS TO BE DISTRIBUTED UNIFORMLY AROUND THE PERIMETER OF THE SITE OR DISTRIBUTED THROUGHOUT THE PARKING AND PEDESTRIAN AREAS.  
- MAXIMUM HEIGHT OF STRUCTURES (PRINCIPAL STRUCTURES): BUILDINGS MAY BE ERECTED UP TO 35 FEET IN HEIGHT FROM STREET GRADE OR LOT GRADE AT SETBACK LINE, WHICHEVER IS GREATER; EXCEPT, THAT:  
o THE HEIGHT LIMIT MAY BE INCREASED UP TO 70 FEET, PROVIDED THE BUILDING IS SET BACK FROM ALL LOT LINES AT LEAST TWO FEET FOR EACH ONE FOOT OF HEIGHT OVER 35 FEET.  
o PARAPET WALLS MAY BE UP TO FOUR FEET ABOVE THE HEIGHT OF THE BUILDING ON WHICH THE WALLS REST.  
- MAXIMUM BUILDING SIZE (PRINCIPAL STRUCTURES):  
o NO MAXIMUM
- OPEN SPACE:  
- REQUIRED: 7,338 SF  
- PROVIDED: 11,064 SF

**LEGEND:**

- CONCRETE PAVEMENT/SIDEWALK/PAD [2]
- TURFBLOCK CONCRETE PAVERS [18]
- NEW BUILDING
- TRAFFIC ARROWS [9]

**SIGN LEGEND:**

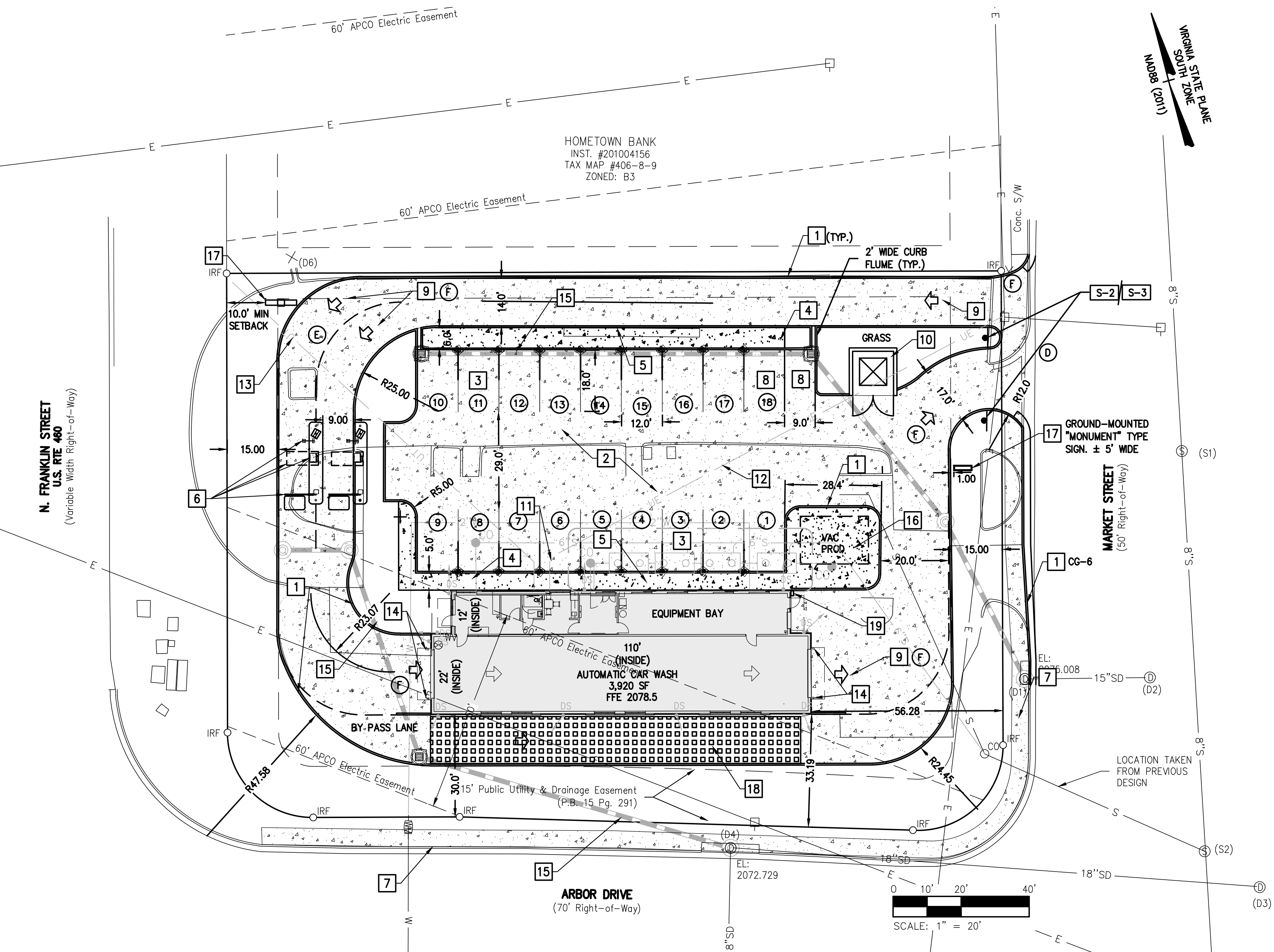
- S-1 RESERVED PARKING HANDICAPPED VAN ACCESSIBLE
- S-2 "STOP"
- S-3 "DO NOT ENTER"

**PAVEMENT MARKING LEGEND:**

- (A) TYPE B, CLASS I, DOUBLE YELLOW PAVEMENT LINE MARKING, 4-INCH WIDTH
  - (B) TYPE B, CLASS I, YELLOW PAVEMENT LINE MARKING, 4-INCH WIDTH, 45° ANGLE @ 2' O.S.
  - (C) TYPE B, CLASS I, WHITE PAVEMENT LINE MARKING, 4-INCH WIDTH
  - (D) TYPE B, CLASS I, WHITE PAVEMENT LINE MARKING, 24-INCH WIDTH
  - (E) TYPE B, CLASS I, WHITE PAVEMENT LINE MARKING, 6-INCH WIDTH (2-FOOT LINE, 2-FOOT SPACE)
  - (F) PAVEMENT SYMBOL MARKING (TRAFFIC ARROW), TYPE B, CLASS II
- PROPOSED PAVEMENT MESSAGE MARKINGS ARE HOLLOW

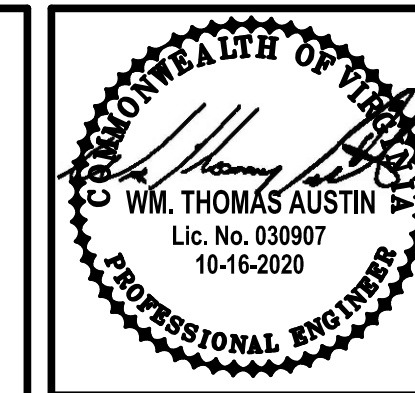
**KEYNOTES:**

- NEW CONCRETE CURB/GUTTER - VDOT STANDARD CG-2 (TYPICAL WHERE SHOWN) OR CG-6. REFER TO SHEET C3.2 FOR DETAIL.
- NEW CONCRETE PAVEMENT. REFER TO SHEET C3.2 FOR SECTION AND DETAIL.
- STANDARD VACUUM STATION SPACE (TYPICAL 12' WIDE X 18' DEEP). STRIPE EACH SPACE AS SHOWN.
- NEW CONCRETE SIDEWALK ALONG BACK OF CURB.
- RAISED CONCRETE MEDIAN/ISLAND WITH VACUUM POST AND CAR MAT CLEANER.
- PAY STATION KIOSK (2 SHOWN), CONTROL ARMS, RAISED CONCRETE MEDIAN/ISLAND, AND CANOPY ABOVE.
- NEW 5' WIDE CONCRETE SIDEWALK ALONG BACK OF CURB OF MARKET STREET AND ARBOR DRIVE IN ACCORDANCE WITH TOWN STANDARDS. SEE DETAIL ON SHEET C3.2
- STANDARD EMPLOYEE PARKING SPACE (9' WIDE X 18' DEEP) WITH WHEEL STOP. SEE PARKING TABULATIONS ON THIS SHEET FOR ADDITIONAL INFORMATION.
- PAVEMENT MARKINGS AS SHOWN AND AS DENOTED ON LEGEND.
- 12' X 12' DUMPSTER WITHIN SOLID-WALL CMU ENCLOSURE (8' TALL) AND OPAQUE SCREEN GATES.
- NOT USED.
- ELECTRICAL CONDUITS FOR PRIMARY AND SECONDARY POWER OR BRANCH CIRCUITS SHOWN FOR COORDINATION PURPOSES ONLY. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND/OR POWER COMPANY DURING INSTALLATION OF CONDUITS / LINES.
- TELEPHONE AND/OR COMMUNICATIONS CONDUITS SHOWN FOR COORDINATION PURPOSES ONLY. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER DURING INSTALLATION OF CONDUITS / LINES.
- BOLLARD - TYPICAL WHERE SHOWN. REFER TO SHEET C3.2 FOR DETAIL.
- STORM DRAIN LINES, STRUCTURES, AND OTHER UTILITIES SHOWN HEREON FOR UTILITY COORDINATION INFORMATION ONLY. REFER TO SHEET C4.1 AND C5.1 FOR DETAILED UTILITY, STORM DRAINAGE, GRADING PLAN, AND ADDITIONAL INFORMATION.
- VACUUM PRODUCER EQUIPMENT PAD (20' X 14'). SPECIFICATIONS TO BE PROVIDED BY EQUIPMENT MANUFACTURER.
- NEW SIGN. SPECIFICATIONS AND APPLICATION FOR "SIGN PERMIT" TO BE PROVIDED BY SIGN MANUFACTURER.
- NEW "TURFBLOCK" CONCRETE PAVERS BY BOXLEY MATERIALS CO. FILL CELLS WITH CRUSHED AGGREGATE AND TOP SOIL THEN SEED.
- KEY BOX ("KNOX BOX" SINGLE SWITCH MODEL 3502) WALL-MOUNTED NEXT TO EQUIPMENT ROOM DOOR. COORDINATE LOCATION WITH TOWN OF CHRISTIANSBURG BUILDING OFFICIAL. REFER TO ARCHITECTURAL PLAN FOR ADDITIONAL INFORMATION.



APPROVED: Engineering \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: Planning \_\_\_\_\_ Date \_\_\_\_\_



Date	Revisions

Issue Date: 10-16-2020  
 Drawn By: VKI  
 Designed By: VKI  
 Checked By: WTA  
 Date: 10-16-2020

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ULTIMATE SHINE - CHRISTIANSBURG  
**SITE PLAN**  
 CHRISTIANSBURG, VA

Vertical Scale: VKI  
 Horizontal Scale: 1"=20'  
 Commission Number: 4032E

Sheet No.: **C3.1**