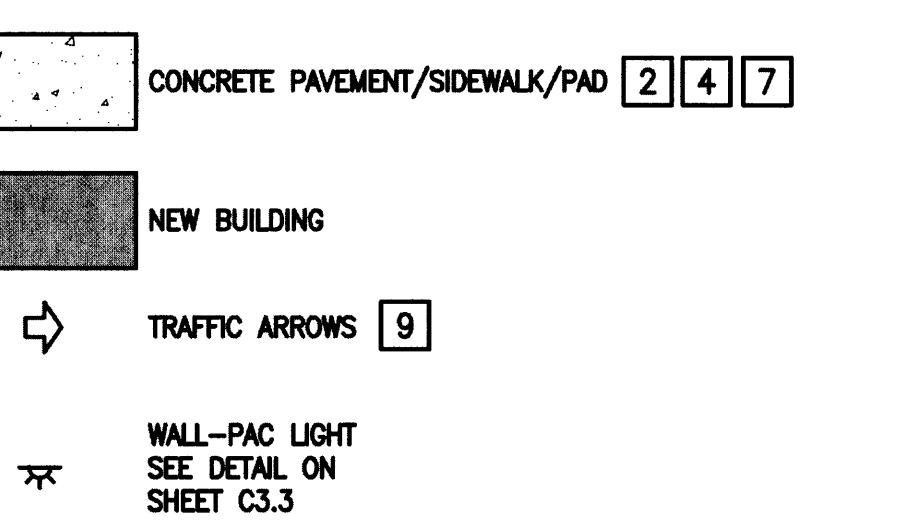


SITE TABULATIONS:

1. TAX PARCEL NUMBER: 406-8-8A / PID: 029658
2. SITE ADDRESS: 2855 N. FRANKLIN STREET CHRISTIANSBURG, VA 24073
3. PROPERTY OWNER (CURRENT): SOUTHERN CLASSIC AUTO WASH, INC. (DB. 657 / PG. 90)
4. PROPERTY OWNER (CONTRACT) / DEVELOPER: WILD PARTNERS, INC 225 W. FIRST N. ST. SUITE 102 MORRISTOWN, TN 37814 (423) 581-2005 ATTN. MR. DAVID WILD
5. SITE AREA = 0.8422 ACRES (36,686 SF)
6. CURRENT ZONING: GENERAL BUSINESS (B3)
7. OVERLAY ZONING DISTRICTS: NONE
8. LAND USE:
  - CURRENT USE: CAR WASH
  - PROPOSED USE: CAR WASH / AUTO SERVICE
9. BUILDING AREA:
  - PROPOSED = 3,920 SF

10. PARKING:
  - REQUIRED:
    - 3 SPACES PER EACH SERVICE BAY
    - NUMBER REQUIRED: 3 SPACES
  - PROVIDED: 19 SPACES
  - 18 REGULAR SPACES
  - 1 VAN ACCESSIBLE SPACE
  - 1 12W X 45L LOADING SPACE (AS SHOWN PER KEYNOTE 8)
11. ADJOINING PROPERTY OWNER, LAND USE & ZONING: AS NOTED ON PLAN SHEET.
12. 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.
  - FRONTOAGE 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
13. OPEN SPACE / GREEN SPACE:
  - REQUIRED: 7,338 SF (20% OF LOT AREA)
  - PROVIDED: 12,119 SF

LEGEND:



SIGN LEGEND:

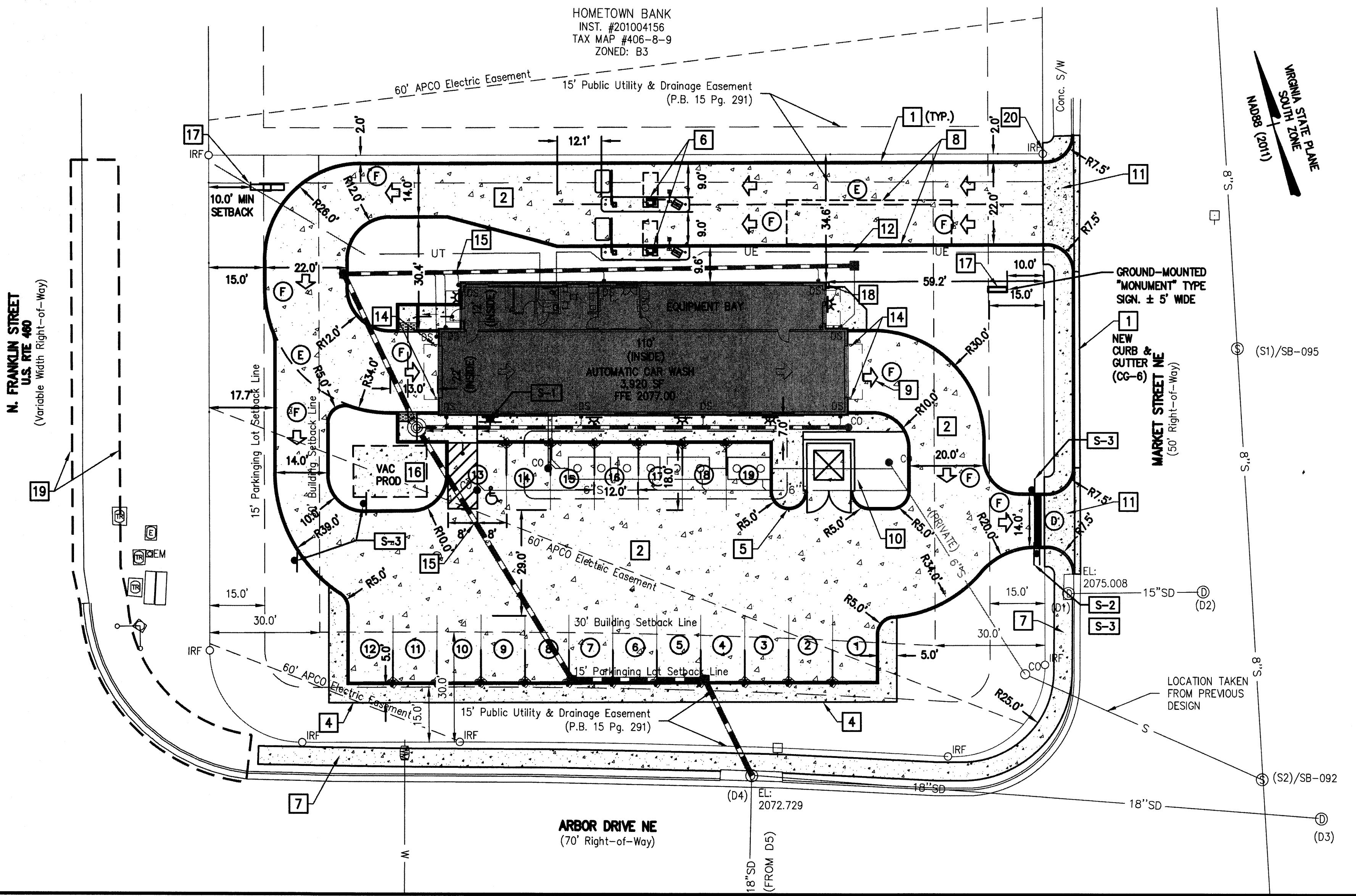
S-1 RESERVED PARKING  
HANDICAPPED  
VAN ACCESSIBLE  
DETAIL HS-1

S-2 "STOP"

S-3 "DO NOT ENTER"

KEYNOTES:

- 1 NEW CONCRETE CURB/GUTTER - VDOT STANDARD CG-2 (TYPICAL WHERE SHOWN) OR CG-6. REFER TO SHEET C3.2 FOR DETAIL.
- 2 NEW CONCRETE PAVEMENT. REFER TO SHEET C3.2 FOR SECTION AND DETAIL.
- 3 STANDARD VACUUM STATION SPACE (TYPICAL 12' WIDE X 18' DEEP). STRIPE EACH SPACE AS SHOWN.
- 4 NEW 5' WIDE CONCRETE SIDEWALK ALONG BACK OF CURB.
- 5 RAISED CONCRETE MEDIAN/ISLAND WITH VACUUM POST AND CAR MAT CLEANER.
- 6 PAY STATION KIOSK (2 SHOWN), CONTROL ARMS, RAISED CONCRETE MEDIAN/ISLAND, AND CANOPY ABOVE.
- 7 NEW 5' WIDE CONCRETE SIDEWALK ALONG BACK OF CURB OF MARKET STREET AND ARBOR DRIVE IN ACCORDANCE WITH TOWN STANDARDS. SEE DETAIL SW-1 ON SHEET C3.2
- 8 LOADING SPACE (12'W X 45'L) PER TOWN CODE SEC. 42-10, NO STRIPING REQUIRED.
- 9 PAVEMENT MARKINGS AS SHOWN AND AS DENOTED ON LEGEND.
- 10 DUMPSTER WITHIN SOLID-WALL CMU ENCLOSURE (13' X 13' X 8' TALL, MIN.) AND OPAQUE SCREEN GATES. SEE TOWN OF CHRISTIANSBURG STD DETAIL DP-1 FOR MINIMUM STANDARDS.
- 11 VDOT STD. ENTRANCE CG-90, SEE SHEET C3.2 FOR DETAIL.
- 12 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.
- 13 TELEPHONE AND/OR COMMUNICATIONS CONDUITS SHOWN FOR COORDINATION PURPOSES ONLY. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER DURING INSTALLATION OF CONDUITS / LINES.
- 14 BOLLARD - TYPICAL WHERE SHOWN. REFER TO SHEET C3.2 FOR DETAIL.
- 15 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.
- 16 VACUUM PRODUCER EQUIPMENT PAD (20' X 14'). SPECIFICATIONS TO BE PROVIDED BY EQUIPMENT MANUFACTURER.
- 17 NEW SIGN. SPECIFICATIONS AND APPLICATION FOR "SIGN PERMIT" TO BE PROVIDED BY SIGN MANUFACTURER.
- 18 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.
- 19 THE TOWN OF CHRISTIANSBURG WILL ACCEPT A FEE IN LIEU OF INSTALLATION OF THE REQUIRED SIDEWALK ALONG NORTH FRANKLIN STREET RIGHT-OF-WAY PER SEC. 42-339(I) OF THE CHRISTIANSBURG TOWN CODE. THE OWNER/DEVELOPER WILL PROVIDE PAYMENT TO THE TOWN OF CHRISTIANSBURG IN THE AMOUNT OF \$5,505 FOR 183.5 LINEAR FEET OF SIDEWALK AS SHOWN BY THE AREA DENOTED ON THE PLAN AT A RATE OF \$30 PER LINEAR FOOT.
- 20 PROTECT OR RE-SET PROPERTY CORNER IF PIN IS DISTURBED DURING CONSTRUCTION.

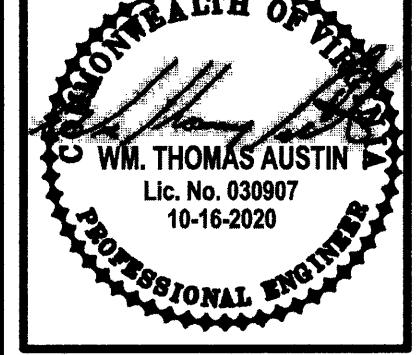


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APPROVED: Engineering  
2/9/21

Andrew Jansen  
APPROVED: Planning  
2/9/21

ULTIMATE SHINE - CHRISTIANSBURG  
2855 N. FRANKLIN STREET  
CHRISTIANSBURG, VIRGINIA

Vertical Scale: N/A  
Horizontal Scale: 1" = 20'  
Commission Number: 4032E  
Sheet No.: C3.1  
Scale: 1" = 20'



Revisions	Date
1 TOWN OF CHRISTIANSBURG REVIEW NO. 1	12/28/20
2 TOWN OF CHRISTIANSBURG FINAL SUBMITTAL	01/20/21

Issue Date: OCT. 16, 2020  
Drawn By: VK  
Designed By: WKA  
Checked By: WKA  
Date: 10/16/20

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