

ZONING INFORMATION AND NOTES:

ZONE: B3 - GENERAL BUSINESS DISTRICT

USE: VACANT

BULK REQUIREMENTS:	REQUIRED	PROPOSED
BUILDING AREA		7,680 SF
MIN. LOT AREA	N/A	1.04 AC
MIN. LOT FRONTAGE	10'	155'
MIN. BUILDING SETBACK		
FRONT SETBACK (SOUTHWEST)	30'	68.7'
SIDE SETBACK (SOUTHEAST)	0'	33.1'
SIDE SETBACK (NORTHWEST)	0'	61.8'
REAR SETBACK (NORTHEAST)	0'	95.1'
PARKING REQUIREMENTS		
(3 SPACES PER 1 SERVICE BAY) + (1 SPACE PER EMPLOYEE)	21	30
(5 SERVICE BAYS * 3 SPACES) + (6 EMPLOYEES * 1 SPACE) = 21 SPACES		
ACCESSIBLE SPACES	2	2
MAX. BUILDING HEIGHT	35'	26'±

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	4/26/22	TOWN COMMENTS	PCM
2	7/15/22	TOWN COMMENTS	PM/JH
3	9/16/22	TOWN COMMENTS	PCM

811
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NOT APPROVED FOR CONSTRUCTION

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PROJECT No.: V211202
DRAWN BY: MEG/PCM
CHECKED BY: HRR/HRTY
DATE: 04/11/2022
CAD ID.: SITE-0

PROJECT:

SITE PLAN DOCUMENTS

FOR

DISCOUNT TIRE

PROPOSED LOCATION

2175 N. FRANKLIN STREET
CHRISTIANSBURG, VA 24073

BOHLER

9100 ARBETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200

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COMMONWEALTH OF VIRGINIA
RYAN YAUGER
Lic. No. 0402056625
09/16/2022
PROFESSIONAL ENGINEER

SHEET TITLE:

SITE PLAN

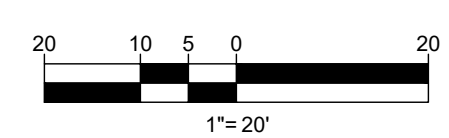
SHEET NUMBER:

C-301

REVISION 3 - 9/16/22

APPROVED: Engineering Date

APPROVED: Planning Date



Sep 16, 2022
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