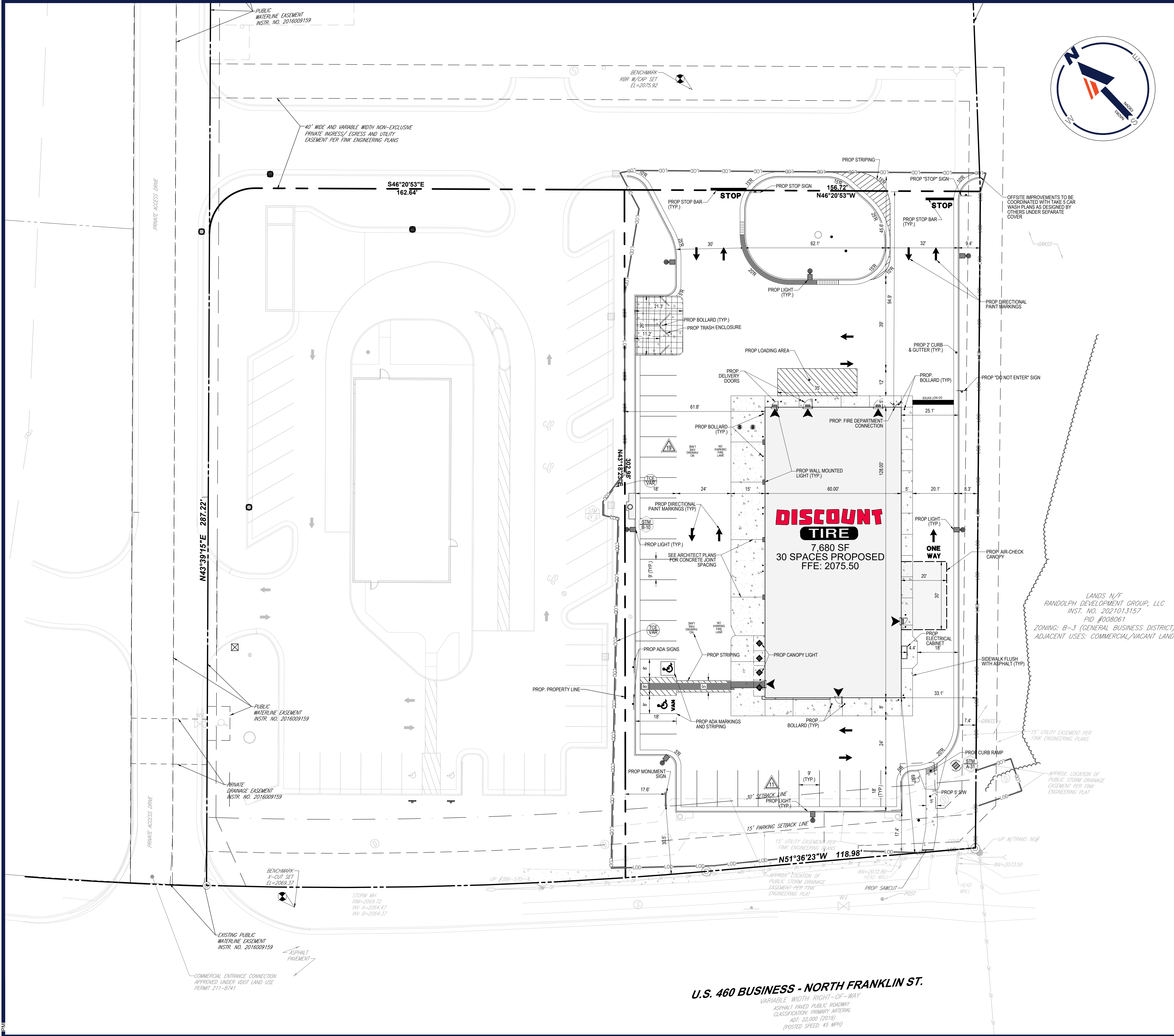




ZONING INFORMATION AND NOTES:

ZONE: B3 - GENERAL BUSINESS DISTRICT		
USE:	VACANT	
BULK REQUIREMENTS:	REQUIRED	PROPOSED
BUILDING AREA		7,680 SF
MIN. LOT AREA	N/A	1,057 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'±

HATCH LEGEND

	PAVEMENT & ADA STRIPING
	STANDARD CONCRETE
	HEAVY DUTY CONCRETE
	PROP BUILDING (SEE ARCH PLANS)
	STANDARD DUTY ASPHALT PAVEMENT

ADA PATH LEGEND

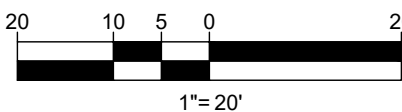
	ADA PATH
NOTE: ALL SLOPES WITHIN THE ADA PATHS TO BE ADA COMPLIANT.	

LEGEND

	PROP SAWCUT
	LIMIT OF WORK
	LIMIT OF DISTURBANCE
	CURB AND GUTTER
	DEPRESSED CURB AND GUTTER
	SPILL TO TRANSITION GUTTER

APPROVED: Engineering Date

APPROVED: Planning Date



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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
4	10/24/22	TOWN COMMENTS	PCM
5	03/22/23	UTILITY REVISION	RTY
6	04/07/23	TOWN COMMENTS	PCM
7	08/03/23	STORM REVISION	PCM



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NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

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

PROJECT:

SITE PLAN DOCUMENTS

FOR

DISCOUNT TIRE

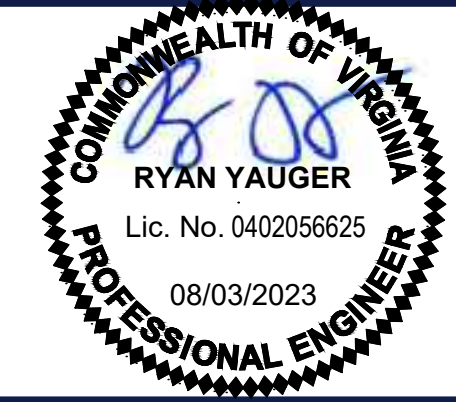
PROPOSED LOCATION

2175 N. FRANKLIN STREET
CHRISTIANSBURG, VA 24073

BOHLER

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

VA@BohlerEng.com



SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

REVISION 7 - 08/03/23