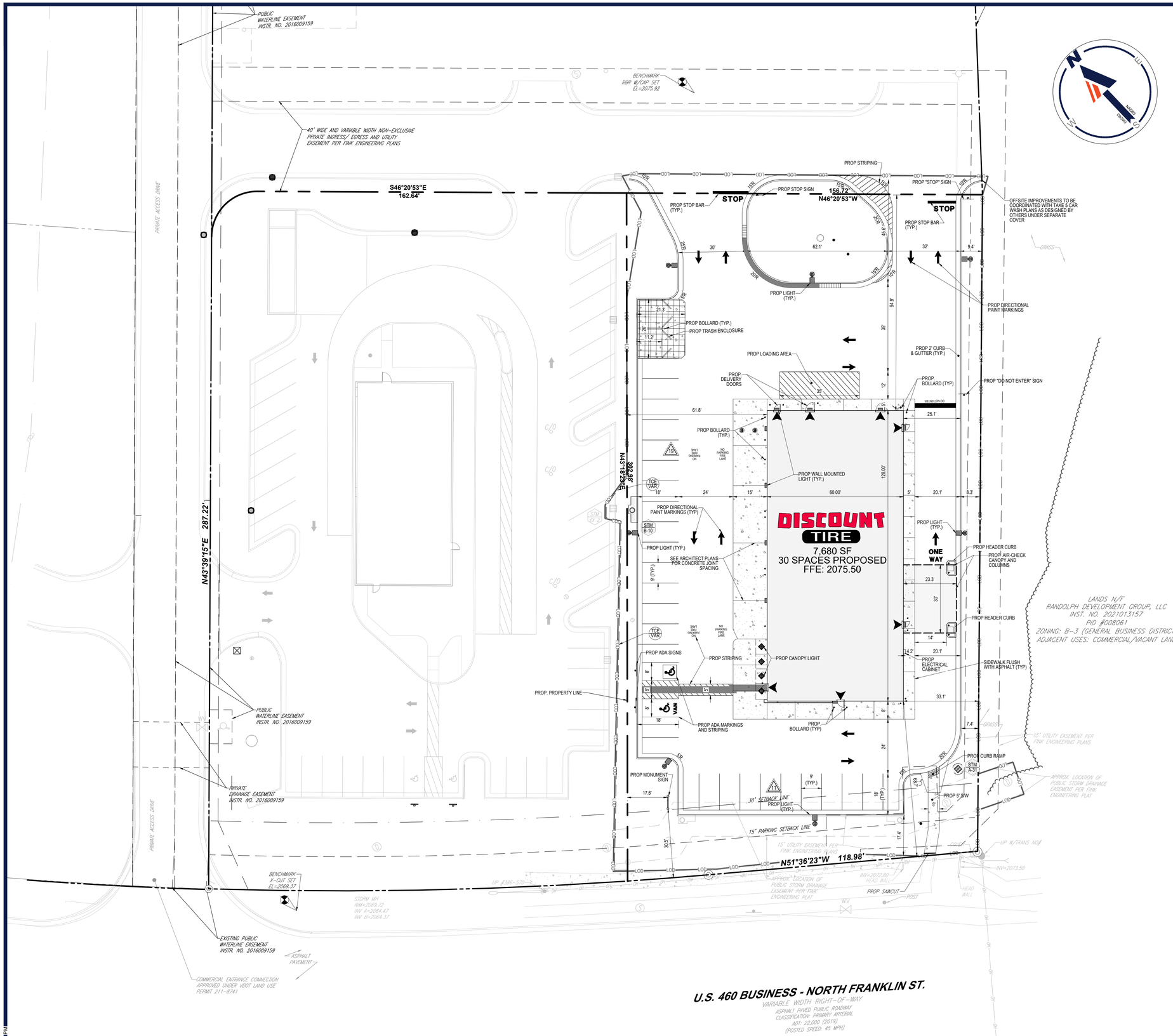

ZONING INFORMATION AND NOTES:

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) (5 SERVICE BAYS * 3 SPACES) + (6 EMPLOYEES * 1 SPACE) = 21 SPACES	21	30
ACCESSIBLE SPACES	2	2
MAX. BUILDING HEIGHT	35'	26'±

HATCH LEGEND

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

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

Michael Kelley 01/04/2024 8:50:49 AM
APPROVED: Engineering Date

Andrew Warren 01/04/2024 8:46:06 AM
APPROVED: Planning Date

20 10 5 0 20
1"= 20'

BOHLER™
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	4/26/22	TOWN COMMENTS	PCM / RTY
2	7/15/22	TOWN COMMENTS	PM/JH / RTY
3	9/16/22	TOWN COMMENTS	PCM / RTY
4	10/24/22	TOWN COMMENTS	PCM / RTY
5	03/22/23	UTILITY REVISION	PCM / RTY
6	04/07/23	TOWN COMMENTS	PCM / RTY
7	08/03/23	STORM REVISION	PCM / RTY
8	10/13/23	CANOPY REVISION	PCM / RTY

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PROJECT No.:	V211202
DRAWN BY:	MEG/PCM
CHECKED BY:	HRH/RTY
DATE:	04/11/2022
CAD I.D.:	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

COMMONWEALTH OF VIRGINIA
RYAN YAUGER
Lic. No. 0402056625
10/13/2023
PROFESSIONAL ENGINEER

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

REVISION 8 - 10/13/23

Oct 13, 2023
H:\211202\CAD\DRAWINGS\PLAN SETS\SITE PLAN\V211202 - SITE - 3---LAYOUT C-301 SITE PLAN
PM