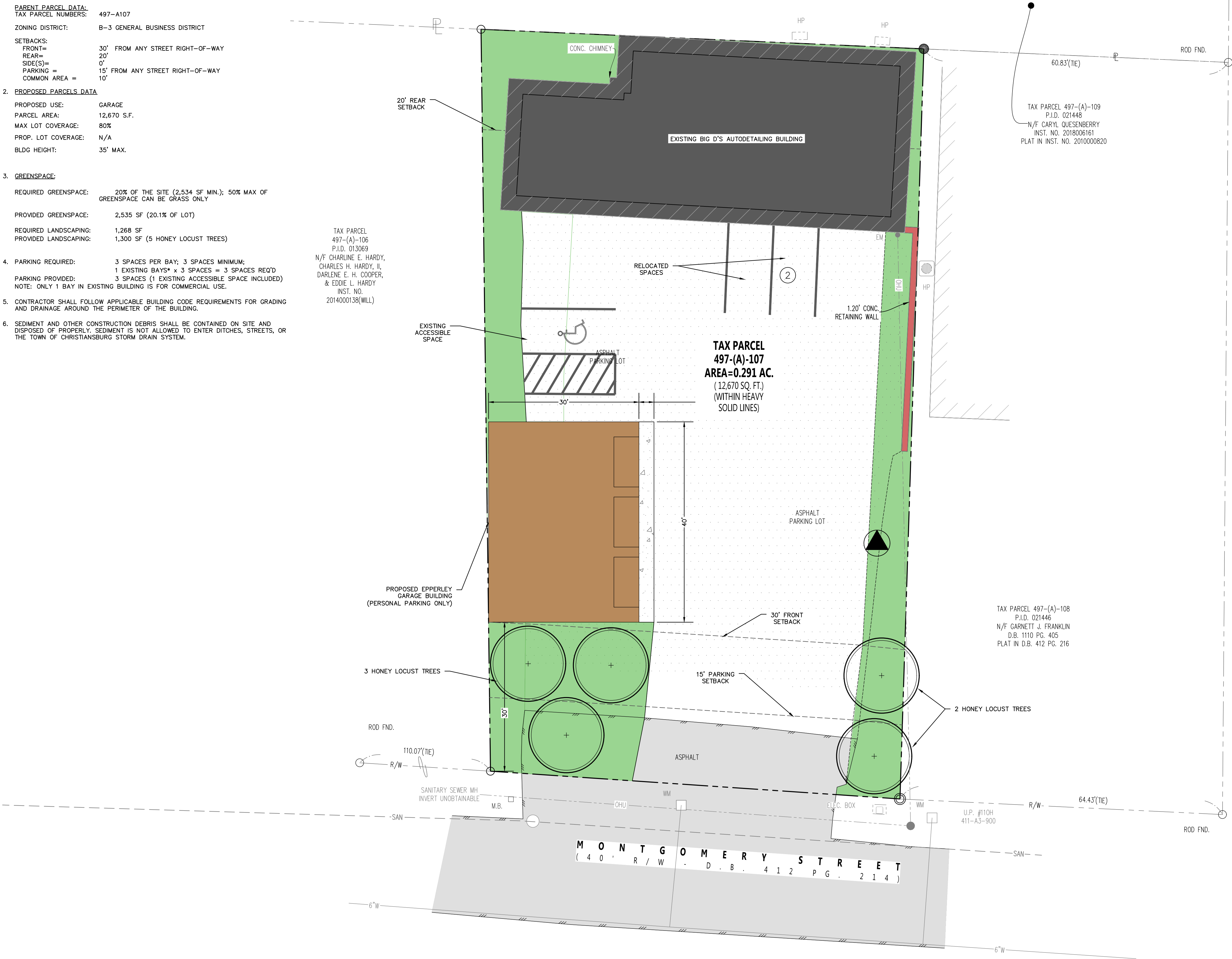


GENERAL NOTES:

1. OWNER: TRIPLE JJJ LLC
825 MONTGOMERY ST NE
CHRISTIANSBURG, VA 24073
720 MONTGOMERY ST NE
CHRISTIANSBURG, VA 24073
- PROJECT LOCATION:
- PARENT PARCEL DATA:
TAX PARCEL NUMBERS: 497-A107
ZONING DISTRICT: B-3 GENERAL BUSINESS DISTRICT
- SETBACKS:
FRONT= 30' FROM ANY STREET RIGHT-OF-WAY
REAR= 20'
SIDE(S)= 0'
PARKING = 15' FROM ANY STREET RIGHT-OF-WAY
COMMON AREA = 10'
2. PROPOSED PARCELS DATA
- PROPOSED USE: GARAGE
PARCEL AREA: 12,670 S.F.
MAX LOT COVERAGE: 80%
PROP. LOT COVERAGE: N/A
BLDG HEIGHT: 35' MAX.
3. GREENSPACE:
- REQUIRED GREENSPACE: 20% OF THE SITE (2,534 SF MIN.); 50% MAX OF GREENSPACE CAN BE GRASS ONLY
- PROVIDED GREENSPACE: 2,535 SF (20.1% OF LOT)
- REQUIRED LANDSCAPING: 1,268 SF
PROVIDED LANDSCAPING: 1,300 SF (5 HONEY LOCUST TREES)
4. PARKING REQUIRED: 3 SPACES PER BAY; 3 SPACES MINIMUM;
1 EXISTING BAYS* x 3 SPACES = 3 SPACES REQ'D
- PARKING PROVIDED: 3 SPACES (1 EXISTING ACCESSIBLE SPACE INCLUDED)
NOTE: ONLY 1 BAY IN EXISTING BUILDING IS FOR COMMERCIAL USE.
5. CONTRACTOR SHALL FOLLOW APPLICABLE BUILDING CODE REQUIREMENTS FOR GRADING AND DRAINAGE AROUND THE PERIMETER OF THE BUILDING.
6. SEDIMENT AND OTHER CONSTRUCTION DEBRIS SHALL BE CONTAINED ON SITE AND DISPOSED OF PROPERLY. SEDIMENT IS NOT ALLOWED TO ENTER DITCHES, STREETS, OR THE TOWN OF CHRISTIANSBURG STORM DRAIN SYSTEM.

TAX PARCEL
497-(A)-106
P.I.D. 013069
N/F CHARLIE E. HARDY,
CHARLES H. HARDY, II,
DARLENE E. H. COOPER,
& EDDIE L. HARDY
INST. NO.
2014000138(WILL)



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EPPERLEY GARAGE

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
P/C	JOHN T. NEEL, PE
P/M	JOHN T. NEEL, PE
DESIGN	LDR
ISSUE DATE	
11/21/2025	
FDS JOB NO.	
3901	
SHEET TITLE	
PLOT PLAN	
SHEET NUMBER	
1	