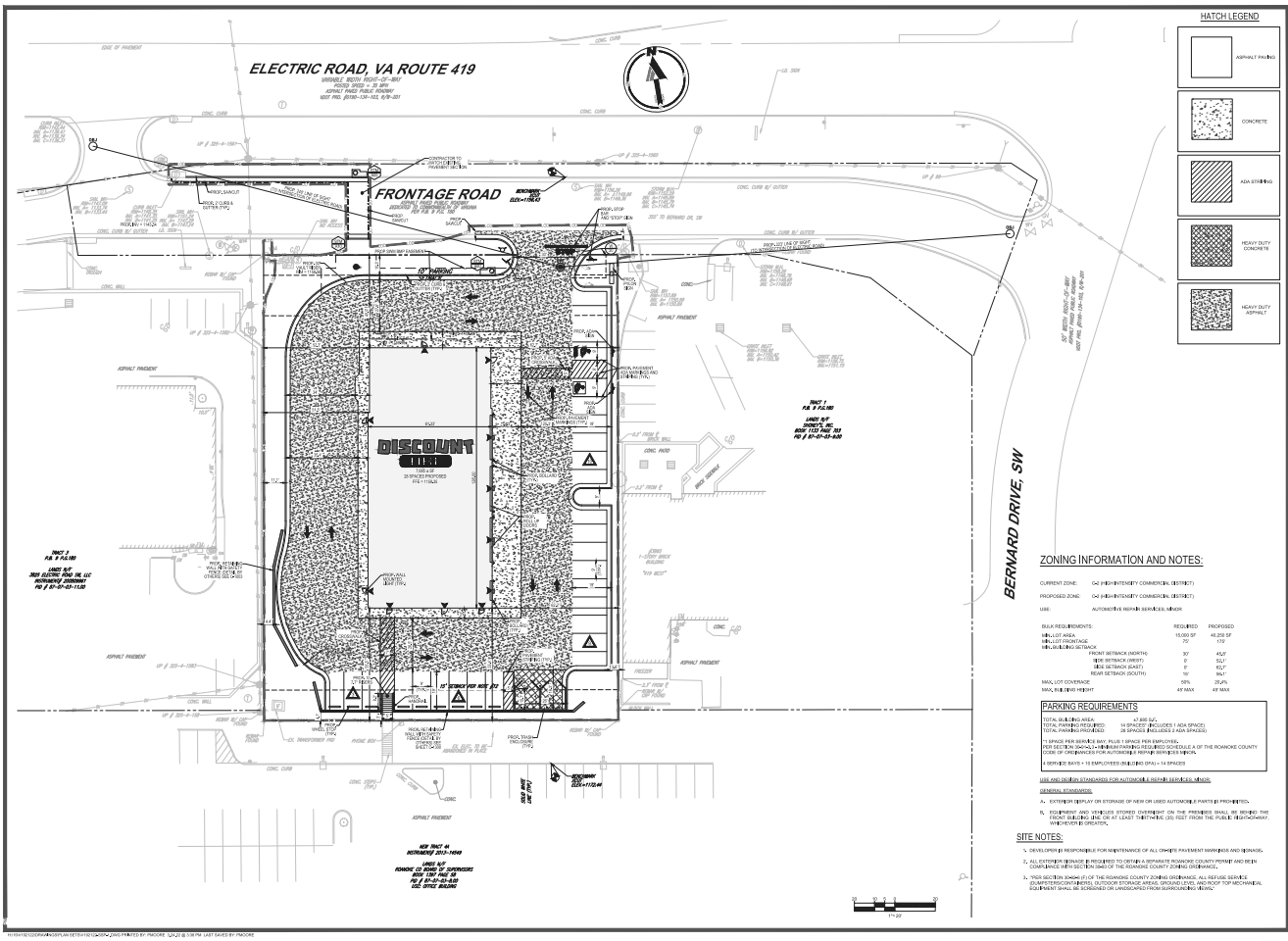

HATCH LEGEND

- ASPHALT PAVING
- CONCRETE
- ADA STRIPING
- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT

ZONING INFORMATION AND NOTES:

CURRENT ZONE: (C-2) (HIGH INTENSITY COMMERCIAL DISTRICT)

PROPOSED ZONE: (C-2) (HIGH INTENSITY COMMERCIAL DISTRICT)

USE: AUTOMOTIVE REPAIR SERVICES, MINOR

BULK REQUIREMENTS:		REQUIRED	PROPOSED
MIN. LOT AREA		15,000 SF	48,256 SF
MIN. LOT FRONTAGE		75'	175'
MIN. BUILDING SETBACK			
	FRONT SETBACK (NORTH)	30'	45.0'
	SIDE SETBACK (WEST)	0'	52.1'
	SIDE SETBACK (EAST)	0'	52.1'
	REAR SETBACK (SOUTH)	10'	94.1'
MAX. LOT COVERAGE		50%	35.4%
MAX. BUILDING HEIGHT		45' MAX	45' MAX

PARKING REQUIREMENTS

TOTAL BUILDING AREA: 47,865 SF
TOTAL PARKING REQUIRED: 14 SPACES* (INCLUDES 1 ADA SPACE)
TOTAL PARKING PROVIDED: 38 SPACES (INCLUDES 2 ADA SPACES)

*1 SPACE PER SERVICE BAY, PLUS 1 SPACE PER EMPLOYEE.
PER SECTION 30-94(L) – MINIMUM PARKING REQUIRED SCHEDULE A OF THE ROANOKE COUNTY CODE OF ORDINANCES FOR AUTOMOBILE REPAIR SERVICES MINOR.

4 SERVICE BAYS + 10 EMPLOYEES (BUILDING SIZE) = 14 SPACES

USE AND DESIGN STANDARDS FOR AUTOMOBILE REPAIR SERVICES, MINOR:

GENERAL STANDARDS:

A. EXTERIOR DISPLAY OR STORAGE OF NEW OR USED AUTOMOBILE PARTS IS PROHIBITED.

B. EQUIPMENT AND VEHICLES STORED OVERNIGHT ON THE PREMISES SHALL BE BEHIND THE FRONT BUILDING LINE OR AT LEAST THIRTY-FIVE (35) FEET FROM THE PUBLIC RIGHT-OF-WAY, WHICHEVER IS GREATER.

SITE NOTES:

1. DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF ALL ON-SITE PAVEMENT MARKINGS AND SIGNAGE.
2. ALL EXTERIOR SIGNAGE IS REQUIRED TO OBTAIN A SEPARATE ROANOKE COUNTY PERMIT AND BE IN CONFORMITY WITH SECTION 30-90 OF THE ROANOKE COUNTY ZONING ORDINANCE.
3. PER SECTION 30-94(-H-) OF THE ROANOKE COUNTY ZONING ORDINANCE, ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS), OUTDOOR STORAGE AREAS, GROUND LEVEL AND ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED FROM SURROUNDING VIEWS.

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
PROJECT MANAGEMENT
PROGRAM MANAGEMENT
LAND DEVELOPMENT SERVICES
SUSTAINABLE DESIGNS
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

REVISIONS

REV.	DATE	COMMENT	
1	3/13/2020	COUNTY COMMENTS	KEVIN
2	4/3/2020	PUBLIC/COUNTY COUNTY COMMENTS	KEVIN
3	4/20/2020	COUNTY COMMENTS	KEVIN
4	6/5/2020	PTC	KEVIN
5	6/8/2020	DISTRIBUTION PLAN	KEVIN
6	03/02/2021	PER PTC BUILDING UPDATES	KEVIN
7	03/07/2022	RETAINING WALL UPDATE	KEVIN

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast, it's free, it's helpful.

APPROVED FOR CONSTRUCTION

PROJECT No. VA-700-170
DRAWN BY: LEG
CHECKED BY: KEV
DATE: 12/20/19
CAD FILE: SDP-1

PROJECT:
SITE PLAN
FOR
DISCOUNT TIRE
LOCATION OF SITE
3843 ELECTRIC ROAD
CAVE SPRING
MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

BOHLER ENGINEERING
28 BLACKWELL PARK LANE, SUITE 210
WARRENTON, VIRGINIA 20186
Phone (540) 349-4050
Fax (540) 349-4021
VA@BohlerEng.com

ANDY YAZDIAN
Lic. No. 0402056825
03/07/2022

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-300

REVISION 7 - 03/07/2022

H:\2019\270200\RAWINGS\PLAN SET\SHEET\270200-SDP-2.DWG PLOTTED BY: PMOORE 12/12/19 @ 3:08 PM LAST SAVED BY: PMOORE

APPROVED, 4/1/2022