

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-A-107
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. THE LOD FOR THIS PROJECT DOES NOT EXCEED 10,000 SF.
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 CHARLINE E. HARDY,
CHARLES H. HARDY, II,
DARLENE E. H. COOPER,
& EDDIE L. HARDY
INST. NO.
2014000138(WILL)

NOTE:
CONTRACTOR SHALL PROVIDE SHALLOW
FLOW SWALE TO DIVERT STORM WATER
AROUND STRUCTURE AND MAINTAIN
EXISTING DRAINAGE PATTERN OF STORM
WATER FLOWING TO MONTGOMERY
STREET. ADDITIONALLY, CONTRACTOR IS
SETTING FF OF GARAGE ABOVE THE
HIGHEST ADJACENT GRADE.

NOTE:
CONTRACTOR HAS
CONFIRMED ABILITY TO
CONSTRUCT BUILDING
WITHOUT ENCROACHING
ON ADJACENT PROPERTY

PROPOSED EPPERLY
GARAGE BUILDING
(PERSONAL PARKING ONLY)

3 HONEY LOCUST TREES

ROD FND.

110.07'(TIE)

SANITARY SEWER MH
INVERT UNOBTAINABLE

M.B.

CHU

WM

ELEC. BOX

WM

U.P. #110H
411-A3-900

R/W

64.43'(TIE)

ROD FND.

TAX PARCEL 497-(A)-109
P.I.D. 021448
N/F CARYL QUESENBERRY
INST. NO. 2018006161
PLAT IN INST. NO. 2010000820

TAX PARCEL 497-(A)-108
P.I.D. 021446
N/F GARNETT J. FRANKLIN
D.B. 1110 PG. 405
PLAT IN D.B. 412 PG. 216

TAX PARCEL
497-(A)-107
P.I.D. 015379
AREA=0.291 AC.
(12,670 SQ. FT.)
(WITHIN HEAVY
SOLID LINES)

TOTAL LIMITS OF
DISTURBANCE: 4,876 SF

ASPHALT
PARKING LOT

RELOCATED
SPACES

EXISTING
ACCESSIBLE
SPACE

LIMITS OF
DISTURBANCE:
3,737 SF

20' REAR
SETBACK

EXISTING BIG D'S AUTODETAILING BUILDING

CONC. CHIMNEY

HP

HP

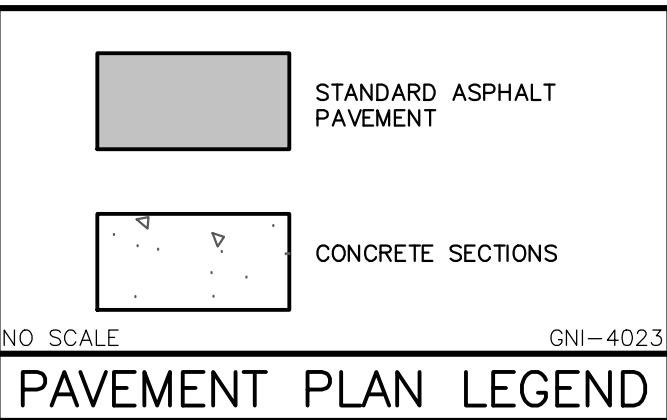
ROD FND.

60.83'(TIE)

MONTGOMERY STREET, NE
(4 0 ' R / W - D . B . 4 1 2 P G . 2 1 4)

6"W

6"W



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EPPERLY GARAGE
720 MONTGOMERY STREET

CHRISTIANSBURG, VIRGINIA

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

P/C	JOHN T. NEEL, PE
P/M	JOHN T. NEEL, PE
DESIGN	LDR

ISSUE DATE

02/02/2026

FDS JOB NO.

3901

SHEET TITLE

PLOT PLAN

SHEET NUMBER

1