S MAIN ST

ELLETT RD

N KNOLLWOOD DR

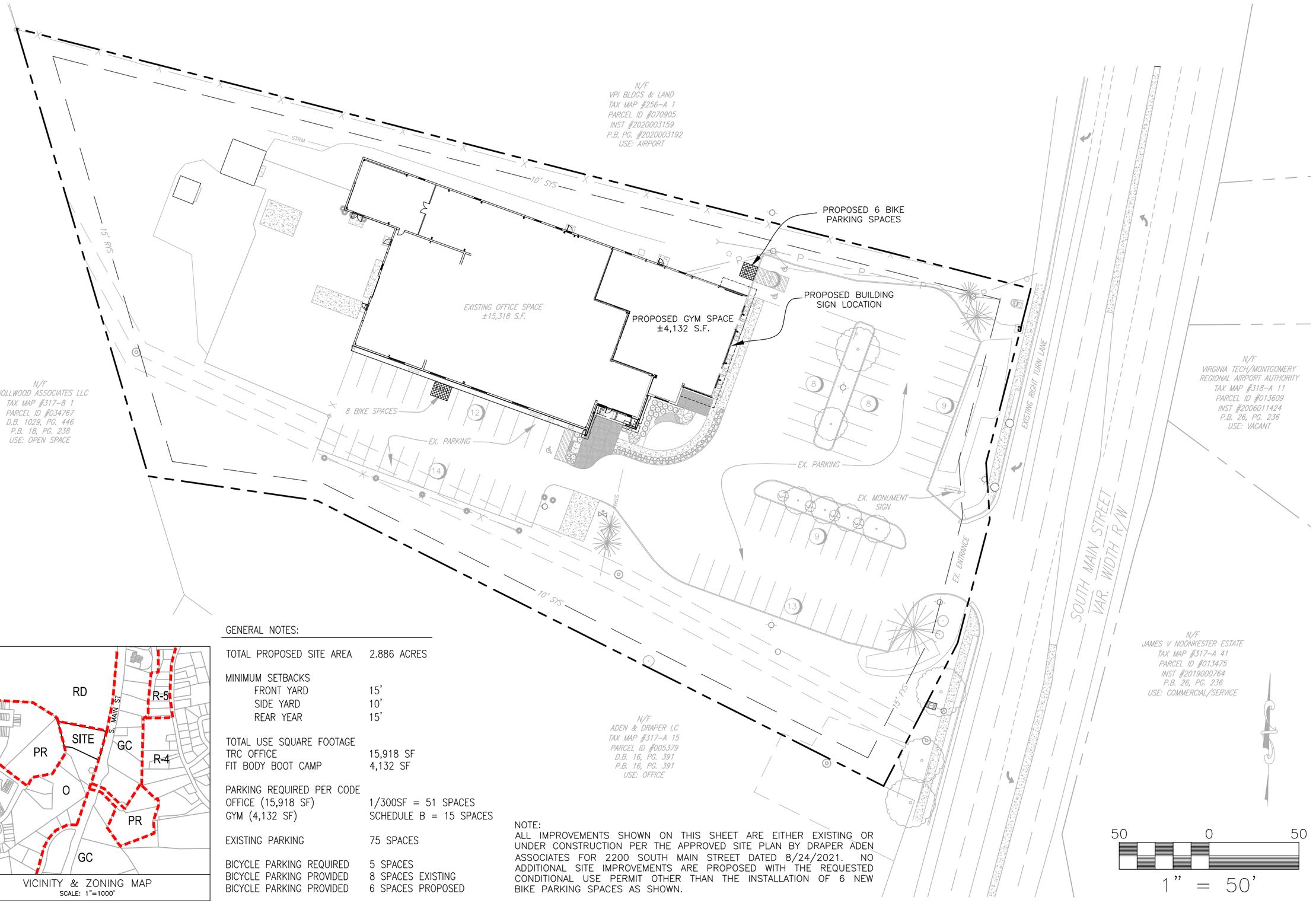
S KNOLLWOOD DR

CEDAR POINTE DR

40m
100ft

N: 3603385, E: 10929398
Lat: 37°12' 14.2", Lng: -80°24' 02.6"

Results



VICINITY & ZONING MAP
SCALE: 1"=1000'

GENERAL NOTES:

TOTAL PROPOSED SITE AREA	2.886 ACRES
MINIMUM SETBACKS	
FRONT YARD	15'
SIDE YARD	10'
REAR YEAR	15'
TOTAL USE SQUARE FOOTAGE	
TRC OFFICE	15,918 SF
FIT BODY BOOT CAMP	4,132 SF
PARKING REQUIRED PER CODE	
OFFICE (15,918 SF)	1/300SF = 51 SPACES
GYM (4,132 SF)	SCHEDULE B = 15 SPACES
EXISTING PARKING	75 SPACES
BICYCLE PARKING REQUIRED	5 SPACES
BICYCLE PARKING PROVIDED	8 SPACES EXISTING
BICYCLE PARKING PROVIDED	6 SPACES PROPOSED

NOTE:
ALL IMPROVEMENTS SHOWN ON THIS SHEET ARE EITHER EXISTING OR UNDER CONSTRUCTION PER THE APPROVED SITE PLAN BY DRAPER ADEN ASSOCIATES FOR 2200 SOUTH MAIN STREET DATED 8/24/2021. NO ADDITIONAL SITE IMPROVEMENTS ARE PROPOSED WITH THE REQUESTED CONDITIONAL USE PERMIT OTHER THAN THE INSTALLATION OF 6 NEW BIKE PARKING SPACES AS SHOWN.

BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley
Shenandoah Valley

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Christiansburg, VA 24073
540.381.4290

FIT BODY BOOT CAMP

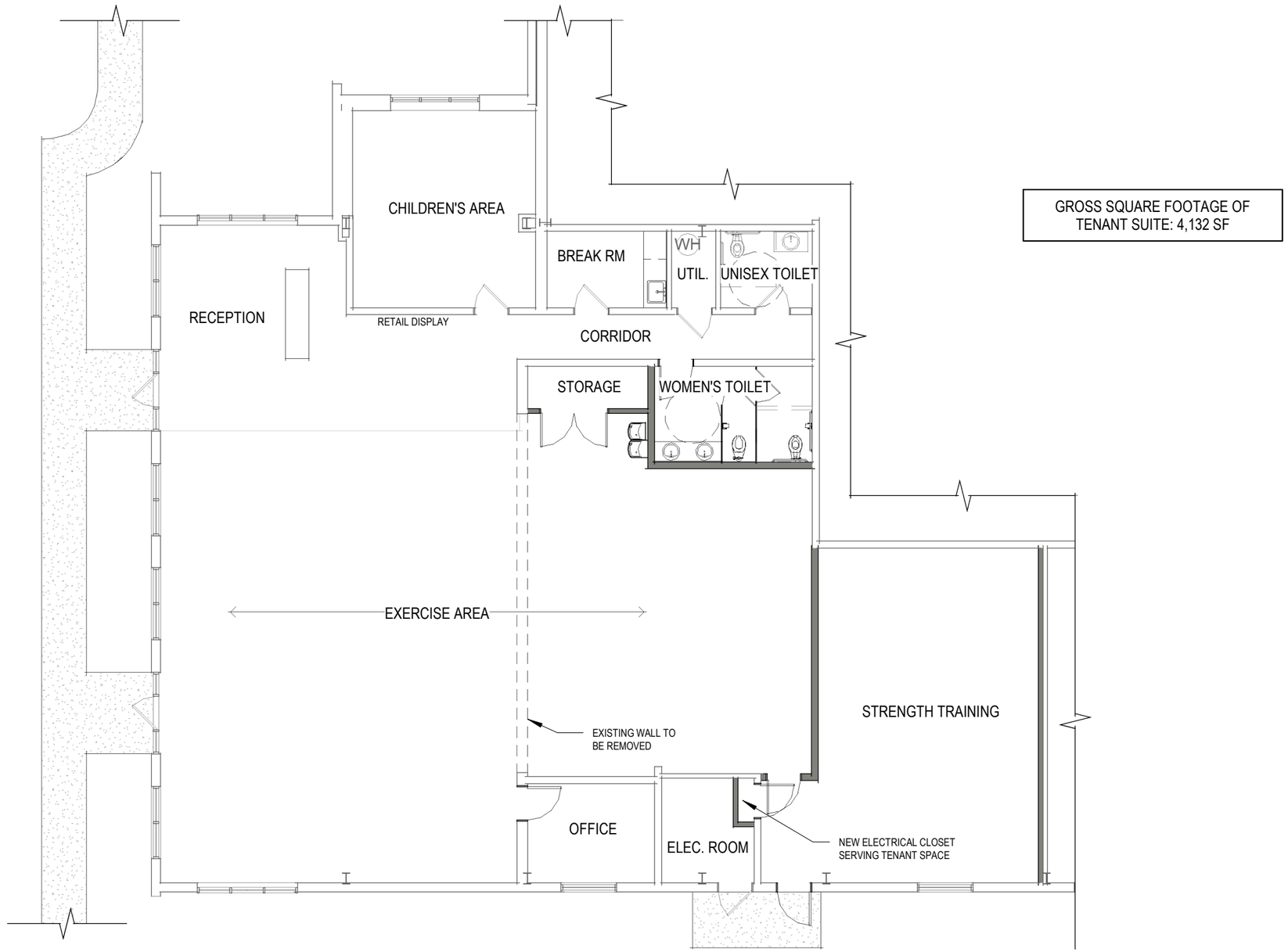
CONDITIONAL USE PERMIT
SITE CONDITIONS

RINER MAGISTERIAL DISTRICT
2200 SOUTH MAIN STREET, BLACKSBURG, VA

DATE 12/1/2022
SCALE 1" = 50'
REVISIONS
1/31/2022

CUP1

PROJECT NO 24220128.00



GROSS SQUARE FOOTAGE OF
TENANT SUITE: 4,132 SF

FIT BODY BOOT CAMP

2200 SOUTH MAIN ST
BLACKSBURG, VA 24060

SCHEMATIC FIRST FLOOR PLAN

3/32"

0' 8' 16' 32'

NOT FOR CONSTRUCTION

11/29/2022

New River Valley Office 24220128.00

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BALZER & ASSOCIATES

EXISTING BUILDING PHOTOGRAPHS







FIT BODY BOOT CAMP BUSINESS SIGN -
MAXIMUM SQUARE FOOTAGE ALLOWED IN "O" DISTRICT = 47.5 SF.

WHITE OR LIGHT GRAY BACKLIT LETTERING MOUNTED TO BUILDING FACADE.
APPROXIMATE SIZE SHOWN - 12' x 3.25'.**

**DIMENSIONS MAY VARY BASED ON FINAL SIGN DESIGN BUT SHALL NOT EXCEED MAXIMUM ALLOWED SQUARE FOOTAGE.