



HOUCHINS ROAD ENTRANCE NOTES:
 TYPE OF ENTRANCE: MODERATE VOLUME COMMERCIAL
 TRIPS PER DAY: 55 (WITH LESS THAN 10% BEING TRUCKS)
 LAND USE: WAREHOUSE
 DESIGN VEHICLE: WB-67

HATCH LEGEND

- PARKING LOT GREEN SPACE
- FRONT YARD GREEN SPACE
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE SECTION
- SIDEWALK SECTIONS

NO SCALE GNI-4023

FRONT YARD GREEN SPACE SUMMARY:

FRONT YARD -- HOUCHINS RD., NE	
LOT 1	
FRONT YARD AREA:	26,055.03 S.F.
FRONT YARD GREEN SPACE REQUIRED (20%):	5,211.01 S.F.
FRONT YARD GREEN SPACE PROVIDED:	15,366.57 S.F.
LOT 2	
FRONT YARD AREA:	29,444.58 S.F.
FRONT YARD GREEN SPACE REQUIRED (20%):	5,888.92 S.F.
FRONT YARD GREEN SPACE PROVIDED:	20,483.30 S.F.
FRONT YARD -- INDUSTRIAL DR., NE	
LOT 3	
FRONT YARD AREA:	93,552.47 S.F.
FRONT YARD GREEN SPACE REQUIRED (20%):	18,710.49 S.F.
FRONT YARD GREEN SPACE PROVIDED:	64,457.80 S.F.

VIRGINIA STATE PLANE COORDINATE SYSTEM
 SOUTH ZONE, NAD 83

40 0 40 80
 GRAPHIC SCALE FEET

APPROVED: Engineering _____ Date _____

APPROVED: Planning _____ Date _____

GAY AND NEEL, INC.
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**INDIGO INDUSTRIAL
 SITE DEVELOPMENT PLAN
 350 INDUSTRIAL DRIVE N.E.**

TOWN OF CHRISTIANSBURG, VIRGINIA

COMMONWEALTH OF VIRGINIA

MICHAEL G. GAY
 Lic. No. 17560
 4/11/2020
 PROFESSIONAL ENGINEER

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

ROLE	NAME
PIC	JOHN T. NEEL, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	MBL, HUN

ISSUE DATE
 03/31/2020

GNI JOB NO.
 2640.0

SHEET TITLE
 SITE LAYOUT AND DIMENSION PLAN

SHEET NUMBER
 C2-01