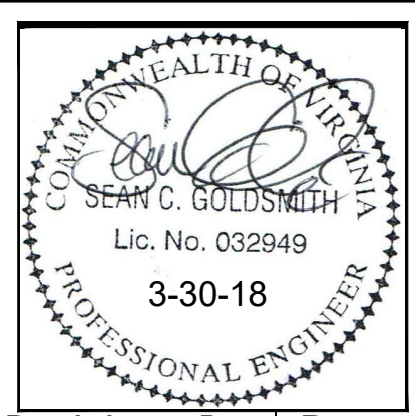


**ZONING NOTES:**

- OWNER/DEVELOPER: SHIVELY ELECTRIC CO.  
1023 KIMBALL AVE., NE  
ROANOKE, VA 24016  
PROJECT LOCATION: COUNTRIE DRIVE  
CHRISTIANSBURG, VA 24073
- TAX PARCEL NUMBER: 499-(A)-1B P.I.D. 014656  
\* ALL WORK PROPOSED IN THESE PLANS IS TO BE DONE WITHIN THE ABOVE LISTED TAX PARCEL, EASEMENTS OBTAINED, OR PUBLIC RIGHTS-OF-WAY.
- ZONING DISTRICT: B-3 GENERAL BUSINESS DISTRICT  
SETBACKS:  
FRONT= 30' FROM ANY STREET RIGHT-OF-WAY  
PARKING= 15' FROM RIGHT-OF-WAY  
FROM RESIDENTIAL ZONING=20'
- SITE AREA: 2.31 ACRES
- PARKING REQUIRED (BUILDING 1):  
OFFICES: 1 SPACE/400sf = 2000 = 5 SPACES REQ'D.  
WAREHOUSE: 1 SPACE/2 EMPLOYEES + SPACES FOR TRUCK STORAGE  
= 4 EMPLOYEES + 2 TRUCK SPACES = 4 SPACES REQ'D.  
TOTAL SPACES REQUIRED = 5+4 = 9 SPACES  
TOTAL SPACES PROVIDED = 16 SPACES (INCLUDING 1 VAN ACCESSIBLE ADA)
- MAX. BUILDING HT.=35'
- USE: OFFICES; ELECTRICAL SUPPLY WITH STORAGE UNDER COVER

**SITE DEVELOPMENT SHEET NOTES:**

- 13"x13"x6" THICK CONCRETE DUMPSTER PAD ON 4" COMPACTED 21A BASE STONE. CONCRETE SHALL BE 4000PSI MIX WITH 20.5lb/cy HELIX STEEL FIBERS & BROOM FINISH
- CG-2 CURB ALONG FRONT OF BUILDING AND PARKING ISLAND AS SHOWN, TYP.
- 3.5"Wx4" THICK CONCRETE SIDEWALK (DIRECTLY AGAINST CURB) ON 4" COMPACTED 21A BASE STONE. CONCRETE SHALL BE 3000PSI MIX WITH 15.7LB/CY HELIX STEEL FIBERS & BROOM FINISH PERPENDICULAR TO DIRECTION OF WALK
- WHITE PAINTED PARKING STRIPES ON PARKING SURFACE AS SHOWN.
- CONCRETE DOCK WITH FACE MOUNTED RUBBER BUMPER PADS.
- EDGE OF ASPHALT ABUTS GRASSED/LANDSCAPED AREA.
- CG-6 CURB & GUTTER BEGINNING AT DOCK AND EXTENDED TO CURB INLET
- 96.5LF CG-6R FROM END OF CURB INLET TO EDGE OF PAVEMENT AS SHOWN.
- EXTEND CG-6 ALONG EDGE OF FUTURE BUILDING 3 PARKING AREA TO COLLECT & DIVERT STORMWATER TO INLETS.
- HEAVY DUTY PAVING SECTION. SEE DETAIL.
- 8" 21A GRAVEL BASE STONE FOR FUTURE LOT. GRADE TO WITHIN .5" OF CG-6 GUTTER PAN TO ALLOW EXCESS RUNOFF TO DRAIN FROM SITE. AREA SHALL BE UTILIZED FOR OUTDOOR MATERIAL STORAGE & SHALL HAVE A 6' TALL SCREEN FENCE AROUND STORAGE AREA
- LIMITS OF FUTURE PAVED PARKING AREA WITH CURB AND GUTTER. REFER TO FUTURE SITE PLANS (UNDER SEPARATE COVER) FOR DETAILED INFORMATION. CONTOURS INDICATED ARE FINAL GRADES. STORM DRAIN PIPING AND INLETS #8 & #9 SHALL BE INSTALLED AND CONNECTED AT TIME OF SITE DEVELOPMENT. IMPERVIOUS AREAS SHOWN ARE ACCOUNTED FOR IN STORMWATER MANAGEMENT CALCULATIONS AND DESIGN SUBMITTED WITH THIS DEVELOPMENT.
- MAX. FOOTPRINT OF FUTURE BUILDING 3. REFER TO FUTURE SITE PLANS (UNDER SEPARATE COVER) FOR DETAILED INFORMATION. IMPERVIOUS AREAS SHOWN ARE ACCOUNTED FOR IN STORMWATER MANAGEMENT CALCULATIONS AND DESIGN SUBMITTED WITH THIS DEVELOPMENT.
- MAX. FOOTPRINT OF FUTURE BUILDING 2 WITH SIDEWALK AND CG-2 CURB. REFER TO FUTURE SITE PLANS (UNDER SEPARATE COVER) FOR DETAILED INFORMATION. IMPERVIOUS AREAS SHOWN ARE ACCOUNTED FOR IN STORMWATER MANAGEMENT CALCULATIONS AND DESIGN SUBMITTED WITH THIS DEVELOPMENT.
- EXTEND 4" THICK SIDEWALK TO BUILDING ENTRANCE AS SHOWN. INSTALL HANDICAP RAMP TO ACCESS WALK AND ENTRANCE FROM HC PARKING AREA.
- HANDICAP PARKING SPACES SHALL HAVE HANDICAP PARKING STRIPING AS SHOWN AS WELL AS SIGNAGE AT THE CURB END OF EACH SPACE. SEE SIGN DETAIL.



Revisions By	Date

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**DIMENSIONAL LAYOUT**  
**NEW FACILITY FOR**  
**SHIVELY ELECTRIC**  
**CHRISTIANSBURG, VIRGINIA**

Scale: 1"=30'  
Date: 3/30/18  
Design By: SCG  
CAD By: SCG  
Checked By:  
Project No.: 17125

Sheet No.  
**C2**