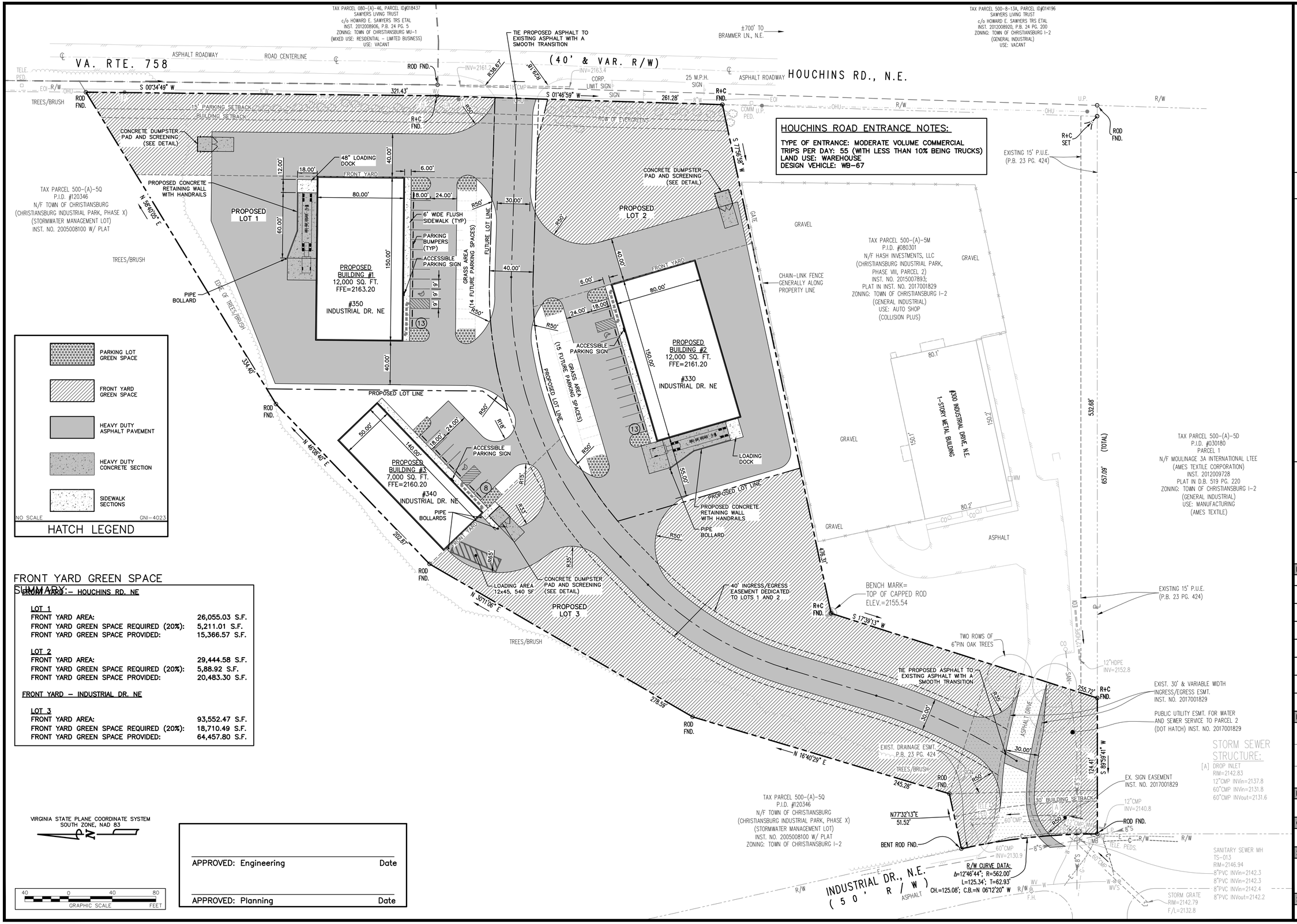

HOUCHINS ROAD ENTRANCE NOTES:

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%):	5,88.92 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

GRAPHIC SCALE: 40 0 40 80 FEET

APPROVED: Engineering Date

APPROVED: Planning Date

X:\Drawings\2640\ENGINEERING\Design\Plans\2640_Sht_C2_Site_Layout_Plan.dwg
C2-01 SITE LAYOUT AND DIMENSION PLAN, 06/01/2020 9:30:45 AM, Engineering, AutoCAD PDF (General Documentation).pc3, 1:1

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INDIGO INDUSTRIAL
SITE DEVELOPMENT PLAN
350 INDUSTRIAL DRIVE N.E.

TOWN OF CHRISTIANSBURG, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOHN T. NEEL
Lic. No. 035780
06/01/20
PROFESSIONAL ENGINEER

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	MBL, HUN

ISSUE DATE
06/01/2020

GNI JOB NO.
2640.0

SHEET TITLE
SITE LAYOUT AND DIMENSION PLAN

SHEET NUMBER
C2-01