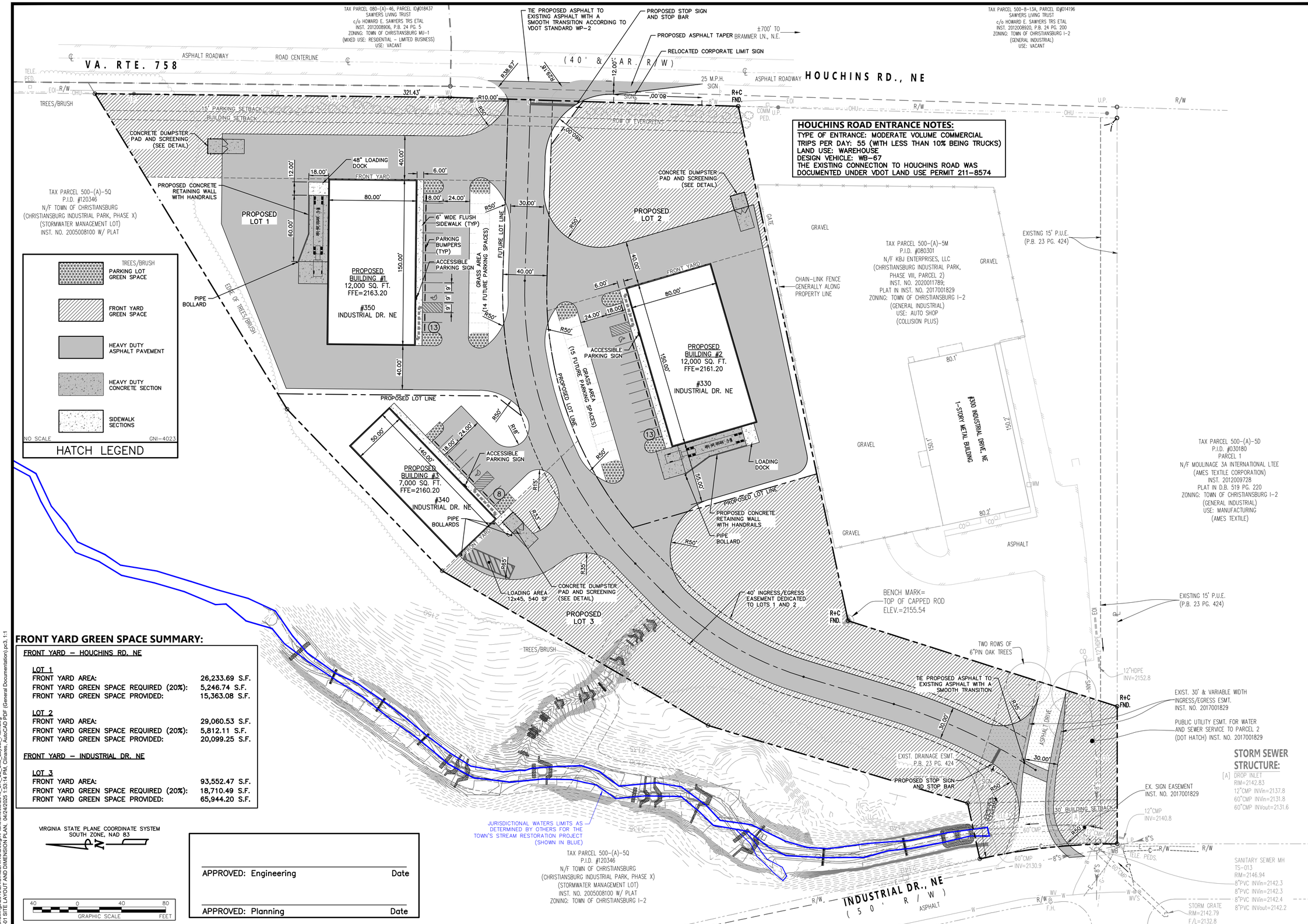

HOUCHINS ROAD ENTRANCE NOTES:

TYPE OF ENTRANCE: MODERATE VOLUME COMMERCIAL
TRIPS PER DAY: 55 (WITH LESS THAN 10% BEING TRUCKS)
LAND USE: WAREHOUSE
DESIGN VEHICLE: WB-67
THE EXISTING CONNECTION TO HOUCHINS ROAD WAS DOCUMENTED UNDER VDOT LAND USE PERMIT 211-8574

FRONT YARD GREEN SPACE SUMMARY:

FRONT YARD – HOUCHINS RD. NE	
LOT 1	
FRONT YARD AREA:	26,233.69 S.F.
FRONT YARD GREEN SPACE REQUIRED (20%):	5,246.74 S.F.
FRONT YARD GREEN SPACE PROVIDED:	15,363.08 S.F.
LOT 2	
FRONT YARD AREA:	29,060.53 S.F.
FRONT YARD GREEN SPACE REQUIRED (20%):	5,812.11 S.F.
FRONT YARD GREEN SPACE PROVIDED:	20,099.25 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:	65,944.20 S.F.

STORM SEWER STRUCTURE:

[A] DROP INLET
RIM=2142.83
12"CMP INVin=2137.8
60"CMP INVin=2131.8
60"CMP INVout=2131.6

X:\Drawings\2640\ENGINEERING\Design\Plans\Sheets\2640_SH_C2_Site_Layout_Plan.dwg
C2-01 SITE LAYOUT AND DIMENSION PLAN, 04/24/2025 1:53:11 PM, Dimensi, AutoCAD PDF (General Documentation).pc3, 1:1

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350 INDUSTRIAL DRIVE NE SITE DEVELOPMENT PLAN

TOWN OF CHRISTIANSBURG, VIRGINIA

COMMONWEALTH OF VIRGINIA
TREVOR M. KIMZEY
Lic. No. 036354
4/24/25
PROFESSIONAL ENGINEER

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	TREVOR M. KIMZEY, PE
PM	TREVOR M. KIMZEY, PE
DESIGN	MBL, HUN, HMH

ISSUE DATE
03/26/2025
FDS JOB NO.
2640.0
SHEET TITLE
SITE LAYOUT AND DIMENSION PLAN
SHEET NUMBER
C2-01