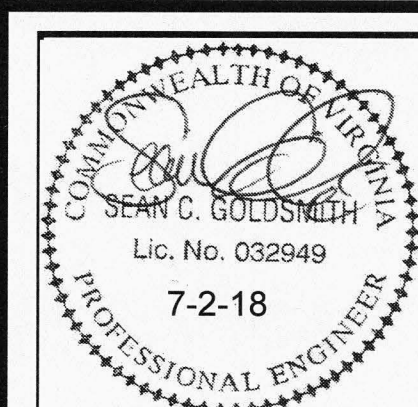


**ZONING NOTES:**

- OWNER/DEVELOPER: SHIVELY ELECTRICAL COMPANY, INC.  
1023 KIMBALL AVE., NE  
ROANOKE, VA 24016  
COUNTRY DRIVE, NE  
CHRISTIANSBURG, VA 24073
- TAX PARCEL NUMBER: 499-(A)-1B P.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: 2.314 ACRES
- PARKING REQUIRED  
(BUILDING 1):  
OFFICES: 1 SPACE/400SF= 1000/400 = 2.5 SPACES REQ'D.  
ELEC SUPPLY: 1 SPACE/2 EMPLOYEES + SPACES FOR TRUCK STORAGE  
=6 EMPLOY/2 + 2 TRUCK SPACES=5 SPACES REQ'D.  
TOTAL SPACES REQUIRED= 2.5+5= 8 SPACES  
(BUILDING 2):  
OFFICES: 1 SPACE/400SF= 800/400 = 2 SPACES REQ'D.  
ELEC SUPPLY: 1 SPACE/2 EMPLOYEES + SPACES FOR TRUCK STORAGE  
=10 EMPLOY/2 + 2 TRUCK SPACES=7 SPACES REQ'D.  
TOTAL SPACES REQUIRED= 2+7= 9 SPACES  
TOTAL SPACED PROVIDED= 9 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 20.5% HELIX STEEL FIBERS & BROOM FINISH. AN 8' TALL SCREEN FENCE WITH 13' GATE WILL BE INCLUDED AS A DUMPSTER ENCLOSURE. SEE STD DETAIL.
- 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 4000PSI MIX WITH 15.7% 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 BUILDING 2 PARKING AREA TO COLLECT & DIVERT STORMWATER TO INLETS & MGMT.
- HEAVY DUTY PAVING SECTION. SEE DETAIL.
- INSTALL 4" CONCRETE FILLED STEEL BOLLARDS 3' OFF BLDG. CORNER. SEE DETAIL.
- LIMITS OF FUTURE PAVED PARKING AREA WITH CURB AND GUTTER. REFER TO FUTURE BUILDING 3 SITE PLANS (UNDER SEPARATE COVER) FOR DETAILED INFORMATION. CONTOURS INDICATED ARE FINAL GRADES. STORM DRAIN PIPING AND INLET #5 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.
- FOOTPRINT OF BUILDING 2 WITH SIDEWALK AND CG-2 CURB. 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.
- NEW SANITARY SEWER EASEMENT CENTERED ON EXIST. SEWER LINE AND MANHOLE SHALL BE RECORDED AND DEDICATED TO TOWN OF CHRISTIANSBURG.



Revisions By	Date
A-C'Burg Cmmts.	5/7/18
A-C'Burg Cmmts.	5/31/18
A-C'Burg Cmmts.	7/2/18

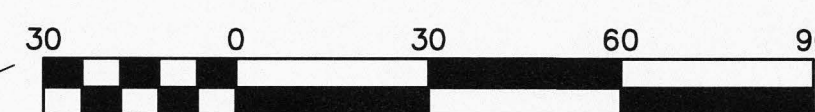
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**DIMENSIONAL LAYOUT**

**NEW FACILITY FOR  
SHIVELY ELECTRIC**

**CHRISTIANSBURG, VIRGINIA**



Scale 1" = 30'

Wayne Nelson 9/29/18  
APPROVED: Engineering Date

APPROVED: Planning 9/24/18 Date

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

Sheet No.

**C3**