

ACCESS DRIVE & BUILDING EXPANSION

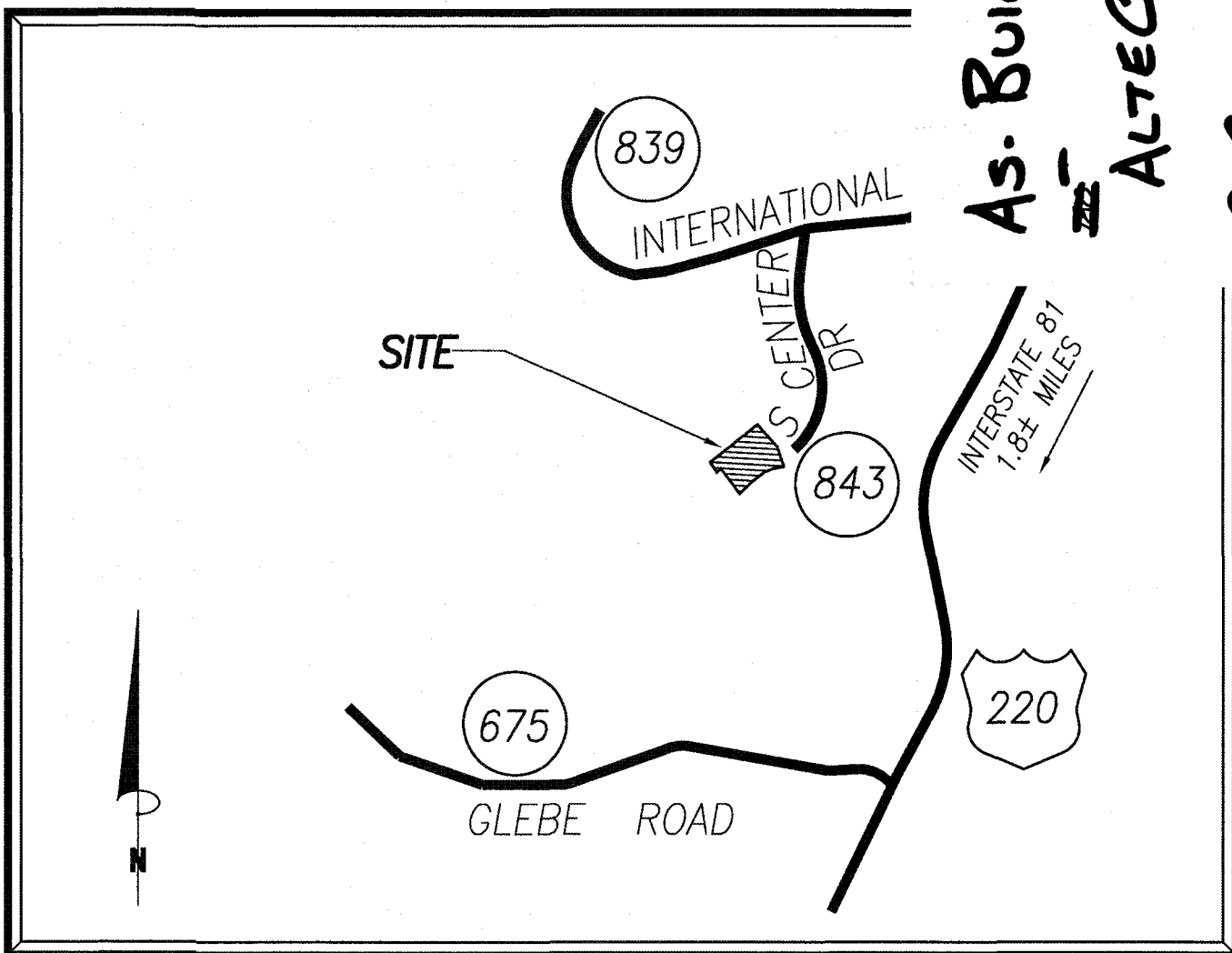
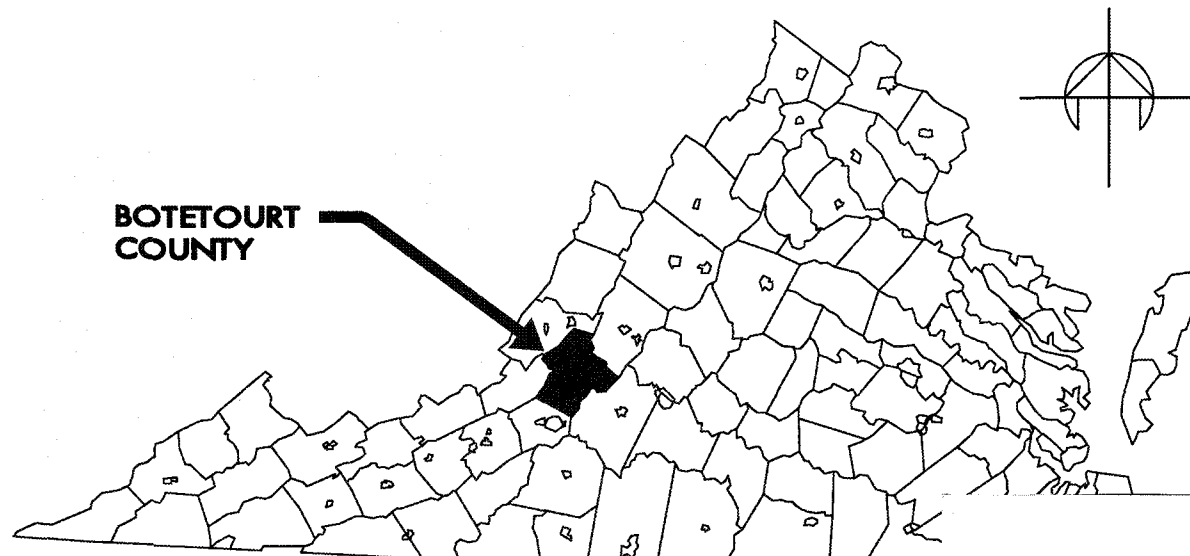
ALTEC INDUSTRIES Botetourt center at Greenfield

Botetourt County - Virginia

TOTAL LIMITS OF DISTURBANCE = 18.3 AC.

FEBRUARY 16, 2018

VIRGINIA COUNTY LOCATION MAP



As-Built
ALTEC
C. Crush

VICINITY MAP

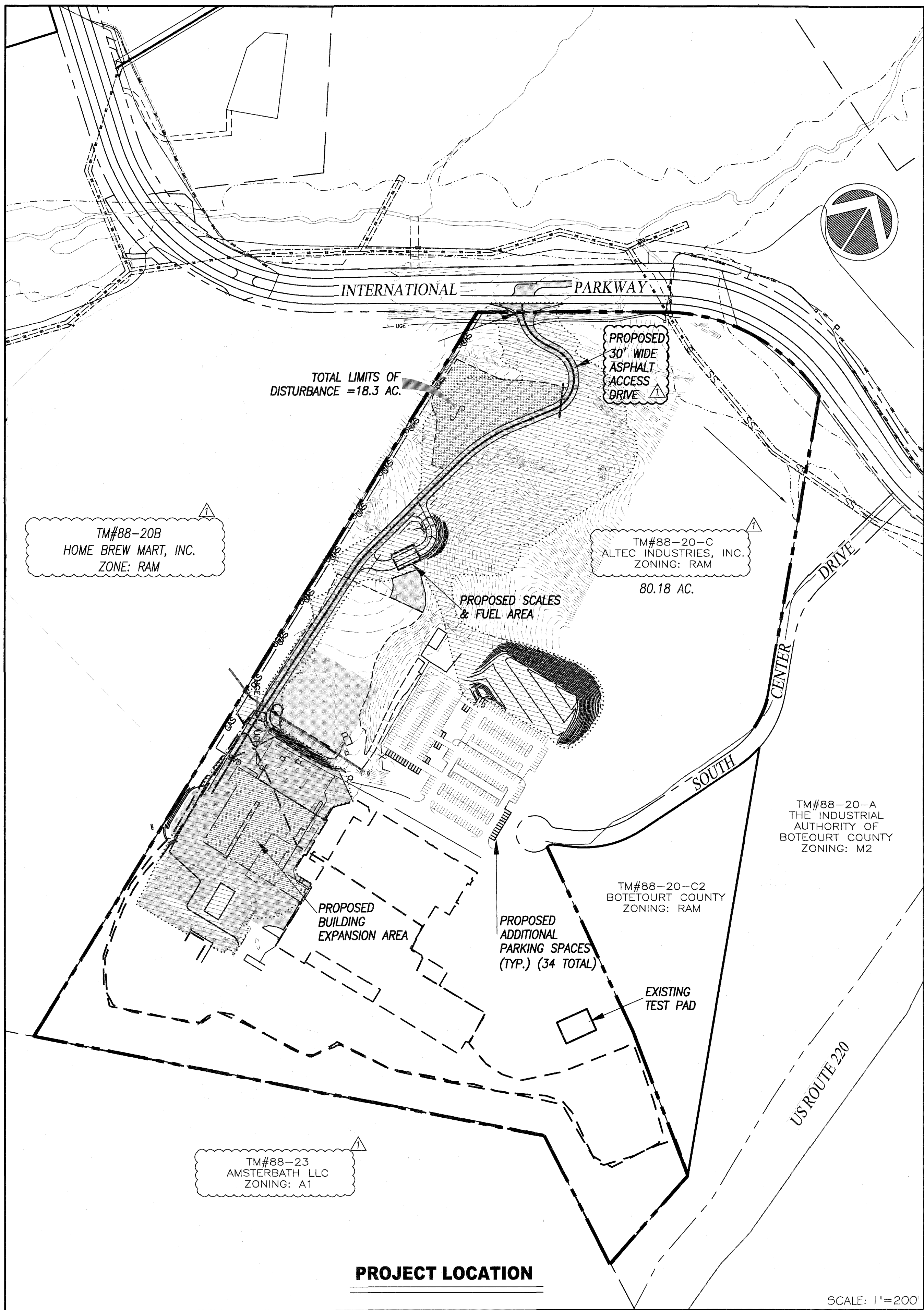
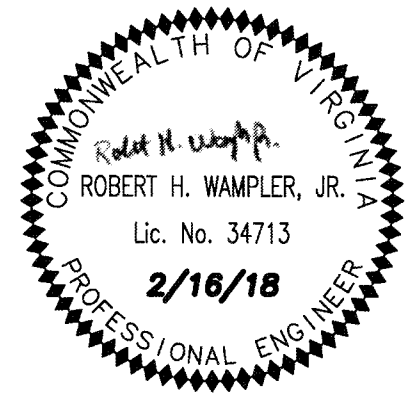
NOT TO SCALE

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OWNER

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ZONING TABULATION

PARCEL No.	88-20C
CURRENT ZONING:	RAM
USE PER ZONING:	25-392(1)
LOT REQUIREMENTS 25-395-(a):	
MIN SIZE:	1.0 AC. SITE: 80.18
MIN WIDTH:	100 FEET SITE: 1,128 FEET (88-20D)
BUILDING REQUIREMENTS 25-396	
MIN YARDS: FRONT:	40 FEET
SIDE:	20 FEET (75 IF ADJOINING RESIDENTIAL)
REAR:	40 FEET (75 IF ADJOINING RESIDENTIAL)

MINIMUM BUILDING SETBACK:
FORTY (40) FEET WHEN PARKING IS LOCATED BEHIND PRINCIPAL BUILDING, WHEN PARKING SCREENED FROM PUBLIC ROAD VIEW WITH BERMS AND/OR CONIFEROUS LANDSCAPING, OR WHEN PARKING LOT LANDSCAPING IS INCREASED BY AT LEAST FIFTY (50) PERCENT OVER MINIMUM REQUIREMENTS; OTHERWISE BUILDING SETBACK SHALL BE EIGHTY (80) FEET PLUS DISTANCE OF IMPERVIOUS SURFACES.

BUILDING HEIGHT ALLOWED: SIXTY (60) FEET. PARAPET WALLS ARE PERMITTED UP TO FOUR (4) FEET ABOVE THE MAXIMUM BUILDINGS OVER SIXTY (60) FEET IN HEIGHT MAY BE PERMITTED BY THE BOARD OF SUPERVISORS AS A SPECIAL EXCEPTION WHERE BUILDING SETBACK IS INCREASED FIVE (5) FEET FOR EACH ADDITIONAL FOOT OVER SIXTY (60) FEET PLUS SUCH OTHER CONDITIONS AS THE BOARD OF SUPERVISORS IMPOSES.

BUILDING HEIGHT PROPOSED: 32 FEET

MAXIMUM DENSITY:	
MAX. FLOOR AREA RATIO: 0.50	SITE: 7.3AC / 80.18AC = .09
MAX. IMPERVIOUS AREA: 70%	SITE: 38%

PARKING:
REQUIRED PARKING PER BOTETOURT COUNTY ZONING ORDINANCE=1SP / 600SF
NEW BUILDINGS = 65,000 SF (EXPANSION)
+ 5000 SF (HOPE BUILDING)
+ 7,500 SF (SCALE HOUSE)
77,500 SF TOTAL / 600 = 129.2 OR 130
TOTAL BUILDINGS = 241,420SF + 77,500SF ADDITION = 318,920SF
318,920 / 600 = 532 SPACES REQUIRED
EXISTING SPACES = 515 + 34 NEW SPACES
PROVIDED SPACES = 549 SPACES

OUTDOOR STORAGE AREAS, AREAS FOR COLLECTION OF REFUSE AND LOADING AREAS SHALL BE SCREENED FROM ADJACENT STRUCTURES, ROADS AND TRAFFIC ARTERIES WITH HEDGES, DENSE PLANTING, EARTH BERMS, CHANGES IN GRADE AND/OR WALL. FENCES SHALL BE ALLOWED FOR SCREENING PURPOSES.

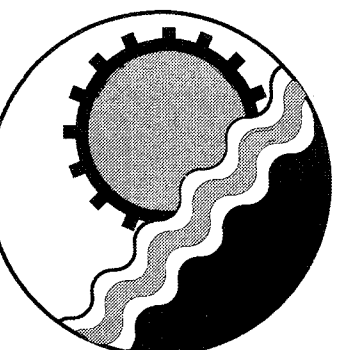
SEE ARCHITECTURAL PLANS TO CONFIRM EXACT LOCATION, SIZE, AND INVERT OF BUILDING UTILITY CONNECTIONS.

SEE ARCHITECTURAL PLANS FOR ROOFTOP EQUIPMENT AND SCREENING

NO OUTDOOR LIGHTING IS PROPOSED FOR THIS PROJECT. THE INSTALLATION OF ANY OUTDOOR LIGHTING MUST COMPLY WITH DIVISION 5, OUTDOOR LIGHTING, OF THE ZONING ORDINANCE. THE INSTALLATION OF ANY OUTDOOR LIGHTING WILL REQUIRE AN APPROVAL OF AN AMENDED SITE PLAN, TO INCLUDE A LIGHTING PLAN AND DETAILS.

ALL NEW UTILITY LINES, ELECTRIC, TELEPHONE, CABLE LINES, ETC. SHALL BE PLACED UNDERGROUND.

SCALE: 1"=200'



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