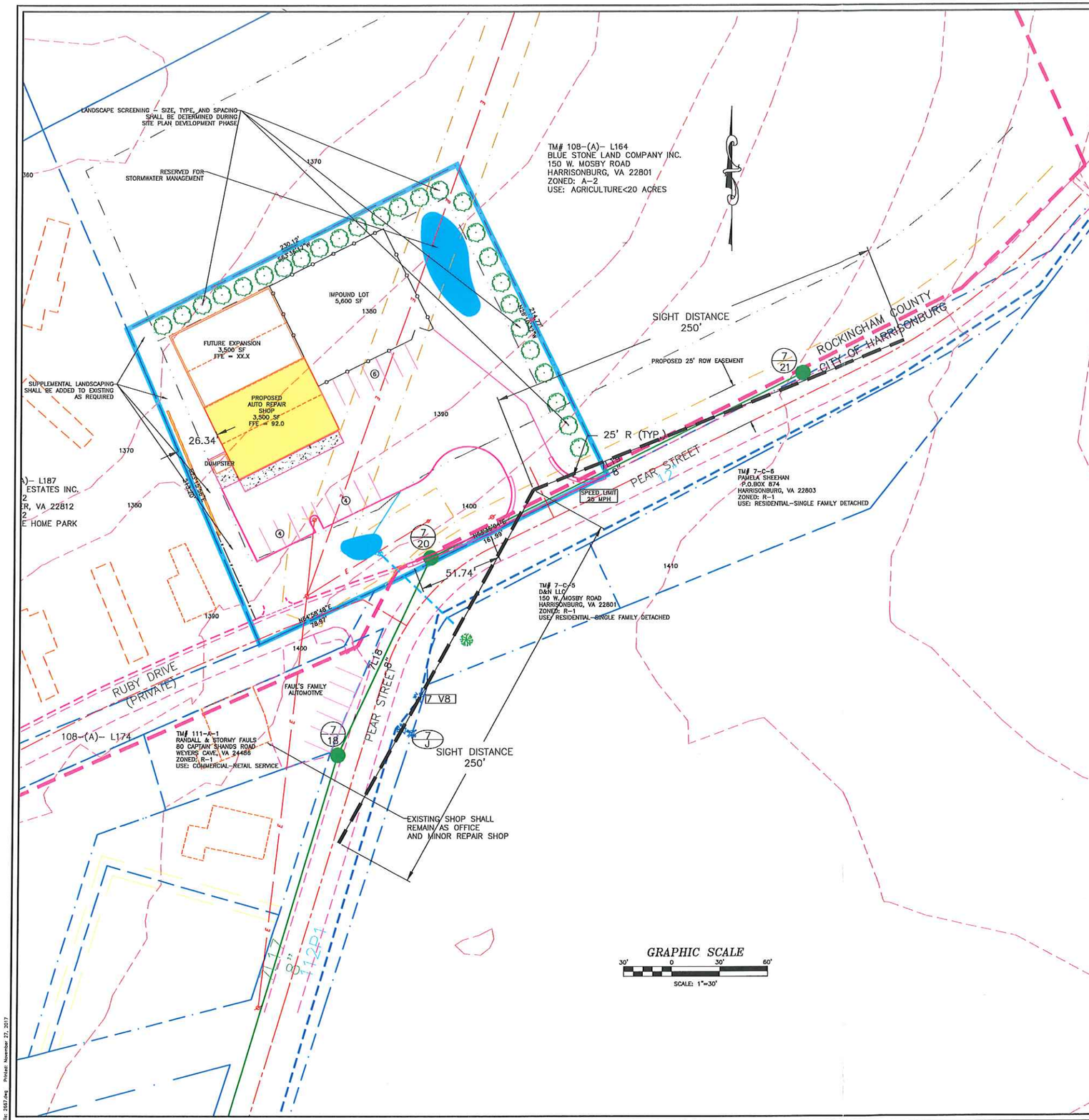

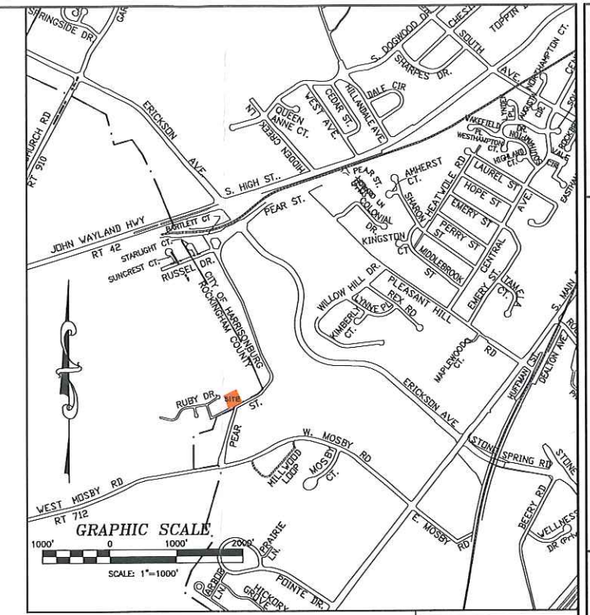

LEGEND

- CENTER LINE
- CITY/COUNTY LINE
- SITE BOUNDARY
- ELECTRIC/TELEPHONE
- METER/ TRANSFORMER
- GUY WIRE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLES
- PROPOSED UTILITY POLE
- WATER LINES
- SANITARY SEWER FORCE MAIN
- SANITARY LINES
- SANITARY SEWER CLEANOUT
- STORM SYSTEM
- PROPOSED DITCH
- GAS LINES
- EXISTING PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED ROAD/COP
- PROPOSED PARKING
- EXISTING ROAD
- EXISTING PARKING
- CURBING: CG-6 OR CG-7
- CURBING: CG-2 OR CG-3
- HANDICAP PARKING
- CG-12/ASPHALT RAMP
- DUMPSTER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER VALVE
- WATER METER
- EXISTING FENCE LINE
- PROPOSED FENCE
- CONCRETE PAVING
- HEAVY PAVEMENT
- LIGHT PAVEMENT
- GRAVEL AREA
- GRASS AREA

SITE DESIGN:
BLACKWELL ENGINEERING
ATTN: ED BLACKWELL
566 EAST MARKET STREET
HARRISONBURG, VA 22801
540-432-9555

DEVELOPER:
FAULS PROPERTY LLC
RANDY FAULS
269 PEAR STREET
HARRISONBURG, VA 22801
540-383-1823

PROPERTY INFO:
TM# 108-A-L164
1.16± ACRE PORTION
OF 4.85 ACRES
ZONED: A-2
USE: AGRICULTURE
< 20 ACRES
FEMA FLOOD ZONE X

BUILDING INFO:
1 STORY
TOTAL AREA = 3,500 SF
UNIT HEIGHT = 28'
USE GROUP : R-3
USBC CONSTRUCTION
CLASS : 3
NFF= 1000 GPM

Date:	11-21-17
Scale:	AS NOTED
Designed by:	RIJ
Drawn by:	RIJ
Checked by:	EHB

Blackwell Engineering, PLC
566 East Market Street
Harrisonburg, Virginia 22801
Phone: (540) 432-9555 FAX: (540) 434-7604
Email: BE@BlackwellEngineering.com

COMMONWEALTH OF VIRGINIA
EDMOND H. BLACKWELL
Lic. No.023831
PROFESSIONAL ENGINEER

Revision Dates

PROPOSED SPECIAL USE PERMIT

FAULS PROPERTY LLC
RANDY FAULS
269 PEAR STREET
HARRISONBURG, VA 22801

Drawing No.
1
of 1 Sheets

Job No.001 -FAULS

File: 2857.dwg Printed: November 27, 2017