



PROPOSED USE AND PARKING REQUIREMENTS						
PROPOSED BUILDINGS	USE	SIZE, sf	RATE	EMPLOYEES	COMPANY VEHICLES	REQUIRED SPACES
	CONVENIENCE STORE	3,396	1SP/200SF	-	-	17
TOTAL REQUIRED SPACES						17
HANDICAP REQUIRED						2
TOTAL PROVIDED SPACES						18
HANDICAP PROVIDED						2

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

DEVELOPER:
 ERICKSON ROAD INVESTMENTS
 P.O. BOX 8
 MT. JACKSON, VA 22842
 540-477-3131

PROPERTY INFO:
 TM# 112-A-5
 0.61± ACRES
 1911 S. HIGH ST.
 HARRISONBURG, 22801
 ZONED: B-2
 FEMA FLOOD ZONE X

BUILDING INFO:
 PHASE 1
 USE: GASOLINE STATION WITH
 CONVENIENCE MARKET
 AREA = 3,195 SF
 HEIGHT = 1 STORY, 24'
 USE: MERCANTILE GROUP M
 CONSTRUCTION CLASS: TYPE 2B
 NFF = 1,000 GPM
 NO FIRE SPRINKLER
 SYSTEM PROPOSED



- VICINITY MAP
1" = 1000'
- LEGEND**
- CENTER LINE
 - CITY/COUNTY LINE
 - SITE BOUNDARY
 - E/T- ELECTRIC/TELEPHONE
 - [E] METER/ TRANSFORMER
 - [C] GUY WIRE
 - [S] EXISTING UTILITY POLE
 - [*] EXISTING LIGHT POLES
 - [X] PROPOSED UTILITY POLE
 - W WATER LINES
 - FM SANITARY SEWER FORCE MAIN
 - S SANITARY LINES
 - SS SANITARY SEWER CLEANOUT
 - ST STORM SYSTEM
 - PROPOSED DITCH
 - G GAS LINES
 - PL EXISTING PROPERTY LINE
 - SETBACK LINE
 - EASEMENT LINE
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - EXISTING BUILDING TO BE RAZED
 - PROPOSED ROAD/EOP
 - PROPOSED PARKING
 - EXISTING ROAD
 - EXISTING PARKING
 - CURBING: CG-6 OR CG-7
 - CURBING: CG-2 OR CG-3
 - HANDICAP PARKING
 - CG-12/ASPHALT RAMP
 - [D] DUMPSTER
 - [F] EXISTING FIRE HYDRANT
 - [P] PROPOSED FIRE HYDRANT
 - [C] FIRE DEPARTMENT CONNECTION
 - [V] WATER VALVE
 - [M] WATER METER
 - [X] EXISTING FENCE LINE
 - PROPOSED FENCE
 - CONCRETE PAVING
 - HEAVY PAVEMENT
 - LIGHT PAVEMENT
 - GRAVEL AREA
 - GRASS AREA
 - [T] SMALL DECIDUOUS TREE
 - [S] SHRUBS

ALL EXISTING UTILITIES SHOWN ARE ESTIMATES
 BASED ON A SURVEY PLAT, NEED TO BE FIELD
 LOCATED WITH TOPO AS PART OF SITE PLAN.

Blackwell
 Engineering, PLC
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Date: March 7, 2016
Revision Date

Designed by: MMS	Scale: 1" = 20'
Drawn by: MMS	
Job No. 2534	

SPECIAL USE PERMIT

HOLTZMAN SOUTH HIGH EXXON
 ERICKSON ROAD INVESTMENTS
 P.O. BOX 8
 MT. JACKSON, VA 22842

Drawing No.
1
of 1 Sheets