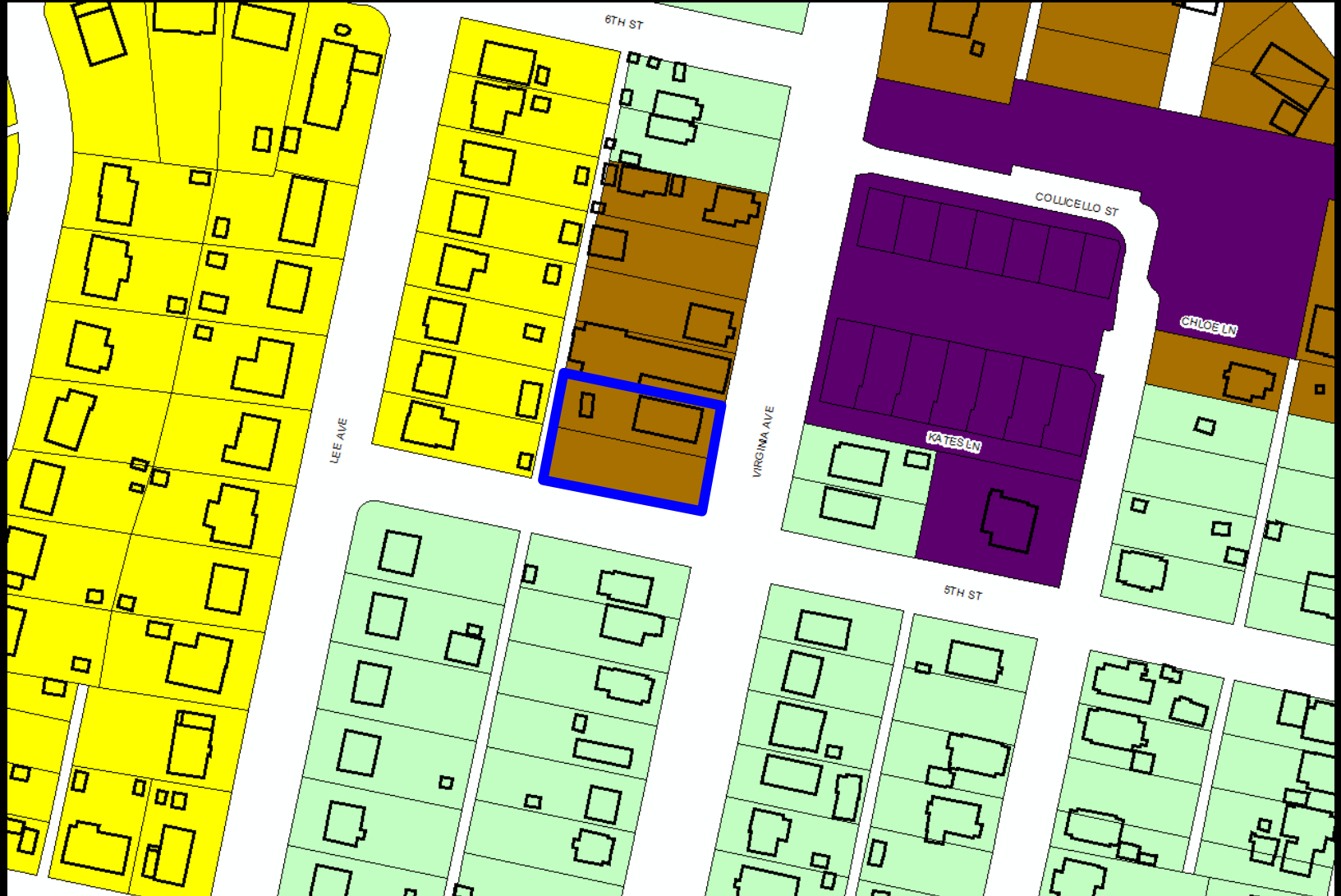


SUP – 909 & 919 Virginia Avenue (To Allow Business and Professional Offices)



SUP – 909 & 919 Virginia Avenue (To Allow Business and Professional Offices)



SUP – 909 & 919 Virginia Avenue (To Allow Business and Professional Offices)





Virginia AVE

SPEED LIMIT 25

COUNTERTOP

DANIEL ELECTRIC
404-551-9877

INTERIORS

SITE PLAN GENERAL NOTES

- FIRST FLOOR ELEVATION DATUM IS 1388.0' BASED ON THE TOPOGRAPHIC DATA FROM THE CITY OF HARRISONBURG, VIRGINIA.
- G.C. TO COORDINATE ALL INCOMING UTILITIES.

SITE PLAN LEGEND

- PROPERTY LINE
- - - - - EXISTING TOPOGRAPHY XXXX
- — — — — PROPOSED TOPOGRAPHY XXXX
- NOTE: TOPOGRAPHY @ 2'-0" INTERVALS

PARKING REQUIREMENTS

- 4 TOTAL PARKING SPACES PROVIDED
- 5 TOTAL PARKING SPACES REQD.
- 2,497 SF, M-1 ZONING - 2 SPACES REQD. (1 PER 2 PERSONS ON DUTY)
- 377 SF, B-1 ZONING - 3 SPACES MINIMUM REQD.

PLANTING REQUIREMENTS

- PARKING LOT STREET FRONTAGE:
- 5TH STREET FRONTAGE = 50'-0"
 - VIRGINIA AVENUE FRONTAGE = 62'-0"

PLANTING REQUIREMENTS:

- LANDSCAPING ISLAND @ EA PARKING TERMINUS TO INCLUDE ONE (1) SMALL DECIDUOUS TREE & THREE (3) SHRUBS
- 5TH STREET LANDSCAPING BORDER REQUIREMENT MEET BY LANDSCAPING ISLAND @ PARKING TERMINUS
- VIRGINIA AVE. LANDSCAPING BORDER TO INCLUDE TWO (2) LARGE DECIDUOUS OR THREE (3) SMALL DECIDUOUS TREES

SITE PLAN KEYNOTES

- NUMBERED KEYNOTES LISTED BELOW MAY NOT APPLY TO EVERY SHEET. ONLY NUMBERS KEYNOTED ON SHEET SHALL APPLY.
- NEW TAR & CHIP PAVEMENT; REMOVE OLD PAVEMENT AS REQUIRED
- EXISTING WATER METER LOCATION
- REMOVE EXISTING SIGN POST
- NEW BLOCK RETAINING WALL
- EXISTING SIDEWALK ACCESS BARRIER (CONTR)
- EXISTING POWER POLE W/ OVERHEAD SERVICE TO BUILDING
- NEW LANDSCAPING ISLAND AT EACH PARKING BAY TERMINUS, MIN. 180 SF AREA, PLANTING TO INCLUDE ONE (1) SMALL DECIDUOUS TREE AND THREE (3) SHRUBS PER CITY ZONING ORDINANCE
- DEMOLISH RETAINING WALL & FULL CUT OF DOCK
- EXISTING LIGHT POLE W/ OVERHEAD POWER FROM BUILDING
- NEW CONC. SIDEWALK, SEE FLOOR PLANS
- NEW OUTSWINGING EXTERIOR DOUBLE LOADING DOOR LOCATION; REGRAD; SITE FOR ACCESS
- NEW TREE PLANTINGS PER CITY ZONING ORDINANCE, TWO (2) LARGE DECIDUOUS TREES OR THREE (3) SMALL DECIDUOUS TREES
- EXCAVATE ALONG NORTH FOUNDATION WALL & ADD DRAINAGE

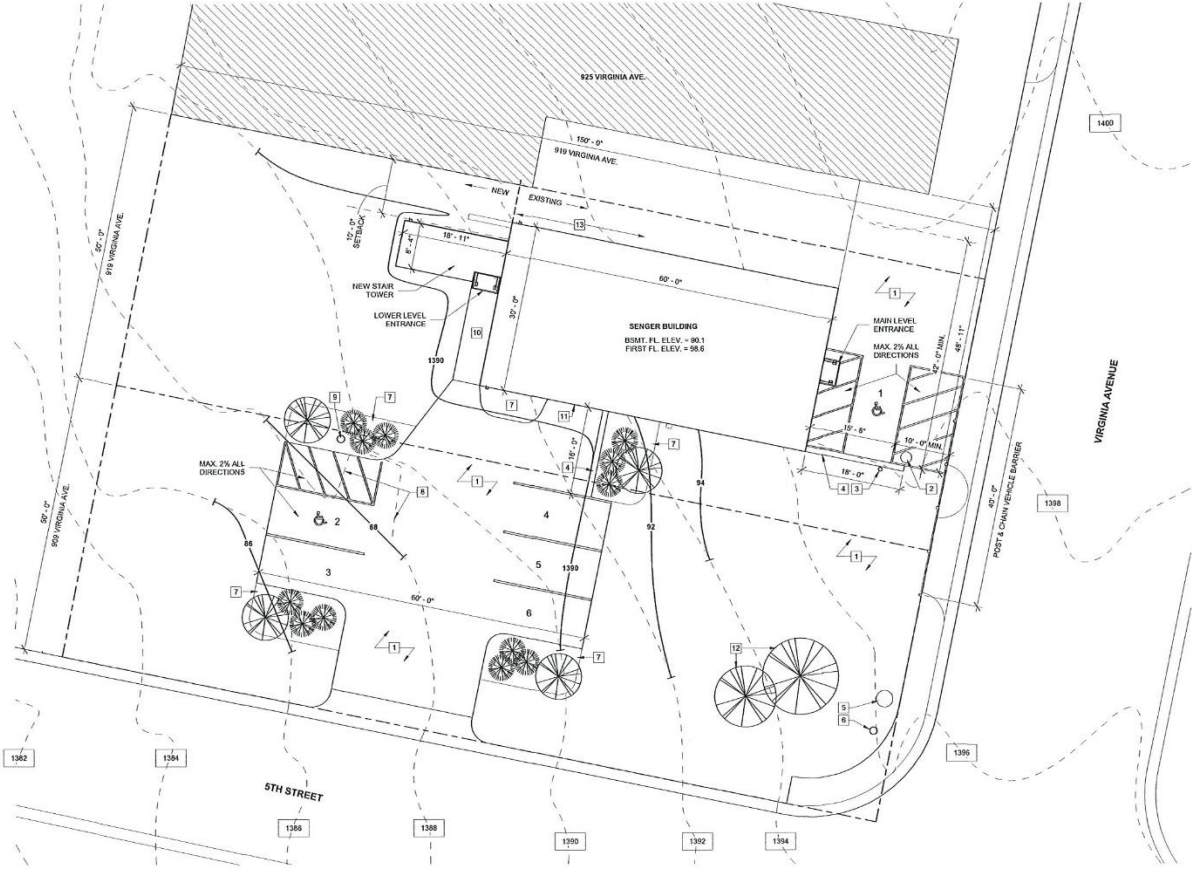
#	DESCRIPTION	DATE
3	SPECIAL USE PERMIT	1/20/23
1	PERMIT SET	1/18/23



COPYRIGHT © 2023 ALL RIGHTS RESERVED. PRINTED OR ELECTRONIC CHANGES AND DOCUMENTATIONS MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM HUBER ARCHITECTS, P.C.

PROJECT: 2230
DATE: 1/30/2023 8:40:37 AM

SITE PLAN
A010



1 SITE PLAN
1" = 10'-0"

Recommendation

Staff and PC (6-0) recommends approval of the SUP with the following conditions:

1. Medical offices are prohibited.
2. If in the opinion of Planning Commission or City Council, the use becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or revocation of the permit.