



PETR BORODIN WAREHOUSE SITE DATA	
PROPERTY ADDRESS / OWNER:	CARPENTER LANE, HARRISONBURG, VA
DEVELOPER:	PETR BORODIN
ENGINEER:	VALLEY ENGINEERING
TAX MAP #	107-A-12
PARCEL (DB/PG)	3718/758
TOTAL LOT ACREAGE:	5.09 AC
TOTAL LAND DISTURBED:	5.09 AC
ZONING:	M-1
BUILDING SETBACKS:	
	FRONT: 30 FEET
	SIDE: 10 FEET
	REAR: 10 FEET
EXISTING USE:	VACANT
PROPOSED USE:	WAREHOUSE AND TRUCK PARKING
FLOOR AREA:	MODULAR OFFICE = 1,369 SF, WAREHOUSE = 11,963 SF
BUILDING USE GROUP:	--
BUILDING CONSTRUCTION TYPE:	OFFICE = CLASS 1 (VA/VB), WAREHOUSE = CLASS 3 (IIB)
ISO NEEDED FIRE FLOW:	1,250 GPM
TOPOGRAPHIC / BOUNDARY SURVEY:	VALLEY ENGINEERING
FLOOD PLAIN INFORMATION:	THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FIRM MAP NUMBER 51165C0393D EFFECTIVE FEBRUARY 6, 2008.
HYDROLOGIC UNIT CODE:	PS22- BLACKS RUN - LOWER NORTH RIVER - SOUTH FORK SHENANDOAH
OFFICE PARKING	
PROPOSED USE:	OFFICE
PARKING BASED ON:	1 SPACE PER 300 SQ. FT. OF GROSS FLOOR AREA
TOTAL PARKING REQUIRED:	5 SPACES
ADA PARKING REQUIRED:	1 SPACE (VAN ACCESSIBLE)
EXISTING PARKING TO REMAIN:	N/A
TOTAL PARKING DESIGNED:	5 SPACES (WITH 1 VAN ACCESSIBLE)
WAREHOUSE PARKING	
PROPOSED USE:	WAREHOUSE
PARKING BASED ON:	1 SPACE PER 2 EMPLOYEES (BASED ON MAXIMUM SHIFT)
TOTAL PARKING REQUIRED:	14 SPACES
ADA PARKING REQUIRED:	1 SPACE (VAN ACCESSIBLE)
EXISTING PARKING TO REMAIN:	N/A
TOTAL PARKING DESIGNED:	15 SPACES (WITH 1 VAN ACCESSIBLE)
PUBLIC STREET FRONTAGE LANDSCAPING	
REQUIRED FRONTAGE PLANTING:	1 SMALL TREE FOR EVERY 25 LINEAR FT OF FRONTAGE
PUBLIC STREET FRONTAGE:	470.33 LINEAR FEET
TREES PROVIDED:	19 SMALL ORNAMENTAL TREES

PETR BORODIN WAREHOUSE PHASE 1

HARRISONBURG, VA 22801

VALLEY ENGINEERING
IDEAS MADE REAL

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REVISIONS:

DATE: 01/06/2020

PROJECT No.: 11913-2

EXP./CLIENT No.: 4553-3

SCALE: 1"=30'

SITE & LANDSCAPING PLAN

SHEET NO.: **C4.01**