SITE DATA

INCLUDED PARCELS:

SEE APPLICATION PACKAGE

MAXIMUM FLOOR AREA RATIO:

ALLOWABLE DENSITY	NOT REGULATED
PROPOSED DENSITY	N/A

OPEN SPACE:

TOTAL SITE AREA	760± ACRES
OPEN SPACE REQUIRED	10%
OPEN SPACE PROVIDED	65%

SITE REQUIREMENTS:

FRONT SETBACK (MBL)	75' FEET
SIDE SETBACK (MBL)	75' FEET
REAR SETBACK (MBL)	75' FEET
MAXIMUM HEIGHT	80', 120' FEET IN INDUSTRIAL PARKS

LEGEND

UGE	= UNDER GROUND ELECTRIC
G	= BURIED GAS LINE
	= PROPERTY LINES
	= INTERNAL PROPERTY LINES
	= SETBACK LINES (MBL)
W W W W	= WATER LINE PROPOSED

GRAPHIC SCALE

0 200 400 600

1" = 200'

MILL CREEK ROAD - ST. ROUTE 691

GPIN 2437-01-6977

GPIN 2437-31-0336

GPIN 2437-20-0763

GPIN 2436-29-8749

GPIN 2436-18-9886

GPIN 2436-09-5712

GPIN 2426-98-9726

GPIN 2437-40-4616

GPIN 2437-40-2690

GPIN 2436-59-1635

GPIN 2436-49-1704

GPIN 2436-49-1612

GPIN 2436-49-1439

GPIN 2436-49-1347

GPIN 2436-49-1264

GPIN 2436-49-1182

GPIN 2436-48-1837

GPIN 2436-38-3349

CITY OF DANVILLE GROUND CONTROL NETWORK

CEMETERY

CHALK LEVEL ROAD ST. ROUTE 685

MOTLEY ROAD - ST. ROUTE 691

75' MBL

LITTLE CHERRY STONE CREEK

PROTECT AND MAINTAIN 50'(0' OF A 40' WIDE NATURAL EVERGREEN BURFER

MAINTAIN 50' OF A 40' WIDE NATURAL EVERGREEN BUFFER

SWM

PROPOSED 30' WIDE INGRESS & EGRESS SERVICE DRIVE W/BURIED UTILITIES EXTENDS FROM CHALK LEVEL ROAD TO SITE B (SHEET 5)

APPROXIMATE LOCATION OF PROPOSED BURIED ELECTRIC LINES

APPROXIMATE LOCATION OF PROPOSED GAS LINE

TENTATIVE PROPOSED CONNECTION TO GENERATION SITE POINT FOR OFF SITE BURIED GAS LINE

FARM BUILDING

2 ALTERNATING ROWS TALL EVERGREEN TREES @20' C TO C

DATA CENTER BUILDING #1
2-STORY
40' HEIGHT
396,000 SQ FT
900' X 220'

DATA CENTER BUILDING #2
2-STORY
40' HEIGHT
396,000 SQ FT
900' X 220'

PG

NEW PROPERTY LINE BETWEEN HANKINS & BALICO LLC

OVERHEAD ELECTRIC LINE & 100' EASEMENT

2436-27-3793 JAMES R. HANKINS LIFE TRUST

VDOT PERMIT REQUIRED FOR ENTRANCE, BURIED GAS LINE, BURIED POWER LINE ROAD CROSSING AND BURIED WATER LINE ALONG CHALK LEVEL ROAD

\324024\DWGS\324024.DWG

COMMONWEALTH OF VIRGINIA
FRED O. SHANKS
No. 1780
11/19/24
PROFESSIONAL ENGINEER

SHANKS ASSOCIATES, P.C. – ENGINEERS – SURVEYORS – PLANNERS
507 LOYAL STREET, DANVILLE VIRGINIA 24541
TEL: (434) 797-5446
foshanks@outlook.com

Utility Connection East

Conceptual Plan Balico Technology Campus Phase 1

DATE:	11/19/24
DRAWN BY:	MELTON
DESIGNED BY:	F.O.S.
CHECKED BY:	
SCALE:	1" = 200'
CALC. CHK:	

SHEET NUMBER 3 OF 5

JOB NUMBER 324024