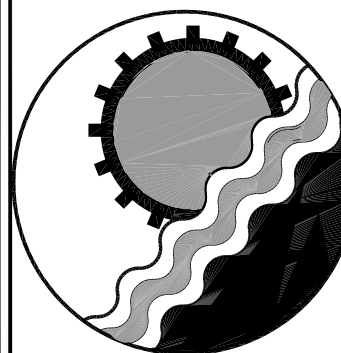




20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254



PERSPECTIVE VIEW
NO SCALE

SITE TABULATION

CONTRACT OWNER/DEVELOPER:	BANK OF BOTETOURT 19800 MAIN STREET P.O. BOX 339 BUCHANAN, VA. 24006
	Ph: (540) 473-1173 Fx: (540) 473-3935
ENGINEER:	ENGINEERING CONCEPTS 20 SOUTH ROANOKE STREET P.O. BOX 619 FINGASTLE, VA 24090 Ph: (540) 473-1253
TAX PARCEL NO'S.	88(8/3) (PORTION)
AREA OF DEVELOPMENT	1,049 ACRES
CURRENT ZONING	TND (THIS PROPERTY IS IN THE "WORKPLACE AREA")
CURRENT USE: VACANT	PROPOSED USE: BANK
<u>UTILITIES:</u>	WATER: BOTETOURT COUNTY SEWER: BOTETOURT COUNTY ELECTRIC: AMERICAN ELECTRIC POWER GAS: ROANOKE GAS

MINIMUM REQUIREMENTS

MINIMUM LOT WIDTH FOR COMMERCIAL USES FOR LOTS ON NEW ROADS
BUILT WITHIN THE TND:

COMMERCIAL LOTS: SEVENTY (70) FEET AT THE MINIMUM FRONT
SETBACK LINE.

MINIMUM LOT AREA 8,500 S.F. PROPOSED: 45,694 S.F.

MAX. LOT COVERAGE: 70%

MINIMUM FRONTAGE 80 FEET

PLATTED FRONTAGE 165 FEET

PARKING: PLANNED USE - BANK = 1 SPACE/200SF GROSS FLOOR AREA
REQUIRED: $(5,365SF / 200 = 26.8 \text{ (27) SPACES})$
PROVIDED: 25 ONSITE SPACES + 5 SHARED SPACES = 30 SPACES

YARDS

FRONT:	MINIMUM: NONE	MAXIMUM: NONE
SIDE:	MINIMUM: NONE	MAXIMUM: NONE
REAR:	MINIMUM: 35 FEET	MAXIMUM: NONE

MAXIMUM HEIGHT OF STRUCTURES: 45 FEET PROPOSED HEIGHT: 33.5'

COORDINATION NOTE:
SEE ARCHITECTURAL PLANS FOR ALL
BUILDING, MECHANICAL, AND ELECTRICAL
DETAILS

No.	Revision	By	Appd.	Date	Drawn
1	Planning/Zoning Comments	ECI	RHW	1/19/15	MSMj
					Designed
					RHW
					Checked
					RHW
					Approved
					RHW

AT DALEVILLE TOWN CENTER
BOTETOURT COUNTY – VIRGINIA

C-4

