

TM 88-20
RAM ZONING

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55.592 ACRES
TM 88-20E
RAM ZONING

TM 88-20
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EXISTING 20' WIDE
INGRESS/EGRESS
UTILITY EASEMENT

PROPOSED 6" SANITARY SEWER LATERAL

30" SANITARY SEWER AND WATER
LINE EASEMENT PB 53 PAGE 8

10' GAS LINE EASEMENT
SEE INST. NO. 010006908
PB 44 PAGE 35

25' WATER LINE EASEMENT

INTERNATIONAL PARKWAY
DESIGN SPEED = 40MPH

SITE TABULATION:

CONTRACT OWNER/DEVELOPER: ELDOR CORPORATION

ENGINEER: ENGINEERING CONCEPTS, INC.
PH: (540) 473-1253

TAX PARCEL NO'S: ~~28-200~~ 88-20E
AREA OF DEVELOPMENT: 55.592 ACRES (2,421,587.5 SF)
CURRENT ZONING: RAM
CURRENT USE: VACANT
PROPOSED USE: MANUFACTURING

UTILITIES:
WATER: WESTERN VIRGINIA WATER AUTHORITY
SEWER: WESTERN VIRGINIA WATER AUTHORITY
ELECTRIC: AMERICAN ELECTRIC POWER
GAS: ROANOKE GAS

MINIMUM REQUIREMENTS

MIN. LOT SIZE = 1.0 ACRES, 55.592 ACRES PROVIDED

MIN. LOT WIDTH = 100 FEET, 1,000 FEET PROVIDED

MIN. YARD REQUIREMENTS:
FRONT YARD = 40 FEET, 269 FEET PROVIDED
SIDE YARD = 20 FEET, 631 FEET PROVIDED
REAR YARD = 40 FEET, 688 FEET PROVIDED

MAXIMUM FLOOR AREA RATIO = 0.50, 0.11 PROVIDED
PEMB BUILDING = 250,000GSF (PARTIAL 1 AND 2 STORY)
SECURITY/GYM BUILDING = 18,000GSF (2 STORY)
MAINTENANCE BUILDING = 4,000GSF (1 STORY)
RECYCLING BUILDING = 5,500GSF (1 STORY)

MAXIMUM IMPERVIOUS SURFACES = 70%, 25% PROVIDED

MAXIMUM BUILDING HEIGHT = 60 FEET, 40 FEET PROVIDED (SEE ARCHITECTURAL PLANS FOR DETAILS)

MINIMUM PARKING = 1SP/600GFA OR 1.1 SPACES PER EMPLOYEE ON LARGEST SHIFT

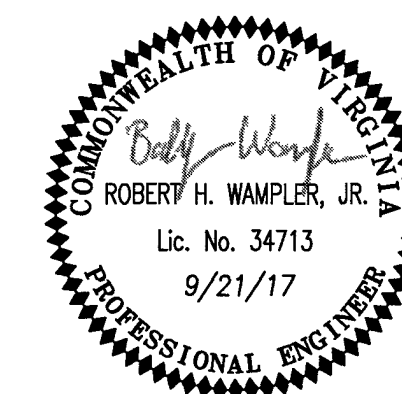
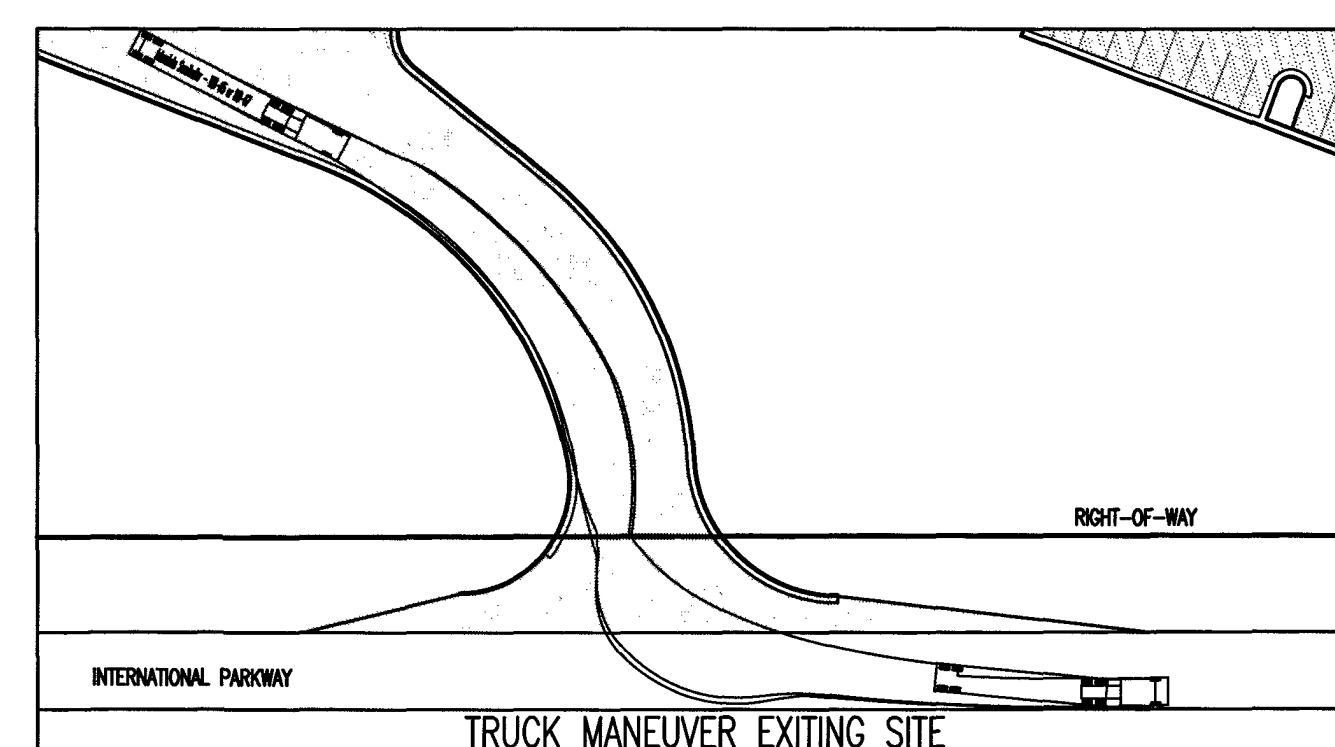
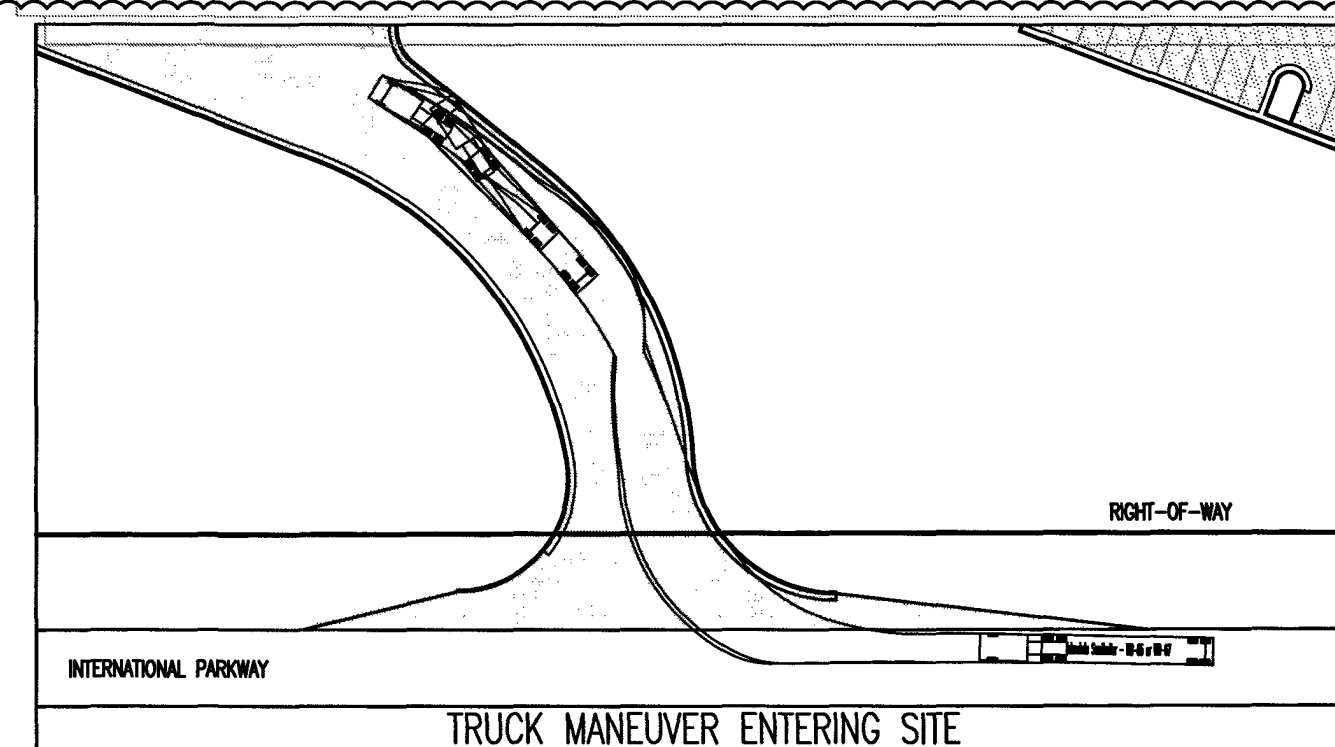
351 PARKING SPACES PROVIDED PER SPECIFIC NEEDS OF OWNER. NO MORE THAN 319 EMPLOYEES PLANNED FOR LARGEST SHIFT.

MINIMUM ACCESSIBLE SPACES = PARKING LOTS FROM 300 - 400 SPACES REQUIRE A MINIMUM OF 8 ACCESSIBLE SPACES PER THE VIRGINIA BUILDING CODE WITH 2 BEING VAN ACCESSIBLE.

8 ACCESSIBLE SPACES ARE PROVIDED (2 VAN ACCESSIBLE) AND ARE INCLUDED IN THE MINIMUM PARKING COUNT.

ALL REFUSE AND RECYCLING WILL BE CONTAINED WITHIN BUILDING ENCLOSURES. NO OUTDOOR DUMPSTERS ARE PROPOSED.

OUTDOOR STORAGE AREAS, AREAS FOR COLLECTION OF REFUSE AND LOADING AREAS SHALL BE SCREENED FROM ADJACENT STRUCTURES, ROADS AND TRAFFIC ARTERIES WITH HEDGES, DENSE PLANTING, EARTH BERMS, CHANGES IN GRADE AND/OR WALL. FENCES SHALL NOT BE ALLOWED FOR SCREENING PURPOSES. WALL MATERIALS SHALL MATCH MATERIALS AND COLORS USED ON THE FRONT EXTERIOR OF THE PRIMARY.



No.	Revision	By	Appd.	Date	Drawn
1	SANITARY SEWER LATERAL	ECI	RHW	8/11/17	ECI
2	REVIEW COMMENTS	ECI	RHW	8/11/17	ECI
3	FIRE & ZONING COMMENTS	ECI	RHW	9/12/17	Checked RHW
					Approved RHW

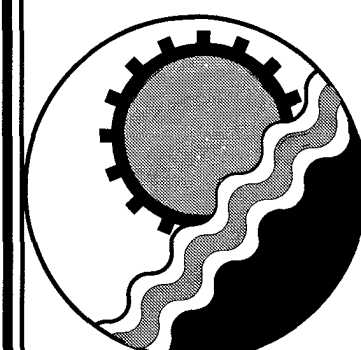
OVERALL PLAN
ELDOR IGNITION MANUFACTURING
THE BOTETOURT CENTER AT GREENFIELD
BOTETOURT COUNTY - VIRGINIA

SCALE: 1"=100'

September 21, 2017

PROJECT: 16070

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ENGINEERING CONCEPTS, INC.

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