

SITE TABULATION:
CONTRACT OWNER/DEVELOPER: MEMBER ONE FEDERAL CREDIT UNION
PH: (540) 473-1253
ENGINEER: ENGINEERING CONCEPTS, INC.
PH: (540) 473-1253

TAX PARCEL NO'S: 88-33
AREA OF DEVELOPMENT: 1.43 ACRES (62,079.3 SF)
CURRENT ZONING: TND (THIS PROPERTY IS IN THE "WORKPLACE AREA")
PROPOSED USE: BANK
CURRENT USE: VACANT

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

MINIMUM REQUIREMENTS
MIN. LOT WIDTH FOR COMMERCIAL USES:
COMMERCIAL LOTS: SEVENTY (70) FEET AT THE MINIMUM FRONT SETBACK LINE.
PROPOSED LOT FRONTAGE: 320 FEET

REQUIRED YARDS

1. FRONT.
MINIMUM: NONE. A SIDEWALK OF AT LEAST EIGHT (8) FEET SHALL BE PROVIDED ALONG ALL LOT FRONTAGES IN WHICH THE SETBACK IS LESS THAN FIFTEEN (15) FEET.
MAXIMUM: NONE; HOWEVER, ALL BUILDING SETBACKS SHALL BE DESIGNED SO AS TO ACHIEVE THE PURPOSE AND INTENT OF THE DISTRICT TO CREATE STREETS THAT ARE FRAMED BY BUILDINGS AND THUS COMFORTABLE FOR PEDESTRIANS.
2. SIDE.
MINIMUM: NONE.
MAXIMUM: NONE; HOWEVER, ALL BUILDING SETBACKS SHALL BE DESIGNED SO AS TO ACHIEVE THE PURPOSE AND INTENT OF THE DISTRICT TO CREATE STREETS THAT ARE FRAMED BY BUILDINGS AND THUS COMFORTABLE FOR PEDESTRIANS.
3. REAR.
MINIMUM: THIRTY-FIVE (35) FEET WHEN SERVED BY A REAR ALLEY; NO REAR SETBACK REQUIRED WHEN THE REAR OF THE LOT ALSO FUNCTIONS AS A PRIMARY ACCESS POINT FOR PEDESTRIAN TRAFFIC.
MAXIMUM: NONE; HOWEVER, ALL BUILDING SETBACKS SHALL BE DESIGNED SO AS TO ACHIEVE THE PURPOSE AND INTENT OF THE DISTRICT TO CREATE STREETS THAT ARE FRAMED BY BUILDINGS AND THUS COMFORTABLE FOR PEDESTRIANS.

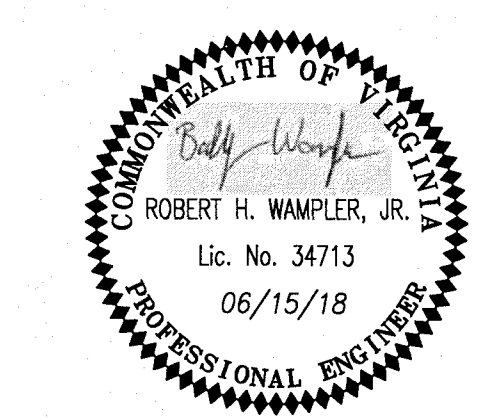
MINIMUM LOT AREA: 8,500 SF
MAX. FLOOR AREA: 20,000 SF
PROPOSED: 62,079 SF
PROPOSED: 3,127 SF

PARKING & LOADING:
SEE SHEET C3 FOR PARKING TABULATION

MAXIMUM HEIGHT OF STRUCTURES: 45 FEET
PROPOSED MAX. HEIGHT: 32 FEET

IMPERVIOUS AREA CALCULATIONS: (MAXIMUM IMPERVIOUS COVERAGE ALLOWED 70%)
PROJECT PARCEL: 1.43 AC. (62,079 SF)
PROPOSED IMPERVIOUS: 0.70 AC. (30,534 SF)
30,534 / 62,079 = 49% (< 70% = ALLOWED)

STANDARD-DUTY PAVEMENT LIMITS
(PARKING BAYS)



Drawn	ACF	SITE DIMENSIONAL & UTILITY PLAN MEMBER ONE FEDERAL CREDIT UNION DALEVILLE TOWN CENTER BOUTETOURT COUNTY, VA	1" = 20'
Designed	ECI		DATE: JUNE 15, 2018
Checked			PROJECT: 17063
Approved			C04