

THE PLATEAU AT CEDAR RIDGE

ROANOKE ROAD, DALEVILLE VIRGINIA

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THE PLATEAU AT CEDAR RIDGE

ZONING TABULATION

PROPOSED USE – RETAIL, OFFICE AND RESTAURANT

MINIMUM REQUIREMENTS

MINIMUM LOT WIDTH – 100 FEET
LOT WIDTH PROVIDED – 265.03 FEET

MINIMUM FRONT SETBACK – 25 FEET

MINIMUM SIDE YARD – 10 FEET

MINIMUM REAR YARD – 50 FEET

MINIMUM LOT – 30,000 SF
LOT SIZE PROVIDED – 1.845 ACRES

SCREENING AND BUFFERING – SEE LANDSCAPE PLAN

DENSITY:

MAXIMUM DENSITY – FAR 40%
PROPOSED DENSITY – 18.4% FARR
MAXIMUM LOT DENSITY – 75% IMPERVIOUS AREA
PROPOSED DENSITY – 69.0% IMPERVIOUS AREA

STRUCTURE HEIGHTS:

PROPOSED HEIGHT – LESS THAN 45 FEET

PARKING:

TOTAL BUILDING AREA = 15,000SF
REQUIRED – 1 SPACE PER 200 SF RETAIL
7,500 SF = 38 SPACES

1 SPACE PER 300 SF OFFICE
5000 SF = 17 SPACES

1 SPACE PER 80 SF RESTAURANT
2,500 SF = 32 SPACES

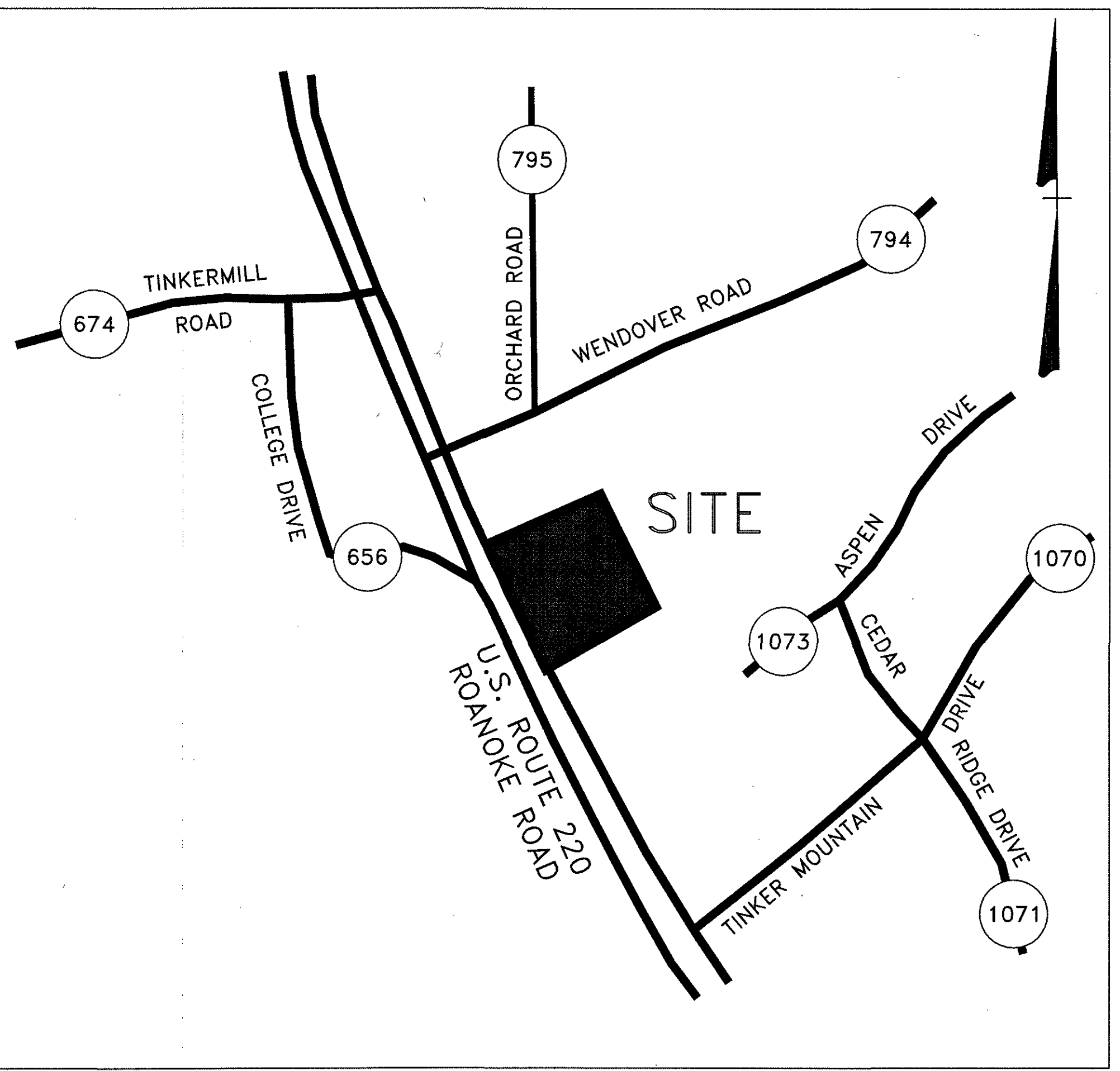
REQUIRED: 87 SPACES

PROPOSED – 91 SPACES

SIGNS:

SEPARATE PERMIT REQUIRED – COORDINATE WITH OWNER
SEPARATE PERMIT REQUIRED FROM BOTETOURT COUNTY

REV	DATE	DESCRIPTION
1	01/24/18	PER VDOT AND COUNTY COMMENTS



LIGHTING:

NO OUTDOOR LIGHTING IS PROPOSED AT THIS TIME.
A LIGHTING PLAN IS REQUIRED TO BE SUBMITTED FOR REVIEW
AND APPROVAL BY THE BOTETOURT COUNTY PLANNING & ZONING
OFFICE PRIOR TO THE INSTALLATION OF ANY OUTDOOR LIGHTING.

SOLID WASTE CONTAINERS HAVE BEEN SHOWN ON SITE.

SITE WILL BE SERVED BY WESTERN VIRGINIA WATER
AUTHORITY FOR SEWER AND WATER.

SITE IS NOT LOCATED IN 100-yr FLOOD PLAIN
SEE FIRM MAP NUMBER 51023C0460C, DATED: 12/17/10, ZONE "X"

PROPERTY IDENTIFICATION

1. PROPERTY OWNER:
BOTETOURT PROPERTIES, LLC
P.O. BOX 298
DALEVILLE, VA 24083
ATTN: STEVE JAMISON

2. SUBMITTING ENGINEER:
PIERSON ENGINEERING
P.O. BOX 311
DALEVILLE, VA 24083
PHONE – (540) 966-3027
FAX – (540) 966-5906
STREET ADDRESS – 44 CATAWBA ROAD

PROPERTY IDENTIFICATION

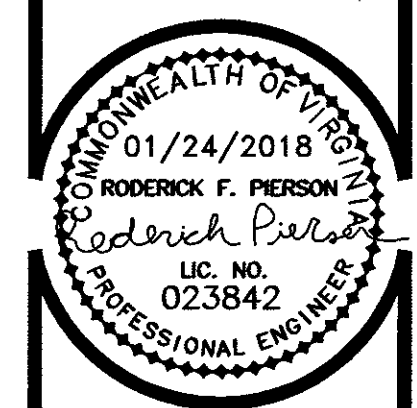
1. PARCEL NUMBER – 101-82B
2. ZONING CLASSIFICATION – B-2
3. TOTAL ACREAGE TO BE DEVELOPED – 1.845 ACRES

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SITE PLAN
FOR
THE PLATEAU AT CEDAR RIDGE
BOTETOURT COUNTY, VIRGINIA

COVER SHEET



COMMISSION
R200845
SHEET
1

CHARLES CRUSH
AS-BUILTS
10-26-18