

PROJECT INFORMATION

OWNER/DEVELOPER: THE BRANCH FAMILY L.L.C.
4552 FRANKLIN RD. SW
ROANOKE, VA 24014

TAX MAP # : 425-0106

EXISTING SITE AREA: 0.789 AC

PROPOSED SITE AREA: 0.912

ZONING: CN - NOTE THAT THIS DEVELOPMENT LIES WITHIN
THE "JAMESTOWN PLAZA" SHOPPING CENTER

LOT AREA REQUIRED FOR CN: 60,000 SF

LOT AREA PROVIDED : 350,135 SF (SEE M.B.1 PG.1175)

REQUIRED FRONT YARD: NONE

REQUIRED SIDEYARD: NONE

REQUIRED REAR YARD: 15'

MAXIMUM BUILDING HEIGHT: 35'

OPEN SPACE REQUIREMENTS: NONE

MAXIMUM FAR: (2)

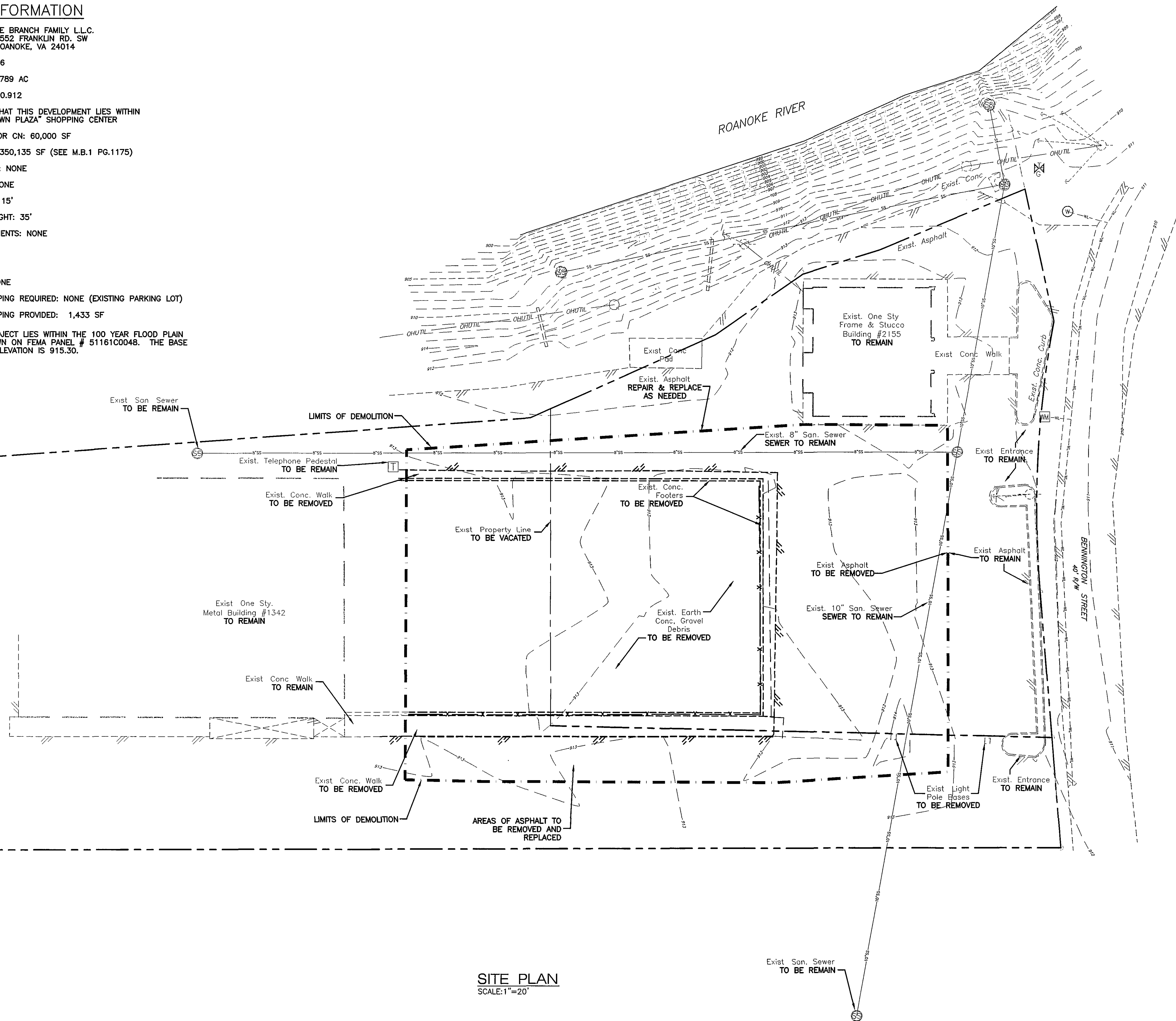
PROPOSED FAR: 0.3

PARKING REQUIRED: NONE

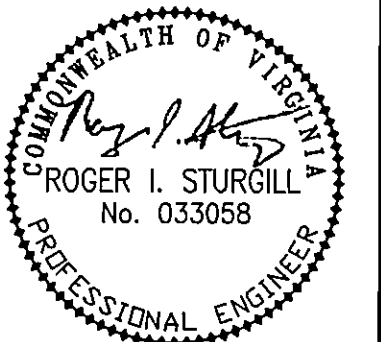
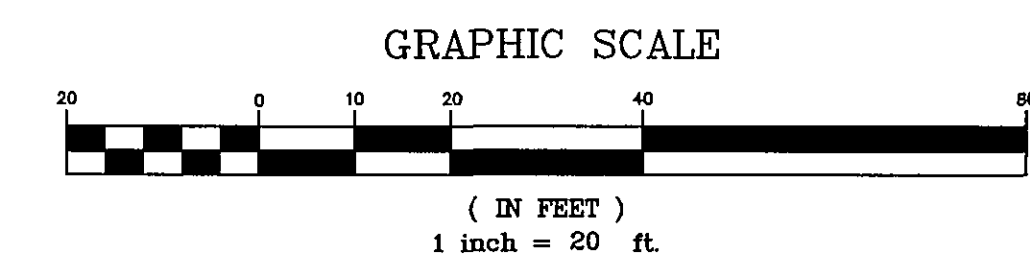
PARKING LOT LANDSCAPING REQUIRED: NONE (EXISTING PARKING LOT)

PARKING LOT LANDSCAPING PROVIDED: 1,433 SF

FLOOD DATA: THIS PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN
AS SHOWN ON FEMA PANEL # 51161C0048. THE BASE
FLOOD ELEVATION IS 915.30.



SITE PLAN
SCALE: 1"=20'



PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

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Verona, Virginia 24462
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Branch Commercial Center
Existing Conditions and Demolition
ROANOKE CITY, VIRGINIA

DRAWN BY: SMH
DESIGNED BY: SMH
CHECKED BY: RIS
DATE: 9-17-03
REVISIONS:
11-17-03

SCALE: 1" = 20'

SHEET NO.

C2

JOB NO.
R0300058.01