

# **SITE DATA**

PROPERTY OWNERS: BONSACK BAPTIST CHURCH  
 MAILING ADDRESS: 4845 CLOVERDALE ROAD  
 TAX MAP NUMBER: 040.01-01-06.00-0000  
 PROPERTY AREA: 11.87 AC.  
 PROPERTY ZONING: SPLIT ZONING: R1 & C1  
 PRESENT USE: CHURCH FACILITIES  
 PROPOSED USE: NEW BUILDING TO BE A FAMILY LIFE CENTER INCLUDING GYM, CLASSROOMS, & COMMONS AREA

## **MAX. LOT COVERAGE: ALLOWED**

BUILDING COVERAGE:  
 RELIGIOUS ASSEMBLY IN RESIDENTIAL DIST.: 40%  
 COMMERCIAL DISTRICT: 50%

TOTAL LOT COVERAGE:  
 RELIGIOUS ASSEMBLY IN RESIDENTIAL DIST.: 60%  
 COMMERCIAL DISTRICT: 80%

ALLOWED BLDG. COVERAGE:	R1 ZONING	C1 ZONING
3.95 AC.	1.00 AC.	
ALLOWED LOT COVERAGE:	5.92 AC.	1.60 AC.
BLDG. COVERAGE PROVIDED:	1.53 AC.	0.06 AC.
PAYEMENT COVERAGE PROVIDED:	3.46 AC.	0.18 AC.
LOT COVERAGE PROVIDED:	4.99 AC.	0.24 AC.

## **MAX. HEIGHT OF STRUCTURE:**

HEIGHT ALLOWED: 45'  
 HEIGHT PROVIDED: AVERAGE HEIGHT: 40.5'

## **PARKING DATA**

MINIMUM REQUIRED PARKING SPACES: 1 SPACE/4 SEATS IN PRINCIPAL PLACE OF WORSHIP  
 MAXIMUM ALLOWED PARKING SPACES: 10% INCREASE OF REQUIRED MINIMUM

PRINCIPAL PLACE OF WORSHIP: EXISTING: 748 SEATS  
 MIN. PARKING REQUIRED: 748 SEATS/4 = 187 SPACES  
 MAX. ALLOWED: 187 X 1.10 = 205 SPACES

FOUR SERVICES ON SUNDAY MORNING:  
 TWO @ 9:00am & TWO @ 10:30am

OTHER CONTRIBUTING PARKING FACTORS:  
 FELLOWSHIP HALL: EXISTING: 375 SEATS  
 FAMILY LIFE CENTER: PROPOSED GYM: 563 SEATS

## **PARKING SPACES:**

EXISTING SPACES: ONSITE: 361 STANDARD SPACES  
 10 HANDICAP SPACES

POST CONSTRUCTION SPACES: ONSITE: 339 STANDARD SPACES

HANDICAP SPACES REQUIRED: 8 SPACES

HANDICAP - VAN ACCESSIBLE SPACES REQUIRED: 3 SPACES

HANDICAP SPACES PROVIDED: 10 SPACES + 3 VAN ACCESSIBLE SPACES

EXISTING SPACES: OFFSITE: TAX # 040.01-01-17.00-0000:  
 184 STANDARD SPACES

PER SCHEDULE B OF SECTION 30-91-3.3 OF THE ROANOKE COUNTY ZONING ORDINANCE, THE ALLOWED MAXIMUM NUMBER OF ONSITE PARKING SPACES IS 484. THIS IS BASED ON THE MULTIPLE USES OF THE SITE

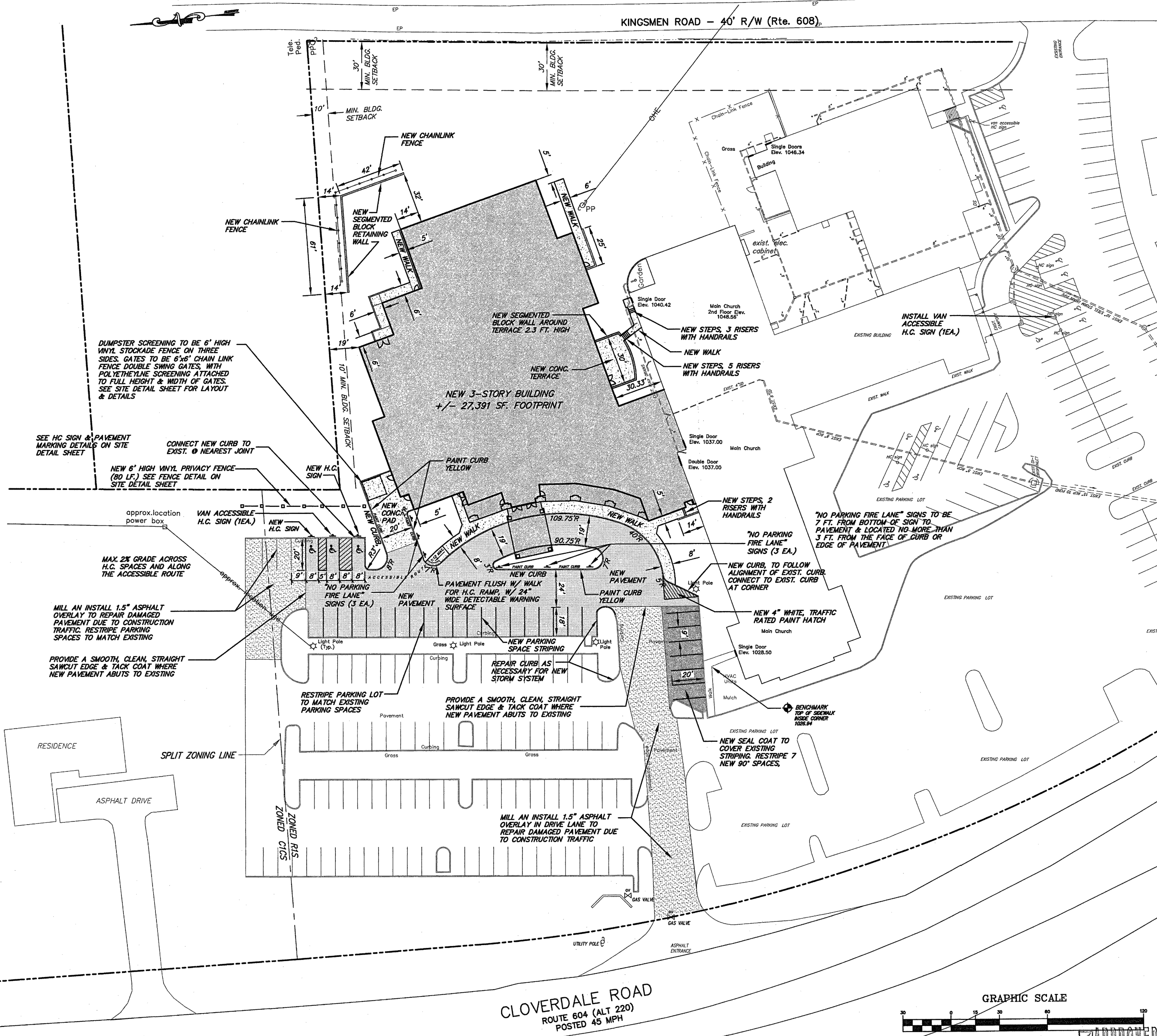
## **NOTES:**

ALL GROUND LEVEL & ROOF TOP MECHANICAL EQUIPMENT MUST BE SCREENED OR LANDSCAPED TO COMPLY WITH SECTION 30-92-5 OF THE ROANOKE COUNTY ZONING ORDINANCE.

EXTERIOR SIGNS MUST COMPLY WITH ROANOKE COUNTY ZONING ORDINANCE. NO NEW SIGNS ARE PROPOSED.

ALL EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE INTENSITY AT ADJOINING STREETS OR RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.

ALL NEW REFUSE SERVICES (DUMPSTERS/CONTAINERS) & OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM SURROUNDING VIEWS. HEIGHT OF SCREENING MUST BE A MINIMUM HEIGHT OF 6 FEET. RETAINING WALLS REQUIRE A BUILDING PERMIT.



DATE: JUNE 16, 2014

REVISIONS

△

△

△

△

△

**HUGHES ASSOCIATES ARCHITECTS & ENGINEERS**

Architecture • Engineering • Consulting

656 ELM AVENUE, S.W.  
 P.O. BOX 1034  
 ROANOKE, VIRGINIA 24005-1034

TEL (540) 342-4002  
 FAX (540) 342-2060  
 www.HughesArchitects.com

**ALTERATIONS & ADDITIONS FOR BONSACK BAPTIST CHURCH**

Roanoke County, VA

DRAWN BY: WTRW

CHECKED BY: mja

**DIMENSIONAL LAYOUT PLAN**

6/16/14  
 MARK JOHN AYLES  
 Lic. No. 034180  
 PROFESSIONAL ENGINEER

COMMISSION No.  
 11020.002

SHEET  
**SP-4**

COMMISSION No.  
 11020.002

SP-4

GRAPHIC SCALE  
 1" = 30' ft.

APPROVED

Copyright 2014  
 HUGHES ASSOCIATES ARCHITECTS & ENGINEERS  
 A PROFESSIONAL CORPORATION