

PARKING NOTES:

1. MINIMUM PARKING = 1 SPACE PER 300SF NET FLOOR AREA  
EXISTING 2-STORY BUILDING = ±27,350 SF  
EXISTING 3-STORY BUILDING = ±19,855 SF  
PROPOSED 1-STORY BUILDING = ±6,600 SF  
PHASE III BUILDING ADDITION = ±5,700 SF  
TOTAL NET FLOOR AREA = ±59,505 SF x 75% = ±44,628  
MIN. PARKING = ±44,628 / 300 = 149 PARKING SPACES REQUIRED
2. MAXIMUM PARKING = 140% OF MINIMUM REQUIRED = 209 SPACES + 13 EX. ADA SPACES + 3 PROP. ADA SPACES = 225 SPACES
3. PHASE III OF CONSTRUCTION WILL RESULT IN 144 EXISTING SPACES REMAINING AND 126 PROPOSED NEW PARKING SPACES = 270 TOTAL PARKING SPACES
4. MAXIMUM PARKING EXCEEDED BY 45 SPACES
5. PERVIOUS PARKING SPACES PROPOSED IN PHASE III = 67 SPACES (INCLUDING 33 FROM PHASE I)
6. PHASE IV OF CONSTRUCTION WILL RESULT IN 259 EXISTING SPACES (INCLUDING PHASE I-III PARKING) REMAINING AND 39 PROPOSED NEW PARKING SPACES = 298 TOTAL PARKING SPACES
7. MAXIMUM PARKING EXCEEDED BY 73 SPACES
8. PERVIOUS PARKING SPACES PROPOSED IN PHASE IV = 78 SPACES (INCLUDING 67 FROM PHASE I-III)

PHASING NOTES:

1. PHASE III INCLUDES PARKING RENOVATION AND STORMWATER ADDITIONS TO THE SOUTHERN PORTION OF THE SITE.
2. PHASE III ALSO INCLUDES REMOVAL OF CURB FROM PHASE I FOR ADDITIONAL PARKING IN PHASE III.
3. ALL UTILITY WORK FOR THE PHASE III BUILDING ADDITION IS ASSUMED TO BE FROM EXISTING INTERNAL CONNECTIONS. CONTRACTOR TO VERIFY AND PLANS UPDATED TO ACCOMMODATE CHANGES IF NECESSARY.
4. PHASE IV INCLUDES THE ADDITION OF PARKING SPACES ON THE EASTERN PORTION OF THE SITE AND SUPPORTING WALL. A NEW STRUCTURE WILL BE ADDED IN THE NEW PARKING AND CONNECT TO THE EXISTING SYSTEM.

AMENDED CONDITIONS:

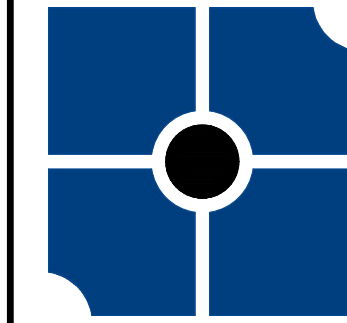
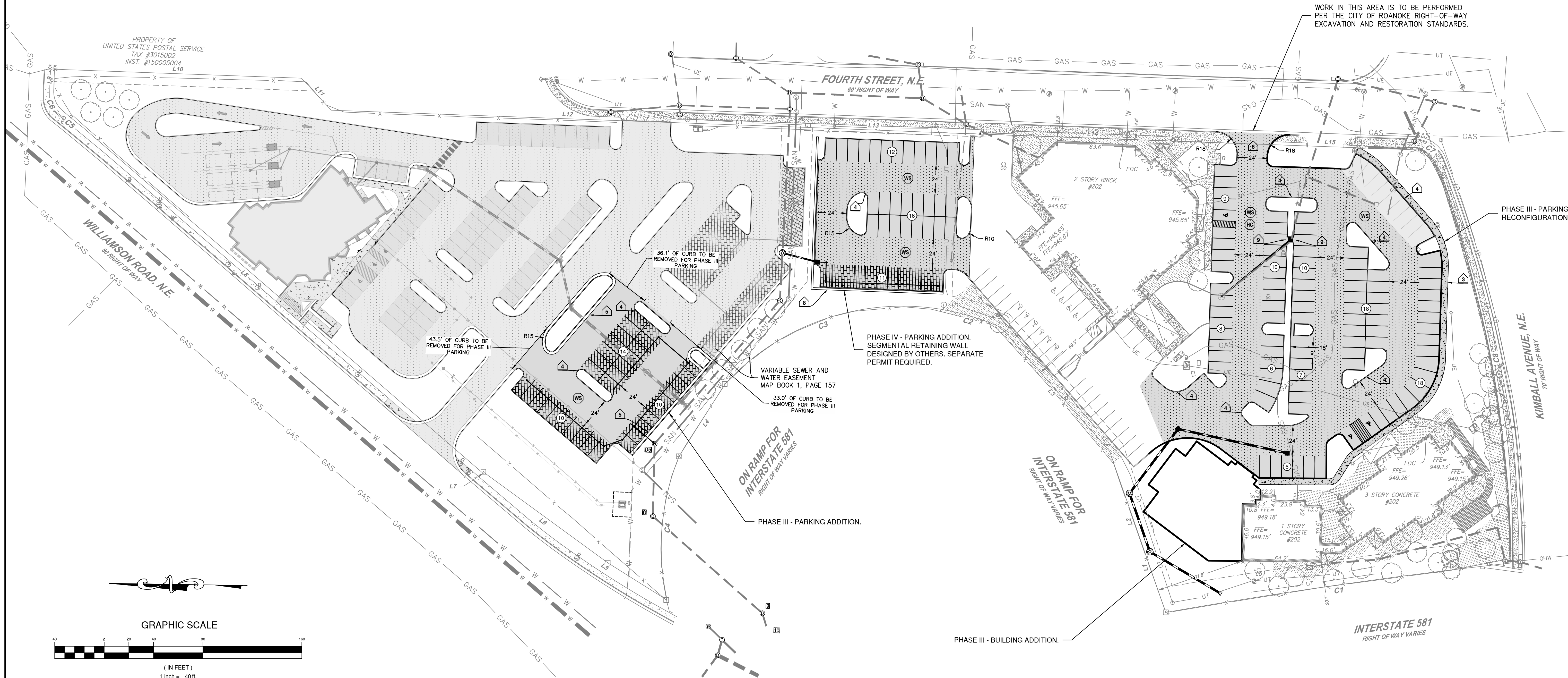
1. THE DESIGN AND LAYOUT OF THE DRIVE-THROUGH FACILITY WILL MEET AND MAINTAIN ALL SUPPLEMENTAL REGULATIONS FOR A DRIVE-THROUGH FACILITY LOCATED IN 36.2-409 OF THE ZONING ORDINANCE.
2. AN 8-FOOT WIDE PLANTING STRIP SHALL BE MAINTAINED WITH EVERGREEN SHRUBS AND DECIDUOUS TREES, SPACED OUT ACCORDING TO THE STANDARDS LOCATED IN TABLE 649-1 OF THE ZONING ORDINANCE, BETWEEN THE RIGHT-OF-WAY AND DRIVE-THROUGH FACILITY.

STRIPING & SIGNAGE LEGEND

- WS 4" WHITE STRIPING. (TYP.)
- HC HANDICAP STRIPING. (TYP.)
- ADA "VAN ACCESSIBLE" ADA ACCESSIBLE SIGN (TYP.)
- STP 8" WHITE STOP BAR (TYP.)

SITE LAYOUT LEGEND

- 1 STANDARD DUTY PAVEMENT.
- 2 HEAVY DUTY PAVEMENT.
- 3 CONCRETE SIDEWALK.
- 4 VDOT CG-2 CURB.
- 5 VDOT CG-6 CURB.
- 6 VDOT CG-9D ENTRANCE.
- 7 VDOT CG-12.
- 8 SEGMENTAL RETAINING WALL (BY OTHERS).
- 9 4' CURB CUTS.
- 10 CURB TAPER.
- 11 PERVIOUS PAVERS. (PERVIOUS CONCRETE AVAILABLE AS ALTERNATIVE.)



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**MEMBER ONE FEDERAL  
CREDIT UNION  
FIELD REVISION #1**  
202 4TH STREET, NE  
CITY OF ROANOKE, VIRGINIA

REVISIONS

1ST REVIEW COMMENTS
JANUARY 28, 2021
2ND REVIEW COMMENTS
FEBRUARY 26, 2021
FIELD REVISION #1
JULY 08, 2021

DESIGNED BY: PDG

DRAWN BY: CEP / JMD

CHECKED BY: JDE

SCALE: 1" = 40'

DATE: NOVEMBER 09, 2020

PROJECT NUMBER: 19-0135

SHEET TITLE:  
**PHASE III & IV  
SITE  
DIMENSIONAL  
PLAN**

**C11**