

	LOT	AREA	ZONE	USE
ROANOKE COUNTY	1	31,692 SF	C2	PARKING
ROANOKE CITY	2	33,541 SF	CG	RESTAURANT
	3	45,938 SF	CG	RETAIL
	4	64,567 SF	CG	RESTAURANT
	5	106,404 SF	CG	HOTEL
	6	50,328 SF	CG	OFFICE
	7	103,021 SF	CG	DAY CARE
	8	46,528 SF	CG	OFFICE

ROANOKE COUNTY PARKING REQUIREMENTS

RESTAURANT  
1/4 SEATS  
1/2 EMPLOYEES

ROANOKE CITY PARKING REQUIREMENTS

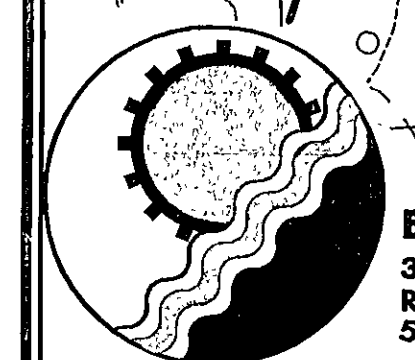
OFFICE  
1 / 400 SF

DAYCARE  
1 / EMPLOYEE  
1 / 8 CHILDREN

RETAIL  
1 / 250 SF

HOTEL  
1 / ROOM +  
1 / 60 SF OF MEETING AND RESTAURANT AREA

EATING ESTABLISHMENTS  
1 / 60 SF OF SEATING



ENGINEERING CONCEPTS, INC.  
3433 BRAMBLETON AVENUE, SUITE 200B  
ROANOKE, VIRGINIA 24018  
540.776.5715 FAX: 540.776.8543

Drawn	DRB
Designed	JDE
Checked	
Approved	

BLUE HILLS VILLAGE CONCEPT PLAN  BLUE HILLS DRIVE NE & US ROUTE 460 ROANOKE, VIRGINIA	SCALE: 1"=60'
	MARCH, 13, 2006
	PROJECT: 05084

1
---