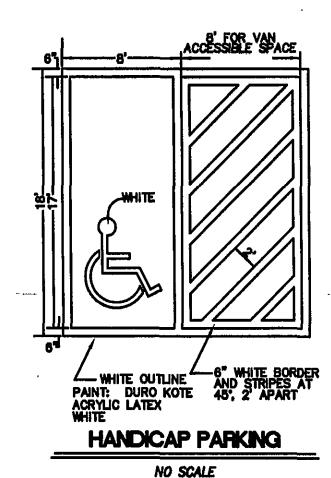
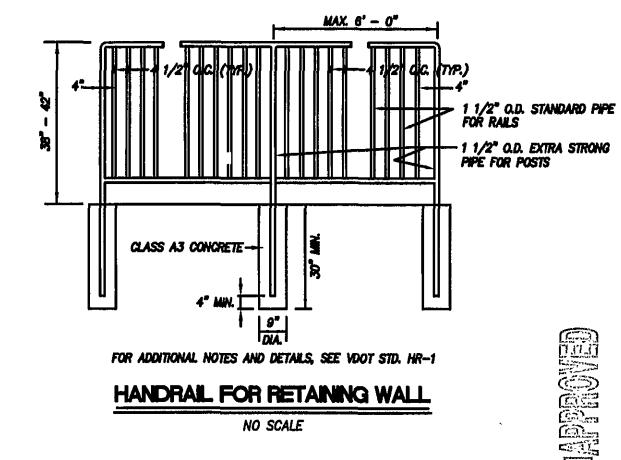


## HANDICAP PARKING SIGN (SI)







CURRENT ZONING: C2
PROPOSED USE: HOTEL
SITE ACREAGE: 2.144 AC.
MINIMUM LOT AREA REQUIRED: 15,000 S.F.
MINIMUM FRONTAGE REQUIRED: 75°

MINIMUM REQUIRED SETBACKS:

FRONT: 30' OR 20' WHEN ALL PARKING IS LOCATED BEHIND THE FRONT BUILDING LINE
REAR: 15' PRINCIPAL STRUCTURES, 3' ACCESSORY STRUCTURES

REAR: 15' PRINCIPAL STRUCTURES, 3' ACCESSORY STRUCTURES

SIDE YARD: NONE

MAXIMUM HEIGHT ALLOWED: FOR PRINCIPAL STRUCTURES, UNLIMITED EXCEPT WHEN ADJOINING PROPERTY ZONED R-1 OR R-2 WHERE THE MAXIMUM HEIGHT

PROPERTY ZONED R-1 OR R-2 WHERE THE MAXIMUM HEIGHT SHALL BE 45 FEET INCLUDING ROOFTOP MECHANICAL EQUIPMENT. THE MAXIMUM HEIGHT MAY BE INCREASED PROVIDED EACH REQUIRED SIDE AND REAR YARD ADJOINING THE R-1 OR R-2 DISTRICT IS INCREASED TWO FEET FOR EACH FOOT IN HEIGHT OVER 45 FEET. FOR ACCESSORY STRUCTURES, ACTUAL HEIGHT OF PRINCIPAL STRUCTURE.

PROPOSED BUILDING HEIGHT: 36.17'
MAXIMUM BUILDING COVERAGE: 50%
PROPOSED BUILDING COVERAGE: 20.3%
MAXIMUM LOT COVERAGE: 90%
PROPOSED LOT COVERAGE: 66.3% (61,919 SF)
OFF-STREET PARKING REQUIREMENTS:

1 SPACE PER GUEST ROOM PLUS 4 SPACES PER 50 ROOMS
REQUIRED SPACES: 100 ROOMS + (100/50 X 4) = 100 + 8 = 108 SPACES
SPACES PROVIDED: 108 SPACES INCLUDING 5 HANDICAP SPACES
ONE REQUIRED LOADING SPACE PROVIDED AT PORTE COCHERE
COMPACT PARKING SPACE OPTION:

MAXIMUM ALLOWABLE COMPACT SPACES: 30% X 108 SPACES = 32.4 = 32 SPACES
COMPACT SPACES PROVIDED = 31 SPACES

BLISTER YARD REQUIREMENTS: TYPE "C" ADJACENT TO R1 AND R2

BUFFER YARD REQUIREMENTS: TYPE "C" ADJACENT TO R1 AND R2 LANDSCAPING REQUIREMENTS: SEE SHEET 7

## GENERAL NOTES

1. THE PROPERTY SHOWN ON THESE PLANS IS LOCATED ON ROANOKE COUNTY TAX ASSESSMENT MAP NUMBER 27.06-04-15.

2. OWNER/DEVELOPER:

PD LODGING ASSOCIATES, LLC ATTN: RAJESH DESAI 7745 HOLLINS COURT DRIVE ROANOKE, VIRGINIA 24019 (540) 563—5656

THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. DATED 2003.

TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2003 AND 2007.

5. THE PROPERTY ON THESE PLANS IS NOT LOCATED IN A FLOOD ZONE AS DESIGNATED BY THE FEMA FLOOD INSURANCE RATE MAP, MAP # 51161C0022 D, DATED OCTOBER 15, 1993.

8. A TITLE REPORT WAS NOT FURNISHED FOR THIS PROPERTY.

7. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY WESTERN VIRGINIA WATER AUTHORITY WATER AND SANITARY SEWER.

THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PUBLIC ROADS.

9. ALL EXTERIOR LIGHTS SHALL BE DESIGNED, ARRANGED, AND LOCATED SO AS NOT TO DIRECT GLARE ON ADJACENT RESIDENTIAL PROPERTIES OR RIGHT OF WAYS. THE MAXIMUM LIGHTING DENSITY AT RESIDENTIAL ZONED ADJOINING PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.

10. A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ANY EXTERIOR SIGNAGE.

11. NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, THE WESTERN VIRGINIA WATER AUTHORITY AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

12. ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES, OR ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. COUNTY ENGINEERS WILL REVIEW PLANS WITHIN ONE DAY OF SUBMITTAL. PLAN SHEETS CAN BE 8.5 x 11 IF THE INFORMATION IS LEGIBLE AND WITHIN THE LIMITS OF THE APPROVED PLANS.

13. ANY TOPOGRAPHIC CHANGES FROM THE APPROVED PLANS MAY REQUIRE ADDITIONAL DRAINAGE STRUCTURES AND EASEMENTS AS DEEMED NECESSARY BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND ROANOKE COUNTY.

14. ANY DEVIATIONS BETWEEN THE PROPOSED CONTOURS AND PLANS AND THE AS BUILT CONDITIONS MAY REQUIRE ADDITIONAL DRAINAGE STRUCTURES AND EASEMENTS.

15. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CLEAN OUT THE EXISTING STORM SEWER SYSTEM WITHIN EXISTING DEVELOPMENTS SHOULD THESE SYSTEMS BECOME SILTED OR BLOCKED IN ANY WAY DUE TO THE CONSTRUCTION OF THIS PROPOSED DEVELOPMENT.

16. COMMERCIAL AND INDUSTRIAL USE TYPES SHALL SCREEN FROM SURROUNDING VIEWS ALL ARTICLES AND MATERIALS BEING STORED, MAINTAINED, REPAIRED, PROCESSED, ERECTED, FABRICATED, DISMANTLED, OR SALVAGED. ARTICLES AND MATERIALS AVAILABLE FOR RETAIL SALE BY A COMMERCIAL USE TYPE SHALL BE EXEMPT FROM THIS REQUIREMENT. (SECTION 30-92-6(E)2, ROANOKE COUNTY ZONING ORDINANCE).

## CONSTRUCTION NOTES

I. A PERMIT MUST BE OBTAINED FROM THE VDOT SALEM RESIDENCY OFFICE PRIOR TO CONSTRUCTION IN THE HIGHWAY RIGHT-OF-WAY.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE STANDARDS AND

CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.

2. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF VDOT'S ROAD AND BRIDGE STANDARDS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY

NO SUBSURFACE SOIL REPORTS HAVE BEEN FURNISHED TO THE DESIGN ENGINEER.
 THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.

6. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.

7. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.

8. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE PERFORMED BY THE CONTRACTOR WITH A WESTERN VIRGINIA WATER AUTHORITY INSPECTOR ONSITE.

9. SEE VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.

10. THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON—SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.

## **GRADING NOTES**

AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.

TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.

FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT AND ROCKS LARGER THAN 6 INCHES IN DIAMETER OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.

4. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN EIGHT (8) INCH LOOSE LIFTS AND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D898, STANDARD PROCTOR OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT. MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTION DENSITY OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.

5. A QUALIFIED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF VIRGINIA, SHOULD BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION, SOIL COMPACTION, TESTING, AND OTHER SOIL CHARACTERISTICS. LUMSDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES RESULTING FROM SAME.

P.O. 80. P.O

LUMSDEN ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS ROANOKE, VIRGINIA

OTES AND DETAILS

HAMPTON INN -LANTATION ROAD PREPARED FOR ODGING ASSOCIATES, LL

July 24, 2008

CALE:

NONE

OMMISSION NO:

2007-335 SHEET 3 OF 12