

## GENERAL SITE NOTES & ZONING STANDARDS:

### GENERAL SITE NOTES AND STANDARDS FOR THE DEVELOPMENT:

#### ARCHITECTURAL REQUIREMENTS:

THE HOTEL BUILDING SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE W/THE FOLLOWING ARCHITECTURAL DOCUMENTS:

1. RENDERING ENTITLED "EXHIBIT C - EXTERIOR HOTEL PERSPECTIVE" DATED 10-30-2017
2. ELEVATIONS ENTITLED "HOLIDAY INN EXPRESS - EXTERIOR ELEVATIONS - A2.01 & A2.02 DATED 10/23/2017

#### SIDEWALKS:

A MINIMUM 4' WIDE SIDEWALK SHALL BE EXTENDED FROM THE WILLIAMSON ROAD N.E. OR ORANGE AVENUE N.E. RIGHT OF WAY TO THE FRONT OF THE BUILDING AS SHOWN FOR PEDESTRIAN ACCESS.

#### VEHICULAR ACCESS:

ALL VEHICULAR ACCESS SHALL BE FROM THE SHARED EXISTING ACCESS A FROM ORANGE AVENUE AND/OR EXISTING ACCESS B FROM WILLIAMSON ROAD. NO ADDITIONAL ACCESS POINTS ALONG WILLIAMSON ROAD OR ORANGE AVENUE SHALL BE PERMITTED.

CROSS ACCESS SHALL BE PROVIDED BETWEEN ZONING PARCEL #1, ZONING PARCEL #2, AND TM: 3020206 AS ACCEPTABLE TO ALL OWNERS.

CROSS ACCESS AND CROSS PARKING SHALL BE PROVIDED BETWEEN ZONING PARCEL #1 AND ZONING PARCEL #2.

#### SIGNAGE STANDARDS:

BUILDING MOUNTED AND SITE SIGNAGE STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF ROANOKE ZONING ORDINANCE FOR ALL PARCELS BASED ON THE CG ZONING DISTRICT WITH THE EXCEPTION OF THE FOLLOWING:

ALLOWABLE FREESTANDING SIGNAGE SIZE SHALL BE UP TO 100 S.F. PER SIGN PER FRONTAGE ON ORANGE AVENUE AND WILLIAMSON ROAD

A SIGNAGE EASEMENT AND OPERATING/MAINTENANCE AGREEMENT SHALL BE PROVIDED AND SIGNED BY ALL PARTIES UTILIZING THE SHARED FREESTANDING SIGNAGE CURRENTLY SHOWN ON TAX PARCELS 3020207 & 3020203. THE SUBJECT SIGNS SHALL BE SHARED BY ANY PARCELS/USERS WITHIN THE DEVELOPMENT.

#### RIGHT OF WAY DEDICATION:

OWNER SHALL DEDICATE TO THE CITY OF ROANOKE A 5' WIDE STRIP OF PROPERTY FROM TAX PARCELS 3020207 AND 3020203 ALONG ORANGE AVENUE. THIS DEDICATION WILL BE CONVEYED ON THE COMBINATION PLAT DURING THE PLAT REVIEW PROCESS.

#### LANDSCAPING:

THE LANDSCAPE AREA ADJACENT TO THE HOTEL BUILDING ON THE SOUTHSIDE FACING ORANGE AVENUE SHALL BE LANDSCAPED WITH A COMBINATION OF UPRIGHT EVERGREEN AND DECIDUOUS TREES. MINIMUM PLANTING HEIGHT SHALL BE 6'.

## STANDARD CITY OF ROANOKE CONSTRUCTION

### PROCEDURE REQUIREMENTS:

#### NOTICE TO ALL LANDOWNERS, DEVELOPERS, AND CONTRACTORS:

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

**RIGHT-OF-WAY EXCAVATION PERMIT:** PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION, OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RIGHT-OF-WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.

**LAND DISTURBANCE PERMIT:** AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT

**PLANS AND PERMITS:** A COPY OF THE PLANS AS APPROVED BY THE CITY OF ROANOKE (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE MADE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.

**LOCATION OF UTILITIES:** THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**CONSTRUCTION ENTRANCE:** THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND COMPOSITION OF THE CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.

**STREETS TO REMAIN CLEAN:** IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.

**BARRICADES/DITCHES:** THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.

**SEWER AND PAVEMENT REPLACEMENT:** CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY.

**APPROVED PLANS/CONSTRUCTION CHANGES:** ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.

**FINAL ACCEPTANCE/CITY:** THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FIELD SURVEYED FINAL CORRECT SET OF AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM DRAIN AND/OR STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE CITY. AS-BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, FIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

## GENERAL W.V.W.A. NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST WVWA DESIGN AND CONSTRUCTION STANDARDS.
2. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT MARK SINK AT (540) 537-3460/
3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
4. FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND 2' MINIMUM HORIZONTALLY FROM OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER CROSSINGS OF ANY OTHER UTILITIES. WHERE THIS CANNOT BE ACHIEVED ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTOHELED TO VERIFY LOCATIONS. THIS PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.
7. REFER TO PLAN SET AND WVWA DETAILS FOR SPECIFIC CONSTRUCTION STANDARDS.

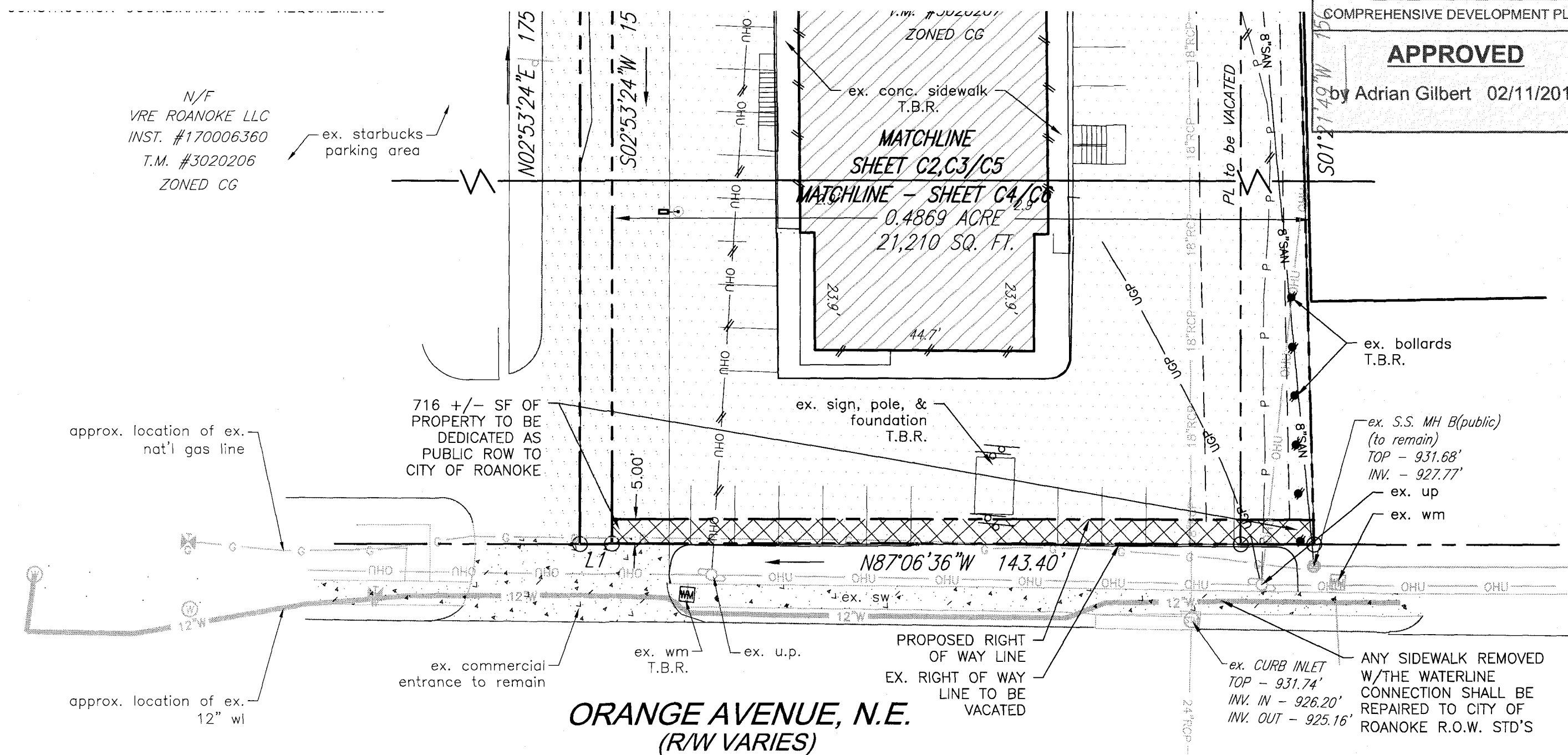
## W.V.W.A. WATER NOTES:

1. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
3. .G.C. SHALL PROVIDE 5 DAYS NOTICE TO THE WVWA FOR ANY ANTICIPATED WATER OUTAGE TO ALLOW THE WVWA TIME TO SCHEDULE AND NOTIFY AFFECTED CUSTOMERS. (540) 537-3460
4. AVAILABILITY NUMBER FOR PROJECT: #18-076
5. THE WATER SERVICE FOR THIS PROJECT WILL REQUIRE A CONCRETE VAULT. PLEASE CONTACT CLEARFLOW AT (540) 942-3300 TO ORDER THE VAULT. THE APPLICANT IS RESPONSIBLE FOR PAYMENT, DELIVERY, COORDINATION OF THE VAULT, AND INSTALLATION OF THE WATER SERVICE BETWEEN THE AUTHORITY MAIN AND THE VAULT INCLUDING THE TAPPING SLEEVE AND VALVE. CONTRACTOR TO EXCAVATE AND INSTALL TAPPING SLEEVE AND VALVE, THE WET TAP WILL BE MADE BY THE AUTHORITY UPON PAYMENT AND SCHEDULING.
6. CONTRACTOR TO FURNISH AND INSTALL TAPPING SLEEVE AND VALVE, TAP TO BE MADE BY WVWA. CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION AND SHORING PER OSHA REGULATIONS.

## W.V.W.A. SANITARY SEWER NOTES:

1. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
3. SANITARY SEWER TAP TO EXISTING MANHOLE TO BE MADE BY CONTRACTOR. MANHOLE CONNECTION MUST BE CORED WITH A BOOT INSTALLED.
4. GREASE INTERCEPTOR:
  - a. SHALL BE INSPECTED AND APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SITE RECEIVING WATER SERVICE CONNECTION.
  - b. 48 HRS. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL COMPLETE THE FOLLOWING:
    - i1. SUBMIT SHOP DRAWINGS TO CASSIE ALICE, 601 S. JEFFERSON STREET, SUITE 300, ROANOKE, VA 24011
    - i2. CALL (540) 537-3460 TO SCHEDULE GREASE INTERCEPTOR INSPECTION. THE INSPECTION SHALL OCCUR PRIOR TO THE CONTRACTOR COVERING THE GREASE INTERCEPTOR.

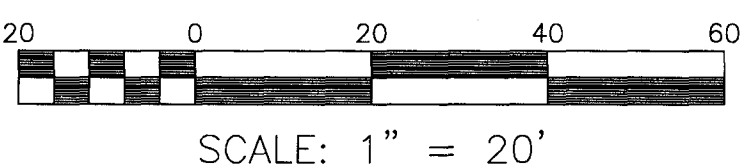
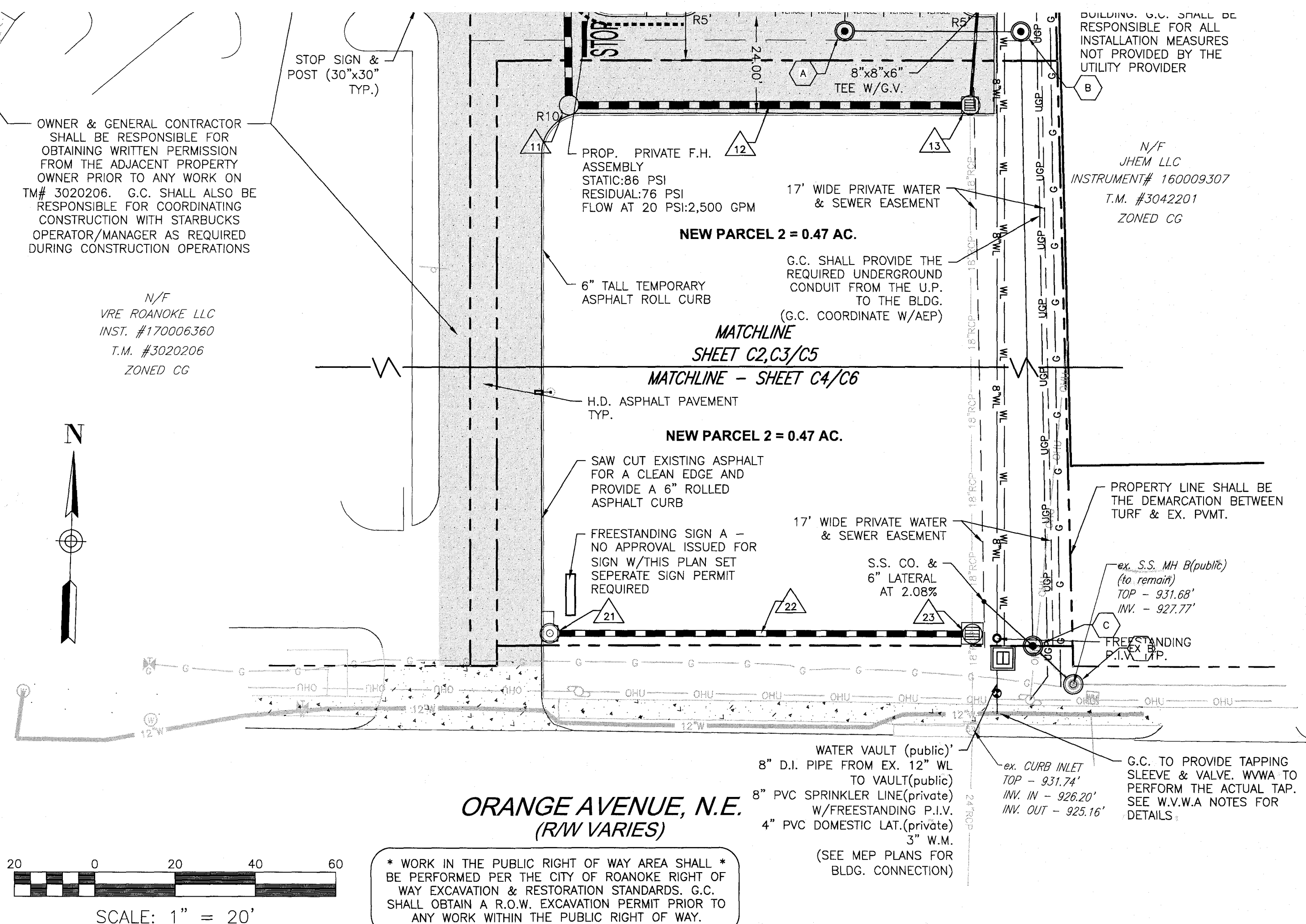
## EXISTING CONDITIONS AND DEMOLITION PLAN:



\* WORK IN THE PUBLIC RIGHT OF WAY AREA SHALL \*  
BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF  
WAY EXCAVATION & RESTORATION STANDARDS. G.C.  
SHALL OBTAIN A R.O.W. EXCAVATION PERMIT PRIOR TO  
ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.

\* SANITARY SEWER & WATERLINE ABANDONMENT NOTE \*  
THE EXISTING 2\"/>

## LAYOUT & UTILITY PLAN:



\* WORK IN THE PUBLIC RIGHT OF WAY AREA SHALL \*  
BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF  
WAY EXCAVATION & RESTORATION STANDARDS. G.C.  
SHALL OBTAIN A R.O.W. EXCAVATION PERMIT PRIOR TO  
ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.



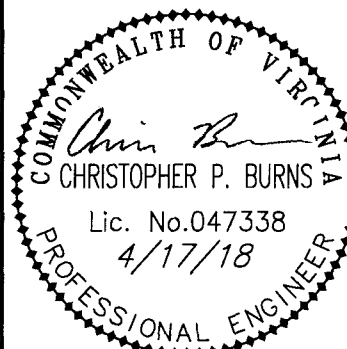
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WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.

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Roanoke, VA 24018  
540-772-9580  
FAX 540-772-8050



HOLIDAY INN EXPRESS HOTEL  
536 ORANGE AVENUE  
ORANGE AVENUE ACCESS DRIVE  
Imcode: ROAOA Location#: 18807  
CITY OF ROANOKE, VIRGINIA

DRAWN BY BTC

DESIGNED BY BTC

CHECKED BY CPB

DATE 2/9/2018

SCALE 1"=20'

REVISIONS:

3/20/2018  
4/17/2018

SHEET NO.

C4

JOB NO. 04170051.00