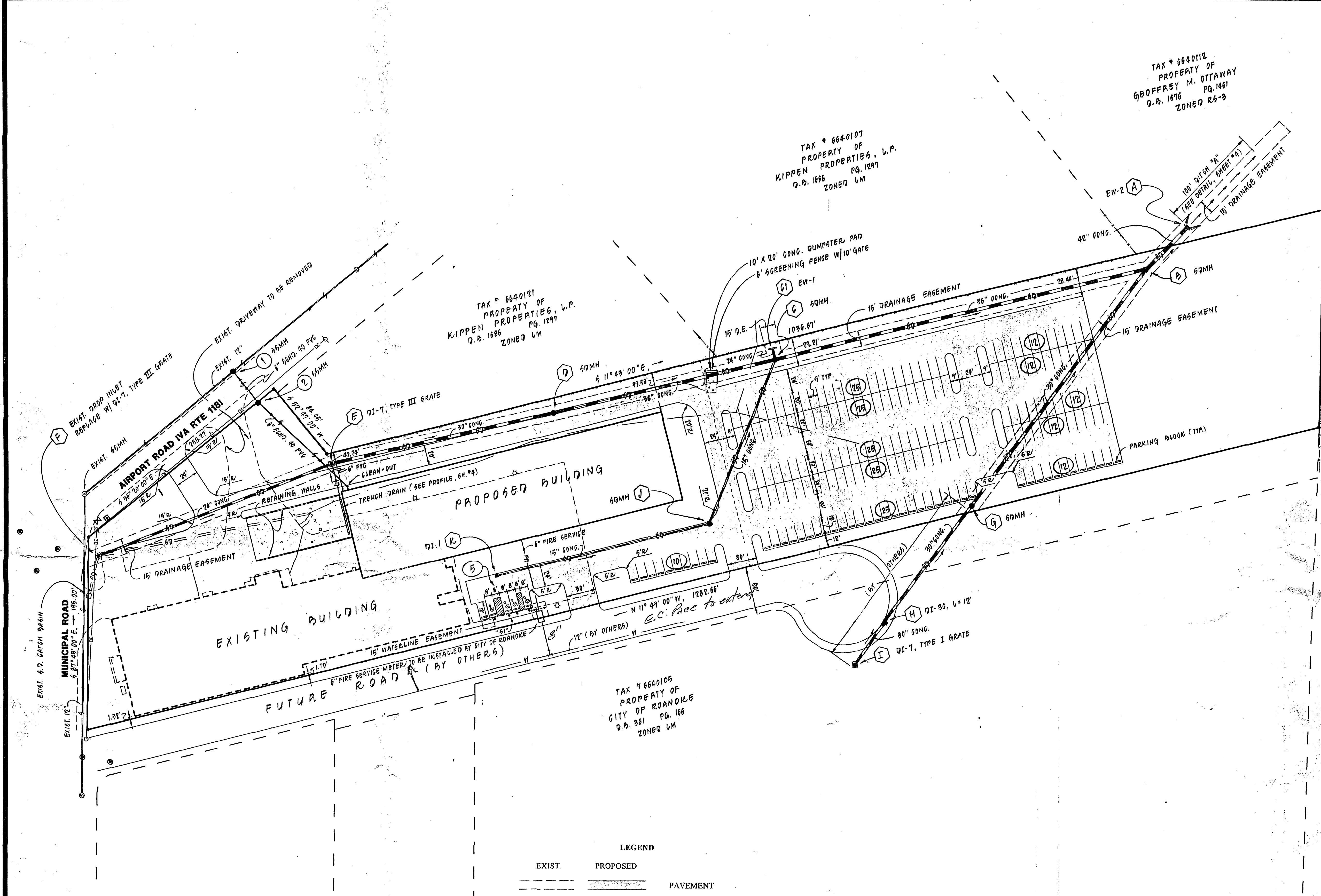




SITE TABULATIONS

TAX PARCEL NUMBERS: 6640106 AND 6640120
TOTAL ACREAGE = 6.383 ACRES
PROPERTY OWNER = GEOFFREY M. OTTAWAY
PROPERTY ADDRESS = 5568 AIRPORT ROAD

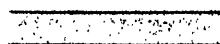
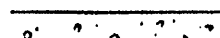
ZONING TABULATIONS

ZONED LM, LIGHT MANUFACTURING DISTRICT
MAXIMUM BUILDING COVERAGE = 80 PERCENT
PROPOSED BUILDING COVERAGE = 21.6 PERCENT
MAXIMUM FLOOR AREA RATIO = 2.0
PROPOSED FLOOR AREA = 1.0
MINIMUM YARD REQUIREMENTS
MINIMUM FRONT YARD SETBACK = 30 FEET
MINIMUM SIDE YARD SETBACK = 0 FEET EXCEPT WHERE ADJOINING A RESIDENTIAL DISTRICT WHERE 20 FEET IS REQUIRED
MINIMUM REAR YARD SETBACK = 0 FEET EXCEPT WHERE ADJOINING A RESIDENTIAL DISTRICT WHERE 30 FEET IS REQUIRED
MAXIMUM HEIGHT OF STRUCTURES = 45 FEET
MINIMUM OPEN SPACE = 10 PERCENT OF LOT AREA
PROPOSED OPEN SPACE = 33 PERCENT OF LOT AREA

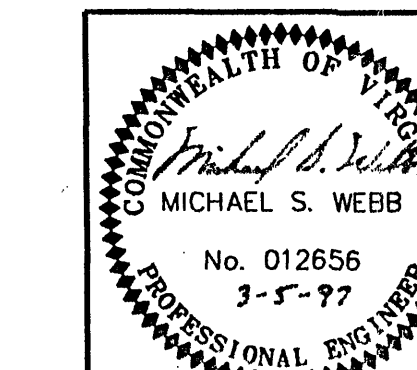
PARKING REQUIREMENTS

MAXIMUM EMPLOYEES = 180 SPACES
PROVIDED PARKING = 200 SPACES

- NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO CITY OF ROANOKE STANDARDS AND SPECIFICATIONS.
 - NO SUBSOIL INVESTIGATIONS HAVE BEEN PERFORMED BY THE DESIGNING ENGINEER.
 - THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
 - ALL UTILITY CONSTRUCTION SHALL BE COORDINATED WITH ARCHITECTURAL PLANS.
 - ALL UTILITY TRENCHES SHALL BE BACKFILLED IN SIX INCH LIFTS AND COMPACTED TO 95% MAXIMUM DRY DENSITY, STANDARD PROCTOR.
 - PLUMBING CONTRACTOR SHALL EXPOSE EXISTING SANITARY SEWER AND COORDINATE WITH CITY OF ROANOKE UTILITY LINES DEPARTMENT TO MAKE TAP FOR SEWER LATERAL.
 - STORM DRAIN FROM STRUCTURE G THROUGH I TO BE CONSTRUCTED BY ROANOKE CITY WITH ROAD PROJECT.

LEGEND		
EXIST.	PROPOSED	
		PAVEMENT
		CONCRETE
		STORM DRAIN LINE
		SANITARY SEWER LINE
		OVERHEAD ELECTRIC LINE
		BUILDING
		MANHOLE
		DROP INLET
		CLEAN-OUT

REVISION	DATE	DESCRIPTION
DESIGNED	MSW, GDA	DIMENSIONAL LAYOUT FOR INNOTECH, INC. PREPARED FOR GEOFFREY M. OTTAWAY LOCATED ON AIRPORT ROAD ROANOKE, VIRGINIA
DRAWN	RAG, GDA	
CHECKED	MSW	
LUMSDEN ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS ROANOKE, VIRGINIA		
SCALE: 1" = 50'		COMM: 96-427
DATE: 25 APR. 1997		SHEET 2 of 7



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