

SITE TABULATIONS

TOTAL SITE AREA = 2.103 ACRES
 BUILDING AREA (TOTAL GROSS FLOOR AREA): 57,840 S.F.
 SITE ADDRESS: 3305 ORDAWAY DRIVE, N.W.
 TAX# 6450121
 D.B. 1478, PAGE 1131
 ZONING: CLS, COMMERCIAL-LARGE SITE DISTRICT
 OVERLAY DISTRICT: AIRPORT (CODE 36.2-334)
 LOT AREA: MIN = 90,000 S.F., ACTUAL = 91,607 S.F.
 LOT FRONTAGE: MIN = 150', ACTUAL = 509'
 FLOOR AREA RATIO: MAX = 5.0, ACTUAL = 0.63
 IMPERVIOUS SURFACE RATIO: MAX = 80% OF LOT AREA, ACTUAL = 74%
 BUILDING HEIGHT: MAXIMUM=NONE, EXCEPT WHEN ABUTTING RESIDENTIAL
 ACTUAL = 45'
 ADJACENT ZONING: CLS, INPUD
 ADJACENT LAND USE: HOTEL, SCHOOL, AND RETAIL
 CURRENT LAND USE: VACANT
 PROPOSED LAND USE: HOTEL AND ASSOCIATED PARKING

YARD SETBACK REQUIREMENTS

(PER TABLE 314-1)
 FRONT YARD: 20' MINIMUM
 REAR YARD: 25' MINIMUM
 SIDE YARD: 25' MINIMUM

KEYNOTES:

1. PRECAST CONCRETE WHEELSTOP, TYPICAL.
2. VDOT STANDARD CG-2 CONCRETE CURB.
3. TRASH DUMPSTER (ENCLOSED). SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
4. STANDARD HANDICAPPED ACCESSIBLE PARKING SPACE WITH SIGN AND PRECAST CONCRETE WHEEL STOP. SEE SHEET C-10 FOR DETAILS.
5. DEPRESS CURB TO MEET EDGE OF PAVEMENT. SEE SHEET C-6 FOR ADDITIONAL INFORMATION.
6. VAN HANDICAPPED ACCESSIBLE PARKING SPACE WITH SIGN AND PRECAST CONCRETE WHEEL STOP. SEE SHEET C-10 FOR DETAILS.
7. CONCRETE BAND.
8. NEW RETAINING WALL. REFER TO SHEET C-9 FOR DETAILS AND SECTIONS.
9. STOP SIGN AND 24" WIDE STOP BAR.
10. NEW CONCRETE SIDEWALK. SEE SHEET C-10 FOR TYPICAL SECTION.

GENERAL NOTES:

1. EXISTING TOPOGRAPHIC INFORMATION IS TAKEN FROM FIELD SURVEYS PERFORMED BY MATTERN AND CRAIG, INC. 2005.
2. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" (1-800-552-7001) 48 HOURS PRIOR TO WORKING IN THE VICINITY OF THE EXISTING UTILITIES.
3. UNLESS OTHERWISE NOTED ALL LINEAR DIMENSIONS ARE TO THE FACE OF CURB.
4. WHERE INDICATED, CONTRACTOR SHALL RESET TREES UPON COMPLETION OF FINAL GRADING. IF TREES DO NOT SURVIVE BEING RESET THE CONTRACTOR SHALL REPLACE TREES WITH A LIKE KIND.
5. UNLESS OTHERWISE NOTED ALL CURB RADII = 2'-6". ALL CURB RADII DIMENSIONS ARE TO THE BACK OF THE CURB.
6. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT AND DIMENSIONS
7. ALL CONCRETE CURB (AND GUTTER) SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT STANDARD CG-2 (OR CG-6).
8. REFER TO SHEET C-3 FOR PROPERTY LINE BEARINGS AND DISTANCES.

SIGN REQUIREMENTS

(PER TABLE 669-1)
FREESTANDING SIGN:
 MAXIMUM TOTAL SQUARE FOOTAGE OF SIGN AREA PERMITTED PER FOOT OF LINEAR LOT FRONTAGE ON WHICH SIGN IS LOCATED 1.0
 MAXIMUM SIGN AREA PER SIGN FACE (SQUARE FOOTAGE) 150
 MAXIMUM HEIGHT (FEET): POLE SIGN 25
 MAXIMUM HEIGHT (FEET): MONUMENT SIGN 16
 MINIMUM SIDE AND REAR SETBACKS (FEET) 5
 MINIMUM FRONT SETBACK (FEET): 2

BUILDING MOUNTED SIGNS:

MAXIMUM TOTAL SQUARE FOOTAGE OF SIGN AREA PERMITTED PER FOOT OF LINEAR BUILDING FRONTAGE OR STOREFRONT ON WHICH SIGN IS LOCATED . . . 1.0

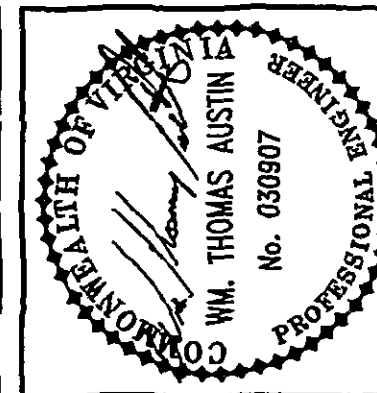
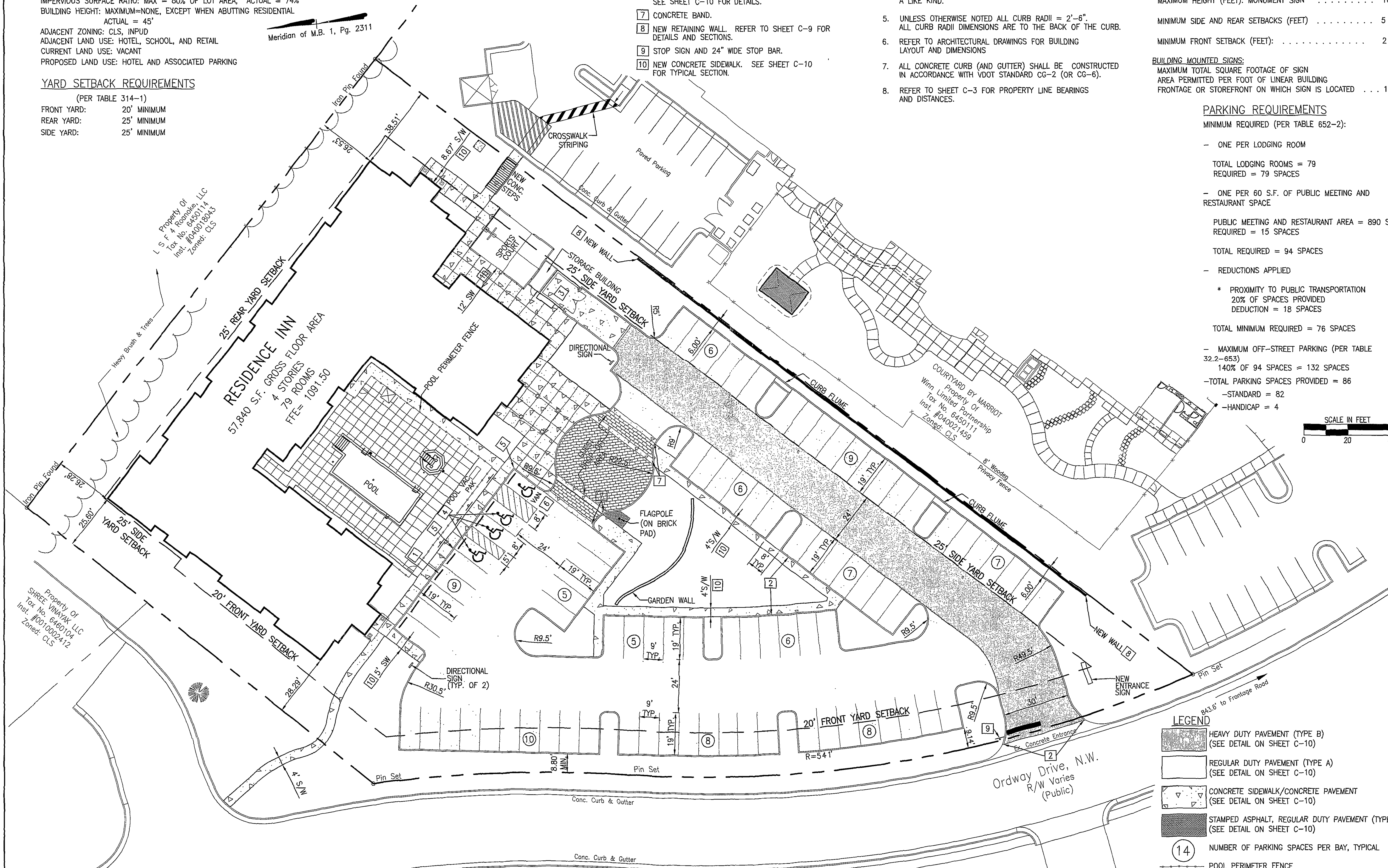
PARKING REQUIREMENTS

MINIMUM REQUIRED (PER TABLE 652-2):
 - ONE PER LODGING ROOM
 TOTAL LODGING ROOMS = 79
 REQUIRED = 79 SPACES
 - ONE PER 60 S.F. OF PUBLIC MEETING AND RESTAURANT SPACE
 PUBLIC MEETING AND RESTAURANT AREA = 890 S.F.
 REQUIRED = 15 SPACES
 TOTAL REQUIRED = 94 SPACES
 - REDUCTIONS APPLIED
 * PROXIMITY TO PUBLIC TRANSPORTATION
 20% OF SPACES PROVIDED
 DEDUCTION = 18 SPACES
 TOTAL MINIMUM REQUIRED = 76 SPACES
 - MAXIMUM OFF-STREET PARKING (PER TABLE 32.2-653)
 140% OF 94 SPACES = 132 SPACES
 -TOTAL PARKING SPACES PROVIDED = 86
 -STANDARD = 82
 -HANDICAP = 4

SCALE IN FEET
 0 20 40

LEGEND

- HEAVY DUTY PAVEMENT (TYPE B) (SEE DETAIL ON SHEET C-10)
- REGULAR DUTY PAVEMENT (TYPE A) (SEE DETAIL ON SHEET C-10)
- CONCRETE SIDEWALK/CONCRETE PAVEMENT (SEE DETAIL ON SHEET C-10)
- STAMPED ASPHALT, REGULAR DUTY PAVEMENT (TYPE A) (SEE DETAIL ON SHEET C-10)
- 14 NUMBER OF PARKING SPACES PER BAY, TYPICAL
- POOL PERIMETER FENCE



Revisions	Date	By	For
1	3/7/06	W. Thomas Austin	100% SUBMISSION
2	5/1/06	W. Thomas Austin	100% SUBMISSION
3	6/22/06	W. Thomas Austin	FINAL SUBMISSION TO CITY

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SITE DEVELOPMENT PLANS
 RESIDENCE INN - WINSTON HOTELS
SITE PLAN
 CITY OF ROANOKE, VIRGINIA

Vertical Scale:	N/A
Horizontal Scale:	1" = 20'
Commission Number:	2522
Sheet No.:	C-4