

**THE INFORMATION SHOWN BELOW IS FOR CITY OF ROANOKE USE ONLY, AND HAS NO BEARING ON THE ACTUAL CONSTRUCTION OF SITE IMPROVEMENTS**

THE SUBJECT SITE DOES NOT LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAPS.

AREA OF THE SUBJECT SITE IS 8.99 AC.  
THE SUBJECT SITE IS CURRENTLY ZONED LM

**LOT COVERAGE**  
AREA OF COVERAGE = 104,350 sq. ft.  
AREA OF LOT = 391,604 sq. ft.  
LOT COVERAGE = 78 % < 80 % max.

**FLOOR AREA RATIO**  
AREA OF BUILDING = 109,200 sq. ft.  
AREA OF LOT = 391,604 sq. ft.  
FLOOR AREA RATIO = 0.28 to 1 < 2 to 1 max.

**OPEN SPACE**  
AREA OF OPEN SPACE = 87,554 sq. ft.  
AREA OF LOT = 391,604 sq. ft.  
OPEN SPACE = 22 % > 20 % min.

**INTERIOR LANDSCAPING RATIO**  
PARKING & DRIVE AREAS = 194,850 SQ. FT.  
LANDSCAPE AREA REQUIRED = 5% (194,850 SQ. FT.) = 9,743 SQ. FT.  
LANDSCAPE AREA PROVIDED = 20,256 SQ. FT. = 10.4 %

**PARKING SCHEDULE**  
**PARKING REQUIRED**  
± MAXIMUM OF 90 EMPLOYEES @ 1 SPACE / EMPLOYEE = 90 SPACES  
1,800 SQ. FT. OFFICE @ 1 SPACE / 200 SQ. FT. = 9 SPACES  
99 TOTAL AUTOMOBILE SPACES REQUIRED

**PARKING PROVIDED**  
112 - 9'x18' STANDARD AUTOMOBILE SPACES  
5 - 8'x18' HANDICAP-ONLY AUTOMOBILE SPACES  
117 TOTAL AUTOMOBILE SPACES PROVIDED

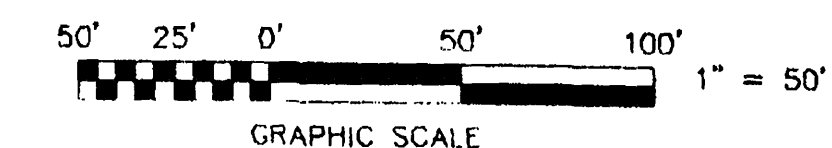
- GENERAL LANDSCAPING NOTES**
1. ALL LANDSCAPE PLANTINGS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
  2. ALL LANDSCAPE PLANTINGS SHALL CONFORM TO STANDARDIZED PLANT NAME AND SHALL BE WELL-FORMED, TRUE TO TYPE AND HAVE WELL-DEVELOPED ROOT SYSTEMS. ALL PLANTINGS SHALL BE SOUND, HEALTHY, AND FREE FROM DEFECTS.
  3. ALL PLANTING SHALL BE DONE DURING THE PROPER SEASON AND NO PLANTING SHALL BE DONE IN FROZEN SOIL OR DURING UNFAVORABLE WEATHER CONDITIONS.
  4. ALL TREES ARE TO BE LOCATED WITH RESPECT TO EXISTING OR PROPOSED UTILITIES.
  5. MULCH ALL PLANTINGS WITH A MINIMUM OF THREE INCHES OF SHREDDED OR CHIPPED MULCH.
  6. ADJUSTMENTS MAY BE NECESSARY DUE TO PLANT AVAILABILITY.
  7. DUE TO ON-SITE CONDITIONS, IN-FIELD ADJUSTMENTS MAY BE NECESSARY.
  8. ALL PLANTING OF TREES, SHRUBS, ETC. SHALL BE DONE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 605.

- STRIPING NOTES**
- NEW PARKING LOT STRIPING SHALL BE 4" WIDE STANDARD TRAFFIC PAINT. LINES SHALL BE PAINTED AS FOLLOWS:  
AUTOMOBILE PARKING STALLS SHALL BE WHITE STRIPES 18' LONG, ON 9' CENTERS.  
NO PARKING AREAS SHALL BE YELLOW STRIPES ON 2' CENTERS.  
HANDICAP SPACES SHALL BE 18' LONG, 8' WIDE WITH 5' WIDE "NO PARKING" AREAS AT RAMP. AS SHOWN. HANDICAP STRIPING AND SYMBOLS SHALL BE PAINTED BLUE, AND SIZED IN ACCORDANCE WITH ADA SPECIFICATIONS.

PLANTING LIST					
KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.	SIZE AT PLANTING
PO		PIN OAK	QUERCUS PALUSTRIS	10	2 to 2-1/2" CAL.
ER		EASTERN REDBUD	CERCIS CANADENSIS	12	2 to 2-1/2" CAL.

SEE SHEET 2 FOR SEEDING SPECIFICATIONS  
SUBSTITUTIONS OF SPECIES OR CULTIVARS SHOWN SHALL BE APPROVED BY THE CITY OF ROANOKE PLANNING DEPARTMENT. SUBSTITUTIONS SHOULD BE OF SIMILAR GROWTH RATE AND ULTIMATE SIZE AS THOSE SHOWN HEREON.  
ADDITIONAL LANDSCAPING OF SLOPES, PARKING LOT ISLANDS, ETC. WITH SHRUBS OR SEASONAL PLANTINGS IS AT THE DISCRETION OF THE OWNER AND/OR DEVELOPER

**DETENTION POND FENCING NOTE**  
CONTRACTOR SHALL SUPPLY AND INSTALL A NEW 6' HIGH, MINIMUM 9 GAUGE CHAIN-LINK FENCE AROUND THE PERIMETER OF THE NEW STORMWATER MANAGEMENT DETENTION POND. FENCE SHALL HAVE A 12' WIDE DOUBLE GATE WITH HASP SUITABLE FOR INSTALLATION OF LOCK. LOCK TO BE PROVIDED BY OWNER.



DESIGNED BY C.L. White  
DRAWN BY C.L. White  
CHECKED BY F.B. Caldwell, III  
W.D. # 96-0314  
N.B. ANDREWS PROP.  
TAX NO. 6530101

**AIRBORNE EXPRESS**

SHOWING A NEW 109,200 SQUARE FOOT REGIONAL HUB FACILITY

SITUATE TOM ANDREWS ROAD CITY OF ROANOKE, VIRGINIA

SCALE: 1" = 50' DATE: JUNE 01, 1996

**TPP&S**  
ENGINEERS  
SURVEYORS  
PLANNERS

**T. P. PARKER & SON**  
816 Boulevard  
Post Office Box 39  
Salem, Virginia 24153  
Telephone: 540-387-1153  
FAX: 540-389-5767