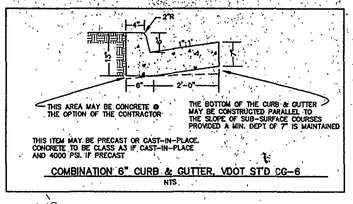
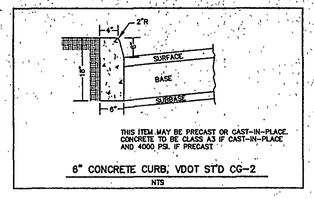
LEGEND

- SURVEYED PROPERTY LINE
- DEED LINE
- E — EXISTING OVERHEAD ELECTRIC
- W — EXISTING WATERLINE
- S — EXISTING SEWERLINE
- x — x — EXISTING FENCE LINE
- FOUND 1/2" IRON REBAR
- POINT
- EXISTING UTILITY POLE
- EXISTING TELEPHONE MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING LIGHT POLE
- EXISTING 10" TREE
- EXISTING WV DENOTES WATER VALVE
- FH DENOTES FIRE HYDRANT
- EXISTING SIGN POST
- PUE DENOTES PUBLIC UTILITY EASEMENT

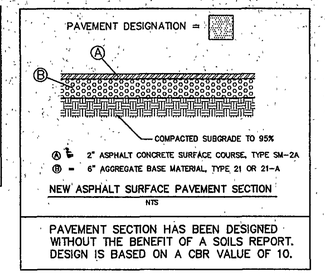
M.B. 1 PG. 1554



COMBINATION 6" CURB & GUTTER, VDOT ST'D CG-6
NTS

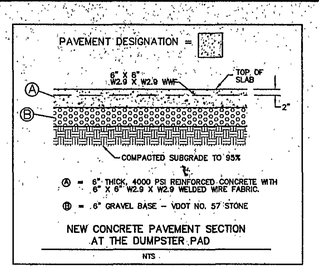


6" CONCRETE CURB, VDOT ST'D CG-2
NTS

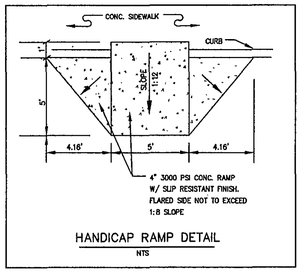


NEW ASPHALT SURFACE PAVEMENT SECTION
NTS

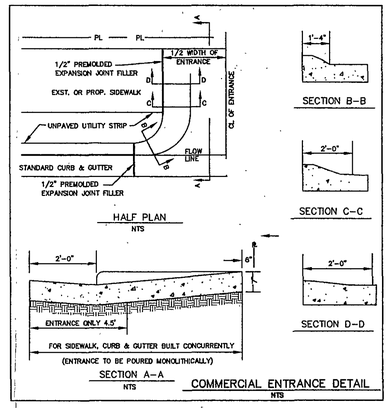
PAVEMENT SECTION HAS BEEN DESIGNED WITHOUT THE BENEFIT OF A SOILS REPORT. DESIGN IS BASED ON A CBR VALUE OF 10.



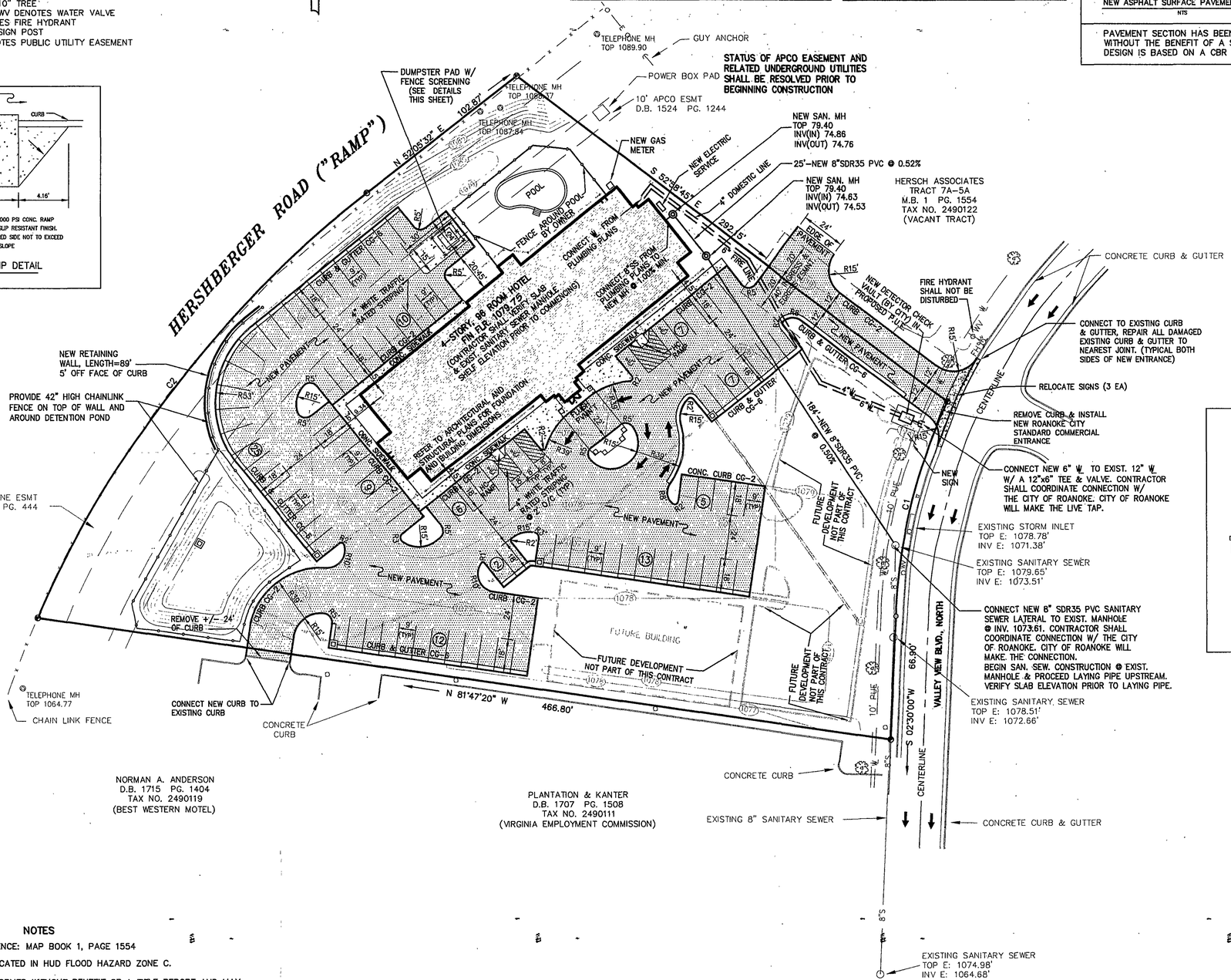
NEW CONCRETE PAVEMENT SECTION AT THE DUMPSTER PAD
NTS



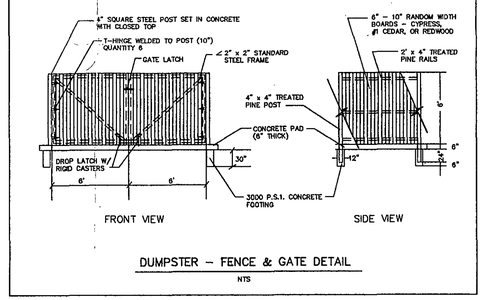
HANDICAP RAMP DETAIL
NTS



COMMERCIAL ENTRANCE DETAIL
NTS



STATUS OF APCO EASEMENT AND RELATED UNDERGROUND UTILITIES SHALL BE RESOLVED PRIOR TO BEGINNING CONSTRUCTION



DUMPSTER – FENCE & GATE DETAIL
NTS

NOTES

1. LEGAL REFERENCE: MAP BOOK 1, PAGE 1554
2. PROPERTY LOCATED IN HUD FLOOD HAZARD ZONE C.
3. SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	22°05'36"	S 13°32'37" W	61.50	315.00	121.46	120.71
C2	28°54'36"	N 37°49'51" E	150.51	583.87	294.61	291.49

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

TOPOGRAPHIC & BOUNDARY SURVEY
PREPARED BY
PHILIP W. NESTER, INC.
P.O. BOX 827 ROCKY MOUNT, VIRGINIA 24151

DOMINION LODGING – VALLEY VIEW SITE

TAX REFERENCE: 2490112, ZONED C-2
PARCEL 7A-5B – VALLEY VIEW BOULEVARD NORTH
CITY OF ROANOKE, VIRGINIA

SURVEYED – NOVEMBER 19, 1996
JOB NO. 271-96

2.450 Acres

SITE DEVELOPMENT PLAN
PREPARED BY:
SHANKS ASSOCIATES, P.C.
313 LUCK AVENUE
ROANOKE, VIRGINIA 24016
(540) 343-6685

JOB NO. 798037 *DESIGNED BY: WMW*
SCALE 1" = 30' *CHECKED BY: FOS*

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HUGHES ASSOCIATES ARCHITECTS
A PROFESSIONAL CORPORATION

REVISIONS	DATE FEB. 10, 1999
△	
△	
△	
△	

HUGHES ASSOCIATES ARCHITECTS
A PROFESSIONAL CORPORATION

Architecture
Planning
Consulting

656 Elm Avenue, S.W.
P.O. Box 1034
Roanoke, Virginia 24005

(540) 342-4002 TEL
(540) 342-2060 FAX

VALLEY VIEW COMFORT INN

ROANOKE, VIRGINIA

FOR

DOMINION LODGING, INC.

DIMENSIONAL LAYOUT & UTILITY SERVICES PLAN

COMMONWEALTH OF VIRGINIA
FRED O. SHANKS, III
No. 17801
2/10/99
PROFESSIONAL ENGINEER

COMMISSION 96013
SHEET C-2

NO. _ OF _