DEVELOPMENT PLAN APPROVED

Date

Agent, Planning Commission _____ 4/6/2001

Development Engineer _____ 4/9/01

Zoning Administrator _____ 4/6/2001

Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.

MainStay Suites

NEW CONSTRUCTION OF MAINSTAY SUITES

5080 VALLEY VIEW BLVD, N.W.
CITY OF ROANOKE, VIRGINIA

NOTICE

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:

CONSTRUCTION PROCEDURE REQUIREMENTS

CITY INSPECTIONS: To insure the coordination of timely and proper inspections, a preconstruction conference shall be initiated by the Contractor with the City Planning Department. Call 540–853–1446 (Dan Conner) or 853–1325 (Tom Tasselli) to arrange arrange a conference at least three (3) days prior to anticipated construction.

STREET OPENING PERMIT: Prior to the commencement of any digging, alteration, or construction within the public right–of–way, (streets, alleys, public easements) a street opening permit shall be applied for and obtained by the Contractor from the City of Roanoke.

PLANS AND PERMITS: A copy of the plans approved by the City (signed by the proper City Officials) and all permits issued by the City shall be 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 determined by the City plan inspector.

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 insure that all barricades proper and necessary for 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.

APPROVED PLANS/CONSTRUCTION CHANGES: Any change or variation from the construction design as shown on the officially approved plans shall be approved by the City Engineer prior to said changes or variation prior to the changes being made.

FINAL ACCEPTANCE/CITY: The Developer or Contractor shall furnish the City of Roanoke Engineering Department with a final correct set of AS–Built Plans prior to final acceptance by the City.

SITE DATA

OWNER/DEVELOPER: DOMINION LODGING, INC.
MR. NORMAN ANDERSEN
352 ROANOKE ROAD
P.O. BOX 37
DALEVILLE, VIRGINIA 24083
(540) 992–4077 TEL

ARCHITECT: HUGHES ASSOCIATES ARCHITECTS, P.C.
656 ELM AVENUE, S.W.
P.O. BOX 1034
ROANOKE, VIRGINIA 24016
(540) 342–4002 TEL.
(540) 342–2060 FAX

ADDRESS: 5080 VALLEY VIEW BLVD, N.W.

OFFICIAL TAX No(s): 2490122

ZONING: C–2

ACREAGE: (TOTAL DEVELOPED): 1.73 +/– acre
(DISTURBED): 1.73 +/– acre

EXISTING USE: VACANT LOT

PROPOSED USE: 4–STORY HOTEL W/ 76 ROOMS

NEW BUILDING: BUILDING FOOTPRINT +/–12,940 SF.

PARKING:

REQUIRED

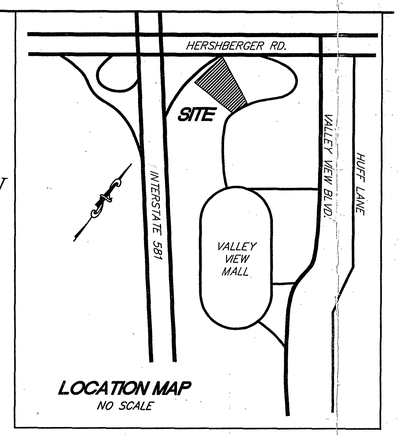
HOTEL: 1 SPACE/ROOM
76 SPACES REQUIRED

PROVIDED

REGULAR PARKING: 72 SPACES
HANDICAP PARKING: 4 SPACES
TOTAL PROVIDED: 76 SPACES

FLOOD NOTE: THIS PROPERTY DOES NOT LIE WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL #5101300024 D, MAP #5116IC0024 D, DATED OCT. 15, 1993

SHEET INDEX



LOCATION MAP
NO SCALE

APPROVALS:

AGENT TO THE PLANNING COMMISSION _____ DATE*

CITY ENGINEER _____ DATE

GENERAL CONSTRUCTION NOTES

SITEWORK

The Contractor shall be responsible for notifying the City of Roanoke and the Site Designer at least 48 hours prior to starting any work on this project. All work shall be subject to inspection by the Site Designer. The Contractor shall obtain all necessary permits.

The location of existing utilities across or along the line of proposed work is not necessarily shown on the plans and where shown, is approximate. The Contractor shall, on his own initiative and at no extra cost, locate all underground lines and structures as necessary. The Contractor shall be responsible for any damage to underground lines and structures. The Contractor shall comply with applicable codes set forth in the latest edition of the State Water Works Regulations.

Contractor shall call "Miss Utility" at 1–800–552–7001 prior to construction.

Power lines and poles, telephone lines and poles, and gas lines shall be protected from damage in accordance with the utility owners's instructions. The Contractor is responsible for contacting the utility owners, obtaining the proper protective measures for each individual construction location and for protecting utilities from damage. Any damage caused by the Contractor or the Contractor's construction operations shall be corrected by the Contractor at his expense.

The Contractor should notify the Site Designer should discrepancies be discovered at the site or on the drawings.

The Contractor shall notify the City of any field revisions or corrections to the approved plans prior to such construction.

The Contractor is responsible for verifying the most recent revision date of the plans prior to commencing with construction.

All lines to be staked prior to construction.

All dimensions shown are measured from outside face of building or face of curb, or as indicated on the plans.

EROSION CONTROL

All erosion and sediment control measures shall be accomplished in strict accordance with the Standards and Specifications of the Virginia Erosion and Sediment Control Handbook, latest edition.

Erosion control measures shall be the first step of construction.

The Contractor shall inspect all erosion control measures periodically and after every erodible rainfall. Any necessary repairs or cleanup shall be made immediately and at no extra cost.

The approving authority may add to, delete, relocate, or otherwise modify certain measures where field conditions warrant. Erosion Control Measures shown are not necessarily all that will be required. The approving authority shall be the City of Roanoke Inspectors and Engineers.

EARTHWORK

The Contractor shall comply with the latest revisions of the Virginia Occupational Safety and Health Standards for the Construction Industry as adopted by the Safety and Health Codes Commission of Virginia.

Earthwork shall be to the lines and grades shown. Proofrolling and compaction test shall be accomplished in the field to test all areas.

The Grading Contractor shall proof–roll the construction area with heavy–pneumatic equipment. All unsuitable material shall be undercut and recompacted with approved structural fill material.

Surplus excavated material shall be removed from the site and disposed of by the Grading Contractor, at his own expense.

The top 18" of all new fill material shall be compacted to 98% of maximum dry density as determined by ASTM D698 (Standard Proctor Method). All other fill shall be compacted to 95%.

All fill material shall be from a source approved by the testing company and shall be free of roots, organics and stones greater than 4" in diameter. Fill shall be placed in 8" layers and compacted as specified.

The Grading Contractor shall conform to elevations and dimensions shown to within a tolerance of plus or minus 0.10 feet. (Final graded surface under building slabs shall be within 3/8" when measured with a 10' straight edge.

GENERAL UTILITY NOTES

Natural gas line conflicts, should they exist, should be coordinated with Roanoke Gas Company (540–983–3851).

Temporary service, permanent service, and conflicts should be coordinated with American Electric Power (540–427–3633).

Telephone service and conflicts should be coordinated with Verizon (540–285–7534).

Construction of water and sewer service shall be coordinated with the City of Roanoke. Water @ (853–2603), Sewer @ (853–2513)

WATER NOTES

A minimum cover of three (3) feet is required over proposed water lines.

All water lines shall be installed as shown on the plans. All pipes, valves, and fittings shall be in accordance with the latest edition of the AWWA standards and all local codes and

Water lines shall be pressure tested, disinfected, and tested in accordance with AWWA standards (latest edition), and with local local codes and their standards.

The Contractor shall provide all materials, equipment, and necessary taps and shall perform all work required for sterilization, testing, and flushing.

All trenches shall be thoroughly compacted to prevent settlement and damage to future pavement and structures.

Contractor is responsible for locating and uncovering all valve vaults after paving and adjusting to final grade.

Buried water lines smaller than 2 inches in diameter shall be Type K Copper pipe. Type K Copper pipe shall also be used for service connections from the water main to the meter.

Buried water lines 2 inches in diameter and larger shall be ductile–iron pipe or PVC pressure rated pipe, as indicated on the plans.

SEWER NOTES

A minimum cover of three (3) feet is required over all lines, or ductile iron lines are required.

All sanitary sewer work shall be constructed to the lines and grades indicated. Pipe bedding and backfill shall be carefully controlled. All work shall comply with local codes.

Installation shall begin at the downstream manhole and proceed

All trenches shall be thoroughly compacted to prevent settlement and damage to future pavement and structures.

Contractor is responsible for locating and uncovering all manholes after paving and adjusting to final grade.

Buried sanitary sewer pipe shall be ductile–iron pipe or PVC gravity pipe, unless otherwise indicated on the plans.

MATERIAL NOTES

All construction and materials shall conform with City standards and specifications.

PVC plastic gravity pipe (4" through 15") shall meet SDR–35 requirements for ASTM D3034, and (18" through 27") ASTM–F679. Fittings and pipe shall be of a gasket push on joint type meeting ASTM D3212. Fittings shall conform to the requirements of ASTM D3034

Ductile iron sewer pipe shall be manufactured in accordance with specifications AWWA C151/ANSI 21.51, wall thickness to be Class 52. For pipes greater than 12 inch diameter, wall thickness of Class 51 to be used.

PVC plastic pressure pipe smaller than 4" in diameter shall meet SDR 21 requirements for ASTM D2241.

PVC plastic pressure pipe (4" through 8") shall be C900 with DR18 requirements.

All storm sewer shall be ASTM C–76, Class III except as noted.

All drainage structures shall be precast unless otherwise noted.

All manholes and inlets shall have invert shaping per VDOT Road & Bridge Standard IS–1

SIDEWALK CONSTRUCTION

Concrete sidewalks shall be 4" thick, VDOT standard A–3 (3000 psi) concrete, installed in accordance with Section 504 of the *latest revision of the VDOT Road and Bridge Specifications.*

Spacing for expansion joints shall be the same for sidewalks as that for "Curb & Gutter".

Sidewalk Finish: sidewalk shall first be smooth trowelled, the ending with a "Light Broom Finish" unless otherwise noted.
When sidewalk abuts Curb or Building, a 1/2" Premolded Expansion Joint is to be used.

Curing shall be accomplished by the use of a liquid membrane seal containing white pigment, applied at the rate of one (1) gallon per 150 square feet.

PAVEMENT, CURBS, AND WALKS

Asphalt pavement for the new parking lots shall be constructed with 6" compacted stone base (Virginia Department of Transportation standard 21 or 21A aggregate base), and 2" bituminous concrete surface course, Type SM–2A. Overlay shall be 1 1/2", type SM–2A. Pavement details are shown on Sheet SP–2.
All work shall comply with VDOT specifications in accordance with with the latest revision of the VDOT Road and Bridge Specifications

Concrete curb and curb & gutter shall be VDOT standard CG–2 or CG–6 and constructed to VDOT specifications.

All areas not covered with pavement, sidewalk, or building shall receive topsoil and be grassed in accordance with the owner's specifications.

COMMERCIAL ENTRANCE NOTES

Standard commercial "Entrance" shall have a minimum curb radius (R) of 7 1/2 feet.

Minimum Entrance width shall be 12 feet.

Where curb & gutter already exists both curb & gutter shall be removed. If proposed entrance falls within five (5) feet of an existing joint, removal & reconstruction shall be to that joint. Any concrete removed at other than an existing joint shall be cut with a mechanical saw specifically manufactured for that purpose; this also shall apply to street pavement.

Where sidewalk exists or is to be constructed across driveways, the thickness thereof must correspond with the thickness of the entrance.

Whenever "Entrance" exceeds twenty–four (24) feet in width, a 1/2" premolded expansion joint filler shall be installed through the center perpendicular to flow line.

Finish "Entrances" shall have a "course broom finish" running parallel to flow line.

Curing shall be accomplished by the use of a liquid membrane seal containing white pigment applied at the rate of one (1) gallon per 150 square feet.

All "Entrance Ways" shall be constructed according to VDoT specifications.

VIRGINIA
Erosion and Sediment Control Law
MINIMUM STANDARDS FOR CONTROLLING EROSION AND SEDIMENTATION

MS–1. Stabilization of Denuded Areas

Permanent or temporary soil stabilization shall be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven days to denuded areas that may not be at final grade but will remain dormant (undisturbed) for longer than 30 days. Permanent stabilization shall be applied to areas that are to be left dormant for more than one year.

Soil stabilization refers to measures which protect soil from the erosive forces of raindrop impact and flowing water. Applicable practices include vegetative establishment, mulching, and the early application of gravel base on areas to be paved.

MS–2. Stabilization of Soil Stockpiles

During construction of the project, soil stock piles shall be stabilized or protected with sediment trapping measures. The applicant is responsible for the temporary protection and permanent stabilization of all stockpiles on site as well as soil intentionally transported from the project site.

MS–3. Permanent Vegetation

A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized. Permanent vegetation shall not be considered established until a ground cover is achieved that, in the opinion of the local program administrator or his designated agent, is uniform, mature enough to survive and will inhibit erosion.

MS–4. Timing and Stabilization of Sediment Trapping Measures

Sediment basins and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land–disturbing activity and shall be made functional before upslope land disturbance takes place.

MS–5. Stabilization of Earthen Structures

Stabilization measures shall be applied to earthen structures such as dams, dikes and diversions immediately after installation.

MS–6. Sediment Basins

Surface runoff from disturbed areas that is comprised of flow from drainage areas greater than or equal to three acres shall be controlled by a sediment basin. The sediment basin shall be constructed to accommodate the anticipated sediment loading from the land–disturbing activity.

MS–7. Cut and Fill Slopes

Cut and fill slopes shall be constructed in a manner that will minimize erosion. Slopes that are found to be eroding excessively within one year of permanent stabilization shall be provided with additional slope stabilizing measures until the problem is corrected.

A. Roughened soil surfaces are generally preferred to smooth surfaces on slopes (see SURFACE ROUGHENING, E & S Handbook).

B. DIVERSIONS should be constructed at the top of long steep slopes which have significant drainage areas above the slopes. Diversions or terraces may also be used to reduce slope lengths.

MS–8. Concentrated Runoff Flow Down Cut or Fill Slopes

Concentrated runoff shall not flow down cut or fill slopes unless contained within an adequate temporary or permanent channel, flume or slope drain structure.

MS–9. Water Seeps From a Slope Face

Whenever water seeps from a slope face, adequate drainage or other protection shall be provided.

MS–10. Storm Sewer Inlet Protection

All storm sewer inlets that are made operable during construction shall be protected so that sediment–laden water cannot enter the conveyance system without first being filtered or otherwise treated to remove sediment.

MS–11. Stabilization of Outlets

Before newly constructed stormwater conveyance channels are made operational, adequate outlet protection and any required temporary or permanent channel lining shall be installed in both the conveyance channel and receiving channel.

MS–12. Work in Live Watercourses

When work in live watercourses is performed, precautions shall be taken to minimize encroachment, control sediment transport and stabilize the work area to the greatest extent possible during construction. Nonerodible material shall be used for the construction of causeways and cofferdams. Earthen fill may be used for these structures if armored by nonerodible cover materials.

MS–13. Crossing a Live Watercourse

When a live watercourse must be crossed by construction vehicles more than twice in any six–month period, a temporary stream crossing constructed of nonerodible material shall be provided.

MS–14. Applicable Regulations

All applicable federal, state and local regulations pertaining to working in or crossing live watercourses shall be met.

MS–15. Stabilization of Bed and Banks

The bed and banks of a watercourse shall be stabilized immediately after work in the watercourse is completed.

MS–16. Underground Utility Construction

Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:

a. No more than 500 linear feet of trench may be opened at one time.

b. Excavated material shall be placed on the uphill side of trenches.

c. Effluent from dewatering operations shall be filtered or passed through an approved sediment trapping device, or both, and discharged in a manner that does not adversely affect flowing streams or off–site property.

MS–17. Construction Access Routes

Where construction vehicle access routes intersect paved public roads, provisions shall be made to minimize the transport of sediment by vehicular tracking onto a public road surface, the road shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a sediment control disposal area. Street washing shall be allowed only after sediment is removed in this manner. This provision shall apply to individual subdivision lots as well as to larger land–disturbing activities.

MS–18. Temporary Erosion & Sediment Control Measure Removal

All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after temporary measures are no longer needed, unless otherwise authorized by the local program administrator.

MS–19. Properties and waterways downstream from development sites shall be protected from sediment deposition, erosion and damage due to increases in volume, velocity and peak flow rate of stormwater runoff. Contractor shall be responsible for obtaining copy of approved Erosion and Sediment Control Plan and adhere to same. The Virginia Erosion and Sediment Control Handbook shall be used in addition to the approved narrative and plan.

DATE: MARCH 6, 2001

REVISIONS
1 _____
2 _____
3 _____
4 _____
5 _____

HUGHES ASSOCIATES ARCHITECTS
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656 ELM AVENUE, S.W.
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ROANOKE, VIRGINIA 24005–1034

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FAX (540) 342–2060

NEW CONSTRUCTION OF MAINSTAY SUITES
5080 Valley View Blvd. N.W. Roanoke City, Virginia

MainStay Suites

SITE PLAN COVER SHEET & NOTES

MAR 2001 Roanoke City Planning & Code Enf

LOW PROGRESS PRINT FOR CITY OF ROANOKE REVIEW FOR CONSTRUCTION

COMMISSION No. 00051

SHEET SP–1

No. 1 of 3