



## ENGINEERS NOTES

BALZER AND ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF PLANS OR FOR INFORMATION ON PLANS UNTIL SUCH PLANS HAVE BEEN APPROVED BY THE REQUIRED PUBLIC AGENCIES.

ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE DEVELOPER.

BALZER AND ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE PLANS OR WILL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

SOURCE OF TOPOGRAPHIC MAPPING IS FIELD SURVEY PERFORMED BY BALZER AND ASSOCIATES, INC., DATED 2010 AND CITY OF ROANOKE AERIAL MAPPING, DATED APRIL, 1996.

## LEGEND

|  |                |  |                      |  |              |  |            |
|--|----------------|--|----------------------|--|--------------|--|------------|
|  | CONCRETE       |  | PAVEMENT REPLACEMENT |  | PAVERS       |  | CG-6 (WET) |
|  | ASPHALT PAVING |  | GRAVEL / RIPRAP      |  | WETLAND AREA |  | CG-6 (DRY) |

|  |                               |  |                            |
|--|-------------------------------|--|----------------------------|
|  | ADJOINER PROPERTY LINE        |  | PROP. TELEPHONE LINE       |
|  | SITE PROPERTY LINE            |  | PROP. GAS LINE             |
|  | CENTERLINE OF ROADS           |  | PROP. UNDERGROUND POWER    |
|  | EXIST. OVERHEAD CABLES        |  | PROP. WATERLINE            |
|  | EXIST. WATER LINE             |  | PROP. SANITARY SEWER LINE  |
|  | EXIST. SANITARY SEWER         |  | PROP. STORM SEWER LINE     |
|  | EXIST. STORM SEWER            |  | PROP. TREELINE             |
|  | EXIST. TREELINE               |  | BENCHMARK                  |
|  | EXIST. EDGE OF PAVEMENT       |  | PROP. TOP & BOTTOM OF CURB |
|  | WETLAND BOUNDARY              |  | PROP. CONTOURS             |
|  | EXIST. SPOT ELEVATION         |  | TYPICAL YARD HYDRANT       |
|  | EXIST. INTERMEDIATE CONTOURS  |  | PROP. FIRE HYDRANT         |
|  | EXIST. INDEX CONTOURS         |  | PROP. SIAMESE CONNECTION   |
|  | EXIST. POWER POLE             |  | PROP. YARD LIGHT           |
|  | EXIST. TELEPHONE              |  | PROP. GATE VALVE           |
|  | EXIST. LIGHT POLE             |  | PROP. FENCE                |
|  | EXIST. FEATURES TO BE REMOVED |  | FLOW ARROW                 |
|  | EXIST. FENCE                  |  | PROP. CROSSWALK STRIPING   |

## ABBREVIATIONS

|        |                                |        |                         |       |                                       |
|--------|--------------------------------|--------|-------------------------|-------|---------------------------------------|
| AHFH   | ARROW HEAD TOP OF FIRE HYDRANT | EW     | ENDWALL                 | SAN   | SANITARY                              |
| APPROX | APPROXIMATE                    | EXIST  | EXISTING                | SBL   | SOUTH BOUND LANE                      |
| ASPH   | ASPHALT                        | FDN    | FOUNDATION              | SD    | STORM DRAIN                           |
| BC     | BOTTOM OF CURB                 | FF     | FINISHED FLOOR          | SECT  | SECTION                               |
| BIT    | BITUMINOUS                     | FG     | FINISH GRADE            | SE    | SLOPE EASEMENT                        |
| BLDG   | BUILDING                       | HOA    | HOMEOWNERS ASSOCIATION  | SS    | SANITARY SEWER                        |
| BLK    | BLOCK                          | HPT    | HIGH POINT              | SSE   | SANITARY SEWER EASEMENT               |
| BM     | BENCHMARK                      | INTX   | INTERSECTION            | STA   | STATION                               |
| BW     | BOTTOM OF WALL                 | INV    | INVERT                  | STD   | STANDARD                              |
| CB     | CINDER BLOCK                   | IP     | IRON PIN                | STO   | STORAGE                               |
| C&G    | CURB & GUTTER                  | LT     | LEFT                    | SVS   | SIDE YARD SETBACK                     |
| CMP    | CORRUGATED METAL PIPE          | MH     | MANHOLE                 | TBM   | TEMPORARY BENCHMARK                   |
| CONC   | CONCRETE                       | MIN    | MINIMUM                 | TBR   | TO BE REMOVED                         |
| COR    | CORNER                         | MBL    | MINIMUM BUILDING LINE   | TC    | TOP OF CURB                           |
| DBL    | DOUBLE                         | MON    | MONUMENT                | TEL   | TELEPHONE                             |
| DEFL   | DEFLECTION                     | NBL    | NORTH BOUND LANE        | TRANS | TRANSFORMER                           |
| DI     | DROP INLET                     | PROP   | PROPOSED                | TW    | TOP OF WALL                           |
| DIA    | DIAMETER                       | PUE    | PUBLIC UTILITY EASEMENT | TYP   | TYPICAL                               |
| DE     | DRAINAGE EASEMENT              | PVMT   | PAVEMENT                | VDPOT | VIRGINIA DEPARTMENT OF TRANSPORTATION |
| ELEC   | ELEVATION                      | RT     | RADIUS                  | VERT  | VERTICAL                              |
| ELEV   | ELEVATION                      | R.O.W. | RIGHT OF WAY            | WBL   | WEST BOUND LANE                       |
| ENTR   | ENTRANCE                       | REQD   | REQUIRED                | WWVA  | WESTERN VIRGINIA WATER AUTHORITY      |
| EP     | EDGE OF PAVEMENT               | RR     | RAILROAD                | YD    | YARD                                  |
|        |                                | RYS    | REAR YARD SETBACK       |       |                                       |

# Bojangles

4441 FRANKLIN ROAD S.W.  
ROANOKE, VIRGINIA

## SHEET INDEX

|        |  |
|--------|--|
| C-01   | COVER  |
| C-02   | EXISTING CONDITIONS & DEMOLITION PLAN              |
| C-03   | LAYOUT & UTILITY PLAN                              |
| C-04   | GRADING PLAN                                       |
| C-05   | EROSION & SEDIMENT CONTROL PLAN (PHASE I)          |
| C-06   | EROSION & SEDIMENT CONTROL PLAN (PHASE II)         |
| C-07   | ESC DETAILS  |
| C-08   | LANDSCAPE PLAN                                     |
| C-09   | ROAD PROFILE & S.W.M. DETAILS                      |
| C-10   | UTILITY PROFILES                                   |
| C-11   | GENERAL NOTES                                      |
| C-12   | DETAILS I  |
| C-13   | DETAILS II   |
| C-14   | STORMWATER QUALITY DETAILS                         |
| C-15   | CITY OF ROANOKE DETAILS                            |
| C-16   | WESTERN VIRGINIA REGIONAL - WATER DETAILS          |
| C-17   | WESTERN VIRGINIA REGIONAL - SANITARY SEWER DETAILS |
| C-18   | SITE LIGHTING PLAN                                 |
| C-19   | LIGHTING DETAILS                                   |
| C-20   | MAINTENANCE OF TRAFFIC PLAN                        |
| AS-1.1 | SITE DETAILS BY E.S.D.                             |

## WESTERN VIRGINIA WATER AUTHORITY NOTES

AVAILABILITY No. 10-107

### GENERAL NOTES:

A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE WESTERN VIRGINIA WATER AUTHORITY TO BE HELD AT LEAST ONE (1) DAY PRIOR TO ANY CONSTRUCTION OF THE APPROVED WATER AND SANITARY SEWER FACILITIES.

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.

ALL SANITARY SEWER AND WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS, MANHOLES, ETC. AFTER PAVING AND ADJUSTING TO FINAL GRADE IF NECESSARY.

ALL EXISTING UTILITIES MAY NOT BE SHOWN OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH THE STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT-OF-WAYS SHALL BE COMPACTED ACCORDING TO CITY OF ROANOKE STANDARDS.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL REFER TO THE WESTERN VIRGINIA WATER AUTHORITY STANDARD WATER AND SEWER REGULATIONS FOR CONSTRUCTION DETAILS AND INSTALLATION METHODS AS REQUIRED TO COMPLETE THE PROPOSED UTILITY FACILITIES AS INDICATED BY THESE DRAWINGS.

FIELD CORRECTIONS SHALL BE APPROVED BY THE WVWA ENGINEERING DIVISION PRIOR TO SUCH CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE THE WESTERN VIRGINIA WATER AUTHORITY WITH CORRECT AS-BUILT PLANS PRIOR TO SUBSTANTIAL COMPLETION OF ANY NEW PUBLIC EXTENSIONS.

### WATER NOTES

WATER MAINS SHALL BE MINIMUM CLASS 350 DUCTILE IRON IN ACCORDANCE TO AWWA C151 OR DR-14 PVC IN ACCORDANCE WITH AWWA C-900.

WATER LATERALS FROM THE METER TO THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

THE CONSTRUCTION OF THE PROPOSED PUBLIC WATER MAIN AND ALL COMMERCIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS. REFER TO THESE REGULATIONS FOR COMPLETE DETAILS AND INSTALLATION METHODS.

### SEWER NOTES:

COMMERCIAL SANITARY SEWER LATERAL SHALL BE MINIMUM 6" PIPE INSTALLED AT SLOPES AS SHOWN ON THE PLAN.

THE LATERALS AND REQUIRED FITTINGS LOCATED WITHIN A PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT SHALL BE OF THE SAME TYPE OF MATERIAL AS THE MAINLINE SEWER PIPE.

THE CONSTRUCTION OF THE PROPOSED PUBLIC SEWER MAIN AND ALL COMMERCIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS. REFER TO THESE REGULATIONS FOR COMPLETE DETAILS AND INSTALLATION METHODS.

ALL SANITARY SEWER PIPING SHALL BE PVC (POLYVINYL CHLORIDE) MANUFACTURED IN ACCORDANCE WITH ASTM DESIGNATION 3034-77 (SDR 35) UNLESS OTHERWISE NOTED ON THE PLANS/PROFILES.

ALL MANHOLE FRAMES AND COVERS SHALL BE WATERTIGHT AND ALL COVERS SHALL BE BOLT-DOWN MANHOLE COVERS (SEE DETAIL S-05 AND S-06) WHERE APPLICABLE.

## SITE INFORMATION

SITE ADDRESS: 4441 FRANKLIN ROAD S.W.  
ROANOKE, VIRGINIA

OWNER: EAST COAST COMMERCIAL LEASING CO. LLC  
7611 RICKENBACKER DRIVE  
GAITHERSBURG, MD 20879

DEVELOPER: ROBO LLC  
5942 COLEMAN ROAD  
ROANOKE, VA 24018  
Phone: (540) 537-6194  
Contact: MR. STAN SEYMOUR

AGENT: BALZER AND ASSOCIATES, INC.  
1208 CORPORATE CIRCLE  
ROANOKE, VIRGINIA 24018  
Phone: (540) 772-9580  
Contact: BENJAMIN CREW

USE: EATING ESTABLISHMENT  
ZONING: CG, COMMERCIAL GENERAL  
TAX PARCEL NO.: 5380101  
SITE AREA: 3.909 ACRES  
DISTURBED AREA: 3.43 ACRES  
WATER: PUBLIC  
SEWER: PUBLIC  
BUILDING AREA/NO. OF STORIES: 3,880 SF / 1-STORY  
PARKING: 1 PER 60 S.F. OF SEATING AREA  
29 PARKING SPACES REQ'D  
48 PARKING SPACES PROVIDED

MINIMUM STACKING SPACES REQUIRED: 5  
STACKING SPACES PROVIDED: 5  
SETBACKS: FRONT: 10' MINIMUM / 30' MAXIMUM  
SIDE: NONE, 10' BUFFER ADJACENT TO RESIDENTIAL  
REAR: NONE, 10' BUFFER ADJACENT TO RESIDENTIAL

MAX. FLOOR AREA RATIO ALLOWED: 5.0  
FLOOR AREA RATIO PROVIDED: 0.02  
IMPERVIOUS SURFACE RATIO ALLOWED: 85%  
IMPERVIOUS SURFACE RATIO PROVIDED: APPROX. 22%  
MAXIMUM BUILDING HEIGHT ALLOWED: 45'  
PROPOSED BUILDING HEIGHT: APPROX. 21.6'  
COMPREHENSIVE SITE PLAN NUMBER: CP130021

## STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS

NOTICE TO 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.

**RIGHT-OF-WAY EXCAVATION PERMIT:** PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION, OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RIGHT-OF-WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.

**LAND DISTURBANCE PERMIT:** AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.

**PLANS AND PERMITS:** A COPY OF THE PLANS AS APPROVED BY THE CITY OF ROANOKE (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE MADE 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 AS SHOWN ON THE PLANS.

**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 ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF 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 AND THE WESTERN VIRGINIA WATER AUTHORITY.

**APPROVED PLANS/CONSTRUCTION CHANGES:** ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.

**FINAL ACCEPTANCE/CITY:** THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FIELD SURVEYED FINAL CORRECT SET OF AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM DRAIN AND/OR STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY. BY THE CITY, AS-BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, PIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

City of Roanoke  
Planning Building and Development

DEVELOPMENT PLAN APPROVED

Agent, Planning Commission: *[Signature]* Date: 7/18/2013  
Development Engineer: *[Signature]* Date: 7-16-2013  
Zoning Administrator: *[Signature]* Date: 7/17/13

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

CITY OF ROANOKE APPROVAL BLOCK

BALZER AND ASSOCIATES, INC.  
REFLECTING TOMORROW

www.balzer.cc

New River Valley  
Richmond  
Roanoke  
Shenandoah Valley

RESIDENTIAL LAND DEVELOPMENT ENGINEERING  
SITE DEVELOPMENT ENGINEERING  
LAND USE PLANNING & ZONING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
ARCHITECTURE  
STRUCTURAL ENGINEERING  
TRANSPORTATION ENGINEERING  
ENVIRONMENTAL & SOIL SCIENCE  
WETLAND DELINEATIONS & STREAM EVALUATIONS

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Roanoke, VA 24018  
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COMMONWEALTH OF VIRGINIA  
Christopher P. Burns  
Lic. No. 047338  
6/25/13  
PROFESSIONAL ENGINEER

BOJANGLES - ROUTE 220

COVER SHEET

CITY OF ROANOKE, VIRGINIA

DRAWN BY BTC

DESIGNED BY BTC

CHECKED BY SMH

DATE 5-12-10

SCALE AS NOTED

REVISIONS:

7-21-10

8-26-10

5-15-13

6-4-13

6-25-13

SHEET NO.

C-01

JOB NO. R1000014.00