

LEGEND	
	PROP. FDC
	EX. FIRE HYDRANT
	PROP. VALVE
	EX. VALVE
	PROP. MANHOLE
	EX. MANHOLE
	PROP. BOX INLET
	EX. BOX INLET
	EX. POWER POLE
	EX. TREE
	EX. PINE TREE
	EX. LIGHT POLE
	EX. CABLE T.V. LINE
	PROP. ELECTRIC LINE
	EX. ELECTRIC LINE
	PROP. GAS LINE
	EX. GAS LINE
	PROP. TELEPHONE LINE
	EX. TELEPHONE LINE
	PROP. SANITARY SEWER
	PROP. SANITARY LATERAL
	EX. SANITARY SEWER
	PROP. STORM SEWER
	EX. STORM SEWER
	PROP. WATER LINE
	EX. WATER LINE
	EX. FENCE
	EX. CURB
	PROP. CURB

UTILITY CONTACTS

PLANNING DEPARTMENT
CITY OF ROANOKE COMMUNITY DEVELOPMENT
5204 BERNARD DRIVE, POB 29800
ROANOKE, VA 24018
TARA LAMBERT PATTISALL
540-772-2065x250
tpattisall@roanokecountyva.gov

ZONING DEPARTMENT
COUNTY OF ROANOKE COMMUNITY DEVELOPMENT
5204 BERNARD DRIVE, POB 29800
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SIGNS
COUNTY OF ROANOKE COMMUNITY DEVELOPMENT
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BUILDING DEPARTMENT
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ROANOKE, VA 24018
ROBERT A. MORRIS
540-772-2065x268
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FIRE DEPARTMENT
ROANOKE COUNTY FIRE DEPARTMENT
5925 COVE ROAD
ROANOKE, VA 24019
JOHN SHEENEY
540-777-9717
jsweeney@roanokecountyva.gov

PLUMBING DEPARTMENT
COUNTY OF ROANOKE COMMUNITY DEVELOPMENT
5204 BERNARD DRIVE, POB 29800
ROANOKE, VA 24018-0798
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540-772-2065x268
rmorris@roanokecountyva.gov

HEALTH DEPARTMENT
ROANOKE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
1502 WILLIAMSON ROAD NE, CIVIC MALL, 2ND FLOOR
ROANOKE, VA 24012
TIM MYERS
540-204-9771
tim.myers@rhc.virginia.gov

TRAFFIC ENGINEERING
VDOT
714 S. BROAD ST., POB 3071
SALEM, VA 24153
BRIAN BLEVINS
540-357-5502
brian.blevins@vdot.virginia.gov

SANITARY SEWER & WATER UTILITY
WESTERN VIRGINIA WATER AUTHORITY
601 S. JEFFERSON ST., SUITE 300
ROANOKE, VA 24011
DAVID VOGELSONG
540-853-5689
david.vogelsong@westernwater.org

STORM DRAINAGE
COUNTY OF ROANOKE COMMUNITY DEVELOPMENT
5204 BERNARD DRIVE, POB 29800
ROANOKE, VA 24018-0798
ROBERT K. ATKINSON
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EROSION CONTROL
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5204 BERNARD DRIVE, POB 29800
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GAS UTILITY
ROANOKE GAS COMPANY
519 KIMBALL AVENUE NE
ROANOKE, VA 24018
BRETT BENNETT
540-765-5104
brett.bennett@roanokegas.com

ELECTRIC UTILITY
AMERICAN ELECTRIC POWER
802 RIVER AVENUE
ROANOKE, VA 24022
KE BAILEY
540-521-1343
kbailey@aep.com

TELEPHONE UTILITY
VERIZON
4843 OAKLAND BLVD.
ROANOKE, VA 24012
RODNEY G. PRICE
540-265-7378
rodney.g.price@verizon.com

CABLE UTILITY
COX COMMUNICATIONS
ANARIZA FIGUEROA
757-369-4359
anariza.figueroa@cox.com

GENERAL NOTES

- THE CONSTRUCTION OF THIS PROJECT SHALL BE GOVERNED BY THE STATE OF VIRGINIA DEPARTMENT OF TRANSPORTATION (V.D.O.T.) CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITION, THE V.D.O.T. STANDARD CONSTRUCTION DRAWINGS, AND THE CITY ENGINEERS AND STANDARD CONSTRUCTION DRAWINGS.
- ALL DISTURBED GREEN AREAS SHALL BE TOP DRESSED AND RE-SEEDDED.
- CALL VIRGINIA ONE CALL, 811, 48 HOURS PRIOR TO CONSTRUCTION.
- ALL STORM SEWERS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) SMOOTH LINED PIPE MEETING AASHTO M294, TYPE S MAY BE USED.
- EARTHWORK AND SITE PREPARATION SHALL BE AS SPECIFIED IN THE SOILS REPORT.
- ELECTRICAL CONDUIT SHALL BE AS REQUIRED BY THE POWER COMPANY.
- TELEPHONE CONDUIT SHALL BE AS REQUIRED BY THE PHONE COMPANY.
- GAS SERVICE SHALL BE AS REQUIRED BY THE GAS COMPANY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IN THE ENGINEERING AND BUILDING DEPARTMENTS.
- ROOF DRAINS MUST BE CONNECTED DIRECTLY TO THE STORM SEWER.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL SILTATION CONTROL MEASURES NECESSARY TO PREVENT SILT FROM LEAVING THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR LEGAL REMOVAL OF DEMOLITION MATERIAL AND DEBRIS.
- THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITION, OR BETTER.
- ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- PRICES BID PER FOOT FOR ALL PIPES IS COMPLETE IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS.
- TEMPORARY SOIL EROSION AND SEDIMENT CONTROL WILL BE REQUIRED IN ACCORDANCE WITH THE CITY OF ARNOLD ENGINEERING DEPARTMENT.
- THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE TO THE CITY ENGINEER PRIOR TO BEGINNING WORK TO ARRANGE FOR INSPECTION.
- ALL STORM SEWER RUN DISTANCES ARE FROM CENTERLINE TO CENTERLINE OF MANHOLES OR CATCH BASINS. ALL PIPE INVERT ELEVATIONS GIVEN AT MANHOLES ARE AT CENTERLINE OF MANHOLE. ALL STORM SEWER INLETS AND MANHOLES ARE TO HAVE TOP ELEVATIONS.
- A 12 INCH MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED FROM THE OUTSIDE EDGE OF ALL WATER MAIN PIPE TO THE OUTSIDE EDGE OF ALL STORM SEWER PIPE.
- A 4 FOOT MINIMUM HORIZONTAL CLEARANCE SHALL BE MAINTAINED FROM THE OUTSIDE EDGE OF ALL WATER MAIN PIPE TO THE OUTSIDE EDGE OF ALL STORM SEWER PIPE.
- A 10 FOOT MINIMUM HORIZONTAL CLEARANCE SHALL BE MAINTAINED FROM THE OUTSIDE EDGE OF THE WATER MAIN PIPE TO THE OUTSIDE EDGE OF THE SANITARY SEWER PIPE OR FORCE MAIN PIPE.
- AN 18" MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED FROM THE OUTSIDE EDGE OF ALL WATER MAIN PIPE TO THE OUTSIDE EDGE OF ALL SANITARY SEWER OR FORCE MAIN PIPE.
- ALL SANITARY SEWERS SHALL CONSIST OF PVC SDR-35 MEETING ASTM D-3034 WITH JOINTS CONFORMING TO ASTM D-3212 UNLESS OTHERWISE NOTED.

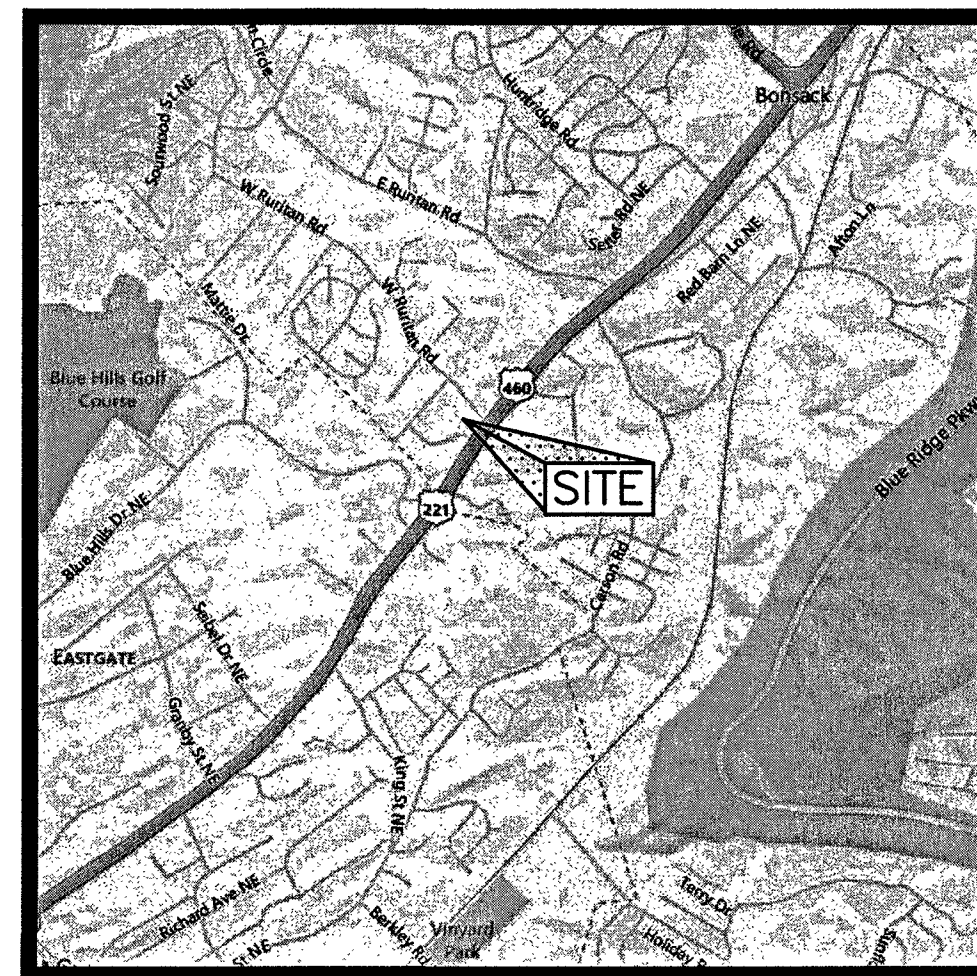
Chick-fil-A

CHALLENGER AVE. FSU

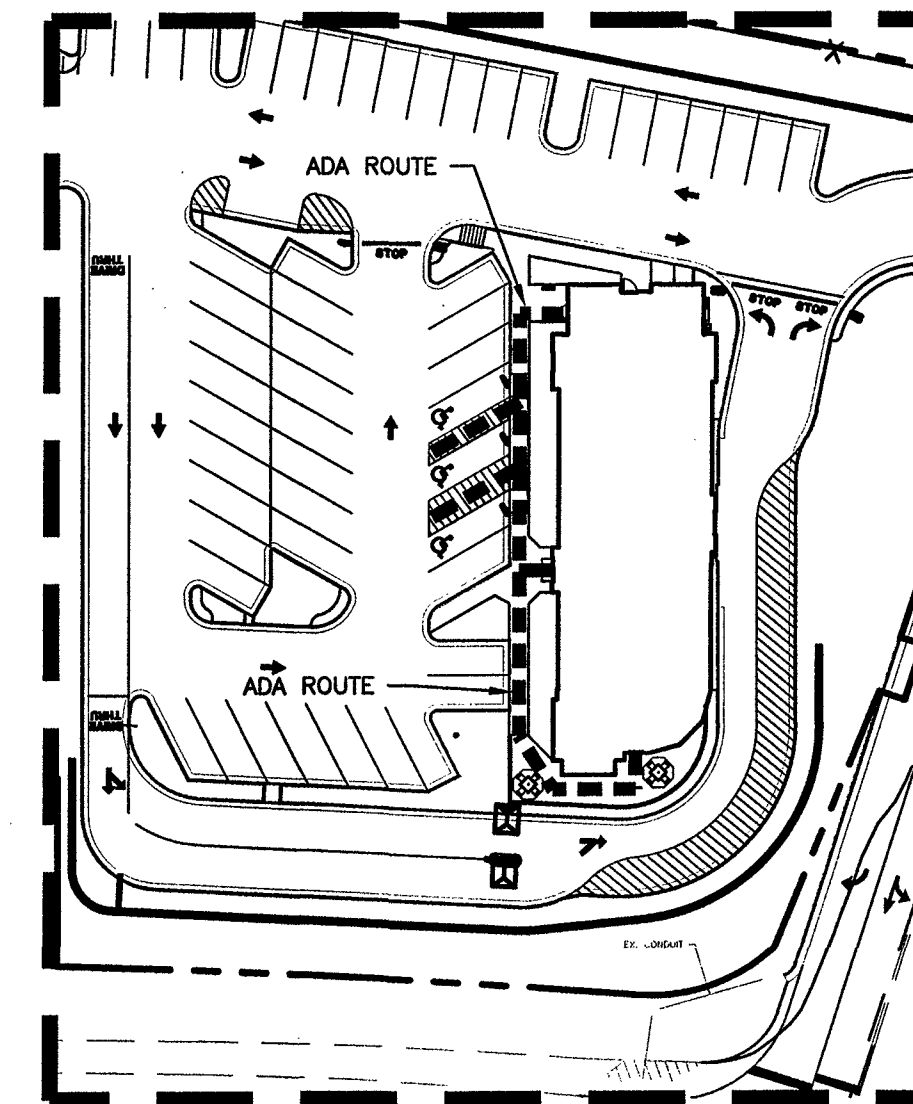
STORE #3375

SITE PLAN DOCUMENTS

3814 CHALLENGER AVE. N.E.
COUNTY OF ROANOKE
STATE OF VIRGINIA



LOCATION MAP
NOT TO SCALE
LATITUDE N 37°18'40" (37.3112)
LONGITUDE W 79°53'9" (-79.8857)



ADA ACCESSIBLE ROUTE SCHEMATIC
SCALE: 1" = 50'

PREPARED FOR:
APPLICANT/DEVELOPER: CHICK-FIL-A, INC.
5200 BUFFINGTON RD.
ATLANTA GEORGIA 30349-2998
CONTACT: GETRA THOMASON SANDERS
PHONE: 404-765-2557
EMAIL: getra.thomason@chick-fil-a.com

PROPERTY OWNER: RAY & SALLIE EDWARDS REAL ESTATE, LLC
2019 EASTCHESTER DRIVE
HIGH POINT, NC 27265
CONTACT: RAY W. EDWARDS
PHONE: 336-841-4188
EMAIL: rwedw@aol.com

PREPARED BY:

GBC DESIGN, INC.

565 White Pond Dr. Akron, OH 44320-1123
Phone 330-836-0228 Fax 330-836-5782

CONTACT: GARY R. ROUSE
EMAIL: grouse@gbcdesign.com

SITE BENCHMARKS

TBM:

BENCHMARK #1
LARGE NAIL IN POWER POLE APPROXIMATELY 12' SOUTHWEST
OF SOUTHERNMOST CORNER OF THE PROPERTY.
ELEVATION = 1026.55 (NAVD 88 DATUM)

BENCHMARK #2
TOP OF FIRE HYDRANT APPROXIMATELY 27' NORTH OF
EASTERNMOST CORNER OF THE PROPERTY.
ELEVATION = 1029.83 (NAVD 88 DATUM)

LEGAL DESCRIPTION OF SUBJECT PARCEL

NEW PARCEL "C-1", CONTAINING 1.388 ACRES AS MORE FULLY SHOWN ON
PLAT ENTITLED, "PLAT SHOWING THE RESUBDIVISION OF THE PROPERTY OF
RWE PROPERTIES, LLC (D.B. 1601, PG. 1319), CREATING HEREDON NEW LOT
B-1 (0.658 AC.) AND NEW LOT C-1 (1.388 AC.), HOLLINS MAGISTERIAL
DISTRICT, ROANOKE COUNTY, VIRGINIA, UNDER DATE OF NOVEMBER 22,
1999, PREPARED BY LUMSDEN ASSOCIATES, P.C. AND OF RECORD IN THE
CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN
PLAT BOOK 22, PAGE 159.

TOGETHER WITH PERPETUAL CROSS-EASEMENT FOR THE PURPOSE OF
INGRESS AND EGRESS TO NEW PARCEL B-1.

THE ABOVE REFERENCED PROPERTY IS MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SIDE OF U.S. ROUTE 460 AT THE
POINT OF INTERSECTION WITH WEST RUTURAN ROAD (STATE ROUTE 610);
THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 45.81 FEET AND
A LENGTH OF 37.20 FEET TO A POINT ON THE NORTHERN R/W OF
CHALLENGER AVENUE-U.S. ROUTE 460; THENCE ALONG A CURVE TO THE
LEFT WITH A RADIUS OF 2004.79 FEET AND A LENGTH OF 152.88 FEET TO
A POINT; THENCE LEAVING SAID R/W N53°45'08"W 49.30 FEET TO A POINT;
THENCE S36°14'52"W 4.00 FEET TO A POINT; THENCE N53°45'08"W 230.71
FEET TO A POINT; THENCE N47°24'00"E 274.89 FEET TO A POINT ON THE
SOUTHERN R/W OF WEST RUTURAN ROAD-STATE ROUTE 610; THENCE
ALONG SAID R/W S35°42'32"E 148.88 FEET TO A POINT; THENCE
N54°21'50"E 6.00 FEET TO A POINT; THENCE S35°38'10"E 15.00 FEET TO
A POINT; THENCE S54°21'50"W 7.00 FEET TO A POINT; THENCE S31°29'50"E
72.17 FEET TO A POINT, BEING THE POINT OF BEGINNING, CONTAINING
60,223 SQUARE FEET OR 1.3825 ACRES.

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CONTRACTOR RESPONSIBLE TO FIELD VERIFY
LOCATIONS AND ELEVATIONS OF EXISTING
UTILITY TIE-INS AS SHOWN ON SITE PLANS
(SANITARY, STORM, WATER, GAS, ELECTRIC,
PHONE, ETC.) PRIOR TO THE START OF
CONSTRUCTION. CONTACT ALLAN WILEY AT
GBC DESIGN, INC., 330-836-0228, WITH
ANY CONCERNS PRIOR TO THE START OF
CONSTRUCTION.



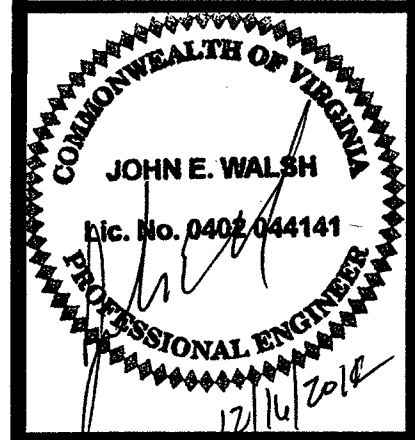
Know what's below.
Call before you dig.



Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

NO.	DATE	BY	REVISION
1	6/6/2014	GBC	FEED PLANNING COMMISSION
2	6/17/2014	GBC	FEED PLANNING COMMISSION
3	10/7/2014	GBC	FEED PLANNING COMMISSION
4	12/12/2014	GBC	FEED FOR CONSTRUCTION



GBC DESIGN, INC.
Akron, OH 44320-1123
565 White Pond Dr.
Phone 330-836-0228 Fax 330-836-5782
APPROVED

STORE #3375
Challenger Avenue
S08 N-144-R Twisted
Purchase Parcel

3814 Challenger
Avenue NE
Roanoke, VA 24012

SHEET TITLE
TITLE SHEET

DWG EDITION V8.5
REVISION 1-2014

Job No. : 46189D
Store : 3375
Date : 8/25/14
Drawn By : B.A.W.
Checked By: A.S.W.
Sheet

C-0.0A