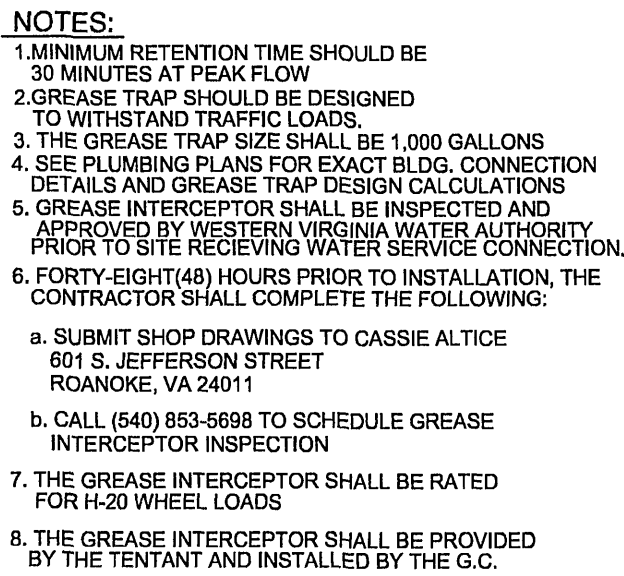
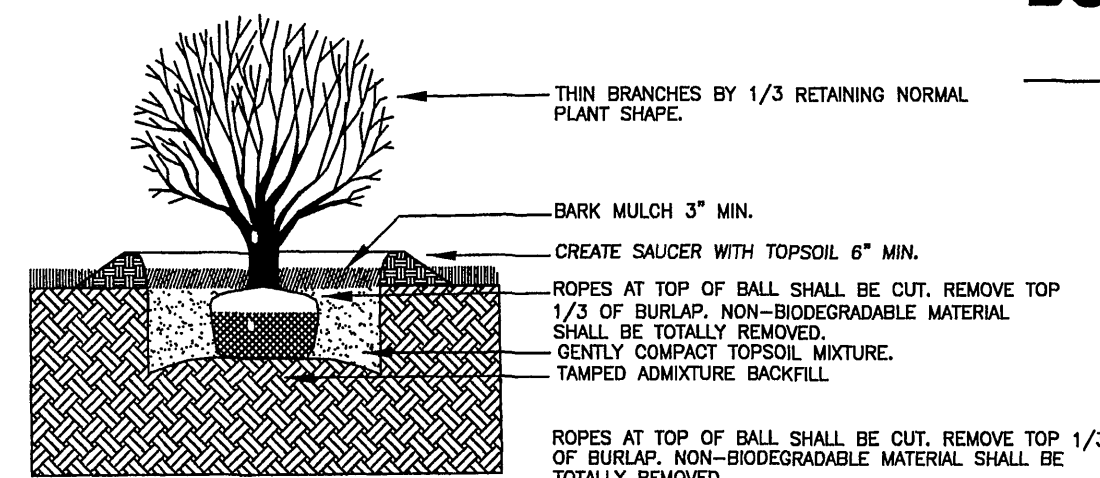
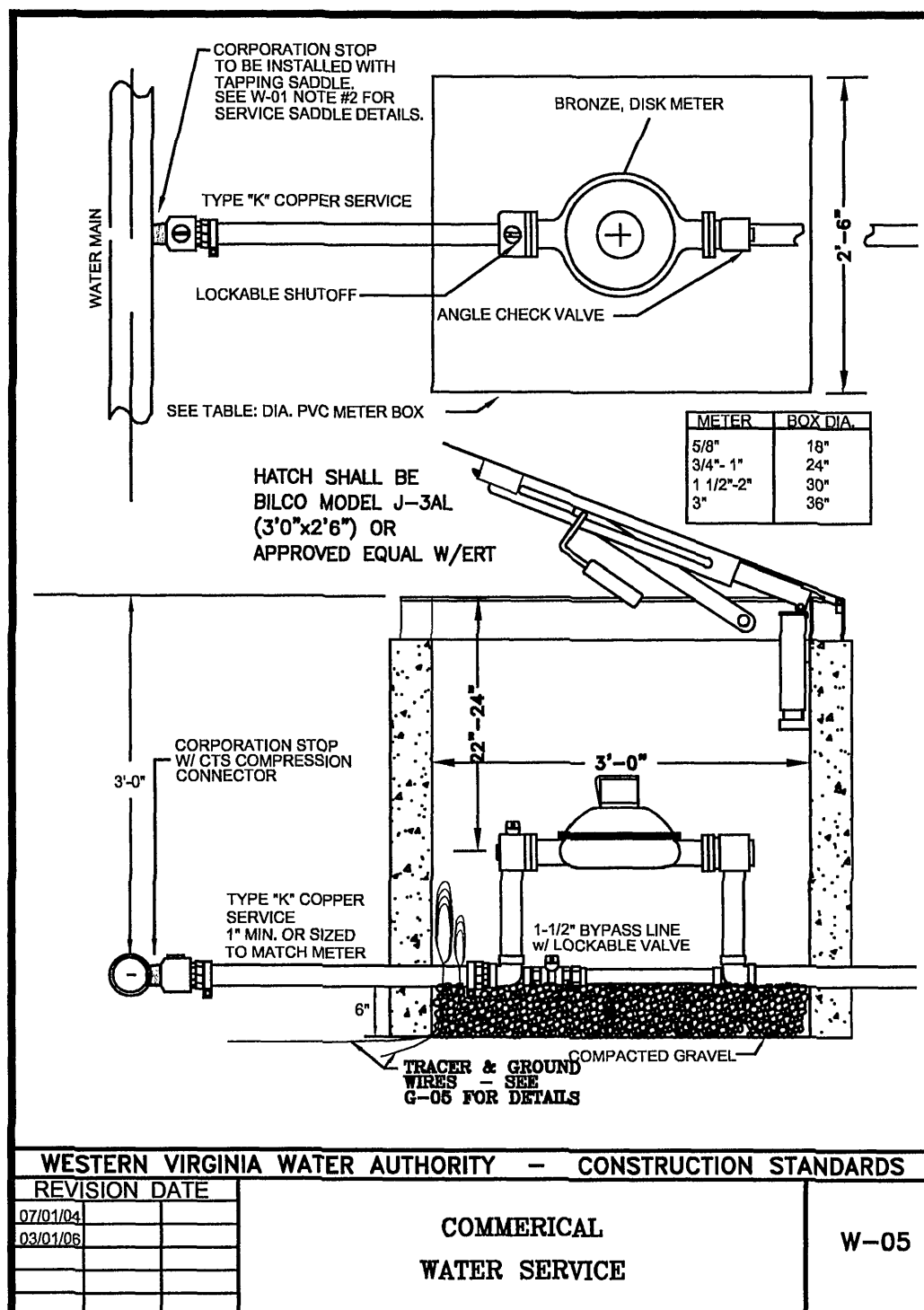


SITE ADDRESS:	2011 COLONIAL AVENUE S.W. ROANOKE, VIRGINIA
USE:	EATING ESTABLISHMENT
ZONING:	CLS, COMMERCIAL LARGE SITE
TAX PARCEL NO.:	1270719
SITE AREA:	22.238 ACRES
WATER:	PUBLIC - PROPOSED W.M. & NEW LATERAL
SEWER:	PUBLIC - EX. LATERAL TIE IN
SETBACKS:	FRONT: 20' MINIMUM / NO MAXIMUM SIDE: NONE, 25' BUFFER ADJACENT TO RESIDENTIAL REAR: NONE, 25' BUFFER ADJACENT TO RESIDENTIAL

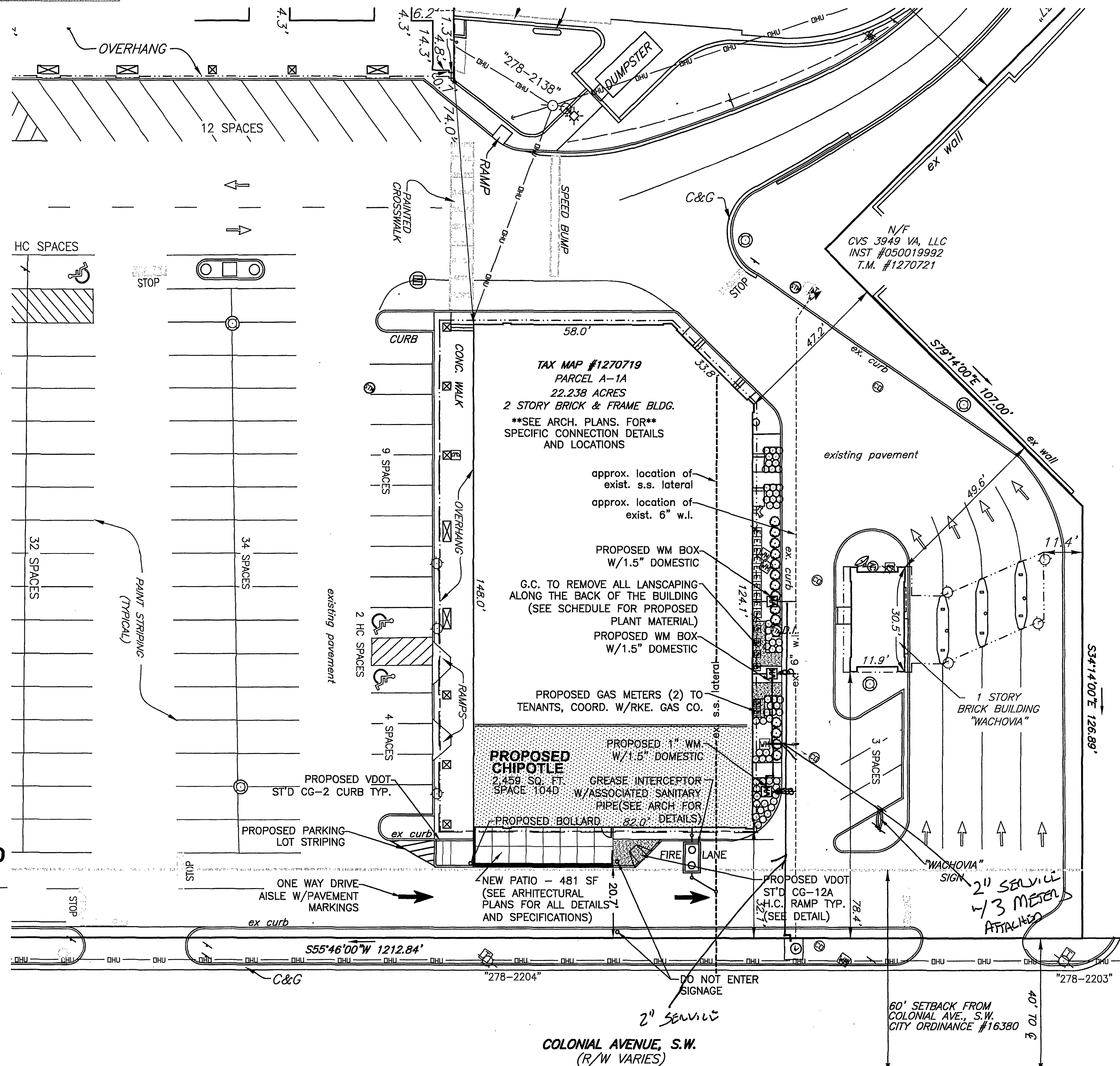
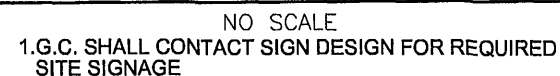
3. G.C. TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEERING AND CITY OF ROANOKE PLANNING, BUILDING, AND DEVELOPMENT DEPARTMENT.
3. GENERAL CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
4. ANY PAVEMENT DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER.
5. ALL GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM ABUTTING STREETS AND FROM ADJOINING PROPERTIES PER SECTION 36.2-642(C) OR WITH EVERGREEN SHRUBS PLANTED AT A RATE OF THREE FEET ON CENTER OR LESS. THE SCREENING SHALL BE A BOARD ON BOARD FENCE MATERIAL THAT FULLY SCREENS THE HVAC UNITS.
6. ALL BUILDING DIMENSIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
7. G.C. SHALL COORDINATE THE EXACT SANITARY SEWER AND DOMESTIC WATER LATERAL BUILDING TIE IN LOCATIONS WITH THE ARCHITECTURAL PLANS.
8. ALL UTILITY SERVICE LATERALS OR LINES, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND. WATER & SEWER CONNECTIONS SHALL CONFORM TO WVWA UTILITY STANDARDS AND INTERNATIONAL BUILDING CODE.
9. THE G.C. SHALL COORDINATE TEMPORARY POWER FOR THE PROPOSED BUILDING.
10. THE G.C. IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL CONDUIT ASSOCIATED WITH REQUIRED UTILITIES FOR THE PROPOSED BUILDING AND ANY NECESSARY UTILITIES ON-SITE SUCH AS LIGHTING, ELECTRICAL, ETC.
11. GREASE TRAP TO BE PROVIDED FOR THE RESTAURANT, WVWA SHALL APPROVE THE GREASE TRAP AS PART OF THE SITE PLAN SUBMITTAL PROCESS AND FOG APPLICATION. THE WVWA SHALL INSPECT THE GREASE TRAP DURING INSTALLATION. SEE GREASE TRAP DETAIL ON SHEET C-17.
12. ALL CLEANOUTS LOCATED IN THE DRIVE AISLES/SIDEWALKS SHALL HAVE TRAFFIC BEARING TOPS.
13. ALL PAVEMENT TO BE REMOVED SHALL BE SAW CUT. ANY PAVEMENT REPLACEMENT SHALL MATCH THE EXISTING PAVEMENT SECTION WITH SUBGRADE COMPACTED TO MIN. 95% G.C. SHALL REPAIR ALL PAVEMENT DAMAGED FROM CONSTRUCTION. ALL UTILITY CONNECTIONS SHALL BE REPAIRED UTILIZING THIS STANDARD.
14. WATER TAPPING SLEEVE SHALL BE PROVIDED BY THE G.C. AND TAP COORDINATED WITH THE WVWA.
15. NO ADDITIONAL EXTERIOR LIGHTING FIXTURES ARE PROPOSED WITH THIS DEVELOPMENT.



(IN FEET)
1 inch = 20 ft.



NO SCALE



JOB NO. R1000127.00