

PROPERTY OF  
LOWES HOME CENTERS, INC.  
LOT 4A  
TAX # 040.14-01-02.11  
INST. # 200307224  
ZONING= C-2

EXIST. 35' WIDE CROSS ACCESS  
INGRESS/EGRESS EASEMENT  
SEE P.B. 23, PG. 183

EXIST. 20' WATER LINE EASEMENT  
SEE P.B. 23, PG. 183

CURVE DATA C1:  
 $\Delta = 105^{\circ}56'35''$   
 $R = 265.00'$   
 $L = 50.81'$   
 $CH = S 66^{\circ}31'46'' E 50.54'$

BENCHMARK:  
"X" ON FLANGE BOLT OF FIRE HYDRANT  
ELEV. = 1032.71 (PROJECT DATUM)  
(SEE LOWES CONSTRUCTION PLANS,  
ROANOKE COUNTY WEBSITE)

PROPERTY OF  
WAL-MART REAL ESTATE  
BUSINESS TRUST  
TAX # 040.0-03-01  
D.B. 1731, PG. 548  
ZONING= C-2

#### EXISTING SANITARY SEWER SCHEDULE

ES-1: 48" DIA. MANHOLE, TOP = 1028.7' BENCH = 1020.3' 8" INV IN (N) = 1019.9' 8" INV IN (W) = 1019.2' 8" INV IN (S) = 1020.1' 8" INV OUT = 1019.2'	ES-4: 48" DIA. MANHOLE, TOP = 1019.2' BENCH = 1012.1' 8" INV IN (N) = 1011.8' 8" INV IN (W) = 1011.3' 8" INV OUT = 1011.2'
ES-2: 48" DIA. MANHOLE, TOP = 1030.3' INVERTS UNVERIFIED.	ES-5: 48" DIA. MANHOLE, TOP = 1025.7' BENCH = 1017.7' 8" INV IN = 1016.6' 8" INV OUT = 1016.4'
ES-3: 60" DIA. MANHOLE, TOP = 1027.6' BENCH = 1014.7' 8" INV IN = 1013.3' 8" INV OUT = 1013.7'	ES-6: 48" DIA. MANHOLE, TOP = 1034.5' BENCH = 1024.9' 6" INV IN = 1024.2' 8" INV OUT = 1024.1'

#### EXISTING STORM SEWER SCHEDULE

ED-1: DI-3, TOP = 1029.5' BENCH = 1027.2' 15" INV IN = 1025.1' 15" INV OUT = 1024.9'	ED-6: DI-3, TOP = 1017.6' BENCH = 1013.9' 15" INV OUT = 1012.7'
ED-2: DI-3, TOP = 1023.0' BENCH = 1025.4' 15" INV IN (N) = 1023.2' 15" INV IN (W) = 1024.0' 15" INV OUT = 1023.0'	ED-7: DI-3, TOP = 1008.1' BENCH = 1001.4' 24" INV IN = 1000.8' 36" INV OUT = 1000.7'
ED-3: DI-3, TOP = 1026.1' BENCH = 1020.9' 15" INV IN = 1019.0' 15" INV OUT = 1018.8'	ED-8: DI-3, TOP = 1007.8' BENCH = 1000.1' 36" INV IN (W) = 998.7' 15" INV IN (S) = 999.6' 36" INV OUT = 998.6'
ED-4: DI-3, TOP = 1024.3' BENCH = 1018.4' 15" INV IN = 1016.9' 15" INV OUT = 1016.8'	ED-9: DI-3, TOP = 1007.5' BENCH = 999.1' 36" INV IN = 997.5' 36" INV OUT = 997.3'
ED-5: DI-3, TOP = 1016.9' BENCH = 1011.5' 15" INV IN (N) = 1009.8' 15" INV IN (W) = 1009.7' 24" INV OUT = 1009.7'	
ED-6A: SDMH, TOP = 1009.3' 15" INV IN (N) = 1002.1' 24" INV IN (E) = 1001.9'	

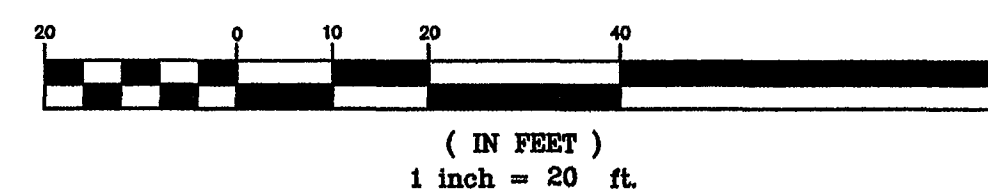
#### ZONING INFORMATION (PROPERTY ZONED C-2)

1. MINIMUM LOT AREA: 15,000 SQUARE FEET
2. MINIMUM ROAD FRONTAGE: 75 FEET
3. YARD SETBACKS: FRONT = 30 FEET  
REAR = 15 FEET  
SIDE = NONE
4. BUILDING HEIGHT LIMITS: 45' WHEN ADJOINING R-1 AND R-2 ZONING  
INCLUDING MECHANICAL EQUIPMENT.
5. MAXIMUM LOT COVERAGE : BUILDING = 50 PERCENT OF TOTAL LOT AREA.  
TOTAL LOT COVERAGE = 90 PERCENT

#### ENCROACHMENTS:

1. OVERHEAD WIRE ON NORTH END OF LOT 2A.
2. SANITARY SEWER MANHOLE, 6" LINE STUBOUT AND 8" SEWER LINE IN THE SOUTH EAST CORNER OF LOT 2A.
3. 8" SANITARY SEWER LINE ACROSS THE NORTH EAST CORNER OF LOT 1.

#### GRAPHIC SCALE



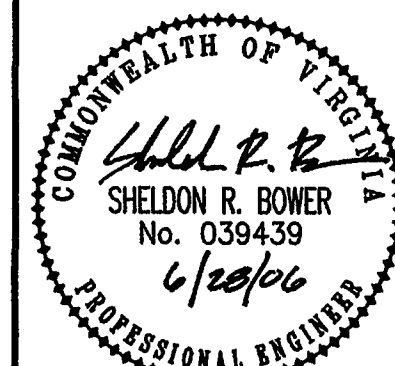
WWW.ID# 6QZG6M

#### GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF TITLE REPORT NO. 10820836 PREPARED BY LAWYERS TITLE INSURANCE CORPORATION AND IS SUBJECT THERETO.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 51161C0029 D EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. UTILITIES SHOWN ARE AS LOCATED IN THE FIELD AND AVAILABLE RECORDS. LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. "MISS UTILITY" HAS NOT MARKED ANY UTILITIES

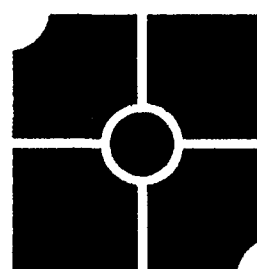
Description of Lot 2A-1 (0.708 acres)  
F & W Community Development Corporation Subdivision (P.B. 30, Pg. 36)  
Tax No. 040.14-01-02.13

Beginning at a 1/2" pin found on the northerly right-of-way of Challenger Avenue (U.S. Route 460), said point being designated corner no. 1 on the plat entitled "ALTA/ACSM Land title survey for Sonic Restaurants, Inc." by T.P. Parker & Son dated December 22, 2005; thence along the northerly right-of-way of Challenger Avenue, S 37°41'11" W, 116.52' to a pin with cap found, designated corner no. 2; Thence, continuing with Challenger Avenue, S 26°36'04" W, 81.231' to the northeast corner of Lot 1A, F & W Community Development Corporation Subdivision (P.B. 26, Pg. X) to designated corner no. 3; Thence leaving the northerly right-of-way of Challenger Avenue and with the northerly property line of Lot 1A, N 44°48'11" W, 202.85' to the easterly property line of Lot 4A, property of Lowes Home Centers, Inc., designated corner no. 11; Thence with said property line with N 45°13'50" E, 130.01' to a 1/2" pin found designated corner no. 12; Thence with a curve to the left whose radius is 265.00', arc distance of 50.81' (ch = S 66°31'46" E, 50.54') to a pin with cap found, designated corner no. 13; Thence, N 58°53'09" E, 33.54' to a pin with cap found, designated corner no. 14; Thence, S 50°47'33" E, 107.34' to the point of beginning and containing 0.708 acres and being shown on the aforesaid plat by Parker Design Group.



DATE	REVISIONS
4-17-06	COORDINATION
5-7-06	PER ROANOKE COUNTY COMMENTS
6-28-06	PER ROANOKE COUNTY COMMENTS

**parker**  
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SONIC CORPORATION  
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OFFICES: 405-225-5000  
FAX: 405-225-5991  
AMERICA'S DRIVE-IN CORP.  
THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER CONSTRUCTION OF THE DRIVE-IN AT THE SPECIFIED LOCATION.  
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Sonic Restaurants, Inc.

SONIC DRIVE-IN  
BUILDING TYPE: 02XW  
CHALLENGER AVENUE  
ROANOKE, VIRGINIA  
EXISTING CONDITIONS  
& DEMOLITION PLAN

SHEET  
**C-2**  
DWG: 06-0033-04  
DATE: APRIL 14, 2006