

STORM DRAIN TABULATIONS:

- (D1) Storm Sewer Manhole
Top Of Rim = 500.13
18" RCP Inv. In = 486.93
24" RCP Inv. In = 485.12
24" RCP Inv. Out = 485.03
- (D2) Curb Inlet
Top Of Rim = 497.89
3" PVC Inv. In = 496.39
12" RCP Inv. Out = 493.69
- (D3) Curb Inlet
Top Of Rim = 498.19
12" RCP Inv. Out = 494.19
- (D4) Storm Sewer Manhole
Top Rim = 498.89
12" RCP Inv. In = 492.60 (From D2)
12" RCP Inv. In = 492.60 (From D3)
24" RCP Flow Line = 485.69
Bottom Of Manhole = 488.09
NOTE: Manhole Was Placed Over Existing 24" Pipe
- (D5) Storm Sewer Manhole
Top Rim = 496.00
24" RCP Inv. In = 486.55
- (D6) Downspout Box
Top of Grate = 498.43'
Bottom of Box = 497.76'
6" PVC Invert = 496.10'
- (D7) Downspout Box
Top of Grate = 498.42'
Bottom of Box = 497.78'
6" PVC Invert = 496.53'

SANITARY SEWER TABULATIONS:

- (S1) Sanitary Sewer Manhole
Top Of Rim = 498.15
8" PVC Inv. In = 491.03
8" PVC Inv. Out = 490.93
- (S2) Sanitary Sewer Manhole
Top Of Rim = 498.97
8" PVC Inv. In = 492.92 (From Clean Out)
8" PVC Inv. In = 492.92
8" PVC Inv. Out = 492.87

- (S3) New 4" S.S. Manhole
Top Of Rim = 499.00
4" PVC Inv. In = 493.46 (From Bldg.)
4" PVC Inv. In = 493.46 (From Grease Trap)
8" PVC Inv. Out = 493.16 (Existing)
- (S4) New 1,000 Gallon
Grease Trap
SEE SHEET C-7 FOR DETAIL

LIGHTING LEGEND

- A WALL MTD. FIXTURE TYPE "T3",
ITEM #LLCWSCTTB01-008/06211-015-LID01,
WITH DOWN-LIGHTS ONLY
(TYP. OF 12)
- B WALL MTD. FIXTURE TYPE "S",
ITEM #KB3921BK/LBL/FULL CUT OFF
(TYP. OF 4)
- REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
 - PROPOSED WALL- MOUNTED LIGHTS ARE "ACCENT DIRECTIONAL LIGHTING" IN ACCORDANCE WITH CODE SECTION 36.2-622.
 - LIGHTS ARE MANUFACTURED BY AND ITEM #'S CORRESPOND TO STD. PRODUCTS BY ACCUSERV LIGHTING AND EQUIPMENT CO., LOUISVILLE, KY.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	48°11'50"	25.00'	21.03'	S10°47'19"E	20.42'
C2	36°39'28"	50.00'	31.99'	S05°01'22"E	31.45'

UTILITY CONTACTS:

Water & Sewer:
Western Virginia Water Authority
2012 S. Jefferson Street
Roanoke, VA 24014
Greg Reed, Director of Engineering
Bus: (540) 853-5700

Gas:
Roanoke Gas Company
P.O. 13007
Roanoke, VA 24030
Bus: (540) 983-3800
Mobile: (540) 293-3248
Fax: (540) 777-3916
Donald S. Jones, P.E., Project Engineer
E-mail: don_jones@roanokegas.com

Telephone:
Verizon
4843 Oakland Boulevard
Roanoke, VA 24012
Jeff Draper, Supervisor of Engineering
Bus: (540) 265-7587
Pager: (540) 855-2156
Fax: (540) 563-8431

Electrical:
Appalachian Power
P.O. Box 2021
Roanoke, VA 24022-2121
River Avenue Service Center
802 River Avenue
Martin McGhee
Bus: (540) 427-3664

Streets & Storm Drainage:
City of Roanoke
215 Church Street
Municipal South - Room 24011
Roanoke, VA 24011
Phil Schirmer, City Engineer
Bus: (540) 853-1292
(540) 853-2731

Cable Television:
Cox Communications
P.O. Box 13726
Roanoke, VA 24036
Bus: (540) 776-3844, Ext. 120
Fax: (540) 776-8362

GENERAL NOTES:

- EXISTING TOPOGRAPHIC INFORMATION IS CRAIG, INC. FEBRUARY 2010.
- THE CONTRACTOR SHALL CONTACT "MISS VICINITY OF THE EXISTING UTILITIES."
- UNLESS OTHERWISE NOTED ALL LINEAR I FACE OF CURB.
- REFER TO ARCHITECTURAL DRAWINGS FOR
- ALL CONCRETE CURB SHALL BE CONSTR

UTILITY NOTES:

- CONTRACTOR TO CONFIRM LOCATION & II
- CONTRACTOR TO CONTACT THE WESTERN SEWER SERVICE LINES AND TO COORDINATE
- CLEAN-OUTS IN PAVEMENT OR SIDEWALK SET FLUSH WITH FINISHED PAVED GRADE.
- GAS SERVICE LINE AND GAS METER IS S AND METER TO BE DETERMINED BY ROANOKE
- UNLESS OTHERWISE NOTED, SANITARY SE FROM POINT OF CONNECTION TO BUILDING. PRIOR TO INSTALLATION OF LATERAL.
- ALL WATER AND SEWER WORK SHALL CC LATEST EDITION.
- WHERE APPLICABLE AND WHERE SHOWN, UTILITY LINES. CONTRACTOR SHALL BE REQU PAVEMENT DAMAGED OR REMOVED BY UTILIT
- CONTRACTOR SHALL ENSURE THE EXISTI SITE REMAIN IN SERVICE AT ALL TIMES UNLE AUTHORITY.
- EXISTING UTILITY SERVICE LINES (ELECTR REMAIN IN THEIR CURRENT LOCATION. ANY UNDERGROUND.

KEYNOTES:

- CONCRETE CURB - VDOT STANDARD CG-
- REGULAR DUTY ASPHALT PAVEMENT. RE
- CONCRETE PAVEMENT. REFER TO SHEET
- NEW 5' WIDE (MIN.) CONCRETE SIDEWALK
- STANDARD HANDICAPPED ACCESSIBLE P/ SEE SHEET C-7 FOR DETAILS.
- VAN HANDICAPPED ACCESSIBLE PARKING- SHEET C-7 FOR DETAILS.
- AREA TO BE FINISHED WITH 4" WHITE "PEA GRAVEL" UNDERLAIN WITH NON-WOVEN FILTER FABRIC.
- CLEARANCE BAR. REFER TO ARCHITECTURAL PLAN FOR DETAILS.
- ORDER CANOPY AND STATION. REFER TO ARCHITECTURAL PLAN FOR DETAILS.
- MENU BOARD. REFER TO ARCHITECTURAL PLAN FOR DETAILS.
- NEW SANITARY SEWER MANHOLE, SERVICE LINES, AND GREASE TRAP. REFER TO SANITARY SEWER TABULATION FOR ADDITIONAL INFORMATION.
- NEW 1-1/4" WATER SERVICE LINE. CONNECT TO EXISTING WATER SERVICE LINE. LOCATION OF EXISTING LINE TO BE CONFIRMED IN-FIELD.
- WORK IN THIS AREA IS TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS.

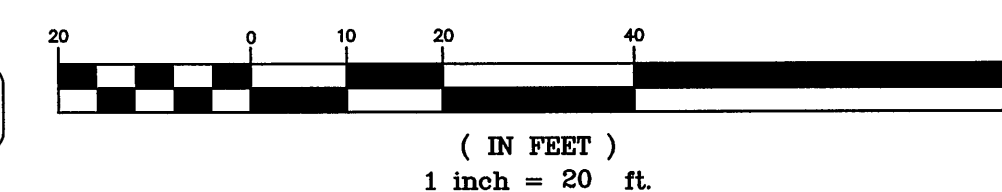
PARKING TABULATIONS:

- OFF-STREET PARKING REQUIREMENTS (PER SEC. 36.2-650):
- EATING ESTABLISHMENT: 1 SPACE PER 60 SQUARE FEET OF SEATING AREA
- SEATING AREA = 1,083 S.F.
- REQUIRED:
MINIMUM = 19 SPACES
MAXIMUM = N/A
- TOTAL PROVIDED = 53 SPACES
- HANDICAPPED ACCESSIBLE PARKING:
REQUIRED = 3 SPACES
PROVIDED = 3 SPACES
VAN ACCESSIBLE REQUIRED = 1/8 * 3 = 1 SPACE
VAN ACCESSIBLE PROVIDED = 1 SPACE
- SUMMARY:
REGULAR SPACES = 50 SPACES
HANDICAPPED ACCESSIBLE - REGULAR = 2 SPACES
HANDICAPPED ACCESSIBLE - VAN = 1 SPACE
COMPACT = 0 SPACES
- OFF-STREET LOADING:
REQUIRED = 1 SPACE
PROVIDED = 1 SPACE

LEGEND:

- REGULAR DUTY PAVEMENT
(SEE DETAIL ON SHEET C-7) [2]
- CONCRETE SIDEWALK/CONCRETE PAVEMENT
(SEE DETAIL ON SHEET C-7) [3]
- 10" S SANITARY SEWER LINE (SIZE AS INDICATED)
- NEW SSMH

GRAPHIC SCALE



CITY PLAN NO.: CP100029

SITE TABULATIONS:

- SITE ADDRESS: 1406 HERSHBERGER ROAD, N.W.
- TAX NUMBER: 2280606
- PROPERTY OWNER:
TACOMA, INC.
1406 HERSHBERGER ROAD, N.W.
ROANOKE, VA 24017
- SITE AREA = 1.4877 ACRES
- ZONING: COMMERCIAL - GENERAL DISTRICT (CG)
CONDITIONAL REZONING ORDINANCE #25984
- OVERLAY ZONING DISTRICTS: NONE
- LAND USE:
CURRENT USE: RESTAURANT
PROPOSED USE: RESTAURANT
- BUILDING AREA:
EXISTING BUILDING = 3,602 S.F. (GROSS)
PROPOSED BUILDING = 3,155 S.F. (GROSS)
PROPOSED ATTACHED COOLER = 127 S.F.
- DEVELOPMENT STANDARDS:
A. LOT AREA:
MINIMUM = 10,000 S.F.
MAXIMUM = 130,680 S.F.
ACTUAL = 64,804 S.F.
B. LOT FRONTAGE:
MINIMUM = 100 FEET
MAXIMUM = N/A
ACTUAL = 358.6 FEET (BEAN ST.)
- FRONT YARD:
MINIMUM = 10 FEET (BEAN ST.)
MINIMUM = 5 FEET (HERSHBERGER RD.)
MAXIMUM = 30 FEET (BEAN ST.)
ACTUAL = 16 FEET
- SIDE YARDS:
MINIMUM = N/A
SEE ORDINANCE #25984
- REAR YARD: NONE
- BUILDING HEIGHT:
MAXIMUM = 45 FEET
ACTUAL = 24.5 FEET
- FLOOR AREA RATIO:
MAXIMUM = 5.0
ACTUAL = 0.05
- IMPERVIOUS SURFACE RATIO:
MAXIMUM = 85%
ACTUAL = 57%
- BUFFER YARD REQUIREMENTS: PROVIDED IN ACCORDANCE WITH ORDINANCE #25984.
- ADJOINING LAND USE & ZONING: AS NOTED ON PLAN.
- TREE CANOPY REQUIREMENTS PER CODE SECTION 36.2-644
SEE DATA ON SHEET C-3.

ALL PUBLIC WATER AND SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROANOKE UTILITY STANDARDS AND W.V.W.A "WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS," LATEST EDITION.

Taco Bell

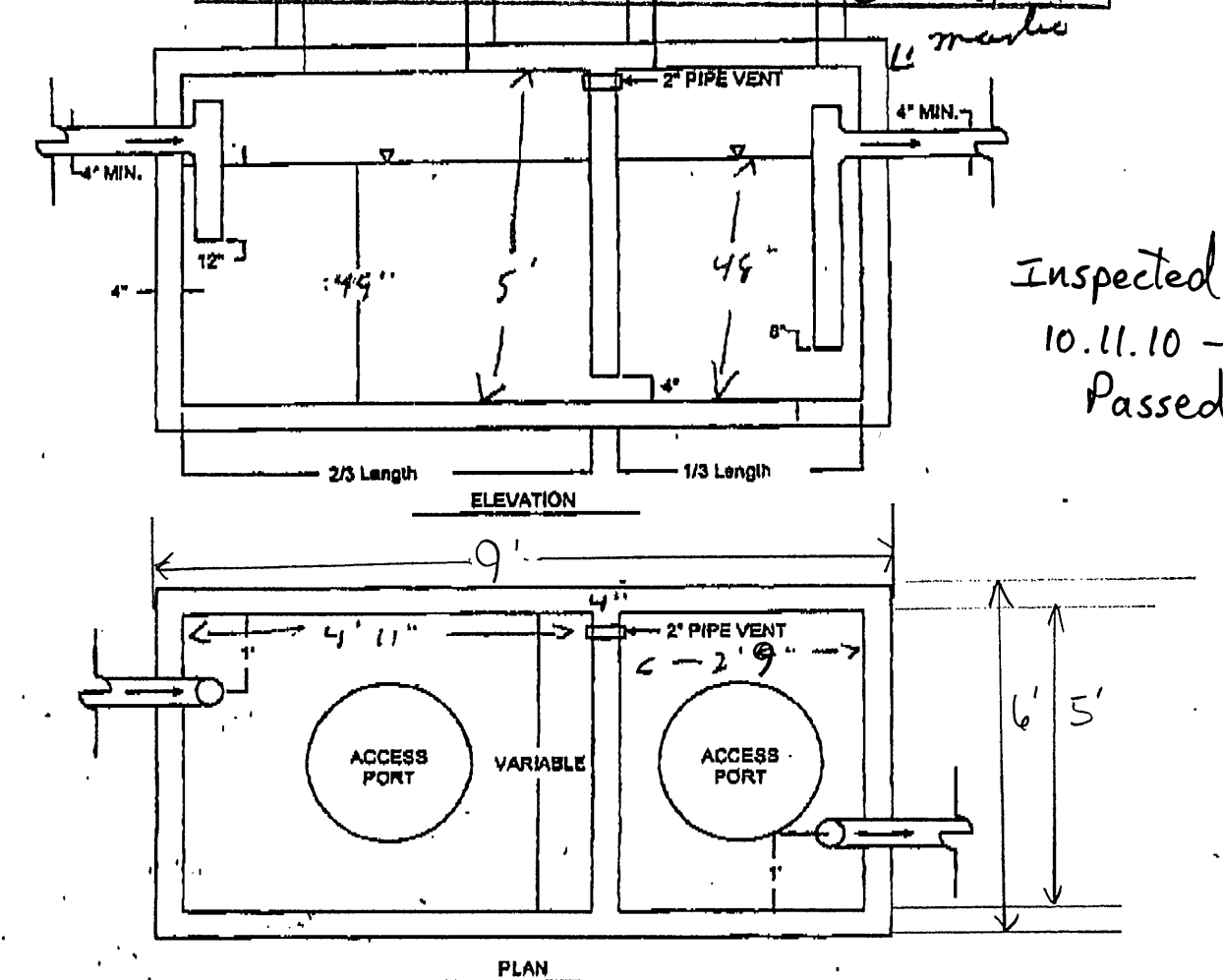
1406 Hershberger Rd
#2280606
Tex Parcel

APPROVED	Final Approval. Fabrication May Proceed On Work As Shown.
APPROVED AS NOTED	Fabrication May Proceed On The Basis of Corrections Indicated. Original Drawings Shall Be Corrected Accordingly.
REVISE AND RESUBMIT	Fabrication May NOT Proceed. Revisions Shall Be Made And Submitted For Further Checking.
DISAPPROVED	Does NOT Comply With Specification Requirements.

Approval Applies Only For Conformance With The Design Concept Of The Project And With The Information Given In The Contract Documents. And Does Not Relieve The Contractor of Responsibility For Any Deviation From The Requirements Of The Contract Documents. Or For Errors Or Omissions In The Shop Drawings Or Samples. Contractor is Responsible For Verifying Dimensions And For The Coordination Of The Work Of All Trades.

Western Virginia Water Authority

Date: 9/11/10 By: Cassie Althe



GREASE INTERCEPTOR DESIGN

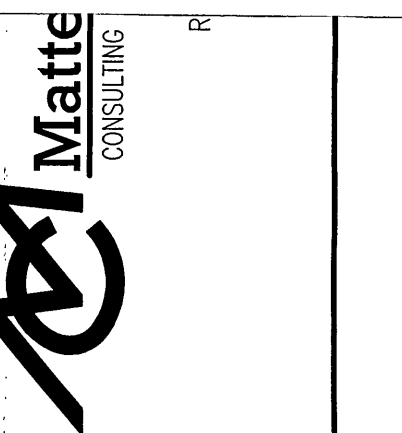
- NOTES: 1000 gpd
1. MINIMUM RETENTION TIME SHOULD BE 30 MINUTES AT PEAK FLOW
 2. GREASE TRAP SHOULD BE DESIGNED TO WITHSTAND TRAFFIC LOADS IF APPLICABLE.

4.92 x 5 x 4 = 98.4

2.75 x 5 x 4 = 55

153.4 x 7.6805 = 1147.5

92



HERSHBERGER ROAD TACO BELL RENOVATIONS

SITE/UTILITIES PLAN

CITY OF ROANOKE, VIRGINIA

Vertical Scale:
N/A

Horizontal Scale:
1" = 20'

Commission Number:
3059

Sheet No.:
C-4

As-Built 11.19.10 K. Winslow