

ABBREVIATIONS

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

WAFFLE HOUSE

3407 ORANGE AVENUE

SHEET INDEX

| | |
|-----|---------------------------------------|
| C1 | COVER SHEET |
| C2 | EXISTING CONDITIONS & DEMOLITION PLAN |
| C3 | LAYOUT & UTILITY PLAN |
| C4 | GRADING PLAN |
| C5 | E.S.C. PLAN |
| C6 | E.S.C. NOTES & DETAILS |
| C7 | NOTES & SOILS INFORMATION |
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WESTERN VIRGINIA WATER AUTHORITY NOTES:

AVAILABILITY No.: 17-251

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.

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, FIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

SITE INFORMATION:

OWNER: THE RESCUE MISSION OF ROANOKE, INC.
402 4TH STREET, S.E.
ROANOKE, VA 24013

DEVELOPER: EAST COAST WAFFLES, INC.
5986 FINANCIAL DRIVE
NORCROSS, GA 30071

TAX PARCEL NO.:

7100703

EXISTING USE:

EXISTING VACANT RETAIL BUILDING

PROPOSED USE:

EATING ESTABLISHMENT

ZONING:

CG - COMMERCIAL-GENERAL DISTRICT

SITE AREA:

TM: 7100703: 0.466 AC

DISTURBED AREA:

0.55 ACRES

WATER/SEWER:

PUBLIC

BUILDING AREA/NO. OF STORIES:

1,635 S.F. - 1 STORY

MINIMUM PARKING REQUIRED:

1 SPACE/100 S.F. NET FLOOR AREA

approx. 1,635 S.F. - EATING ESTABLISHMENT
1,635 S.F. GROSS F.A. X 0.75 = 1,227 S.F. NET F.A.

13 PARKING SPACES REQUIRED

MAXIMUM PARKING ALLOWED:

NO MAX FOR PROPOSED USE

PARKING PROVIDED:

29 SPACES

SETBACKS:

FRONT: 0' MINIMUM / 30' MAXIMUM
SIDE: 0'
REAR: 0'

MAX. FLOOR AREA RATIO ALLOWED/PROVIDED:

5.0/0.09

IMPERVIOUS SURFACE RATIO ALLOWED/PROVIDED:

85%/68%

MAXIMUM BUILDING HEIGHT ALLOWED/PROPOSED:

45'/14'

GROUND FLOOR TRANSPARENCY MIN. REQ'D/PROVIDED:

50%/95%

CITY OF ROANOKE & UTILITY CONTACTS:

CITY OF ROANOKE DEVELOPMENT REVIEW COORDINATOR - GEORGE NEVERGOLD (540) 853-6501

ROANOKE GAS COMPANY - ED PAINTER (540) 777-3801

VERIZON - STEVEN CRONMEYER (540) 563-2261

AMERICAN ELECTRIC POWER - KEITH FREEMAN (540) 427-3643

WESTERN VIRGINIA WATER AUTHORITY - MITCH EAKIN (540) 283-2996



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 JUNE 2017.

COMPREHENSIVE
SITE PLAN #:
CP17-0032

City of Roanoke
Planning, Building, & Development

COMPREHENSIVE DEVELOPMENT PLAN

APPROVED

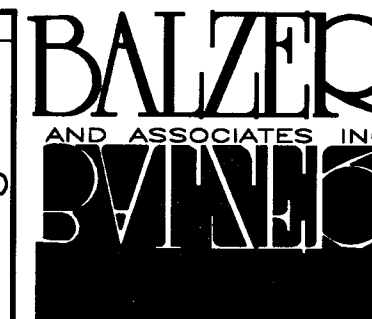
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.

Agent, Planning Commission: [Signature] Date: 8/16/2017

Development Engineer: [Signature] Date: 8/16/2017

Zoning Administrator: [Signature] Date: 8/16/2017

CITY OF ROANOKE APPROVAL BLOCK



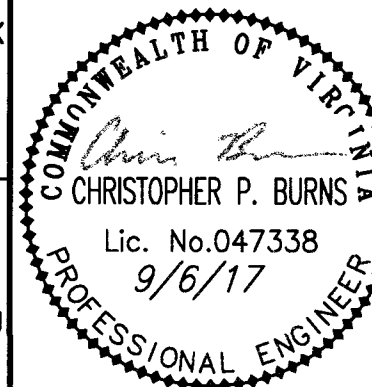
REFLECTING TOMORROW
www.balzer.cc

Roanoke
New River Valley
Richmond
Staunton
Harrisonburg

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
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TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.

1208 Corporate Circle
Roanoke, VA 24018
540-772-9580
FAX 540-772-8050



WAFFLE HOUSE
3407 ORANGE AVENUE

COVER SHEET

CITY OF ROANOKE, VIRGINIA

DRAWN BY: BTC
DESIGNED BY: BTC
CHECKED BY: CPB
DATE: 6/28/2017
SCALE: N/A

REVISIONS:
8/16/2017
9/6/2017

SHEET NO.

C1

JOB NO. 04170032.00