

SITE SUMMARY:

OWNER: BNC-GROTH LLC
205 N. MICHIGAN AVE. STE. 1900
CHICAGO, IL 60601

TAX MAP NUMBER: 087.07-03-02.00-0000
& 087.07-03-03.00-0000

EXISTING LOT SIZE: 0.484 AC. & 0.069 AC. (0.553 AC. TOTAL)

ZONING: C2 - HIGH INTENSITY COMMERCIAL DISTRICT

PROPOSED USE: RESTAURANT, GENERAL

MINIMUM LOT SIZE REQUIRED: EXISTING LOT OF RECORD

SETBACKS: 30' F.Y.S. OR 20' F.Y.S. PROVIDED ALL PARKING IS LOCATED
BEHIND THE FRONT BUILDING LINE.
NONE - SIDE SETBACK
15' REAR YARD SETBACK

MAXIMUM BUILDING COVERAGE: 50%
BUILDING COVERAGE PROVIDED: APPROX. 8%

MAXIMUM BUILDING HEIGHT: 45'
BUILDING HEIGHT PROVIDED: APPROX. 14'

MAXIMUM LOT COVERAGE: 90%
LOT COVERAGE PROVIDED: APPROX. 56%

MINIMUM PARKING REQUIREMENTS:
-1 PER 4 SEATS AND 1 PER 2 EMPLOYEES
-12 SPACES REQUIRED
-30 SPACES PROVIDED (ZONING ADMINISTRATOR APPROVED SCHEDULE B)

HANDICAPPED PARKING SPACES
REQUIRED: 2 SPACES
PROVIDED: 2 SPACES

LOADING SPACES
REQUIRED: 1 SPACE
PROVIDED: 1 SPACE

LAYOUT PLAN NOTES:

- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY & VDOT.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- EXISTING PAVEMENT TO BE SAWCUT AT LEAST 1' FROM THE EX. EP OR THE DISTANCE REQUIRED TO REACH THE FULL DEPTH OF PAVEMENT.
- A SIGN PERMIT MUST BE OBTAINED FOR EXISTING AND PROPOSED SIGNAGE FROM ROANOKE COUNTY PRIOR TO THE INSTALLATION OF ANY SIGNAGE ON SITE.
- MINIMUM SIGNAGE SETBACK FOR NEW SIGNAGE SHALL BE 10' IF THE PROPOSED SIGN IS 10' TALL OR LESS. OTHERWISE, MINIMUM SETBACK SHALL BE 15' IF THE PROPOSED SIGN IS IN EXCESS OF 10' IN HEIGHT. NOTE THAT NO SIGN SHALL EXCEED 25' IN HEIGHT IN THE C2 - HIGH INTENSITY COMMERCIAL DISTRICT.
- ANY EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED, AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE LIGHTING INTENSITY AT ADJOINING RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.
- A PHOTOMETRIC PLAN SHALL BE SUBMITTED TO ROANOKE COUNTY FOR REVIEW AND APPROVAL BY THE LIGHTING CONTRACTOR AS REQUIRED FOR ANY PROPOSED LIGHTING.
- ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS), OUTDOOR STORAGE, AND ROOFTOP OR GROUNDLEVEL MECHANICAL EQUIPMENT IN ALL ZONING DISTRICTS SHALL BE SCREENED FROM SURROUNDING VIEWS. IN ADDITION, PROPOSED GROUND LEVEL AND ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED FROM VIEW.
- G.C. SHALL PROVIDE A SERIES 3200 KNOX BOX AT THE ENTRY DOOR OF THE BUILDING PER COUNTY OF ROANOKE STANDARDS IN REGARDS TO MOUNTING HEIGHT AND TYPE OF KNOX BOX.
- EXISTING FIRE HYDRANT INFORMATION - WVA ID: 22586 (WEST OF SUBJECT PROPERTY ACROSS BERNARD DRIVE)
- ALL ROOFLEADERS SHALL DISCHARGE AT GRADE IN THE REAR OF THE BUILDING (SOUTHWEST DIRECTION)
- G.C. SHALL PROVIDE THE REQUIRED BACKFLOW PREVENTERS FOR THE BUILDING AS REQUIRED BY THE INTERNATIONAL BUILDING CODE & WESTERN VIRGINIA WATER AUTHORITY.
- G.C. SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY POWER DURING THE CONSTRUCTION PROCESS. COORDINATE DIRECTLY WITH A.E.P. FOR THIS SERVICE.
- ALL SANITARY SEWER CLEANOUTS LOCATED WITHIN PAVED OR CONCRETE AREAS WITH TRAFFIC SHALL HAVE TRAFFIC BEARING CLEANOUT TOPS PROVIDED AS A MINIMUM.
- THE W.V.W.A. WILL NEED TO INSPECT THE GREASE TRAP PRIOR TO INSTALLATION TO ENSURE IT MEETS THE W.V.W.A. F.O.G. POLICY STANDARDS. POINT OF CONTACT SHALL BE DAVID VOGELSONG AT (540) 853-5688.
- THE G.C. WILL BE RESPONSIBLE FOR CORE DRILLING THIS EXISTING SANITARY SEWER MANHOLE AND PROVIDING A FLEXIBLE BOOT PER W.V.W.A. STANDARDS. THIS WORK SHALL BE SUPERVISED AND INSPECTED BY THE W.V.W.A. INSPECTOR. G.C. TO COORDINATE TIMING FOR THE REQ'D INSPECTIONS W/APPROPRIATE PARTIES. POINT OF CONTACT SHALL BE DAVID VOGELSONG AT (540) 853-5688.
- BACKFLOW PREVENTION SHALL BE INSTALLED BY G.C. IN THE UTILITY ROOM.

EX. STORM STRUCTURE SCHEDULE:

- GRATE INLET
TOP=1169.86'
30" RCP INV. IN=1164.61' (W)
30" RCP INV. IN=1164.36' (S)
15" RCP INV. OUT=1164.21'
WITH 10" ORIFICE PLATE
- STORM MANHOLE
TOP=1168.33'
15" RCP INV. IN=1162.53'
15" RCP INV. OUT=1162.48'
- STORM MANHOLE
TOP=1166.56'
INV. IN=NOT ACCESSIBLE
- STORM MANHOLE
TOP=1166.47'
15" RCP INV. IN=1160.03'
15" RCP INV. OUT=1159.77'
- GRATE INLET
TOP=1162.52'
15" RCP INV. OUT=1159.77'
- GRATE INLET
TOP=1157.92'
4" HDPE INV. IN=1154.92'
15" RCP INV. IN=1153.32'
24" RCP INV. OUT=1153.02'
- STORM MANHOLE AT CURB INLET
TOP=1159.09'
24" RCP INV. IN=1150.76'
24" RCP INV. OUT=1150.74'

STORM STRUCTURE SCHEDULE:

- VDOT ST'D DI-3B
(6" THROAT)
TOP:1166.5
INV:1162.5
- 29.6 LF OF 15" TYPE S
HDPE PIPE AT 2.03%
- VDOT ST'D DI-3C
(6" THROAT)
TOP:1168.4
INV IN:1161.9
INV. OUT:1161.8
- 130.5 LF OF 15" TYPE S
HDPE PIPE AT 6.36%
INV OUT:1153.5 (STR. F)

SANITARY SEWER SCHEDULE:

- S.S. CO. TYP.
TOP=1170.23
INV.=1167.91
 - 5 LF OF 6" PVC OF SDR-35 AT 1%
 - 1500 GALLON GREASE INTERCEPTOR PER DETAIL S-17 (C-12)
 - 19 LF OF 6" PVC SDR-35 AT 1%
 - S.S. C.O. (TRAFFIC BEARING - MIN. H2O LOADING)
TOP=1169.43
INV. IN=1167.86
INV. OUT=1167.69
 - 37 LF OF 6" PVC SDR-35 AT 1.16%
 - S.S. C.O. (TRAFFIC BEARING - MIN. H2O LOADING)
TOP=1169.57
INV. OUT=1167.07
 - 40 LF OF 6" PVC SDR-35 AT 2%
 - S.S. CO. TYP.
TOP=1168.73
INV. OUT=1166.27
 - 76 LF OF 6" PVC SDR-35 AT 1.7%
 - S.S. MH (SAMPLING MANHOLE)
TOP=1168.5
INV. IN=1164.97
INV. OUT=1164.87
 - EX. S.S. MH A 169 LF OF 8" PVC SDR-35 AT 0.4% (PUBLIC)
EX. S.S. MH A S.S. C.O. (TRAFFIC BEARING - MIN. H2O LOADING)
TOP=1171.21
INV.=1164.18 (EX. S.S.)
- (G.C. TO CONFIRM & COORDINATE ALL TIE IN LOCATIONS W/M.E.P. & ARCH. DRAWINGS PRIOR TO ANY INTERIOR OR EXTERIOR S.S. PIPE BEING INSTALLED. NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED PRIOR TO ANY CONSTRUCTION)

