

ABBREVIATIONS

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

WAFFLE HOUSE

4630 WILLIAMSON ROAD, N.W.

SHEET INDEX

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WESTERN VIRGINIA WATER AUTHORITY NOTES:

AVAILABILITY No.: 15-204

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 WITH 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: FORTY SIX THIRTY WILLIAMSON ROAD LLC
P.O. BOX 20269
ROANOKE, VA 24018
DEVELOPER: EAST COAST WAFFLES, INC.
5986 FINANCIAL DRIVE
NORCROSS, GA 30071
TAX PARCEL NO.: 2280118 & 2280119
EXISTING USE: EXISTING BUILDING AND PARKING AREA
PROPOSED USE: EATING ESTABLISHMENT
ZONING: CG - COMMERCIAL-GENERAL DISTRICT
SITE AREA: TM 2280118: 0.202 AC
TM 2280119: 0.207 AC
TOTAL: 0.409 AC
PROPOSED TOTAL: 0.407 AC (AFTER 0.02 R.O.W. DEDICATION)
DISTURBED AREA: 0.41 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%/62%
MAXIMUM BUILDING HEIGHT ALLOWED/PROVIDED: 45'/14'
GROUND FLOOR TRANSPARENCY MIN. REQ'D/PROVIDED: 50%/95%

RECEIVED

CITY OF ROANOKE
PLANNING BUILDING & DEVELOPMENT

CITY OF ROANOKE & UTILITY CONTACTS:

ACTING CITY OF ROANOKE DEVELOPMENT REVIEW COORDINATOR - GEORGE NEVERGOLD (540) 853-6501
ROANOKE GAS COMPANY - DON JONES (540) 777-3851
VERIZON - STEVEN CRONEMEYER (540) 563-2261
AMERICAN ELECTRIC POWER - KEITH FREEMAN (540) 427-3643
WESTERN VIRGINIA WATER AUTHORITY - CHRIS CAREY (540) 853-5637



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 AUGUST 2015.

COMPREHENSIVE
SITE PLAN #:
CP150044

City of Roanoke
Planning Building and Development
DEVELOPMENT PLAN APPROVED
Agent, Planning Commission
Development Engineer
Zoning Administrator
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.

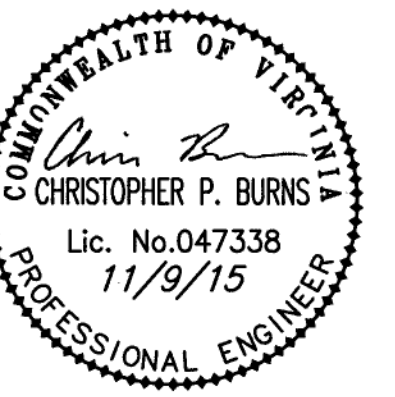
CITY OF ROANOKE APPROVAL BLOCK



Roanoke
New River Valley
Richmond
Staunton
Harrisonburg

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS

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Roanoke, VA 24018
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WAFFLE HOUSE
4630 WILLIAMSON ROAD, N.W.
COVER SHEET
CITY OF ROANOKE, VIRGINIA

DRAWN BY BTC
DESIGNED BY BTC
CHECKED BY CPB
DATE 9/1/2015
SCALE N/A
REVISIONS:
10/8/2015
11/3/2015
11/9/2015

SHEET NO.
C1
JOB NO. 04150016.00

As-Builts 2.1.17 Substantial Completion K. Winslow