

**SITE SUMMARY:**

OWNER: KRISHNA ENTERPRISES LLC  
6520 THIRLANE ROAD  
ROANOKE, VA 24019

TAX MAP NUMBER: 037.10-01-10.00-0000

EXISTING LOT SIZE: 3.73 AC.

HOWARD JOHNSON REMAINING LOT SIZE: 3.25

PROPOSED WAFFLE HOUSE LOT SIZE: 0.40 AC.

ZONING: C2 - GENERAL COMMERCIAL

PROPOSED USE: RESTAURANT

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. 11%

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

MAXIMUM LOT COVERAGE: 90%  
LOT COVERAGE PROVIDED: APPROX. 70%

PARKING REQUIREMENTS: SCHEDULE B  
(APPROVAL GRANTED BY ZONING ADMINISTRATOR)

25 SPACES REQUIRED

25 SPACES PROVIDED

HANDICAPPED PARKING SPACES  
REQUIRED: 2 SPACES  
PROVIDED: 2 SPACES

LOADING SPACES  
REQUIRED: 1 SPACE  
PROVIDED: 1 SPACE

**LAYOUT PLAN NOTES:**

1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY & VDOT.

2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.

3. EXISTING PAVEMENT TO BE SAWCUT AT LEAST 1' FROM THE EX. EP OR THE DISTANCE REQUIRED TO REACH THE FULL DEPTH OF PAVEMENT.

4. A SIGN PERMIT MUST BE OBTAINED FROM ROANOKE COUNTY PRIOR TO THE INSTALLATION OF ANY SIGNAGE ONSITE. MINIMUM SIGNAGE SETBACK 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.

5. 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.

6. A PHOTOMETRIC PLAN SHALL BE SUBMITTED TO ROANOKE COUNTY FOR REVIEW AND APPROVAL BY THE LIGHTING CONTRACTOR AS REQUIRED FOR ANY PROPOSED LIGHTING.

7. ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS) AND OUTDOOR STORAGE 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.

8. 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.

9. THE CURRENT MOTEL PROPERTY OWNER AND WAFFLE HOUSE, INC. ARE ENTERING INTO AN AGREEMENT FOR CROSS ACCESS TO EACH PROPERTY FOR VEHICULAR/PEDESTRIAN ACCESS AND MAINTENANCE.

10. EXISTING FIRE HYDRANT INFORMATION - WWA ID: 21565 (NORTH OF SUBJECT PROPERTY) STATIC - 76 PSI

11. ALL ROOFLEADERS SHALL DISCHARGE AT GRADE IN THE REAR OF THE BUILDING (SOUTHWEST DIRECTION)

12. G.C. SHALL PROVIDE THE REQUIRED BACKFLOW PREVENTERS FOR THE BUILDING AS REQUIRED BY THE INTERNATIONAL BUILDING CODE & WESTERN VIRGINIA WATER AUTHORITY.

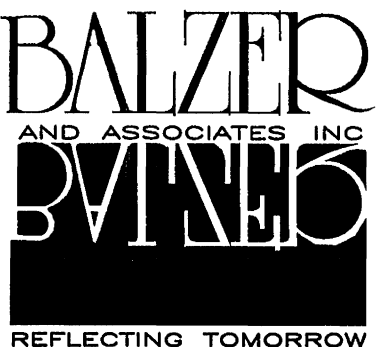
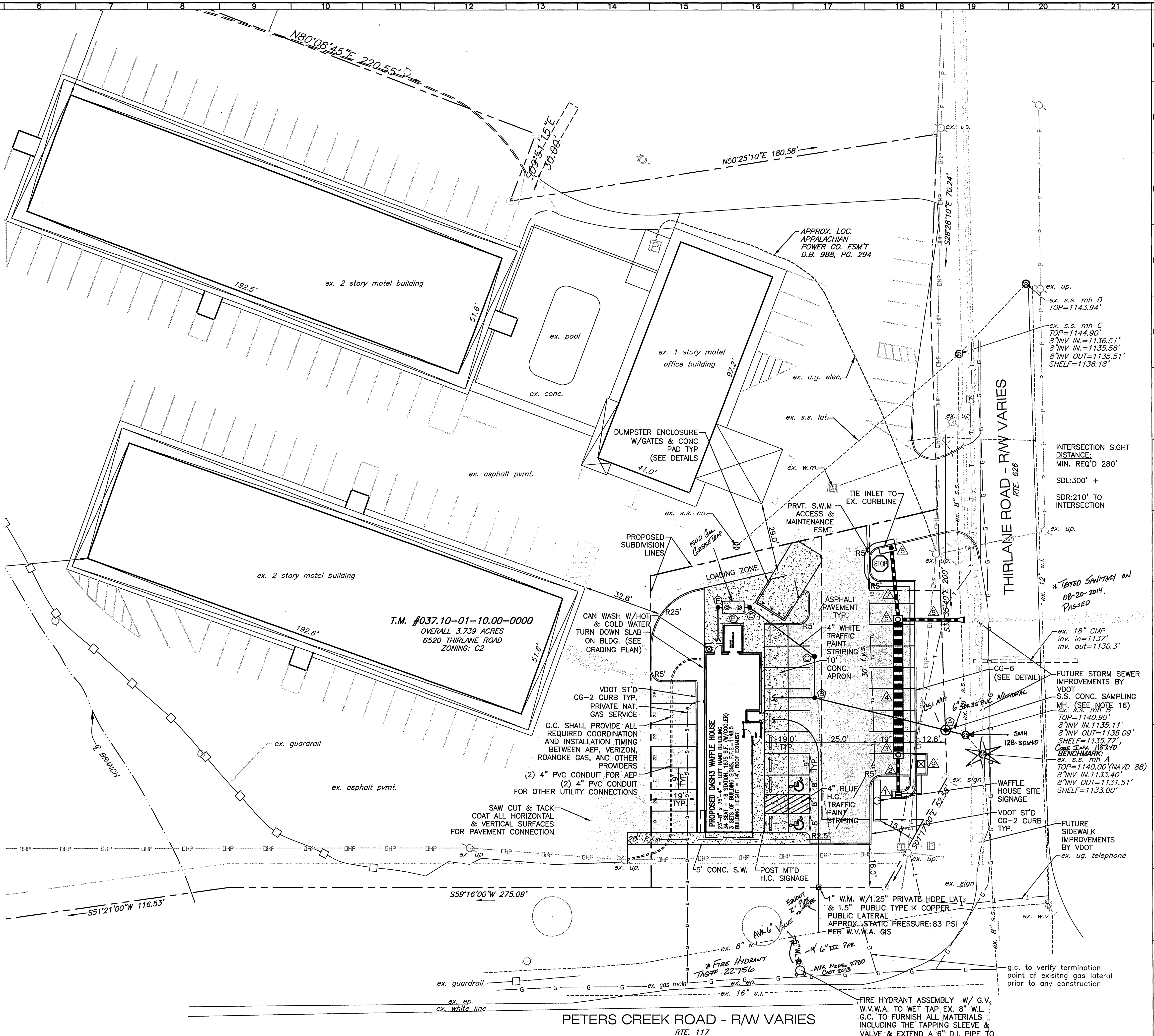
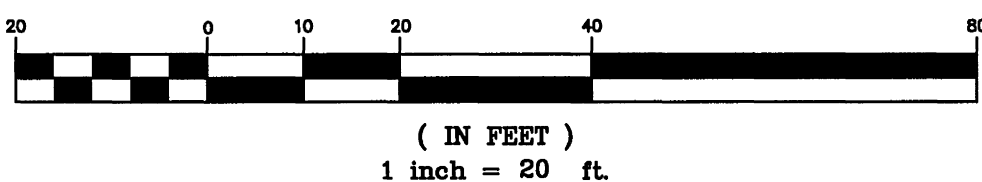
13. G.C. SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY POWER DURING THE CONSTRUCTION PROCESS. COORDINATE DIRECTLY WITH A.E.P. FOR THIS SERVICE.

14. ALL SANITARY SEWER CLEANOUTS LOCATED WITHIN PAVED OR CONCRETE AREAS WITH TRAFFIC SHALL HAVE TRAFFIC BEARING CLEANOUT TOPS PROVIDED AS A MINIMUM.

15. 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.

16. 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.

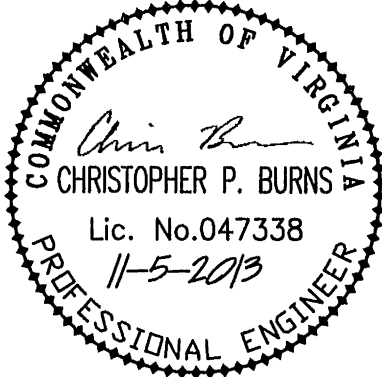
GRAPHIC SCALE



New River Valley  
Richmond  
Roanoke  
Shenandoah Valley

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

Balzer and Associates, Inc.  
1208 Corporate Circle  
Roanoke, VA 24018  
540-772-9580  
FAX 540-772-8050



WAFFLE HOUSE - 627 RELOCATION  
LAYOUT & UTILITY PLAN  
CATAWBA DISTRICT  
ROANOKE COUNTY, VIRGINIA

DRAWN BY BTC  
DESIGNED BY BTC  
CHECKED BY CPB  
DATE 9-19-2013  
SCALE 1"=20'  
REVISIONS:  
10-18-2013  
11-5-2013

SHEET NO.  
**C04**  
JOB NO. R1300107.00