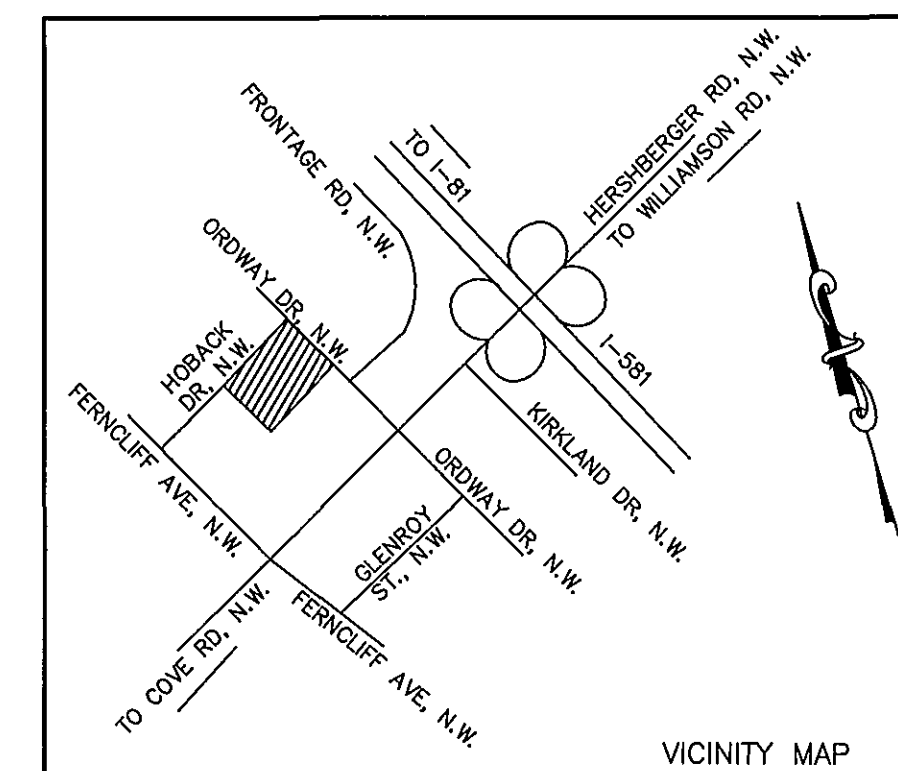


SITE DEVELOPMENT PLANS
for
VAZAX HOLDINGS, LLC
CORNER OF HOBACK DRIVE AND ORBWAY DRIVE, ROANOKE, VIRGINIA

PROJECT NAME:
SHEET TITLE: EXISTING CONDITIONS
SHEET NUMBER: C-1
PROJECT NUMBER: 06324ZAX
DATE: 3/16/06



LOCATION MAP

PROJECT NOTES

OWNER / DEVELOPER
Vazax Holdings, LLC
1560 Old Oaks
Charlottesville, VA 2290
Contact: Tom Noeike
Tel. 434-770-8902
Fax. 434-295-5465

ENGINEER:
Carter Engineering Consultants, Inc.
1551 Jennings Mill Rd., Bldg 500B
Bogart, Georgia 30622
Contact: Jeff Carter, P.E.
Tel. (706) 559-7430
Fax. (706) 559-7435

Property located at Corner of Hoback Drive and Ordway Drive, Roanoke, Virginia

Zoned: CG - ID# 645010

Setbacks:

Proposed use is a restaurant with drive-thru

Proposed building height is 20'

Boundary and topographical information obtained from field run survey by AFH Corporation dated 3-2-2006.

Total tract contains 0.97 acres, disturbed area = 0.90 acres

Contour interval is two feet

The underground utilities shown hereon have been located from field information and existing drawings. The surveyor nor engineer warrants that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor nor engineer warrants that the underground utilities shown are in the exact location indicated. The surveyor nor engineer has physically located all the underground utilities.

It is the responsibility of the contractor to field locate all utilities prior to commencing work and notify engineer if a discrepancy is found.

The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.

THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NUMBER 51161C0024 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS BASED UPON RM-59 ON SAID MAP PANEL.

LEGEND
CONC=CONCRETE
BR. & FR. BLDG=BRICK & FRAME BUILDING
SSMH=SANITARY SEWER MANHOLE
FF=FINISHED FLOOR
O.H.W=OVERHEAD WIRE
☐=POWER POLE
☐=TELEPHONE PEDESTAL
UT=UNDERGROUND TELEPHONE
UG=UNDERGROUND GAS
WV= WATER VALVE
GV= GAS VALVE
S/W=SIDEWALK

