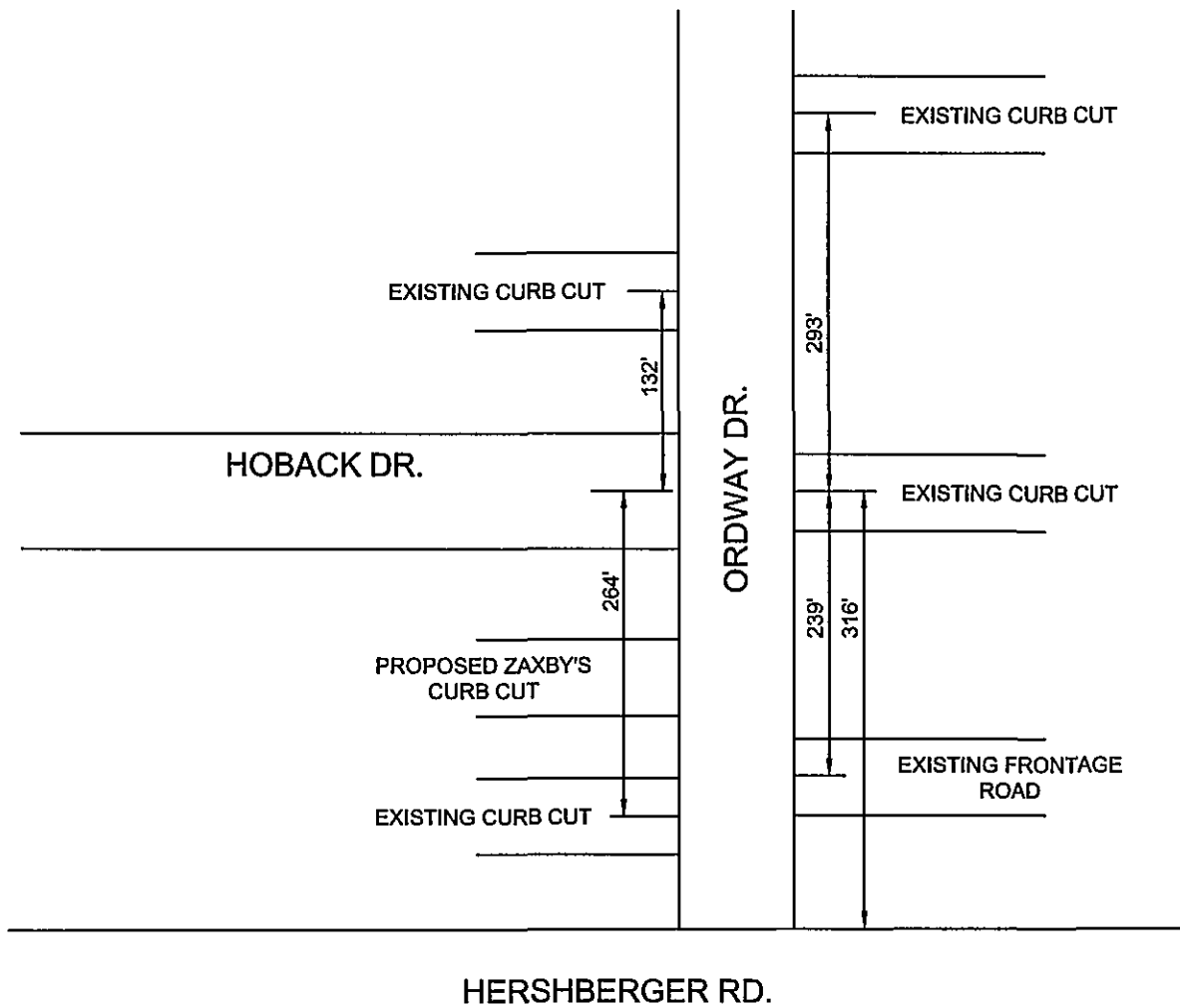
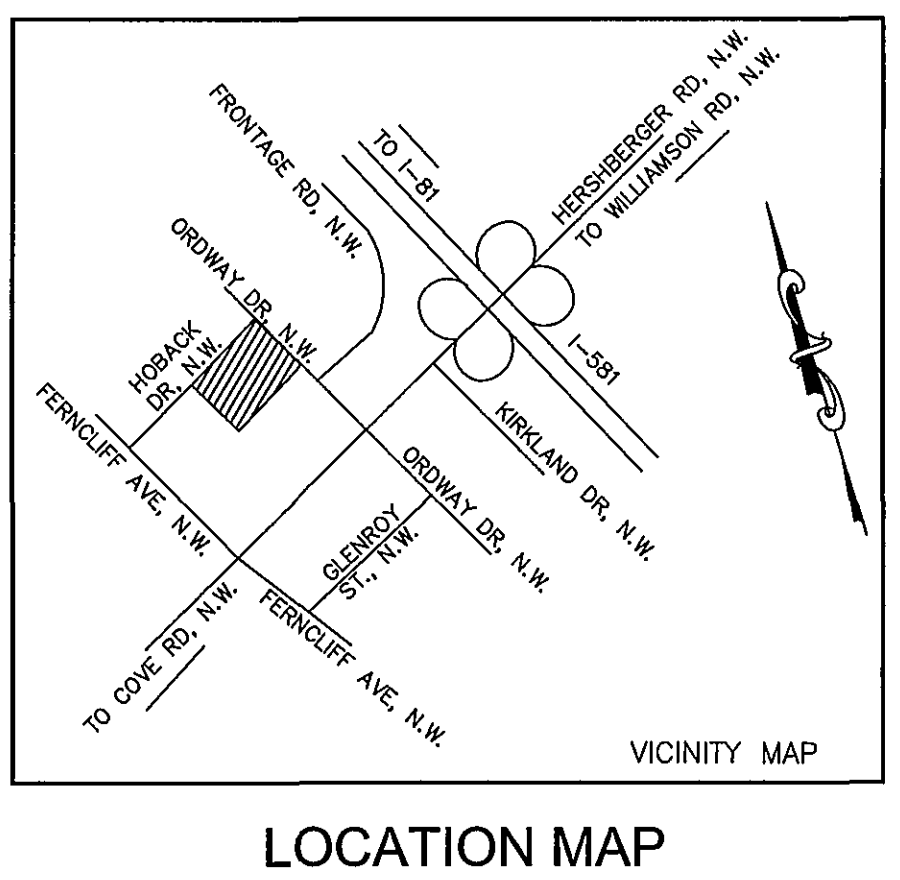
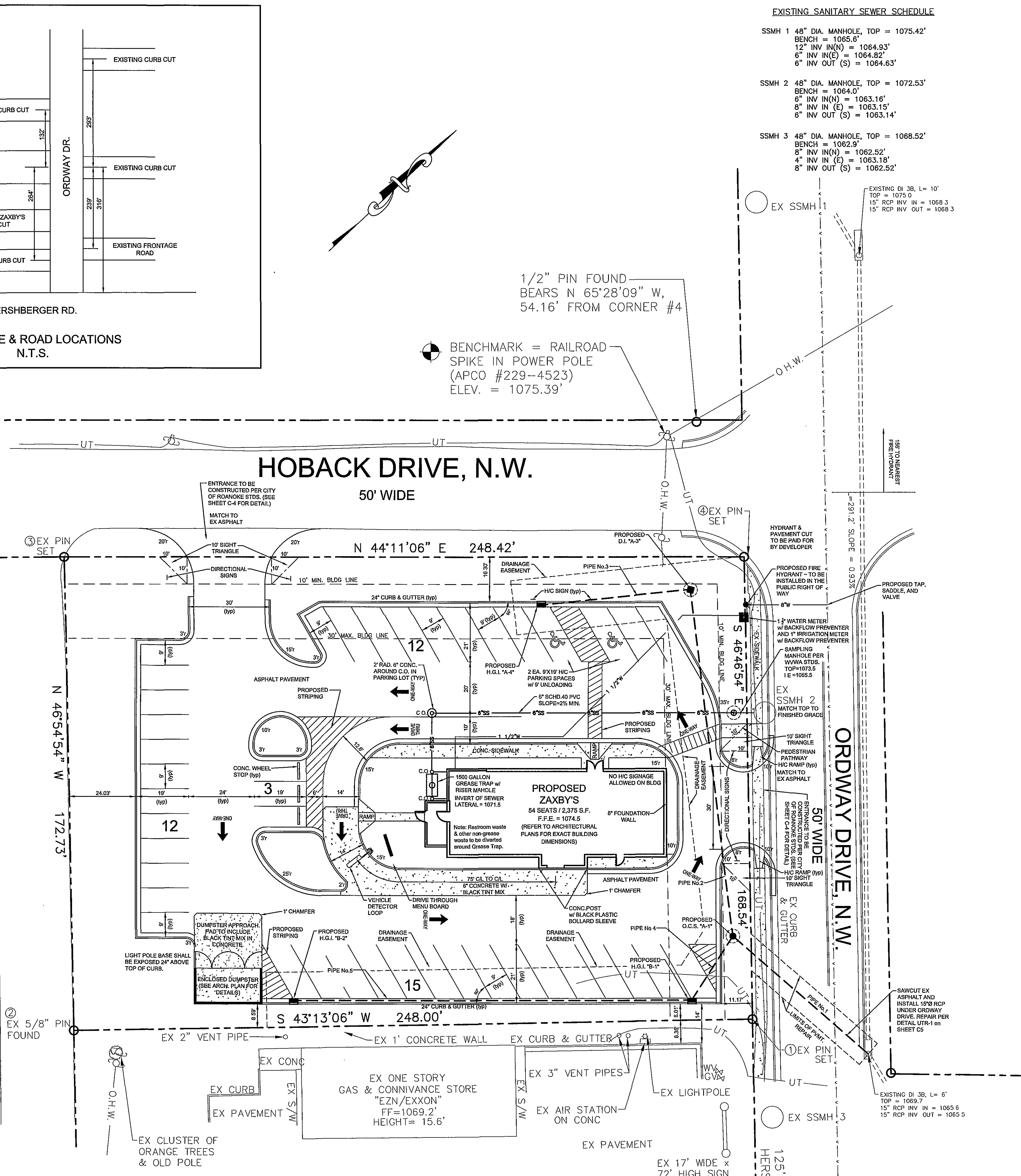


# CONSTRUCTION NOTES:

1. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE PROJECT, READY TO USE, AND ALL ITEMS NECESSARY FOR A COMPLETE AND WORKABLE JOB SHALL BE FURNISHED AND INSTALLED. ANY DISCREPANCY SHALL BE IMMEDIATELY REPORTED TO THE OWNER OR HIS REPRESENTATIVE.
2. NOTIFY THE INSPECTOR OF THE LOCAL GOVERNING AUTHORITY 24 HOURS BEFORE EVERY PHASE OF CONSTRUCTION.
3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR, AT HIS EXPENSE, UNLESS ALREADY OBTAINED BY THE OWNER.
4. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBING CURBING, PAVING, AND ALL OTHER UTILITIES.
5. THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE DRAWINGS. THE UTILITIES SHOWN ARE THOSE LOCATED BY THE SURVEYOR OF RECORD. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UTILITIES SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR CONSENT OF THE ENGINEER AND THE MUNICIPALITY MAY CAUSE FOR THE WORK TO BE UNACCEPTABLE.
7. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.
8. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
9. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
10. THE CONTRACTOR SHALL PROVIDE SHEETING AND SHORING FOR ALL TRENCH CONSTRUCTION IN ACCORDANCE WITH OSHA GUIDELINES.
11. ALL PIPE LENGTHS SHOWN ARE TO THE CENTERLINE OF THE STRUCTURES UNLESS SPECIFICALLY NOTED.
12. PIPES (STORM AND SANITARY SEWER) SHALL BE LAID ON SMOOTH, CONTINUOUS GRADES WITH NO VISIBLE BENDS AT THE JOINTS.
13. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUM REQUIRED FOR RELATIVELY DRY STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES TO PROVIDE SUCH ADDITIONAL BEDDING AS REQUIRED TO PROPERLY CONSTRUCT WORK.
14. ALL STORM DRAINAGE INLET STRUCTURES SHALL HAVE METAL RING AND COVER FOR ACCESS.
15. ALL ANGLES SHOWN ARE 90 DEGREES UNLESS SHOWN OTHERWISE.
16. ALL GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY DIMENSIONS, GRADES, AND EXISTING ELEVATIONS PRIOR TO CONSTRUCTION.
17. CONCRETE CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS SHOWN ON PLANS. MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO STATE D.O.T. STANDARD SPECIFICATIONS.
18. ALL CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AFTER 28 DAYS, WITH A MAXIMUM SLUMP OF FOUR (4) INCHES, UNLESS SPECIFIED OTHERWISE.
19. ALL EXPOSED CONCRETE SHALL HAVE A FINE HAIR BROOMED FINISH.
20. PARKING AND DRIVEWAY BASE COURSE AND ASPHALTIC CONCRETE SURFACE AND PRIME MATERIALS, EQUIPMENT, METHODS FOR CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO STATE D.O.T. STANDARD SPECIFICATIONS.
21. CONTRACTOR TO FIELD VERIFY ALL STORM, SANITARY, WATER AND OTHER UTILITIES LOCATIONS AND INVERTS PRIOR TO INSTALLATION OF ANY UTILITIES. NOTIFY ENGINEER PRIOR TO PROCEEDING WITH ANY WORK IF DISCREPANCIES FOUND.
22. CONTRACTOR SHALL USE CONCRETE THRUST BLOCKS FOR INSTALLATION OF WATER MAINS.
23. ALL DIMENSIONS ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.



PROPERTY OF  
DORIS D. SCOTT ET AL  
TRUSTEES  
TAX # 6450108  
D.B. 1586, PG. 678



**PROJECT NOTES:**

OWNER / DEVELOPER:  
Vazax Holdings, LLC  
160 Old Oaks  
Charlottesville, VA 22901  
Contact: Tom Noake  
Tel. 434-770-6902  
Fax. 434-255-5405

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 - ID9 6450109

Setbacks:  
Front = 10' Min. - 30' Max.

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 = 0.50 acres  
Total Impervious Area = 28,143 sq. ft. 28,143 / 42,253 = 0.66 or 66% of Total Area

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 FEMA 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.

**PARKING DATA:**

**REQUIRED**  
(1 space / 60 s.f. of Seating Area) + (1 space / employee)  
1,015 L.F. / 60 = 17 spaces req'd 7 employees = 7 spaces req'd  
24 spaces required

**TOTAL PARKING SPACES REQUIRED = 24 SPACES**

**TOTAL PARKING SPACES PROVIDED = 42 SPACES**  
(2 handicap spaces provided)

**REQUIRED**  
(160 L.F. for off street vehicle queuing for each service window + 1 service window) = 160 L.F.

**PROVIDED**  
162 L.F. dedicated 10' drive thru lane for off street vehicle queuing

**UTILITIES**

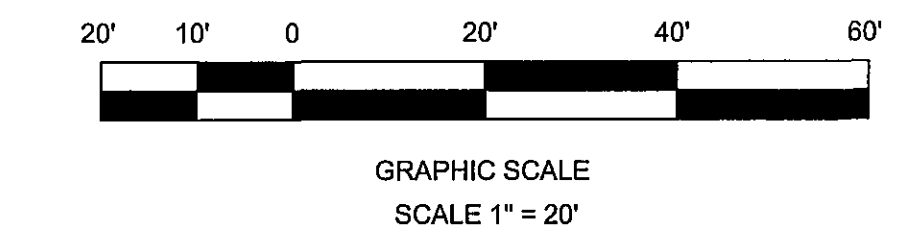
**ELECTRIC:**  
AMERICAN ELECTRIC  
POWER/ACP  
P.O. BOX 2021  
ROANOKE, VA 24022  
540-427-3654

**TELEPHONE:**  
VERIZON  
ROANOKE, VA 24022  
540-954-8222

**GAS:**  
ROANOKE GAS  
519 KIMBALL AVE, N.E.  
ROANOKE, VA 24030  
540-777-3071

**WATER AND SANITARY SEWER:**  
WESTERN VIRGINIA WATER  
AUTHORITY  
2102 S. JEFFERSON ST.,  
S.W.  
ROANOKE, VA 24014  
540-453-1588

**STORM SEWER:**  
ROANOKE CITY  
ENGINEERING  
215 CHURCH AVE, S.W.  
ROOM 350  
ROANOKE, VA 24011  
540-553-2731



REVISION BLOCK:			
#	DATE	DESCRIPTION	
A	3/16/06	CITY SUBMITTAL	
B	5/5/06	ADDRESS CITY COMMENTS	
C	5/23/06	ADDRESS CITY COMMENTS	
D	6/1/06	ADDRESS CITY COMMENTS	

**JAMES J. CARTER**  
No. 141920  
PROFESSIONAL ENGINEER

**CARTER ENGINEERING CONSULTANTS INCORPORATED**

1551 Jennings Mill Rd., Bldg 500B  
Bogart, GA 30622  
(Tel.) 706-559-7430  
(Fax) 706-559-7435

**SITE DEVELOPMENT PLANS**

for

**VAZAX HOLDINGS, LLC**

PROJECT NAME:  
**ZAXBY'S**

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C-2**

PROJECT NUMBER:  
**06324ZAX**

DATE:  
**3/16/06**