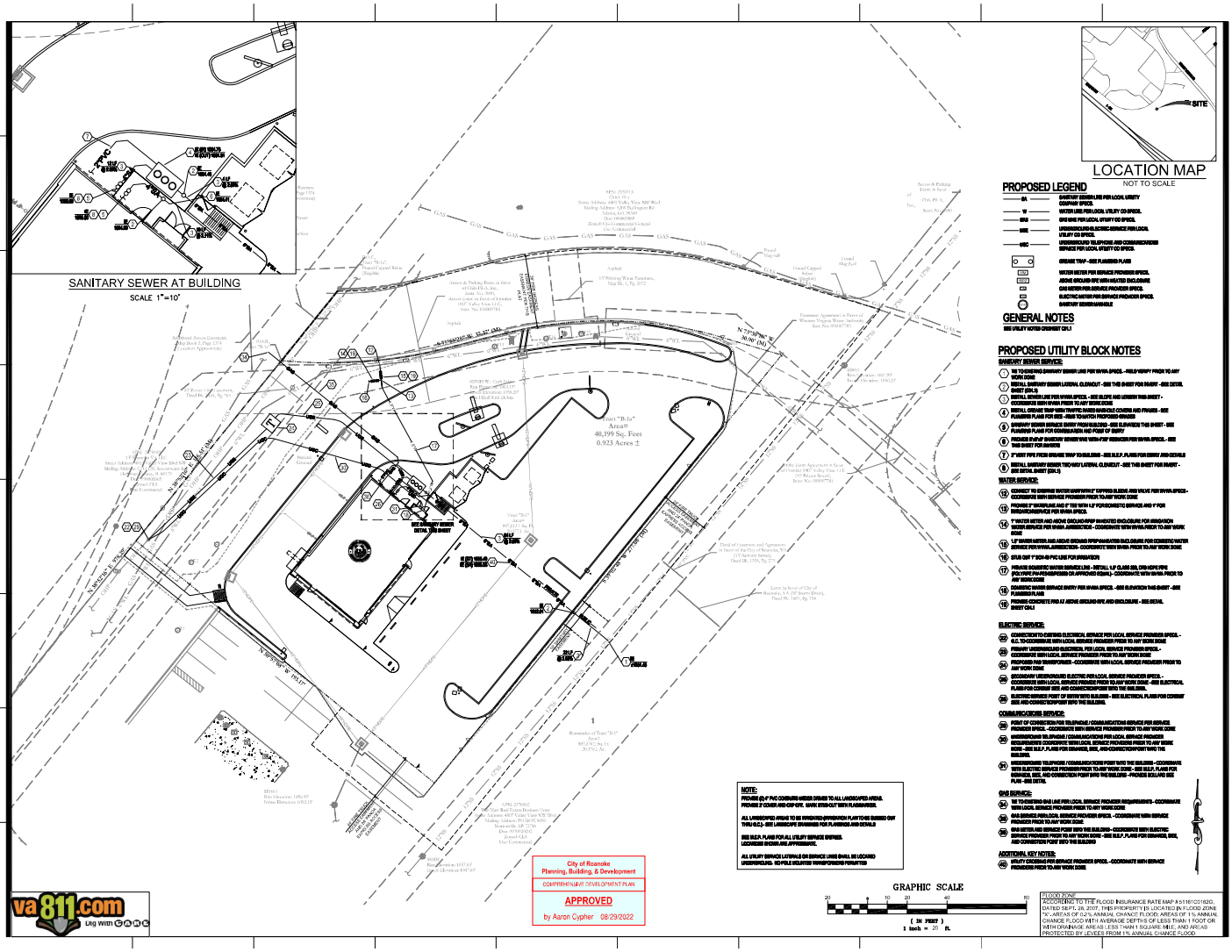

LOCATION MAP
NOT TO SCALE

PROPOSED LEGEND

- SANITARY SEWER LINE PER LOCAL UTILITY COMPANY SPECS.
- WATER LINE PER LOCAL UTILITY CO SPECS.
- GAS LINE PER LOCAL UTILITY CO SPECS.
- UNDERGROUND ELECTRIC SERVICE PER LOCAL UTILITY CO SPECS.
- UNDERGROUND TELEPHONE AND COMMUNICATION SERVICE PER LOCAL UTILITY CO SPECS.
- GREASE TRAP - SEE PLUMBING PLANS
- WATER METER PER SERVICE PROVIDER SPECS.
- ABOVE GROUND FIRE WATER METER ENCLOSURE
- GAS METER PER SERVICE PROVIDER SPECS.
- ELECTRIC METER PER SERVICE PROVIDER SPECS.
- SANITARY SEWER MANHOLE

GENERAL NOTES

SEE UTILITY NOTES CONTAINED ON L1

PROPOSED UTILITY BLOCK NOTES

SANITARY SEWER SERVICE:

1. TIE TO EXISTING SANITARY SEWER LINE PER WWA SPECS. - FIELD VERIFY PRIOR TO ANY WORK DONE
2. INSTALL SANITARY SEWER LOCATION CLEANOUT - SEE THIS SHEET FOR INVERT - SEE DETAIL SHEET (SHA.3)
3. INSTALL SEWER LINE PER WWA SPECS. - SEE SLOPE AND LENGTH THIS SHEET - COORDINATE WITH WWA PRIOR TO ANY WORK DONE
4. INSTALL GREASE TRAP WITH TRAFFIC RATED MANHOLE COVERS AND FRAMES - SEE PLUMBING PLANS FOR SIZE - WWA TO WATCH PROPOSED WORK
5. SANITARY SEWER SERVICE ENTRY PROVIDED BELOW - SEE ELEVATION THIS SHEET - SEE PLUMBING PLANS FOR CONNECTION AND POINT OF ENTRY
6. PROVIDE CLEAN OUT SANITARY SEWER WYE WITH FIRST VERTICAL PER WWA SPECS. - SEE THIS SHEET FOR INVERTS
7. 2" VENT PIPE PER GREASE TRAP TO BUILDING - SEE M.E.P. PLANS FOR ENTRY AND DETAILS
8. INSTALL SANITARY SEWER TWO WAY LOCATION CLEANOUT - SEE THIS SHEET FOR INVERT - SEE DETAIL SHEET (SHA.3)

WATER SERVICE:

12. CONNECT TO EXISTING WATER MAINTAPS 8" EXPRESS SLEEVE AND VALVE PER WWA SPECS - COORDINATE WITH SERVICE PROVIDER PRIOR TO ANY WORK DONE
13. PROVIDE 2" SHARKBITE AND 2" TEE WITH 1.5" FOR DOMESTIC SERVICE AND 2" FOR IRRIGATION/SERVICE PER WWA SPECS.
14. 1" WATER METER AND ABOVE GROUND RPZP SHIELDED ENCLOSURE FOR IRRIGATION WATER SERVICE PER WWA JURISDICTION - COORDINATE WITH WWA PRIOR TO ANY WORK DONE
15. 1.5" WATER METER AND ABOVE GROUND RPZP WITH FIRE BACKFLOW PREVENTER ENCLOSURE FOR DOMESTIC WATER SERVICE PER WWA JURISDICTION - COORDINATE WITH WWA PRIOR TO ANY WORK DONE
16. STUB OUT 1" SCH 40 PVC LINE FOR IRRIGATION
17. PRIVATE DOMESTIC WATER SERVICE LINE - INSTALL 1.5" CLASS 200, DR9 HDPE PIPE (POLYVINYL PRESSURE PIPE OR APPROVED EQUAL) - COORDINATE WITH WWA PRIOR TO ANY WORK DONE
18. DOMESTIC WATER SERVICE ENTRY PER WWA SPECS. - SEE ELEVATION THIS SHEET - SEE PLUMBING PLANS
19. PROVIDE CONCRETE PAD 24" ABOVE GROUND RPZ AND ENCLOSURE - SEE DETAIL SHEET C4.1

ELECTRIC SERVICE:

20. CONNECTION TO EXISTING ELECTRICAL SERVICE PER LOCAL SERVICE PROVIDER SPECS. - G.C. TO COORDINATE WITH LOCAL SERVICE PROVIDER PRIOR TO ANY WORK DONE
21. PRIMARY UNDERGROUND ELECTRICAL PER LOCAL SERVICE PROVIDER SPECS. - COORDINATE WITH LOCAL SERVICE PROVIDER PRIOR TO ANY WORK DONE
22. PROVIDE PAD TRANSFORMER - COORDINATE WITH LOCAL SERVICE PROVIDER PRIOR TO ANY WORK DONE
23. SECONDARY UNDERGROUND ELECTRIC PER LOCAL SERVICE PROVIDER SPECS. - COORDINATE WITH LOCAL SERVICE PROVIDER PRIOR TO ANY WORK DONE - SEE ELECTRICAL PLANS FOR CONDUIT SIZE AND CONNECTION POINT INTO THE BUILDING.
24. ELECTRIC METER/CT POINT OF ENTRY INTO BUILDING - SEE ELECTRICAL PLANS FOR CONDUIT SIZE AND CONNECTION POINT INTO THE BUILDING.

COMMUNICATIONS SERVICE:

25. POINT OF CONNECTION FOR TELEPHONE / COMMUNICATIONS SERVICE PER SERVICE PROVIDER SPECS. - COORDINATE WITH SERVICE PROVIDER PRIOR TO ANY WORK DONE
26. UNDERGROUND TELEPHONE / COMMUNICATIONS PER LOCAL SERVICE PROVIDER REQUIREMENTS - COORDINATE WITH LOCAL SERVICE PROVIDER PRIOR TO ANY WORK DONE - SEE M.E.P. PLANS FOR CONDUIT SIZE AND CONNECTION POINT INTO THE BUILDING.
27. UNDERGROUND TELEPHONE / COMMUNICATIONS POINT INTO THE BUILDING - COORDINATE WITH ELECTRIC SERVICE PROVIDER PRIOR TO ANY WORK DONE - SEE M.E.P. PLANS FOR CONDUIT SIZE AND CONNECTION POINT INTO THE BUILDING - PROVIDE BOLLARD SEE PLAN - SEE DETAIL

GAS SERVICE:

28. TIE TO EXISTING GAS LINE PER LOCAL SERVICE PROVIDER REQUIREMENTS - COORDINATE WITH LOCAL SERVICE PROVIDER PRIOR TO ANY WORK DONE
29. GAS SERVICE PER LOCAL SERVICE PROVIDER SPECS. - COORDINATE WITH SERVICE PROVIDER PRIOR TO ANY WORK DONE
30. GAS METER AND SERVICE POINT INTO THE BUILDING - COORDINATE WITH ELECTRIC SERVICE PROVIDER PRIOR TO ANY WORK DONE - SEE M.E.P. PLANS FOR CONDUIT SIZE AND CONNECTION POINT INTO THE BUILDING

ADDITIONAL KEY NOTES:

40. UTILITY CROSSING PER SERVICE PROVIDER SPECS. - COORDINATE WITH SERVICE PROVIDERS PRIOR TO ANY WORK DONE

NOTE:
PROVIDE (3)-4" PVC CONDUITS UNDER DRIVES TO ALL LANDSCAPED AREAS. PROVIDE 2" COARSE AND CAP OFF. MARK STRIP OUT WITH FLAGGAWIRE.

ALL LANDSCAPED AREAS TO BE IRRIGATED (IRRIGATION PLANS TO BE SUBMITTED THRU G.C.) - SEE LANDSCAPE ENGINEERS FOR PLANNING AND DETAILS

SEE M.E.P. PLANS FOR ALL UTILITY SERVICE ENTRIES. LOCATIONS SHOWN ARE APPROXIMATE.

ALL UTILITY SERVICE LATERALS OR SERVICE LINES SHALL BE LOCATED UNDERGROUND. NO POLE MOUNTED TRANSFORMERS PERMITTED

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
by Aaron Cypher 08/29/2022

va811.com Dig With Care

FLOOD ZONE
ACCORDING TO THE FLOOD INSURANCE RATE MAP # 51161C0162G, DATED SEPT. 28, 2007, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.3288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc., and were created for use on this specific project. None of those ideas, designs, arrangements or plans may be used by or disclosed to any person, firm or corporation without the written permission of Panda Express Inc.

REVISIONS:

ISSUE DATE:

1	INITIAL SUBMITTAL	10/25/2021
2	CITY COMMENTS	04/25/2022
3	CITY COMMENTS	08/16/2022

DRAWN BY: LEB

PANDA PROJECT #: S8-21-D7480
PANDA STORE #: D7480
ARCH PROJECT #: XXXX-XXX

Roy G. Tibbs
Lic. No. 0402062789
07/22/2022

Civil Engineering Services
Engineering, Land Planning, and Environmental
7709 Spicer Farm Lane
Fairview, Tennessee
37062
Phone: (615) 533-2401
e-mail: roy@civilengineeringservices.ne

PANDA EXPRESS
TRUE WARM AND WELCOME
4807 VALLEY VIEW BLVD
ROANOKE, VIRGINIA 24012

UTILITY PLAN

C04.0

XX-XX-XX