

City Construction Notes to be Included on Plans  
Notice: 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.

Construction Procedure Requirements

- 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 (signed by the proper City official) and all permits issued by the City shall be 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 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 change 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 final correct set of as-built plans prior to final acceptance by the City.

Note: The above City construction notes should be shown on the front or cover sheet of the development or construction plan.

07/06

LIST OF UTILITY OWNERS

**WATER:** WESTERN VIRGINIA WATER AUTHORITY  
601 SOUTH JEFFERSON ST., SUITE 300  
ROANOKE, VA 24011  
MR. ROGER BLANKENSHIP  
(540) 853-5659

**PHONE:** VERIZON  
4843 OAKLAND BLVD.  
ROANOKE, VA 24012  
MR. MIKE KING  
(540) 265-7567

**SEWER:** WESTERN VIRGINIA WATER AUTHORITY  
601 SOUTH JEFFERSON ST., SUITE 300  
ROANOKE, VA 24011  
MR. ROGER BLANKENSHIP  
(540) 853-5659

**GAS:** ROANOKE GAS COMPANY  
P.O. BOX 13007  
ROANOKE, VA 24030  
MR. DONALD S. JONES  
(540) 777-3851

**ELECTRIC:** AMERICAN ELECTRIC POWER  
802 RIVER AVENUE  
ROANOKE, VA 24022  
MR. MARTIN MCGHEE  
(540) 427-3664

REFERENCE DOCUMENTS

ITEM	FIRM	DATE
OVERALL DEVELOPER DESIGN PLANS	MATTERN & CRAIG ENGINEERS & SURVEYORS	01-17-07
SIGN SURVEY	CLAYTON SIGNS, INC.	01-31-07

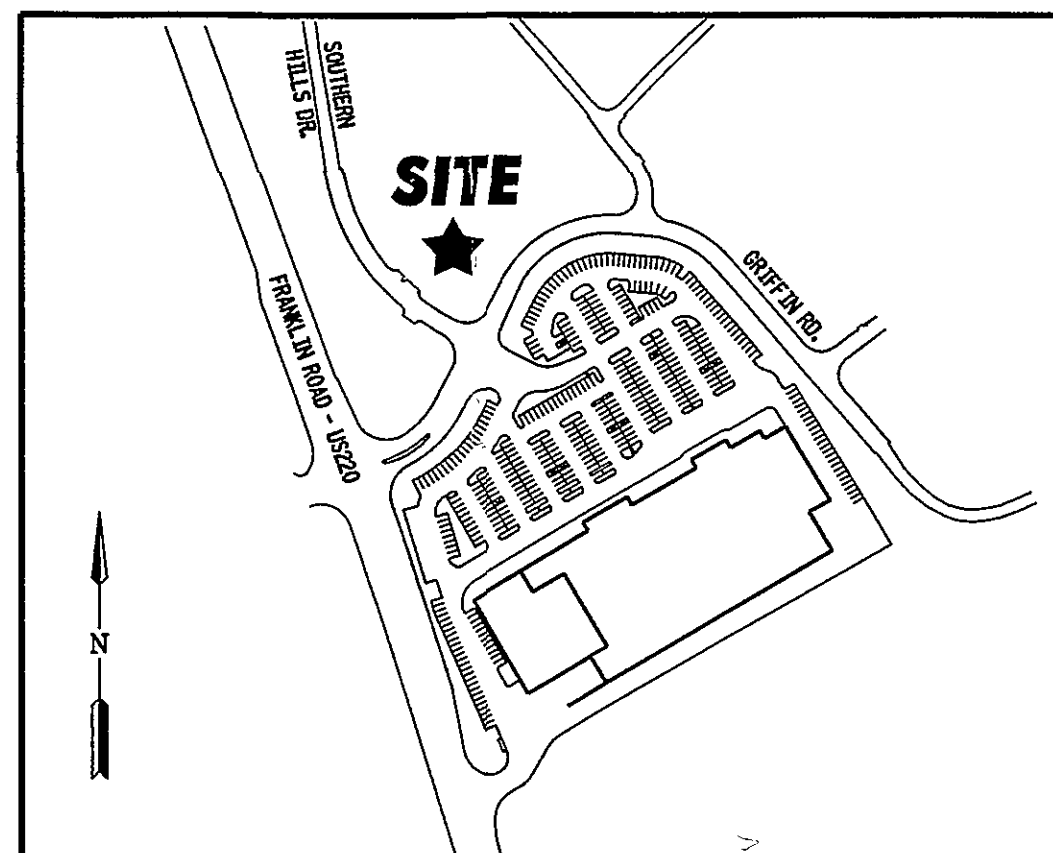
# SITE PLANS

FOR



OWNER/DEVELOPER:

**CHICK-FIL-A, INC.**  
5200 BUFFINGTON ROAD  
ATLANTA, GA 30349  
CONTACT: KEVIN KILGORE  
404-684-8654



VICINITY MAP  
(1" = 300')

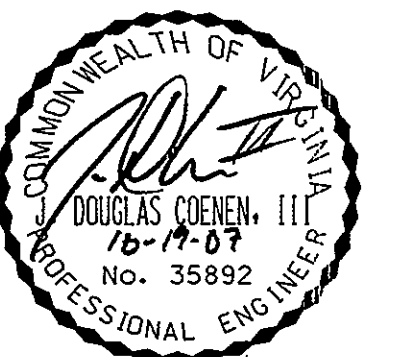
**CHICK-FIL-A**  
4110 SOUTHERN HILLS DRIVE, S.W.  
ROANOKE, VA 24014  
TAX I.D.# 5480704  
STORE # 2139

PREPARED BY:

**PBS&J**

5665 NEW NORTHSIDE DRIVE, SUITE 400  
ATLANTA, GEORGIA 30328  
(770) 933-0280  
CONTACT: TODD M. ROGERS

DEVELOPMENT PLAN APPROVED	
Agent, Planning Commission	Date 1/16/08
Development Engineer	Ken Richardson 1-4-2008
Zoning Administrator	Henry C. Sanderson 1-7-2008
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.	



INDEX TO DRAWINGS

SHEET NO.	TITLE
C-1.0	COVER SHEET
C-1.1	EXISTING CONDITIONS PLAN
C-2.0	SITE PLAN
C-3.0	GRADING AND DRAINAGE PLAN
C-3.1	POST DEVELOPED DRAINAGE AREA MAP
C-3.2	STORM SEWER PROFILES
C-3.3	PHASED EROSION CONTROL PLAN
C-4.0	CHICK-FIL-A SITE DETAILS
C-4.1	CHICK-FIL-A SITE DETAILS
C-4.2	CHICK-FIL-A SITE DETAILS
C-5.0	CONSTRUCTION DETAILS
C-5.1	CONSTRUCTION DETAILS
C-5.2	CONSTRUCTION DETAILS
C-5.3	CONSTRUCTION NOTES
C-3A	REZONING PROFFERS
PS-1.0	PLUMBING SITE PLAN
PS-1.1	SANITARY SEWER PROFILES
L-1.0	LANDSCAPE PLAN
L-2.0	IRRIGATION PLAN
L-1	LANDSCAPE PLAN
E-1.1	SCHEDULES AND DETAILS
E-2.1	LIGHTING PLAN
ES-1.1	ELECTRICAL SITE PLAN
ES-2.1	ELECTRICAL SITE PLAN DETAILS & NOTES
ES-3.1	ELECTRICAL PHOTOMETRIC PLAN
ES-4.1	LIGHTING CUT SHEETS
P-1.1	BELOW SLAB PLUMBING PLAN

RECEIVED

NOV 12 2007  
CITY OF ROANOKE  
PLANNING BUILDING AND DEVELOPMENT



IF YOU DIG VIRGINIA...  
CALL US FIRST!  
1-800-552-7001  
MISS UTILITY OF VIRGINIA  
IT'S THE LAW

SHEET C-1.0  
JULY 27, 2007  
06-1957.00

REVISIONS	
1.	AS - BUILT 03/14/2008
2.	
3.	
4.	
5.	
6.	