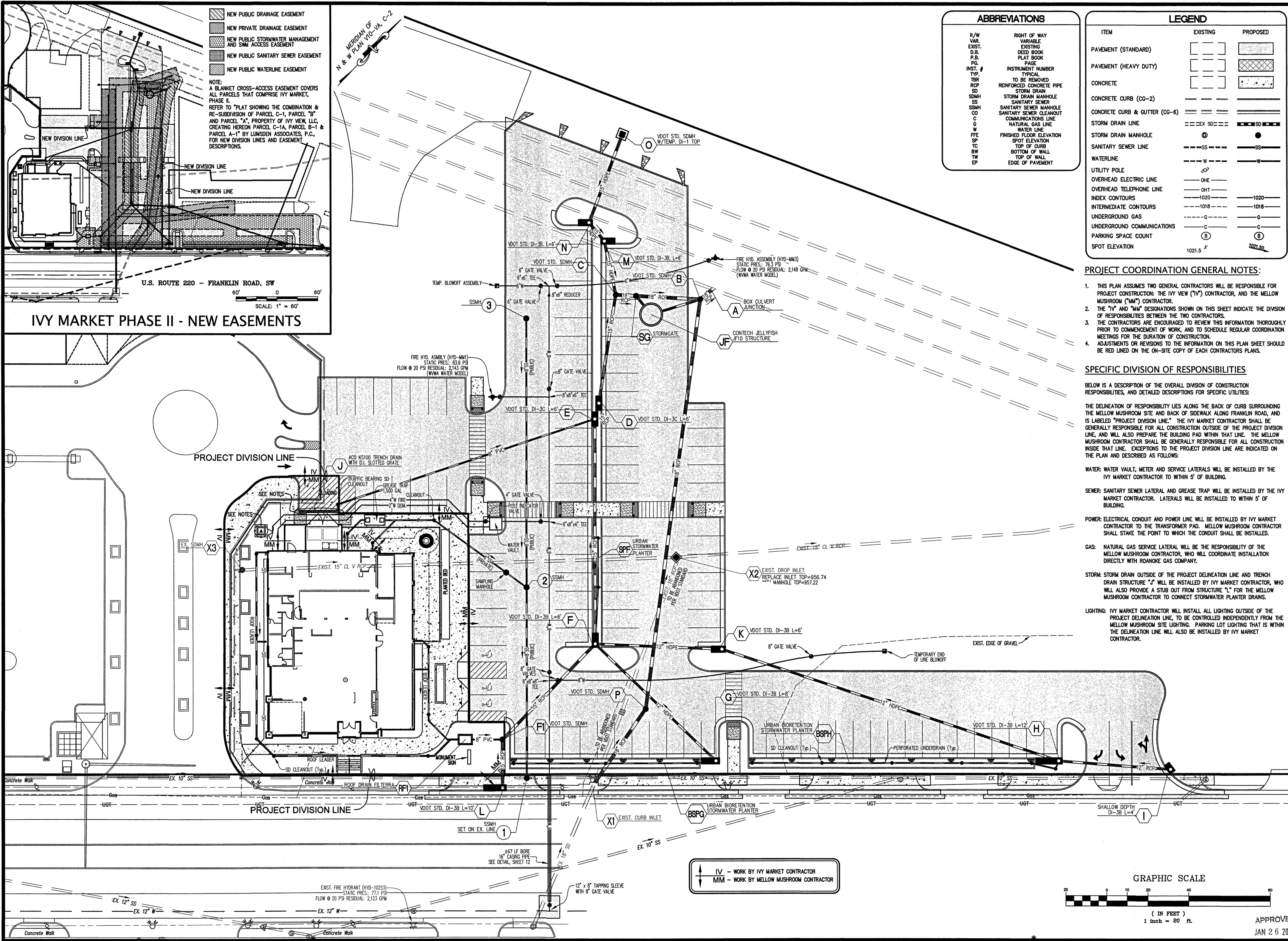


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NEW PUBLIC DRAINAGE EASEMENT
NEW PRIVATE DRAINAGE EASEMENT
NEW PUBLIC STORMWATER MANAGEMENT AND SWM ACCESS EASEMENT
NEW PUBLIC SANITARY SEWER EASEMENT
NEW PUBLIC WATERLINE EASEMENT

NOTE:
A BLANKET CROSS-ACCESS EASEMENT COVERS ALL PARCELS THAT COMPOSE IVY MARKET, PHASE II.
REFER TO "PLAT SHOWING THE COMBINATION & RE-SUBDIVISION OF PARCEL C-1, PARCEL "B" AND PARCEL "A", PROPERTY OF IVY VIEW, LLC, CREATING HEREON PARCEL C-1A, PARCEL B-1 & PARCEL A-1" BY LUMSDEN ASSOCIATES, P.C., FOR NEW DIVISION LINES AND EASEMENT DESCRIPTIONS.

ABBREVIATIONS	
R/W	RIGHT OF WAY
VAR.	VARIABLE
EXIST.	EXISTING
D.B.	DEED BOOK
P.B.	PLAT BOOK
PQ.	PAGE
INST. #	INSTRUMENT NUMBER
TYP.	TYPICAL
TBR	TO BE REMOVED
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
CO	SANITARY SEWER CLEANOUT
C	COMMUNICATIONS LINE
W	NATURAL GAS LINE
FFE	FINISHED FLOOR ELEVATION
SP	SPOT ELEVATION
TC	TOP OF CURB
BW	BOTTOM OF WALL
TW	TOP OF WALL
EP	EDGE OF PAVEMENT

ITEM	LEGEND	
	EXISTING	PROPOSED
PAVEMENT (STANDARD)	[Symbol]	[Symbol]
PAVEMENT (HEAVY DUTY)	[Symbol]	[Symbol]
CONCRETE	[Symbol]	[Symbol]
CONCRETE CURB (CG-2)	[Symbol]	[Symbol]
CONCRETE CURB & GUTTER (CG-6)	[Symbol]	[Symbol]
STORM DRAIN LINE	[Symbol]	[Symbol]
STORM DRAIN MANHOLE	[Symbol]	[Symbol]
SANITARY SEWER LINE	[Symbol]	[Symbol]
WATERLINE	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
OVERHEAD ELECTRIC LINE	[Symbol]	[Symbol]
OVERHEAD TELEPHONE LINE	[Symbol]	[Symbol]
INDEX CONTOURS	[Symbol]	[Symbol]
INTERMEDIATE CONTOURS	[Symbol]	[Symbol]
UNDERGROUND GAS	[Symbol]	[Symbol]
UNDERGROUND COMMUNICATIONS	[Symbol]	[Symbol]
PARKING SPACE COUNT	[Symbol]	[Symbol]
SPOT ELEVATION	[Symbol]	[Symbol]

PROJECT COORDINATION GENERAL NOTES:

- THIS PLAN ASSUMES TWO GENERAL CONTRACTORS WILL BE RESPONSIBLE FOR PROJECT CONSTRUCTION: THE IVY VIEW ("IV") CONTRACTOR, AND THE MELLOW MUSHROOM ("MM") CONTRACTOR.
- THE "IV" AND "MM" DESIGNATIONS SHOWN ON THIS SHEET INDICATE THE DIVISION OF RESPONSIBILITIES BETWEEN THE TWO CONTRACTORS.
- THE CONTRACTORS ARE ENCOURAGED TO REVIEW THIS INFORMATION THOROUGHLY PRIOR TO COMMENCEMENT OF WORK, AND TO SCHEDULE REGULAR COORDINATION MEETINGS FOR THE DURATION OF CONSTRUCTION.
- ADJUSTMENTS OR REVISIONS TO THE INFORMATION ON THIS PLAN SHEET SHOULD BE RED LINED ON THE ON-SITE COPY OF EACH CONTRACTORS PLANS.

SPECIFIC DIVISION OF RESPONSIBILITIES

BELOW IS A DESCRIPTION OF THE OVERALL DIVISION OF CONSTRUCTION RESPONSIBILITIES, AND DETAILED DESCRIPTIONS FOR SPECIFIC UTILITIES:

- THE DELINEATION OF RESPONSIBILITY LIES ALONG THE BACK OF CURB SURROUNDING THE MELLOW MUSHROOM SITE AND BACK OF SIDEWALK ALONG FRANKLIN ROAD, AND IS LABELED "PROJECT DIVISION LINE." THE IVY MARKET CONTRACTOR SHALL BE GENERALLY RESPONSIBLE FOR ALL CONSTRUCTION OUTSIDE OF THE PROJECT DIVISION LINE, AND WILL ALSO PREPARE THE BUILDING PAD WITHIN THAT LINE. THE MELLOW MUSHROOM CONTRACTOR SHALL BE GENERALLY RESPONSIBLE FOR ALL CONSTRUCTION INSIDE THAT LINE. EXCEPTIONS TO THE PROJECT DIVISION LINE ARE INDICATED ON THE PLAN AND DESCRIBED AS FOLLOWS:
- WATER: WATER VAULT, METER AND SERVICE LATERALS WILL BE INSTALLED BY THE IVY MARKET CONTRACTOR TO WITHIN 5' OF BUILDING.
- SEWER: SANITARY SEWER LATERAL AND GREASE TRAP WILL BE INSTALLED BY THE IVY MARKET CONTRACTOR. LATERALS WILL BE INSTALLED TO WITHIN 5' OF BUILDING.
- POWER: ELECTRICAL CONDUIT AND POWER LINE WILL BE INSTALLED BY IVY MARKET CONTRACTOR TO THE TRANSFORMER PAD. MELLOW MUSHROOM CONTRACTOR SHALL STAKE THE POINT TO WHICH THE CONDUIT SHALL BE INSTALLED.
- GAS: NATURAL GAS SERVICE LATERAL WILL BE THE RESPONSIBILITY OF THE MELLOW MUSHROOM CONTRACTOR, WHO WILL COORDINATE INSTALLATION DIRECTLY WITH ROANOKE GAS COMPANY.
- STORM: STORM DRAIN OUTSIDE OF THE PROJECT DELINEATION LINE AND TRENCH DRAIN STRUCTURE "J" WILL BE INSTALLED BY IVY MARKET CONTRACTOR, WHO WILL ALSO PROVIDE A STUB OUT FROM STRUCTURE "L" FOR THE MELLOW MUSHROOM CONTRACTOR TO CONNECT STORMWATER PLANTER DRAINS.
- LIGHTING: IVY MARKET CONTRACTOR WILL INSTALL ALL LIGHTING OUTSIDE OF THE PROJECT DELINEATION LINE, TO BE CONTROLLED INDEPENDENTLY FROM THE MELLOW MUSHROOM SITE LIGHTING. PARKING LOT LIGHTING THAT IS WITHIN THE DELINEATION LINE WILL ALSO BE INSTALLED BY IVY MARKET CONTRACTOR.

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COMMONWEALTH OF VIRGINIA
HOWARD P. BOGGS, II
Lic. No. 0009205
6/24/15
LANDSCAPE ARCHITECT

COMPREHENSIVE DEVELOPMENT PLAN
FOR
MELLOW MUSHROOM
PREPARED FOR
JMH, LLC
IVY MARKET, ALONG FRANKLIN ROAD
THE CITY OF ROANOKE, VIRGINIA

NO.	DATE	REVISIONS	
		DESCRIPTION	
1			
2			
3			
4			
5			

DATE: June 24, 2015

SCALE: 1" = 20'

COMMISSION NO.: 14-201

SHEET 13 OF 13

APPROVED
JAN 26 2016