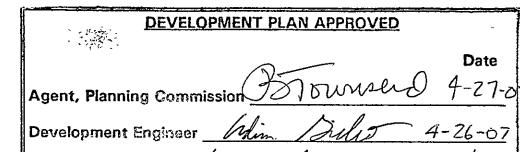
FOR

STARBUCKS COFFEE SHOP

FRANKLIN ROAD AT GRIFFIN ROAD & SOUTHERN HILLS DRIVE CITY OF ROANOKE, VIRGINIA

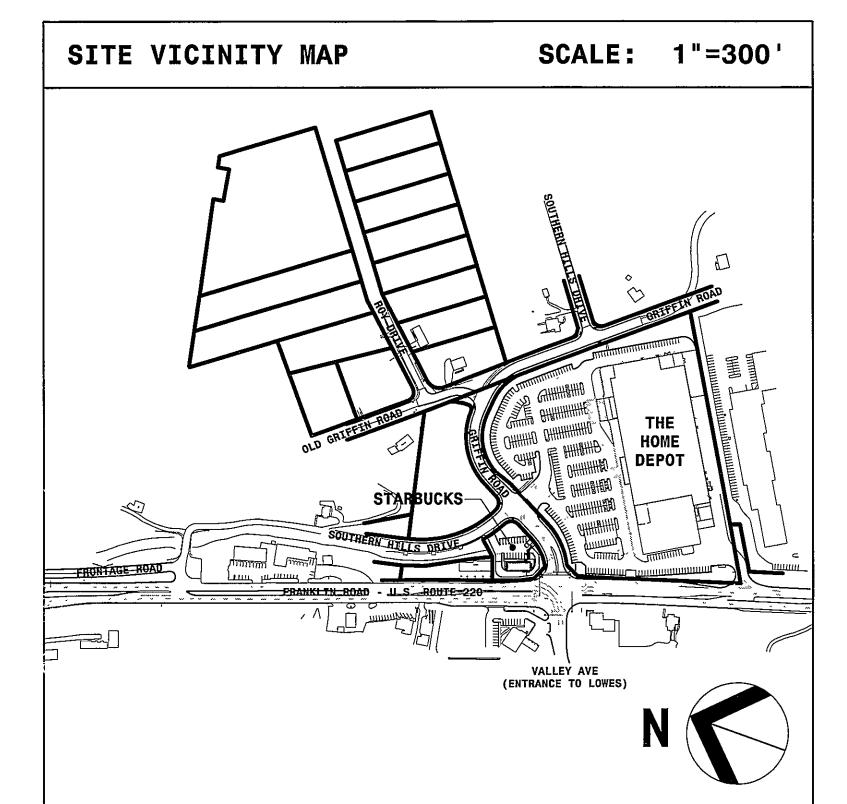


CPO60021



LD07002

LEGEND								
EXISTING	PROPOSED	DOUNDARY LITTE / DOID T /***						
		BOUNDARY LINE / ROAD R/W						
——————————————————————————————————————		ROAD / DRIVEWAY CENTERLINE						
		SANITARY SEWER						
	SD	STORM DRAIN						
——— W ————— W ————		WATER MAIN						
——— OHP ———	OHP	OVERHEAD POWER LINE						
UGE	UGE	UNDERGROUND PRIMARY POWER						
—— UGE ——	MARINEMAN UGE BEREIGHANDE	UNDERGROUND SECONDARY POWER						
UGT	UGT	UNDERGROUND TELEPHONE						
CATV	CATV	UNDERGROUND CABLE TELEVISION						
—— xxx ——	XXX	UTILITY LINE AS NOTED						
2 - 4	SF	SILT FENCE						
₩ ×		FIRE HYDRANT						
P	PP ≸	POWER POLE						
wm wm wm		WATER METER						
		GAS/WATER VALVE						
Oc.o.	O c.o.	CLEAN OUT						
		INLET (TYPE AS NOTED)						
S		SANITARY SEWER MANHOLE						
(STORM DRAIN MANHOLE						
**	⊘- ⊞	SITE LIGHT POLE AND FIXTURE						
X 626 07	9.8 FG	FINISHED GRADE ELEVATION						
	9.80 TW	TOP OF WALK ELEVATION						
	9.80 TC	TOP OF CURB ELEVATION						
	9.80 TP	TOP OF PAVING ELEVATION						
	9.80 G	GUTTER ELEVATION						
	I.E. 9.80	INVERT ELEVATION						
		ASPHALT PAVEMENT						
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CONCRETE PAVEMENT						
======		CONC. CURB						
===== =================================		CONC. CURB & GUTTER						
62	62	CONTOUR						
	~~>	DRAINAGE FLOW						
RCP	RCP	REINFORCED CONCRETE PIPE						
CPP	CPP	CORRUGATED PLASTIC PIPE						
PVC	PVC	POLYVINYL CHLORIDE PIPE DUCTILE IRON PIPE						
D I.P	D.I.P.							
U.N O	U.N.O.	UNLESS NOTED OTHERWISE						



SHEET #	SHEET TITLE	REVIS	REVISIONS									
		11/17/2006 FIRST SUBMITTAL	02/02/2007 PER CITY COMMENTS	03/20/2007 PER CITY AND WALL	03/30/2007 ADDED RECo PLANS	04/04/2007 PER WALL						
C1	CIVIL COVER SHEET	•	6	•		•						
	PROPERTY SURVEYS (5 SHEETS)											
C2	REZONING PROFFERS		0									
C3	SITE PLAN	•	0	9		0						
C4	STAKING PLAN	•	•	•		•						
C5	GRADING PLAN	•	•	•		•						
C6	STORMWATER MANAGEMENT PLAN	•	0	•		•						
C7	EROSION & SEDIMENT CONTROL PLAN	•	•	•	-	•						
C8	SITE UTILITY PLAN	•	•	•		•						
C9	SITE LIGHTING PLAN	•	•	•		•					-	
C10	SITE DETAIL SHEET	•	•					-	·			
C11	SITE DETAIL SHEET	•										
C12	SITE DETAIL SHEET	•	•									
C13	SITE DETAIL SHEET	•	•	١	<u> </u>		-					
C14	SITE DETAIL SHEET		•									
C15	STORM DRAIN PROFILES		•						-			
C16	RETAINING WALL MODIFICATION REQUIREMENTS		•	5		•		- 				
C17	RETAINING WALL MODIFICATION REQUIREMENTS					•	_ -				-	
L1	LANDSCAPE PLAN	•	0	Ø	-	•						
RECO-1	MSE WALL 'A' AS-BUILT ALIGNMENT				Ø							
RECO-2	EXISTING STRIP LOCATIONS				0							
RECO-3	EXISTING VERTICAL JOINT IN BRICK VENEER		 		8				-		-	
AS3.2	BUILDING LIGHTING CUT SHEETS		_									

CITY REQUIRED CONSTRUCTION NOTES

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:

- 1. 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.
- 2. 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.
- 3. Plans and Permits A copy of the plans as approved by the City (signed by the proper City officials) and all permits issued by the City shall be available at the
- construction site at all times of ongoing construction.
- 4. Location of Utilities The contractor shall verify the location of all existing utilities prior to the commencement of any construction. 5. 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. 6. 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. 7. 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.
- 8. 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. 9. 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 changes or variation in construction being made.
- 10. 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.

PROJECT CONTACTS

DEVELOPER:

MOSELEY REAL ESTATE ADVISORS 1100 KENILWORTH AVENUE, SUITE 210 CHARLOTTE, NC 28204

PHONE: 704-367-1800 704-367-1865 EMAIL: nlukens@moseleyrea.com CONTACT: NICK LUKENS

CIVIL/SITE:

HUSSEY, GAY, BELL & DEYONG, INC. 474 WANDO PARK BOULEVARD, SUITE 201 CHARLESTON, SC 29464 PHONE: 843-849-7500 843-849-7502 gjensen@hgbd.com

CONTACT: GARY JENSEN / ALAN TOWNSEND, PE

LANDSCAPE:

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CONTACT: GARY JENSEN / HAMMOND EVE, ASLA

ARCHITECTURE:

MJM ARCHITECTS 105 BROADWAY NASHVILLE, TN 37201 PHONE: 615-244-8170 615-244-8141 FAX: e.poole@mjmarch.com EMAIL: EMAIL: d.sluser@mjmarch.com CONTACT: ELENA POOLE / DERRON SLUSER

CITY PERMIT CONTACT

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540-853-2733 540-853-1230

adrian.gilbert@roanokeva.gov CONTACT: ADRIAN GILBERT

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PHONE: 540-853-1322 540-853-1230

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CITY ENGINEERING

540-853-1364

CONTACT: PHIL SCHIRMER

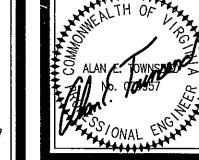
EMAIL:

ENGINEERING DIV. OF THE DEPT. OF PUB. WORKS 215 CHURCH AVENUE, ROOM 350 ROANOKE, VA 24011 540-853-2731

phil.schirmer@roanokeva.gov

* SEE SITE UTILITY PLAN FOR UTILITY CONTACTS.

* THE INDIVIDUALS LISTED HERE-IN ARE INTENDED TO BE POINTS OF CONTACT AND ARE NOT NECESSARILY THE PROFESSIONALS OF RECORD. REFER TO THE INDIVIDUAL DISCIPLINE PLANS FOR INFORMATION REGARDING THE RESPECTIVE PROFESSIONALS OF REGULATION





DATE: NOV. 17, 2006

JOB NO. 405105988 SCALE: NO SCALE

DRAWING NUMBER