

COMPREHENSIVE DEVELOPMENT PLAN

FOR

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.

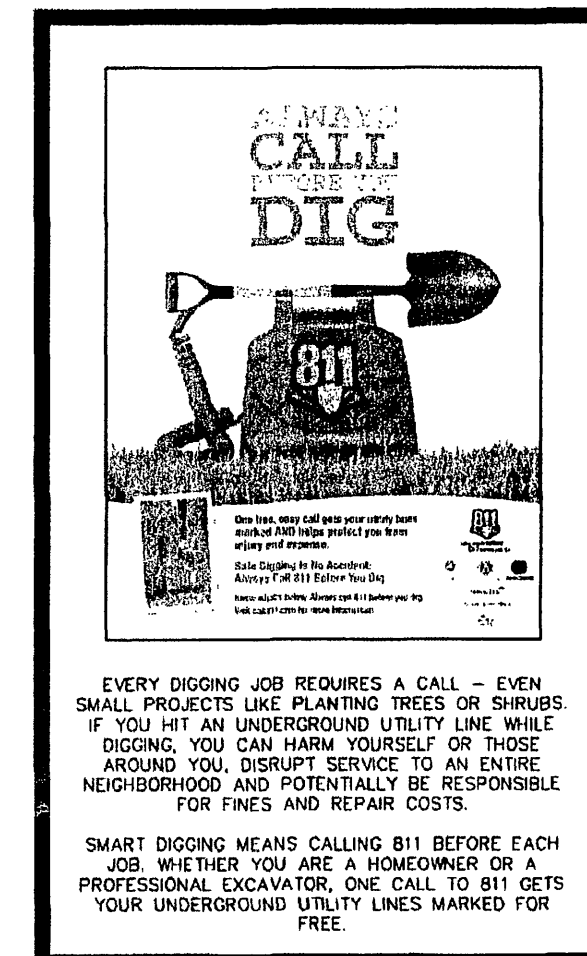
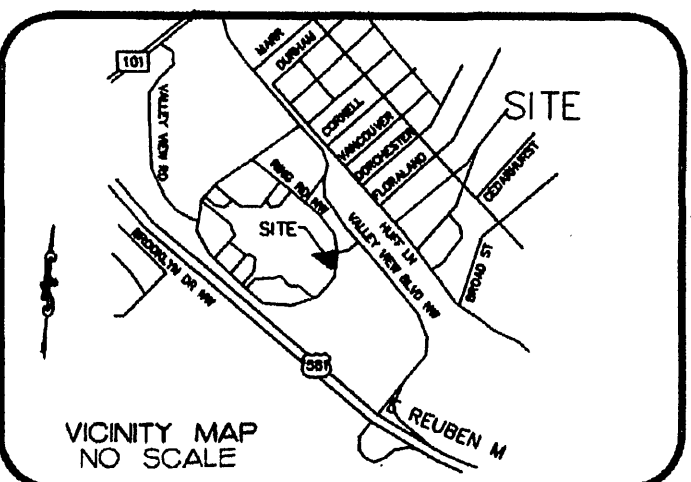
Construction Procedure Requirements

- 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 officials) 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.
- Barrierc/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 changes 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.

Cheddar's

casual café

PROTO 9.2, SL-ST-F
4812 VALLEY VIEW BLVD. NW
ROANOKE, VIRGINIA 24012
TAX PARCEL 2370103 (TOTAL AREA = 12 ACRES)
(CHEDDAR'S SITE AREA = 1.629 ACRES)



FREELAND and KAUFFMAN, INC.
Engineers - Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-672-3415
fax 864-233-8915

DRAWN BY: JN
CHECKED BY: JC
DATE: 11/2/09

CHARLES GARCIA
No. 36014
PROFESSIONAL ENGINEER
VA LIC. NO. 36014

GENERAL NOTES

- CALL BEFORE YOU DIG: CALL 811
- ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.
- ALL WORK SHALL CONFORM TO THE CITY OF ROANOKE SITE PLAN STANDARDS.
- ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO VIRGINIA ACCESSIBILITY STANDARDS OR CITY OF ROANOKE SITE PLAN STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING.
- THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION. THE CONTRACTOR MUST ALSO BRING IN ANY TOPSOIL NECESSARY TO PERFORM LANDSCAPING IF NONE IS AVAILABLE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. OWNER AND FREELAND & KAUFFMAN, INC. ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
- THE CONTRACTOR SHALL VERIFY THE SIZE, INVERT, ETC. OF ALL EXISTING STORM DRAINS AND OTHER FEATURES PRIOR TO START OF WORK. NO PIPE SHALL BE INSTALLED UNTIL INFORMATION CONCERNING EXISTING SITE FEATURES HAS BEEN FIELD VERIFIED. THE CONTRACTOR SHALL NOTIFY THE OWNER CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL HIRE A PROFESSIONAL ENGINEER / SURVEYOR FOR ANY GOVERNMENTAL AGENCY REQUIRED CERTIFICATIONS, AS-BUILT SURVEYS, AND ETC.
- THE CONTRACTOR SHALL REFER TO AND ABIDE BY ALL PERMIT DOCUMENTS AND GOVERNMENTAL AGENCY INSPECTIONS / REPRESENTATIVES DIRECTIONS FOR ANY ADDITIONAL REQUIREMENTS OF SAID AGENCIES.
- THE CONTRACTOR SHALL PROVIDE ALL INFORMATION, AS-BUILTS, TESTING RESULTS, ETC., TO THE ENGINEER IN TIME TO OBTAIN CERTIFICATIONS AS NEEDED FROM ALL STATE AND LOCAL OFFICIALS AT A MINIMUM OF 3 WEEKS PRIOR TO NEEDING CERTIFICATE OF OCCUPANCY.

UTILITY CONTACTS

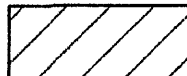
AMERICAN ELECTRIC POWER CO.
1 AEP WAY
HURRICANE, WV 25526
ATTN: BRANDON PORTER
1-800-956-4237
304-562-4579 FAX
HURRICANE@COMMERCIAL.AEP.COM

ROANOKE GAS SERVICE
519 KIMBALL AVE. NW
ROANOKE, VA 24016
ATTN: DON JONES
540-777-3975
540-777-3916 FAX
DON_JONES@ROANOKEGAS.COM

WATER AND SEWER
CONTACT: AARON SHEARER
WESTERN VIRGINIA WATER AUTHORITY
601 S. JEFFERSON STREET, SUITE 300
ROANOKE, VA 24011
PHONE: 540-853-1588
FAX: 540-853-1017
AARON.SHEARER@WESTERNVAVATER.ORG

TEC
3015-A PETERS CREEK ROAD
ROANOKE, VA 24019
ATTN: MIKE DAVIS
540-562-4600
540-562-4668 FAX
TEC@ROANOKE.VERIZON.NET

LEGEND

PROPOSED	DESCRIPTION
(2)	NUMBER OF SPACES PER ROW
—	CONCRETE PARKING BLOCK
♿	HANDICAP SYMBOL
—	SIGN
	STRIPING
◁ ▷	SITE LIGHTING
—2W—	WATER LINE
—UGE—	UNDERGROUND ELECTRIC LINE
—6"SS—	SANITARY SEWER LINE
—UG—	UNDERGROUND GAS LINE
—UGT—	UNDERGROUND TELEPHONE LINE
—UCA—	UNDERGROUND CABLE TELEVISION
IP	INLET PROTECTION
—SF—	SILT FENCE

EXISTING	PROPOSED	DESCRIPTION
— — —	— — —	STORM DRAIN
	● 83.0	SPOT ELEVATION
—881—	—881—	CONTOUR LINE

GOVERNMENT AGENCY CONTACTS

PLANNING AND ZONING OFFICIAL
CONTACT: NANCY SNODGRASS
PLANNING, BUILDING & DEVELOPMENT
215 CHURCH AVE SW
ROANOKE, VA 24011
PHONE: 540-853-1325
FAX: 540-853-1320
DANIELLE.BISHOP@ROANOKEVA.GOV

STORM WATER
CONTACT: DANIELLE BISHOP
PLANNING, BUILDING & DEVELOPMENT
215 CHURCH AVE SW
ROANOKE, VA 24011
PHONE: 540-853-1325
FAX: 540-853-1320
DANIELLE.BISHOP@ROANOKEVA.GOV

BUILDING OFFICIAL
CONTACT: BANE COMPTON
BUILDING INSPECTIONS
215 CHURCH AVE., ROOM 170
ROANOKE, VA 24011
PHONE: 540-853-1891
FAX: 540-853-1594
BANE.COMPTON@ROANOKEVA.GOV

FIRE OFFICIAL
CONTACT: DANIEL RAKES
FIRE-EMS ADMINISTRATION
713 3RD STREET SW
ROANOKE, VA 24016
PHONE: 540-853-2327
FAX: 540-853-1172
DANIEL.RAKES@ROANOKEVA.GOV

TENANT/DEVELOPER

CHEDDAR'S CASUAL CAFE
2250 JOHN CARPENTER FREEWAY
SUITE 560
IRVING, TEXAS 75063
ATTN: PATRICIA HILL
469-644-3198
PATRICIA.HILL@EARTHLINK.NET

BIDDERS SHALL NOT CONTACT THE ENGINEER

CONTACTS

FREELAND and KAUFFMAN, INC.
209 WEST STONE AVE
GREENVILLE, SC 29609

CIVIL ENGINEER
CONTACT: JOHN CHUDOB
864-672-3415

LANDSCAPE
CONTACT: JOHN CHUDOB
864-672-3415

GEOTECHNICAL ENGINEER
CONTACT: YOGESH REGE
304-344-0821

DRAWING LIST

REVISION/DATE	NUMBER	TITLE
03-09-2010	COO1	COVER SHEET
01-25-2010	COO2	NOTES
03-09-2010	COI1	SURVEY
03-09-2010	COI2	SURVEY
03-26-2010	CO21	DEMOLITION PLAN
03-26-2010	COI1	SITE PLAN
03-26-2010	COI2	GRADING PLAN
03-17-2010	CO2A	ENLARGED GRADING PLAN
03-26-2010	COI3	UTILITY PLAN
03-26-2010	COI4	PAVING PLAN
03-26-2010	COI5	EROSION CONTROL PLAN - PH. 1
03-26-2010	COI6	EROSION CONTROL PLAN - PH. 2
01-25-2010	COI7	EROSION CONTROL DETAILS
03-09-2010	COI8	EROSION CONTROL DETAILS
03-09-2010	COI9	EROSION CONTROL DETAILS
03-26-2010	COI10	PAVING/SIGNAGE DETAILS
01-25-2010	COI11	PAVING/SIGNAGE DETAILS
03-26-2010	COI12	PAVING/SIGNAGE DETAILS
03-26-2010	COI13	PROFILES
03-09-2010	COI14	UTILITY DETAILS
03-26-2010	COI15	UTILITY DETAILS
03-26-2010	COI16	CIVIL SPECIFICATIONS 1
03-26-2010	COI17	CIVIL SPECIFICATIONS 2
03-26-2010	COI18	LANDSCAPING PLAN
01-25-2010	COI19	ENLARGED LANDSCAPING PLAN
03-09-2010	COI20	LANDSCAPING SPEC & DETAILS
03-26-2010	COI21	IRRIGATION PLAN
03-26-2010	COI22	IRRIGATION SPEC & DETAILS
03-24-2010	COI23	EXTERIOR LIGHTING

CITY STAMP

CP090073

City of Roanoke
Planning Building and Development

DEVELOPMENT PLAN APPROVED

Agent, Planning Commission: [Signature] 4/16/10
Development Engineer: [Signature] 4/16/10
Zoning Administrator: [Signature] 4/16/10

Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.

APPROVED
APR 16 2010

As-Built 6.25.10
K. Winslow

SHEET COOI