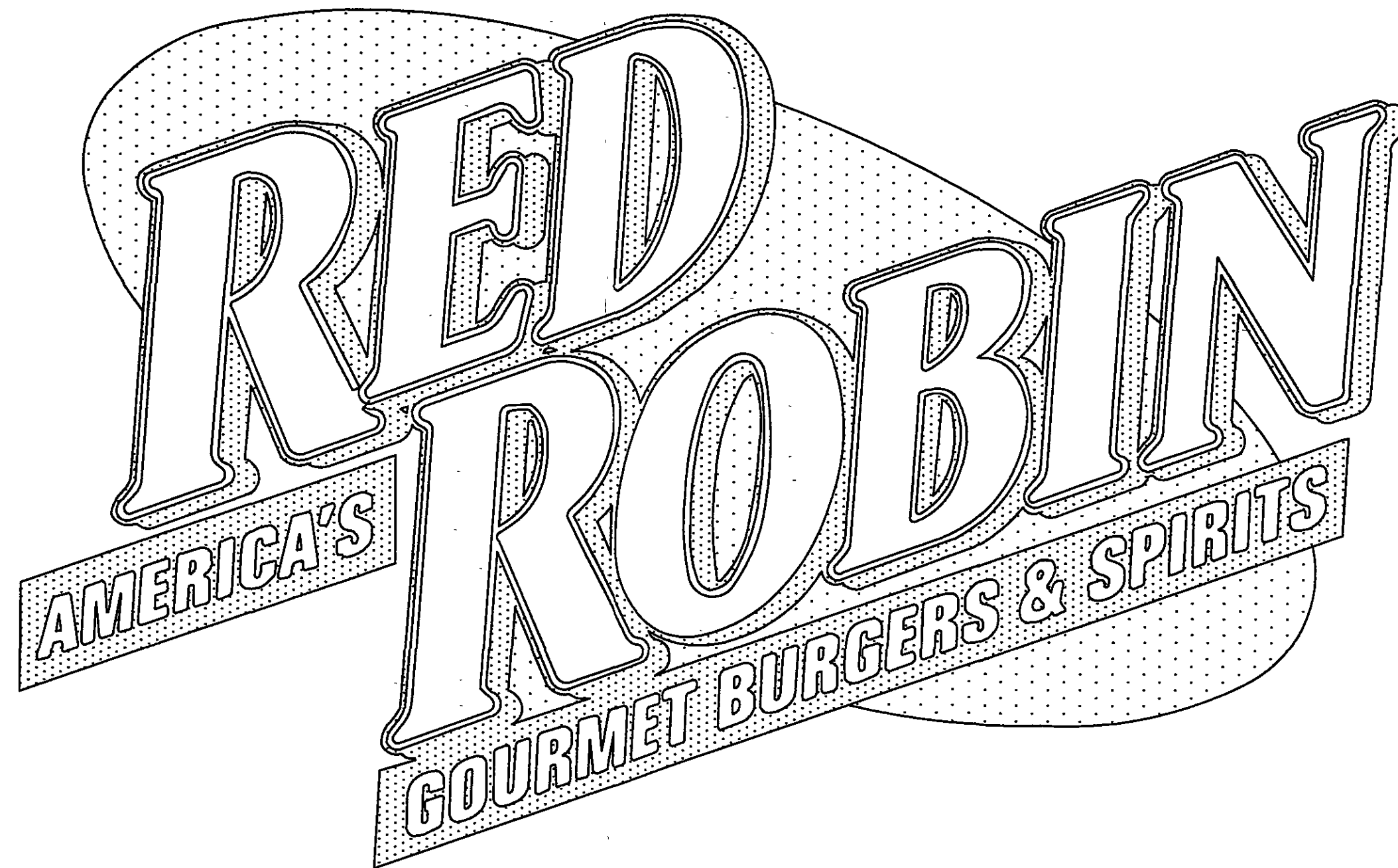


VICINITY MAP
NTS



6312 FIDDLER'S CREEK CIRCLE
NORTH GREENWAY VILLAGE, COLORADO 80111
PHONE: (303) 846-6134
FAX: (303) 846-6110

DEVELOPMENT PLAN APPROVED	
Agent, Planning Commission	<i>R. Brian Burchett</i> 3-23-06
Development Engineer	<i>Conley Taylor</i> 3/23/06
Zoning Administrator	<i>Harvey C. Johnson</i> 3/23/06
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.	

SITE INFORMATION

SITE ADDRESS:	4802 VALLEY VIEW BLVD.
OWNER / DEVELOPER:	RED ROBIN CHIPMAN ADAMS, LTD. 6312 FIDDLER'S CREEK CIRCLE NORTH GREENWAY VILLAGE, CO. 80111 PHONE: (303) 846-6134 FAX: (303) 846-6110
DESIGNER:	COMMERCIAL SITE DESIGN, PLLC 7501 CREEDMOOR ROAD, SUITE 106 RALEIGH, NORTH CAROLINA 27613 PH: (919) 848-6121; FAX: (919) 848-3741
ZONING:	CLS
EXISTING USE:	VACANT
PROPOSED USE:	RESTAURANT
BUILDING SETBACKS:	FRONT: 20 FEET MINIMUM & NO MAXIMUM INTERIOR SIDE: 25 FEET MINIMUM REAR: 25 FEET MINIMUM
PARKING REQUIREMENTS:	1 SPACE PER 60 SF OF SEATING AREA 4085 / 60 = 68 SPACES
PARKING PROVIDED:	24 REGULAR SPACES 2 HANDICAP SPACES 26 TOTAL SPACES
SITE AREA:	26,097 SF OR 0.61 ACRES
EXISTING IMPERVIOUS AREA:	4,653 SF OR 0.11 ACRES OR 17%
PROPOSED IMPERVIOUS AREA:	18,930 SF OR 0.43 ACRES OR 71%
BUILDING AREA:	6,353 SF
WATER:	WESTERN VIRGINIA WATER AUTHORITY
SEWER:	WESTERN VIRGINIA WATER AUTHORITY

CONTACT INFORMATION

RED ROBIN:	RED ROBIN 6132 FIDDLER'S CREEK CIRCLE NORTH GREENWAY VILLAGE, CO. 80111 PHONE: (303) 846-6134 FAX: (303) 846-6110
ARCHITECT:	CHIPMAN ADAMS, LTD. 1550 N. NORTHWEST HIGHWAY FOURTH FLOOR PARK RIDGE, ILLINOIS 60068-1463 CONTACT: MATT LYNN PHONE: (847) 298-8900 EXT. 233
SURVEYOR:	JENNINGS STEPHENSON, P.C. LAND SURVEYORS & PLANNERS 10160 STAPLES MILL ROAD, SUITE 103 GLEN ALLEN, VIRGINIA 23060
CIVIL:	COMMERCIAL SITE DESIGN, PLLC 7501 CREEDMOOR ROAD, SUITE 106 RALEIGH, NORTH CAROLINA 27613 CONTACT: BRIAN SOLTZ PHONE: (919) 848-6121
GEOTECHNICAL:	THE ORIN GROUP 10 NORTHWEST AVENUE, SUITE 240 TALLMADGE, OHIO 44276 CONTACT: JOHN KRUSINSKI PHONE: (330) 630-3937 FAX: (330) 630-4349
MEP FIRM:	CONSULTING ENGINEERS OF OMAHA 3035 SOUTH 72ND STREET OMAHA, NE 68134 CONTACT: JASON SEYMOUR PHONE: (402) 391-7680 FAX: (402) 391-7488
PLANNING / ZONING:	CITY OF ROANOKE PLANNING, BUILDING AND DEVELOPMENT 215 CHURCH AVENUE, RM 166 ROANOKE, VIRGINIA 24011 CONTACT: CONLEY TAYLOR PHONE: (540) 853-1325
INSPECTIONS:	CITY OF ROANOKE - PLANNING, BUILDING AND DEVELOPMENT 215 CHURCH AVENUE, S.W. ROANOKE, VIRGINIA 24011 CONTACT: NEAL HOLLAND PHONE: (540) 853-1117
HEALTH DEPARTMENT:	COMMONWEALTH OF VIRGINIA DEPT. OF HEALTH - ENVIRONMENTAL HEALTH DIV. 515 8TH STREET, S.W. ROANOKE, VIRGINIA 24016 CONTACT: KATHY HARTMAN PHONE: (540) 857-7663
ELECTRIC:	AMERICAN ELECTRIC POWER CONTACT: RANDY COMMERCIAL GROUP PHONE: 1-888-740-4237
GAS:	ROANOKE GAS COMPANY 519 KIMBALL AVENUE ROANOKE, VIRGINIA CONTACT: BRETT BENNETT PHONE: (540) 777-3871
WATER:	WESTERN VIRGINIA WATER AUTHORITY 601 S. JEFFERSON STREET ROANOKE, VIRGINIA 24011 CONTACT: JAMIE MORRIS / ROGER BLANKENSHIP PHONE: (540) 853-1588 / 853-5659
SEWER:	WESTERN VIRGINIA WATER AUTHORITY 601 S. JEFFERSON STREET ROANOKE, VIRGINIA 24011 CONTACT: JAMIE MORRIS / ROGER BLANKENSHIP PHONE: (540) 853-1588 / 853-5659
STORM DRAINAGE:	CITY OF ROANOKE - ENGINEERING 215 CHURCH AVENUE, S.W. MUNICIPAL SOUTH - ROOM 350 ROANOKE, VIRGINIA 24011 CONTACT: PHIL SCHIRMER PHONE: (540) 853-1292
TELEPHONE:	VERIZON CONTACT: MIKE DAVIS PHONE: (540) 562-4900

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

- City Inspections** - To insure the coordination of timely and proper inspections, a pre-construction conference shall be initiated by the applicant, building, etc. with the Development Inspector. Call (540) 853-1227 to arrange a conference at least three (3) days prior to anticipated construction.
- 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/hill 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.
- Barriers/Ditches** - The contractor shall maintain the integrity of all excavated ditches and shall furnish and ensure that all barriers 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.

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

11/04

SITE ADDRESS: 4802 VALLEY VIEW BOULEVARD
ROANOKE, VIRGINIA 24012
CSD PROJECT NUMBER: RRB-0511
DECEMBER 14, 2005

SHEET INDEX

- C-1 EXISTING CONDITIONS & DEMOLITION PLAN
- C-2 SITE PLAN
- C-3 GRADING & EROSION CONTROL PLAN
- C-4 UTILITY PLAN
- C-5 DETAILS
- C-6 DETAILS
- C-7 LANDSCAPE PLAN
- C-8 LANDSCAPE DETAILS
- C-9 IRRIGATION PLAN
- C-10 IRRIGATION DETAILS

C-1 RED ROBIN ADDITIONAL LANDSCAPING
(PLAN PREPARED & CONSTRUCTED BY OTHERS "NOT WITHIN RRB6 CONTRACTOR SCOPE OF CONSTRUCTION")

SYMBOLS

EXISTING CONDITIONS SYMBOLS	GRADING & EROSION CONTROL SYMBOLS	SITE & UTILITY SYMBOLS
<ul style="list-style-type: none">EXISTING IRON PIPEIRON PIPE SETBORE HOLESANITARY SEWER MANHOLESANITARY SEWER CLEANOUTWATER VALVEWATER METERFIRE HYDRANTTELEPHONE PEDESTALTELEPHONE MANHOLEELECTRIC BOXLIGHT POLEPOWER POLECURB INLETSTORM DRAINAGE MANHOLEYARD INLETSTORM DRAINOVERHEAD UTILITIESUNDERGROUND ELECTRICUNDERGROUND TELEPHONEWATER LINESANITARY SEWER LINEGAS LINEFENCE LINE	<ul style="list-style-type: none">DROP INLETCURB INLETSTORM PIPETOP OF CURBBOTTOM OF CURBHANDICAP AREA (2% MAX. SLOPE)SPILL CURBTW IS GROUND AT TOP OF WALLBW IS GROUND AT BOTTOM OF WALLIN LINE DRAINROOF DRAINPERFORATED PLASTIC5 MIN. SLOPEPG IN TRAFFIC AREASCLEANOUT LOCATED @ ALL BENDSSILT FENCE OUTLETINLET PROTECTIONBUILDING DOWNSPOUTSILT FENCETREE PROTECTION FENCEDIVERSION DITCHLIMITS OF DISTURBANCEFLARED END SECTIONCONSTRUCTION ENTRANCESEDIMENT TRAP	<ul style="list-style-type: none">SPILL CURBHANDICAP RAMP (2% MAX. SLOPE)HANDICAP STALLCONCRETEPROPERTY LINESIGNBOLLARDEX. FIRE HYDRANTFENCEPOLE MOUNTED AREA LIGHTPROPERTY CORNERFINISH FLOOR ELEVATIONOVERHEAD UTILITIESSANITARY SEWERUNDERGROUND ELECTRICTELEPHONE LINEGAS LINEWATER LINEIRRIGATION SLEEVE24" PVC COORDINATE WITH IRRIGATION CONTRACTORUTILITY POLESEWER CLEAN OUTFIRE HYDRANT ASSEMBLYSANITARY SEWER MANHOLEPOLE MOUNTED AREA LIGHTWATER METERBACKFLOW PREVENTERSIAMSESE CONNECTIONWATER VALVEGREASE TRAP

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	1-30-06	CITY COMMENTS #1	RCN
2	2-15-06	CITY COMMENTS #2	pdq

COMMERCIAL SITE DESIGN
ENGINEERING • SURVEYING • PLANNING • LANDSCAPE ARCHITECTURE
7501 CREEDMOOR ROAD • SUITE 106 • RALEIGH, NORTH CAROLINA 27613
PHONE: 919-848-6121 • FAX: 919-848-3741