

CONSTRUCTION NOTES:

1. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE PROJECT, READY TO USE, AND ALL ITEMS NECESSARY FOR A COMPLETE AND WORKABLE JOB SHALL BE FURNISHED AND INSTALLED. ANY DISCREPANCY SHALL BE IMMEDIATELY REPORTED TO THE OWNER OR HIS REPRESENTATIVE.
2. NOTIFY THE INSPECTOR OF THE LOCAL GOVERNING AUTHORITY 24 HOURS BEFORE EVERY PHASE OF CONSTRUCTION.
3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR, AT HIS EXPENSE, UNLESS ALREADY OBTAINED BY THE OWNER.
4. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBING CURBING, PAVING, AND ALL OTHER UTILITIES.
5. THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE DRAWINGS. THE UTILITIES SHOWN ARE THOSE LOCATED BY THE SURVEYOR OF RECORD. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UTILITIES SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR
7. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS
8. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY
9. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
10. THE CONTRACTOR SHALL PROVIDE SHEETING AND SHORING FOR ALL TRENCH CONSTRUCTION IN ACCORDANCE WITH OSHA GUIDELINES.
11. ALL PIPE LENGTHS SHOWN ARE TO THE CENTERLINE OF THE STRUCTURES
12. PIPES (STORM AND SANITARY SEWER) SHALL BE LAID ON SMOOTH, CONTINUOUS GRADES WITH NO VISIBLE BENDS AT THE JOINTS.
13. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUM REQUIRED FOR RELATIVELY DRY STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE PROVIDED FOR ROCK TRENCHES TO PROVIDE SUCH ADDITIONAL BEDDING AS REQUIRED TO PROPERLY
14. ALL STORM DRAINAGE INLET STRUCTURES SHALL HAVE METAL RING AND COVER FOR ACCESS.
15. ALL ANGLES SHOWN ARE 90 DEGREES UNLESS SHOWN OTHERWISE.
16. ALL GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY DIMENSIONS, GRADES, AND EXISTING ELEVATIONS PRIOR TO CONSTRUCTION.
17. CONCRETE CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS SHOWN ON PLANS. MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO STATE D.O.T. STANDARD SPECIFICATIONS.
18. ALL CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AFTER 28 DAYS, WITH A MAXIMUM SLUMP OF FOUR (4) INCHES, UNLESS SPECIFIED OTHERWISE.
19. ALL EXPOSED CONCRETE SHALL HAVE A FINE HAIR BROOMED FINISH.
20. PARKING AND DRIVEWAY BASE COURSE AND ASPHALTIC CONCRETE STANDARD SPECIFICATIONS.
21. CONTRACTOR TO FIELD VERIFY ALL STORM, SANITARY, WATER AND OTHER NOTIFY ENGINEER PRIOR TO PROCEEDING WITH ANY WORK IF DISCREPANCIES FOUND
22. CONTRACTOR SHALL USE CONCRETE THURST BLOCKS FOR INSTALLATION OF WATER MAINS.
23. ALL DIMENSIONS ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

STANDARD CITY OF ROANOKE
CONSTRUCTION PROCEDURE
REQUIREMENTS

CITY INSPECTIONS: TO ENSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRECONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE CONTRACTOR WITH THE CITY OF ROANOKE DEPARTMENT OF ZONING AND DEVELOPMENT (540) 981-2293 OR 981-1325 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION

STREET OPENING PERMIT: PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION, OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS) A STREET OPENING PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE. (REFERENCE IS DIRECTED TO KING STREET, N.E.)

PLANS AND PERMITS: A COPY OF THE PLANS APPROVED BY THE CITY OF ROANOKE (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE MADE 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. THE SIZE AND COMPOSITION OF THE CONSTRUCTION ENTRANCE SHALL BE DETERMINED BY THE CITY OF ROANOKE SITE PLAN INSPECTOR.

STREETS TO REMAIN CLEAN: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE 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 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 CITY ENGINEER PRIOR TO SAID CHANGES OR VARIATIONS ON CONSTRUCTION BEING MADE.

FINAL ACCEPTANCE/CITY: THE DEVELOPER OR CONTRACTOR SHALL FURNISH THE CITY OF ROANOKE ENGINEERING DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

NOTICE: ALL LANDOWNERS, DEVELOPERS, AND CONTRACTORS

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED ABOVE MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER

LAND DISTURBANCE ISSUES

I, CARTER ENGINEERING, HAVE BEEN INFORMED BY THE CITY OF ROANOKE THAT I WILL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS REQUIRED FOR THIS PROJECT FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE CORPS OF ENGINEERS.

SIGNATURE DATE

UNDER STATE REQUIREMENTS ADMINISTERED BY THE DEPARTMENT OF QUALITY (DEQ), LAND DISTURBANCES IN EXCESS OF 1.0 ACRE ARE REVIEWED FOR A VIRGINIA POLLUTANT DISCHARGE ELIMINATION SYSTEM (VPDES) PERMIT. THIS PROJECT DOES NOT REQUIRE A VPDES PERMIT, INCLUDING THE PERMIT APPLICATION FEE AND GENERAL PERMIT REGISTRATION STATEMENT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES (VAR 10).

WESTERN VIRGINIA WATER

AUTHORITY NOTES

AVAILABILITY LETTER 04-561(A) DATED 09/27/04

1. THE CONTRACTOR SHALL CONTACT THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) AT 853-5700 AT LEAST 2 DAYS PRIOR TO REQUIRING ACTUAL CONNECTIONS.
2. THE WVWA SHALL PROVIDE SANITARY SEWER LATERAL FROM THE MAIN TO THE PROPERTY LINE. THE CONTRACTOR SHALL INSTALL THE SAMPLING MANHOLE AT THE PROPERTY LINE AND INSTALL THE PRIVATE LATERAL TO THE BUILDING. THE OWNER SHALL PAY THE SEWER FEES AND ALLOW 8 WEEKS FROM THE TIME OF PAYMENT TO INSTALLATION TIME BY THE WVWA.
3. THE WVWA SHALL PROVIDE WATER LATERAL FROM THE MAIN TO THE PROPERTY LINE. THE WVWA SHALL PROVIDE AND INSTALL THE WATER METER ASSEMBLY. THE CONTRACTOR SHALL PROVIDE AND INSTALL THE PRESSURE REDUCING VALVE, ON THE PRIVATE SIDE OF THE METER AND INSTALL THE PRIVATE LATERAL AS NEEDED.
4. THE CONTRACTOR SHALL ANTICIPATE THE NEED TO COORDINATE WITH THE WVWA.
5. THE OWNER SHALL CONTACT THE WVWA BILLING AND COLLECTION OFFICE FOR PAYMENT OF THE CONNECTION FEES. ATTENTION: LINDA ISOM, P.O. BOX 1140, ROANOKE, VA 24005-1140. BILLING AND COLLECTION PHONE: 853-5700.

SEWER NOTES

NOTE: THIS PROJECT INCLUDES A CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER. THE SANITARY SEWER LATERAL SHALL BE EXTENDED TO THE PROPERTY LINE BY THE WVWA. A SAMPLING MANHOLE SHALL BE INSTALLED AT THE PROPERTY LINE BY THE CONTRACTOR. THE CONTRACTOR SHALL INSTALL THE SEWER LATERAL TO THE BUILDING AND TO THE RECLAMATION AREA AS NECESSARY.

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL MANHOLES AFTER PAVING. MANHOLE TOPS SHALL BE ADJUSTED TO GRADE IF NECESSARY.

ALL EXISTING UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.

BUSINESS CONNECTION IS TO BE MADE WITH 8" PIPE INSTALLED ON A MINIMUM GRADE OF 1/4 INCH TO 1 FOOT IN THE RIGHT OF WAY.

LATERAL FROM SEWER MAIN SHALL BE P.V.C. OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND. THE TRANSITION FROM DUCTILE IRON OR CONCRETE PIPE SHALL BE MADE WITH AN ADAPTER COUPLING IN THE RIGHT OF WAY.

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO WESTERN VIRGINIA WATER AUTHORITY STANDARDS.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL COORDINATE WITH THE WESTERN VIRGINIA WATER AUTHORITY FOR THE CONNECTION TO THE EXISTING PUBLIC SEWER LINE.

WATER NOTES

NOTE: THIS PROJECT INCLUDES CONNECTION TO AN EXISTING TWELVE (12) INCH WATERLINE IN KING STREET, N.E. A 2 INCH WATER LATERAL AND WATER METER SHALL BE INSTALLED BY THE WVWA. THE CONTRACTOR SHALL INSTALL THE PRESSURE REDUCING VALVE AND PRIVATE LATERAL TO THE BUILDING AND TO THE RECLAMATION AREA AS NECESSARY.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS AFTER PAVING AND ADJUSTMENT TO FINAL GRADE IF NECESSARY.

ALL EXISTING UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO WESTERN VIRGINIA WATER AUTHORITY STANDARDS.

TRAFFIC AND PAVING NOTES

1. ANY OPERATIONS WITHIN ORDDWAY DRIVE SHALL BE PERFORMED AT NIGHT ORDDWAY DRIVE MAY NOT BE CLOSED TO TRAFFIC AT ANY TIME.

2. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO THE CITY OF ROANOKE FOR REVIEW PRIOR TO ANY WORK WITHIN ORDDWAY DRIVE. AN APPROVED TRAFFIC CONTROL PLAN AND CONTROL MEASURES SHALL BE IN PLACE PRIOR TO WORK WITHIN ORDDWAY DRIVE.

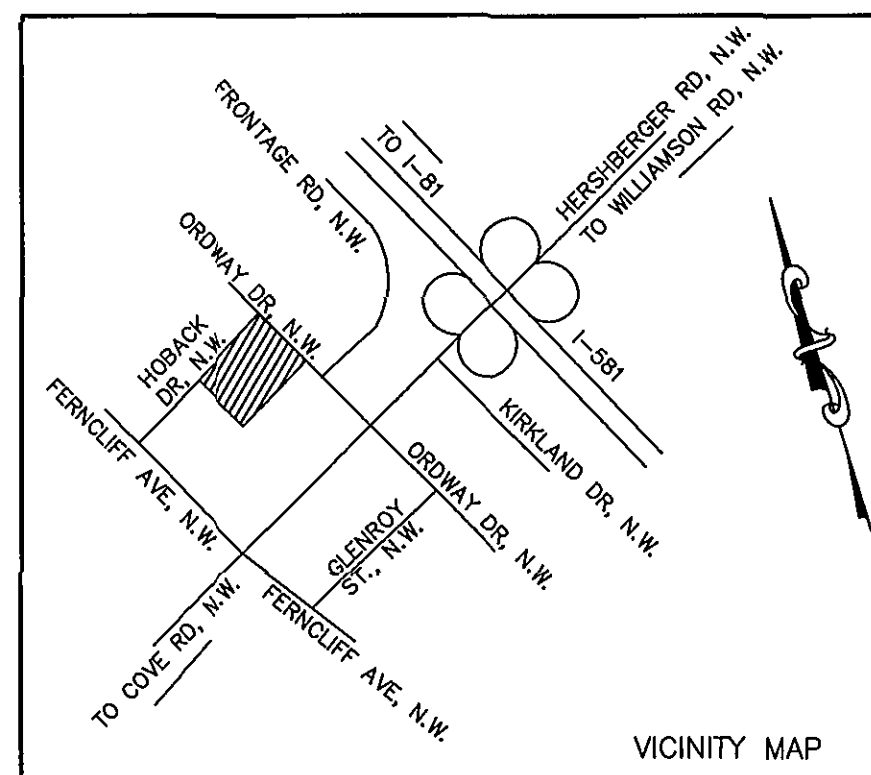
APPROVED:

AGENT - CITY OF ROANOKE
PLANNING COMMISSION DATE:

CITY ENGINEER - CITY OF
ROANOKE, VIRGINIA DATE:

LEGEND

CONC=CONCRETE
BR. & FR. BLDG=BRICK & FRAME BUILDING
SSWH=SANITARY SEWER MANHOLE
FF=FINISHED FLOOR
O.H.W=OVERHEAD WIRE
P=POWER POLE
T=TELEPHONE, PEDESTAL
UT=UNDERGROUND TELEPHONE
UG=UNDERGROUND GAS
WV=VALVE
G= GAS VALVE
S/W=SIDEWALK



LOCATION MAP

GENERAL NOTES:

OWNER / DEVELOPER:
Vazax Holdings, LLC
1560 Old Oaks
Charlottesville, VA 22901
Contact: Tom Noelle
Tel. 434-770-3002
Fax. 434-235-5453

ENGINEER:
Carter Engineering Consultants, Inc.
1551 Jennings Mill Rd., Bldg 500B
Bogart, Georgia 30622
Contact: Jeff Carter, P.E.
Tel. (706) 559-7420
Fax. (706) 559-7433

SHEET INDEX

SHEET NO.	DESCRIPTION
	COVER SHEET
C-1	EXISTING CONDITIONS
C-2	SITE & UTILITY PLAN
C-3	GRADING PLAN
C-4	STANDARD DETAILS
C-5	PIPE PROFILES
C-6	WVWA WATER DETAILS
C-7	WVWA SEWER DETAILS
L-1	LANDSCAPE PLAN
LP-1	LIGHTING PLAN

REVISION BLOCK

REV. NO.	DATE	DESCRIPTION
A	3/16/06	CITY SUBMITTAL
B	5/05/06	ADDRESS CITY COMMENTS
C	5/22/06	ADDRESS CITY COMMENTS
D	6/10/06	ADDRESS CITY COMMENTS

This note is regarding the site development plans for the Zaxby's restaurant located at the corner of Hoback Drive and Ordway Drive. Please note that the lighting plan, LP-1, referenced on the cover sheet of the plans has been revised and will be replaced by lighting plan LP-2.

RECEIVED
JUN 13 2006
CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT

DEVELOPMENT PLAN APPROVED

Agent, Planning Commission *P. Bruijn-Toussaint* 7-6-06

Development Engineer *Conley Taylor* 7-6-06

Zoning Administrator *Nancy C. Lindquist* 7/6/06

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

DATE: 7-6-06

PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS
OF
ZAXBY'S RESTAURANT
FOR
VAZAX HOLDINGS, LLC
ID# 6450109
ROANOKE, VIRGINIA
0.97 ACRES, 0.90 DISTURBED
ZONED: CG

Give to
Nora for
scanning
map & plans

APPROVED

Zaxby's Restaurant
7/6/06