## **SITE NOTES:**

- 1. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE ACTIVITY.
- 2. ALL CONSTRUCTION TO COMPLY WITH CITY OF ROANOKE STANDARDS.
- 3. BASE ZONING DESIGNATION IS CG, CONDITIONAL ORDINANCE #37719-040207 AND #37159-081505 AND THIRD AMENDED PETITION TO AMEND PROFFERED CONDITIONS AND PROFFER OF CONDITIONS SEE SHEET C-3A BY MATTERN&CRAIG FOR CONDITIONS.
- 4. TOTAL BUILDING AREA = 4,430 S.F.
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF STRUCTURE, EDGE OF PAVEMENT OR CENTERLINE AS APPLICABLE UNLESS OTHERWISE NOTED.
- 7. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL LINES AND GRADES TOGETHER WITH ALL REFERENCE POINTS AS REQUIRED FOR ALL WORK UNDER THIS CONTRACT. ALL REQUIRED LAYOUT SHALL BE DONE USING COMPETENT AND EXPERIENCED PERSONNEL UNDER THE SUPERVISION OF A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA. THE CONTRACTOR SHALL PROVIDE ALL LABOR, INSTRUMENTS, STAKES, TEMPLATES, AND OTHER MATERIALS NECESSARY FOR MARKING AND MAINTAINING ALL LINES AND GRADES.
- 8. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (CURRENT EDITION).
- MAXIMUM SLOPES ON ALL HANDICAPPED RAMPS NOT TO EXCEED 12:1
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
- TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION FROM MATTERN & GRAIG, ENGINEERS & SURVEYORS
- 12. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY AND MUST BE STORED WITHIN THE SITE.
- 13. PROPOSED USE IS A EATING ESTABLISHMENT.

- -

OVERALL DEVELOPMENT DEISGN PLANS.

- 14. TOTAL SITE AREA: 1.19 ACRES. DISTURBED AREA: 1.00 ACRES
- 5. CONTRACTOR TO NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
- 6. ALL CONSTRUCTION MUST CONFORM TO CITY OF ROANOKE STANDARDS AND SPECIFICATIONS, WHETHER OR NOT REVIEW COMMENTS WERE MADE.
- 17. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES.
- MAXIMUM PROTECTION SHALL BE PROVIDED FOR EXISTING UTILITIES THAT ARE TO REMAIN IN SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UTILITIES DAMAGED WHETHER OR NOT THEY ARE SHOWN ON THIS PLAN DURING CONSTRUCTION. AT NO COST TO THE OWNER.
- 19. EXISTING CONCRETE CONSTRUCTION SHALL BE REMOVED TO THE NEAREST JOINT.
  NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREAS
  SHALL BE REPAIRED TO MATCH CONDITIONS PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING PAVEMENT. ANY DAMAGE TO THE PAVEMENTS WILL BE REPAIRED AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDE GRADING THAT WILL ASSURE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER. IF NEW GRADES CREATE DRAINAGE PROBLEMS THAT CAN BE RESOLVED BY CUTTING OR FILLING BEYOND THE LIMITS INDICATED, THE CONTRACTOR SHALL PROVIDE THIS GRADING, AFTER OBTAINING WRITTEN APPROVAL FROM THE ENGINEER AND THE CITY OF ROANOKE.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY FROM THE DRAWINGS, ALL DIMENSIONS, DETAILS AND TREATMENTS FOR THE PROPOSED WORK INDICATED ON THE DRAWINGS. CONFLICTS THAT WILL IMPACT CONSTRUCTION IN ANY WAY, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND THE CITY OF ROANOKE.
- REMOVE EXISTING SIGNS THAT INTERFERE WITH NEW CONSTRUCTION. REPLACE SIGNS THAT ARE STILL PERTINENT TO THE SITE. SIGNS THAT ARE NOT TO BE REPLACED SHALL BE RETURNED TO THE CITY OF ROANOKE.
- ALL AREAS, ON OR OFF THE SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS. ALL SLOPES 4:1 AND GREATER SHALL BE STABILIZED IN A MANNER APPROVED BY THE CITY OF ROANOKE.
- AS A FIRST STEP IN LAND DISTURBANCE, ALL TEMPORARY EROSION AND SEDIMENT MEASURES (I.E. GRAVEL, CONSTRUCTION ENTRANCE, SILT FENCE, ETC) SHALL BE INSTALLED PRIOR TO GRADING LAND DISTURBANCE.
- ONCE THE CONTRACTOR HAS REACHED SUBGRADE ELEVATIONS ON AREAS SURROUNDING THE BUILDING AND THE BUILDING SLABS AND FOUNDATIONS ARE COMPLETE, THE CONTRACTOR SHALL INSTALL TOPSOIL AND SEED TO PROVIDE VEGETATION STABILIZATION TO THESE AREAS.
- 27. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE LATEST VERSION OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS.

## GRADING, DRAINAGE & EROSION CONTROL NOTES:

- I. ALL STRUCTURAL FILL AREAS TO BE CONSTRUCTED UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER AND COMPACTED TO AT MINIMUM 98 PERCENT STANDARD PROCTOR DENSITY (ASTM D698) WITHIN TWO FEET BELOW PAVEMENT SUBGRADE OR FLOOR SLABS. PLACE SOIL IN HORIZONTAL LIFTS OF A MAXIMUM OF 6-8" INCH THICK LOOSE LIFTS.
- 2. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREES, ROOTS, ORGANICS AND OTHER DEBRIS FROM THE AREA TO BE EXCAVATED, FILLED, OR GRADED, AS APPROVED
- TRENCHING BACKFILL SHALL MEET REQUIREMENTS OF ASTM D698 AND BE FREE FROM STONES OF SUCH SIZE AS TO INTERFERE WITH COMPACTION AND SHOULD ALSO BE FREE FROM LARGE LUMPS OR OTHER FOREIGN MATTER WHICH WILL NOT READILY BREAK DOWN UNDER COMPACTION. THE OWNER SHALL HAVE THE RIGHT TO REJECT ANY MATERIAL RETAINED ON A THREE(3) INCH SIEVE, OR MATERIAL EXCAVATED IN SUCH A MANNER AS TO PRODUCE LARGE LUMPS NOT EASILY BROKEN DOWN OR WHICH CANNOT BE SPREAD IN LOOSE LAYERS.
- 4. MAXIMUM CUT OR FILL SLOPES IS 2 HORIZONTAL TO 1 VERTICAL.
- 5. COMPACT GRADED AGGREGATE BASE TO ONE HUNDRED (100) PERCENT MODIFIED
  PROCTOR DENSITY. (ASTM D1557) UPPER 2 FEET OF FILL SOILS BELOW GRANULAR AGGREGATE BASE SHALL
  BE COMPACTED TO 98% STD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698).
- 6. SITE SHALL BE GRADED TO ASSURE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING PAD.
- 7. ALL EXTERIOR PAVED AREAS ADJACENT TO THE BUILDING (SIDEWALKS, PATIOS, ETC.) SHALL SLOPE AWAY FROM THE BUILDING AT A MINIMUM SLOPE OF 1/4" PER FOOT.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SURFACE AND SUBSURFACE WATER CONTROL MEASURES AS PART OF THE CONTRACT.
- 9. GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPE SHALL BE WELL ROUNDED. ELEVATIONS REPRESENT FINAL GRADES.
- 10. ALL SILT BARRIERS SHALL BE PLACED AS ACCESS IS OBTAINED DURING CLEARING, NO GRADING SHALL BE DONE UNTIL THE TREE PROTECTION, SAVE AREAS, SILT BARRIER INSTALLATION AND DETENTION FACILITIES ARE CONSTRUCTED AND FUNCTIONING.
- 11. CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND SEDIMENT CAUSED BY CONSTRUCTION.
- 12. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER PERMANENT GRASSING ESTABLISHED.
- 13. EXISTING TREES SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. CARE SHALL BE TAKEN IN ALL GRADING ACTIVITIES TO REMAIN OUTSIDE THE DRIP LINES OF EXISTING TREES. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
- THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN-OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
- 15. MAXIMUM 2% GRADE IN ALL HANDICAPPED PARKING AREAS.

CONSTRUCTION AND IN PLAIN VIEW FROM A ROAD OR STREET.

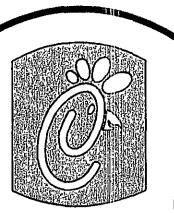
- 6. DISTURBED AREAS LEFT IDLE FOR TWO WEEKS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO MULCH (MU) OR TEMPORARY VEGETATION (TS). ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION (SO) WITHIN TWO WEEKS.
- 17. DURING UNSUITABLE GROWING SEASONS, MULCH WILL BE USED AS A TEMPORARY COVER (MU). ON SLOPES THAT ARE 4:1 OR STEEPER, MULCH WILL BE ANCHORED.
- 18. LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING
- 19. CONTRACTOR SHALL STOCKPILE SUFFICIENT TOPSOIL TO PROVIDE A 6" TO 12" LAYER OF TOPSOIL WITHIN FINAL LANDSCAPE AREAS.
- 20. CONTRACTOR SHALL MEET ALL APPROPRIATE O.S.H.A. CONSTRUCTION REQUIREMENTS.
- 21. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR.
- 22. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SOIL FILL REQUIRED TO ESTABLISH PROPOSED GRADES.
- 23. LIMITS OF CLEARING AND GRADING ARE BOUNDED BY PROPERTY LINES AND PLACEMENT OF SILT FENCE ON THIS PLAN.
- 24. CONTRACTOR SHALL REMOVE ALL SPOILS FROM THE CHICK-FIL-A PARCEL OFFSITE.

## **WATER SERVICE NOTES:**

- 1. WATER SERVICE SHALL BE TAPPED FROM AN EXISTING WATER LINE IF NO LATERAL IS PRESENT. THE WVWA WILL SET THE METER AT THE EDGE OF THE STREET RIGHT-OF-WAY. THE CONTRACTOR SHALL MAKE THE TAP.
- 2. THE CONTRACTOR SHALL INSTALL THE WATER LINE AND SERVICES A MINIMUM OF 24" AND MAXIMUM OF 30" BELOW FINISHED GRADE TO THE TOP OF PIPE.
- 3. ALL CONSTRUCTION TO CONFORM TO APPLICABLE WESTERN VIRGINIA WATER AUTHORITY SPECIFICATIONS AND IN ACCORDANCE WITH WESTERN VIRGINIA WATER AUTHORITY ORDINANCES.
- 4. ALL WATER AND SEWER LINES SHOULD TERMINATE FIVE FEET FROM THE FACE OF THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS.
- 5. ALL TEES, CAPS, PLUGS, BENDS, FIRE HYDRANTS, VALVES, ETC., TO BE CONSTRUCTED WITH THRUST BLOCKS.
- ALL WATER LINES SHALL BE DISINFECTED AND TESTED IN ACCORDANCE WITH AWWA STANDARD C-601. THE CONTRACTOR SHALL PROVIDE, AT HIS OWN EXPENSE, ALL NECESSARY TESTING EQUIPMENT, PRESSURE GAUGES, WATER METERS, WATER, MATERIALS AND FACILITIES REQUIRED FOR PRESSURE AND LEAKAGE TESTING.
- 7. WATER LINE TRENCHES MAY BE BACKFILLED WITH EXCAVATED EARTH, WHICH IS FREE OF ORGANIC MATERIAL AND STONE TWO INCHES AND LARGER REMOVED. PLACE SOIL BACKFILL IN SIX INCH LAYERS AND COMPACT TO 98 PERCENT STANDARD PROCTOR DENSITY, ASTM D698.
- 8. ALL EXISTING WATER VALVES WILL BE OPERATED BY WESTERN VIRGINIA WATER AUTHORITY REPRESENTATIVES ONLY.
- 9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE AND MATERIAL OF ANY EXISTING WATER OR SEWER FACILITY PROPOSED FOR CONNECTION OR USE BY THIS PROJECT.
- 10. ALL HYDRANTS AND MAINS MUST BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
- 11. WATER, SANITARY AND STORM SEWER LINES SHALL BE INSTALLED MAINTAINING A MINIMUM 1.5' VERTICAL AND 10' HORIZONTAL SEPARATION. WATER LINES SHALL BE PLACED ABOVE SANITARY AND STORM SEWER LINES
- 12. DOMESTIC WATER LINES SHALL BE TYPE K SOFT COPPER.
- 13. CONTRACTOR MUST NOTIFY THE WVWA 48 HOURS PRIOR TO WATER CONNECTION.
- 14. CONTRACTOR MUST COMPLY WITH ALL WESTERN VIRGINIA WATER AUTHOITY STANDARD DETAILS AND TECHNICAL SPECIFICATIONS FOR WATER AND WASTEWATER SYSTEM CONSTRUCTION.
- 15. ALL WATER AND SEWER CONSTRUCTION IS TO BE INSPECTED AND TESTED AS PER WESTERN VIRGINIA WATER AUTHORITY STANDARDS PRIOR TO FINAL ACCEPTANCE.
- 16. THE CONTRACTOR INSTALLING THE WATER AND SEWER INFRASTRUCTURE IS REQUIRED TO HOLD A VALID UTILITY CONTRACTORS LICENSE IN THE STATE OF VIRGINIA.

## SANITARY SEWER SERVICE NOTES:

- PVC SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR 35, AND BE INSTALLED IN ACCORDANCE WITH WESTERN VIRGINIA WATER AUTHORITY STANDARDS.
- 2. PVC PIPE SHALL BE JOINTED WITH A RUBBER GASKET AND SHALL CONFORM TO ASTM F477. PVC PIPE SHALL NOT BE JOINED BY A SOLVENT CEMENT JOINT.
- 3. WHERE THERE IS A CHANGE IN THE TYPE OF PIPE USED, THE CONTRACTOR SHALL USE FERNCO ADAPTERS OR EQUAL.
- 4. THE CONTRACTOR WILL MAKE THE SANITARY SEWER CONNECTION TO LATERAL.
- CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT OF SANITARY SEWER FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS. ANY DISCREPENCY IN DESIGN ELEVATION SHALL BE IMMEDIATELY REPORTED TO ENGINEER.
- 6. ALL SEWER PIPES SHALL HAVE BEDDING AS SHOWN ON DETAIL SHEETS.
- 7. ALL WORK TO BE PERFORMED ACCORDING TO WESTERN VIRGINIA WATER AUTHORITY SANITARY SEWER STANDARDS. ACTUAL FIELD CONDITIONS MAY REQUIRE MORE STRINGENT REQUIREMENTS THAN THOSE NOTED ABOVE IF DEEMED NECESSARY BY INSPECTOR.
- 8. CONTRACTOR MUST NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY 48 HOURS PRIOR TO SEWER CONNECTION.
- 9. CONTRACTOR MUST COMPLY WITH ALL WESTERN VIRGINIA WATER AUTHORITY STANDARD DETAILS AND TECHNICAL SPECIFICATIONS FOR WATER AND WASTEWATER SYSTEM CONSTRUCTION.
- 10. ALL WATER AND SEWER CONSTRUCTION IS TO BE INSPECTED AND TESTED AS PER WESTERN VIRGINIA WATER AUTHORITY STANDARDS PRIOR TO FINAL ACCEPTANCE.
- 11. THE CONTRACTOR INSTALLING THE WATER AND SEWER INFRASTRUCTURE IS REQUIRED TO HOLD A VALID UTILITY CONTRACTORS LICENSE IN THE STATE OF VIRGINIA.





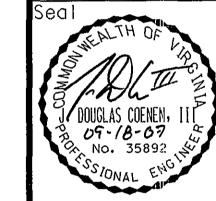
5200 Buffington Rd. Atlanta, GA. 30349-2998 contact: Kevin Kilgore (404) 684-8654

Revisions:

Mark Date By

Mark Date By

Mark Date By





STORE

CHICK-FIL-A SOUTHERN HILLS DRIVE @ GRIFFIN ROAD ROANOKE, VA.

SHEET TITLE

NOTES

CONSTRUCTION

□Preliminary □80% Submittal □For Construction

 Job No.:
 061957

 Store:
 2139

 Date:
 2-26-07

Checked By: TMR
Sheet

Drawn By:

C-5.3