

SITE SUMMARY

CURRENT SITE ZONING:	C2
PROPOSED USE:	RETAIL SALES – SHOPPING CENTER
TAX PARCEL (WORK AREA):	077.16–01–02.00–0000
PARCEL SIZE:	53.91 AC = 2,348,450 SF
AREA OF PROPOSED WORK:	0.57 AC = 24,870 SF
SETBACK REQUIREMENTS: MIN. FRONT YARD: MIN. SIDE YARD: MIN. REAR YARD:	30', OR 20' IF ALL PARKING IS BEHIND FRONT BLDG. LINE 0' 15'
LOT COVERAGE: MAXIMUM ALLOWED:	90 % PROPOSED REDEVELOPMENT WILL REDUCE THE AMOUNT OF LOT COVERAGE BY INSTALLING NEW GREEN SPACES IN AREAS OF EXISTING BITUMINOUS PAVEMENT,
BUILDING COVERAGE: MAXIMUM ALLOWED:	50% THE EXISTING BUILDING COVERAGE IS FAR LESS THAN THE 50% ALLOWABLE, AND THE TOTAL NEW BUILDING AREA OF ±5,230 SF WILL NOT CAUSE THE BUILDING COVERAGE TO EXCEED THE ALLOWABLE THRESHOLD.
BUILDING HEIGHT: MAXIMUM ALLOWED: PROPOSED:	UNLIMITED, (NOT ADJACENT TO R–1 OR R–2 ZONING) ± 18'

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS THE REDEVELOPMENT OF A PORTION OF THE EXISTING SHOPPING MALL PARKING LOT, TO ALLOW CONSTRUCTION OF A NEW "CHILI'S" RESTAURANT, AND RELOCATION OF AN EXISTING PUBLIC SANITARY SEWER MAIN.

IT IS NOTED THAT THERE WILL BE TWO SETS OF CONTRACTORS DEVELOPING THIS SITE. THE LANDLORD'S CONTRACTOR WILL PERFORM PAVEMENT DEMOLITION, SEWER RELOCATION, EARTHEN BUILDING PAD PREPARATION, UTILITY STUBS INTO THE BUILDING PERIMETER CURBING, CONSTRUCTION OF BUILDING PERIMETER CURBING, AND RE-PAVING.

THE TENANT'S CONTRACTOR WILL PERFORM ALL WORK INSIDE THE BUILDING PERIMETER CURBING, AS WELL AS CONSTRUCTION OF THE NEW CONCRETE DUMPSTER APRON.

THESE PLANS HAVE BEEN STRUCTURED TO ESSENTIALLY CONTAIN TWO SEPARATE SETS OF PLANS. THE FIRST DIRECTS THE LANDLORD'S WORK FROM EXISTING CONDITIONS TO COMPLETION OF LANDLORD'S WORK. THE SECOND SHOWS COMPLETION OF LANDLORD'S WORK AS BEING 'EXISTING', AND DIRECTS THE TENANT'S CONTRACTOR FROM THIS POINT TO PROJECT COMPLETION.

ENGINEER’S NOTES

CALDWELL WHITE ASSOCIATES ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF PLANS OR FOR INFORMATION ON PLANS UNTIL SUCH PLANS HAVE BEEN APPROVED BY THE REQUIRED PUBLIC AGENCIES.

ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE DEVELOPER.

CALDWELL WHITE ASSOCIATES DOES NOT GUARANTEE THE COMPLETION OR QUALITY OF PERFORMANCE OF THE CONTRACTS BY CONTRACTORS OR OTHER THIRD PARTIES.

ALL TRENCHING AND EXCAVATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH OSHA RULES AND REGULATIONS PERTAINING THERETO.

EFFECTS OF PROPOSED REDEVELOPMENT TO EXISTING PARKING

THE PROPOSED REDEVELOPMENT WILL PERMANENTLY REMOVE 65 EXISTING STANDARD PARKING STALLS.

THE PROPOSED REDEVELOPMENT WILL ADD 8 NEW STANDARD PARKING STALLS AND 2 NEW ADA PARKING STALLS

NET = –57 STANDARD STALLS, +2 ADA STALLS

THERE WILL BE AN ADDITIONAL 52 PARKING STALLS THAT WILL BE TEMPORARILY UNUSABLE FOR THE PUBLIC DURING THE TIME OF CONSTRUCTION, FOR STAGING AND LAYDOWN AREAS.

GRADING, COMPACTION AND FINISH SURFACE NOTES

FINISH GRADE CONTOURS AND SPOT ELEVATIONS SHOWN HEREIN ARE TO THE TOP OF THE INDIVIDUAL ELEMENT. THE CONTRACTOR SHALL ACCOUNT FOR THICKNESS OF TOPSOIL, MULCH, ETC. AND ADJUST SUBGRADE ELEVATIONS ACCORDINGLY.

ALL DENUDED AREAS SHALL BE PERMANENTLY SEEDED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. TEMPORARY SEEDING SHALL BE APPLIED, WITHIN SEVEN (7) DAYS, TO DENUDED AREAS NOT AT FINAL GRADE BUT THAT WILL REMAIN UNDISTURBED FOR MORE THAN 14 DAYS.

PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.

A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED IN ALL AREAS TO RECEIVE PERMANENT SEEDING OR AREAS OF NEW LANDSCAPING.

ALL STRUCTURAL FILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR (ASTM D698). STRUCTURAL FILL IS DEFINED AS ANY AREA WITHIN 10' HORIZONTALLY OF THE BUILDING FOOTPRINT, AND WITHIN 5' HORIZONTALLY OF ANY ROAD, WALK, OR OTHER HARD SURFACE, PROPOSED OR FUTURE.

AREAS OF CUT SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF THE GEOTECHNICAL PROJECT ENGINEER. AREAS THAT EXHIBIT RUTTING, PUMPING, OR OTHERWISE INDICATE SUB-STANDARD PERFORMANCE SHALL BE UNDERCUT, REMOVED AND REPLACED WITH SUITABLE MATERIAL AS DIRECTED BY THE GEOTECHNICAL PROJECT ENGINEER.

AREAS OF LANDSCAPING OR OTHER NON-STRUCTURAL USES SHALL BE COMPACTED TO MINIMUM 80% OF STANDARD PROCTOR.

THE SUBJECT DEVELOPMENT LIES WITHIN THE COUNTY'S DESIGNATED "AREAS OF POTENTIALLY EXPANSIVE SOILS". IT IS REQUIRED THAT A SOILS TEST REPORT BE PREPARED BY A QUALIFIED TESTING AGENCY AND SUBMITTED TO THE ROANOKE COUNTY BUILDING DEPARTMENT PRIOR TO ISSUANCE OF A PERMIT INVOLVING NEW CONSTRUCTION OR AN EXPANSION OF EXISTING CONSTRUCTION. IF EXPANSIVE SOILS ARE CONFIRMED, SUBMISSION OF A FOUNDATION DESIGN PREPARED BY A REGISTERED PROFESSIONAL ENGINEER IS REQUIRED PRIOR TO PERMIT ISSUANCE. THE DESIGN ENGINEER WILL ALSO BE REQUIRED TO CERTIFY THAT THE FOUNDATION HAS BEEN INSTALLED PER THE DESIGN. FOR ADDITIONAL INFORMATION, SEE "COUNTY EXPANSIVE SOILS POLICY & PROCEDURES".

INTERNAL TRAFFIC CONTROL AND SAFETY

BOTH LANDLORD'S AND TENANT'S CONTRACTORS SHALL COORDINATE CLOSELY WITH THE OWNER'S REPRESENTATIVE RELATIVE TO PROVIDING TEMPORARY TRAFFIC CONTROL MEASURES AND SCHEDULING LANE OR ROAD CLOSURES, PARTICULARLY RELATIVE TO THE WORK THAT IS REQUIRED FOR THE WATER AND SANITARY SEWER EXTENSIONS. TEMPORARY CONSTRUCTION BARRIERS SHALL BE IN PLACE AT ALL TIMES TO PHYSICALLY SEPARATE THE CONSTRUCTION AREA FROM THE CUSTOMERS AND THE GENERAL PUBLIC.

FOR WORK AREAS THAT WILL REQUIRE MULTI-DAY WORK, THE CONTRACTOR SHALL PROVIDE CHAIN-LINK SECURITY FENCING WITH LOCKED GATES, OR OTHER OWNER-APPROVED MEANS OF SECURING THE CONSTRUCTION AREA FROM THE TIME OF EVENING CONSTRUCTION END AND MORNING CONSTRUCTION START. CONSTRUCTION SHALL BE STAGED SUCH THAT MAIN ACCESS ROADS AND TRAVELWAYS ARE NOT REQUIRED TO BE CLOSED OVERNIGHT.

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL BARRELS, CONES, CONCRETE MEDIAN BARRIERS, ETC., AS DIRECTED BY THE OWNER TO ENSURE THE SAFETY OF MOTORISTS, PEDESTRIANS, AND CONSTRUCTION PERSONNEL.

VIRGINIA DEPARTMENT OF TRANSPORTATION NOTES

THESE PLANS DO NOT REQUIRE ANY CONSTRUCTION WITHIN THE PUBLIC STREET RIGHT OF WAY. HOWEVER, SHOULD CONDITIONS REQUIRE WORK WITHIN THE RIGHT OF WAY, THE CONTRACTOR IS REQUIRED TO OBTAIN A LAND USE PERMIT AND POST APPLICABLE SURETY FROM VDOT PRIOR TO PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. ADDITIONAL INFORMATION RELATIVE TO TRAFFIC CONTROL PLANS MAY BE REQUIRED AT THAT TIME.

ROANOKE COUNTY NOTES

SITE LIGHTING

AT THE TIME OF SITE PLAN PREPARATION, IT IS UNKNOWN WHAT, IF ANY ADDITIONAL SITE LIGHTING FIXTURES WILL BE PROVIDED FOR THE AFFECTED AREA. IN ACCORDANCE WITH ROANOKE COUNTY REQUIREMENTS, ALL EXTERIOR LIGHTING IS REQUIRED TO MEET SECTION 30–34 OF THE ROANOKE COUNTY ZONING ORDINANCE. IN ADDITION A PHOTOMETRIC PLAN MAY BE REQUIRED AS PART OF THE BUILDING PERMIT REVIEW PROCESS.

SIGNAGE

ALL PROPOSED SIGNAGE IS REQUIRED TO MEET SECTION 30–93 OF THE ROANOKE COUNTY ZONING ORDINANCE. IN ADDITION, A SEPARATE SIGN PERMIT IS REQUIRED.

REFUSE COLLECTION SCREENING

ALL REFUSE SERVICE SHALL BE SCREENED FROM SURROUNDING VIEWS PER SECTION 30–92–6(F) OF THE ROANOKE COUNTY ZONING ORDINANCE.

SYMBOLS

EXISTING	NEW	
--- EXISTING	NEW	SPOT ELEVATION
= 100.5	100.5	CONTOURS
= 100 - - - -	100	SANITARY SEWER LINE
= 8"SS =	8"SS	WATERLINE
— 4"W —	4"W	STORM DRAIN
= 8"SD =	8"SD	GAS LINE
— 2"G —	2"G	OVERHEAD ELECTRIC LINE
== E ==	E	OVERHEAD TELEPHONE LINE
== T ==	T	OVERHEAD CABLE TELEVISION LINE
CATV	CATV	UNDERGROUND TEL OR ELEC LINE
— UE — UT —	UE UT	WATER OR GAS METER
Ⓜ	Ⓜ	VALVE
— F.H. —	— F.H. —	FIRE HYDRANT
— C.O. —	— C.O. —	MANHOLE
—	—	CLEANOUT
—	—	DROP INLET (CURB OR GRATE)
—	—	UTILITY POLE, GUY & ANCHOR
—	—	DITCH OR SWALE
—	—	CENTERLINE OR BASELINE
—	—	PROPERTY LINE
— x —	—	BENCHMARK
— x —	—	FENCE
♿	♿	HANDICAPPED SPACE

LEGEND

ABBREVIATIONS		
AHFH	ARROW HEAD TOP OF FIRE HYDRANT	MIN MON
APPROX	APPROXIMATE	PVMT
ASPH	ASPHALT	R
BC	BOTTOM OF CURB	R/W
BIT	BITUMINOUS	REQD
BLDG	BUILDING	SAN
BM	BENCHMARK	SS
C&G	CURB & GUTTER	STA
CMP	CORRUGATED METAL PIPE	STD
CONC	CONCRETE	TBM
DI	DROP INLET	TC
DIA	DIAMETER	TEL
ELEC	ELECTRIC	TYP
ELEV	ELEVATION	VDOT
EP	EDGE OF PAVEMENT	
EXIST	EXISTING	VERT
FF	FINISHED FLOOR	
FG	FINISH GRADE	
HPT	HIGH POINT	
INV	INVERT	
IP	IRON PIN	
MBL	MINIMUM BUILDING LINE	
MH	MANHOLE	

WESTERN VIRGINIA WATER AUTHORITY NOTES

GENERAL NOTES:

1. ALL MATERIALS, FABRICATION, AND INSTALLATION OF NEW WATERLINE AND SANITARY SEWER PIPELINES, MANHOLES, AND APPURTENANCES SHALL CONFORM TO THE LATEST EDITION OF THE WESTERN VIRGINIA REGIONAL DESIGN AND CONSTRUCTION STANDARDS AVAILABLE AT WWW.WESTERNVAWATER.ORG, OR BY CONTACTING THE AUTHORITY AT (540) 853–5700. THE PROJECT SHALL ALSO COMPLY WITH THE GOVERNING JURISDICTION'S STANDARDS AND OTHER AGENCY STANDARDS (e.g. VDOT, DEQ, DCR, VDH, ETC.), WHERE APPLICABLE.
2. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT MARK SINK AT 537–3460.
3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
4. FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SUCH CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND 2' MINIMUM HORIZONTALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER CROSSINGS OF ANY OTHER UTILITIES. WHERE THIS CANNOT BE ACHIEVED ADDITIONAL MEASURES IN ACCORDANCE WITH WYWA STANDARDS SHALL BE ENFORCED. CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY UPON DISCOVERY OF SUCH CONDITIONS. ADDITIONAL DESIGN EFFORTS MAY BE REQUIRED.
6. ANY EXISTING APPURTENANCES SHALL BE ADJUSTED TO GRADE AND NEW FRAME AND COVERS INSTALLED WHERE REQUIRED.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTOHOLED TO VERIFY LOCATIONS. THIS PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.

SANITARY SEWER NOTES:

1. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA REGIONAL DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION.
3. SEE SHEET C–16 FOR REQUIREMENTS GOVERNING NEW GREASE INTERCEPTOR INSTALLATION AND INSPECTION.
4. ALL NEW SANITARY SEWER MANHOLES SHALL BE PROVIDED AND INSTALLED WITH STANDARD FRAMES AND COVERS.
5. THE LANDLORD'S CONTRACTOR WILL BE REQUIRED TO PROVIDE A PUMP–AROUND PLAN TO THE WYWA PRIOR TO COMMENCING CONSTRUCTION OF THE RELOCATED SANITARY SEWER MAIN LINE.

WATER NOTES:

1. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY. ALL LABOR AND MATERIALS ARE TO BE PROVIDED BY THE CONTRACTOR.
2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA REGIONAL DESIGN AND CONSTRUCTION STANDARDS.
3. AT THE POINT OF INTERCONNECTION TO THE EXISTING SYSTEM, THE WATERLINE PRESSURE IS ESTIMATED TO BE 114 psi WITH NO FIRE FLOWS IN EFFECT. A PRESSURE REDUCING VALVE WILL BE REQUIRED PRIOR TO DOMESTIC METERING.

FIRE FLOW NOTES

EXISTING CONDITIONS:

1. DURING THE COURSE OF THE DESIGN OF THE 'SHOPS A & B' SITE PLANS, THE WYWA FLOW TESTED THREE PUBLIC HYDRANTS IN THE SURROUNDING AREA ON OCTOBER 21, 2020, THE LOCATIONS AND RESULTS OF WHICH ARE:
 - 1.1. HYDRANT 20127, LOCATED AT 4135 FRANKLIN ROAD
STATIC PRESSURE = 105 psi
FLOW = 2288 gpm WITH 97 psi RESIDUAL PRESSURE
CALCULATED FLOW AT 20 psi RESIDUAL = 8198 gpm
 - 1.2. HYDRANT 21278, LOCATED AT 4420 ELECTRIC ROAD
STATIC PRESSURE = 105 psi
FLOW = 2183 gpm WITH 95 psi RESIDUAL PRESSURE
CALCULATED FLOW AT 20 psi RESIDUAL = 6934 gpm
 - 1.3. HYDRANT 20751, LOCATED AT 4369 ELECTRIC ROAD
STATIC PRESSURE = 102 psi
FLOW = 2556 gpm WITH 90 psi RESIDUAL PRESSURE
CALCULATED FLOW AT 20 psi RESIDUAL = 7215 gpm



PROPOSED CONDITIONS:

SINCE THIS TIME, TANGLEWOOD HAS CONSTRUCTED AN 8 INCH PUBLIC WATERLINE EXTENSION FROM THE LOCATION OF THE 'SHOPS A & B' SITE TO INTERCONNECT WITH THE 8 INCH PUBLIC LINE LOCATED IN THE WESTERN MALL ENTRANCE ROAD. THIS TIE-IN POINT IS IMMEDIATELY ADJACENT TO THE POINT OF CONNECTION SHOWN HEREIN FOR THE NEW CHILI'S RESTAURANT.

AT THE LOCATION OF THE PROPOSED FIRE HYDRANT LOCATED IN THE LANDSCAPE ISLAND NOTREAST OF THE NEW BUILDING, THE PROJECTED FLOW RATE AT 20 psi RESIDUAL PRESSURE IS 2890 gpm.

IT SHALL BE THE RESPONSIBILITY OF THE LANDLORD'S CONTRACTOR TO PAINT THE FIRE HYDRANT ACCORDING TO ROANOKE COUNTY FIRE / EMS STANDARDS. SINCE THE HYDRANT IS PRIVATE, THE BARREL SHALL BE PAINTED WHITE. AND THE BONNET SHALL BE PAINTED BLUE, BASED ON PROJECTED FLOW RATES. ROANOKE COUNTY FIRE & RESCUE WILL VERIFY FLOW RATE FOLLOWING INSTALLATION COMPLETION.

NOTE ADDED

	<p>NOTES AND LEGEND FOR PROPOSED CHILI'S RESTAURANT TO BE CONSTRUCTED AT TANGLEWOOD MALL PREPARED FOR BRINKER INTERNATIONAL LLC & TANGLEWOOD VENTURE LLC SIUATE ELECTRIC ROAD (VA ROUTE 419) CAVE SPRING MAOSTERIAL DISTRICT COUNTY OF ROANOKE, VIRGINIA</p>
<p>Designed: <u>C.L. White</u> Drawn: <u>C.L. White</u> Checked: _____ Date: <u>October 27, 2021</u> Scale: <u>N/A</u> Tax Parcel: <u>077.16–01–02.00–0000</u> Field Book: <u>CH-22</u> W.O. No.: <u>21–0043/0084/0123</u></p>	<p> CALDWELL WHITE ASSOCIATES ENGINEERS / SURVEYORS / PLANNERS 4203 MELROSE AVENUE P.O. BOX 6260 ROANOKE, VIRGINIA 24017–0260 (540) 368–3400 FAX: (540) 368–8702</p>

REVISED DECEMBER 13, 2021 PER FIRST MUNICIPAL REVIEW – C.L. White