

LANDLORD GRADING REQUIREMENTS – GENERAL

LANDLORD GRADING INSIDE CURB LINE IS TO GENERALLY PROVIDE A NORTH-SOUTH RIDGELINE INSIDE THE BUILDING PAD, WITH TOP OF RIDGE SET AT FINISH FLOOR. GRADES AT OUTER EDGES OF PAD ARE TO BE 8 INCHES BELOW FINISH FLOOR. THESE OUTER EDGES OF 'PAD' ARE LOCATED 3' BEYOND THE ACTUAL OUTER EDGE OF THE NEW BUILDING, AS SHOWN.

STORM DRAIN SCHEDULE – LANDLORD WORK

ALL NEW STORM DRAIN SHALL BE SDR-35 UNPLASTICIZED PVC PIPE. INSTALL IN ACCORDANCE WITH REQUIREMENTS FOR SANITARY SEWER PIPING (DISINFECTION & PRESSURE-TEST NOT REQUIRED).

ALL CLEANOUTS SHALL BE INSTALLED WITH TRAFFIC-BEARING FRAMES AND COVERS, WITH TOPS OF COVERS FLUSH WITH FINISH GRADE.

ALL LATERAL TO TRUNK CONNECTIONS SHALL BE MADE WITH WYE FITTINGS, NO TEES SHALL BE PERMITTED.

3. PROVIDE 4"x6" ECCENTRIC ENLARGER. PROVIDE 6" PIPE AT MIN 1.04% AND WYE TO INTERCONNECT WITH TRUNK LINES.
12. PROVIDE 4" CLEANOUT ASS'Y., INV.=1123.04
13. PROVIDE 26'-4" AT 2.08%
14. PROVIDE 6" CLEANOUT ASS'Y., INV.=1122.50
15. PROVIDE 40'-6" AT 1.04%
16. PROVIDE 6" CLEANOUT ASS'Y., INV.=1122.08
17. PROVIDE 64'-6" AT 1.04%, INV. OUT=1121.06
19. PROVIDE 18'-4" AT 2.08% MIN.
20. PROVIDE NEW STORM MANHOLE, RIM=1126.35
INV. IN (WEST)=1121.06
INV. IN (SOUTH)=1121.56
INV. OUT=1120.96
21. PROVIDE 50'-8" AT 13.83%
22. PROVIDE NEW STORM MANHOLE, RIM= ±1126.45
INV. IN (6") = 1114.05
INV. OUT IS CURRENTLY UNKNOWN AS LOWER END OF EXISTING 36" PIPE IS INACCESSIBLE.
FOR BIDDING PURPOSES, ASSUME OVERALL HEIGHT OF STRUCTURE = 14'.

STORMWATER MANAGEMENT STATISTICS & CONSIDERATIONS

DISTURBED AREA = 24,870 SQ. FT. (0.571 AC)

PRE-DEVELOPMENT

IMPERVIOUS = 24,870 SQ. FT. (0.571 AC)

GREEN = 0 SQ. FT. (0.0 AC)

POST-DEVELOPMENT

IMPERVIOUS = 22,140 SQ. FT. (0.508 AC)

GREEN = 2,730 SQ. FT. (0.063 AC)

SOILS WITHIN ENTIRE AREA OF WORK ARE HYDROLOGIC SOIL GROUP (HSG) "D".

BASED ON VRRM SPREADSHEETS, VERSION 3.0 (REDEVELOPMENT), THE TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED = 0.03 LB/YR. THE LANDLORD WILL PURCHASE NUTRIENT CREDITS TO OFFSET THE PHOSPHOROUS REDUCTION REQUIREMENT.

AS THE PROJECT IS REDUCING THE AMOUNT OF IMPERVIOUS AREA WITHOUT APPRECIABLY CHANGING THE FLOW TIMES OF CONCENTRATION, FOR ANY GIVEN DESIGN STORM, THE PEAK RUNOFF RATE WILL BE REDUCED. AS SUCH, STORMWATER MANAGEMENT STORAGE FACILITIES ARE NOT WARRANTED OR PROPOSED FOR THIS REDEVELOPMENT.

PAD PREPARATION NOTE:

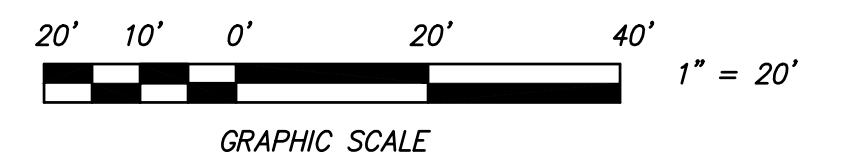
LANDLORD SHALL PREPARE THE PROPOSED LOCATION OF TENANT'S BUILDING AND SERVICE YARD AREA, INCLUDING THE SOIL COMPACTION, GRADING AND TESTING IN ACCORDANCE WITH THE SOLID-LINE GRADING AND "RG" SPOT ELEVATIONS SHOWN HEREON.

WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS INC. OF GREENSBORO, NC, DATED MAY 28, 2021 (REF: TERRACON PROJECT NO. 75215061). LANDLORD IS RESPONSIBLE FOR BACKFILLING ALL EXCAVATIONS WITH SUITABLE MATERIALS COMPACTED IN ACCORDANCE WITH ABOVE-REFERENCED REPORT.

LANDLORD IS RESPONSIBLE FOR PROVIDING APPROPRIATE SOIL EROSION CONTROL MEASURES ON DELIVERED SITE. TENANT IS RESPONSIBLE FOR MAINTENANCE OF SOIL EROSION CONTROL MEASURES AT THE CURB LINE THROUGHOUT TENANT'S WORK.

THE 'ROUGH GRADE' PLATEAU SHALL EXTEND TO A DISTANCE OF 3 FEET BEYOND THE ACTUAL BUILDING PAD IN ALL DIRECTIONS, THEN SLOPE AT A RATE NOT TO EXCEED 3H:1V AWAY FROM THE BUILDING. WHERE ROOM PERMITS, FINISH GRADE WILL BE PROVIDED BETWEEN TOE OF TEMPORARY SLOPE AND CURB-LINE.

COMPACTION OF THE SOILS TO A DISTANCE OF 10 FEET BEYOND THE ACTUAL BUILDING PAD IN ALL DIRECTIONS SHALL BE IN ACCORDANCE WITH THE ABOVE-REFERENCED GEOTECHNICAL ENGINEERING REPORT.



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| | LANDLORD WORK – GRADING AND STORM DRAIN PLAN FOR PROPOSED CHILI'S RESTAURANT TO BE CONSTRUCTED AT TANGLEWOOD MALL PREPARED FOR BRINKER INTERNATIONAL LLC & TANGLEWOOD VENTURE LLC SITUATE ELECTRIC ROAD (VA ROUTE 419) CAVE SPRING MAGISTERIAL DISTRICT COUNTY OF ROANOKE, VIRGINIA |
| | CALDWELL WHITE ASSOCIATES ENGINEERS / SURVEYORS / PLANNERS 4203 MELROSE AVENUE P.O. BOX 6260 ROANOKE, VIRGINIA 24017-0260 (540) 366-3400 FAX: (540) 366-8702 |
| Designed: <u>C.L. White</u> Drawn: <u>C.L. White</u> Checked: _____ Date: <u>October 27, 2021</u> Scale: <u>1" = 20'</u> Field Book: <u>CH-22</u> W.O. No.: <u>21-0043/0084/0123</u> | |