

GENERAL NOTES

PRE-CONSTRUCTION MEETING AND CONSTRUCTION COMMENCEMENT:

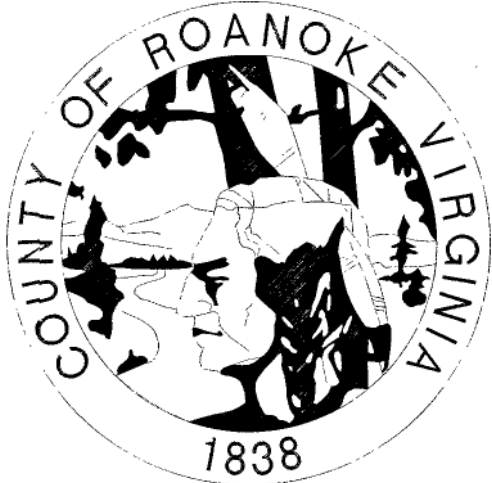
- All construction methods and materials shall conform to the Construction Standards and Specifications of Roanoke County, the Western Virginia Water Authority, and the Virginia Department of Transportation.
- Stormwater Management Agreements with an attached 8 1/2" x 11" or 8 1/2" x 14" plat must be approved and recorded prior to the pre-construction meeting.
- Once all required items are submitted to the County of Roanoke, the developer must contact the Development Review Coordinator to indicate that a pre-construction meeting needs to be scheduled. The pre-construction meeting will be scheduled with the owner/developer two (2) working days later.
- All land disturbing projects that require approval of an erosion and sediment control plan, grading or clearing permit shall require that the applicant provide the name of an individual who will be responsible for land disturbing activities and that this individual hold a Responsible Land Disturber (RLD) Certificate from the Department of Environmental Quality. The Responsible Land Disturber can be anyone from the Project team that is certified by the Commonwealth of Virginia to be in charge of carrying out the land disturbing activity for the project.
- It is the responsibility of the owner/developer to notify the certified Responsible Land Disturber and the Utility Contractor to attend the pre-construction meeting.
- The Development Review Coordinator will schedule the pre-construction meeting with the County Review Engineer, the County Inspector, and the Western Virginia Water Authority and the Town of Vinton Public Works Department if applicable.
- An approved set of plans, Storm Water Pollution Prevention Plan (SWPPP), VSMP coverage letter, and all permits must be available at the construction site at all times.
- The developer and/or contractor shall supply all utility companies with copies of approved plans, advising them that all grading and installation shall conform to approved plans.
- The project engineer will inform the owner/developer verbally and in writing of the County's obligations to perform inspections on site. Everyone in the meeting will be required to sign a pre-construction checklist indicating their knowledge of Roanoke County's obligation to perform inspections on site.
- The Erosion Control Permit or Combined Erosion Control & VSMP Permit is given to the developer at this pre-construction meeting.
- Notify the County of Roanoke prior to beginning installation of ESC measures. The County will inspect initial installations to ensure compliance with approved plan prior to start of grading. The developer SHALL contact the project inspector 24 hours before beginning any grading or construction on the property.
- County inspectors must inspect storm drain / stormwater management / BMP installations during the process of installation. Please contact the site inspector 24 hours in advance.
- All work shall be subject to inspection by Roanoke County, the Western Virginia Water Authority and the Virginia Department of Transportation Inspectors.
- Contractors shall notify utilities of proposed construction at least two (2), but not more than ten (10) working days in advance. Area public utilities may be notified thru "Miss Utility": 1-800-552-7001 or VA 811.
- The 100 year Floodway shall be staked prior to any construction.
- Grade stakes shall be set for all curb and gutter, culvert, sanitary sewer and storm sewer at all times of construction.
- The Department of Community Development shall be notified when a spring is encountered during construction.
- Construction debris shall be containerized in accordance with the Virginia Litter Control Act. No less than one litter receptacle shall be provided on site.
- The contractor shall provide adequate means of cleaning mud from trucks and/or other equipment prior to entering public streets or rights of ways. It is the contractors responsibility to insure that the streets are in a clean, mud and dust free condition at all times.
- Plan approval in no way relieves the developer or contractors of the responsibilities contained within the erosion and sediment control or stormwater management policies.
- Field construction shall honor proposed drainage divides as shown on plans.
- Field corrections shall be approved by the Roanoke County Engineering Division and/or the Western Virginia Water Authority and the Professional of Record, prior to such construction.
- The developer or contractor shall supply the County and the Western Virginia Water Authority with correct As-Built plans before final acceptance.

VIRGINIA DEPARTMENT OF TRANSPORTATION

- Plan approval by Roanoke County does not guarantee issuance of any permits by the Virginia Department of Transportation.
- A permit must be obtained from the Virginia Department of Transportation, Salem Residency Office prior to construction in the highway right-of-way.
- The preliminary pavement designs should be based on a predicted sub-grade CBR value of 7.0 and with a Resiliency Factor (RF) of 2.0 as shown in Appendix I of the 2000 Virginia Department of Transportation Pavement Design Guide for Subdivision and Secondary Roads. The sub-grade soil is to be tested by an independent laboratory and the results submitted to the Virginia Department of Transportation prior to base construction. Should the sub-grade CBR value and/or the RF value be less than the predicted values, additional base material will be required in accordance with Departmental specifications. Refer to the same manual as the number and locations of the required soil samples to be tested. All pavement designs shall be submitted to the Department for review and approval. The sub-grade shall be approved by the Virginia Department of Transportation prior to placement of the base. Base shall be approved by the Virginia Department of Transportation for depth, template, and compaction before the surface is applied.
- Standard guardrail with safety end sections may be required on fills or in areas where hazards exist as deemed necessary. After completion of rough grading operations, the County Engineer and Virginia Department of Transportation shall be contacted to schedule a field review. Where guard rail is warranted, the standard shoulder width shall be provided and the guard rail shall be installed in accordance with the 2001 VDOT Road and Bridge Standards as part of this development.
- Standard street and traffic control signs shall be erected at each intersection by the developer prior to final street acceptance.
- All traffic devices shall be in accordance with current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.

See Sheet C4.1 for Stormwater Site Statistics Table.
See Sheet C4.2 for New BMP Information Table.

The Project Engineer shall provide electronic copies of the approved plans to the Development Review Coordinator within 5 working days of the pre-construction meeting.
The notes on this sheet shall not be modified.



COUNTY OF ROANOKE, VA

NAME OF DEVELOPMENT	TEXAS ROADHOUSE RESTAURANT	I, <u>[Signature]</u> OWNER/DEVELOPER, AM AWARE OF THE SITE DESIGN REQUIREMENTS IMPOSED BY THIS SITE DEVELOPMENT PLAN AND OTHER APPLICABLE ROANOKE COUNTY CODES. I HEREBY CERTIFY THAT I AGREE TO COMPLY WITH THESE REQUIREMENTS AND THE THIRTY (30) POINTS SHOWN ON THIS COVER SHEET UNLESS MODIFIED IN ACCORDANCE WITH LOCAL LAW.
MAGISTERIAL DISTRICT(S)	CAVE SPRING	
OWNER (name, address, telephone)	MCNEIL PROPERTIES LLC, 4423 PHEASANT RIDGE RD SW SUITE 301, ROANOKE VA 24014	
DEVELOPER (name, address, telephone)	CRAIG S. COTTON, TEXAS ROADHOUSE HOLDING, LLC. 6040 DUTCHMANS LANE LOUISVILLE, KENTUCKY 40205 TEL: (502) 638-5494, FAX: (502) 515-7229, Email: craig.cotton@TexasRoadhouse.com	
ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone)	GREENBERGFARROW, 153 CORDAVILLE ROAD, SUITE 210 SOUTHBOROUGH, MA 01772 TEL: (508)-229-0032 Email: apimental@greenbergfarrow.com	
TAX MAP NO(S)	077.20-01-11.00-0000, 077.20-01-17.00-0000, 077.20-01-21.00-0000, 077.20-01-22.00-0000	

WATER NOTES

All water facilities shall be constructed according to the Western Virginia Regional Design and Construction Standards (Latest Edition).

A minimum cover of three (3) feet is required over proposed lines.

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 in their exact location. The contractor shall comply with the (State Water Works Regulations, Section 12VAC5-590-1150, where lines cross.

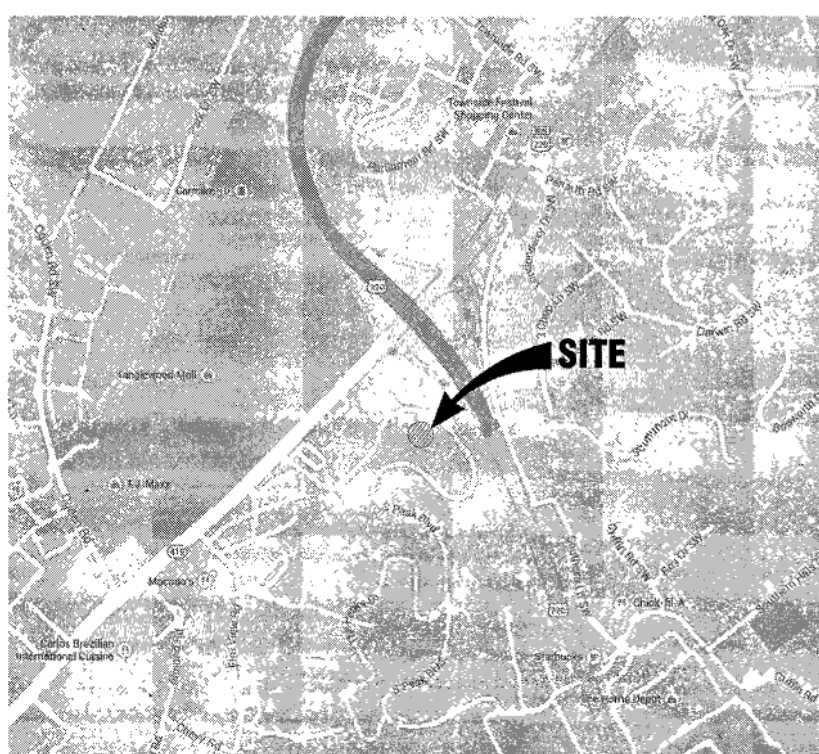
All trenches in existing or future highway right-of-ways shall be compacted according to Virginia Department of Transportation standards.

Lines shall be staked prior to construction.

Water main shall be minimum Class 350 Ductile Iron in accordance with AWWA C151 or DR-14 PVC in accordance with AWWA C-900.

Ductile Iron Pipe in accordance with the Western Virginia Regional Design and Construction Standards shall be required for all pipe with a working pressure equal to or greater than 100 p.s.i.

Western Virginia Water Authority
Availability letter number: 15-203



LEGEND

Property Line	---	P
Right-of-way	---	R/W
Centerline	---	CL
Minimum Building Line	---	MBL
Existing Storm Sewer	---	SD
Existing Sanitary Sewer	---	SS
Existing Water Main	---	WM
Existing Contour	---	1045
Proposed Contour	---	1045
Proposed Drainage Divide	---	
Proposed Limits of Clearing	---	
Proposed Storm Sewer	---	24" S.D.
Proposed Sanitary Sewer	---	8" M.H.
Proposed Water Main	---	
	HYDRANT	VALVE
		BLOWOFF

SEWER NOTES

All sanitary sewer facilities shall be installed according to the Western Virginia Regional Design and Construction Standards. (Latest Edition).

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 in their exact location. The contractor shall comply with (State Water Works Regulations, Section 12VAC5-590-1150, where lines cross.)

All trenches in existing or future rights-of-way shall be compacted according to Virginia Department of Transportation standards.

Lines shall be staked prior to construction.

PRIVATE UTILITIES

Underground utilities installed on private property or in private utility easements and building related storm drains shall be designed and installed per the current edition of the Virginia Uniform Statewide Building Code. Design and installation requirements issued by the Western Virginia Water Authority that meet or exceed the USBC requirements are acceptable for private utilities. All private utilities are to be permitted through and inspected by the Roanoke County Inspections Office. Vaults, valves and other devices installed by or under the control of the Western Virginia Water Authority may not substituted for the code required devices.

C0.0	COVER SHEET
C1.0	ALTA/ACSM LAND TITLE SURVEY (BY OTHERS)
C1.1	GENERAL NOTES
C1.2	PROPOSED SHEET
C2.0	DEMOLITION PLAN
C3.0	SITE LAYOUT PLAN
C3.1	OVERALL SITE PLAN
C3.2	TRUCK TURN PLAN
C4.0	GRADING AND DRAINAGE PLAN
C4.1	INLET DRAINAGE AREA PLAN
C4.2	WATER QUALITY DRAINAGE AREA PLAN
C4.3	BMP EASEMENT PLAN
C5.0	UTILITY PLAN
C5.1	UTILITY PROFILES
C5.2	UTILITY PROFILES
C6.0	EROSION CONTROL PLAN - PHASE I
C6.1	EROSION CONTROL PLAN - PHASE II
C6.2	EROSION CONTROL DETAILS
C6.3	EROSION CONTROL DETAILS
C6.4	EROSION CONTROL DETAILS
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
C7.3	CONSTRUCTION DETAILS
PH-1	PHOTOMETRIC PLAN
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN ENLARGEMENT
L2.0	LANDSCAPE NOTES AND DETAILS
L2.1	IRRIGATION NOTES AND DETAILS
L3.0	LANDSCAPE ELEVATIONS
L4.0	LANDSCAPE ELEVATIONS

Sheet Index

SURVEY INFORMATION

Horizontal and vertical control surveys were performed in year: 2015
By: GALLAS SURVEYING GROUP

All vertical elevations must be referenced to the National Geodetic Vertical Datum of 1929 or 1988. All horizontal elevations must be referenced to the North American Datum of 1927 or 1983.

Horizontal Datum: NAD 1983 Vertical Datum: NGVD 29

Source of topographic mapping is dated MATTERN & CRAIG AVG 2010, FIELD SURVEY UPDATED BY GALLAS SURVEYING GROUP, APRIL 2015

Boundary was performed by GALLAS SURVEYING GROUP, dated: APRIL 2015, REVISED OCTOBER 2015

Benchmark Information: PK NAIL SET LOCATED IN THE ACCESS DRIVE TO THE DEVELOPMENT
SEE SHEET C3.1 FOR EXACT LOCATION.

The professional seal and signature certifies the boundary survey and topographic mapping to be accurate and correct.

QUANTITY & COST ESTIMATE

ITEM	QUANTITY	UNIT	UNIT PRICE	COST	BONDBABLE
CLEARING AND GRUBBING	2,082	AC	\$4000	\$8,328	\$8,328
ROUGH GRADE SITE	10,080	SY	\$0.92	\$9,274	\$9,274
CATCH BASIN	4	EA	\$4,000	\$16,000	\$16,000
FILTERRA UNITS	1	LS	\$92,620	\$92,620	\$92,620
STORM CLEANOUT	7	EA	\$600	\$4,200	\$4,200
STORM MANHOLE	3	EA	\$4,000	\$12,000	\$12,000
6" PVC - STORM	400	LF	\$6.00	\$2,400	\$2,400
8" PVC - STORM	100	LF	\$9.00	\$900	\$900
12" HDPE - STORM	260	LF	\$10.25	\$2,665	\$2,665
15" HDPE - STORM	250	LF	\$13.10	\$3,275	\$3,275
STORM ELBOWS	5	EA	\$60	\$300	\$300
STORM TRENCHING & BEDDING (HDPE)	510	LF	\$12.28	\$6,253	\$6,253
STORM TRENCHING & BEDDING (PVC)	500	LF	\$8.31	\$4,155	\$4,155
CURB & GUTTER	1850	LF	\$22.50	\$41,625	\$41,625
CRUSHED STONE BASE (6")	7309	SY	\$10.00	\$73,090	\$73,090
CONCRETE PAVEMENT	310	SY	\$25	\$7,750	
HD ASPHALT PAVEMENT	2,985	SY	28	\$77,610	
SD ASPHALT PAVEMENT	4,014	SY	20	\$80,280	
8" WATER LINE	405	LF	\$42.50	\$17,213	\$17,213
6" WATER LINE	450	LF	\$37	\$16,650	
2" WATER LINE	108	LF	\$21.50	\$2,322	
WATER TRENCHING AND BEDDING	783	LF	\$10.46	\$7,981	\$4,400
FIRE HYDRANT ASSEMBLIES	1	EA	\$3,275	\$3,275	
BLOW OFFS W/ VAULT, FRAME & COVER	1	EA	\$2,500	\$2,500	\$2,500
8" WATER BENDS	5	EA	\$575	\$2,875	\$2,875
8" WATER TEES	1	EA	\$840	\$840	\$840
6" WATER BENDS	5	EA	\$420	\$2,100	
6" WATER TEES	1	EA	\$625	\$625	
6" WATER VALVE	3	EA	\$1,600	\$4,800	
ELECTRIC CONDUIT W/ TRENCHING AND BEDDING	220	LF	\$61.82	\$13,601	
TELEPHONE CONDUIT W/ TRENCHING AND BEDDING	200	LF	\$33.92	\$6,784	
GAS PIPING W/ TRENCHING AND BEDDING	250	LF	\$26.22	\$6,555	
6" SANITARY SEWER	140	LF	\$6.15	\$861	
SANITARY TRENCHING AND BEDDING	140	LF	\$8.31	\$1,164	
SANITARY FITTING	4	EA	\$94.50	\$378	
GREASE INTERCEPTOR	1	EA	\$6,000	\$6,000	\$6,000
SAMPLING MANHOLE/PORT	1	EA	\$3,000	\$3,000	
SANITARY CLEANOUT	2	EA	\$600	\$1,200	
SANITARY TAPPING SLEEVE	1	EA	\$720	\$720	\$720
LANDSCAPING	1	LS	\$36,550	\$36,550	\$36,550
LIGHT POLES	8	EA	\$3,000	\$24,000	
ROAD SIGNAGE	8	EA	\$86	\$688	
AS-BUILT PLANS (STORM SEWER SYSTEMS)	1	EA	\$2,500	\$2,500	\$2,500
SUBTOTAL				\$614,364	\$300,683
10% CONTINGENCY				\$61,436	\$35,068
ESTIMATED TOTAL				\$675,800	\$385,751

BY SEALING THE PLANS, THE DESIGN PROFESSIONAL HEREBY CERTIFIES THAT THE FOREGOING ESTIMATE REFLECTS THE CURRENT IMPROVEMENT COSTS OF THIS PROJECT.

WATER
8" DIP McWayne Ductile
Vault
CSI.
Sewer
3" National Pipe SDR 35
All 36" National SDR 26
Valves
AVK - 8" 6" Valves 1-8" Valve 22 Turns
20 Turns each and Turns off
To right

Private hydrant
#P29094
AVK Model 27-80
2015
5 1/4" 250W
AWWAC502

GreenbergFarrow

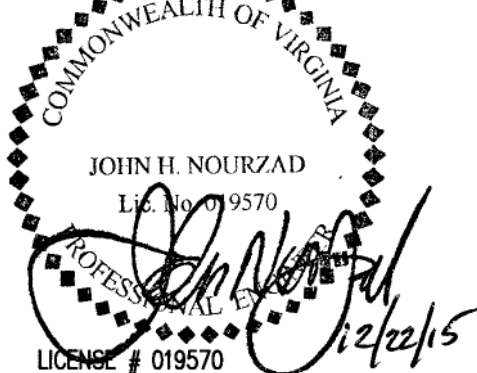
153 Cordaville Road, Suite 210
Southborough, MA 01772
t: 508 229 0032

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
06/05/15	CONCEPTUAL LAYOUT
07/01/15	CONCEPTUAL SUBMITTAL
07/14/15	COORDINATION SET
08/05/15	COUNTY RESPONSE #1
09/08/15	COUNTY RESPONSE #2
10/14/15	COUNTY RESPONSE #3
11/02/15	BID SET
12/03/15	COUNTY REVISION #4
12/23/15	CONSTRUCTION SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

JOHN NOURZAD, P.E.

PROJECT MANAGER

ANDRE PIMENTEL

QUALITY CONTROL

STEPHEN POWERS, P.E.

DRAWN BY

RYAN SCHNEPPER ELIT.

PROJECT NAME

TEXAS
ROADHOUSE

ROANOKE
VIRGINIA

SOUTH PEAK BLVD.



PROJECT NUMBER

20140788.0

SHEET TITLE

COVER SHEET

SHEET NUMBER

C0.0

APPROVED



DEVELOPMENT PLAN	APPROVED	FOR CONSTRUCTION	BY ROANOKE COUNTY
Department	Date	Development Review	Engineering
	1/4/16	1/4/2016	1/25/2016
		Water & Sewer	Planning & Zoning
			1/4/2016

New Facility for

TEXAS ROADHOUSE
SOUTH PEAK BOULEVARD
ROANOKE, VIRGINIA

SHEET
1
OF
31