### SITE INFORMATION:

OWNER: SEASIDE HEIGHTS LLC 7611 RICKENBACKER DRIVE GAITHERSBURG, MD 20879

DEVELOPER: SEASIDE HEIGHTS LLC ATTN. STAN SEYMOUR 5960 COLEMAN ROAD ROANOKE, VA 24018

#### TAX MAP NUMBERS:

PARCEL 'A': 0.62 AC.
PARCEL 'B': 0.24 AC.
PARCEL 'C': 0.68 AC.

<u>PARCEL 'D': 0.68 AC.</u> 2.22 AC. TOTAL

PARCEL 'A': 086.08-03-34.00 PARCEL 'B': 086.08-03-35.00 PARCEL 'C': 086.08-03-35.01 PARCEL 'D': 086.08-03-36.01

**ZONING:** C2CS WITH SPECIAL USE PERMIT FOR A DRIVE—THRU

USES: RETAIL & RESTAURANT, DRIVE IN & FAST FOOD

PROFERRED CONDITIONS FOR ORDINANCE 082807—17 DATED AUGUST 28, 2007.

1. THE DEVELOPMENT OF THE PROPERTY SHALL SUBSTANTIALLY CONFORM WITH THE SITE PLAN ENTITLED BOJANGLES—MASTERPLAN" DATED JUNE 8TH, 2007, ATTACHED AS EXHIBIT A WITH DRIVEWAY ACCESS ONLY FROM BRAMBLETON AVENUE AND MERRIMAN ROAD, SUBJECT TO THOSE CHANGES REQUIRED BY ROANOKE COUNTY DURING ITS COMPREHENSIVE SITE

2. THE EXTERIOR OF THE FAST FOOD RESTAURANT TO BE CONSTRUCTED ON THE PROPERTY SHALL SUBSTANTIALLY CONFORM TO THE PHOTOGRAPHS ATTACHED AS EXHIBIT B. 3. ALL BUILDING EXTERIOR WALLS SHALL BE BRICK FROM GRADE TO EAVE. 4. THE MERRIMAN ROAD DRIVEWAY SHALL BE DESIGNED TO PROHIBIT RIGHT TURNS ONTO MERRIMAN ROAD.

5. SIGNAGE PLACED ON THE BUILDING(S) SHALL OCCUPY LESS THAN 5% OF THE BUILDING FACADE AREA.

6. ANY FREESTANDING SIGN SHALL BE A MONUMENT STYLE NOT TO EXCEED 5 FEET IN HEIGHT OF 7 FEET IN WIDTH, AND SHALL HAVE BRICK CONSTRUCTION TO MATCH THE

7. THE TOP OF ANY LIGHT FIXTURE SHALL NOT EXCEED 15 FEET.
8. THE SIDES AND REAR OF THE DUMPSTER ENCLOSURE SHALL BE BRICK CONSTRUCTION

TO MATCH THE BUILDINGS.

9. DUMPSTERS SHALL NOT BE EMPTIES BETWEEN THE HOURS OF 10:00PM AND 7:00AM.

10. PORTIONS OF THE FRONT YARDS ALONG COLONIAL AVENUE AND MERRIMAN ROAD RIGHTS OF WAY DESIGNED ON THE CONCEPT PLAN FOR LANDSCAPING SHALL REMAIN AS OPEN GREEN SPACES, AND LANDSCAPED WITH ANY COMBINATION OF FLOWER, SHRUBS,

MINIMUM LOT AREA: 15,000 SQ.FT.

GROUNDCOVER, OR TREES.

1 STORY 3,000 SQ.FT.

PROPOSED BOJANGLES RESTAURANT 1 STORY 3,600 SQ.FT.

MAXIMUM HEIGHT OF BUILDING ALLOWED: 45'
ACTUAL BUILDING HEIGHT: 23.0'

PROPOSED COMMERCIAL BUILDING:

MAXIMUM HEIGHT OF BUILDING ALLOWED: 45'

BOJANGLES REQUIRED PARKING:
68 SEATS = 17 SPACES REQUIRED
15 EMPLOYEES = 4 SPACES REQUIRED
21 SPACES REQUIRED
FOR BOJANGLES

COMMERCIAL REQUIRED PARKING:

4.4 SPACES PER 1000 SF=3,000 SF

14 SPACES REQUIRED
FOR RETAIL BUILDING

35 SPACES REQUIRED TOTAL

PROVIDED: 54 STANDARD SPACES

4 HANDICAP SPACES

58 STANDARD SPACES PROVIDED

STACKING SPACES REQUIRED: 6 SPACES STACKING SPACES PROVIDED: 6 SPACES

LOADING SPACE: 1 REQUIRED
1 PROVIDED

SETBACKS FOR C2 ZONING:
FRONT YARD: 30' OR 20' WHEN ALL PARKING
IS LOCATED BEHIND THE FRONT
BUILDING LINE

MAXIMUM BUILDING LOT COVERAGE IN C2: 50% BUILDING LOT COVERAGE PROVIDED: 7%

MAXIMUM LOT COVERAGE: 90% IN C2 LOT COVERAGE PROVIDED: 51%

LOT FRONTAGE: 267.78

1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING

ENGINEER, ROANOKE COUNTY, & VDOT.

2. A SIGN PERMIT MUST BE OBTAINED SEPARATELY FROM ROANOKE COUNTY PRIOR TO INSTALLATION OF THE SIGN ON—SITE.

3. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
4. ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATIVE PIPE SIZE OR MANHOLES OR ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. PLAN SHEETS CAN BE 8.5"x11" IF THE INFORMATION IS LEGIBLE.
5. ALL EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED, AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE LIGHTING INTENSITY AT ADJOINING RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.

6. A PHOTOMETRIC PLAN SHALL BE SUBMITTED TO ROANOKE COUNTY FOR REVIEW AND APPROVAL PRIOR TO SITE PLAN APPROVAL. ANY CHANGES IN THE LIGHTING PLAN SHALL BE PROVIDED TO ROANOKE COUNTY AS A FIELD REVISION FOR REVIEW AND APPROVAL.
7. ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS) AND OUTDOOR STORAGE IN ALL ZONING DISTRICTS SHALL BE SCREENED FROM SURROUNDING VIEWS. IN ADDITION, GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED.
8. THE EXPECTED OCCUPANT LOAD FOR THE PROPOSED BUILDING IS APPROXIMATLY 119.

#### **ROOF LEADER NOTES:**

1. ALL DOWNSPOUTS FROM THE RESTAURANT SHALL BE DISCHARGED INTO THE 8" SDR35 ROOF LEADER LINES AND TIED DIRECTLY INTO THE ONSITE STORM WATER CONVEYANCE SYSTEM. THE ROOF LEADERS FROM THE FUTURE COMMERCIAL BUILDING SHALL ALSO BE CONNECTED TO THE STORMWATER SYSTEM WITH 6" SDR35 ROOF LEADERS AS WELL.

2. PROVIDE A 1" MIN. AIR GAP BETWEEN DOWNSPOUT OUTLET AND ROOF DRAIN LINE TO PREVENT BACKUP OF WATER INTO DOWNSPOUT.

3. THE FINISHED TOP OF ALL CLEANOUTS SHALL BE TRAFFIC BEARING WHERE REQUIRED AND FLUSH TO F.G.

4. THE ROOFLEADERS SHOWN AS 6"RD & 8"RD SHALL BE A MIN. OF SDR35 AND ALL CONNECTIONS, CO. ETC. SHALL BE OF THE SAME MATERIAL.

#### SANITARY SEWER NOTES:

1. THE PROPOSED 6" SEWER LINE SHALL MEET THE MINIMUM STANDARD ESTABLISHED BY THE WVWA.

2. G.C. IS RESPONSIBLE FOR CORE DRILLING AND INSTALLING A RUBBER BOOT AT THE CONNECTIONS TO THE EXISTING MANHOLES.

#### FIRE LANE NOTES

1. THE CURB SHALL BE PAINTED YELLOW IN THE INDICATED AREA. "NO PARKING FIRE LANE" SIGNS SHALL BE PLACED AT THE END AND BEGINING OF THE FIRE LANE.

#### **RETAINING WALL NOTES:**

1. THE SAFETY FENCE SHALL BE INSTALLED IN CONJUNCTION WITH THE RETAINING WALL OR SHALL BE PLACE DIRECTLY BEHIND THE WALL FOR SAFETY PURPOSES.
2. THE RETAINING WALL DESIGNS SHALL BE SUBMITTED TO ROANOKE COUNTY FOR REVIEW AND APPROVAL/PERMITTING.

## DEMOLITION NOTES

DEMOLITION SHALL INCLUDE, UNLESS OTHERWISE NOTED ON DRAWINGS, REMOVAL OF EXISTING OBJECTS OR IMPROVEMENTS, WHETHER INDICATED ON THE DRAWINGS OR NOT, THAT WOULD IN THE OPINION OF THE OWNER, PREVENT OR INTERFERE WITH THE PROGRESS OR COMPLETION OF THE PROPOSED WORK.

PERMITS, FEES AND LICENSES SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR, INCLUDING DISPOSAL CHARGES AS REQUIRED.

WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITIES IN DEMOLITION OF EXISTING PAVEMENT, CURBS AND GUTTERS, DRAINAGE STRUCTURES AND UTILITIES AS MAY BE REQUIRED.

ALL EXISTING UTILITIES TO ANY BUILDINGS SHOWN TO BE RAZED SHALL BE DISCONNECTED AND PLUGGED OR CAPPED AS REQUIRED BY THE COUNTY.

FOR DEMOLITION OF BUILDINGS, CONTRACTOR SHALL DEMOLISH AND REMOVE

BELOW GRADE CONSTRUCTION AND CONCRETE SLABS ON GRADE TO A MINIMUM

CONTRACTOR SHALL SAW-CUT ALL JOINTS WHERE EXISTING CURBING, PAVEMENT AND SIDEWALK IS TO BE DEMOLISHED AND NEW CONSTRUCTION JOINS THE EXISTING.

DEPTH OF TWO FEET BELOW PROPOSED SUBGRADE.

CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS FROM DEMOLITION OR REMOVAL OF STRUCTURES (UNDERGROUND FUEL STORAGE TANK.

BASEMENTS, WELLS, ETC.) USING APPROVED SELECT FILL MATERIAL.

ALL EXISTING CURBING, CONCRETE SIDEWALK, ENTRANCES, BUILDING FOUNDATIONS AND TREES AND BRUSH THAT ARE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. BUILDING DEBRIS. ETC. SHALL

CONTRACTOR SHALL PROVIDE THE FOLLOWINGS PROTECTIONS AT THE JOB SITE:

NOT BE USED AS FILL MATERIAL ON THE SITE.

MAKE ARRANGEMENTS, BEFORE INITIATING DEMOLITION, FOR RELOCATING, DISCONNECTION, REROUTING, ABANDONING, OR SIMILAR ACTION AS MAY BE REQUIRED RELATIVE TO UTILITIES AND OTHER UNDERGROUND PIPING, TO PERMIT WORK TO PROCEED WITHOUT DELAY. ARRANGEMENTS SHALL BE MADE IN ACCORDANCE WITH REGULATIONS OF AUTHORITIES OF UTILITIES MENTIONED, SUCH AS OVERHEAD AND UNDERGROUND POWER AND TELEPHONE LINES AND EQUIPMENT, GAS PIPING, STORM SEWERS, SANITARY SEWERS, OR WATER PIPING. CONTRACTOR SHALL NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING AND/OR POLLUTION.

ENSURE SAFE PASSAGE OF PERSONS AROUND ALL AREAS OF DEMOLITION.

CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES, OR INJURY TO PERSONS.

PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO THE OWNER.

MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. PREVENT INTER—RUPTION OF EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES.

USE WATER SPRINKLING AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL.

6 7 8 9 10 11 12

COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITIONS EXISTING PRIOR TO THE START OF WORK.

EX. WM SERVICE TO THE LIONS CLUB SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION THE WVWA SHALL RELOCATE THE EXISTING METER AND LATERAL AS REQUIRED

THE UNDERGROUND FIBER OBTICS LINE SHALL BE RELOCATED TO THE APPROPRIATE DEPTH AND PROTECTED AS REQUIRED FOR THE PROPOSED DITCH CROSSING AND PROPOSED FILL

## GENERAL UTILITY NOTES

- SUPPLY AND INSTALL ALL MATERIALS AND METHODS FOR WATERLINES, SANITARY SEWERS AND STORM DRAINAGE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF WWWA AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION "ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS", LATEST EDITION.
- 2. OBTAIN ALL REQUIRED PERMITS AND NOTIFY APPROPRIATE OFFICIALS 48 HOURS PRIOR TO COMMENCEMENT OF WORK. OBTAIN INFORMATION FROM WVWA CONCERNING PERMITS AND CONNECTIONS TO EXISTING LINES.
- 3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY ROANOKE COUNTY. NOTIFY APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF WORK.
- SITE SHALL BE TO SUB GRADE PRIOR TO INSTALLATION OF UTILITIES. ALL UTILITIES SHALL BE IN PLACE PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIAL.
- 5. USE SELECT MATERIAL FREE FROM FROST, LARGE CLODS, STONES, AND DEBRIS FOR BACK FILL FROM THE BOTTOM OF THE TRENCH TO TWELVE (12) INCHES ABOVE THE
- 6. MINIMIZE ANY DISTURBANCE TO EXISTING WATER SERVICE, SEWER LINES OR ANY OTHER UTILITY DURING CONSTRUCTION AND PROVIDE QUALITY WORKMANSHIP.
- 7. MAKE ALL PIPE JOINTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS
  AND THE COUNTY'S SPECIFICATIONS. MAKE JOINTS BETWEEN DIFFERENT PIPE
  MATERIALS WITH STANDARD FITTINGS MANUFACTURED FOR THE PURPOSE.
- 8. MAINTAIN ALL WATER LINES AT TEN (10) FEET HORIZONTAL SEPARATION FROM SEWER LINES AND MANHOLES; MEASURE THE DISTANCE EDGE—TO—EDGE. WHEN LOCAL CONDITIONS PREVENT THE DESIRED HORIZONTAL SEPARATION, THE WATERLINE MAY BE LAID CLOSER TO THE SEWER OR MANHOLE PROVIDED THAT THE BOTTOM OF THE WATERLINE SHALL BE AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF THE SEWER. WHERE THIS VERTICAL SEPARATION CANNOT BE OBTAINED, CONSTRUCT THE SEWER OF AWWA APPROVED WATER PIPE AND PRESSURE TREAT IN PLACE PRIOR TO BACKFILLING. THE SEWER MANHOLE SHALL BE OF WATERTIGHT CONSTRUCTION TESTED IN PLACE.
- 9. SEWER AND WATER TAPS SHALL BE LOCATED BY THE CONTRACTOR AND MADE BY THE WESTERN VIRGINIA WATER AUTHORITY.
- 10. LOCATE AND UNCOVER VALVE VAULTS AND MANHOLES AFTER PAVING AND ADJUST TO FINAL GRADE. IF NECESSARY.
- 11. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS WHERE UTILITIES ENTER THE BUILDING.
- 12. VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ENGINEER IMMEDIATELY IF:
- ANY LOCATION OR ELEVATION IS DIFFERENT FORM THAT SHOWN ON THE PLANS.
- IF THERE APPEARS TO BE ANY CONFLICT.
- UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS.
- TO MISS UTILITIES, CALL "MISS UTILITY" OF VIRGINIA (TOLL FREE 1-800-552-7001)
  48 HOURS BEFORE YOU DIG. THE CONTRACTOR IS RESPONSIBLE FOR ALL
  DAMAGE CAUSED TO ANY UTILITY, PUBLIC OR PRIVATE, AS A RESULT OF THIS
  WORK. EXISTING UTILITY LOCATIONS SHOWN ARE A RESULT OF A COMBINATION
  OF EXISTING INFORMATION AND FIELD LOCATION OF SURFACE FEATURES. LOCATIONS
  ARE APPROXIMATE.
- 13. REPAIR ALL DAMAGE CAUSED TO ANY UTILITY, PUBLIC OR PRIVATE, AS A RESULT OF THIS WORK AT NO ADDITIONAL COST TO OWNER.
- 14. PROVIDE A CONTINUOUS AND UNIFORM BEDDING IN THE TRENCH FOR ALL PIPE.
  REMOVE STONES AND ROCKS FOUND IN THE TRENCH FOR A DEPTH OF AT LEAST SIX
  (6) INCHES BELOW THE BOTTOM OF THE PIPE AND TAMP SELECT FILL BEDDING
  PROVIDED. AFTER THE PIPE HAS BEEN PLACED IN THE TRENCH, BACK FILL THE TRENCH
  WITH SELECT MATERIAL, THOROUGHLY COMPACT TO 90% (95% UNDER PAVEMENT OR
  CONCRETE SLAB) OF THE STANDARD PROCTOR (ASTM D-698) USING CARE NOT TO
  DAMAGE THE PIPE. USE VDOT STANDARD PB-1 TRENCH FOR STORM SEWER AND UB-1
  FOR SANITARY SEWER AND WATER.
- 15. PLACE BACK FILL FOR ALL UTILITIES IN ACCORDANCE WITH THE COUNTY'S SPECIFICATIONS, AND THE FOLLOWING CRITERIA:
  - (1) BACK FILL NO TRENCH UNTIL AUTHORIZED BY THE COUNTY/WWWA. MATERIALS USED FOR BACK FILL FROM THE BOTTOM OF THE TRENCH TO TOP OF THE PIPE SHALL BE CRUSHER RUN, OR APPROVED EQUAL MATERIAL. THOROUGHLY AND CAREFULLY COMPACT THE BACK FILL MATERIAL.
  - (2) COMPACT BACK FILL BY MECHANICAL TAMPING THROUGHOUT THE DEPTH OF THE TRENCH TO INSURE A SUITABLE SUBBASE ACCEPTABLE TO THE ROAD ENGINEER. IF THE MATERIAL TAKEN FROM THE DITCH IS NOT SUITABLE FOR BACK FILLING, REMOVE IT AND USE AN ACCEPTABLE MATERIAL FOR BACK FILLING THE TRENCH.
- 16. IN AREAS OF WATER LINE CONSTRUCTION, GRADES SHALL BE WITHIN SIX (6) INCHES OF FINISHED SUB GRADE PRIOR TO THE COMMENCEMENT OF THIS WORK.

17. MINIMUM COVER OVER WATER AND SANITARY SEWER LINES SHALL BE THREE (3) FEET.

- 18. THE WESTERN VIRGINIA WATER AUTHORITY COUNTY SHALL MAKE ALL CONNECTIONS TO EXISTING WATER MAINS.
- 19. THE CONTRACTOR SHALL INSTALL ALL WATER SERVICE CONNECTIONS AND METER BOXES.
- 20. PIPES AND FITTINGS SHALL BE POLYVINYL.

13

- 21. CONNECT PIPE TO MANHOLES THROUGH PRE CAST OPENINGS AND JOIN WITH EITHER A FLEXIBLE BOOT ADAPTER OR A PIPE SEAL GASKET.
- 22. MAKE RESIDENTIAL SERVICE CONNECTIONS WITH A FOUR (4) INCH PIPE THROUGH A WYE OR TEE—WYE BRANCH FITTING AND SHALL BE INSTALLED ON A MINIMUM GRADE OF ONE—QUARTER (1/4") INCH PER ONE (1) FOOT FROM THE SEWER PIPE OR MANHOLE TO THE PROPERTY OR EASEMENT LINE WHERE A CLEANOUT SHALL BE PLACED AND THE SERVICE LATERAL PLUGGED / CAPPED UNTIL EXTENSION.
- 23. FIELD MARK FUTURE SERVICE CONNECTIONS BY A TREATED, SOLID WOODED (2"X4")
  MARKER THREE (3) FEET LONG SET VERTICALLY PLUMB WITH THE END OF THE CAPPED
  EXTENSION. PAINT THE TOPS OF THE MARKERS YELLOW AND SET FLUSH WITH THE
  FINISHED GRADE. SHOW THE LOCATION AND INVERT DEPTH OF THE SERVICE CONNECTION
  ON THE AS—BUILT PLANS.

14 15

# SITE CONSTRUCTION PLAN GENERAL NOTES

1. All materials and construction within the public right of way shall be in accordance with current Virginia Department of Transportation's specifications and standards

2. Land Use Permits (LUP—A) must be obtained from the Virginia Department of Transportation prior to beginning any construction within the existing state maintained right of way (including access).

maintained right of way (including access).

3. VDOT is to receive written notification 48 hours prior to commencing with initial construction activities.

4. Prior to any construction, the contractor shall consult the engineer and verify the approval of the plans by all federal, state and local agencies.

5. Preliminary design of the pavement structure for all subdivision streets shall be in accordance with the current edition of The Pavement Design Guide for Subdivision and Secondary Roads in Virginia. The completed design worksheet appendix IV shall be included with the initial plan submittal for each proposed pavement section utilizing the predicted soil support value shown in appendix I of The Pavement Design Guide

6. The contractor shall verify the elevations of all points of connection or proposed work to existing curbs, sanitary lines, water lines, etc., prior to construction.

7. Upon the discovery of soils that are unsuitable for foundations, subgrades, or other roadway construction purposes, the contractor shall immediately contact a geotechnical engineer and VDOT. These areas shall be excavated below plan grade as directed by the geotechnical engineer, backfilled with suitable material and compacted in accordance with current VDOT specifications.

8. All storm sewer design and construction to be in accordance with VDOT I &

9. All storm sewer pipe shall be reinforced tongue and groove concrete pipe in accordance with current VDOT standards and specifications.
10. If pre—cast units are to be used, VDOT shall be notified and the manufacturer shall submit drawing details for review. Certification and VDOT stamp will be

11. All concrete shall be class A3-AE (air entrained 3,000 PSI).

required on all units.

12. All entrances are to be designed and constructed in accordance with current VDOT standards. Residential lot access shall be provided per the following criteria: \* All driveway entrance culverts are to be 15" diameter x 20' long pipe and shall conform to pe-1 private entrance standards unless otherwise directed by the Resident Engineer. No entrance culverts are to be installed within five (5) feet of a property corner. \* VDOT standard CG-9D entrances shall be installed in curb and gutter neighborhoods. The sawcutting removal of the standing curb is unacceptable when installing an entrance on existing curb and gutter.

13. The developer is responsible for furnishing and installing stop signs at street

14. Design changes, specified materials changes and/or field changes from the approved plans need to be resubmitted to VDOT prior to proceeding with the work. A letter of explanation shall accompany the revised plans and/or drainage calculations, which must be submitted, to VDOT for review and approval by the Resident Engineer.

15. Contractor shall verify location and elevation of all underground utilities shown on plans in areas of construction prior to starting work. Contact engineer immediately if location or elevation is different from that shown on plan. If there appears to be a conflict, and/or upon discovery of any utility shown on this plan, call Miss Utility of Central Virginia at 1—800—552—7001. The developer shall be responsible for the relocation of any utility within existing and/or proposed right of way required by the development.

16. All streetlights shall be located a minimum of 9.5' from the edge of pavement on curb and gutter streets and/or located a minimum of 5.5' behind the ditch line on open ditch streets.

 Casing sleeves shall be placed at all road crossings for gas, power, telephone and cable TV services trunk lines.

18. The installation of sewer, water, and gas mains (including services laterals and sleeves) shall be completed prior to placement of aggregate base course.
19. All roadside ditches shown as paved on plans are to be paved in accordance with the standard typical section as shown on the plans. Generally, all ditches with slopes exceeding 5% or less than 0.75% shall be paved unless otherwise directed by the Resident Engineer. Any additional paving of the ditches, other that

those shown on the road plans will be determined prior to acceptance of the roads into the VDOT secondary road system.

20. VDOT approval of construction plans does not preclude the right to require additional facilities as deemed necessary for acceptance of the roads into the VDOT Secondary Road System.

21. VDOT approval of these plans will expire three (3) years from the date of

approval.

22. VDOT shall have performed the required field inspection (proof roll) prior to placement of the aggregate base course(s). Contact VDOT for subgrade inspection 48 hours prior to scheduling placement of aggregate base course(s).

23. A prime coat seal between the aggregate base and bituminous concrete will be required at a rate of 0.30 gallons per square yard (REC-250 Prime Coat) per VDOT standards and specifications.

24. The scheduling of aggregate base installation and subsequent paving activities shall accommodate forecast weather conditions per Section 315 of The Road and Bridge Specifications.

25. VDOT shall have approved the aggregate base course(s) for depth, template and performed the required field inspection (proof roll) prior to placement of any surface course(s).

26. An actual copy of the complete CBR report is to be submitted to VDOT in conjunction with final pavement designs. All pavement design recommendations shall be performed in accordance with the current addition of The Pavement Design Guide for Subdivision and Secondary Roads in Virginia.

27. A geotechnical engineer is to ascertain cause and certify recommended method

of repair for all pavement structural failures prior to state acceptance.

28. All vegetation and organic material is to be removed from the right of way limits prior to conditioning of the subgrade.

29. Certification and source of materials are to be submitted to VDOT for all materials and be in accordance with the Road and Bridge Specifications and Road and Bridge Standards.

30. Dry gutter is not allowed in VDOT right of way.31. The developer will be responsible for the design cost of any traffic signal

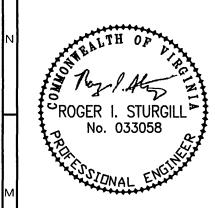
installation and/or modification under an account receivable with VDOT.

32. The necessity and locations for additional VDOT standard underdrains to be determined at time of subgrade inspection.

33. Approval of a detailed construction sequencing/maintenance of traffic narrative for the work zone is a prerequisite for issuance of a Land Use Permit allowing access to and construction within VDOT maintained right—of—way.
34. All construction methods and materials shall be in conformance with the VDOT Road and Bridge Specifications. (LATEST EDITION)

PAVEMENT STRIPING NOTES (FOR WORK IN R.O.W.)

- ALL PAVEMENT STRIPING REQUIRES THE USE OF THERMOPLASTIC PAVEMENT MARKINGS.
- 2. CONTACT V.D.O.T. DISTRICT TRAFFIC ENGINEERING OFFICE AT
  (804) 524—6193, 48 HOURS PRIOR TO STRIPING FOR LAYOUT APPROVAL.





PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

FAX: 540/772-8050

501 Branchway Road
Richmond, Virginia 23236

1208 Corporate Circle

Phone: 540/772-9580

Roanoke, Virginia 24018

FAX: 804/794-2635

880 Technology Park Drive
Suite 200

FAX: 804/553-0133

Glen Allen, Virginia 23059

Phone: 804/794-0571

448 Peppers Ferry Road, NW Christiansburg, Virginia 24073 Phone: 540/381-4290

1561 Commerce Road Suite 401 Verona, Virginia 24482 Phone: 540/248-3220

FAX: 540/248-3221

FAX: 540/381-4291

ANGLES - BRAMBLETON

INFORMATION & NOTES

CAVE SPRING
COUNTY OF ROANOKE, VIRGINIA

DRAWN BY: BTC
DESIGNED BY:BTC
CHECKED BY:RIS
DATE: 11-26-07

M

S

**REVISIONS:** 

1-9-08

2-27-08

**1**3-11-08

SCALE:

SHEET NO.

1"=30'

ЈОВ NO. R0700128.00