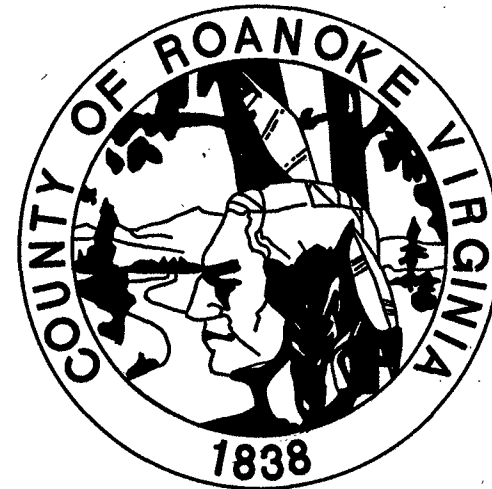


GENERAL NOTES

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.
 - Please note the 2001 General Assembly revisions to Va Erosion and Sediment Control Law. Effective July 1, 2001, 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 Conservation and Recreation. The Responsible Land Disturber can be anyone from the Project team that is certified by the State 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 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 obligation 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 is given to the developer at this pre-construction meeting.
 - The developer MUST contact the project inspector 24 hours before beginning any grading or construction on the property.
 - The project inspector will visit the site within 48 hours of the developer's call to ensure that all necessary erosion and sediment control measures are properly installed according to the approved plan.
 - 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.
 - 100 year Floodway and Floodplain information shall be shown where applicable. FIRM Index Date shall be shown on the plans. 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 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: "Uniform Traffic Control Devices (MUTCD)"
 - All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.

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. This sheet may not be modified.



County of Roanoke, Va

NAME OF DEVELOPMENT: CHICK-FIL-A CHALLENGER AVE. #3375	OWNER/DEVELOPER: <u>T. Bullard</u> 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: HOLLINS	
OWNER: RAY AND SALLIE EDWARDS REAL ESTATE LIMITED PARTNERSHIP, 4137 COACHMANS COURT, HIGH POINT, NC 27262 (336) 869-8877	
DEVELOPER: CHICK-FIL-A, INC. 5200 BUFFINGTON RD., ATLANTA, GEORGIA 30349-2998 (404) 305-4946 CONTACT: GETRA THOMASON SANDERS	SIGNATORY: <u>Rodney Bullard</u> Vice President
ENGINEER, ARCHITECT OR SURVEYOR: GBC DESIGN, 565 WHITE POND DR., AKRON, OH 44320-1123 (330) 836-0228	
TAX MAP NO(S): 050.05-01-19.00-0000	

WATER NOTES

All water facilities shall be installed according to the Western Virginia Water Authority 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.

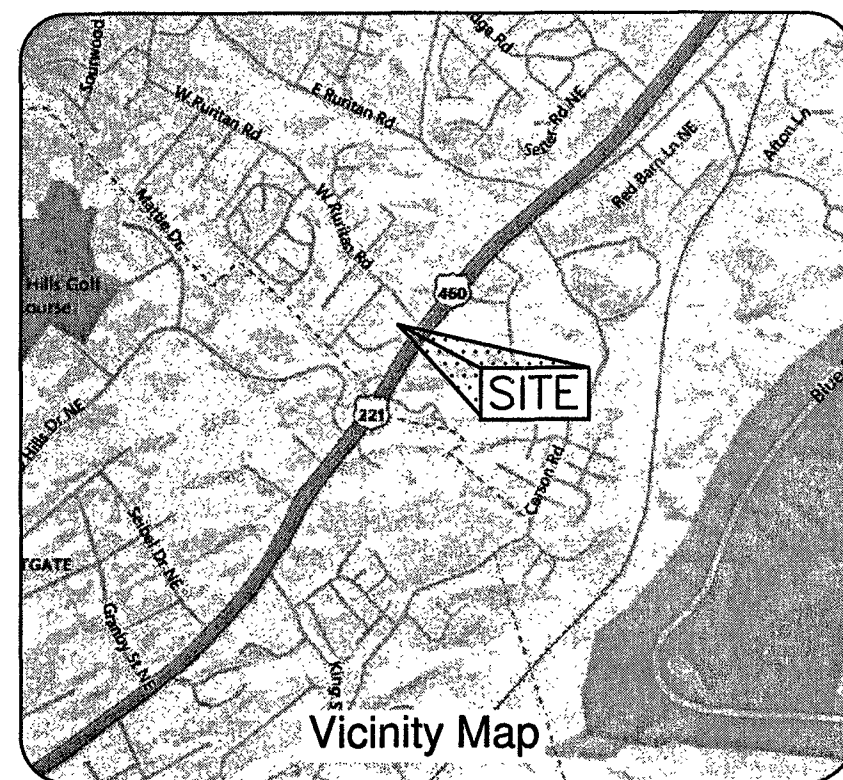
Water main shall be minimum Class 350 Ductile Iron in accordance to AWWA C151 or DR-14 PVC in accordance with AWWA C-900.

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

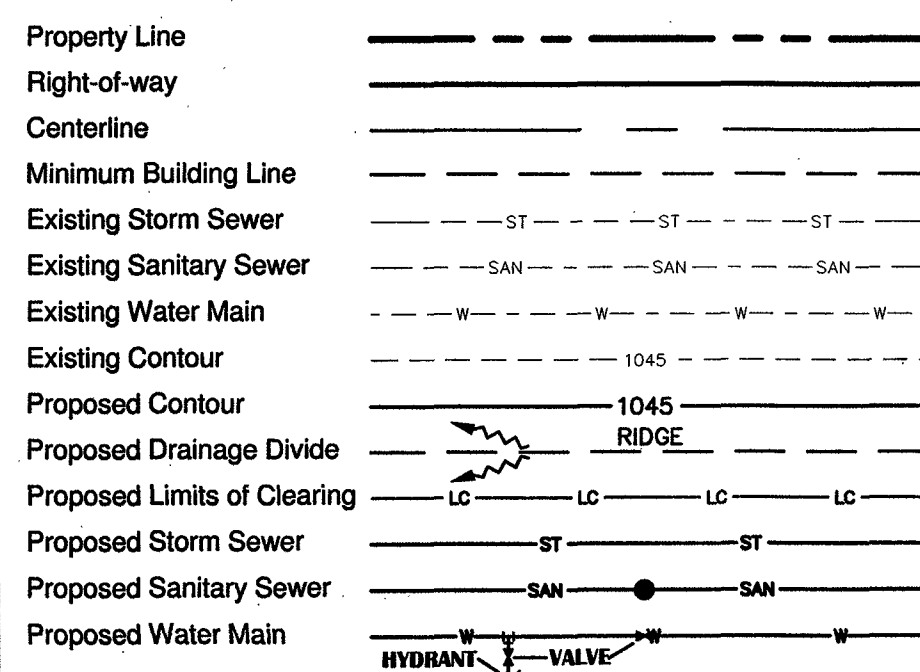
Western Virginia Water Authority
Availability letter number: 14-210

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.



LEGEND



SEWER NOTES

All sanitary sewer facilities shall be installed according to the Western Virginia Water Authority 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.

COUNTY OF ROANOKE COVER SHEET	C-0.0
COVER SHEET	C-0.0A
ALTA/ASCM SURVEY	1 OF 1
EXISTING CONDITIONS PLAN	C-1.1
DEMOLITION PLAN	C-1.2
SITE PLAN	C-2.0
GRADING PLAN	C-3.0
SOIL EROSION AND SEDIMENT CONTROL PLAN	C-3.1-C-3.6
SOIL EROSION & SEDIMENT CONTROL NOTES	C-3.7
SOIL EROSION & SEDIMENT CONTROL DETAILS	C-3.8-C-3.9
DRAINAGE PLAN	C-3.10
DRAINAGE DETAILS	C-3.11
STORM SEWER PROFILES	C-3.12
STORM SEWER DETAILS	C-3.13
CHICK-FIL-A CIVIL CONSTRUCTION DETAILS	C-4.0-C-4.4
WWA CONSTRUCTION DETAILS	C-5.0
PLUMBING SITE PLAN	PS-1.0
PLUMBING DETAILS	PS-1.1
LANDSCAPE PLAN	L-1.0
LANDSCAPE DETAILS	L-1.1
IRRIGATION PLAN	L-2.0
IRRIGATION DETAILS	L-2.1
IRRIGATION SPECIFICATIONS	L-3.0
IRRIGATION SPECIFICATIONS	L-3.1
RETAINING WALL CONSTRUCTION DRAWINGS	RW-1.0
TITLE SHEET	RW-2.0
CONSTRUCTION NOTES	RW-3.0
PLAN VIEW	RW-4.0
PROFILE VIEWS	RW-5.1
CROSS-SECTION A-A	RW-5.2
CROSS-SECTION B-B	RW-6.1
TYPICAL DETAILS	RW-6.2
TYPICAL DETAILS (CONT.)	RW-6.3
TYPICAL DETAILS (CONT.)	RW-6.3

Index

SURVEY INFORMATION

Horizontal and vertical control surveys were performed in year: 2013
By: Horton & Dodd, P.C.

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: ASSUMED Vertical Datum: NAVD 1988

Source of topographic mapping is dated: 10/01/13

Boundary was performed by MICHAEL L. WILLIAMS dated: 10/01/13

Benchmark Information: BENCHMARK #1 - LARGE NAIL IN POWER POLE ELEV. 1026.55
NAVD 88 DATUM. BENCHMARK #2 - TOP OF FIRE HYDRANT ELEV. 1029.83 NAVD 88 DATUM

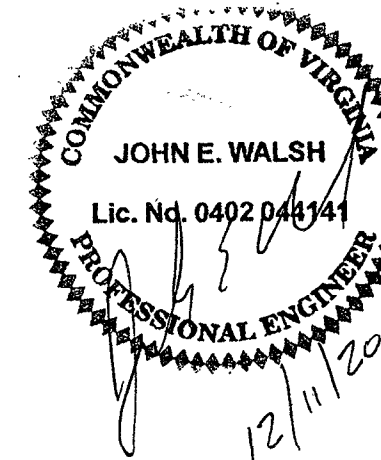
The professional seal and signature certifies the boundary survey and topographic mapping to be accurate and correct.

QUANTITY & COST ESTIMATE

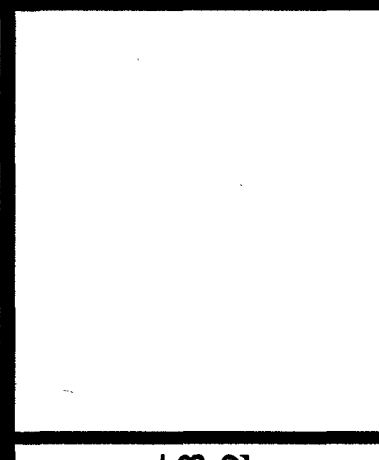
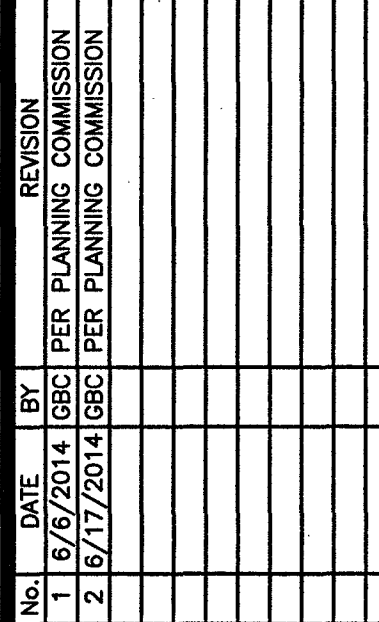
ITEM	QUANTITY	UNIT	UNIT PRICE	COST	BONDABLE
DEMOLITION	1	LUMP SUM	\$5,000.00	\$5,000.00	\$5,000.00
CLEARING AND GRUBBING	1.5	ACRES	\$1,000.00	\$1,500.00	\$1,500.00
EXCAVATION	2,140	C.Y.	\$3.00	\$6,420.00	\$6,420.00
EXMBANKMENT	5,000	C.Y.	\$3.00	\$15,000.00	\$15,000.00
CURB INLET	3	EACH	\$2,000.00	\$6,000.00	\$6,000.00
CATCH BASIN	2	EACH	\$2,000.00	\$4,000.00	\$4,000.00
OUTLET CONTROL STRUCTURE	2	EACH	\$2,500.00	\$5,000.00	\$5,000.00
YARD DRAIN	2	EACH	\$250.00	\$500.00	\$500.00
WATER QUALITY INSERT	5	EACH	\$500.00	\$2,500.00	\$2,500.00
STORM MANHOLE W/FRAME AND COVER	2	EACH	\$3,000.00	\$6,000.00	\$6,000.00
12" N-12 HDPE PIPE	225	LIN. FT.	\$18.00	\$4,050.00	\$4,050.00
6" N-12 HDPE PIPE	109	LIN. FT.	\$10.00	\$1,090.00	\$1,090.00
18" CONCRETE PIPE, CLASS III	34	LIN. FT.	\$36.00	\$1,224.00	\$1,224.00
24" CONCRETE PIPE, CLASS III	201	LIN. FT.	\$48.00	\$9,648.00	\$9,648.00
24-IN. CONCRETE ENDWALL	1	EACH	\$1,500.00	\$1,500.00	\$1,500.00
RIP RAP - CLASS	80	S.F.	\$5.00	\$400.00	\$400.00
STORMWATER MANAGEMENT	1	LUMP SUM	\$59,875.00	\$59,875.00	\$59,875.00
STORMWATER QUALITY	1	LUMP SUM	\$44,500.00	\$44,500.00	\$44,500.00
CURB & GUTTER CG-6	1,826	LIN. FT.	\$12.00	\$21,912.00	\$21,912.00
CURB CG-2	165	LIN. FT.	\$10.00	\$1,650.00	\$1,650.00
GRAVEL BASE	314	S.Y.	\$3.00	\$942.00	\$942.00
LIGHT DUTY SURFACE TREATMENT					
1.5-IN. BIT. CONC.: TYPE SM-9.5A	951	S.Y.	\$9.00	\$8,559.00	
2.5-IN. BIT. CONC.: TYPE SM-9.5A	951	S.Y.	\$11.00	\$10,461.00	
6-IN. AGGREGATE BASE MATERIAL NO. 21A	158	C.Y.	\$30.00	\$4,740.00	
MEDIUM DUTY SURFACE TREATMENT					
1.5-IN. BIT. CONC.: TYPE SM-9.5A	1,276	S.Y.	\$9.00	\$11,484.00	
2.5-IN. BIT. CONC.: TYPE SM-9.5A	1,276	S.Y.	\$11.00	\$14,036.00	
8-IN. AGGREGATE BASE MATERIAL NO. 21A	285	C.Y.	\$30.00	\$8,550.00	
CONCRETE PAVEMENT SURFACE TREATMENT					
7-IN. PORTLAND CEMENT CONCRETE	1,149	S.Y.	\$60.00	\$68,940.00	
6-IN. AGGREGATE BASE MATERIAL NO. 21A	191	C.Y.	\$30.00	\$5,730.00	
PERMEABLE PAVEMENT SURFACE TREATMENT					
PERMEABLE PAVERS	65	S.Y.	\$90.00	\$5,850.00	\$5,850.00
12-IN. AGGREGATE BASE MATERIAL NO. 21A	22	C.Y.	\$30.00	\$660.00	\$660.00
UNDERDRAIN AND OBSERVATION WELL	30	LIN. FT.	\$10.00	\$300.00	\$300.00
CONCRETE SIDEWALK SURFACE TREATMENT					
4-IN. PORTLAND CEMENT CONCRETE	205	S.Y.	\$36.00	\$7,380.00	
4-IN. AGGREGATE BASE MATERIAL NO. 21A	23	C.Y.	\$30.00	\$690.00	
CONCRETE CURB RAMPS	4	EACH	\$400.00	\$1,600.00	
LANDSCAPING	1	LUMP SUM	\$42,000.00	\$42,000.00	\$42,000.00
PAINT STRIPING	1	LUMP SUM	\$3,000.00	\$3,000.00	
RETAINING WALL - MESA SYSTEM	3,810	S.F.	\$29.00	\$110,490.00	
SIGNAGE	1	LUMP SUM	\$55,000.00	\$55,000.00	
SITE LIGHTING	1	LUMP SUM	\$25,000.00	\$25,000.00	
BIKE RACK	1	LUMP SUM	\$250.00	\$250.00	
PATIO HANDRAIL	85	LIN. FT.	\$30.00	\$2,550.00	
SANITARY MANHOLE W/FRAME AND COVER	1	EACH	\$3,500.00	\$3,500.00	\$3,500.00
CONNECT TO EXISTING SANITARY MANHOLE	1	LUMP SUM	\$1,000.00	\$1,000.00	\$1,000.00
8" SANITARY SEWER	193	LIN. FT.	\$50.00	\$9,650.00	\$9,650.00
6" SANITARY LATERAL (INCLUDING FITTINGS)	200	LIN. FT.	\$30.00	\$6,000.00	\$6,000.00
GREASE TRAP	1	EACH	\$3,000.00	\$3,000.00	\$3,000.00
2" TYPE 'K' COPPER WATER SERVICE	150	LIN. FT.	\$20.00	\$3,000.00	\$3,000.00
3/4" TYPE 'K' COPPER WATER SERVICE	190	LIN. FT.	\$15.00	\$2,850.00	\$2,850.00
1" TYPE 'K' COPPER WATER SERVICE	10	LIN. FT.	\$20.00	\$200.00	\$200.00
UTILITY TRENCHING	400	LIN. FT.	\$5.00	\$2,000.00	
STORMWATER MANAGEMENT AS-BUILT DRAWINGS/REVIEW	1	LUMP SUM	\$3,000.00	\$3,000.00	\$3,000.00
STORM DRAIN SYSTEM AS-BUILT DRAWINGS/REVIEW	1	LUMP SUM	\$3,000.00	\$3,000.00	\$3,000.00
10% CONTINGENCY				\$62,318.10	\$28,272.10
ESTIMATED TOTAL				\$685,499.10	\$310,993.10

I HEREBY CERTIFY THAT THE FOREGOING ESTIMATE REFLECTS THE CURRENT IMPROVEMENT COSTS OF THIS PROJECT.

SIGNED: John E. Walsh DATE: 12/11/2014



5200 Buffington Rd.
Atlanta Georgia,
30349-2998



GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320-1123
Phone 330-836-0228
Fax 330-836-5782

STORE #3375
Challenger Avenue
S08 N-144-R Twisted
Purchase Parcel

3814 Challenger
Avenue NE
Roanoke, VA 24012

SHEET TITLE
COUNTY OF
ROANOKE
COVER SHEET

DWG EDITION V8.5
REVISION 1-2014

Job No. : 46189D
Store : 3375
Date : 2/4/14
Drawn By : B.A.W.
Checked By: A.S.W.

Sheet

C-0.0

my- As-Built
04/14/15
Made Lat

Approved



DEVELOPMENT PLAN	APPROVED	Date	12/11/14
FOR CONSTRUCTION	BY ROANOKE COUNTY	Department Review	12/11/14
Department	Engineering	Water & Sewer	12/11/14
Planning & Zoning			12/11/14

Approval Stamp

New Facility for
Chick-Fil-A
3814 Challenger Ave. N.E.
Roanoke, Virginia

C-0.0