

# **SITE NOTES:**

1. NO CONSTRUCTION/FIELD CHANGES ARE PERMITTED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER & ROANOKE CITY. ANY CHANGES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
3. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF ROANOKE RIGHT-OF-WAY EXCAVATION AND RESTORATION STANDARDS. CITY OF ROANOKE SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION WITHIN THE EXISTING RIGHT-OF-WAY. G.C. SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL REQUIRED AS PART OF THIS PROJECT.
4. BUILDING ARCHITECTURE MUST CONFORM WITH THE ZONING REQUIREMENTS FOR THE CN ZONING DISTRICT.
5. ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS) AND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM SURROUNDING VIEWS IN ACCORDANCE WITH ROANOKE CITY ZONING ORDINANCE, SECTION 36.2-649.
6. G.C. TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO DISTURBANCE.
7. ALL DOWNSPOUTS SHALL BE TIED INTO THE PROPOSED UNDERGROUND STORM SEWER SYSTEM AS SHOWN ON PLANS.
8. SIGN PERMITS SHALL BE OBTAINED PRIOR TO THE INSTALLATION OF ANY NEW SIGNAGE ON-SITE. ALL SIGNAGE SHALL COMPLY WITH THE ROANOKE CITY ZONING ORDINANCE.
9. CONCRETE ENTRANCES, CURB AND GUTTER AND SIDEWALK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF ROANOKE STANDARD DETAILS.
10. COORDINATE ALL BUILDING DIMENSIONS AND UTILITY CONNECTIONS WITH ARCHITECTURAL PLANS.
11. G.C. SHALL COORDINATE ELECTRICAL, TELEPHONE, AND GAS CONNECTIONS WITH UTILITY COMPANIES. G.C. SHALL BE RESPONSIBLE FOR PROVIDING SLEEVES UNDER PROPOSED SIDEWALK/PAVEMENT PRIOR TO INSTALLATION OF SIDEWALK, CURB AND GUTTER, AND PAVEMENT. SEE SLEEVING NOTES ON SHEET C-8.

12. ALL PRIVATE S.S. PIPE SHALL BE SDR-35 PVC.
13. ALL STORM SEWER PIPE MATERIAL SHALL BE AS SHOWN ON STRUCTURE SCHEDULE. MIN. 1' COVER REQUIRED OVER PIPES TO BOTTOM OF PAVEMENT SECTION; MIN. 3' TEMPORARY COVER REQUIRED FOR CONSTRUCTION TRAFFIC.
14. UNDERDRAINS TO BE PROVIDED FOR A MINIMUM OF 20' IN EACH DIRECTION AWAY FROM INLETS AS SHOWN ON PLAN AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT STD UD-4 (SEE DETAIL SHEET C-10). UNDERDRAINS SHALL DISCHARGE INTO RISER SECTION OF INLET.
15. APPROXIMATE WATER PRESSURE AT THE POINT OF CONNECTION IS 108 PSI. A PRESSURE REDUCING VALVE WILL BE REQUIRED.
16. 1" IRRIGATION METER IS ASSUMED SIZE BASED ON CALCULATED AVAILABLE PRESSURE OF 108 PSI. SIZE OF IRRIGATION METER SHALL BE VERIFIED BY THE IRRIGATION SYSTEM DESIGNER.
17. ALL CONSTRUCTION ACTIVITIES INCLUDING LIGHT POLES, STORM SEWER, AND CURBING SHALL BE COORDINATED WITH THE DESIGN AND CONSTRUCTION OF THE RETAINING WALLS.
18. UTILITY SERVICE LATERALS SHALL BE LOCATED UNDERGROUND. TRANSFORMER SHALL BE SURFACE MOUNTED ON CONCRETE PAD ON THE GROUND AND SHALL BE SCREENED IN ACCORDANCE WITH ROANOKE CITY ZONING ORDINANCE SECTION 36.2-649(b).
19. THE PROPOSED FIRE HYDRANT MUST BE INSTALLED PRIOR TO ANY COMBUSTIBLE MATERIALS BEING DELIVERED TO THE SITE.
20. A KNOX BOX SHALL BE INSTALLED AT THE ENTRANCE TO THE BUILDING. G.C. TO COORDINATE WITH FIRE MARSHAL'S OFFICE PRIOR TO ISSUANCE OF C.O.
21. EXISTING HYDRANT @ INTERSECTION OF PRESTON AVENUE AND OLIVER ROAD: STATIC=84 PSI, FLOW @ 45 PSI = 1305 GPM (PROVIDED BY WWA); HYDRANT @ INTERSECTION OF PRESTON AVENUE AND HOLMES STREET: STATIC=108 PSI, FLOW @ 55 PSI = 1318 GPM (PROVIDED BY WWA). PROPOSED HYDRANT: STATIC=108 PSI, PROJECTED FLOW @ 20 PSI = 1800 GPM (CALCULATED FROM EXISTING HYDRANT DATA). THE PROPOSED BUILDING IS NOT PROPOSED TO BE SPRINKLERED.
22. G.C. TO REPAIR EXISTING STORM OUTFALL IN TINKER CREEK AS PART OF THIS PROJECT. REFER TO SHEET C-4 FOR LOCATION AND SHEET C-10 FOR DETAILS.

23. G.C. SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL MEASURES REQUIRED FOR WORK WITHIN THE EXISTING RIGHT-OF-WAY. CITY OF ROANOKE SHALL BE NOTIFIED PRIOR TO ANY WORK WITHIN THE CITY-MAINTAINED RIGHT-OF-WAY.
24. HANDICAP SIGNAGE SHALL BE BUILDING-MOUNTED. IF GLASS BUILDING EXTERIOR DOES NOT ALLOW, SIGNS SHALL BE POLE-MOUNTED IN A LOCATION TO MINIMIZE ENCROACHMENT ON WALKWAY TO FRONT ENTRANCE.
25. EX. GUY WIRES MAY NEED TO BE RELOCATED FOR INSTALLATION OF PROP. SIDEWALK ALONG PLANTATION ROAD. G.C. SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES.
26. DETECTABLE WARNING SURFACES TO BE CONSTRUCTED WHERE SIDEWALK OR HANDICAP RAMP IS FLUSH WITH PAVEMENT OR GUTTER PAN. DETECTABLE WARNING SURFACES SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BOTTOM DIAMETER OF 0.9 IN. AND A TOP DIAMETER OF 0.4 IN. A HEIGHT OF NOMINAL 0.2 IN. AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 IN. AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT OR DARK OR DARK ON LIGHT.
27. BUFFER LINE TO BE STAKED PRIOR TO WALL CONSTRUCTION. BOTTOM FACE OF WALL SHALL BE LOCATED OUTSIDE OF 10' BUFFER ADJACENT TO R-5 ZONING.

## **PARKING SUMMARY:**

TOTAL BUILDING AREA: 11,945 SQ. FT. GFA  
 11,945 SQ. FT. X 1/250 SQ. FT. = 48 SPACES REQ'D

PROPOSED USE: RETAIL PHARMACY WITH DRIVE THRU  
 (RETAIL SALES ESTABLISHMENT, NOT OTHERWISE LISTED IN ZONING TABLE)

MIN. PARKING REQUIRED: 1 SPACE PER 250 SQ. FT. GFA  
 11,945 SQ. FT. X 1/250 SQ. FT. = 48 SPACES REQ'D

MAX. PARKING ALLOWED:  
 150% OF MINIMUM PARKING REQUIRED  
 48 SPACES X 150% = 72 SPACES ALLOWED

PARKING PROVIDED:  
 62 STD SPACES + 3 HDPC SPACES = 65 SPACES PROVIDED

## **PAVEMENT LEGEND**

- NEW PAVEMENT (SEE DETAILS SHEET C-11)
- NEW CONCRETE (SEE DETAILS SHEET C-11)

## **CURB AND GUTTER LEGEND**

- WET CURB AND GUTTER
- DRY CURB AND GUTTER
- TRANSITION SECTION

## **PIPE LEGEND**

- 4" PERFORATED UNDERDRAIN PIPE
- PROPOSED STORM SEWER PIPE

## **GRAPHIC SCALE**

