



SITE DATA: C-2 (GENERAL COMERCIAL DISTRICT) ±0.689 Acres *PROJECT NAME / ADDRESS: McDONALDS: 2801 FRANKLIN ROAD SW *TAX PARCEL ID#: 1280619 <u> MAP REFERENCES:</u> DB 137 - PG 1589 *EXISTING USE: RESTAURANT WITH DRIVE-THRU *PROPOSED USE: **RESTAURANT WITH DRIVE-THRU BUILDING SETBACKS:** FRONT: 25' BUILDING SETBACK SECONDARY FRONT: 8' STREETYARD SIDE: 5' LANDSCAPE SETBACK REAR: 5' LANDSCAPE SETBACK *EXISTING IMPERVIOUS CALCULATIONS 0.069 ac. 10.0 % 0.609 ac. 88.4 % PAVEMENT: OPEN SPACE: 0.011 ac. 1.6 % 0.689 ac. 100 % TOTAL IMPERVIOUS: 0.678 ac. - 98.4 % PROPOSED IMPERVIOUS CALCULATIONS: 0.094 ac. BUILDING: PAVEMENT: 0.473 ac. 68.7 % OPEN SPACE: 0.122 ac. 17.7 % 0.689 ac. 100 % TOTAL IMPERVIOUS: 0.567 ac. - 82.3 % *OFF STREET PARKING CALCULATION calculated at: 1 space per 200 s.f. net floor area plus 1 space for each employee at highest shift ± 3727 s.f. / 200 = 18.6 or 19 spaces plus 12 employees / 1 = 12 spaces = 31 spaces TOTAL SPACES REQUIRED = 31 SPACES TOTAL SPACES PROVIDED = 34 SPACES (INCLUDING 2 HANDICAP SPACES) *STACKING REQUIREMENTS: REQUIRED = NO SPECIFIC REQUIREMENT PROVIDED = 12 TOTAL STACKING SPACES LOADING SPACE REQUIREMENTS REQUIRED = 1 SPACE AT SUFFICIENT SIZE PROVIDED = AS REQUIRED PROPOSED BUILDING INFORMATION FOOTPRINT = ±3727 SQUARE FEET *TOTAL ACREAGE TO BE DISTURBED: ± 29,302 SQUARE FEET OR ± 0.67 ACRES STANDARD FLOOD STATEMENT: THE PROPERTY IS NOT LOCATED II A SPECIAL FLOOD HAZARD AREA AS

SURVEYORS NOTES:

- . SITE IS ALL OF: FRANCHISE REALTY INTERSTATE CORPORATION: TAX PARCEL NO.: 1280619; D.B. 137 PG. 158 AS FILED WITH THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA.
- ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED. INFORMATION SHOWN HEREON IS FROM DIRECT FIELD DATA COLLECTED MAY 25, 2005.

DETERMINED BY THE FEDERAL

DATED SEPTEMBER 1, 1978.

McDONALDS CORPORATION

Contact: SCOTT THOMPSON

PETITIONER / OWNER:

RALEIGH, NC 27604

Tel#: 919-876-9716

EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 51161 0044 D:

3200 BEECHLEAF COURT - SUITE 300

- 5. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT
- LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED 7. THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS
- DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 51161 0044 D; DATED SEPTEMBER 1, 1978. 8. VERTICAL DATUM: BASED ON FINISH FLOOR ELEVATION OF 995.50 FEET FROM
- "McDONALD'S SITE PLAN" BY VB ASSOCIATES, DATED: 2/9/79.
- 9. CURRENT OWNER: FRANCHISE REALTY INTERSTATE CORPORATION 10. PARKING STALLS: 42 STANDARD 2 HANDICAPPED
- 11. Not an exception in Schedule B: 40' Easement, Benefit to Franchise Realty Interstate Corpoation per Deed Book 1297, pages 106-107)

SAPA PROJECT # 05-092

THE COST TO EXTEND UTILITIES TO THE CONNECTION POINT IS TO BE REFLECTED IN THE CONTRACT SUM ANY REQUIREMENTS OTHER THAN IMPACT, TAP FEES PAID DIRECTLY TO THE PURVEYOR ARE THE GENERAL CONTRACTORS RESPONSIBILITY 2. GENERAL CONTRACTOR TO PROVIDE 4" PVC SLEEVES TO FACILITATE IRRIGATION TO ALL LANDSCAPE AREAS. POWER AND CONDUIT TO EXTERIOR VICINITY OF IRRIGATION CONTROL VALVE BOX SHALL BE PROVIDED BY GENERAL CONTRACTOR. VERIFY LOCATION WITH PROJECT MANAGER. 3. GENERAL CONTRACTOR WILL BACKFILL AND GRADE ALL LANDSCAPE BEDS TO A COMPACTED MINUS 4' TOP OF FINISHED CURB, INSURE BEDS ARE FREE OF FOREIGN MATERIALS AND DEBRIS. CONTINUE TO FILL BEDS WITH TOP QUALITY SOIL TO 1" BELOW TOP OF CURB, FOR PROPOSED LANDSCAPE SOIL, SOD AND MULCH TO FINISH FLUSH WITH CURB. 4. GENERAL CONTRACTOR TO ADHERE TO SOILS REPORT AS BASIS OF SITE WORK FOR ANY POOR SOILS REMOVAL AND REMEDIATION, UNDERCUTTING, OR ROCK REMOVAL. THE GRADING PRICE SHALL INCLUDE, THE SITE TO THE PROPOSED ELEVATIONS AS INDICATED ON THE SITE PLAN. SHOULD ANY UNUSUAL PROBLEM AREAS BECOME EVIDENT, NOTIFY THE PROJECT MANAGER TO CONFIRM THESE AREAS. CHANGE ORDERS FOR ANY POOR SOIL REMOVAL AND REPLACEMENT (SOIL REMEDIAL), SHALL NOT EXCEED 7 % OF THE TOTAL COST IN PLACE OF LABOR AND MATERIAL. CONTRACTOR SHALL PROVIDE UNIT COST FOR FORESEEN POOR SOILS REMOVAL AND REPLACEMENT AS ALTERNATE. 5. PROVIDE ALL CONDUITS AND WIRING, SEPARATE CIRCUIT FOR MENU ORDER STATION AND DETECTOR UNIT. THE DETECTOR LOOP SHALL BE INSTALLED IN THE DRIVE THRU PRIOR TO POURING THE CONCRETE DRIVE-THRU LANE. COORDINATE LOCATION OF MENU-ORDER STATION. 6. VERIFY THE TYPE, SIZE AND LOCATION OF TELEPHONE CONDUIT REQUIRED TO SERVICE FACILITY. MINIMUM SHALL BE 2'. 7. GENERAL CONTRACTOR AND ASSOCIATED SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL UTILITY COMPANIES (GAS, ELECTRIC, WATER, SEWER, STORM DRAINAGE) TO INSURE TIMELY INSTALLATION. 8. ALL REQUIRED DEMOLITION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. 3. REVIEW GREASE TRAP LOCATION WITH MCDONALDS PROJECT MANAGER. O. WATER SERVICE SHALL BE 2" MIN. FOR DOMESTIC USE AND 1" MIN. FOR IRRIGATION AND BE OF COPPER MATERIAL. 11. VERIFY GAS METER LOCATION PRIOR TO INSTALLATION. 12. GENERAL CONTRACTOR WILL VERIFY BUILDING LOCATION CERTIFIED BY REGISTERED SURVEYOR. (A SEALED AND SIGNED C-2 WILL SUFFICE) PRIOR TO INSTALLATION OF BUILDING FOUNDATION, A SEALED CERTIFIED C-2 PLAN AND BUILDING PLAT IS REQUIRED PRIOR TO SUBMITTING FIRST PAYMENT REQUEST. AS BUILT LOCATION OF BUILDING TO NOTE BUILDING SETBACKS AND VERIFICATION OF VERTICAL CONTROLS PROVIDED BY GENERAL CONTRACTOR. 3. GENERAL CONTRACTOR TO FURNISH A 4'x8' "HERE WE GROW AGAIN" SIGN, SIGN MAY BE USED ON FUTURE PROJECTS PROVIDING IT IS MAINTAINED IN GOOD REPAIR. THIS SIGN MUST BE POSTED WITHIN 10 CALENDAR DAYS OF PROJECT START. IF NOT, A \$500.00 DEDUCT WILL BE TAKEN FROM THE CONTRACT AMOUNT. SIGNS CAN BE OBTAINED FROM THE McDONALDS PROJECT MANAGER. 4. MINIMUM ASPHALT PAVING CONSIST OF A 6" LAYER OF AGGREGATE ROCK BASE, 2" LAYER OF AGGREGATE ASPHALT (BINDER) CEMENT BASE PAVEMENT AND A FINAL 1' LAYER OF AGGREGATE ASPHALT CEMENT BASE (SMOOTH) FINISHED SURFACE. SOILS REPORT SHALL CONTROL IN MORE STRINGENT CASES. FINISH ROLLING SHALL CONTINUE UNTIL ALL ROLLER MARKS AND IMPERFECTIONS ARE ELIMINATED. 15. IN CASES WHERE CONCRETE PARKING LOTS ARE APPLIED, CÒNCRETE IS TO BE IN COMPLETE CONFORMANCE WITH MCDONALD'S PLANS AND SPECIFICATIONS INCLUDING SOILS REPORT. 16. ALL SIDEWALKS AND CONCRETE PARKING LOTS INCLUDING DRIVE-THRU LANE SHALL CONSIST OF SCORE LINES / EXPANSION JOINTS AT NO GREATER THAN 8' FOR SIDEWALKS AND NO GREATER THAN 20' ON CENTER FOR CONCRETE PARKING LOTS AND DRIVE-THRU LANE, PROVIDE PRE-MOLDED EXPANSION JOINT FILLER, FINISH WITH RESIDUE FILLER FOR ALL SITE FLAT WORK. 17. ALL SIDEWALKS SHALL BE TILED WITH 6x6 CANYON RED ABRASIVE. CONTRACTOR TO BID MINIMUM 50 S.F AT EACH DOOR WITH REMAINING THROUGHOUT AS BID ALTERNATE. INCLUDE TILE PRE-FRAMED / MOLDED EXPANSION FILLER DIRECTLY CENTERED OVER SIDEWALK EXPANSION JOINT. 18. COMPACTION OF BUILDING SUBSTRATUM AND ASPHALT AREAS TO BE VERIFIED IN WRITING AND PERFORMED Stimmel Associates, PA BY A GEOTECHNICAL ENGINEER CONSULTANT. THE GENERAL CONTRACTOR SHALL COVER THE COST OF TESTING. 19. PARKING LOT SUBGRADE TO BE AT A MINIMUM OF 95% COMPACTION, GENERAL CONTRACTOR TO PROVIDE PROCTOR FOR PROPOSED FILL MATERIAL PRIOR TO COMMENCING CONSTRUCTION. EACH 2,500 Landscape Architecture Civil Engineering S.F. OF FILL AT EVERY 1'-0" VERTICAL LIFTS SHALL BE VERIFIED FOR 95% COMPACTION. Land Planning 20. GENERAL CONTRACTOR TO COORDINATE CONCRETE CYLINDER TEST FOR FOOTINGS, SLAB, AND ALL CONCRETE PARKING LOT PAVEMENT INCLUDING DRIVE-THRU LANE AND DUMPSTER PAD. 601 N. Trade Street Suite 200 21. GENERAL CONTRACTOR TO PROVIDE (2) 1° CONDUITS FROM CASH WINDOW DRIVE-THRU (ABOVE CEILING) TO REAR PARKING LOT LIGHT POLE (RUN UP INSIDE POLE 14° A.F.F.) TO INCLUDE 110 Winston Salem, NC 27101-2916 P: 336.723.1067 F: 336.723.1069 EXTERIOR WEATHER PROOF GROUND FAULT BREAKER (OUTLET), PROVIDE REMAINING CONDUIT WITH 00# PULL STRING FOR FUTURE SECURITY CAMERA COAX CABLE. 22. ALL CONCRETE CURBING SHALL BE AS PER PLANS AND SPECIFICATIONS, PROVIDE 1" PVC WEEP HOLES AT EVERY 10'-0" O.C. (GRAVEL BEDDING BEHIND CURB) TO PREVENT TRAPPED WATER IN LANDSCAPE BEDS. 23. G.C. TO REVIEW EXISTING STREET IMPROVEMENTS, REPAIR / REPLACE AS REQUIRED BY LOCAL JURISDICTION. 24. INSULATION UNDER THE CONCRETE FLOOR AT COOLER / FREEZER AREA SHALL BE BID AS OPERATOR EXTRA ON THE BID DOCUMENT PROPOSAL KITCHEN EQUIPMENT LINE. ALL LOT LIGHT WIRES TO BE CONTINUOUS RUN FROM PANELS TO THE LOT LIGHTS WITH NO SPLICES. (CHECK SPECS) **GENERAL NOTES** 1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE G.C. Douglas W. Stimmel 2. BASES, GALVANIZED ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE G.C. 3. 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE G.C. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE GENERAL CONTRACTOR. . BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR, ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER 5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY, EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION, . THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING. ". ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE G.C. AT GROUNDBREAM FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.). ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.). LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS 11. REFER TO SHEETS <u>C1</u> THRU <u>C4</u> FOR ALL APPLICABLE SITE DETAILS. PROVIDE WEEPHOLES ON CURBS AT ALL LANDSCAPE AREAS LOCATIONS, COORDINATE WITH McD'S PROJECT MANAGER PAVING SPECIFICATION REFER TO PAVING DETAILS FOR PAVING SPECIFICATIONS (O)NOTE: GEN. CON. TO OVERLAY EX. ASPHALT AS NECESSARY NOTE: McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S. OTHERWISE, G.C. WILL BE CHARGED. NECESSARY LOT LIGHTING RECOMMENDATION SECURITY LIGHTING ASB1000 WATT METAL HALIDE FIXTURE \ 30 DEGREE TILT ON 22 FOOT POLE 2 FOOT CONCRETE BASE ASB-4-MH-DB-MT W/LAMP GEN, CON, TO NOTE CORRECT LOCATION OF FIXTURES NOTE: ALL LIGHTING SHALL BE GLARE SHIELDED AND NON-DIRECTIONAL TO PREVENT DIRECT ILLUMINATION BEYOND THE PROPERTY LINE, NOTE: ELECTRICAL CONTRACTOR TO CIRCUIT LOT LIGHTING AS NOTED PARKING INFORMATION 2-HC SPACES 8.0' X 18.0' @ 60 ° 30 SPACES 9.0' X 18.0' @ 60 ° TOTAL SPACES 2 SPACES 9.0' X 18.0' @ 90 ° $\overline{}$ 34 >\ -' x -' @ -• - SPACES -' X -' @ --- SPACES **UTILITY INFORMATION** SIZE TYPE LOCATION EXISTING SANITARY SEWER MANHOLE ON SITE SANITARY SEWER EXISTING WATERLINE RUNNING FROM FRANKLIN ROAD INTO SITE WATER NEAR EAST PROPERTY LINE STORM SEWER X. OVERHEAD ALONG EAST PROPERTY LINE AND UNDERGROUND **ELECTRIC** SERVICE ALONG EAST PROPERTY LINE EXISTING GASLINE ALONG EAST PROPERTY LINE SURVEY INFORMATION BOUNDARY AND TOPOGRAPHIC SURVEY BY: REGIONAL LAND SURVEYORS, INC. 8642 West Market Street Suite 100 Greensboro, North Carolina 27409 TEL.#: (336) 665-8155 PLAN SCALE: AS NOTED STREET ADDRESS DATE STATUS 2801 FRANKLIN ROAD S.W. 08/11/05 **PLAN CHECKED VIRGINIA** ROANOKE AS-BUILT COUNTY ROANOKE REGIONAL DWG NO LOCATION CODE NUMBER 045-0076 WVWA ID# 6H6N2B

SITE LAYOUT PLAN