LEGEND  SANITARY SEWER 68 WATER W. W. W. STORM SERVER  STORM SERVER  ELECTRIC 2  REQUIRED: AN AREA EQUAL TO 5% OF PARRING AREA MUST SE LAND  ELECTRIC 2  ENTIRE REQUIRED AND ASSESS AS THEIR SOURCE PEOPLY  PROPOSED ELEVATION 162 76.25.  PROPOSED ELEVATION 162 76.25.  PROPOSED PARRING AREA = 14,744.14 58 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE PROVIDED = 745 SF OR 5.1% OF PARRING AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE PROVIDED = 745 SF OR 5.1% OF PARRING AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE PROVIDED = 745 SF OR 5.1% OF PARRING AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE PROVIDED = 745 SF OR 5.1% OF PARRING AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE PROVIDED = 745 SF OR 5.1% OF PARRING AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE PROVIDED = 745 SF OR 5.1% OF PARRING AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE PROVIDED = 745 SF OR 5.1% OF PARRING AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE PROVIDED = 745 SF OR 5.1% OF PARRING AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE PROVIDED = 745 SF OR 5.1% OF PARRING AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE PROVIDED = 745 SF OR 5.1% OF PARRING AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE AREA = 14,744.14 57.5 X 5% 57.75.  RECOURSE INTERNAL LANDSCAPE AREA = 14	DSCAPED. DSC	
PLANT LIST:  Code Common Name Botanical Name Trees  FLH Fineline Holly Ilex x 'Fineline' RM October Glory Maple Acer Rubrum 'October Glory' CM Natchez' Crape Myrtle Lagerstroemia indica 'Natchez' Shrubs  DFG Hameln' Dwarf Fountain Grass Pennisetum alopecuroides 'Hameln' DBH Dwarf Burford Holly Ilex comuta 'Burfordii nana'	R D	PLANTING NOTI EFER TO SHEET C ETAILS) FOR ALL A PECIAL CONDITION

DBH Dwarf Burford Holly

GLH Green Luster Holly

SGJ Sea Green Juniper

CAR | Carissa Holly

MIS Maiden Grass

VL Variegated Liriope

Annuals

Annuals Spring / Fall

ZAB Zabel Laurel

EGA Emerald Green Arborvitae

CPB | Crimson Pygmy Barberry

**Groundcovers / Perennials** 

llex cornuta 'Burfordii nana'

llex crenata 'Green Luster'

llex cornuta 'Carissa'

Thuja occidentalis 'Emerald Green

Berberis thunbergii 'Crimson Pygmy'

Juniperus chinensis 'Sea Green'

Prunus laurocerasus 'Zabeliana'

Liriope muscari 'Variegata'

Miscanthus sinensis 'Gracillimus'

|(Spring)-Begonias, Vinca & (Fall) Pansy Mix | 40 | S.F.

18-24" | 18-24" | Container

8 -----

6 -----

1 ------

18-24" | 18-24" | Container

4-5' 2-2.5' Container

15-18" 15-18" Container

18-24" | 18-24" | Container

18-24" | 18-24" | Container

15-18" | 15-18" | Container, White Flowers

----- Selection & Color By Owner

8 ----- 48" min. 24-36" Container

19 ----- 18-24" 18-24" Container

110 ----- Full Full Container, 3-bibs

VICINITY MAP

8. ALL REQUIRED DEMOLITION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. (SCALE 1: 2000) 9. REVIEW GREASE TRAP LOCATION WITH McDONALDS PROJECT MANAGER. 10. 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. 13. GENERAL CONTRACTOR TO FURNISH A 4x8" "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. 14. 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, CONCRETE 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 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 S.F. OF FILL AT EVERY 1'-0" VERTICAL LIFTS SHALL BE VERIFIED FOR 95% COMPACTION. 20. GENERAL CONTRACTOR TO COORDINATE CONCRETE CYLINDER TEST FOR FOOTINGS, SLAB, AND ALL CONCRETE PARKING LOT PAVEMENT INCLUDING DRIVE-THRU LANE AND DUMPSTER PAD.

> 7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE G.C. AT GROUNDBREAK. 8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT. 9. 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. 10. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS

11. REFER TO SHEETS C1 THRU C4 FOR ALL APPLICABLE SITE DETAILS. PROVIDE WEEPHOLES ON CURBS AT ALL LANDSCAPE AREAS LOCATIONS, COORDINATE WITH McD'S PROJECT MANAGER.

6. 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.

21. GENERAL CONTRACTOR TO PROVIDE (2) 1" CONDUITS FROM CASH WINDOW DRIVE-THRU (ABOVE

24. INSULATION UNDER THE CONCRETE FLOOR AT COOLER / FREEZER AREA SHALL BE BID AS OPERATOR EXTRA ON THE BID DOCUMENT PROPOSAL KITCHEN EQUIPMENT LINE.

200# PULL STRING FOR FUTURE SECURITY CAMERA COAX CABLE.

WITH NO SPLICES. (CHECK SPECS)

FOR THE MOST ECONOMICAL INSTALLATION.

CEILING) TO REAR PARKING LOT LIGHT POLE (RUN UP INSIDE POLE 14' A.F.F.) TO INCLUDE 110
EXTERIOR WEATHER PROOF GROUND FAULT BREAKER (OUTLET), PROVIDE REMAINING CONDUIT WITH

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.

ALL LOT LIGHT WIRES TO BE CONTINUOUS RUN FROM PANELS TO THE LOT LIGHTS

1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE G.C. 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. 4. 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

GENERAL NOTES

SITE WORK

1. 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

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

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.

Stimmel Associates, PA

Landscape Architecture

601 N. Trade Street Suite 200 Winston Salem, NC 27101-2916

P: 336.723.1067 F: 336.723.1069

Civil Engineering Land Planning

50

DATE

08/11/05 DGS

STATUS

PLAN CHECKED

UNFORESEEN POOR SOILS REMOVAL AND REPLACEMENT AS ALTERNATE.

DRIVE-THRU LANE. COORDINATE LOCATION OF MENU-ORDER STATION.

PAVING SPECIFICATION REFER TO PAVING DETAILS FOR PAVING SPECIFICATIONS 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 W/

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

		· · · · · · · · · · · · · · · · · · ·	•••				
TOTAL SPACES 34	2-HC SPACES	8.0'	X	18.0'	•	60 °	
	30 SPACES	9.0'	X	18.0'	0	60 °	
	2 SPACES	9.0'	Х	18.0'	0	90.	
	- SPACES	_,	Х	,	0	- •	
	- SPACES	_,	Х	_'	<b>©</b>	0	
	UTILITY INFO	RMATIO	N				

SIZE TYPE LOCATION

SANITARY SEWER	EXISTING SANITARY SEWER MANHOLE ON SITE IN WESTERN DRIVEWAY
WATER	EXISTING WATERLINE RUNNING FROM FRANKLIN ROAD INTO SITE NEAR EAST PROPERTY LINE

STORM SEWER	N/A
ELECTRIC	EX. OVERHEAD ALONG EAST PROPERTY LINE AND UNDERGROUND SERVICE ALONG EAST PROPERTY LINE
GAS	EXISTING GASLINE ALONG EAST PROPERTY LINE

SURVEY INFORMATION BOUNDARY AND TOPOGRAPHIC SURVEY BY: PREPARED 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 2801 FRANKLIN ROAD S.W.

**VIRGINIA** ROANOKE ROANOKE

AS-BUILT REGIONAL DWG. NO LOCATION CODE NUMBER 045-0076 WVWA ID# 6H6N2B LANDSCAPE PLAN

OTES, DETAILS, AND SPECS:

C6.2 (PLANTING NOTES AND L APPLICABLE PLANTING NOTES, SPECIAL CONDITION NOTES, THE LANDSCAPE CONSTRUCTION SEQUENCE, SOIL PREPERATION NOTES, SOD PREPERATION AND SPECIFICATIONS, PLANTING DETAILS, AND THE LANDSCAPE WORK SPECIFICATIONS.



