

GENERAL UTILITY NOTES

1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL PERMITS.

3. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON TOPOGRAPHIC SURVEYS. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.

4. THE CONTRACTOR SHALL NOTIFY THE LOCAL ONE-CALL SYSTEM AT (811) AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.

MAINTAIN 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.

CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES INCLUDING IRRIGATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.

BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 98% OF MAXIMUM PER ASTM D698.

9. ADJUST ALL EXISTING CASTINGS TO MATCH PROPOSED FINISH GRADE.

10. ALL SANITARY SEWER PIPE SHALL BE CLASS SDR 35 PVC UNLESS NOTED OTHERWISE.

11. WATER SERVICE PIPE SHALL BE SDR21 PVC, PRESSURE RATING 200 PSI.

12. CONTRACTOR SHALL COORDINATE LIGHT POLE AND ELECTRICAL CONDUIT LOCATION WITH ELECTRICAL SITE ES1.0/PHOTOMETRIC PLAN.

13. ALL UTILITIES WILL BE UNDERGROUND.

SITE DATA TABLE

1. PROPERTY ZONED: COMMERCIAL GENERAL 2. SET BACKS: FRONT = 10' MIN./30' MAX.

3. SITE AREA: 53,332.126 S.F. = 1.224 ACRES 4. BUILDING AREA: STORE = 9,100 S.F., ONE STORY 7,389 S.F. SALES AREA MAX.HEIGHT = 18'-0'

5. PARKING REQUIRED BY ZONING: MINIMUM PARKING = 28 SPACES [(9100 SF GROSS AREA*0.75)/250 SF/PARKING SPACE] MAXIMUM PARKING = 42 SPACES PARKING REQUIRED BY RETAILER: 30 SPACES PARKING PROVIDED: 30 SPACES

6. IMPERVIOUS AREA = 0.697 ACRES = 57% LANDSCAPE AREA = 0.527 ACRES = 43%

7. PROPOSED USE: COMMERCIAL RETAIL 8. FLOOR AREA RATIO = 0.17

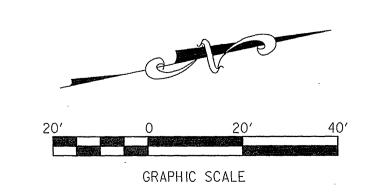
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CITY REVIEW COMMENTS 5.12.11 CITY REVIEW COMMENTS

6.14.11 CITY REVIEW COMMENTS 7.8.11

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prohibited and any infringement will be subject to legal action. SITE LAYOUT

PLAN

9. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN RESULTING FROM NEW

CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE. 10. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.

THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.

4. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY

5. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD

6. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN. IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT OR STORE MATERIALS

7. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH WITH NO EXPOSED AGGREGATE

ON ANY FACE. ALL CONCRETE TO BE MINIMUM 4000 PSI COMPRESSIVE STRENGTH WITH

5% (+/- 1%) AIR ENTRAINMENT. FLY ASH MIXTURES WITH WATER/CEMENT RATIOS AT

0.5 OR BELOW ARE RECOMMENDED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY

RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS.

8. CONSTRUCTION OF REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH ACI 330 STANDARD SPECIFICATIONS. CURING COMPOUND TO BE APPLIED TO ALL CONCRETE SURFACES IMMEDIATELY AFTER BROOM FINISH. CONTRACTOR SHALL REJECT CONCRETE IF IT CANNOT BE PLACED WITHIN 90 MINUTES OF BATCH TIME OR WITHIN 75 MINUTES DURING SUMMER HIGH TEMPERATURE CONDITIONS.

IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP

WITHIN THE DRIPLINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.

ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES AND IRRIGATION

11. COORDINATES ARE TO FACE OF BUILDINGS, CENTER LINES OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER AT FACE OF CURB ON CURB INLETS, UNLESS OTHERWISE NOTED.

12. PARKING STRIPES SHALL BE 4-INCH YELLOW PAVEMENT PAINT.

ALL FEES PRIOR TO BEGINNING WORK.

SLEEVES PRIOR TO INSTALLATION OF PAVEMENT.

FORMS PRIOR TO PLACEMENT OF CONCRETE.

13. SCREENED ITEMS INDICATE A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY HURT AND PROFFITT DATED JANUARY 13, 2011.

14. CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS, AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10' SEGMENTS. JOINTS CAN BE SAWCUT, FORMED OR TOOLED.

15. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ARCHITECT/ENGINEER UPON COMPLETION.

16. CONTRACTOR SHALL PROVIDE AS-BUILT ELEVATION SURVEY FOR ALL NEW SIDEWALK RAMPS.

 $_{\wedge}$ 17. IF PARKING BECOMES A PROBLEM WITHIN THE TURNAROUND AREA, A FIRE LANE MAY BE REQUIRED.