

## NOTICE:

All Landowners, Developers and Contractors

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

## CONSTRUCTION PROCEDURE REQUIREMENTS

- City inspections:** To ensure the coordination of timely and proper inspections, a preconstruction conference shall be initiated by the contractor with the Development Inspector. Call 540-853-2344 to arrange a conference at least three (3) days prior to anticipated construction.
- Street opening permit:** Prior to the commencement of any digging, alteration, or construction within the public right-of-way (streets, alleys, public easements) a street opening permit shall be applied for and obtained by the contractor from the City of Roanoke.
- Plans and permits:** A copy of the plans approved by the city (signed by the proper City officials) and all permits issued by the City shall be available at the construction site at all times of ongoing construction.
- Location of utilities:** The contractor shall verify the location of all existing utilities prior to the commencement of any construction.
- Construction entrance:** The contractor shall install an adequate construction entrance for all construction-related egress from the site. Size and composition of construction entrance shall be as indicated on plans.
- Streets to remain clean:** It shall be the responsibility of the contractor to insure that the public street adjacent to the construction entrance remains free of mud, dirt, dust, and/or any type of construction materials or litter at all times.
- Barricades/ditches:** The contractor shall maintain the integrity of all excavated ditches and shall furnish and ensure that all barricades proper and necessary for the safety of the public are in place.
- Sewer and pavement replacement:** Construction of sanitary sewers and the replacement of pavement shall be in accordance with approved standards and specifications of the City of Roanoke.
- Approved plans/construction changes:** Any change or variation from construction design as shown on the officially approved plans shall be approved by the City Engineer prior to said changes or variations in construction being made.
- Final acceptance/city:** The developer or contractor shall furnish the city of Roanoke engineering department with a final correct set of as built plans prior to final acceptance by the City.

## NOTES:

- SEE MECHANICAL PLAN FOR SITE LIGHTING AND DETAILS.
- SEE SHEET C-109 FOR PHASING PLAN.

## DRAINAGE STRUCTURE TABLE

B	NYLOPLAST, H-20 OR APPROVED EQUAL	15"
C	NYLOPLAST, H-20 OR APPROVED EQUAL	12"
D	NYLOPLAST, H-20 OR APPROVED EQUAL	12"
E	NYLOPLAST, H-20 OR APPROVED EQUAL	12"
F	NYLOPLAST, H-20 OR APPROVED EQUAL	15"
H	NYLOPLAST, H-20 OR APPROVED EQUAL	15"
I	NYLOPLAST, H-20 OR APPROVED EQUAL	15"
J	NYLOPLAST, H-20 OR APPROVED EQUAL	15"
K	NYLOPLAST, H-20 OR APPROVED EQUAL	15"
L	NYLOPLAST, H-20 OR APPROVED EQUAL	15"
M	NYLOPLAST, H-20 OR APPROVED EQUAL	15"
N	NYLOPLAST, H-20 OR APPROVED EQUAL	15"
O	NYLOPLAST, H-20 OR APPROVED EQUAL	15"
P	NYLOPLAST, H-20 OR APPROVED EQUAL	15"
Q	NYLOPLAST, H-20 OR APPROVED EQUAL	15"
R	NYLOPLAST, H-20 OR APPROVED EQUAL	15"
S	NYLOPLAST, H-20 OR APPROVED EQUAL	15"
T	NYLOPLAST, H-20 OR APPROVED EQUAL	15"
U	NYLOPLAST, H-20 OR APPROVED EQUAL	15"
V	MODIFIED DI-1	NA
W	MODIFIED DI-1	NA
X	RELOCATE EXIST. DRAINAGE INLET	NA

## SITE AND ZONING TABULATIONS:

ZONING: RM-2; RESIDENTIAL MULTIFAMILY, MEDIUM DENSITY DISTRICT WITH CONDITIONS  
(SEE LETTER FROM MS. NANCY C. SNOODGRASS, ZONING ADMINISTRATOR, DATED MAY 10, 2005.)  
PROPOSED USE: ASSISTED/INDEPENDENT LIVING  
SITE ACREAGE: 18.503 ACRES (807,187 SQ. FT.)  
MINIMUM LOT AREA REQUIRED: 5,000 SQ. FT.  
MINIMUM FRONTAGE REQUIRED: 30'  
MINIMUM FRONTAGE PROVIDED: 315.15'  
MINIMUM REQUIRED SETBACKS:  
FRONT: 30'  
REAR: 25'  
SIDE YARD: THE MINIMUM WIDTH OF THE COMBINED SIDE YARDS SHALL BE 20 PERCENT OF THE LOT FRONTAGE & AT LEAST, IN NO CASE SHALL A SIDE YARD HAVE A WIDTH OF LESS THAN 4'.  
HEIGHT ALLOWED: 35' (SEE EMAIL FROM MS. NANCY C. SNOODGRASS, ZONING ADMINISTRATOR, CITY OF ROANOKE, VA, DATED JULY 26, 2005, 11:47 A.M.)  
MAXIMUM LOT COVERAGE: 40%  
LOT COVERAGE PROVIDED: 19%

## GENERAL NOTES

- THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT ROANOKE CITY TAX MAP #5180304.
- OWNER/DEVELOPER: VIRGINIA LUTHERAN HOMES, INC. 117 SHERATON DRIVE SALEM, VIRGINIA 24153 ATTN: MR. JAMES M. DOYLE - (540) 582-4441
- THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP, SEE MAP # 516100043D, COMMUNITY PANEL # 510130 0043DATED D, DATED OCTOBER 15, 1993.
- BOUNDARY SURVEY PERFORMED BY LUMSDEN ASSOCIATES, P.C. IN 1997.
- SOURCE OF TOPOGRAPHY & A SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2005.
- NO TITLE REPORT WAS FURNISHED FOR THIS PROPERTY.
- THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE ACCESSED BY PUBLIC ROADS OFFSITE, AND PRIVATE ROADS ONSITE.
- THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY WESTERN VIRGINIA WATER AUTHORITY OFFSITE, PRIVATE UTILITIES ONSITE.

## CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROANOKE STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
- NO SUBSOIL INVESTIGATIONS HAVE BEEN FURNISHED TO THE DESIGNING ENGINEER.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- SEE 2001 VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.
- THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
- NO DEVIATION TO THE DEVELOPMENT PLANS SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPMENT PLANS SHALL BE MADE WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER.
- ANY ALTERATIONS TO THE UTILITY INFRASTRUCTURE, GRADE CHANGES, OR ANY ALIGNMENT CHANGES SHALL REQUIRE A NEW SET OF PLANS SEALED BY THE CONSULTING ENGINEER, AND SHALL REQUIRE APPROVAL BY ROANOKE CITY.
- ALL NECESSARY UTILITY LATERALS ALONG WITH PROVISIONS FOR CONDUITS (I.E. WATER, SEWER, STORM, GAS AND TELEPHONE) WILL BE CONSTRUCTED PRIOR TO THE PLACEMENT OF BASE MATERIAL.
- THE ENTIRE CONSTRUCTION AREA INCLUDING DITCHES AND/OR PAVEMENT IS TO BE BACKFILLED AND SEEDED AT THE EARLIEST POSSIBLE TIME AFTER FINAL GRADING.

## GRADING NOTES

- AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
- TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE.
- FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER.
- FILL MATERIAL SHALL BE PLACED AND COMPACTED IN EIGHT (8) INCH LOOSE LIFTS AND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698, STANDARD PROCTOR. MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTION DENSITY.
- NO SUBSURFACE SOILS INFORMATION HAS BEEN FURNISHED TO THE DESIGNING ENGINEER (LUMSDEN ASSOCIATES, P.C.). A QUALIFIED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF VIRGINIA, SHOULD BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION, SOIL COMPACTION, TESTING, AND OTHER SOIL CHARACTERISTICS. LUMSDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES RESULTING FROM SAME.

## GENERAL NOTES

- WHERE VERTICAL SEPARATION OF CROSSING UTILITIES IS LESS THAN 18" CONCRETE PIERS ARE TO BE PROVIDED FOR STRUCTURAL SUPPORT.
- ALL HOPE PIPE MATERIAL SHALL BE SMOOTH WALL ADS N-12, OR APPROVED EQUAL.
- RELOCATION OR REMOVAL OF OVERHEAD UTILITIES IS TO BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- WATER AND SANITARY SEWER TO HAVE A MINIMUM COVER OF 3 FEET.
- ALL SANITARY SEWER LINE SHALL BE PVC, SDR 35 UNLESS OTHERWISE NOTED.

## ROANOKE CITY FIRE AND RESCUE NOTES

- FIRE SUPPRESSION SYSTEM BY OTHERS.
- FIRE ALARM SYSTEM SHALL HAVE A REMOTE ANNUNCIATOR WITHIN FIVE (5) FEET OF THE MAIN ENTRANCE FOR FIRE DEPARTMENT ACCESS.
- FIRE LANES SHOWN ABOVE ARE TO BE ESTABLISHED AND MARKED IN ROANOKE CITY LOCAL ORDINANCES.
- FIRE LANES SHALL BE MARKED WITH YELLOW PAINT AND SIGNS AT BEGINNING AND END AND AT LEAST EVERY 100 FEET.
- BUILDING SHALL HAVE A "KNOX BOX" INSTALLED FOR ROANOKE CITY FIRE AND RESCUE USE PER SECTION 50.01 OF THE STATEWIDE FIRE PREVENTION CODE.
- A FIRE DEPARTMENT CONNECTION TO THE BUILDING SPRINKLER SYSTEM SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS.
- NEW 6" FIRE WATER LINE TO SERVE PHASE I AND PHASE II ONLY. THE EXISTING BUILDING IS SERVED BY THE EXISTING 6" FIRE WATER LINE.
- "ELECTRICAL SUPERVISION" REQUIRED FOR PIV. SEE ELECTRICAL/MECHANICAL PLAN FOR DETAILS.

## NOTES:

- DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- TC=TOP OF CURB, TP=TOP OF PAVEMENT, TW=TOP OF WALL, BW=BOTTOM OF WALL, FG=FINISHED GROUND, SW=SIDEWALK.
- SEE SHEET C-105 FOR SEWER, WATER, AND STORM DRAIN PROFILES.

## LEGEND

ITEM	EXISTING	PROPOSED
PAVEMENT	---	---
CONCRETE CURB	---	---
STORM DRAIN LINE	---	---
SANITARY SEWER MANHOLE	---	---
SANITARY SEWER LINE	---	---
WATERLINE (DOMESTIC)	---	---
LIGHT POLE	---	---
OVERHEAD ELECTRIC LINE	---	---
OVERHEAD TELEPHONE LINE	---	---
INDEX CONTOURS	---	---
INTERMEDIATE CONTOURS	---	---
UNDERGROUND GAS	---	---
UNDERGROUND COMMUNICATIONS	---	---
WATERLINE (FIRE)	---	---
SPOT ELEVATION	---	---

NO. DATE REVISION

PACKAGE #6: 12/20/05  
PERMIT AND CONSTRUCTION SET

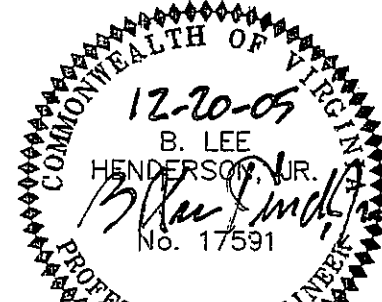
PACKAGE #5: 12/5/05  
FOUNDATION PERMIT SET

PACKAGE #4: 11/15/05  
SITE DEVELOPMENT SUBMISSION

PACKAGE #3: 11/18/05  
85% CONSTRUCTION DOC. SET

PACKAGE #2: 19/16/05  
DESIGN DEVELOPMENT SET

PACKAGE #1: 6/30/05  
SCHEMATIC DESIGN SET



PERKINS EASTMAN ARCHITECTS P

1100 LIBERTY AVE  
PITTSBURGH, PA 15222-42

Owner:  
VIRGINIA LUTHERAN HOMES, INC.  
117 SHERATON DRIVE  
SALEM, VA 24153 TEL 540-582-5443

Civil / Site  
LUMSDEN ASSOCIATES  
4664 BRAMBLETON AVENUE  
ROANOKE, VA 24018 TEL 540-774-4411

Structural:  
DAY & KINDER CONSULTING ENGINEERS  
3236 ELECTRIC ROAD, BUILDING C  
ROANOKE, VA 24018 TEL 540-774-5705

M/E/P  
LAWRENCE PERRY & ASSOCIATES  
304 W CHURCH STREET  
ROANOKE, VA 24025 TEL 540-342-1816

Landscaper:  
DAN CHITWOOD DESIGN  
PO BOX 20912  
ROANOKE, VA 24018 TEL 540-989-9040

GENERAL CONTRACTOR:  
LIONBERGER CONSTRUCTION  
5603 STARKEY ROAD  
PO BOX 20028  
ROANOKE, VA 24018 TEL 540-989-5301

PROJECT TITLE:

## BRANDON OAKS PHASE ONE- ADDITION & RENOVATIONS

3804 BRANDON AVE.  
ROANOKE, VA 24018

PROJECT NO: 19412

DRAWING TITLE:

## DIMENSIONAL LAYOUT

SCALE: 1"=30'

# C-103

PACKAGE #6  
PERMIT AND CONSTRUCTION SET  
12/20/2005