

DATE: APRIL 17, 2006

JUNE 5, 2006

REVISIONS

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ADDITION AND RENOVATIONS FOR
COVENANT PRESBYTERIAN CHURCH
1681 DEYERLE ROAD, ROANOKE, VA

DIMENSIONAL
LAYOUT
AND UTILITY
PLAN

COMMONWEALTH OF VIRGINIA
6.5.06
JEFFREY D. KRAJNICK
Architect
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COMMISSION No.

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SHEET

SP-2

No. 7 of 81

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SITE DATA

DISTURBED AREA DUE TO CONSTRUCTION: 37,700 SF. +/-
HEIGHT OF NEW BUILDING: 19 FT.
EXIST. BUILDING FOOTPRINT AREA: 11,845 SF. +/-
PROPOSED BUILDING ADDITION FOOTPRINT AREA: 8,930 SF. +/-
TOTAL POST CONSTRUCTION BUILDING FOOTPRINT AREA: 20,575 SF. +/-
EXISTING PAVEMENT/CONCRETE AREA: 99,550 SF. +/-
POST CONSTRUCTION DECREASE OF PAVEMENT/CONCRETE AREA: 15,650 SF. +/-
TOTAL POST-CONSTRUCTION PAVEMENT/CONCRETE AREA: 83,900 SF. +/-
EXISTING IMPERVIOUS AREA: 111,195 SF. +/-
POST CONSTRUCTION IMPERVIOUS AREA: 104,475 SF. +/-
POST CONSTRUCTION IMPERVIOUS SURFACE RATIO:
REQUIRED: 80%
PROVIDED: 104,475 SF. / 263,973 SF. = 39.58%

PARKING REQUIREMENT:

PARKING REQUIRED: 1 SPACE/4 SEATS OR 6 LF. OF BENCH SEATING IN PRINCIPAL PLACE OF WORSHIP
PARKING REQUIRED: 500 SEATS / 4 = 125 SPACES
POST CONSTRUCTION PARKING PROVIDED: EXISTING SPACES = 231 SPACES
SPACES LOST = 57 SPACES
POST CONSTRUCTION PARKING TOTAL: 174 SPACES
POST CONSTRUCTION PARKING TOTALS: STANDARD SPACES = 166 SPACES
HANDICAP SPACES = 8 SPACES
TOTAL SPACES = 174 SPACES

NOTES:

ALL OUTSIDE MECHANICAL EQUIPMENT SHALL BE SCREENED AND/OR LANDSCAPED
CONTRACTOR TO COORDINATE WITH RESPECTIVE UTILITY COMPANIES FOR ROUTING OF ELECTRIC, TELEPHONE, CABLE AND GAS SERVICES TO THE NEW BUILDING.
ANY NEW CHURCH SIGNS WILL REQUIRE A SEPARATE SIGN PERMIT FROM ROANOKE CITY, PRIOR TO INSTALLATION.

UTILITY NOTES

CONTACT MR. JAMIE MORRIS WITH THE WESTERN VIRGINIA WATER AUTHORITY AT 853-1588, AT LEAST 2 WORKING DAYS PRIOR TO MAKING THE WATERLINE TAP
ALL NEW WATERLINES, VAULTS, METERS, FIRE HYDRANTS & VALVES SHALL BE INSTALLED IN ACCORDANCE WITH STANDARDS AND REGULATIONS AS SET FORTH IN THE LATEST EDITION OF THE WESTERN VIRGINIA WATER AUTHORITY WATER AND WASTEWATER RULE AND REGULATIONS.

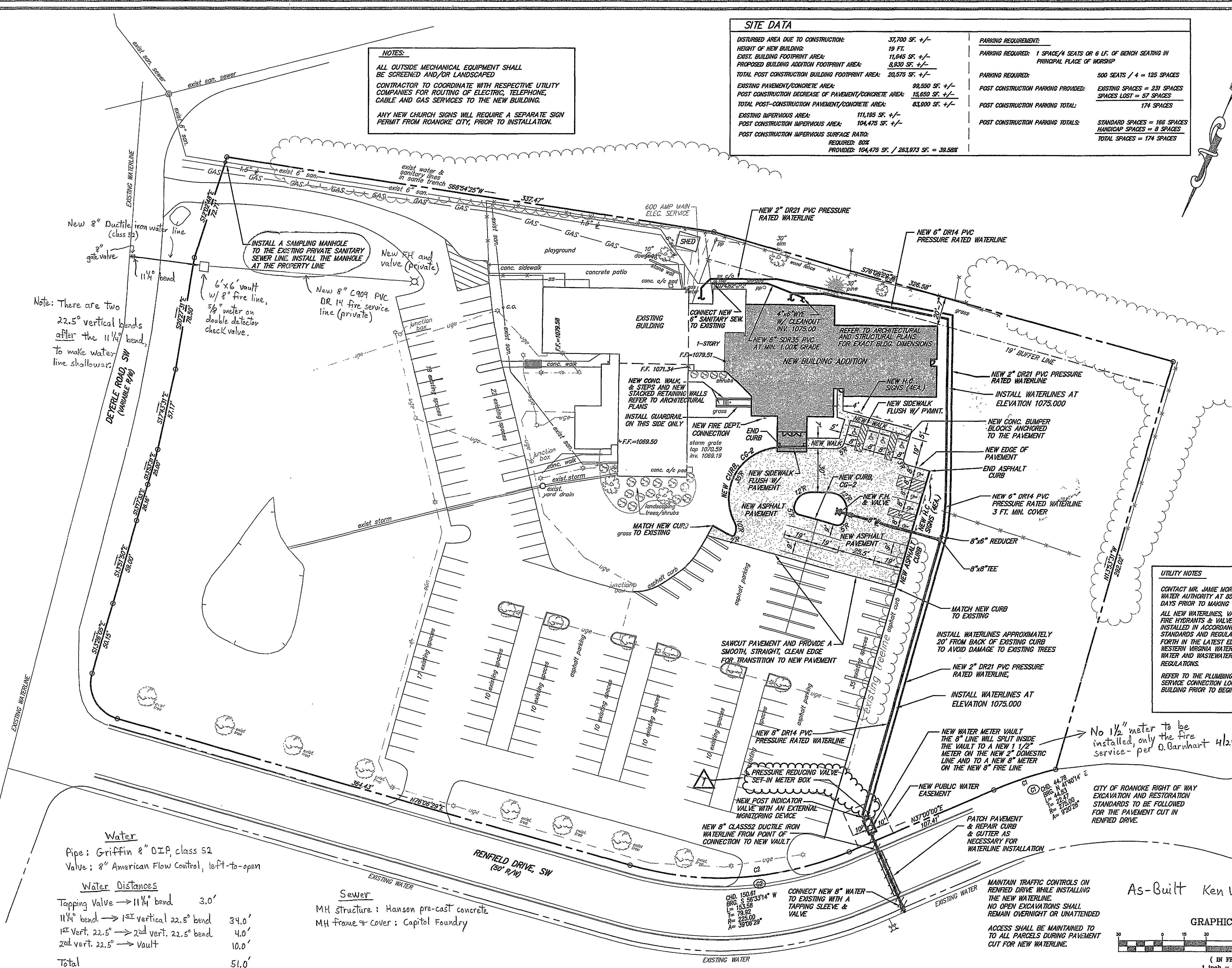
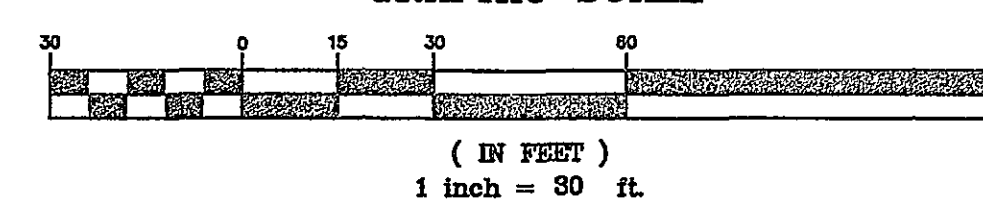
REFER TO THE PLUMBING PLANS FOR UTILITY SERVICE CONNECTION LOCATIONS AT THE BUILDING PRIOR TO BEGINNING SITE INSTALLATION

No 1 1/2" meter to be installed, only the fire service - per D. Barnhart 4/24/07

CITY OF ROANOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS TO BE FOLLOWED FOR THE PAVEMENT CUT IN RENFIELD DRIVE.

As-Built Ken Winslow 5/29/07

GRAPHIC SCALE



Water

Pipe: Griffin 8" OIP, class 52
Valve: 8" American Flow Control, left-to-open

Water Distances

Tapping Valve → 11 1/4" bend	3.0'
11 1/4" bend → 1st vert. 22.5° bend	34.0'
1st vert. 22.5° → 2nd vert. 22.5° bend	4.0'
2nd vert. 22.5° → Vault	10.0'
Total	51.0'

Sewer

MH Structure: Hanson pre-cast concrete
MH Frame & Cover: Capitol Foundry