

STANDARD CITY OF ROANOKE 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 CITY OF ROANOKE DEPARTMENT OF ZONING AND DEVELOPMENT (540) 853-1730 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 OF ROANOKE (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE MADE 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. THE SIZE AND COMPOSITION OF THE CONSTRUCTION ENTRANCE SHALL BE DETERMINED BY THE CITY OF ROANOKE SITE PLAN INSPECTOR.

STREETS TO REMAIN CLEAN: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE 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 ON CONSTRUCTION BEING MADE.

FINAL ACCEPTANCE/CITY: THE DEVELOPER OR CONTRACTOR MAY BE REQUIRED TO FURNISH THE CITY OF ROANOKE WITH A SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

NOTICE: ALL LANDOWNERS, DEVELOPERS, AND CONTRACTORS FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED ABOVE MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

GENERAL CONSTRUCTION NOTES

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE.

THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF ROANOKE ENGINEERING DIVISION IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- INSTALLATION OF APPROVED EROSION CONTROL DEVICES.
- CLEARING AND GRUBBING.
- SUBGRADE EXCAVATION.
- INSTALLING STORM SEWERS OR CULVERTS.
- INSTALLING CURB AND GUTTER FORMS.
- PLACING CURB AND GUTTER.
- PLACING GRAVEL BASE.
- PLACING ANY ROADWAY SURFACE.

MEASURES TO CONTROL EROSION AND SILTATION MUST BE PROVIDED FOR PRIOR TO PLAN APPROVAL. PLAN APPROVAL IN NO WAY RELIEVES THE DEVELOPER OR CONTRACTOR OF THE RESPONSIBILITIES CONTAINED IN EROSION AND SILTATION CONTROL POLICIES.

FIELD CONSTRUCTION SHALL HONOR PROPOSED DRAINAGE DIVIDES AS SHOWN ON PLANS.

ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION LIMITS OF THE ROADWAY BEFORE PLACING EMBANKMENT.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT THE JOB SITE.

ALL SPRINGS SHALL BE CAPPED AND PIPED TO THE NEAREST STORM SEWER OR NATURAL WATERCOURSE. THE PIPE SHALL BE MINIMUM OF 6" DIAMETER AND CONFORM TO VDOT STANDARD SB-1.

CONSTRUCTION DEBRIS SHALL BE CONTAINED IN ACCORDANCE WITH THE VIRGINIA LITTER CONTROL ACT. NO LESS THAN ONE LITTER RECEPTACLE SHALL BE PROVIDED ON-SITE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE STREETS ARE IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.

THE DEVELOPER AND/OR CONTRACTOR SHALL SUPPLY ALL UTILITY COMPANIES WITH COPIES OF APPROVED PLANS, ADVISING THEN THAT ALL GRADING AND INSTALLATION SHALL CONFORM TO APPROVED PLANS.

CONTRACTORS SHALL NOTIFY UTILITIES OF PROPOSED CONSTRUCTION AT LEAST TWO, BUT NOT MORE THAN TEN WORKING DAYS IN ADVANCE. AREA PUBLIC UTILITIES MAY BE NOTIFIED THROUGH MISS UTILITY AT (800) 552-7001.

ALL WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF ROANOKE INSPECTORS.

GRADE STAKES SHALL BE SET FOR ALL CURB AND GUTTER, AND STORM SEWER.

LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS, AS SHOWN BY AVAILABLE RECORDS, AND AS LOCATED BY THE UTILITY LOCATOR SERVICE. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.

THE SITE WORK AND LANDSCAPING CONTRACTOR(S) SHALL COMPLY WITH LOCAL CODES IN OBSERVING EROSION CONTROL MEASURES, BOTH ON AND OFF THE SITE. REFER TO THE VIRGINIA UNIFORM CODING SYSTEM CONTAINED IN THE VIRGINIA SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, FOR DETAILS AND SPECIFICATIONS OF EROSION CONTROL ITEMS SHOWN ON THESE PLANS.

ALL EARTHWORK, PAVING, STORM DRAIN CONSTRUCTION & INSTALLATION, CONCRETE INSTALLATION, PAVING AND RELATED PHYSICAL IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

ALL WORK WITHIN THE RIGHT-OF-WAY FOR COLONIAL AVENUE, EXCLUSIVE OF THE SANITARY SEWER PIPING, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION NOTES IDENTIFIED ON THIS SHEET.

G.C. SHALL DISPOSE ALL CLEARING AND GRUBBING DEBRIS, EXCLUDING TOPSOIL, OFF-SITE TO AN APPROVED AREA.

ENGINEER'S NOTES

CALDWELL WHITE ASSOCIATES ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF PLANS OR FOR INFORMATION ON PLANS UNTIL SUCH PLANS HAVE BEEN APPROVED BY THE REQUIRED PUBLIC AGENCIES.

ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE DEVELOPER.

CALDWELL WHITE ASSOCIATES DOES NOT GUARANTEE THE COMPLETION OR QUALITY OF PERFORMANCE OF THE CONTRACTS OR THE COMPLETION OR QUALITY OF PERFORMANCE OF CONTRACTS BY SUBCONTRACTORS OR OTHER THIRD PARTIES.

SOURCE OF TOPOGRAPHIC MAPPING IS FIELD SURVEY BY CALDWELL WHITE ASSOCIATES DATED Oct. 2002 and AERIAL MAPPING PROVIDED BY THE CITY OF ROANOKE.

BOUNDARY INFORMATION PROVIDED BY PLAT FOR GRACE COVENANT CHURCH, DATED JULY 27, 1998 AND PREPARED BY LUMSDEN ASSOCIATES, P.C.

THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT THE JOB SITE.

ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK SHOWN AND SHALL BE VERIFIED BY THE GENERAL CONTRACTOR.

LOCATION OF UNDERGROUND UTILITIES IS BASED ON A FIELD SURVEY AND AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING ANY ADDITIONAL CONSTRUCTION.

REVISIONS				
Designed By:	No.	Date	Remarks	By
J.V.J.	1	2/3/03	PER CITY OF ROANOKE 1st REVIEW	J.J.
Checked by:				
F.B.C.				
Date:				
Dec. 30, 2002				
W.O. #				
02-0122				
N.B. #				
Yes #8				

APPROVED:

AGENT - CITY OF ROANOKE
PLANNING COMMISSION

DATE

CITY ENGINEER - CITY OF
ROANOKE, VIRGINIA

DATE

SHEET INDEX

SHEET

TITLE

C-1
C-2
C-3
C-4

TITLE SHEET
DIMENSIONAL PLAN
GRADING & UTILITY PLAN
SOIL EROSION PLAN & DETAILS

ANY VARIATION FROM THE APPROVED PLANS MUST
BE APPROVED BY THE CITY OF ROANOKE

LEGEND

ABBREVIATIONS

AH/FH	ARROW HEAD TOP OF FIRE HYDRANT	MH	MANHOLE
APPROX	APPROXIMATE	MIN	MINIMUM
ASPH	ASPHALT	MON	MONUMENT
BC	BOTTOM OF CURB	NBL	NORTH BOUND LANE
BIT	BITUMINOUS	PROP	PROPOSED
BLDG	BUILDING	PUE	PUBLIC UTILITY EASEMENT
BLK	BLOCK	P/MT	PAVEMENT
BM	BENCHMARK	R	RADIUS
BW	BOTTOM OF WALL	RT	RIGHT
CB	CINDER BLOCK	R/W	RIGHT OF WAY
C&G	CURB & GUTTER	REQD	REQUIRED
CMP	CORRUGATED METAL PIPE	RR	RAILROAD
CNC	CONCRETE	RYS	REAR YARD SETBACK
COR	CORNER	SAW	SANITARY
DBL	DOUBLE	SBL	SOUTH BOUND LANE
DEFL	DEFLECTION	SD	STORM DRAIN
DI	DROP INLET	SECT	SECTION
DI	DIAMETER	SE	SLOPE EASEMENT
DE	DRAINAGE EASEMENT	SS	SANITARY SEWER
EBL	EAST BOUND LANE	SSE	SANITARY SEWER EASEMENT
ELEC	ELECTRIC	STA	STATION
ELEV	ELEVATION	STD	STANDARD
ENTR	ENTRANCE	STO	STORAGE
EP	EDGE OF PAVEMENT	SYS	SIDE YARD SETBACK
EW	ENDWALL	TBM	TEMPORARY BENCHMARK
EXIST	EXISTING	TC	TOP OF CURB
FIN	FOUNDATION	TEL	TELEPHONE
FF	FINISHED FLOOR	TRANS	TRANSFORMER
FG	FINISH GRADE	TW	TOP OF WALL
GC	GENERAL CONTRACTOR	TYP	TYPICAL
HPT	HIGH POINT	VT	VIRGINIA DEPARTMENT OF TRANSPORTATION
INV	INVERT	VERT	VERTICAL
IP	IRON PIN	WBL	WEST BOUND LANE
LT	LEFT	Y	YARD
NBL	NORTH BOUND LANE		

SYMBOLS

EXISTING	NEW	
100.5	100.5	SPOT ELEVATION
100	100	CONTOURS
8"SS	8"SS	SANITARY SEWER LINE
4"w	4"w	WATERLINE
8" conc	8" conc	STORM DRAIN
2"g	2"g	GAS LINE
e	e	OVERHEAD ELECTRIC LINE
t	t	OVERHEAD TELEPHONE LINE
catv	catv	OVERHEAD CABLE TELEVISION LINE
ut	ut	UNDERGROUND TEL OR ELEC LINE
ue	ue	WATER OR GAS METER
val	val	VALVE
fh	fh	FIRE HYDRANT
c.o.	c.o.	MANHOLE
c.o.	c.o.	CLEANOUT
drop	drop	DROP INLET (CURB OR GRATE)
u.p.	u.p.	UTILITY POLE, GUY & ANCHOR
ditch	ditch	DITCH OR SWALE
centerline	centerline	CENTERLINE OR BASELINE
prop	prop	PROPERTY LINE
traverse	traverse	SURVEY TRAVERSE POINT
deflection	deflection	DEFLECTION ANGLE
direct	direct	DIRECT ANGLE
lighting	lighting	YARD LIGHTING
hydrant	hydrant	YARD HYDRANT
well	well	WELL
benchmark	benchmark	BENCHMARK
fence	fence	FENCE
tree	tree	TREE LINE
railroad	railroad	RAILROAD
handicapped	handicapped	HANDICAPPED SPACE

DEVELOPMENT PLAN APPROVED

Agent, Planning Commission: *P. Brian Townsend* Date: 2/24/03
Development Engineer: *John H. Smith* 2/21/03
City Administrator: *Samuel J. Perry* 2-21-03
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.

GRACE COVENANT CHURCH
NEW SANCTUARY BUILDING

Name of
Site Plan

Location

SITUATE 756 PETERS CREEK ROAD
CITY OF ROANOKE, VIRGINIA

Owner

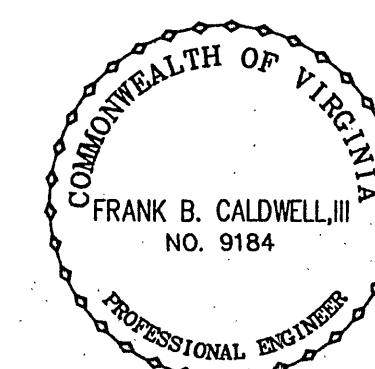
GRACE COVENANT CHURCH
756 PETERS CREEK ROAD, N.W.
ROANOKE, VIRGINIA

Contractor

SAME AS OWNER

CITY OF ROANOKE TAX PARCEL No. 6030111

Water prop. pvt. Well
prop. ss. lat. & mt.
17' thick rest gss. planning building and development
FEB 06 2003
CITY OF ROANOKE



CWA
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ENGINEERS / SURVEYORS / PLANNERS
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