

SITE SUMMARY:

OWNER: GRANDIN COURT BAPTIST CHURCH
2660 BRAMBLETON AVE. S.W.
ROANOKE, VA 24018
540-774-1684

DEVELOPER: GRANDIN COURT BAPTIST CHURCH
2660 BRAMBLETON AVE. S.W.
ROANOKE, VA 24018
540-774-1684

TAX MAP NUMBER: 156-10-21
156-10-25
156-10-28

MIN. LOT SIZE: N/A
MAX. LOT SIZE: 5 AC.
APPROX. 3.16 AC.-TOTAL FOR PARCELS LISTED BELOW
(TM#S: 1561019,1561020,1561021,1561028,1561025,1561011,1561010,1561012)

ZONING: IN, INSTITUTIONAL

MINIMUM LOT FRONTAGE REQUIRED: 100'
APPROX. 1096 FT.-TOTAL FOR PARCELS LISTED BELOW
(TM#S: 1561019,1561020,1561021,1561028,1561025,1561011,1561010,1561012)

SETBACKS: CORNER LOT

FRONT YARD: 20' MIN. / 40' MAX.
(SAME AS ADJACENT ZONING: R7)
(10' MIN. ON SWEETBRIER FRONTAGE)
SIDE YARD: 10' MIN.
REAR YARD: 10' MIN.

MAXIMUM FLOOR AREA RATIO: N/A

PARKING: EXISTING PARKING AREAS PROVIDED FOR PLACE OF WORSHIP

IMPERVIOUS SURFACE RATIO, MAXIMUM: 80%
PROVIDED: 56%
TOTAL AREA: 3.16 AC.
IMPERVIOUS AREA: 1.77 AC.
(TM#S: 1561019,1561020,1561021,1561028,1561025,1561011,1561010,1561012)

EXISTING USE: PLACE OF WORSHIP
PROPOSED USE OF ADDITION: PLACE OF WORSHIP

HEIGHT OF PROPOSED ADDITION: 33'
MAXIMUM HEIGHT ALLOWED: 40'

- NOTE:**
1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE CITY, & WWA.
 2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
 3. ALL RADII ARE 4.5' UNLESS OTHERWISE NOTED ON PLANS.
 4. ALL UTILITIES INCLUDING ELECTRICAL SERVICE SHALL BE INSTALLED UNDERGROUND.
 5. THE PEDESTRIAN HANDRAIL SHALL BE PROVIDED ALONG THE TOP OF THE RETAINING WALL.
 6. THE RETAINING WALL SHALL BE DESIGNED AND SUBMITTED TO THE CITY OF ROANOKE FOR REVIEW AND APPROVAL.
 7. ALL MECHANICAL UNITS SHALL BE SCREENED FROM VIEW WITH EVERGREEN SHRUB LANDSCAPING AS SHOWN.
 8. G.C. SHALL COORDINATE WITH AEP TO PROVIDE STABILIZATION DURING INSTALLATION OF CONC. WALK AND CURB ADJACENT TO EXISTING UTILITY POLES.
 9. THE CHURCH WILL CONTINUE TO UTILIZE CAN PICK UP SERVICE.

ROOF LEADER NOTE:

1. THE DOWNSPOUTS FROM THE PROPOSED BUILDING SHALL BE CONNECTED TO THE 10" SDR-35 ON-SITE STORM DRAINAGE SYSTEM. THE LEADERS SHALL BE CONNECTED WITH A 10" SDR-35 PIPE AND TIED DIRECTLY INTO THE STORMWATER CONVEYANCE SYSTEM.
2. SEE ARCHITECTURALS FOR DETAILS ON THE CONNECTIONS TO THE BUILDING DOWNSPOUTS

FIRE HYDRANT FLOW NOTE:

CALCULATED FLOWS FROM PROPOSED HYDRANT
STATIC: 93 PSI
RESIDUAL: 79 PSI
FIRE FLOW: 2,500 GPM +

SANITARY SEWER CONNECTION:

THE G.C. SHALL SAW CUT THE EXISTING PAVEMENT REQUIRED TO PERFORM THE PROPOSED SANITARY CONNECTION. THE G.C. IS RESPONSIBLE FOR THE TRAFFIC CONTROL, THE OPEN EXCAVATION, AND ANY SHORING/BRACING REQUIRED BY O.S.H.A. STANDARDS. THE OPEN EXCAVATION SHALL BE BACKFILLED TO WWA SPECIFICATIONS AND THE DRIVE AISLE SHALL BE REPAIRED AND THE PAVEMENT SECTION REPLACED TO MATCH THE EXISTING PAVEMENT SECTION.

THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR THE MANHOLE CORE TO EXISTING MANHOLE AND THE WWA INSPECTOR NEEDS TO BE CONTACTED PRIOR TO CORE DRILLING THE EX. MANHOLE. CONTACT # JS-540-853-5698. THE CONNECTION SHALL HAVE A FLEXIBLE BOOT INSTALLED WITH THE NEW LATERAL.

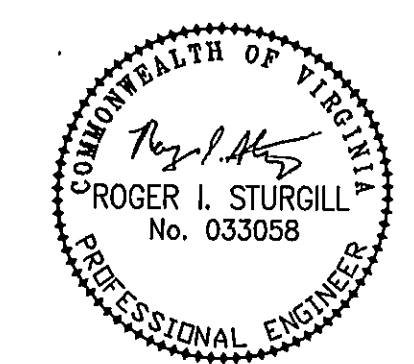
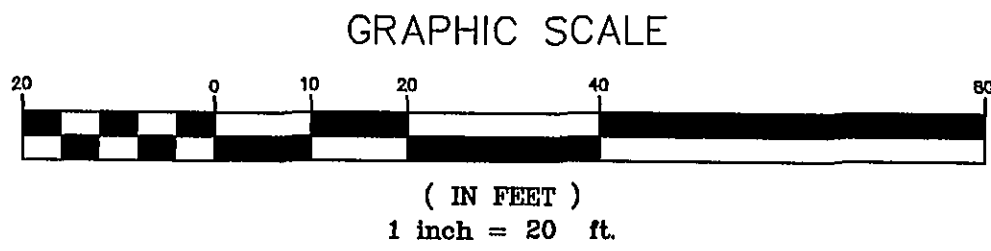
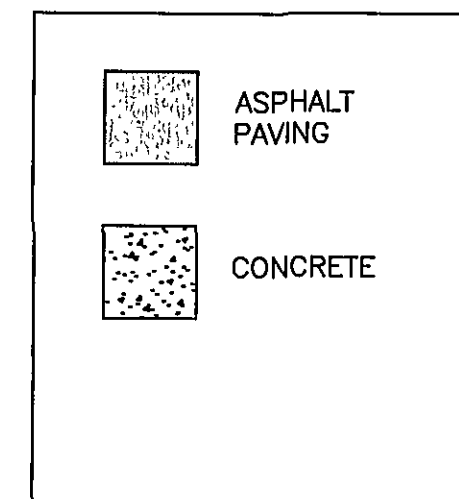
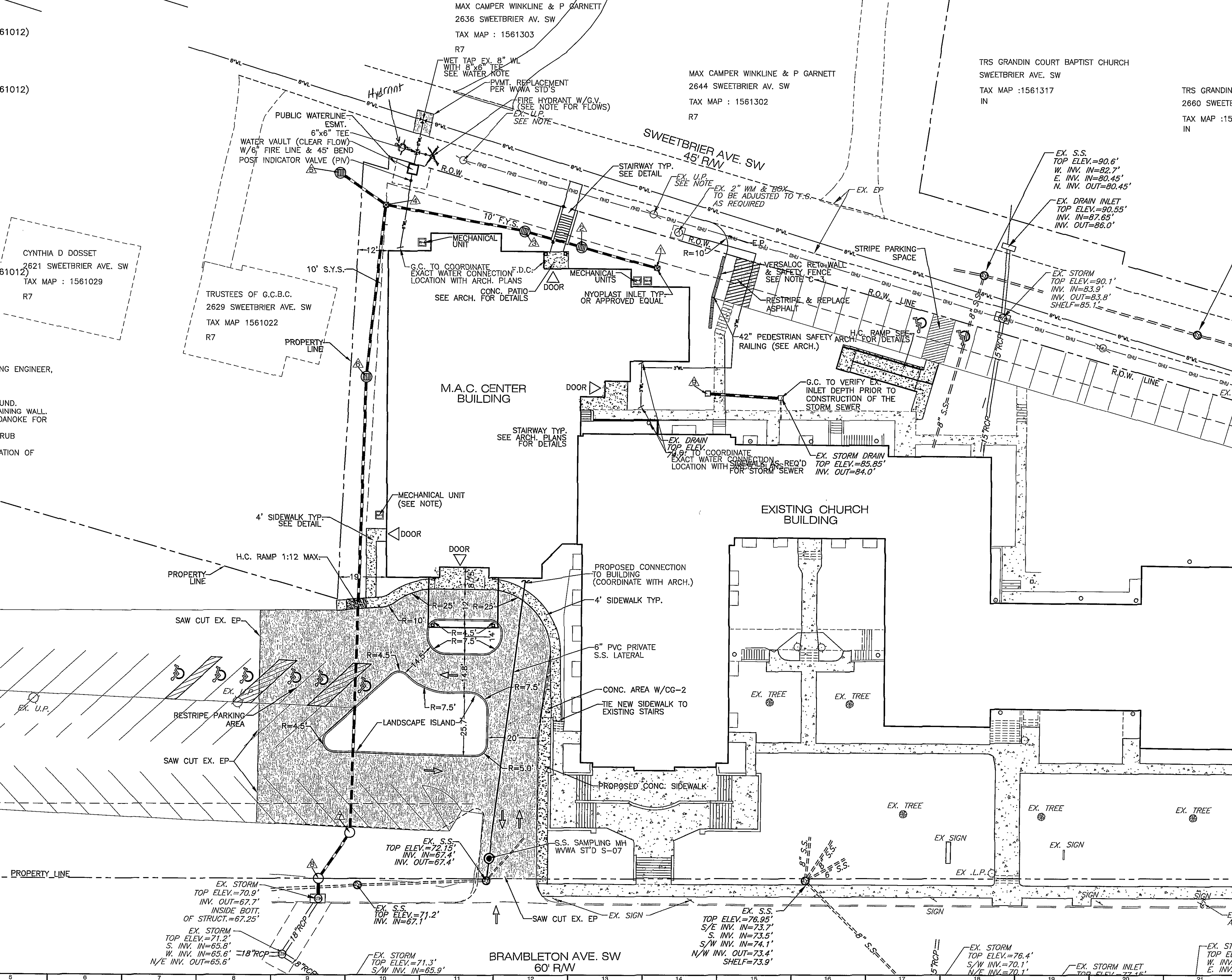
EX. WATER SERVICE NOTES:

THE G.C. SHALL IDENTIFY THE LOCATION AND ELEVATION OF THE EXISTING WATER LATERAL SERVICE LINES TO THE EXISTING BUILDING. THE G.C. SHALL COORDINATE WITH THE WWA AND MECHANICAL CONTRACTOR AS REQUIRED WHEN THE EXISTING LATERAL SERVICE WILL BE REQUIRED TO BE RELOCATED FOR THE CONSTRUCTION OF THE NEW BUILDING ADDITION AND WATER VAULT.

SPRINKLER SERVICE/FIRE HYDRANT NOTES:

PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY, THE GENERAL CONTRACTOR SHALL PREPARE A TRAFFIC PLAN AND ACQUIRE APPROVAL FROM ROANOKE CITY AS REQUIRED. UPON RECEIVING APPROVAL, THE G.C. SHALL COORDINATE WITH THE W.V.W.A. TO PREPARE THE PROPOSED 8" WET TAP. THE G.C. IS RESPONSIBLE FOR THE TRAFFIC CONTROL, THE OPEN EXCAVATION, AND ANY SHORING/BRACING REQUIRED BY O.S.H.A. STANDARDS. THE CONTRACTOR SHALL FURNISH AND INSTALL 8" TAPPING SLEEVE AND VALVE, TAP TO BE MADE BY THE WWA. UPON COMPLETION OF W.V.W.A. RESPONSIBILITIES, THE G.C. SHALL BACKFILL THE OPEN CUT IN COMPLIANCE WITH WWA DETAIL W-25. THE SAW CUT INTO THE EXISTING TRAVEL LANES WILL REQUIRE LANE CLOSURES. ALL WORK SHALL CONFORM TO THE VIRGINIA WORK AREA PROTECTION MANUAL. THE OPEN EXCAVATION SHALL BE BACKFILLED TO WWA SPECIFICATIONS AND THE DRIVE AISLE SHALL BE REPAIRED AND THE PAVEMENT REPLACEMENT SECTION SHALL MATCH THE EXISTING PAVEMENT SECTION OF SWEETBRIER AVENUE.

NOTE: ALL WATERLINE LOCATED OUTSIDE OF THE PUBLIC WATERLINE EASEMENTS ARE PRIVATE.



1208 Corporate Circle
Roanoke, Virginia 24018
Phone: 540/772-9580
FAX: 540/772-9050

501 Branchway Road
Richmond, Virginia 23296
Phone: 804/784-0571
FAX: 804/784-0555

880 Technology Park Drive
Suite 200
Cheney, Virginia 23029
Phone: 804/563-0132
FAX: 804/563-0133

448 Peppers Ferry Road, NW
Cheney, Virginia 24073
Phone: 840/381-4290
FAX: 840/381-4281

1561 Commerce Road
Suite 401
Verona, Virginia 24482
Phone: 540/248-3220
FAX: 540/248-3221

GRANDIN COURT BAPTIST CHURCH
MAC CENTER ADDITION
LAYOUT & UTILITY PLAN
CITY OF ROANOKE, VIRGINIA

DRAWN BY: BTC
DESIGNED BY: BTC
CHECKED BY: SMH
DATE: 6-4-07
REVISIONS:
7-3-07
8-24-07
10-30-07

SCALE: 1"=20'

SHEET NO.
C-3
JOB NO.
R0500329.00