

NOTES:

ELECTRIC, CABLE AND TELEPHONE SERVICES ARE TO BE PROVIDED UNDERGROUND TO THE NEW BUILDING REFER TO PLUMBING PLANS FOR UTILITY SERVICE CONNECTION LOCATIONS AT THE BUILDING PRIOR TO BEGINNING SITE INSTALLATION.

2 1/2" DOMESTIC WATERLINE TO BE TYPE K COPPER.
6" FIRE WATERLINE TO BE CLASS 52 DUCTILE IRON.

SEWER LINES, WATER LINES AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND REGULATIONS AS SET FORTH BY THE CITY OF ROANOKE UTILITY DEPT.

A MINIMUM COVER OF 36" IS REQUIRED OVER THE PROPOSED WATER LINE.

ALL OUTSIDE MECHANICAL EQUIPMENT SHALL BE SCREENED AND/OR LANDSCAPED

ALL EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS. THE LIGHTING INTENSITY AT ADJOINING PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES. REFER TO SITE ELECTRICAL PLANS FOR LOCATION AND TYPE OF SITE LIGHTING & WIRING

ALL EXTERIOR SIGNS SHALL BE SIZED AND LOCATED ON-SITE PER ROANOKE CITY'S SIGN ORDINANCE.

DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND/OR EDGE OF PAVEMENT

CONNECT NEW 6" W. TO EXIST. 8" W. WITH A 8"x6" TEE & VALVE. CONTRACTOR SHALL COORDINATE WITH THE CITY OF ROANOKE. CITY OF ROANOKE WILL MAKE THE LIVE TAP.

LOT COVERAGE

LOT COVERAGE CANNOT EXCEED 40%

EXISTING BUILDING = 8,410 SF.

NEW BUILDING = 9,802 SF.

TOTAL = 18,212 SF.

LOT AREA = 161,607 SF.

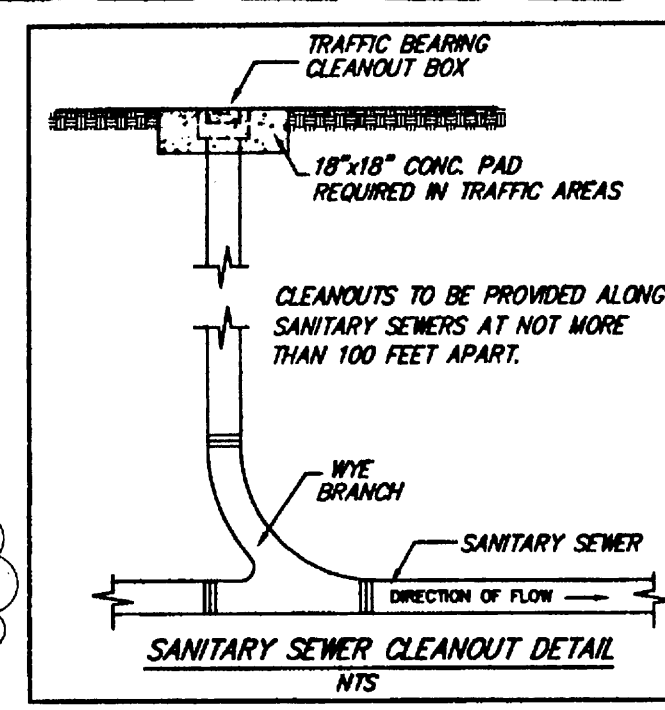
LOT COVERAGE = 18,212 SF./161,607 SF. = 11.27%

THREE STREET OPENING PERMITS REQUIRED FOR:

1. WATERLINE CONNECTION
2. SANITARY SEWER CONNECTION
3. NEW SITE ENTRANCE CONSTRUCTION

CONNECT NEW 6" SANITARY SEWER LATERAL TO EXIST. SAN. SEWER WITH A NEW MANHOLE. COORDINATE CONNECTION WITH CITY OF ROANOKE. TOP 94.05 INV. (IN) NEW 6" SEWER 89.80 INV.(OUT) 89.34

NEW ROANOKE CITY STANDARD COMMERCIAL ENTRANCE, WIDTH = 24' RADIUS = 7.5'



ORDER OF THE BOARD OF ZONING APPEALS, APPEAL NO.: 75-01V-A
IT IS THEREFORE ORDERED THAT THE VARIANCE REQUEST TO PROVIDE FOR CONSTRUCTION OF AN ADDITION TO THE EXISTING CHURCH TO BE 52 FEET IN HEIGHT IN LIEU OF THE MAXIMUM THIRTY-FIVE (35) FOOT HEIGHT RESTRICTION AT THIS LOCATION, SUBJECT TO THE PROJECT BE DEVELOPED IN SUBSTANTIAL CONFORMANCE TO THE PLANS PREPARED BY HUGHES ASSOCIATES ARCHITECTS, DATED NOVEMBER 28, 2001, AND AS SUBMITTED DURING THE PUBLIC HEARING, BE GRANTED.

DATE: 10-30-01
REVISIONS:
12-19-01
02-01-02
03-12-02

HUGHES ASSOCIATES ARCHITECTS
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www.HughesArchitects

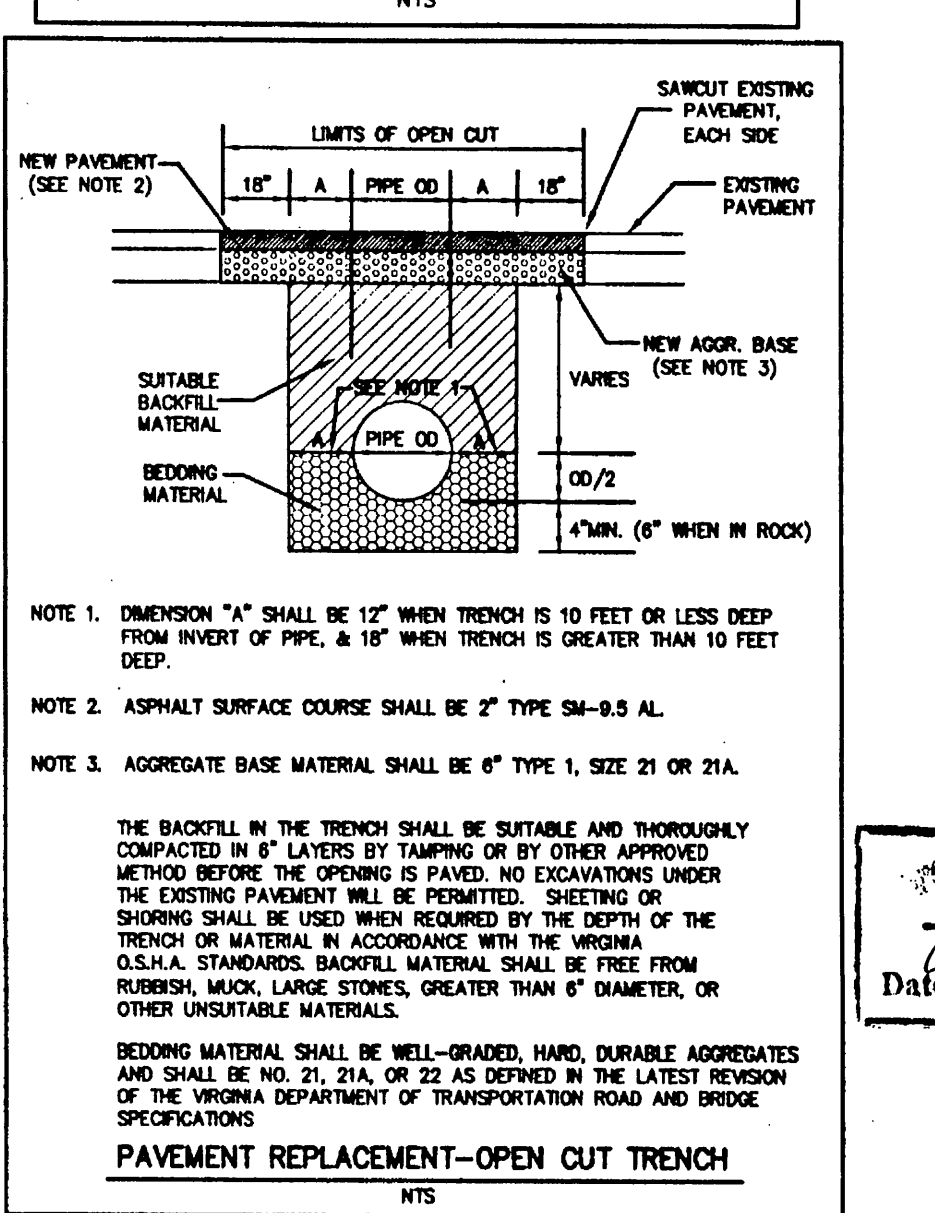
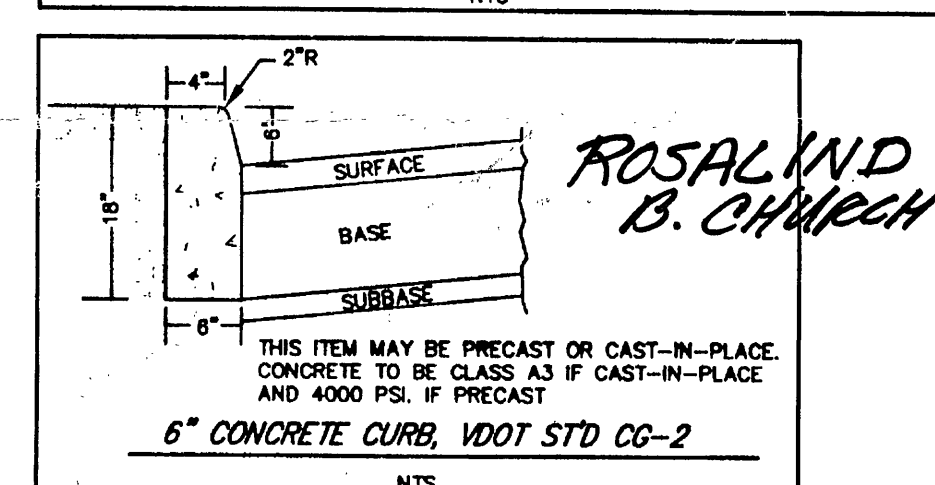
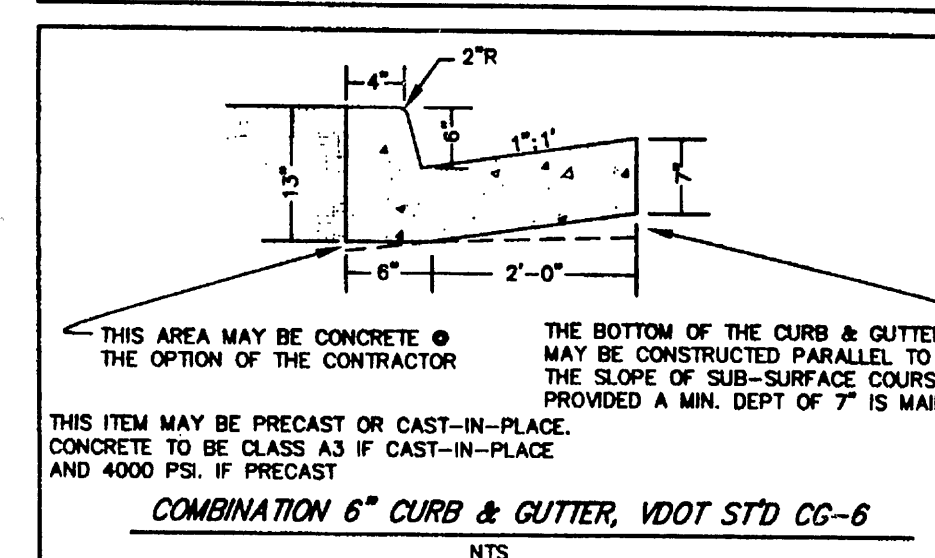
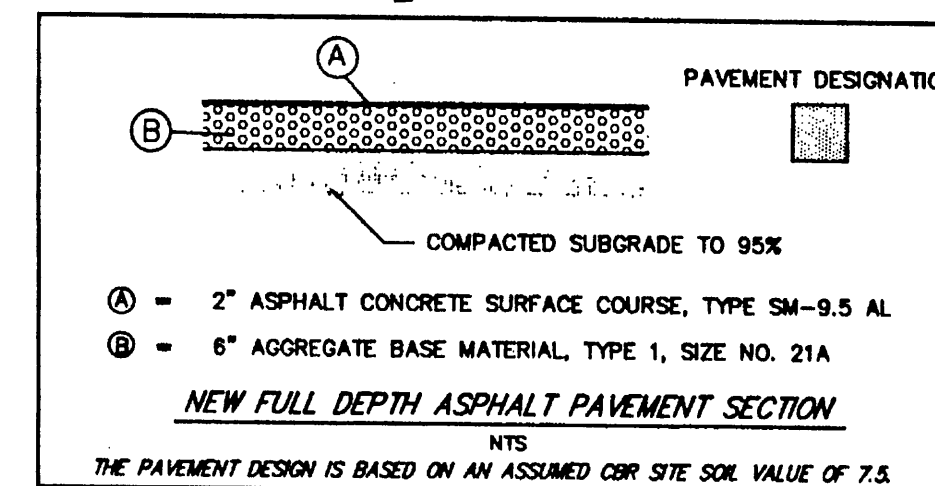
ADDITIONS & RENOVATIONS TO
ROSALIND HILLS
BAPTIST CHURCH

DIMENSIONAL
LAYOUT
& UTILITY
PLAN

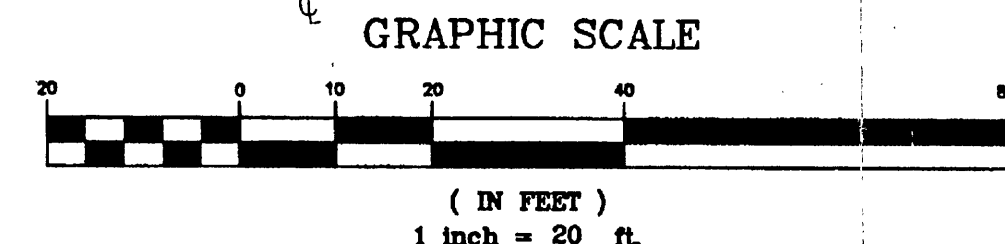
PROVED
DATE: 1/1/02
NOT FOR
CONSTRUCTION
FOR COORDINATION

COMMISSION No.
18045.01
SHEET
SP-3
No. 3 of 4
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HUGHES ASSOCIATES ARCHITECTS
A PROFESSIONAL CORPORATION

BOUNDARY & TOPOGRAPHIC SURVEY
OF
ROSALIND HILLS BAPTIST CHURCH
DB. 937, PG. 291
TAX MAP 1620109, ZONED RM-2
3.71 ACRES
LABURNUM AVE., ROANOKE CITY, VA
PERFORMED BY
PIERSON ENGINEERING AND SURVEYING
1332 ROANOKE ROAD
DALEVILLE, VIRGINIA
TEL. (540) 966-3027



NOTE 1. DIMENSION "A" SHALL BE 12" WHEN TRENCH IS 10 FEET OR LESS DEEP FROM INVERT OF PIPE, & 16" WHEN TRENCH IS GREATER THAN 10 FEET DEEP.
NOTE 2. ASPHALT SURFACE COURSE SHALL BE 2" TYPE SM-9.5 AL.
NOTE 3. AGGREGATE BASE MATERIAL SHALL BE 6" TYPE 1, SIZE 21 OR 21A.
THE BACKFILL IN THE TRENCH SHALL BE SUITABLE AND THOROUGHLY COMPACTED IN 6" LAYERS BY TAMING OR BY OTHER APPROVED METHOD BEFORE THE OPENING IS PAVED. NO EXCAVATIONS UNDER THE EXISTING PAVEMENT WILL BE PERMITTED. SHEETING OR SHORING SHALL BE USED WHEN REQUIRED BY THE DEPTH OF THE TRENCH OR MATERIAL IN ACCORDANCE WITH THE VIRGINIA O.S.H.A. STANDARDS. BACKFILL MATERIAL SHALL BE FREE FROM RUBBER, MUCK, LARGE STONES, GREATER THAN 6" DIAMETER, OR OTHER UNSUITABLE MATERIALS.
BEDDING MATERIAL SHALL BE WELL-GRADED, HARD, DURABLE AGGREGATES AND SHALL BE NO. 21, 21A, OR 22 AS DEFINED IN THE LATEST REVISION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS.
PAVEMENT REPLACEMENT-OPEN CUT TRENCH
NTS



BRANDON ROAD AVENUE

UTILITY LINES