

**DIMENSIONAL LAYOUT-GENERAL NOTES**

- THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT THE JOB SITE. THE POSITION OF THE NEW FACILITIES SHALL BE GOVERNED BY THE STRUCTURAL DRAWINGS. SEE STRUCTURAL PLANS FOR LOCATIONS AND DIMENSIONS OF ALL STRUCTURAL MEMBERS.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL PAVEMENT AND CURBING AS INDICATED. MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH VDOT STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE ALL BUILDING DIMENSIONS WITH ARCHITECTURAL AND STRUCTURAL SHEETS, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT WILL AFFECT THE INSTALLATION OF PROPOSED IMPROVEMENTS.
- UNLESS OTHERWISE INDICATED ALL PARKING SPACE DIMENSIONS ARE 18' (DIMENSIONED FROM FACE OF CURB OR EDGE OF PAVEMENT TO END OF STRIPE) BY 9' (STRIPE TO STRIPE DIMENSION)

**DIMENSIONING CONVENTION**

ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING/WALL OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.

DIMENSIONS PRECEDED BY AN ASTERISK (\*) INDICATE DIMENSION TO BACK OF CURB

POINTS LABELED "CWA#" ARE FIELD SURVEY TRAVERSE POINTS AND MAY BE USED FOR HORIZONTAL CONTROL STAKEOUT FOR THIS PROJECT.

SEE GRADING PLAN FOR BENCHMARKS TO BE USED FOR VERTICAL CONTROL.

**SITE SIGNAGE**

SITE SIGNAGE IS NOT INCLUDED AS PART OF THIS CONTRACT. THE OWNER WILL BE REQUIRED TO OBTAIN A SIGN PERMIT FROM THE CITY OF ROANOKE PRIOR TO SIGN CONSTRUCTION.

**FLOOD ZONE STATEMENT**

THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "X" AND "AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL 51161C0041-F, REVISED FEBRUARY 4, 2005.

**STRIPING NOTES**

AUTOMOBILE PARKING STRIPING SHALL BE STANDARD WHITE TRAFFIC PAINT. LINES SHALL BE 4" WIDE, OF LENGTHS SHOWN, AND SPACED ON CENTER AS SHOWN. "NO PARKING" AREAS SHALL HAVE 4" WIDE YELLOW DIAGONAL STRIPES ON 2' CENTERS, AS SHOWN. HANDICAP-ONLY SPACES SHALL BE STRIPED USING BLUE TRAFFIC PAINT, WITH THE INTERNATIONAL ACCESSIBILITY SYMBOL IN BLUE PAINT.

**HANDICAP SIGNAGE**

EACH HANDICAP-ONLY PARKING STALL SHALL BE DESIGNATED AS SUCH WITH AN ABOVE-GRADE "HANDICAP-ONLY" SIGN, IN CONFORMANCE WITH ADA REGULATIONS. SIGNS MAY BE EITHER POLE MOUNTED (2" DIA. MIN.) OR BUILDING MOUNTED AT THE CONTRACTORS OPTION.

**GENERAL LANDSCAPING NOTES**

- ALL LANDSCAPE PLANTINGS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- ALL LANDSCAPE PLANTINGS SHALL CONFORM TO STANDARDIZED PLANT NAME AND SHALL BE WELL-FORMED, TRUE TO TYPE AND HAVE WELL-DEVELOPED ROOT SYSTEMS. ALL PLANTINGS SHALL BE SOUND, HEALTHY, AND FREE FROM DEFECTS.
- ALL PLANTING SHALL BE DONE DURING THE PROPER SEASON AND NO PLANTING SHALL BE DONE IN FROZEN SOIL OR DURING UNFAVORABLE WEATHER CONDITIONS.
- ALL TREES ARE TO BE LOCATED WITH RESPECT TO EXISTING OR PROPOSED UTILITIES.
- MULCH ALL PLANTINGS WITH A MINIMUM OF THREE INCHES OF SHREDDED OR CHIPPED MULCH.
- ADJUSTMENTS MAY BE NECESSARY DUE TO PLANT AVAILABILITY.
- DUE TO ON-SITE CONDITIONS, IN-FIELD ADJUSTMENTS MAY BE NECESSARY.
- ALL PLANTING OF TREES, SHRUBS, ETC. SHALL BE DONE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 605.

PLANTING LIST				
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	SIZE AT PLANTING
	Red Maple	"Acer Rubrum"	26	2 1/2" Min. Cal.
	Wintergreen Barberry	"Berberis Julianae"	23	Min. 18" Ht.

**SITE SUMMARY**

AREA OF SITE: 9.735 AC.  
ZONED: RS-3  
TAX NUMBER: 6050113

**BUILDING COVERAGE-FULL BUILDOUT**  
AREA OF BUILDING=40,000 SQ. FT.  
AREA OF LOT=424,056.6 SQ. FT.  
BUILDING COVERAGE=9.4%<35% MAX.

**SETBACK REQUIREMENTS**  
FRONT YARD = 30 FT.  
SIDE YARD = 10 FT.  
REAR YARD = 25 FT.

**INTERIOR LANDSCAPING-FULL BUILDOUT**  
AREA OF PARKING = 81,733 SQ. FT.  
INTERIOR LANDSCAPING REQ'D= 4,086 SQ. FT.  
INTERIOR LANDSCAPING PROVIDED= 6,492 SQ. FT.

**PHASE I-INTERIOR LANDSCAPING**  
AREA OF PARKING = 42,688 SQ. FT.  
INTERIOR LANDSCAPING REQ'D= 2,133 SQ. FT.  
INTERIOR LANDSCAPING PROVIDED= 3,658 SQ. FT.

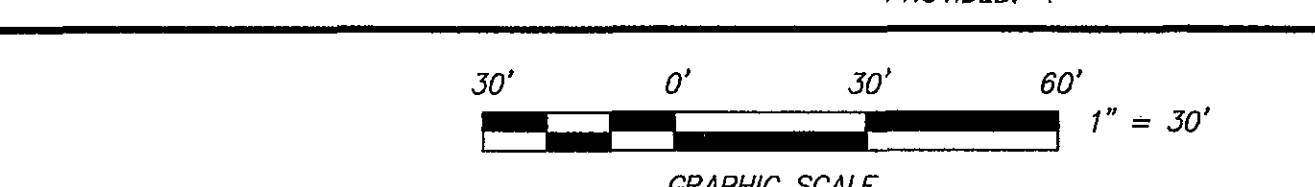
**PHASE I-PARKING REQUIREMENTS**  
1 SPACE PER 5 SEATS IN ASSEMBLY AREA  
1 SPACE PER 300 SQ. FT. OTHER AREAS

**PHASE I-REQUIRED**  
212 SEATS= 43 SPACES  
5904 SQ. FT. OTHER AREAS=20

**REQUIRED: 50 SPACES**  
2 HANDICAP-ONLY SPACES

**PHASE I-PROVIDED**  
79 STD. PARKING SPACES  
4 HANDICAP-ONLY SPACES

**STREET LANDSCAPING**  
1 TREE PER 50' ROAD FRONTAGE  
698'=14 TREES (PETERS CREEK)  
PROVIDED: 15  
200'=4 TREES (SALEM TPK)  
PROVIDED: 4



**DIMENSIONAL LAYOUT AND LANDSCAPING PLAN**

FOR

**CHURCH ALIVE INTERNATIONAL**

CORNER OF PETERS CREEK RD AND SALEM TURNPIKE NORTHWEST  
CITY OF ROANOKE, VA.

**CWA**  
CALDWELL WHITE ASSOCIATES  
ENGINEERS / SURVEYORS / PLANNERS  
4203 MELROSE AVENUE, N.W.  
P.O. BOX 6280  
ROANOKE, VIRGINIA 24017  
(540) 388-3400  
FAX: (540) 388-8702

Designed: JMK  
Checked: EBC  
Date: SEPTEMBER 1, 2005  
Rev: NOV 28, 2005  
Scale: 1"=30'  
Tax Parcel: 6050113  
W.O. No.: 05-0052

