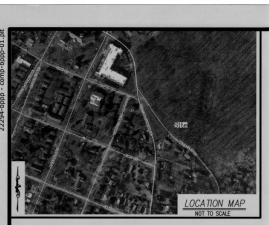


GENERAL NOTES

1. OWNER: JEFFREY & STEPHANIE ALTOM
   505 6TH STREET, S.W. (UNIT 314)
   ROANOKE, VA 24016
2. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF FLOOD HAZARD AREA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51161C0252G DATED SEPTEMBER 28, 2007, AND HAS NOT BEEN FIELD VERIFIED. (UNSHADED ZONE "X")
3. THE BOUNDARY AND TOPOGRAPHY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. DATED DECEMBER 2022.
4. LEGAL REFERENCE: INSTRUMENT No. 220011176.

RETAINING WALL NOTES

1. INFORMATION SHOWN ON THIS PLAN IS FOR SCHEMATIC PURPOSES ONLY. FULL WALL DESIGN BY OTHERS.
2. WALL DESIGNER SHALL PROVIDE TO THE OWNER DESIGN DRAWINGS FOR THE RETAINING WALL. SUCH DRAWINGS TO INCLUDE TYPE AND STYLE OF WALL AND SAFETY RAILING DETAILS. DRAWINGS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF VIRGINIA. THE WALL LOCATIONS AND PROFILES SHOWN IN THESE PLANS ARE FOR SCHEMATIC DETAIL ONLY. LUMSDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES RESULTING FROM SAME.
3. LOCATION OF SAFETY RAILINGS TO BE SPECIFIED BY THE WALL DESIGNER.
4. A QUALIFIED GEOTECHNICAL ENGINEER SHOULD MONITOR THE INSTALLATION OF THE RETAINING WALL AND THE CONSTRUCTION OF THE CUT AND FILL SLOPES TO INSURE ADEQUATE SOIL COMPACTION, TESTING, STABILIZATION, SLOPE STABILITY, AND STRUCTURAL INTEGRITY, ETC. GEOTECHNICAL ENGINEER SHALL BE LICENSED AS A PROFESSIONAL ENGINEER IN THE STATE OF VIRGINIA.
5. RETAINING WALL DESIGNS MUST BE REVIEWED AND APPROVED BY CITY OF ROANOKE BUILDING DEPARTMENT. A BUILDING PERMIT WILL BE REQUIRED FOR EACH WALL.
6. TW = TOP OF WALL; BW = FINISHED GRADE ELEVATION AT BOTTOM FACE OF WALL.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROANOKE STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF VDOT'S ROAD AND BRIDGE STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
5. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK BY CONTACTING MISS UTILITY. CONTACT SITE ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL "MISS UTILITY" OF CENTRAL VIRGINIA AT 1-800-552-7001.
6. IT SHALL BE THE THE RESPONSIBILITY OF THE DEVELOPER TO CLEAN OUT ANY EXISTING STORM SEWER SYSTEM IN THE EVENT THEY BECOME SILTED OR BLOCKED IN ANY WAY DUE TO THE PROPOSED DEVELOPMENT.

GRADING NOTES

1. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
2. TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
3. FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT AND ROCKS LARGER THAN 6 INCHES IN DIAMETER OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
4. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN EIGHT (8) INCH LOOSE LIFTS AND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698, STANDARD PROCTOR OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT. MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTION DENSITY OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
5. A QUALIFIED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF VIRGINIA, SHOULD BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION, SOIL COMPACTION, TESTING, AND OTHER SOIL CHARACTERISTICS. LUMSDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES RESULTING FROM SAME.

APPROVED
2/16/2023

NOTE:
ALTHOUGH TOPSOILING, TEMPORARY & PERMANENT SEEDING AND MULCHING SYMBOLS ARE NOT SHOWN IN SPECIFIC LOCATIONS ON THE PLANS, ALL DISTURBED AREA NOT RECEIVING PAVEMENT, DRIVEWAY, OR OTHER PERMANENT STABILIZATION SHALL BE TOPSOILED, SEEDED AND MULCHED

NOTE:
ALTHOUGH SLOPE BLANKET/MATTING SYMBOL IS NOT SHOWN IN SPECIFIC LOCATIONS ON THE PLANS, ALL SLOPES 3:1 OF STEEPER SHALL RECEIVE SOIL STABILIZATION MATTING OR BLANKETS

Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS
4654 BRAMBLETON AVENUE
ROANOKE, VIRGINIA 24018
PHONE: (540) 774-4411
FAX: (540) 774-4412
WWW.LUMSDENPC.COM

COMMONWEALTH OF VIRGINIA
ANDREW P. LUMSDEN
Lic. No. 0402018
2/16/23
PROFESSIONAL ENGINEER

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. TOPOGRAPHY SHOWN IS BASED ON A COMPILATION OF FIELD TOPOGRAPHIC SURVEY AND CITY GIS DATA.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED IN THE FIELD. SEE COMMUNITY MAP No. 51161C0252G, DATED SEPT. 28, 2007, FOR DETAILS.
4. THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES SHOWN WERE ESTABLISHED USING ABOVE GROUND STRUCTURES AND AVAILABLE UTILITY MAPS. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.
5. THE PROPERTY AS SHOWN HEREON IS ZONED "R-12".
6. FACADE SHRUBS SHALL HAVE A MINIMUM HEIGHT OF EIGHTEEN (18) INCHES AT THE TIME OF PLANTING. NEW TREES SHALL HAVE A MINIMUM CALIPER OF TWO (2) INCHES AT TIME OF PLANTING.
7. ALL UTILITY SERVICE LATERALS AND LINES SHALL BE LOCATED UNDERGROUND. ONLY SERVICE DROPS AND LINES OF 15 KV OR LESS MAY BE PERMITTED WITH DIRECT CONNECTION TO THE REAR OF THE BUILDING WHERE EXISTING DISTRIBUTION LINES EXIST WITHIN AN ALLEY OR UTILITY EASEMENT.
8. NO OUTDOOR LIGHT MOUNTING STANDARDS SHALL EXCEED 8' IN HEIGHT, AND NO HOUSE MOUNTED FLOOD OR SPOT LIGHT SHALL BE MOUNTED ABOVE THE HEIGHT OF THE EVES. OUTDOOR LIGHTS SHALL BE LOCATED AND SHIELDED SO THAT GLARE IS NOT CAST ON ABUTTING LOTS OR PUBLIC STREETS.
9. IMPERVIOUS SURFACE RATIO (IRR) (R-12)
   308 x 17,454 SF = 5,377 SF
   PROPOSED IMPERVIOUS AREA = 3,164 SF (58.8%)
10. FRONT YARD COVERAGE (30% MAX)
    FRONT YARD AREA = 3,142 SF x 30% = 1,059 SF
    PROPOSED FRONT YARD COVERAGE
    FRONT YARD COVERAGE PERCENTAGE = 2.5%
11. ROOF DRAIN DISCONNECTION SHALL BE PROVIDED BY PLACEMENT OF A SPLASH GUARD/SPLASH BLOCK AT EACH DOWNSPOUT, DIRECTED TO DISCHARGE FLOW TO VEGETATED AREA, PER DCS STORMWATER DESIGN SPECIFICATION No. 1, ROOFTOP DISCONNECTION.
12. ANY CHANGES TO THE APPROVED PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL AS A FIELD CHANGE PRIOR TO WORK BEGINNING.

Cornus kousa 'Venus', "VENUS" KOUSA DOGWOOD, MIN. 5' H ("CK")

Liquidambar styraciflua 'Happidaz', "HAPPIDAZE" SWEETGUM, 2" CAL. ("LS")

Prunus serrulata 'Snowgoose', "SNOWGOOSE" FLOWERING CHERRY, 2" CAL. ("PS")

Quercus phellos, WILLOW OAK, 2" CAL. ("QP")

FACADE SHRUB PLANTING

CANOPY COVERAGE & PLANTING NOTES:

SITE AREA: 17,454 SF (0.401 AC.)
"R-12" DISTRICT CANOPY COVERAGE REQ. (20% OF 17,454 SF): 3,491 SF

NEW CANOPY PROVIDED: 1,809 SF
3 – Cornus kousa: 3 x 177 = 531 SF
3 – Liquidambar styraciflua: 3 x 254 = 762 SF
1 – Prunus serrulata: 177 SF
1 – Quercus phellos: 254 SF

TOTAL NEW CANOPY PROVIDED = 1,504 SF (21.3%)

EXISTING CANOPY COVERAGE TO BE PRESERVED = 2,313 SF (See below)

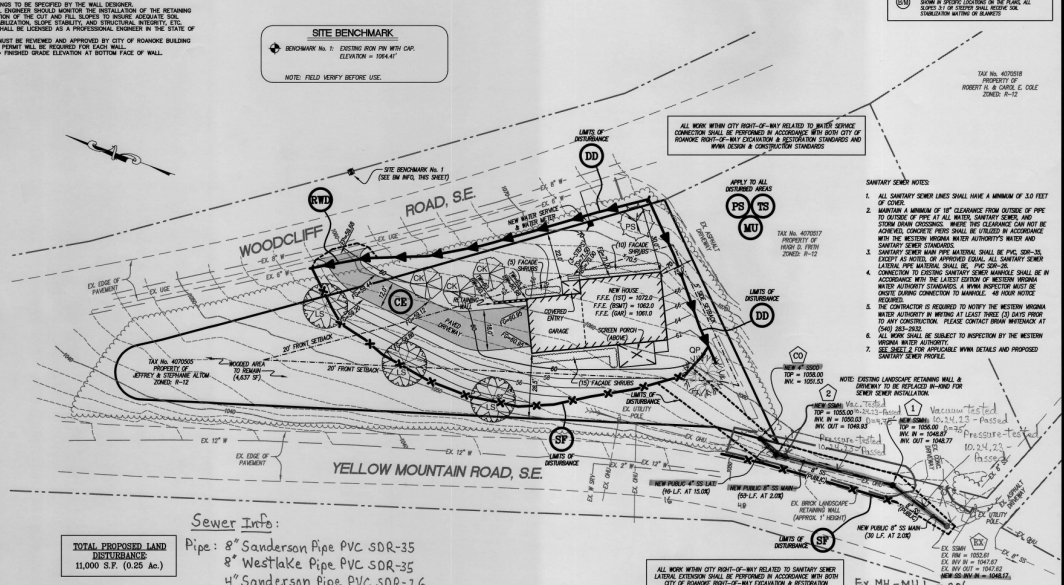
THE AREA NOTED AS "WOODED AREA TO REMAIN" IS DENSELY COVERED WITH WOODY VEGETATION, PRIMARILY DECIDUOUS TREES OF VARIOUS SPECIES AND STAGES OF MATURITY. THIS AREA IS ESTIMATED AS 4,637 SF IN SIZE. THIS PLAN PROPOSES THAT 50% OF THIS AREA IS MABLE CANOPY COVERAGE FOR PURPOSES OF MEETING THE REQUIREMENTS OF SEC. 36.2-844, AS PROVIDED FOR BY SEC. 36.2-844(a)(2)(ii).

TOTAL CANOPY PROVIDED = 3,882 SF (22.2%)

FACADE SHRUB PLANTINGS:
A MINIMUM OF ONE (1) DECIDUOUS OR EVERGREEN SHRUB FOR EACH FOUR (4) LINEAR FEET OF BUILDING FOUNDATION THAT FRONTS ON A STREET SHALL BE PLANTED IN THE AREA BETWEEN THE STREET RIGHT-OF-WAY AND THE PRINCIPAL BUILDING, EXCEPT FOR A THROUGH LOT, WHERE ONLY THE FACADE INCLUDING PRINCIPLE ENTRANCE(S) IS SUBJECT TO REQUIREMENT. THE DEVELOPER SHALL LOCATE THE FOLLOWING MINIMUM NUMBER OF SHRUBS BETWEEN THE BUILDING AND RIGHT-OF-WAY:

WOODCLIFF ROAD FACADE (90 L.F.) = 15 SHRUBS
YELLOW MOUNTAIN ROAD FACADE (90 L.F.) = 15 SHRUBS

TOTAL PROPOSED LAND DISTURBANCE:
11,000 S.F. (0.25 Ac.)



SANITARY SEWER NOTES:

1. ALL SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 3.0 FEET OF COVER.
2. MAINTAIN A MINIMUM OF 18" CLEARANCE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER, AND STORM DRAIN CROSSINGS. WHERE THIS CLEARANCE CAN NOT BE ACHIEVED, CONCRETE PIERS SHALL BE UTILIZED IN ACCORDANCE WITH THE WESTERN VIRGINIA WATER AUTHORITY'S WATER AND SANITARY SEWER STANDARDS.
3. SANITARY SEWER PIPE MATERIAL SHALL BE PVC, SDR-35, SANITARY A-2000, OR APPROVED EQUAL. ALL SANITARY SEWER LATERAL PIPE SHALL BE SCH. 40 PVC, SDR-26.
4. CONNECTION TO EXISTING SANITARY SEWER MANHOLE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF WESTERN VIRGINIA WATER AUTHORITY STANDARDS. A WVWA INSPECTOR MUST BE ONSITE DURING CONNECTION TO MANHOLE. 48 HOUR NOTICE REQUIRED.
5. THE CONTRACTOR IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT BRIAN WHITENACK AT (540) 853-2633.
6. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
7. SEE SHEET 2 FOR APPLICABLE WVWA DETAILS AND PROPOSED SANITARY SEWER PROFILE.

Sewer Info:
Pipe: 8" Sanderson Pipe PVC SDR-35
8" Westlake Pipe PVC SDR-35
4" Sanderson Pipe PVC SDR-26
Manholes: CP+P
F+C: U.S. Foundry-watertight

Ex. MH-MH 1 = 30'
MH 1 - MH 2 = 48'
MH 2 - CO = 16'

Note: MH 2 was moved a few feet downstream of its original location to avoid conflict with a phone cable immediately on the western side of the MH and running parallel w/ Yellow Mtn. Rd.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

TOTAL DISTURBED AREA = 11,000 S.F.

SEQUENCE OF CONSTRUCTION

1. CONTRACTOR'S CERTIFIED RESPONSIBLE LAND DISTURBER SHALL BE NAMED AND A COPY OF HIS ELD CERTIFICATE PROVIDED TO CITY OF ROANOKE PRIOR TO THE PRE-CONSTRUCTION MEETING. ELD SHALL ALSO ATTEND PRE-CON MEETING.
2. THE OWNER SHALL KEEP A COPY OF THE SINGLE FAMILY RESIDENTIAL VSMP COVERAGE LETTER AND SWPPP ONSITE AT ALL TIMES DURING CONSTRUCTION.
3. INSTALL CONSTRUCTION ENTRANCE AS THE FIRST STEP IN THE CONSTRUCTION PROCESS.
4. INSTALL UP-GRADIENT PERIMETER DIVERSIONS TO AVOID ADDITIONAL RUNOFF FROM FLOWING THROUGH THE AREAS OF DISTURBANCE.
5. INSTALL DOWN GRADIENT SILT FENCE AS SHOWN ON THIS PLAN.
6. GRADE DRIVEWAY AND HOUSE AREA. DRIVEWAY STONE BASE WILL ACT AS CONSTRUCTION ROAD STABILIZATION. RETAINING WALL CAN BE CONSTRUCTED AS GRADING ALLOWS.
7. SLOPES 3:1 AND GREATER SHALL UTILIZE (BM) BLANKET MATTING FOR STABILIZATION.
8. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED ONLY AFTER THOSE AFFECTED AREAS HAVE BEEN BROUGHT TO FINAL GRADE AND PERMANENTLY STABILIZED WITH ESTABLISHED VEGETATION AND INSPECTED AND APPROVED BY CITY OF ROANOKE.

*THIS SEQUENCE IS PROVIDED AS A GENERAL OUTLINE AND NOT TO DETAIL EVERY TASK THAT MUST BE PERFORMED FOR THE CONSTRUCTION OF THE PROJECT. CONTRACTOR MAY ELECT TO ALTER THE SEQUENCE OF CONSTRUCTION. HOWEVER, THE CONTRACTOR MUST FOLLOW THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, AND CITY OF ROANOKE REGULATIONS. THIS SEQUENCE IS NOT INTENDED TO BE A STRICTLY STEP BY STEP PROGRESSION OF WORK ITEMS. SOME OF THE ABOVE ITEMS CAN BE ACCOMPLISHED CONCURRENTLY.

NO.	TITLE	KEY	SYMBOL
3.02	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE	CE	
3.05	SILT FENCE	SF	
3.09	TEMPORARY DIVERSION DIKE	DD	DD
3.11	TEMPORARY RIGHT-OF-WAY DIVERSION	RWD	RWD
3.31	TEMPORARY SEEDING	TS	TS
3.32	PERMANENT SEEDING	PS	PS
3.35	MULCHING	MU	MU
3.36	SOIL STABILIZATION BLANKETS AND MATTING	BM	BM TYPE 1 TYPE 2

ABBREVIATIONS

M.B.L.	MINIMUM BUILDING LINE
R/W	RIGHT OF WAY
HDCP	HANDICAP
VAR.	VARIABLE
EXIST.	EXISTING
D.B.	DEED BOOK
P.B.	PLAT BOOK
R/C	RAISE
INST. #	INSTRUMENT NUMBER
FDN	FOUNDATION
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
TCP	TERRA COTTA PIPE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TF	TOP OF CURB
EP	EDGE OF PAVEMENT
BW	BOTTOM OF WALL
TW	TOP OF WALL
CO	SANITARY SEWER CLEANOUT
TBR	TO BE REMOVED

LEGEND

ITEM	EXISTING	PROPOSED
PAVEMENT (STANDARD)		
CONCRETE		
CONCRETE CURB & GUTTER (CG-6)		
STORM DRAIN LINE	EX SD	
STORM DRAIN MANHOLE		
SANITARY SEWER LINE	SS	SS
WATERLINE	W	W
UTILITY POLE	"CL"	
OVERHEAD ELECTRIC LINE	OHE	
OVERHEAD TELEPHONE LINE	OHT	
INDEX CONTOURS	1020	1020
INTERMEDIATE CONTOURS	1019	1019
UNDERGROUND GAS	GAS	
OVERHEAD ELECTRIC	OHE	
SPOT ELEVATION	+1021.5	+1021.5

BUILDING PERMIT PLOT PLAN

BUILDING PERMIT PLOT PLAN FOR THE ALTOM RESIDENCE

LOCATED AT
TAX ID: 4070505
ALONG WOODCLIFF ROAD S.E.
CITY OF ROANOKE, VIRGINIA

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

REVISIONS

DATE: February 9, 2023
SCALE: 1" = 20'
COMMISSION NO.: 2022-294
SHEET 1 OF 2

2219 Woodcliff Rd. SE Sewer Ext.

Inspector's As-Builts K. Winslow 10.30.23 Contractor: Jack St. Clair

22294-bopp - comp-bopp-01.dwg
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