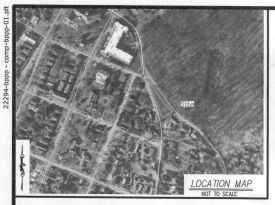


GENERAL NOTES

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. WALL DETAILS 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.

(TO) (TS) (PS) (MU) NOTE: ALL TOPSOIL, TEMPORARY & PERMANENT SEEDING AND MULCHING SYMBOLS ARE NOT SHOWN IN SPECIFIC LOCATIONS ON THE PLANS. ALL DISTURBED AREA NOT REGRADING PAVEMENT, HARDSCAPE OR OTHER PERMANENT STABILIZATION SHALL BE TOPSOILED, SEEDED AND MULCHED

(BM) NOTE: ALL BERMUDA SLOPE BLANKET/MATTING SYMBOL IS NOT SHOWN IN SPECIFIC LOCATIONS ON THE PLANS. ALL SLOPES 3:1 OR STEEPER SHALL RECEIVE SOIL STABILIZATION MATTING OR BLANKETS

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 ARE 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. ABOVE GROUND SERVICE LATERALS AND LINES MAY BE PERMITTED WHEN DIRECT CONNECTION TO THE WALL OF THE BUILDING WHERE EXISTING DISTRIBUTION LINES ARE ON POLES ALONG THE STREET RIGHT-OF-WAY 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 MAX. (R-12):
   .528 x 17,454 SF = 9,217 SF
   PROPOSED IMPERVIOUS AREA = 3,164 SF (18.13%)
10. FRONT YARD COVERAGE (30% MAX)
    FRONT YARD AREA = 6,763 SF x .30% = 2,029 SF
    FRONT YARD COVERAGE = 504 SF
    FRONT YARD COVERAGE PERCENTAGE = 7.5%
11. ROOF DRAIN DISCONNECTION SHALL BE PROVIDED BY PLACEMENT OF A SPLASH GUARD/SPLASH BLOCK AT EACH DOWNSPOUT, DIRECTED TO PERVIOUS AREAS OF THE LOT AS SHOWN ON THE PLAN AND 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 'Rotundiloba', 'SWEETGUM' 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: 1,804 SF
3 – Cornus kousa: 3 x 177 = 531 SF
1 – Liquidambar styraciflua: 1 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 = 2,318 SF (See below)

THE AREA NOTED AS "WOODED AREA TO REMAIN" IS GENERALLY COVERED WITH WOODY VEGETATION, PRIMARILY DECIDUOUS TREES OF VARIOUS SPECIES AND STAGES OF MATURITY. THIS AREA IS DELINEATED AS 4,637 SF IN SIZE. THIS PLAN PROPOSES THAT 50% OF THIS AREA IS VIABLE CANOPY COVERAGE FOR PURPOSES OF MEETING THE REQUIREMENTS OF SEC. 36.2-944, AS PROVIDED FOR BY SEC. 36.2-943(a)(3)(i).

TOTAL CANOPY PROVIDED = 3,822 SF (53.2%)

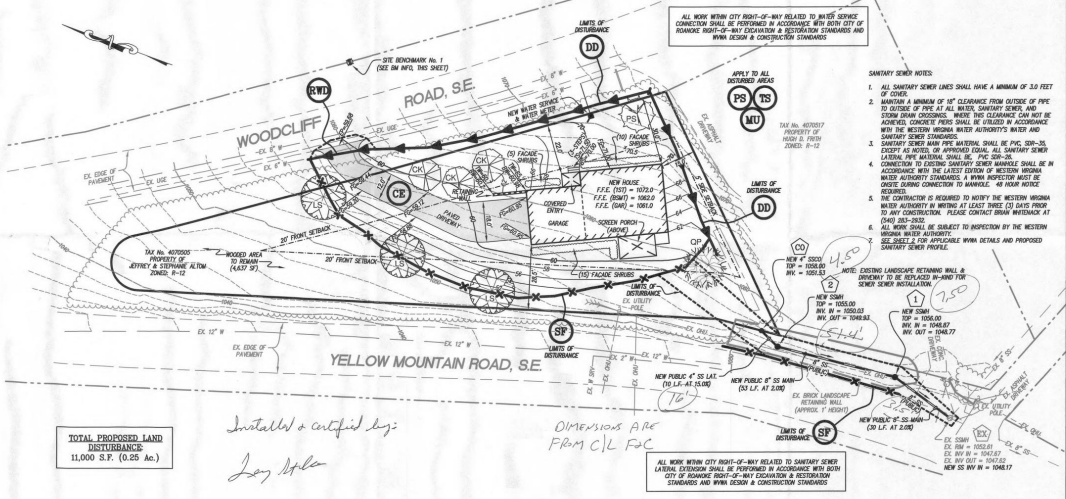
FACADE SHRUB PLANTING:
A MINIMUM OF ONE (1) DECIDUOUS OR EVERGREEN SHRUB FOR EACH FOOR (4) LINEAR FEET OF BUILDING FOUNDATION FACING A PUBLIC STREET SHALL BE PLANTED IN THE AREA BETWEEN THE STREET RIGHT-OF-WAY AND THE PRINCIPAL BUILDING. EXCEPT FOR A THROUGH LOT, WHERE ONLY THE FACADE INCLUDING PRINCIPAL 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

SITE BENCHMARK

BENCHMARK No. 1: EXISTING IRON PIN WITH CAP, ELEVATION = 1064.41'

NOTE: FIELD VERIFY BEFORE USE.


SITE BENCHMARK No. 1 (SEE BM INFO. THIS SHEET)
RWD
WOODCLIFF ROAD, S.E.
EX. USE
EX. 8" W
NEW WATER SERVICE & METER
EX. 6" W
EX. 12" W
EX. EDGE OF PAVEMENT
CE
CK
LS
PS
QP
SF
DD
MU
TS
OP
(5) FACADE SHRUBS
RETAINING WALL
HARD DRIVEWAY
NEW HOUSE
F.F.E. (1ST) = 1072.0
F.F.E. (BSMT) = 1062.0
F.F.E. (GAR) = 1061.0
COVERED ENTRY
GARAGE
SCREEN PORCH (ABOVE)
(10) FACADE SHRUBS
(15) FACADE SHRUBS
20' FRONT SETBACK
TAX No. 4070505 PROPERTY OF JEFFREY & STEPHANIE ALTOM ZONED: R-12
WOODED AREA TO REMAIN (4,637 SF)
LIMITS OF DISTURBANCE
EX. UTILITY POLE
YELLOW MOUNTAIN ROAD, S.E.
EX. 12" W
EX. EDGE OF PAVEMENT
TAX No. 4070518 PROPERTY OF ROBERT H. & CAROL E. COLE ZONED: R-12
TAX No. 4070517 PROPERTY OF HUGH D. FRITH ZONED: R-12
APPLY TO ALL DISTURBED AREAS
ALL WORK WITHIN CITY RIGHT-OF-WAY RELATED TO WATER SERVICE CONNECTION SHALL BE PERFORMED IN ACCORDANCE WITH BOTH CITY OF ROANOKE RIGHT-OF-WAY EXCAVATION & RESTORATION STANDARDS AND WVWA DESIGN & CONSTRUCTION STANDARDS
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 MAIN PIPE MATERIAL SHALL BE PVC, SDR-35, EXCEPT AS NOTED, OR APPROVED EQUAL. ALL SANITARY SEWER LATERAL PIPE MATERIAL SHALL BE, 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 WHITEHOUSE AT (540) 283-3932.
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.
NEW 4" SSCO TOP = 1055.00 INV. = 1051.53
NEW SSMH TOP = 1055.00 INV IN = 1050.03 INV. OUT = 1048.93
NEW SSMH TOP = 1056.00 INV IN = 1049.87 INV. OUT = 1048.77
NOTE: EXISTING LANDSCAPE RETAINING WALL & DRIVEWAY TO BE REPLACED IN-KIND FOR SEWER SERVICE INSTALLATION.
NEW PUBLIC 4" SS LAT. (10 L.F.-AT 15.00)
NEW PUBLIC 6" SS MAIN (53 L.F. AT 2.0%)
EX. BRICK LANDSCAPE RETAINING WALL (APPROX. 1' HEIGHT)
NEW PUBLIC 6" SS MAIN (30 L.F. AT 2.0%)
EX. SSMH EX. RIM = 1052.61 EX. INV IN = 1047.67 EX. INV OUT = 1047.52
NEW SS INV IN = 1048.17
EX. UTILITY POLE
EX. 6" SS
EX. GAU
EX. 8" W
EX. 12" W
EX. 6" W
EX. 8" SSMH
EX. 6" SS
EX. 12" W
EX. 8" W
EX. 6" SSMH
EX. 6" SS
EX. 12" W
EX. GAU