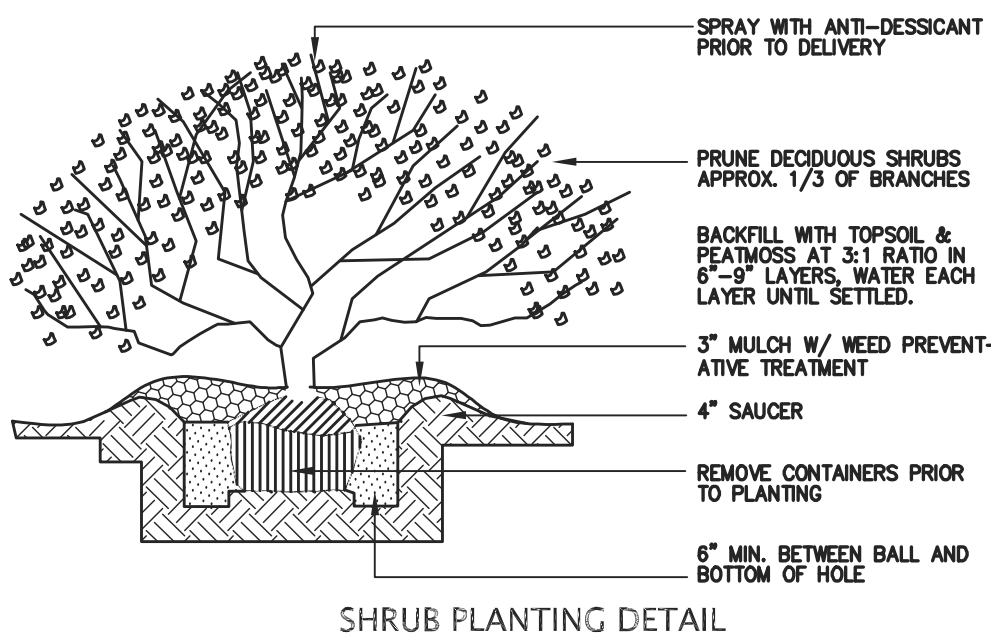
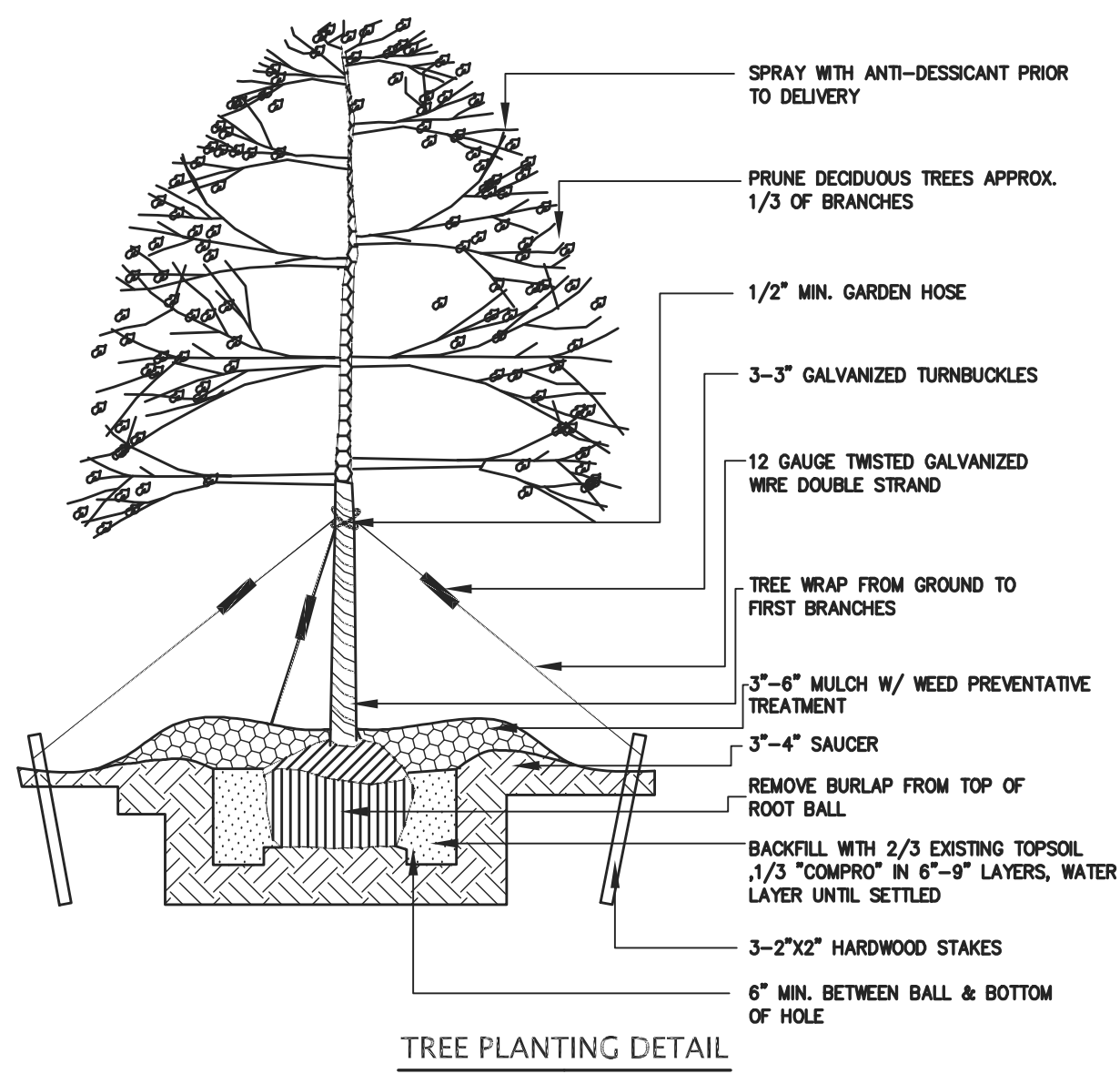


LANDSCAPE NOTES & DETAILS



LANDSCAPE NOTES:

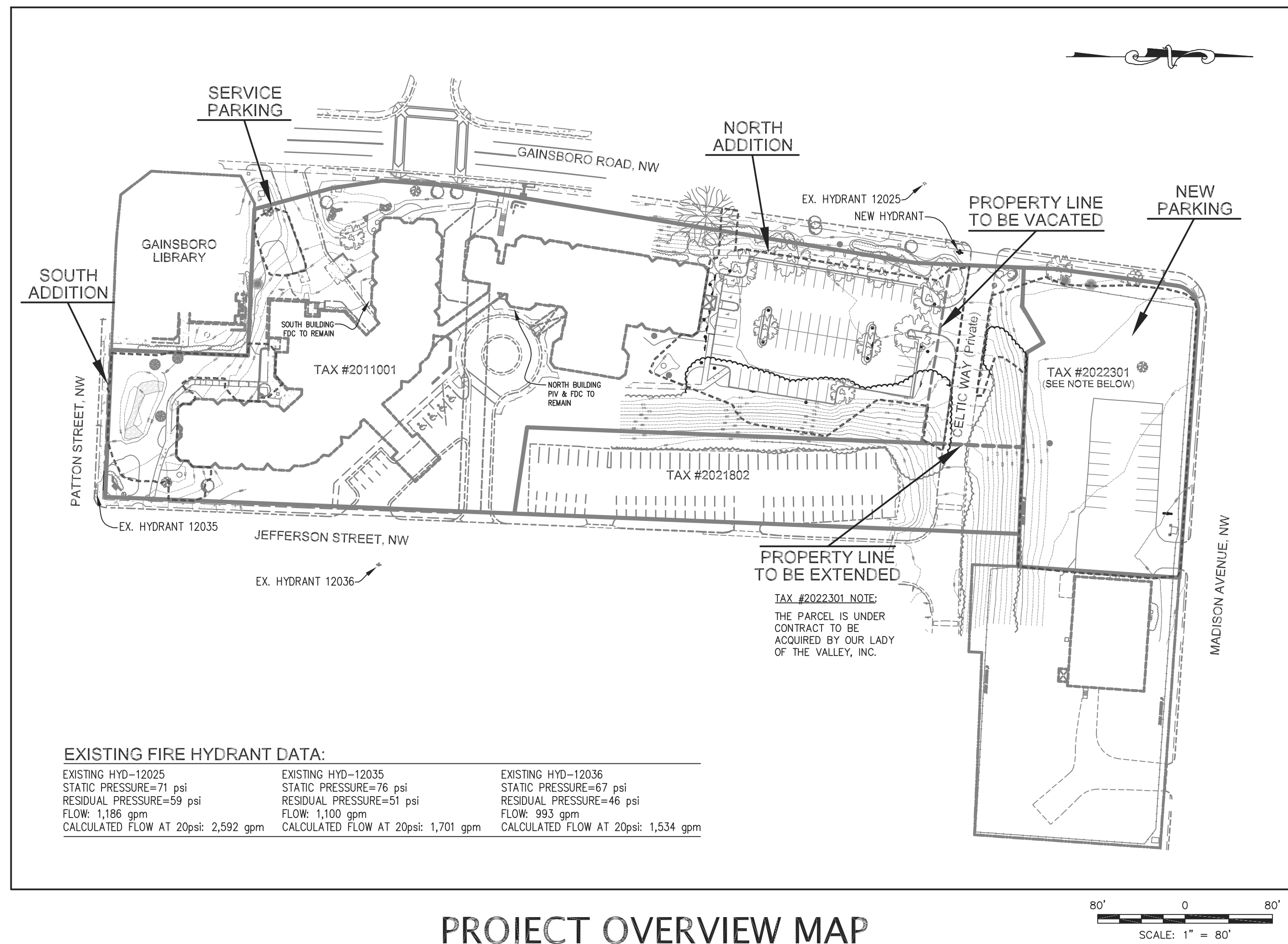
- ALL TREE MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS AS DESCRIBED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL SHRUB MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS AS DESCRIBED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. SHRUB MATERIALS SHALL BE WELL-ROOTED AND A MINIMUM OF 3-GALLON CONTAINER SIZE.
- THE PLANTING OF TREES AND SHRUBS SHALL BE DONE IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VA NURSERYMEN'S ASSOCIATION, THE VA SOCIETY OF LANDSCAPE DESIGNERS AND THE VA CHAPTER OF THE ASLA.
- AT THE TIME OF DELIVERY, ALL PLANT MATERIALS NOT IMMEDIATELY PLACED IN THEIR FINAL PLANTING LOCATION MUST BE STORED IN A SHADED LOCATION WITH ADEQUATE AIR CIRCULATION, AND BE KEPT MOIST.
- THIS PLAN IS TO SATISFY THE MINIMUM REQUIREMENTS OF THE CITY OF ROANOKE ZONING ORDINANCE. THE DEVELOPER MAY INCREASE PLANTING DENSITY BEYOND THE MINIMUM REQUIREMENTS.
- WHERE SCREENING FENCE IS SHOWN AROUND DUMPSTER(S) OR GROUND-MOUNTED EQUIPMENT, THE FENCE SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 36.2-649 AND 36.2-642(c) OF THE ROANOKE CITY ZONING ORDINANCE. THIS PLAN ANTICIPATES THE USE OF SOLID PANEL PVC OR TREATED WOOD FENCING OF SUFFICIENT HEIGHT TO SCREEN MECHANICAL EQUIPMENT, AND AT LEAST 1' ABOVE THE HEIGHT OF ANY DUMPSTER OR OTHER REFUSE CONTAINER TO BE SCREENED. NO NEW DUMPSTER(S) IS PROPOSED WITH THIS PLAN. COORDINATE MECHANICAL EQUIPMENT LOCATIONS WITH ARCHITECTURAL PLANS. NO NEW GROUND-MOUNTED MECHANICAL EQUIPMENT IS CURRENTLY PROPOSED WITH THIS PLAN.

PLANTING NOTES:

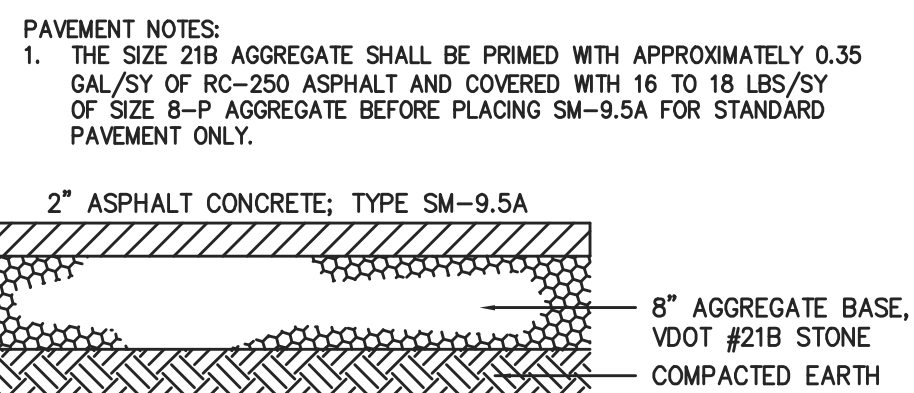
- PLANTING INSTALLATION SHALL CONFORM TO THE PLANTING DETAILS IDENTIFIED ON THE LANDSCAPE PLAN.
- PLANTING BEDS SOILS SHALL CONSIST OF 5 PARTS NATIVE SOIL AMENDED WITH 1 PART FINELY GROUND LEAF COMPOST, 1 PART MASONRY SAND, WITH 10-10-10 FERTILIZER ADDED AT A RATE OF 5 LBS PER CUBIC YARD OF SOIL MIX.
- PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AREAS PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE AND QUALITY AS SPECIFIED ON THE PLANT LIST.
- WHERE INDICATED ON PLAN, TREES PLACED IMMEDIATELY ADJACENT TO BUILDING MAY BE PRUNED ON THE SIDE PLACED CLOSEST TO THE STRUCTURE. NO MORE THAN 30% OF THE DIAMETER OF THE CANOPY MAY BE REMOVED, AND SUCH PRUNING SHALL BE PERFORMED BY HAND, WITH THE GOAL OF MAINTAINING THE OVERALL FORM AND AESTHETIC OF THE TREE.
- A TREE OR SHRUB IS DEEMED DEAD IF 25% OF THE FOLIAGE, BRANCHES OR TRUNK SHOW SIGNS OF FAILURE.
- RECOMMENDED PLANTING DATES: SPRING MAR 1ST - MAY 15TH, FALL SEPT-15TH THRU NOV 15TH.
- THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, MILDIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE CONTRACTOR'S CONTROL.
- THE CONTRACTOR IS ADVISED TO INSURE THAT ALL TREES IDENTIFIED AS PARKING CANOPY TREES ARE PLANTED WITHIN 8' OF THE PARKING LOT OR DRIVE AISLE TO WHICH THEY ARE ADJACENT.

SEEDING NOTES:

- ALL EXPOSED SOILS AREAS NOT PROPOSED FOR LANDSCAPING OR PAVEMENT SHALL BE PERMANENTLY SEEDDED WITH "SOUTHERN LAWN EXTREME" TALL TURF FESCUE MIX BY LANDSCAPE SUPPLY, INC. AT A RATE OF 8 LBS. PER 1,000 SQ.FT. AND FERTILIZED WITH STARTER 14-28-14 FERTILIZER AT A RATE 1.5 LBS. OF NITROGEN PER 1,000 SQ.FT. (SEEDING RATE EXCEEDS VESCH MINIMUM STANDARDS.)
- ALL AREAS TO BE PERMANENTLY SEEDDED SHALL BE COVERED WITH A GEOSKIN HYDRO MULCH AT A RATE OF ONE 50 LB. BALE PER 1,000 SQ.FT.
- ALL AREAS PERMANENTLY SEEDDED WITH A SLOPE OF 3:1 OR GREATER, OR ALONG CENTER LINE OF SWALE WITH A SLOPE GREATER THAN 10% SHALL BE COVERED WITH SEDIMENT AND EROSION CONTROL, STRAW BLANKET AND TACKED WITH GEOSKIN.
- SEEDING BED SHALL BE RAKED SMOOTH AND FREE OF DEBRIS 1" OR LARGER BEFORE PERMANENT SEED IS APPLIED.



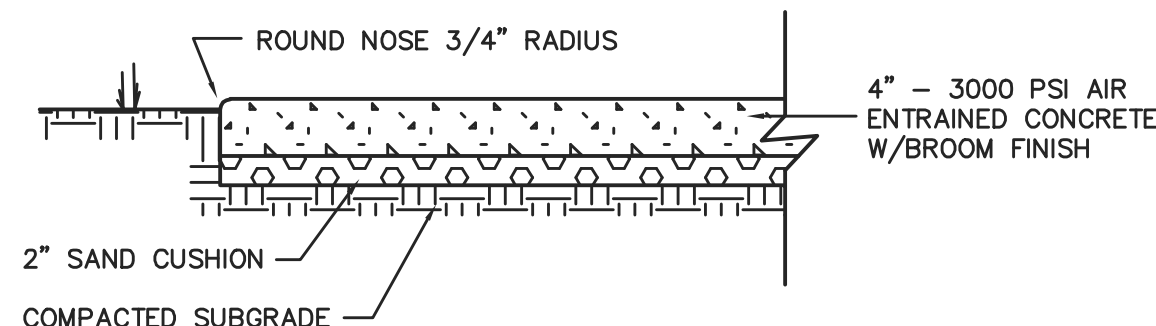
PROJECT OVERVIEW MAP



STANDARD-DUTY ASPHALT PAVEMENT DETAIL

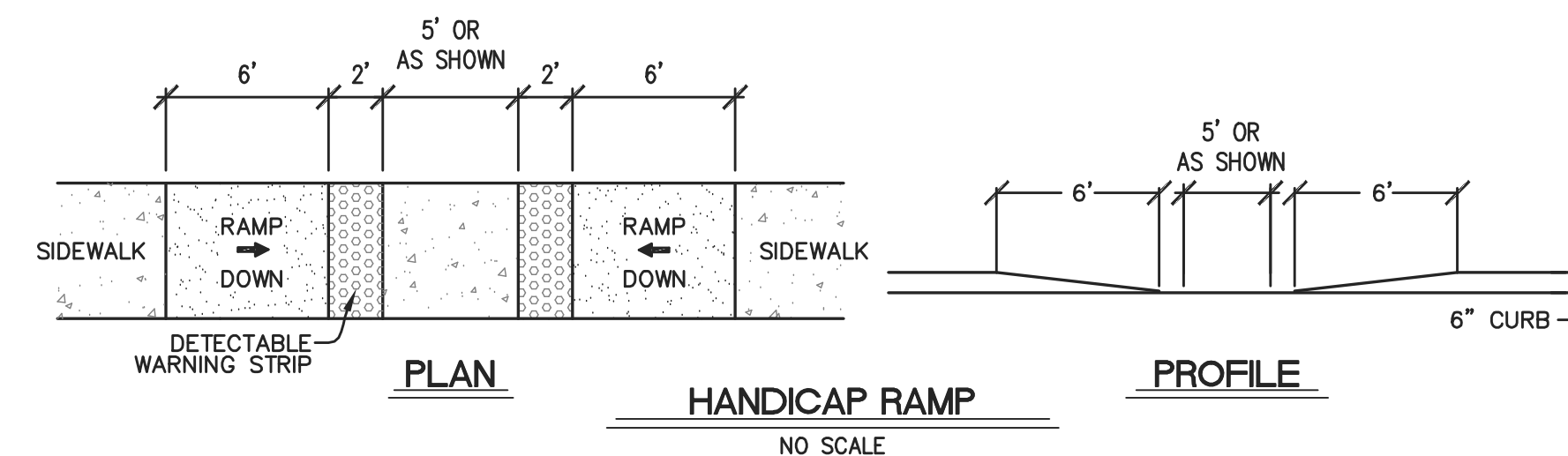
NO SCALE

NOTE: CONTRACTION JOINTS @ 4' O.C.
EXPANSION JOINTS MAX. 30' APART.
CURB & SIDEWALK MAY BE POURED MONOLITHICALLY.



CONCRETE WALK

NO SCALE



ABBREVIATIONS

R/W	RIGHT OF WAY
HDOP	HANDICAP
VAR.	VARIABLE
EXIST.	EXISTING
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.G.	PAGE
INST. #	INSTRUMENT NUMBER
TYP.	TYPICAL
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
W	WATER LINE
TC	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)		
PAVEMENT (HEAVY-DUTY)		
CONCRETE		
CONCRETE CURB (CG-2)		
CONCRETE CURB & GUTTER (CG-6)		
STORM DRAIN LINE		
STORM DRAIN MANHOLE		
SANITARY SEWER LINE		
WATERLINE		
UTILITY POLE		
OVERHEAD ELECTRIC LINE		
OVERHEAD TELEPHONE LINE		
INDEX CONTOURS		
INTERMEDIATE CONTOURS		
UNDERGROUND GAS		
OVERHEAD ELECTRIC		
SPOT ELEVATION		

SITE AND ZONING TABULATIONS

TAX NUMBERS: 2011001, 2021802 & 2022301
ZONING DISTRICT: 2011001 & 2021802 - RMF; 2022301 - I-1
PROPOSED USE: ASSISTED LIVING FACILITY
SITE ACREAGE: 3.679 ACRES
PROJECT AREA: 2.09 ACRES
YARD REQUIREMENTS:
FRONT: 10' MINIMUM / NO MAXIMUM
SIDE: 15'
REAR: 15'
MAXIMUM HEIGHT: 45'
PROPOSED HEIGHTS: SOUTH ADDITION = 42.4'; NORTH ADDITION = 22.3'
MAXIMUM IMPERVIOUS SURFACE RATIO: RMF - 70%; I-1 - 90%
PROPOSED IMPERVIOUS SURFACE RATIO:
COMBINED RMF PARCELS 2011001 & 2021802 = 55.3%
I-1 PARCEL 2022301 = 71.4%
PARKING REQUIREMENTS: 1 SPACE PER 3 ROOMS OR DWELLING UNITS
125 EXISTING ROOMS + 30 NEW ROOMS = 155 ROOMS
52 SPACES REQUIRED
9 EXISTING SPACES TO BE RETAINED, INCLUDING 4 ACCESSIBLE SPACES
93 NEW SPACES TO BE CONSTRUCTED
102 TOTAL SPACES PROVIDED (0.66 SPACES PER ROOM)
NOTE: 81 PARKING SPACES ARE PROVIDED AS "PARKING, OFF-SITE" LOCATED ON TAX PARCEL 2022301, ZONED I-1.

MINIMUM TREE CANOPY: 10% (SEE LANDSCAPE PLAN FOR MORE INFORMATION)

GENERAL NOTES

- OWNER/DEVELOPER: OUR LADY OF THE VALLEY, INC.
3333 PETERS CREEK ROAD
ROANOKE, VA 24019
- THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. DATED 2019.
- TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2019.
- NO TITLE REPORT WAS FURNISHED FOR THIS PROJECT, AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE ACCESSED BY PUBLIC STREETS.
- THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
- ALL EXTERIOR LIGHTS SHALL BE DESIGNED, ARRANGED, AND LOCATED SO AS NOT TO DIRECT GLARE ON ADJACENT RESIDENTIAL PROPERTIES OR RIGHT OF WAYS. THE MAXIMUM LIGHTING DENSITY AT ADJOINING PROPERTIES OR RIGHTS OF WAY SHALL NOT EXCEED 0.5 FOOT CANDLES.
- ANY EXTERIOR SIGN WILL REQUIRE A SEPARATE SIGN PERMIT. NO NEW EXTERIOR SIGNS ARE PROPOSED WITH THESE PLANS.
- ALL REFUSE DUMPSTERS AND/OR CONTAINERS SHALL BE SCREENED FROM SURROUNDING VIEWS PURSUANT TO THE REQUIREMENTS OF SECTION 36.2-647 AND TABLE 647-1. NO NEW DUMPSTERS ARE PROPOSED WITH THESE PLANS.
- MECHANICAL EQUIPMENT LOCATED ON THE GROUND OR MOUNTED ON A ROOF SHALL BE SCREENED PURSUANT TO THE REQUIREMENTS OF SECTION 36.2-647 AND TABLE 647-1. EXISTING AND PROPOSED MECHANICAL EQUIPMENT SHALL BE SCREENED AS SHOWN ON THESE PLANS.
- ALL NEW UTILITY SERVICE LATERALS, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND.
- NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, THE CITY OF ROANOKE, AND/OR THE WESTERN VIRGINIA WATER AUTHORITY.
- 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 NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 51161C0164G, DATED SEPTEMBER 28, 2007. ZONE "X" UNSHADED.
- THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITY. STORM DRAIN STRUCTURES, SANITARY SEWER MANHOLES, AND OTHER SURFACE UTILITIES WERE FIELD LOCATED. ALL UNDERGROUND UTILITIES SHOWN WERE ESTABLISHED USING ABOVE GROUND STRUCTURES, MISS UTILITY MARKINGS AND AVAILABLE UTILITY MAPS. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF THE VDOT ROAD AND BRIDGE STANDARDS.
- 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.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS AND THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- SEE VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.
- 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.
- ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES OR EROSION & SEDIMENT CONTROL MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER AND APPROVED BY THE CITY OF ROANOKE.
- ALL NECESSARY UTILITY LATERAL CONDUITS (I.E. WATER, SEWER, STORM DRAIN, GAS, ELECTRIC, COMMUNICATIONS) SHALL BE CONSTRUCTED PRIOR TO THE PLACEMENT OF BASE MATERIAL.

GRADING NOTES

- AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
- TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE. A SEPARATE E & S PLAN MAY BE REQUIRED FOR OFFSITE STOCKPILES.
- FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 8 INCHES IN DIAMETER.
- 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. MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTION DENSITY.
- NO SUBSURFACE SOILS INFORMATION HAS BEEN FURNISHED TO THE DESIGNING ENGINEER (LUMSDEN ASSOCIATES, P.C.). 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.

WESTERN VIRGINIA WATER AUTHORITY GENERAL NOTES

- NO NEW WATER SERVICES, DOMESTIC OR FIRE, ARE PROPOSED WITH THIS PROJECT. ALL NEW ROOMS AND FACILITIES WITHIN THE EXPANSIONS SHALL BE SERVED BY INTERNAL EXTENSIONS OF THE EXISTING DOMESTIC WATER AND FIRE SERVICES.
- A NEW SANITARY SEWER LATERAL WILL BE REQUIRED FOR THE "NORTH ADDITION" DUE TO THE CONSTRAINTS OF THE EXISTING GRAVITY SYSTEM WITHIN THE EXISTING BUILDING. NO NEW SANITARY SEWER CONNECTION WILL BE REQUIRED FOR THE "SOUTH ADDITION" WHICH WILL BE CONNECTED TO THE EXISTING GRAVITY SYSTEM WITHIN THE EXISTING BUILDING.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY (WVWA).
- THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. CONTACT MARK SINK AT (540) 537-3460.
- ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY AND ROANOKE CITY INSPECTORS. THE DEVELOPER OR CONTRACTOR SHALL SUPPLY THE CITY, AND THE WESTERN VIRGINIA WATER AUTHORITY WITH CORRECT AS-BUILT PLANS BEFORE TENTATIVE ACCEPTANCE.
- FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SUCH CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND 2' MINIMUM HORIZONTALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER AND SANITARY SEWER CROSSINGS OF ANY OTHER UTILITIES. WHERE THIS CANNOT BE ACHIEVED, ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED.
- ANY EXISTING APPURTENANCES SHALL BE ADJUSTED TO GRADE AND NEW FRAME AND COVERS INSTALLED WHERE REQUIRED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTHOLED TO VERIFY LOCATIONS. REVIEW OF THIS PLAN DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
by Aaron Cypher 03/05/2020