

# **SITE SUMMARY:**

**OWNER/DEVELOPER:** BARRY L. AND STEPHANIE A. CARROLL  
4779 LAKEFRONT DRIVE  
SALEM, VIRGINIA 24153

**TAX MAP NUMBER:** 054.02-05-51.00

**ZONING:** R-1

**PROPOSED USE:** FUTURE SINGLE FAMILY RESIDENTIAL, DETACHED

**MIN. LOT SIZE FOR R-1:** 0.165 AC. (7,200 SF)  
**ACTUAL LOT SIZE:** 0.500 AC. (21,780.21 SF)

**MINIMUM LOT FRONTAGE FOR R-1:** 60'  
**LOT FRONTAGE PROVIDED:** EXISTING LOT-90'

**MINIMUM SETBACKS PER COUNTY:**

**FRONT YARD:** 30' MIN.  
**SIDE YARD:** 10' MIN.  
**REAR YARD:** 25' MIN.

**MAXIMUM BUILDING HEIGHT:** 45'  
**ACTUAL BUILDING HEIGHT:** NA

**MAXIMUM IMPERVIOUS SURFACE RATIO:** 50%  
**ACTUAL IMPERVIOUS SURFACE RATIO:** NA

**MAXIMUM BUILDING RATIO:** 30%  
**ACTUAL BUILDING RATIO:** NA

**MAXIMUM ACCESSORY BUILDING RATIO:** 7%  
**ACTUAL BUILDING RATIO:** NA

**TOTAL DISTURBANCE:** 0.08 ACRES

**THE ONLY PROPOSED IMPROVEMENTS ASSOCIATED WITH THESE PLANS IS THE SANITARY SEWER EXTENSION AND THE WATER SERVICE LATERAL CONNECTION.**

## **GENERAL NOTES:**

1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, VDOT, & WWA.
2. G.C. TO ENSURE MINIMUM FINISHED FLOOR OF THE FUTURE HOME SHALL BE A MIN. OF 3' TO THE TOP OF THE MAIN SANITARY SEWER TIE IN LOCATION.
3. G.C. TO ENSURE ACCESS TO RESIDENTS TO THEIR HOMES AT ALL TIMES ALONG WESTWARD LAKE DRIVE AND SUSQUEHANNA RANGE. UTILITY CONTRACTOR TO PROVIDE A MAINTENANCE OF TRAFFIC PLAN AS REQUIRED PRIOR TO CONSTRUCTION.
4. THE ONLY IMPROVEMENTS BEING PROPOSED WITH THIS PLAN ARE A PUBLIC SEWER EXTENSION AND WATER LATERAL INSTALLATION.
5. ACCESS SHALL BE MAINTAINED TO THE AFFECTED PARCELS AT ALL TIMES. CONTRACTOR TO PROVIDE A MAINTENANCE OF TRAFFIC PLAN DURING THE INSTALLATION OF THE PUBLIC IMPROVEMENTS.
6. ROADWAY SECTION REPLACEMENT AFTER THE UTILITY CONSTRUCTION SHALL FOLLOW THE LAND USE PERMIT LUP-OC WHICH IS A SPECIAL PROVISION FOR OPEN CUTS.

## **FUTURE MINIMUM FINISHED FLOOR ELEVATIONS & WATER PRESSURES**

LOT	DOWNSIDE MANHOLE	DIST.	TOP OF S.S. MAIN	MIN. F.F. ELEVATION	WWA GIS PRESSURES
54.02-05-51	PR. SSMH	0	1439.3	1442.3	87± PSI

STATIONS AND OFFSETS ARE MEASURED ALONG A BASELINE FROM CENTER OF MANHOLE TO CENTER OF MANHOLE WITH 0+00.0 BEING THE BEGINNING AT THE LOWER MANHOLE.

THE MIN. FLOOR ELEVATION IS BASED ON SEC. 200.02-2-0-1-H OF THE WESTERN VIRGINIA WATER AUTHORITY WATER & SEWER REGULATIONS. LOT OWNERS REQUESTING A LOWER SERVICE ELEVATION WILL REQUIRE THE USE OF A PRIVATE SEWAGE PUMP FACILITY, INSTALLED AND MAINTAINED BY THE HOMEOWNER.

## **PS PERMANENT SEEDING**

DISTURBED AREAS SHALL BE PERMANENTLY SEEDED WITHIN SEVEN (7) DAYS OF ACHIEVING FINAL GRADE, OR ON DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE WITHIN ONE YEAR.

TYPE A	TYPE B (SLOPES 3:1 OR STEEPER)
03/15 TO 05/15 OR 08/16 TO 10/31: ANNUAL RYEGRASS @ 20 LB / ACRE RED TOP @ 2 LB / ACRE TALL FESCUE @ 150 LB / ACRE	03/15 TO 05/15 OR 08/16 TO 10/31: CROWN VETCH @ 20 LB / ACRE ANNUAL RYEGRASS @ 20 LB / ACRE RED TOP @ 20 LB / ACRE KY 31 FESCUE @ 108 LB / ACRE
05/16 TO 08/15: FOXTAIL MILLET @ 20 LB / ACRE RED TOP @ 20 LB / ACRE TALL FESCUE @ 150 LB / ACRE	05/16 TO 08/15: CROWN VETCH @ 20 LB / ACRE FOXTAIL MILLET @ 20 LB / ACRE RED TOP @ 20 LB / ACRE KY 31 FESCUE @ 108 LB / ACRE
11/01 TO 02/28: WINTER RYE @ 20 LB / ACRE RED TOP @ 20 LB / ACRE TALL FESCUE @ 150 LB / ACRE	11/01 TO 02/28: CROWN VETCH @ 20 LB / ACRE WINTER RYE @ 20 LB / ACRE RED TOP @ 20 LB / ACRE KY 31 FESCUE @ 108 LB / ACRE

LIME: 140 LB / ACRE PULVERIZED AGRICULTURAL LIMESTONE

FERTILIZER: 5-20-10 @ 25 LB / ACRE  
38-0-0 @ 7 LB / ACRE

MULCH: SHALL BE USED OVER ALL SEEDED AREAS AND SHALL BE APPLIED IN STRICT ACCORDANCE WITH STANDARD AND SPECIFICATION 3.35 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.

SOIL CONDITIONING: INCORPORATION OF LIME AND FERTILIZER, SELECTION OF CERTIFIED SEED, MULCHING, MAINTENANCE OF NEW SEEDINGS, AND RESEEDING SHALL BE IN ACCORDANCE WITH SPECIFICATIONS CONTAINED WITHIN THE VIRGINIA SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION. ADDITIONAL SEEDING TO BE PERFORMED AS REQUIRED BY THE CITY ENGINEER.

SEED APPLICATION: APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER ON A FIRM, FRIABLE, SEEDED. MAXIMUM SEEDING DEPTH SHALL BE 1/4 INCH.

## **EROSION & SEDIMENT CONTROL LEGEND:**

3.05	SILT FENCE	SF
3.31	TEMPORARY SEEDING	TS
3.32	PERMANENT SEEDING	PS
3.35	MULCHING	MU

## **TS TEMPORARY SEEDING**

DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING MEASURES AS SHOWN HEREON, AND AS FURTHER DETAILED AS STANDARD AND SPECIFICATION 3.31 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, IN ADDITION TO AREAS OF GENERAL GRADING THAT WILL NOT BE FINE-GRADED FOR GREATER THAN 30 DAYS, THE FOLLOWING SPECIFIC EAS MEASURES SHALL BE STABILIZED WITH TEMPORARY SEEDING IMMEDIATELY UPON COMPLETION OF CONSTRUCTION OF THE TEMPORARY MEASURE:

- SOIL STOCKPILES
- DIKES, DAMS, AND SIDES OF SEDIMENT BASINS
- TEMPORARY ROADWAY EMBANKMENTS

PRIOR TO SEEDING, INSTALL NECESSARY EROSION CONTROL PRACTICES SUCH AS DIKES, WATERWAYS, AND BASINS. PROVIDE PLANTS AS SPECIFIED HEREIN, OR ENGINEER-APPROVED EQUAL.

SEEDBED PREPARATION: LIME SHALL BE APPLIED IF DISTURBED AREAS WILL REMAIN DORMANT BETWEEN 30 DAYS AND 120 DAYS. IF REQUIRED, LIME SHALL BE APPLIED AS SHOWN, BASED ON SOIL ACIDITY.

APPLICATION OF AGRICULTURAL LIMESTONE

pH	TONS PER ACRE
BELOW 4.2	3 TONS PER ACRE
4.2 TO 5.2	2 TONS PER ACRE
5.2 TO 6.0	1 TON PER ACRE
ABOVE 6.0	LIME NOT REQUIRED

FERTILIZER SHALL BE APPLIED AS 800 LBS/ACRE OF 10-20-10 OR EQUIVALENT NUTRIENTS. LIME (AS APPLICABLE) AND FERTILIZER SHALL BE INCORPORATED INTO THE TOP 2 TO 4 INCHES OF SOIL, IF POSSIBLE.

SURFACE ROUGHENING SHALL BE REQUIRED WHERE AREAS TO BE SEEDED HAVE BEEN COMPACTED, CRUSTED, OR HARDENED BY CONSTRUCTION TRAFFIC. AS REQUIRED, SEEDBEDS SHALL BE ROUGHENED IN ACCORDANCE WITH STANDARD AND SPECIFICATION 3.29 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. (TRACKING WITH BULLDOZER CLEATS SHALL BE USED IN SANDY SOILS)

### **SEEDING:**

SEED SHALL BE EVENLY APPLIED WITH THE SAME MEANS SPECIFIED HEREIN FOR PERMANENT SEEDING. SMALL GRAINS SHALL BE PLANTED NO MORE THAN ONE INCH DEEP. GRASSES AND LEGUMES SHALL BE PLANTED WITH NO LESS THAN 1/4" OF SOIL COVER.

### **MULCHING:**

SEEDINGS MADE IN FALL FOR WINTER COVER AND DURING HOT AND DRY SUMMER MONTHS SHALL BE MULCHED ACCORDING TO STANDARD AND SPECIFICATION 3.35 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, EXCEPT THAT FIBER MULCH MAY NOT BE USED. STRAW MULCH SHALL BE USED DURING THESE PERIODS.

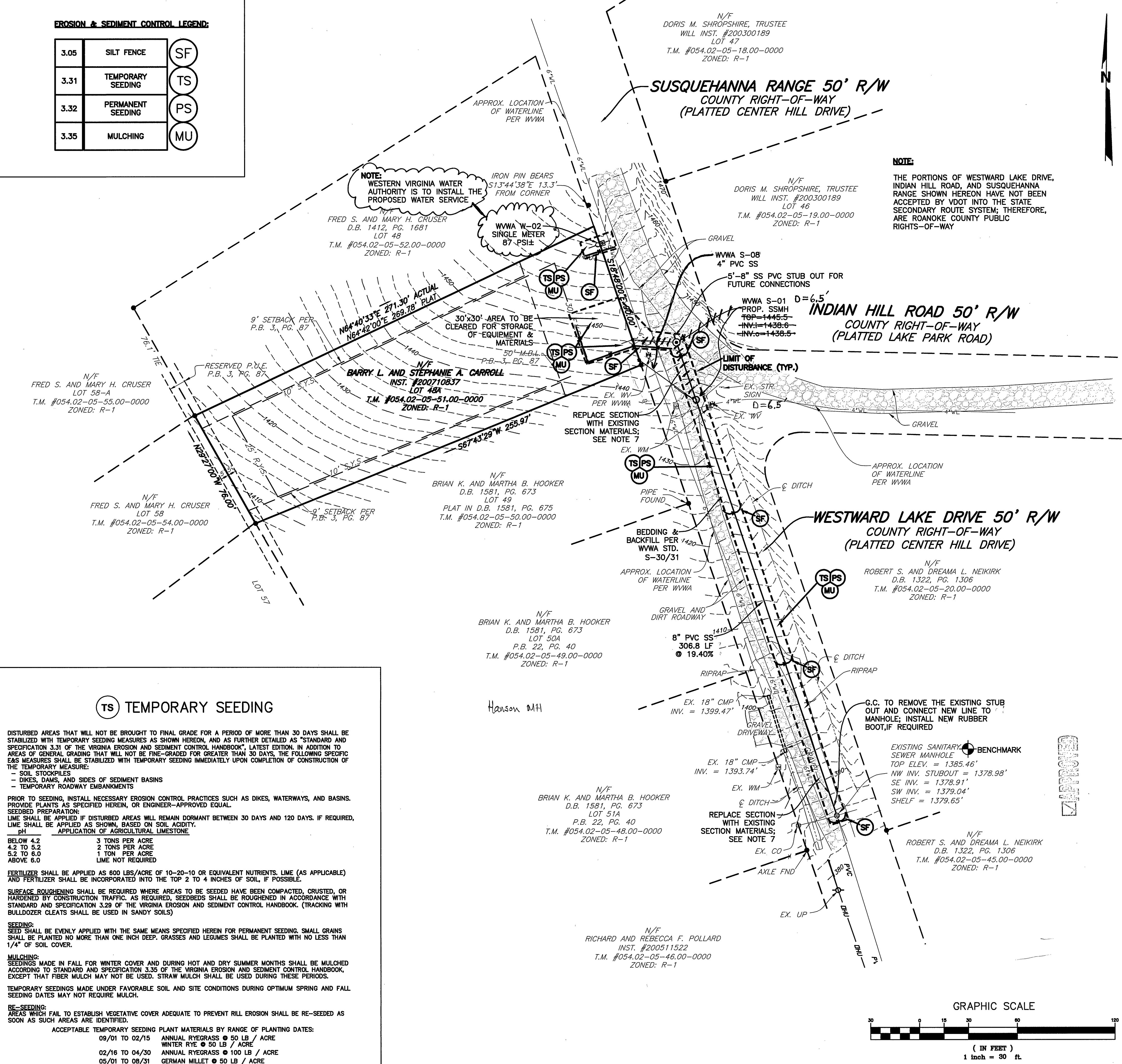
TEMPORARY SEEDINGS MADE UNDER FAVORABLE SOIL AND SITE CONDITIONS DURING OPTIMUM SPRING AND FALL SEEDING DATES MAY NOT REQUIRE MULCH.

### **RE-SEEDING:**

AREAS WHICH FAIL TO ESTABLISH VEGETATIVE COVER ADEQUATE TO PREVENT RILL EROSION SHALL BE RE-SEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED.

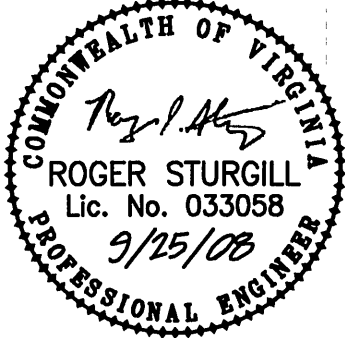
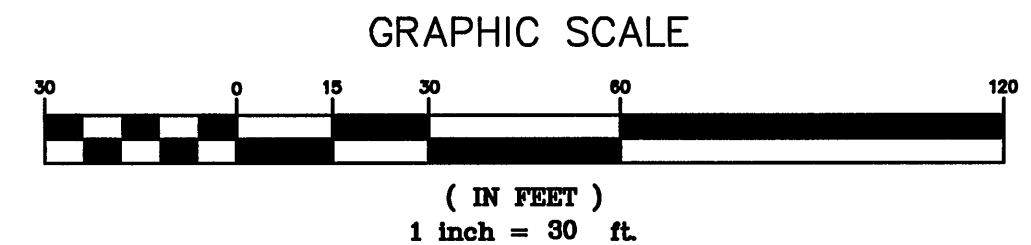
ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS BY RANGE OF PLANTING DATES:

09/01 TO 02/15	ANNUAL RYEGRASS @ 50 LB / ACRE
02/16 TO 04/30	WINTER RYE @ 50 LB / ACRE
05/01 TO 08/31	GERMAN MILLET @ 50 LB / ACRE



## **NOTE:**

THE PORTIONS OF WESTWARD LAKE DRIVE, INDIAN HILL ROAD, AND SUSQUEHANNA RANGE SHOWN HEREON HAVE NOT BEEN ACCEPTED BY VDOT INTO THE STATE SECONDARY ROUTE SYSTEM; THEREFORE, ARE ROANOKE COUNTY PUBLIC RIGHTS-OF-WAY



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**WESTWARD LAKE DRIVE  
SANITARY SEWER EXTENSION  
LAYOUT, GRADING, & ESC PLAN**  
CATAWBA DISTRICT  
ROANOKE COUNTY, VIRGINIA

**DRAWN BY:** A.J.S.

**DESIGNED BY:** A.J.S.

**CHECKED BY:** S.M.H.

**DATE:** 07/16/2008

**REVISIONS:**

08/22/08 - 1st REVIEW

09/25/08 - 2nd REVIEW

**SCALE:** 1"=30'

**SHEET NO.**

**C-2**

**JOB NO.**

**R0800184.00**

As-Built 5.3.10 K. Winslow