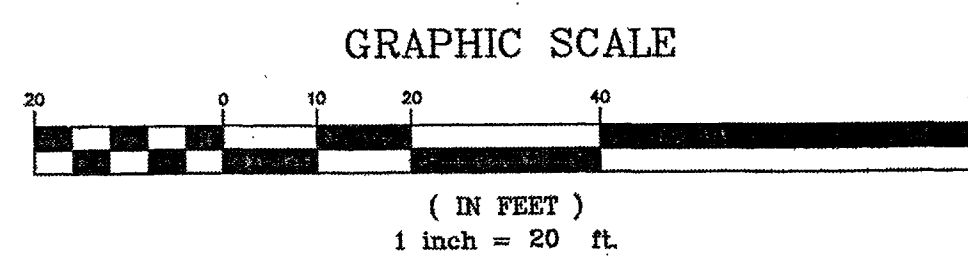
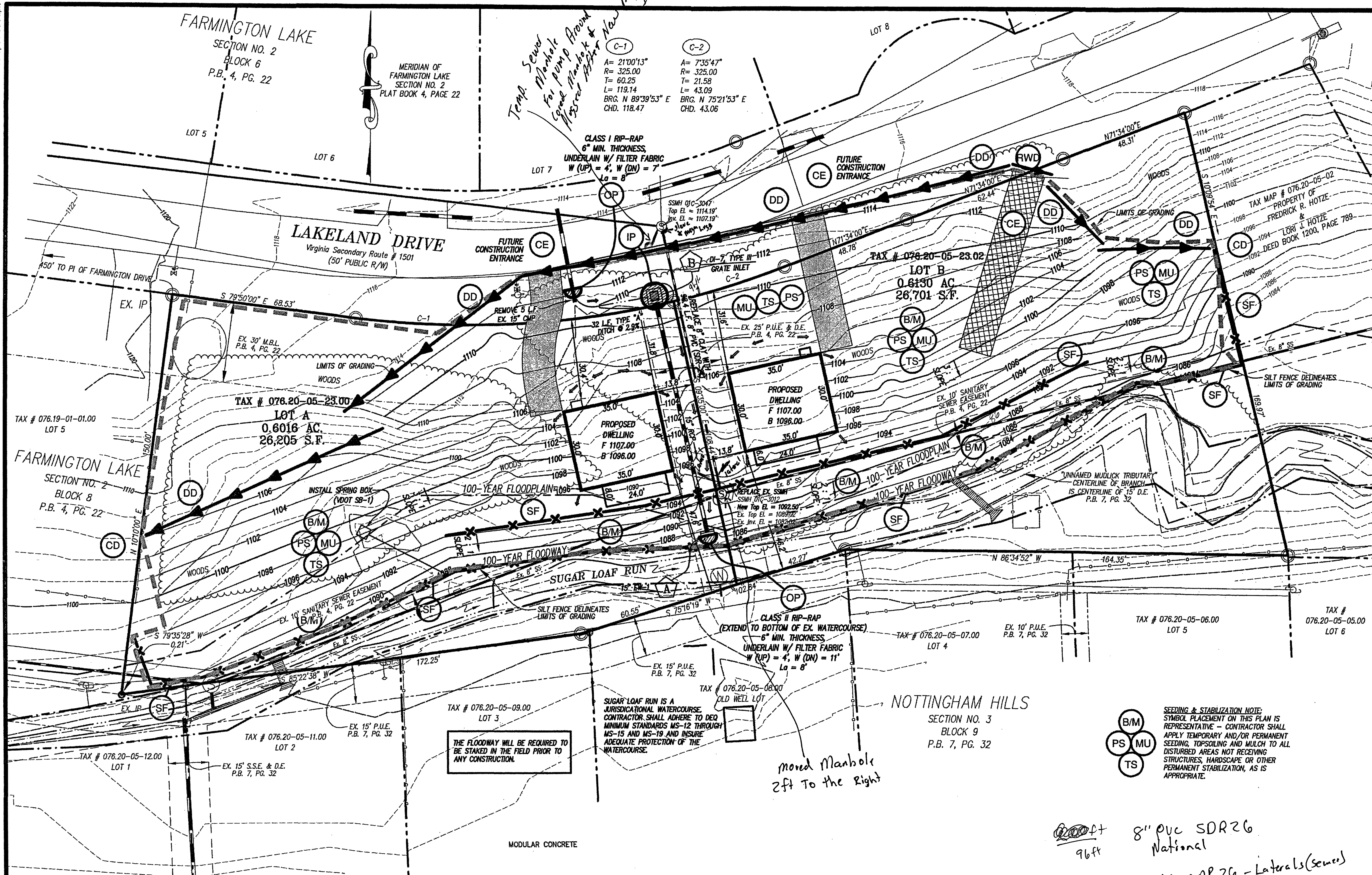
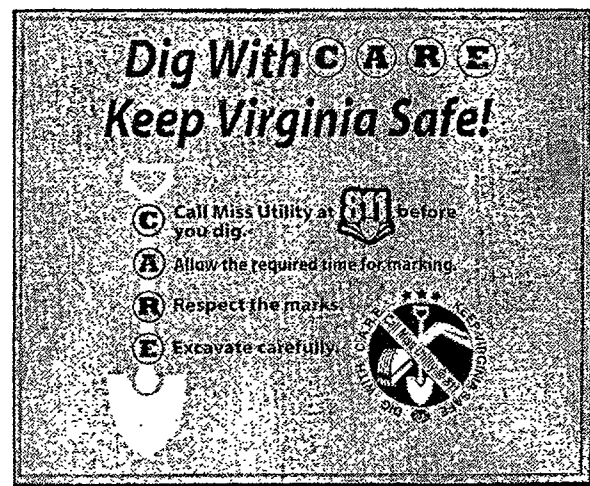


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LEGEND	
EX.	EXISTING
R/W	RIGHT OF WAY
P.B.	PLAT BOOK
D.B.	DEED BOOK
P.G.	PAGE
S.F.	SQUARE FEET
AC.	ACRE
IP	IRON PIN



8" PVC SDR26 National
6" PVC SDR26 - Laterals (sewer)
Diamond

Man hole - CP+P

SITE AND ZONING TABULATIONS

SUBJECT TAX PARCEL ID: 076.20-05-23.00 AND 076.20-05-23.02
CURRENT ZONING: R1
PROPOSED USE: FUTURE SINGLE-FAMILY RESIDENTIAL DWELLING

GENERAL NOTES

- THE SUBJECT PROPERTIES ARE LOCATED WITHIN THE LIMITS OF FLOOD HAZARD AREA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #91161C0232 G, COMMUNITY PANEL 510190 0232 G, DATED SEPTEMBER 28, 2007.
- OWNER/DEVELOPER: JPR PROPERTIES LLC, 5737 RESERVE POINT LANE, ROANOKE, VA 24018
- THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
- TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2014. NO CURRENT TITLE REPORT HAS BEEN FURNISHED FOR THE SUBJECT PROPERTIES.
- NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES, OR ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. COUNTY ENGINEERS WILL REVIEW PLANS WITHIN ONE DAY OF SUBMITTAL. PLAN SHEETS CANNOT BE 8.5 x 11 IF THE INFORMATION IS LEGIBLE AND WITHIN THE LIMITS OF THE APPROVED PLANS.

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF VDOT'S 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 PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- SEE VDOT ROAD AND BRIDGE STANDARDS FOR STORM DRAIN 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.
- 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.
- IT SHALL BE 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

- 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.
- TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
- FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
- 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.
- 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.

INTENT OF PLAN

THE PURPOSE OF THE WORK REPRESENTED BY THIS PLAN IS TO PREPARE A PORTION OF THE SUBJECT PROPERTY FOR THE CONSTRUCTION OF TWO SINGLE-FAMILY RESIDENTIAL DWELLINGS. SITE GRADING, EXCAVATION FOR THE STRUCTURE, AND CONSTRUCTION OF THE DRIVEWAYS WILL OCCUR.

CONSTRUCTION SEQUENCE

- THE CONTRACTOR'S CERTIFIED RESPONSIBLE LAND DISTURBER (RLD) SHALL BE NAMED AND THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.
- THE CONSTRUCTION PROCESS SHOULD BE SEQUENCED AS MUCH AS POSSIBLE SO THAT EACH AREA IS SEEDING AND STABILIZED PRIOR TO BEGINNING GRADING OPERATIONS IN ANOTHER AREA.
- INSTALL CONSTRUCTION ENTRANCE AND PERIMETER CONTROL MEASURES (SILT FENCES AND DIVERSION DIKES).
- ADJUST DIVERSION DIKE AS NECESSARY THROUGHOUT INITIAL GRADING OPERATIONS TO INSURE THAT OFFSITE (CLEAN) RUNOFF IS DIRECTED AWAY FROM THE DISTURBED AREA.
- CONSTRUCT STORM DRAINAGE PIPE TO CONVEY CONCENTRATED OFFSITE RUNOFF SAFELY PAST THE SITE WITHOUT POTENTIAL FOR EROSION. INSTALL ASSOCIATED INLET PROTECTION AND OUTLET PROTECTION.
- CONSTRUCT DWELLING AND DRIVEWAY.
- APPLY TEMPORARY AND/OR PERMANENT SEEDING AS SOON AS FINAL GRADE IS ACHIEVED.

NO.	TITLE	KEY	SYMBOL
3.02	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE	CE	
3.03	CONSTRUCTION ROAD STABILIZATION	CRS	
3.05	SILT FENCE	SF	
3.08	CULVERT INLET PROTECTION	CIP	
3.09	TEMPORARY DIVERSION DIKE	DD	
3.13	TEMPORARY SEDIMENT TRAP	ST	
3.31	TEMPORARY SEEDING	TS	
3.32	PERMANENT SEEDING	PS	
3.35	MULCHING	MU	
3.36	SOIL STABILIZATION BLANKETS AND MATTING	SM	

LUMSDEN ASSOCIATES, P.C.
ENGINEERS/SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

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E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

APR 1 2015
TIMOTHY HOLTZ
L.S. No. 000744
LAND SURVEYOR

SITE PLAN

BUILDING PERMIT PLOT PLAN
FOR

5210 & 5220 LAKELAND DR

PREPARED FOR
JPR PROPERTIES LLC
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: April 1, 2015
SCALE: 1"=20'
COMMISSION NO: 14-221
SHEET 2 OF 4