

SITE SUMMARY

CURRENT OWNER: PATRICK BLEVINS
KENDRA M. EDWARDS
6952 MALINDA ROAD
SALEM, VIRGINIA 24153

DEVELOPER: PATRICK BLEVINS
KENDRA M. EDWARDS
6952 MALINDA ROAD
SALEM, VIRGINIA 24153

TAX MAP NUMBER: 072.02-01-08.05-0000

LOT ACREAGE: ±2.986 AC

DISTURBED AREA: APPROX. 1.65 AC.

ZONING: AG1 (AGRICULTURAL / RURAL LOW DENSITY)

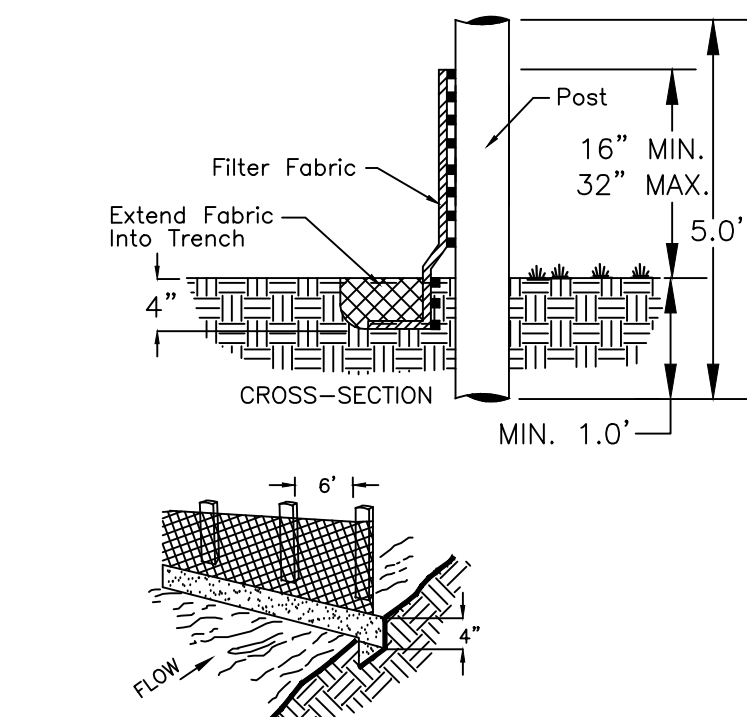
SETBACKS: FRONT: 30' MIN, NO MAX
SIDE: 20 FEET
REAR: 25 FEET

ESC SEQUENCE OF CONSTRUCTION

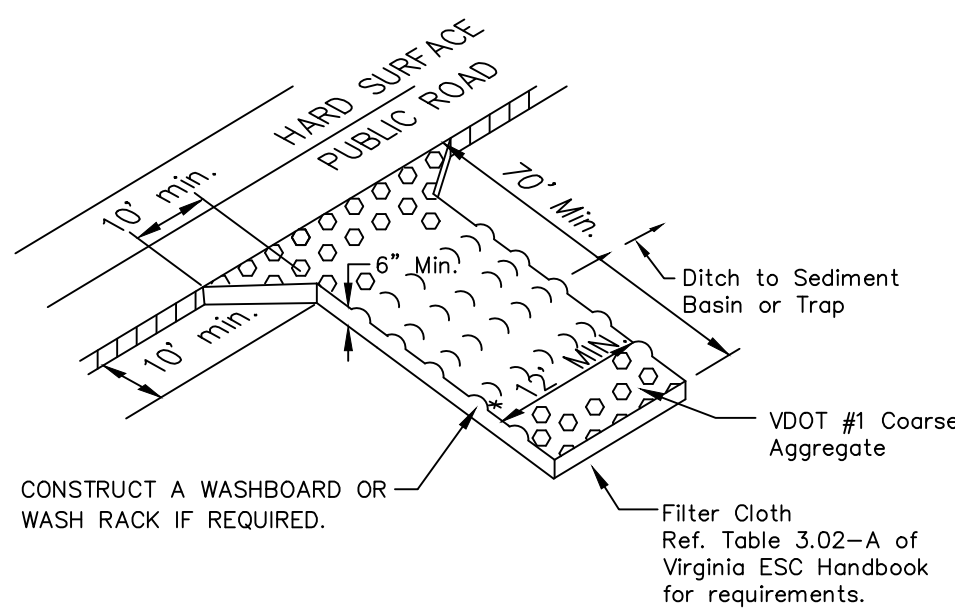
1. INSTALL CONSTRUCTION ENTRANCE FROM CAMPBELL DRIVE AS FIRST STEP IN CONSTRUCTION. EXISTING GRAVEL DRIVEWAY IS TO BE REPAIRED AS NECESSARY AND USED AS CONSTRUCTION ENTRANCE FOR THE DURATION OF THE PROJECT.
2. AFTER THE CONSTRUCTION SITE IS ACCESSED, INSTALL SILT FENCE, STRAW BALE BARRIER, AND CHECK DAM AS SHOWN.
3. STRIP AND STOCKPILE TOPSOIL.
4. PERFORM MAJOR GRADING OPERATIONS.
5. WATERLINE IMPROVEMENTS TO BE INSTALLED AT THIS TIME AND AREAS TEMPORARILY OR PERMANENTLY SEEDED AFTER COMPLETION OF INSTALLATION.
6. SLOPES SHALL RECEIVE SEEDING AND BLANKET MATTING AS SOON AS POSSIBLE AFTER REACHING FINAL GRADE.
7. HOUSE CONSTRUCTION SHALL COMMENCE ONCE THE BUILDING PAD HAS REACHED SUBGRADE.
8. ALL DENUDED AREAS SHALL BE SEEDED AND STABILIZED AS NOTED ON THE PLANS. SLOPES STEEPER THAN 3:1 SHALL RECEIVE BLANKET MATTING.
9. AFTER FINAL STABILIZATION IS ACHIEVED SILT FENCE, STRAW BALE BARRIER, AND CHECK DAM MAY BE REMOVED.
10. REMOVE CONSTRUCTION ENTRANCE AND FINISH DRIVEWAY.
11. ROANOKE COUNTY INSPECTION AND APPROVAL REQUIRED PRIOR TO REMOVAL OF ANY ESC MEASURES.

SITE NOTES:

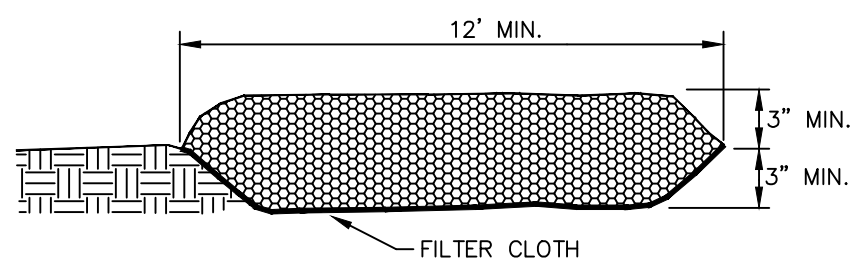
1. BOUNDARY INFORMATION IS COMPILED FROM RECORDS. TOPOGRAPHIC INFORMATION IS SHOWN PER UNREGULATED TOPOGRAPHY FROM ROANOKE COUNTY GIS.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH.
3. G.C. SHALL OBTAIN ALL REQUIRED PERMITS FROM ROANOKE COUNTY PRIOR TO THE START OF CONSTRUCTION.
4. G.C. SHALL ENSURE POSITIVE DRAINAGE AWAY FROM THE PROPOSED HOUSE.



SF CONSTRUCTION OF A SILT FENCE
EROSION AND SEDIMENT CONTROL STANDARD - 3.05



* MUST EXTEND FULL WIDTH OF INGRESS & EGRESS OPERATION.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

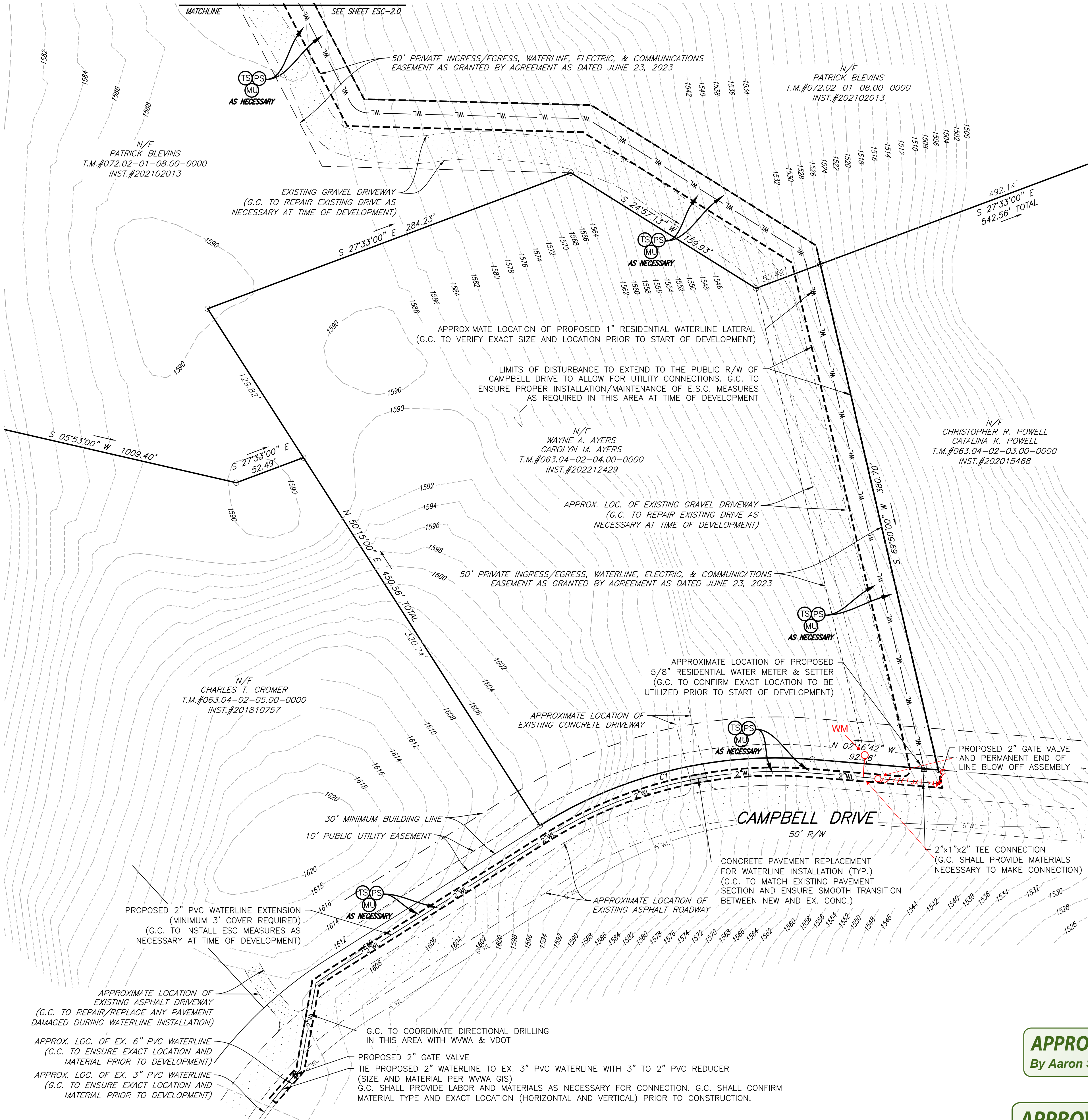
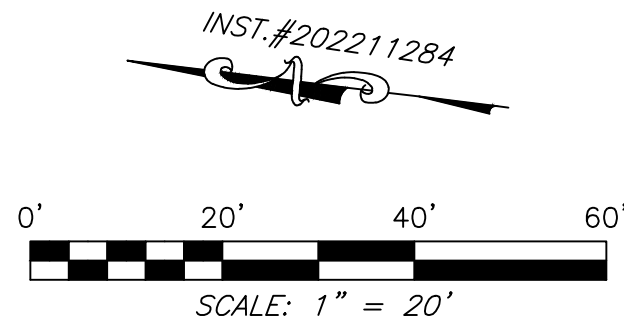
ESC LEGEND

REFER TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR DETAILS

3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE
3.04	STRAW BALE BARRIER	SBB
3.05	SILT FENCE	SF
3.20	ROCK CHECK DAM	CD
3.31	TEMPORARY SEEDING	TS
3.32	PERMANENT SEEDING	PS
3.35	MULCHING	MU

LEGEND

- DEEDED CORNER
- IRON PIN FOUND
- F.F. FINISHED FIRST FLOOR
- G.F. GARAGE FINISHED FLOOR
- B.F. BASEMENT FINISHED FLR.
- F.Y.S. FRONT YARD SETBACK
- S.Y.S. SIDE YARD SETBACK
- R.Y.S. REAR YARD SETBACK



APPROVED

By Aaron Shearer at 1:32 pm, May 24, 2024

APPROVED

By David Givens at 2:34 pm, May 22, 2024

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHD BEARING	CHD LENGTH	DELTA
C1	325.10'	209.14'	N 20°42'26" W	205.55'	36°51'31"



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

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New River Valley / Staunton
Harrisonburg / Lynchburg
www.balzer.cc

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Roanoke, VA 24018
540.772.9580



PR#1 APPROVED

CAMPBELL DRIVE ESC PLAN

6877 CAMPBELL DRIVE

GRADING AND ESC PLAN

CATAMBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY: EJP
DESIGNED BY: EJP
CHECKED BY: DSH
DATE: 08/08/2023
SCALE: 1" = 20'
REVISIONS:
WATERLINE EXTENSION: 02/08/2024
RKE CO. COMMENTS: 03/15/2024
RKE CO. COMMENTS: 04/15/2024
RKE CO. APPROVAL: 04/29/2024

ESC-2.1
PROJECT NO. 05220044.HS