NOTES

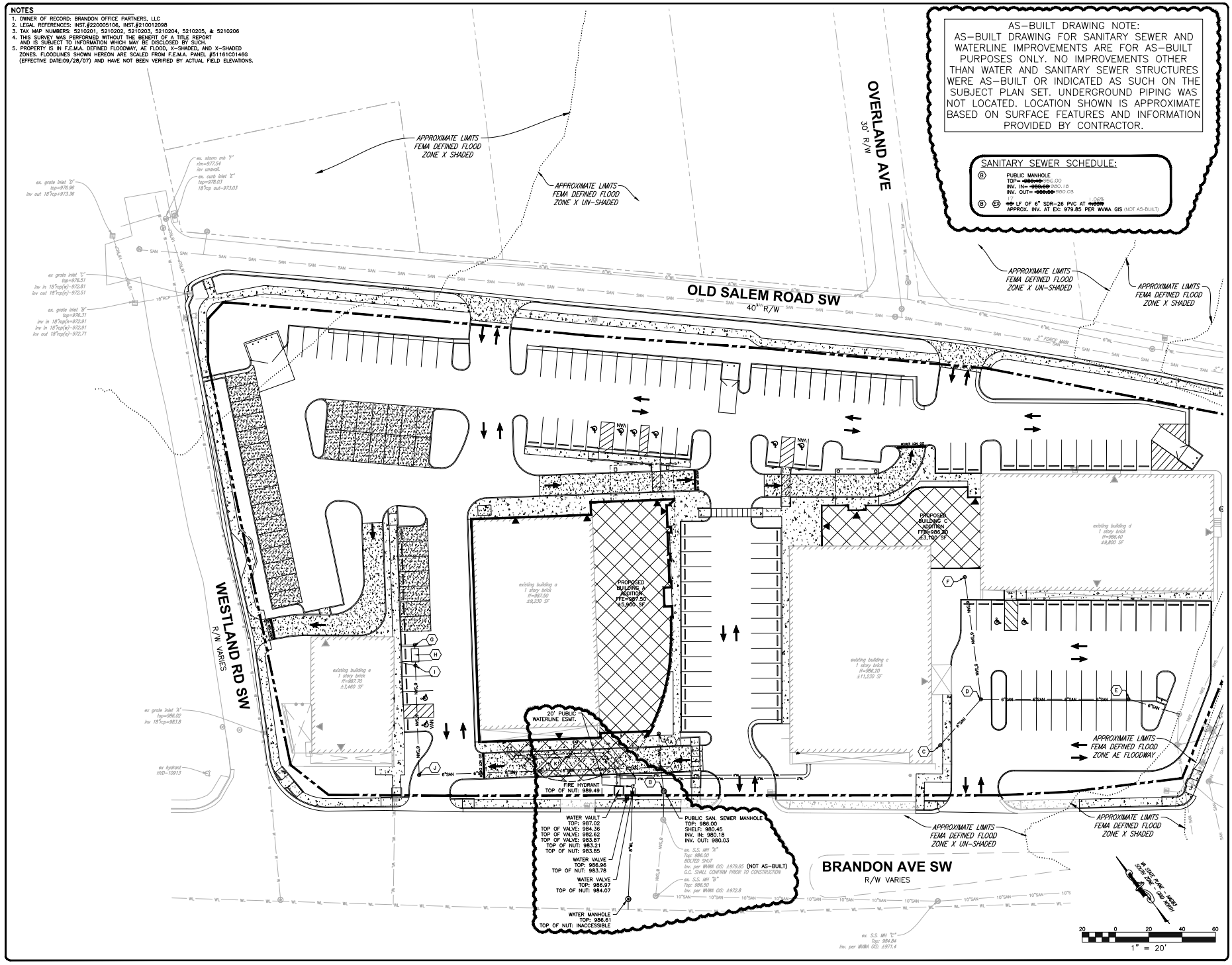
1. OWNER OF RECORD: BRANDON OFFICE PARTNERS, LLC
2. LEGAL REFERENCES: INST.#220005106, INST.#210012098
3. TAX MAP NUMBERS: 5210201, 5210202, 5210203, 5210204, 5210205, & 5210206
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH.
5. PROPERTY IS IN F.E.M.A. DEFINED FLOODWAY, AE FLOOD, X-SHADED, AND X-SHADED ZONES. FLOODLINES SHOWN HEREON ARE SCALED FROM F.E.M.A. PANEL #51161C0146G (EFFECTIVE DATE:09/28/07) AND HAVE NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

AS-BUILT DRAWING NOTE:
AS-BUILT DRAWING FOR SANITARY SEWER AND WATERLINE IMPROVEMENTS ARE FOR AS-BUILT PURPOSES ONLY. NO IMPROVEMENTS OTHER THAN WATER AND SANITARY SEWER STRUCTURES WERE AS-BUILT OR INDICATED AS SUCH ON THE SUBJECT PLAN SET. UNDERGROUND PIPING WAS NOT LOCATED. LOCATION SHOWN IS APPROXIMATE BASED ON SURFACE FEATURES AND INFORMATION PROVIDED BY CONTRACTOR.

SANITARY SEWER SCHEDULE:

(B) PUBLIC MANHOLE
TOP= ~~980.60~~ 986.00
INV. IN= ~~980.50~~ 980.18
INV. OUT= ~~980.50~~ 980.03

(B) (EX) ~~40~~ 17 LF OF 6" SDR-26 PVC AT ~~0.50%~~ 1.06%
APPROX. INV. AT EX: 979.85 PER WVWA GIS (NOT AS-BUILT)



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

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New River Valley / Lynchburg
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COMMONWEALTH OF VIRGINIA
Donald S. Hadden III
Lic. No. 9405
12/18/2023
LAND SURVEYOR

BRANDON AVENUE COMMERCIAL CENTER

WVWA WATER & SANITARY AS-BUILT

3233 BRANDON AVE SW
CITY OF ROANOKE, VIRGINIA

DRAWN BY	EJP
DESIGNED BY	KAM
CHECKED BY	DSH
DATE	12/18/2023
SCALE	1" = 20'
REVISIONS	

AS-BUILT

PROJECT NO. 04210048.00