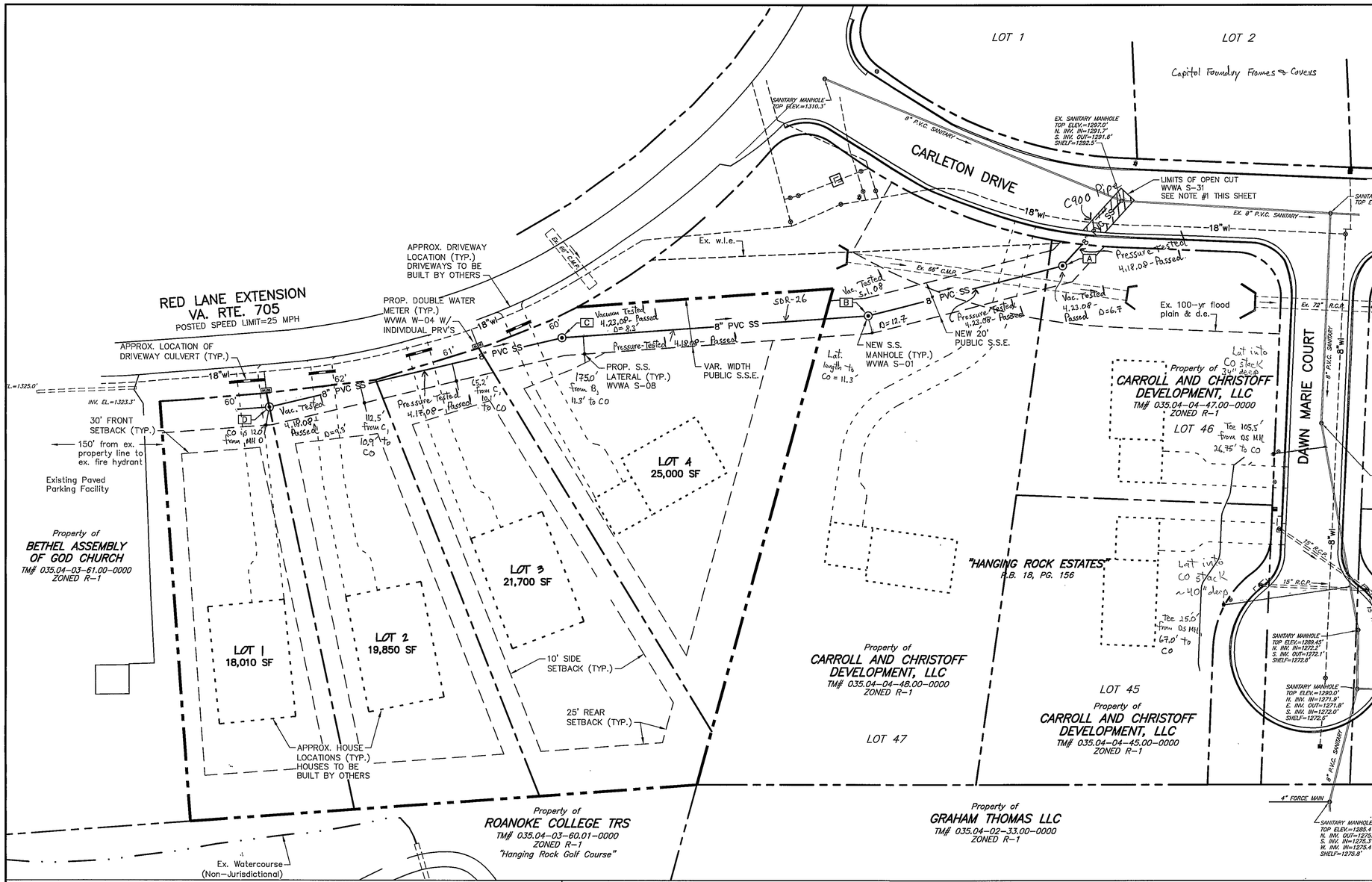

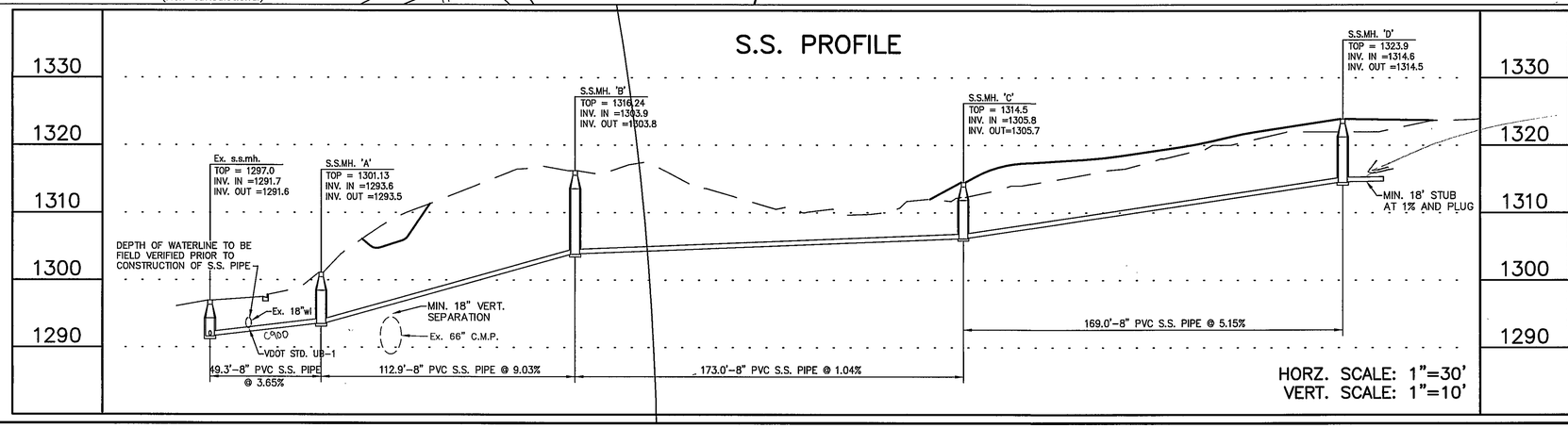

SITE SUMMARY

CURRENT OWNER:	CARROLL AND CHRISTOFF DEVELOPMENT LLC 2168 SALEM INDUSTRIAL DRIVE SALEM, VA 24153
DEVELOPER:	CARROLL AND CHRISTOFF DEVELOPMENT LLC 2168 SALEM INDUSTRIAL DRIVE SALEM, VA 24153
TAX MAP NUMBER:	35.04-03-60.02
LOT ACREAGE:	1.94 ACRES
ZONING:	R1
PROPOSED USE:	RESIDENTIAL SUBDIVISION
MINIMUM LOT SIZE REQUIRED:	7,200 SQ.FT.
MINIMUM LOT FRONTAGE REQUIRED:	60 FT
LOT FRONTAGE PROVIDED:	MIN. 60 FT
LIMITS OF CLEARING AND GRADING:	3.0 ACRES
SETBACKS: FRONT:	30 FT
SIDE:	10 FT
REAR:	25 FT
MAXIMUM BUILDING COVERAGE:	30% OF TOTAL LOT AREA
MAXIMUM LOT COVERAGE:	50% OF TOTAL LOT AREA
FEMA MAP#:	51161C0019 D (EFFECTIVE DATE 10/15/1993)
MAXIMUM BUILDING HEIGHT:	45 FT

SIGNAGE: A MAXIMUM OF 30 SF OF SIGNAGE IS ALLOWED FOR IDENTIFICATION OF THIS SUBDIVISION. SIGNAGE MUST MEET ALL OF THE REQUIREMENTS OF THE ROANOKE COUNTY ZONING ORDINANCE SECTION 30-93 AND WILL REQUIRE A SEPARATE PERMIT.

WATER & SEWER: ALL PROPOSED LOTS ARE TO BE SERVED BY PUBLIC WATER & SEWER.

NOTES:

1. SANITARY SEWER TAP TO EXISTING MANHOLE TO BE PERFORMED BY THE WVWA UTILITY DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION AND SHORING PER OSHA REGULATIONS. CONTRACTOR SHALL PROVIDE CENTERMARK FOR TAPPING.
2. INDIVIDUAL PRESSURE REDUCING VALVES TO BE INSTALLED IN ALL WATER METERS IN ACCORDANCE WITH WVWA STD. DETAIL W-02.
3. ALL DRIVEWAY CULVERTS SHALL HAVE A MINIMUM OF 1' COVER AND SHALL BE A MINIMUM OF 20 LF OF 15" RCP OR 15" CMP.

H_2O meters, services to be installed by WVWA as needed off of existing H_2O lines

Ex- A - 49.0'
A - B - 120.0'
B - C - 182.7'
C - D - 178.25'
D - End of stub (Capped, plugged) 38.5'
~~27' from edge of MH D to end of line~~ then extended to get out of driveway
End of pipe elev. = 1314.89'

30' 0' 30' 60' 90'
1"=30' GRAPHIC SCALE

COMMONWEALTH OF VIRGINIA
ROGER I. STURGILL
No. 033058
PROFESSIONAL ENGINEER

BALZER AND ASSOCIATES, INC.
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880 Technology Park Drive
Suite 200
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Phone: 804/553-0132
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448 Peppers Ferry Road
Christiansburg, Virginia 24073
Phone 540/381-4290
FAX: 540/381-4291

1657 Commerce Road
Suite 201
Verona, Virginia 24482
Phone: 540/248-3220
FAX: 540/248-3221

HANGING ROCK COURT

DIMENSIONAL PLAN

ROANOKE COUNTY, VIRGINIA

DRAWN BY: CPB
DESIGNED BY: CPB
CHECKED BY: JVJ
DATE: 07/20/2006
REVISIONS:
09/05/2006
11/07/2006
01/19/2007
03/07/2007
04/12/2007

SCALE: 1"=30'

SHEET NO.
C-2

JOB NO.
R0600139.00