

SITE SUMMARY

OWNER #1: BGGT, LLC
494 GLENMORE DRIVE
SALEM, VA 24153
TM# 035.04-04-43.00 & 0.35.04-04-45.00

OWNER #2/
DEVELOPER: GRAHAM THOMAS LLC
0 EDGEBROOK RD
SALEM, VA 24153
TM# 035.04-02-33.00

LOT ACREAGE: 1838 CARLETON DR = 0.63 AC
1908 DAWN MARIE CT = 0.53 AC
0 EDGEBROOK DR = 32.998 AC
TOTAL = 34.158 AC

ZONING: R-1 LOW DENSITY RESIDENTIAL DISTRICT

PROPOSED USE: SINGLE FAMILY DWELLING, DETACHED

MINIMUM LOT SIZE REQUIRED: 7,200 SQ.FT.

MINIMUM LOT FRONTAGE REQUIRED: 60 FT; 30 FT ON CUL-DE-SAC

SETBACKS: FRONT: 30 FT
SIDE: 10 FT
REAR: 25 FT

MAXIMUM BUILDING COVERAGE: 40% OF TOTAL LOT AREA

MAXIMUM LOT COVERAGE: 50% OF TOTAL LOT AREA

FEMA MAP#: 51161C0133G (EFFECTIVE DATE 09/28/2007)

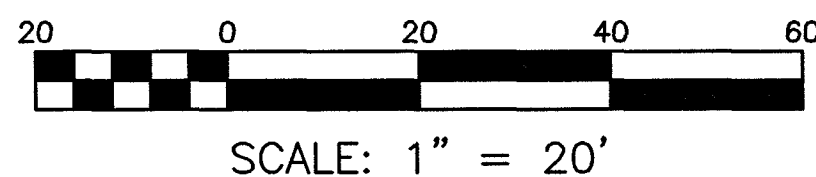
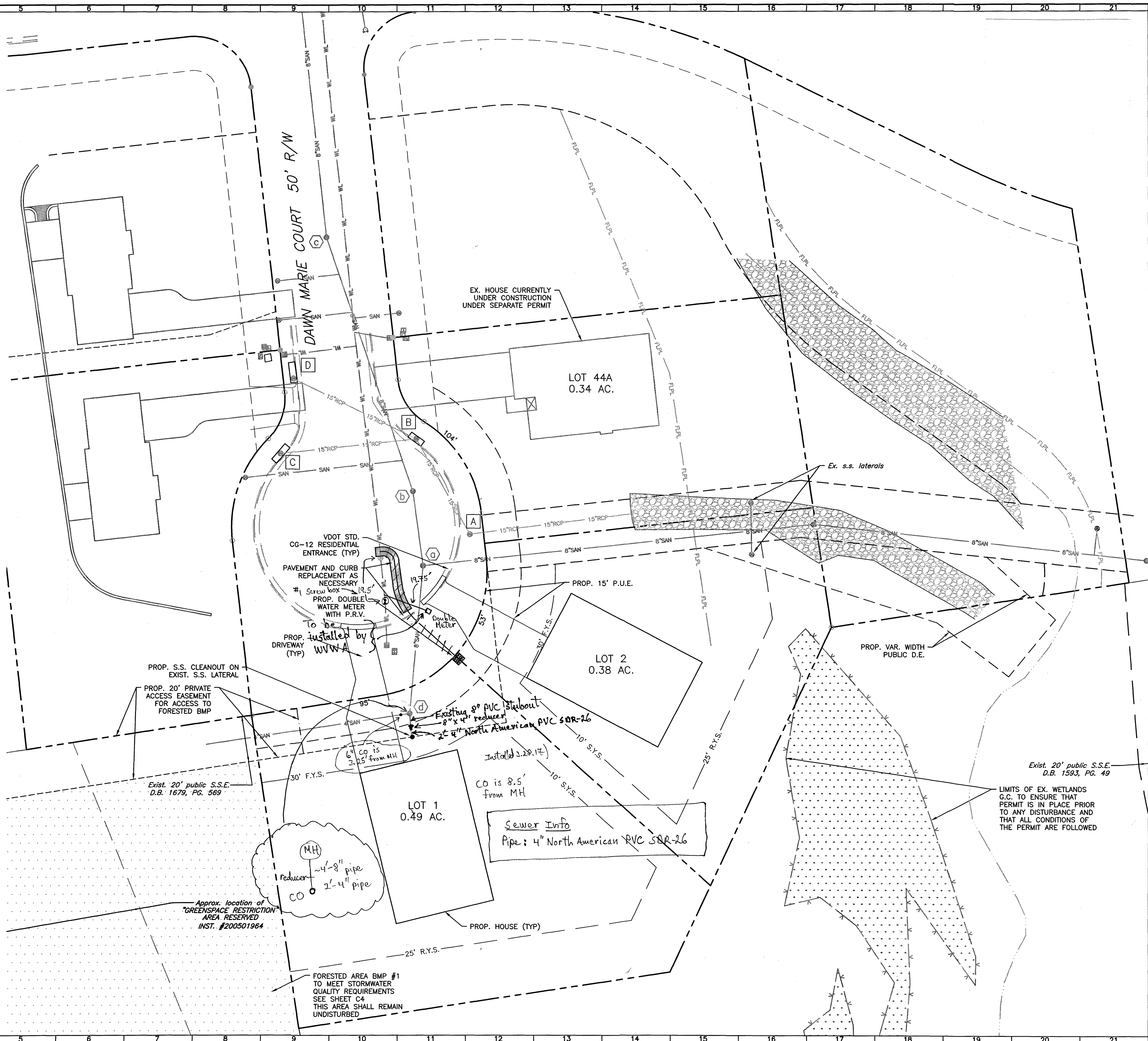
MAXIMUM BUILDING HEIGHT: 45 FT

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: PUBLIC BY WESTERN VIRGINIA WATER AUTHORITY
DUE TO HIGH WATER PRESSURE, THE DEVELOPER SHALL INSTALL A SEPARATE PRESSURE REDUCING VALVE IN A METER BOX ON THE PRIVATE SIDE OF EACH OF THE PROPOSED PUBLIC WATER METERS.

IMPERVIOUS BREAKDOWN OF PROPOSED LOTS

PROPOSED USE	ALLOTTED IMP.
OVERALL	0.184 AC
LOT #1	0.092 AC
LOT #2	0.092 AC



BALZER
AND ASSOCIATES, INC.
REFLECTING TOMORROW
www.balzer.cc

Roanoke
New River Valley
Richmond
Staunton
Harrisonburg

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.
1208 Corporate Circle
Roanoke, VA 24018
540-772-9580
FAX 540-772-8050

PROFESSIONAL ENGINEER
Lic. No. 047338
11/30/16

HANGING ROCK ESTATES
SECTION 2
LAYOUT & UTILITY PLAN
CATAWBA
ROANOKE COUNTY, VIRGINIA

DRAWN BY: LAR
DESIGNED BY: CPB
CHECKED BY: BTC
DATE: 4/22/2016
SCALE: 1"=20'
REVISIONS:
6/17/2016
7/28/2016
8/15/2016
11/30/2016 P.R. #1

☒ **APPROVED**

SHEET NO.
C3
JOB NO. 04150022.00

As-Built 7.31.17 Substantial Completion K. Winslow