

SITE SUMMARY:

OWNER/DEVELOPER: F W WEBB PROPERTIES LLC
P.O. BOX 8053
ROANOKE, VA 24014
ATTENTION: FARREN WEBB

TAX MAP NUMBERS: 4390431

MIN. LOT SIZE FOR RM-1: 5,000 S.F.
LOT SIZE PROVIDED: 7,224 S.F.

ZONING: RM-1

MINIMUM LOT FRONTAGE FOR RM-1: 50'

LOT FRONTAGE PROVIDED: 50'

SETBACKS:

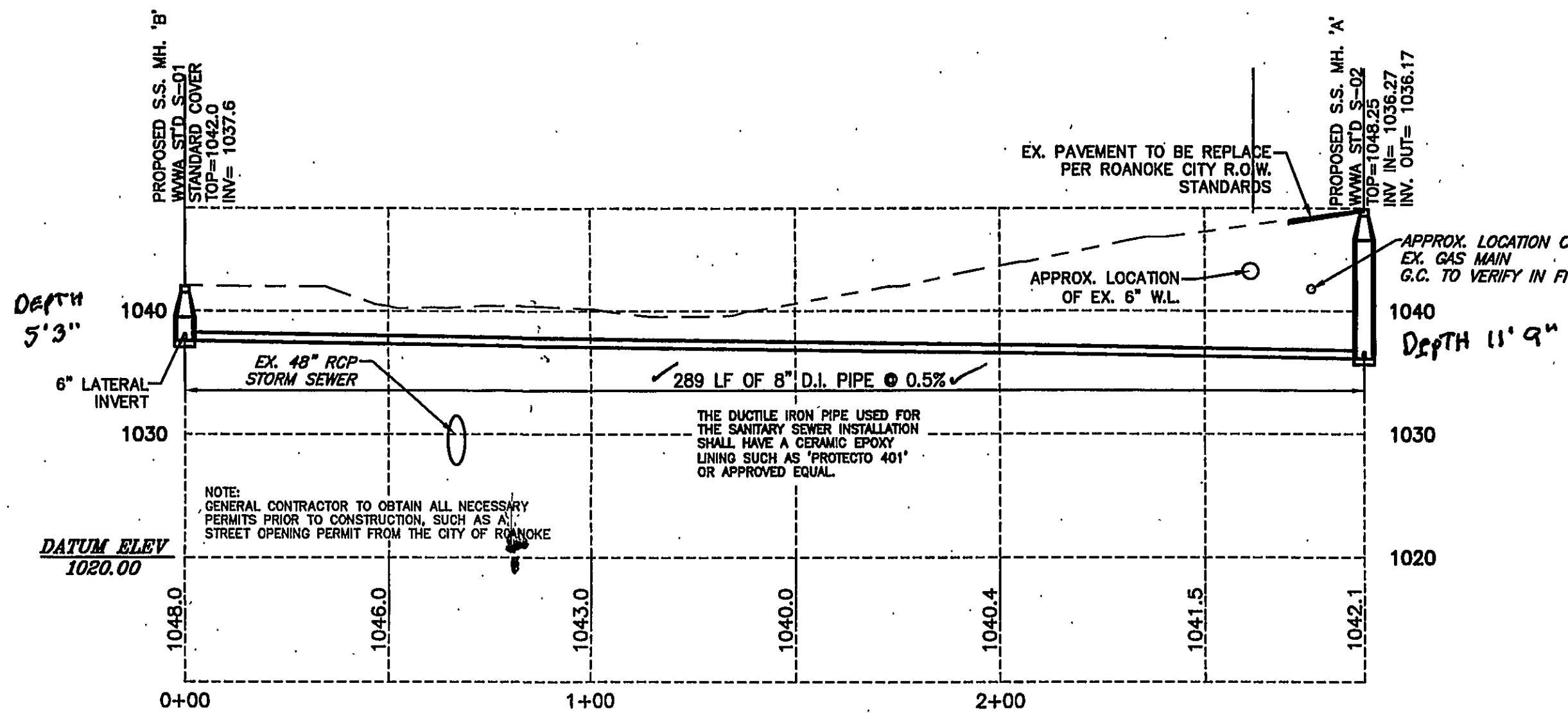
FRONT YARD: 10' MIN. / 30' MAX.
SIDE YARD: 4' MIN. / 8' MIN. COMBINED
REAR YARD: 15'

MAXIMUM BUILDING HEIGHT: 35'

MAXIMUM IMPERVIOUS SURFACE RATIO: 60%
IMPERVIOUS SURFACE RATIO PROVIDED: 24%

GENERAL NOTES:

1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE CITY, & WWA.
2. G.C. TO ENSURE MINIMUM FINISHED FLOOR OF HOMES SHALL BE A MIN. OF 3' TO THE TOP OF THE MAIN SANITARY SEWER TIE IN LOCATION.
3. G.C. TO ENSURE ACCESS TO RESIDENTS TO THEIR HOMES AT ALL TIMES ALONG HILLVIEW. UTILITY CONTRACTOR TO PROVIDE A MAINTENANCE OF TRAFFIC PLAN AS REQUIRED TO THE CITY OF ROANOKE PRIOR TO CONSTRUCTION.
4. ACCESS SHALL BE MAINTAINED TO THE AFFECTED PARCELS AT ALL TIMES. CONTRACTOR TO PROVIDE A MAINTENANCE OF TRAFFIC PLAN DURING THE INSTALLATION OF THE PUBLIC IMPROVEMENTS.
5. THE G.C. WILL BE REQUIRED TO OBTAIN A RIGHT OF WAY EXCAVATION PERMIT FROM THE CITY OF ROANOKE PRIOR TO BEGINNING ANY WORK WITHIN THE RIGHT OF WAY.

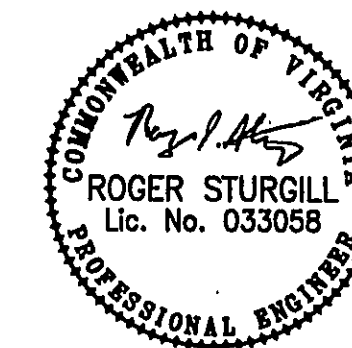


SANITARY SEWER PROFILE:

HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 10'

EX. S.S. MH.
TOP ELEV.=1044.0'
S. INV. IN=1033.7'
E. INV. IN=1041.5'
N. INV. OUT=1033.5'
SHELF=1034.3'

as BuiLT
2-27-09
[Signature]



BALZER
AND ASSOCIATES, INC.
REFLECTING TOMORROW

PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

1208 Corporate Circle
Roanoke, Virginia 24018
Phone: 540/772-9580
FAX: 540/772-8050

16871 City View Drive
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Midlothian, Virginia 23113
Phone: 804/794-0571
FAX: 804/794-2635

880 Technology Park Drive
Suite 200
Chesapeake, Virginia 23059
Phone: 804/693-0182
FAX: 804/693-0193

448 Pappas Ferry Road, NW
Christiansburg, Virginia 24073
Phone: 540/381-4290
FAX: 540/381-4291

1681 Commerce Road
Suite 401
Verona, Virginia 24462
Phone: 540/248-3220
FAX: 540/248-3221

HILLVIEW UTILITY EXTENSION

LAYOUT & GRADING PLAN

CITY OF ROANOKE, VIRGINIA

DRAWN BY: BTC
DESIGNED BY: BTC
CHECKED BY: SMH
DATE: 9-4-08
REVISIONS:
9-23-08

SCALE: 1"=20'

SHEET NO.

C-2

JOB NO.
R0800332.00

PHOTOS: 101-2978
101-2979
101-2981
3 - SEWER MAIN HOLES
1 - 6" SEWER CLEANOUT (COPS)
1 - 4" SEWER CLEANOUT (COPS)
1 - 3" SEWER CLEANOUT (COPS)
8 - DOWNS PILES

8 POINTS

050509 HILLVIEW

