

OWNER:	FRANKLIN RD LLC PO BOX 2132 RUMBLE, W. A 4009
PROPERTY ADDRESS:	117 FRANKLIN RD SW
USE:	HOTEL
ZONING:	D. DOWNTOWN
TAX PARCEL NO.:	1012613
TOTAL SITE AREA:	0.1182 AC
DISTURBED AREA:	APPROX. 300 S.F.
WATER/SANITARY SEWER:	PUBLIC (FROM EXISTING BUILDING)

1. PROPERTY LINES AND BUILDINGS ARE SHOWN BASED ON A SURVEY PERFORMED BY LONG SURVEYING, LLC DATED NOVEMBER 25, 2020. ORDINANCE #141675-021820, DATED FEBRUARY 18, 2020 APPROVED THE VACATION OF THE EXISTING ALLEY AND THE EXISTING SIDEWALK. THE EXISTING SIDEWALK WAS NOT SHOWN ON THE MAP BECAUSE THE CONDITIONS OF THE ORDINANCE HAVE NOT BEEN MET; THEREFORE, IT IS OUR UNDERSTANDING THAT THE ALLEY STILL EXISTS AS SHOWN.

2. ALL EXISTING UTILITIES ARE SHOWN AS APPROXIMATE BASED ON MISS UTILITY MARKINGS AND WWA GIS INFORMATION, C.C. SHALL VERIFY EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

3. UTILITY LOCATIONS ARE APPROXIMATE BASED ON EXISTING FEATURES AND MISS UTILITY MARKINGS. C.C. SHALL VERIFY EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

BALZER AND ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF PLANS OR FOR INFORMATION ON PLANS UNTIL SUCH PLANS HAVE BEEN APPROVED BY THE REQUIRED PUBLIC AGENCIES.

ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE DEVELOPER.

BALZER AND ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO OBTAIN NECESSARY PERMITS, EASEMENTS, OR RIGHTS-OF-WAY. BALZER AND ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

SOURCE OF TOPOGRAPHIC MAPPING IS FIELD SURVEY PERFORMED BY BALZER AND ASSOCIATES, INC., DATED 2018.

[illegible]

PLANS AND PERMITS: A COPY OF THE PLANS AS APPROVED BY THE CITY OF ROANOKE (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE MADE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.

LOCATION OF UTILITIES: THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

STREETS TO REMAIN CLEAN: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.

BARRICADES/DITCHES: THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPERLY CONSTRUCTED AND MAINTAINED TO PROTECT THE SAFETY OF THE PUBLIC ARE IN PLACE.

APPROVED PLANS/CONSTRUCTION CHANGES; ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES

FINAL ACCEPTANCE/CITY. THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF FRANKFORD'S PLANNING AND DEVELOPMENT DEPARTMENT WITH A FIELD SURVEYED CORNER SET OF AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM DRAIN AND/OR STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE CITY. AS-BUILT PLANS SHALL BE SUBMITTED IN THREE (3) COPIES, ONE ORIGINAL SET, COPIES OF THE SETBACKS, 1"=40'0" PER FOOT, AND A 3"=40'0" PER FOOT, IN THE FORM OF 1" PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

