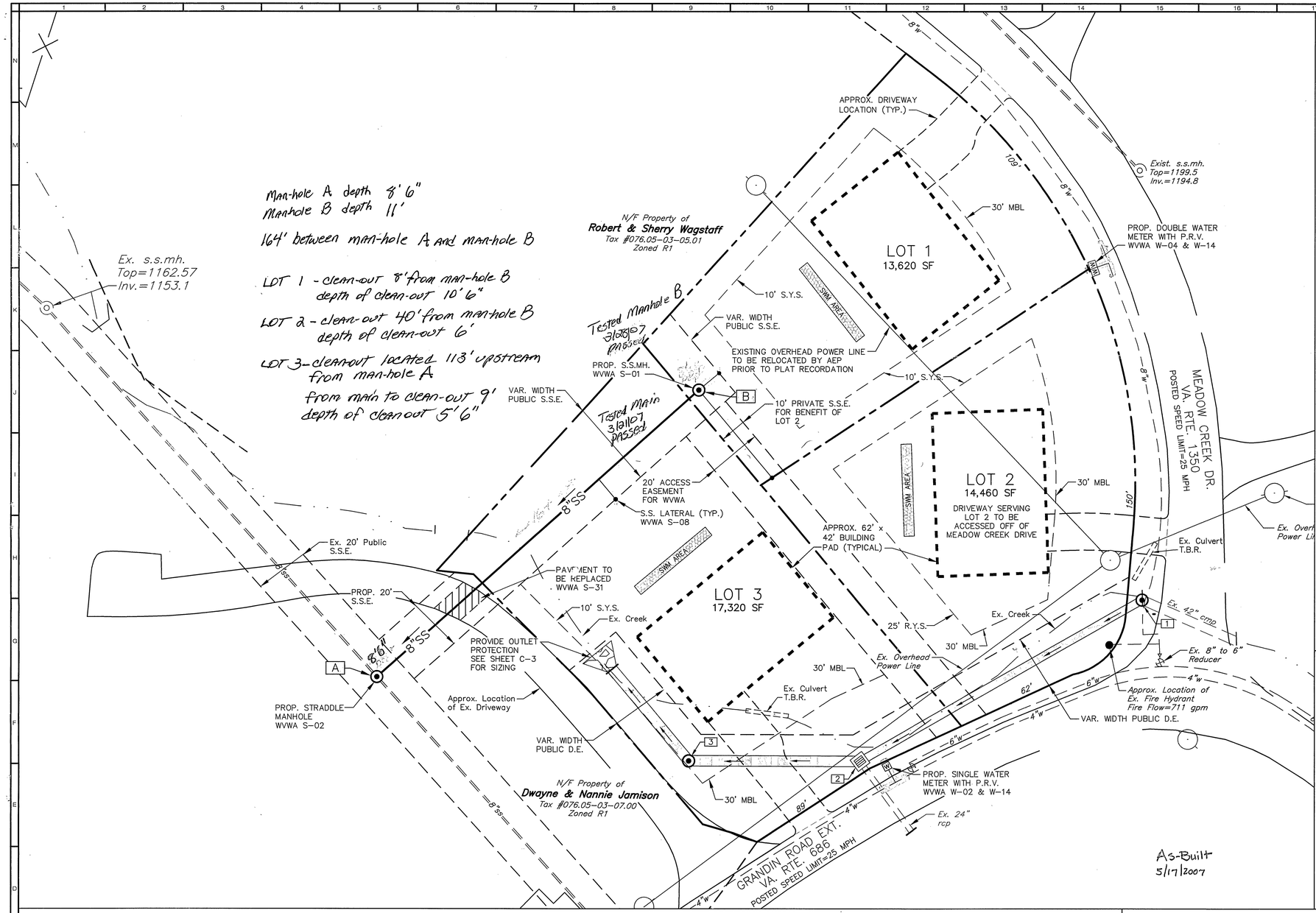


SITE SUMMARY

OWNER/ DEVELOPER: JOHN J. JR. AND MAROLYN B. WAGGY
5017 MEADOW CREEK DR.
ROANOKE, VA 24018

TAX MAP NUMBER: 76.05–03–05.02, 76.05–03–04

SIZE: 0.93 ACRES

ZONING: R1

PROPOSED USE: SINGLE FAMILY

MIN. LOT AREA REQUIRED: 7,200 SF

MINIMUM LOT FRONTAGE REQUIRED: 60'

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

MAXIMUM BUILDING HEIGHT: 45'

MAXIMUM BUILDING COVERAGE: 30%

MAXIMUM LOT COVERAGE: 50%

STREET CLASSIFICATION: LOCAL ROAD

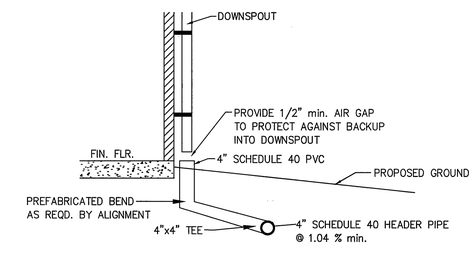
PARKING: DEVELOPER SHALL PROVIDE A MINIMUM OF 2 OFF–STREET PARKING SPACES FOR EACH LOT.

FEMA MAP #: 51161C0043D (EFFECTIVE DATE 10/18/95)

N

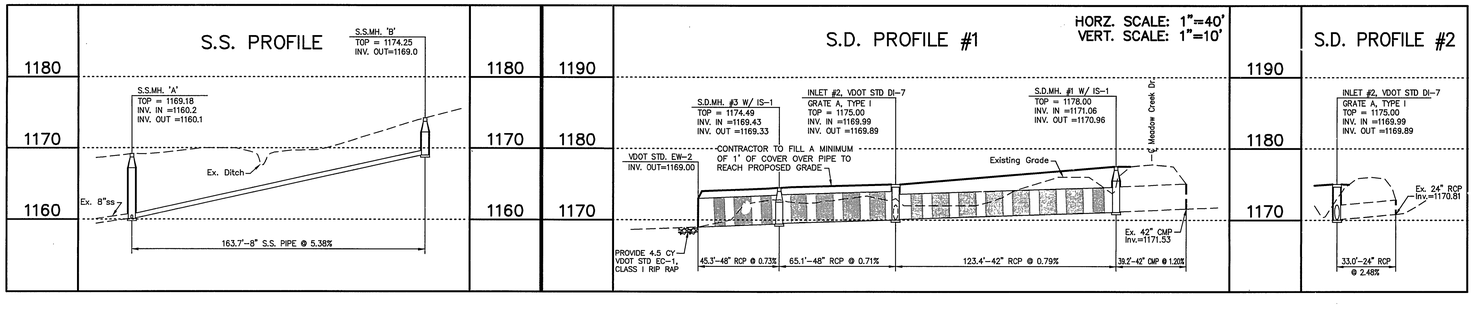
20' 0' 20' 40' 60'

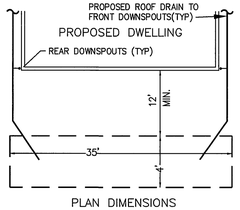
1"=20' GRAPHIC SCALE



DOWNSPOUT CONNECTION DETAIL

N.T.S.

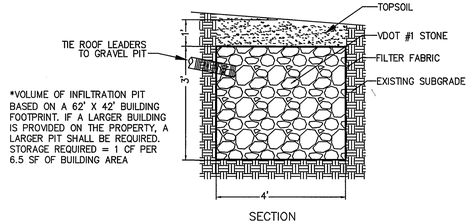




PLAN DIMENSIONS

NOTE: ALL ROOF DRAINS SHALL TIE DIRECTLY TO GRAVEL PITS IN REAR OF HOUSES AND SHALL NOT DISCHARGE TO GRADE.

*VOLUME OF INFILTRATION PIT BASED ON A 62' X 42' BUILDING FOOTPRINT. IF A LARGER BUILDING IS PROVIDED ON THE PROPERTY, A LARGER PIT SHALL BE REQUIRED. STORAGE REQUIRED = 1 CF PER 6.5 SF OF BUILDING AREA



SECTION

PRIOR TO BACKFILLING W/STONE, THE G.C. SHALL COORDINATE AN INSPECTION W/ COUNTY OF ROANOKE TO VERIFY SIZE/CAPACITY OF EXCAVATED HOLE, INSTALLATION OF FILTER FABRIC AND INSTALLATION OF ROOF LEADERS. AFTER APPROVAL FROM THE INSPECTOR, G.C. SHALL INSTALL STONE, COMPLETE FABRIC WRAPPING, AND COVER WITH A MIN. OF 12" BACKFILL.

PRIVATE SWM AREA

NO SCALE

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

BALZER AND ASSOCIATES INC.
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Phone: 804/553-0132
FAX: 804/553-0133

102 Hubbard Street
Blacksburg, Virginia 24060
Phone: 540/961-0961
FAX: 540/961-0962

1557 Commerce Road
Suite 201
Verona, Virginia 24482
Phone: 540/248-3220
FAX: 540/248-3221

MEADOW CREEK SECTION 6

LAYOUT PLAN

ROANOKE COUNTY, VIRGINIA

DRAWN BY: CPB
DESIGNED BY: JVJ
CHECKED BY: SMH
DATE: 09/08/2006
REVISIONS:
10/10/2006
10/17/2006
11/22/2006

SCALE: 1"=20'

SHEET NO. C-2

JOB NO. R0600209.00