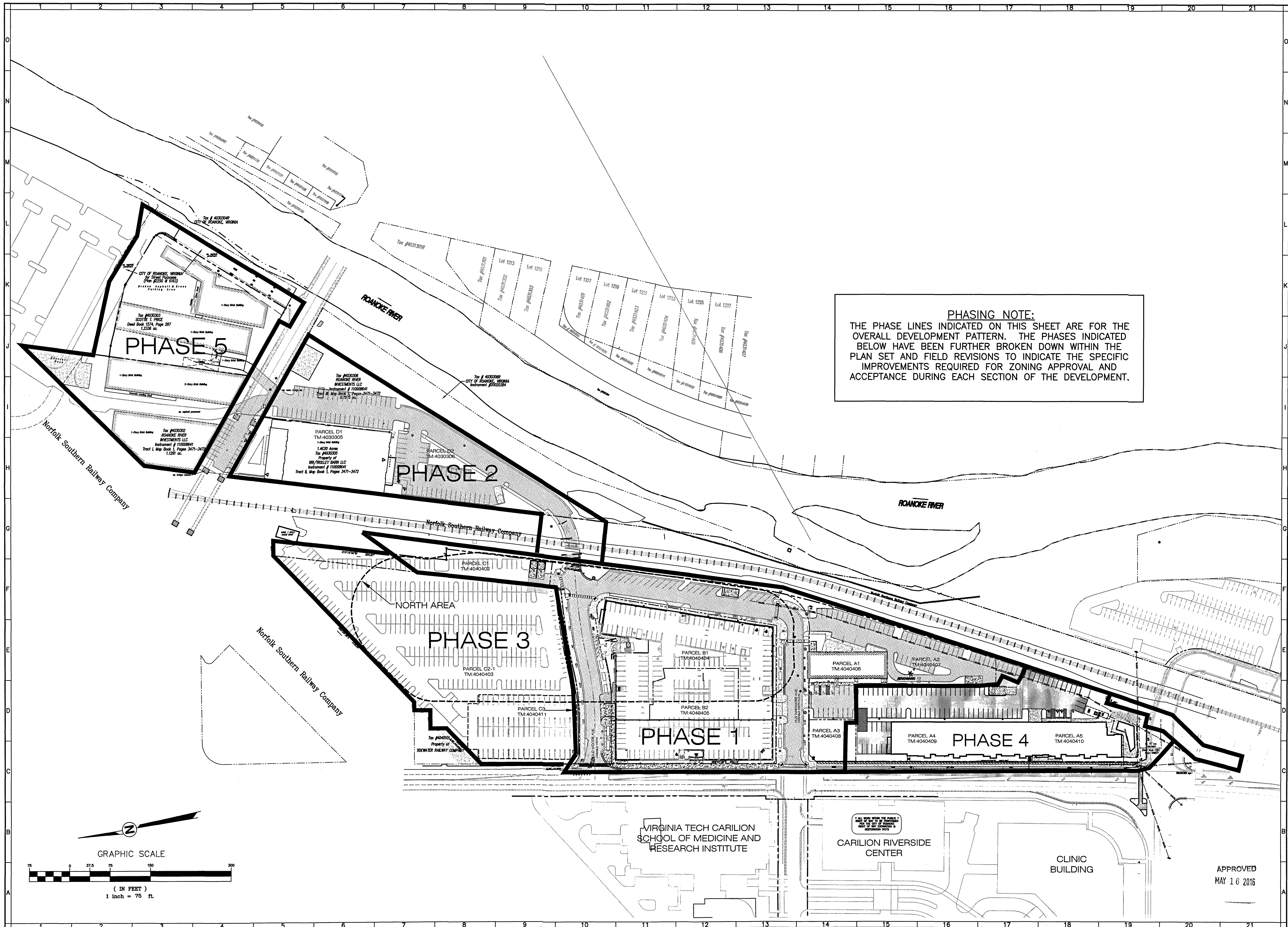
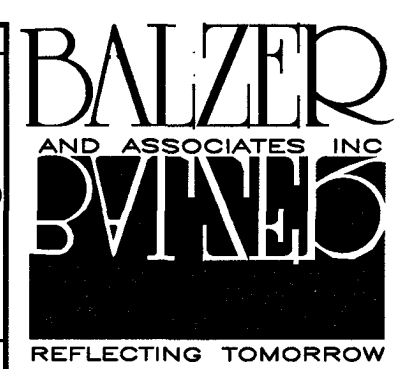




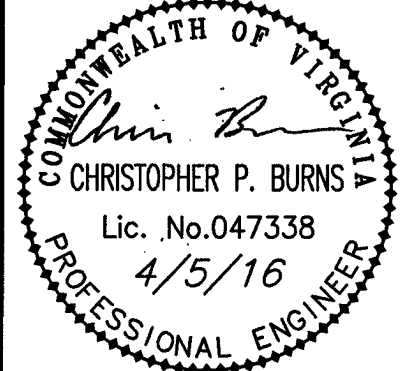
PHASING NOTE:
THE PHASE LINES INDICATED ON THIS SHEET ARE FOR THE OVERALL DEVELOPMENT PATTERN. THE PHASES INDICATED BELOW HAVE BEEN FURTHER BROKEN DOWN WITHIN THE PLAN SET AND FIELD REVISIONS TO INDICATE THE SPECIFIC IMPROVEMENTS REQUIRED FOR ZONING APPROVAL AND ACCEPTANCE DURING EACH SECTION OF THE DEVELOPMENT.



New River Valley
Richmond
Roanoke
Shenandoah Valley

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



BRIDGES - BLOCK A APARTMENTS
OVERALL MASTERPLAN - PHASE PLAN
CITY OF ROANOKE, VIRGINIA

DRAWN BY LAR
DESIGNED BY BTC
CHECKED BY CPB
DATE 2/4/2016
SCALE 1"=75'

REVISIONS:
3/14/2016
3/24/2016
4/5/2016

APPROVED
MAY 16 2016

SHEET NO.
C02
JOB NO. 04150058.00