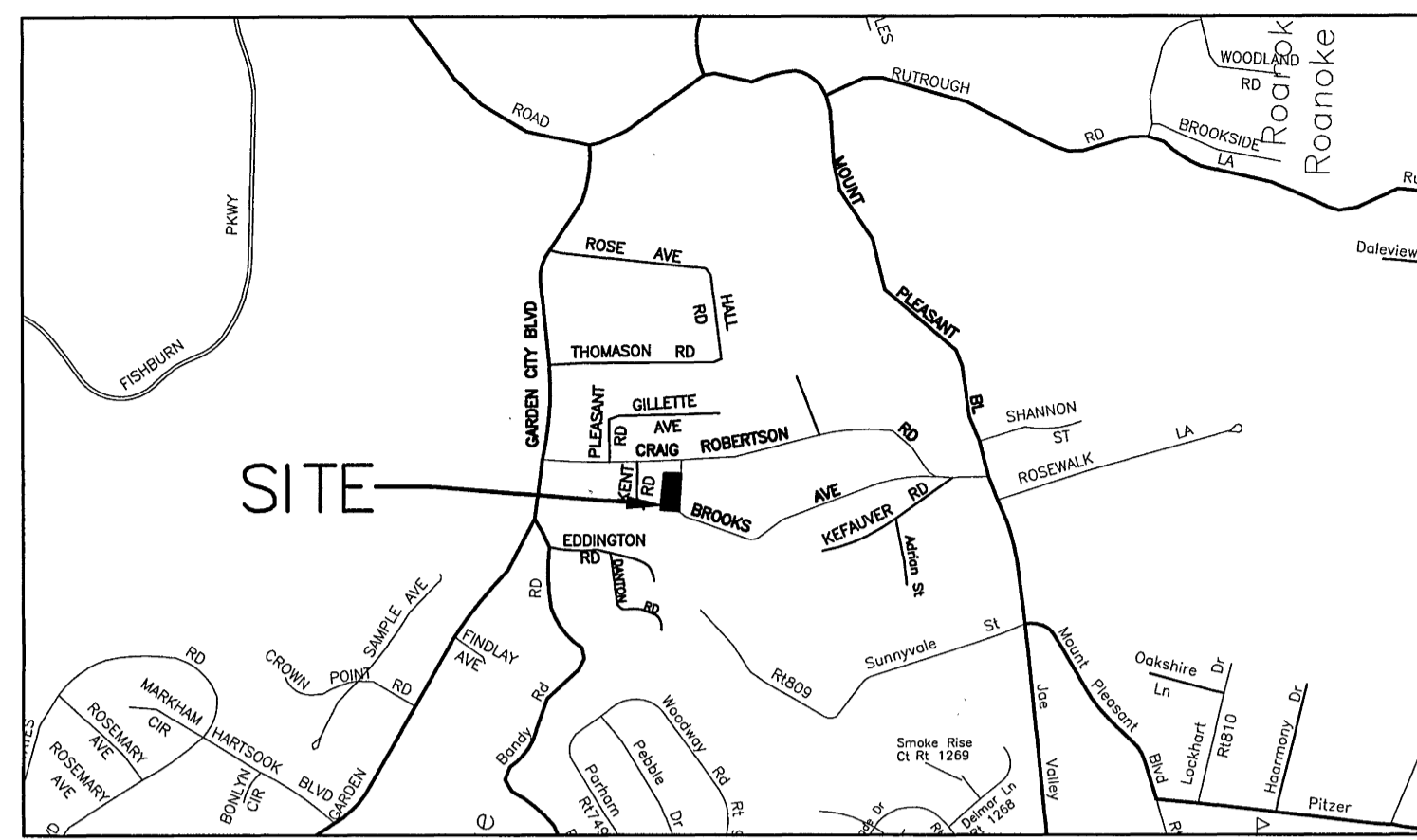


VICINITY MAP

NTS



ENGINEERS NOTES

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 THE SOLE RISK OF THE DEVELOPER.

BALZER AND ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE PLANS OR 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 2012 AND CITY OF ROANOKE AERIAL MAPPING, DATED APRIL, 1996.

LEGEND

Legend table with symbols for materials like concrete, asphalt, and various utility lines (water, sewer, gas, telephone).

ABBREVIATIONS

Table of abbreviations used in the drawing, such as AHFH for arrow head top of fire hydrant, SAN for sanitary, and WWA for Western Virginia Water Authority.

BROOKS AVE. SUBDIVISION
1367 CRAIG-ROBERTSON ROAD S.E.
ROANOKE, VIRGINIA

SHEET INDEX

- C-01 COVER
C-02 EXISTING COND. & DEMO. PLAN
C-03 LAYOUT & UTILITY PLAN
C-04 GRADING & E.S.C. PLAN
C-05 DETAILS
C-06 STORMWATER MANAGEMENT PLAN

WESTERN VIRGINIA WATER AUTHORITY NOTES
AVAILABILITY No.: 12-108

GENERAL NOTES: A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE WESTERN VIRGINIA WATER AUTHORITY... WATER NOTES: WATER MAINS SHALL BE MINIMUM CLASS 350 DUCTILE IRON...

SEWER NOTES: COMMERCIAL SANITARY SEWER LATERAL SHALL BE MINIMUM 6" PIPE... THE CONSTRUCTION OF THE PROPOSED PUBLIC SEWER MAIN AND ALL COMMERCIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS...

SITE INFORMATION

SITE ADDRESS: 1367 CRAIG-ROBERTSON ROAD S.E. ROANOKE, VIRGINIA 24014
OWNER/DEVELOPER: F W WEBB PROPERTIES LLC
AGENT: BALZER AND ASSOCIATES, INC.
USE: SINGLE FAMILY RESIDENTIAL
ZONING: R-7 - RESIDENTIAL
TAX PARCEL NO.: 4370423
SITE AREA: 0.5124 ACRES
DISTURBED AREA: 0.46 ACRES
WATER: PUBLIC
SEWER: PUBLIC
MINIMUM LOT AREA: 7,000 S.F.
MINIMUM LOT FRONTAGE: 60'
MINIMUM PARKING REQUIRED: NONE
MAXIMUM PARKING: NONE
SETBACKS: FRONT: 20' MINIMUM / NO MAXIMUM
SIDE: 3'
REAR: 15'

RECEIVED JUN 04 2012

STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS

NOTICE TO ALL LANDOWNERS, DEVELOPERS, AND CONTRACTORS: FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.
RIGHT-OF-WAY EXCAVATION PERMIT: PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION, OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY...
LAND DISTURBANCE PERMIT: AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT...

City of Roanoke Planning Building and Development DEVELOPMENT PLAN APPROVED stamp with signatures and dates.



www.balzer.cc
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
GEOTECHNICAL 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



BROOKS AVENUE SUBDIVISION
COVER
CITY OF ROANOKE, VIRGINIA

DRAWN BY BTC
DESIGNED BY BTC
CHECKED BY CPB
DATE 3-21-12
SCALE N/A
REVISIONS: 4-18-12

SHEET NO. C01
JOB NO. R120024.00