

STANDARD SITE PLAN NOTES

- GENERAL CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, OWNER, AND THE TOWN OF CHRISTIANBURG.
- G.C. TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
- G.C. SHALL OBTAIN A RIGHT OF WAY PERMIT FROM VDOT PRIOR TO ANY WORK WITHIN THE VDOT RIGHT OF WAY.
- ANY PAVEMENT DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER.
- ALL BUILDING DIMENSIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
- PAVEMENT FLOW LINE RADIUS OF 7' IS TYPICAL.
- ASPHALT SURFACES SHALL HAVE A MINIMUM SLOPE OF 2% AND CONCRETE SURFACES SHALL HAVE A MINIMUM SLOPE OF 1%.

STANDARD UTILITIES NOTES

- G.C. SHALL COORDINATE THE EXACT SANITARY SEWER AND DOMESTIC WATER LATERAL BUILDING TIE IN LOCATIONS WITH THE ARCHITECTURAL PLANS.
- ALL UTILITY SERVICE LATERALS OR LINES, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND. WATER & SEWER CONNECTIONS SHALL CONFORM TO THE TOWN OF CHRISTIANBURG UTILITY STANDARDS AND SPECIFICATIONS AND INTERNATIONAL BUILDING CODE, LATEST EDITIONS.
- THE G.C. IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL CONDUIT ASSOCIATED WITH REQUIRED UTILITIES FOR THE PROPOSED BUILDING AND ANY NECESSARY UTILITIES ON-SITE SUCH AS LIGHTING, ELECTRICAL, ETC.
- THE G.C. SHALL COORDINATE TEMPORARY POWER FOR THE PROPOSED BUILDINGS.
- PUBLIC UTILITY INSTALLATION AND TESTING SHALL BE IN ACCORDANCE WITH TOWN SPECIFICATIONS, LATEST EDITION.
- SANITARY WASTE LINES FROM BUILDING SHALL BE A MINIMUM 4" PVC (MIN. SLOPE 2.08%) OR 6" PVC (MIN. SLOPE 1.04%). SEE ARCHITECTURALS.

LEGEND

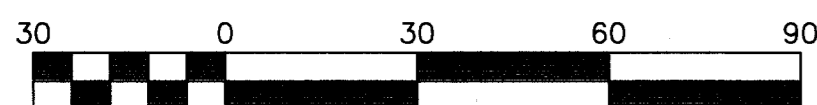
- (M) WATER METER
- (W) WATER LATERAL
- (S) SEWER LATERAL
- (P) CONNECTION BY PLUMBER
- (CO) CLEANOUT
- (D) VDOT STOP SIGN (R1-1)
- [Pattern] LIGHT DUTY PAVING
- [Pattern] HEAVY DUTY PAVING
- [Pattern] CONCRETE
- [Pattern] GREEN SPACE
- [Pattern] DECKING
- (S) SEWER LATERAL 6" EXISTING
- (M) METER WATER 8" EXISTING
- (W) WATER LATERAL 3" (SINGLE SERVICE) 1" (DUAL SERVICE) EXISTING
- (X) TOWN OF CHRISTIANBURG UTILITY CONTR. EXISTING BEYOND W.M. BY PLUMB.
- (X) TOWN OF CHRISTIANBURG UTILITY CONTR. EXISTING

LOT TABLE

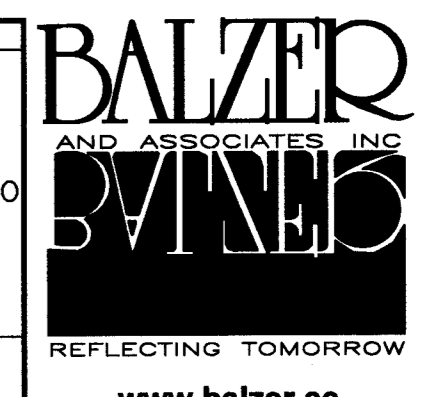
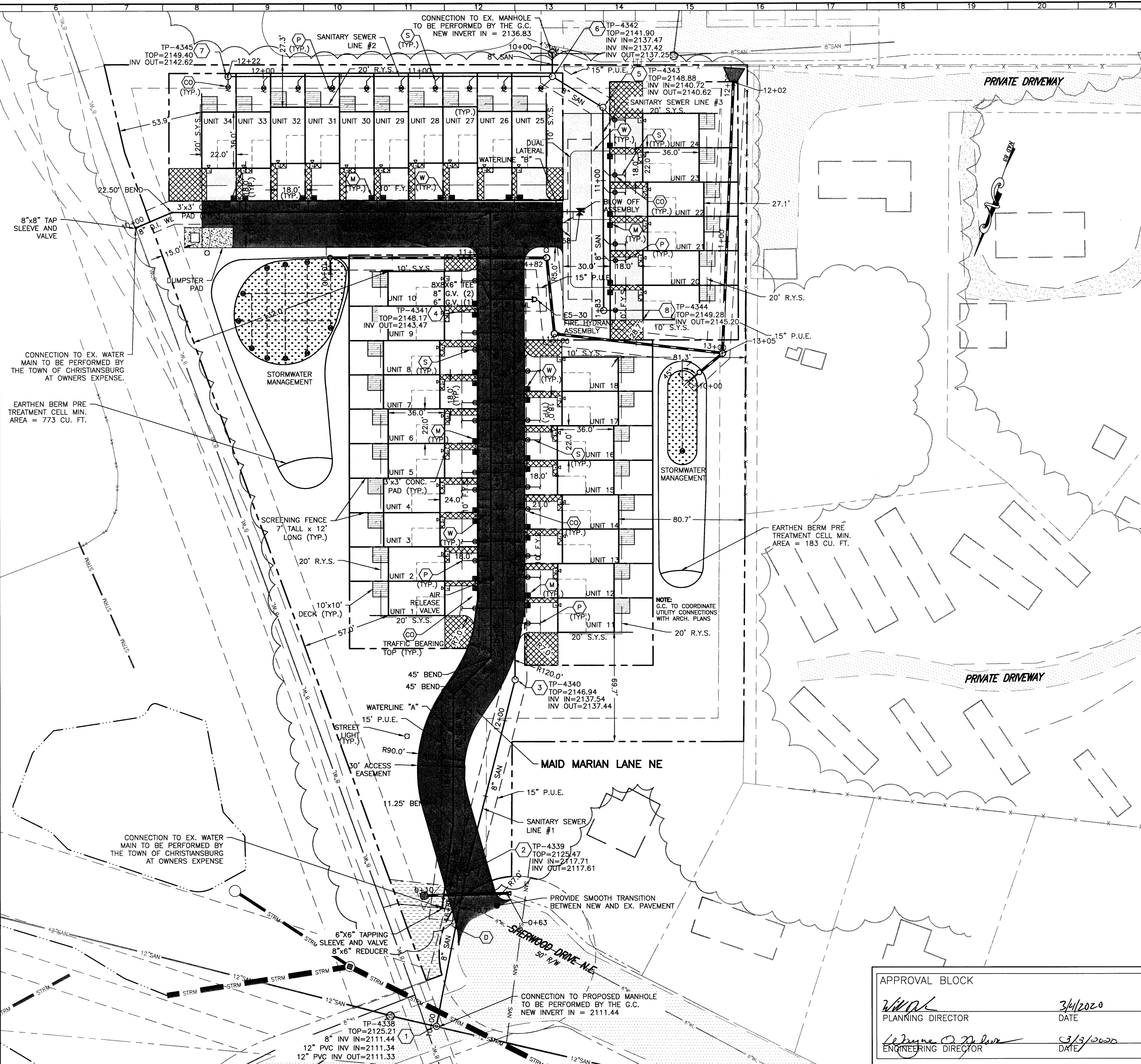
| LOT | FRONT YARD AREA (SF) | FRONT YARD GREENSPACE (SF) | SQUARE FEET | ACERAGE | WIDTH AT SETBACK (FT) | ADDRESS | |
|-----|----------------------|----------------------------|-------------|---------|-----------------------|---------|--------------------------|
| 1 | 822 | 407 | 50% | 3,439 | 0.079 | 43.00 | 1105 MAID MARIAN LANE NE |
| 2 | 462 | 92 | 20% | 1,801 | 0.041 | 22.00 | 1115 MAID MARIAN LANE NE |
| 3 | 528 | 106 | 20% | 1,801 | 0.041 | 22.00 | 1125 MAID MARIAN LANE NE |
| 4 | 528 | 106 | 20% | 1,801 | 0.041 | 22.00 | 1135 MAID MARIAN LANE NE |
| 5 | 462 | 92 | 20% | 1,801 | 0.041 | 22.00 | 1145 MAID MARIAN LANE NE |
| 6 | 462 | 92 | 20% | 1,801 | 0.041 | 22.00 | 1155 MAID MARIAN LANE NE |
| 7 | 528 | 106 | 20% | 1,801 | 0.041 | 22.00 | 1165 MAID MARIAN LANE NE |
| 8 | 528 | 106 | 20% | 1,801 | 0.041 | 22.00 | 1175 MAID MARIAN LANE NE |
| 9 | 462 | 92 | 20% | 2,660 | 0.061 | 22.00 | 1185 MAID MARIAN LANE NE |
| 10 | 462 | 92 | 20% | 3,523 | 0.080 | 32.50 | 1195 MAID MARIAN LANE NE |
| 11 | 908 | 496 | 55% | 1,801 | 0.041 | 43.00 | 1100 MAID MARIAN LANE NE |
| 12 | 464 | 93 | 20% | 1,801 | 0.041 | 22.00 | 1110 MAID MARIAN LANE NE |
| 13 | 530 | 106 | 20% | 1,801 | 0.041 | 22.00 | 1120 MAID MARIAN LANE NE |
| 14 | 529 | 106 | 20% | 1,801 | 0.041 | 22.00 | 1130 MAID MARIAN LANE NE |
| 15 | 462 | 93 | 20% | 1,801 | 0.041 | 22.00 | 1140 MAID MARIAN LANE NE |
| 16 | 462 | 93 | 20% | 1,801 | 0.041 | 22.00 | 1150 MAID MARIAN LANE NE |
| 17 | 528 | 106 | 20% | 2,702 | 0.062 | 22.00 | 1160 MAID MARIAN LANE NE |
| 18 | 791 | 252 | 32% | 2,853 | 0.065 | 33.00 | 1170 MAID MARIAN LANE NE |
| 19 | 732 | 333 | 45% | 1,800 | 0.041 | 41.50 | 1200 MAID MARIAN LANE NE |
| 20 | 462 | 93 | 20% | 1,800 | 0.041 | 42.50 | 1210 MAID MARIAN LANE NE |
| 21 | 528 | 106 | 20% | 1,800 | 0.041 | 43.50 | 1220 MAID MARIAN LANE NE |
| 22 | 528 | 106 | 20% | 1,800 | 0.041 | 44.50 | 1230 MAID MARIAN LANE NE |
| 23 | 462 | 93 | 20% | 3,465 | 0.079 | 45.50 | 1240 MAID MARIAN LANE NE |
| 24 | 890 | 427 | 48% | 2,666 | 0.061 | 46.50 | 1250 MAID MARIAN LANE NE |
| 25 | 685 | 274 | 40% | 2,665 | 0.041 | 47.50 | 1300 MAID MARIAN LANE NE |
| 26 | 462 | 93 | 20% | 1,800 | 0.041 | 48.50 | 1310 MAID MARIAN LANE NE |
| 27 | 528 | 106 | 20% | 1,800 | 0.041 | 49.50 | 1320 MAID MARIAN LANE NE |
| 28 | 528 | 106 | 20% | 1,800 | 0.041 | 50.50 | 1330 MAID MARIAN LANE NE |
| 29 | 462 | 93 | 20% | 1,800 | 0.041 | 51.50 | 1340 MAID MARIAN LANE NE |
| 30 | 462 | 93 | 20% | 1,800 | 0.041 | 52.50 | 1350 MAID MARIAN LANE NE |
| 31 | 528 | 106 | 20% | 1,800 | 0.041 | 53.50 | 1360 MAID MARIAN LANE NE |
| 32 | 528 | 106 | 20% | 1,800 | 0.041 | 54.50 | 1370 MAID MARIAN LANE NE |
| 33 | 462 | 93 | 20% | 1,800 | 0.041 | 55.50 | 1380 MAID MARIAN LANE NE |
| 34 | 903 | 441 | 49% | 3,517 | 0.081 | 56.50 | 1390 MAID MARIAN LANE NE |

NOTE:

- CONNECTION TO EXISTING MANHOLES SHOULD BE PERFORMED BY THE CONTRACTOR.
- NEW MANHOLES CUT INTO EXISTING LINES ARE TO BE INSTALLED BY THE CONTRACTOR.



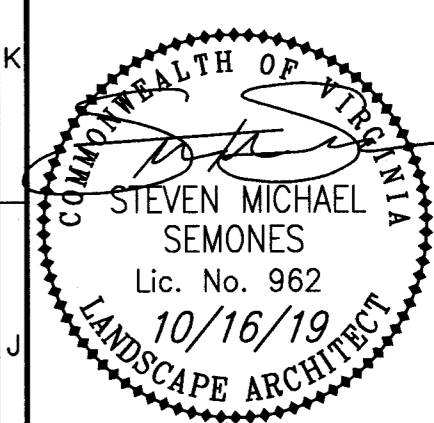
SCALE: 1" = 30'



Roanoke
New River Valley
Richmond
Staunton
Harrisonburg

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
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Balzer and Associates, Inc.
1208 Corporate Circle
Roanoke, VA 24018
540-772-9580
FAX 540-772-8050



SHERWOOD DRIVE TOWNHOMES
SHERWOOD DRIVE NE & MAID MARIAN LANE NE
LAYOUT & UTILITY PLAN
TOWN OF CHRISTIANBURG
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY JCK
DESIGNED BY JCK
CHECKED BY SMS
DATE 4/3/17
SCALE 1" = 30'

REVISIONS:
5/8/17
6/7/17
6/27/17
10/16/19

APPROVAL BLOCK

W. J. [Signature] 3/4/2020
PLANNING DIRECTOR DATE

[Signature] 3/3/2020
ENGINEERING DIRECTOR DATE

SHEET NO.
C3
JOB NO. 24160012.00