

SITE PLAN NOTES

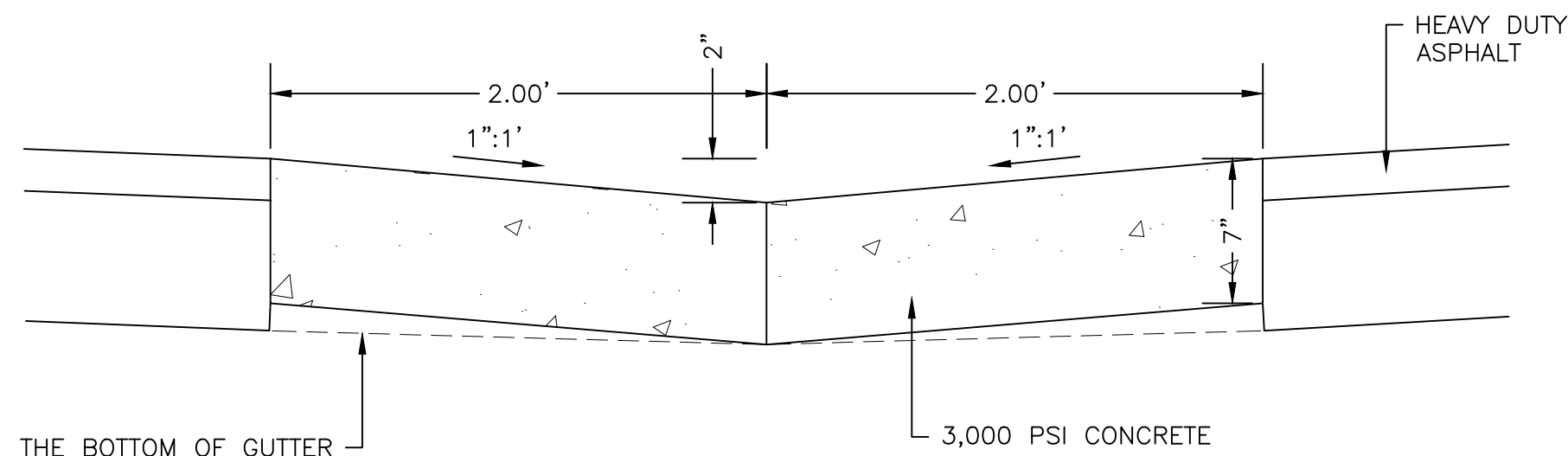
- PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL.
- G.C. SHALL COORDINATE THE EXACT SANITARY SEWER AND DOMESTIC WATER LATERAL BUILDING TIE IN LOCATIONS WITH THE ARCHITECTURAL PLANS.
- THE G.C. IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL CONDUIT ASSOCIATED WITH REQUIRED UTILITIES FOR THE PROPOSED BUILDING AND ANY NECESSARY UTILITIES ON-SITE SUCH AS LIGHTING, ELECTRICAL, ETC.
- THE G.C. SHALL COORDINATE TEMPORARY POWER FOR THE PROPOSED BUILDINGS.
- SANITARY WASTE LINES FROM BUILDING SHALL BE A MINIMUM 4" PVC (MIN. SLOPE 2.08%) OR 6" PVC (MIN. SLOPE 1.04%). SEE ARCHITECTURALS.

SEWERABILITY NOTES:

- MINIMUM SEWERABLE ELEVATIONS ARE MEASURED FROM INTERPOLATIONS OF EXISTING PIPE SLOPES AND ASSUMING ALL SERVICE LATERALS ARE INSTALLED PER A MINIMUM SLOPE OF 2.08% TO THE REAR SETBACK LINE OR MID-LOT FOR DEEPER LOTS. THE CONTRACTOR SHALL VERIFY CLEANOUT DEPTH PRIOR TO INSTALLATION OF HOUSE FOOTERS AND SETTING FINISHED FLOOR ELEVATIONS OF THE HOUSE TO DETERMINE IF GRAVITY FLOW IS AVAILABLE OR IF A TYPICAL PUMP WOULD BE REQUIRED.

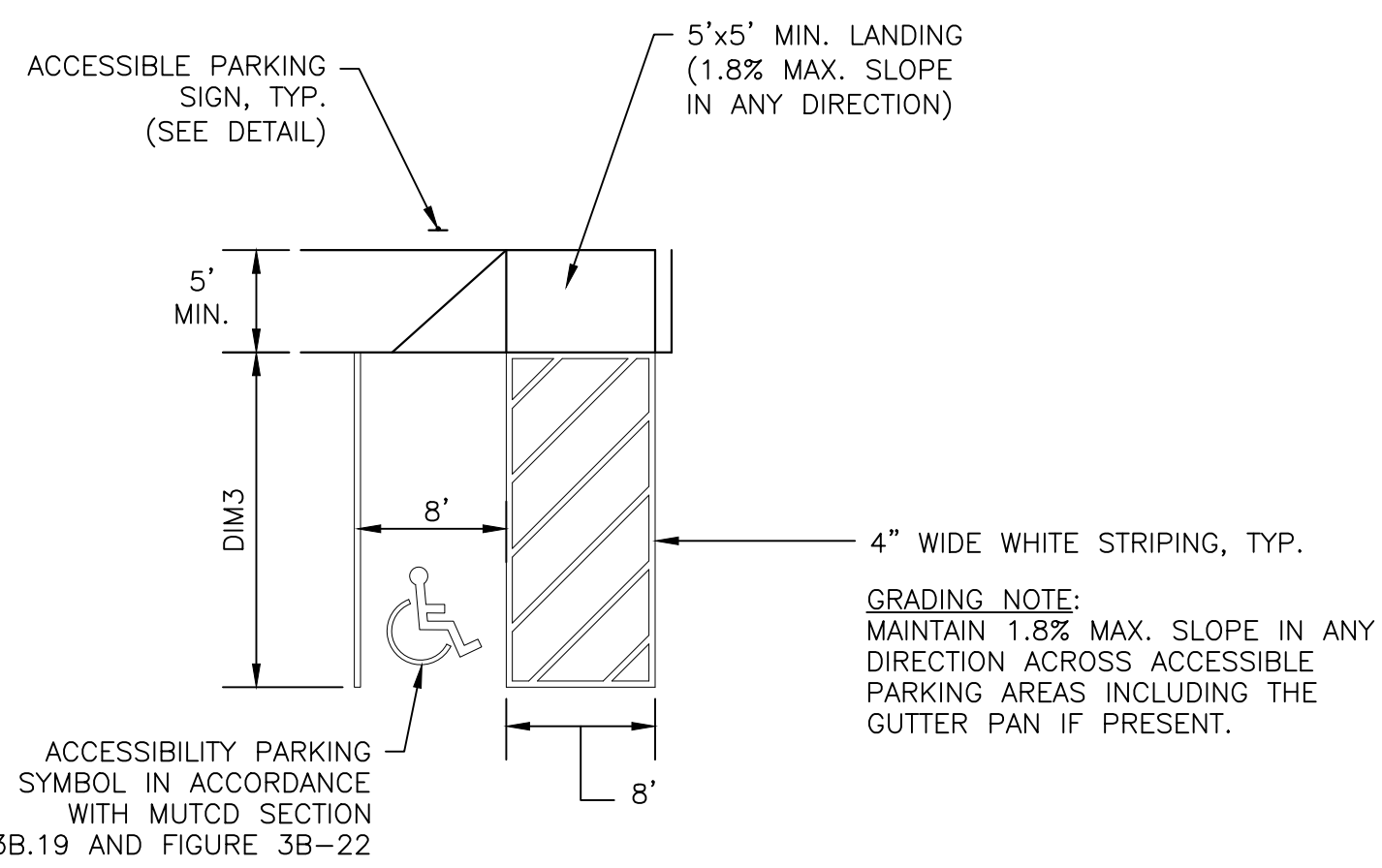
LEGEND:

- | | | | |
|----|----------------------------|---|---|
| 1 | CG-2 | M | METER WATER 8" |
| 2 | CG-6 | X | TOWN OF CHRISTIANBURG UTILITY CONTR. EXISTING |
| 3 | CONCRETE SIDEWALK | W | WATER LATERAL 3" (SINGLE SERVICE) 1" (DUAL SERVICE) |
| 4 | HC PARKING SPACE AND SIGN | X | TOWN OF CHRISTIANBURG UTILITY CONTR. EXISTING |
| 5 | DETECTABLE WARNING SURFACE | | |
| HD | HEAVY DUTY ASPHALT | | |
| LD | LIGHT DUTY ASPHALT | | |

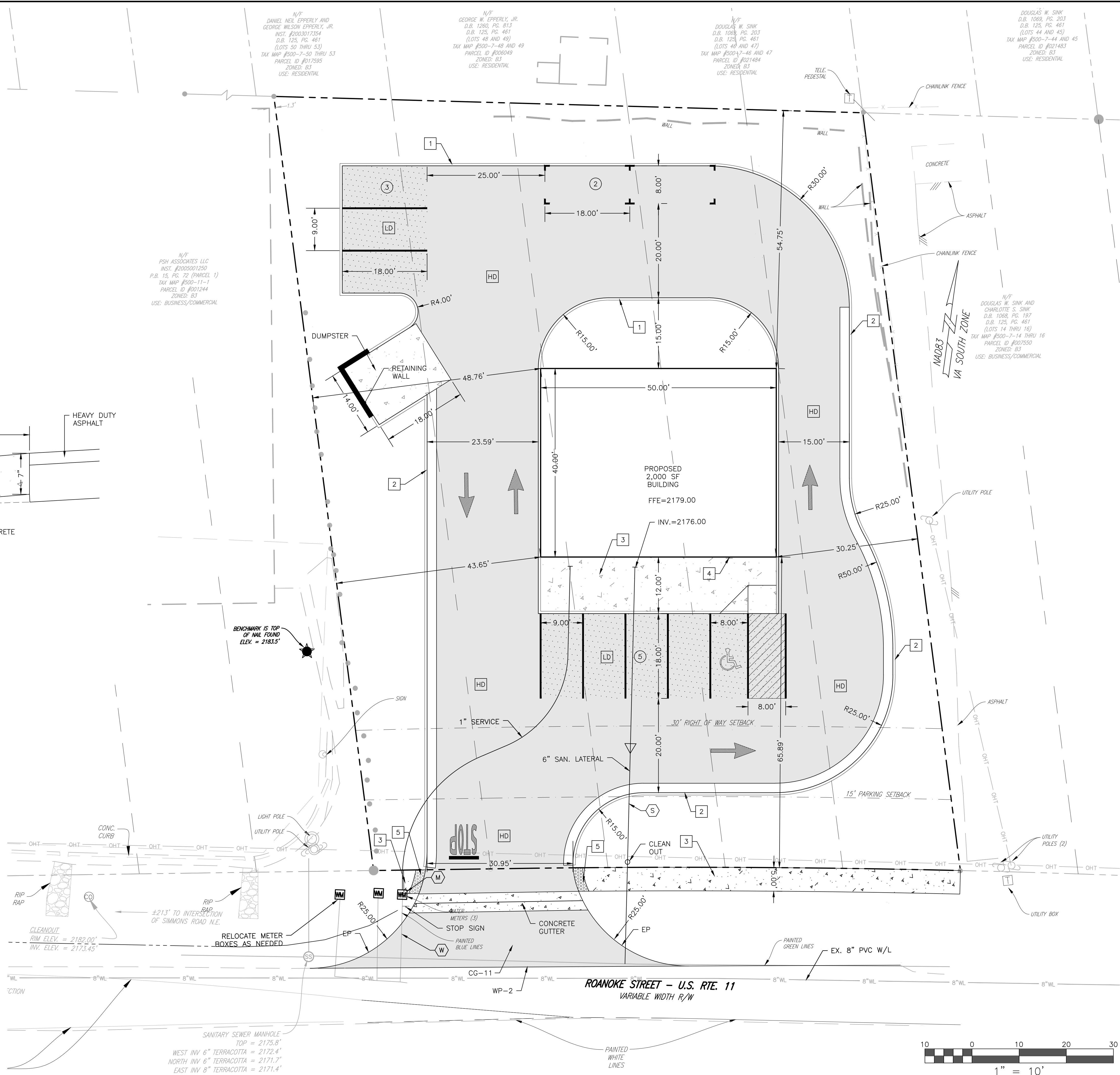


THE BOTTOM OF GUTTER MAY BE CONSTRUCTED PARALLEL TO THE SLOPE OF SUBBASE COURSES PROVIDED A MIN. DEPTH OF 7" IS MAINTAINED

CONCRETE GUTTER - DETAIL
NTS



ACCESSIBLE PARKING LAYOUT - PERPENDICULAR
N.T.S.



N/F PSH ASSOCIATES LLC
INST. #2005001250
P.B. 15, PG. 72 (PARCEL 1)
TAX MAP #500-11-1
PARCEL ID #001244
ZONED: B3
USE: BUSINESS/COMMERCIAL

N/F DANIEL NEIL EPPERLY AND GEORGE WILSON EPPERLY, JR.
INST. #2003017354
D.B. 125, PG. 461 (LOTS 50 THRU 53)
TAX MAP #500-7-50 THRU 53
PARCEL ID #017595
ZONED: B3
USE: RESIDENTIAL

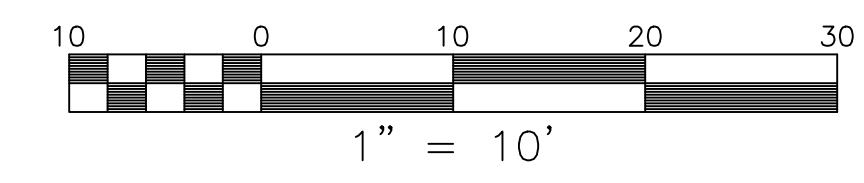
N/F GEORGE W. EPPERLY, JR.
D.B. 126, PG. 813
D.B. 125, PG. 461 (LOTS 48 AND 49)
TAX MAP #500-7-48 AND 49
PARCEL ID #006649
ZONED: B3
USE: RESIDENTIAL

N/F DOUGLAS W. SINK
D.B. 106, PG. 203
D.B. 125, PG. 461 (LOTS 40 AND 47)
TAX MAP #500-7-46 AND 47
PARCEL ID #021484
ZONED: B3
USE: RESIDENTIAL

DOUGLAS W. SINK
D.B. 106, PG. 203
D.B. 125, PG. 461 (LOTS 44 AND 45)
TAX MAP #500-7-44 AND 45
PARCEL ID #021483
ZONED: B3
USE: RESIDENTIAL

N/F DOUGLAS W. SINK AND CHARLOTTE S. SINK
D.B. 106, PG. 197
D.B. 125, PG. 461 (LOTS 14 THRU 16)
TAX MAP #500-7-14 THRU 16
PARCEL ID #007550
ZONED: B3
USE: BUSINESS/COMMERCIAL

SANITARY SEWER MANHOLE
TOP = 2175.8'
WEST INV 6" TERRACOTTA = 2172.4'
NORTH INV 6" TERRACOTTA = 2171.7'
EAST INV 8" TERRACOTTA = 2171.4'



APPROVED: Engineering _____ Date _____

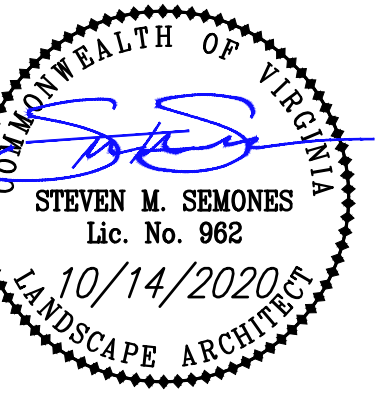
APPROVED: Planning _____ Date _____

J:\19\20\24\190114.00 SHAH - 2140 ROANOKE STREET GRADING PLANS\dwg\190114.00 SITE PLAN.dwg PLOTTED: 10/20/2020 1:03:37 PM



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Harrisonburg / Lynchburg
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2140 ROANOKE STREET
LAYOUT & UTILITY PLAN

SHAWVILLE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANBURG, VIRGINIA

DRAWN BY: GLM
DESIGNED BY: GLM
CHECKED BY: SMS
DATE: 10/14/2020
SCALE: 1"=10'
REVISIONS:

C04
PROJECT NO. 24190114.00