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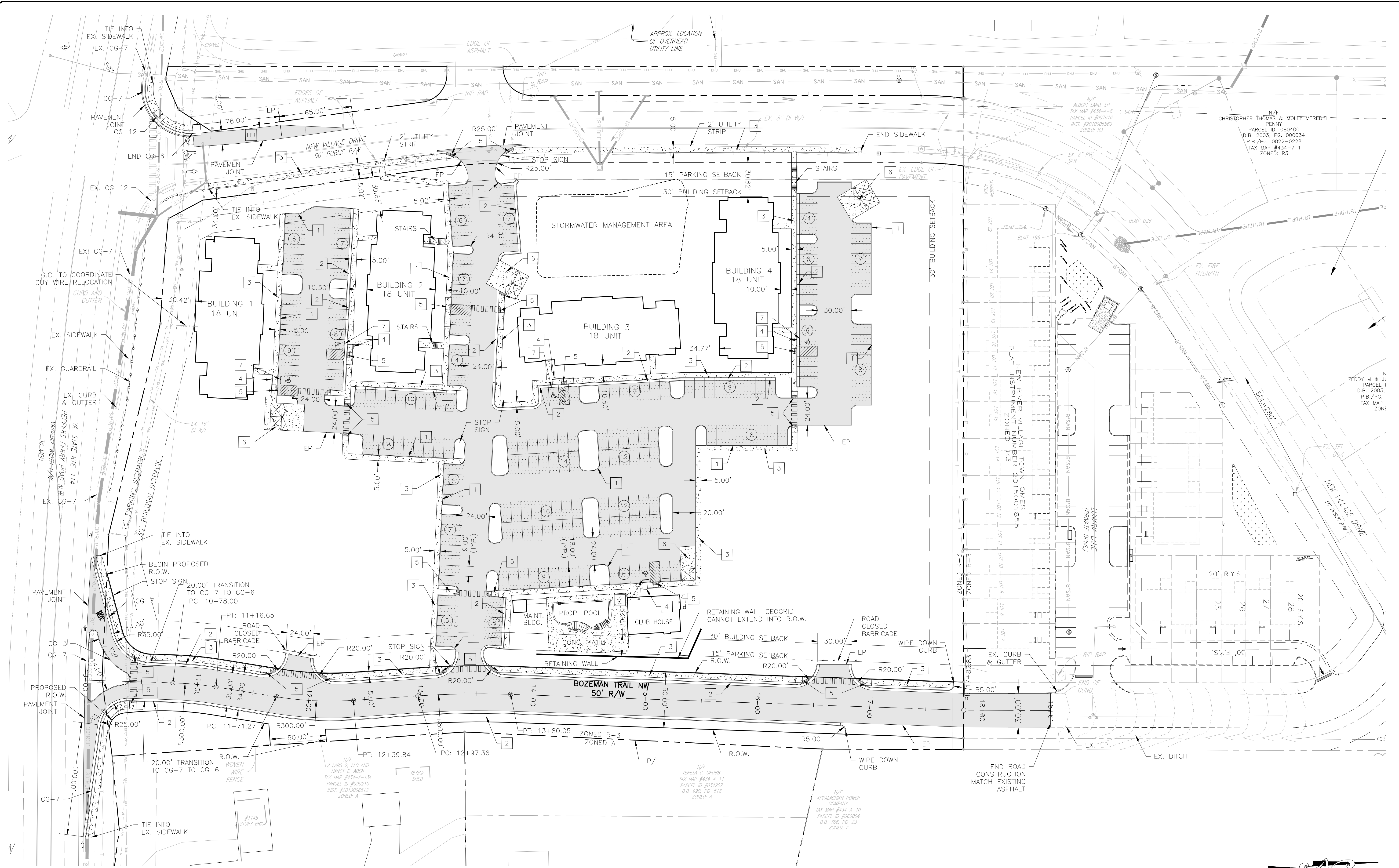


MAGNOLIA POINT
PHASE I
LAYOUT PLAN

RIVER MAGISTERIAL DISTRICT
CHRISTIANSBURG, VIRGINIA

DRAWN BY SKM
DESIGNED BY JSF
CHECKED BY SMS
DATE 1.19.2021
SCALE 1" = 40'
REVISIONS

C05
PROJECT NO. 24200090.00



SITE PLAN NOTES

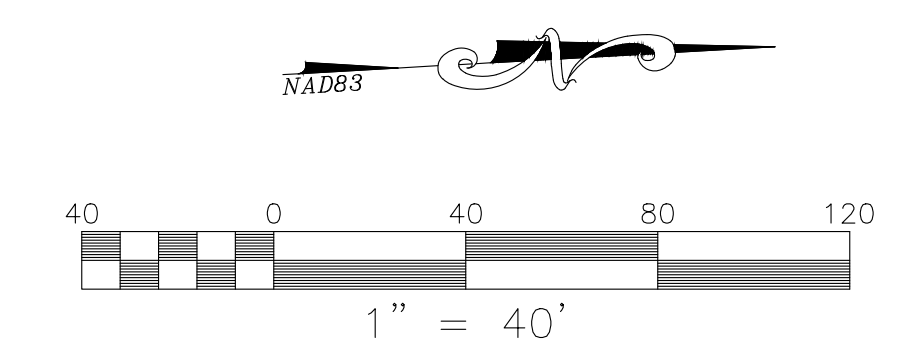
1. PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL.
2. G.C. SHALL COORDINATE THE EXACT SANITARY SEWER AND DOMESTIC WATER LATERAL BUILDING TIE IN LOCATIONS WITH THE ARCHITECTURAL PLANS.
3. THE G.C. IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL CONDUIT ASSOCIATED WITH REQUIRED UTILITIES FOR THE PROPOSED BUILDING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

PARKING REQUIREMENTS

2 SPACES PER UNIT
72 UNITS X 2 SPACES = 144 SPACES REQUIRED
221 SPACES PROVIDED

LEGEND:

1	CG-2
2	CG-6
3	SIDEWALK
4	HC PARKING SPACE AND SIGN
5	CG-12
6	DUMPSTER
7	CONCRETE WHEEL STOP
	HEAVY DUTY PAVING
	LIGHT DUTY PAVING
	CONCRETE



TOWN OF CHRISTIANSBURG APPROVAL BLOCK

PLANNING DIRECTOR	DATE
ENGINEERING DIRECTOR	DATE

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