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.

SEWERABILITY NOTES:

1. 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.

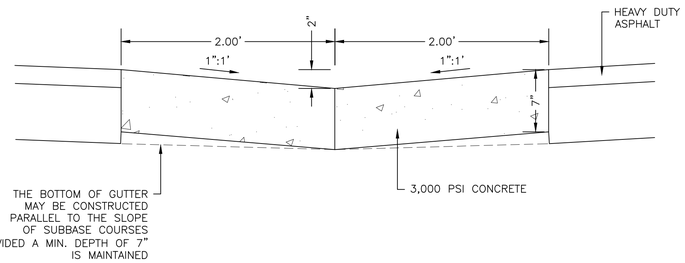
LEGEND:

- [1] CG-2
- [2] CG-6
- [3] CONCRETE SIDEWALK
- [4] HC PARKING SPACE AND SIGN
- [5] DETECTABLE WARNING SURFACE
- [HD] HEAVY DUTY ASPHALT
- [LD] LIGHT DUTY ASPHALT

(S) RELOCATED SEWER LATERAL 6"
X UTILITY CONTR.
___ EXISTING

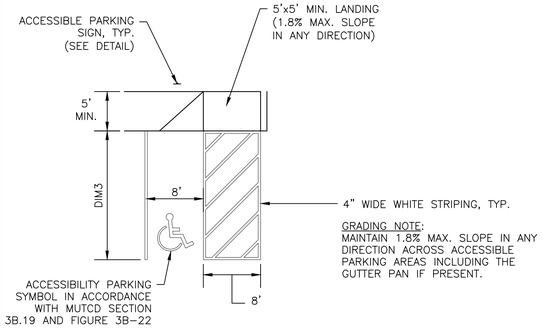
(M) METER WATER 5/8"
X TOWN OF CHRISTIANSBURG UTILITY CONTR.
___ EXISTING
BEYOND W.M. BY PLUMB.

(W) WATER LATERAL 3/4" (SINGLE SERVICE) 1" (DUAL SERVICE)
X TOWN OF CHRISTIANSBURG UTILITY CONTR.
___ EXISTING



CONCRETE GUTTER - DETAIL

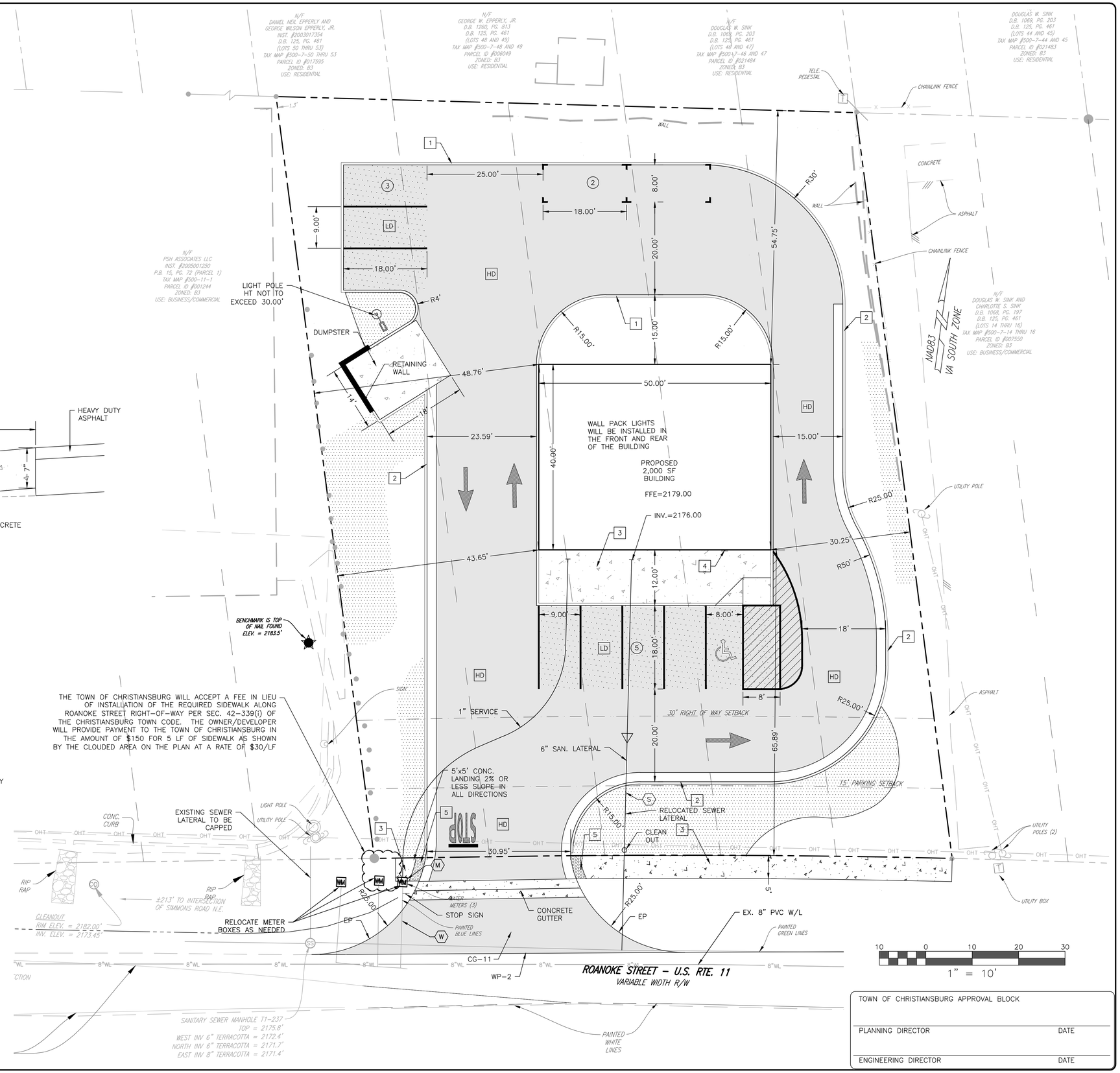
NTS



GRADING NOTE:
MAINTAIN 1.8% MAX. SLOPE IN ANY DIRECTION ACROSS ACCESSIBLE PARKING AREAS INCLUDING THE GUTTER PAN IF PRESENT.

ACCESSIBLE PARKING LAYOUT - PERPENDICULAR

N.T.S.



TOWN OF CHRISTIANSBURG APPROVAL BLOCK

PLANNING DIRECTOR DATE

ENGINEERING DIRECTOR DATE

BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS
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COMMONWEALTH OF VIRGINIA
STEVEN M. SEMONES
Lic. No. 962
2/12/2021
LANDSCAPE ARCHITECT

2140 ROANOKE STREET

LAYOUT & UTILITY PLAN

SHAWSVILLE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY	GLM
DESIGNED BY	GLM
CHECKED BY	SMS
DATE	10/14/2020
SCALE	1"=10'
REVISIONS	
1. 12/15/2020	
2. 02/12/2021	

C04

PROJECT NO. 24190114.00

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