

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 CHRISTIANSBURG.
- G.C. TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
- 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 5' IS TYPICAL.
- ASPHALT SURFACES SHALL HAVE A MINIMUM SLOPE OF 2% AND CONCRETE SURFACES SHALL HAVE A MINIMUM SLOPE OF 1%.

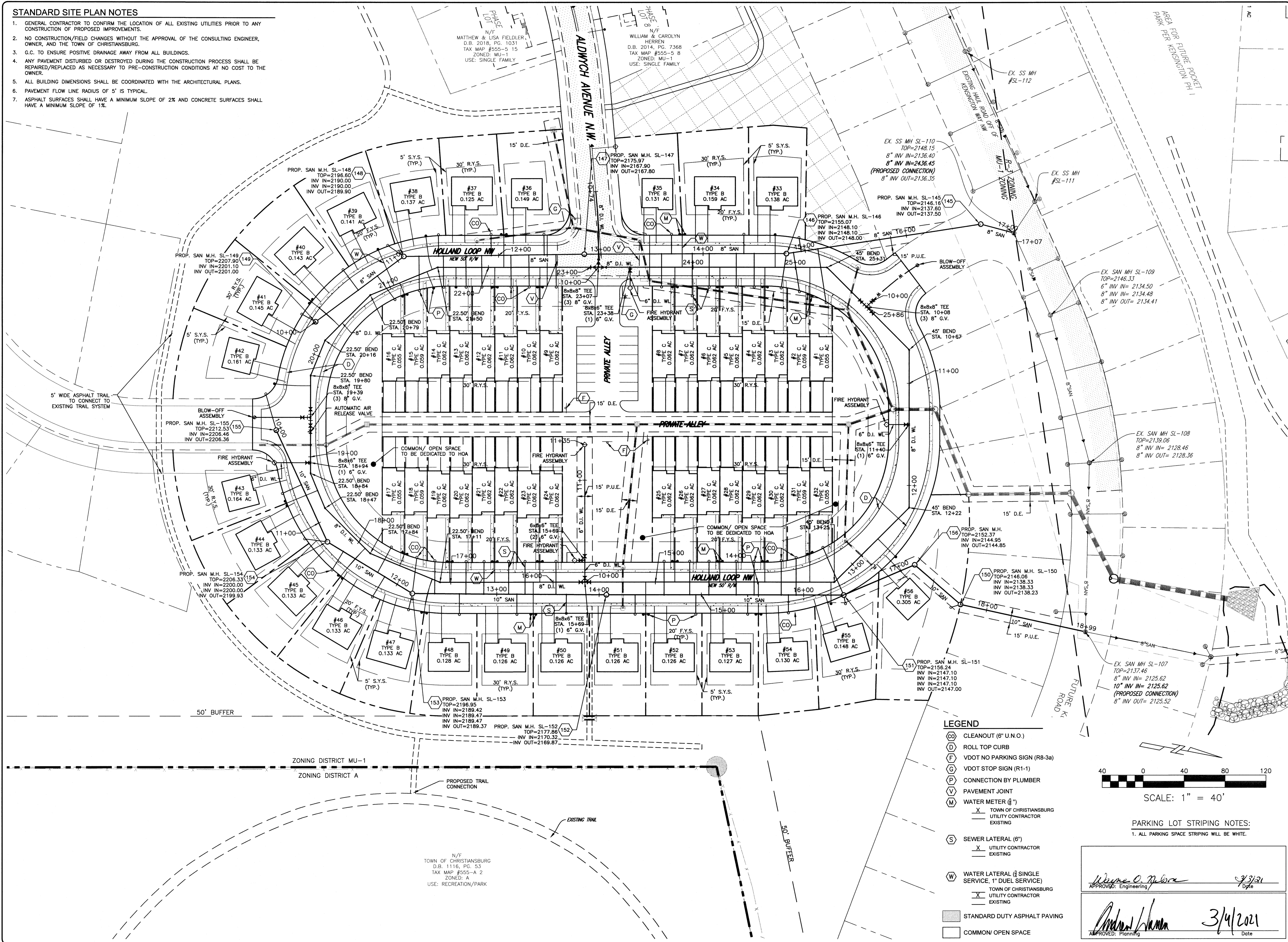
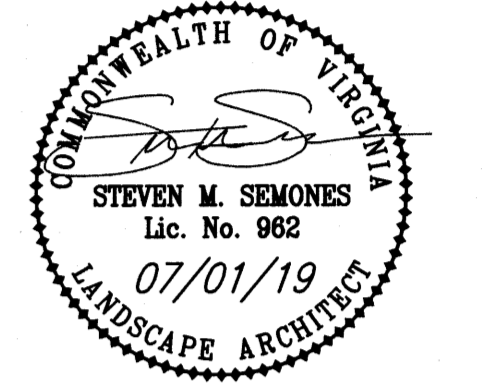


BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

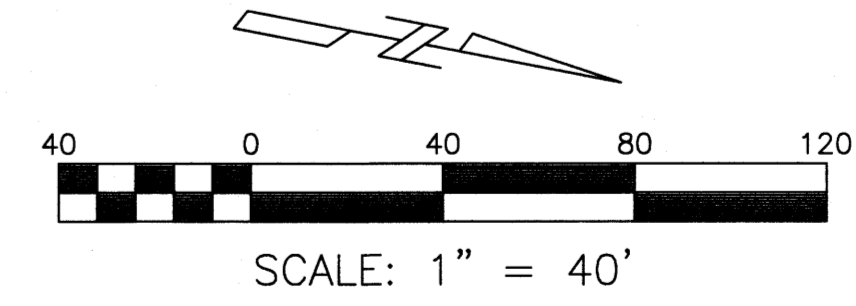
Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg

www.balzer.cc

448 Peppers Ferry Road, NW
Christiansburg, VA 24073
540.381.4290



- LEGEND**
- (C) CLEANOUT (6" U.O.)
 - (D) ROLL TOP CURB
 - (F) VDOT NO PARKING SIGN (R8-3a)
 - (G) VDOT STOP SIGN (R1-1)
 - (P) CONNECTION BY PLUMBER
 - (V) PAVEMENT JOINT
 - (M) WATER METER (6")
 - X TOWN OF CHRISTIANSBURG
 - UTILITY CONTRACTOR
 - EXISTING
 - (S) SEWER LATERAL (6")
 - X UTILITY CONTRACTOR
 - EXISTING
 - (W) WATER LATERAL (SINGLE SERVICE, 1" DUEL SERVICE)
 - X TOWN OF CHRISTIANSBURG
 - UTILITY CONTRACTOR
 - EXISTING
 - STANDARD DUTY ASPHALT PAVING
 - COMMON / OPEN SPACE



PARKING LOT STRIPING NOTES:
1. ALL PARKING SPACE STRIPING WILL BE WHITE.

APPROVED: Engineering *Steve O. Malone* 7/3/21
APPROVED: Planning *Andrew H. ...* 3/4/2021

KENSINGTON PHASE X
HOLLAND LOOP NW
LAYOUT & UTILITY PLAN

DRAWN BY MRM
DESIGNED BY MRM
CHECKED BY SMS
DATE 03/01/2019
SCALE 1" = 40'
REVISIONS
SUB #2 06/03/2019
SUB #3 07/01/2019

RIVER MAGISTRAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

C5
PROJECT NO 24180070.00