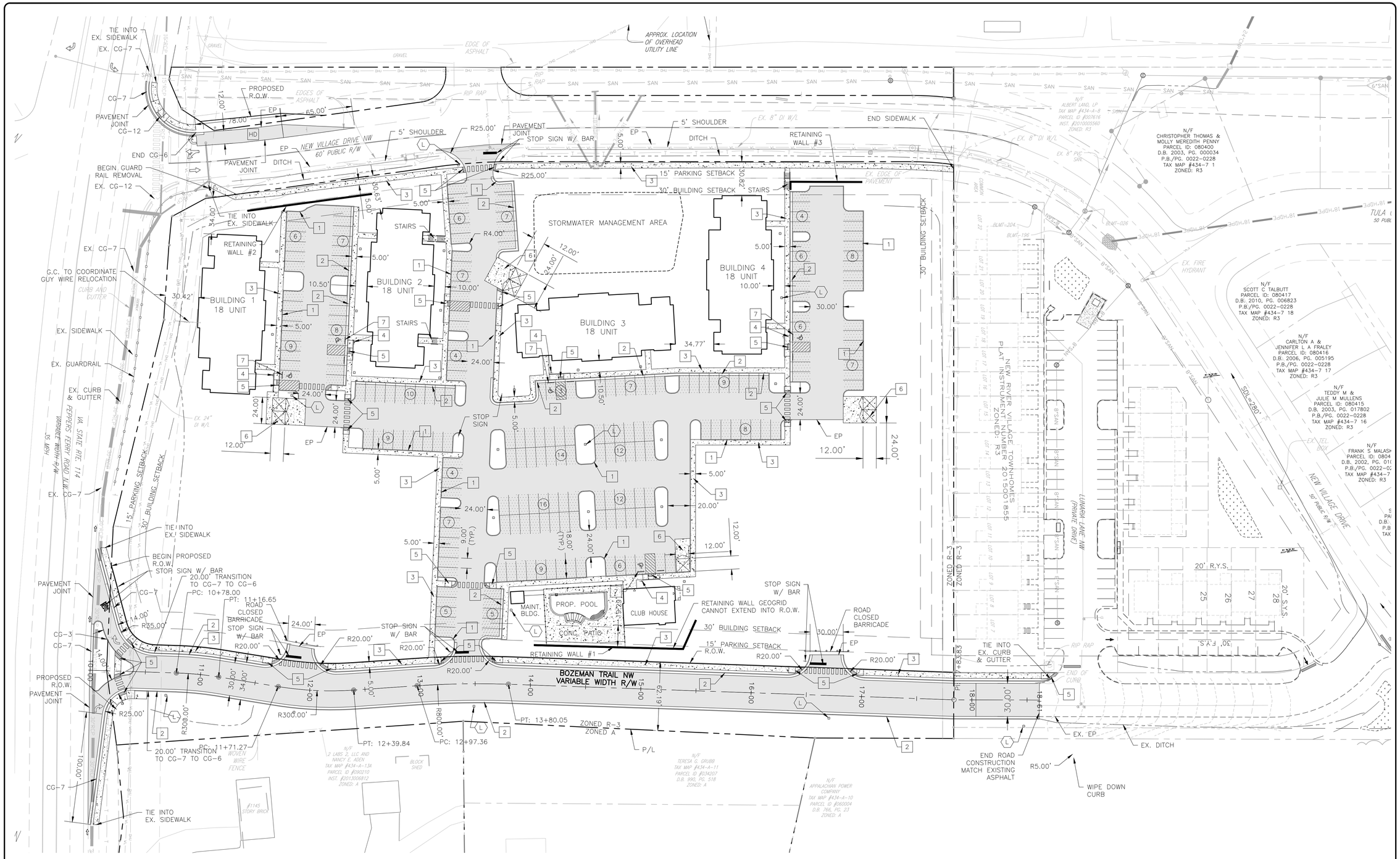

SITE PLAN NOTES

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

(L) LIGHT POLE (SITE AND STREET LIGHTING)

NAD83

40 0 40 80 120

1" = 40'

TOWN OF CHRISTIANSBURG APPROVAL BLOCK

PLANNING DIRECTOR DATE

ENGINEERING DIRECTOR DATE

BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg

www.balzer.cc

80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290

COMMONWEALTH OF VIRGINIA
STEVEN M. SEMONES
Lic. No. 962
9/14/21
LANDSCAPE ARCHITECT

MAGNOLIA POINT

PHASE I

LAYOUT AND TRANSPORTATION PLAN

RINER MAGISTERIAL DISTRICT
CHRISTIANSBURG, VIRGINIA

DRAWN BY	SKM
DESIGNED BY	JSF
CHECKED BY	SMS
DATE	1.19.2021
SCALE	1" = 40'
REVISIONS	
5.19.2021	
8.20.2021	
9.14.2021	

C05

PROJECT NO. 24200090.00

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