

STANDARD SITE PLAN NOTES

1. GENERAL CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, OWNER, AND THE TOWN OF CHRISTIANSBURG.
3. G.C. TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
4. G.C. SHALL OBTAIN A RIGHT OF WAY PERMIT FROM VDOT PRIOR TO ANY WORK WITHIN THE VDOT RIGHT OF WAY.
5. 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.
6. ALL BUILDING DIMENSIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
7. PAVEMENT FLOW LINE RADIUS OF 7' IS TYPICAL.
8. ASPHALT SURFACES SHALL HAVE A MINIMUM SLOPE OF 2% AND CONCRETE SURFACES SHALL HAVE A MINIMUM SLOPE OF 1%.

STANDARD UTILITIES NOTES

1. G.C. SHALL COORDINATE THE EXACT SANITARY SEWER AND DOMESTIC WATER LATERAL BUILDING TIE IN LOCATIONS WITH THE ARCHITECTURAL PLANS.
2. ALL UTILITY SERVICE LATERALS OR LINES, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND. WATER & SEWER CONNECTIONS SHALL CONFORM TO THE TOWN OF CHRISTIANSBURG UTILITY STANDARDS AND SPECIFICATIONS AND INTERNATIONAL BUILDING CODE, LATEST EDITIONS.
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.
3. THE G.C. SHALL COORDINATE TEMPORARY POWER FOR THE PROPOSED BUILDINGS.
4. PUBLIC UTILITY INSTALLATION AND TESTING SHALL BE IN ACCORDANCE WITH TOWN SPECIFICATIONS, LATEST EDITION.
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.

LEGEND

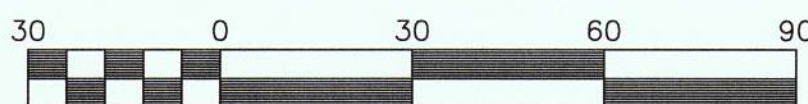
- (M) WATER METER (P) CONNECTION BY PLUMBER
(W) WATER LATERAL (CO) CLEANOUT
(S) SEWER LATERAL (D) VDOT STOP SIGN (R1-1)
- LIGHT DUTY PAVING ■ HEAVY DUTY PAVING ■ CONCRETE
■ GREEN SPACE ■ DECKING
- (S) SEWER LATERAL 6" (X) UTILITY CONTR. EXISTING
(M) METER WATER 8" (X) TOWN OF CHRISTIANSBURG UTILITY CONTR. EXISTING BEYOND W.M. BY PLUMB.
(W) WATER LATERAL 3" (SINGLE SERVICE) 1" (DUAL SERVICE) (X) TOWN OF CHRISTIANSBURG UTILITY CONTR. EXISTING

LOT TABLE

LOT	FRONT YARD AREA (SF)	FRONT YARD GREENSPACE (SF)	SQUARE FEET	ACERAGE	WIDTH AT SETBACK (FT)	ADDRESS	
1	822	407	50%	3,439	0.079	43.00	1105 MAID MARIAN LANE NE
2	462	92	20%	1,801	0.041	22.00	1115 MAID MARIAN LANE NE
3	528	106	20%	1,801	0.041	22.00	1125 MAID MARIAN LANE NE
4	528	106	20%	1,801	0.041	22.00	1135 MAID MARIAN LANE NE
5	462	92	20%	1,801	0.041	22.00	1145 MAID MARIAN LANE NE
6	462	92	20%	1,801	0.041	22.00	1155 MAID MARIAN LANE NE
7	528	106	20%	1,801	0.041	22.00	1165 MAID MARIAN LANE NE
8	528	106	20%	1,801	0.041	22.00	1175 MAID MARIAN LANE NE
9	462	92	20%	2,660	0.061	22.00	1185 MAID MARIAN LANE NE
10	462	92	20%	3,523	0.080	32.50	1195 MAID MARIAN LANE NE
11	908	496	55%	1,801	0.041	43.00	1100 MAID MARIAN LANE NE
12	464	93	20%	1,801	0.041	22.00	1110 MAID MARIAN LANE NE
13	530	106	20%	1,801	0.041	22.00	1120 MAID MARIAN LANE NE
14	529	106	20%	1,801	0.041	22.00	1130 MAID MARIAN LANE NE
15	462	93	20%	1,801	0.041	22.00	1140 MAID MARIAN LANE NE
16	462	93	20%	1,801	0.041	22.00	1150 MAID MARIAN LANE NE
17	528	106	20%	2,702	0.062	22.00	1160 MAID MARIAN LANE NE
18	791	252	32%	2,853	0.065	33.00	1170 MAID MARIAN LANE NE
19	732	333	45%	1,800	0.041	41.50	1200 MAID MARIAN LANE NE
20	462	93	20%	1,800	0.041	42.50	1210 MAID MARIAN LANE NE
21	528	106	20%	1,800	0.041	43.50	1220 MAID MARIAN LANE NE
22	528	106	20%	1,800	0.041	44.50	1230 MAID MARIAN LANE NE
23	462	93	20%	3,465	0.079	45.50	1240 MAID MARIAN LANE NE
24	890	427	48%	2,666	0.061	46.50	1250 MAID MARIAN LANE NE
25	685	274	40%	2,665	0.041	47.50	1300 MAID MARIAN LANE NE
26	462	93	20%	1,800	0.041	48.50	1310 MAID MARIAN LANE NE
27	528	106	20%	1,800	0.041	49.50	1320 MAID MARIAN LANE NE
28	528	106	20%	1,800	0.041	50.50	1330 MAID MARIAN LANE NE
29	462	93	20%	1,800	0.041	51.50	1340 MAID MARIAN LANE NE
30	462	93	20%	1,800	0.041	52.50	1350 MAID MARIAN LANE NE
31	528	106	20%	1,800	0.041	53.50	1360 MAID MARIAN LANE NE
32	528	106	20%	1,800	0.041	54.50	1370 MAID MARIAN LANE NE
33	462	93	20%	1,800	0.041	55.50	1380 MAID MARIAN LANE NE
34	903	441	49%	3,517	0.081	56.50	1390 MAID MARIAN LANE NE

NOTE:

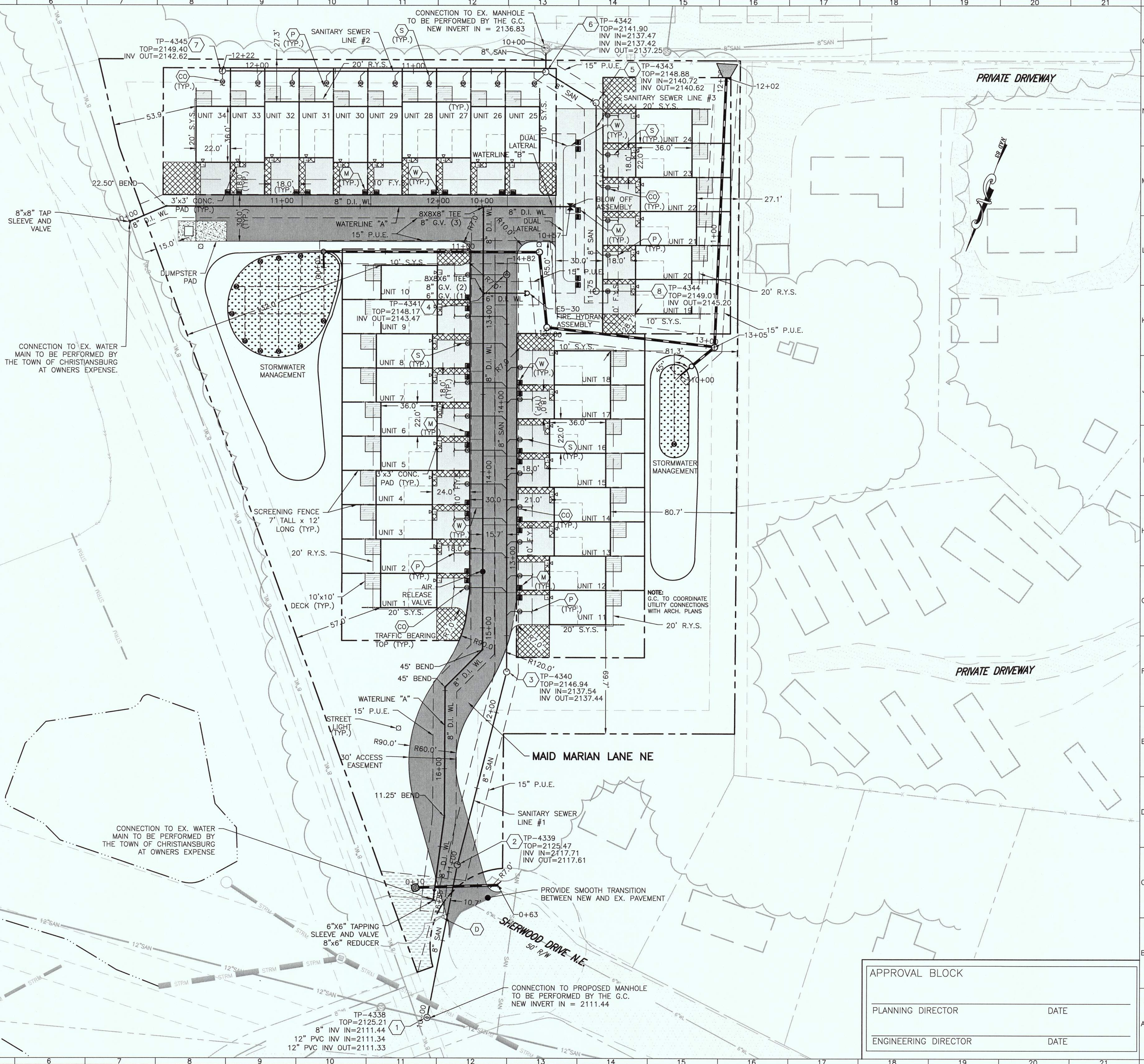
1. CONNECTION TO EXISTING MANHOLES SHOULD BE PERFORMED BY THE CONTRACTOR.
2. NEW MANHOLES CUT INTO EXISTING LINES ARE TO BE INSTALLED BY THE CONTRACTOR.



SCALE: 1" = 30'

CONNECTION TO EX. WATER MAIN TO BE PERFORMED BY THE TOWN OF CHRISTIANSBURG AT OWNERS EXPENSE.

CONNECTION TO EX. WATER MAIN TO BE PERFORMED BY THE TOWN OF CHRISTIANSBURG AT OWNERS EXPENSE.



APPROVAL BLOCK

PLANNING DIRECTOR _____ DATE _____
ENGINEERING DIRECTOR _____ DATE _____