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CHARTERHOUSE - CRAIG STREET TOWNHOMES

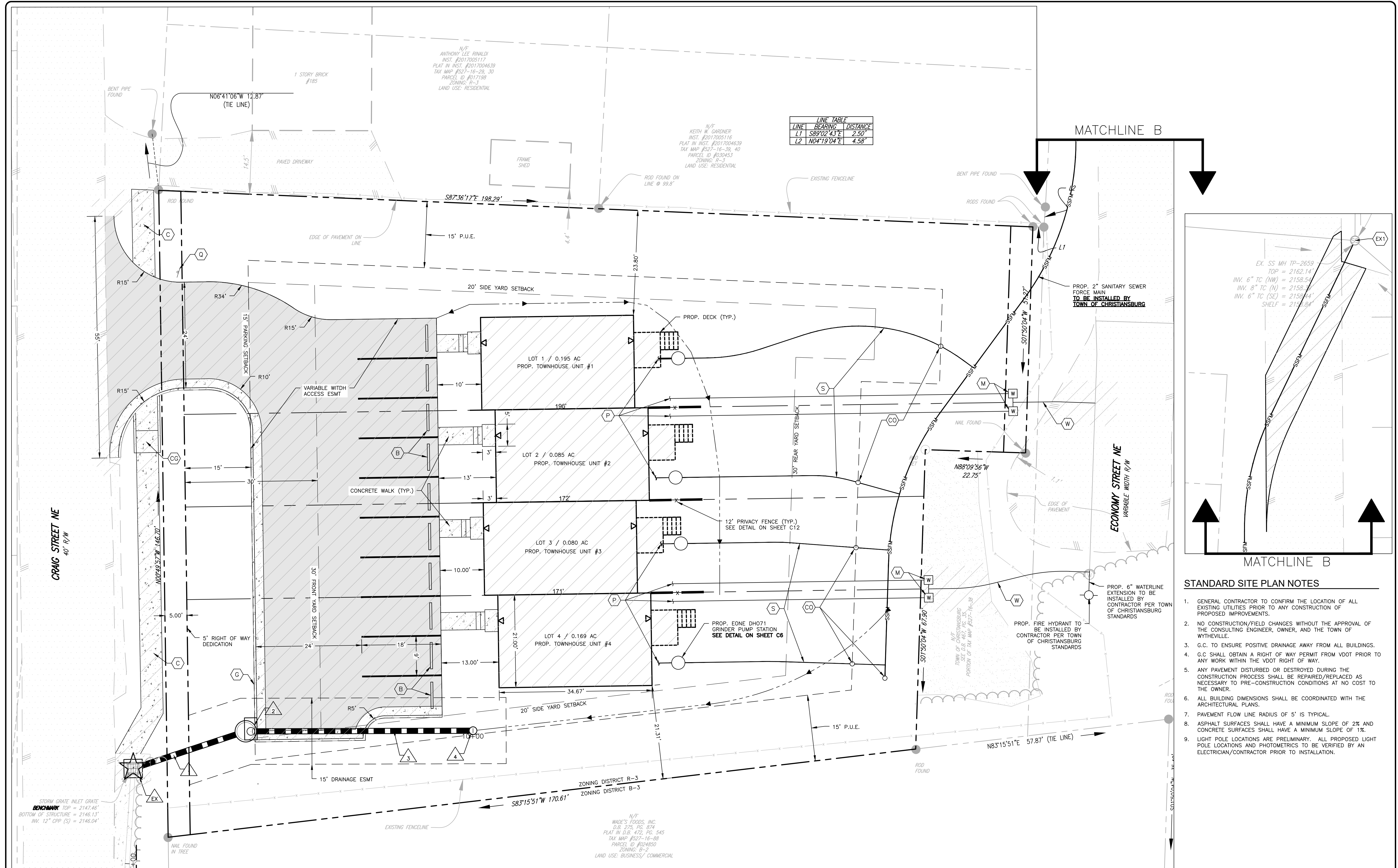
LAYOUT & UTILITY PLAN

SHAYVILLE DISTRICT
CHRISTIANSBURG, VIRGINIA

DRAWN BY: KRO
DESIGNED BY: SMS
CHECKED BY: SMS
DATE: 09/03/2019
SCALE: 1" = 10'
REVISIONS:
SUB #2: 10/01/2019

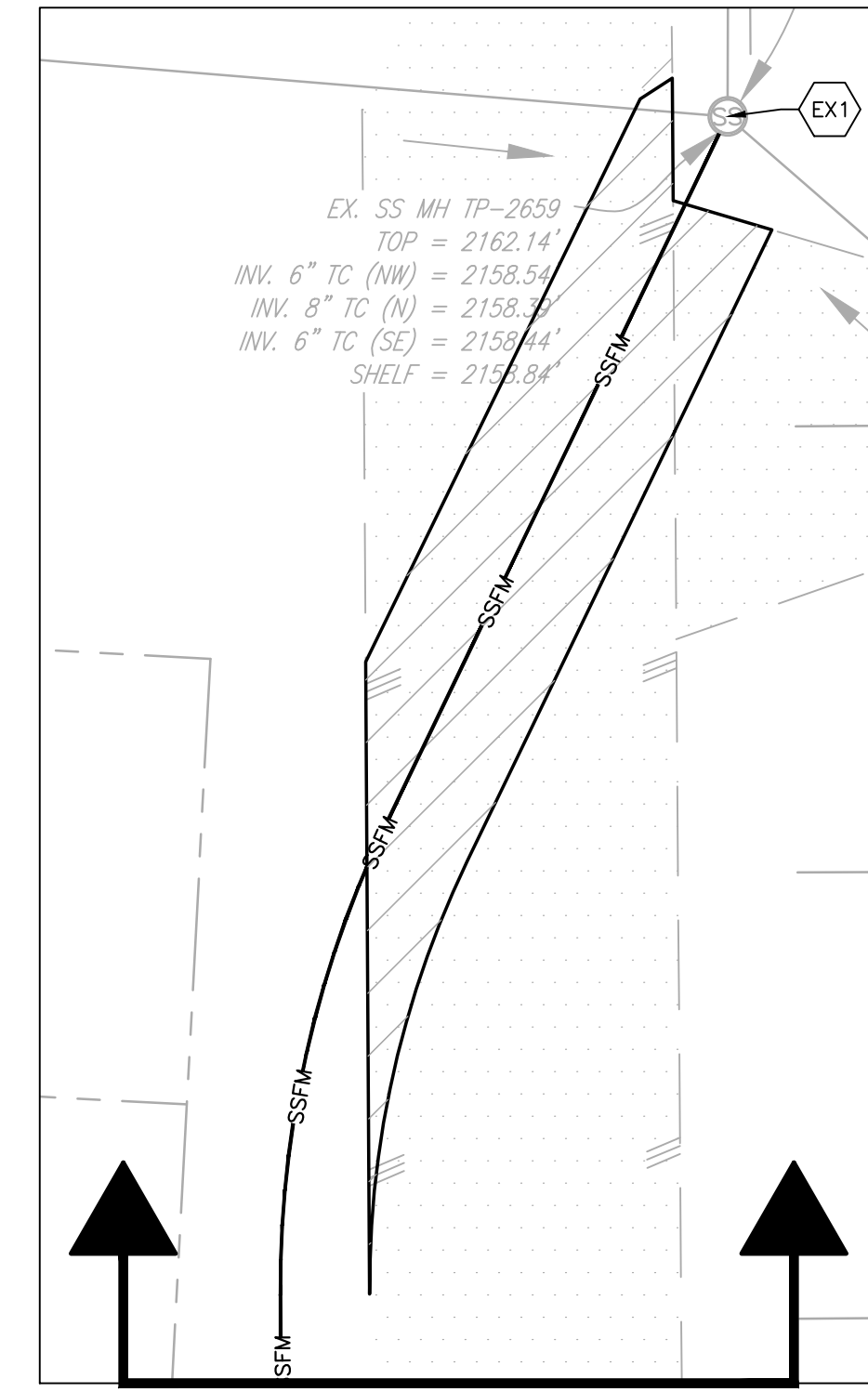
C4

PROJECT NO: 24190019.00



LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°02'43"E	2.50'
L2	N04°19'04"E	4.58'



STANDARD SITE PLAN NOTES

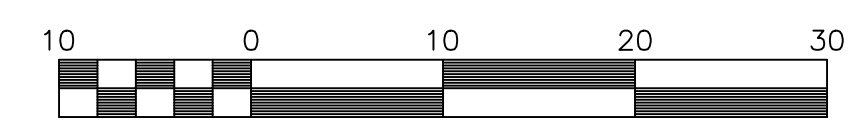
- GENERAL CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, OWNER, AND THE TOWN OF WYTHEVILLE.
- G.C. TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
- G.C. SHALL OBTAIN A RIGHT OF WAY PERMIT FROM VDOT PRIOR TO ANY WORK WITHIN THE VDOT RIGHT OF WAY.
- 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%.
- LIGHT POLE LOCATIONS ARE PRELIMINARY. ALL PROPOSED LIGHT POLE LOCATIONS AND PHOTOMETRICS TO BE VERIFIED BY AN ELECTRICIAN/CONTRACTOR PRIOR TO INSTALLATION.

PAVEMENT MARKING NOTES:

- STANDARD PARKING STRIPING: SURFACES SHOULD BE CLEAN AND DRY STRIPING SHALL BE 4" WIDE, COLOR WHITE

LOT TABLE

LOT	ACREAGE	SQUARE FEET	FRONTAGE	WIDTH AT SETBACK	ADDRESS
1	0.195	8,477.46	50.60'	28.87'	175 CRAIG STREET NE
2	0.085	3,718.00	21.00'	21.00'	173 CRAIG STREET NE
3	0.080	3,504.56	21.00'	21.00'	171 CRAIG STREET NE
4	0.169	7,404.75	52.30'	30.09'	169 CRAIG STREET NE



SCALE: 1" = 10'

TOWN OF CHRISTIANSBURG APPROVAL BLOCK

PLANNING DIRECTOR	DATE
ENGINEERING DIRECTOR	DATE

- LEGEND**
- (B) PARKING BUMPER BLOCK
 - (C) 5' CONCRETE SIDEWALK U.N.O.
 - (CO) CLEAN OUT 6" U.N.O.
 - (CG) CG-12 CURB RAMP
 - (EX) EXISTING SANITARY SEWER MH
 - (EX) EXISTING STORM GRATE INLET
 - (G) CG-6 CURB AND GUTTER
 - (H) HANDICAP PARKING & SIGN
 - (P) CONNECTION BY PLUMBER
 - (Q) VDOT R1-1 STOP SIGN
 - (V) PAVEMENT JOINT
 - (S) SEWER LATERAL (6")
 - X UTILITY CONTRACTOR EXISTING
 - (M) WATER METER (1.5")
 - X TOWN OF CHRISTIANSBURG UTILITY CONTRACTOR EXISTING
 - (W) WATER LATERAL (2")
 - X TOWN OF CHRISTIANSBURG UTILITY CONTRACTOR EXISTING
 - (S) STANDARD DUTY ASPHALT PAVING
 - (CO) CONCRETE SIDEWALK