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

- (C) CONCRETE SIDEWALK, 5' WIDE UNLESS OTHERWISE NOTED
- (R) RETAINING WALL
- (G) ROLL TOP CURB
- S.E. SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- (S) 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
- ASPHALT PAVING
- CONCRETE

Pipe Table

NAME	SIZE	LENGTH	SLOPE	MATERIAL	PIPE INVERTS
E1–E2	8"	112.05'	3.33%	SDR-35 PVC	INV OUT=2038.08 INV IN=2041.81
E2–E3	8"	179.85'	1.31%	SDR-35 PVC	INV OUT=2041.89 INV IN=2044.24
E3–E4	8"	301.87'	1.60%	SDR-35 PVC	INV OUT=2044.34 INV IN=2049.18
E4–E5	8"	133.45'	4.26%	SDR-35 PVC	INV OUT=2049.38 INV IN=2055.07
E5–OFFSITE	8"	189.74'	4.26%	SDR-35 PVC	INV OUT=2055.27 INV IN=2063.35
E2–1	8"	106.65'	2.21%	SDR-35 PVC	INV OUT=2045.02 INV IN=2047.38
1–2	8"	141.55'	0.50%	SDR-35 PVC	INV OUT=2047.48 INV IN=2048.19
2–E4	8"	198.42'	0.50%	SDR-35 PVC	INV OUT=2048.29 INV IN=2049.28
2–3	8"	108.65'	7.73%	SDR-35 PVC	INV OUT=2048.29 INV IN=2056.69

STRUCTURE TABLE

STRUCTURE NAME:	N: / E:	RIM ELEV.=
3	N:3589270.62 E:10917758.41	RIM=2063.39
E5	N:3589243.40 E:10918197.71	RIM=2061.67
1	N:3589409.40 E:10917870.57	RIM=2059.14
2	N:3589267.90 E:10917867.03	RIM=2057.75
E4	N:3589259.84 E:10918065.28	RIM=2056.78
E3	N:3589263.21 E:10917763.43	RIM=2055.89
E2	N:3589442.97 E:10917769.35	RIM=2051.79
E1	N:3589445.41 E:10917657.32	RIM=2042.40

NAD83

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COMMONWEALTH OF VIRGINIA
STEVEN M. SEMONES
Lic. No. 962
09/25/20
LANDSCAPE ARCHITECT

SLATE CREEK DRIVE NW

WEDDLE WAY NW

OPEN SPACE/STORM WATER MANAGEMENT AREA 0.39 AC

BEGIN ROAD CONSTRUCTION STA:10+50

REMOVE EX. ARV AND BEGIN 8" W/L STA:10+60

45° BEND STA:10+72

45° BEND STA:10+92

8" PVC W/L

50' PUBLIC R/W (TYP.)

15.00' S.E.

15.00' D.E.

FIRE HYDRANT 8"X6" TEE W/(2) 8" G.V. 6" G.V. STA:13+45

END ROAD CONSTRUCTION STA:17+25

90° BEND STA:16+86

11.25° BEND STA:16+62

45° BEND STA:18+07

OPEN CUT TRENCH REPAIR

6"X6" TS&V

8"X6" INCREASER

REPLACE DRIVEWAY ENTRANCE

BENCHMARK (AXLE) ELEV.=2069.76

LOT	SF	AC
17	7,995	0.18
16	8,074	0.19
15	8,153	0.19
14	8,231	0.19
13	8,310	0.19
12	8,389	0.19
11	8,468	0.19
10	13,713	0.31
9	13,524	0.31
8	8,344	0.19
7	8,267	0.19
6	8,191	0.19
5	8,114	0.19
4	8,057	0.18
3	8,069	0.19
2	8,128	0.19
1	11,160	0.26

1" = 30'

TOWN OF CHRISTIANSBURG APPROVAL BLOCK

PLANNING DIRECTOR — DATE

ENGINEERING DIRECTOR — DATE

VINNIE AVENUE PATIO HOMES

LAYOUT & UTILITY PLAN

RINER MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY	JSF
DESIGNED BY	JSF
CHECKED BY	SMS
DATE	09/25/2020
SCALE	1"=30'
REVISIONS	

PROJECT NO. 24200042.00

C4

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