

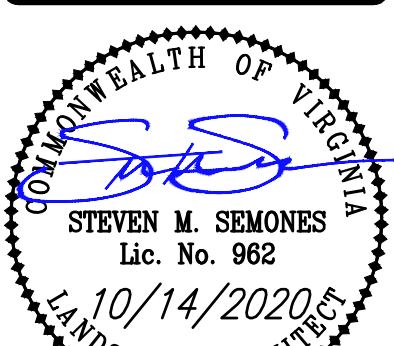


BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg

www.balzer.cc

80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290



2140 ROANOKE STREET

LAYOUT & UTILITY PLAN

SHAWNEE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY
GLM
DESIGNED BY
GLM
CHECKED BY
SMS
DATE
10/14/2020
SCALE
1"=10'
REVISIONS

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 ARCHITECTURE 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.

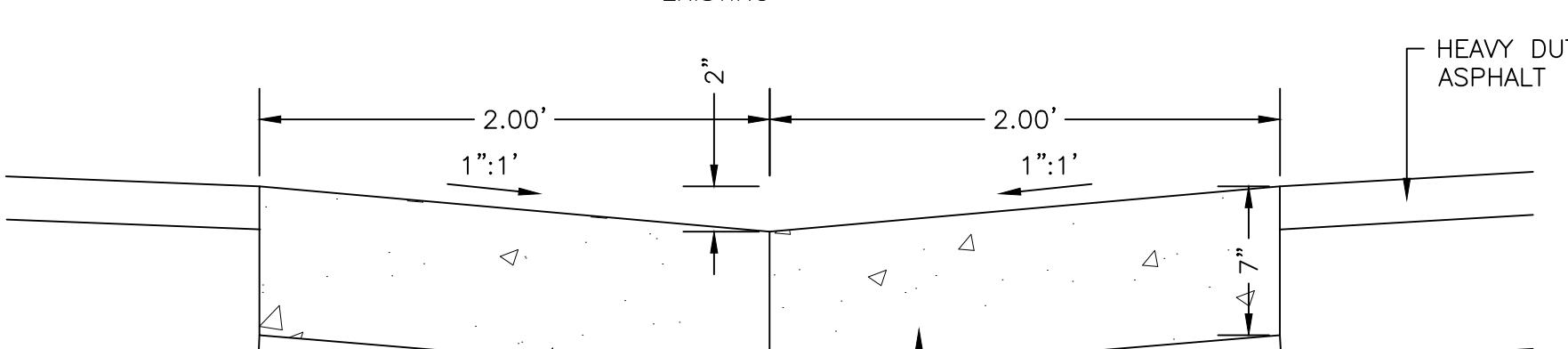
SEWERABILITY NOTES:

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:

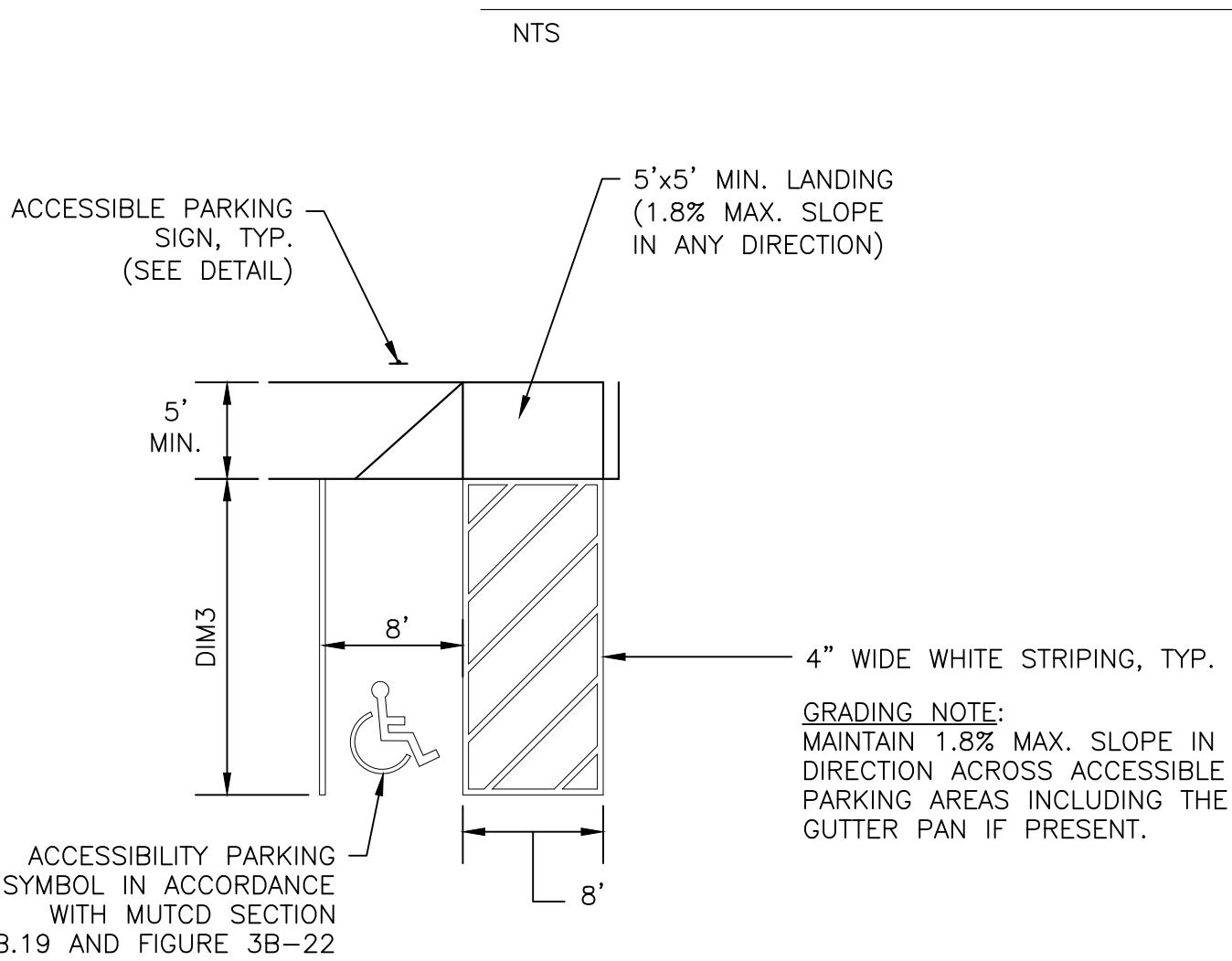
- 1 CG-2
- 2 CG-6
- 3 CONCRETE SIDEWALK
- 4 HC PARKING SPACE AND SIGN
- 5 DETECTABLE WARNING SURFACE
- HD HEAVY DUTY ASPHALT
- LD LIGHT DUTY ASPHALT

- (S) SEWER LATERAL 6"
- (M) METER WATER 5"
- (X) TOWN OF CHRISTIANSBURG UTILITY CONTR. EXISTING
- (—) UTILITY CONTR. EXISTING BEYOND W.M. BY PLUMB.
- (W) WATER LATERAL 3" (SINGLE SERVICE) 1" (DUAL SERVICE)
- (—) TOWN OF CHRISTIANSBURG UTILITY CONTR. EXISTING



THE BOTTOM OF CUTTER
MAY BE CONSTRUCTED
PARALLEL TO THE SLOPE
OF SUBBASE COURSES
PROVIDED A MIN. DEPTH OF 7"
IS MAINTAINED

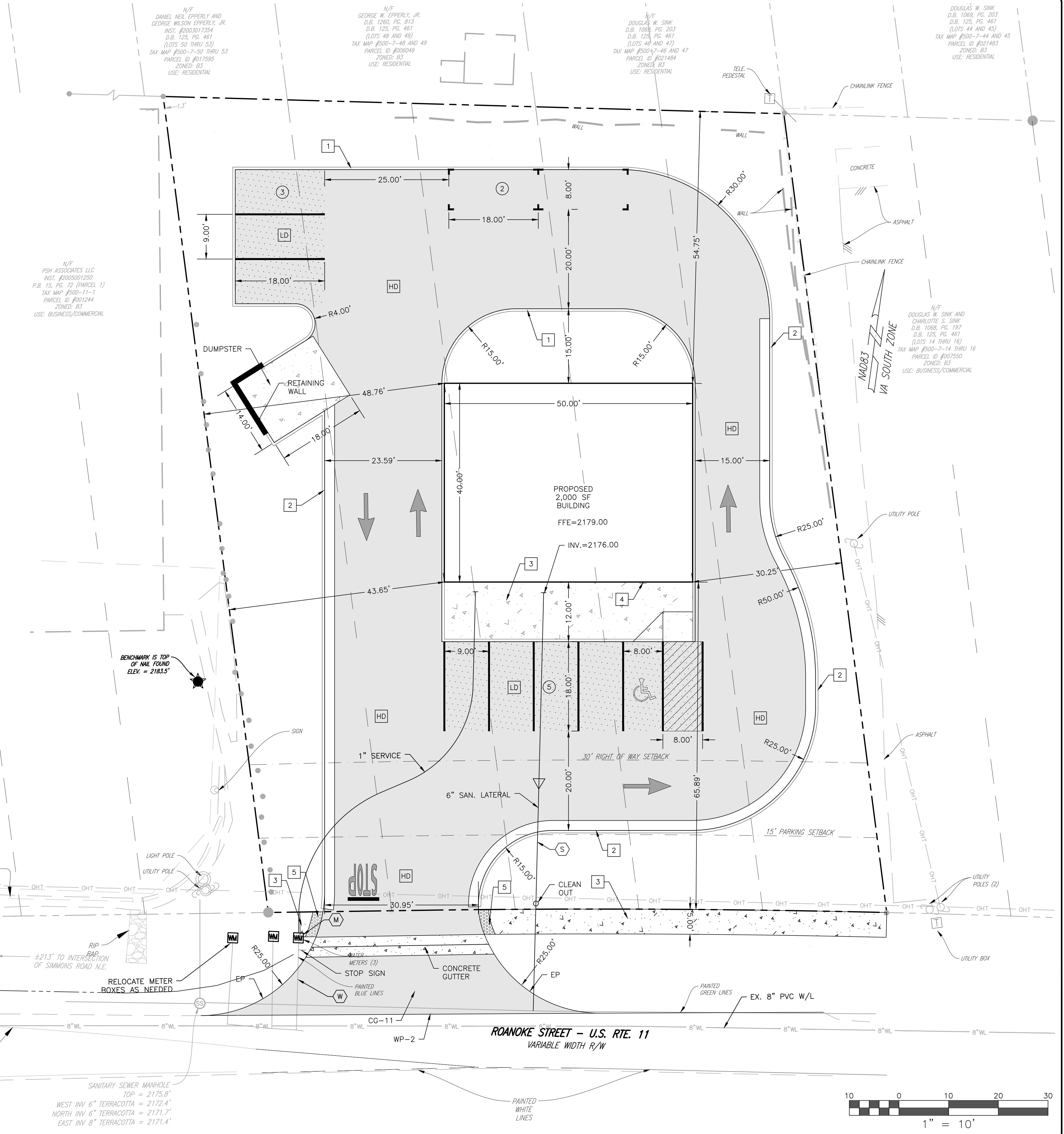
CONCRETE GUTTER - DETAIL



ACCESSIBLE PARKING LAYOUT - PERPENDICULAR

N.T.S.

J119202024190114.00 SHAH - 2140 ROANOKE STREET GRADING LAYOUT.dwg 24190114.00 SITE PLANNING FL OTTED 10/20/2020 10:37 PM



APPROVED: Engineering	Date
APPROVED: Planning	Date

10 0 10 20 30
1" = 10'

C04

PROJECT NO. 24190114.00