

SITE PLAN NOTES

- PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL.
- G.C. SHALL COORDINATE THE EXACT SANITARY SEWER AND DOMESTIC WATER LATERAL BUILDING TIE IN LOCATIONS WITH THE ARCHITECTURAL PLANS.
- 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.
- THE G.C. SHALL COORDINATE TEMPORARY POWER FOR THE PROPOSED BUILDINGS.
- 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:

- 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

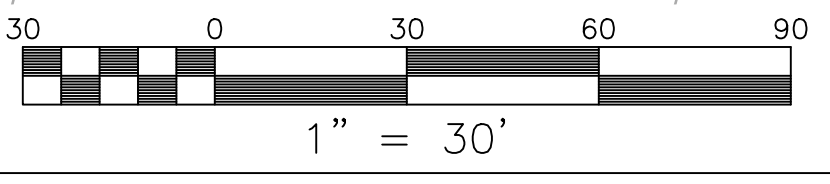
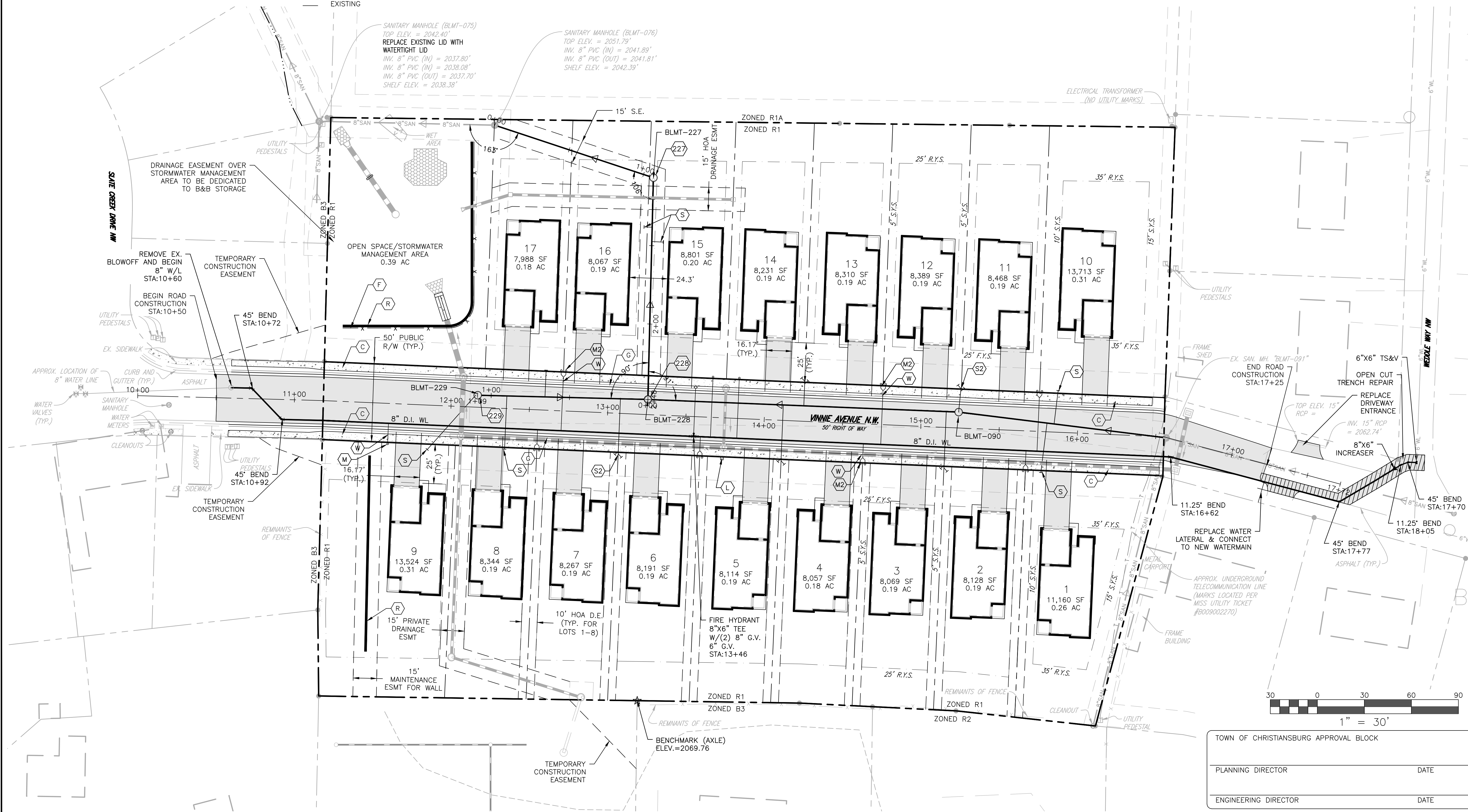
- (C) CONCRETE SIDEWALK 5' WIDE UNLESS OTHERWISE NOTED
- (R) RETAINING WALL
- (G) ROLL TOP CURB
- (L) LIGHT POLE
- (F) 6' FENCE
- S.E. SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- ASPHALT PAVING
- CONCRETE
- (S) SEWER LATERAL 6" UTILITY CONTR. EXISTING
- (S2) DUAL SEWER LATERAL 6" UTILITY CONTR. EXISTING
- (M) METER WATER 8"
- (M2) DUAL METER WATER 8"
- (W) WATER LATERAL 3" (SINGLE SERVICE) 1" (DUAL SERVICE)
- (X) TOWN OF CHRISTIANBURG UTILITY CONTR. EXISTING
- (X2) BEYOND W.M. BY PLUMB.
- (X3) TOWN OF CHRISTIANBURG UTILITY CONTR. EXISTING
- (X4) TOWN OF CHRISTIANBURG UTILITY CONTR. EXISTING

LOT AREA TABLE				
LOT #	SQUARE FEET	ACRES	ADDRESS	FRONTAGE
1	11,160	0.26	100 VINNIE AVE NW	87.68'
2	8,128	0.19	110 VINNIE AVE NW	52.00'
3	8,069	0.19	120 VINNIE AVE NW	52.00'
4	8,057	0.18	130 VINNIE AVE NW	52.00'
5	8,114	0.19	140 VINNIE AVE NW	52.00'
6	8,191	0.19	150 VINNIE AVE NW	52.00'
7	8,267	0.19	160 VINNIE AVE NW	52.00'
8	8,344	0.19	170 VINNIE AVE NW	52.00'
9	13,524	0.31	180 VINNIE AVE NW	84.97'
10	13,713	0.31	105 VINNIE AVE NW	80.00'

LOT AREA TABLE				
LOT #	SQUARE FEET	ACRES	ADDRESS	FRONTAGE
11	8,468	0.19	115 VINNIE AVE NW	50.00'
12	8,389	0.19	125 VINNIE AVE NW	50.00'
13	8,310	0.19	135 VINNIE AVE NW	50.00'
14	8,231	0.19	145 VINNIE AVE NW	50.00'
15	8,801	0.20	155 VINNIE AVE NW	50.00'
16	8,067	0.19	165 VINNIE AVE NW	50.00'
17	7,988	0.18	175 VINNIE AVE NW	50.00'

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
E5-OFFSITE	8"	189.74'	4.26%	SDR-35 PVC	INV OUT=2055.27 INV IN=2063.35
076-227	8"	106.65'	6.39%	SDR-35 PVC	INV OUT=2045.02 INV IN=2051.84
227-228	8"	141.55'	0.50%	DIP	INV OUT=2051.94 INV IN=2052.65
228-090	8"	198.42'	0.50%	SDR-35 PVC	INV OUT=2052.75 INV IN=2053.74
228-229	8"	108.65'	5.00%	SDR-35 PVC	INV OUT=2052.75 INV IN=2058.18
(48)	8"	133.45'	-1.00%	SDR-35 PVC	INV OUT=2053.84 INV IN=2055.17

STRUCTURE TABLE			
STRUCTURE NAME:	N / E:	RIM ELEV.:	
229	N: 3589270.62 E: 10917758.41	RIM=2063.39	
BLMT-091	N: 3589243.40 E: 10918197.71	RIM=2061.67	
090	N: 3589259.84 E: 10918065.28	RIM=2059.93	
227	N: 3589409.40 E: 10917870.57	RIM=2059.14	
228	N: 3589267.90 E: 10917867.03	RIM=2057.75	
E3	N: 3589263.21 E: 10917763.43	RIM=2055.89	
BLMT-076	N: 3589442.97 E: 10917769.35	RIM=2051.79	
BLMT-075	N: 3589445.41 E: 10917657.32	RIM=2042.40	

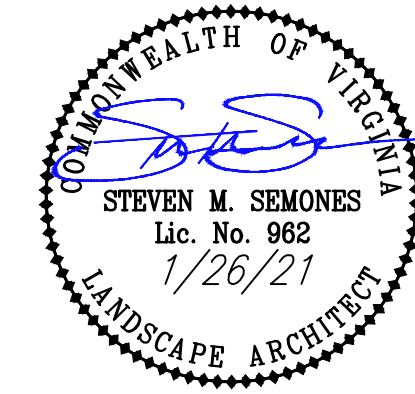


TOWN OF CHRISTIANBURG APPROVAL BLOCK

PLANNING DIRECTOR	DATE
ENGINEERING DIRECTOR	DATE



BALZER & ASSOCIATES
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New River Valley / Staunton
Harrisonburg / Lynchburg
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**VINNIE AVENUE PATIO HOMES
LAYOUT & UTILITY PLAN**

DRAWN BY JSF
DESIGNED BY JSF
CHECKED BY SMS
DATE 09/25/2020
SCALE 1"=30'
REVISIONS 1.1/26/21