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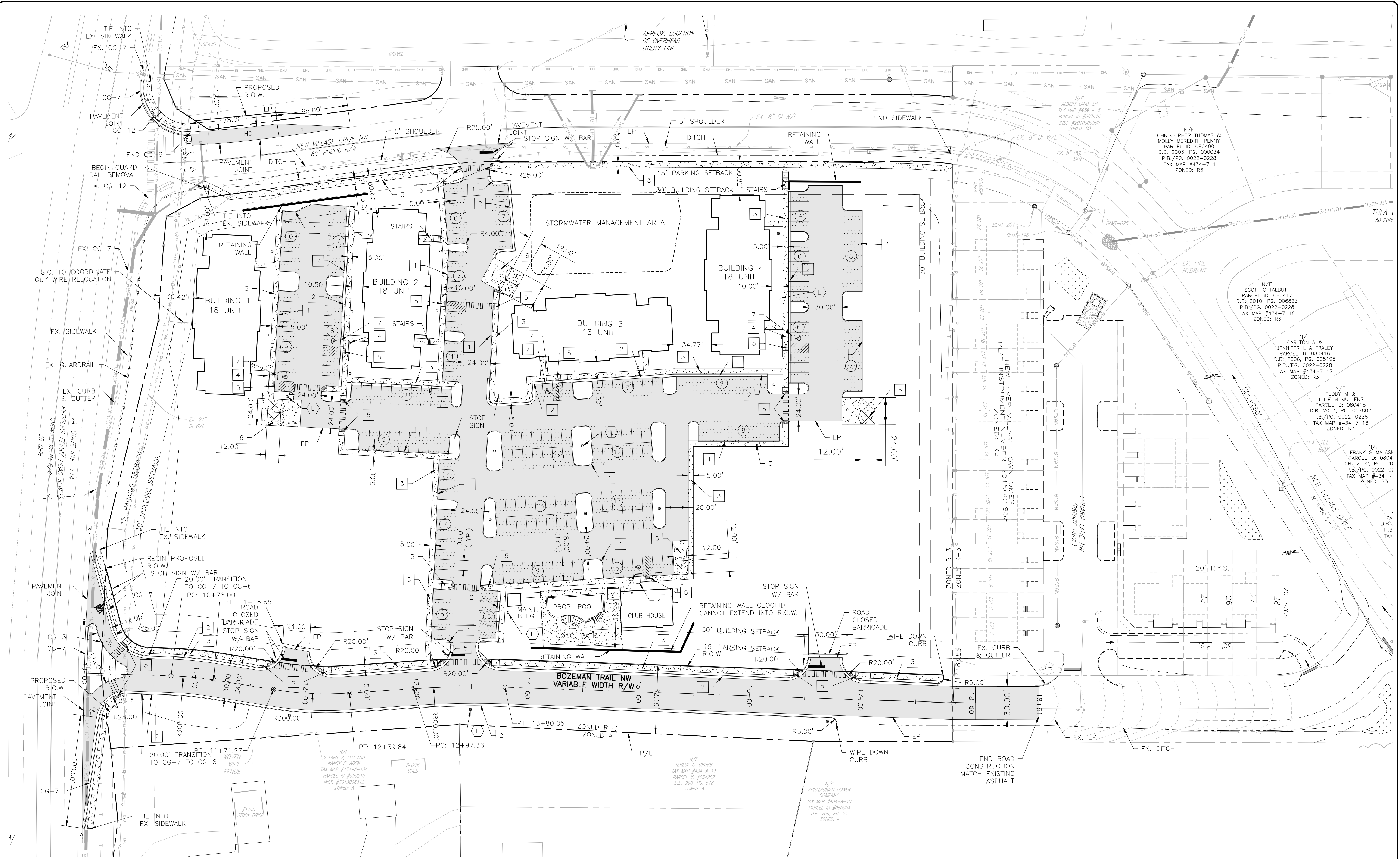
N/F CARLTON A & JENNIFER L A FRALEY
PARCEL ID: 080416
D.B. 2006, PG. 005195
P.B./PG. 0022-0228
TAX MAP #434-7 17
ZONED: R-3

N/F FRANK S MALASH
PARCEL ID: 0804
D.B. 2002, PG. 011
P.B./PG. 0022-0228
TAX MAP #434-7 16
ZONED: R-3

MAGNOLIA POINT
PHASE I
LAYOUT AND TRANSPORTATION PLAN

DRAWN BY SKM
DESIGNED BY JSF
CHECKED BY SMS
DATE 1.19.2021
SCALE 1" = 40'
REVISIONS
5.19.2021

PROJECT NO. 24200090.00



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.

PARKING REQUIREMENTS

2 SPACES PER UNIT
72 UNITS X 2 SPACES = 144 SPACES REQUIRED
221 SPACES PROVIDED

LEGEND:

1	CG-2	(L)	LIGHT POLE (SITE AND STREET LIGHTING)
2	CG-6		
3	SIDEWALK		
4	HC PARKING SPACE AND SIGN		
5	CG-12		
6	DUMPSTER		
7	CONCRETE WHEEL STOP		
	HEAVY DUTY PAVING		
	LIGHT DUTY PAVING		
	CONCRETE		

TOWN OF CHRISTIANSBURG APPROVAL BLOCK

PLANNING DIRECTOR	DATE
ENGINEERING DIRECTOR	DATE

Scale: 1" = 40'

J:\2020\24200090\00 MAGNOLIA POINT\DWG\24200090.00 BASE.dwg PLOTTED: 5/20/2021 2:46:30 PM