

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

- CONCRETE SIDEWALK 5" WIDE UNLESS OTHERWISE NOTED
- RETAINING WALL
- ROLL TOP CURB
- S.E. SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ASPHALT PAVING
- CONCRETE
- DUAL SEWER LATERAL 6" EXISTING
- UTILITY CONTR. EXISTING
- DUAL METER WATER 3/4"
- TOWN OF CHRISTIANSBURG UTILITY CONTR. EXISTING
- WATER LATERAL 3/4" (SINGLE SERVICE) 1" (DUAL SERVICE)
- TOWN OF CHRISTIANSBURG UTILITY CONTR. EXISTING

LOT AREA TABLE

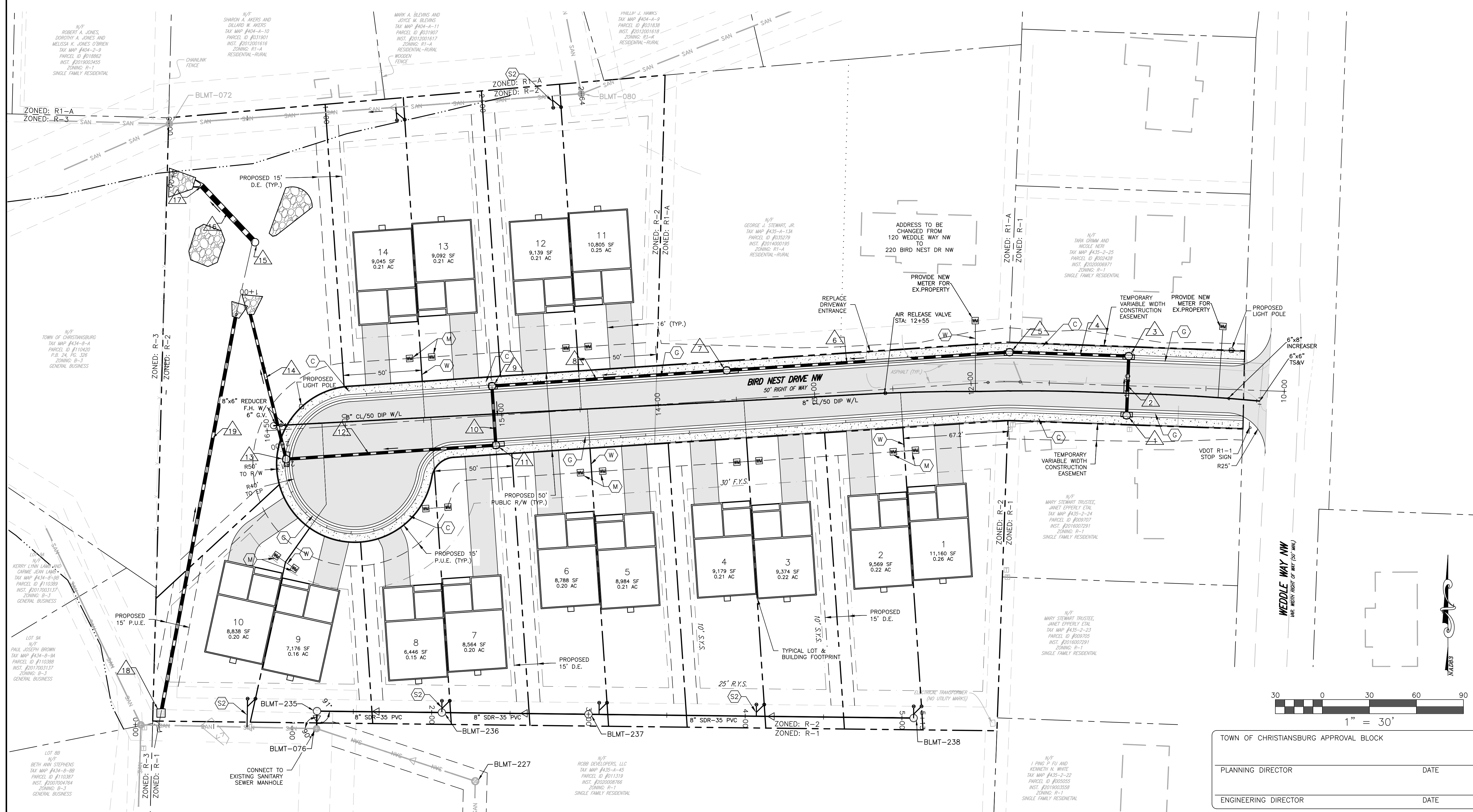
LOT #	SQUARE FEET	ACRES	ADDRESS	FRONTAGE	GREEN SPACE
1	11,160	0.26	205 BIRD NEST DR NW	67'	2,232 SQ. FT.
2	9,569	0.22	215 BIRD NEST DR NW	50'	1,914 SQ. FT.
3	9,374	0.22	225 BIRD NEST DR NW	50'	1,875 SQ. FT.
4	9,179	0.21	235 BIRD NEST DR NW	50'	1,835 SQ. FT.
5	8,984	0.21	245 BIRD NEST DR NW	50'	1,797 SQ. FT.
6	8,788	0.20	255 BIRD NEST DR NW	50'	1,758 SQ. FT.
7	8,564	0.20	275 BIRD NEST DR NW	68'	1,713 SQ. FT.
8	6,446	0.15	275 BIRD NEST DR NW	71'	1,289 SQ. FT.
9	7,176	0.16	285 BIRD NEST DR NW	35'	1,435 SQ. FT.
10	8,838	0.20	295 BIRD NEST DR NW	35'	1,768 SQ. FT.
11	10,805	0.25	240 BIRD NEST DR NW	50'	2,161 SQ. FT.
12	9,139	0.21	250 BIRD NEST DR NW	50'	1,828 SQ. FT.
13	9,092	0.21	260 BIRD NEST DR NW	50'	1,818 SQ. FT.
14	9,045	0.21	270 BIRD NEST DR NW	50'	1,809 SQ. FT.

Structure Table

Structure Name	N / E	RIM ELEV.
BLMT-235	N52894541488 E109177695899	RIM=2052.49
BLMT-236	N52894534408 E109177695899	RIM=2058.29
BLMT-237	N52894516368 E109181555827	RIM=2069.28
BLMT-080	N52896481950 E10917932168	RIM=2045.93
BLMT-072	N52896289553 E109176754454	RIM=2038.07
BLMT-076	N52894429675 E109177693468	RIM=2051.79
BLMT-075	N52894454121 E109176572759	RIM=2042.40

Pipe Table

NAME	SIZE	LENGTH	SLOPE	MATERIAL	PIPE INVERTS
BLMT-076 TO BLMT-075	8"	112.0'	14.75%	SDR-35 PVC	INV. DIT=2041.81 INV. IN=2052.27
BLMT-076 TO BLMT-235	8"	111.8'	0.54%	SDR-35 PVC	INV. DIT=2041.96 INV. IN=2041.97
BLMT-235 TO BLMT-236	8"	76.59'	16.23%	SDR-35 PVC	INV. DIT=2042.07 INV. IN=2054.50
BLMT-236 TO BLMT-237	8"	309.41'	3.36%	SDR-35 PVC	INV. DIT=2054.66 INV. IN=2065.01
BLMT-080 TO BLMT-072	8"	263.47'	2.93%	SDR-35 PVC	INV. DIT=2039.28 INV. IN=2031.57



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BIRD'S NEST SUBDIVISION
WEDDLE WAY NW & BIRD NEST DRIVE NW
LAYOUT & UTILITY PLAN

DRAWN BY: TGK
DESIGNED BY: SMS
CHECKED BY: SMS
DATE: 2/8/2021
SCALE: 1" = 30'
REVISIONS:
6-16-2021

TOWN OF CHRISTIANSBURG APPROVAL BLOCK

PLANNING DIRECTOR	DATE
ENGINEERING DIRECTOR	DATE