



**BALZER & ASSOCIATES**  
PLANNERS / ARCHITECTS  
ENGINEERS / SURVEYORS

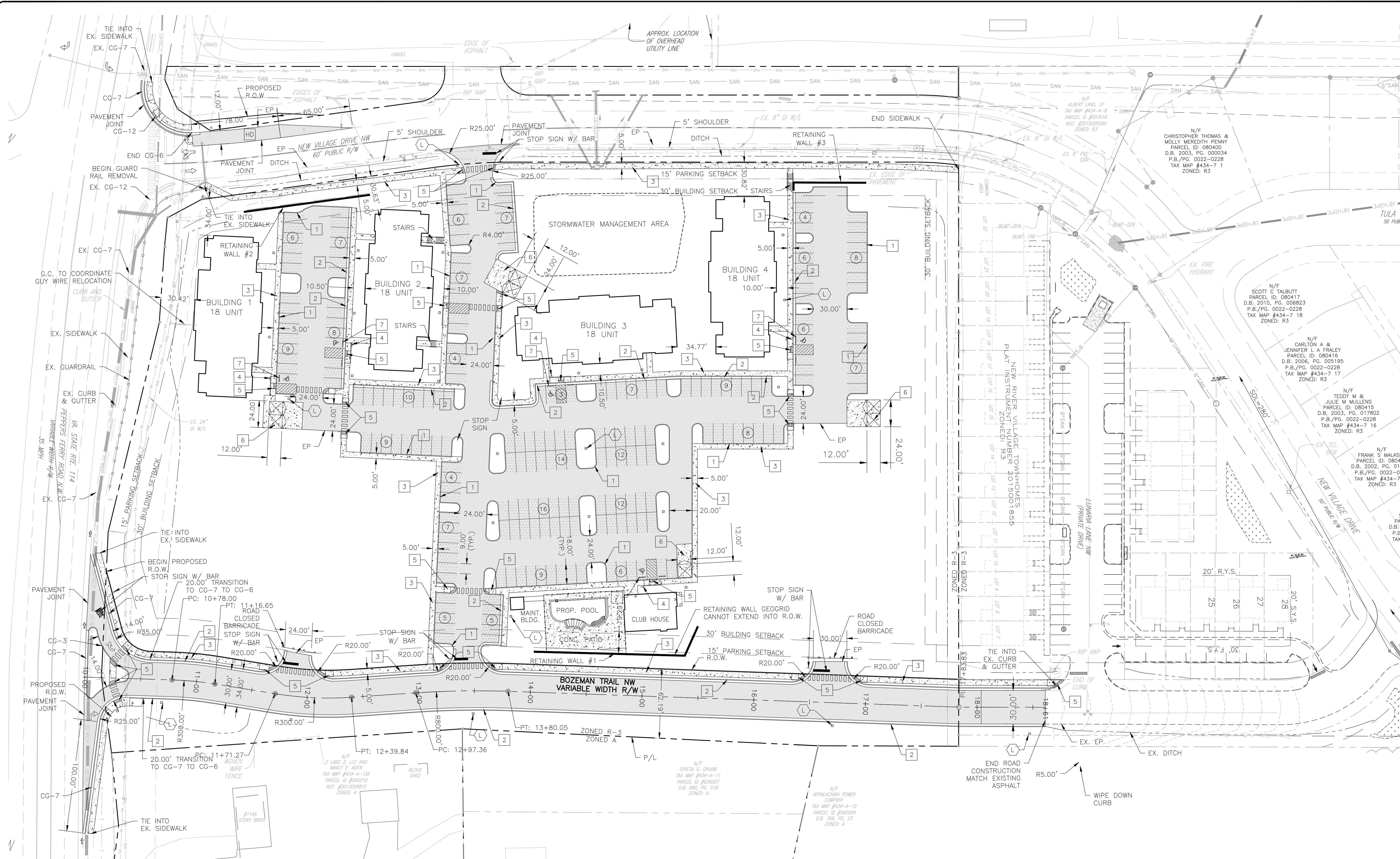
Roanoke / Richmond  
New River Valley / Staunton  
Harrisonburg / Lynchburg  
[www.balzer.cc](http://www.balzer.cc)  
80 College Street  
Suite H  
Christiansburg, VA 24073  
540.381.4290



**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  
8.20.2021  
9.14.2021  
9.21.2021

**C05**  
PROJECT NO. 24200090.00



**SITE PLAN NOTES**

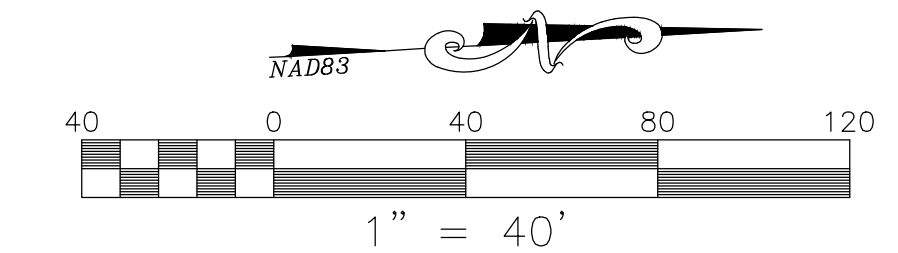
1. PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL.
2. G.C. SHALL COORDINATE THE EXACT SANITARY SEWER AND DOMESTIC WATER LATERAL BUILDING TIE IN LOCATIONS WITH THE ARCHITECTURAL PLANS.
3. THE G.C. IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL CONDUIT ASSOCIATED WITH REQUIRED UTILITIES FOR THE PROPOSED BUILDING 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

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