

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 REPLACING AND INSTALLING WATER METERS AT PARCEL #002428 AND #035279 AS SHOWN ON THE PLANS AT A TIME AND MATERIAL COST.
- 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.

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.

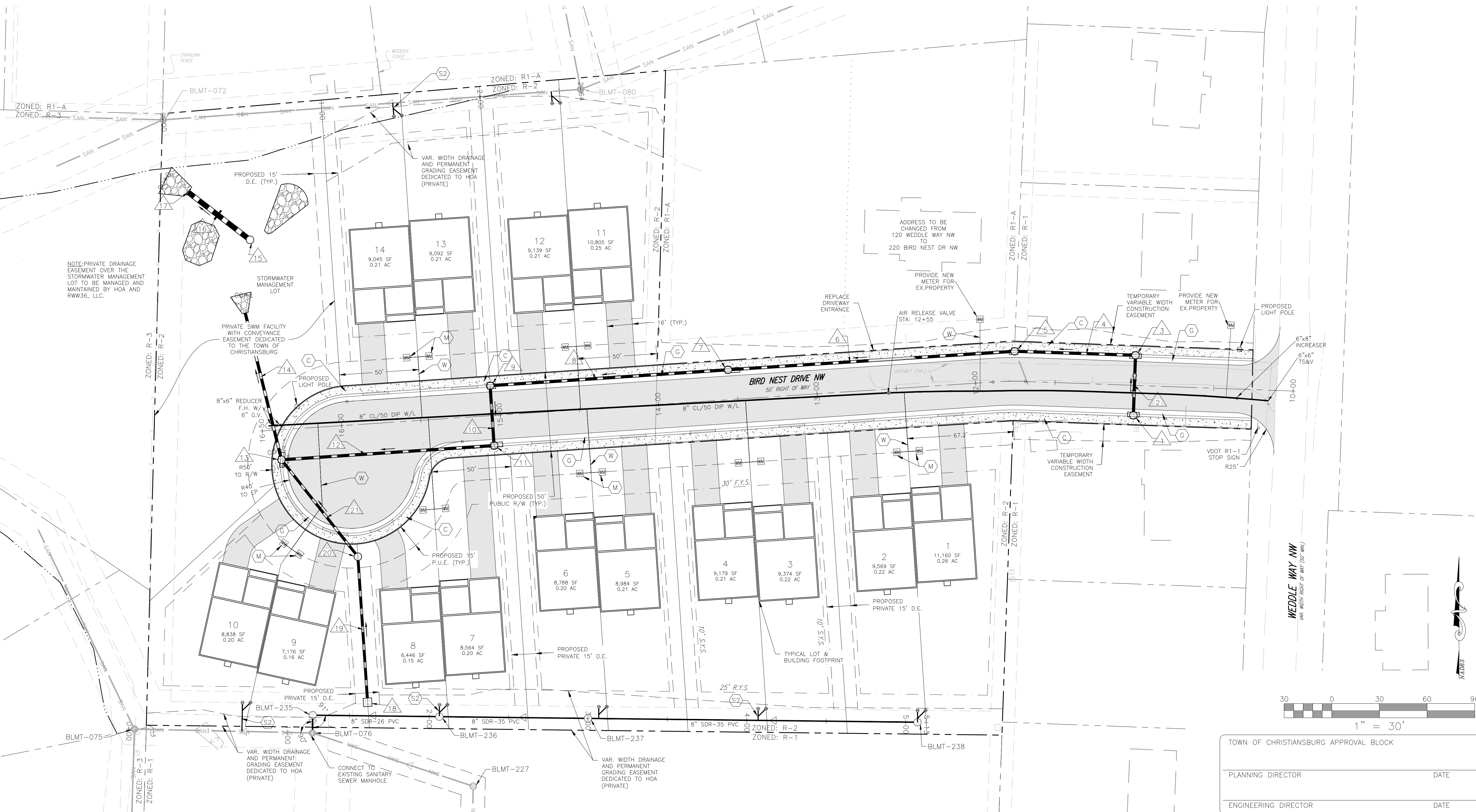
Structure Table

Structure Name	N / E	RIM ELEV.
BLMT-235	N3089453.2238 E10917849.2559	RM=2051.86
BLMT-236	N3089453.2238 E10917849.2559	RM=2058.92
BLMT-237	N3089452.1301 E10917842.7564	RM=2066.65
BLMT-238	N3089449.7133 E10918150.1885	RM=2070.50
BLMT-080	N3089448.1968 E10917938.8160	RM=2045.93
BLMT-072	N3089428.9853 E10917675.4454	RM=2038.07
BLMT-076	N3089448.9675 E1091768.3460	RM=2051.79
BLMT-075	N3089445.4121 E10917657.2759	RM=2042.40

Pipe Table

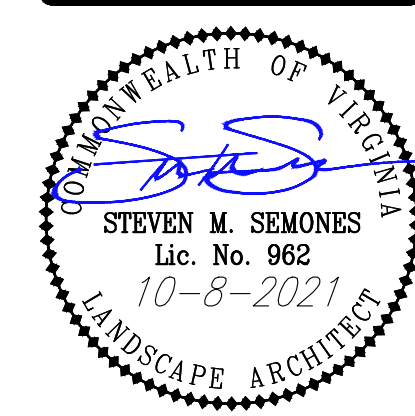
NAME	SIZE	LENGTH	SLOPE	MATERIAL	PIPE INVERTS
BLMT-076 TO BLMT-075	8"	112.10'	14.73%	SDR-35 PVC	INV. DJT=2041.81 INV. IN=2025.27
BLMT-076 TO BLMT-235	8"	111.8'	0.50%	SDR-35 PVC	INV. DJT=2041.96 INV. IN=2041.97
BLMT-235 TO BLMT-236	8"	79.67'	15.85%	SDR-26 PVC	INV. DJT=2042.07 INV. IN=2054.69
BLMT-236 TO BLMT-237	8"	93.51'	7.98%	SDR-35 PVC	INV. DJT=2054.79 INV. IN=2062.23
BLMT-237 TO BLMT-238	8"	207.45'	2.13%	SDR-35 PVC	INV. DJT=2062.35 INV. IN=2066.77
BLMT-080 TO BLMT-072	8"	263.47'	2.93%	SDR-35 PVC	INV. DJT=2021.57 INV. IN=2039.28

- LEGEND**
- (C) CONCRETE SIDEWALK 5" WIDE UNLESS OTHERWISE NOTED
 - (R) RETAINING WALL
 - (G) ROLL TOP CURB
 - S.E. SANITARY SEWER EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - ASPHALT PAVING
 - CONCRETE
 - (S2) DUAL SEWER LATERAL 6" EXISTING
 - (X) UTILITY CONTR. EXISTING
 - (M) DUAL METER WATER 3/4"
 - (X) TOWN OF CHRISTIANBURG UTILITY CONTR. EXISTING
 - (W) WATER LATERAL 3/4" (SINGLE SERVICE) 1" (DUAL SERVICE)
 - (X) TOWN OF CHRISTIANBURG UTILITY CONTR. EXISTING



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

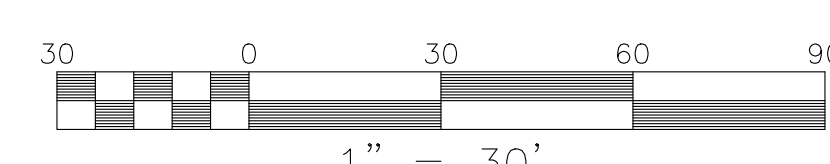
Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg
www.balzer.cc
80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290



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

RINER MAGISTERIAL DISTRICT
TOWN OF CHRISTIANBURG, VIRGINIA

DRAWN BY: TGK
DESIGNED BY: SMS
CHECKED BY: SMS
DATE: 2/8/2021
SCALE: 1" = 30'
REVISIONS:
6-16-2021
8-27-2021
10-8-2021



TOWN OF CHRISTIANBURG APPROVAL BLOCK

PLANNING DIRECTOR	DATE
ENGINEERING DIRECTOR	DATE