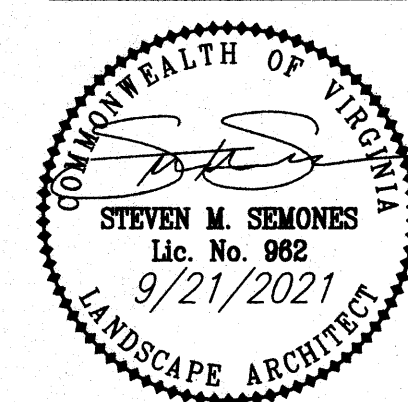




BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

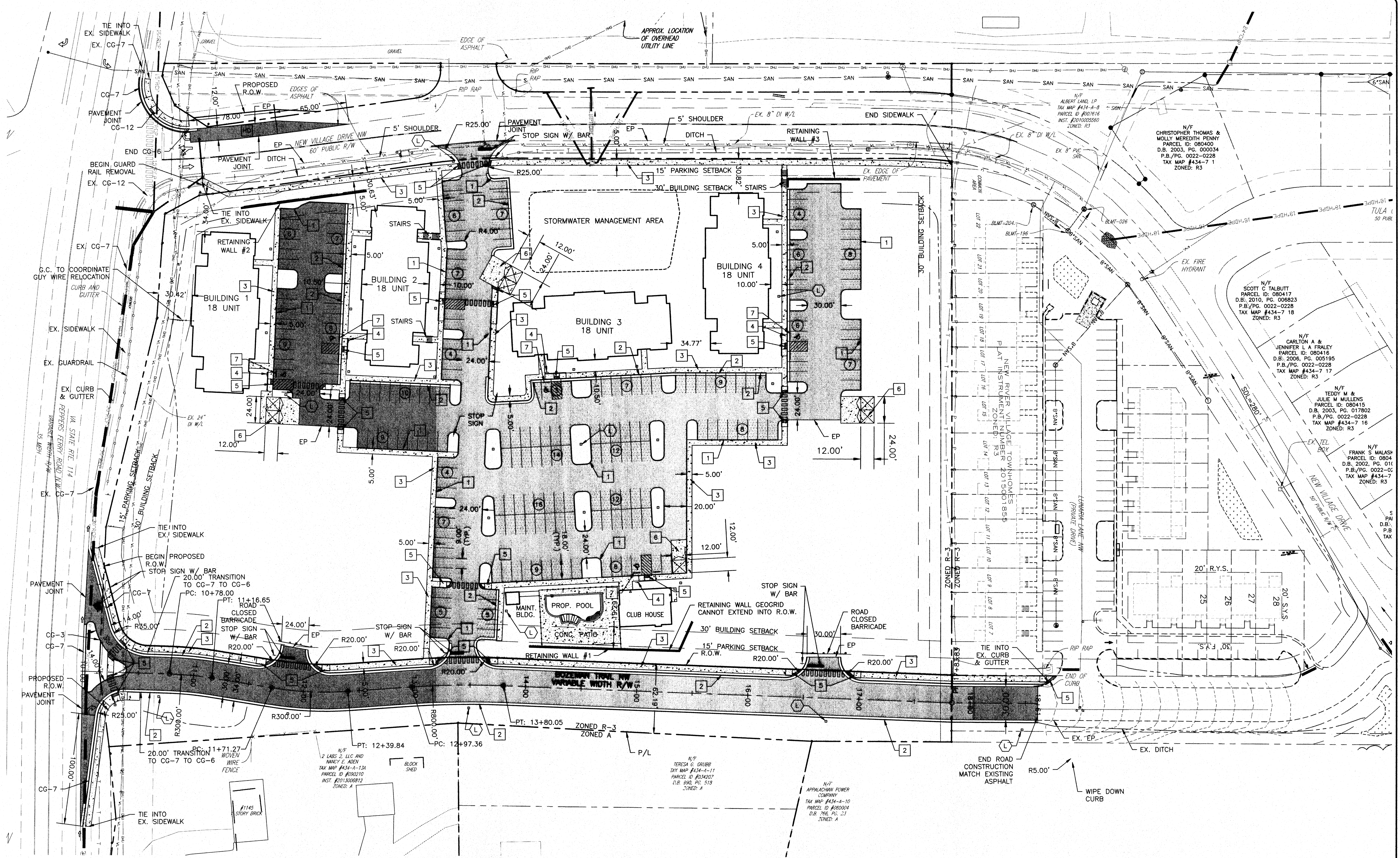
Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg
www.balzer.cc
80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290



MAGNOLIA POINT
PHASE I
LAYOUT AND TRANSPORTATION PLAN

DRAWN BY SKM
DESIGNED BY JSM
CHECKED BY SM
DATE 1.19.202
SCALE 1" = 40'
REVISIONS
5.19.2021
8.20.2021
9.14.2021
9.21.2021

C05
PROJECT NO. 24200090.00



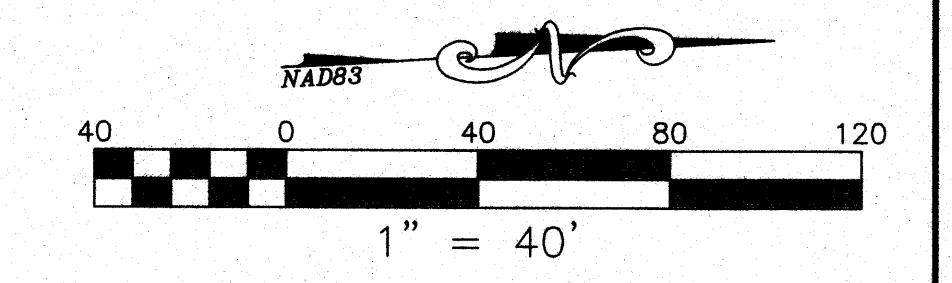
SITE PLAN NOTES

- PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL.
- G.C. SHALL COORDINATE THE EXISTING 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.

PARKING REQUIREMENTS

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

- LEGEND:**
- 1 CG-2
 - 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
- L LIGHT POLE (SITE AND STREET LIGHTING)



TOWN OF CHRISTIANBURG APPROVAL BLOCK

[Signature] 10 Nov 21
PLANNING DIRECTOR DATE

[Signature] 11/10/21
ENGINEERING DIRECTOR DATE