

NOTES:

1. CONCRETE STEPS SHALL CONFORM TO VDOT STD S-2 AND PROVIDE HANDRAIL PER VDOT STD HR-1.
2. PER SECTION SEC. 42-595, THE FULL FACADES OF INDIVIDUAL TOWNHOUSE UNITS WITHIN A TOWNHOUSE GROUP STRUCTURE SHALL BE VARIED BY CHANGED FRONT YARD SETBACKS AND VARIATIONS IN MATERIALS OR DESIGNS SO THAT NO MORE THAN TWO ABUTTING TOWNHOUSES WILL HAVE THE SAME FRONT YARD SETBACK. VARIATION IN SETBACK SHALL BE AT LEAST THREE FEET.
3. 2 EXISTING TREES SHALL BE REMOVED AND SHALL BE REPLACED WITH 2 WILLOW OAKS.

	<u>FRONT YARD GREEN SPACE PROVIDED: (GREEN HATCH) (SQFT)</u>
UNIT 1:	223
UNIT 2:	227
UNIT 3:	152
UNIT 4:	215
UNIT 5:	235

X:\Drawings\3090\ENGINEERING\Design\Plans\Sheets\3090_Sht_C2_Site_Layout_Plan.dwg

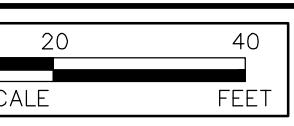
APPROVED: Engineering Date

0 20 40

GRAPHIC SCALE FEET

CONTOUR INTERVAL = 2 FT.

CONTOUR INTERVAL = 2 FT.



CONTOUR INTERVAL = 2 FT.



KYLE MANOR TOWNHOMES

TOWN OF CHRISTIANSBURG, VIRGINIA

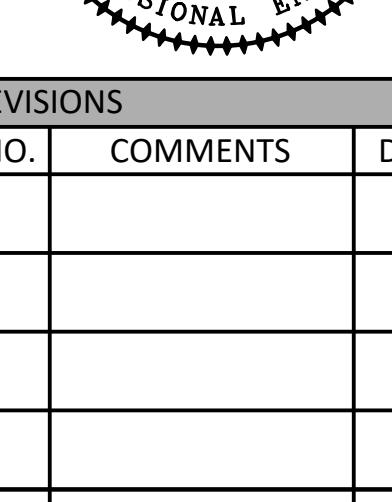
GAY AND NEEL, INC.

ENGINEERING ♦ LAND PLANNING ♦ SURVEYING

1260 Radford Street
Christiansburg, Virginia 24073

Phone: (540) 381-6011
Fax: (540) 381-2773
Email: info@gayandneel.com
Web: www.gayandneel.com

The drawing, design, and digital files relating to this project are the property of Gay and Neel, Inc. The reproduction, copying, or other use of this drawing without GNI's written consent is prohibited.

KYLE MANOR TOWNHOMES		
TOWN OF CHRISTIANSBURG, VIRGINIA		
		
REVISIONS		
NO.	COMMENTS	DATE
PROJECT TEAM		
PIC	JOHN T. NEEL, PE	
PM	BRYANT H. ALTIZER, PE, LS	
DESIGN	ESD	
ISSUE DATE		
12/17/2021		
GNI JOB NO.		
3090		
SHEET TITLE		
SITE LAYOUT AND DIMENSION PLAN		
SHEET NUMBER		
C2-01		