

# 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 REPLACING AND INSTALLING WATER METERS AT PARCEL #002428 AND #035279 AS SHOWN ON THE PLANS AT A TIME AND MATERIAL COST.
4. THE G.C. IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL CONDUIT UTILITIES ON-SITE SUCH AS LIGHTING, ELECTRICAL, ETC.
5. THE G.C. SHALL COORDINATE TEMPORARY POWER FOR THE PROPOSED BUILDINGS.
6. SANITARY WASTE LINES FROM BUILDING SHALL BE A MINIMUM 4" PVC (MIN. SLOPE 2.08%) OR 6" PVC (MIN. SLOPE 1.04%). SEE ARCHITECTURALS.

## 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  
 (S2) DUAL SEWER LATERAL 6" EXISTING  
 (M) DUAL METER WATER 8" EXISTING  
 (X) TOWN OF CHRISTIANBURG UTILITY CONTR. EXISTING  
 (W) WATER LATERAL 3" (SINGLE SERVICE) 1" (DUAL SERVICE)  
 (X) TOWN OF CHRISTIANBURG UTILITY CONTR. EXISTING  
 (X) ASPHALT PAVING  
 ( ) CONCRETE

# SEWERABILITY NOTES:

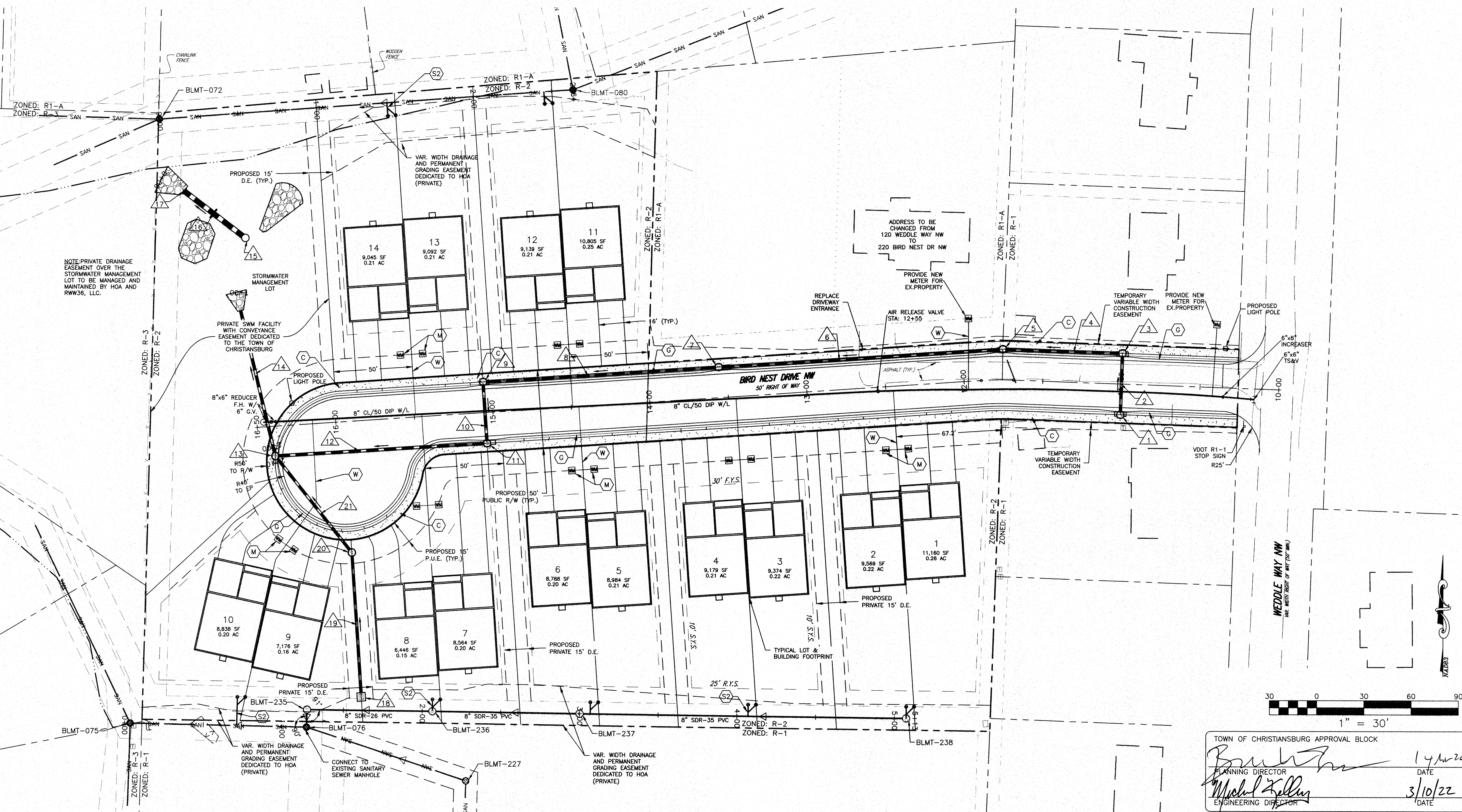
1. MINIMUM SEWERABLE ELEVATIONS ARE MEASURED FROM INTERPOLATIONS OF EXISTING PIPE SLOPES AND ASSUMING ALL SERVICE LATERALS ARE INSTALLED PER A MINIMUM SLOPE OF 2.08% TO THE REAR SETBACK LINE OR MID-LOT FOR DEEPER LOTS. THE CONTRACTOR SHALL VERIFY CLEANOUT DEPTH PRIOR TO INSTALLATION OF HOUSE FOOTERS 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. |

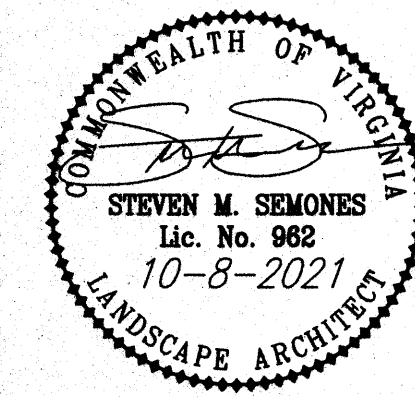
| Structure Name | N / E                           | RIM ELEV.   |
|----------------|---------------------------------|-------------|
| BLMT-235       | N3589453.2238<br>E00917849.2559 | RIM=2051.86 |
| BLMT-236       | N3589453.2238<br>E00917849.2559 | RIM=2058.92 |
| BLMT-237       | N3589452.1331<br>E00917942.7564 | RIM=2066.65 |
| BLMT-238       | N3589449.7133<br>E00918050.1895 | RIM=2070.50 |
| BLMT-080       | N3589848.1950<br>E00917938.2168 | RIM=2045.93 |
| BLMT-072       | N3589828.9653<br>E00917675.4454 | RIM=2038.07 |
| BLMT-076       | N3589442.9675<br>E00917769.3468 | RIM=2051.79 |
| BLMT-075       | N3589445.4121<br>E00917657.2759 | RIM=2042.40 |

| NAME                 | SIZE | LENGTH  | SLOPE  | MATERIAL   | PIPE INVERTS                        |
|----------------------|------|---------|--------|------------|-------------------------------------|
| BLMT-076 TO BLMT-075 | 8"   | 112.10' | 14.75% | SDR-35 PVC | INV. DUT=2041.81<br>INV. IN=2025.27 |
| BLMT-076 TO BLMT-235 | 8"   | 111.8'  | 0.50%  | SDR-35 PVC | INV. DUT=2041.91<br>INV. IN=2041.97 |
| BLMT-235 TO BLMT-236 | 8"   | 79.67'  | 15.85% | SDR-35 PVC | INV. DUT=2042.87<br>INV. IN=2054.69 |
| BLMT-236 TO BLMT-237 | 8"   | 93.51'  | 7.98%  | SDR-35 PVC | INV. DUT=2054.79<br>INV. IN=2062.25 |
| BLMT-237 TO BLMT-238 | 8"   | 207.45' | 2.13%  | SDR-35 PVC | INV. DUT=2062.35<br>INV. IN=2066.77 |
| BLMT-080 TO BLMT-072 | 8"   | 263.47' | 2.93%  | SDR-35 PVC | INV. DUT=2051.57<br>INV. IN=2039.28 |



**BALZER & ASSOCIATES**  
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## BIRD'S NEST SUBDIVISION

WEDDLE WAY NW & BIRD NEST DRIVE NW

## LAYOUT & UTILITY PLAN

RIVER MAGISTERIAL DISTRICT  
 TOWN OF CHRISTIANBURG, VIRGINIA

DRAWN BY: TKG  
 DESIGNED BY: SMS  
 CHECKED BY: SMS  
 DATE: 2/8/2021  
 SCALE: 1" = 30'  
 REVISIONS:  
 6-16-2021  
 8-27-2021  
 10-4-2021

TOWN OF CHRISTIANBURG APPROVAL BLOCK  
 PLANNING DIRECTOR: [Signature]  
 ENGINEERING DIRECTOR: [Signature]  
 DATE: 1/4/2022  
 DATE: 3/10/22

**C4**  
 PROJECT NO. 24200064.00