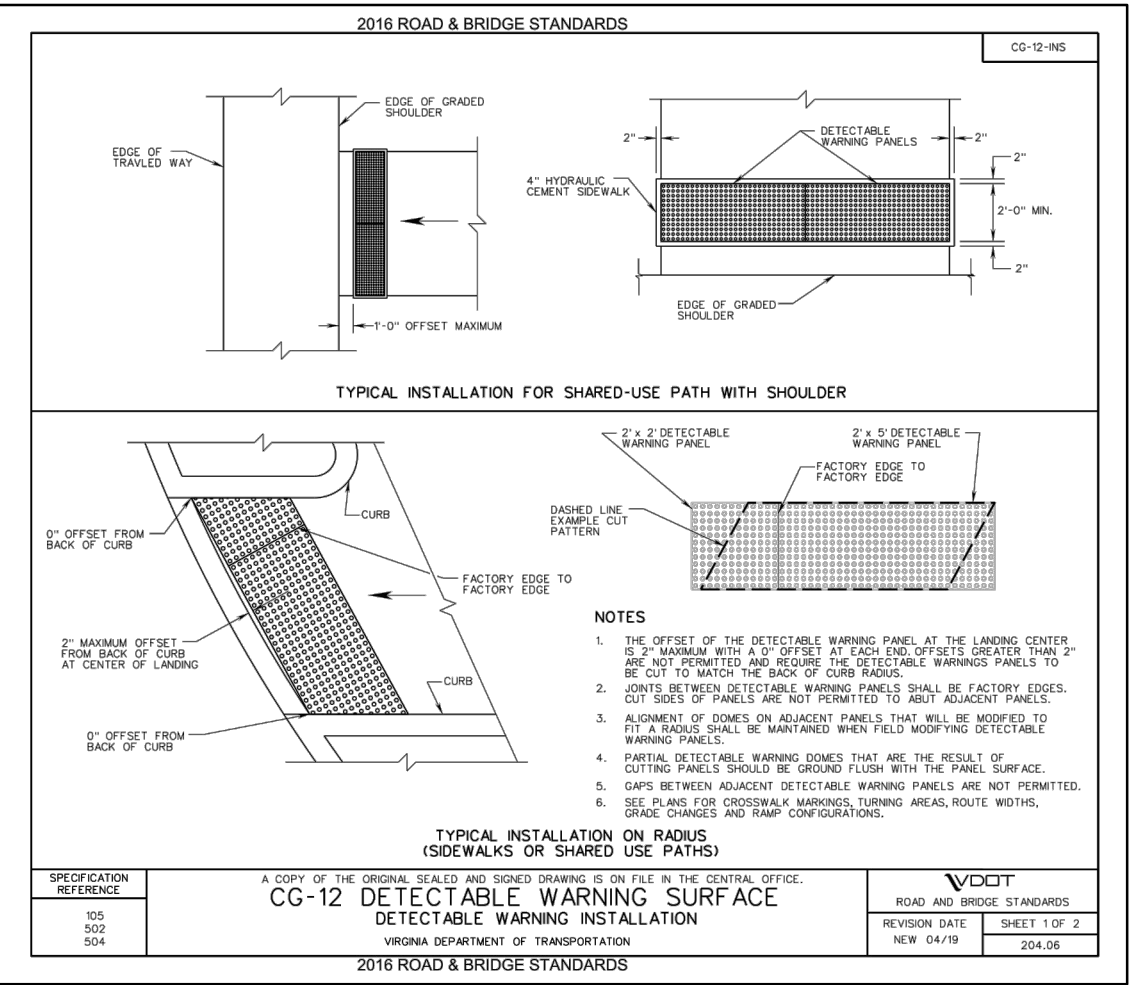
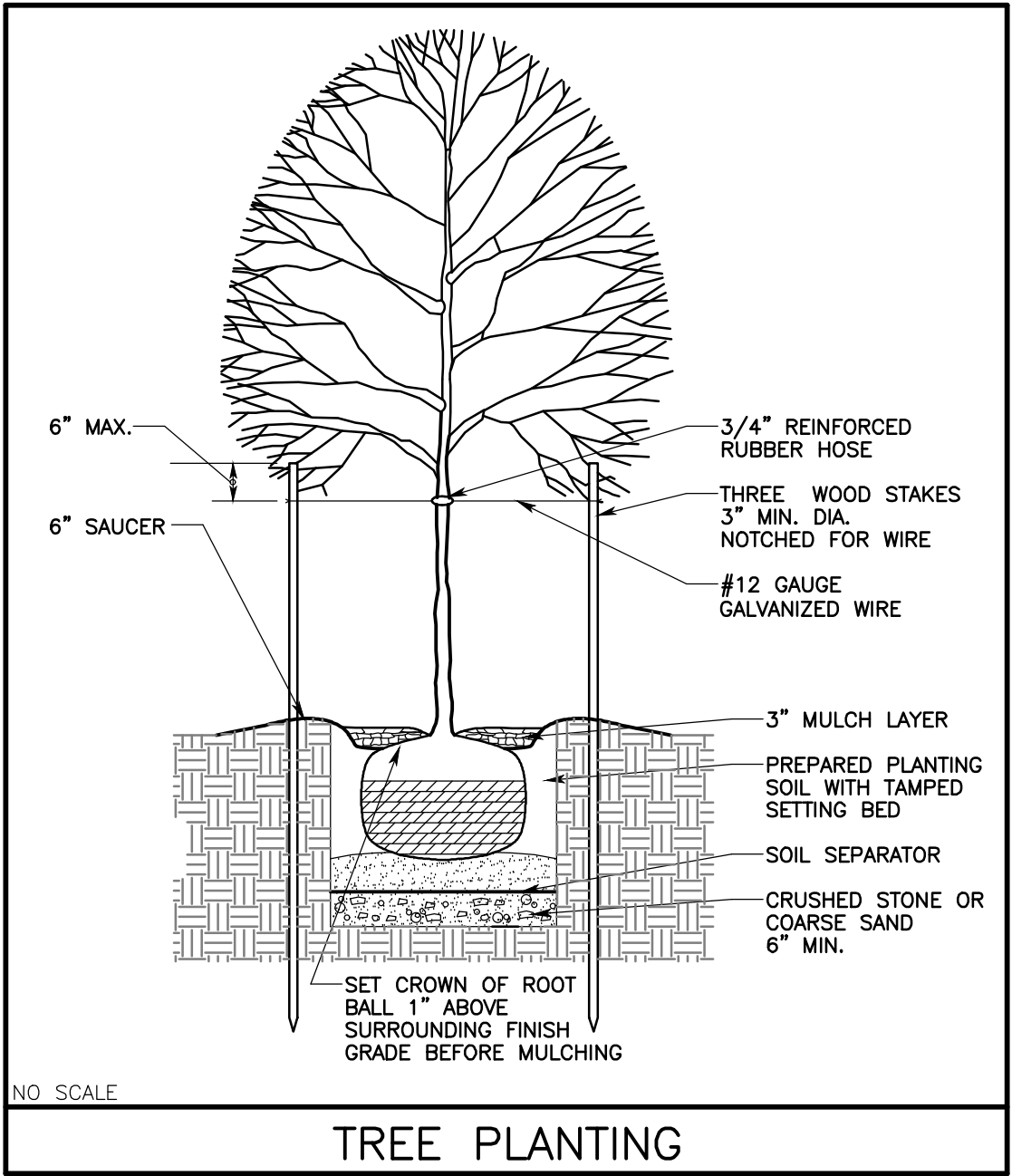


NOTES:

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. IF THE MAILBOXES NEED TO BE RELOCATED DURING CONSTRUCTION, THE POSTS WILL BE CUT FLUSH WITH THE GROUND SO AS TO NOT ADD TO THE LIMITS OF DISTURBANCE, AND THEY WILL BE RELOCATED TO THE EXISTING CONCRETE PAD APPROXIMATELY 20 FEET INTO THE SITE.
4. ON THE ORIGINAL APPROVED PLAN FOR THIS PROJECT, A TOTAL OF 46 TREES WERE PROPOSED. THERE ARE 34 TREES EXISTING THAT WILL REMAIN WITH THIS CURRENT PLAN, AND 12 NEW TREES ARE SHOWN TO PROVIDE THE 46 TREES. ALL NEW TREES SHALL HAVE A PLANTING HEIGHT OF AT LEAST 6 FEET.

UNIT	FRONT YARD GREEN SPACE PROVIDED: (GREEN HATCH)	ADDRESS
1	223	1070 BUFFALO DR. NW
2	227	1080 BUFFALO DR. NW
3	152	1090 BUFFALO DR. NW
4	215	1100 BUFFALO DR. NW
5	235	1110 BUFFALO DR. NW



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SITE LAYOUT AND DIMENSION PLAN: 09/28/2022 2:55:52 PM, Z:\mcc\JPD\ (General Documentation) p03, 1:1



EXISTING TREES (34)		PROPOSED TREES (12)	
NS	8	KD	8
LC	8	RB	4
BP	3		
RB	1		
C	2		
L	5		
ERC	7		

Michael Kelley

APPROVED: Engineering

Benjamin Tripp

APPROVED: Planning

10/07/2022

1:21:36 PM

10/07/2022

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Date

Date

FORESIGHT

DESIGN SERVICES

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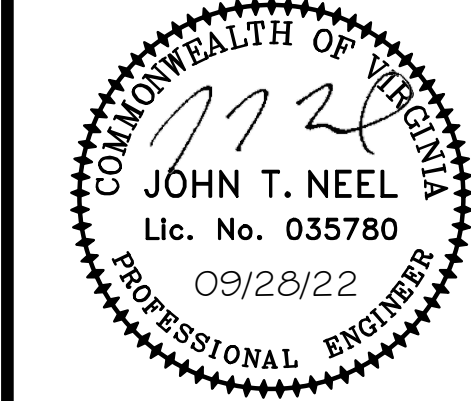
Email: info@foresightdesignservices.com

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KYLE MANOR TOWNHOMES

TOWN OF CHRISTIANSBURG, VIRGINIA



REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PMC	JOHN T. NEEL, PE
PM	BRYANT H. ALTIZER, PE, LS
DESIGN	JLW, ZJM
ISSUE DATE	
08/17/2022	
FDS JOB NO.	
3090	
SHEET TITLE	
SITE LAYOUT AND DIMENSION PLAN	
SHEET NUMBER	
C2-01	