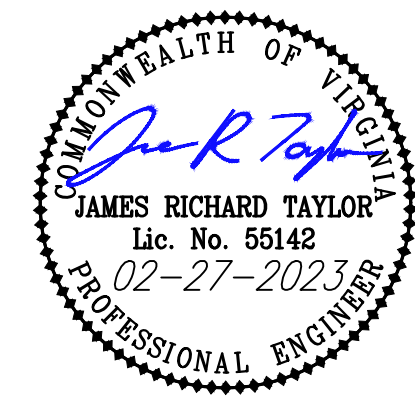




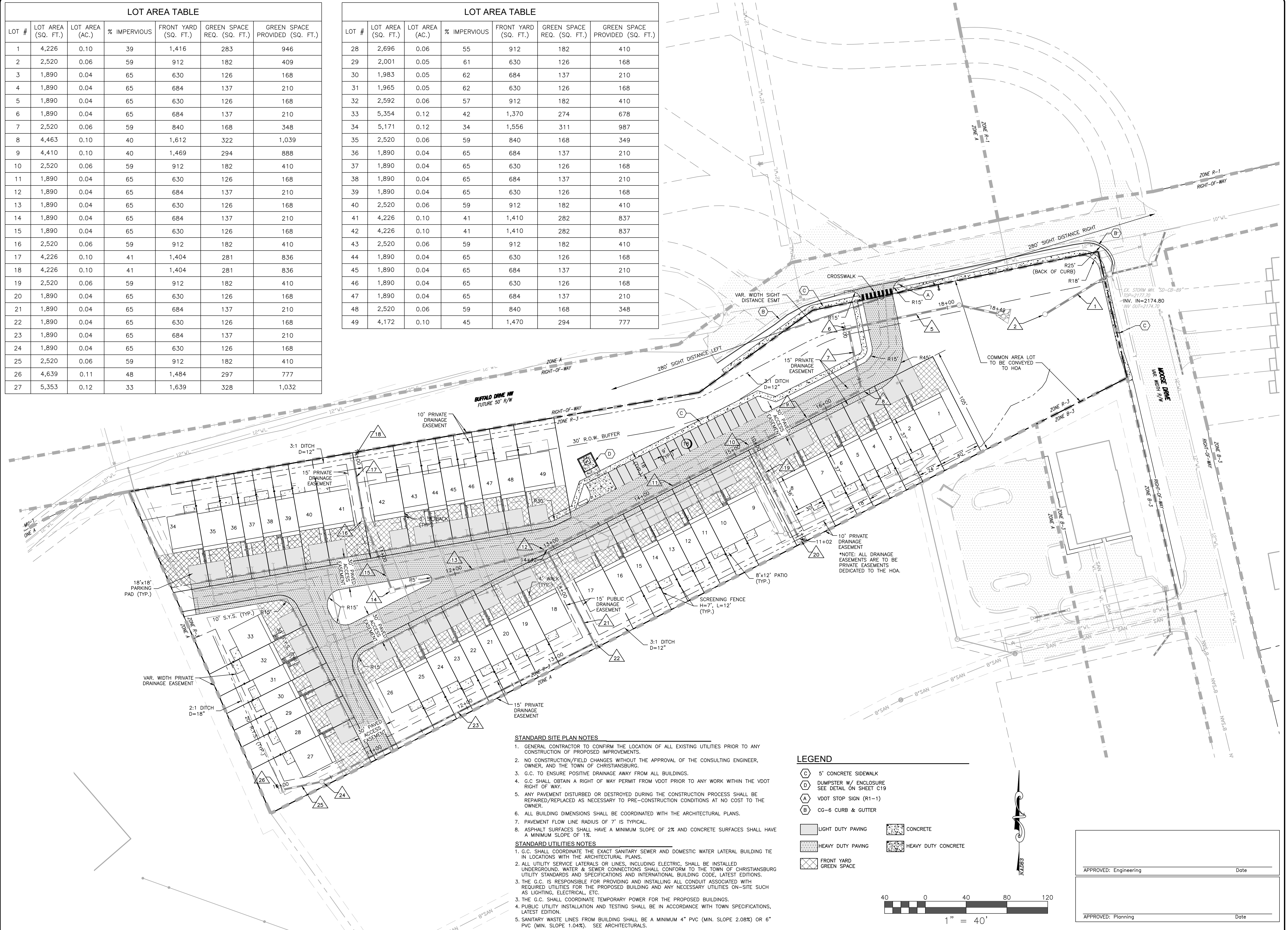
**BALZER & ASSOCIATES**  
PLANNERS / ARCHITECTS  
ENGINEERS / SURVEYORS

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



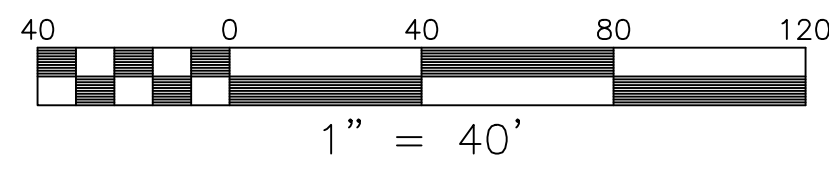
LOT AREA TABLE						
LOT #	LOT AREA (SQ. FT.)	LOT AREA (AC.)	% IMPERVIOUS	FRONT YARD (SQ. FT.)	GREEN SPACE REQ. (SQ. FT.)	GREEN SPACE PROVIDED (SQ. FT.)
1	4,226	0.10	39	1,416	283	946
2	2,520	0.06	59	912	182	409
3	1,890	0.04	65	630	126	168
4	1,890	0.04	65	684	137	210
5	1,890	0.04	65	630	126	168
6	1,890	0.04	65	684	137	210
7	2,520	0.06	59	840	168	348
8	4,463	0.10	40	1,612	322	1,039
9	4,410	0.10	40	1,469	294	888
10	2,520	0.06	59	912	182	410
11	1,890	0.04	65	630	126	168
12	1,890	0.04	65	684	137	210
13	1,890	0.04	65	630	126	168
14	1,890	0.04	65	684	137	210
15	1,890	0.04	65	630	126	168
16	2,520	0.06	59	912	182	410
17	4,226	0.10	41	1,404	281	836
18	4,226	0.10	41	1,404	281	836
19	2,520	0.06	59	912	182	410
20	1,890	0.04	65	630	126	168
21	1,890	0.04	65	684	137	210
22	1,890	0.04	65	630	126	168
23	1,890	0.04	65	684	137	210
24	1,890	0.04	65	630	126	168
25	2,520	0.06	59	912	182	410
26	4,639	0.11	48	1,484	297	777
27	5,353	0.12	33	1,639	328	1,032

LOT AREA TABLE						
LOT #	LOT AREA (SQ. FT.)	LOT AREA (AC.)	% IMPERVIOUS	FRONT YARD (SQ. FT.)	GREEN SPACE REQ. (SQ. FT.)	GREEN SPACE PROVIDED (SQ. FT.)
28	2,696	0.06	55	912	182	410
29	2,001	0.05	61	630	126	168
30	1,983	0.05	62	684	137	210
31	1,965	0.05	62	630	126	168
32	2,592	0.06	57	912	182	410
33	5,354	0.12	42	1,370	274	678
34	5,171	0.12	34	1,556	311	987
35	2,520	0.06	59	840	168	349
36	1,890	0.04	65	684	137	210
37	1,890	0.04	65	630	126	168
38	1,890	0.04	65	684	137	210
39	1,890	0.04	65	630	126	168
40	2,520	0.06	59	912	182	410
41	4,226	0.10	41	1,410	282	837
42	4,226	0.10	41	1,410	282	837
43	2,520	0.06	59	912	182	410
44	1,890	0.04	65	630	126	168
45	1,890	0.04	65	684	137	210
46	1,890	0.04	65	630	126	168
47	1,890	0.04	65	684	137	210
48	2,520	0.06	59	840	168	348
49	4,172	0.10	45	1,470	294	777



- STANDARD SITE PLAN NOTES**
- GENERAL CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
  - NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, OWNER, AND THE TOWN OF CHRISTIANBURG.
  - G.C. TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
  - G.C. SHALL OBTAIN A RIGHT OF WAY PERMIT PRIOR TO ANY WORK WITHIN THE VDOT RIGHT OF WAY.
  - ANY PAVEMENT DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER.
  - ALL BUILDING DIMENSIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
  - PAVEMENT FLOW LINE RADIUS OF 7' IS TYPICAL.
  - ASPHALT SURFACES SHALL HAVE A MINIMUM SLOPE OF 2% AND CONCRETE SURFACES SHALL HAVE A MINIMUM SLOPE OF 1%.
- STANDARD UTILITIES NOTES**
- G.C. SHALL COORDINATE THE EXACT SANITARY SEWER AND DOMESTIC WATER LATERAL BUILDING TIE IN LOCATIONS WITH THE ARCHITECTURAL PLANS.
  - ALL UTILITY SERVICE LATERALS OR LINES, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND. WATER & SEWER CONNECTIONS SHALL CONFORM TO THE TOWN OF CHRISTIANBURG UTILITY STANDARDS AND SPECIFICATIONS AND INTERNATIONAL BUILDING CODE, LATEST EDITIONS.
  - 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.
  - PUBLIC UTILITY INSTALLATION AND TESTING SHALL BE IN ACCORDANCE WITH TOWN SPECIFICATIONS, LATEST EDITION.
  - 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) 5' CONCRETE SIDEWALK
  - (D) DUMPSTER W/ ENCLOSURE SEE DETAIL ON SHEET C19
  - (A) VDOT STOP SIGN (R1-1)
  - (B) CG-6 CURB & GUTTER
  - [Pattern] LIGHT DUTY PAVING
  - [Pattern] HEAVY DUTY PAVING
  - [Pattern] FRONT YARD GREEN SPACE
  - [Pattern] CONCRETE
  - [Pattern] HEAVY DUTY CONCRETE



APPROVED: Engineering \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: Planning \_\_\_\_\_ Date \_\_\_\_\_

**HARKRADER TOWNHOMES**  
1200 BUFFALO DRIVE  
LAYOUT & DIMENSIONAL PLAN

DRAWN BY TGK  
DESIGNED BY TGK  
CHECKED BY JRT  
DATE 02/20/2023  
SCALE 1" = 40'  
REVISIONS