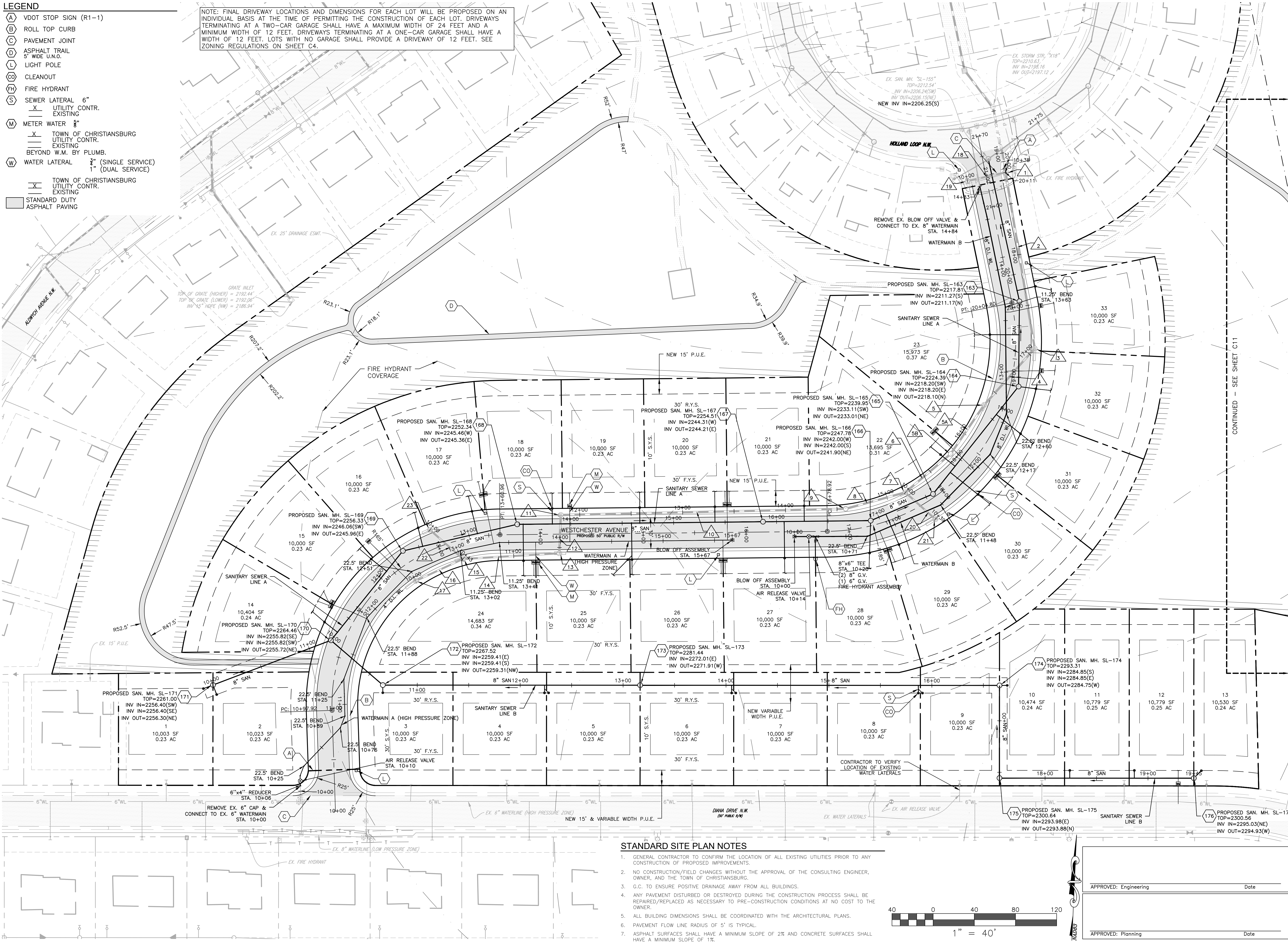


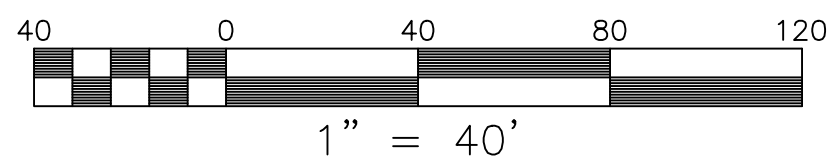
- LEGEND**
- (A) VDOT STOP SIGN (R1-1)
 - (B) ROLL TOP CURB
 - (C) PAVEMENT JOINT
 - (D) ASPHALT TRAIL
5' WIDE U.N.O.
 - (L) LIGHT POLE
 - (CO) CLEANOUT
 - (FH) FIRE HYDRANT
 - (S) SEWER LATERAL 6"
UTILITY CONTR.
EXISTING
 - (M) METER WATER 8"
TOWN OF CHRISTIANBURG
EXISTING
 - (W) WATER LATERAL 3"
1" (DUAL SERVICE)
TOWN OF CHRISTIANBURG
EXISTING
 - STANDARD DUTY
ASPHALT PAVING

NOTE: FINAL DRIVEWAY LOCATIONS AND DIMENSIONS FOR EACH LOT WILL BE PROPOSED ON AN INDIVIDUAL BASIS AT THE TIME OF PERMITTING THE CONSTRUCTION OF EACH LOT. DRIVEWAYS TERMINATING AT A TWO-CAR GARAGE SHALL HAVE A MAXIMUM WIDTH OF 24 FEET AND A MINIMUM WIDTH OF 12 FEET. DRIVEWAYS TERMINATING AT A ONE-CAR GARAGE SHALL HAVE A WIDTH OF 12 FEET. LOTS WITH NO GARAGE SHALL PROVIDE A DRIVEWAY OF 12 FEET. SEE ZONING REGULATIONS ON SHEET C4.



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.
- 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 5' IS TYPICAL.
- ASPHALT SURFACES SHALL HAVE A MINIMUM SLOPE OF 2% AND CONCRETE SURFACES SHALL HAVE A MINIMUM SLOPE OF 1%.



APPROVED: Engineering	Date
APPROVED: Planning	Date

KENSINGTON PHASE XI

LAYOUT & UTILITY PLAN - SOUTH AREA A

DRAWN BY ACN / AWC
DESIGNED BY ACN / AWC
CHECKED BY JRT
DATE 01/31/2024
SCALE 1"=40'
REVISIONS
03/20/2024
04/29/2024

C7
PROJECT NO. 24230/169.00

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

JAMES RICHARD TAYLOR
Lic. No. 55142
04/29/2024
PROFESSIONAL ENGINEER

KENSINGTON PHASE XI

LAYOUT & UTILITY PLAN - NORTH AREA A

RIVER MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY	ACN / AWG
DESIGNED BY	ACN / AWG
CHECKED BY	JR
DATE	01/31/2024
SCALE	1"=4'
REVISIONS	
03/20/2024	
04/29/2024	

PROJECT NO. 24230169.00

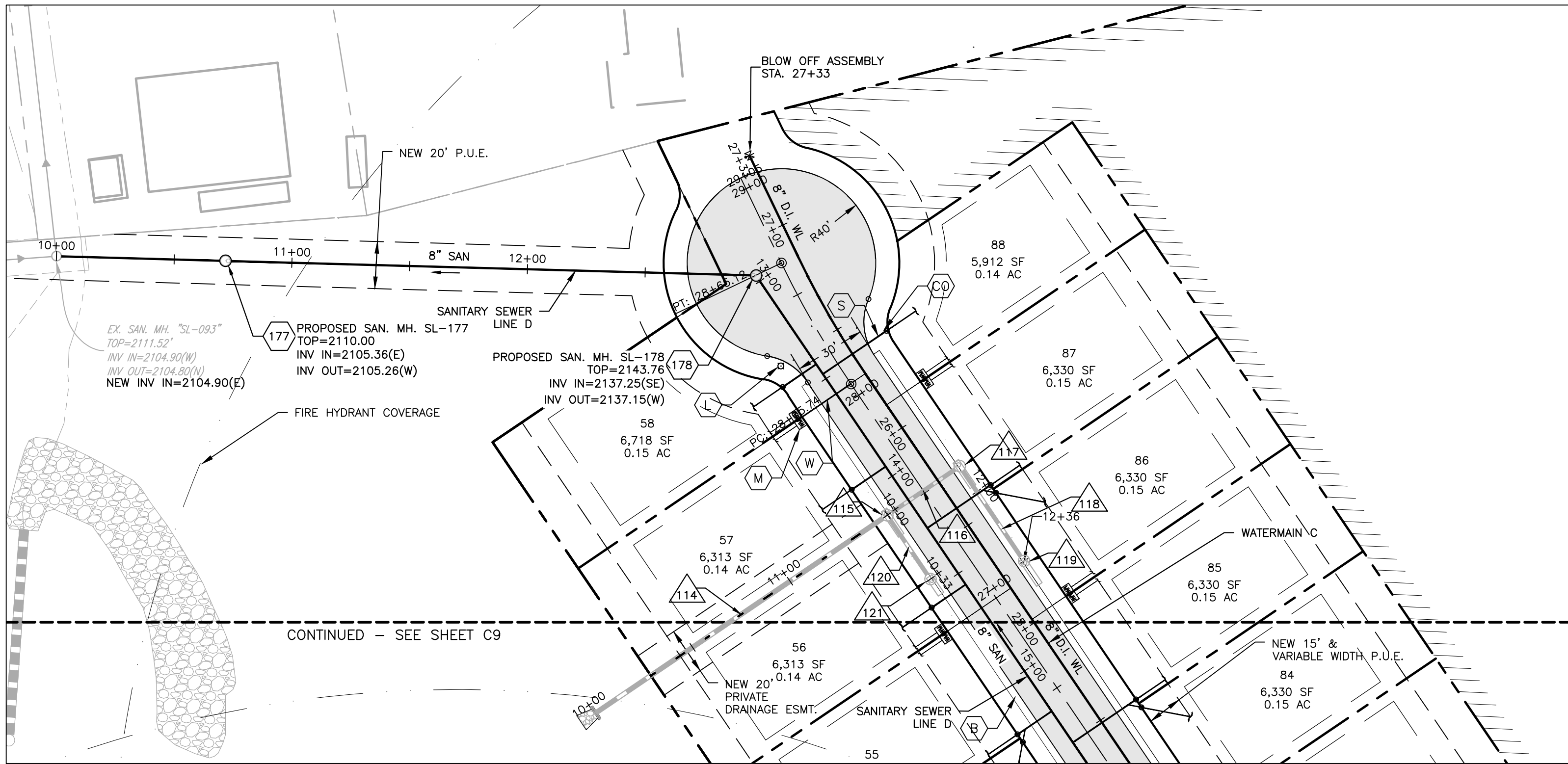


STRUCTURE SCHEDULE

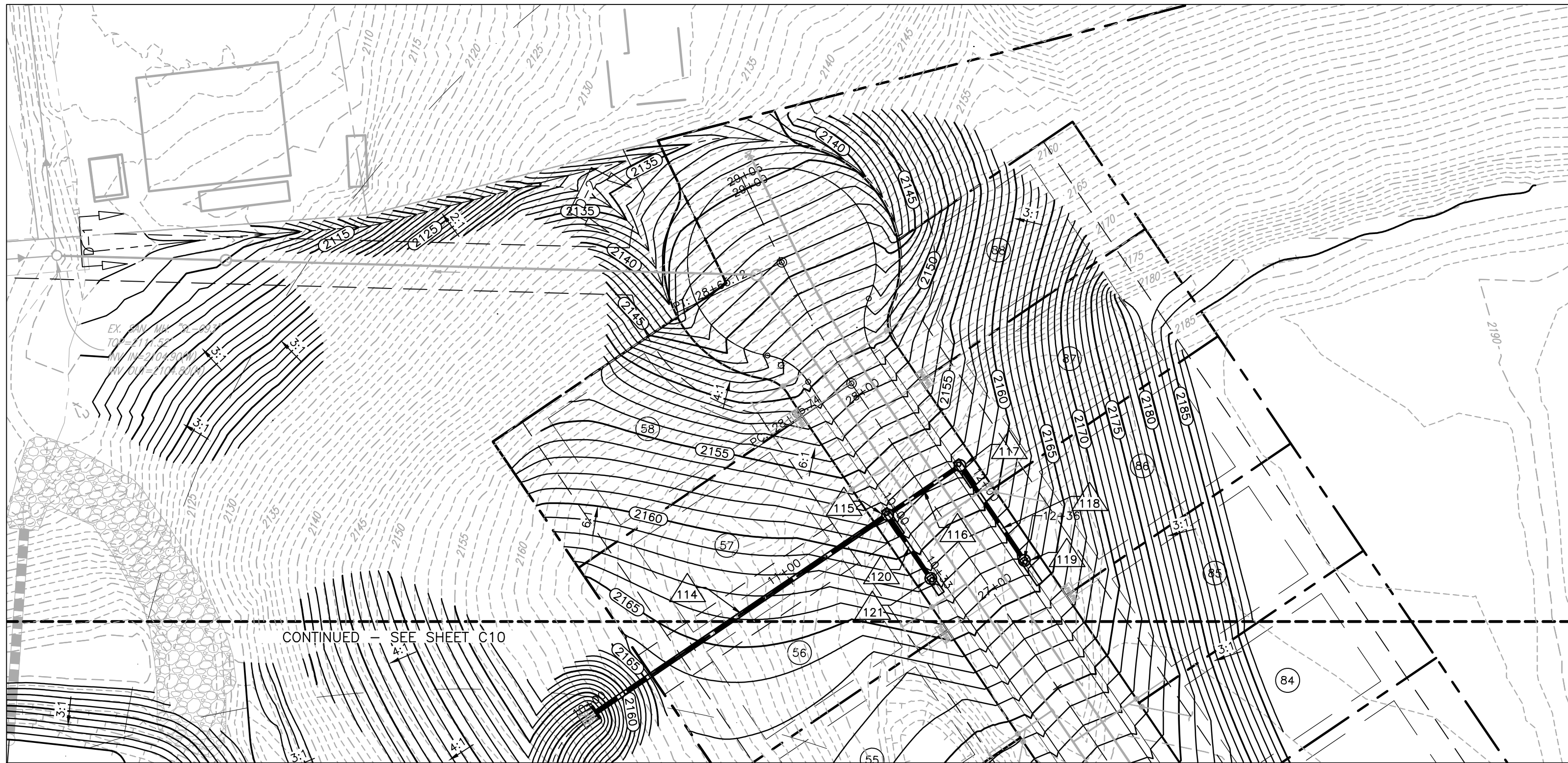
1	DI-3B W/ST-1 TOP=2212.83 H=9.48' L=10' 15" HDPE IN=2203.45 18" HDPE IN=2203.45 18" HDPE OUT=2203.35	14	93.72 LF OF 15" TYPE S HDPE @ 1.00% INV. UPPER=2244.27 INV. LOWER=2243.33	101	38.17 LF OF 18" TYPE S HDPE @ 1.39% INV. UPPER=2128.79 INV. LOWER=2128.26	117	DI-3B W/ST-1 TOP=2157.72 H=6.53' L=12' 15" HDPE IN=2151.29 15" HDPE OUT=2151.19
2	173.32 LF OF 18" TYPE S HDPE @ 4.50% INV. UPPER=2211.25 INV. LOWER=2203.45	15	DI-3B W/ST-1 TOP=2253.98 H=9.71' L=8' 15" HDPE IN=2244.37 15" HDPE IN=2244.37 15" HDPE OUT=2244.27	102	DI-3C W/ST-1 TOP=2137.47 H=8.68' L=10' 15" HDPE IN=2128.89 18" HDPE OUT=2128.79	118	48.65 LF OF 15" TYPE S HDPE @ 15.62% INV. UPPER=2158.89 INV. LOWER=2151.29
3	DI-3B W/ST-1 TOP=2221.14 H=9.89' L=12' 18" HDPE IN=2211.35 18" HDPE OUT=2211.25	16	50.68 LF OF 15" TYPE S HDPE @ 12.00% INV. UPPER=2250.45 INV. LOWER=2244.37	103	168.80 LF OF 15" TYPE S HDPE @ 4.05% INV. UPPER=2135.73 INV. LOWER=2128.89	119	DI-3B W/ST-1 TOP=2163.56 H=4.67' L=12' 15" HDPE OUT=2158.89
4	73.59 LF OF 18" TYPE S HDPE @ 7.58% INV. UPPER=2216.93 INV. LOWER=2211.35	17	DI-3B W/ST-1 TOP=2256.81 H=6.36' L=12' 15" HDPE OUT=2250.45	104	DI-3B W/ST-1 TOP=2142.86 H=7.13' L=12' 15" HDPE IN=2135.83 15" HDPE OUT=2135.73	120	32.67 LF OF 15" TYPE S HDPE @ 18.61% INV. UPPER=2156.97 INV. LOWER=2150.89
5	DI-3B W/ST-1 TOP=2227.30 H=10.37' L=6' 18" HDPE IN=2217.03 18" HDPE OUT=2216.93	18	37.92 LF OF 15" TYPE S HDPE @ 7.00% INV. UPPER=2206.10 INV. LOWER=2203.45	105	52.92 LF OF 15" TYPE S HDPE @ 3.61% INV. UPPER=2137.74 INV. LOWER=2135.83	121	DI-3B W/ST-1 TOP=2161.64 H=4.67' L=8' 15" HDPE OUT=2156.97
5A	57.10 LF OF 18" TYPE S HDPE @ 11.84% INV. UPPER=2223.86 INV. LOWER=2217.03	19	DI-3B W/ST-1 TOP=2212.81 H=6.71' L=8' 15" HDPE OUT=2206.10	106	DI-3B W/ST-1 TOP=2145.21 H=7.47' L=10' 15" HDPE OUT=2137.74	122	48" MH-2 W/ST-1 TOP=2140.06 H=8.40' 30" HDPE IN=2131.76 30" HDPE OUT=2131.66
5B	48" MH-2 W/ST-1 TOP=2234.97 H=11.11' 18" HDPE IN=2223.96 18" HDPE OUT=2223.86	20	39.15 LF OF 15" TYPE S HDPE @ 9.97% INV. UPPER=2235.46 INV. LOWER=2231.56	107	112.90 LF OF 30" TYPE S HDPE @ 7.68% INV. UPPER=2140.43 INV. LOWER=2131.76	123	109.39 LF OF 30" TYPE S HDPE @ 7.00% INV. UPPER=2131.66 INV. LOWER=2124.00
6	57.70 LF OF 18" TYPE S HDPE @ 12.99% INV. UPPER=2231.46 INV. LOWER=2223.96	21	DI-3B W/ST-1 TOP=2241.22 H=5.76' L=12' 15" HDPE OUT=2235.46	108	DI-3B W/ST-1 & SL-1 TOP=2154.01 H=13.58' L=8' 30" HDPE IN=2140.53 30" HDPE OUT=2140.43	124	DI-7A TOP=2142.39 H=3.00' 15" HDPE OUT=2139.39
7	DI-3B W/ST-1 TOP=2242.71 H=11.25' L=6' 15" HDPE IN=2231.56 18" HDPE IN=2231.56 18" HDPE OUT=2231.46	22	42.81 LF OF 15" TYPE S HDPE @ 13.66% INV. UPPER=2250.22 INV. LOWER=2244.37	109	37.17 LF OF 30" TYPE S HDPE @ 4.44% INV. UPPER=2142.18 INV. LOWER=2140.53	125	51.11 LF OF 15" TYPE S HDPE @ 25.00% INV. UPPER=2139.39 INV. LOWER=2126.61
8	60.13 LF OF 18" TYPE S HDPE @ 14.16% INV. UPPER=2240.07 INV. LOWER=2231.56	23	DI-3B W/ST-1 TOP=2254.89 H=4.67' L=8' 15" HDPE OUT=2250.22	110	DI-3B W/ST-1 TOP=2153.94 H=11.76' L=14' 30" HDPE IN=2142.28 30" HDPE OUT=2142.18	126	48" MH-2 W/ST-1 TOP=2130.58 H=4.07' 15" HDPE IN=2126.61 15" HDPE OUT=2126.51
9	48" MH-2 W/ST-1 TOP=2249.97 H=9.90' 18" HDPE IN=2240.17 18" HDPE OUT=2240.07	VIII1B	REMOVE EXISTING MANHOLE TOP AND FIT STRUCTURE WITH NEW CURB INLET TOP NEW DI-3B TOP=2140.32 L=10'	111	114.54 LF OF 30" TYPE S HDPE @ 1.00% INV. UPPER=2143.43 INV. LOWER=2142.28	127	34.46 LF OF 15" TYPE S HDPE @ 7.29% INV. UPPER=2126.51 INV. LOWER=2124.00
10	276.84 LF OF 18" TYPE S HDPE @ 0.93% INV. UPPER=2242.76 INV. LOWER=2240.17	VIII2	REMOVE EXISTING MANHOLE TOP AND FIT STRUCTURE WITH NEW CURB INLET TOP NEW DI-3B TOP=2145.72 L=12'	112	DI-7A W/ST-1 TOP=2147.63 H=4.20' 30" HDPE IN=2143.53 30" HDPE OUT=2143.43		
11	DI-3A W/ST-1 TOP=2252.09 H=9.33' L=2.5' 18" HDPE IN=2242.86 18" HDPE OUT=2242.76	VIII20	REMOVE EXISTING MANHOLE TOP AND FIT STRUCTURE WITH NEW CURB INLET TOP NEW DI-3B TOP=2145.56	113	59.64 LF OF 30" TYPE S HDPE @ 4.98% INV. UPPER=2146.50 INV. LOWER=2143.53		
12	37.21 LF OF 18" TYPE S HDPE @ 1.00% INV. UPPER=2243.23 INV. LOWER=2242.86	VIII22	REMOVE EXISTING MANHOLE TOP AND FIT STRUCTURE WITH NEW CURB INLET TOP NEW DI-3B TOP=2140.32 L=8'	114	149.80 LF OF 18" TYPE S HDPE @ 0.79% W/ VDOT EW-1 ENDWALL INV. UPPER=2150.79 INV. LOWER=2149.61		
13	DI-3C W/ST-1 TOP=2252.09 H=8.86' L=10.00' 15" HDPE IN=2243.33 18" HDPE OUT=2243.23	X2	REMOVE EXISTING MANHOLE TOP AND FIT STRUCTURE WITH NEW CURB INLET TOP NEW DI-2C TOP=2137.46 L=6'	115	DI-3B W/ST-1 TOP=2157.72 H=6.93' L=12' 15" HDPE IN=2150.89 15" HDPE IN=2150.89 18" HDPE OUT=2150.79		
		X6	REMOVE EXISTING MANHOLE TOP AND FIT STRUCTURE WITH NEW INLET TOP NEW DI-7 TOP=2144.54	116	37.17 LF OF 15" TYPE S HDPE @ 0.80% INV. UPPER=2151.19 INV. LOWER=2150.89		



LAYOUT, UTILITY, & GRADING PLAN - SOUTH AREA B (ABOVE)



LAYOUT & UTILITY PLAN - NORTH AREA B (ABOVE)

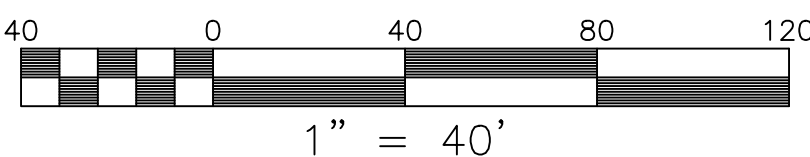


GRADING PLAN - NORTH AREA B (ABOVE)

LEGEND

- (A) VDOT STOP SIGN (R1-1)
- (B) ROLL TOP CURB
- (C) PAVEMENT JOINT
- (D) ASPHALT TRAIL
5' WIDE U.N.O.
- (L) LIGHT POLE
- (CO) CLEANOUT
- (FH) FIRE HYDRANT
- (S) SEWER LATERAL 6"
X UTILITY CONTR.
EXISTING
- (M) METER WATER 8"
X TOWN OF CHRISTIANBURG
UTILITY CONTR.
EXISTING
BEYOND W.M. BY PLUMB.
- (W) WATER LATERAL 3" (SINGLE SERVICE)
1" (DUAL SERVICE)
- X TOWN OF CHRISTIANBURG
UTILITY CONTR.
EXISTING
- STANDARD DUTY ASPHALT PAVING

NOTE: FINAL DRIVEWAY LOCATIONS AND DIMENSIONS FOR EACH LOT WILL BE PROPOSED ON AN INDIVIDUAL BASIS AT THE TIME OF PERMITTING THE CONSTRUCTION OF EACH LOT. DRIVEWAYS TERMINATING AT A TWO-CAR GARAGE SHALL HAVE A MAXIMUM WIDTH OF 24 FEET AND A MINIMUM WIDTH OF 12 FEET. DRIVEWAYS TERMINATING AT A ONE-CAR GARAGE SHALL HAVE A WIDTH OF 12 FEET. LOTS WITH NO GARAGE SHALL PROVIDE A DRIVEWAY OF 12 FEET. SEE ZONING REGULATIONS ON SHEET C4.



APPROVED: Engineering	Date
APPROVED: Planning	Date

KENSINGTON PHASE XI

LAYOUT, UTILITY, & GRADING PLAN - SOUTH & NORTH AREA B

DRAWN BY ACN / AWC
DESIGNED BY ACN / AWC
CHECKED BY JRT
DATE 01/31/2024
SCALE 1"=40'
REVISIONS
03/20/2024
04/29/2024

PROJECT NO. 24230169.00

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

James Richard Taylor
JAMES RICHARD TAYLOR
Lic. No. 55142
04/29/2024
PROFESSIONAL ENGINEER