

MINIMUM FINISHED FLOOR ELEVATIONS FOR GRAVITY SEWER ACCESS				
LOT	INV. OF 6" LAT. @ MAIN	CLEANOUT INV. ELEV.	MIN. F.F.E.	LOWEST PROPOSED F.F.E.
1	2155.85	2155.96	2161.84	2172.50
2	2151.54	2151.64	2157.53	2167.00
3	2145.46	2145.55	2151.24	2161.00
4	2142.91	2142.99	2148.70	2158.50
5	2141.07	2141.17	2146.86	2156.00
6	2139.59	2139.68	2145.37	2154.75
7	2138.22	2138.27	2142.44	2156.00
8	2136.95	2136.99	2141.02	2156.00
9	2135.49	2136.07	2140.36	2154.00
10	2160.20	2161.22	2167.12	2173.00
11	2155.77	2156.76	2162.66	2168.00
12	2147.86	2148.28	2154.18	2164.00
13	2144.66	2145.68	2151.37	2160.00
14	2143.57	2144.54	2150.28	2156.00
15	2140.66	2141.62	2147.37	2154.00
16	2139.32	2140.27	2144.50	2152.00
17	2137.82	2136.80	2141.07	2149.50

ADDRESS KEY	
LOT	ADDRESS
1	1515 KENSINGTON WAY NW
2	1525 KENSINGTON WAY NW
3	1535 KENSINGTON WAY NW
4	1545 KENSINGTON WAY NW
5	1555 KENSINGTON WAY NW
6	1565 KENSINGTON WAY NW
7	1575 KENSINGTON WAY NW
8	1585 KENSINGTON WAY NW
9	1595 KENSINGTON WAY NW
10	1510 KENSINGTON WAY NW
11	1520 KENSINGTON WAY NW
12	1530 KENSINGTON WAY NW
13	1540 KENSINGTON WAY NW
14	1550 KENSINGTON WAY NW
15	1560 KENSINGTON WAY NW
16	1570 KENSINGTON WAY NW
17	1580 KENSINGTON WAY NW

LEGEND



- VDOT R1-1 STOP SIGN
- ROLL TOP CURB
- PAVEMENT JOINT
- STREET LIGHT
- METER WATER 5/8"
- TOWN OF CHRISTIANBURG UTILITY CONTR.
- EXISTING W.M. BY PLUMB.
- CONNECTION BY PLUMBER
- SEWER LATERAL 6" UTILITY CONTR. EXISTING
- WATER LATERAL 3/4" TOWN OF CHRISTIANBURG UTILITY CONTR. EXISTING
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING WATER METER
- EXISTING ASPHALT PAVING
- ASPHALT PAVING
- TRAIL PAVING

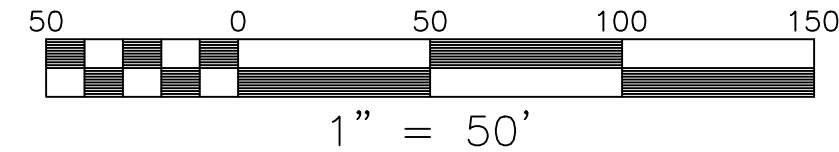


STORM SEWER STRUCTURE

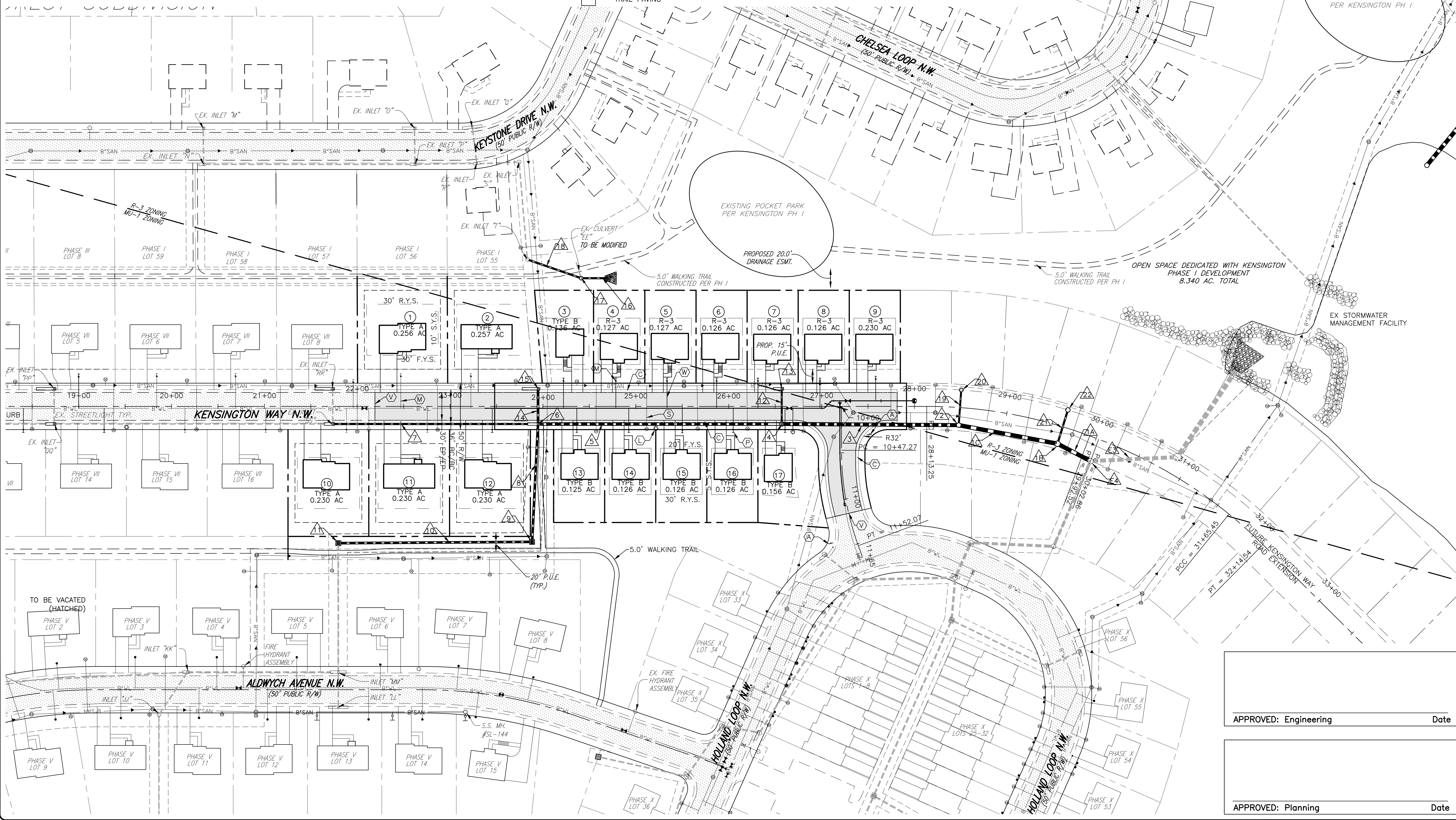
- PLAN NOTES:
- HOUSE SIZES, STYLE, AND LOCATIONS ARE SHOWN AS A GRAPHICAL REPRESENTATION OF THOSE TYPICALLY FOUND WITHIN OTHER PHASES OF THE KENSINGTON DEVELOPMENT. ACTUAL SIZES, STYLE, AND LOCATION MAY VARY FROM PLANS.
 - ALL EXISTING AND PROPOSED S.S. CLEANOUTS SHALL HAVE TRAFFIC BEARING CLEANOUT COVERS INSTALLED.

SEWERABILITY NOTE: 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.

*TYPICAL BASEMENT PUMP SHALL BE PROVIDED BY DEVELOPER-PUMP SPECIFICATIONS SHALL BE PROVIDED TO TOWN BY DEVELOPER PRIOR TO INSTALLATION



1" = 50'



KENSINGTON PHASE VIII

KENSINGTON WAY N.W.

LAYOUT & UTILITY PLAN

RIVER MAGISTERIAL DISTRICT
TOWN OF CHRISTIANBURG, VIRGINIA

DRAWN BY: TGK
DESIGNED BY: JRT
CHECKED BY: JRT
DATE: 6/7/16
SCALE: 1" = 50'
REVISIONS:
9/13/16
12/5/16
12/15/22

APPROVED: Engineering Date

APPROVED: Planning Date

C5
PROJECT NO. 24220124.00

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