

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	2138.87	2141.30	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

- (A) VDOT R1-1 STOP SIGN W/ STOP BAR
(C) & STREET NAME SIGNS
(V) ROLL TOP CURB
(L) PAVEMENT JOINT
(M) STREET LIGHT
(X) METER WATER 5/8"
(P) TOWN OF CHRISTIANBURG
(S) UTILITY CONTR.
(W) EXISTING
(E) BEYOND W.M. BY PLUMB.
(S) CONNECTION BY PLUMBER
(W) SEWER LATERAL 6"
(X) UTILITY CONTR.
(W) EXISTING
(X) WATER LATERAL 3/4"
(P) TOWN OF CHRISTIANBURG
(S) UTILITY CONTR.
(W) EXISTING
(E) EXISTING SANITARY SEWER CLEANOUT
(E) EXISTING WATER METER
(E) EXISTING ASPHALT PAVING
(E) ASPHALT PAVING
(E) TRAIL PAVING
- STORM SEWER STRUCTURE
- PLAN NOTES:
1. 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.
2. ALL EXISTING AND PROPOSED S.S. CLEANOUTS SHALL HAVE TRAFFIC BEARING CLEANOUT COVERS INSTALLED.

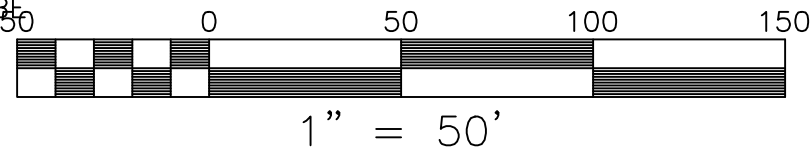
PROFFERS FOR HOME SPECIFICATIONS IN KENSINGTON

LANDSCAPING- SIX (6) 15"-18" SHRUBS WITHIN 5' OF FRONT PLANE OF HOME, IN MULCHED BEDS. ONE SHADE TREE- BUILDER'S SELECTION. OAK AT PROPERTY CORNER.

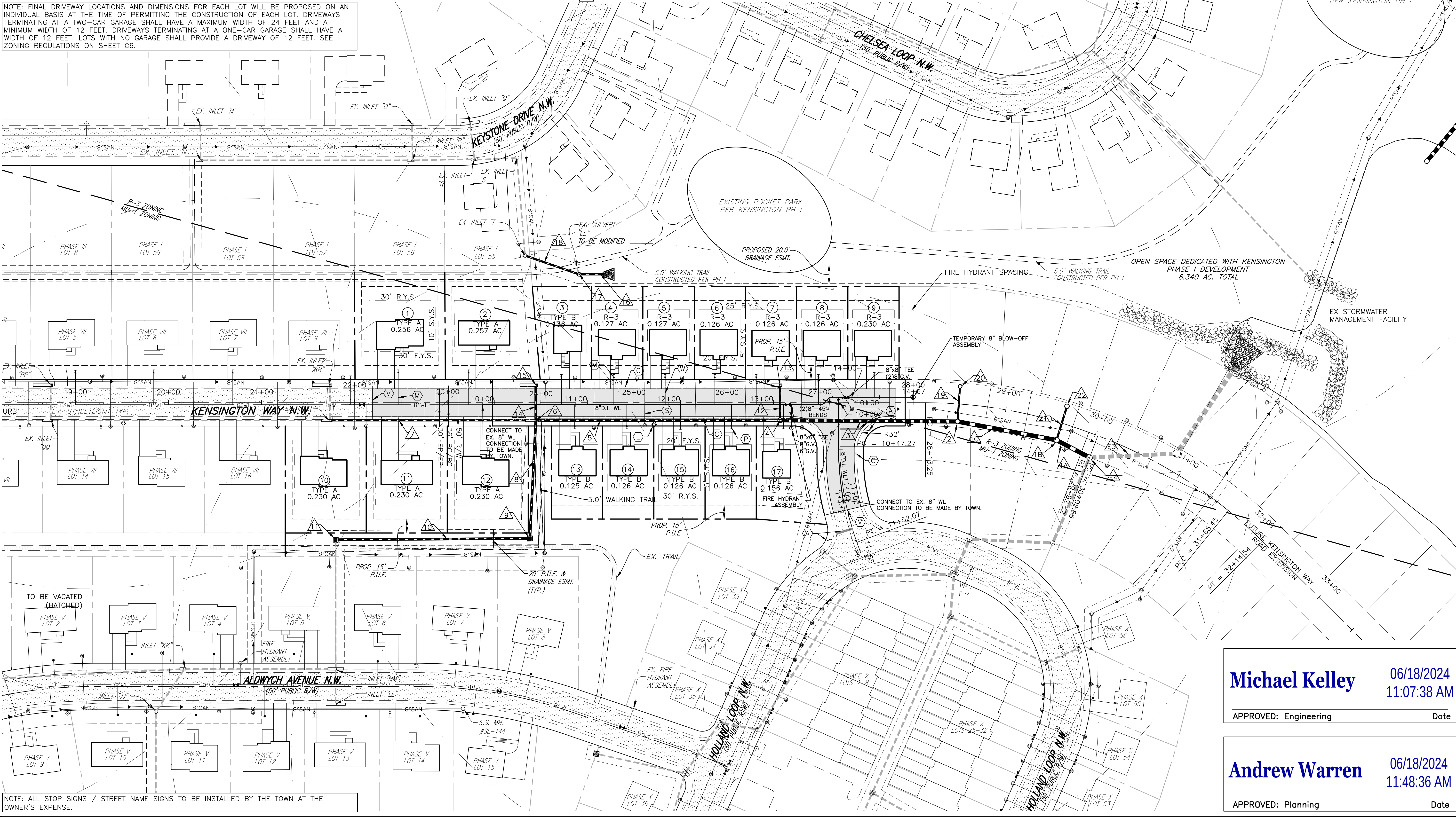
STREET LAMP- BUILDERS SELECTION- 6' POST TYPE, PHOTOCELL CONTROLLED TO REMAIN ON DURING NIGHTTIME HOURS.

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



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 C6.

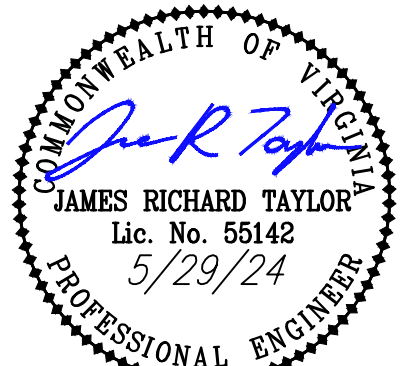


NOTE: ALL STOP SIGNS / STREET NAME SIGNS TO BE INSTALLED BY THE TOWN AT THE OWNER'S EXPENSE.



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KENSINGTON PHASE VIII KENSINGTON WAY N.W. LAYOUT & UTILITY PLAN

DRAWN BY AWC
DESIGNED BY JRT
CHECKED BY JRT
DATE 6/7/16
SCALE 1" = 50'
REVISIONS
9/13/16
12/5/16
12/15/22
4/29/24
5/29/24

Michael Kelley

06/18/2024
11:07:38 AM

APPROVED: Engineering

Date

Andrew Warren

06/18/2024
11:48:36 AM

APPROVED: Planning

Date

C5
PROJECT NO. 24220124.00