

THE STAVE APARTMENTS

LAYOUT & UTILITY PLAN

CLIFTON TOWN CENTER
TOWN OF CHRISTIANSBURG

RIVER MAGISTERIAL DISTRICT, MONTGOMERY COUNTY, VA 24073

C5

DRAWN BY
ACN
DESIGNED BY
ACN
CHECKED BY
JRT
DATE
10/02/2024
SCALE
1" = 20'
REVISIONS
12/04/2024
01/28/2025
10/27/2025

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PROJECT NO.
24240010.00

SITE PLAN NOTES

1. PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL.
2. G.C. SHALL COORDINATE THE EXACT SANITARY SEWER AND DOMESTIC WATER LATERAL BUILDING TIE IN LOCATIONS WITH THE ARCHITECTURAL PLANS.
3. 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.
4. THE G.C. SHALL COORDINATE TEMPORARY POWER FOR THE PROPOSED BUILDINGS.
5. PROPOSED BUILDINGS WILL HAVE SPRINKLER SERVICE. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DETAILS.
6. SANITARY WASTE LINES FROM BUILDING SHALL BE A MINIMUM 4" PVC (MIN. SLOPE 2.08%) OR 6" PVC (MIN. SLOPE 1.04%). SEE ARCHITECTURAL.
7. GUARDRAILS ARE REQUIRED FOR ANY RETAINING WALL THAT HAS A HEIGHT 30" OR GREATER. SEE ARCHITECTURAL FOR ADDITIONAL DETAILS.
8. RAILINGS ARE REQUIRED FOR ANY STEPS WITH 3 OR MORE RISERS. SEE ARCHITECTURAL FOR ADDITIONAL DETAILS.

LIGHTING NOTE: LIGHT POLE LOCATIONS SHOWN ARE APPROXIMATE. CONFIRM EXACT LOCATIONS WITH ELECTRICAL DRAWINGS PRIOR TO INSTALLATION.

LEGEND

- CONCRETE SIDEWALK
5' WIDE UNLESS OTHERWISE NOTED
- CG-12 CURB RAMP
- LIGHT POLE
- CONNECTION BY PLUMBER
- CLEANOUT
- RETAINING WALL (BY OTHERS)
- SEWER LATERAL (SIZE AS NOTED)
- X UTILITY CONTR.
EXISTING
- METER WATER 4"
- TOWN OF CHRISTIANSBURG
UTILITY CONTR.
*EXISTING
BEYOND W.M. BY PLUMB.
- WATER LATERAL 4"
TOWN OF CHRISTIANSBURG
UTILITY CONTR.
*EXISTING
- ASPHALT PAVING
- CONCRETE
- HEAVY DUTY CONCRETE
- PRIVATE PATIOS
SEE ARCHITECTURAL
PLAN FOR DETAILS

NOTE: UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH MINIMUM STANDARD 16. SEE SHEET C17.

ADDRESS TABLE	
UNIT	ADDRESS
BUILDING K1 - AREA A	863 WOODFORD ST NW
BUILDING K1 - AREA B	751 WOODFORD ST NW
BUILDING K2 - AREA A	644 EAGLE LN NW
BUILDING K2 - AREA B	634 EAGLE LN NW
POOL	909 BASIL LN NW
LEASED OFFICE	925 WOODFORD ST NW
DESIGN CENTER OFFICE	935 WOODFORD ST NW
RETAIL SPACE #1	985 WOODFORD ST NW
RETAIL SPACE #2	995 WOODFORD ST NW
RETAIL SPACE #3	1015 WOODFORD ST NW
RETAIL SPACE #4	1025 WOODFORD ST NW
RETAIL SPACE #5	955 WOODFORD ST NW

PAVEMENT MARKING NOTES:

1. STANDARD PARKING STRIPING: SURFACES SHOULD BE CLEAN AND DRY STRIPING SHALL BE 4" WIDE, COLOR WHITE
2. HANDICAP PARKING STRIPING: SURFACES SHOULD BE CLEAN AND DRY STRIPING SHALL BE 4" WIDE, COLOR "HANDICAP BLUE"
3. HANDICAP SYMBOL: SURFACES SHOULD BE MIN. 36"x36" SIZE, COLOR "HANDICAP BLUE"

EXISTING SITE CONDITIONS NOTES:

1. ALL INFRASTRUCTURE DEPICTED AND NOTED AS "EX" HEREON IS NOT THE RESULT OF A FIELD SURVEY AND IS BASED ON THE APPROVED "CLIFTON TOWN CENTER - PHASE I" AND "CLIFTON TOWN CENTER - PHASE II" DEVELOPMENT PLANS WHICH ARE UNDER CONSTRUCTION.
2. THE EXISTING TOPOGRAPHY, AS DEPICTED HEREON, IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY AND IS BASED ON THE APPROVED "CLIFTON TOWN CENTER - PHASE I" & "CLIFTON TOWN CENTER - PHASE II" DEVELOPMENT PLANS.
3. THE EXISTING EASEMENTS, AS DEPICTED HEREON, ARE SHOWN AS PLANNED PER THE APPROVED "CLIFTON TOWN CENTER - PHASE I" AND "CLIFTON TOWN CENTER - PHASE II" DEVELOPMENT PLANS. THE EASEMENTS ARE AS PLANNED AND NOT RECORDED AND ARE SUBJECT TO CHANGE PENDING TOWN OF CHRISTIANSBURG REVIEW/COMMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL FIELD CONDITIONS AND COORDINATING ANY FIELD CHANGES DUE TO DISCREPANCIES BETWEEN THE DEPICTED EXISTING CONDITIONS AND THE ACTUAL FIELD CONDITIONS WITH THE DESIGN ENGINEER AND TOWN OF CHRISTIANSBURG. NO FIELD CHANGES SHALL BE MADE WITHOUT APPROVAL FROM THE TOWN OF CHRISTIANSBURG.

EXISTING CONDITIONS:

- EX. FIRE HYD.
- EX. STOP SIGN
- EX. STORM STR. "12"
- EX. DOUBLE DETECTOR
- EX. P.U.E.
- EX. 4" W.M. IN 22' M.H.
- EX. 4" W.M. IN 72' M.H.
- EX. 4" WATER LATERAL
- EX. P.U.E.
- EX. 4" FIRE LINE
- EX. SAN. M.H. "SB-301"
- EX. SAN. M.H. "SB-300"
- EX. SAN. M.H. "SB-287"
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