

**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 CHRISTIANSBURG.
- G.C. TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
- G.C. SHALL OBTAIN A RIGHT OF WAY PERMIT FROM VDOT 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 CHRISTIANSBURG 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.

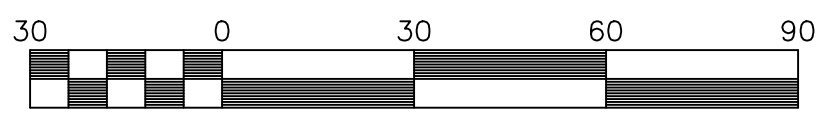
**LEGEND**

- (M) WATER METER
- (W) WATER LATERAL
- (S) SEWER LATERAL
- (P) CONNECTION BY PLUMBER
- (CO) CLEANOUT
- (D) VDOT STOP SIGN (R1-1)
- LIGHT DUTY PAVING
- HEAVY DUTY PAVING
- ▨ CONCRETE
- ▩ GREEN SPACE
- ▧ DECKING
- (S) SEWER LATERAL 6" UTILITY CONTR. EXISTING
- (M) METER WATER 8"
- (X) TOWN OF CHRISTIANSBURG UTILITY CONTR. EXISTING BEYOND W.M. BY PLUMB.
- (W) WATER LATERAL 3/4" (SINGLE SERVICE) 1" (DUAL SERVICE)
- (X) TOWN OF CHRISTIANSBURG UTILITY CONTR. EXISTING

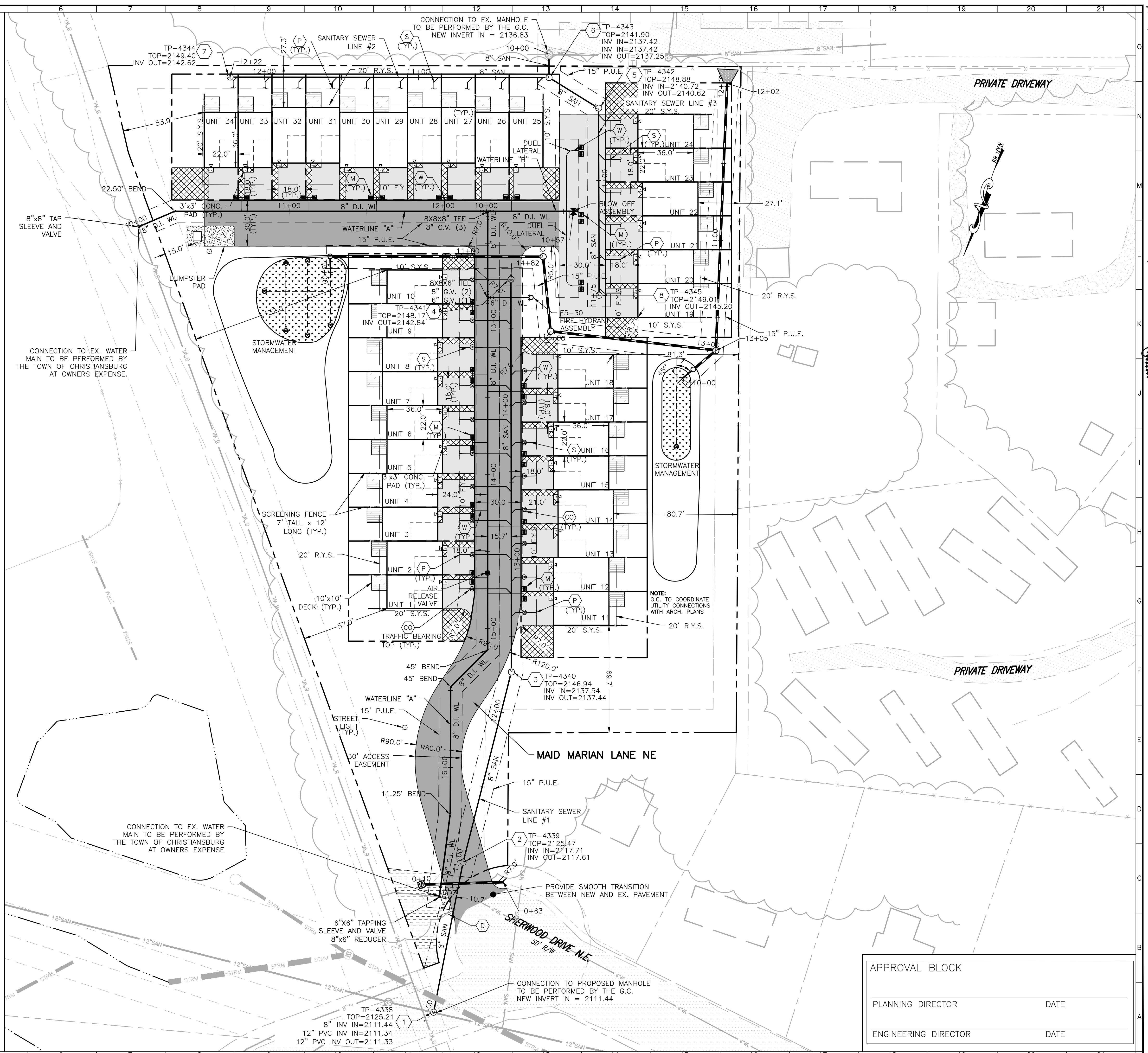
LOT TABLE							
LOT	FRONT YARD AREA (SF)	FRONT YARD GREENSPACE (SF)	SQUARE FEET	ACERAGE	WIDTH AT SETBACK (FT)	ADDRESS	
1	822	407	50%	3,439	0.079	43.00	1105 MAID MARIAN LANE
2	462	92	20%	1,801	0.041	22.00	1115 MAID MARIAN LANE
3	528	106	20%	1,801	0.041	22.00	1125 MAID MARIAN LANE
4	528	106	20%	1,801	0.041	22.00	1135 MAID MARIAN LANE
5	462	92	20%	1,801	0.041	22.00	1145 MAID MARIAN LANE
6	462	92	20%	1,801	0.041	22.00	1155 MAID MARIAN LANE
7	528	106	20%	1,801	0.041	22.00	1165 MAID MARIAN LANE
8	528	106	20%	1,801	0.041	22.00	1175 MAID MARIAN LANE
9	462	92	20%	2,660	0.061	22.00	1185 MAID MARIAN LANE
10	462	92	20%	3,523	0.080	32.50	1195 MAID MARIAN LANE
11	908	496	55%	1,801	0.041	43.00	1100 MAID MARIAN LANE
12	464	93	20%	1,801	0.041	22.00	1110 MAID MARIAN LANE
13	530	106	20%	1,801	0.041	22.00	1120 MAID MARIAN LANE
14	529	106	20%	1,801	0.041	22.00	1130 MAID MARIAN LANE
15	462	93	20%	1,801	0.041	22.00	1140 MAID MARIAN LANE
16	462	93	20%	1,801	0.041	22.00	1150 MAID MARIAN LANE
17	528	106	20%	2,702	0.062	22.00	1160 MAID MARIAN LANE
18	791	252	32%	2,853	0.065	33.00	1170 MAID MARIAN LANE
19	732	333	45%	1,800	0.041	41.50	1200 MAID MARIAN LANE
20	462	93	20%	1,800	0.041	42.50	1210 MAID MARIAN LANE
21	528	106	20%	1,800	0.041	43.50	1220 MAID MARIAN LANE
22	528	106	20%	1,800	0.041	44.50	1230 MAID MARIAN LANE
23	462	93	20%	3,465	0.079	45.50	1240 MAID MARIAN LANE
24	890	427	48%	2,666	0.061	46.50	1250 MAID MARIAN LANE
25	685	274	40%	2,665	0.041	47.50	1300 MAID MARIAN LANE
26	462	93	20%	1,800	0.041	48.50	1310 MAID MARIAN LANE
27	528	106	20%	1,800	0.041	49.50	1320 MAID MARIAN LANE
28	528	106	20%	1,800	0.041	50.50	1330 MAID MARIAN LANE
29	462	93	20%	1,800	0.041	51.50	1340 MAID MARIAN LANE
30	462	93	20%	1,800	0.041	52.50	1350 MAID MARIAN LANE
31	528	106	20%	1,800	0.041	53.50	1360 MAID MARIAN LANE
32	528	106	20%	1,800	0.041	54.50	1370 MAID MARIAN LANE
33	462	93	20%	1,800	0.041	55.50	1380 MAID MARIAN LANE
34	903	441	49%	3,517	0.081	56.50	1390 MAID MARIAN LANE

**NOTE:**

- CONNECTION TO EXISTING MANHOLES SHOULD BE PERFORMED BY THE CONTRACTOR.
- NEW MANHOLES CUT INTO EXISTING LINES ARE TO BE INSTALLED BY THE CONTRACTOR.



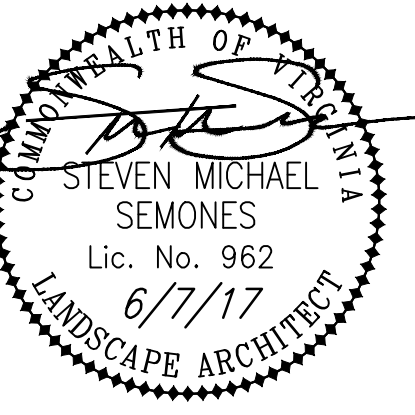
SCALE: 1" = 30'



New River Valley  
Richmond  
Roanoke  
Staunton  
Harrisonburg

RESIDENTIAL LAND DEVELOPMENT ENGINEERING  
SITE DEVELOPMENT ENGINEERING  
LAND USE PLANNING & ZONING  
LANDSCAPE ARCHITECTURE  
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STRUCTURAL ENGINEERING  
TRANSPORTATION ENGINEERING  
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WETLAND DELINEATIONS & STREAM EVALUATIONS

**Balzer and Associates, Inc.**  
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Christiansburg, VA 24073  
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**SHERWOOD DRIVE TOWNHOMES**  
SHERWOOD DRIVE  
**LAYOUT & UTILITY PLAN**  
TOWN OF CHRISTIANSBURG  
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY JCK  
DESIGNED BY JCK  
CHECKED BY SMS  
DATE 4/3/17  
SCALE 1" = 30'

REVISIONS:  
5/8/17  
6/7/17

APPROVAL BLOCK

PLANNING DIRECTOR	DATE
ENGINEERING DIRECTOR	DATE

SHEET NO. **C3**  
JOB NO. 24160012.00