

PROJECT SUMMARY:

1. **OWNER/DEVELOPER:** NAME
ADDRESS
CITY, STATE, ZIP
- PROJECT LOCATION:** ADDRESS
CITY, STATE, ZIP
2. **TYPE OF CONSTRUCTION** -- (RESIDENTIAL, COMMERCIAL, INDUSTRIAL)
* IF RESIDENTIAL DWELLING UNITS SHOULD BE BROKEN DOWN BY TYPE (I.E. SINGLE-FAMILY UNITS, DUPLEX UNITS, APARTMENT UNITS, TOWNHOUSE UNITS, CONDOMINIUM UNITS)
IF RESIDENTIAL, LIST TOTAL DWELLING UNITS.
IF RESIDENTIAL, LIST DWELLING UNITS PER ACRE.
3. **TAX PARCEL NUMBER:** NUMBER
* ALL WORK PROPOSED IN THESE PLANS IS TO BE DONE WITHIN THE ABOVE LISTED TAX PARCEL, EASEMENTS OBTAINED, OR PUBLIC RIGHTS-OF-WAY.
4. **LEGAL REFERENCE:** D.B. XXX PG. XXX OR INSTRUMENT NO.
5. **ZONING DISTRICT:** ZONING AND ANY PROFFERED CONDITIONS
SETBACKS:
FRONT= XX' FROM ANY STREET RIGHT-OF-WAY
SIDE= XX'
REAR= XX'
PARKING= 15' FROM RIGHT-OF-WAY
6. **ZONING/PLANNING AREAS**
TOTAL PROJECT/PARCEL AREA: XX,XXX S.F. (X.XX AC.)
TOTAL DISTURBED AREA: XX,XXX S.F. (X.XX AC.)
TOTAL BUILDING AREA: X,XXX S.F. (FOOTPRINT)
TOTAL NUMBER OF BUILDINGS: XX
BUILDING HEIGHT: XX
LOT COVERAGE (% IMP): XX,XXX S.F. (XX.X%)
7. **GREENSPACE AND LANDSCAPING AREAS**
TOTAL AREA: X,XXX S.F.
IMPERVIOUS SURFACE AREA: X,XXX S.F.
GREENSPACE REQUIRED: X,XXX S.F.
GREENSPACE PROVIDED: X,XXX S.F.
LANDSCAPING REQUIRED: X,XXX S.F.
LANDSCAPING PROVIDED: X,XXX S.F.

TREES REQUIRED: X TREES (MIN. 6 FEET TALL)
TREES PROVIDED: X TREES (MIN. 6 FEET TALL)
8. **INTERIOR PARKING LOT GREENSPACE AND TREE REQUIREMENTS**
PARKING GREENSPACE REQUIRED: X,XXX S.F. (40 SF PER PARKING SPACE)
PARKING GREENSPACE PROVIDED: X,XXX S.F.
TREES REQUIRED: X TREES (1 PER 10 SPACES, MIN. 6 FEET TALL)
TREES PROVIDED: X TREES (MIN. 6 FEET TALL)
9. **PARKING TABULATIONS**
PARKING SPACES REQUIRED: X SPACES (MIN. 4 INCH STRIPING)
PARKING SPACES PROVIDED: X SPACES
ACCESSIBLE SPACES REQUIRED: X SPACES
ACCESSIBLE SPACES PROVIDED: X SPACES
10. FRONTAGE REQUIREMENT OF ZONING: XXX LF
11. LOT AREA REQUIREMENT OF ZONING: XXX S.F.
12. NOTE LOT AVERAGING, IF APPLICABLE
13. NOTE CLUSTER SUBDIVISION, IF APPLICABLE
14. STATEMENT OF WHETHER ANY EASEMENTS ARE PRESENT ON PROPERTY.
15. NOTE ANY VARIANCE, CONDITIONAL ZONING, OR CONDITIONAL USE PERMIT. INCLUDE DATE ISSUED BY TOWN COUNCIL AND ANY ASSOCIATED PROFFERS, CONDITIONS, OR VARIANCE. ANY APPLICABLE CHANGES TO ZONING DISTRICT STANDARDS SHALL BE NOTED WITHIN APPLICABLE NOTES.
16. THE TOPOGRAPHY, AS DEPICTED HEREON, IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED BY XXXXXXXXXXXX ON XX/XX/XX.
-OR-
BOUNDARY INFORMATION AS SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. NO BOUNDARY SURVEY WAS PERFORMED AS A PART OF THIS PROJECT.
17. NO GRAVES, STRUCTURES, OR OBJECTS MARKING A PLACE OF HUMAN BURIAL WERE FOUND AT TIME OF SURVEY. *DELETE NOTE IF A SURVEY WAS NOT COMPLETED.*
18. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD HAZARD ZONE. THE SUBJECT PROPERTY LIES WITHIN "UNSHADED ZONE X - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 5116101390; EFFECTIVE DATE OF SEPTEMBER 28, 2007. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
***CONSULT SURVEY DRAWING**
19. DESIGN DAILY WATER CONSUMPTION RATE: XXX GPD

APPROXIMATE EARTHWORK NOTES

GRADING PHASE I/II (MASS GRADING)

CUT: XX,XXX C.Y.
FILL: XX,XXX C.Y. (1.1X COMPACTION RATE),
XX,XXX C.Y. FROM STOCKPILE

NET: XXX C.Y.

GRADING PHASE III (INDIVIDUAL LOT CONSTRUCTION)

CUT: XX,XXX C.Y.
FILL: XX,XXX C.Y. (1.1X COMPACTION RATE),
XX,XXX C.Y. FROM STOCKPILE

NET: XXX C.Y.

1. ALL QUANTITIES ARE ENGINEER'S ESTIMATES FOR TOWN BONDING PURPOSES ONLY. ALL QUANTITIES SHALL BE CONSIDERED PRELIMINARY UNTIL FINAL SITE PLAN APPROVAL.
2. EARTHWORK QUANTITIES MAY BE BASED ON AN EXISTING TOP OF GRADE TO PROPOSED TOP OF GRADE COMPARISON ONLY AND THUS ARE APPROXIMATE. ACTUAL EARTHWORK REQUIRED WILL VARY BASED ON THE PRESENCE OF UNSUITABLE SOILS, TOPSOIL DEPTH, COMPACTION RATE, BASE STONE DEPTH, UTILITY TRENCH EXCAVATION, AND OTHER ENVIRONMENTAL FACTORS.
3. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING THEIR OWN QUANTITIES TAKEOFF FOR BIDDING PURPOSES.

PROJECT NAME PROJECT ADDRESS TOWN OF CHRISTIANSBURG, VA



SHOW NORTH ARROW AND
LABEL MAJOR ROADS

VICINITY MAP
SCALE: 1" = XXX'

SHEET INDEX

TOWN OF CHRISTIANSBURG, GENERAL NOTES:

1. ALL TRANSPORTATION INFRASTRUCTURE, AND THE DESIGN AND CONSTRUCTION OF STORM DRAINS AND MANHOLES WILL BE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS, LATEST EDITION, CHAPTER 9 OF THE VDOT DRAINAGE MANUAL, 2008 EDITION, AS AMENDED, AND TOWN OF CHRISTIANSBURG STANDARDS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED ON THE PLANS OR BY TOWN POLICY.
2. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATION 9VAC25-840-40 EROSION AND SEDIMENT CONTROL REGULATIONS.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
4. ALL INFRASTRUCTURES SHALL BE CONSTRUCTED, INSPECTED, AND TESTED IN ACCORDANCE WITH THE REGULATIONS, STANDARDS, AND SPECIFICATIONS SET FORTH BY THE COMMONWEALTH OF VIRGINIA AND THE TOWN OF CHRISTIANSBURG.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE LOCATION OF ALL UTILITIES PRIOR TO ACCEPTANCE BY THE TOWN. NO OTHER UTILITY SHALL BE LOCATED WITHIN 5 FEET, MEASURED HORIZONTALLY, OF ANY UTILITY TO BE MAINTAINED BY THE TOWN, EXCEPT WHERE CROSSING OF UTILITIES IS REQUIRED OR OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
6. ALL WATERLINES SHALL BE CONSTRUCTED, INSPECTED, AND TESTED IN ACCORDANCE WITH AWWA STANDARD C- 600, LATEST REVISION, AND THE REGULATIONS, STANDARDS, AND SPECIFICATIONS SET FORTH BY THE COMMONWEALTH OF VIRGINIA AND THE TOWN OF CHRISTIANSBURG.
7. INSTALLATION OF WATER METERS, WATER METER BOXES, AND TAPS ON EXISTING WATER MAINS SHALL BE PERFORMED BY TOWN PERSONNEL AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL CONSTRUCT ALL WATER SERVICE LINES BETWEEN THE TAPS AND WATER METERS. THE LOCATION AND INSTALLATION OF EACH ITEM SHALL BE COORDINATED BY THE CONTRACTOR.
8. ALL SANITARY SEWER LINES SHALL BE CONSTRUCTED, INSPECTED, AND TESTED IN ACCORDANCE WITH THE COMMONWEALTH OF VIRGINIA'S SEWAGE COLLECTION AND TREATMENT REGULATIONS, LATEST EDITION, THE REGULATIONS, STANDARDS, AND SPECIFICATIONS SET FORTH BY THE COMMONWEALTH OF VIRGINIA AND THE TOWN OF CHRISTIANSBURG.
9. CONNECTIONS TO EXISTING TOWN SANITARY SEWERS SHALL BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECT SUPERVISION OF TOWN PERSONNEL. THE CONTRACTOR SHALL CONSTRUCT ALL SANITARY SEWER SERVICE LINES BETWEEN THE SANITARY SEWER MAIN AND THE CLEANOUT LOCATED AT THE PROPERTY OR EASEMENT LINE.
10. ALL PARKING SPACES, INCLUDING ADA COMPLIANT SPACES, SHALL BE SIGNED AND STRIPED ACCORDING TO CODE OF VIRGINIA SECTION 36-99.11
11. ADA SIGNAGE SHALL BE PROVIDED ACCORDING TO TOWN STANDARD DETAIL HS-1 FOR ALL HANDICAPPED ACCESSIBLE PARKING SPACES.
12. RIGHT-OF-WAY, LOT LINES, AND EASEMENTS ARE DEDICATED ON PLATS SEPARATE FROM THESE PLANS.
13. SIGNAGE IS PERMITTED SEPARATELY IN ACCORDANCE WITH CHAPTER 42, "ZONING" OF THE CHRISTIANSBURG TOWN CODE.

OWNER/DEVELOPER CERTIFICATION

I, _____, HEREBY ACKNOWLEDGE THE SITE IMPROVEMENTS IMPOSED BY THIS PLAN AND THE CHRISTIANSBURG TOWN CODE. I HEREBY AGREE TO DEVELOP THE SUBJECT PROPERTY IN COMPLIANCE WITH THIS PLAN AND WILL SUBMIT ANY PLAN REVISIONS TO THE TOWN OF CHRISTIANSBURG FOR APPROVAL. I AGREE TO EXECUTE THE REVISIONS TO THE STORMWATER MAINTENANCE AGREEMENT AND POST ALL REQUIRED BONDS WITH THE TOWN FOR THIS DEVELOPMENT AND ACKNOWLEDGE ALL IMPROVEMENTS MUST BE COMPLETED TO THE TOWN'S SATISFACTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

OWNER/DEVELOPER _____ DATE _____

APPROVED: Engineering _____ Date _____

APPROVED: Planning _____ Date _____

| TOWN OF CHRISTIANSBURG PLAN SUBMITTAL LOG | | |
|---|------------|-----------------|
| # | ISSUE DATE | COMMENT |
| 1 | 04/01/2017 | FIRST SUBMITTAL |

Space For Design Firm's Logo

Engineer's Stamp

Project Name

Project Address
Christiansburg, Virginia

SHEET
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OF
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