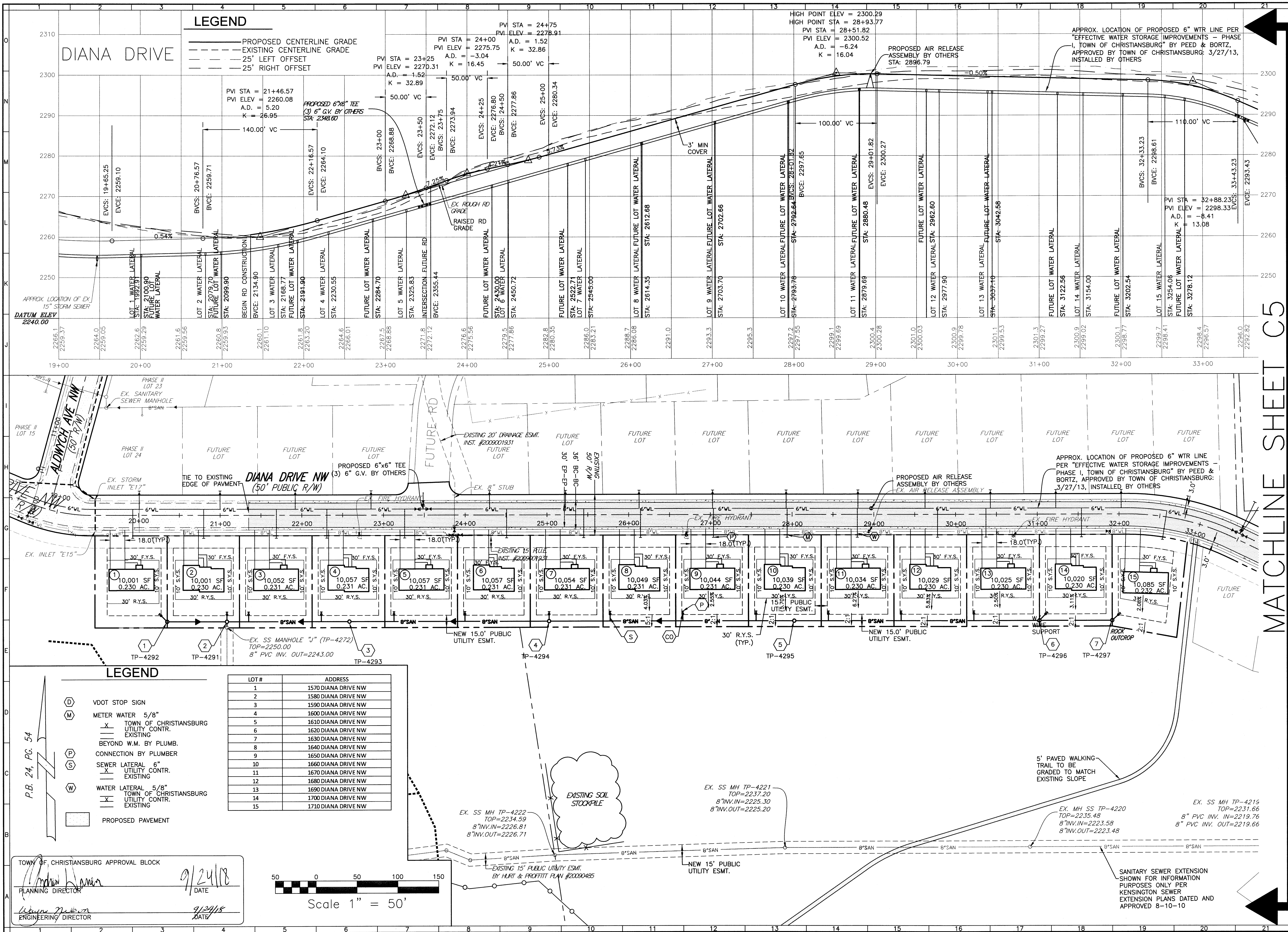




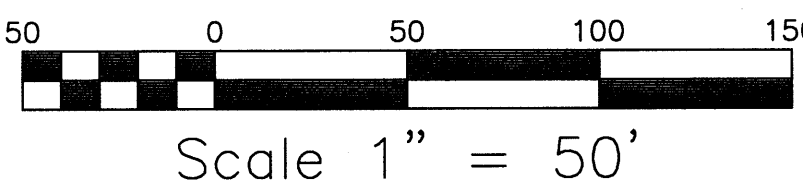
LEGEND

- PROPOSED CENTERLINE GRADE
- EXISTING CENTERLINE GRADE
- 25' LEFT OFFSET
- 25' RIGHT OFFSET

LEGEND

- VDOT STOP SIGN
- METER WATER 5/8"
- TOWN OF CHRISTIANBURG UTILITY CONTR. EXISTING
- BEYOND W.M. BY PLUMB.
- CONNECTION BY PLUMBER
- SEWER LATERAL 6" UTILITY CONTR. EXISTING
- WATER LATERAL 5/8" TOWN OF CHRISTIANBURG UTILITY CONTR. EXISTING
- PROPOSED PAVEMENT

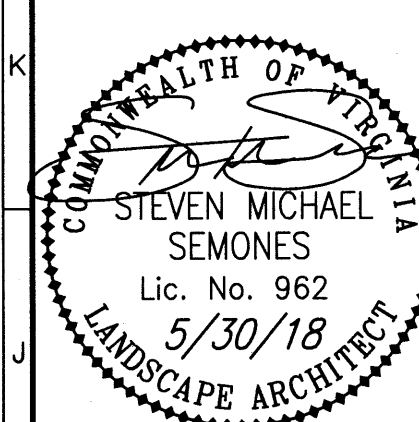
LOT #	ADDRESS
1	1570 DIANA DRIVE NW
2	1580 DIANA DRIVE NW
3	1590 DIANA DRIVE NW
4	1600 DIANA DRIVE NW
5	1610 DIANA DRIVE NW
6	1620 DIANA DRIVE NW
7	1630 DIANA DRIVE NW
8	1640 DIANA DRIVE NW
9	1650 DIANA DRIVE NW
10	1660 DIANA DRIVE NW
11	1670 DIANA DRIVE NW
12	1680 DIANA DRIVE NW
13	1690 DIANA DRIVE NW
14	1700 DIANA DRIVE NW
15	1710 DIANA DRIVE NW



www.balzer.cc
New River Valley
Richmond
Roanoke
Staunton
Harrisonburg

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

Balzer and Associates, Inc.
448 Peppers Ferry Road, NW
Christiansburg, VA 24073
540-381-4290
FAX 540-381-4291

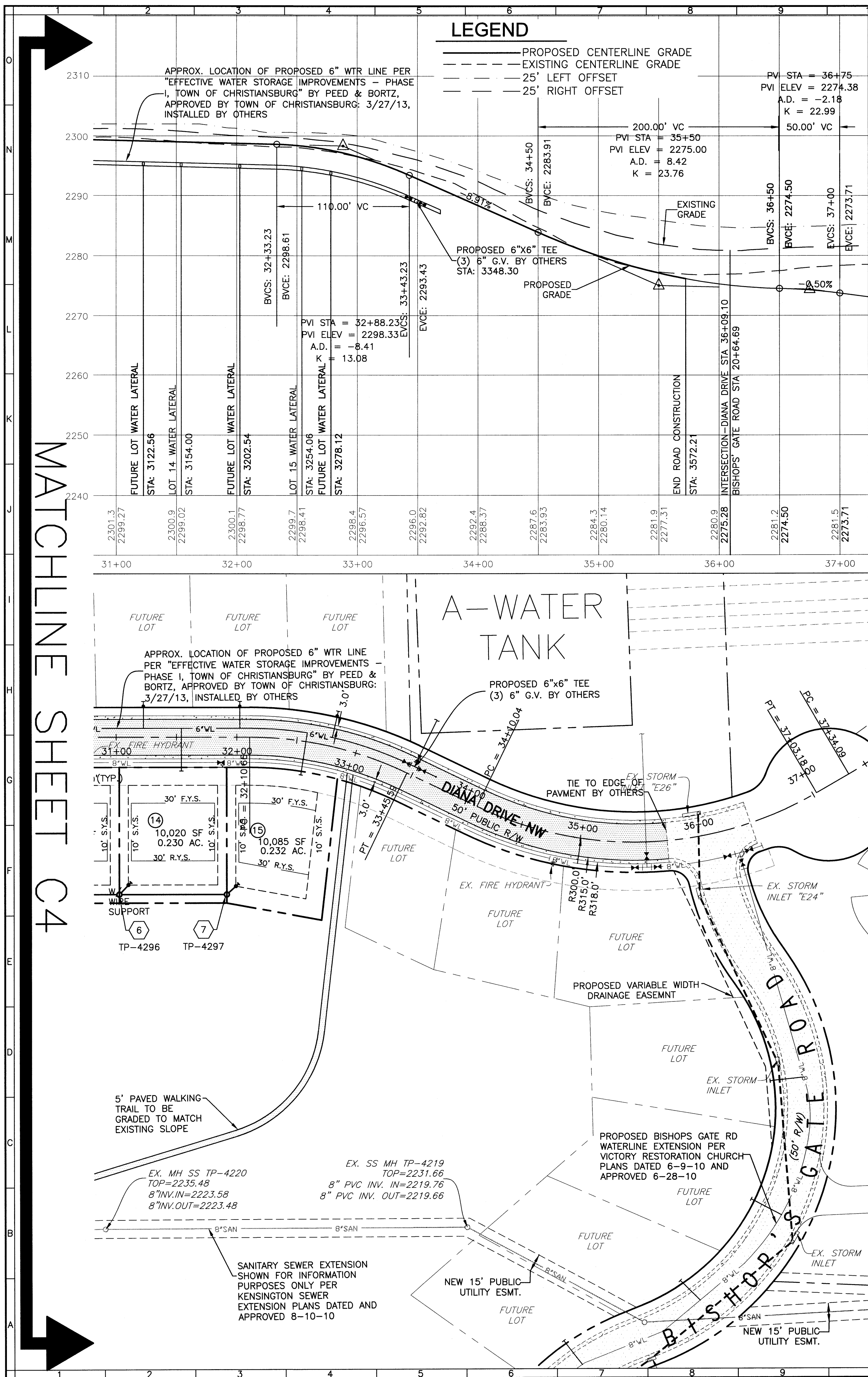


MATCHLINE SHEET C5

KENSINGTON PHASE VI
LAYOUT & UTILITY PLAN
RINER MAGISTERIAL DISTRICT
TOWN OF CHRISTIANBURG, VA

DRAWN BY JMS/ADK
DESIGNED BY ADK
CHECKED BY SMS
DATE 5/10/11
SCALE 1" = 50'
REVISIONS:
4/1/13
4/13/16
11/04/16
1/10/17
5/30/18

SHEET NO.
C4
JOB NO. B1100022.00



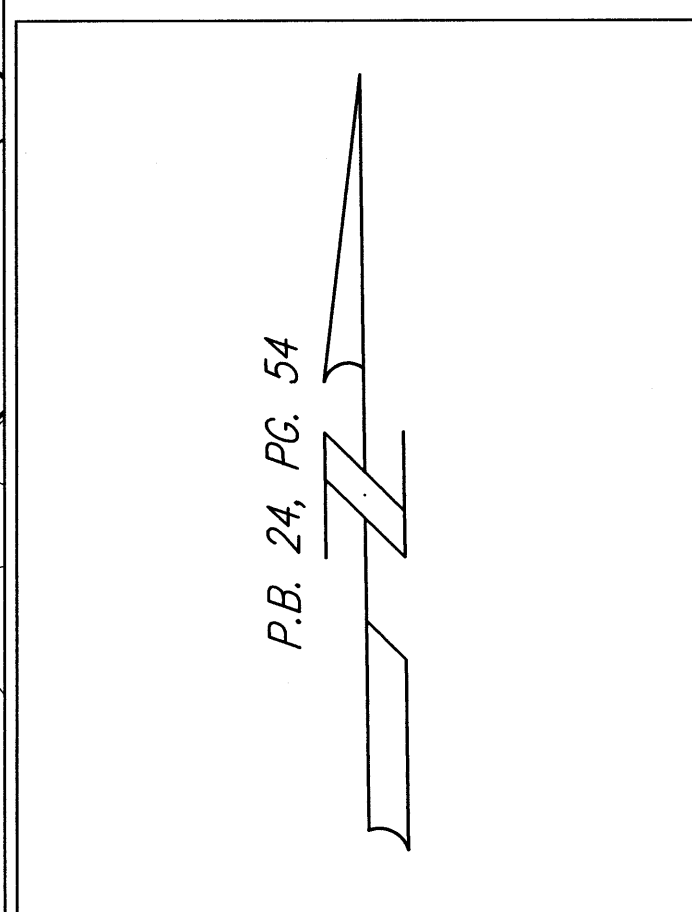
MINIMUM FINISHED FLOOR ELEVATIONS FOR GRAVITY SEWER ACCESS

LOT	INV. OF 6" LAT. @ MAIN	MIN. F.F.E.
1	2250.66	2252.89
2	2243.25	2247.44
3	2244.86	2247.94
4	2245.78	2249.36
5	2250.03	2253.63
6	2256.33	2259.42
7	2263.74	2266.12
8	2265.98	2268.64
9	2268.73	2271.37
10	2271.49	2274.11
11	2273.88	2276.62
12	2275.92	2278.66
13	2277.95	2280.70
14	2279.84	2282.71
15	2280.73	2283.60

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

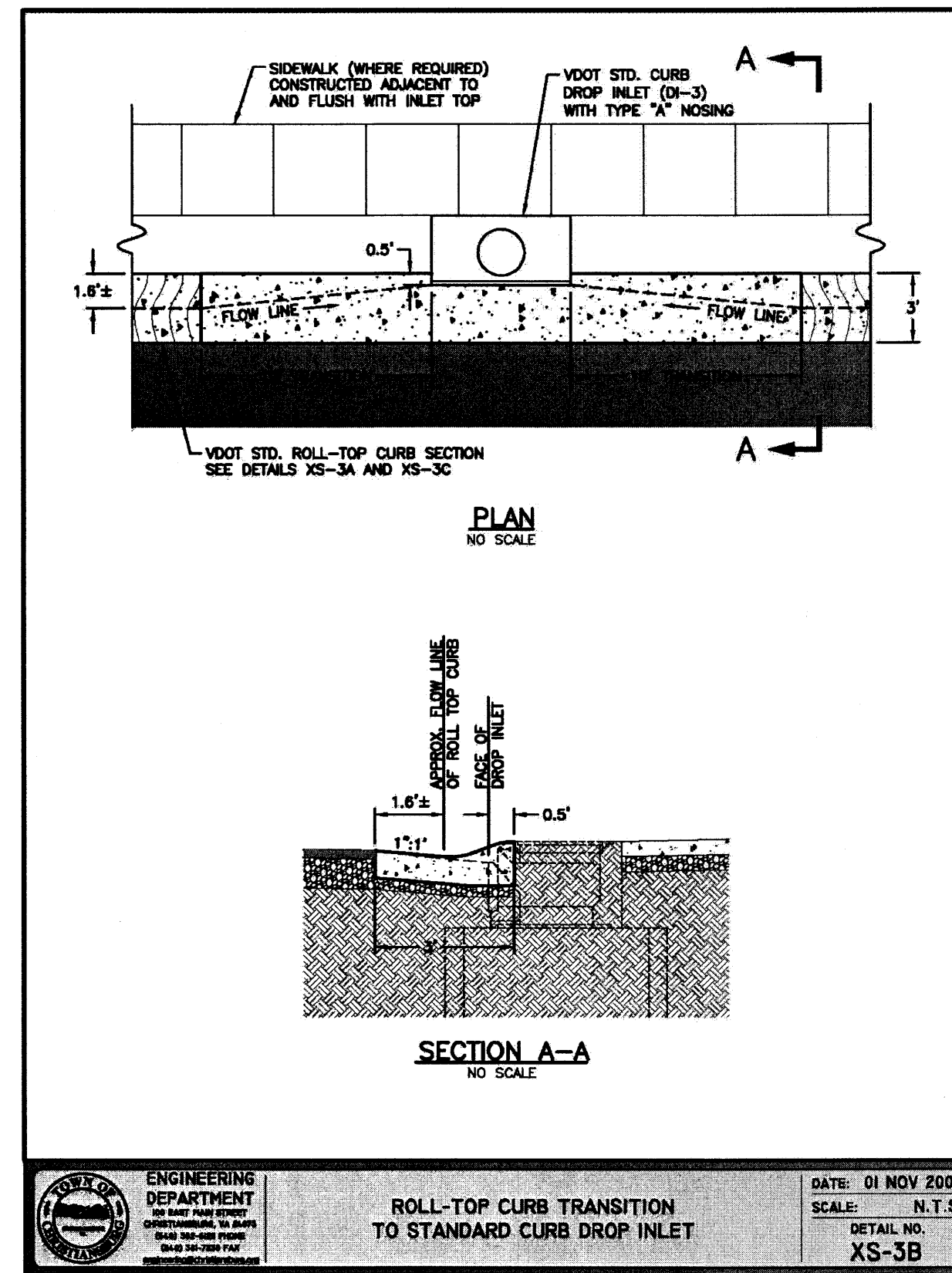
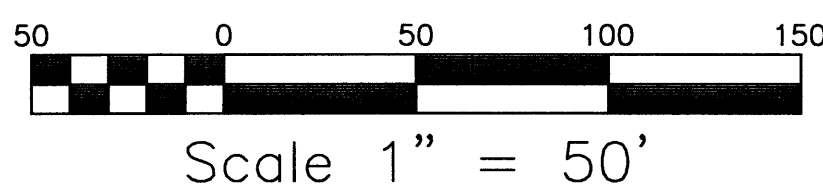
LOT TABLE

LOT	ACREAGE	SQUARE FEET	FRONTAGE	WIDTH AT SETBACK	ADDRESS
1	0.230	10,001	88.50'	88.50'	1570 DIANA DRIVE NW
2	0.230	10,001	88.50'	88.50'	1580 DIANA DRIVE NW
3	0.231	10,052	88.96'	88.96'	1590 DIANA DRIVE NW
4	0.231	10,057	89.00'	89.00'	1600 DIANA DRIVE NW
5	0.231	10,057	89.00'	89.00'	1610 DIANA DRIVE NW
6	0.231	10,057	89.00'	89.00'	1620 DIANA DRIVE NW
7	0.231	10,054	89.00'	89.00'	1630 DIANA DRIVE NW
8	0.231	10,049	89.00'	89.00'	1640 DIANA DRIVE NW
9	0.231	10,044	89.00'	89.00'	1650 DIANA DRIVE NW
10	0.230	10,039	89.00'	89.00'	1660 DIANA DRIVE NW
11	0.230	10,034	89.00'	89.00'	1670 DIANA DRIVE NW
12	0.230	10,029	89.00'	89.00'	1680 DIANA DRIVE NW
13	0.230	10,025	89.00'	89.00'	1690 DIANA DRIVE NW
14	0.230	10,020	89.00'	89.00'	1700 DIANA DRIVE NW
15	0.232	10,085	92.77'	88.90'	1710 DIANA DRIVE NW



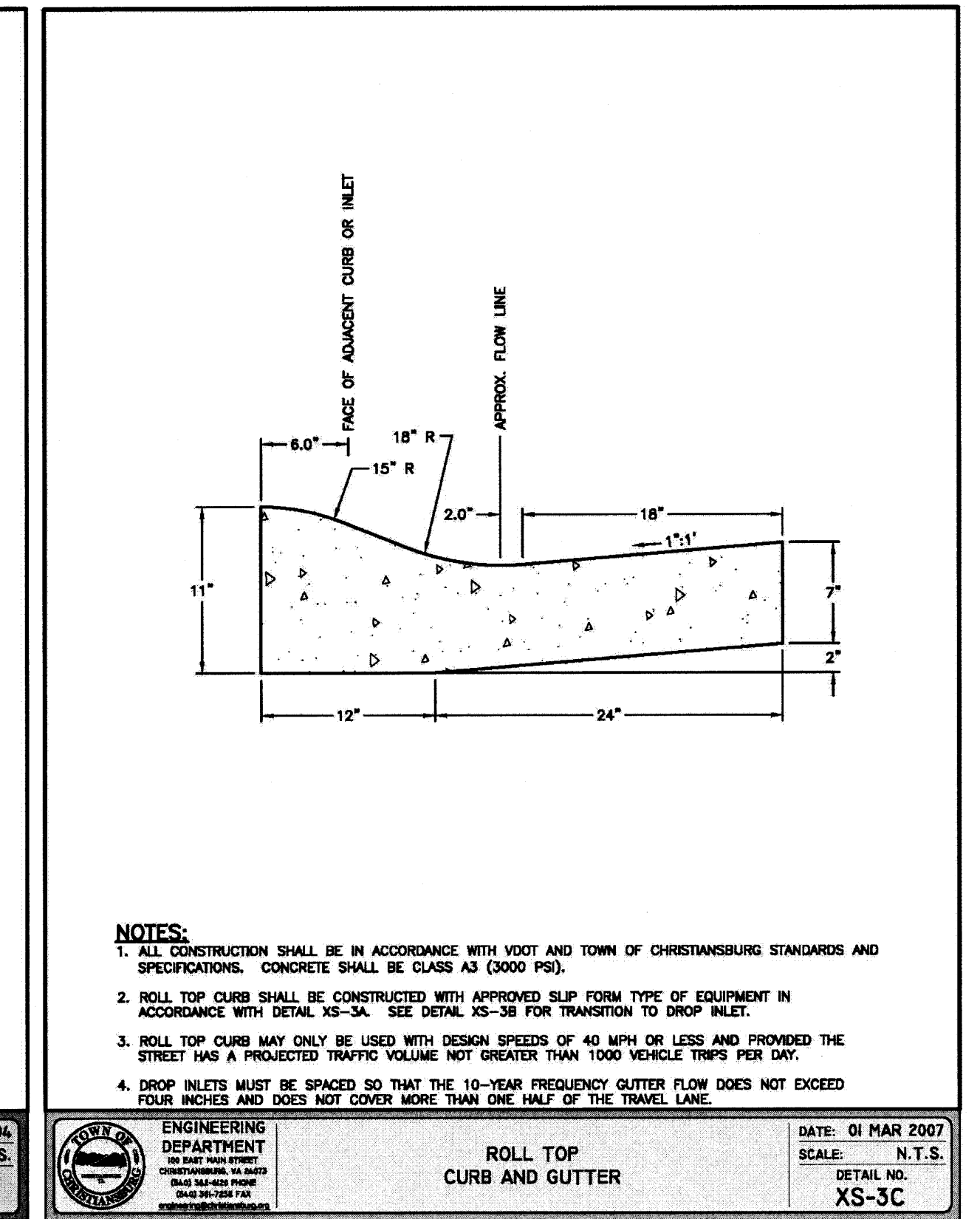
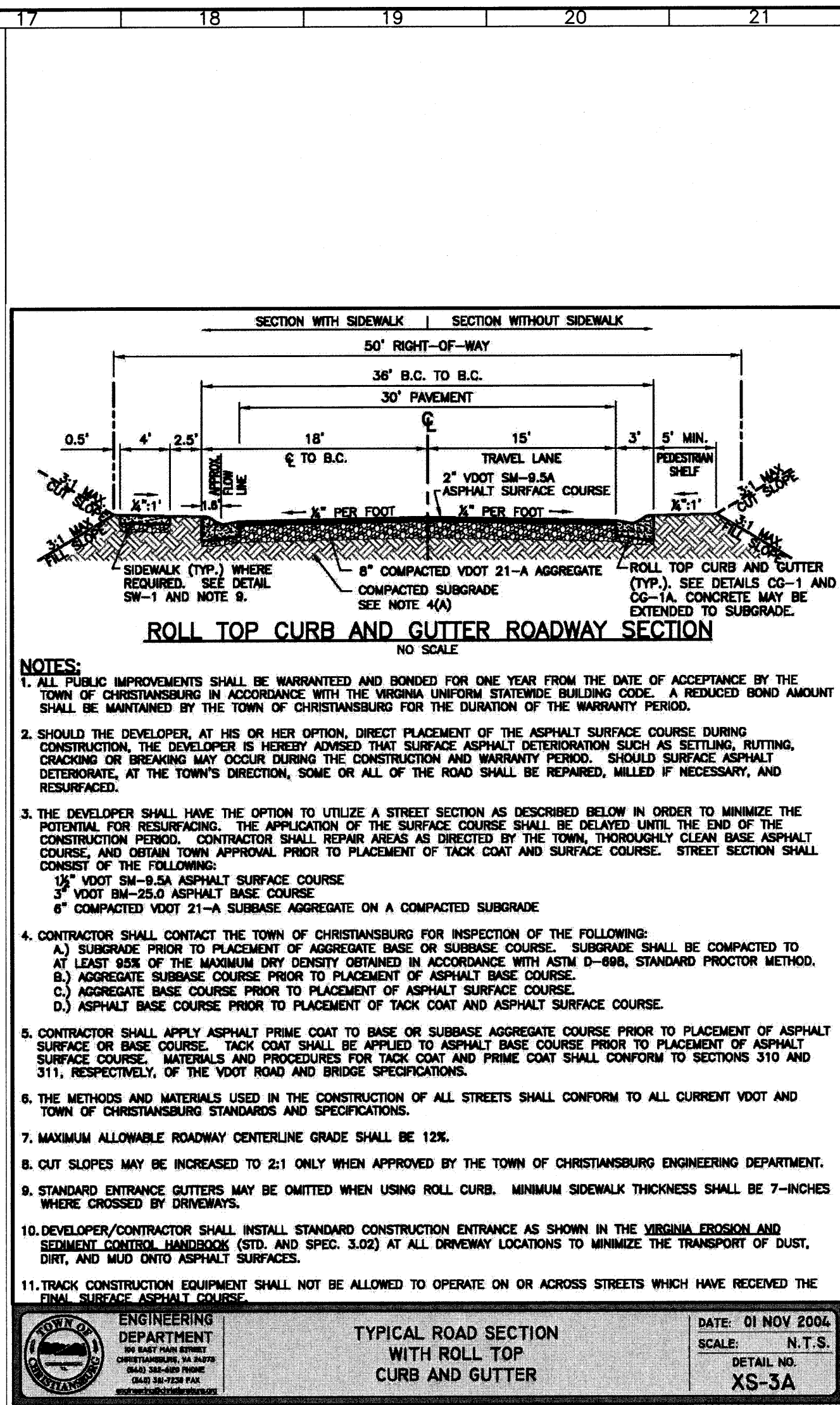
LEGEND

- VDOT STOP SIGN
- METER WATER 5/8"
- TOWN OF CHRISTIANBURG UTILITY CONTR. EXISTING
- BEYOND W.M. BY PLUMB.
- CONNECTION BY PLUMBER
- SEWER LATERAL 6" UTILITY CONTR. EXISTING
- WATER LATERAL 5/8" TOWN OF CHRISTIANBURG UTILITY CONTR. EXISTING
- PROPOSED PAVEMENT
- STORM SEWER STRUCTURE



SEWERABILITY NOTES:

- MINIMUM SEWERABILITY 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.



TOWN OF CHRISTIANBURG APPROVAL BLOCK

PLANNING DIRECTOR

ENGINEERING DIRECTOR

DATE: 9/14/18

DATE: 9/24/18