

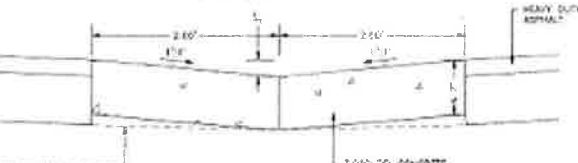
SITE PLAN NOTES

1. PREPARED PLAN LINE SPACES OF 1/8" MIN.
2. ALL DIMENSIONS COMPASSIVE THE EXISTING PROPERTY AND EXISTING EXTERIOR BUILDING OR A PORTION OF THE EXISTING BUILDING.
3. THE E.C. IS RESPONSIBLE FOR PROVIDING AND VERIFYING ALL SERVICE LATERALS AND RELOCATIONS FOR THE PROPOSED BUILDING AND ALL RELOCATIONS SHOWN ON THIS PLAN.
4. THE E.C. SHALL VERIFY ALL RELOCATIONS AND RELOCATIONS SHALL BE VERIFIED BY THE E.C. BEFORE CONSTRUCTION.
5. EXISTING UTILITIES SHALL BE LOCATED BY A UTILITY LOCATOR (UL) OR BY THE E.C. BEFORE CONSTRUCTION.

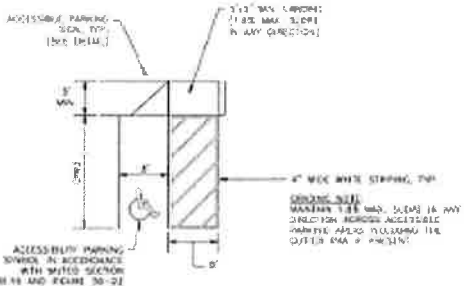
- GENERAL NOTES**
1. MINIMUM FINISHED ELEVATIONS ARE BASED UPON INTERPOLATIONS OF EXISTING SPOT ELEVATIONS AND ASSUMING ALL SERVICE LATERALS ARE AVAILABLE FOR A MINIMUM SLOPE OF 1/8" PER FOOT TO THE NEAREST STREET LINE OR 1/4" PER FOOT FOR DEEPER CUTS. THE CONTRACTOR SHALL VERIFY CLEARANCE DEPTH PRIOR TO INSTALLATION OF SERVICE LATERALS AND SETTING FINISHED FLOOR ELEVATIONS OF THE HOUSE TO DETERMINE IF CURB CUT FLOW IS AVAILABLE OR IF A TYPICAL PUMP WOULD BE REQUIRED.

LEGEND:

- 1 CG-2
 - 2 CG-6
 - 3 CONCRETE SIDEWALK
 - 4 HOV PARKING SPACE AND SIGN
 - 5 DETECTABLE WARNING SURFACE
 - 6 HEAVY DUTY ASPHALT
 - 7 LIGHT DUTY ASPHALT
- ① RELOCATE SEWER LATERAL 4" (SEE COVER ELEVATION)
 ② METER WATER 1" (SEE COVER ELEVATION)
 ③ 6" WATER LATERAL 1" (DUAL SERVICE)
 ④ 6" WATER LATERAL 1" (SINGLE SERVICE)
 ⑤ 6" WATER LATERAL 1" (SINGLE SERVICE)
 ⑥ 6" WATER LATERAL 1" (SINGLE SERVICE)
 ⑦ 6" WATER LATERAL 1" (SINGLE SERVICE)
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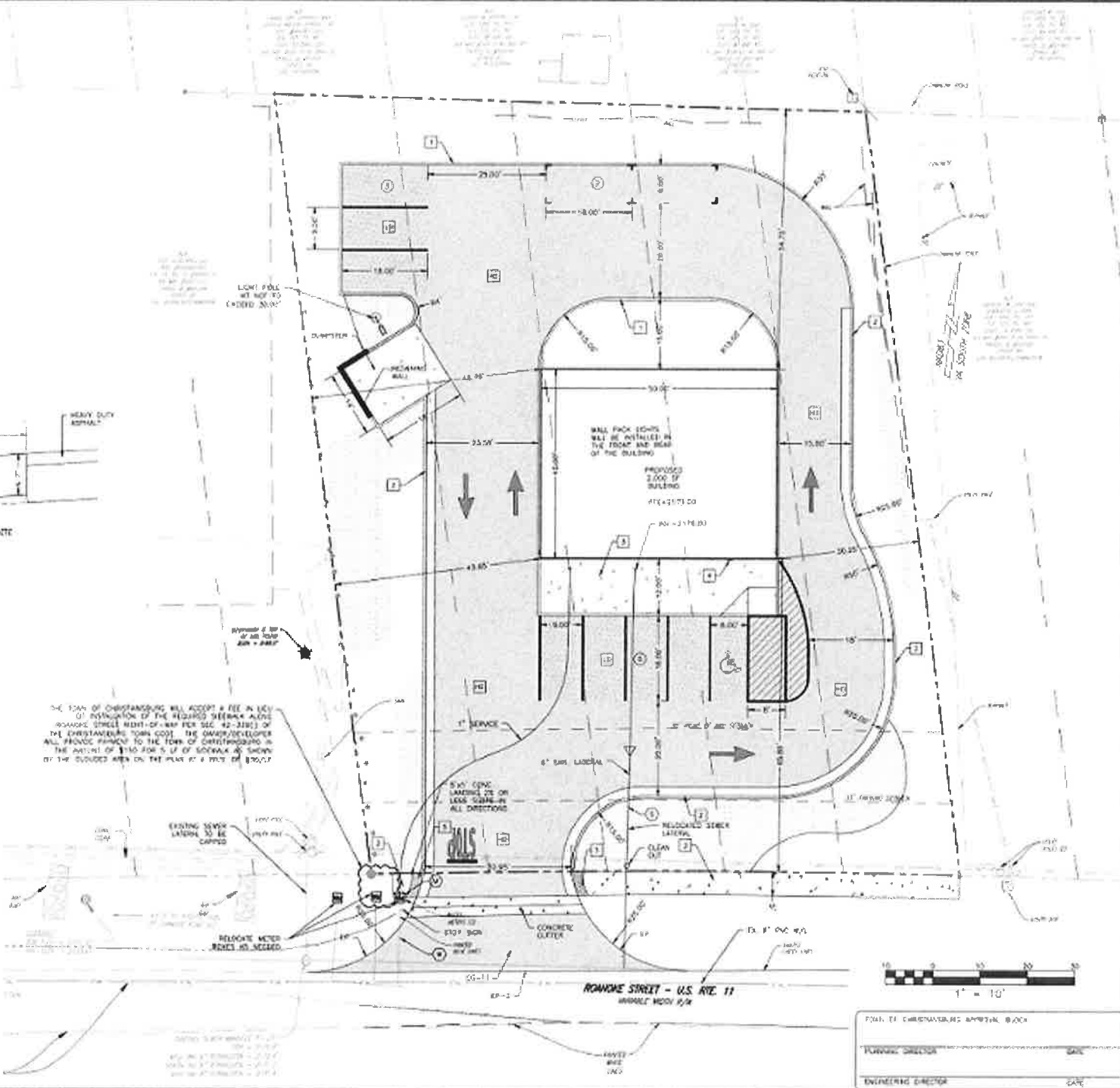


CONCRETE GUTTER - DETAIL



ACCESSIBLE PARKING LAYOUT - PERPENDICULAR

THE TOWN OF CHRISTIANBURG WILL ACCEPT A FEE IN LIEU OF INSTALLATION OF THE REQUIRED SIDEWALK ALONG ROANOKE STREET RIGHT-OF-WAY PER SEC. 42-218(C) OF THE CHRISTIANBURG TOWN CODE. THE OWNER/DEVELOPER SHALL PROVIDE FINISH TO THE TOWN OF CHRISTIANBURG IN THE AMOUNT OF \$150 PER 5' LF OF SIDEWALK AS SHOWN BY THE INCLUDED AREA ON THE PLAN AT A RATE OF \$100/LF.



PLANNING DIRECTOR	DATE
ENGINEERING DIRECTOR	DATE



BALZER & ASSOCIATES
PLANNERS - ARCHITECTS
ENGINEERS - SURVEYORS

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**2140 ROANOKE STREET
LAYOUT & UTILITY PLAN**

OWNER	DATE
DESIGNER	DATE
CHECKER	DATE
SCALE	SCALE
REVISIONS	REVISIONS
1-1-2020	1-1-2020

C04