

STANDARD SITE PLAN NOTES

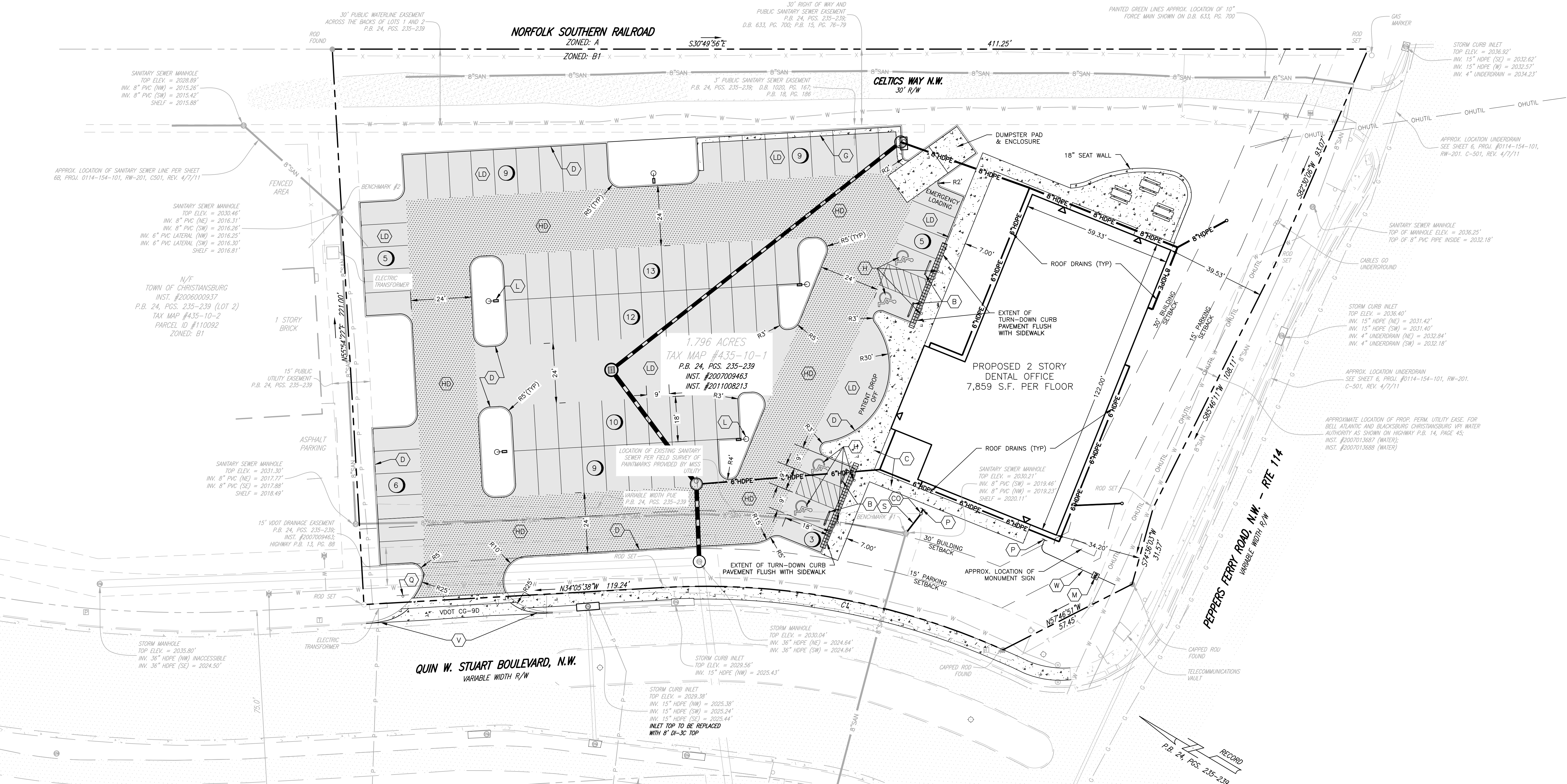
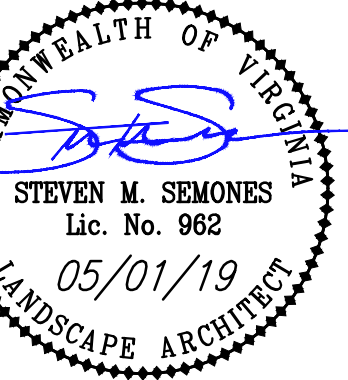
- GENERAL CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, OWNER, AND THE TOWN OF CHRISTIANSBURG.
- G.C. TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
- 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 TOWN OR OFFSITE PROPERTY OWNERS.
- ALL BUILDING DIMENSIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
- PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL.
- ASPHALT SURFACES SHALL HAVE A MINIMUM SLOPE OF 2% AND CONCRETE SURFACES SHALL HAVE A MINIMUM SLOPE OF 1%.
- LIGHT POLE LOCATIONS ARE PRELIMINARY. ALL PROPOSED LIGHT POLE LOCATIONS AND PHOTOMETRICS TO BE VERIFIED BY AN ELECTRICIAN/CONTRACTOR AND PROVIDED TO THE TOWN PRIOR TO INSTALLATION.
- SIGNAGE LOCATION IS PRELIMINARY. SIGNAGE PLAN TO BE PROVIDED BY OTHERS FOR EXACT SIZE AND HEIGHT OF SIGNS, INCLUDING BUILDING SIGNAGE. SIGNAGE SHALL BE PERMITTED SEPARATELY.



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

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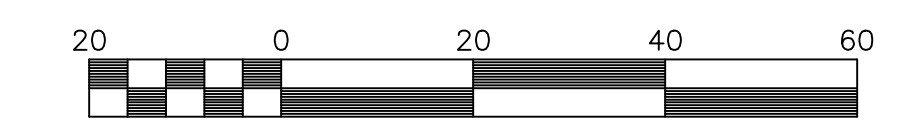
LEGEND

(B) PARKING BUMPER BLOCK	(Q) VDOT R1-1 STOP SIGN	(S) STANDARD DUTY ASPHALT PAVING
(C) CONCRETE SIDEWALK	(V) PAVEMENT JOINT	(H) HEAVY DUTY ASPHALT PAVING
(CO) 5' WIDE U.N.O. CLEAN OUT	(S) SEWER LATERAL (6")	(CS) CONCRETE SIDEWALK
(D) 6" U.N.O. CG-2 CURB	(X) UTILITY CONTRACTOR EXISTING	(HDP) HEAVY DUTY CONCRETE PAVING THICKNESS AS NOTED
(G) CG-6 CURB AND GUTTER	(M) WATER METER (1.5")	
(H) HANDICAP PARKING & SIGN	(X) TOWN OF CHRISTIANSBURG UTILITY CONTRACTOR EXISTING	
(L) LIGHT POLE	(W) WATER LATERAL (2")	
(P) CONNECTION BY PLUMBER	(X) TOWN OF CHRISTIANSBURG UTILITY CONTRACTOR EXISTING	
(LD) LIGHT DUTY PAVING		
(HD) HEAVY DUTY PAVING		

PAVEMENT MARKING NOTES:

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

CURVE C1
RADIUS = 290.00'
ARC LENGTH = 138.30'
DELTA = 27°19'25"
CHORD BEARING = N20°25'55"W
CHORD LENGTH = 136.99'



SCALE: 1" = 20'

TOWN OF CHRISTIANSBURG APPROVAL BLOCK

PLANNING DIRECTOR	DATE
ENGINEERING DIRECTOR	DATE

REAL LIFE DENTAL - CHRISTIANSBURG OFFICE
100 QUIN W. STUART BOULEVARD NW
LAYOUT PLAN
RIVER MAGISTRAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY: MRM
DESIGNED BY: MRM
CHECKED BY: SMS
DATE: 05/01/2019
SCALE: 1" = 20'
REVISIONS:

C4
PROJECT NO: 24190018.00