

STANDARD SITE PLAN NOTES

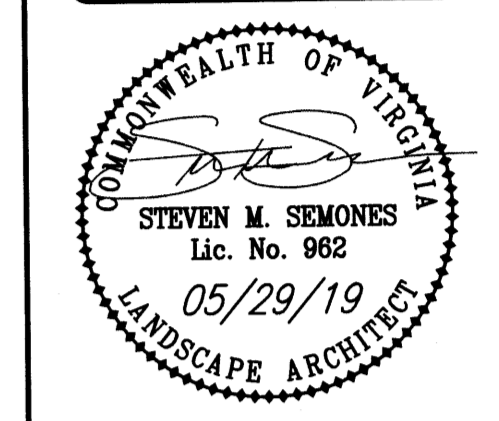
- GENERAL CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, OWNER, AND THE TOWN OF CHRISTIANSBURG.
- G.C. TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
- 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

Roanoke / Richmond
New River Valley / Staunton
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REAL LIFE DENTAL - CHRISTIANSBURG OFFICE
100 QUIN W. STUART BOULEVARD NW
LAYOUT PLAN

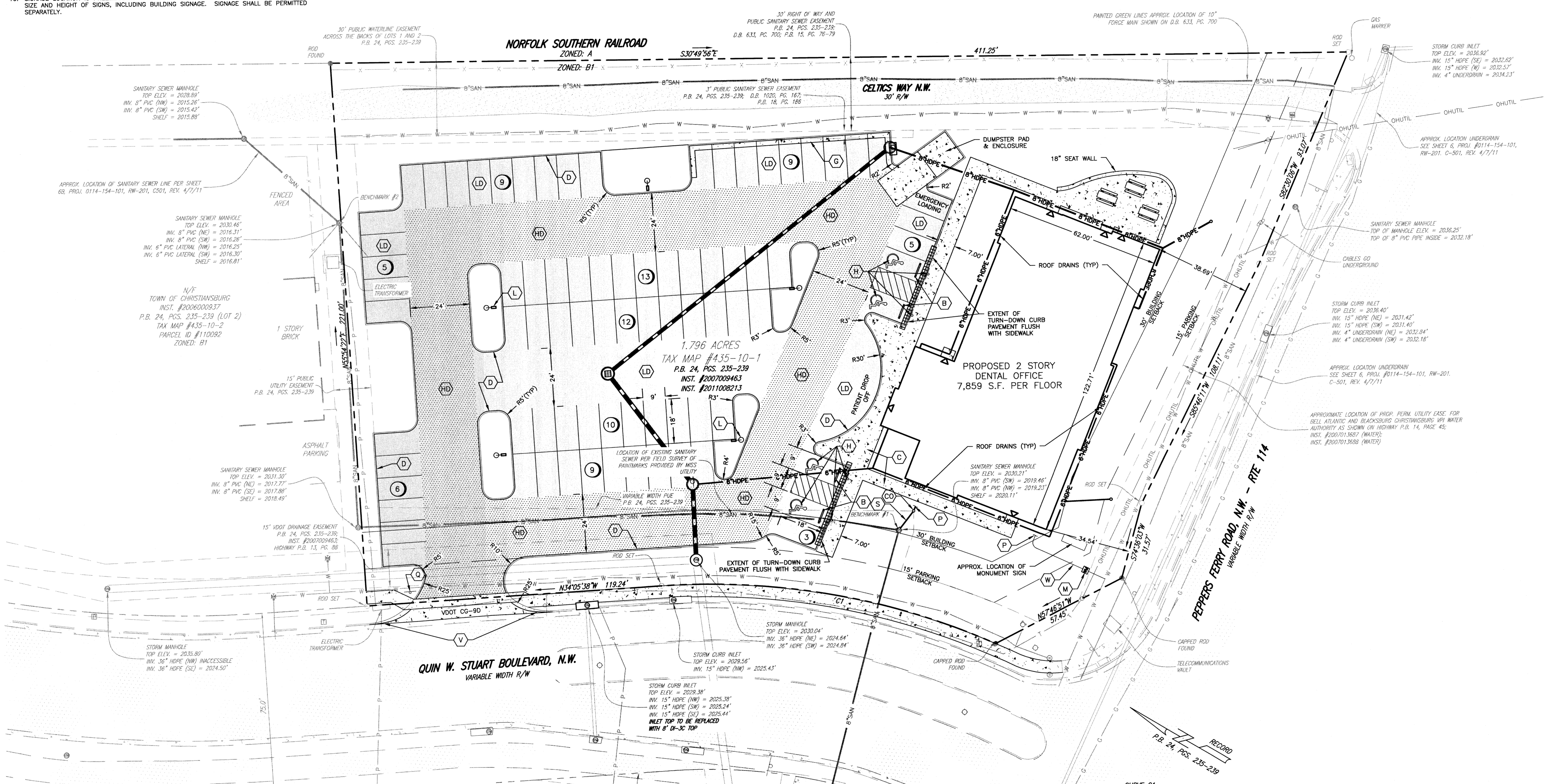
DRAWN BY: MRM
DESIGNED BY: MRM
CHECKED BY: SMS
DATE: 05/01/2019
SCALE: 1" = 20'
REVISIONS:
SUB #2: 05/01/2019
SUB #3: 05/29/2019

TOWN OF CHRISTIANSBURG APPROVAL BLOCK

PLANNING DIRECTOR

ENGINEERING DIRECTOR
 DATE: 6/26/2019
 DATE: 6/25/19

PROJECT NO. 24190018.00

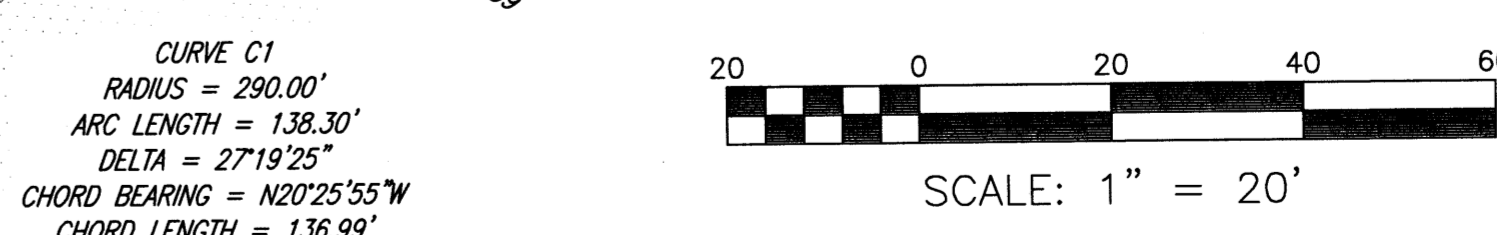


LEGEND

PARKING BUMPER BLOCK	VDOT R1-1 STOP SIGN	STANDARD DUTY ASPHALT PAVING
CONCRETE SIDEWALK	PAVEMENT JOINT	HEAVY DUTY ASPHALT PAVING
CLEAN OUT	SEWER LATERAL (6")	CONCRETE SIDEWALK
8" U.N.O.	UTILITY CONTRACTOR EXISTING	HEAVY DUTY CONCRETE PAVING THICKNESS AS NOTED
CG-2 CURB	WATER METER (1.5")	
CG-6 CURB AND GUTTER	TOWN OF CHRISTIANSBURG UTILITY CONTRACTOR EXISTING	
HANDICAP PARKING & SIGN	WATER LATERAL (2")	
LIGHT POLE	TOWN OF CHRISTIANSBURG UTILITY CONTRACTOR EXISTING	
CONNECTION BY PLUMBER		
LIGHT DUTY PAVING		
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'