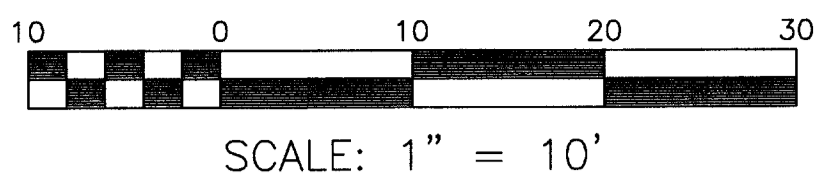
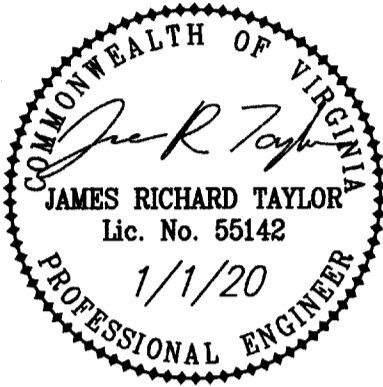




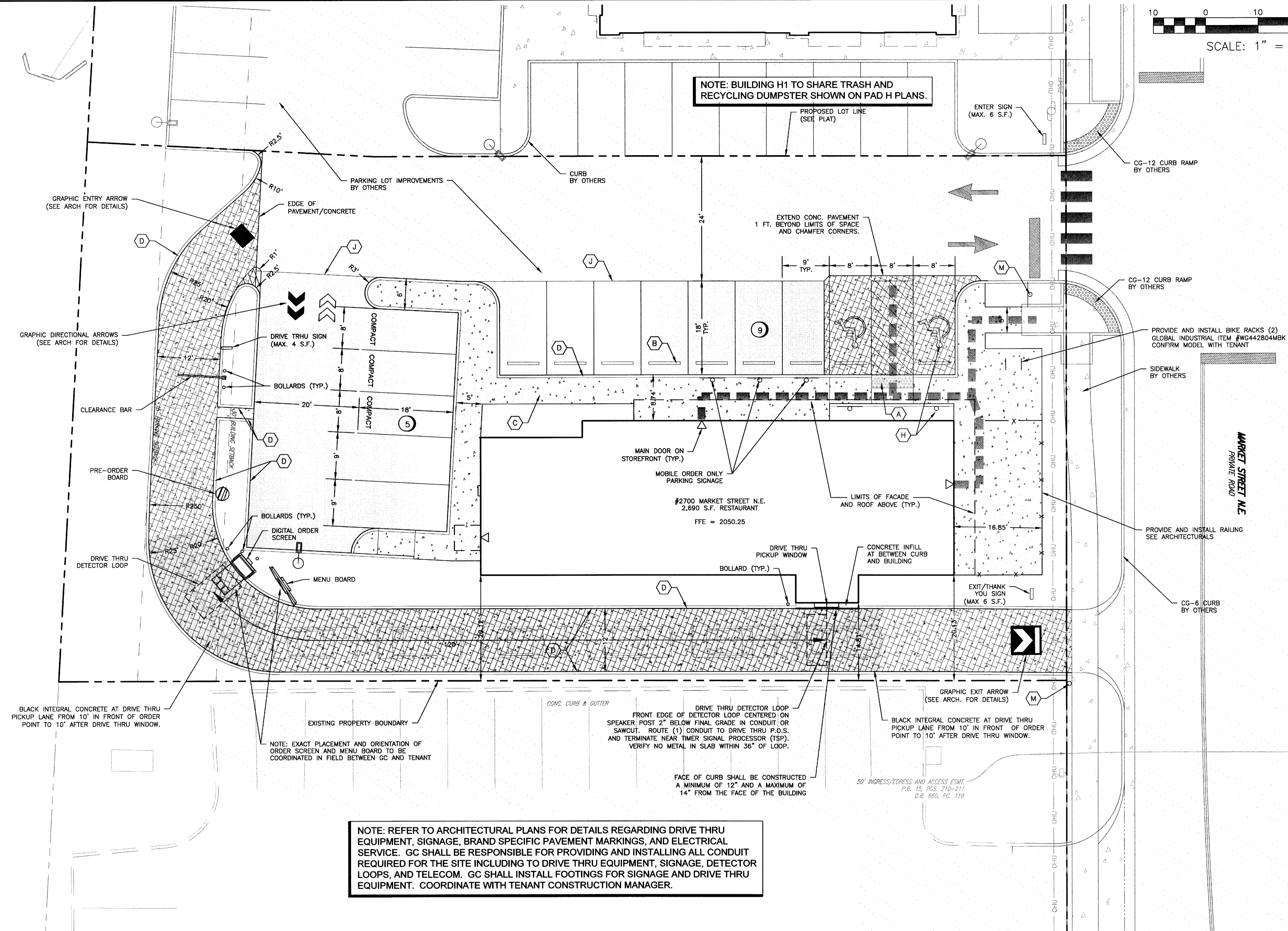
BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

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NORTH FRANKLIN STREET - U.S. RTE. 460
VARIABLE WIDTH PUBLIC R/W

MARKET STREET N.E.
PRIVATE ROAD



NOTE: REFER TO ARCHITECTURAL PLANS FOR DETAILS REGARDING DRIVE THRU EQUIPMENT, SIGNAGE, BRAND SPECIFIC PAVEMENT MARKINGS, AND ELECTRICAL SERVICE. GC SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL CONDUIT REQUIRED FOR THE SITE INCLUDING TO DRIVE THRU EQUIPMENT, SIGNAGE, DETECTOR LOOPS, AND TELECOM. GC SHALL INSTALL FOOTINGS FOR SIGNAGE AND DRIVE THRU EQUIPMENT. COORDINATE WITH TENANT CONSTRUCTION MANAGER.

PAVEMENT MARKING NOTES:

- 1. STANDARD PARKING STRIPING: SURFACES SHOULD BE CLEAN AND DRY STRIPING SHALL BE 4" WIDE, COLOR WHITE
- 2. HANDICAP PARKING STRIPING: SURFACES SHOULD BE CLEAN AND DRY STRIPING SHALL BE 4" WIDE, COLOR "HANDICAP BLUE"
- 3. HANDICAP SYMBOL : SURFACES SHOULD BE CLEAN AND DRY SYMBOL SHALL BE MIN. 36"x36" SIZE, COLOR "HANDICAP BLUE"
- 4. HATCHED ACCESS AISLES SHALL BE PAINTED COLOR "HANDICAP BLUE".

LAYOUT PLAN NOTES

- 1. PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL. WHERE NO FLOW LINE EXISTS, AN EDGE OF PAVEMENT RADIUS OF 5' IS TYPICAL.
- 2. ANY PAVEMENT OR SIDEWALK DISTURBED OR DESTROYED OUTSIDE OF THE LIMITS OF DISTURBANCE DURING THE CONSTRUCTION PROCESS SHALL BE REPLACED AS NECESSARY AT NO COST TO THE TOWN OR OFFSITE PROPERTY OWNER.
- 3. SEE SIGNAGE PLAN BY OTHERS FOR EXACT SIZE AND HEIGHT OF SIGNS, INCLUDING BUILDING SIGNAGE. SIGNAGE SHALL BE PERMITTED SEPARATELY.
- 4. LIGHTING SHALL BE PROVIDED IF OFF-STREET PARKING SPACES ARE TO BE USED AT NIGHT IN CONJUNCTION WITH A BUSINESS OR ACTIVITY ON THE PREMISES. LIGHTING FACILITIES SHALL BE ARRANGED AND INSTALLED, AND THE LIGHT SOURCE SHIELDED, TO MINIMIZE GLARE ON ADJACENT PROPERTY OR STREETS AND NO LIGHTING FIXTURE SHALL EXCEED A HEIGHT OF 30 FEET IN A BUSINESS DISTRICT.

LEGEND

(A)	CG-12 CURB RAMP		STANDARD DUTY ASPHALT PAVING
(B)	PARKING BUMPER BLOCK		HEAVY DUTY ASPHALT PAVING
(C)	CONCRETE SIDEWALK 5' WIDE U.N.O.		CONCRETE SIDEWALK
(D)	CG-2 CURB		CONCRETE PAVING
(H)	HANDICAP PARKING & SIGN		ACCESSIBLE ROUTE
(M)	VDOT R1-1 STOP SIGN		
(J)	PAVEMENT JOINT		

MARKET PLACE BUILDING H1
2700 MARKET STREET N.E.
LAYOUT & DIMENSIONAL PLAN

DRAWN BY JRT
DESIGNED BY JRT
CHECKED BY SMS
DATE 11/11/19
SCALE 1" = 10'
REVISIONS 11/22/19
11/20

James R. Taylor 3/16/2020
APPROVED: Engineering Date

W. D. K. 3/16/2020
APPROVED: Planning Date