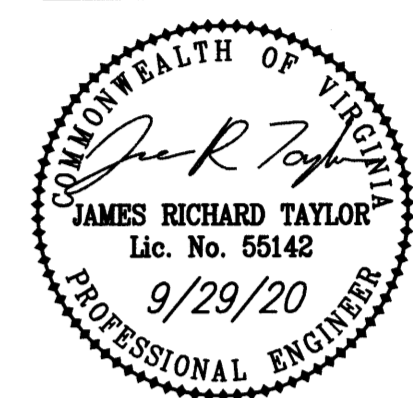


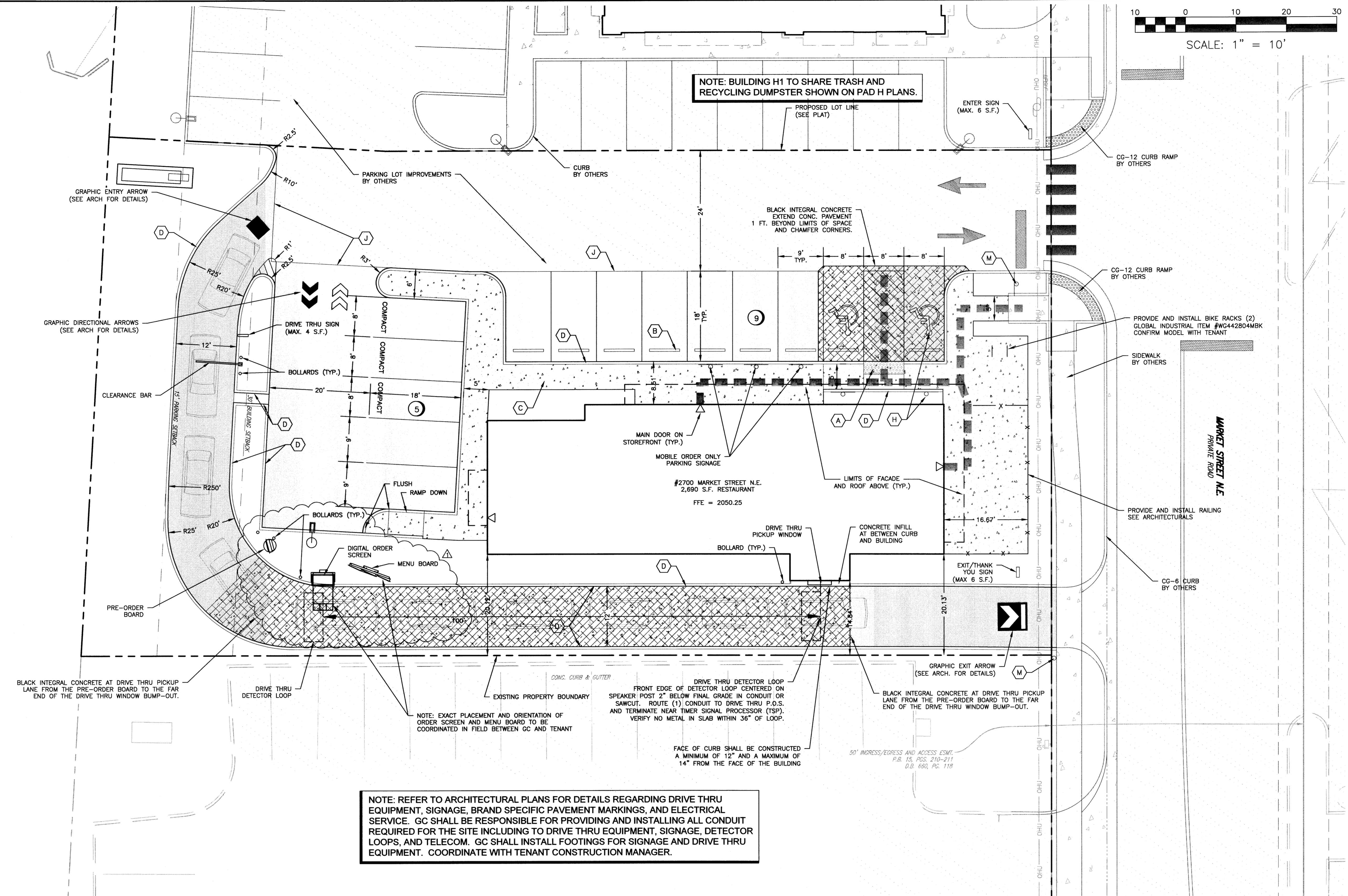
BALZER & ASSOCIATES
 PLANNERS / ARCHITECTS
 ENGINEERS / SURVEYORS

Roanoke / Richmond
 New River Valley / Staunton
 Harrisonburg / Lynchburg

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 Christiansburg, VA 24073
 540.381.4290



NORTH FRANKLIN STREET - U.S. RTE. 480
 WANGLE NORTH PUBLIC WAY



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:

- 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"
- HATCHED ACCESS AISLES SHALL BE PAINTED COLOR "HANDICAP BLUE".

LAYOUT PLAN NOTES

- PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL. WHERE NO FLOW LINE EXISTS, AN EDGE OF PAVEMENT RADIUS OF 5' IS TYPICAL.
- 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.
- SEE SIGNAGE PLAN BY OTHERS FOR EXACT SIZE AND HEIGHT OF SIGNS, INCLUDING BUILDING SIGNAGE. SIGNAGE SHALL BE PERMITTED SEPARATELY.
- 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

	CG-12 CURB RAMP		STANDARD DUTY ASPHALT PAVING
	PARKING BUMPER BLOCK		HEAVY DUTY ASPHALT PAVING
	CONCRETE SIDEWALK 5' WIDE U.N.O.		CONCRETE SIDEWALK
	CG-2 CURB		CONCRETE PAVING
	HANDICAP PARKING & SIGN		ACCESSIBLE ROUTE
	VDOT R1-1 STOP SIGN		
	PAVEMENT JOINT		

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

SHAWNSVILLE MAGISTERIAL DISTRICT
 TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY: JRT
 DESIGNED BY: JRT
 CHECKED BY: SMS
 DATE: 11/11/19
 SCALE: 1" = 10'
 REVISIONS:
 11/22/19
 1/1/20
 9/29/20

Wayne O. Nelson 10/16/2020
 APPROVED: Engineering Date

Robert L. Lamm 10/16/2020
 APPROVED: Planning Date

C5
 PROJECT NO. 24190088.00