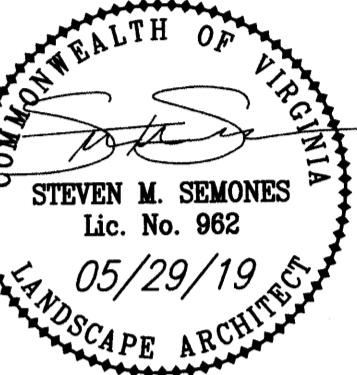


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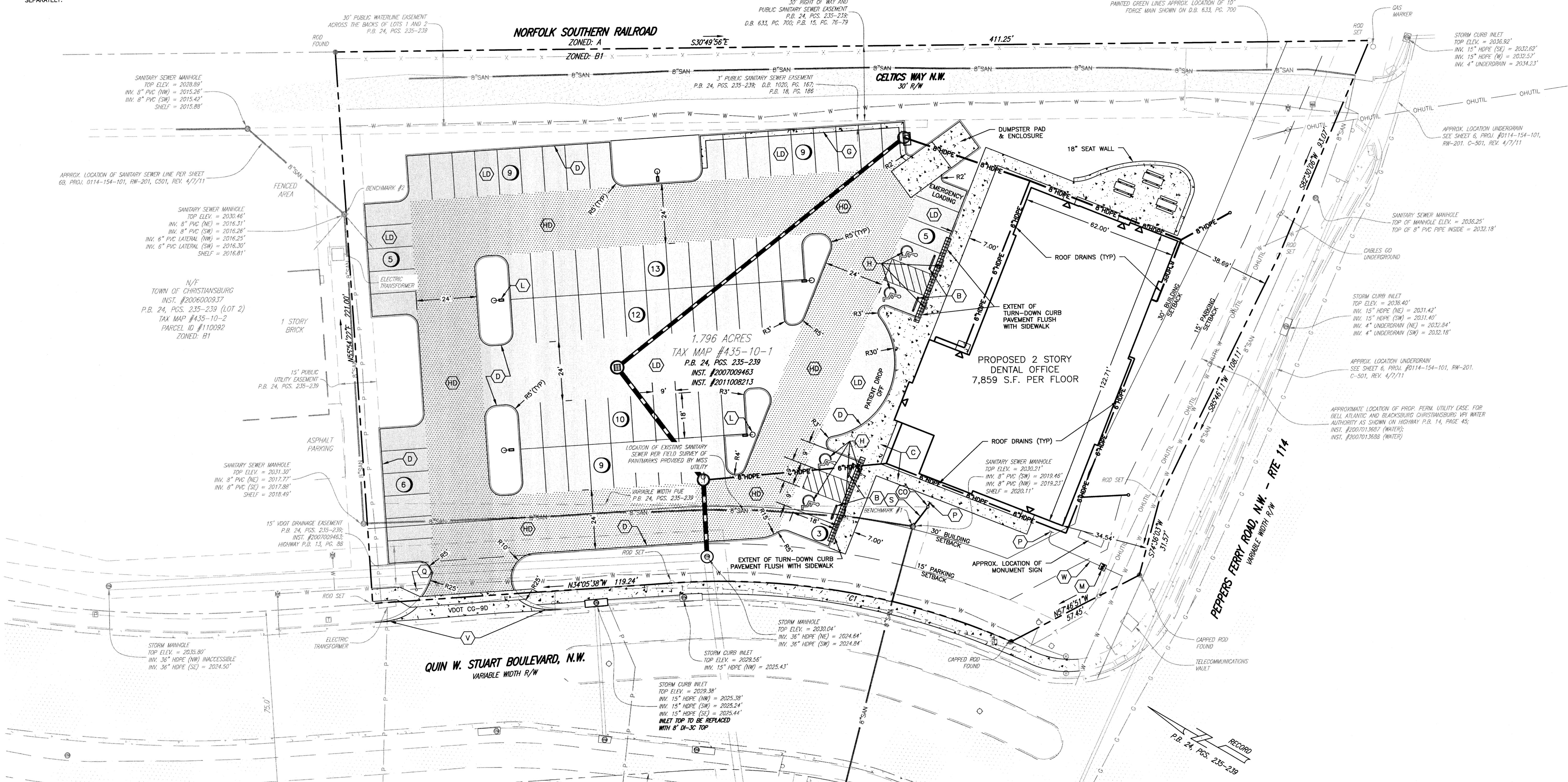
REAL LIFE DENTAL - CHRISTIANSBURG OFFICE

LAYOUT PLAN

RIVER MAGISTRAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

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 REPAVED/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 LIGHTING SPECIFICATIONS 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.



LEGEND

(B) PARKING BUMPER BLOCK	(O) VDOT R-1 STOP SIGN	STANDARD DUTY ASPHALT PAVING
(C) CONCRETE SIDEWALK	(V) PAVEMENT JOINT	HEAVY DUTY ASPHALT PAVING
5' UNO	(S) SEWER LATERAL (6")	CONCRETE SIDEWALK
CLEAN OUT	X EXISTING	HEAVY DUTY CONCRETE PAVING
6' UNO		THICKNESS AS NOTED
CG-2 CURB		
CG-6 CURB AND GUTTER		
HANDICAP PARKING & SIGN		
LIGHT POLE		
CONNECTION BY PLUMBER		
LIGHT DUTY PAVING		
HEAVY DUTY PAVING		

PAVEMENT MARKING NOTES:

- STANDARD PARKING STRIPING:
- HANDICAP PARKING STRIPING:
- HANDICAP SYMBOL:

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

20 0 20 40 60
SCALE: 1" = 20'

TOWN OF CHRISTIANSBURG APPROVAL BLOCK

6/26/2019
PLANNING DIRECTOR
6/25/19
ENGINEERING DIRECTOR

DRAWN BY
DESIGNED BY
CHECKED BY
DATE
SCALE
REVISIONS
SUB #2 05/01/2019
SUB #3 05/29/2019

MRM

MRM

SMS

05/01/2019

1" = 20'

PROJECT NO

C4
24190018.00