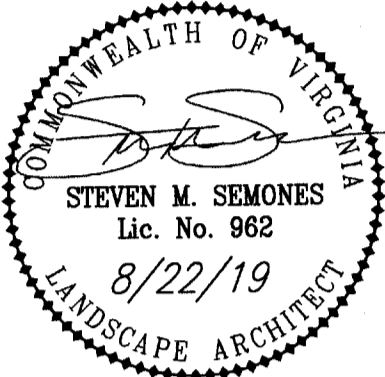




**BALZER & ASSOCIATES**  
PLANNERS / ARCHITECTS  
ENGINEERS / SURVEYORS

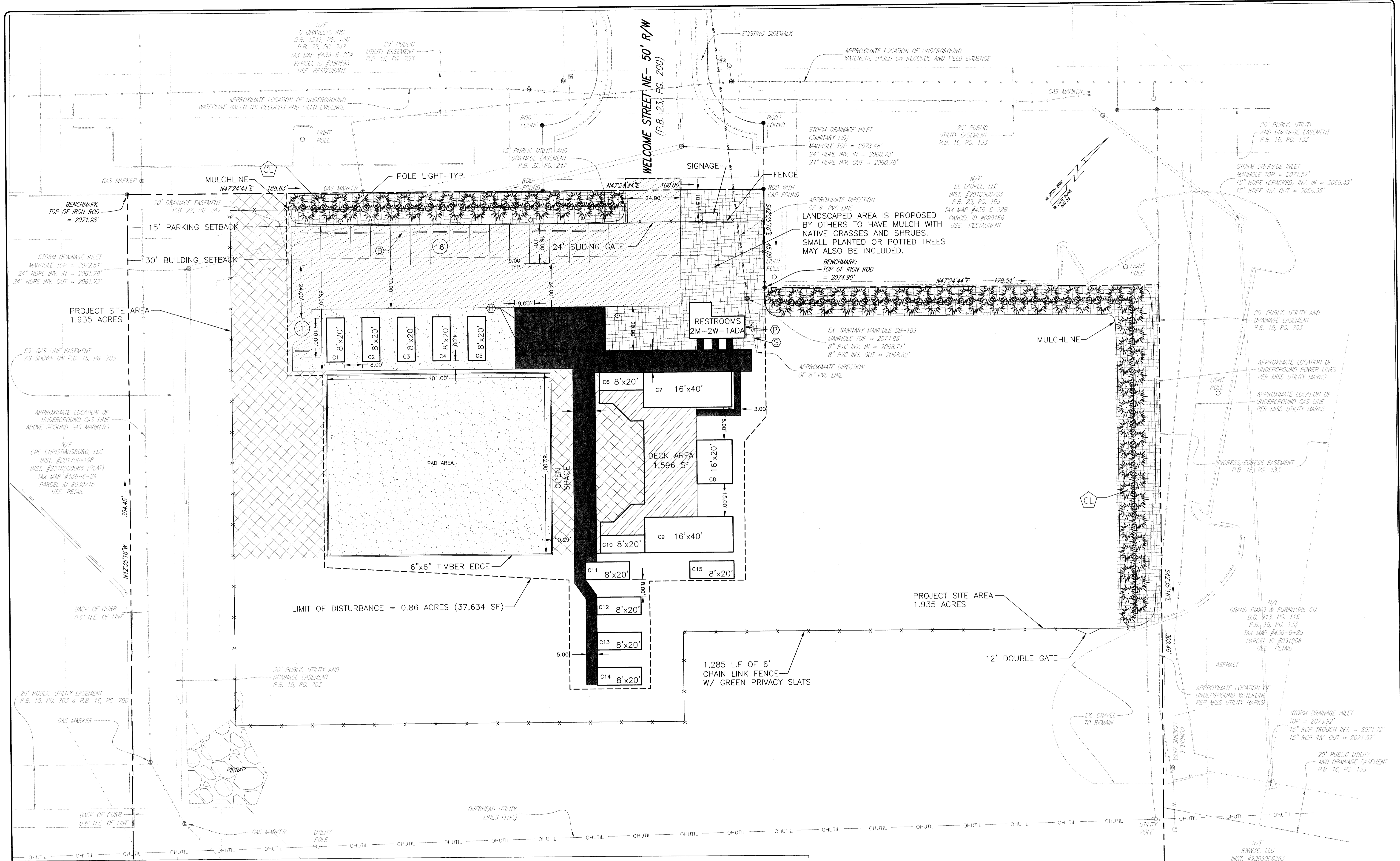
Roanoke / Richmond  
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**www.balzer.cc**  
80 College Street  
Suite H  
Christiansburg, VA 24073  
540.381.4290



**WING - CHRISTIANSBURG**  
160 WELCOME STREET, NE  
**LAYOUT, UTILITY & LANDSCAPE PLAN**  
TOWN OF CHRISTIANSBURG  
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY SMS  
DESIGNED BY SMS  
CHECKED BY SMS  
DATE 08/01/2019  
SCALE 1"=20'  
REVISIONS  
08/13/2019  
08/22/2019

APPROVED Engineering *Wayne C. Nelson* 8/28/19  
APPROVED Planning *W.C. Nelson* 8/28/19  
PROJECT NO. 24180076.00



**LEGEND**

- (B) PARKING BUMPER BLOCK
- (S) STONE DUST SIDEWALK
- (C) HANDICAP PARKING & SIGN
- (P) CONNECTION BY PLUMBER
- (S) SEWER LATERAL (SIZE AS NOTED)
- TOWN OF CHRISTIANSBURG
- UTILITY CONTRACTOR
- X EXISTING
- STONE DUST PARKING AREA & WALKWAYS
- COMPACTED GRAVEL PARKING LOT AREA
- GRAVEL AREA
- GREENSPACE AREA
- LANDSCAPE / MULCHED GREENSPACE AREA

**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 OWNERS.
- SEE SIGNAGE PLAN BY OTHERS FOR EXACT SIZE AND HEIGHT OF SIGNS, INCLUDING BUILDING SIGNAGE. SIGNAGE SHALL BE PERMITTED SEPARATELY.

**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", WIDTH AS NOTED ON PLAN.

**UTILITIES PLAN NOTES**

- GENERAL CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- THE G.C. IS RESPONSIBLE FOR PROVIDING AND INSTALLING ANY CONDUIT ASSOCIATED WITH REQUIRED UTILITIES FOR THE PROPOSED IMPROVEMENTS AND ANY NECESSARY UTILITIES ON-SITE SUCH AS LIGHTING, ELECTRICAL, CATV, ETC.
- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, OWNER, AND THE TOWN OF CHRISTIANSBURG.

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT
	CL	9G	Cupressocypans Leylandi / Leyland Cypress	B + B	6' MIN.

