

J:\2020\24200071 CLIFTON TOWN CENTER - PHASE I\24200071 CTC CONSTRUCTION.dwg PLOTTED: 06/20/21 4:03:08 PM



PAVEMENT MARKING NOTES:

1. STANDARD PARKING STRIPING:
2. HANDICAP PARKING STRIPING:
3. HANDICAP SYMBOL :

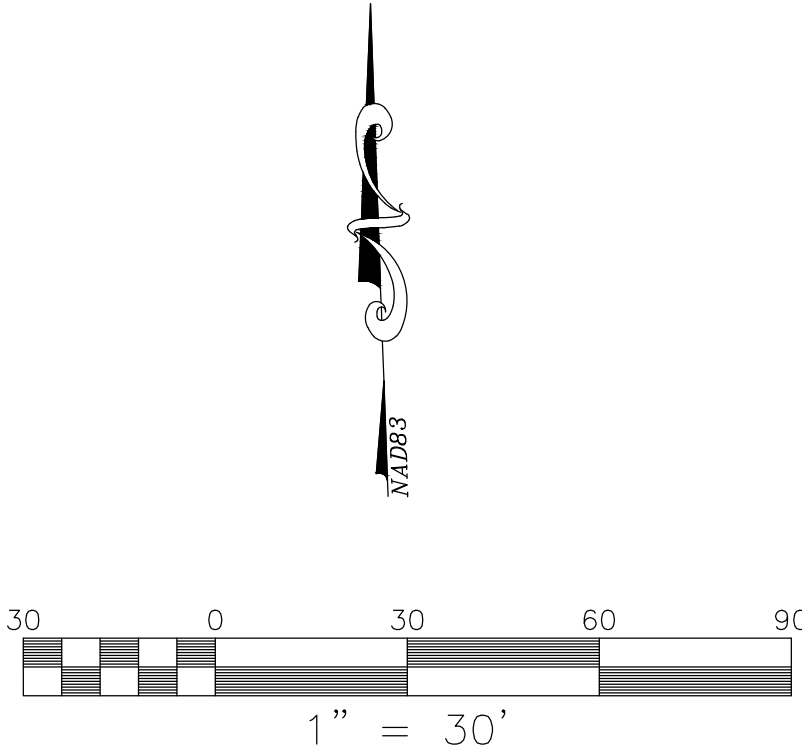
SURFACES SHOULD BE CLEAN AND DRY
STRIPING SHALL BE 4" WIDE, COLOR WHITE
SURFACES SHOULD BE CLEAN AND DRY
STRIPING SHALL BE 4" WIDE, COLOR "HANDICAP BLUE"
SURFACES SHOULD BE CLEAN AND DRY
SYMBOL SHALL BE MIN. 36"x36" SIZE, COLOR "HANDICAP BLUE"

LEGEND

- (A) CG-6 CURB & GUTTER
- (B) CG-2 CURB
- (C) CONCRETE SIDEWALK
5' WIDE UNLESS OTHERWISE NOTED
- (D) VDOT STOP SIGN (R1-1)
- (E) "BACK IN ONLY" SIGN
- (F) "ONE WAY, DO NOT ENTER" SIGN
- (G) CG-12 CURB RAMP
- (H) BOLLARD
- (J) "TRAFFIC CALMING" SIGN
- (K) HANDICAP PARKING SPACE AND SIGN
- (HR) HAND RAIL
- (L) LIGHT POLE
- (N) "NO PARKING" SIGN
- (O) "TOWNHOUSE PARKING ONLY" SIGN
- (Q) "NO LEFT TURN" SIGN
- (R) RETAINING WALL
(DESIGNED BY OTHERS)
- ASPHALT PAVING
- CONCRETE
- HEAVY DUTY ASPHALT PAVING
- HEAVY DUTY CONCRETE

SITE PLAN NOTES

1. PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL.



TOWN OF CHRISTIANSBURG APPROVAL BLOCK

PLANNING DIRECTOR	DATE
ENGINEERING DIRECTOR	DATE



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

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New River Valley / Staunton
Harrisonburg / Lynchburg
www.balzer.cc
80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290



CLIFTON TOWN CENTER - PHASE I
LAYOUT & DIMENSIONAL PLAN - AREA A

DRAWN BY	ACN
DESIGNED BY	ACN
CHECKED BY	SMS
DATE	01/29/2021
SCALE	1"=30'
REVISIONS	
06/04/2021	

06/04/2021

PROJECT NO. 24200071.00

C7



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CLIFTON TOWN CENTER - PHASE I

LAYOUT & DIMENSIONAL PLAN - AREA B

RIVER MAGISTERIAL DISTRICT, MONTGOMERY COUNTY
TOWN OF CHRISTIANBURG, VIRGINIA 24073

DRAWN BY ACN
DESIGNED BY ACN
CHECKED BY SMS
DATE 01/29/2021
SCALE 1"=30'
REVISIONS
06/04/2021

C10
PROJECT NO. 24200071.00

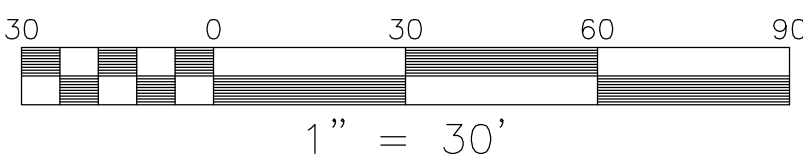


LEGEND

- (A) CG-6 CURB & GUTTER
- (B) CG-2 CURB
- (C) CONCRETE SIDEWALK
- (D) VDOT STOP SIGN (R1-1)
- (E) "BACK IN ONLY" SIGN
- (F) "ONE WAY, DO NOT ENTER" SIGN
- (G) CG-12 CURB RAMP
- (H) BOLLARD
- (J) "TRAFFIC CALMING" SIGN
- (K) HANDICAP PARKING SPACE AND SIGN
- (HR) HAND RAIL
- (L) LIGHT POLE
- (N) "NO PARKING" SIGN
- (O) "TOWNHOUSE PARKING ONLY" SIGN
- (Q) "NO LEFT TURN" SIGN
- (R) RETAINING WALL (DESIGNED BY OTHERS)
- ASPHALT PAVING
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- HEAVY DUTY CONCRETE

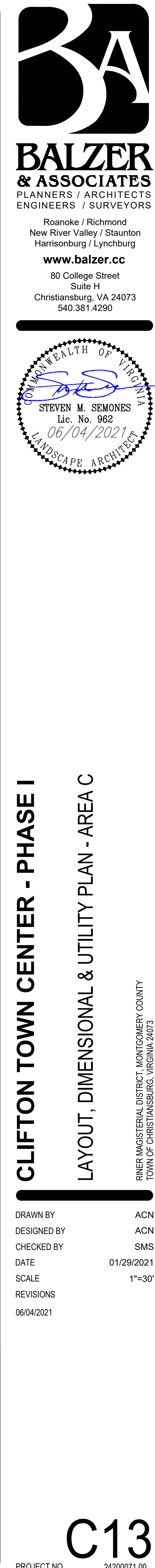
SITE PLAN NOTES

1. PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL.

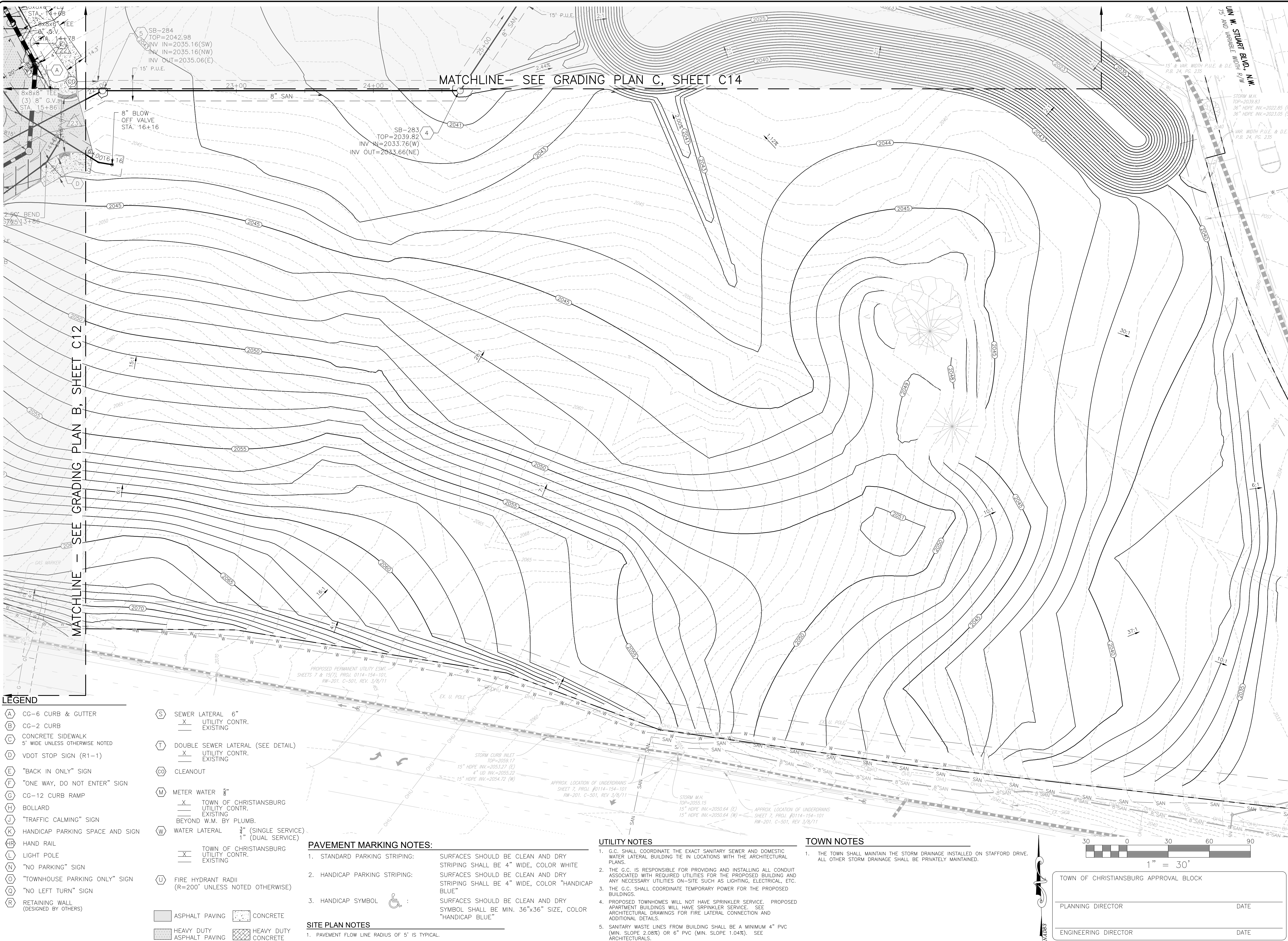


PAVEMENT MARKING NOTES:

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



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LEGEND

- | | |
|--|--|
| (A) CG-6 CURB & GUTTER | (S) SEWER LATERAL 6" |
| (B) CG-2 CURB | (X) UTILITY CONTR. EXISTING |
| (C) CONCRETE SIDEWALK 5' WIDE UNLESS OTHERWISE NOTED | (T) DOUBLE SEWER LATERAL (SEE DETAIL) |
| (D) VDOT STOP SIGN (R1-1) | (U) UTILITY CONTR. EXISTING |
| (E) "BACK IN ONLY" SIGN | (CO) CLEANOUT |
| (F) "ONE WAY, DO NOT ENTER" SIGN | (M) METER WATER 8" |
| (G) CG-12 CURB RAMP | (X) TOWN OF CHRISTIANBURG UTILITY CONTR. EXISTING |
| (H) BOLLARD | (W) BEYOND W.M. BY PLUMB. |
| (J) "TRAFFIC CALMING" SIGN | (W) WATER LATERAL 3" (SINGLE SERVICE) |
| (K) HANDICAP PARKING SPACE AND SIGN | (W) 1" (DUAL SERVICE) |
| (H) HAND RAIL | (X) TOWN OF CHRISTIANBURG UTILITY CONTR. EXISTING |
| (L) LIGHT POLE | (U) FIRE HYDRANT RADII (R=200' UNLESS NOTED OTHERWISE) |
| (N) "NO PARKING" SIGN | |
| (O) "TOWNHOUSE PARKING ONLY" SIGN | |
| (Q) "NO LEFT TURN" SIGN | |
| (R) RETAINING WALL (DESIGNED BY OTHERS) | |
| | ASPHALT PAVING |
| | CONCRETE |
| | HEAVY DUTY ASPHALT PAVING |
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PAVEMENT MARKING NOTES:

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SITE PLAN NOTES

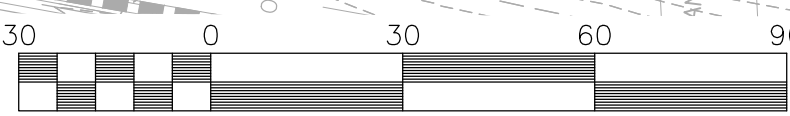
- PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL.

UTILITY NOTES

- G.C. SHALL COORDINATE THE EXACT SANITARY SEWER AND DOMESTIC WATER LATERAL BUILDING TIE IN LOCATIONS WITH THE ARCHITECTURAL PLANS.
- THE G.C. IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL CONDUIT ASSOCIATED WITH REQUIRED UTILITIES FOR THE PROPOSED BUILDING AND ANY NECESSARY UTILITIES ON-SITE SUCH AS LIGHTING, ELECTRICAL, ETC.
- THE G.C. SHALL COORDINATE TEMPORARY POWER FOR THE PROPOSED BUILDINGS.
- PROPOSED TOWNHOMES WILL NOT HAVE SPRINKLER SERVICE. PROPOSED APARTMENT BUILDINGS WILL HAVE SPRINKLER SERVICE. SEE ARCHITECTURAL DRAWINGS FOR FIRE LATERAL CONNECTION AND ADDITIONAL DETAILS.
- SANITARY WASTE LINES FROM BUILDING SHALL BE A MINIMUM 4" PVC (MIN. SLOPE 2.08%) OR 6" PVC (MIN. SLOPE 1.04%). SEE ARCHITECTURALS.

TOWN NOTES

- THE TOWN SHALL MAINTAIN THE STORM DRAINAGE INSTALLED ON STAFFORD DRIVE. ALL OTHER STORM DRAINAGE SHALL BE PRIVATELY MAINTAINED.



TOWN OF CHRISTIANBURG APPROVAL BLOCK

PLANNING DIRECTOR _____ DATE _____

ENGINEERING DIRECTOR _____ DATE _____



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CLIFTON TOWN CENTER - PHASE I

LAYOUT, DIMENSIONAL, UTILITY & GRADING PLAN - AREA D

RIVER MAGISTERIAL DISTRICT, MONTGOMERY COUNTY
TOWN OF CHRISTIANBURG, VIRGINIA 24073

DRAWN BY: ACN
DESIGNED BY: ACN
CHECKED BY: SMS
DATE: 01/29/2021
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