

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 & UTILITIES PLAN NOTES

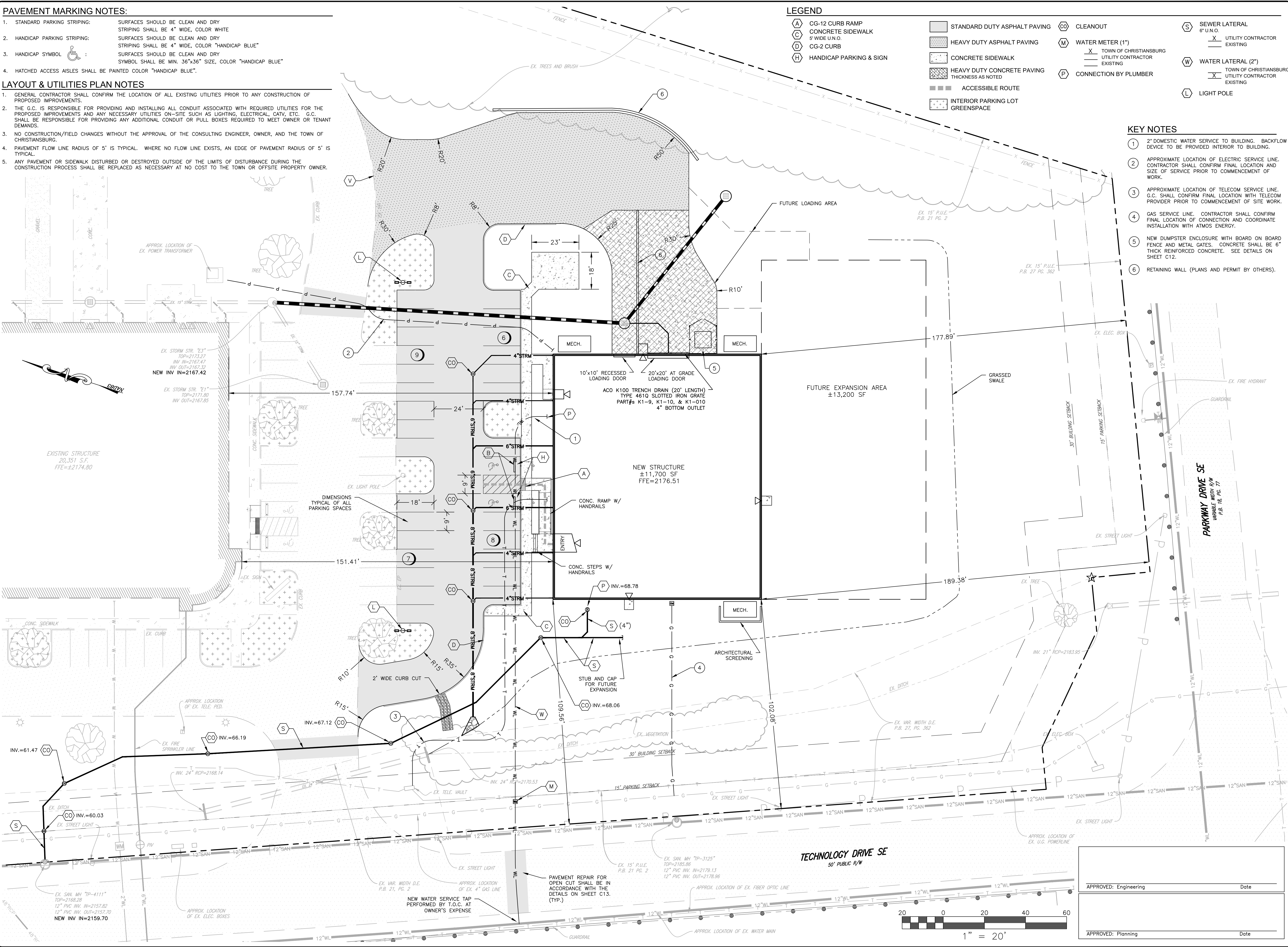
- GENERAL CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- THE G.C. IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL CONDUIT ASSOCIATED WITH REQUIRED UTILITIES FOR THE PROPOSED IMPROVEMENTS AND ANY NECESSARY UTILITIES ON-SITE SUCH AS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

LEGEND

- | | | | |
|--------------------------------------|---|---------------------------------|---------------------------------|
| (A) CG-12 CURB RAMP | (CO) STANDARD DUTY ASPHALT PAVING | (CO) CLEANOUT | (S) SEWER LATERAL 6" U.N.O. |
| (C) CONCRETE SIDEWALK 5' WIDE U.N.O. | (H) HEAVY DUTY ASPHALT PAVING | (M) WATER METER (1") | (X) UTILITY CONTRACTOR EXISTING |
| (D) CG-2 CURB | (S) CONCRETE SIDEWALK | (X) UTILITY CONTRACTOR EXISTING | (W) WATER LATERAL (2") |
| (H) HANDICAP PARKING & SIGN | (H) HEAVY DUTY CONCRETE PAVING THICKNESS AS NOTED | (P) CONNECTION BY PLUMBER | (X) UTILITY CONTRACTOR EXISTING |
| | (A) ACCESSIBLE ROUTE | | (L) LIGHT POLE |
| | (G) INTERIOR PARKING LOT GREENSPACE | | |

KEY NOTES

- 2" DOMESTIC WATER SERVICE TO BUILDING. BACKFLOW DEVICE TO BE PROVIDED INTERIOR TO BUILDING.
- APPROXIMATE LOCATION OF ELECTRIC SERVICE LINE. CONTRACTOR SHALL CONFIRM FINAL LOCATION AND SIZE OF SERVICE PRIOR TO COMMENCEMENT OF WORK.
- APPROXIMATE LOCATION OF TELECOM SERVICE LINE. G.C. SHALL CONFIRM FINAL LOCATION WITH TELECOM PROVIDER PRIOR TO COMMENCEMENT OF SITE WORK.
- GAS SERVICE LINE. CONTRACTOR SHALL CONFIRM FINAL LOCATION OF CONNECTION AND COORDINATE INSTALLATION WITH ATMOS ENERGY.
- NEW DUMPSTER ENCLOSURE WITH BOARD ON BOARD FENCE AND METAL GATES. CONCRETE SHALL BE 6" THICK REINFORCED CONCRETE. SEE DETAILS ON SHEET C12.
- RETAINING WALL (PLANS AND PERMIT BY OTHERS).



TRIO PROPERTIES, LLC EXPANSION

200 TECHNOLOGY DRIVE SE

LAYOUT & UTILITIES PLAN

DRAWN BY: JRT
DESIGNED BY: JRT
CHECKED BY: SMS
DATE: 10/1/21
SCALE: 1" = 20'
REVISIONS:

JRT
JRT
SMS
10/1/21
1" = 20'

PROJECT NO. 24210107.00



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
Shenandoah Valley
New River Valley / Lynchburg
www.balzer.cc
80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290

