

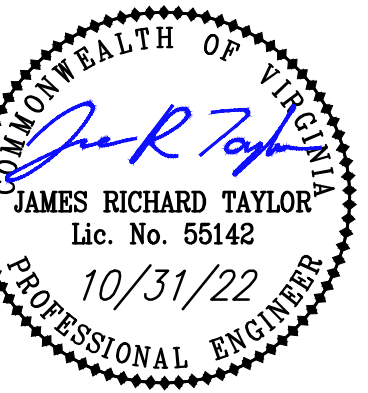


**BALZER
& ASSOCIATES**
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley
Shenandoah Valley

www.balzer.cc

80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290

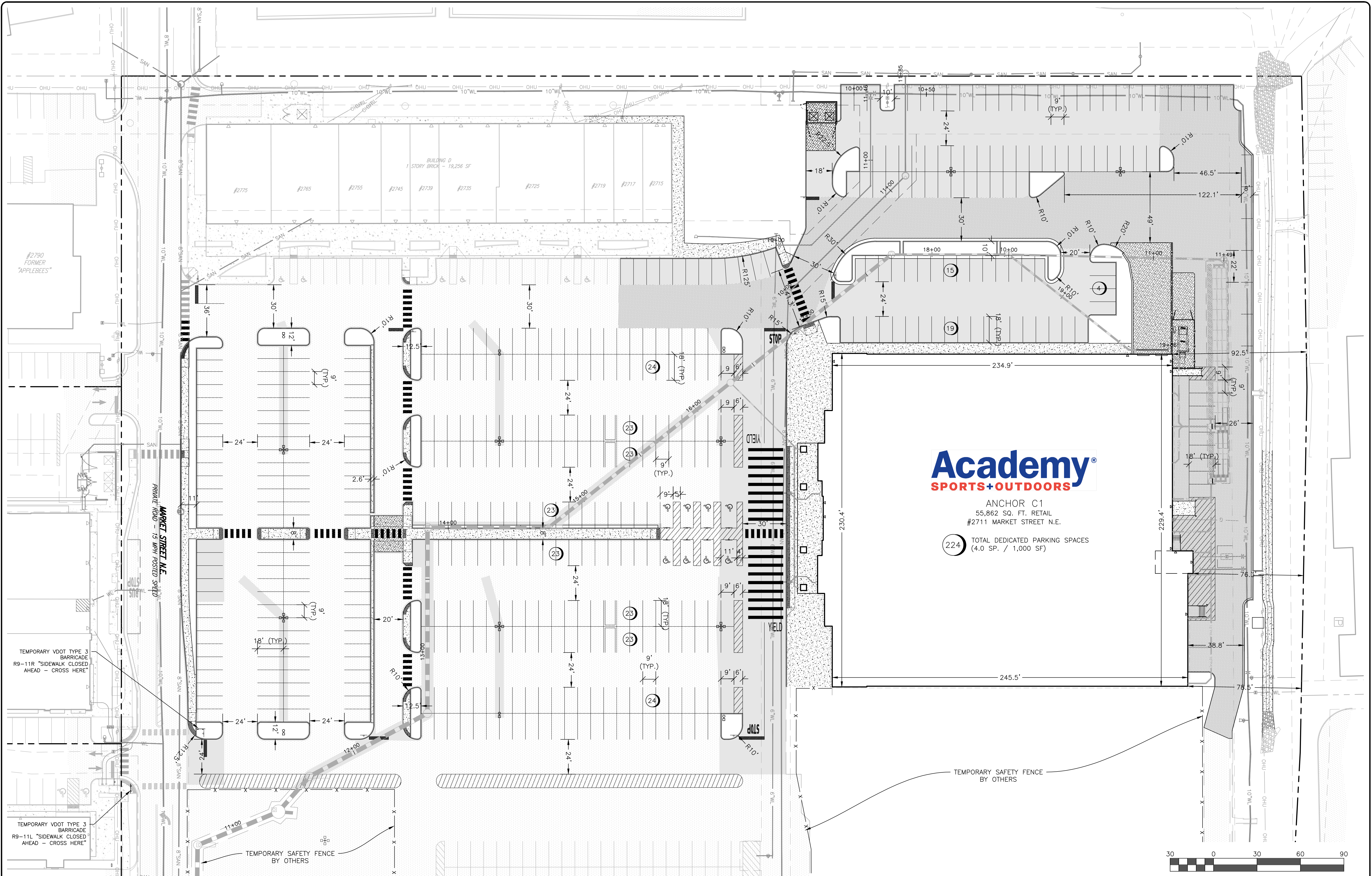


MARKET PLACE - ACADEMY SPORTS + OUTDOORS
BUILDING C1 - 2711 MARKET STREET N.E.
OVERALL LAYOUT PLAN

SHANESVILLE MAGISTRAL DISTRICT
TOWN OF CHRISTIANBURG, VIRGINIA

DRAWN BY: TGK
DESIGNED BY: TGK / JRT
CHECKED BY: JRT
DATE: 9/21/22
SCALE: 1"=30'
REVISIONS:
10/31/22

C5
PROJECT NO. 24220088.00



LAYOUT PLAN NOTES

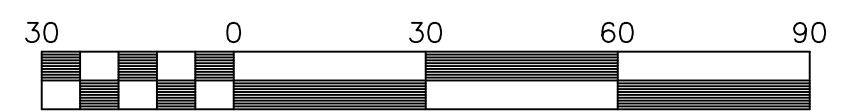
1. PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL. WHERE NO FLOW LINE EXISTS, AN EDGE OF PAVEMENT RADIUS OF 5' IS TYPICAL.
2. ANY PAVEMENT OR SIDEWALK DISTURBED OR DESTROYED OUTSIDE OF THE LIMITS OF DISTURBANCE DURING THE CONSTRUCTION PROCESS SHALL BE REPLACED AS NECESSARY AT NO COST TO THE TOWN OR OFFSITE PROPERTY OWNER.
3. SEE SIGNAGE PLAN BY OTHERS FOR EXACT SIZE AND HEIGHT OF SIGNS, INCLUDING BUILDING SIGNAGE. SIGNAGE SHALL BE PERMITTED SEPARATELY.
4. 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.

PAVEMENT MARKING NOTES:

1. STANDARD PARKING STRIPING: SURFACES SHOULD BE CLEAN AND DRY. STRIPING SHALL BE 4" WIDE, COLOR WHITE.
2. HANDICAP PARKING STRIPING: SURFACES SHOULD BE CLEAN AND DRY. STRIPING SHALL BE 4" WIDE, COLOR "HANDICAP BLUE".
3. HANDICAP SYMBOL  : SURFACES SHOULD BE CLEAN AND DRY. SYMBOL SHALL BE MIN. 36"x36" SIZE, COLOR "HANDICAP BLUE".
4. HATCHED ACCESS AISLES SHALL BE PAINTED COLOR "HANDICAP BLUE".

LEGEND

- | | |
|--------------------------------------|------------------------------|
| (A) CG-12 CURB RAMP | STANDARD DUTY ASPHALT PAVING |
| (B) PARKING BUMPER BLOCK | HEAVY DUTY ASPHALT PAVING |
| (C) CONCRETE SIDEWALK 5' WIDE U.N.O. | CONCRETE SIDEWALK |
| (D) CG-2 CURB | HEAVY DUTY CONCRETE PAVING |
| (H) HANDICAP PARKING & SIGN | ACCESSIBLE ROUTE |
| (M) VDOT R-11 STOP SIGN | |
| (J) PAVEMENT JOINT | |



SCALE: 1" = 30'

APPROVED: Engineering	Date
APPROVED: Planning	Date