

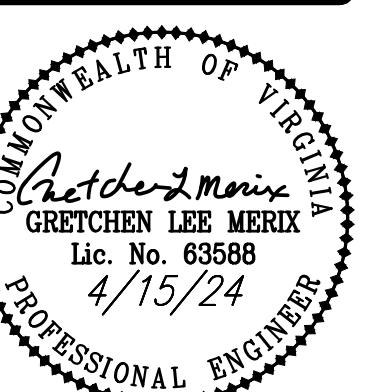


BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley
Shenandoah Valley

www.balzer.cc

80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290



SITE PLAN NOTES

1. PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL.
2. G.C. SHALL COORDINATE THE EXACT SANITARY SEWER AND DOMESTIC WATER LATERAL BUILDING TIE IN LOCATIONS WITH THE ARCHITECTURAL PLANS.
3. THE G.C. IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL CONDUIT ASSOCIATED WITH REQUIRED UTILITIES FOR THE PROPOSED BUILDING AND ALL NECESSARY UTILITIES ON-SITE SUCH AS LIGHTING, ELECTRICAL, ETC.
4. PROPOSED BUILDINGS WILL HAVE SPRINKLER SERVICE. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DETAILS.
5. SANITARY WASTE LINES FROM BUILDING SHALL BE A MINIMUM 4" PVC (MIN. SLOPE 2.0%) OR 6" PVC (MIN. SLOPE 1.04%). SEE ARCHITECTURALS.

PAVEMENT MARKING NOTES:

1. STANDARD PARKING STRIPING: 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".
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".

LEGEND

	BUMPER BLOCK		LIGHT DUTY ASPHALT PAVING
	CONCRETE SIDEWALK		HEAVY DUTY ASPHALT PAVING (TYPE 1)
	5' WIDE UNLESS OTHERWISE NOTED		HEAVY DUTY CONCRETE
	CG-12 CURB RAMP		CONCRETE
	MONUMENT SIGN (DESIGN BY OTHERS)		GREENSPACE
	CONCRETE PAD FOR TRANSFORMER (COOR. WITH ELEC. PLANS)		PAVERS
	ACCESS DOOR		GRAVEL
— PROPOSED ACCESSIBLE ROUTE			

*LIGHTING NOTE: LIGHT POLE LOCATIONS SHOWN ARE PRELIMINARY. CONFIRM EXACT LOCATIONS WITH ELECTRICAL DRAWINGS PRIOR TO INSTALLATION.

RT. #460
VARIABLE WIDTH R/W

STORMWATER BASIN
Hwy. P.B. 11, PGS 258-272

BENCHMARK
TOP OF ROD
ELEV. = 2049.96'

BENCHMARK
TOP OF ROD
ELEV. = 2054.03'

6' BLACK CHAINLINK FENCE

STORMWATER MANAGEMENT AREA

GRAVEL
STORMWATER ACCESS PATH

28' BUILDING SETBACK
(49' HGT)

APPROV.
STORMWAT.
DETENTION
INST. #20

