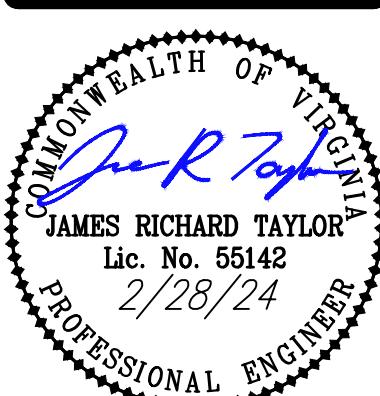




BALZER
& ASSOCIATES
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CALIBER COLLISION CHRISTIANSBURG

LAYOUT & DIMENSIONAL PLAN

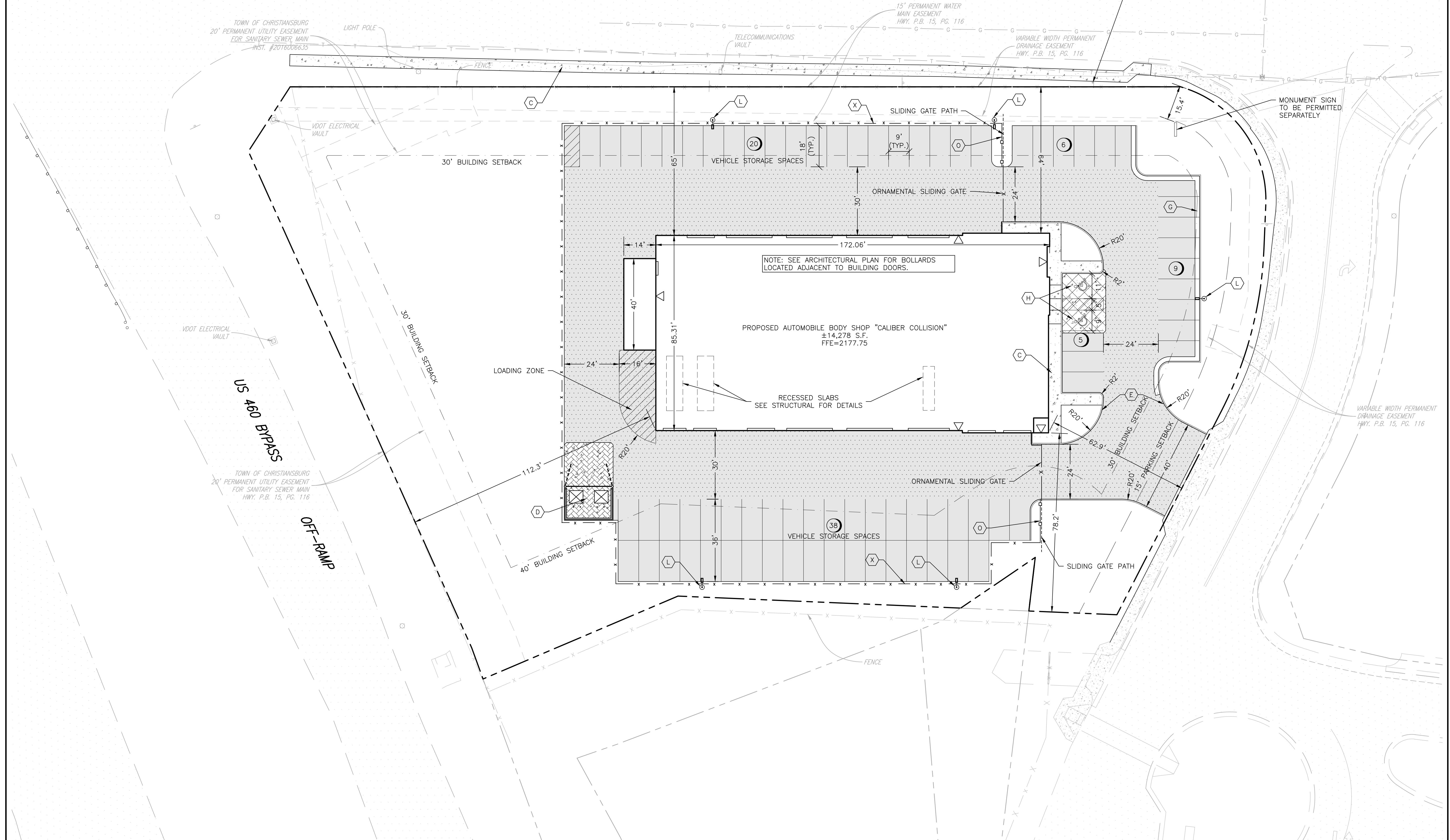
1999 ROANOKE STREET
SHAWNSVILLE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY AWC
DESIGNED BY AWC
CHECKED BY JRT
DATE 12/15/23
SCALE 1" = 20'
REVISIONS 2/24
2/28/24

20 0 20 40 60
1" = 20'

U.S. ROUTE 11 / ROUTE 460 BUSINESS - ROANOKE STREET

VARIABLE WIDTH RIGHT-OF-WAY - HWY. P.B. 15, PG. 116-118



LEGEND

CONCRETE SIDEWALK	CONCRETE
DUMPSTER ENCLOSURE	CONCRETE PAVING
CG-2 CURB	HEAVY DUTY CONCRETE PAVING
CG-6 CURB & GUTTER	ASPHALT PAVING
HANDICAP PARKING & WALL-MOUNTED SIGN	HEAVY DUTY ASPHALT PAVING
LIGHT POLE	
ORNAMENTAL FENCE	
CHAIN LINK FENCE W/ SLATS	

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 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".

APPROVED: Engineering	Date
APPROVED: Planning	Date

C5

PROJECT NO. 24230160