



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

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



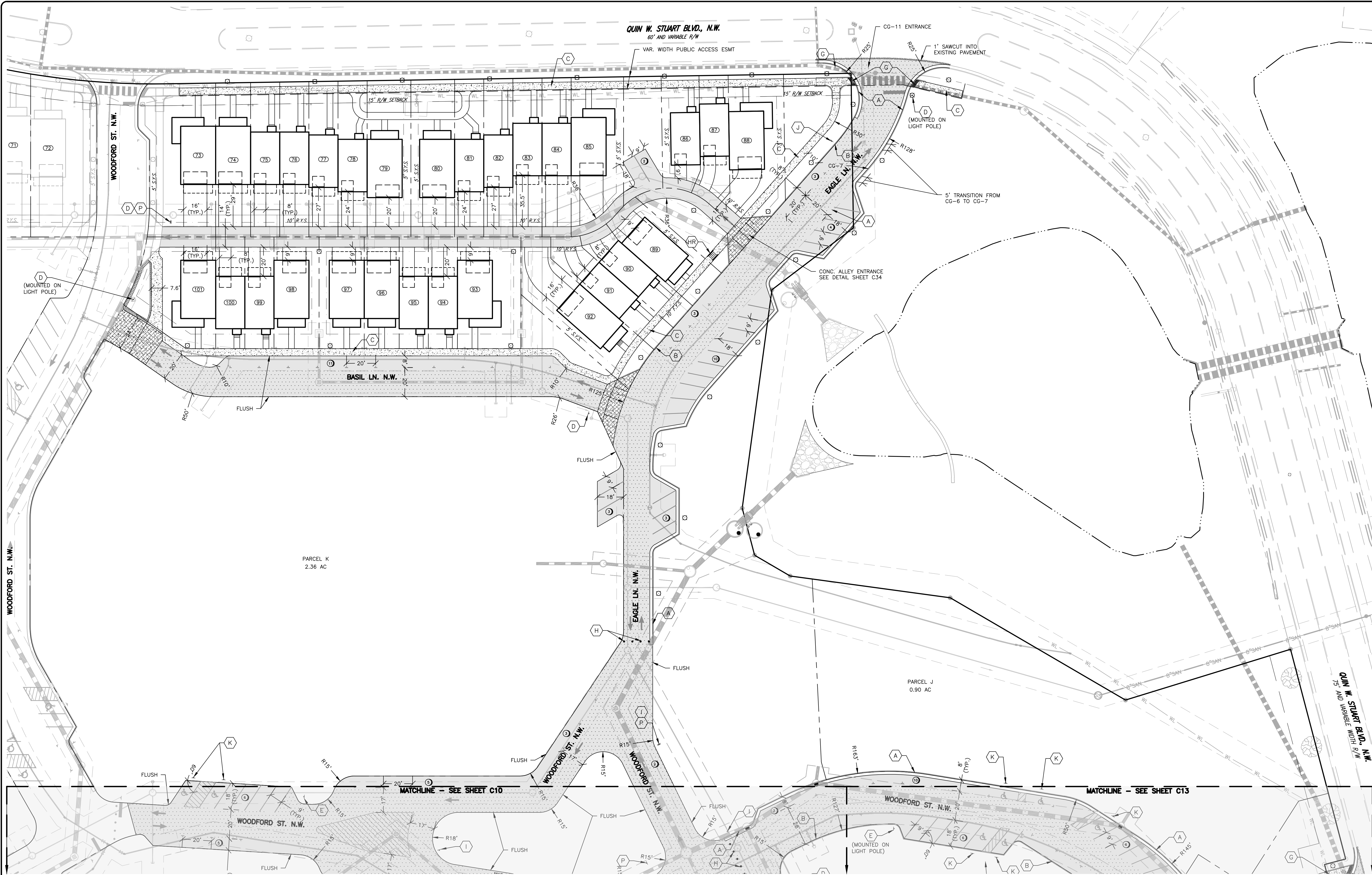
CLIFTON TOWN CENTER - PHASE II

LAYOUT & DIMENSIONAL PLAN - AREA A

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

DRAWN BY: ACN
DESIGNED BY: ACN
CHECKED BY: SMS
DATE: 01/18/2022
SCALE: 1"=30'
REVISIONS:
05/02/2022
06/20/2022
06/26/2024

C7
PROJECT NO. 24210086.00



PAVEMENT MARKING NOTES:

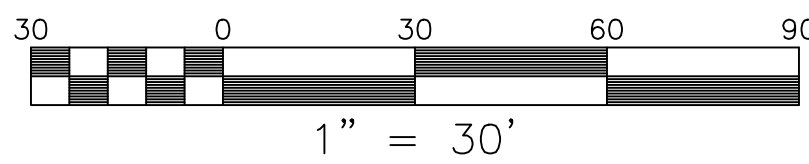
- STANDARD PARKING STRIPING: SURFACES SHOULD BE CLEAN AND DRY. STRIPING SHALL BE 4" WIDE, COLOR WHITE.
- HANDICAP PARKING STRIPING: SURFACES SHOULD BE CLEAN AND DRY. STRIPING SHALL BE 4" WIDE, COLOR "HANDICAP BLUE".
- HANDICAP SYMBOL: SURFACES SHOULD BE CLEAN AND DRY. SYMBOL SHALL BE MIN. 36"x36" SIZE,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

LEGEND

- | | |
|---|--|
| (A) CG-6 CURB & GUTTER | (HR) HAND RAIL |
| (B) CG-2 CURB | (I) VDOT YIELD SIGN (R1-2) |
| (C) CONCRETE SIDEWALK
5' WIDE UNLESS OTHERWISE NOTED | (J) "TRAFFIC CALMING" SIGN
SEE DETAIL SHEET C29 |
| (D) VDOT STOP SIGN (R1-1) | (K) HANDICAP PARKING SPACE & SIGN
SEE DETAIL SHEETS C29 & C34 |
| (E) "BACK IN ONLY" SIGN
SEE DETAIL SHEET C29 | (O) "TOWNHOUSE PARKING ONLY" SIGN
TO BE PLACED WITHIN PROJECT AT DEVELOPER'S DISCRETION |
| (F) VDOT ONE WAY SIGN (R6-1) | (P) VDOT DO NOT ENTER & WRONG WAY SIGNS
(R5-1 & R5-1A) |
| (G) CG-12 CURB RAMP
DETECTABLE WARNING SURFACE
REMOVABLE BOLLARD
(TYPE/MANUFACTURE TO BE SPECIFIED BY DEVELOPER/OWNER) | (Q) VDOT NO LEFT TURN SIGN (R3-2) |
- | | |
|--|---------------------|
| ASPHALT PAVING | CONCRETE |
| HEAVY DUTY ASPHALT PAVING | HEAVY DUTY CONCRETE |
| PAVERS
SEE LANDSCAPE PLAN FOR DETAILS | |

SITE PLAN NOTES

- PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL.
- ALL PROPOSED SITE STAIRS HAVE 6" RISERS WITH 12" TREADS UNLESS OTHERWISE NOTED.
- CG-16 16 FT TALL LIGHT POLE WITH 2 LANTERNS
- CG-14 14 FT LIGHT POLE WITH 1 LANTERN
- LOADING ZONES FOR FUTURE PARCEL HAVE NOT BEEN SHOWN AT THIS TIME AS THEIR USE AND TOTAL SIZE HAS NOT BEEN DETERMINED. ALL FUTURE PARCELS SHALL ADHERE TO THE LOADING REQUIREMENTS SET FORTH IN THE TOWN CODE. LOADING ZONES SHALL BE CONSTRUCTED/ADDED IF THE FUTURE DEVELOPMENT MEETS THE WARRANTS SET FORTH IN THE TOWN CODE.



TOWN OF CHRISTIANSBURG APPROVAL BLOCK

PLANNING DIRECTOR _____ DATE _____

ENGINEERING DIRECTOR _____ DATE _____