

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

TOWN OF CHRISTIANSBURG
20' PERMANENT UTILITY EASEMENT
FOR SANITARY SEWER MAIN
INST. #20TB006635

LIGHT POLE

FENCE

30' BUILDING SETBACK

VDOT ELECTRICAL
VAULT

TOWN OF CHRISTIANSBURG
20' PERMANENT UTILITY EASEMENT
FOR SANITARY SEWER MAIN
HWY. P.B. 15, PG. 116

US 460 BYPASS
OFF-RAMP

LEGEND

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

LAYOUT PLAN NOTES

- 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.
- SEE SIGNAGE PLAN BY OTHERS FOR EXACT SIZE AND HEIGHT OF SIGNS, INCLUDING BUILDING SIGNAGE. SIGNAGE SHALL BE PERMITTED SEPARATELY.
- 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:

- 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".

CALIBER COLLISION CHRISTIANSBURG
1995 ROANOKE STREET

LAYOUT & DIMENSIONAL PLAN

SHAWNSVILLE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY AWC
DESIGNED BY AWC
CHECKED BY JRT
DATE 12/15/23
SCALE 1" = 20'
REVISIONS 2/9/24
2/28/24
3/28/24

41772028.3 15:20 PM

C5

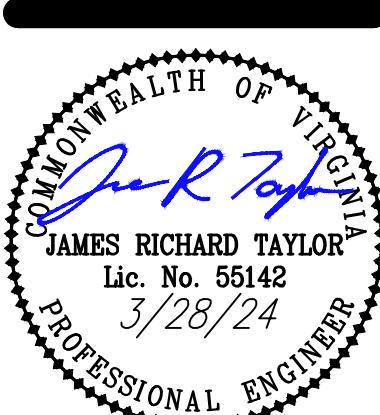
PROJECT NO.

24230160.0



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



JAMES RICHARD TAYLOR
Lic. No. 55142
3/28/24

PROFESSIONAL ENGINEER

Michael Kelley 05/08/2024
3:51:50 PM

APPROVED: Engineering Date

Andrew Warren 05/08/2024
3:52:25 PM

APPROVED: Planning Date