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CLIFTON TOWN CENTER - PHASE II

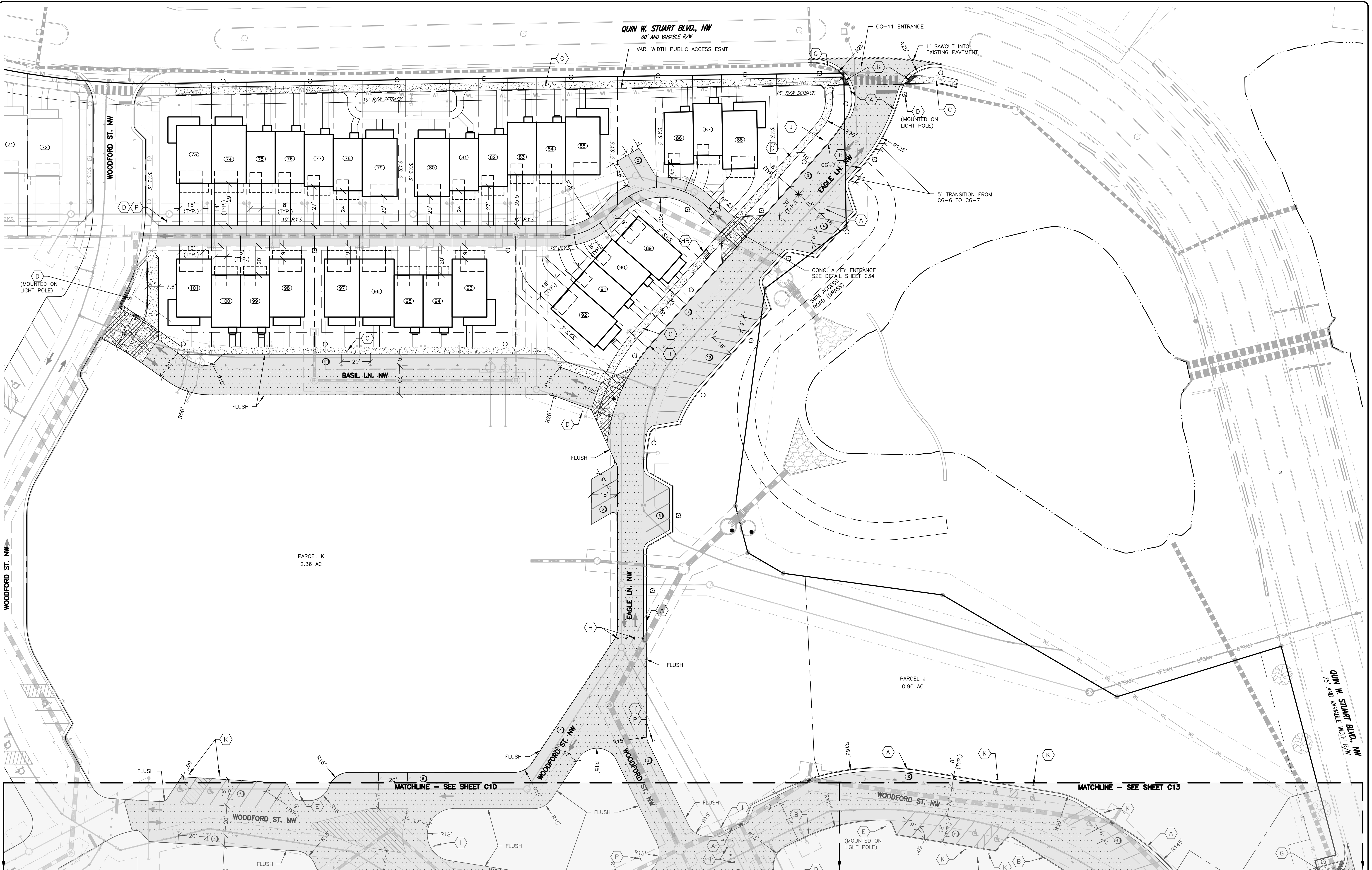
LAYOUT & DIMENSIONAL PLAN - AREA A

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
09/16/2024

PROJECT NO. **C7**
24210086.00

TOC COVER AND NOTES REVISION 2022.08.03



PAVEMENT MARKING NOTES:

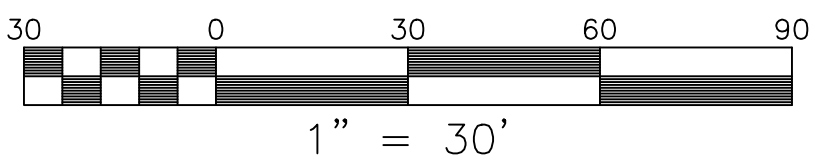
- STANDARD PARKING STRIPING: SURFACES SHOULD BE CLEAN AND DRY. STRIPING SHALL BE 4" WIDE, COLOR WHITE.
- HANDICAP PARKING STRIPING: SURFACES SHOULD BE CLEAN AND DRY. STRIPING SHALL BE 4" WIDE, COLOR "HANDICAP BLUE".
- HANDICAP SYMBOL: SURFACES SHOULD BE CLEAN AND DRY. SYMBOL SHALL BE MIN. 36"x36" SIZE,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

LEGEND

- | | | | |
|---|--|--|---------------------|
| (A) CG-6 CURB & GUTTER | (HR) HAND RAIL | ASPHALT PAVING | CONCRETE |
| (B) CG-2 CURB | (I) VDOT YIELD SIGN (R1-2) | HEAVY DUTY ASPHALT PAVING | HEAVY DUTY CONCRETE |
| (C) CONCRETE SIDEWALK
5' WIDE UNLESS OTHERWISE NOTED | (J) "TRAFFIC CALMING" SIGN
SEE DETAIL SHEET C29 | PAVERS
SEE LANDSCAPE PLAN FOR DETAILS | |
| (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) | | |

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