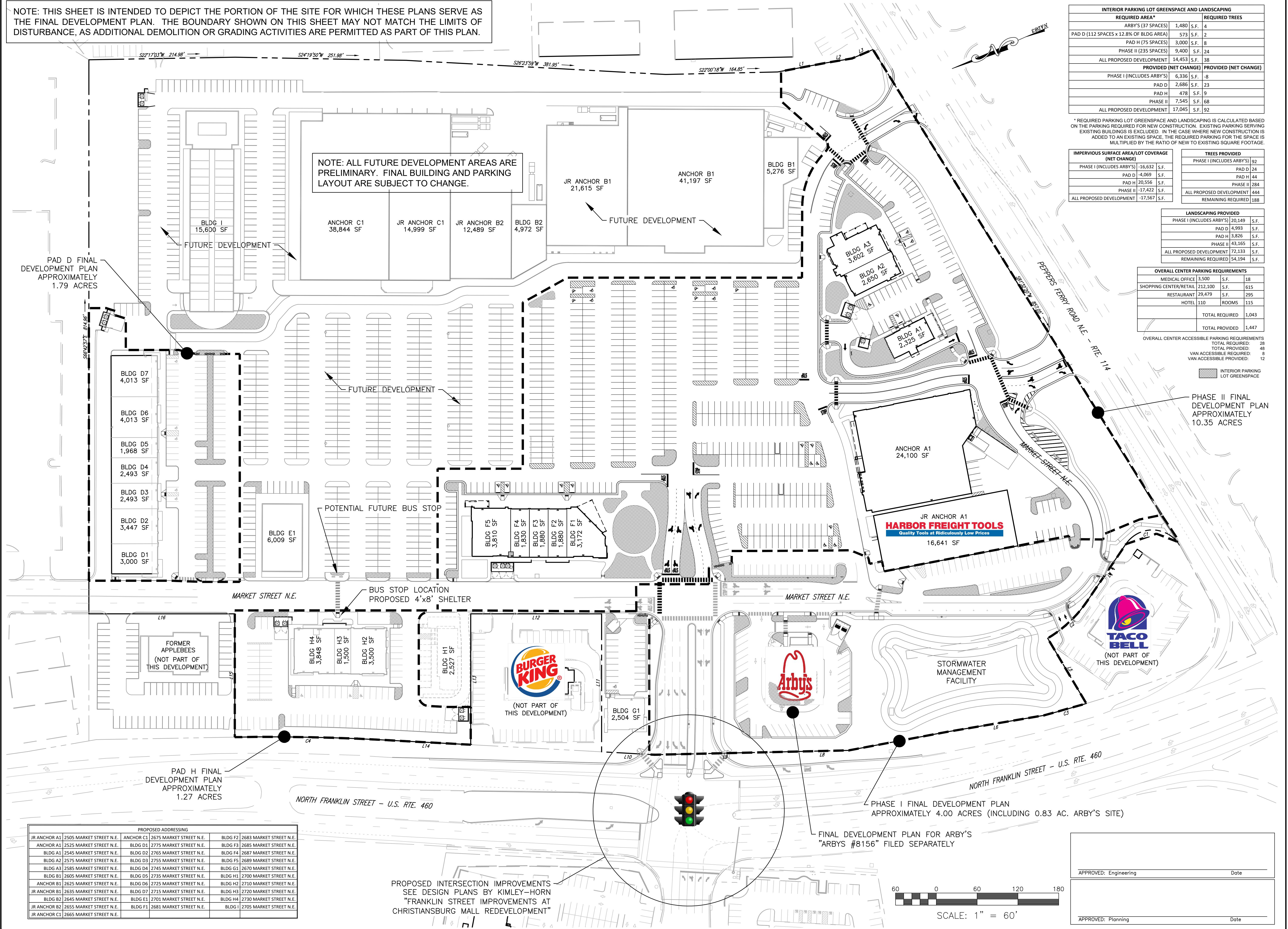


MARKET PLACE REDEVELOPMENT PHASE II MASTER PLAN

SHAWSVILLE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY
JRT
DESIGNED BY
JRT
CHECKED BY
SMS
DATE
5/1/19
SCALE
1" = 60'
REVISIONS

NOTE: THIS SHEET IS INTENDED TO DEPICT THE PORTION OF THE SITE FOR WHICH THESE PLANS SERVE AS THE FINAL DEVELOPMENT PLAN. THE BOUNDARY SHOWN ON THIS SHEET MAY NOT MATCH THE LIMITS OF DISTURBANCE, AS ADDITIONAL DEMOLITION OR GRADING ACTIVITIES ARE PERMITTED AS PART OF THIS PLAN.





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

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New River Valley / Staunton
Harrisonburg / Lynchburg
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448 Peppers Ferry Road, NW
Christiansburg, VA 24073
540.381.4290

James Richard Taylor
Lic. No. 55142
5/1/19
PROFESSIONAL ENGINEER

MARKET PLACE REDEVELOPMENT PHASE II LAYOUT AND UTILITIES PLAN AREA A

SHAWNEE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY
JRT
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5/1/19
SCALE
1" = 20'
REVISIONS

LAYOUT PLAN NOTES

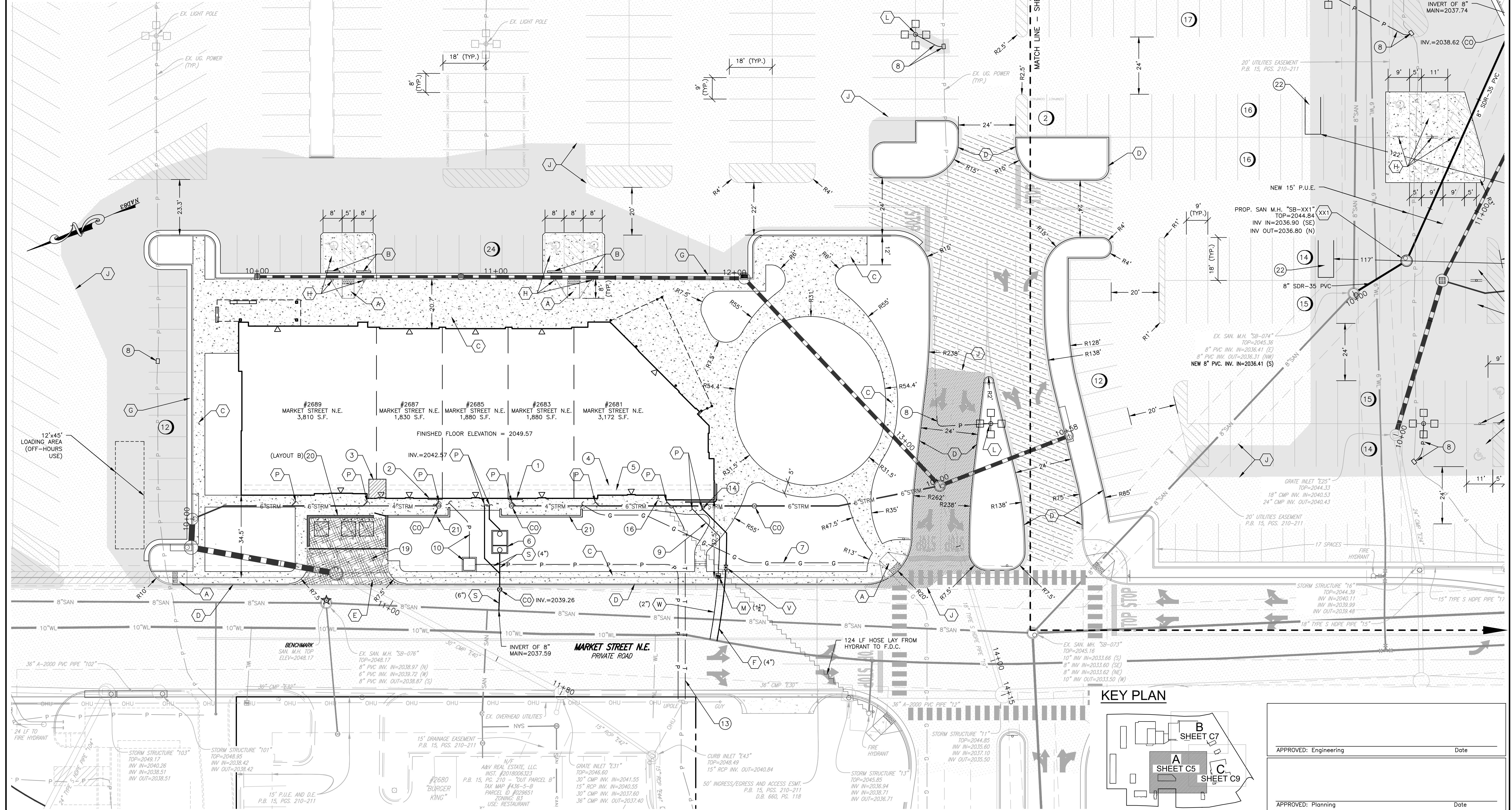
1. PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL. WHERE NO FLOW LINE EXISTS, AN EDGE OF PAVEMENT RADIUS OF 5' IS TYPICAL.
2. ANY PAVEMENT OR SIDEWALK DISTURBED OR DESTROYED OUTSIDE OF THE LIMITS OF THE BOUNDARY DURING THE CONSTRUCTION PROCESS SHALL BE REPLACED AS NECESSARY AT NO COST TO THE TOWN OR OFFSITE PROPERTY OWNER.
3. SEE SIGNAGE PLAN BY OTHER FOR EXACT SIZE AND HEIGHT OF SIGNS, INCLUDING BUILDING SIGNAGE. SIGNAGE SHALL BE PERMITTED SEPARATELY.

NOTICE
SEE LEGEND AND NUMBERED
KEY NOTES LOCATED ON
SHEET C7.

UTILITIES PLAN NOTES

1. GENERAL CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE G.C. IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL CONDUIT ASSOCIATED WITH REQUIRED UTILITIES FOR THE PROPOSED IMPROVEMENTS AND ANY NECESSARY UTILITIES ON-SITE SUCH AS LIGHTING, ELECTRICAL, CATV, ETC.
3. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, OWNER, AND THE TOWN OF CHRISTIANSBURG.
4. G.C. SHALL OBTAIN A CURRENT PRESSURE TEST UPON CONNECTION OF THE WATER SERVICE TO THE MAIN AND INSTALL A PRESSURE REDUCING VALVE IN ACCORDANCE WITH DETAIL RV-3 IF NECESSARY TO MEET TENTANT REQUIREMENTS.
5. LIGHT POLE LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL PHOTOMETRIC DESIGN. NEW LIGHT POLES SHALL NOT EXCEED 30 FEET IN HEIGHT.

20 0 20 40 60
SCALE: 1" = 20'



KEY NOTES

1. GAS METER OR GAS METER MANIFOLD (PROVIDE 1 METER PER TENANT SPACE). CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ATOMS ENERGY REGARDING THE SIZE AND INSTALLATION OF THE GAS SERVICE LINES AND METERS IN ACCORDANCE WITH TENANT REQUIREMENTS.
2. ELECTRIC METER OR METER CENTER (PROVIDE 1 METER PER TENANT SPACE).
3. FIRE SPRINKLER CONTROL ROOM AND ROOF ACCESS WITH EXTERIOR DOOR. PROVIDE SIGNAGE ON DOOR VISIBLE FROM MARKET STREET.
4. 4" GREASE WASTE LINE. WHERE LATERAL SERVES MULTIPLE TENANT SPACES, EXTEND PIPING UNDER SLAB WITH A MINIMUM DEPTH OF 30" BELOW FINISHED FLOOR AT EACH TENANT SPACE.
5. 4" NON-GREASE WASTE LINE. WHERE LATERAL SERVES MULTIPLE TENANT SPACES, EXTEND PIPING UNDER SLAB WITH A MINIMUM DEPTH OF 30" BELOW FINISHED FLOOR AT EACH TENANT SPACE.
6. 1,500 GALLON GREASE INTERCEPTOR. GREASE INTERCEPTOR AND MANHOLE COVERS SHALL BE H-20 TRAFFIC RATED.
7. GAS SERVICE LINE. CONTRACTOR SHALL CONFIRM FINAL LOCATION OF CONNECTION TO MAIN AND COORDINATE INSTALLATION WITH ATOMS ENERGY.
8. INSTALL PVC CONDUIT AS NECESSARY FOR ELECTRICAL SERVICE TO SITE LIGHTING. INSTALL TRAFFIC RATED ELECTRICAL PULL BOXES AS NECESSARY.
9. 2" DOMESTIC WATER SERVICE TO BUILDING. BACKFLOW DEVICE(S) TO BE PROVIDED INTERIOR TO BUILDING. PLUMBER TO INSTALL 1 1/2" SERVICE STUB AND SUB-METER TO EACH TENANT SPACE WITHIN BUILDING PER TENANT REQUIREMENTS.
10. APPROXIMATE LOCATION OF TRANSFORMER AND ELECTRIC SERVICE LINE. CONTRACTOR SHALL CONFIRM FINAL LOCATION AND SIZE OF TRANSFORMER AND SERVICE LINE PRIOR TO COMMENCEMENT OF WORK.
11. RELOCATED SERVICE PANEL FOR PARKING LOT LIGHTING. COORDINATE INSTALLATION WITH AEP.
12. RELOCATED FIRE HYDRANT ASSEMBLY.
13. INSTALL PVC CONDUIT AS NECESSARY FOR TELECOM. APPROXIMATE LOCATION OF SERVICE LINE. C.C. SHALL CONFIRM FINAL LOCATION WITH TELECOM PROVIDER PRIOR TO COMMENCEMENT OF SITE WORK.
14. PROVIDE REDUCER IF NECESSARY TO CONNECT TO BUILDING FIRE SPRINKLER LINE SIZE. BACKFLOW PREVENTER DEVICE REQUIRED.
15. FREE-STANDING YARD FIRE DEPARTMENT CONNECTION. CONNECT TO BUILDING SPRINKLER SYSTEM.
16. BUILDING MOUNTED FIRE DEPARTMENT CONNECTION.
17. DRIVE THRU CLEARANCE BAR BY TENANT. PROVIDE FOUNDATION AND CONDUIT TO LOCATION. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH TENANT.
18. DRIVE THRU ORDER BOARD BY TENANT. PROVIDE FOUNDATION AND CONDUIT TO LOCATION. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH TENANT.
19. DUMPSTER ENCLOSURE CONCRETE SHALL BE 6" THICK REINFORCED CONCRETE.
20. MASONRY DUMPSTER ENCLOSURE W/ METAL GATES AND PEDESTRIAN ACCESS. SEE DETAILS.
21. ACCENT SCREENING WALL (SEE ARCHITECTURAL PLANS).
22. INSTALL CART CORRAL AND PERMANENTLY ANCHOR TO GROUND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. RTS COMPANIES PART NUMBER 4031-00500A-XX-00 COLOR RED OR EQUAL APPROVED BY TENANT.
23. INSTALL BIKE RACK AND PERMANENTLY ANCHOR TO GROUND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ULINE PART NUMBER H-2544BL 5-LOOP WAVE STYLE BIKE RACK OR EQUAL APPROVED BY TENANT.
24. EXPECTANT MOTHER/NEW FAMILY PARKING. TENANT TO PROVIDE SIGNS. CONTRACTOR TO PROVIDE AND INSTALL BASE.

LAYOUT PLAN NOTES

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LEGEND

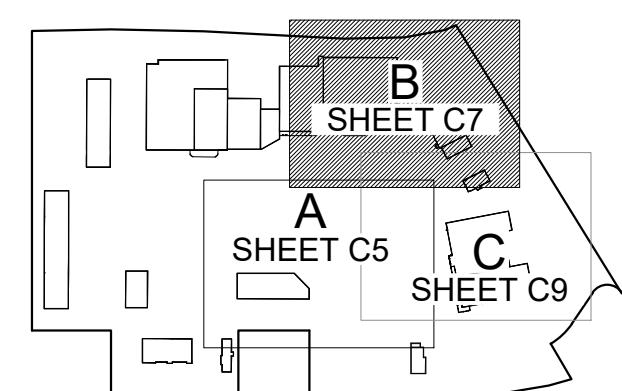
Ⓐ CG-12 CURB RAMP	STANDARD DUTY ASPHALT PAVING
Ⓑ PARKING BUMPER BLOCK	HEAVY DUTY ASPHALT PAVING
Ⓒ CONCRETE SIDEWALK	PAVEMENT MILL & OVERLAY
Ⓓ 5' WIDE U.L.O.	CONCRETE SIDEWALK
Ⓔ CG-2 CURB	HEAVY DUTY CONCRETE PAVING
Ⓕ DUMPSTER ENCLOSURE	THICKNESS AS NOTED
Ⓖ FIRE SERVICE LATERAL	
Ⓗ SIZE AS NOTED	
Ⓘ TOWN OF CHRISTIANSBURG	
Ⓙ CONTRACTOR EXISTING	
Ⓙ TOWN OF CHRISTIANSBURG	
Ⓙ CONTRACTOR EXISTING	
Ⓖ CG-6 CURB AND GUTTER	
Ⓗ HANDICAP PARKING & SIGN	
Ⓘ PAVEMENT JOINT	
Ⓚ CONCRETE APRON	
Ⓛ LIGHT POLE (EXISTING POLE & FIXTURE RELOCATED)	
Ⓜ WATER METER	
Ⓜ SIZE AS NOTED	
Ⓣ TOWN OF CHRISTIANSBURG	
Ⓣ CONTRACTOR EXISTING	
Ⓝ CG-9D ENTRANCE APRON	
Ⓓ BACKFLOW PREVENTER IN MANHOLE	
Ⓟ CONNECTION BY PLUMBER	
ⓧ FIRE HYDRANT ASSEMBLY	
ⓧ SEGMENTAL BLOCK RETAINING WALL (DESIGN BY OTHERS. PROVIDE RAILING PER CODE)	
Ⓢ SEWER LATERAL	
Ⓢ SIZE AS NOTED	
Ⓣ UTILITY CONTRACTOR EXISTING	
Ⓣ WATERLINE BLOWOFF ASSEMBLY	
ⓧ POST INDICATOR VALVE	
ⓧ WATER LATERAL	
ⓧ SIZE AS NOTED	
Ⓣ TOWN OF CHRISTIANSBURG	
Ⓣ CONTRACTOR EXISTING	

20 0 20 40 60

SCALE: 1" = 20'



KEY PLAN





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