

MARKET PLACE REDEVELOPMENT PHASE II LAYOUT AND UTILITIES PLAN AREA A

SHAWNEE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY
JRT
DESIGNED BY
JRT
CHECKED BY
SMS
DATE
5/1/19
SCALE
1" = 20'

REVISIONS

6/1/19

8/14/19

12/4/19

8/1/2020

△

NOTICE

SEE LEGEND AND NUMBERED KEY
NOTES LOCATED ON SHEET C7.

APPROVED: Engineering Date

APPROVED: Planning Date

PROJECT NO
24190024

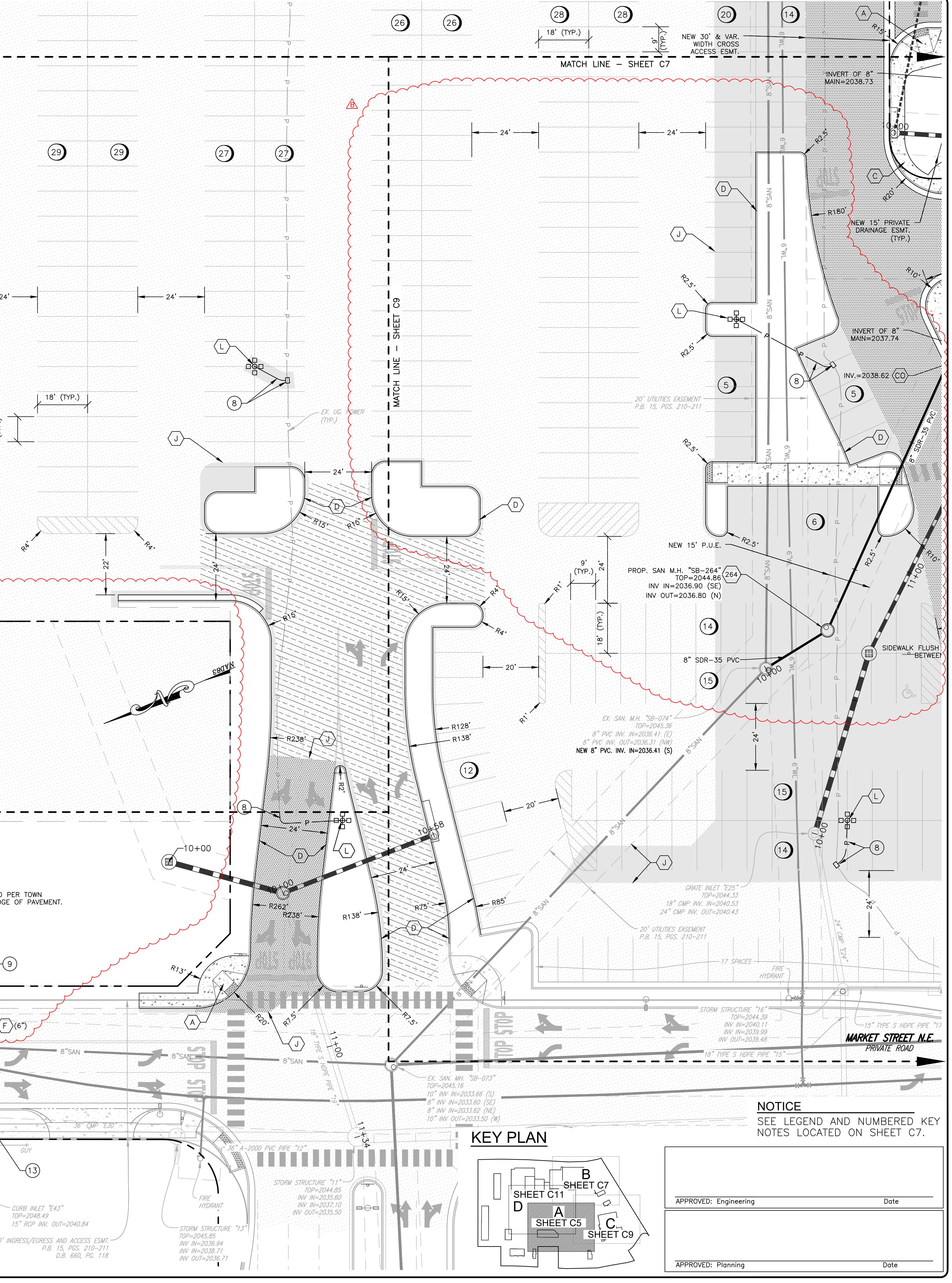
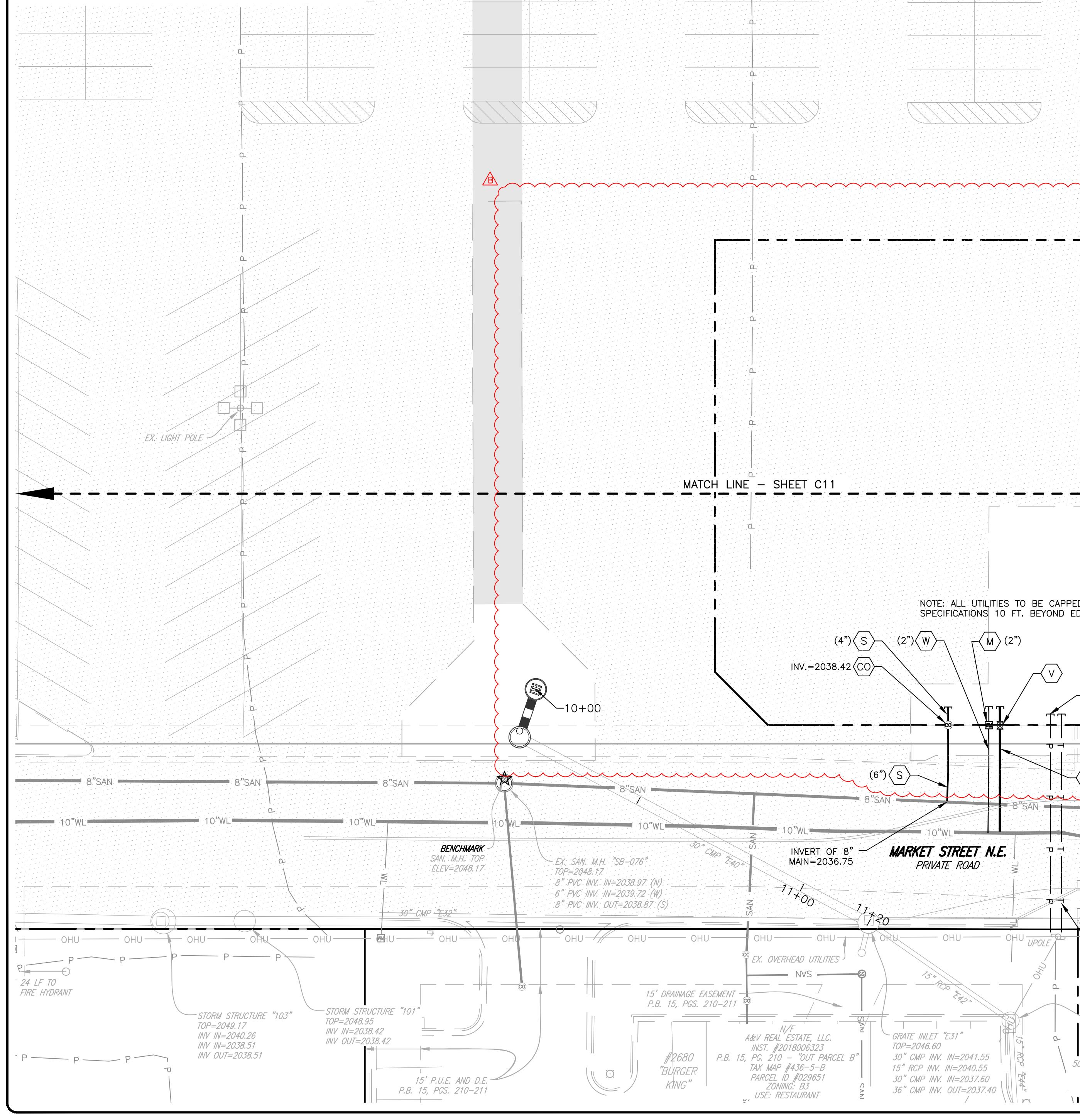
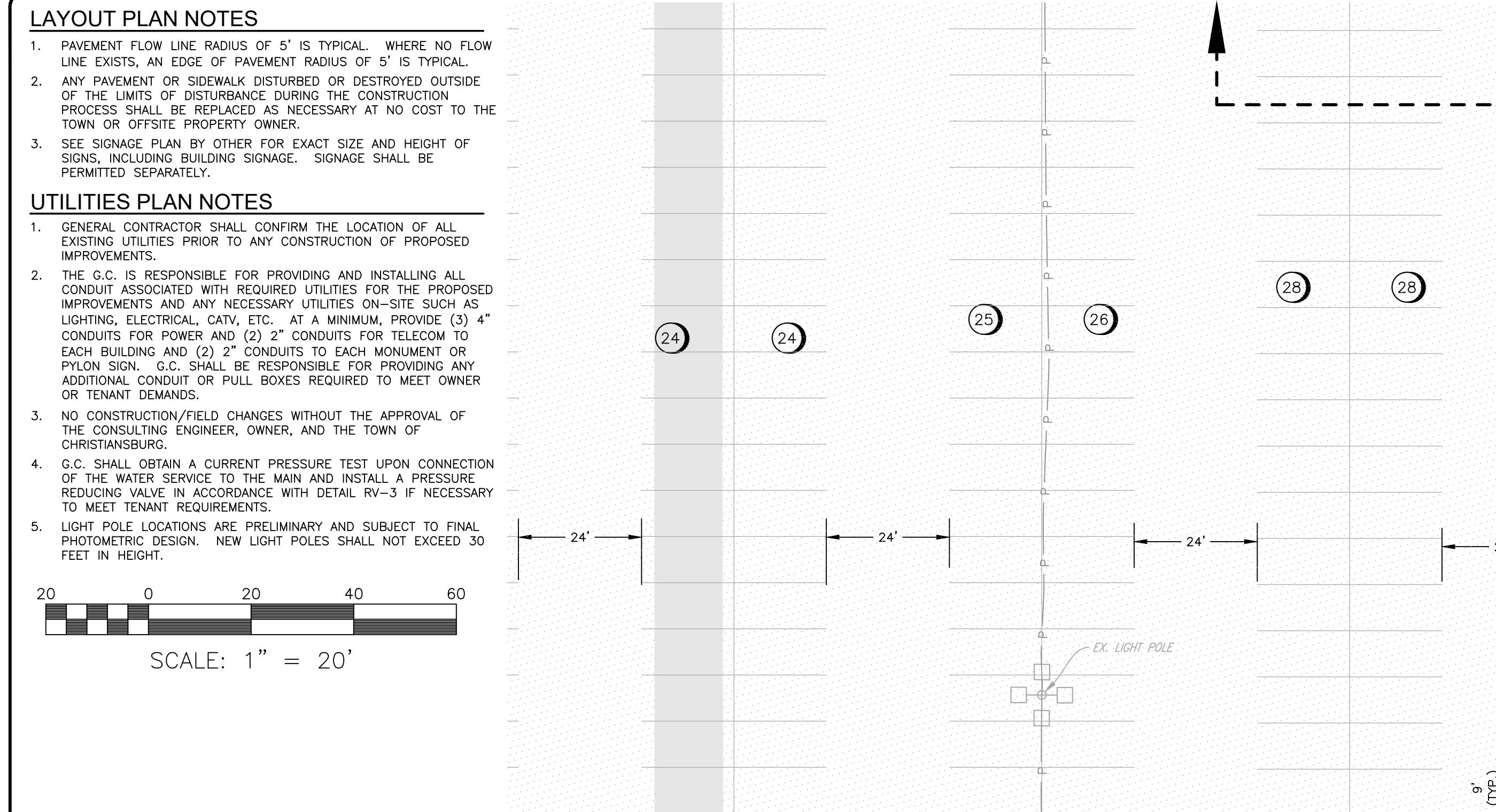
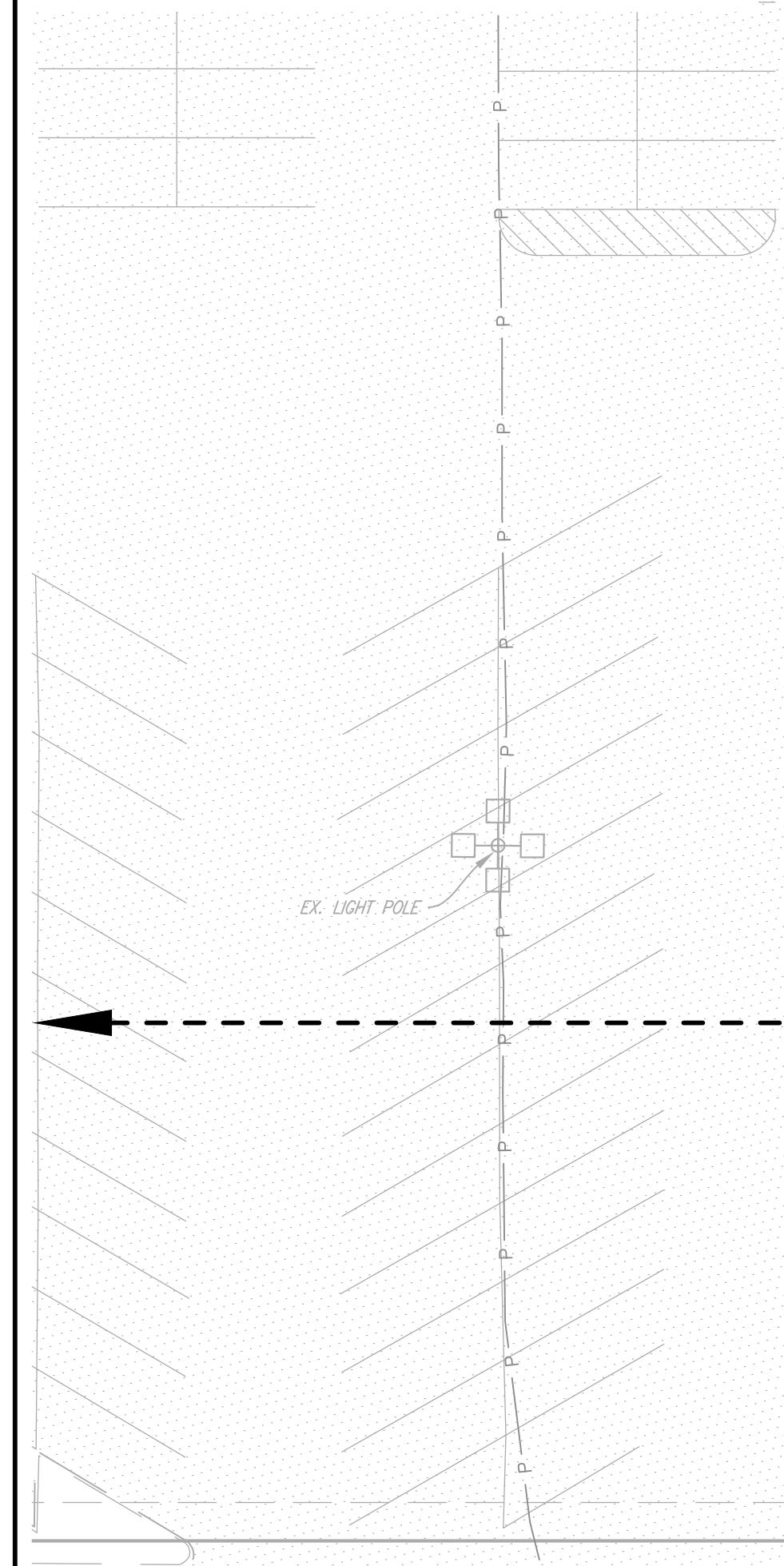
LAYOUT PLAN NOTES

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 REPAVED 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.

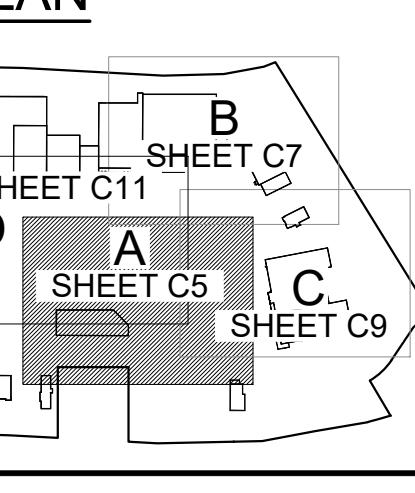
UTILITIES PLAN NOTES

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. AT A MINIMUM, PROVIDE (3) 4" CONDUITS FOR POWER AND (2) 2" CONDUITS FOR TELECOM TO EACH BUILDING AND (2) 2" CONDUITS TO EACH MONUMENT OR PYLON SIGN. G.C. SHALL BE RESPONSIBLE FOR PROVIDING ANY ADDITIONAL CONDUIT OR PULL BOXES REQUIRED TO MEET OWNER OR TENANT DEMANDS.
3. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSTRUCTION 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 TENANT 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'



APPROVED: Engineering	Date
APPROVED: Planning	Date



KEY PLAN

KEY NOTES

1. GAS METER OR GAS METER MANIFOLD (PROVIDE 1 METER PER TENANT SPACE). CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ATMOS 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. CONNECTION TO IRRIGATION SYSTEM BY IRRIGATION CONTRACTOR.
4. 6" 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. 6" 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 ATMOS ENERGY.
8. INSTALL PVC CONDUIT AS NECESSARY FOR ELECTRICAL SERVICE TO SITE LIGHTING.
9. INSTALL PVC CONDUIT AS NECESSARY FOR ELECTRIC SERVICE. APPROXIMATE LOCATION OF SERVICE LINE. G.C. SHALL CONFIRM FINAL LOCATION WITH SERVICE PROVIDER PRIOR TO COMMENCEMENT OF SITE WORK.
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. G.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. FIRE SPRINKLER CONTROL ROOM AND ROOF ACCESS WITH EXTERIOR DOOR. PROVIDE SIGNAGE ON DOOR VISIBLE FROM PARKING LOT.
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.
25. EXISTING BUILDING SANITARY SEWER TO REMAIN TO SERVE UNITS #2609 - #2625. SEE ARCHITECTURAL PLANS.
26. 1" RPZ TYPE BACKFLOW PREVENTER IN ABOVE GRADE ENCLOSURE (DEKORA OR EQUIVALENT). INSTALLATION OF A RPZ DEVICE IN A PIT OR SUBSURFACE BOX IS PROHIBITED. DEVICE SHALL BE TESTED AND APPROVED PRIOR TO BEING PLACED IN SERVICE. COORDINATE PERMITTING WITH TOWN OF CHRISTIANSBURG.

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LEGEND

CG-12 CURB RAMP	STANDARD DUTY ASPHALT PAVING
CG-12 BUMPER BLOCK	HEAVY DUTY ASPHALT PAVING
CONCRETE SIDEWALK	PAVEMENT MILL & OVERLAY
COLEOUT	CONCRETE SIDEWALK
CG-2 CURB	HEAVY DUTY CONCRETE PAVING
DUMPSTER ENCLOSURE	THICKNESS AS NOTED
Fire SERVICE LATERAL	
SIZE AS NOTED	
TOWN OF CHRISTIANSBURG	
X	UTILITY CONTRACTOR EXISTING
CG-4 CURB AND GUTTER	
HANDICAP PARKING & SIGN	
PAVEMENT JOINT	
CONCRETE APRON	
LIGHT POLE (EXISTING POLE & FIXTURE RELOCATED)	
WATER METER	
X	SIZE AS NOTED
TOWN OF CHRISTIANSBURG	
X	UTILITY CONTRACTOR EXISTING
CG-9D ENTRANCE APRON	
BACKFLOW PREVENTER IN MANHOLE	
SIZE AS NOTED	
CONNECTION BY PLUMBER	
FIRE HYDRANT ASSEMBLY	
SEGMENTAL BLOCK RETAINING WALL (DESIGN BY OTHERS, PROVIDE RAILINGS PER CODE)	
SEWER LATERAL	
X	UTILITY CONTRACTOR EXISTING
SIZE AS NOTED	
IRRIGATION WATER METER (5/8")	
X	TOWN OF CHRISTIANSBURG
UTILITY CONTRACTOR EXISTING	
WATER LINE BLOWOFF ASSEMBLY	
POST INDICATOR VALVE	
WATER LATERAL	
SIZE AS NOTED	
X	TOWN OF CHRISTIANSBURG
UTILITY CONTRACTOR EXISTING	
WATER LATERAL (3/4")	
X	TOWN OF CHRISTIANSBURG
UTILITY CONTRACTOR EXISTING	

NOTE: ALL WATER AND SEWER APPURTENANCES NOTED IN THE LEGEND SHALL BE INSTALLED PER TOWN SPECIFICATIONS USING PREFERRED PRODUCTS.

SCALE: 1" = 20'

20 0 20 40 60

EX. SAN. M.H. "SB-079" TOP=2048.19

8" PVC INV. IN=2040.09 (N)

6" PVC INV. IN=2039.99 (SE)

8" PVC INV. OUT=2040.09 (W)

EX. SAN. M.H. "SB-266" TOP=2046.46

INV IN=2039.13 (S)

INV OUT=2039.03 (NW)

PROP. SAN. M.H. "SB-266" TOP=2046.46

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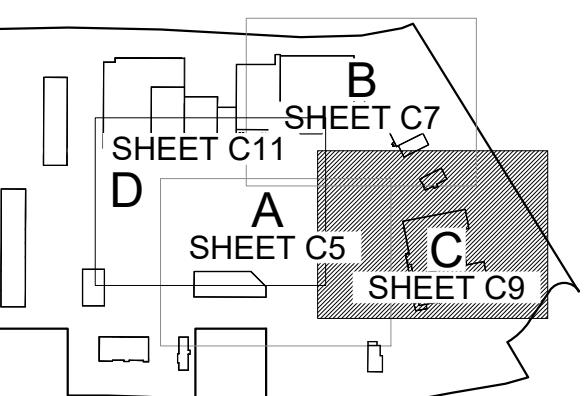
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KEY PLAN



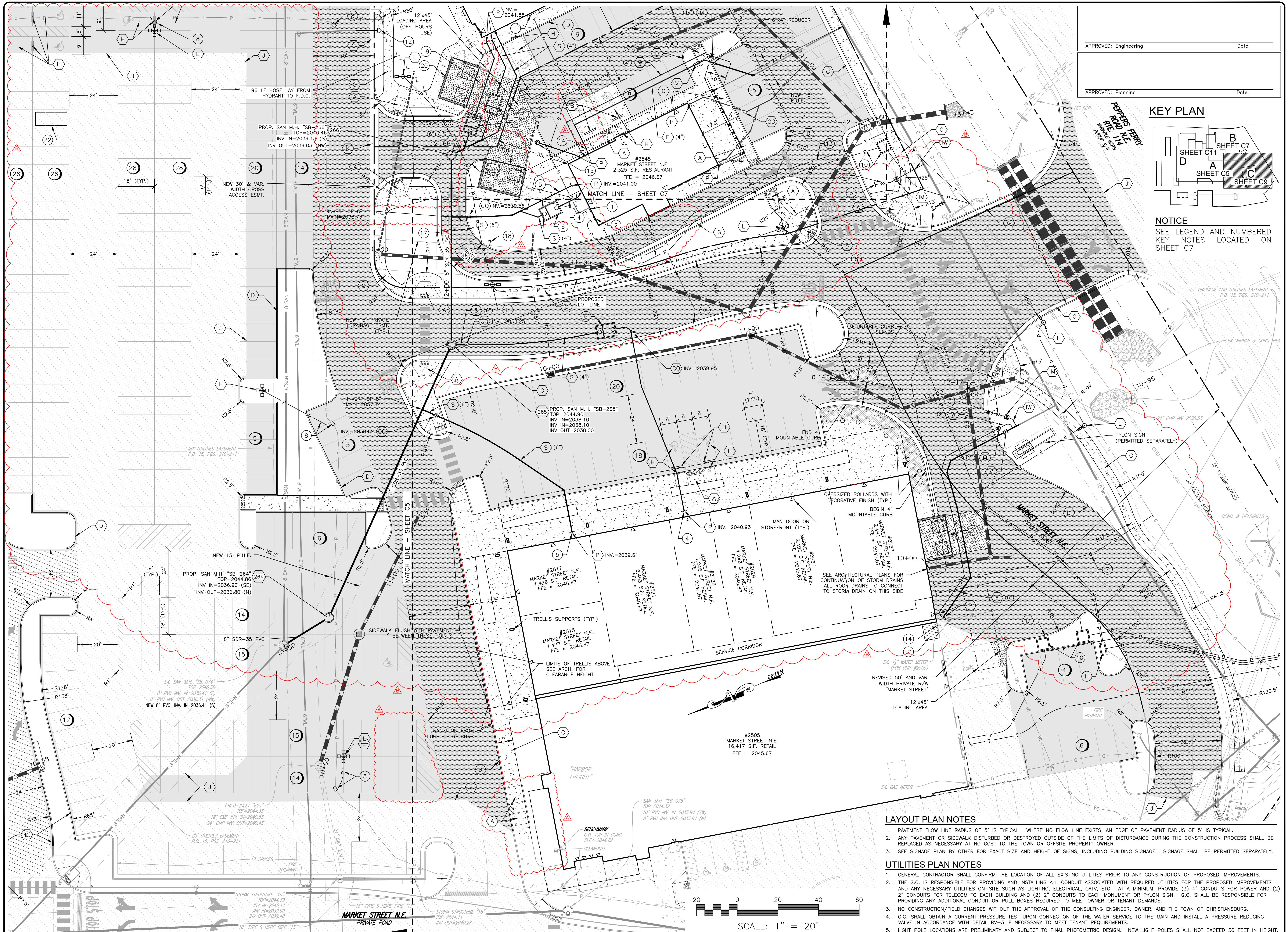
NOTICE
SEE LEGEND AND NUMBERED
KEY NOTES LOCATED ON
SHEET C7.

MARKET PLACE REDEVELOPMENT
PHASE II
LAYOUT & UTILITIES PLAN
AREA C

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