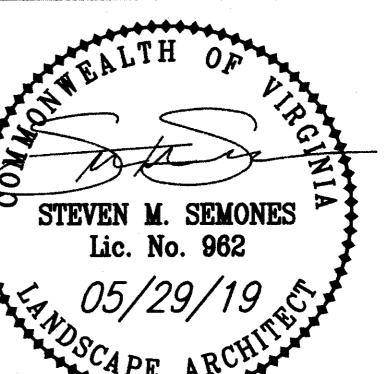




**BALZER & ASSOCIATES**  
PLANNERS / ARCHITECTS  
ENGINEERS / SURVEYORS

Roanoke / Richmond  
New River Valley / Staunton  
Harrisonburg / Lynchburg  
www.balzer.cc

448 Peppers Ferry Road, NW  
Christiansburg, VA 24073  
540.381.4290



## EXPRESS WASH - NORTH FRANKLIN STREET LAYOUT PLAN

SHAWNEE MASTERS DISTRICT  
TOWN OF CHRISTIANSBURG, VIRGINIA

945 NORTH FRANKLIN STREET

### STANDARD SITE PLAN NOTES

- GENERAL CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, OWNER, AND THE TOWN OF CHRISTIANSBURG.
- G.C. TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
- G.C. SHALL OBTAIN A RIGHT OF WAY PERMIT FROM VDOT PRIOR TO ANY WORK WITHIN THE VDOT RIGHT OF WAY.
- ANY PAVEMENT DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAVED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER.
- ALL BUILDING DIMENSIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
- PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL.
- ASPHALT SURFACES SHALL HAVE A MINIMUM SLOPE OF 2% AND CONCRETE SURFACES SHALL HAVE A MINIMUM SLOPE OF 1%.
- LIGHT POLE LOCATIONS ARE PRELIMINARY. ALL PROPOSED LIGHT POLE LOCATIONS AND PHOTOMETRICS TO BE VERIFIED BY AN ELECTRICIAN/CONTRACTOR PRIOR TO INSTALLATION.

### WATER/SEWER NOTES

- SUPPLY AND INSTALL ALL MATERIALS AND METHODS FOR WATERLINES IN ACCORDANCE WITH THE LATEST EDITION OF THE TOWN OF CHRISTIANSBURG SPECIFICATIONS.
- OBTAI ALL REQUIRED PERMITS AND NOTIFY APPROPRIATE OFFICIALS 48 HOURS PRIOR TO COMMENCEMENT OF WORK. OBTAIN INFORMATION FROM THE TOWN OF CHRISTIANSBURG CONCERNING PERMITS AND CONNECTIONS TO EXISTING LINES.
- ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE GOVERNING BODY OF THE WORK PERFORMED.
- SITE SHALL BE TO SUBGRADE PRIOR TO INSTALLATION OF UTILITIES. ALL UTILITIES SHALL BE IN PLACE PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIAL.
- USE SELECT MATERIAL FREE FROM FROST, LARGE CLODS, STONES, AND DEBRIS FOR BACKFILL FROM THE BOTTOM OF THE TRENCH TO TWELVE (12) INCHES ABOVE THE PIPE.
- MINIMIZE ANY DISTURBANCE TO EXISTING WATER SERVICE, SEWER LINES OR ANY OTHER UTILITY DURING CONSTRUCTION AND PROVIDE QUALITY WORKMANSHIP.
- MAKE ALL PIPE JOINTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE TOWN OF CHRISTIANSBURG SPECIFICATIONS. MAKE JOINTS BETWEEN DIFFERENT PIPE MATERIALS WITH STANDARD FITTINGS MANUFACTURED FOR THAT PURPOSE.
- MANTAIN ALL WATER LINES AT TEN (10) FEET HORIZONTAL SEPARATION FROM SEWER LINES AND MANHOLES. MEASURE THE DISTANCE EDGE-TO-EDGE. WHEN LOCAL CONDITIONS PREVENT THE DESIRED HORIZONTAL SEPARATION, THE WATERLINE MAY BE LAID CLOSER TO THE SEWER OR MANHOLE PROVIDED THAT THE BOTTOM OF THE WATERLINE SHALL BE AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF THE SEWER. WHERE THIS VERTICAL SEPARATION CANNOT BE OBTAINED, CONSTRUCT THE SEWER OF AWWA APPROVED WATER PIPE AND PRESSURE TREAT IN PLACE PRIOR TO BACKFILLING. THE SEWER MANHOLE SHALL BE OF WATERTIGHT CONSTRUCTION TESTED IN PLACE.
- REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS WHERE UTILITIES ENTER THE BUILDING.
- EXISTING UTILITY LOCATIONS SHOWN ARE A RESULT OF FIELD SURVEYS, AND AVAILABLE RECORDS. LOCATIONS ARE APPROXIMATE. GENERAL CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ENGINEER IMMEDIATELY IF: 1) ANY LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS. 2) IF THERE APPEARS TO BE ANY CONFLICT. UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS, G.C. SHALL CALL "MISS UTILITY" OF VIRGINIA.
- PRIOR TO COMMENCING WITH ANY UNDERGROUND PIPE CONSTRUCTION OR GRADING (EXCAVATION), THE GENERAL CONTRACTOR SHALL CALL MISS UTILITY OF VIRGINIA (TOLL FREE 1-800-552-7001) AT LEAST 48 HOURS PRIOR TO COMMENCING. THE G.C. IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO ANY UTILITY, PUBLIC OR PRIVATE, AS A RESULT OF NOT CONTACTING MISS UTILITY AND SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER/DEVELOPER.
- GRAVITY SEWER BEDDING SHALL CONSIST OF VDOT #68 AGGREGATE AND SHALL CONFORM TO THE TOWN OF CHRISTIANSBURG STANDARDS. IN AREAS OF HIGH WATER TABLE #5 STONE MAY BE USED. WATER MAIN BEDDING SHALL ALSO CONFORM TO THE TOWN OF CHRISTIANSBURG STANDARDS. ALL BEDDING AND BACKFILL MATERIAL AND METHODS SHALL CONFORM TO TOWN OF CHRISTIANSBURG TRENCHING AND BACKFILLING SPECIFICATIONS.
- PLACE BACKFILL FOR ALL UTILITIES IN ACCORDANCE WITH THE FOLLOWING CRITERIA: 1) MATERIALS USED FOR BACKFILL FROM THE BOTTOM OF THE TRENCH TO TOP OF THE PIPE SHALL BE CRUSHER RUN, OR APPROVED EQUAL MATERIAL, THOROUGHLY AND CAREFULLY COMPACT THE BACKFILL MATERIAL. 2) COMPACT BACKFILL BY MECHANICAL TAMPING THROUGHOUT THE DEPTH OF THE TRENCH TO INSURE A SUITABLE SUBBASE ACCEPTABLE TO THE ROAD ENGINEER. IF THE MATERIAL TAKEN FROM THE DITCH IS NOT SUITABLE FOR BACKFILLING, REMOVE IT AND USE AN ACCEPTABLE MATERIAL FOR BACKFILLING THE TRENCH.
- IN AREAS OF WATER LINE CONSTRUCTION, GRADES SHALL BE WITHIN SIX (6) INCHES OF FINAL GRADE PRIOR TO BEGINNING CONSTRUCTION.

### 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".

### 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.
- CONCRETE FOR DRIVE-THRU LANE SHALL BE COLORED BLACK IN ACCORDANCE WITH ARBY'S STANDARDS.
- SITE LIGHTING SHALL BE IN ACCORDANCE WITH PHOTOMETRIC PLAN DESIGNED BY OTHERS. LIGHT LEVELS SHALL AVERAGE BETWEEN 3-5 FOOT-CANDLES WITH NO PARKING AREAS BELOW 2 FC OR ABOVE 9 FC. MAXIMUM POLE HEIGHT PER ZONING IS 30 FEET.
- SEE SIGNAGE PLAN BY OTHER FOR EXACT SIZE AND HEIGHT OF SIGNS, INCLUDING BUILDING SIGNAGE. SIGNAGE SHALL BE PERMITTED SEPARATELY.

