



BALZER & ASSOCIATES
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GAD - 455 INDUSTRIAL DRIVE N.E.

PHASE I - LAYOUT & UTILITY PLAN

SHAWVILLE MAGISTERIAL DISTRICT, MONTGOMERY COUNTY
TOWN OF CHRISTIANBURG, VIRGINIA 24073

DRAWN BY: ACN
DESIGNED BY: ACN
CHECKED BY: SMS
DATE: 03/18/2022
SCALE: 1" = 40'
REVISIONS:
05/18/2022

C4
PROJECT NO. 24200099.00

LEGEND

- | | | | |
|------|---|-----|--|
| (C) | CONCRETE SIDEWALK
5' WIDE UNLESS OTHERWISE NOTED | (S) | SEWER LATERAL 6" |
| (D) | VDOT STOP SIGN (R1-1) | (X) | UTILITY CONTR.
EXISTING |
| (HC) | HANDICAP PARKING SPACE & SIGN | (M) | METER WATER 1/2" |
| (P) | CONNECTION BY PLUMBER | (X) | TOWN OF CHRISTIANBURG
UTILITY CONTR.
EXISTING |
| (CO) | CLEANOUT | (W) | BEYOND W.M. BY PLUMB. |
| | | (W) | WATER LATERAL 3/4" (SINGLE SERVICE)
1" (DUAL SERVICE) |
| | | (X) | TOWN OF CHRISTIANBURG
UTILITY CONTR.
EXISTING |
| | | (U) | 250' RAD. FROM HYDRANT |
-
- | | |
|--------|------------------------------|
| (ASPH) | ASPHALT PAVING |
| (HDP) | HEAVY DUTY
ASPHALT PAVING |
| (CONC) | CONCRETE |

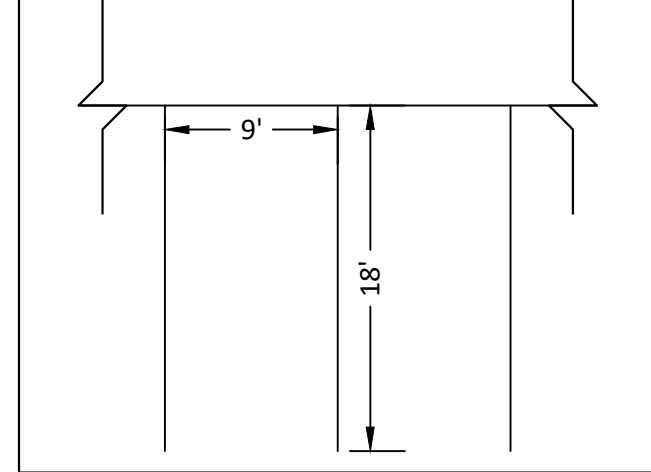
LAYOUT & UTILITIES PLAN NOTES

- GENERAL CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- 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. G.C. SHALL BE RESPONSIBLE FOR PROVIDING ANY ADDITIONAL CONDUIT OR PULL BOXES REQUIRED TO MEET OWNER OR TENANT DEMANDS.
- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, OWNER, AND THE TOWN OF CHRISTIANBURG.
- 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.

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".

TYPICAL PARKING DIMENSIONS

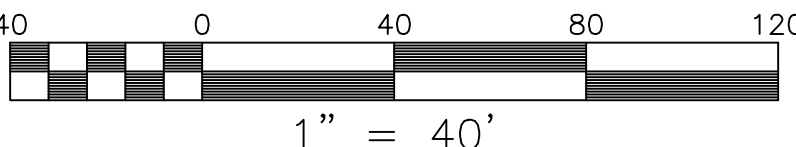


ADDRESS TABLE

WAREHOUSE #1	405 INDUSTRIAL DRIVE N.E.
WAREHOUSE #2	425 INDUSTRIAL DRIVE N.E.
WAREHOUSE #3	395 INDUSTRIAL DRIVE N.E.
WAREHOUSE #4	475 INDUSTRIAL DRIVE N.E.

UTILITY KEY NOTES

- 4" FIRE LATERAL TO BUILDING. BACKFLOW DEVICE TO BE PROVIDED INTERIOR TO BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.



TOWN OF CHRISTIANBURG APPROVAL BLOCK

PLANNING DIRECTOR _____ DATE _____

ENGINEERING DIRECTOR _____ DATE _____