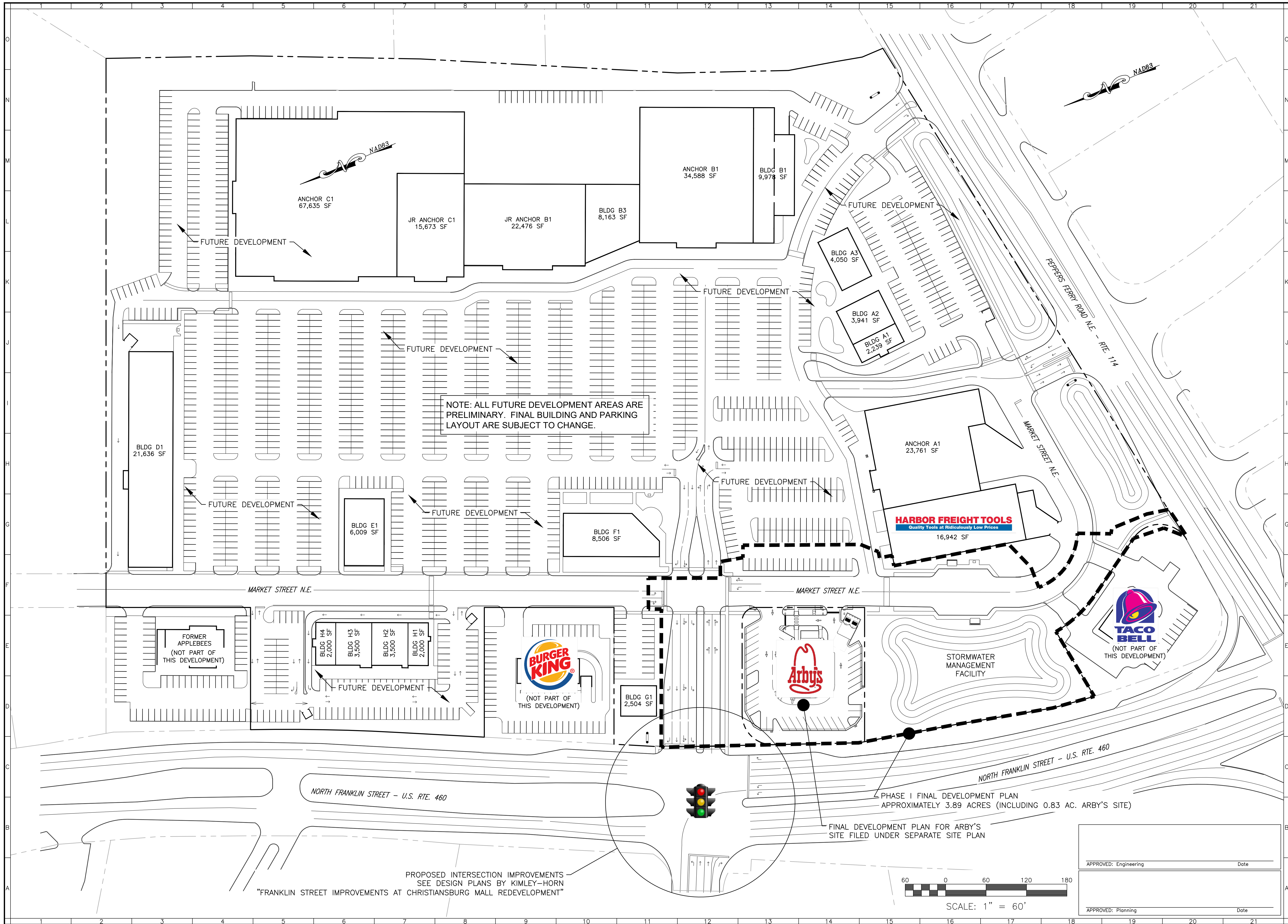




BALZER
AND ASSOCIATES, INC.
ENGINEERS

REFLECTING TOMORROW
www.balzer.cc
New River Valley
Roanoke
Richmond
Staunton
Harrisonburg
Lynchburg
RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.
448 Peppers Ferry Road, NW
Christiansburg, VA 24073
540-381-4290
FAX 540-381-4291

COMMONWEALTH OF VIRGINIA
JAMES RICHARD TAYLOR
Lic. No. 55142
10/1/18
PROFESSIONAL ENGINEER

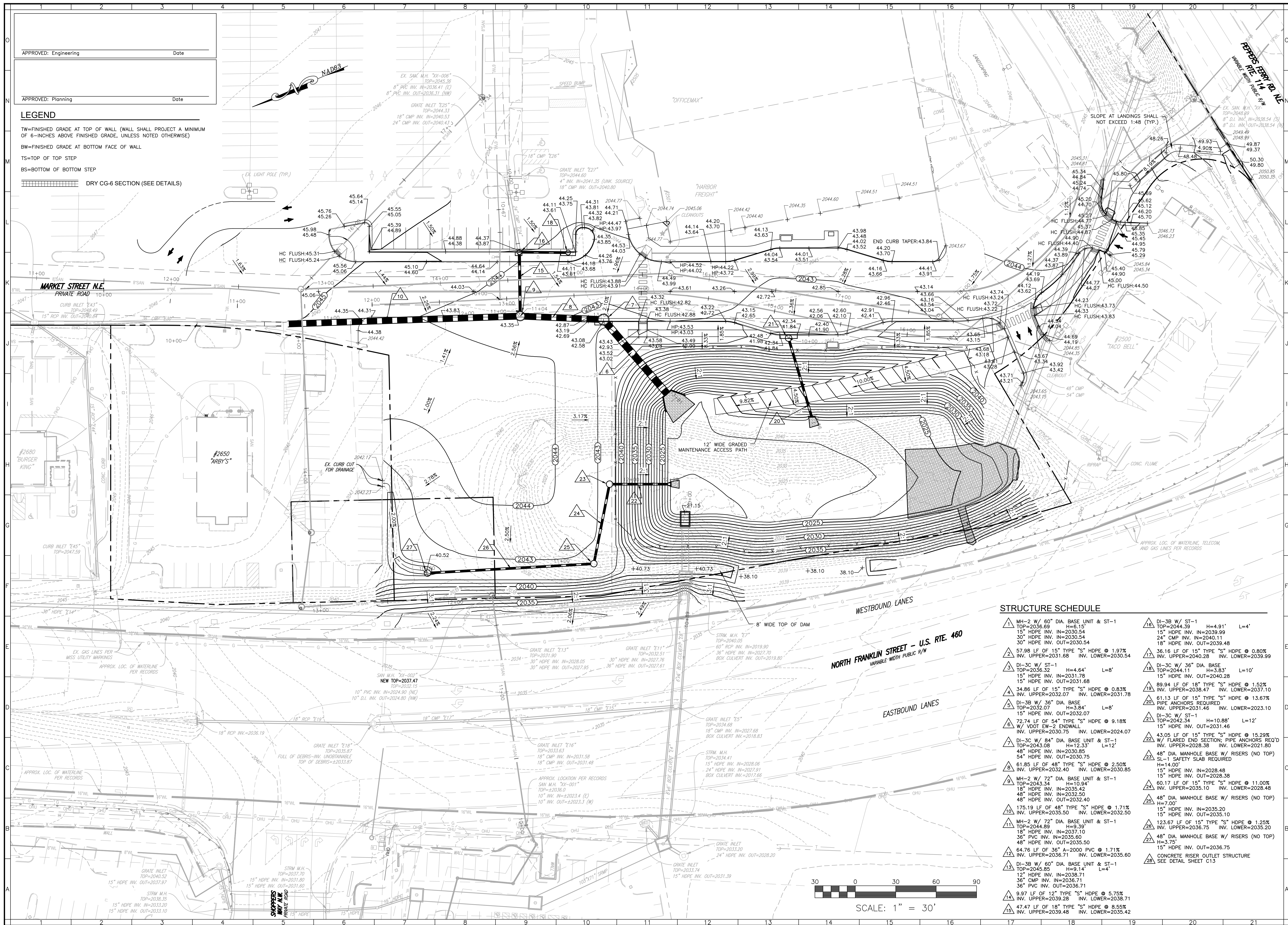
MARKET PLACE REDEVELOPMENT - PHASE I
NORTH FRANKLIN STREET & PEPPERS FERRY ROAD N.E.
MASTER PLAN
SHAWSVILLE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANBURG, VIRGINIA

DRAWN BY JRT
DESIGNED BY JRT
CHECKED BY SMS
DATE 10/1/18
SCALE 1" = 60'
REVISIONS:

APPROVED: Engineering
APPROVED: Planning

Date
Date

SHEET NO.
C4
JOB NO. 24170059.00



BALZER AND ASSOCIATES, INC.

REFLECTING TOMORROW

www.balzer.cc

New River Valley

Roanoke

Richmond

Staunton

Harrisonburg

Lynchburg

RESIDENTIAL LAND DEVELOPMENT ENGINEERING

SITE DEVELOPMENT ENGINEERING

LAND USE PLANNING & ZONING

LANDSCAPE ARCHITECTURE

LAND SURVEYING

ARCHITECTURE

STRUCTURAL ENGINEERING

TRANSPORTATION ENGINEERING

ENVIRONMENTAL & SOIL SCIENCE

WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.

448 Peppers Ferry Road, NW

Christiansburg, VA 24073

540-381-4290

FAX 540-381-4291

COMMONWEALTH OF VIRGINIA

JAMES RICHARD TAYLOR

Inc. No. 55142

10/1/18

PROFESSIONAL ENGINEER

MARKET PLACE REDEVELOPMENT - PHASE I

NORTH FRANKLIN STREET & PEPPERS FERRY ROAD N.E.

GRADING PLAN - PHASE I A

SHAWSVILLE MAGISTERIAL DISTRICT

TOWN OF CHRISTIANBURG, VIRGINIA

DRAWN BY

JRT

DESIGNED BY

JRT

CHECKED BY

SMS

DATE

10/1/18

SCALE

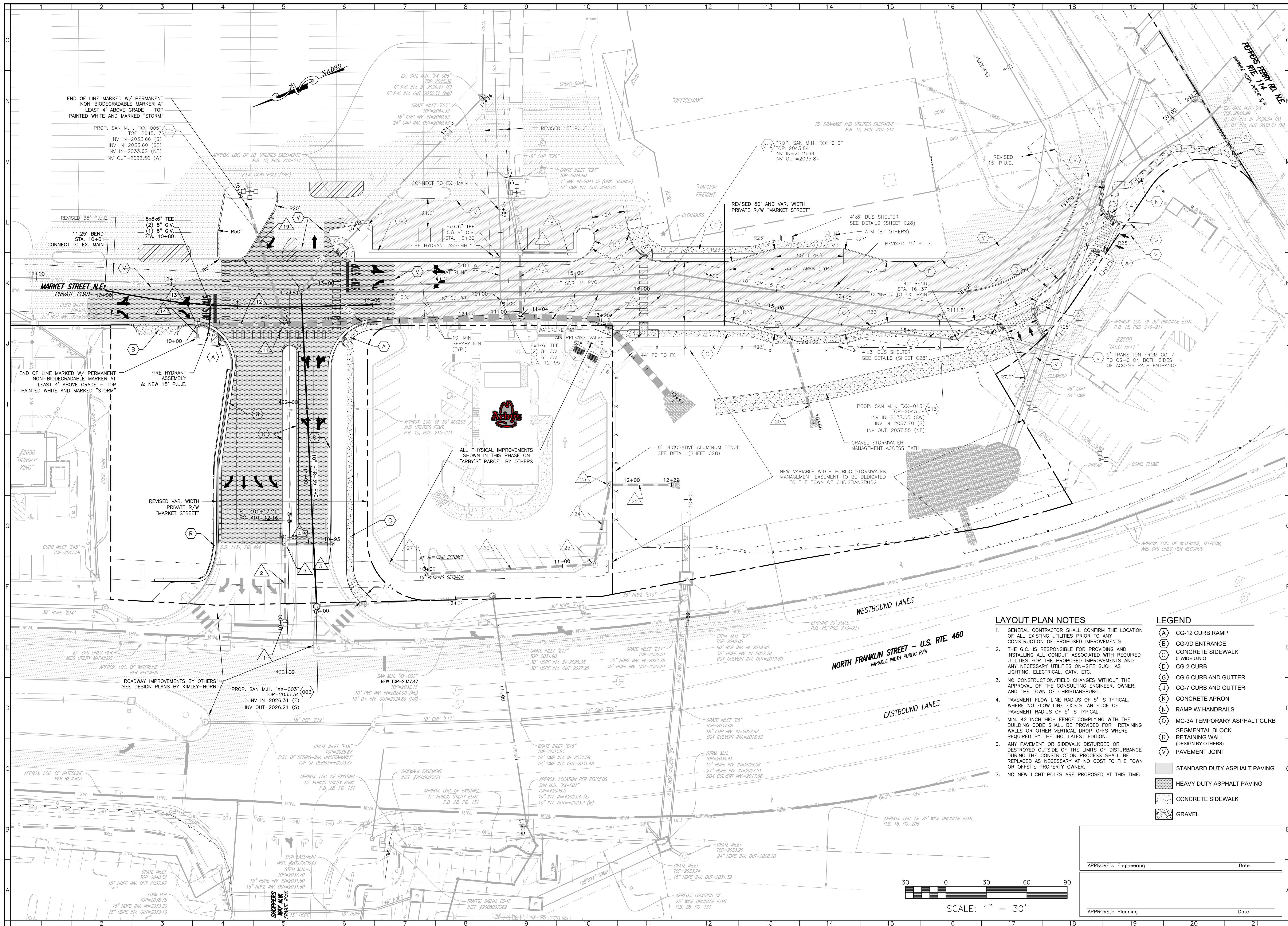
1" = 30'

REVISIONS:

SHEET NO.

C9

JOB NO. 24170059.00



LAYOUT 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, CTV, ETC.
- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, OWNER, AND THE TOWN OF CHRISTIANSBURG.
- PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL. WHERE NO FLOW LINE EXISTS, AN EDGE OF PAVEMENT RADIUS OF 5' IS TYPICAL.
- MIN. 42 INCH HIGH FENCE COMPLYING WITH THE BUILDING CODE SHALL BE PROVIDED FOR RETAINING WALLS OR OTHER VERTICAL DROP-OFFS WHERE REQUIRED BY THE IBC, LATEST EDITION.
- 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.
- NO NEW LIGHT POLES ARE PROPOSED AT THIS TIME.

LEGEND

- (A) CG-12 CURB RAMP
- (B) CG-9D ENTRANCE
- (C) CONCRETE SIDEWALK 5' WIDE U.N.O.
- (D) CG-2 CURB
- (E) CG-6 CURB AND GUTTER
- (F) CG-7 CURB AND GUTTER
- (G) CONCRETE APRON
- (H) RAMP W/ HANDRAILS
- (I) MC-3A TEMPORARY ASPHALT CURB
- (J) SEGMENTAL BLOCK
- (K) RETAINING WALL (DESIGN BY OTHERS)
- (L) PAVEMENT JOINT
- (M) STANDARD DUTY ASPHALT PAVING
- (N) HEAVY DUTY ASPHALT PAVING
- (O) CONCRETE SIDEWALK
- (P) GRAVEL

BALZER
AND ASSOCIATES, INC.
REFLECTING TOMORROW

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

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.
448 Peppers Ferry Road, NW
Christiansburg, VA 24073
540-381-4290
FAX 540-381-4291

COMMONWEALTH OF VIRGINIA
JAMES RICHARD TAYLOR
Lic. No. 55142
10/1/18
PROFESSIONAL ENGINEER

MARKET PLACE REDEVELOPMENT - PHASE I
NORTH FRANKLIN STREET & PEPPERS FERRY ROAD N.E.

LAYOUT & UTILITIES PLAN - PHASE IB
SHAWSVILLE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY JRT
DESIGNED BY JRT
CHECKED BY SMS
DATE 10/1/18
SCALE 1" = 30'
REVISIONS:

SHEET NO.
C10
JOB NO. 24170059.00

