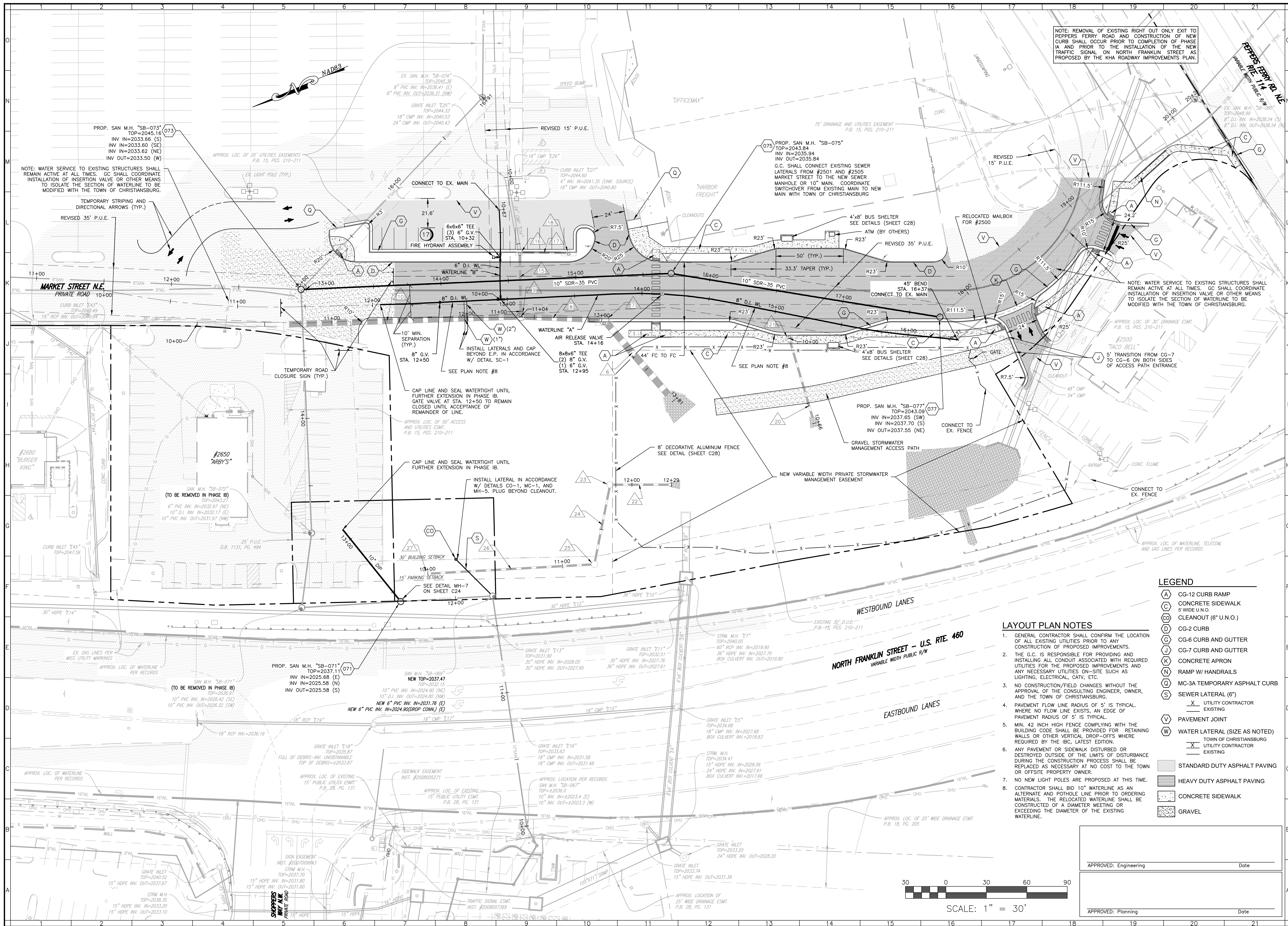




NOTE: REMOVAL OF EXISTING RIGHT OUT ONLY EXIT TO PEPPERS FERRY ROAD AND CONSTRUCTION OF NEW CURB SHALL OCCUR PRIOR TO COMPLETION OF PHASE IA AND PRIOR TO THE INSTALLATION OF THE NEW TRAFFIC SIGNAL ON NORTH FRANKLIN STREET AS PROPOSED BY THE KHA ROADWAY IMPROVEMENTS PLAN.

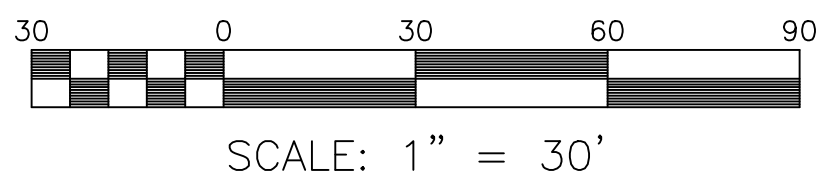
NOTE: WATER SERVICE TO EXISTING STRUCTURES SHALL REMAIN ACTIVE AT ALL TIMES. GC SHALL COORDINATE INSTALLATION OF INSERTION VALVE OR OTHER MEANS TO ISOLATE THE SECTION OF WATERLINE TO BE MODIFIED WITH THE TOWN OF CHRISTIANSBURG.

NOTE: WATER SERVICE TO EXISTING STRUCTURES SHALL REMAIN ACTIVE AT ALL TIMES. GC SHALL COORDINATE INSTALLATION OF INSERTION VALVE OR OTHER MEANS TO ISOLATE THE SECTION OF WATERLINE TO BE MODIFIED WITH THE TOWN OF CHRISTIANSBURG.

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, CATV, 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.
- CONTRACTOR SHALL BID 10" WATERLINE AS AN ALTERNATE AND POT HOLE LINE PRIOR TO ORDERING MATERIALS. THE RELOCATED WATERLINE SHALL BE CONSTRUCTED OF A DIAMETER MEETING OR EXCEEDING THE DIAMETER OF THE EXISTING WATERLINE.

LEGEND	
(A)	CG-12 CURB RAMP
(C)	CONCRETE SIDEWALK 5' WIDE U.O.
(CO)	CLEANOUT (6" U.O.)
(D)	CG-2 CURB
(G)	CG-6 CURB AND GUTTER
(J)	CG-7 CURB AND GUTTER
(K)	CONCRETE APRON
(N)	RAMP W/ HANDRAILS
(Q)	MC-3A TEMPORARY ASPHALT CURB
(S)	SEWER LATERAL (6")
X	UTILITY CONTRACTOR EXISTING
V	PAVEMENT JOINT
W	WATER LATERAL (SIZE AS NOTED)
X	TOWN OF CHRISTIANSBURG UTILITY CONTRACTOR EXISTING
[Pattern]	STANDARD DUTY ASPHALT PAVING
[Pattern]	HEAVY DUTY ASPHALT PAVING
[Pattern]	CONCRETE SIDEWALK
[Pattern]	GRAVEL



APPROVED: Engineering	Date
APPROVED: Planning	Date

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

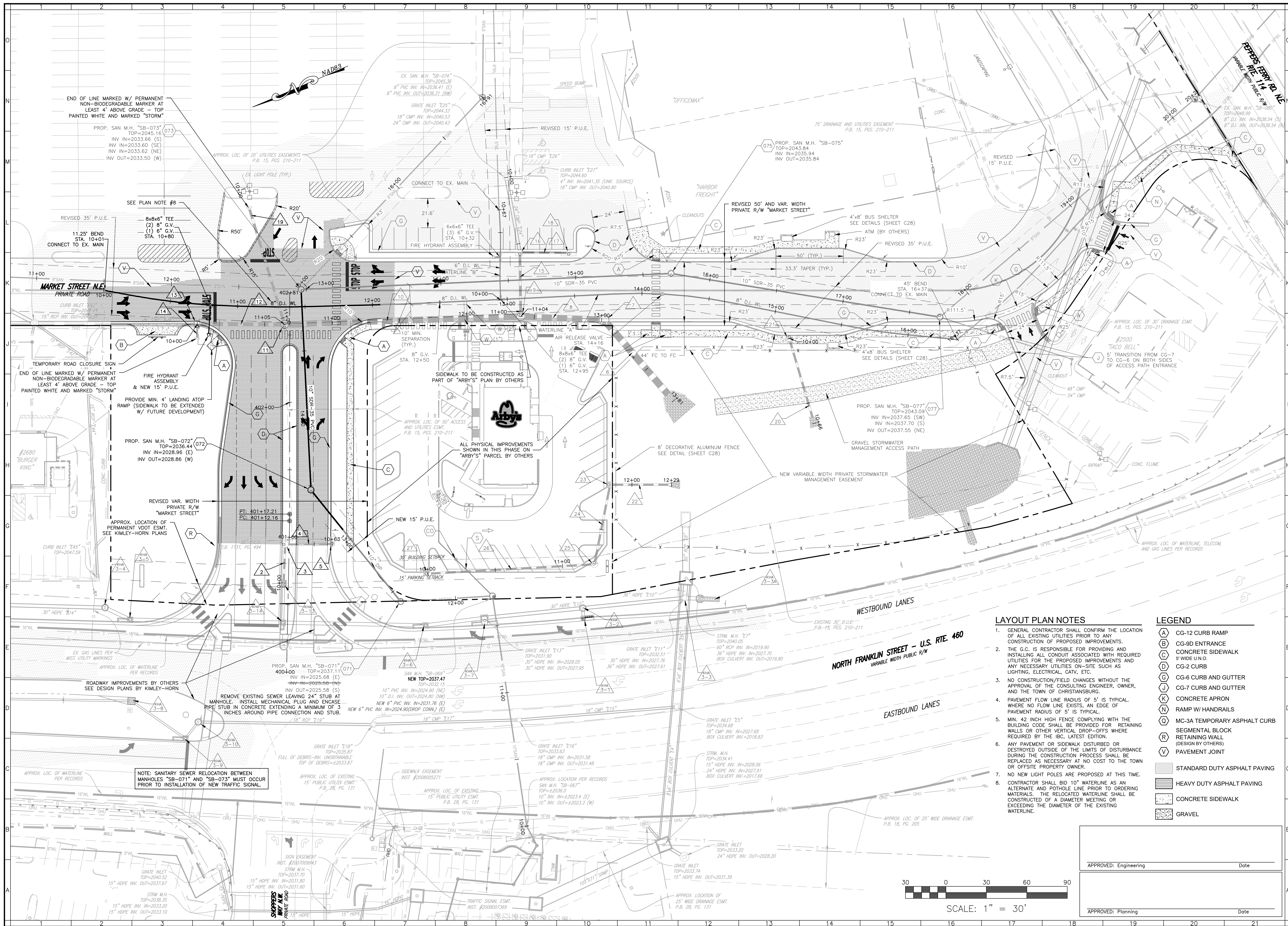
SHAWSVILLE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

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

LAYOUT & UTILITIES PLAN - PHASE IA

DRAWN BY JRT
DESIGNED BY JRT
CHECKED BY SMS
DATE 10/1/18
SCALE 1" = 30'
REVISIONS: 11/1/18

SHEET NO. **C8**
JOB NO. 24170059.00



LAYOUT 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, CTV, ETC.

3.

NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, OWNER, AND THE TOWN OF CHRISTIANSBURG.

4.

PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL. WHERE NO FLOW LINE EXISTS, AN EDGE OF PAVEMENT RADIUS OF 5' IS TYPICAL.

5.

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.

6.

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.

7.

NO NEW LIGHT POLES ARE PROPOSED AT THIS TIME.

8.

CONTRACTOR SHALL BID 10" WATERLINE AS AN ALTERNATE AND POT HOLE LINE PRIOR TO ORDERING MATERIALS. THE RELOCATED WATERLINE SHALL BE CONSTRUCTED OF A DIAMETER MEETING OR EXCEEDING THE DIAMETER OF THE EXISTING WATERLINE.

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. 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

PROFESSIONAL ENGINEER

JAMES RICHARD TAYLOR

Inc. No. 55142

11/1/18

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: 11/1/18

SHEET NO. C10

JOB NO. 24170059.00