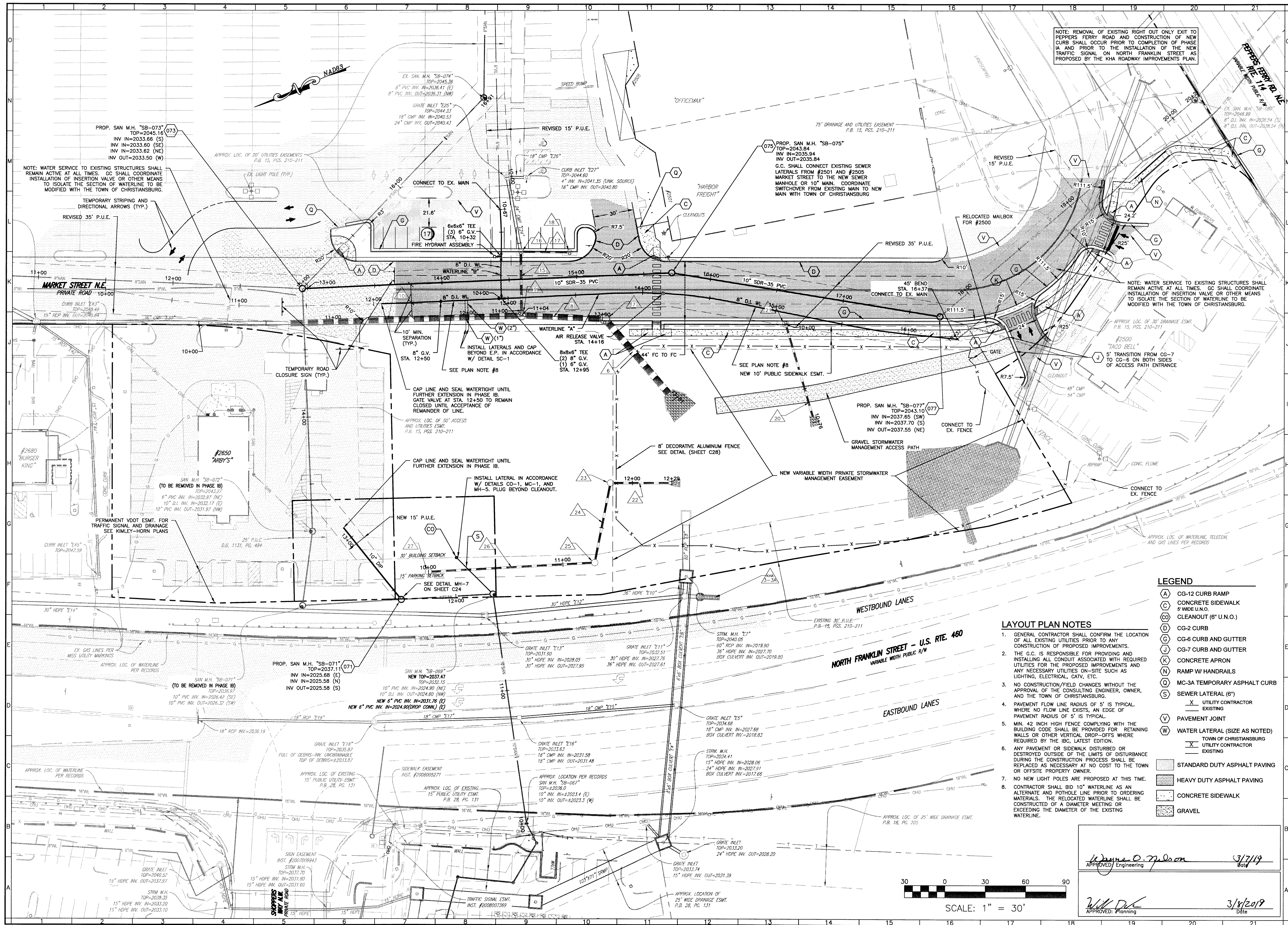




NOTE: REMOVAL OF EXISTING RIGHT OUT ONLY EXIT TO PEPPERS FERRY ROAD AND CONSTRUCTION OF NEW CURB SHALL OCCUR PRIOR TO COMPLETION OF PHASE I AND PRIOR TO THE INSTALLATION OF THE NEW TRAFFIC SIGNAL ON NORTH FRANKLIN STREET AS PROPOSED BY THE KHA ROADWAY IMPROVEMENTS PLAN.

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 CHRISTIANBURG.

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 CHRISTIANBURG.

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 CHRISTIANBURG.
- 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 B.D. 10" WATERLINE AS AN ALTERNATE AND FOTHOLE 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.N.O.
- (G) CLEANOUT (6" U.N.O.)
- (D) CG-2 CURB
- (G) CG-6 CURB AND GUTTER
- (K) CG-7 CURB AND GUTTER
- (N) CONCRETE APRON
- (R) RAMP W/ HANDRAILS
- (S) MC-3A TEMPORARY ASPHALT CURB
- (S) SEWER LATERAL (6")
- (X) UTILITY CONTRACTOR EXISTING
- (V) PAVEMENT JOINT
- (W) WATER LATERAL (SIZE AS NOTED) TOWN OF CHRISTIANBURG
- (X) UTILITY CONTRACTOR EXISTING
- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE SIDEWALK
- GRAVEL

APPROVED: Engineering 3/7/19

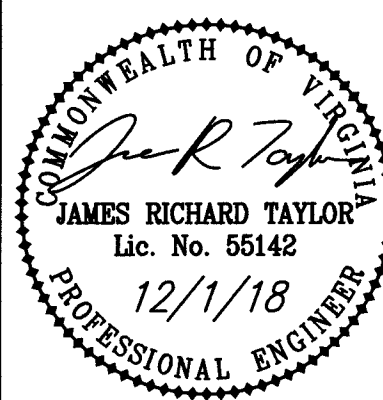
APPROVED: Planning 3/8/2019



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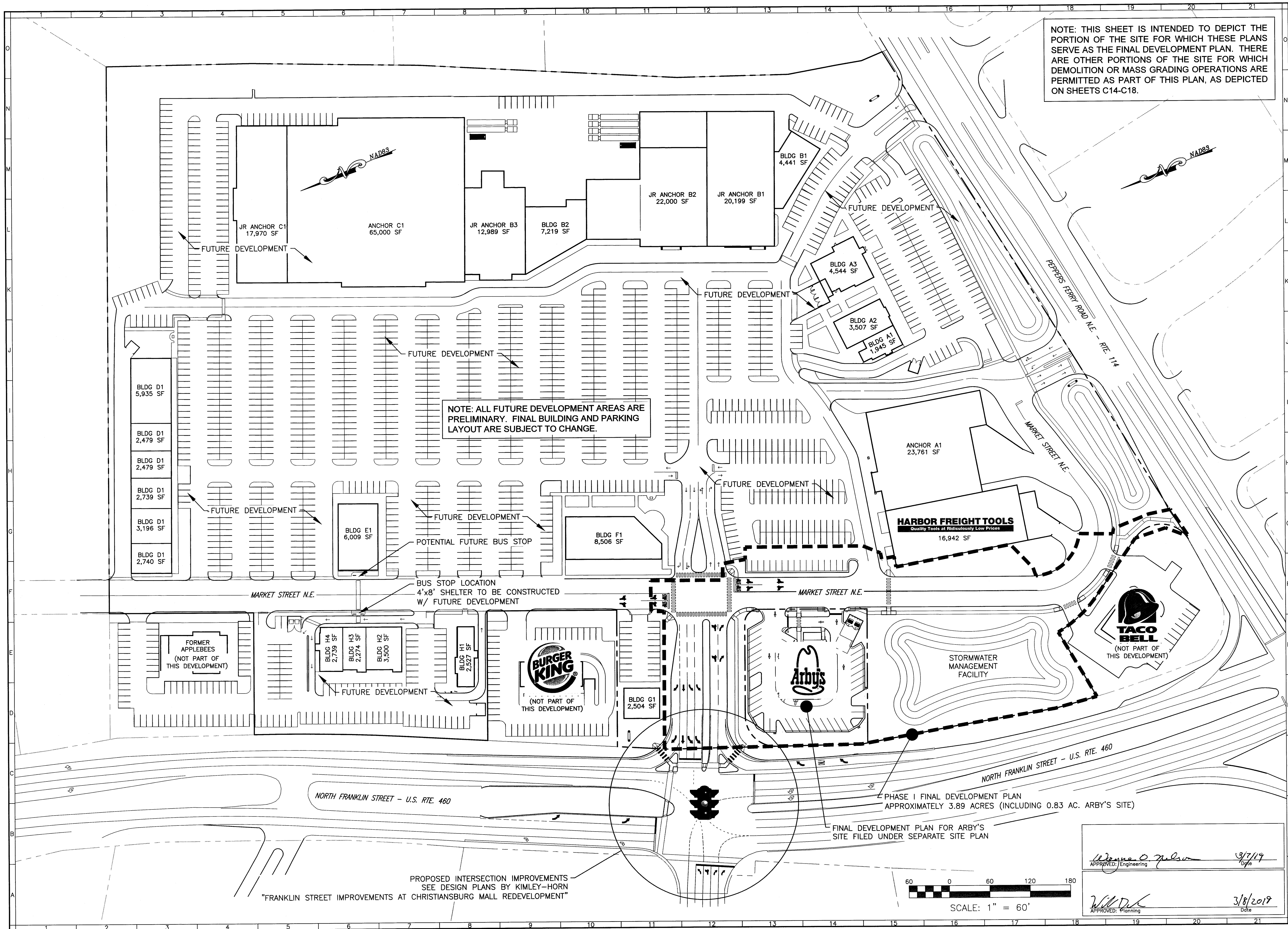
Balzer and Associates, Inc.
448 Peppers Ferry Road, NW
Christiansburg, VA 24073
540-381-4290
FAX 540-381-4291



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

DRAWN BY JRT
DESIGNED BY JRT
CHECKED BY SMS
DATE 10/1/18
SCALE 1" = 30'
REVISIONS:
11/1/18
12/1/18

SHEET NO.
C8
JOB NO. 24170059.00



NOTE: THIS SHEET IS INTENDED TO DEPICT THE PORTION OF THE SITE FOR WHICH THESE PLANS SERVE AS THE FINAL DEVELOPMENT PLAN. THERE ARE OTHER PORTIONS OF THE SITE FOR WHICH DEMOLITION OR MASS GRADING OPERATIONS ARE PERMITTED AS PART OF THIS PLAN, AS DEPICTED ON SHEETS C14-C18.

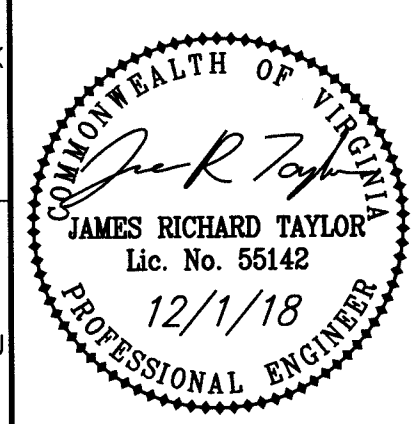
NOTE: ALL FUTURE DEVELOPMENT AREAS ARE PRELIMINARY. FINAL BUILDING AND PARKING LAYOUT ARE SUBJECT TO CHANGE.



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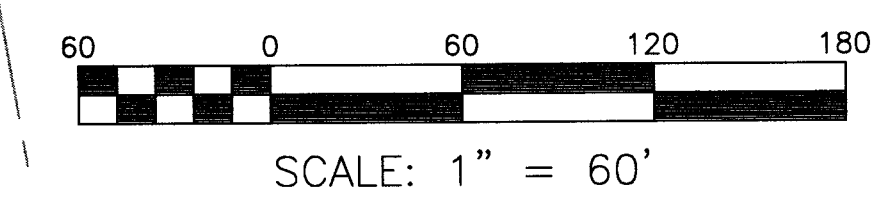


MARKET PLACE REDEVELOPMENT - PHASE I
MASTER PLAN
NORTH FRANKLIN STREET & PEPPERS FERRY ROAD N.E.
SHAWVILLE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANBURG, VIRGINIA

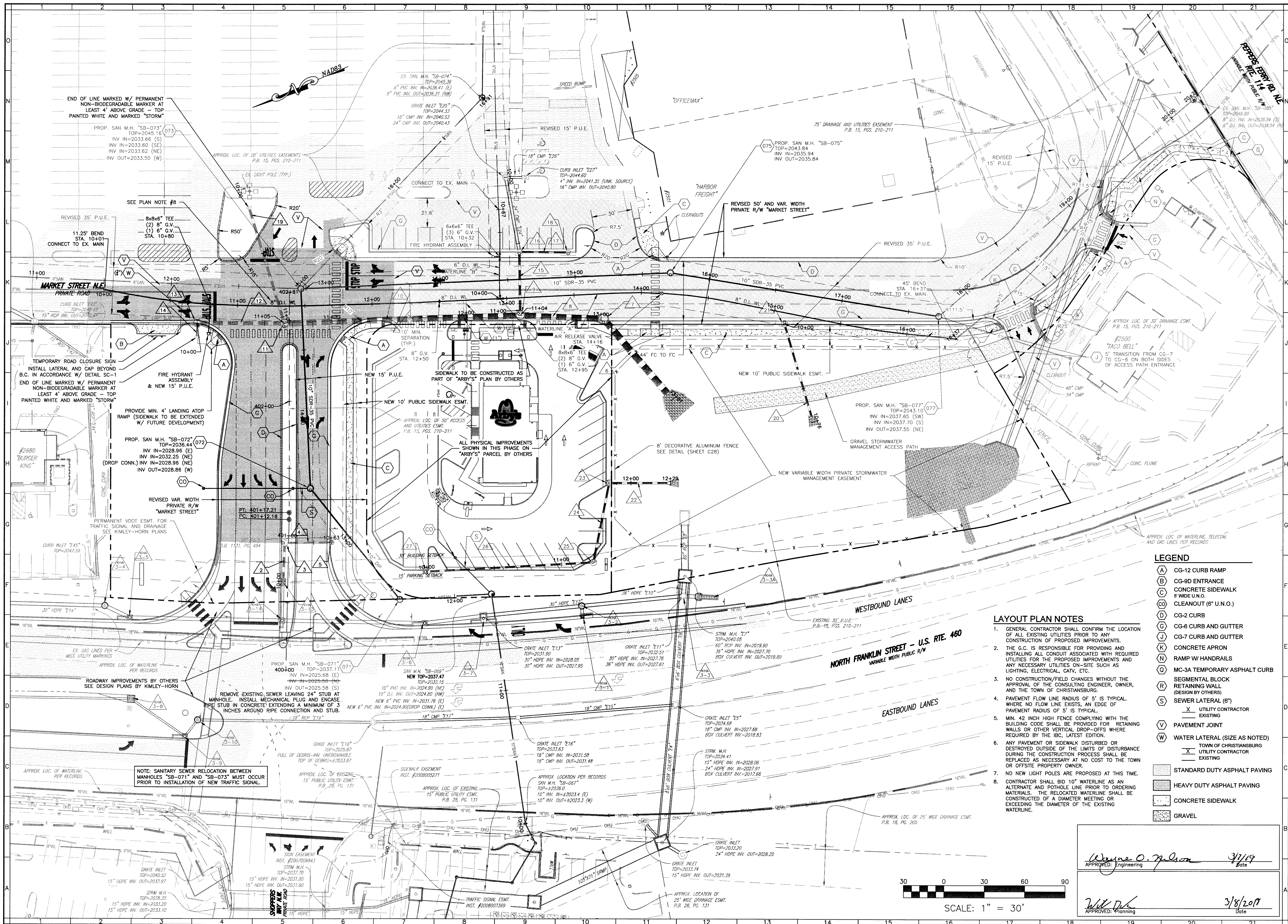
DRAWN BY JRT
DESIGNED BY JRT
CHECKED BY SMS
DATE 10/1/18
SCALE 1" = 60'

REVISIONS:
11/1/18
12/1/18

APPROVED: Engineering *W. O. Nelson* 3/7/19
APPROVED: Planning *W. O. Nelson* 3/8/2019



SHEET NO.
C4
JOB NO. 24170059.00



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COMMONWEALTH OF VIRGINIA
JAMES RICHARD TAYLOR
Lic. No. 65142
12/1/18
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 CHRISTIANBURG, VIRGINIA

DRAWN BY JRT
DESIGNED BY JRT
CHECKED BY SMS
DATE 10/1/18
SCALE 1" = 30'
REVISIONS:
11/1/18
12/1/18

SHEET NO.
C10
JOB NO. 24170059.00

LEGEND

- (A) CG-12 CURB RAMP
- (B) CG-8D ENTRANCE
- (C) CONCRETE SIDEWALK
5' WIDE U.O.
- (D) CLEANOUT (6" U.O.)
- (E) CG-2 CURB
- (F) CG-6 CURB AND GUTTER
- (G) CG-7 CURB AND GUTTER
- (H) CONCRETE APRON
- (I) RAMP W/ HANDRAILS
- (J) MC-3A TEMPORARY ASPHALT CURB
- (K) SEGMENTAL BLOCK
RETAINING WALL
(DESIGN BY OTHERS)
- (L) SEWER LATERAL (6")
- (M) UTILITY CONTRACTOR
EXISTING
- (N) PAVEMENT JOINT
- (O) WATER LATERAL (SIZE AS NOTED)
- (P) TOWN OF CHRISTIANBURG
UTILITY CONTRACTOR
EXISTING
- (Q) STANDARD DUTY ASPHALT PAVING
- (R) HEAVY DUTY ASPHALT PAVING
- (S) CONCRETE SIDEWALK
- (T) GRAVEL

LAYOUT PLAN NOTES

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Wayne O. Johnson
APPROVED: Engineering
3/7/19
Date

Will D. K.
APPROVED: Planning
3/8/2019
Date