

X:\Drawings\1803-12\ENGINEERING\Design\Plans\1803-12_Sht_C3_Grad_Storm_Plan.dwg
C3-01 LAYOUT GRADING STORM AND UTILITY PLAN 05/30/2017 3:55:20 PM Std.dwg AutoCAD PDF (General Documentation) p3 1:1

THE SIGNATURE ON THIS PAGE INDICATES ACCEPTANCE OF THE WATERLINE PLANS SHOWN ON THIS PAGE IN CONJUNCTION WITH APPLICABLE NOTES AND DETAILS CONTAINED IN THE OVERALL PLAN. CONSTRUCTION WILL BE IN ACCORDANCE WITH TOWN OF CHRISTIANSBURG STANDARD DETAILS.

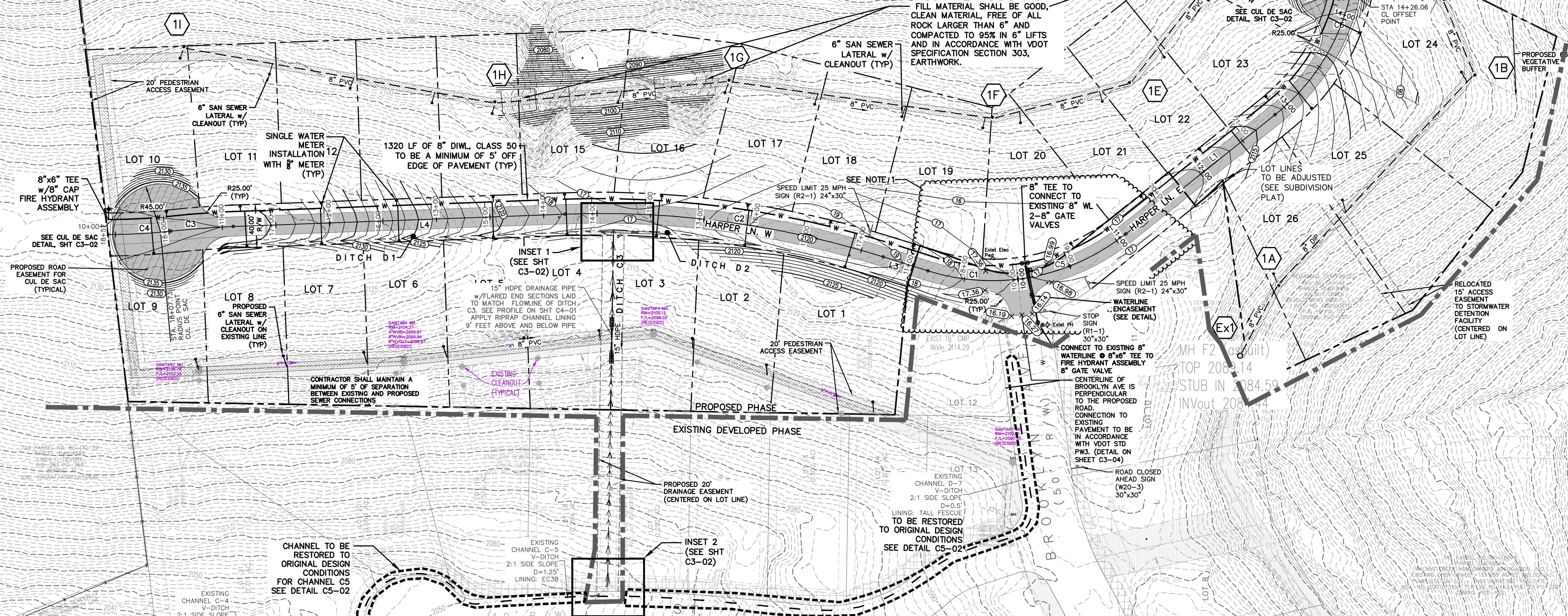
APPROVED: _____ Date _____

LOT #	AREA IN SQ. FT.
1	15826.5309
2	11906.0952
3	12513.0881
4	12828.5899
5	11836.4728
6	11523.6942
7	11224.6448
8	10811.0700
9	11142.3388
10	13988.3777
11	11911.7326
12	11250.0000
13	11250.0000
14	11250.0000
15	14460.2945
16	14063.1763
17	11956.8989
18	11120.3710
19	12751.8351
20	10582.8105
21	10499.5407
22	10499.4326
23	12028.3537
24	27882.8585
25	18947.7188
26	16346.7666

FOR FINAL LOT SIZES AND LOT DIMENSIONS, FRONTAGES, ETC., SEE SUBDIVISION PLAT.

LINE TABLE		
LINE	DISTANCE	BEARING
L1	178.35'	N51° 26' 01"E
L2	42.72'	N10° 03' 25"E
L3	43.78'	N72° 34' 32"W
L4	309.85'	S87° 51' 06"W

CURVE TABLE							
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	
C1	24°19'36"	84.92'	200.00'	43.11'	84.28'	N84° 44' 20"W	
C2	19°34'21"	301.14'	881.54'	152.05'	299.68'	N82° 21' 43"W	
C3	4°11'11"	58.45'	800.00'	29.24'	58.44'	S85° 45' 31"W	
C4	6°45'53"	59.03'	500.00'	29.55'	59.00'	S87° 02' 52"W	
C5	31°39'51"	110.53'	200.00'	56.72'	109.13'	N67° 15' 56"E	
C6	41°22'37"	144.43'	200.00'	75.53'	141.31'	N30° 44' 43"E	



- NOTES:**
1. GRADING AT THE EXISTING TEE INTERSECTION TO BE ADJUSTED TO MATCH CURRENT SITE CONDITIONS. CONTRACTOR TO MAINTAIN A MAXIMUM 2:1 SLOPE TO TIE IN TO EXISTING GRADES.
 2. FOR LOTS 1-9, CONTRACTOR SHALL MAKE THE CONNECTION TO THE EXISTING SANITARY SEWER LINE WITH A MOLDED SADDLE TEE.
 3. THE MINIMUM HEIGHT OF PROPOSED ROADSIDE SIGNS, MEASURED VERTICALLY FROM BOTTOM OF SIGN TO THE ELEVATION OF NEAR THE EDGE OF PAVEMENT, IS 5 FEET.
 4. FUTURE DEVELOPMENT WITHIN WALNUT CREEK, MAY YIELD UP TO 33 LOTS IN THE EASTERN DIRECTION FROM THE INTERSECTION OF BROOKLYN AVENUE IN ACCORDANCE WITH NOTE 11 ON C0-01 OF VDOT'S TABLE 2, SHOULDER AND DITCH SECTION.
 5. PROPOSED ROAD CLASSIFICATION IS UNCLASSIFIED LOCAL.
 6. FOR INSPECTION PURPOSES, DEVELOPER WILL UTILIZE THE FOLLOWING: VDOT STANDARD INSPECTION (ONE YEAR SURETY); MINIMAL DOCUMENTATION OF INSPECTION AND TESTING.
 7. BROOKLYN AVENUE: POSTED SPEED LIMIT = 25MPH. LOCAL ROAD; SR 1454; 180 ADT
ST. CLAIR LANE: POSTED SPEED LIMIT = 25MPH. LOCAL ROAD; SR 1455; 160 ADT
 8. CONTRACTOR SHALL PROVIDE A NEAT, VERTICAL SAW CUT FOR PAVEMENT TIE INS, IN ACCORDANCE WITH VDOT STD WP2, DETAIL SHOWN ON SHEET C3-04.
 9. ALL ABOVE GROUND UTILITY STRUCTURES INCLUDING FIRE HYDRANTS SHALL BE PLACED AT LEAST 7' BEYOND THE PAVED EDGE.
 10. ALL UTILITIES SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND USE REGULATIONS, BEGINNING AT 24VAC30-151-340.
 11. CONTRACTOR SHALL GRADE PROPOSED MULCH TRAIL OVER TOP OF PROPOSED 15" HDPE DRAINAGE PIPE IN DITCH C3, WITH AMPLE COVER AND COMPACTION TO ENSURE STABILITY.
 12. CONTRACTOR SHALL COORDINATE THE CLOSING AND DEMOLITION OF THE EXISTING TEE TURNAROUND IN THE ROAD AT THE END OF BROOKLYN AVENUE WITH MONTGOMERY COUNTY SCHOOL BOARD AND WITH CURRENT HOMEOWNERS IN ADJOINING LOTS PRIOR TO CLOSING THE TEE.



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**WALNUT CREEK, PHASE V-A
SITE DEVELOPMENT PLANS**

COMMONWEALTH OF VIRGINIA
JOHN T. NEEL
Lic. No. 035780
05/30/2017
PROFESSIONAL ENGINEER

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIE	JOHN T. NEEL, P.E.
PM	KEVIN D. CONNER, L.A.
DESIGN	MJV, LHS
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