

- NOTES:**
- COORDINATE WITH UTILITY OWNER FOR INSTALLATION OF TRAFFIC BEARING FIBER VAULT. CONTACT INFORMATION: CHRIS PERRY - TEC OSP ENGINEER - 540-520-7536 - CPERRY@TECLLC.CO.
 - REMOVE TWO EXISTING RED MAPLE TREES TO A MINIMUM OF 18" BELOW GRADE. REPLACE ONE TREE IN LOCATION INDICATED WITH OCTOBER GLORY RED MAPLE. RED MAPLES SHALL ONLY BE CUT BETWEEN SEPTEMBER 16TH AND APRIL 14TH.
 - REMOVE EXISTING FARM FENCE AND REPLACE WITH NEW ALONG PROPERTY / RIGHT OF WAY LINE (EXCEPT AREAS SHOWN OTHERWISE) AFTER GRADING WORK IS COMPLETED. REPLACEMENT FENCING SHALL BE WOVEN WIRE WITH PRESSURE TREATED WOODEN POSTS COMPLYING WITH VDOT DETAIL FE-W1.
 - EXISTING FARM GATE. REMOVE AND REUSE IN NEW FENCE INSTALLATION.
 - ADJUST EXISTING SANITARY SEWER MANHOLE TOPS TO PROPOSED GRADES. SEE SHEETS C401 & C402.
 - REPLACE GRAVEL ROAD SURFACE AS NECESSARY (MIN. 6" COMPACTED DEPTH VDOT 21B STONE).
 - PROPOSED CONDUITS FOR FUTURE ROADWAY LIGHTING INSTALLATIONS (SEE SHEET C401 FOR DETAILS).
 - CONTRACTOR TO COORDINATE WITH AEP TRANSMISSION FOR ANY NECESSARY MODIFICATIONS TO EXISTING AGREEMENT FOR WORK WITHIN AEP OVERHEAD EASEMENT.
 - MONTGOMERY COUNTY EDA TO COORDINATE WITH AEP FOR INSTALLATION OF STREET LIGHTS SHOWN.

TRAFFIC NOTES:
 THE PROJECTED TOTAL BUILD OUT SQUARE FOOTAGE FOR THE PARCELS SERVED BY THIS ROAD IS 160,000 SQUARE FEET:
 LOT 2A - 10,000 S.F.
 LOT 2B - 50,000 S.F.
 LOT 2C (UNITED THERAPEUTICS) - 100,000 S.F.
 ALL LOTS ARE CONSIDERED AS LAND USE 760 - RESEARCH & DEVELOPMENT.
 FROM THE ITE MANUAL, 10TH/ EDITION, THE FOLLOWING TRIP GENERATION NUMBERS ARE CALCULATED:
 DAILY TRIPS 1841 WITH HALF ENTERING AND HALF EXITING
 AM PEAK = 67
 PM PEAK = 63
 LESS THAN 5% TRUCK TRAFFIC IS ASSUMED FOR DESIGN.
 TOTAL AADT = 1841
 AVERAGE CBR (FROM H&P FIELD DATA) IS 7.47, REDUCED BY 1/3 = 5.0
 SSV=10, DR = 15.3
 1-1/2" SM 9.5D = 1-1/2" SURFACE COURSE X 2.25 = 3.375
 3" BM 25.0D = 3" BM 25.0D X 2.25 = 6.75
 10" VDOT #21B STONE = 10" STONE X 0.6 = 6
 TOTAL = 16.125 IS GREATER THAN 15.3, THEREFORE OK
 NOTE: ABSOLUTE MINIMUM SECTION IS 1-1/2" SURFACE COURSE, 3" BM 25.0D, AND 9" VDOT #21B STONE = 15.5 > 15.3.

ROAD DESIGN CRITERIA:
 - DESIGN SPEED - 25 MPH LOW SPEED URBAN DESIGN.
 - MIN. RADIUS - 198' PER VDOT STANDARD 803.23 (TC-5.11) FOR NORMAL CROWN.
 - ROADWAY DESIGN CRITERIA - GS-8 STANDARD IN COMMERCIAL / INDUSTRIAL AREAS.
 - MAXIMUM "K" VALUE FOR VERTICAL CURVE OF 12 IN CREST AND 26 IN SAG FOR DESIGN.
 - SPEED OF 25 M.P.H. - 8% MAXIMUM VERTICAL SLOPE.

INTERSECTION SIGHT DISTANCE NOTES (SEE SHEET C203)

PLANT SCHEDULE
TREES

KEY	Scientific name COMMON NAME	MIN. PLANT SIZE SPACING/SAUCER	REMARKS	QUAN.
AR	<i>Acer rubrum</i> "October Glory", October Glory Red Maple	6' MIN. HEIGHT AT PLANTING	mulch B&B	1

N/F
 PARCEL ID: 110465
 TAX MAP # 529-34 2C
 INSTRUMENT #2005001821
 P.B. 27 PG. 375
 AREA=16.646 ACRES
 ZONING: I-2

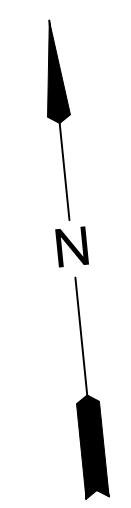
Line Table: Alignments

Line #	Length	Direction	Start Point	End Point
L1	14.421	N69° 08' 32.64"W	(10937324.7094,3574050.1463)	(10937311.2330,3574055.2810)
L2	186.776	N68° 27' 50.69"W	(10937311.2330,3574055.2810)	(10937137.4963,3574123.8436)
L3	366.275	N45° 23' 22.22"W	(10937070.4565,3574167.5016)	(10936809.7064,3574424.7303)
L4	212.391	N62° 57' 52.19"W	(10936760.1582,3574460.4959)	(10936570.9762,3574557.0366)
L5	90.963	N62° 23' 50.01"W	(10936343.1165,3574672.9698)	(10936262.5064,3574715.1167)

Curve Table: Alignments

Curve #	Radius	Length	Tangent	Chord Distance	Chord Direction	Start Point	End Point
C1	200.000	80.545	40.826	80.002	N56° 55' 36.45"W	(10937137.4963,3574123.8436)	(10937070.4565,3574167.5016)
C2	200.000	61.348	30.917	61.108	N54° 10' 37.20"W	(10936809.7064,3574424.7303)	(10936760.1582,3574460.4959)
C3	200.000	65.809	33.205	65.513	N72° 23' 27.41"W	(10936570.9762,3574557.0366)	(10936508.5333,3574576.8555)
C4	200.000	131.156	68.034	128.819	N63° 01' 50.41"W	(10936508.5333,3574576.8555)	(10936393.7239,3574635.2765)
C5	200.000	63.367	31.951	63.102	N53° 19' 14.09"W	(10936393.7239,3574635.2765)	(10936343.1165,3574672.9698)

N/F
 PARCEL ID: 110462
 TAX MAP # 559- 1 1B
 BACKCOUNTRY.COM, INC.
 INSTRUMENT #2011008505
 P.B. 24 PG. 349
 ZONING: I-2
 WAREHOUSING/DISTRIBUTION CENTER



APPROVED: Engineering _____ Date _____

APPROVED: Planning _____ Date _____

HURT & PROFFITT
 INSPIRED / RESPONSIVE / TRUSTED

540.552.5592
 1861 PRATT DR, STE 1100
 CHRISTIANSBURG, VA 24060

BLACKSBURG, VA 24060
 ENVIRONMENTAL
 SURVEYING • LAND DEVELOPMENT
 CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

SITE PLAN
CORPORATE DRIVE SE EXTENSION
FALLING BRANCH CORP. PARK PH 1
CHRISTIANSBURG, VA

PROJECT NO. 20220327
 LAT. 37.290631
 LONG. -80.288135
 DATE: 12 AUG 2022
 DRAWN BY: BEC
 CHECKED BY: MTC

COMMONWEALTH OF VIRGINIA
 ROBERT K. BOYD
 12 AUG 2022
 Lic. No. 21814
 PROFESSIONAL ENGINEER

HURT & PROFFITT

SITE PLAN
 SHEET NO. C201
 REV. _____

Aug 12, 2022 - 1:40pm V:\DATA\01\Projects\2022\20220327\Engineering\CAD\DWG\20220327_SHEET_SITE_PLAN.dwg