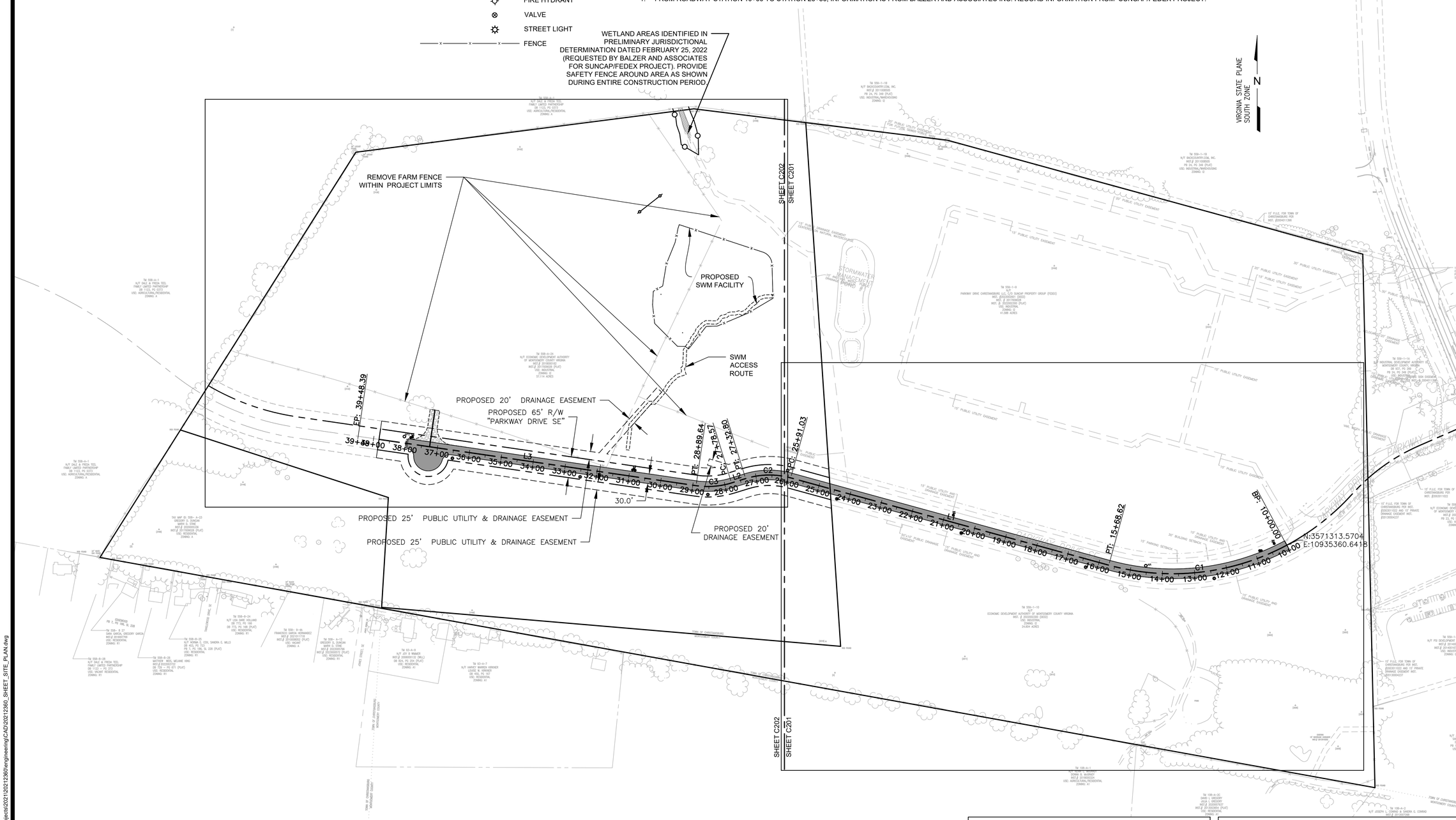
PROPOSED SITE PLAN LEGEND

- RIGHT OF WAY
- EASEMENT
- ASPHALT PAVEMENT
- GRAVEL
- SWM FACILITY ACCESS ROUTE
- FIRE HYDRANT
- VALVE
- STREET LIGHT
- FENCE

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	1022.412	N74° 39' 29.00"W	(10934808.9804,3571251.9095)	(10933823.0035,3571522.4182)
L2	45.766	S72° 51' 00.95"W	(10933683.1413,3571520.2116)	(10933639.4104,3571506.7166)
L3	1058.746	N81° 41' 34.21"W	(10933529.5729,3571498.2241)	(10932481.9354,3571651.1916)

Curve Table: Alignments							
Curve #	Radius	Length	Tangent	Chord Distance	Chord Direction	Start Point	End Point
C1	750.000	568.618	298.758	555.097	S83° 37' 20.46"W	(10935360.6418,3571313.5704)	(10934808.9804,3571251.9095)
C2	250.000	141.772	72.849	139.880	S89° 05' 45.98"W	(10933823.0035,3571522.4182)	(10933683.1413,3571520.2116)
C3	250.000	111.077	56.470	110.165	S85° 34' 43.37"W	(10933639.4104,3571506.7166)	(10933529.5729,3571498.2241)

NOTES:
1. FROM ROADWAY STATION 10+00 TO STATION 26+50, INFORMATION IS FROM BALZER AND ASSOCIATES INC. RECORD INFORMATION FROM SUNCAP/FEDEX PROJECT.



150 75 0 150 300 450
SCALE IN FEET

APPROVED: Engineering Date

APPROVED: Planning Date

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SITE PLAN OVERVIEW
LOT 2
PHASE II FALLING BRANCH CORP. PARK
PRELIMINARY GRADING
CHRISTIANSBURG, VA

PROJECT NO.	20212360
LAT.	37.118039
LONG.	-80.383078
DATE:	05 APR 2023
DRAWN BY:	BEC
CHECKED BY:	MTC

COMMONWEALTH OF VIRGINIA
ROBERT K. BOYD
05 APR 2023
Lic. No. 21814
PROFESSIONAL ENGINEER

REV. 1: TOC COMMENTS 21 SEP 2023
REV. 2: TOC COMMENTS 11 DEC 2023

SITE PLAN OVERVIEW

HURT & PROFFITT

SHEET NO.	REV.
C200	

Dec 11, 2023 - 1:43pm \\data01\projects\2021\20212360\engineering\CAD\20212360_SHEET_SITE_PLAN.dwg