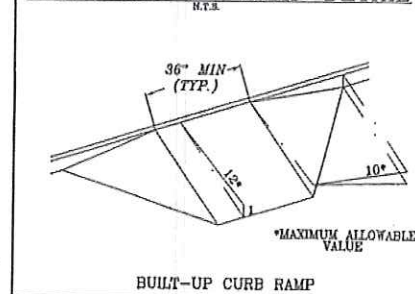


CURVE DATA

#	RADIUS	ARC	CORD. BEARING	CORD.	DELTA
C1	330.00'	63.94'	S 54° 05' 32" E	63.84'	11° 06' 08"
C2	25.00'	35.74'	S 89° 29' 33" E	32.77'	81° 54' 12"
C3	325.00'	39.55'	N 53° 02' 30" E	39.52'	06° 58' 19"

ADA BUILT-UP RAMP DETAIL



SITE DIMENSION & COMPOSITE UTILITY PLAN

DOCTOR WHITNEY PROFESSIONAL OFFICE COMPLEX

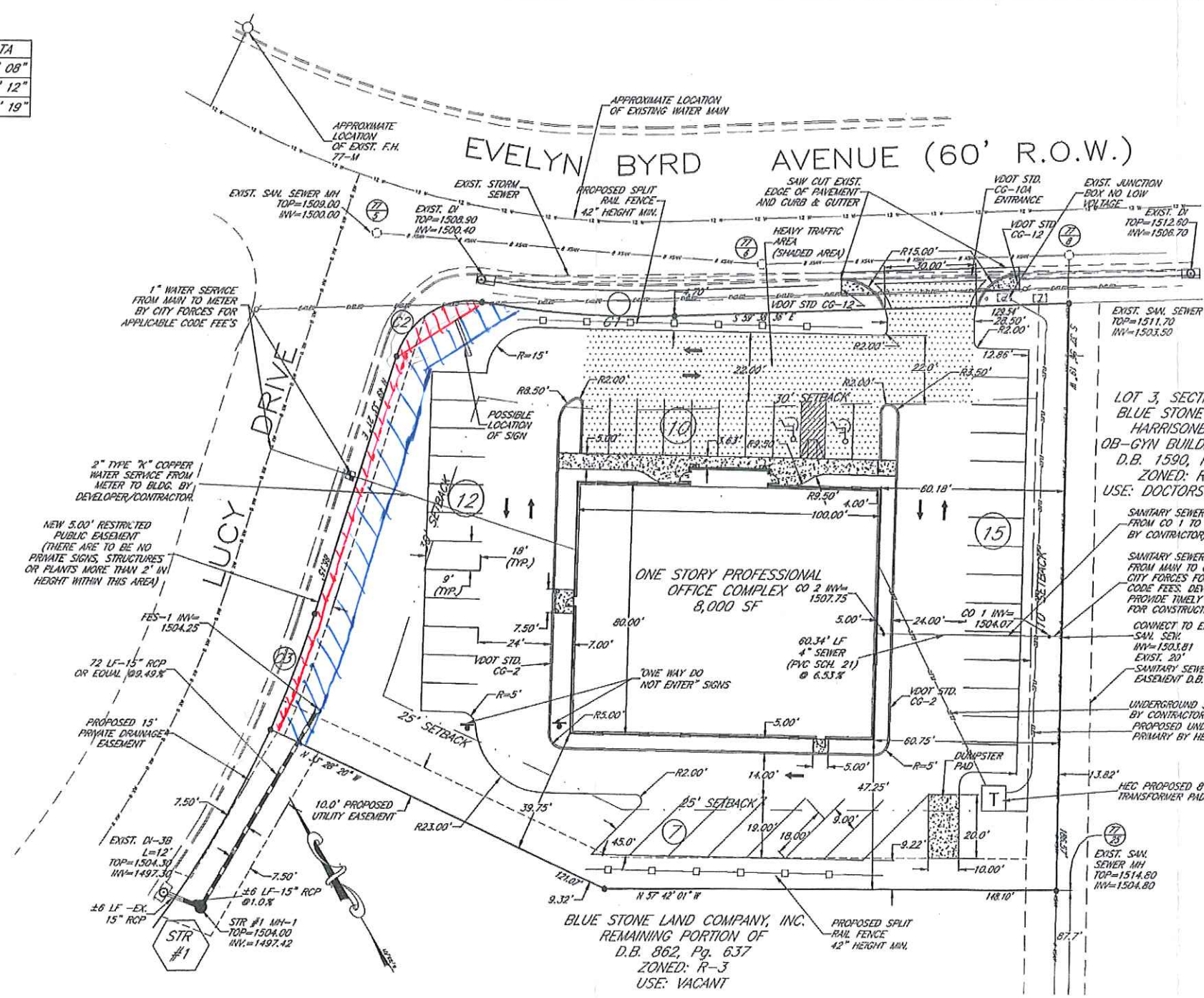
VALLEY Engineering - Surveying - Planning



PROJECT No. 54-05-2
SCALE: 1" = 20'
DATE: 7/22/07
DRAFT: REVISION 2
SHEET 2 OF 4

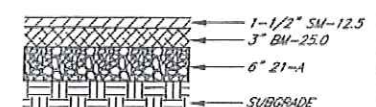
HARRISONBURG, VIRGINIA 22801

1041 SOUTH HIGH STREET
HARRISONBURG, VIRGINIA 22801
TELEPHONE (540) 434-6365 OR (800) 343-6365
FAX (540) 432-0685



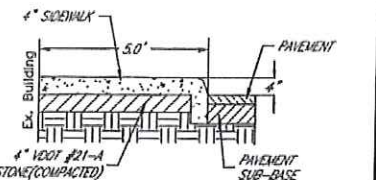
LOT 3, SECTION 3D
BLUE STONE HILLS
HARRISONBURG
OB-GYN BUILDING, LLC.
D.B. 1590, Pg. 39
ZONED: R-3
USE: DOCTORS OFFICE

BLUE STONE LAND COMPANY, INC.
REMAINING PORTION OF
D.B. 862, Pg. 637
ZONED: R-3
USE: VACANT



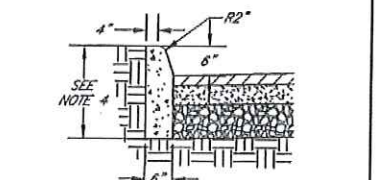
Notes: 1. 21-A Crushed Aggregate Base Type 1, shall be compacted to 95% Standard Proctor Density.
2. Subgrade shall be compacted to 95% of the Standard Proctor Density.

TYPICAL PAVING SECTION FOR HEAVY TRAFFIC AREA



Curb and sidewalk to be cast-in-place using Class A-3 Concrete. The 100T stone base of 21-A shall be compacted to 95% density of the proctor.

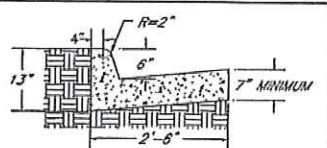
COMBINATION CURB AND SIDEWALK



STANDARD CG-2

NOTES:
1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A-3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. CURB HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) WILL BE PAID FOR AS RADIAL CURB.
4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 3" (15" DEPTH) OR INCREASED AS MUCH AS 3" (21" DEPTH) IN ORDER THAT THE BOTTOM OF CURB WILL COINCIDE WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE. OTHERWISE THE DEPTH IS TO BE 10" AS SHOWN. NO ADJUSTMENT IN THE PRICE BID IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. THIS CURB IS TO BE USED WHEN DESIGN SPEED IS 40 MPH OR LESS ON RURAL HIGHWAYS AND 45 MPH OR LESS IN DEVELOPED URBAN AND SUBURBAN AREAS. IF THESE DESIGN SPEEDS ARE EXCEEDED STANDARD CG-3 IS REQUIRED.

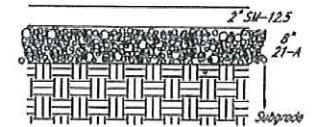
right-of-way
easement



COMBINATION CG-6 CURB AND GUTTER

Curb and Gutter may be cast in place Class A-3 Concrete. If it is precast, it shall have a minimum of 4000 psi concrete.

The bottom of the curb and gutter may be parallel to the earth on which it is placed as long as the minimum 7" depth is maintained.



Notes: 1. 21-A Crushed Aggregate Base Type 1, shall be compacted to 95% Standard Proctor Density.
2. Subgrade shall be compacted to 95% of the Standard Proctor Density.

TYPICAL PAVEMENT SECTION FOR INTERIOR PAVED AREAS

SITE STATISTICS	PARKING STATISTICS
DEED REF: DB 862 PG 637	USE: PROFESSIONAL OFFICE
AREA: 0.962 AC	1 SPACE PER 300 SQ FT
ZONED: R-3	REQUIRED PARKING: 27 SPACES
PRESENT LAND USE: VACANT	TOTAL ACTUAL PARKING: 44 SPACES
PROPOSED LAND USE: PROFESSIONAL OFFICE	HANDICAP PARKING: 2 SPACES
TAX MAP: 77-A-1	

LANDSCAPE ANALYSIS
AREA WITHIN PAVED PARKING:
LANDSCAPED AREA = 0.29 AC
DRIVING ZONES = 0.45 AC
PERCENT LANDSCAPED AREA TO PAVED PARKING/DRIVING: 64.4 %
NOTES: ALL AREAS NOT PAVED OR BUILT UPON SHALL BE LANDSCAPED

- All traffic control to be in accordance with MUTCD, latest edition.
- 9' spaces to be designed as handicapped accessible with vertical sign displaying the universal symbol. Spaces denoted with VA shall also bear a sign indicating the space as van accessible.
- Test pits are required where proposed utilities cross ex. gas, cable, telephone, electric or any other existing utility where a conflict may arise.
- Information on plans and outlined in the City of Harrisonburg Design and Construction Manual will govern in the event of any conflicts w/ other material.
- A separate lighting plan shall be submitted to the City Engineer for his approval prior to the placement of any site lighting. Any work done prior to the approval of the City Engineer will be at the contractors risk.
- Dumpster pad shall be screened in accordance with City of Harrisonburg Ordinance Section 10-3-93(c). Dumpster pad shall be constructed of 3000 psi concrete (minimum strength) with minimum thickness of 6", reinforced with 6x6 W/M, and placed on a base of 6" VDOT Std. 21-a stone. Stone base shall be compacted to 98% of standard proctor density.
- Refer to architectural plans for exact building dimensions, and exact point of entry for utilities into the building.
- Contractor shall adhere to guidelines for installation of buried water and sewer utilities, Chapter 7, PG 1-7 of the City of Harrisonburg Design and Construction Standards Manual.
- Sanitary cleanout and connection to ex. main to be in accordance with Chapter 7, PG 69, Drawing 49 of the City of Harrisonburg Design and Construction Standards Manual.
- Posted speed limit on Evelyn Byrd Avenue and Lucy Drive is 35 MPH.
- The sight distance for a driver exiting the site is clear and unobstructed north and south along Evelyn Byrd Avenue for a distance in excess of 350'.

Revision	Date	Requested By
REV 1	8/21/01	City of Harrisonburg
REV 2	8/30/01	City of Harrisonburg