



THIS DRAWING PREPARED AT THE
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YOUR VISION ACHIEVED THROUGH OURS.

DATE: 8/16/2022
 DRAWN BY: J. KIEFER
 DESIGNED BY: G. ROGERS
 CHECKED BY: A. CAMPBELL
 SCALE: 1" = 40'

REVISION DESCRIPTION
 10/18/2022 PLANS REVISED PER CITY COMMENTS
 2/19/2023 PLANS REVISED PER CITY COMMENTS
 2/13/2023 NUTRIENT CREDIT PURCHASE AGREEMENT ADDED TO PLANS

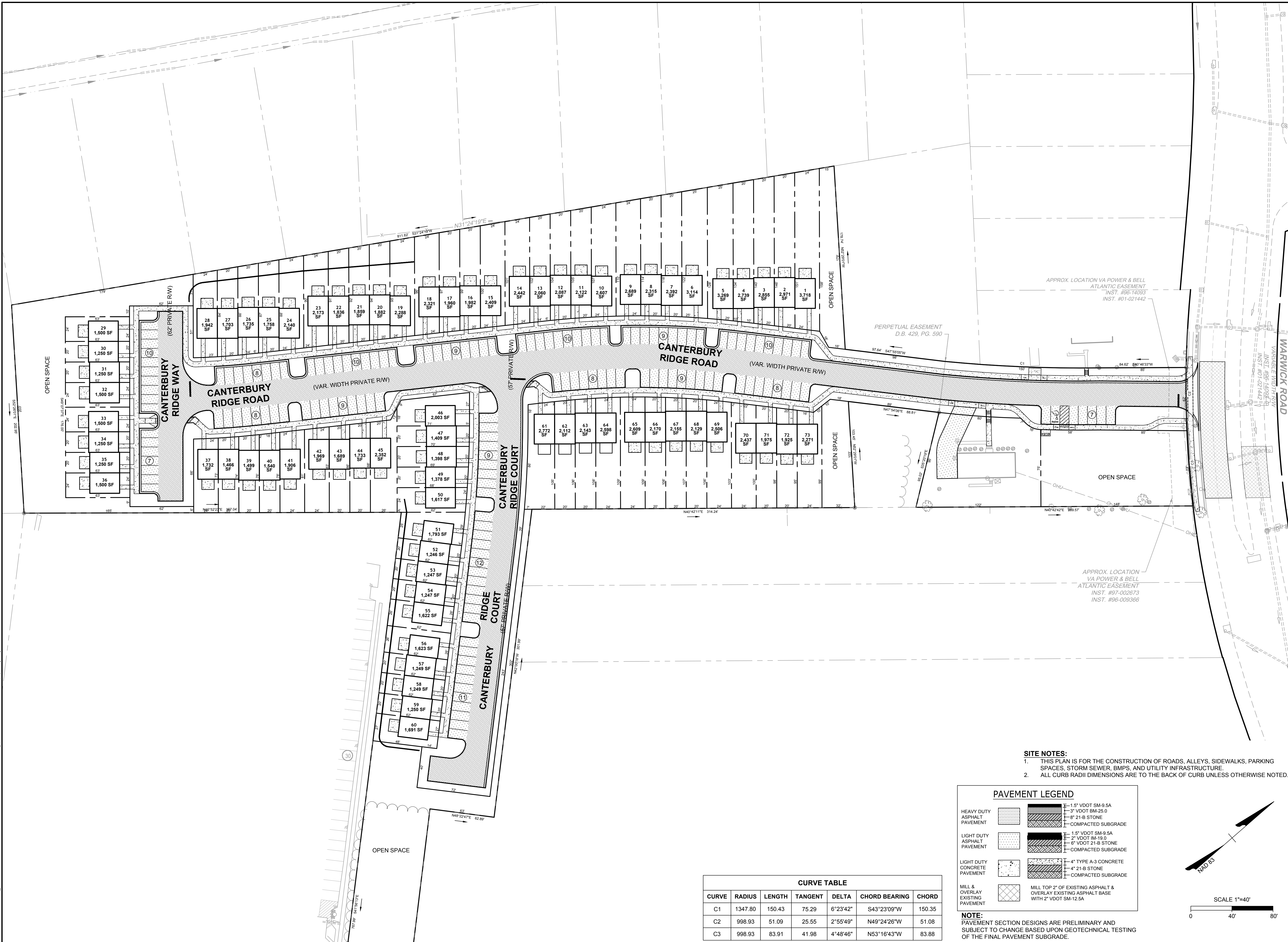
TOWNHOMES AT WARWICK PLACE III

9TH DISTRICT - CITY OF RICHMOND - VIRGINIA

TIMMONS GROUP

OVERALL LAYOUT PLAN

JOB NO. 46597
 SHEET NO. C3.0



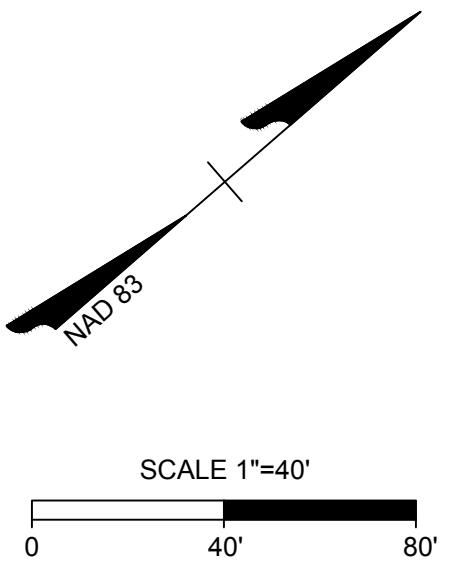
- SITE NOTES:**
- THIS PLAN IS FOR THE CONSTRUCTION OF ROADS, ALLEYS, SIDEWALKS, PARKING SPACES, STORM SEWER, BMPS, AND UTILITY INFRASTRUCTURE.
 - ALL CURB RADIUS DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

PAVEMENT LEGEND

HEAVY DUTY ASPHALT PAVEMENT		1.5" VDOT SM-9.5A 3" VDOT BM-25.0 8" 21-B STONE COMPACTED SUBGRADE
LIGHT DUTY ASPHALT PAVEMENT		1.5" VDOT SM-9.5A 2" VDOT M-19.0 6" VDOT 21-B STONE COMPACTED SUBGRADE
LIGHT DUTY CONCRETE PAVEMENT		4" TYPE A-3 CONCRETE 4" 21-B STONE COMPACTED SUBGRADE
MILL & OVERLAY EXISTING ASPHALT PAVEMENT		MILL TOP 2" OF EXISTING ASPHALT & OVERLAY EXISTING ASPHALT BASE WITH 2" VDOT SM-12.5A

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	1347.80	150.43	75.29	6°23'42"	S43°23'09"W	150.35
C2	998.93	51.09	25.55	2°55'49"	N49°24'26"W	51.08
C3	998.93	83.91	41.98	4°48'46"	N53°16'43"W	83.88



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