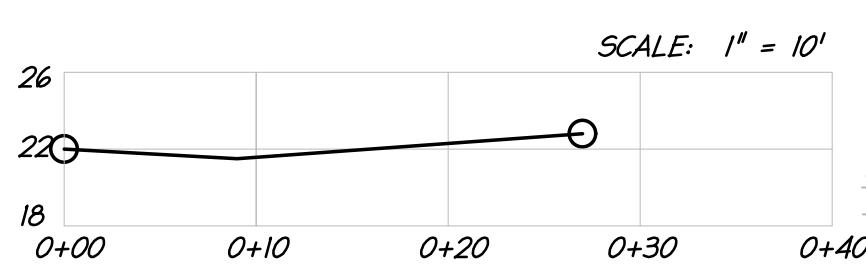


CROSS-SECTION A-A
SEE THIS SHEET AND TOPO MAP, SHEET 19

STATION	ELEVATION (FT)
0+00	22.0
0+09	21.5
0+27	22.8



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	180.00'	75.46'	38.29'	24°19'13"	N04°38'37"E	74.91'
C2	25.00'	39.38'	25.11'	90°14'42"	S28°27'15"E	35.43'

NOTES:

- OUTLOTS "A-1", "A-2", "B", "C" AND "D" SHALL BE CONVEYED TO THE H.O.A. AND SHALL BE MAINTAINED BY THE H.O.A. THE SWM FACILITIES SHALL BE MAINTAINED BY FAIRFAX COUNTY. OUTLOTS "A-1", "A-2" AND "B" SHALL REMAIN A PART OF KHORIATY'S ADDITION TO COLLINGWOOD SPRINGS FOR DENSITY PURPOSES. THE RIGHT-OF-WAY DEDICATION SHOWN HEREON SHALL BE RESERVED FOR DENSITY CREDIT.
- BUILDING FOOTPRINTS SHOWN FOR SITE PLAN APPROVAL ONLY AND ARE NOT FOR INDIVIDUAL LOT BUILDING PERMITS.
- ALL GRASS-LINED CHANNELS MUST BE IN A WELL STABILIZED CONDITION AND SHOW NO VISIBLE EVIDENCE OF EROSION AT THE TIME OF FINAL ACCEPTANCE BY THE MAINTAINING AUTHORITY.
- THE MAXIMUM DESIGN VELOCITY OF DISCHARGES SHALL BE NO GREATER THAN 4 FPS. SWALES, DITCHES OR CHANNELS EXCEEDING THIS WILL REQUIRE SPECIAL LININGS.
- SEE SHEET 16 FOR WATERLINE PROFILES, SHEET 8 FOR CG-12 GRADING DETAILS, SEE SHEET 9 FOR SIGHT DISTANCE PROFILE, SHEET 15 FOR SANITARY SEWER PROFILES AND LATERAL COMPUTATIONS AND SHEET 17 FOR STORM SEWER PROFILES AND COMPUTATIONS.
- ANY FUTURE EASEMENT OR AUTHORIZATION FOR ELECTRIC, CABLE, TELEPHONE OR GAS SERVICE TO BE FURNISHED TO THE PROPERTY MUST COMPLY WITH THE PROVISIONS OF VA CODE 15.2-2241(6).
- MAINTAIN MINIMUM 15 FOOT VERTICAL CLEARANCE FOR ALL OVERHEAD WIRES.

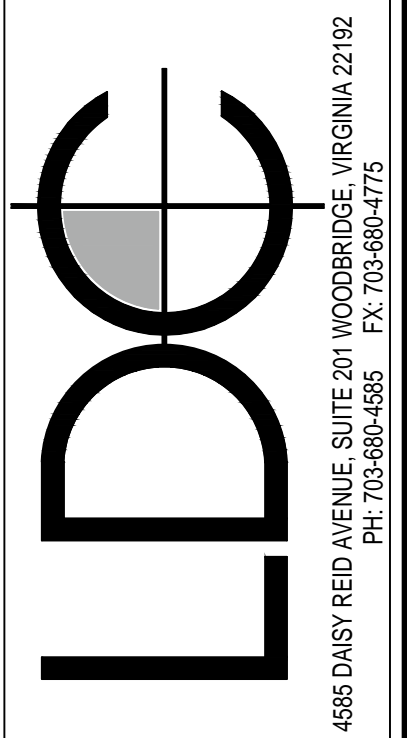
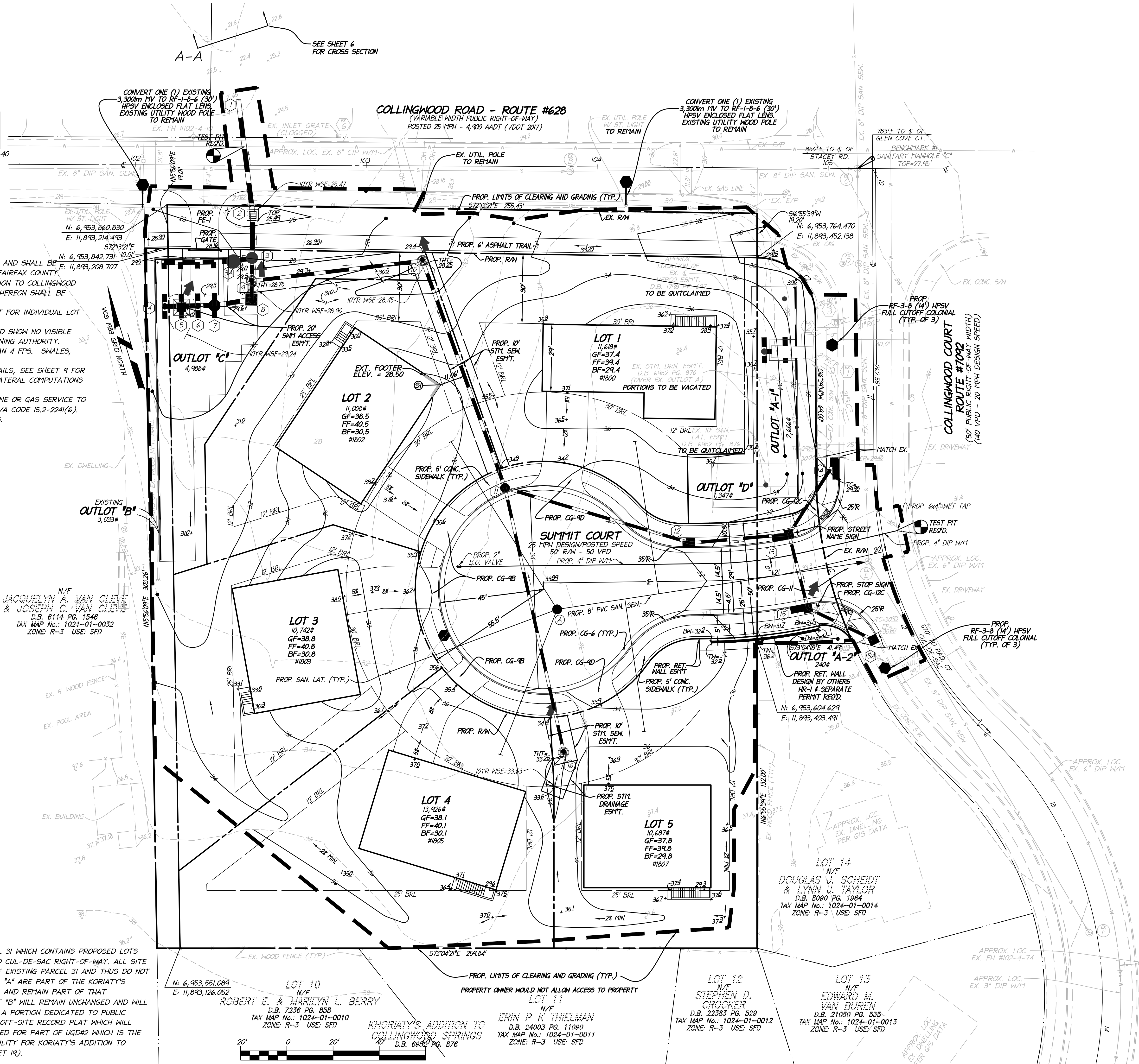
LEGEND

- DENOTES OVERLAND RELIEF
- ⊕ DENOTES TEST PIT REQUIRED

N/F
JACQUELYN A. VAN CLEV
& JOSEPH C. VAN CLEV
D.B. 6114 PG. 1546
TAX MAP No.: 1024-01-0032
ZONE: R-3 USE: SFD

SUBDIVISION NOTE:

THE ONLY EXISTING PARCEL SUBJECT TO SUBDIVISION IS PARCEL 31 WHICH CONTAINS PROPOSED LOTS 1-5, OUTLOT "C", OUTLOT "D", AND PORTIONS OF THE PROPOSED CUL-DE-SAC RIGHT-OF-WAY. ALL SITE TABULATIONS ON THE COVER SHEET ONLY INCLUDE THE AREA OF EXISTING PARCEL 31 AND THUS DO NOT INCLUDE OUTLOTS "B", "A-1", OR "A-2". EXISTING OUTLOTS "B" & "A" ARE PART OF THE KHORIATY'S ADDITION TO COLLINGWOOD SPRINGS SUBDIVISION (6509-SD-001) AND REMAIN PART OF THAT SUBDIVISION WITH DENSITY CREDIT RESERVED. EXISTING OUTLOT "B" WILL REMAIN UNCHANGED AND WILL BE USED FOR PART OF UGD#1. EXISTING OUTLOT "A" WILL HAVE A PORTION DEDICATED TO PUBLIC RIGHT-OF-WAY FOR THE PROPOSED CUL-DE-SAC BY SEPARATE OFF-SITE RECORD PLAT WHICH WILL ALSO CREATE OUTLOTS "A-1" & "A-2". OUTLOT "A-1" WILL BE USED FOR PART OF UGD#2 WHICH IS THE REPLACEMENT FOR THE EXISTING UNDERGROUND DETENTION FACILITY FOR KHORIATY'S ADDITION TO COLLINGWOOD SPRINGS SUBDIVISION (SEE SWM NARRATIVE, SHEET 19).



GRADING PLAN

KHORIATY'S ADDITION TO COLLINGWOOD SPRINGS SECTION 2

DATE	DESIGNER	REVISION	APPROVED BY	APPROVED DATE
3/24/19	JOSHUA MARSHALL			3/26/19

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

STATE OF VIRGINIA
COMMONWEALTH OF VIRGINIA
JOSHUA MARSHALL
Lic. No. 40858
12/10/18
2/5/19
PROFESSIONAL ENGINEER

SCALE: 1" = 20'

SHEET 6 of 36

DATE: AUGUST, 2018

DRAFT: MEP
CHECK: JCM

FILE NUMBER: 17244-1-0 358
6509-SD-002