

SHEET - 02

SHEET - 03

SHEET - 04

SHEET - 05

SHEET - 06

SHEET - 07

SHEET - 08

- NOTES:
1. ALL HOUSE AND DRIVEWAY LOCATIONS ARE FOR SCHEMATIC PURPOSES ONLY.
 2. SEE SHEET C2-08 FOR DETAILED LOT INFORMATION SUCH AS ACREAGE, FRONTAGE, YARDS, AND IMPERVIOUS AREAS.
 3. STREET LIGHTING WILL BE INSTALLED PER TOWN REQUIREMENTS. LIGHT AND POLE DESIGN WILL BE SUBMITTED TO TOWN STAFF FOR APPROVAL PRIOR TO INSTALLATION.

ROUND MEADOW COUNTRY CLUB,
SECTION I, ADJOINING OWNERS

(F)
TAX PARCEL 92-(8)-5
LOT 5
P.I.D. #001254
N/F RICHARD K. HUMPHREYS &
JUDITH A. WILLS
INST. 2019002763;
PLAT IN D.B. 759 PG. 468
ZONING: A1
LAND USE: RESIDENTIAL

(G)
TAX PARCEL 92-(8)-6
LOT 6
P.I.D. #016380
N/F KYLE WILLIAM CURRAN &
CHARITY DAWN CURRAN
INST. 2018005849;
PLAT IN D.B. 676 PG. 127
ZONING: A1
LAND USE: RESIDENTIAL

WEDGEWOOD ESTATES
ADJOINING OWNERS

(A)
TAX PARCEL 078-(2)-1
LOT 1
P.I.D. #007495
N/F ROSS BRADFORD JENNINGS &
RONDA T. JENNINGS
D.B. 1263 PG. 491;
P.B. 8 PG. 10
ZONING: A1
LAND USE: RESIDENTIAL

(B)
TAX PARCEL 078-(2)-2
LOT 2
P.I.D. #016985
N/F KAREN W. SHELOR
INST. NO. 2005010128;
PLAT IN INST. NO. 2018000270
ZONING: A1
LAND USE: RESIDENTIAL

(C)
TAX PARCEL 92-(5)-3
LOT 3
P.I.D. #003645
N/F BONNIE A. COCHRAN
D.B. 1065 PG. 22;
PLAT IN INST. NO. 2018000270
ZONING: A1
LAND USE: RESIDENTIAL

(D)
TAX PARCEL 92-(5)-4A
LOT 4A
P.I.D. #010373
N/F PAUL D. WILLS &
LAURA F. WILLS
INST. NO. 2003010295;
P.B. 8 PG. 10
ZONING: A1
LAND USE: RESIDENTIAL

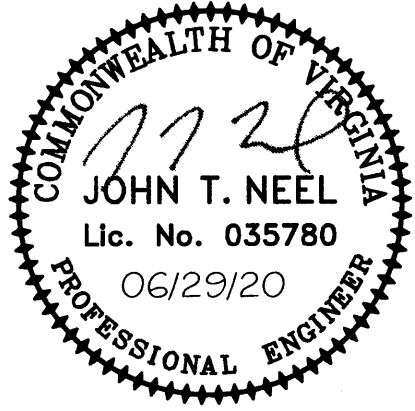
(E)
TAX PARCEL 92-(5)-5A
LOT 5A
P.I.D. #009642
N/F CARMEN E. RECUPERO LIVING TRUST
INST. NO. 2018007179;
PLAT IN D.B. 820 PG. 61
ZONING: A1
LAND USE: RESIDENTIAL

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THE RESERVE AT ROUND MEADOWS

CHRISTIANSBURG, VIRGINIA

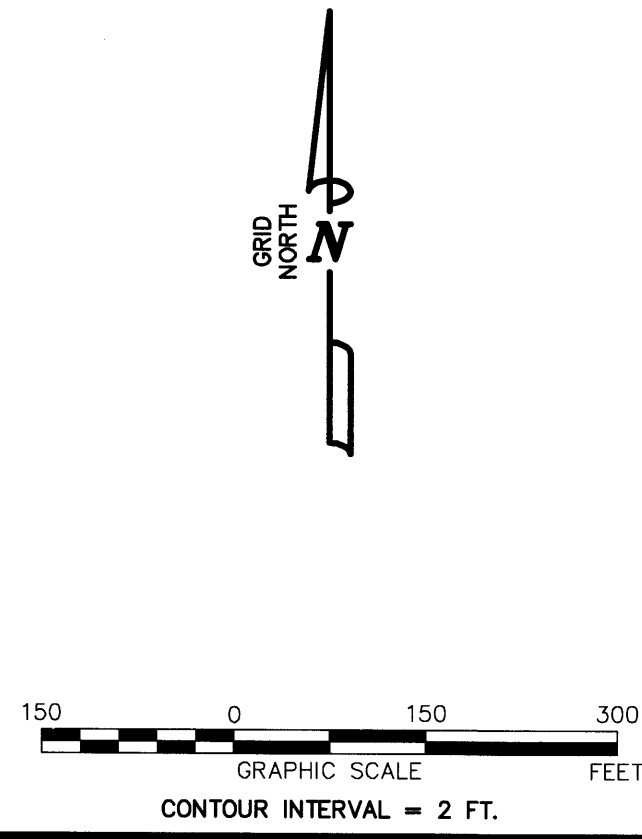


REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, PE
PM	MICHAEL G. GAY, PE
DESIGN	SEC, EMQ, ZG
ISSUE DATE	
GNI JOB NO.	
2811.0	
SHEET TITLE	
SITE LAYOUT AND DIMENSION PLAN	
SHEET NUMBER	
C2-01	

APPROVED: Engineering
APPROVED: Planning

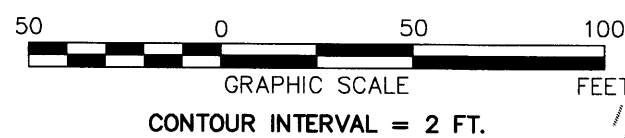
4/7/2021
4/7/2021
Date
Date



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02	03	
04	05	06
	07	08

SHEET KEY



- NOTES:
1. ALL HOUSE AND DRIVEWAY LOCATIONS ARE FOR SCHEMATIC PURPOSES ONLY.
 2. SEE SHEET C2-03 FOR DETAILED LOT INFORMATION SUCH AS ACREAGE, FRONTAGE, YARDS, AND IMPERVIOUS AREAS.
 3. STREET LIGHTING WILL BE INSTALLED PER TOWN REQUIREMENTS. LIGHT AND POLE DESIGN WILL BE SUBMITTED TO TOWN STAFF FOR APPROVAL PRIOR TO INSTALLATION.

CORPORATE UNIT
LINE AS SHOWN IN
P.B. 14 PG. 64

CHRISTIANSBURG
CORPORATION LIMITS

MONTGOMERY
COUNTY

CORPORATE LIMITS

ROUTE 661

25' FRONT SETBACK

8' SIDE SETBACK

20' REAR SETBACK

PROPOSED
PROPERTY
LINE (TYP)

APPROX. LOC.
FLOOD ZONE "A"

TAX PARCEL
494-A-5523
P.L.D. #230269
ZONING: A1
LAND USE:
UNDEVELOPED

VIRGINIA RTE. 661
(VAR. WIDTH R/W)

51

LINE TO BE MOVED

PARKING AREA
16' X 18' (TYP)

FF= 2003.00

25' FRONT SETBACK

8' SIDE SETBACK

TAX PARCEL
494-A-5522
P.L.D. #230267
ZONING: A1
LAND USE:
UNDEVELOPED

20' REAR SETBACK

APPROX. LOC.
FLOOD ZONE "A"

APPROVED: Engineering

4/7/2021
Date

APPROVED: Planning

4/7/2021
Date



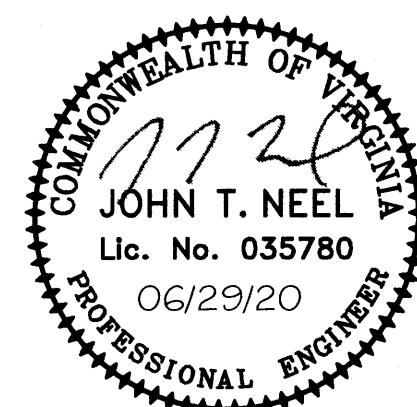
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THE RESERVE AT ROUND MEADOWS

CHRISTIANSBURG, VIRGINIA



REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PR	JOHN T. NEEL, PE
PM	MICHAEL G. GAY, PE
DESIGN	SEC, EMQ, ZG
ISSUE DATE	
06/29/20	
GNI JOB NO.	
2811.0	
SHEET TITLE	
SITE LAYOUT AND DIMENSION PLAN SHEET - 02	
SHEET NUMBER	
C2-02	

This topographic map depicts a section of the Town of Christiansburg, Virginia. The map features a proposed sewer line, indicated by a dashed line with cross-ticks, running from the upper left towards the lower right. A railroad line, shown as a solid line with cross-ticks, runs parallel to the sewer line. The map includes contour lines representing elevation, with labels for 1980, 1930, and 1935 feet. A flood zone, labeled 'APPROX. LOC. FLOOD ZONE "A"', is shown as a shaded area in the lower right. The map also shows Crab Creek at the bottom and the Norfolk Southern Railroad. A north arrow and a graphic scale (0 to 100 feet) are located in the bottom left corner. The contour interval is 2 feet.

NOTES:

1. ALL HOUSE AND DRIVEWAY LOCATIONS ARE FOR SCHEMATIC PURPOSES ONLY.
2. SEE SHEET C2-09 FOR DETAILED LOT INFORMATION SUCH AS ACREAGE, FRONTAGE, YARDS, AND IMPERVIOUS AREAS.
3. STREET LIGHTING WILL BE INSTALLED PER TOWN REQUIREMENTS. LIGHT AND POLE DESIGN WILL BE SUBMITTED TO TOWN STAFF FOR APPROVAL PRIOR TO INSTALLATION.

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THE RESERVE AT ROUND MEADOWS

CHRISTIANSBURG, VIRGINIA

[illegible]

PROJECT TEAM	
PIC	JOHN T. NEEL, PE
PM	MICHAEL G. GAY, PE
DESIGN	SEC, EMQ, ZG

06/29/20

2811.0

SITE LAYOUT AND
DIMENSION PLAN SHEET -
03

C2-03

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SITE LAYOUT SHEET - 03, 06/26/2020 2:55:18 PM, Scaldwell, AutoCAD PDF (General Documentation).pc3, 1:1

4/7/2021
Date

1/7/2021
Date

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SITE LAYOUT SHEET - 04 06/26/2020 2:55:26 PM SolidWorks AutoCAD PDF (General Documentation) pc3 1:1



02	03
04	05
07	08

SHEET KEY

CHRISMAN MILL RD.

TAX PARCEL
494-A)-55E1
P.I.D. #232286
ZONING: A1
LAND USE:
UNDEVELOPED

25' FRONT SETBACK

PROPOSED
PROPERTY
LINE (TYP)

FF= 1984.00

MINOR SUBDIVISION
ON THE
PROPERTY OF BRADLEY J. SHERBORN
P.I.D. #004788

ZONE "X"

BOOSTER STATION
PROPOSED/FUTURE

TAX PARCEL
494-A)-55E4
P.I.D. #230111
N/F NRV REGIONAL WATER
AUTHORITY
NO. 201907742
ZONING: A
LAND USE:
MAJOR UTILITY

PROPOSED
PROPERTY
LINE (TYP)

50

20' REAR SETBACK

4

MONTGOMERY
COUNTY

- NOTES:
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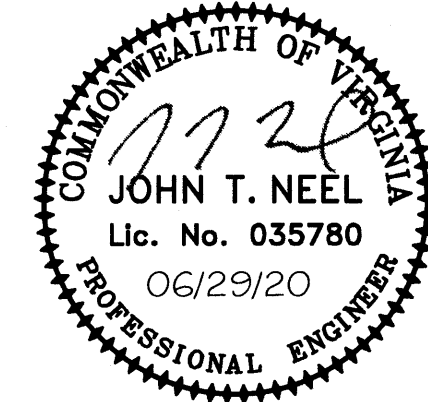
APPROVED: Engineering
APPROVED: Planning
4/7/2021
4/7/2021
Date
Date

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THE RESERVE AT ROUND MEADOWS

CHRISTIANSBURG, VIRGINIA



REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, PE
PM	MICHAEL G. GAY, PE
DESIGN	SEC, EMQ, ZG

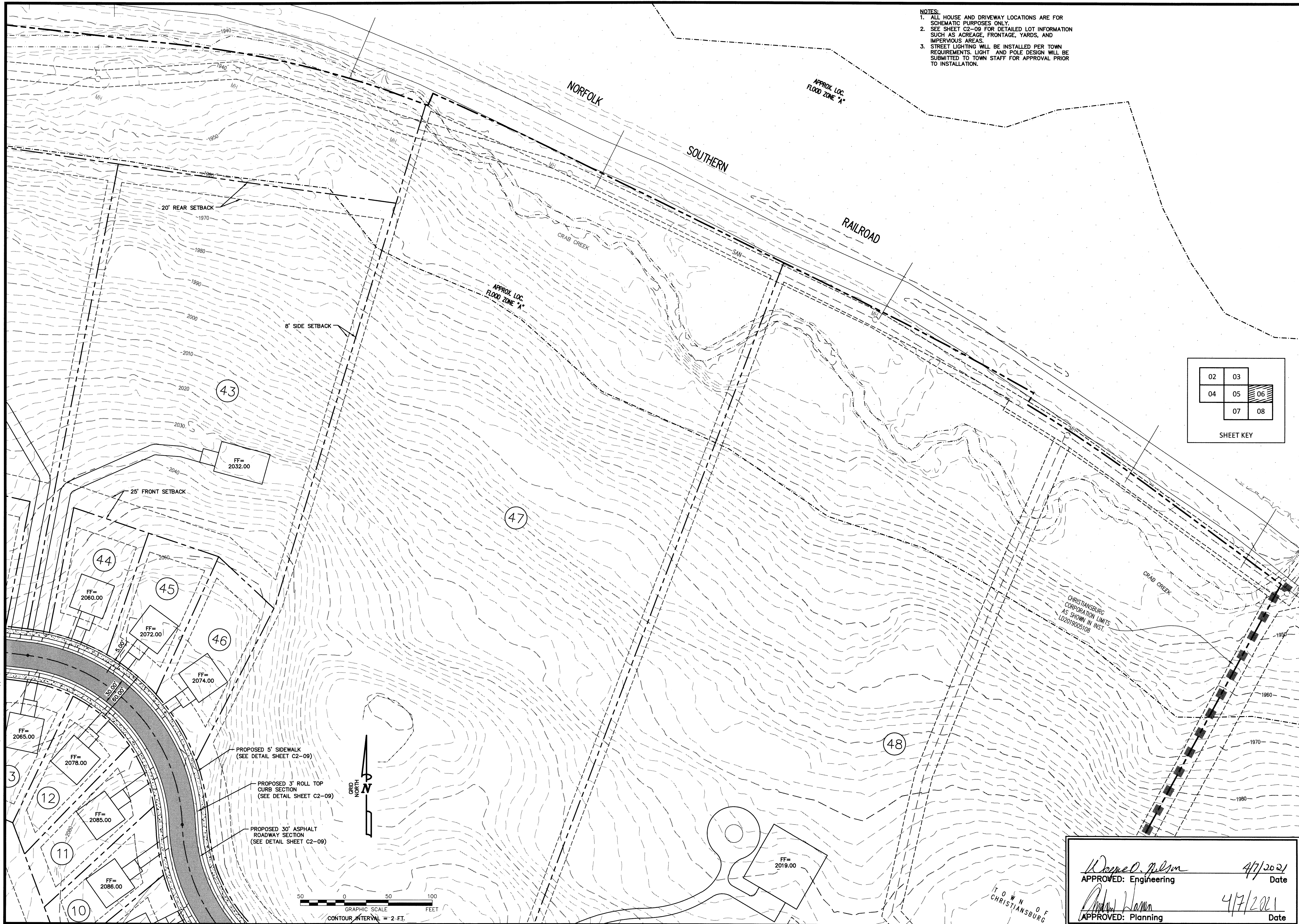
ISSUE DATE
06/29/20

GNI JOB NO.
2811.0

SHEET TITLE
SITE LAYOUT AND
DIMENSION PLAN SHEET -
04

SHEET NUMBER
C2-04

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SITE LAYOUT SHEET - 06 06/29/20 2:55:41 PM GAYANDNEEL\AUGAD PLOT (General Documentation) p23, 11



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02	03
04	05
07	08

SHEET KEY

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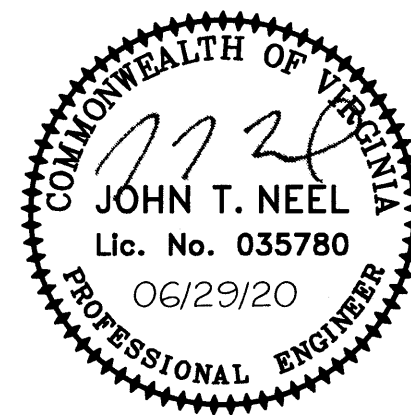
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THE RESERVE AT ROUND MEADOWS

CHRISTIANSBURG, VIRGINIA



REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, PE
PM	MICHAEL G. GAY, PE
DESIGN	SEC. EMQ, ZG

ISSUE DATE	
	06/29/20

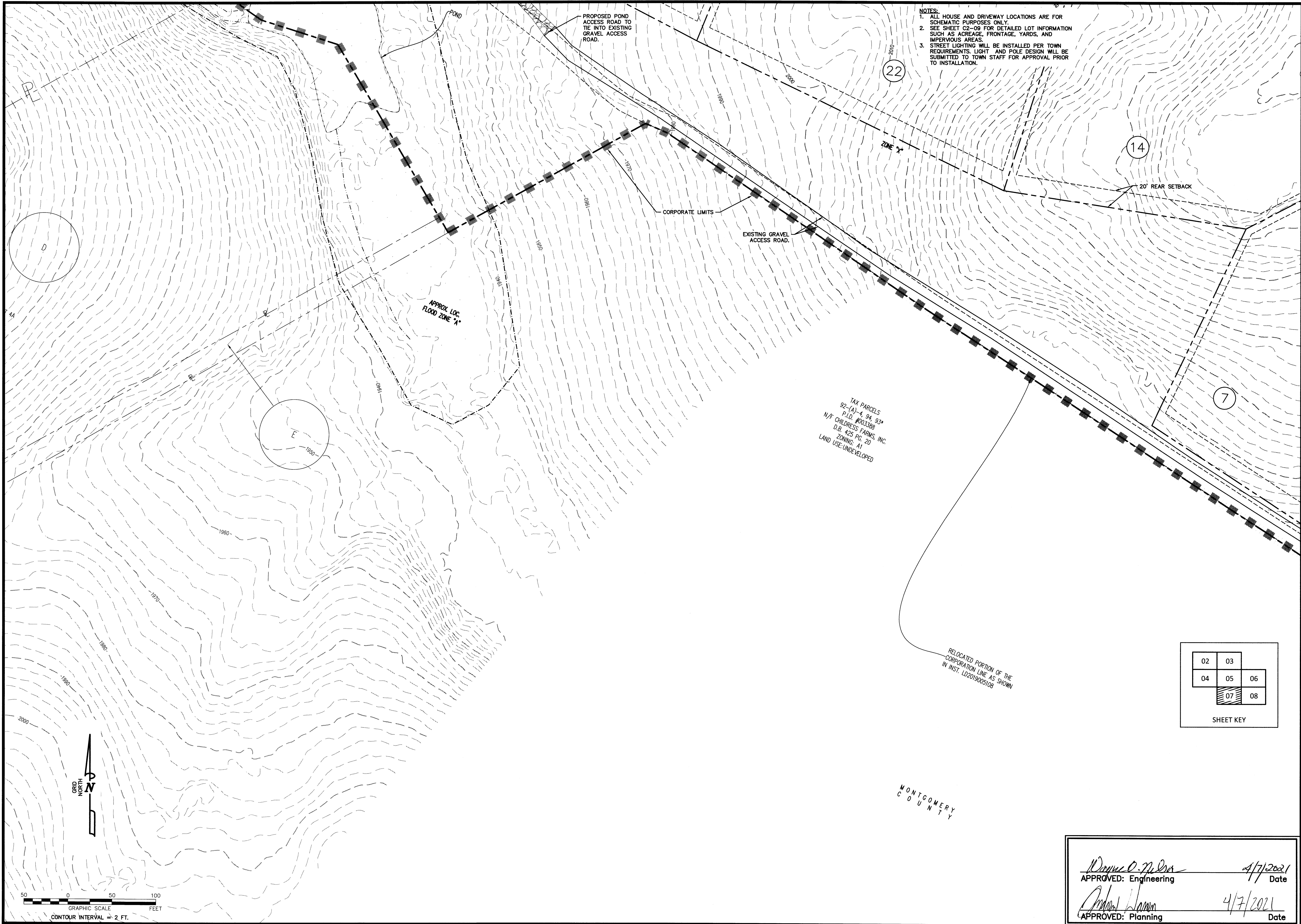
GNI JOB NO.	
	2811.0

SHEET TITLE	
	SITE LAYOUT AND DIMENSION PLAN SHEET - 06

SHEET NUMBER	
	C2-06

<i>W. Daniel Nelson</i> APPROVED: Engineering	4/7/2021 Date
<i>Adam L. Lamm</i> APPROVED: Planning	4/7/2021 Date

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SITE LAYOUT SHEET - 07, 06/29/2021 2:55:08 PM, Savannah, AutoCAD PLOT, (General Documentation) p33, 11



- NOTES:
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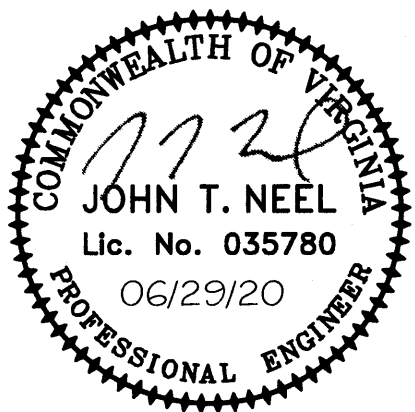


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THE RESERVE AT ROUND MEADOWS

CHRISTIANSBURG, VIRGINIA



REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, PE
PM	MICHAEL G. GAY, PE
DESIGN	SEC. EMQ, ZG
ISSUE DATE	
06/29/20	
GNI JOB NO.	
2811.0	
SHEET TITLE	
SITE LAYOUT AND DIMENSION PLAN SHEET - 07	
SHEET NUMBER	
C2-07	

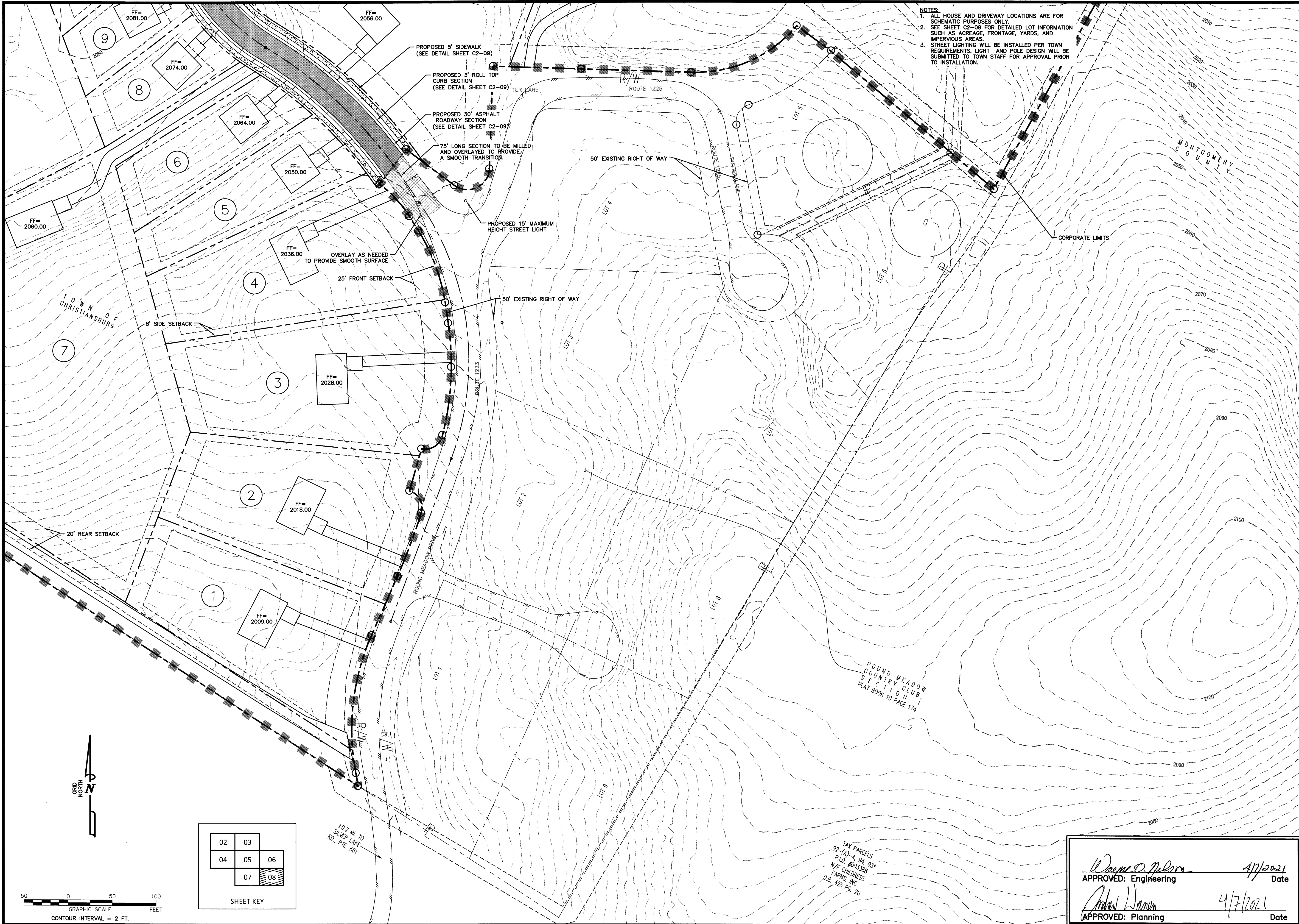
02	03
04	05
06	07
08	

SHEET KEY

Michael G. Gay
APPROVED: Engineering
Date: 4/7/2021

John T. Neel
APPROVED: Planning
Date: 4/7/2021

X:\p\19181\ENGINEERING\Design\Round Meadow\19181_Site Layout Plan.dwg
SITE LAYOUT SHEET - 08 06/29/2020 2:55:56 PM S:\ad\ad\AutoCAD PLOT (General Documentation) p33.11



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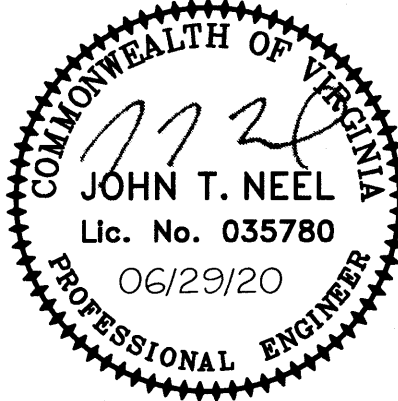
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THE RESERVE AT ROUND MEADOWS

CHRISTIANSBURG, VIRGINIA



REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, PE
PM	MICHAEL G. GAY, PE
DESIGN	SEC. EMQ, ZG
ISSUE DATE	
06/29/20	
GNI JOB NO.	
2811.0	
SHEET TITLE	
SITE LAYOUT AND DIMENSION PLAN SHEET - 08	
SHEET NUMBER	
C2-08	

Wayne D. Miller 4/7/2021
APPROVED: Engineering Date
Andrew Warner 4/7/2021
APPROVED: Planning Date

TAX PARCELS
92-(A)-4, 94, 93*
P.L.D. #003388
N/F CHILDRESS
FARMS, INC.
D.B. 425 PG. 20