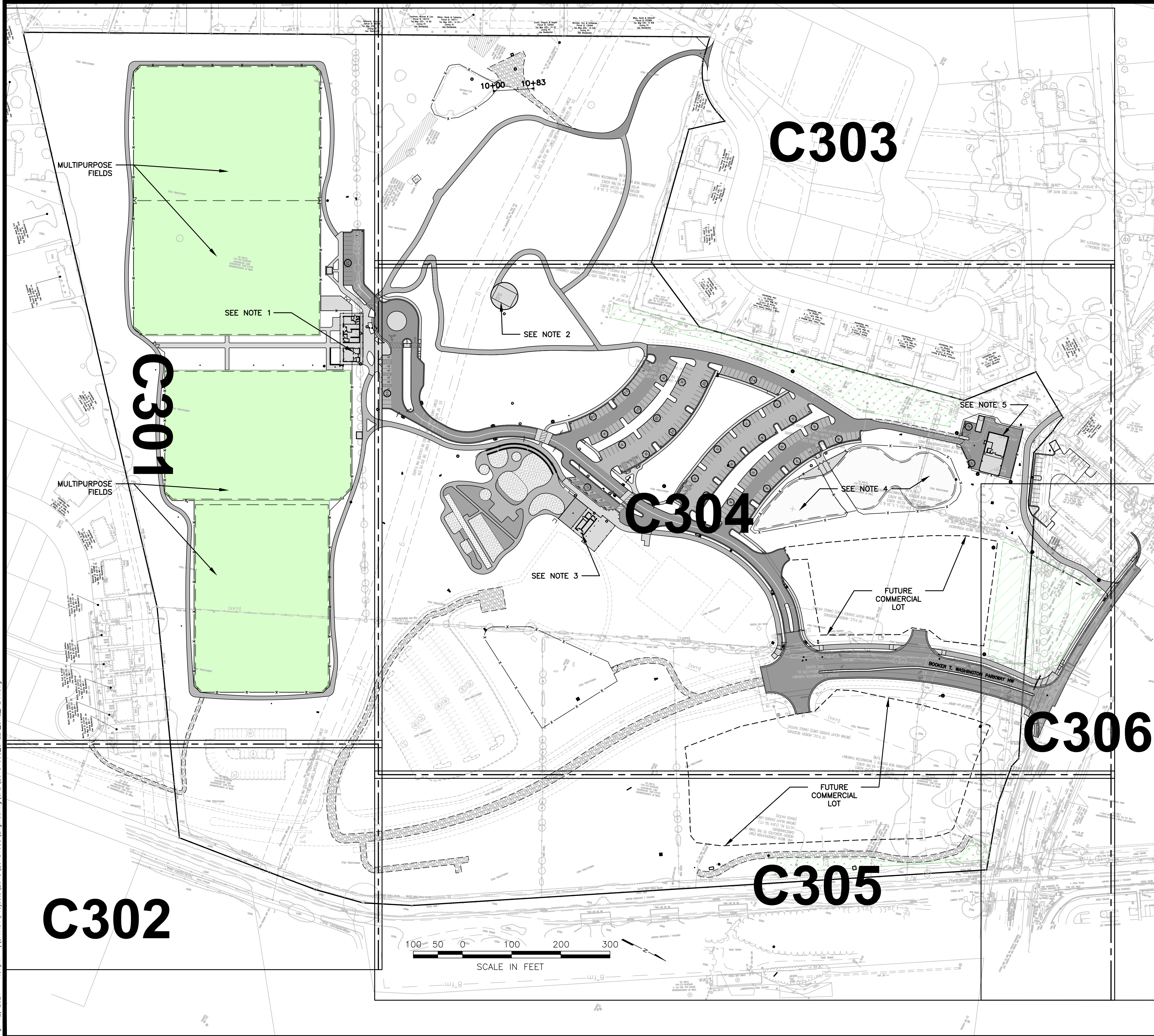




EXISTING	LEGEND ITEM	PROPOSED
8" w	WATER LINE	8" w
8" ss	SANITARY SEWER	8" ss
24"	STORM DRAIN	18"
g	GAS LINE	g
ugt	U/G TELEPHONE	ugt
uge	U/G ELECTRIC	uge
oht	O/H TELEPHONE	oht
ohp	O/H POWER	ohp
Rw	RIGHT-OF-WAY LINE	Rw
P	PROPERTY LINE	P
C	CENTERLINE	C
S	SETBACK LINE	S
	PERM. UTILITY EASEMENT	
N/A	TEMP. CONSTRUCTION EASEMENT	
-2050	CONTOUR LINE - INDEX	00
	CONTOUR LINE - INTERMEDIATE	
76.9 X	SPOT ELEVATION	+83.5
N/A	LIMITS OF DISTURBANCE	
A	SANITARY MANHOLE MARKER	A
B	STORM SEWER MARKER	B
	BENCHMARK	
	HORIZONTAL CONTROL	
wm	WATER METER	wm
	VALVE	
	FIRE HYDRANT	
	CLEANOUT	
gm	GAS METER	gm
	WATER MANHOLE	
well	WELL	
	SANITARY SEWER MANHOLE	
	STORM MANHOLE	
	WINGED HEADWALL	
	HEADWALL	
N/A	VDOT STD. DROP INLET #1	
N/A	VDOT STD. DROP INLET #7	
N/A	DROP INLET	
N/A	HANDICAP SPACE	
N/A	HANDICAP RAMP	
	TELEPHONE OR TELEGRAPH POLE	
	POWER POLE	
	GUY WIRE	N/A
	SIGN	
	LIGHT POLE	
MB	MAILBOX	MB
	FENCE	
	GUARD RAIL	N/A
	GRAVEL ROAD	
N/A	ASPHALT PAVEMENT	
N/A	HEAVY DUTY PAVEMENT	
N/A	CONCRETE	
N/A	CROSSWALK	
	PAVEMENT STRIPING	

- NOTES:
1. MULTIPURPOSE FIELD BUILDING - STREET NUMBER 300 (STREET NAME TBD).
 2. HILLTOP PAVILION - STREET NUMBER 255 (STREET NAME TBD).
 3. PLAYGROUND / PLAYGROUND PAVILION - STREET NUMBER 250 (STREET NAME TBD).
 4. DOG PARK - STREET NUMBER 225 (STREET NAME TBD).
 5. MAINTENANCE BUILDING - STREET NUMBER 227 (STREET NAME TBD).

Wayne O. Nelson 05/05/2021
APPROVED: Engineering 3:19:31 PM Date

Andrew Warren 05/05/2021
APPROVED: Planning 3:46:29 PM Date

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PEPPERS FERRY ROAD, NW
CHRISTIANSBURG, VA

PROJECT NO. 20181638
LAT. 37.158623
LONG. -80.429428
DATE: 12 APR 2021
DRAWN BY: BEC
CHECKED BY: MTC

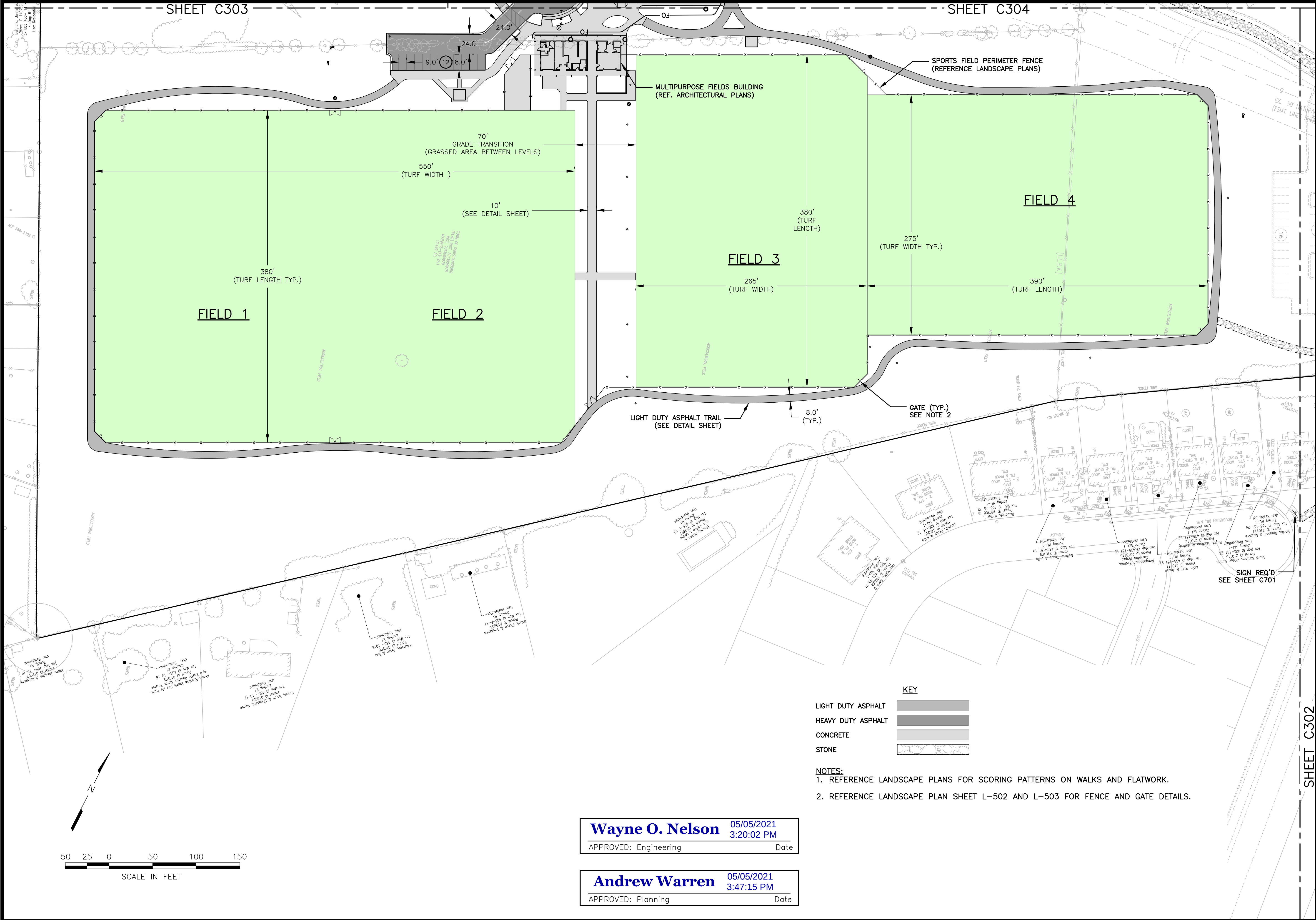
REVISIONS
NO. DATE DESCRIPTION

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

**SITE PLAN -
KEY MAP**

SHEET NO.
C300

Apr 12, 2021 - 1:07pm \\DATA01\Projects\2018\20181638\Engineering\CAD\20181638_SHEET_SITE_PLAN.dwg



Wayne O. Nelson 05/05/2021 3:20:02 PM
APPROVED: Engineering Date

Andrew Warren 05/05/2021 3:47:15 PM
APPROVED: Planning Date

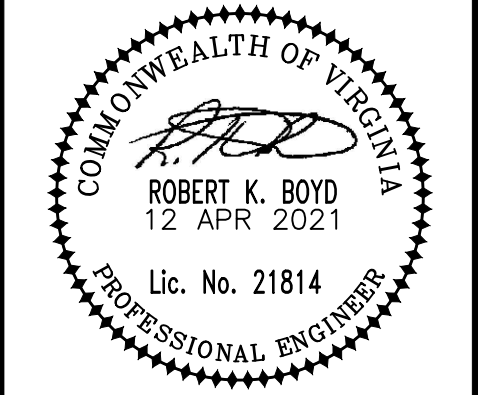
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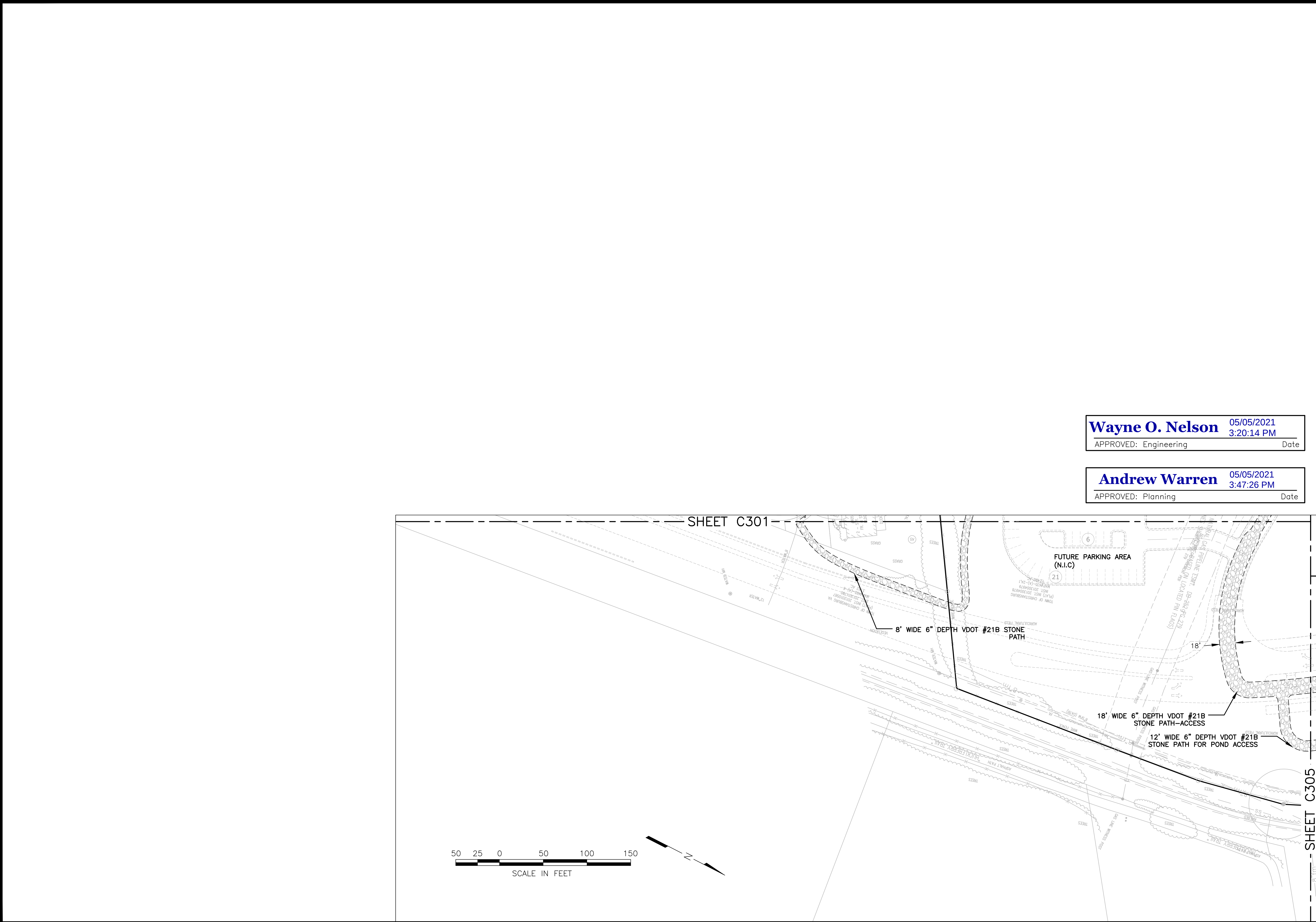
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LONG.	-80.429428
DATE:	12 APR 2021
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REVISIONS	NO.	DATE	DESCRIPTION
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SITE PLAN -
AREA 1

SHEET NO.
C301



Wayne O. Nelson 05/05/2021
3:20:14 PM
APPROVED: Engineering Date

Andrew Warren 05/05/2021
3:47:26 PM
APPROVED: Planning Date

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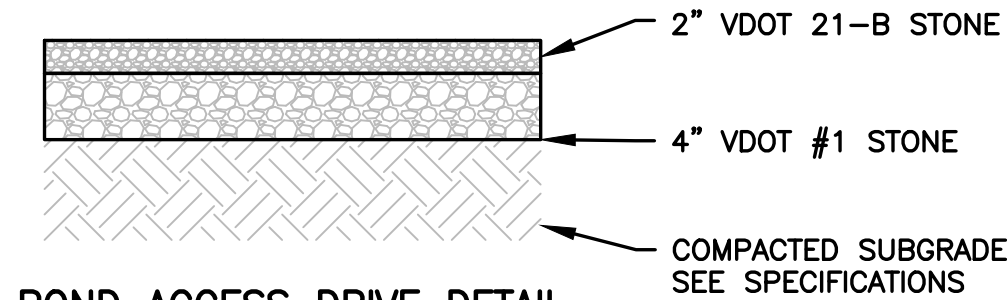
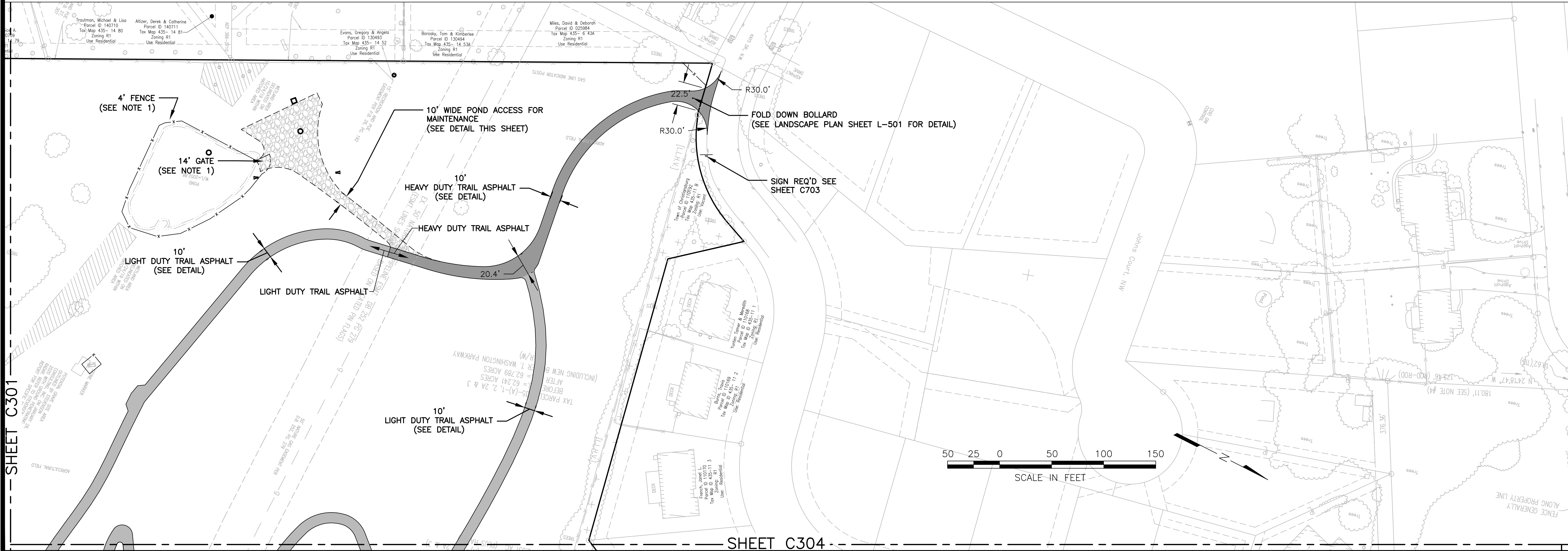
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COMMONWEALTH OF VIRGINIA
ROBERT K. BOYD
12 APR 2021
Lic. No. 21814
PROFESSIONAL ENGINEER

SITE PLAN - AREA 2

SHEET NO.
C302

Apr. 12, 2021 -- 1:07pm \\DATA01\Projects\2018\20181638\Engineering\CAD\20181638_SHEET_SITE_PLAN.dwg



POND ACCESS DRIVE DETAIL

NTS

NOTE:
REFERENCE PLAN SHEET C805 FOR PAVED TRAILS DETAILS

NOTES:
1. REFERENCING DETAIL ON LANDSCAPING SHEET L503 FOR FENCE DETAILS. REFERENCE SPECIFICATIONS FOR 14' FARM GATE.

Wayne O. Nelson

05/05/2021
3:20:24 PM

APPROVED: Engineering

Date

Andrew Warren

05/05/2021
3:47:34 PM

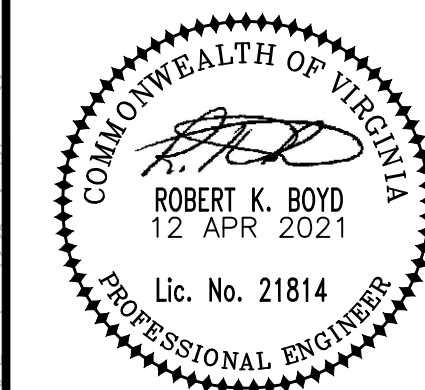
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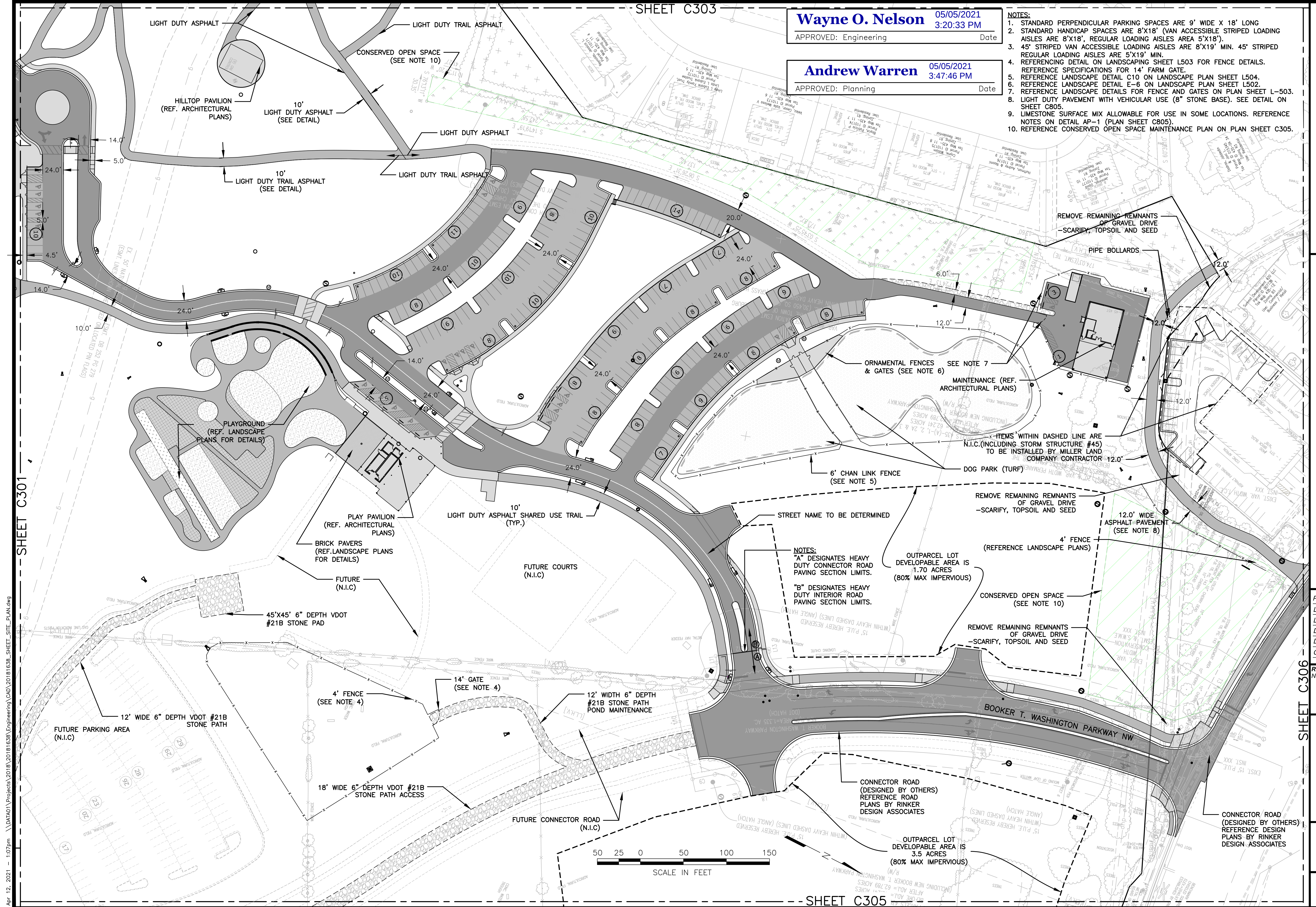
SITE PLAN -
AREA 3

SHEET NO.
C303

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CONSERVED OPEN SPACE MAINTENANCE PLAN

THE RUNOFF REDUCTION COMPLIANCE CONSERVED OPEN SPACE AREAS SHOWN ON THE STORMWATER MANAGEMENT PLAN AND OFFSITE EXHIBIT PLATS SHALL BE MAINTAINED IN A FORESTED AND/OR OPEN SPACE MANNER.

OPERATIONAL & MANAGEMENT CONDITIONS FOR LAND COVER IN FOREST & OPEN SPACE CATEGORY:

- UNDISTURBED PORTIONS OF THE PROJECT TO BE CONSIDERED AS FOREST/OPEN SPACE SHALL BE DEMARCATED IN THE FIELD (E.G., FENCING) PRIOR TO COMMENCEMENT OF CONSTRUCTION. THIS IS NOT APPLICABLE TO THE OFFSITE AREAS, SINCE NO CONSTRUCTION IS PROPOSED.
- PORTIONS OF THE ON-SITE AREAS THAT WILL COUNT AS FOREST/OPEN SPACE ARE ASSUMED TO BE DISTURBED OR PARTIALLY DISTURBED DURING CONSTRUCTION, AND WILL BE RE-SEEDED AND TREES PLANTED (WHERE APPLICABLE) PER THE LANDSCAPE PLANS.
- ALL AREAS THAT WILL BE CONSIDERED FOREST/OPEN SPACE FOR STORMWATER PURPOSES MUST HAVE DOCUMENTATION THAT PRESCRIBES THAT THE AREA WILL REMAIN IN A NATURAL, VEGETATED STATE.
 - APPROPRIATE DOCUMENTATION INCLUDES: SUBDIVISION COVENANTS AND RESTRICTIONS, DEEDED OPERATION AND MAINTENANCE AGREEMENTS AND PLANS, PARCEL OF COMMON OWNERSHIP WITH MAINTENANCE PLAN, THIRD-PARTY PROTECTIVE EASEMENT, WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENT WITH MAINTENANCE PLAN, OR OTHER DOCUMENTATION APPROVED BY THE LOCAL PROGRAM AUTHORITY.
- ALTHOUGH THE GOAL IS TO HAVE FOREST/OPEN SPACE AREAS REMAIN UNDISTURBED, SOME ACTIVITIES MAY BE PRESCRIBED IN THE APPROPRIATE DOCUMENTATION, AS APPROVED BY THE LOCAL PROGRAM AUTHORITY:
 - THE VEGETATION MANAGEMENT PLAN FOR THE CONSERVED FOREST/OPEN SPACE IS THAT THE TOWN MAY CONTROL INVASIVE SPECIES, REPLANT-AND REVEGETATE AS NEEDED AND FOLLOWING THE LANDSCAPE PLAN, USE LIMITED NON-CHEMICAL MEANS TO MAINTAIN DESIRED VEGETATIVE COMMUNITY, AND ALLOW PASSIVE RECREATION. THE DESIRED VEGETATIVE COMMUNITY IS EITHER THE COMMUNITY INFERRED FROM THE PLANTING PLAN (I.E. PLANTING ONLY NATIVE MEADOW SPECIES IMPLIES THAT A NATIVE MEADOW IS DESIRED) OR A SUBSEQUENT NATIVE SUCCESSIONAL COMMUNITY IF THE CHANGE TO A SUBSEQUENT NATIVE COMMUNITY IS DOCUMENTED IN THE STANDARD OPERATING PROCEDURES FOR THE PARK. IF A SUBSEQUENT NATIVE SUCCESSIONAL COMMUNITY IS ESTABLISHED BY FORMAL CHANGE IN THE OPERATING PROCEDURE, REVERSION TO AN EARLIER NATIVE SUCCESSIONAL COMMUNITY IS ONLY ALLOWED TO MAINTAIN STORMWATER OR OTHER INFRASTRUCTURE.
- THE RUNOFF REDUCTION COMPLIANCE FOREST/OPEN SPACE IS ONLY ALLOWED TO BE MOWED UP TO FOUR (4) TIMES PER YEAR. MOWING METHOD USED WILL BE APPROPRIATE FOR MAINTAINING THE NATURAL, NATIVE, VEGETATIVE COMMUNITY.

NOTES:

- EXISTING RESIDENTIAL WATER WELL TO BE ABANDONED PER VDH REQUIREMENTS. COORDINATE WITH MONTGOMERY COUNTY HEALTH DEPARTMENT.
- THIS PORTION OF GRAVEL ROAD (TO PEPPERS FERRY RD NW) SHALL REMAIN. CONTRACTOR TO ADD STONE / GRADE AS NECESSARY DURING CONSTRUCTION AND AT END OF CONSTRUCTION. EXISTING GATE TO REMAIN ALSO.

Wayne O. Nelson

05/05/2021
3:20:39 PM

APPROVED: Engineering

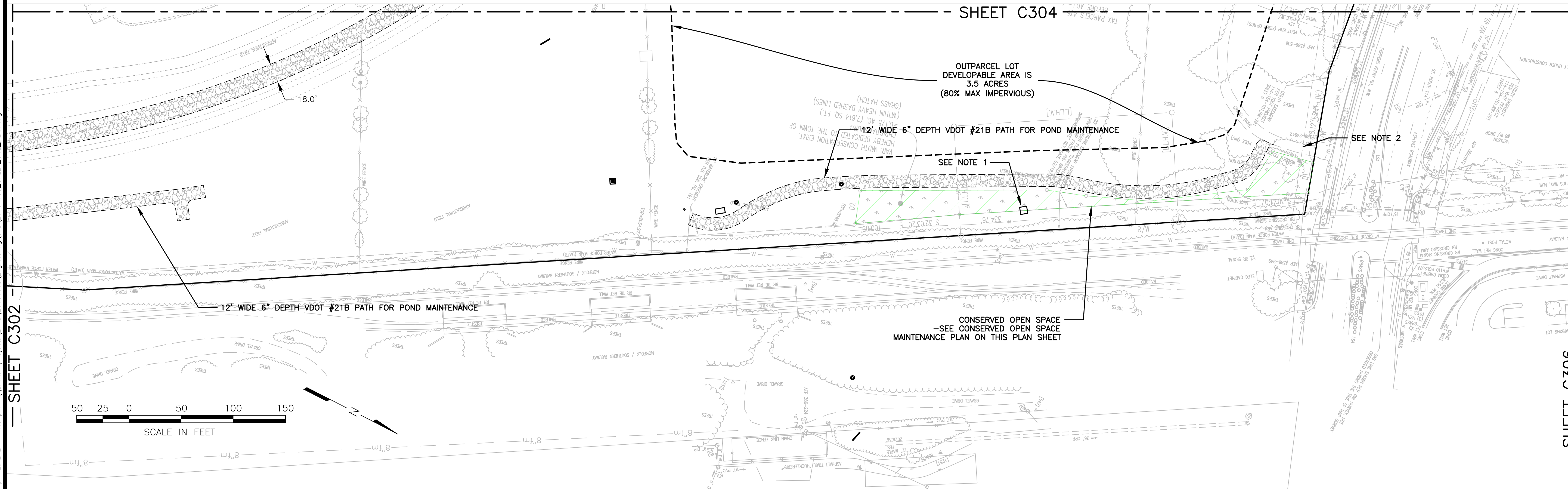
Date

Andrew Warren

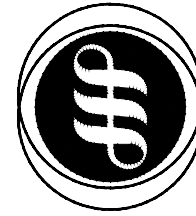
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Date



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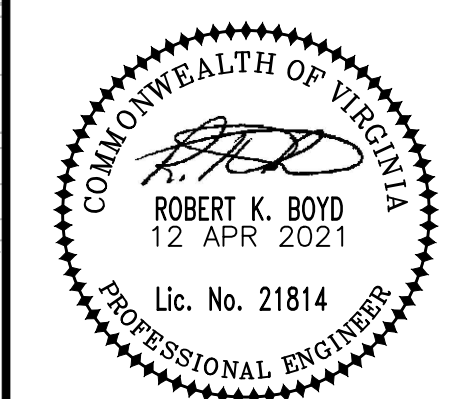
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SITE PLAN -
AREA 5

SHEET NO.
C305

NOTES:
1. REFERENCE CONSERVED OPEN SPACE MAINTENANCE PLAN ON PLAN SHEET C305

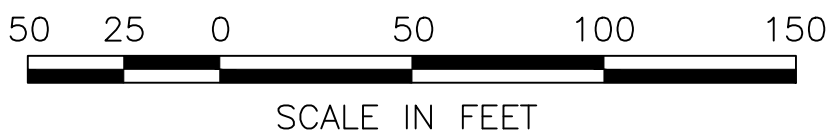
Wayne O. Nelson 05/05/2021 3:20:44 PM
APPROVED: Engineering Date

Andrew Warren 05/05/2021 3:48:07 PM
APPROVED: Planning Date

CONSERVED OPEN SPACE
(SEE NOTE 1)

CONSERVED OPEN SPACE
(SEE NOTE 1)

PROVIDE NEW MAILBOX FOR DADRAS RESIDENCE



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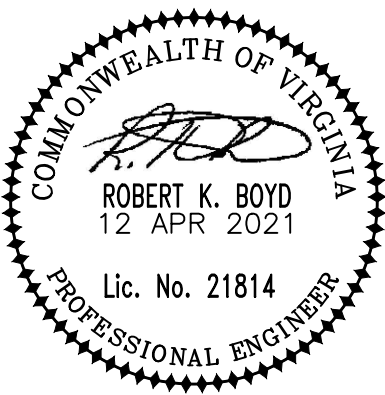


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SITE PLAN -
AREA 6

SHEET NO.
C306