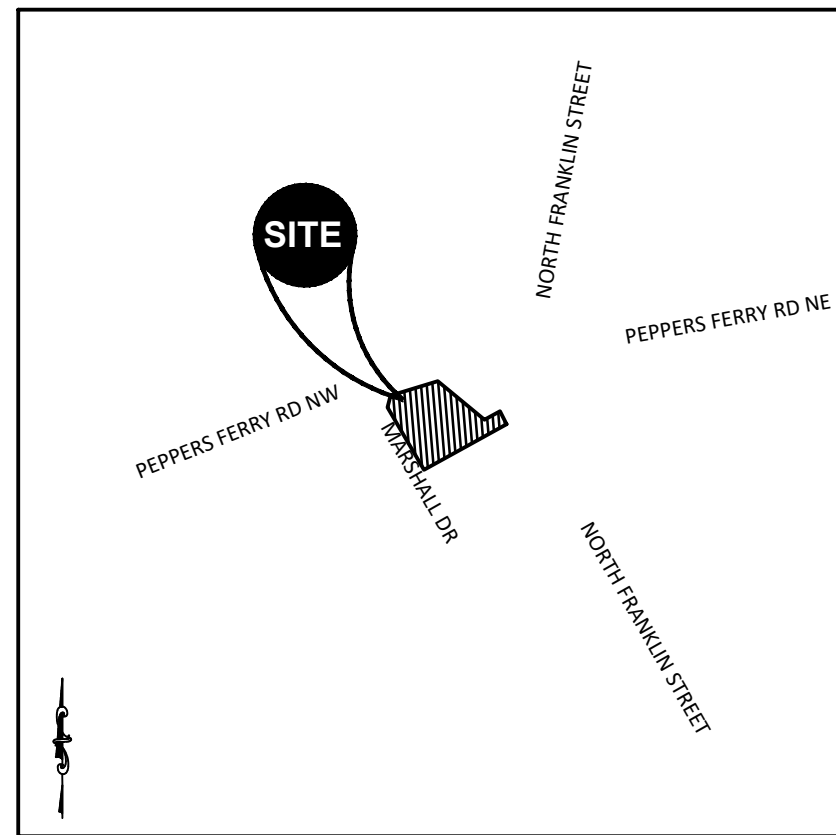
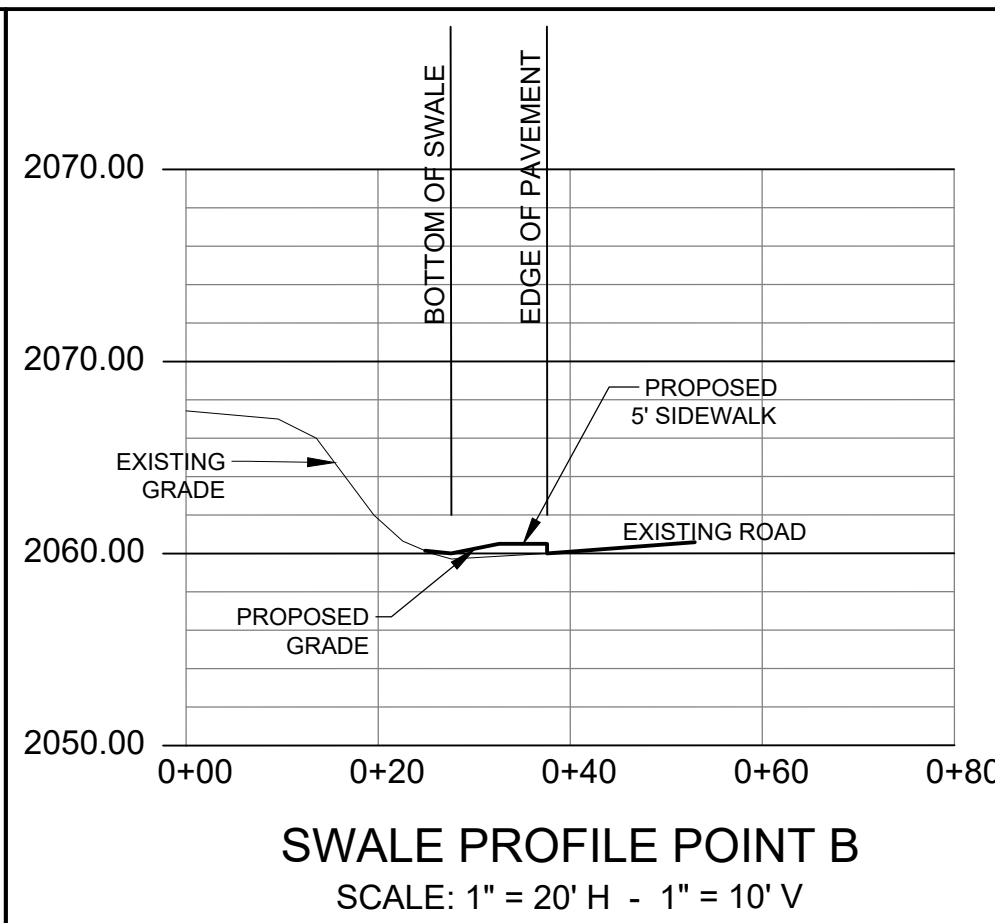
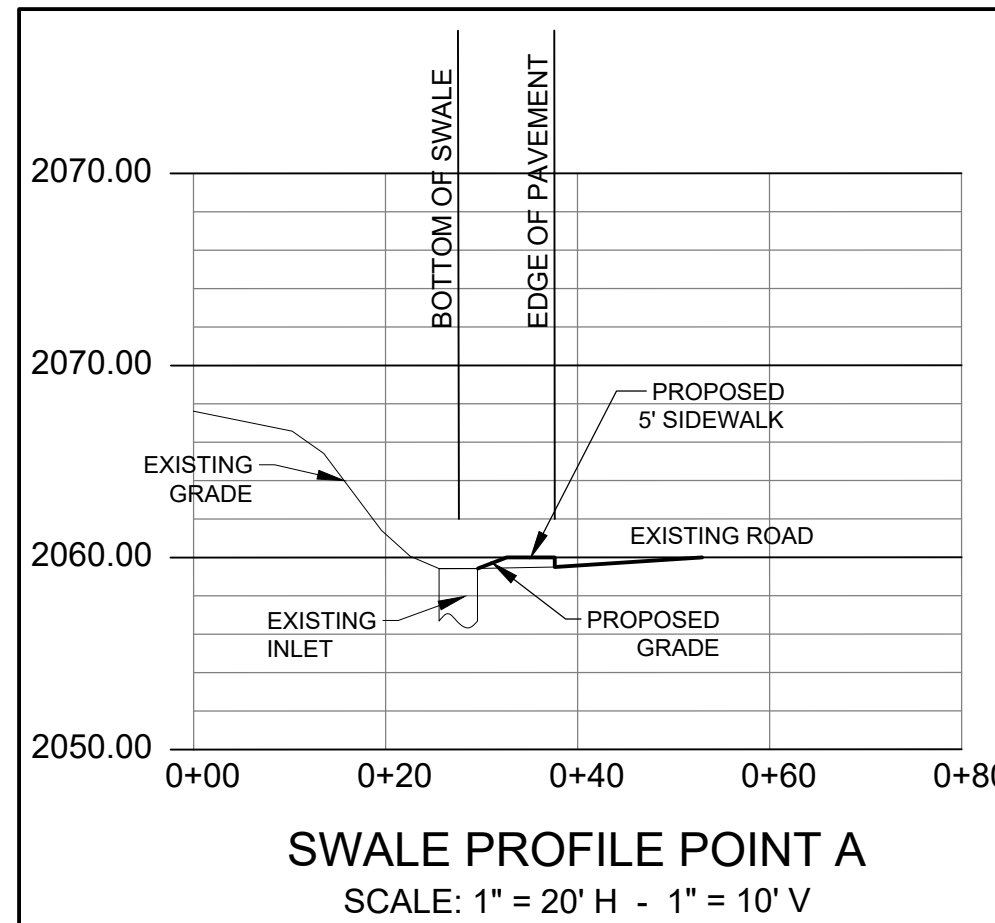


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	49.50'	27.98'	27.61'	S 12°01'06" E
C2	37.19'	30.17'	29.35'	S 50°20'49" W
C2	299.97'	233.22'	227.39'	N 54°13'26" W

LINE	BEARING	DISTANCE
L1	N 28°21'02" W	199.49'
L2	N 61°50'56" E	13.22'
L3	N 28°16'02" W	20.10'
L4	S 73°34'13" E	1.92'
L5	N 19°14'08" W	11.17'
L6	N 71°14'04" W	2.10'
L7	N 73°10'08" W	12.22'
L8	N 83°19'33" W	101.52'
L9	N 75°43'34" W	32.45'
L10	N 88°19'18" W	13.36'
L11	N 57°51'09" W	7.06'
L12	N 33°34'20" W	1.19'
L13	N 61°34'52" W	314.09'



LOCATION MAP
SCALE: 1"=500'

PROJECT NOTES:

DEVELOPER:
W4 Development
2500 Daniel's Bridge Road
Building 200, Suite 3A
Athens, Georgia 30606
Contact: Greg DeBacker
Tel: (706) 548-1151

ENGINEER:
Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677
Contact: Jeff Carter, P.E.
Tel: (770) 725-1200
jeff@carterengineering.net

Property located on 50 Peppers Ferry Road, Christiansburg, VA 24073

Parcel No.: 003046 (Tax Map #436-1.1) and #003047 (Tax Map #436-1.2.3)

Current Zoning: B-3 (General Business)

Setbacks:
Existing use: 30' 15' Side: 10'
Proposed use: 88&T Bank with drive-thru Car Wash with All Associated Utilities

Project Tract: 1.433 acres
Disturbed Area: 1.246 acres

Boundary, Site Survey and Contour Information obtained from field run survey by Fink Engineering & Land Surveying, LLC dated 10/09/2021. Phone: (540) 381-2626
Contour interval is 2 Feet
The subject property as shown herein is located on FEMA Map No. 5112C0141C, dated effective September 25, 2009, and is noted as being in unshaded area 'X' and having no special flood hazard designation.

The underground utilities shown herein have been located from field information and existing drawings. The surveyor nor engineer warrants that the underground utilities shown herein may be inaccurate and utilities and structures related to underground utilities not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information regarding the underground utilities and structures related to underground utilities shown herein.

It is the responsibility of the contractor to field locate all utilities prior to commencing work and notify engineer if a discrepancy is found.

The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.

UNDERGROUND UTILITIES DISCLAIMER

Information regarding the reputed presence, size, character and location of existing underground utilities and structures related to underground utilities is shown herein. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures related to underground utilities shown herein may be inaccurate and utilities and structures related to underground utilities not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information regarding the underground utilities and structures related to underground utilities shown herein.

PER TOWN CHRISTIANSBURG:

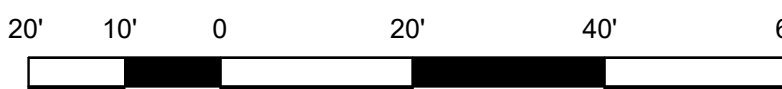
ROCK SHALL NOT BE ALLOWED AS COVER FOR OPEN SPACE AREAS.

APPROVED: Engineering

Date

APPROVED: Planning

Date



SCALE 1" = 20'



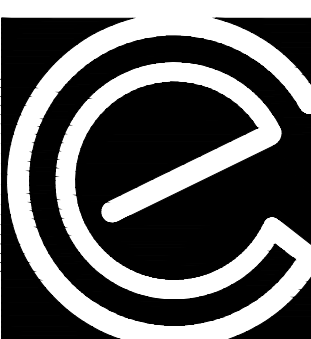
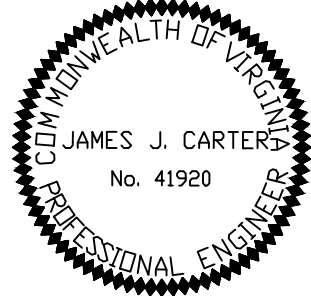
Know what's below
Call before you dig
dial 811

LEGEND	
	= EXISTING PAVEMENT
	= PROPERTY LINE
	= OVERHEAD UTILITY LINE
	= EXISTING GAS LINE
	= EXISTING ELEC. LINE
	= EXISTING WATER LINE
	= EXISTING COMMUNICATION LINE
	= EXISTING SEWER LINE
	= UTILITY POLE
	= STORM INLET
	= LIGHT POLE
	= SIGN
	= GAS MARKER
	= WATER METER
	= ELECTRICAL MARKER
	= MANHOLE
	= COMMUNICATIONS MANHOLE
	= WATER MANHOLE
	= SEWER MANHOLE
	= GAS VALVE
	= WATER VALVE
	= HANDHOLE - VDOT
	= REBAR SET
	= LARGE NAIL SET (DUE TO UTILITIES)
	= CAPPED REBAR FOUND
	= BENCHMARK - 1/2" REBAR ELEV. = 2068.28'

JEMS EPSILON CBURG LLC, ET AL
C/O WALGREEN COMPANY
PARCEL ID #019535
TAX MAP ID #436-1.4

REVISION BLOCK:

#	DATE	DESCRIPTION
1	10/10/22	COMMENTS ADDRESSED
2	10/10/22	COMMENTS ADDRESSED
3	10/10/22	COMMENTS ADDRESSED
4	10/10/22	COMMENTS ADDRESSED
5	10/10/22	COMMENTS ADDRESSED
6	10/10/22	COMMENTS ADDRESSED
7	10/10/22	COMMENTS ADDRESSED
8	10/10/22	COMMENTS ADDRESSED
9	10/10/22	COMMENTS ADDRESSED
10	10/10/22	COMMENTS ADDRESSED
11	10/10/22	COMMENTS ADDRESSED
12	10/10/22	COMMENTS ADDRESSED
13	10/10/22	COMMENTS ADDRESSED
14	10/10/22	COMMENTS ADDRESSED
15	10/10/22	COMMENTS ADDRESSED
16	10/10/22	COMMENTS ADDRESSED



CARTER
ENGINEERING
CONSULTANTS

Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677

P: 770.725.1200
F: 770.725.1204
www.carterengineering.net

SITE DEVELOPMENT PLANS
for
W4 DEVELOPMENT
50 PEPPERS FERRY ROAD NW, CHRISTIANSBURG, VA

PROJECT NAME:

W4
DEVELOPMENT

SHEET TITLE:

GRADING AND
DRAINAGE PLAN

SHEET NUMBER:

6

PROJECT NUMBER:

21036W4D

DATE:

10/10/22