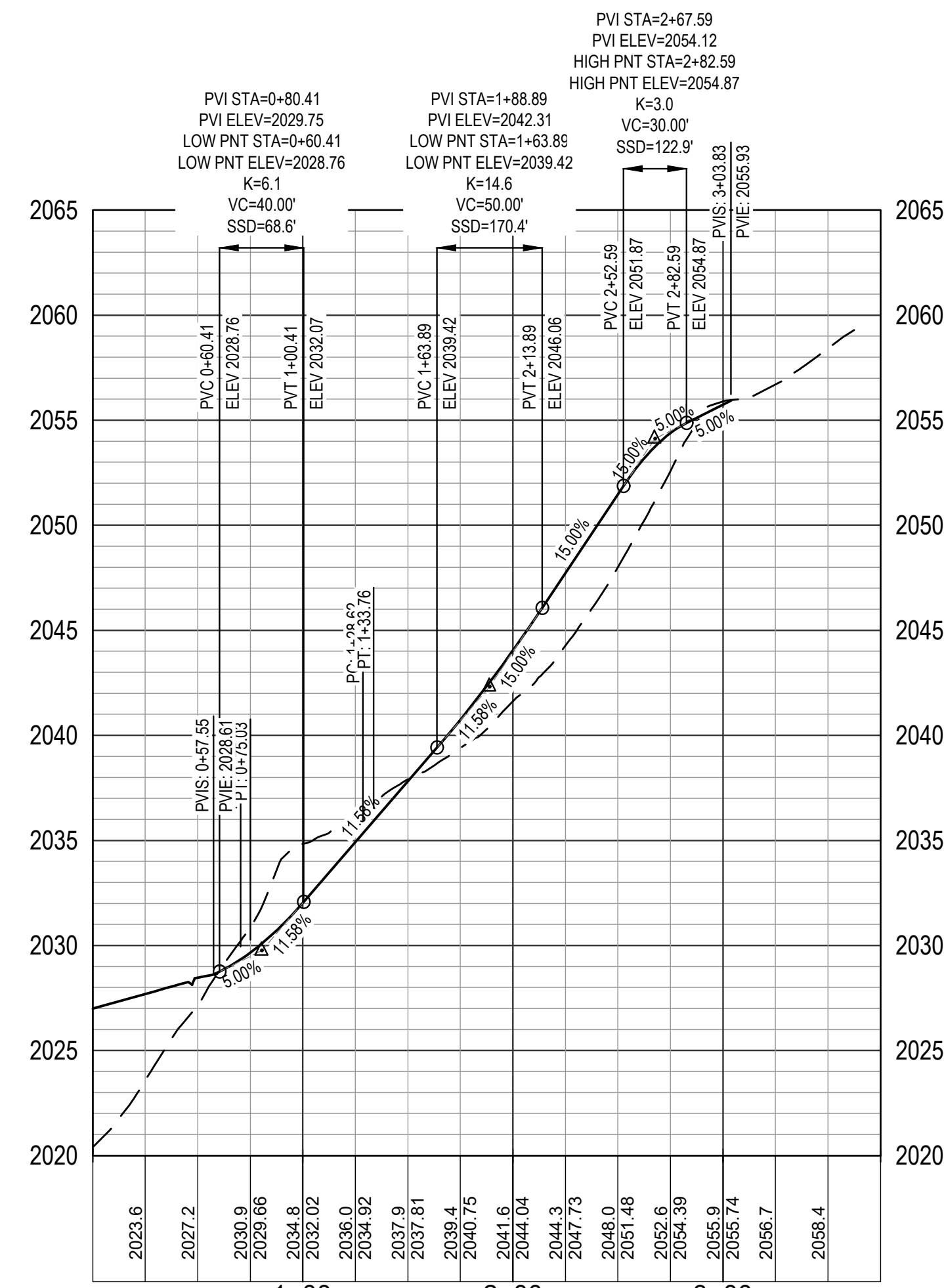
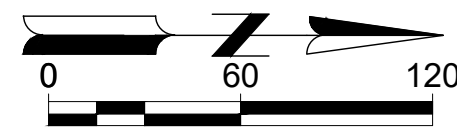
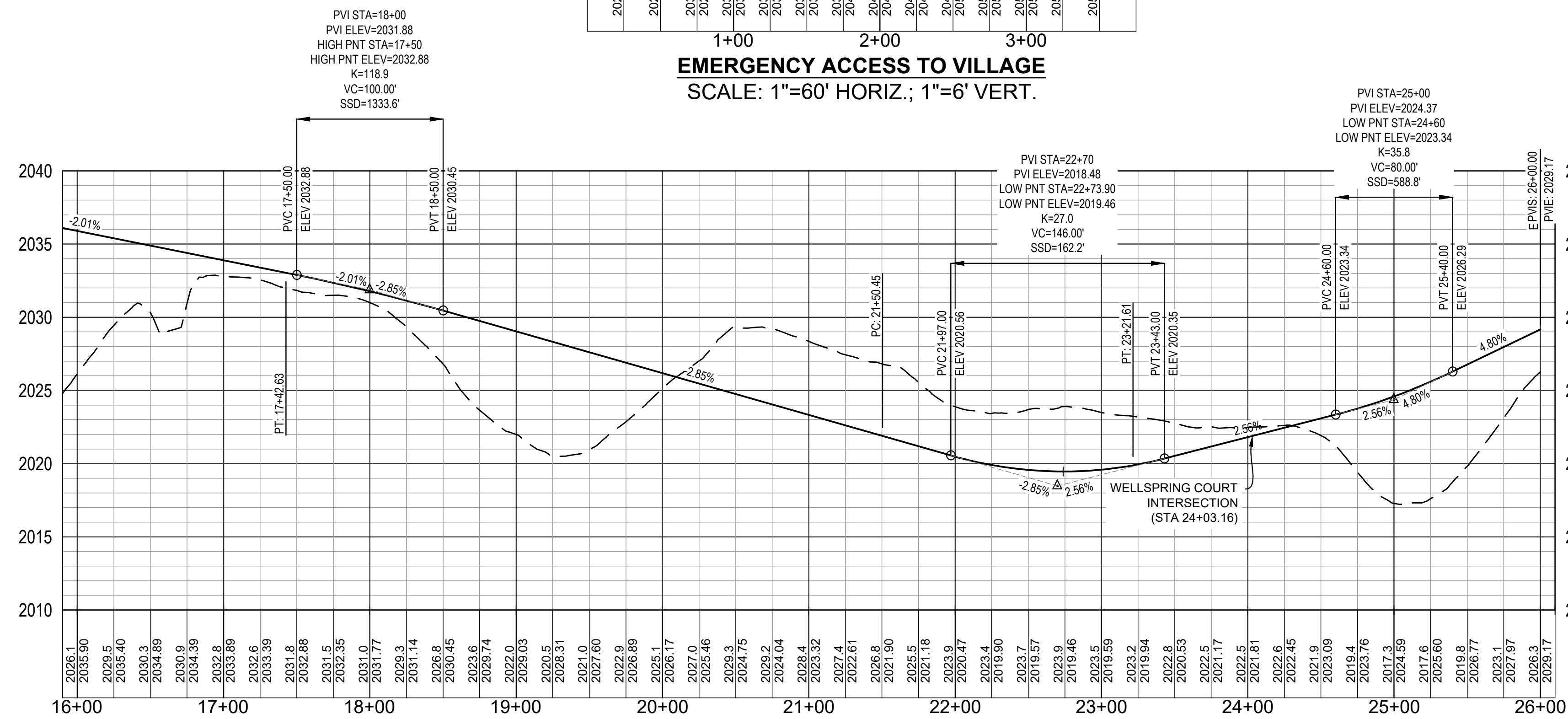


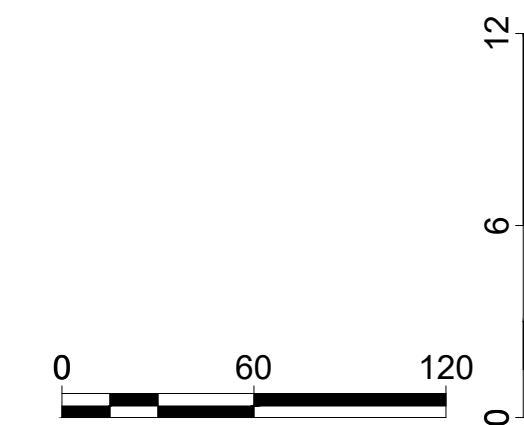
EMERGENCY ACCESS PLAN VIEW



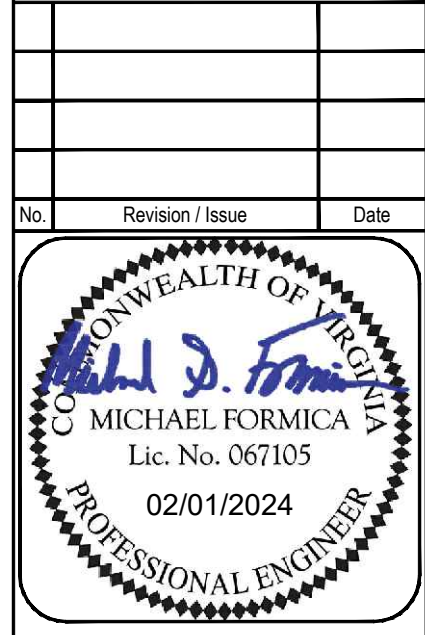
EMERGENCY ACCESS TO VILLAGE
SCALE: 1"=60' HORIZ.; 1"=6' VERT.



GLADE SPRING DRIVE - STA 16+00 TO STA 22+00 (25 MPH DESIGN SPEED)
SCALE: 1"=60' HORIZ.; 1"=6' VERT.



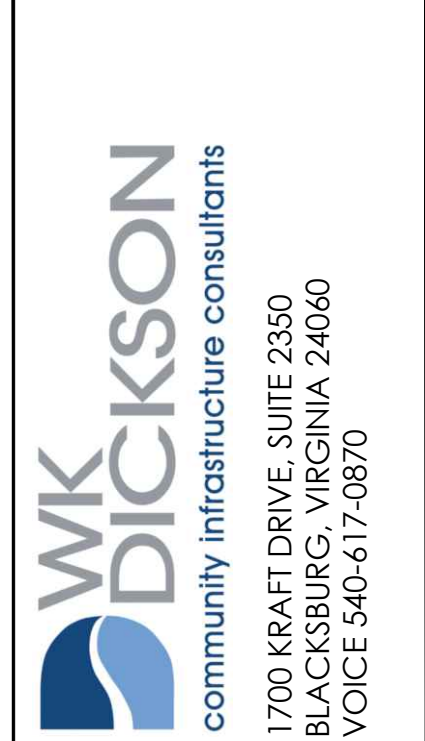
APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



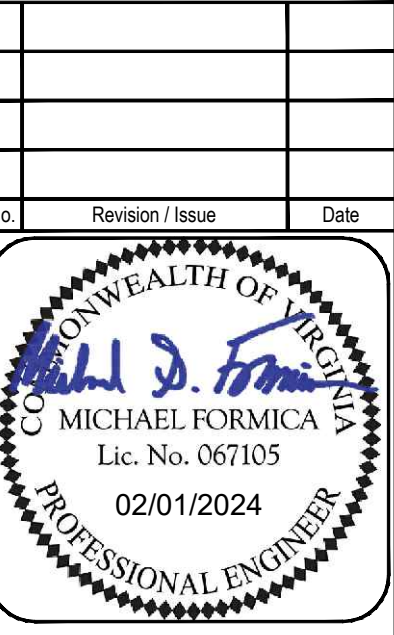
NOT FOR CONSTRUCTION
**GLADE SPRING DRIVE
PROFILE
SHEET 2 OF 2**

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 29 of 76	C29

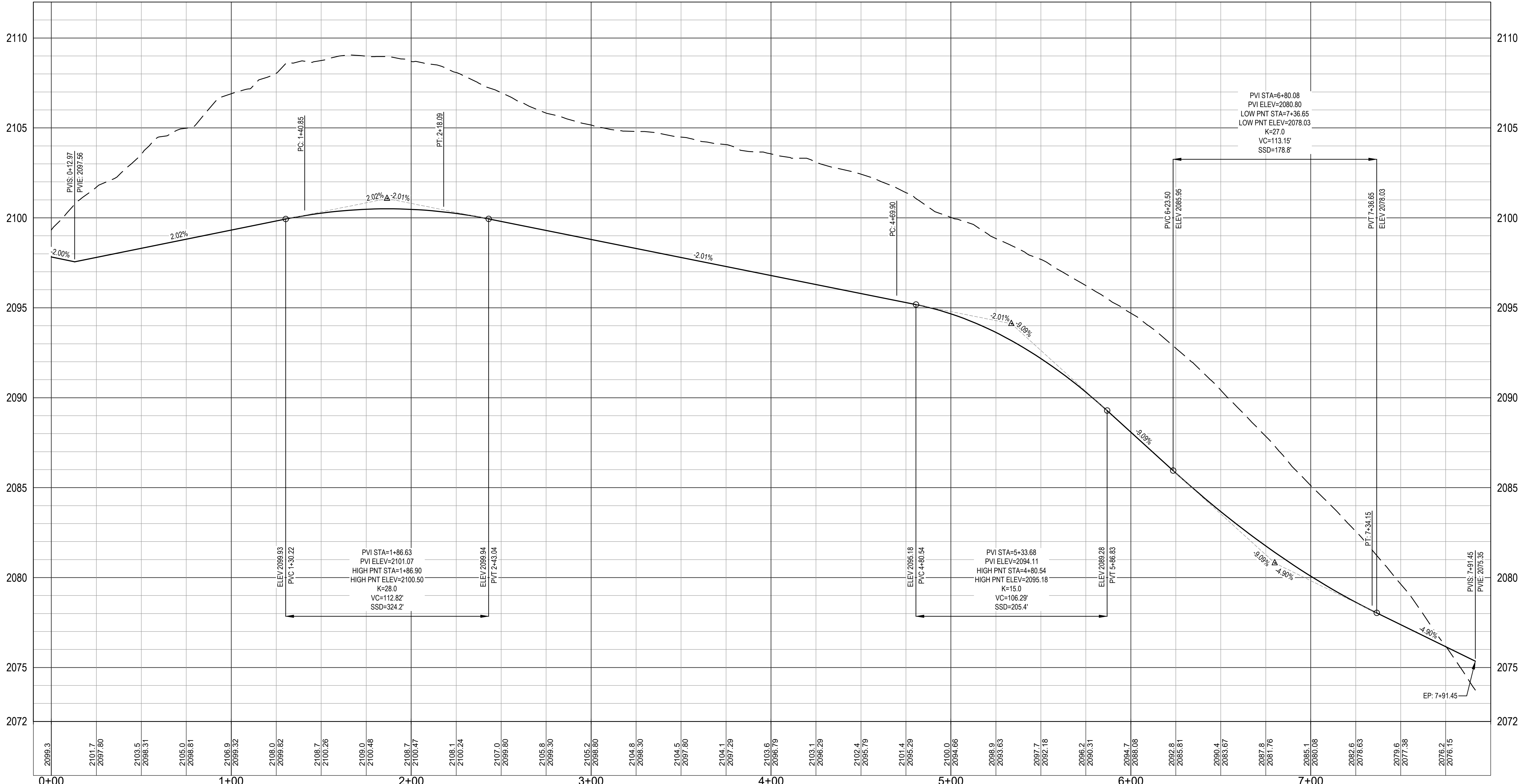


APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

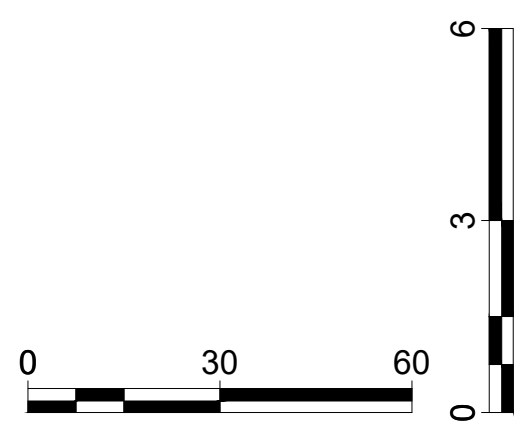


NOT FOR CONSTRUCTION

MAYPOLE COURT PROFILE

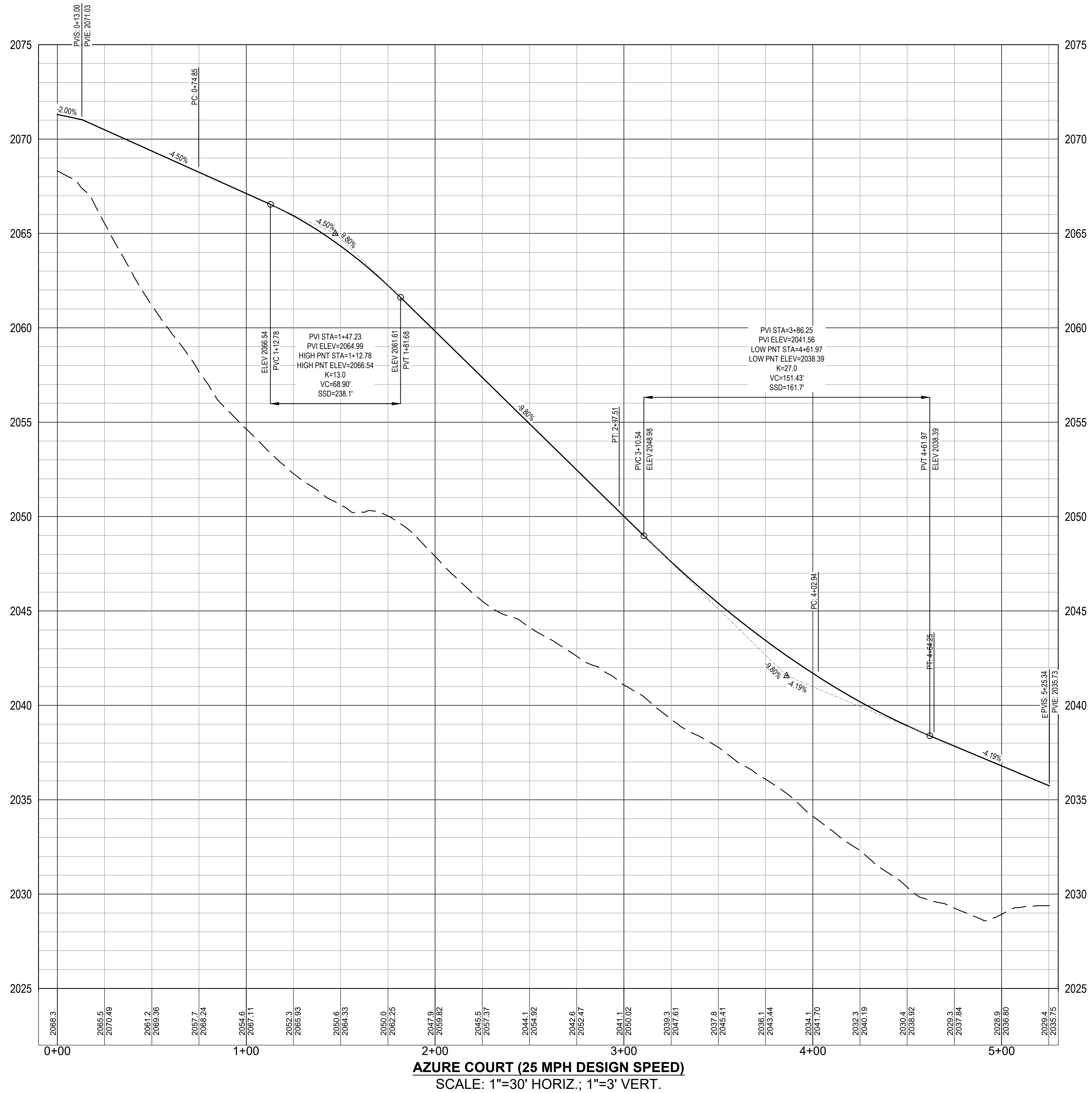


MAYPOLE COURT (25 MPH DESIGN SPEED)
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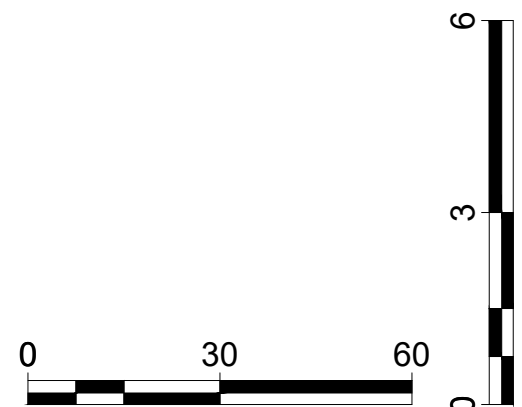


PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

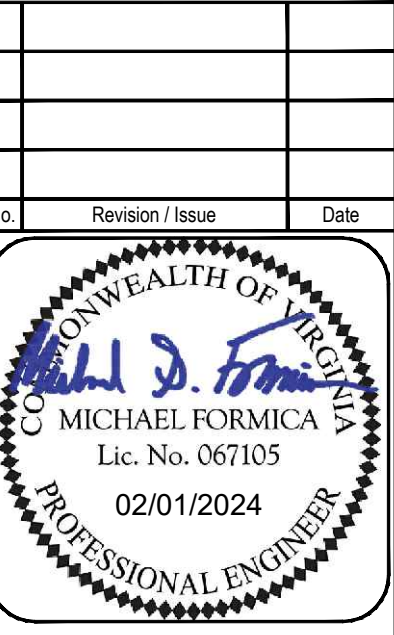
Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 30 of 76	C30



AZURE COURT (25 MPH DESIGN SPEED)
SCALE: 1"=30' HORIZ.; 1"=3' VERT.



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

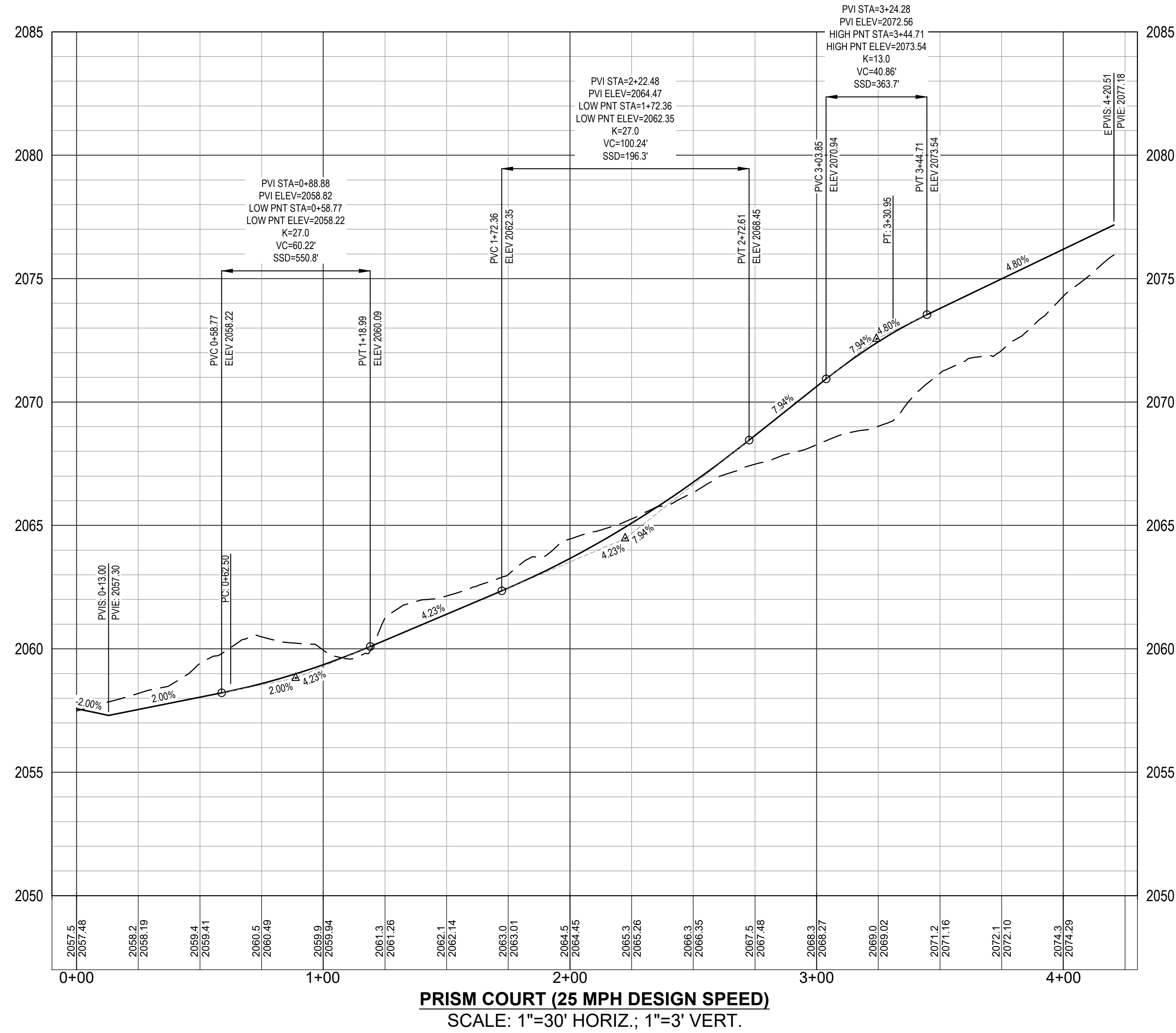
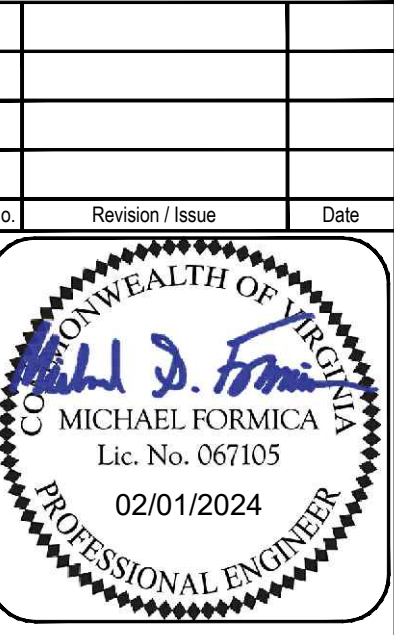


NOT FOR CONSTRUCTION
AZURE COURT PROFILE

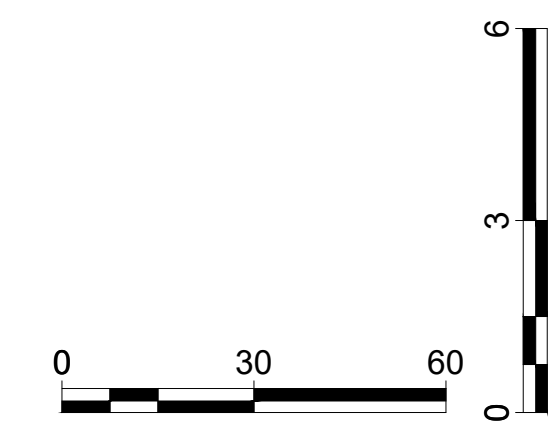
PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
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APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



PRISM COURT (25 MPH DESIGN SPEED)
SCALE: 1"=30' HORIZ.; 1"=3' VERT.

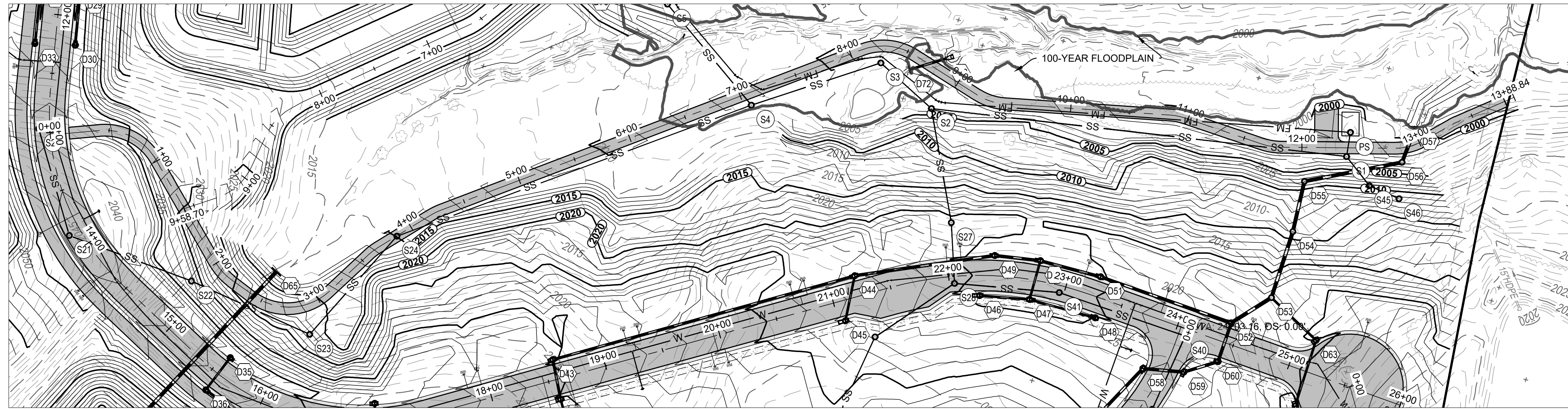


NOT FOR CONSTRUCTION

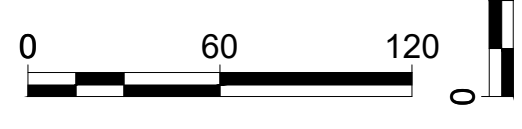
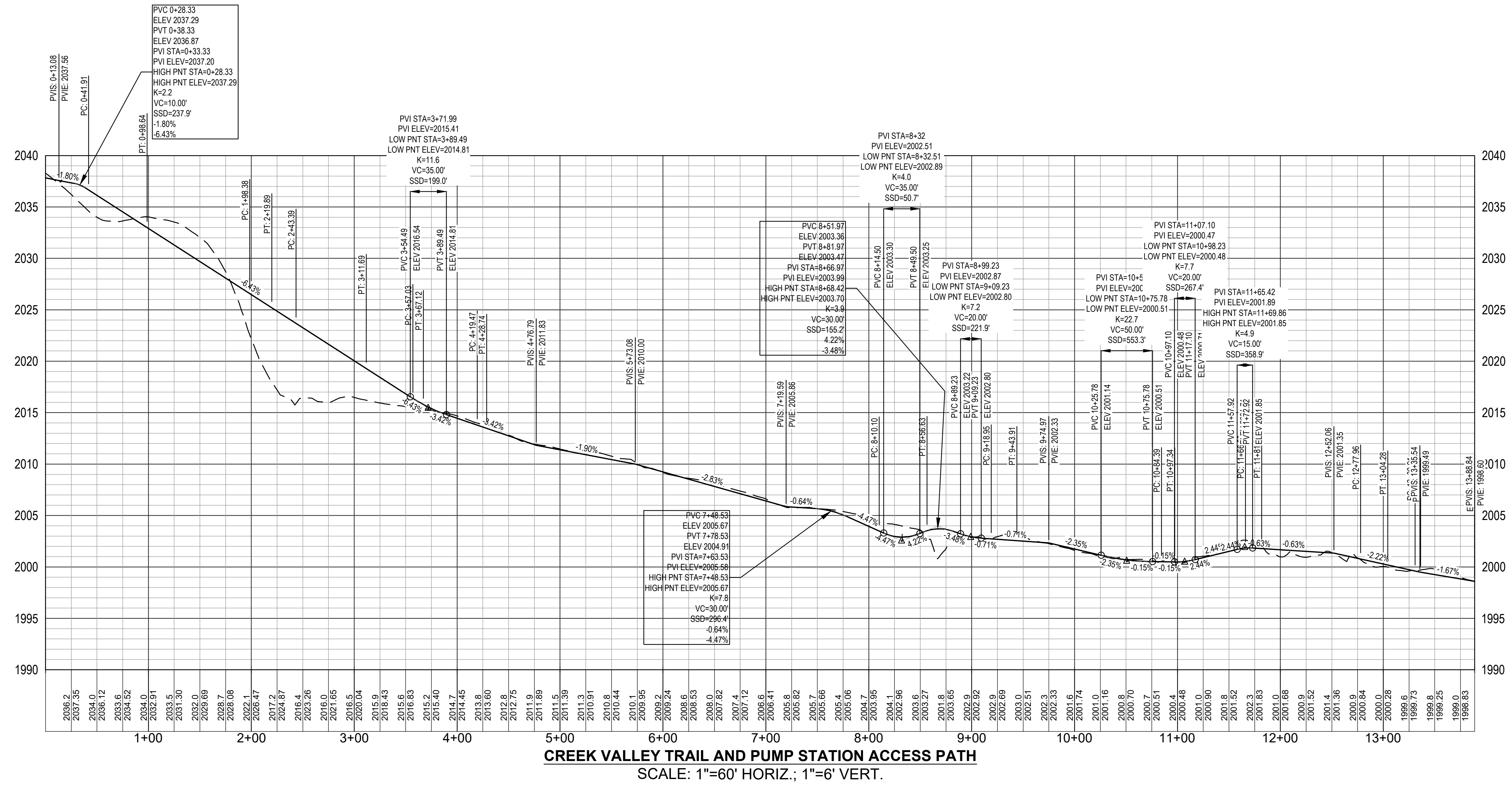
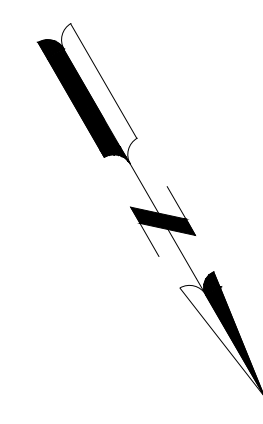
PRISM COURT PROFILE

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 32 of 76	C32



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



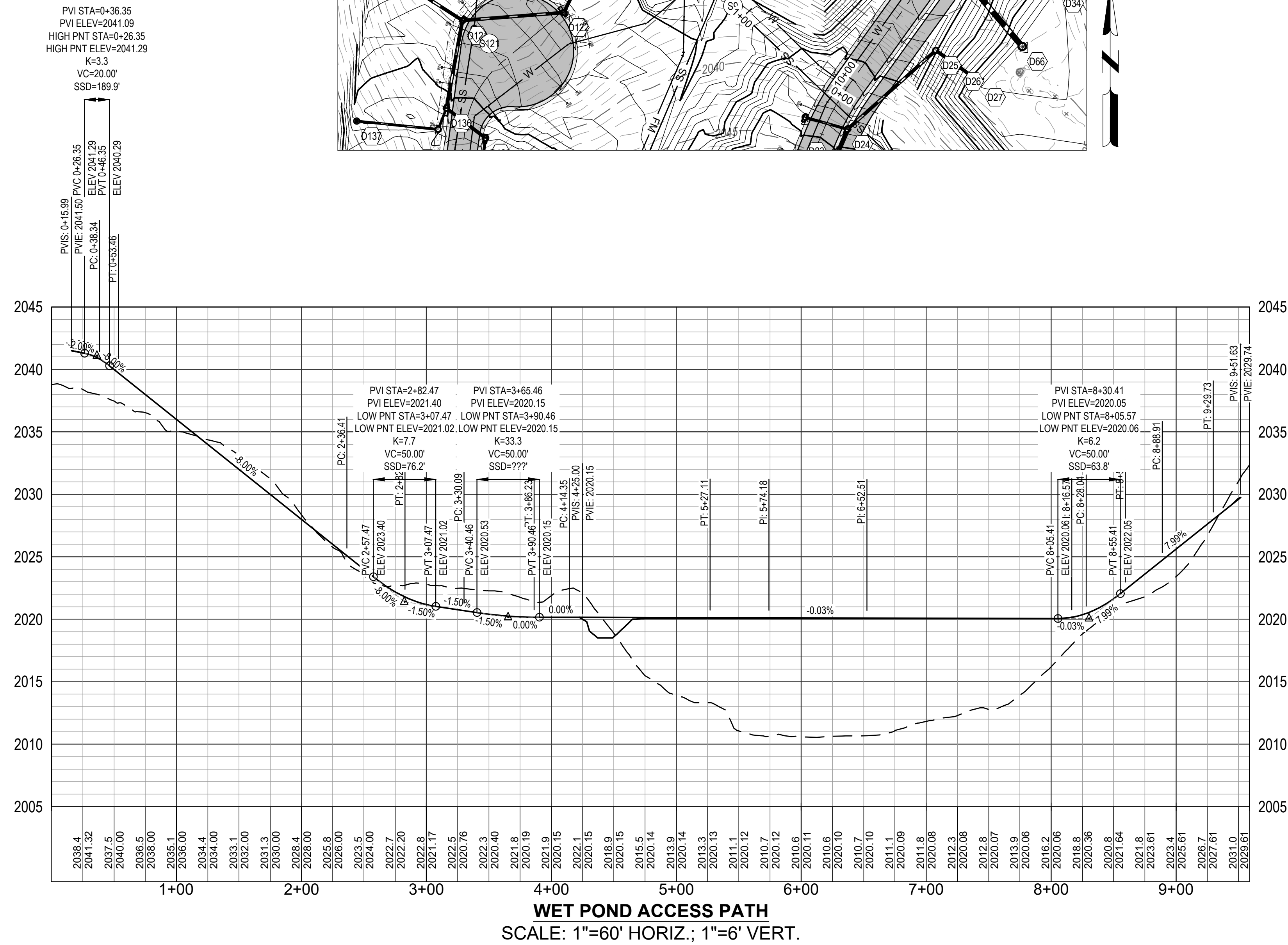
WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870

STATE OF VIRGINIA
MICHAEL FORMICA
Lic. No. 067105
02/01/2024
PROFESSIONAL ENGINEER

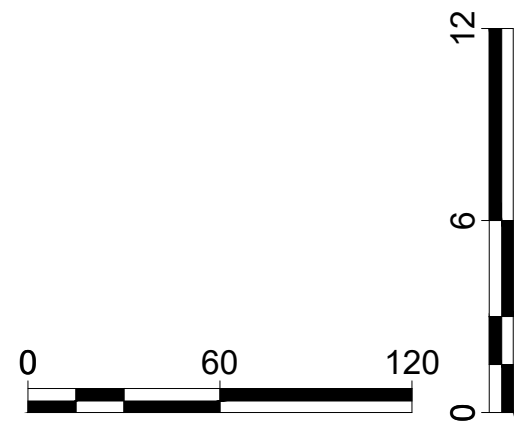
NOT FOR CONSTRUCTION
CREEK VALLEY TRAIL PROFILE

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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Checked By: WGB	Date: 02/01/2024
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WET POND ACCESS PATH
SCALE: 1"=60' HORIZ.; 1"=6' VERT.



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870

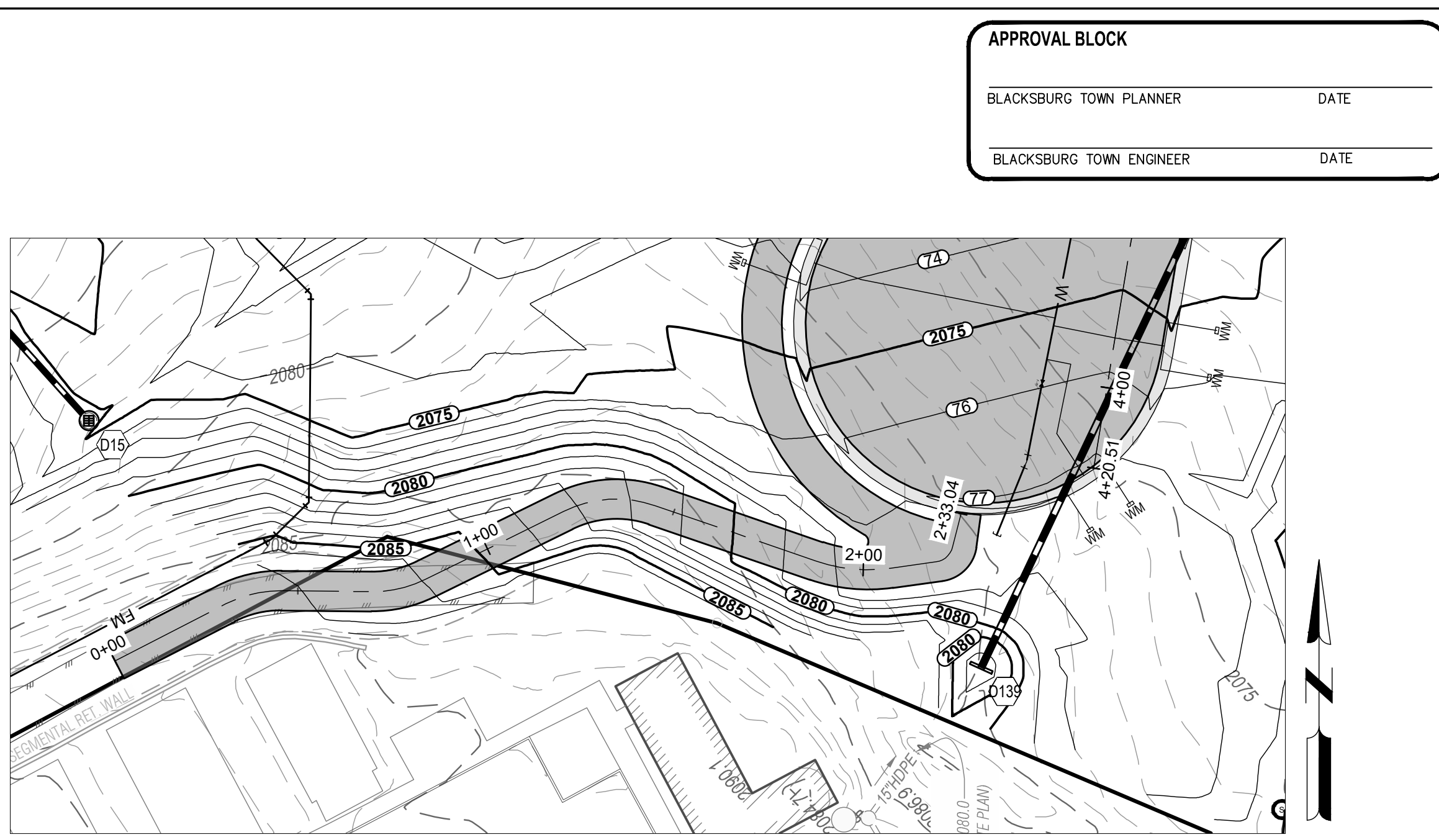
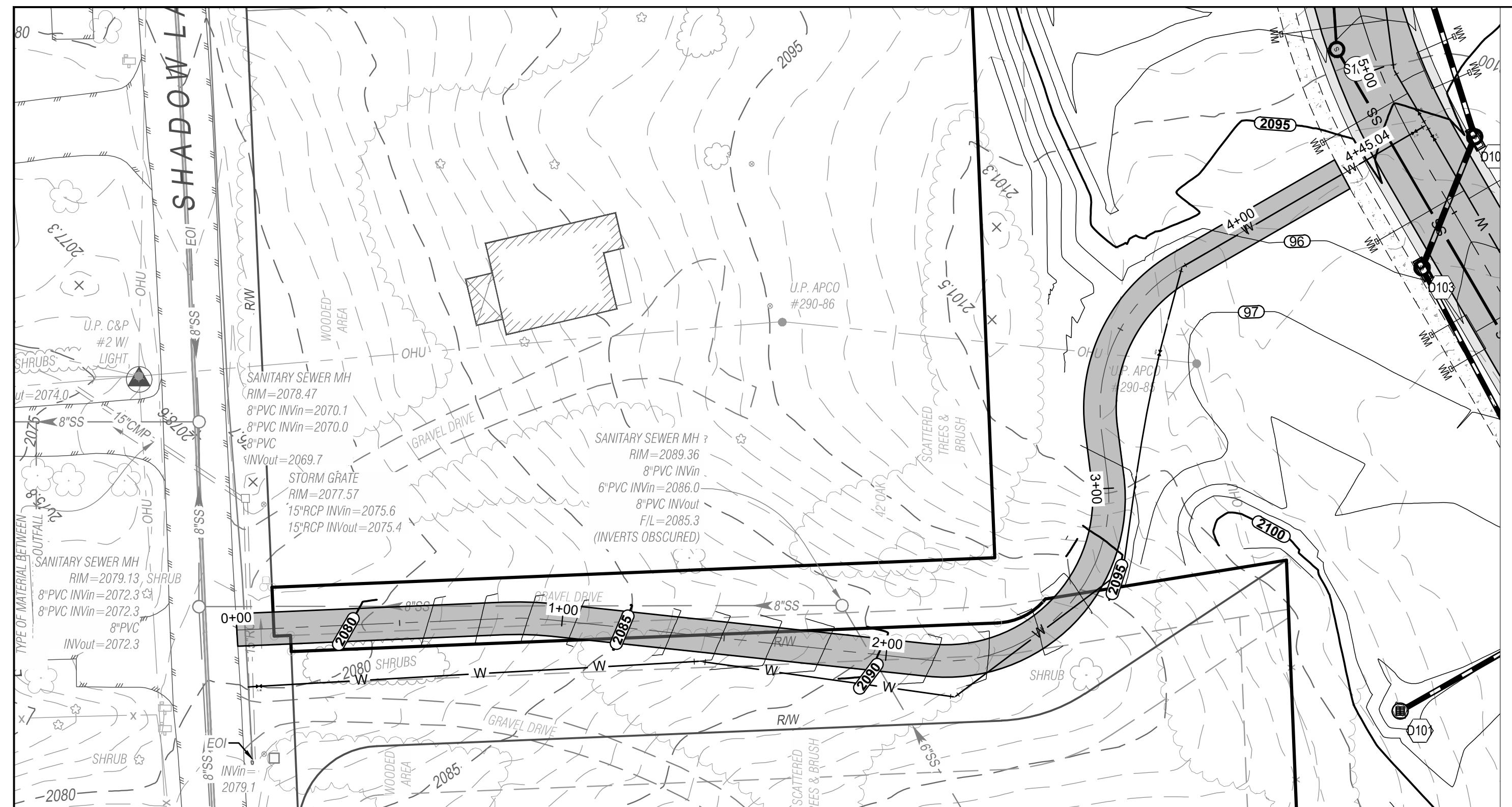
Professional Engineer Seal for Michael Formica, License No. 067105, State of Virginia, dated 02/01/2024.

NOT FOR CONSTRUCTION
POND C ACCESS PATH PROFILE

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 36 of 76	C36

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2/1/2024 11:28:55 AM

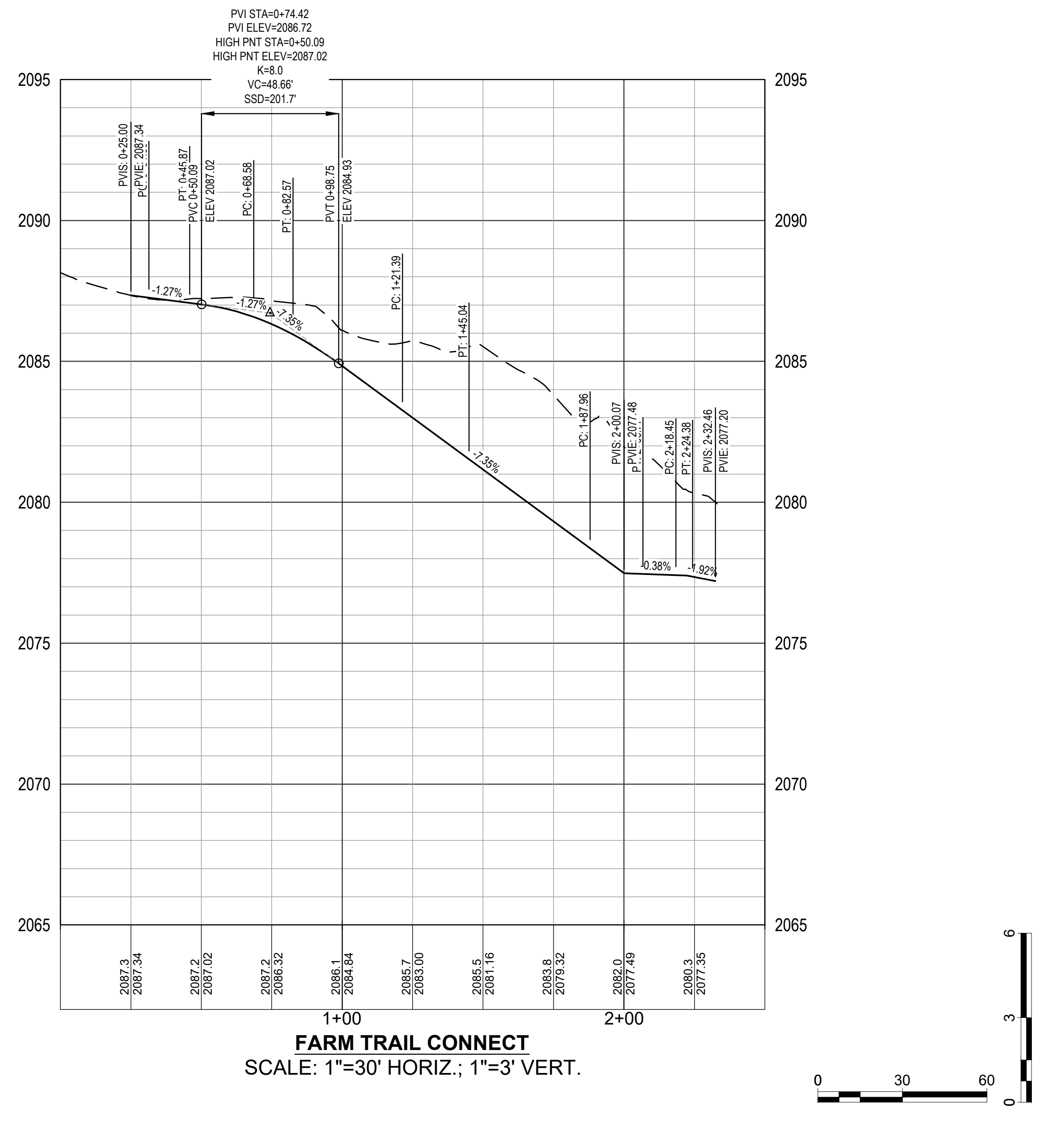
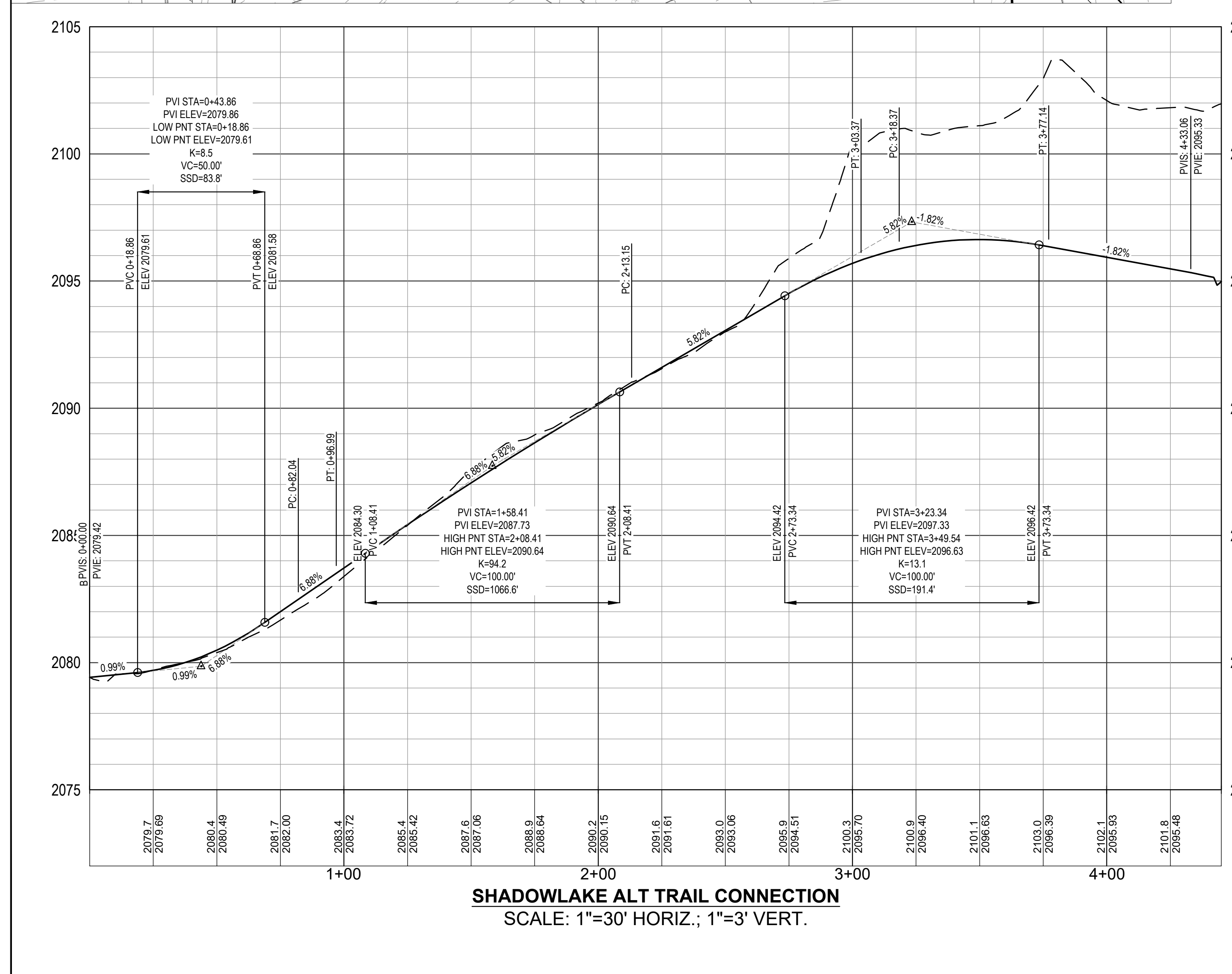


APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870

No.	Revision / Issue	Date

Michael Formica
MICHAEL FORMICA
Lic. No. 067105
02/01/2024
PROFESSIONAL ENGINEER



NOT FOR CONSTRUCTION

SHADOW LAKE AND FARM TRAIL PROFILES

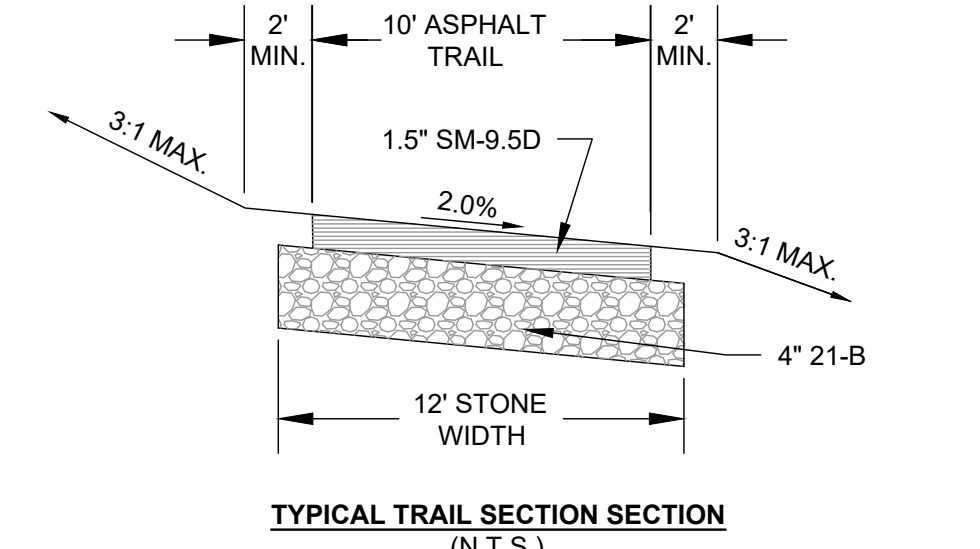
PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45, 0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By:	Scale:
MSF	AS SHOWN
Checked By:	Date:
WGB	02/01/2024
Sheet No.	
37 of 76	C37

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

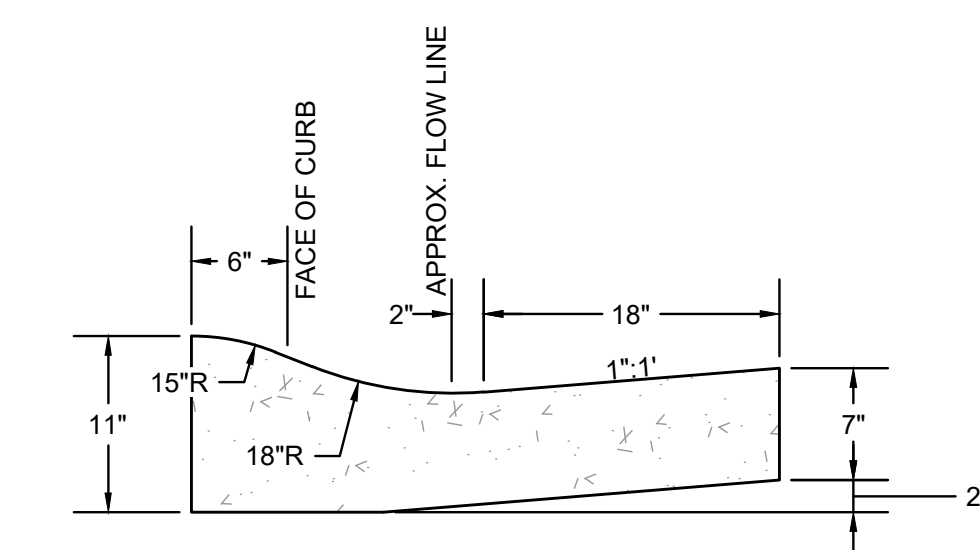
WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870

No.	Revision / Issue	Date



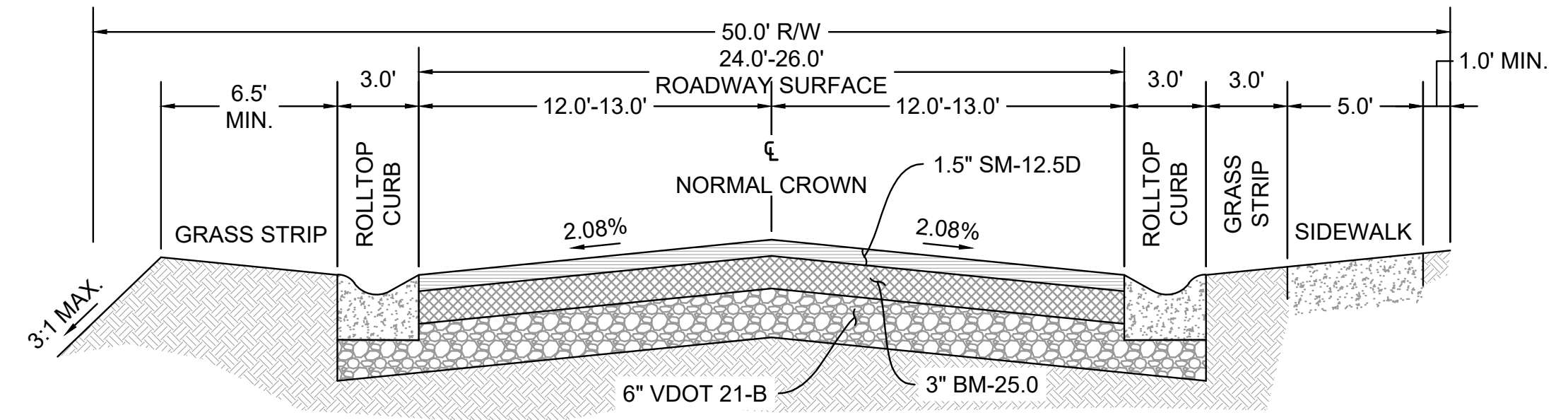
TYPICAL TRAIL SECTION SECTION
(N.T.S.)

NOTE: PAVEMENT THICKNESS WILL BE VERIFIED IN DESIGN.



ROLL-TOP CURB AND GUTTER SECTION
(N.T.S.)

NOTES:
1. CONCRETE SHALL BE CLASS A3 (3000 PSI).
2. PROPOSED ON BOTH THE SOUTH AND NORTH DEVELOPMENT AREAS.



TYPICAL STREET SECTION
(N.T.S.)

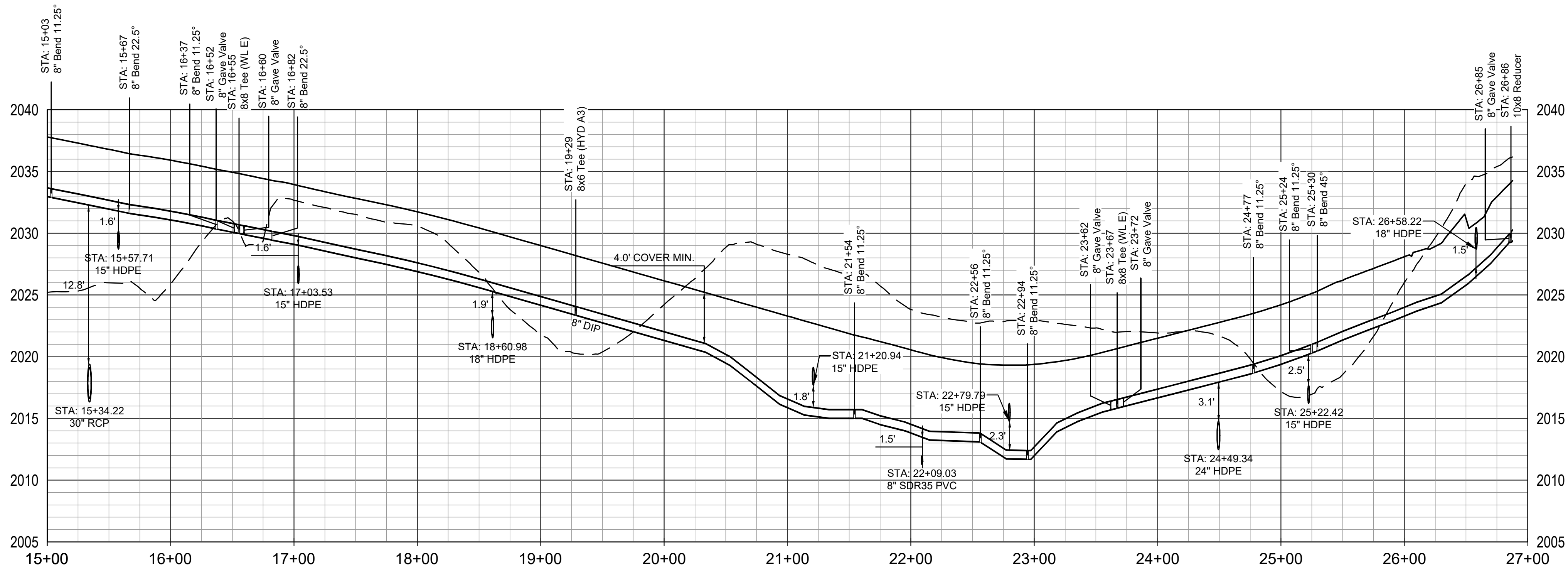
NOTES:
1. TYPICAL WIDTH FOR GLADE SPRING DRIVE AND MAYPOLE COURT IS 26'. TYPICAL WIDTH FOR AZURE COURT, PRISM COURT, AND WELLSRING COURT IS 24'.
2. SIDEWALK IS LOCATED EITHER LEFT OR RIGHT OF CENTERLINE AS DEPICTED.
3. PAVEMENT THICKNESS WILL BE VERIFIED IN DESIGN AND USING CBR VALUES DURING CONSTRUCTION.

NOT FOR CONSTRUCTION

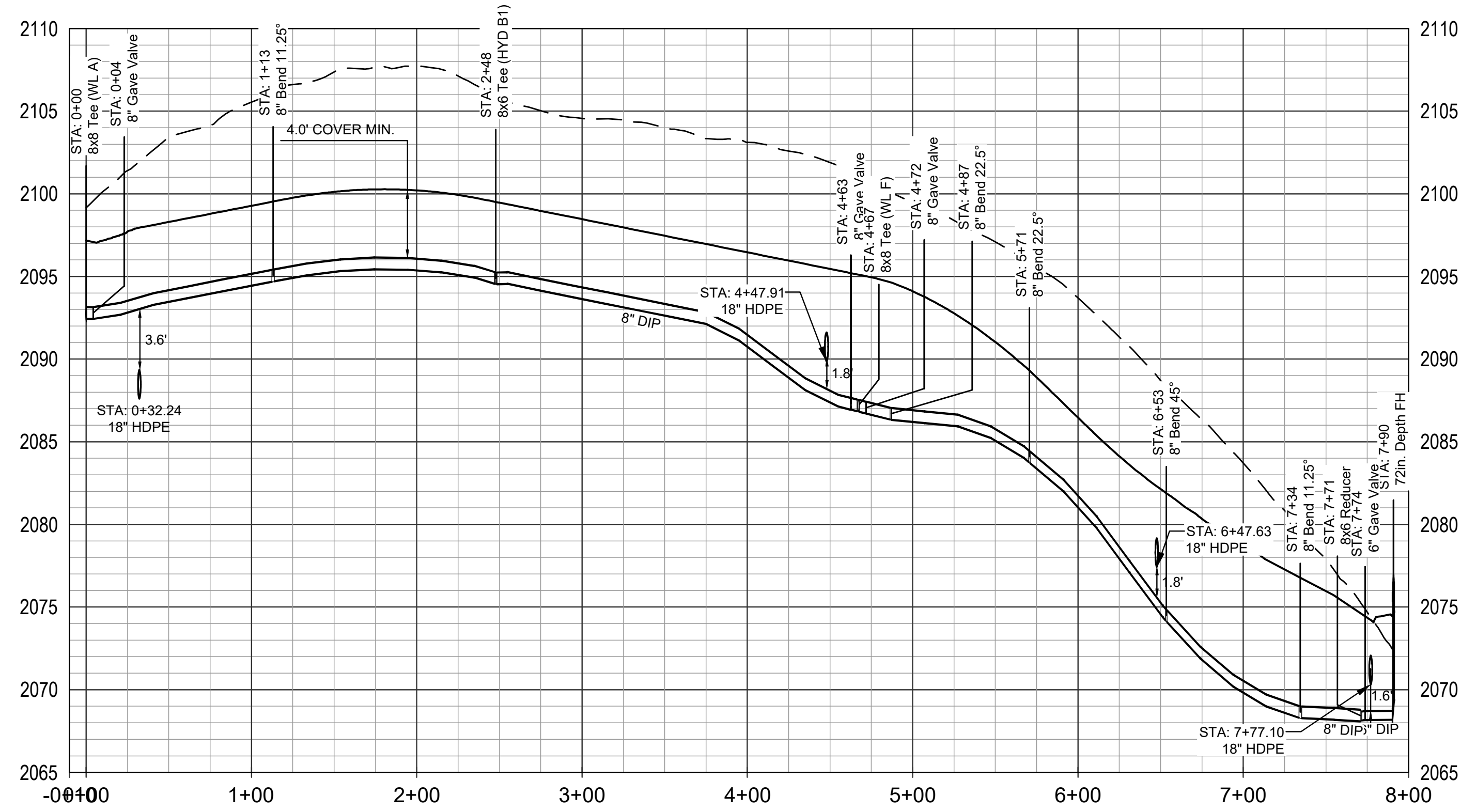
GENERAL DETAILS

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 38 of 76	C38

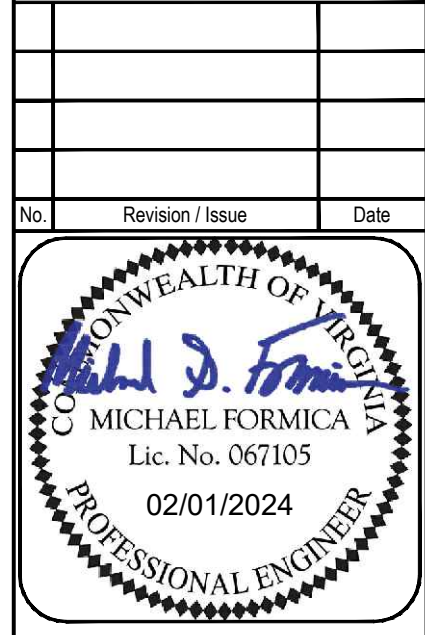
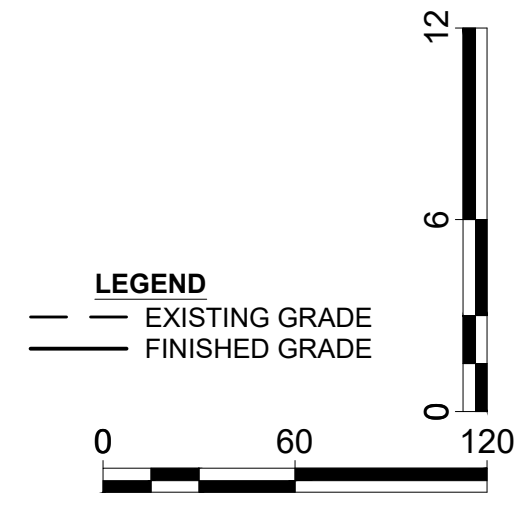


WATERLINE A - STA 15+00 TO END
SCALE: 1"=60' HORIZ.; 1"=6' VERT.



WATERLINE B
SCALE: 1"=60' HORIZ.; 1"=6' VERT.

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



No.	Revision / Issue	Date

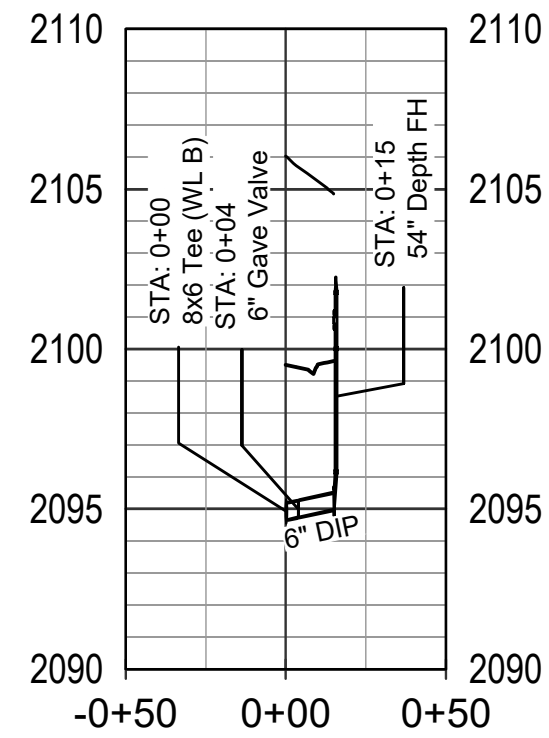
WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870

NOT FOR CONSTRUCTION
WATERLINE A (CONT.) AND B
PROFILES

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

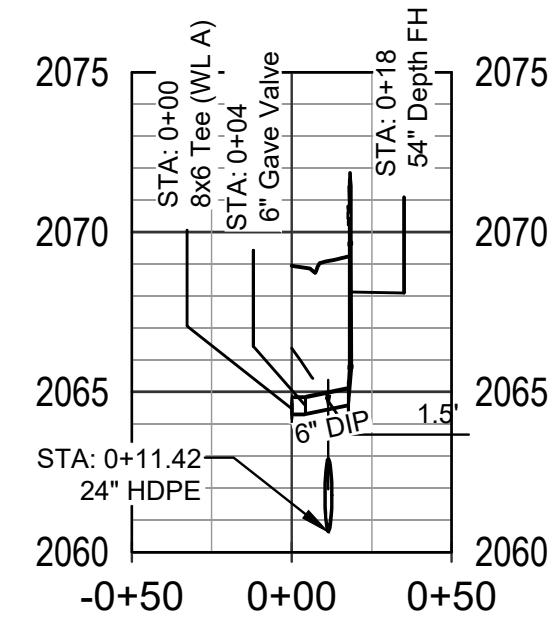
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Checked By: WGB	Date: 02/01/2024
Sheet No. 40 of 76	C40

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2/1/2024 11:31:00 AM



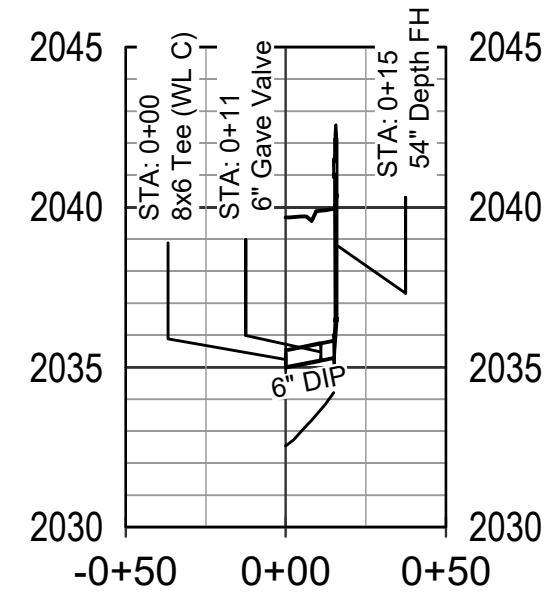
HYDRANT B1

SCALE: 1"=60' HORIZ.; 1"=6' VERT.



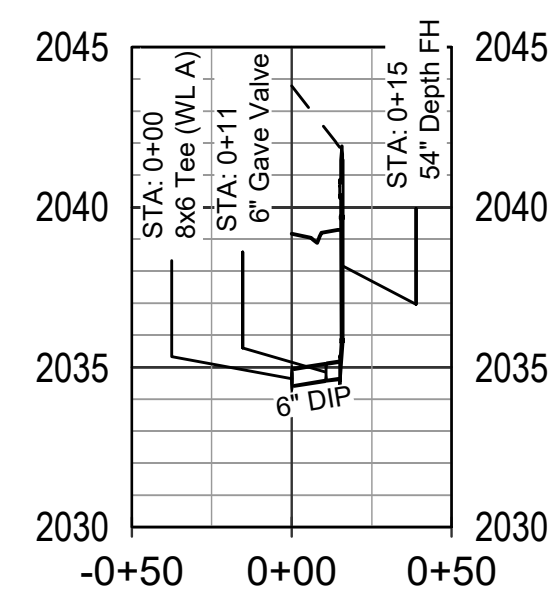
HYDRANT A1

SCALE: 1"=60' HORIZ.; 1"=6' VERT.



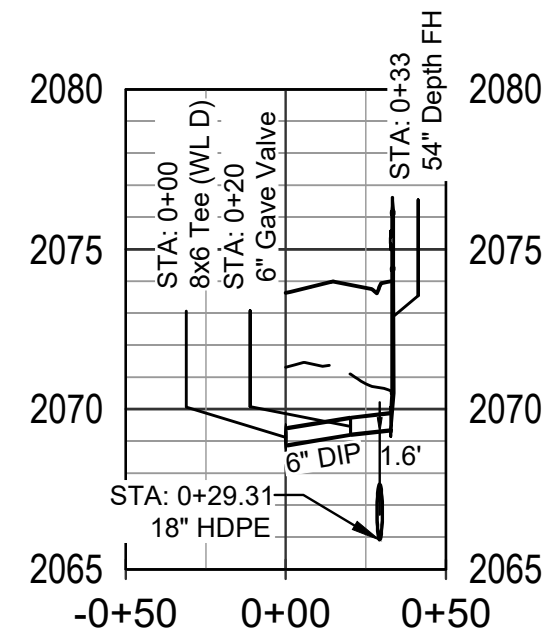
HYDRANT C1

SCALE: 1"=60' HORIZ.; 1"=6' VERT.



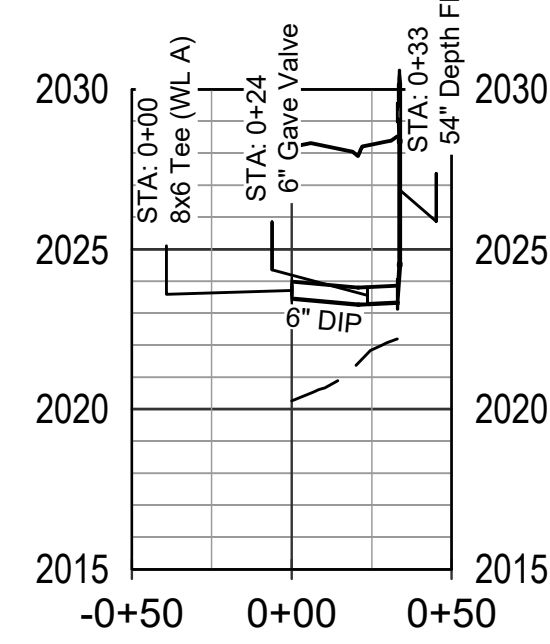
HYDRANT A2

SCALE: 1"=60' HORIZ.; 1"=6' VERT.



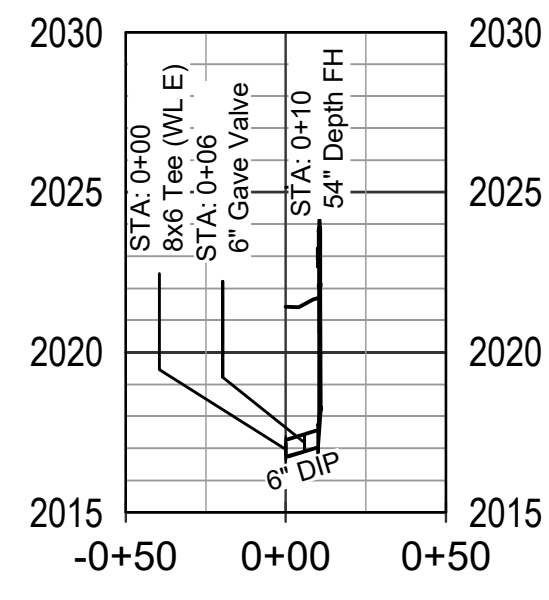
HYDRANT D1

SCALE: 1"=60' HORIZ.; 1"=6' VERT.



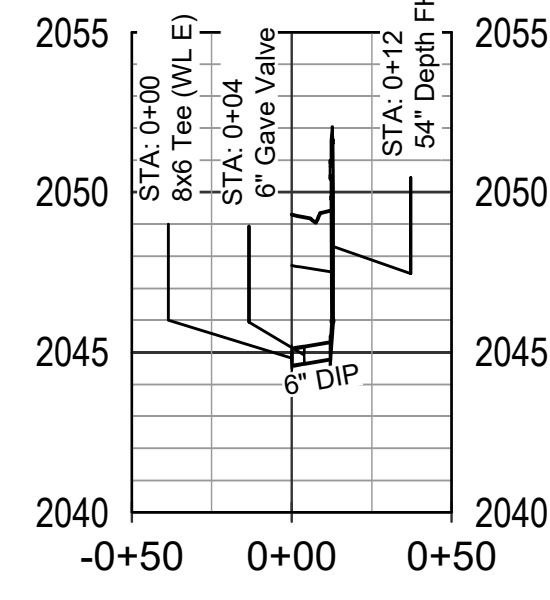
HYDRANT A3

SCALE: 1"=60' HORIZ.; 1"=6' VERT.



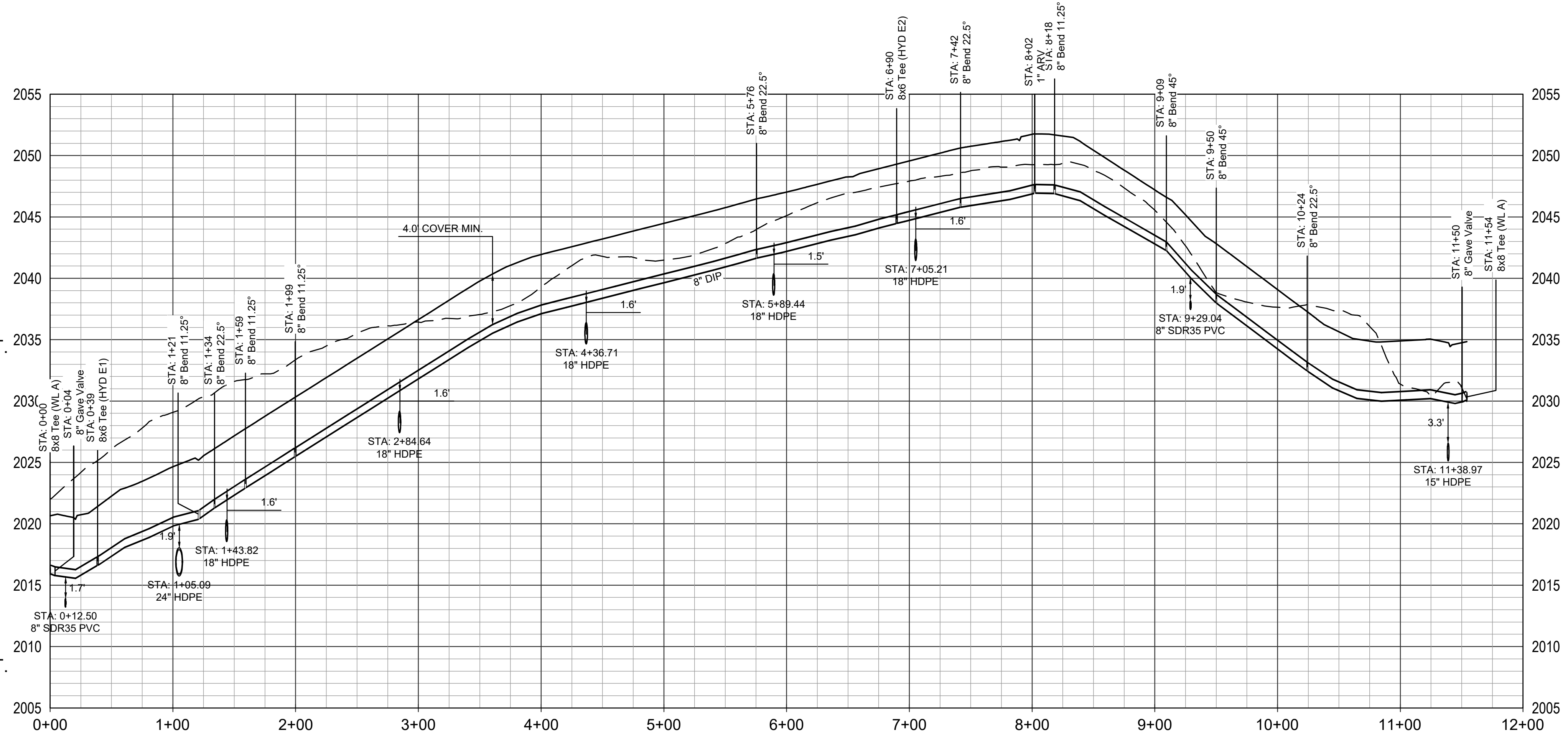
HYDRANT E1

SCALE: 1"=60' HORIZ.; 1"=6' VERT.



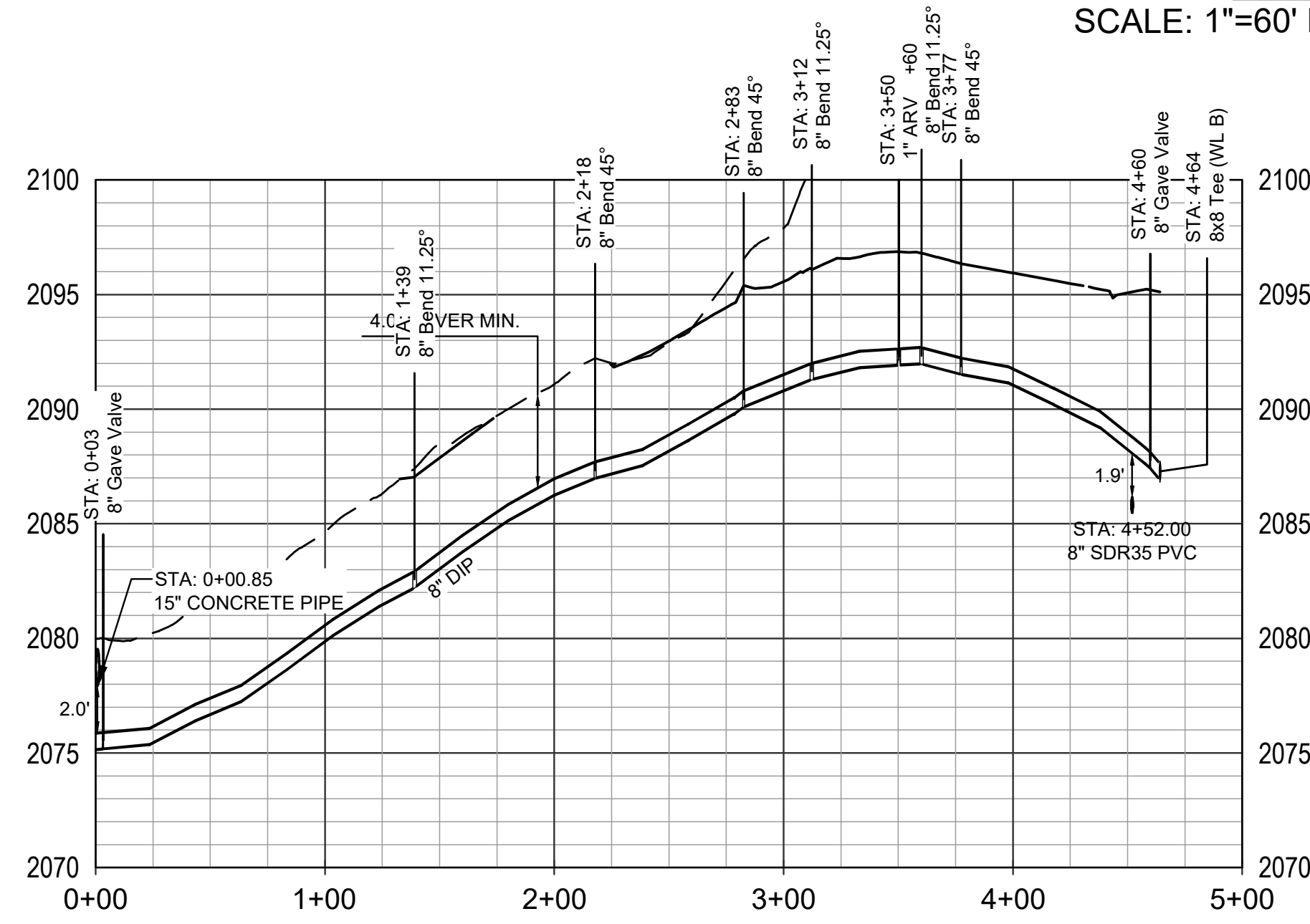
HYDRANT E2

SCALE: 1"=60' HORIZ.; 1"=6' VERT.



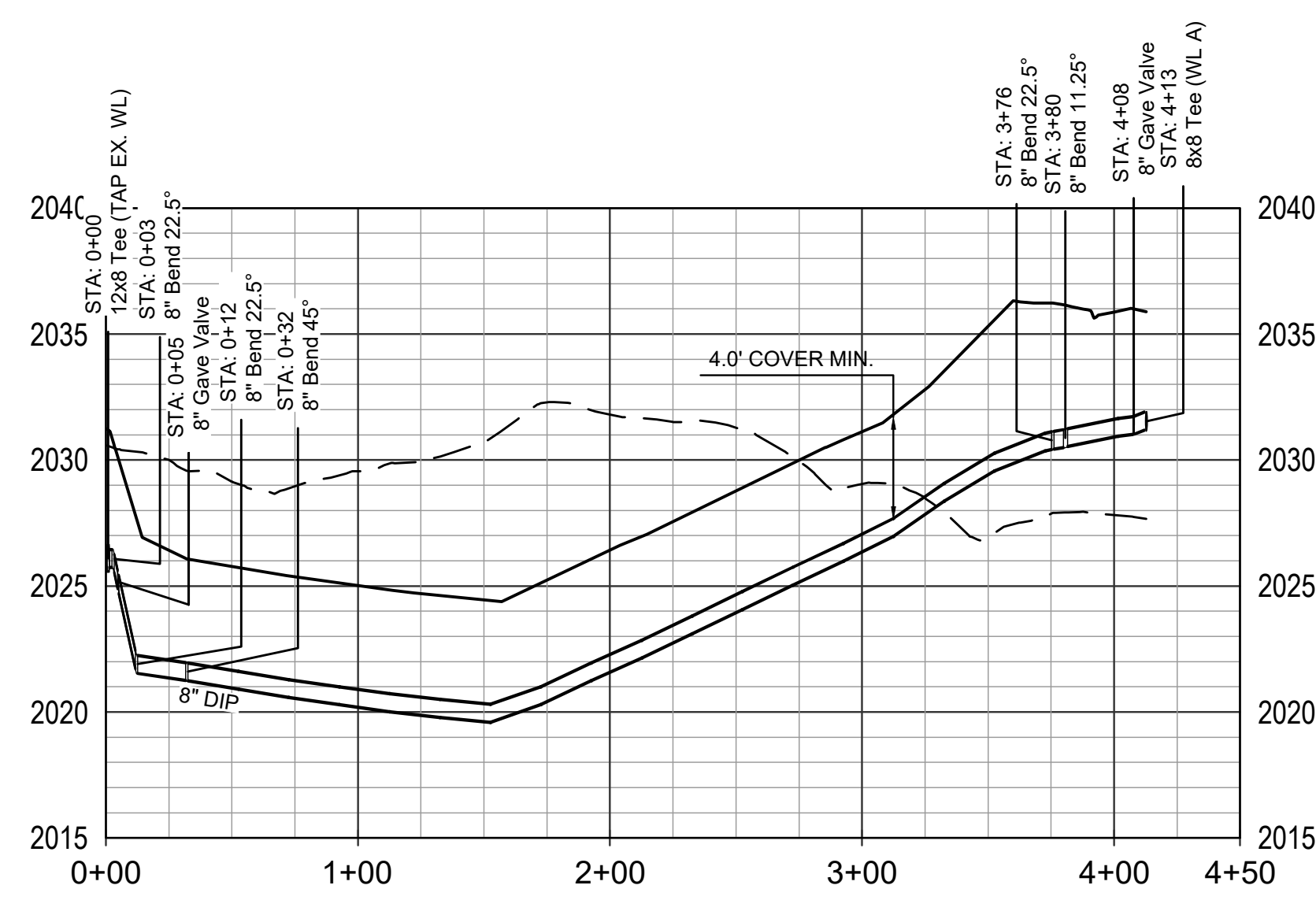
WATERLINE E

SCALE: 1"=60' HORIZ.; 1"=6' VERT.



WATERLINE F

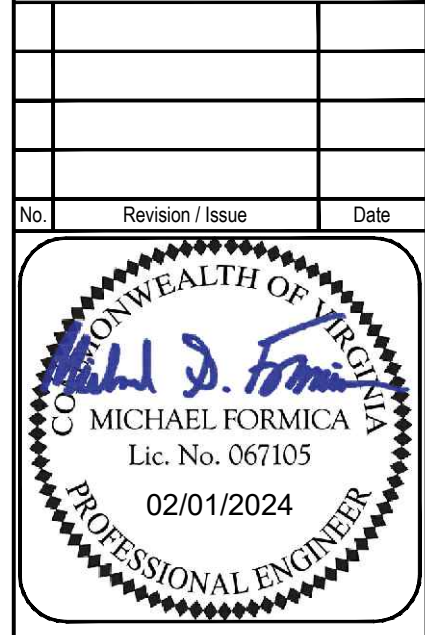
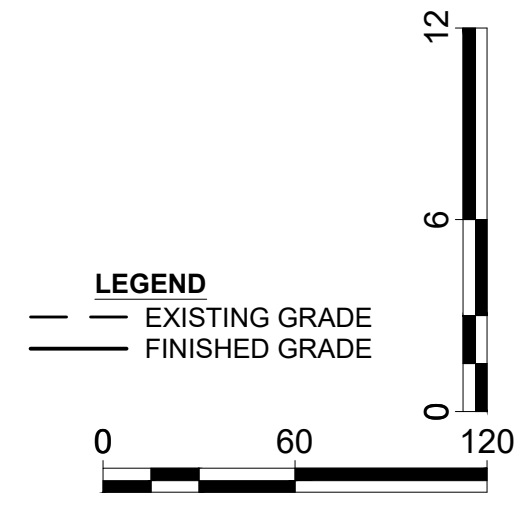
SCALE: 1"=60' HORIZ.; 1"=6' VERT.



WATERLINE G

SCALE: 1"=60' HORIZ.; 1"=6' VERT.

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

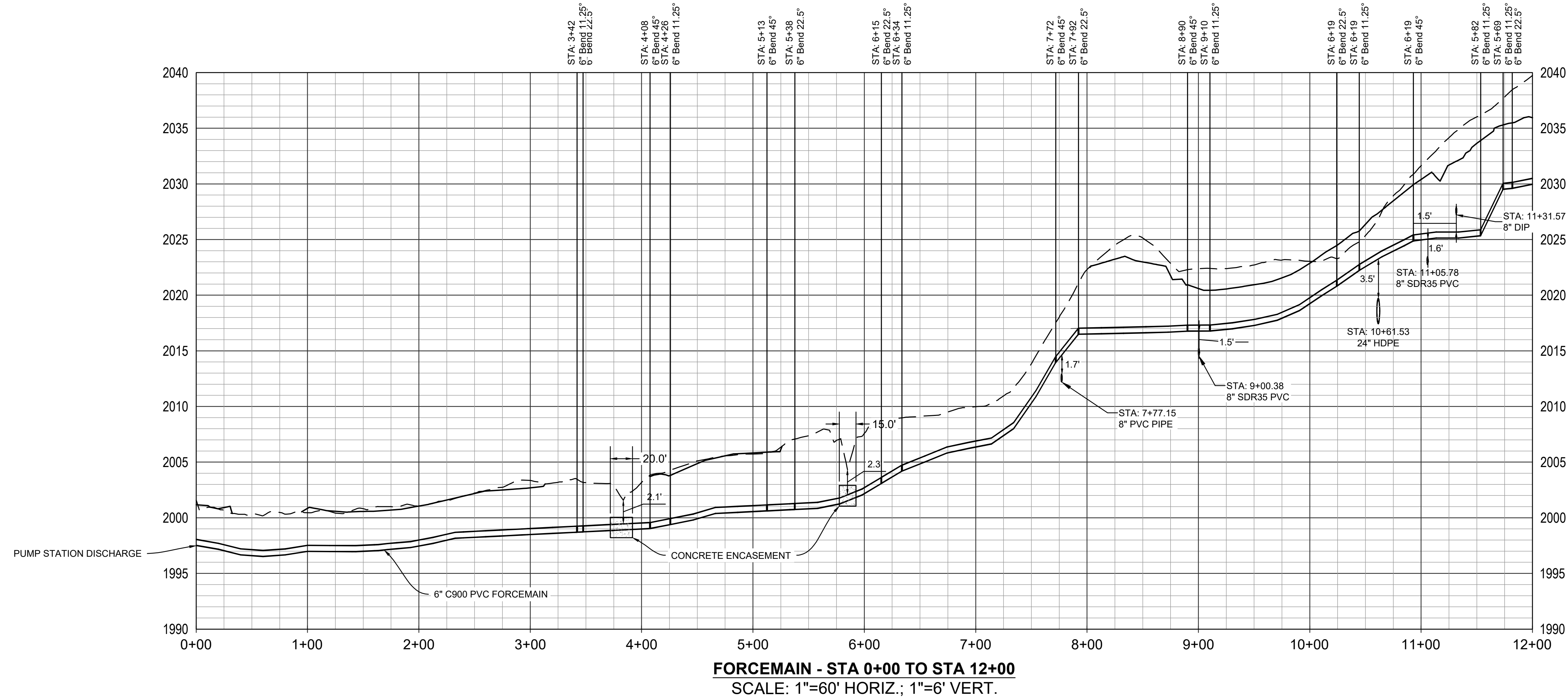


NOT FOR CONSTRUCTION
WATERLINE E, F, G, AND
HYDRANT PROFILES

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

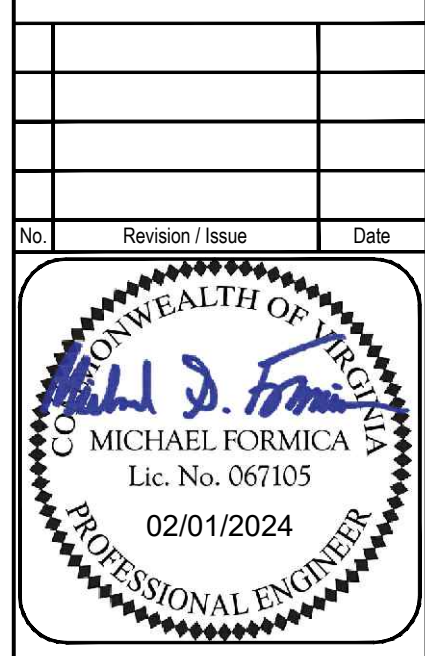
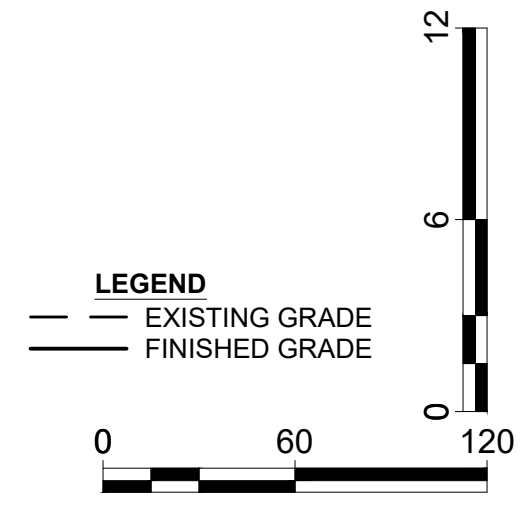
Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
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WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870



FORCEMAIN - STA 0+00 TO STA 12+00
SCALE: 1"=60' HORIZ.; 1"=6' VERT.

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

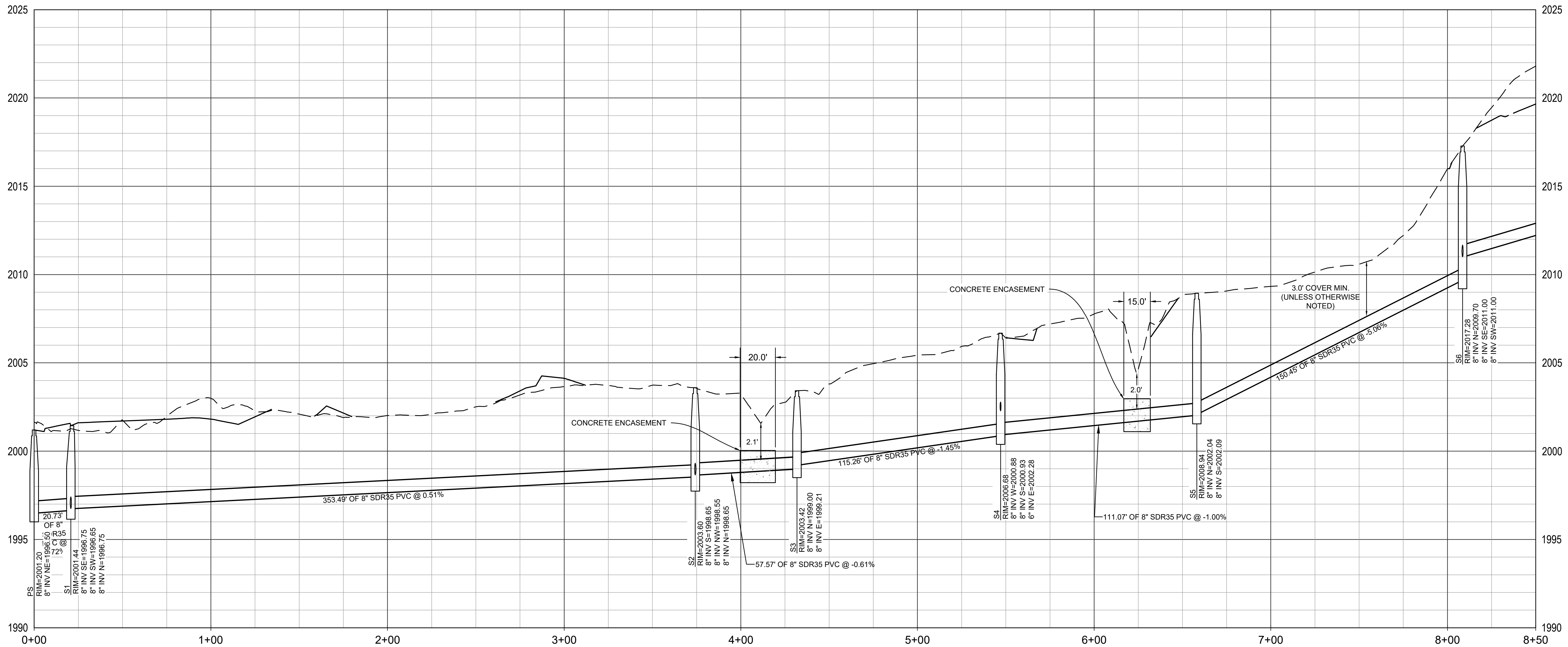


NOT FOR CONSTRUCTION

SEWER FORCEMAIN PROFILE

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

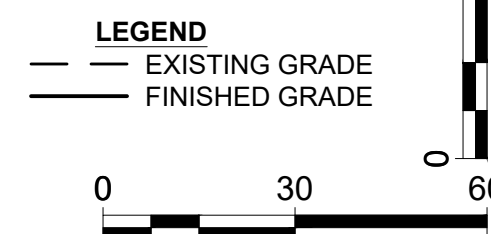
Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
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SS - PS TO S6
SCALE: 1"=30' HORIZ.; 1"=3' VERT.

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

- NOTES:**
1. THE NEED FOR PIPE ANCHORING SHALL BE EVALUATED DURING DESIGN.
 2. OUTSIDE DROP CONNECTIONS SHALL BE USED AT ALL MANHOLES WHERE THE CHANGE IN ELEVATION EXCEEDS 1.9'.



WIK DICKSON
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1700 KRAFT DRIVE, SUITE 2350
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VOICE 540-617-0870

No.	Revision / Issue	Date

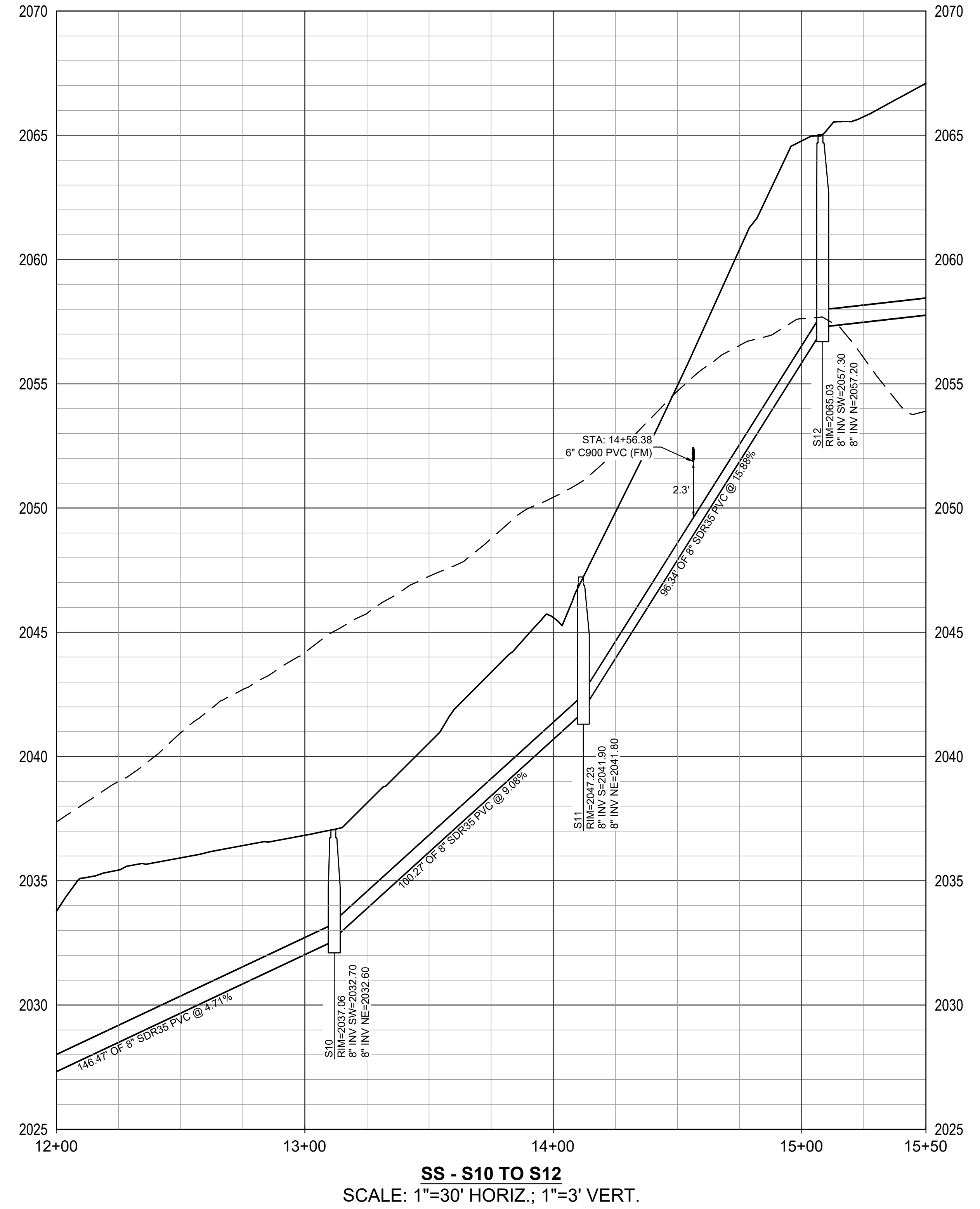
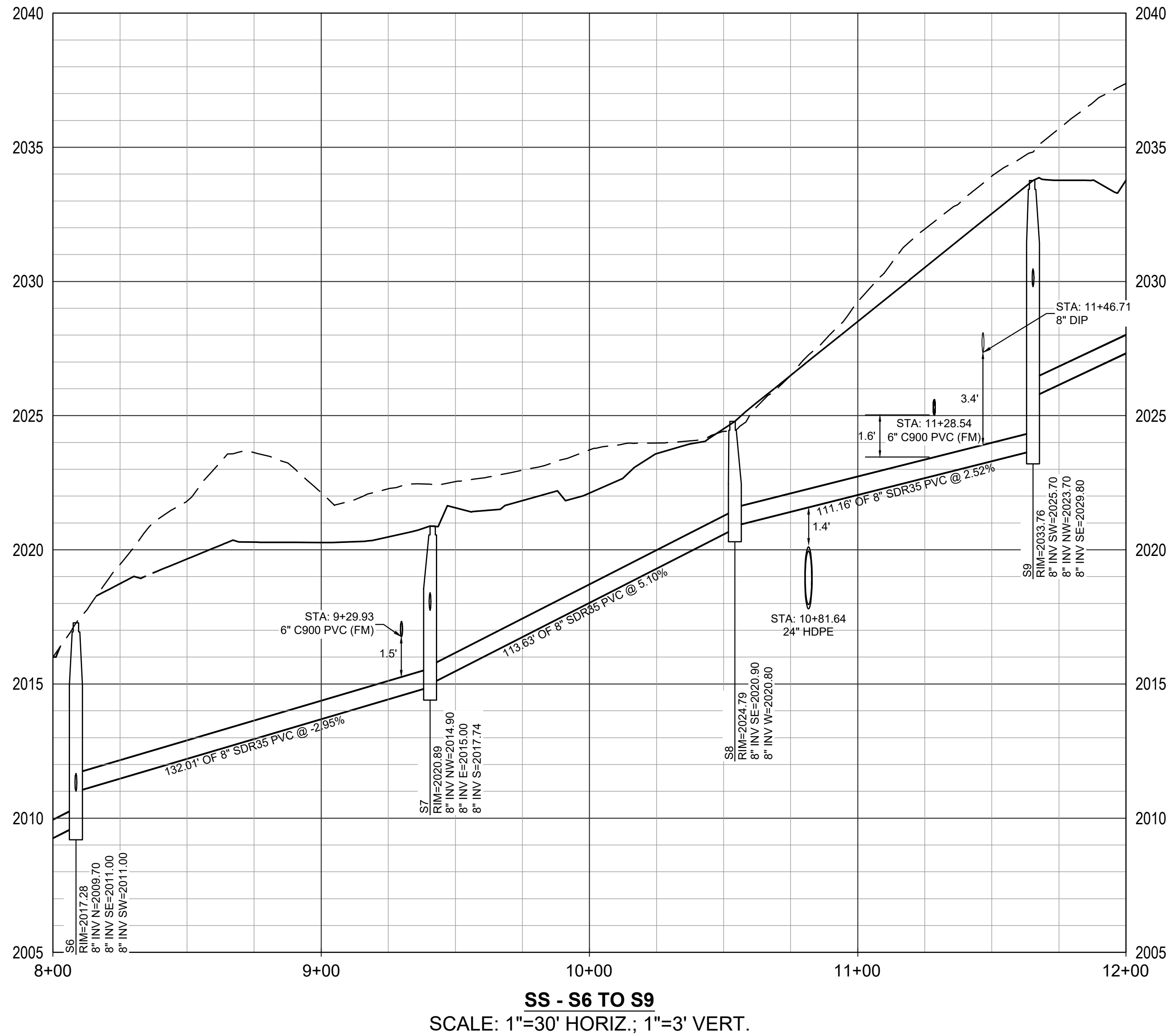
STATE OF VIRGINIA
MICHAEL FORMICA
Lic. No. 067105
02/01/2024
PROFESSIONAL ENGINEER

SANITARY SEWER PROFILES

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

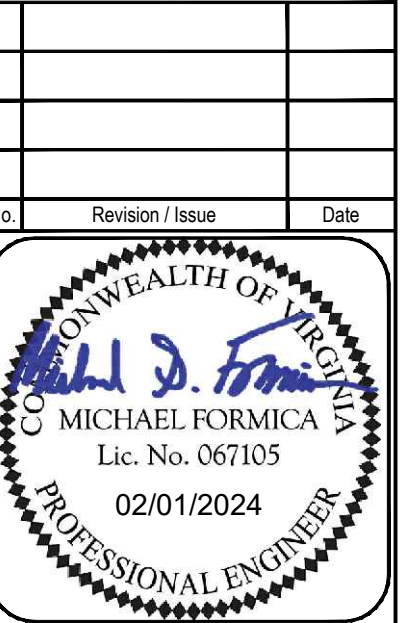
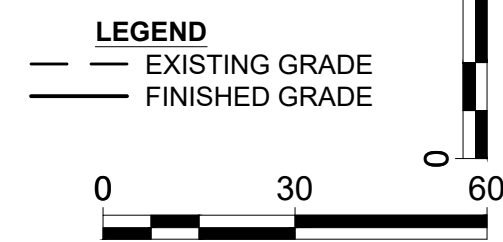
Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 45 of 76	C45

NOT FOR CONSTRUCTION



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

- NOTES:**
1. THE NEED FOR PIPE ANCHORING SHALL BE EVALUATED DURING DESIGN.
 2. OUTSIDE DROP CONNECTIONS SHALL BE USED AT ALL MANHOLES WHERE THE CHANGE IN ELEVATION EXCEEDS 1.9'.

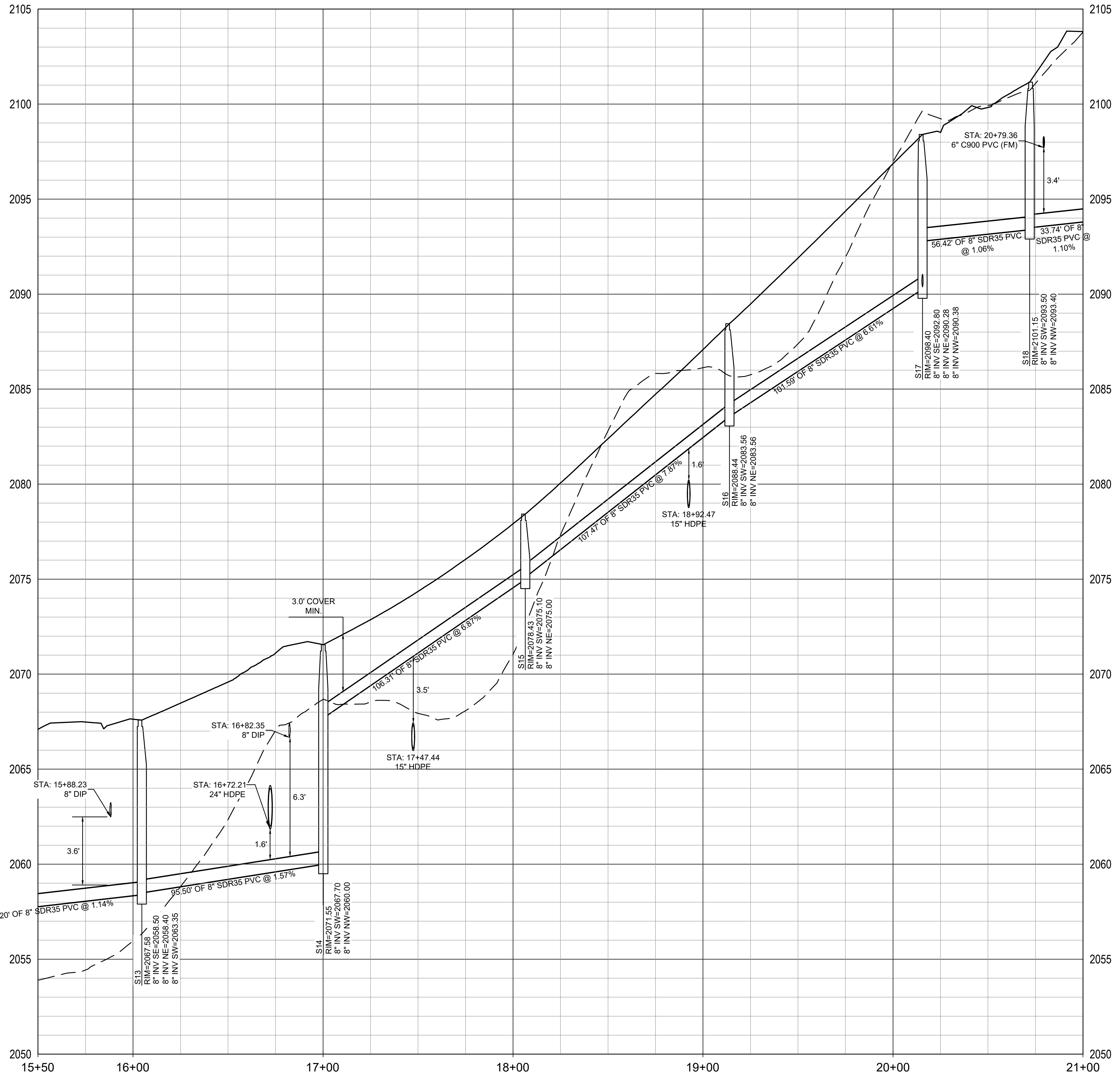
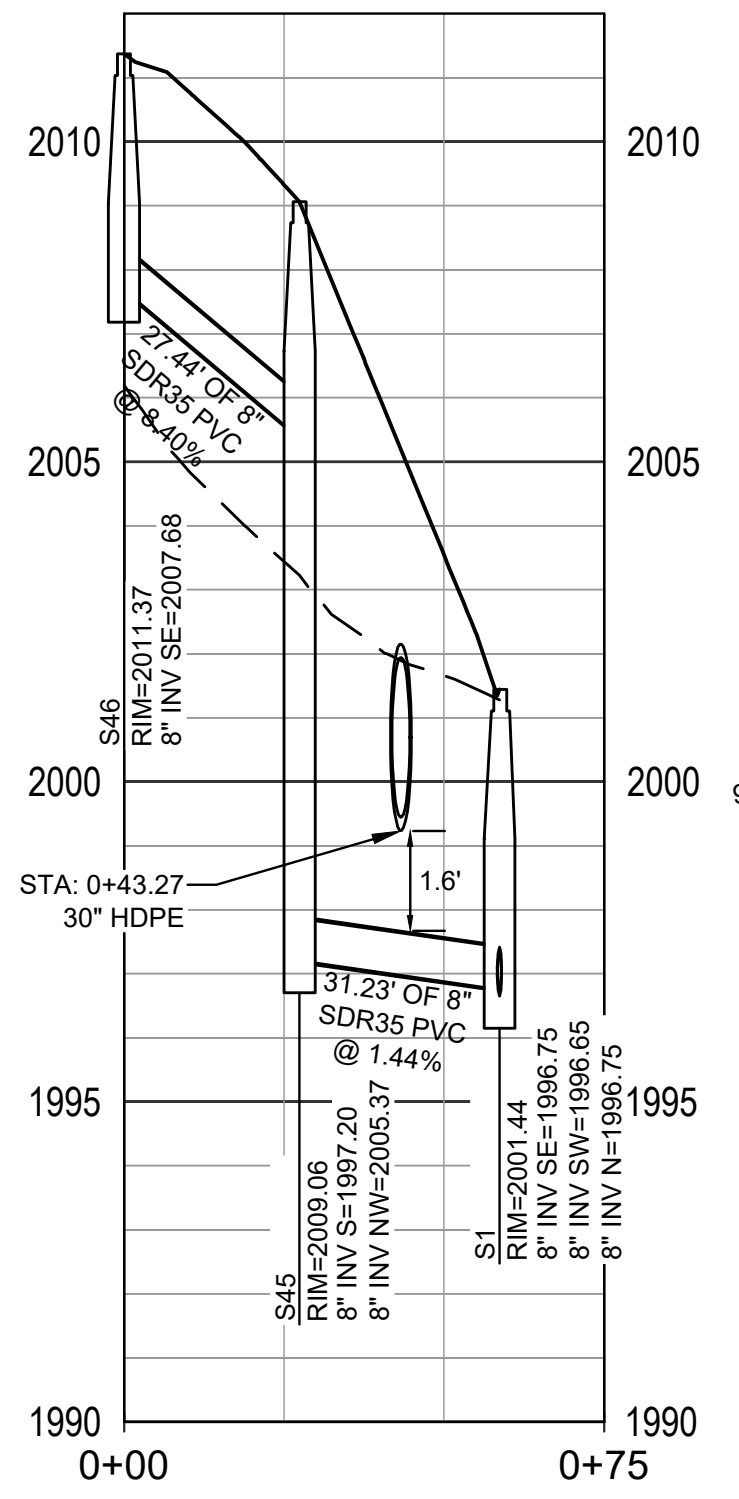
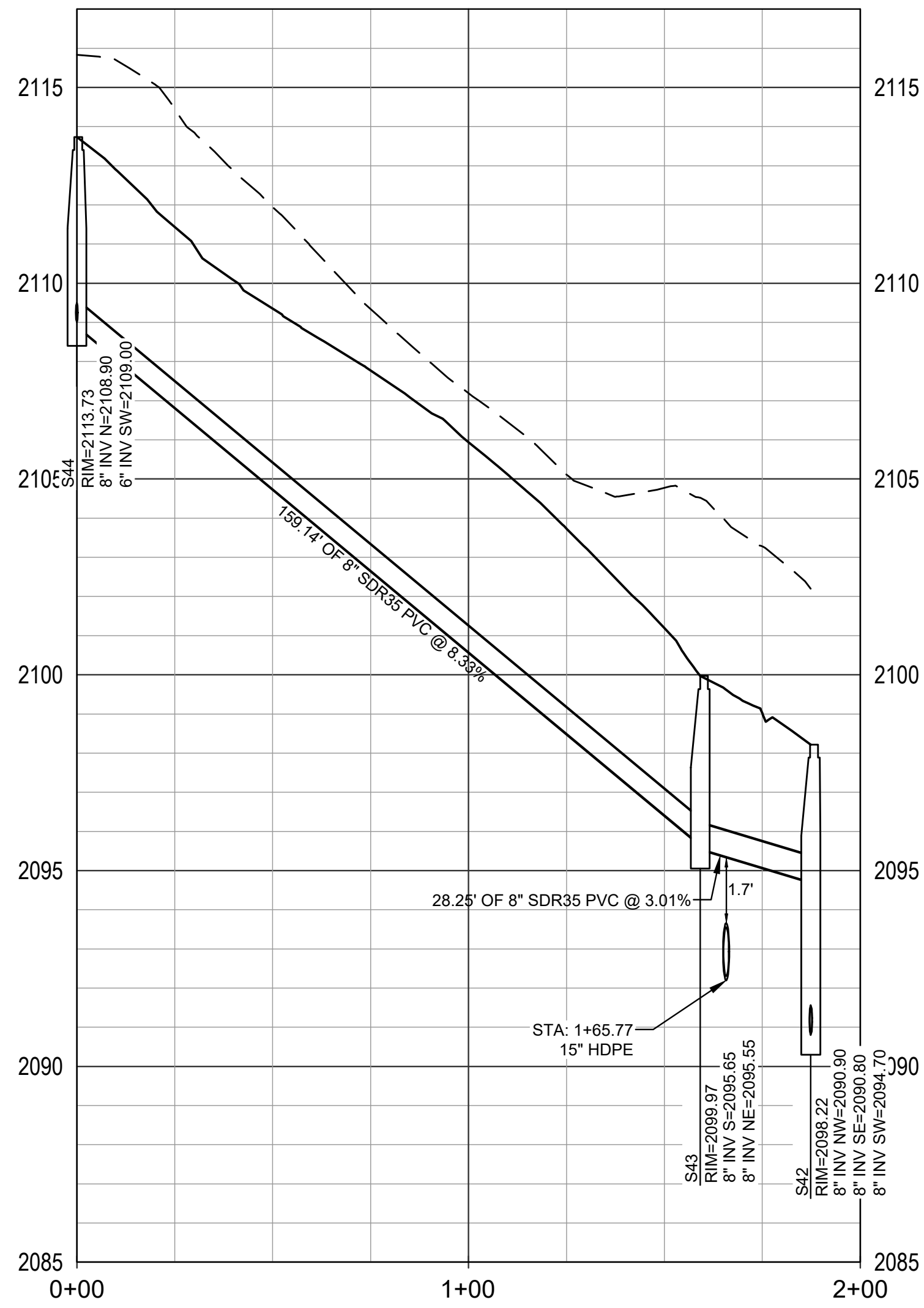


SANITARY SEWER PROFILES

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
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NOT FOR CONSTRUCTION

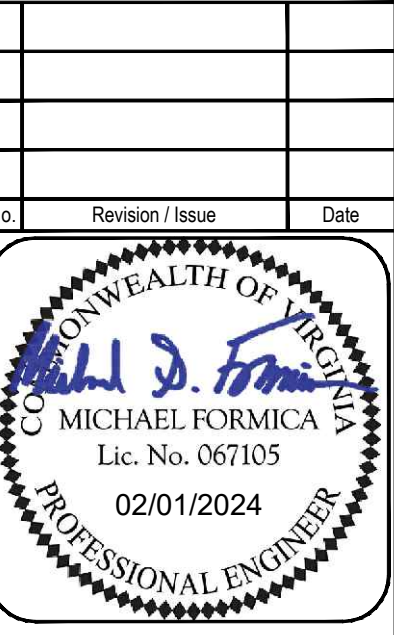
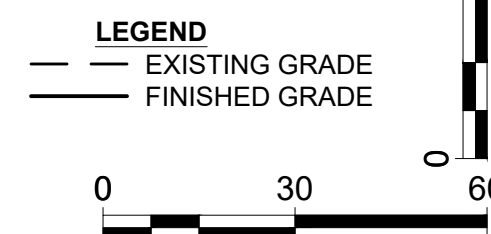


APPROVAL BLOCK

BLACKSBURG TOWN PLANNER _____ DATE _____

BLACKSBURG TOWN ENGINEER _____ DATE _____

- NOTES:**
1. THE NEED FOR PIPE ANCHORING SHALL BE EVALUATED DURING DESIGN.
 2. OUTSIDE DROP CONNECTIONS SHALL BE USED AT ALL MANHOLES WHERE THE CHANGE IN ELEVATION EXCEEDS 1.9'.

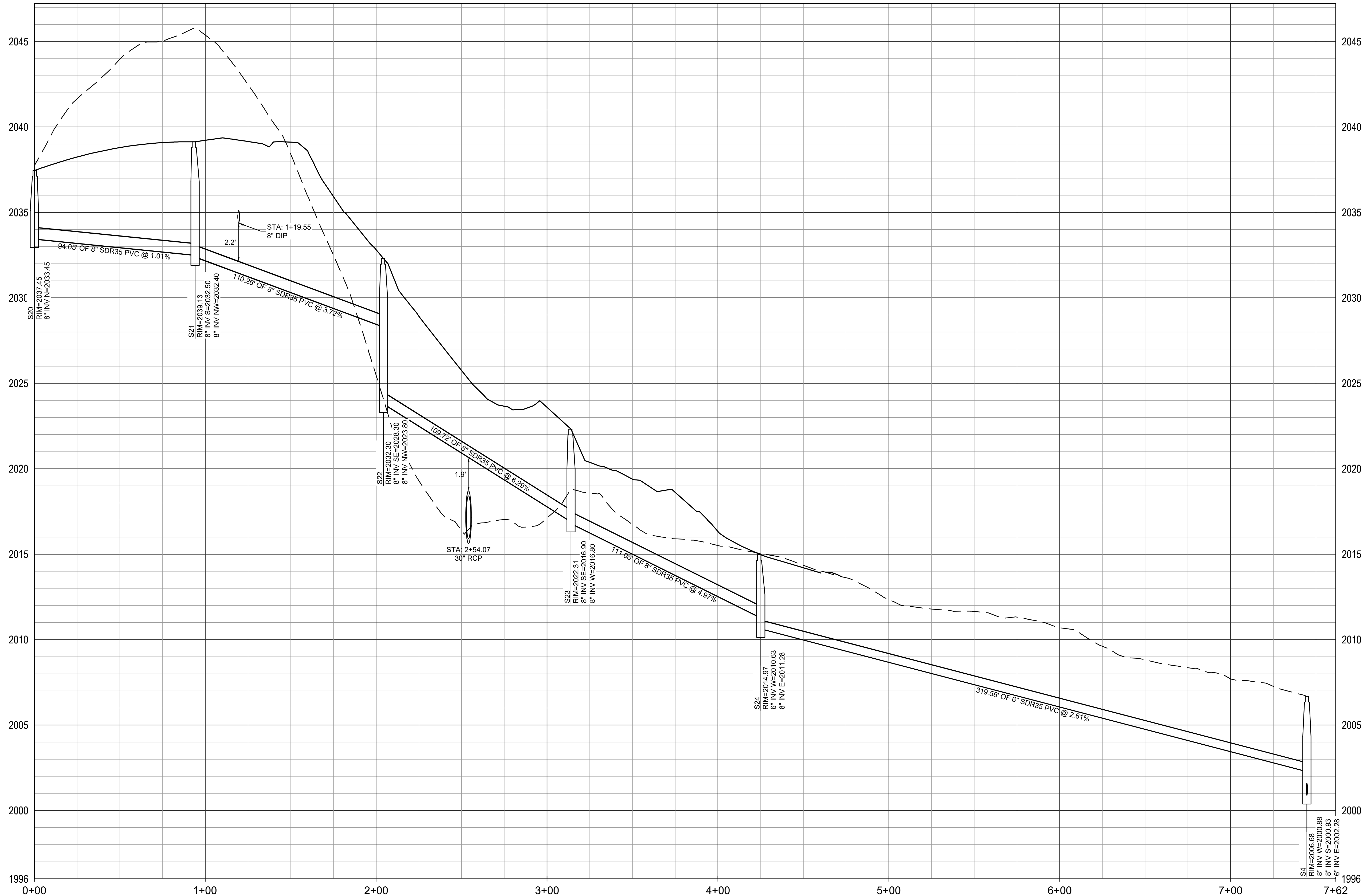


SANITARY SEWER PROFILES

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG, PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
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NOT FOR CONSTRUCTION



SS - PH 1 - NORTH SUBMAIN 1
SCALE: 1"=30' HORIZ.; 1"=3' VERT.

APPROVAL BLOCK

BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

- NOTES:**
- THE NEED FOR PIPE ANCHORING SHALL BE EVALUATED DURING DESIGN.
 - OUTSIDE DROP CONNECTIONS SHALL BE USED AT ALL MANHOLES WHERE THE CHANGE IN ELEVATION EXCEEDS 1.9'.

LEGEND

- EXISTING GRADE
- FINISHED GRADE

0 30 60

NOT FOR CONSTRUCTION

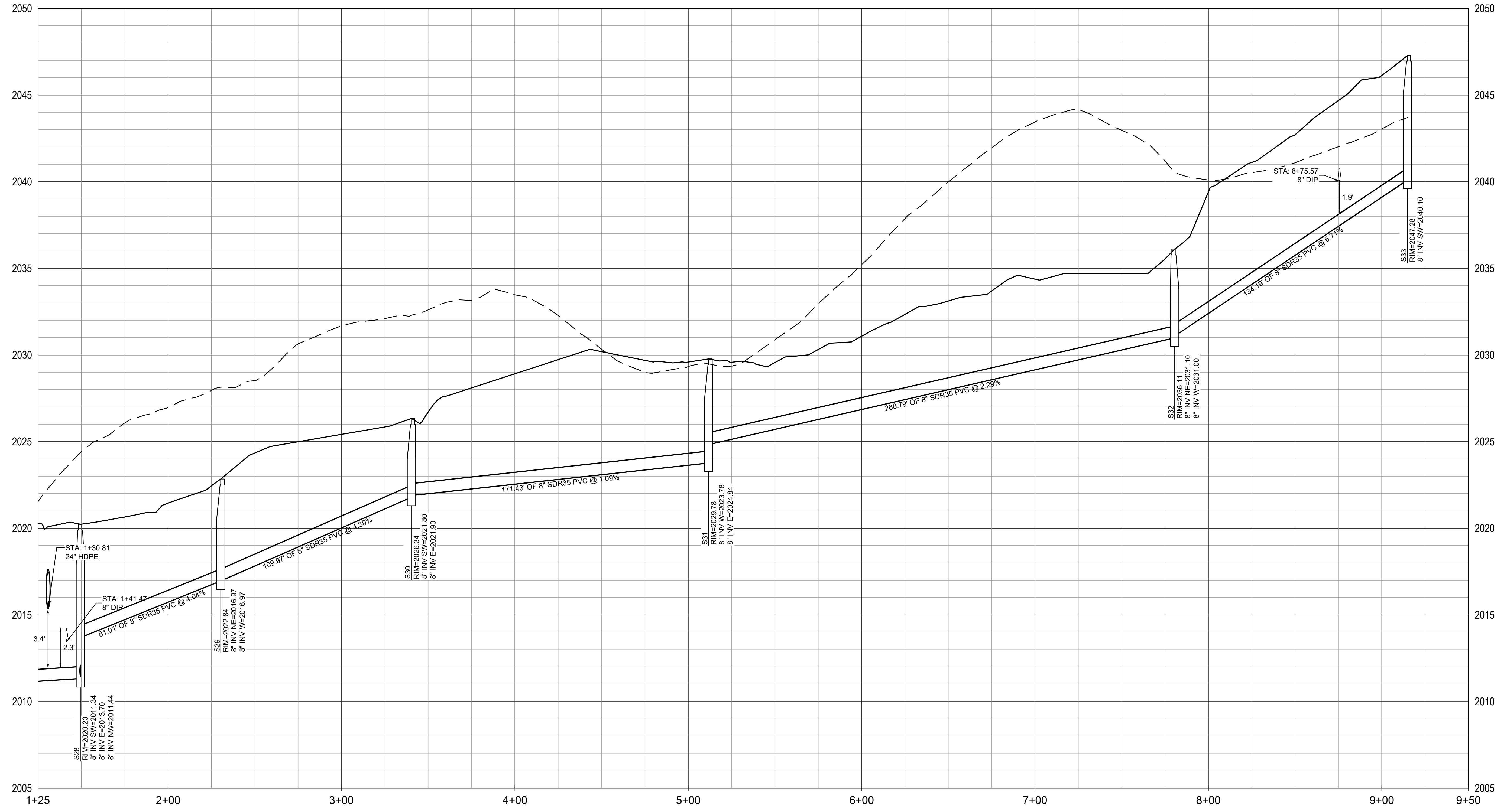
PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007

PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

STATE OF VIRGINIA
MICHAEL FORMICA
Lic. No. 067105
02/01/2024
PROFESSIONAL ENGINEER

SANITARY SEWER PROFILES

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
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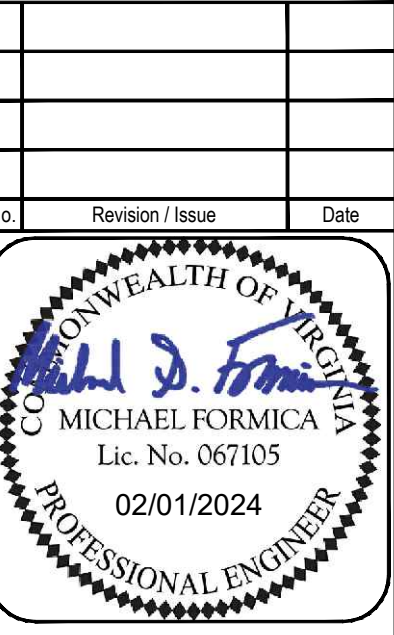
SS - S28 TO S33
SCALE: 1"=30' HORIZ.; 1"=3' VERT.

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

- NOTES:**
1. THE NEED FOR PIPE ANCHORING SHALL BE EVALUATED DURING DESIGN.
 2. OUTSIDE DROP CONNECTIONS SHALL BE USED AT ALL MANHOLES WHERE THE CHANGE IN ELEVATION EXCEEDS 1.9'.

LEGEND

- - - EXISTING GRADE
- FINISHED GRADE

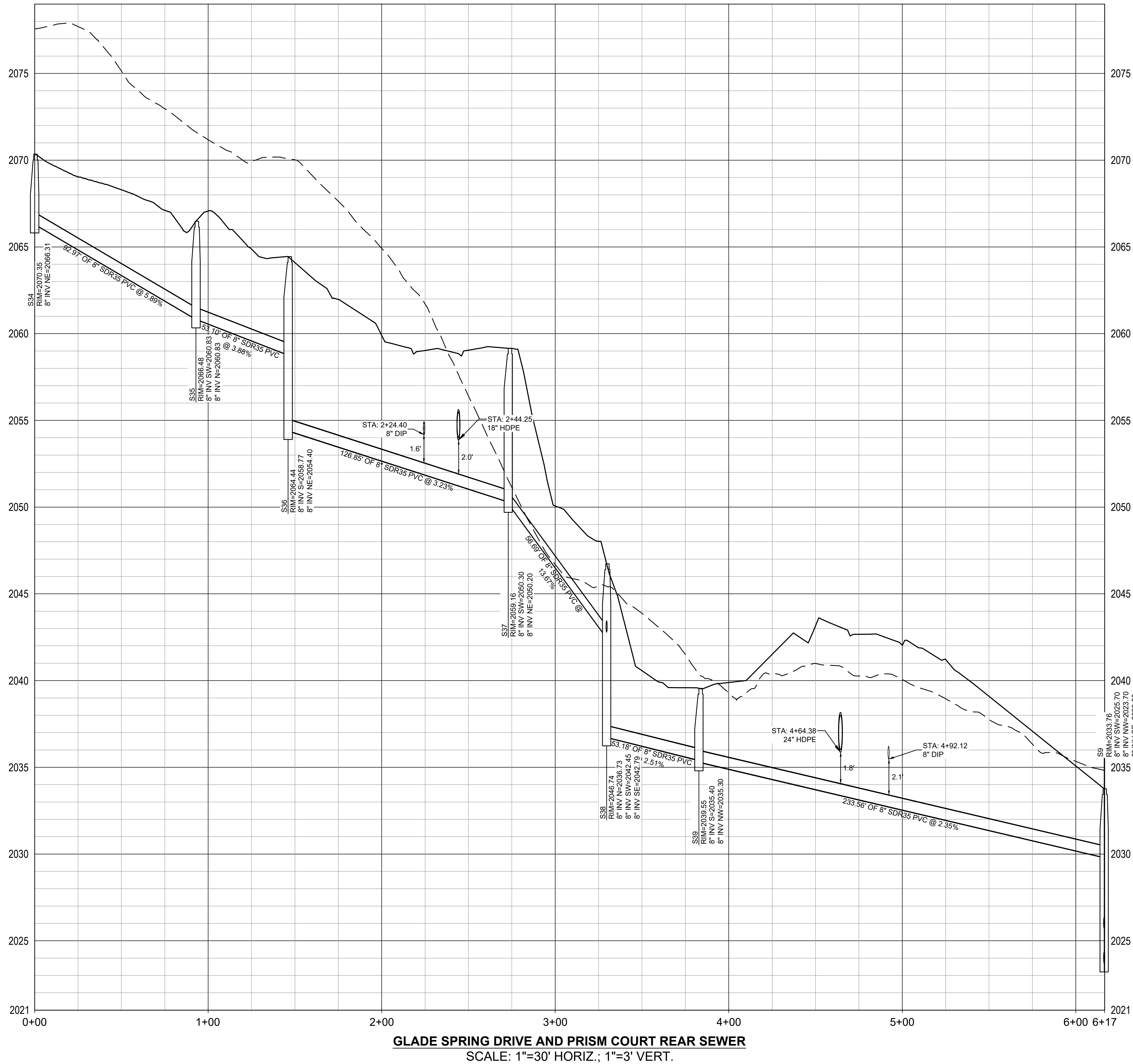


NOT FOR CONSTRUCTION

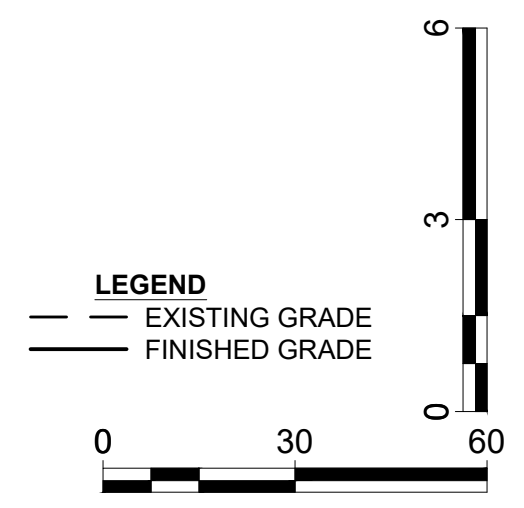
SANITARY SEWER PROFILES

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
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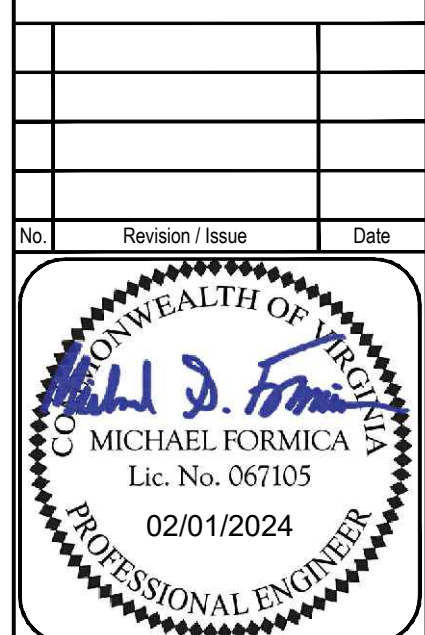
- NOTES:**
1. THE NEED FOR PIPE ANCHORING SHALL BE EVALUATED DURING DESIGN.
 2. OUTSIDE DROP CONNECTIONS SHALL BE USED AT ALL MANHOLES WHERE THE CHANGE IN ELEVATION EXCEEDS 1.9'.



APPROVAL BLOCK

BLACKSBURG TOWN PLANNER _____ DATE _____

BLACKSBURG TOWN ENGINEER _____ DATE _____

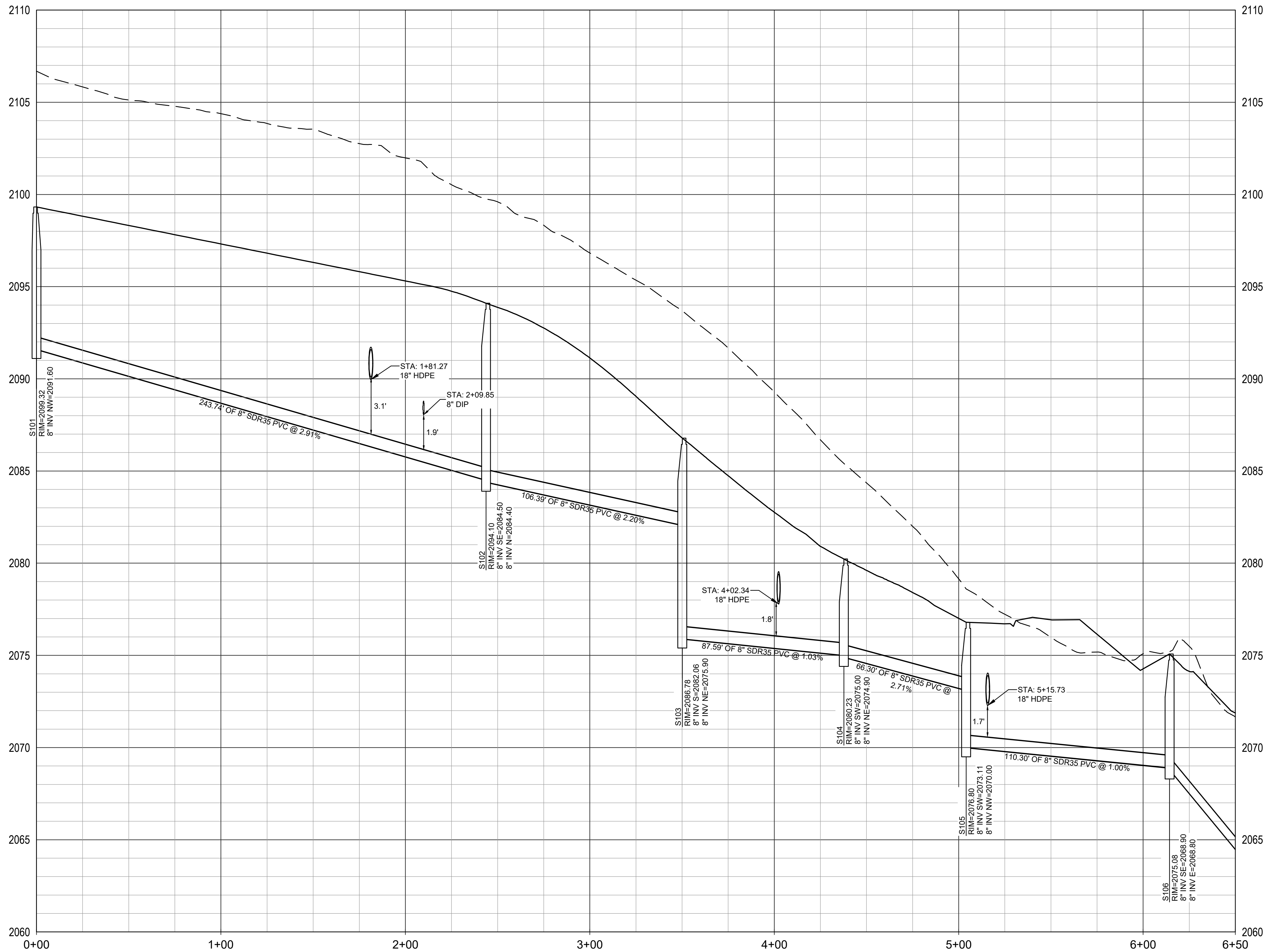


NOT FOR CONSTRUCTION

SANITARY SEWER PROFILES

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

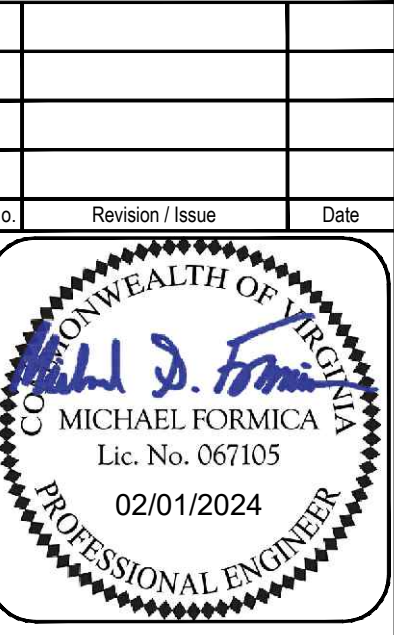
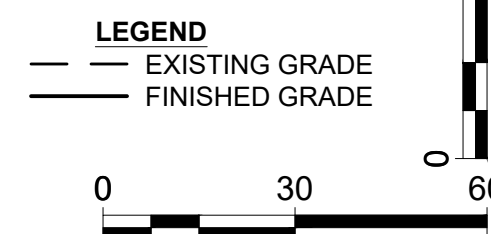
Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
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MAYPOLE COURT SEWER 1
SCALE: 1"=30' HORIZ.; 1"=3' VERT.

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

- NOTES:**
1. THE NEED FOR PIPE ANCHORING SHALL BE EVALUATED DURING DESIGN.
 2. OUTSIDE DROP CONNECTIONS SHALL BE USED AT ALL MANHOLES WHERE THE CHANGE IN ELEVATION EXCEEDS 1.9'.

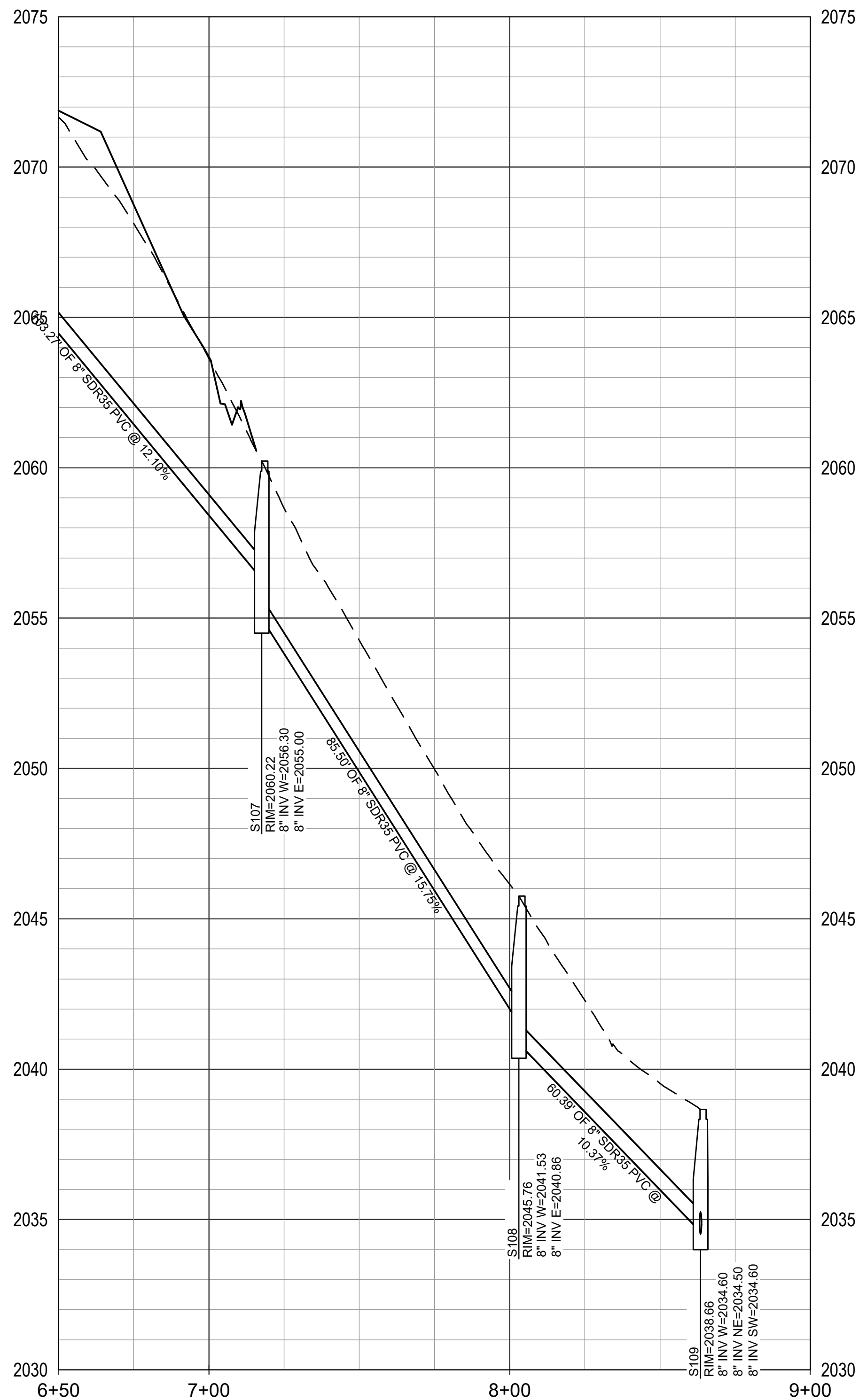


SANITARY SEWER PROFILES

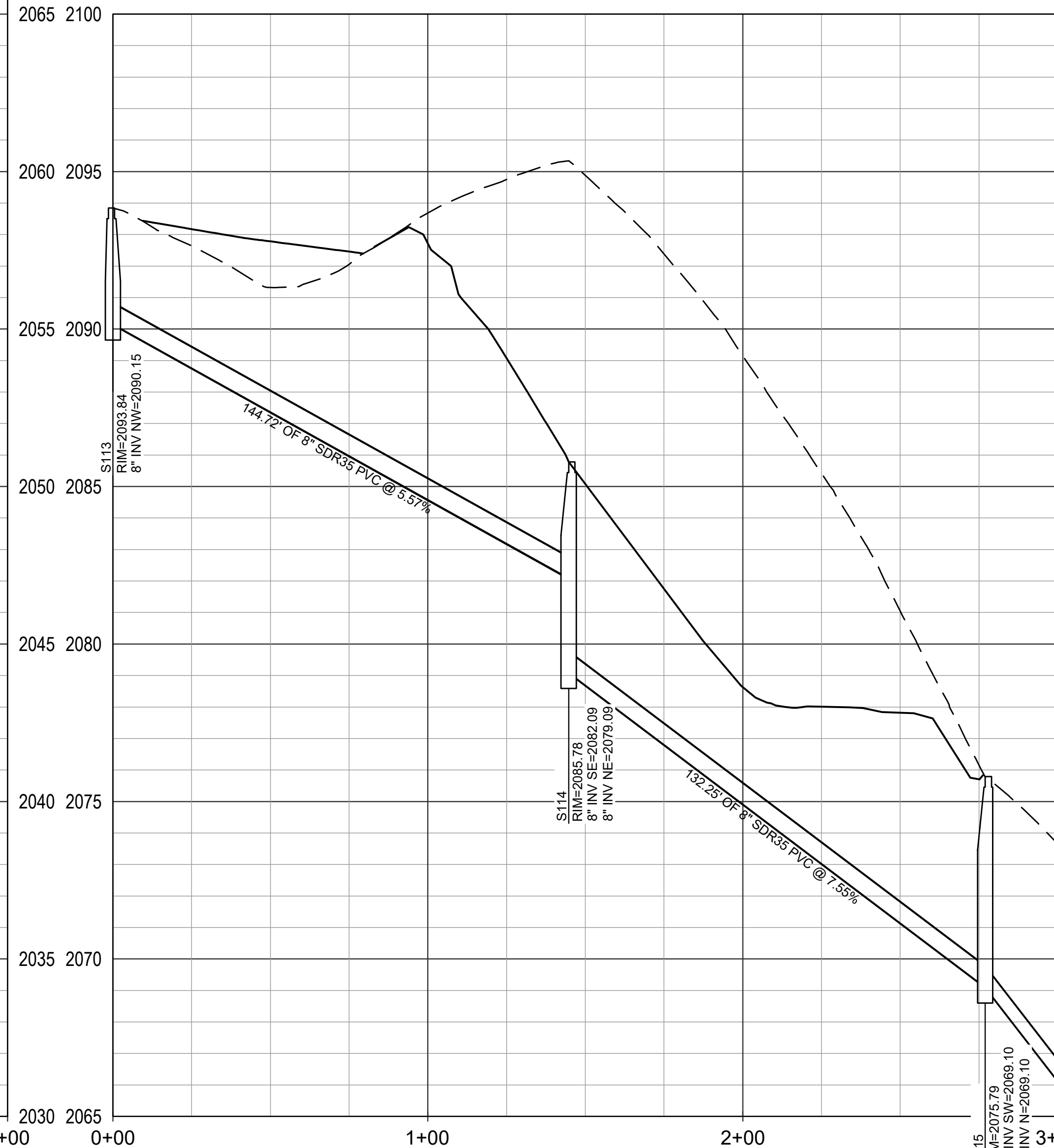
PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
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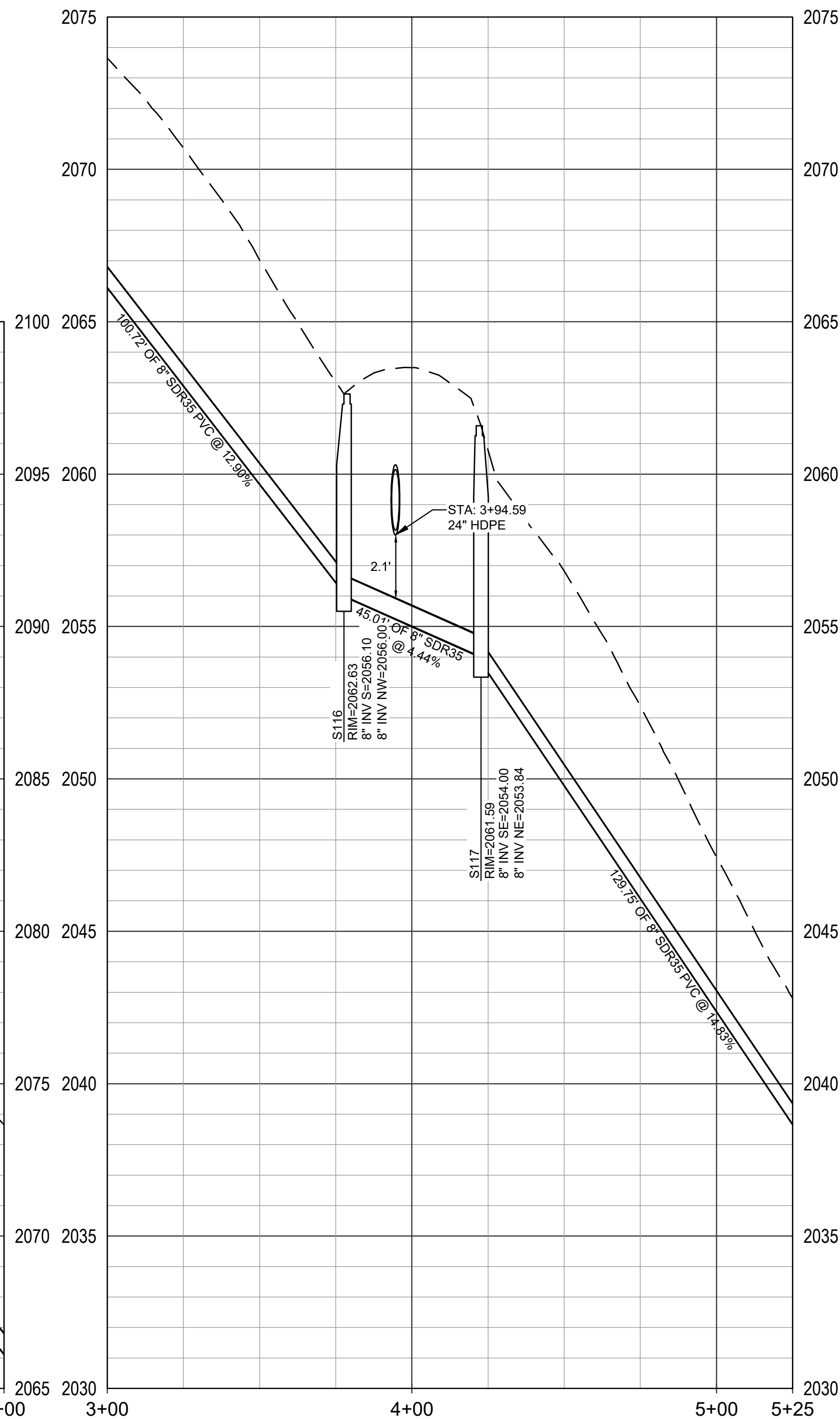
NOT FOR CONSTRUCTION



MAYPOLE COURT SEWER 2
SCALE: 1"=30' HORIZ.; 1"=3' VERT.



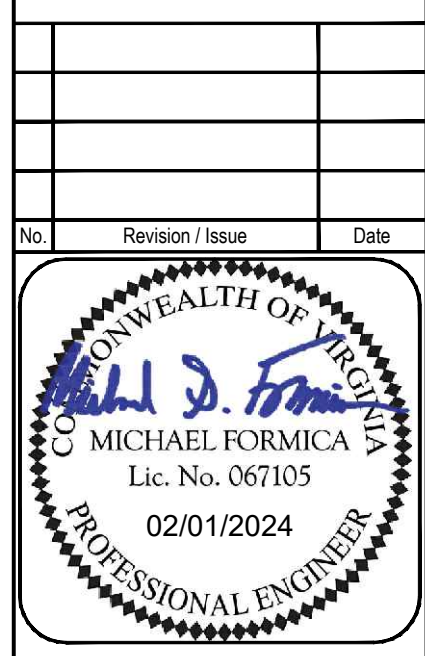
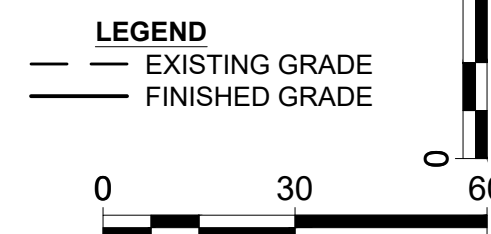
MAYPOLE COURT SEWER 3
SCALE: 1"=30' HORIZ.; 1"=3' VERT.



MAYPOLE COURT SEWER 4
SCALE: 1"=30' HORIZ.; 1"=3' VERT.

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

- NOTES:**
- THE NEED FOR PIPE ANCHORING SHALL BE EVALUATED DURING DESIGN.
 - OUTSIDE DROP CONNECTIONS SHALL BE USED AT ALL MANHOLES WHERE THE CHANGE IN ELEVATION EXCEEDS 1.9'.



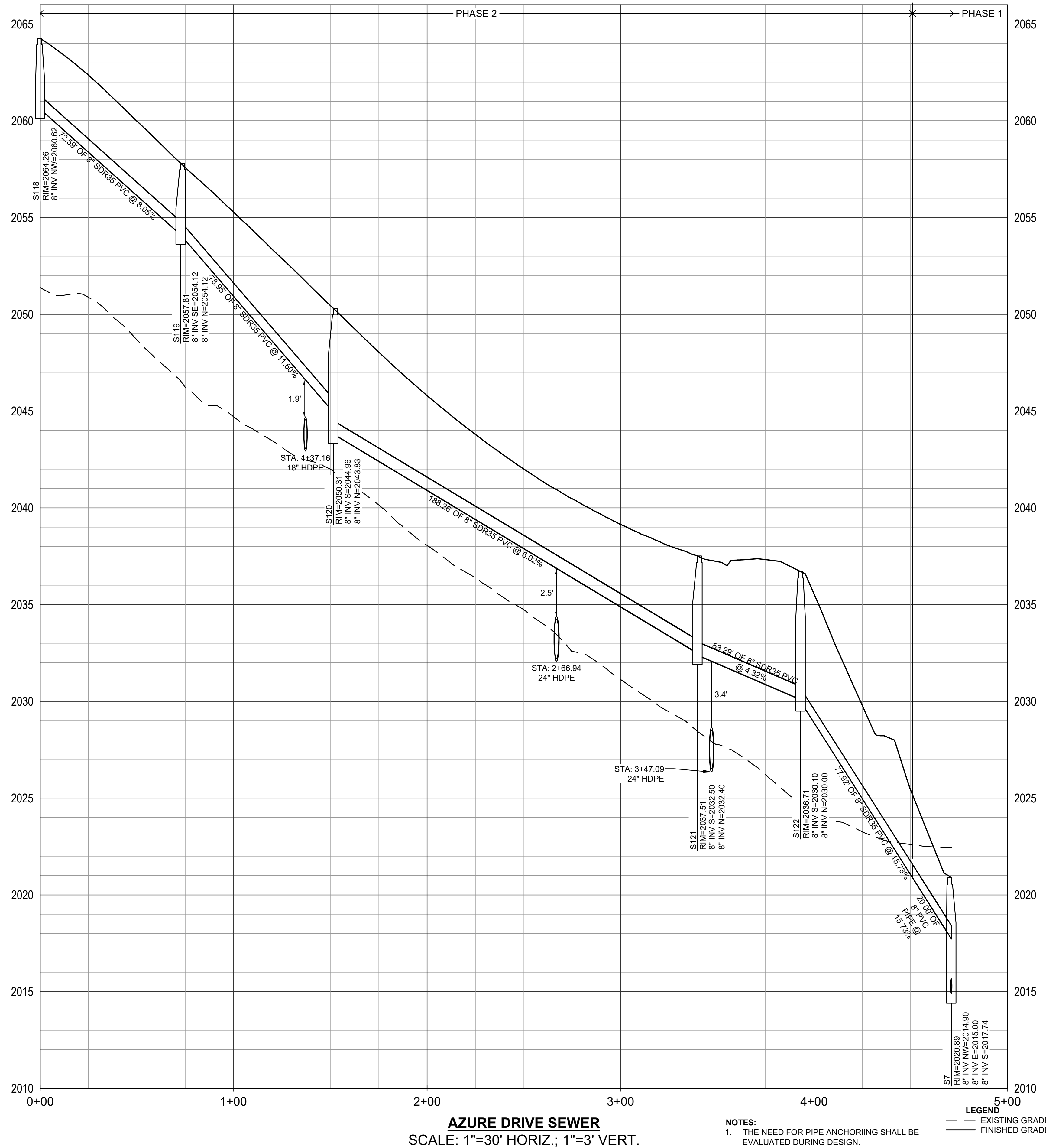
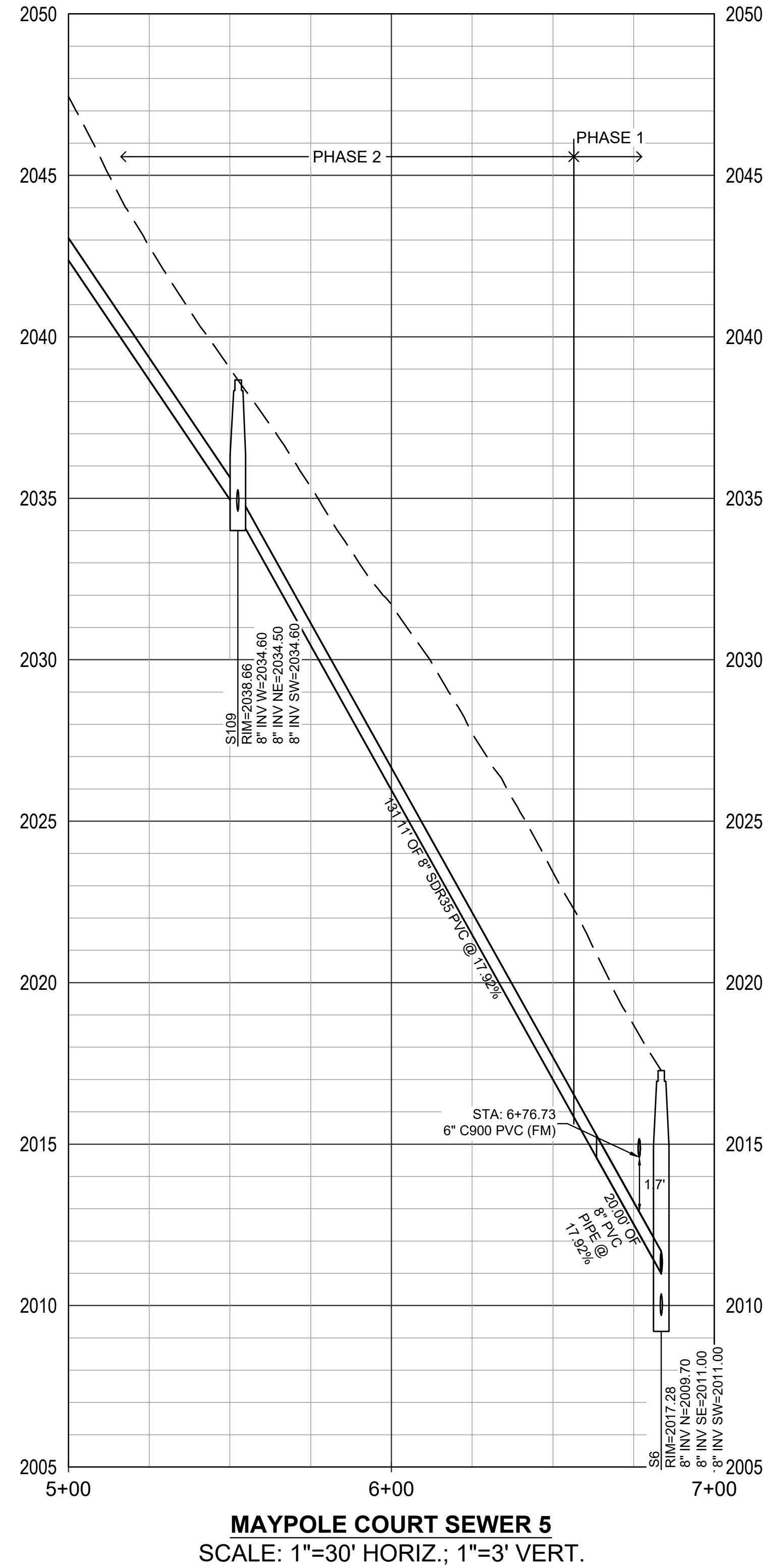
WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870

SANITARY SEWER PROFILES

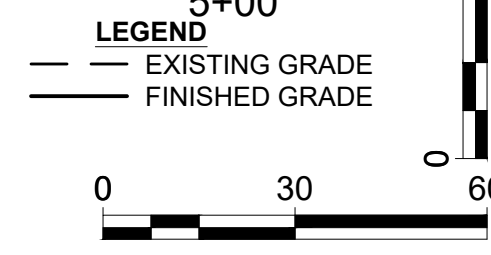
PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
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NOT FOR CONSTRUCTION



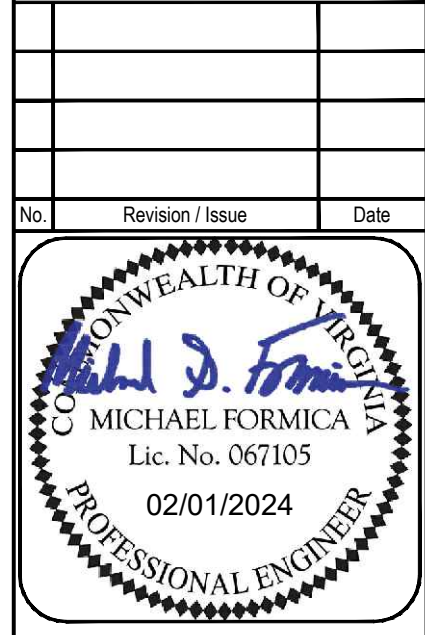
- NOTES:**
1. THE NEED FOR PIPE ANCHORING SHALL BE EVALUATED DURING DESIGN.
 2. OUTSIDE DROP CONNECTIONS SHALL BE USED AT ALL MANHOLES WHERE THE CHANGE IN ELEVATION EXCEEDS 1.9'.



APPROVAL BLOCK

BLACKSBURG TOWN PLANNER _____ DATE _____

BLACKSBURG TOWN ENGINEER _____ DATE _____

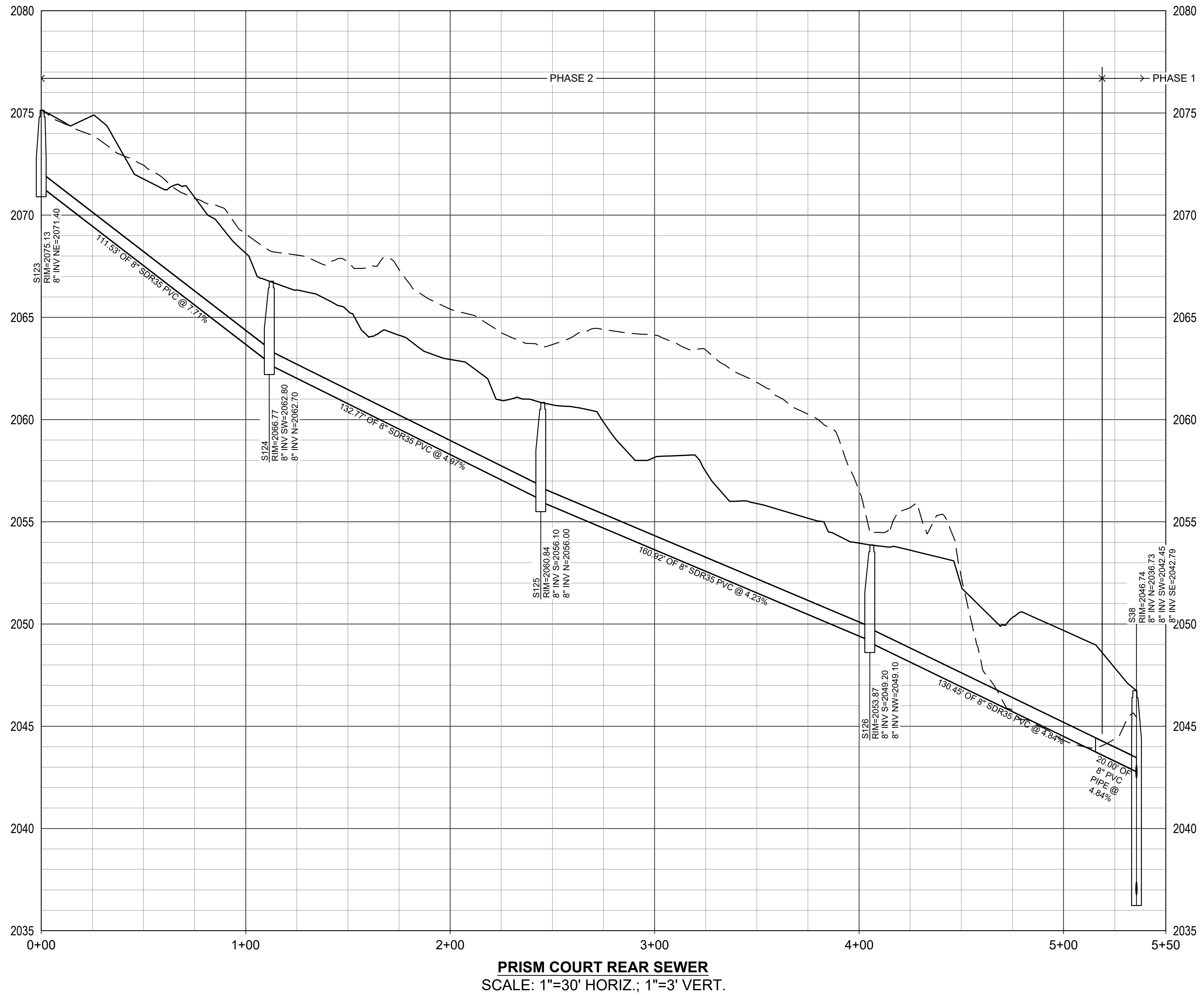


SANITARY SEWER PROFILES

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
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NOT FOR CONSTRUCTION



APPROVAL BLOCK

BLACKSBURG TOWN PLANNER _____ DATE _____

BLACKSBURG TOWN ENGINEER _____ DATE _____

NOTES:

1. THE NEED FOR PIPE ANCHORING SHALL BE EVALUATED DURING DESIGN.
2. OUTSIDE DROP CONNECTIONS SHALL BE USED AT ALL MANHOLES WHERE THE CHANGE IN ELEVATION EXCEEDS 1.9'.

LEGEND

--- EXISTING GRADE

— FINISHED GRADE

0 30 60

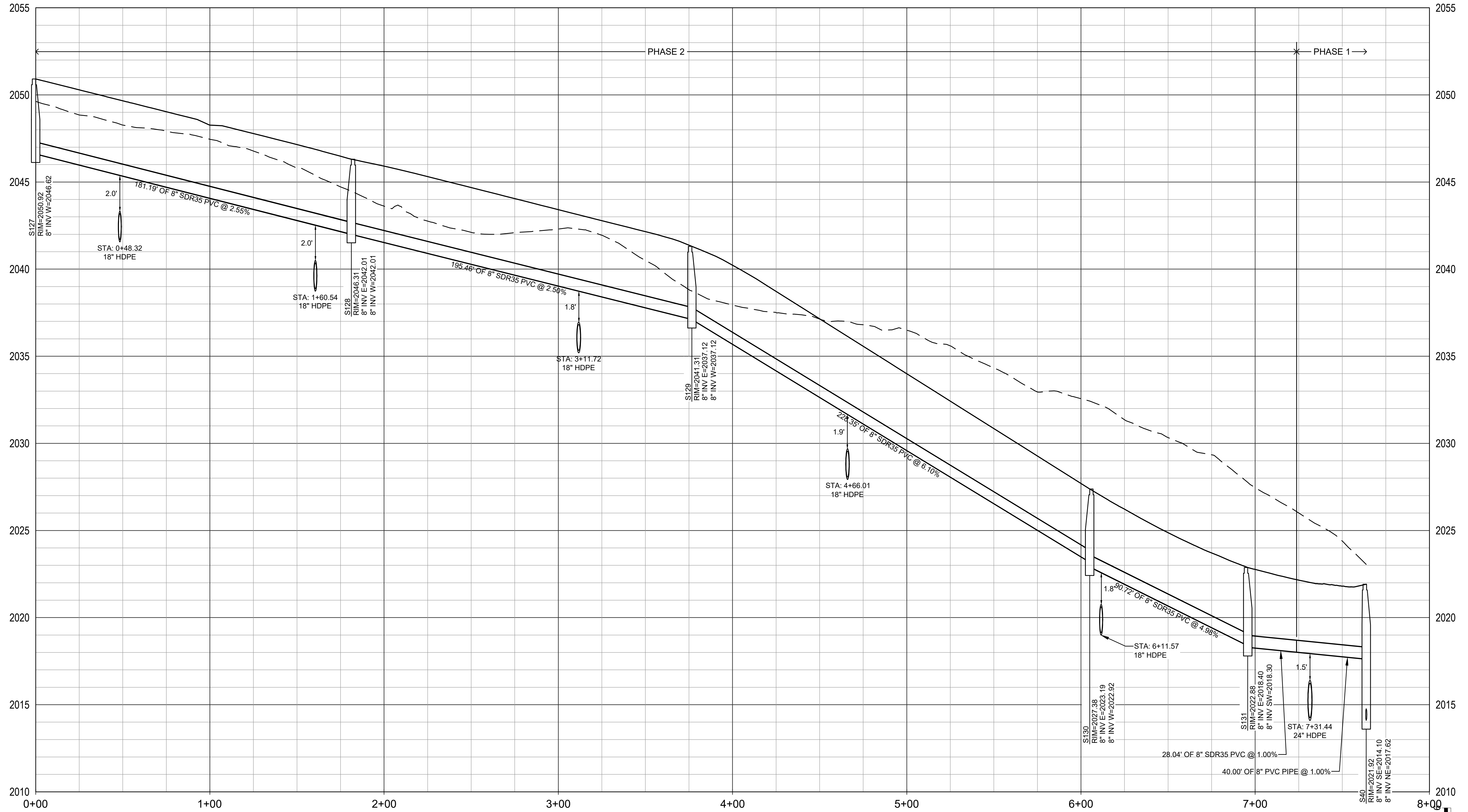
NOT FOR CONSTRUCTION

STATE OF VIRGINIA
MICHAEL FORMICA
Lic. No. 067105
02/01/2024
PROFESSIONAL ENGINEER

SANITARY SEWER PROFILES

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG, PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
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SS - PH 2 - WELLSRING COURT
SCALE: 1"=30' HORIZ.; 1"=3' VERT.

APPROVAL BLOCK

BLACKSBURG TOWN PLANNER _____ DATE _____

BLACKSBURG TOWN ENGINEER _____ DATE _____

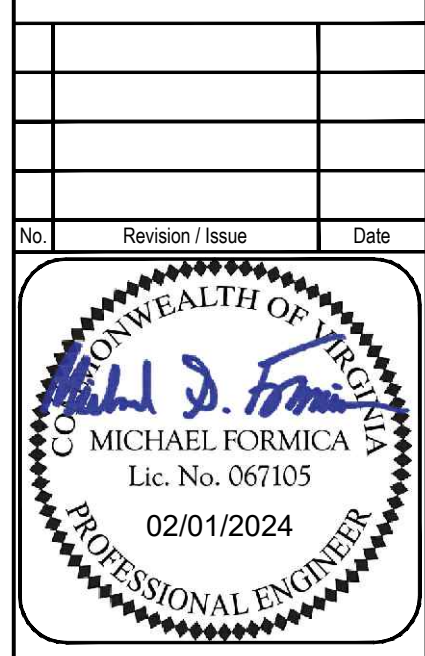
- NOTES:**
1. THE NEED FOR PIPE ANCHORING SHALL BE EVALUATED DURING DESIGN.
 2. OUTSIDE DROP CONNECTIONS SHALL BE USED AT ALL MANHOLES WHERE THE CHANGE IN ELEVATION EXCEEDS 1.9'.

LEGEND

--- EXISTING GRADE

— FINISHED GRADE

0 30 60

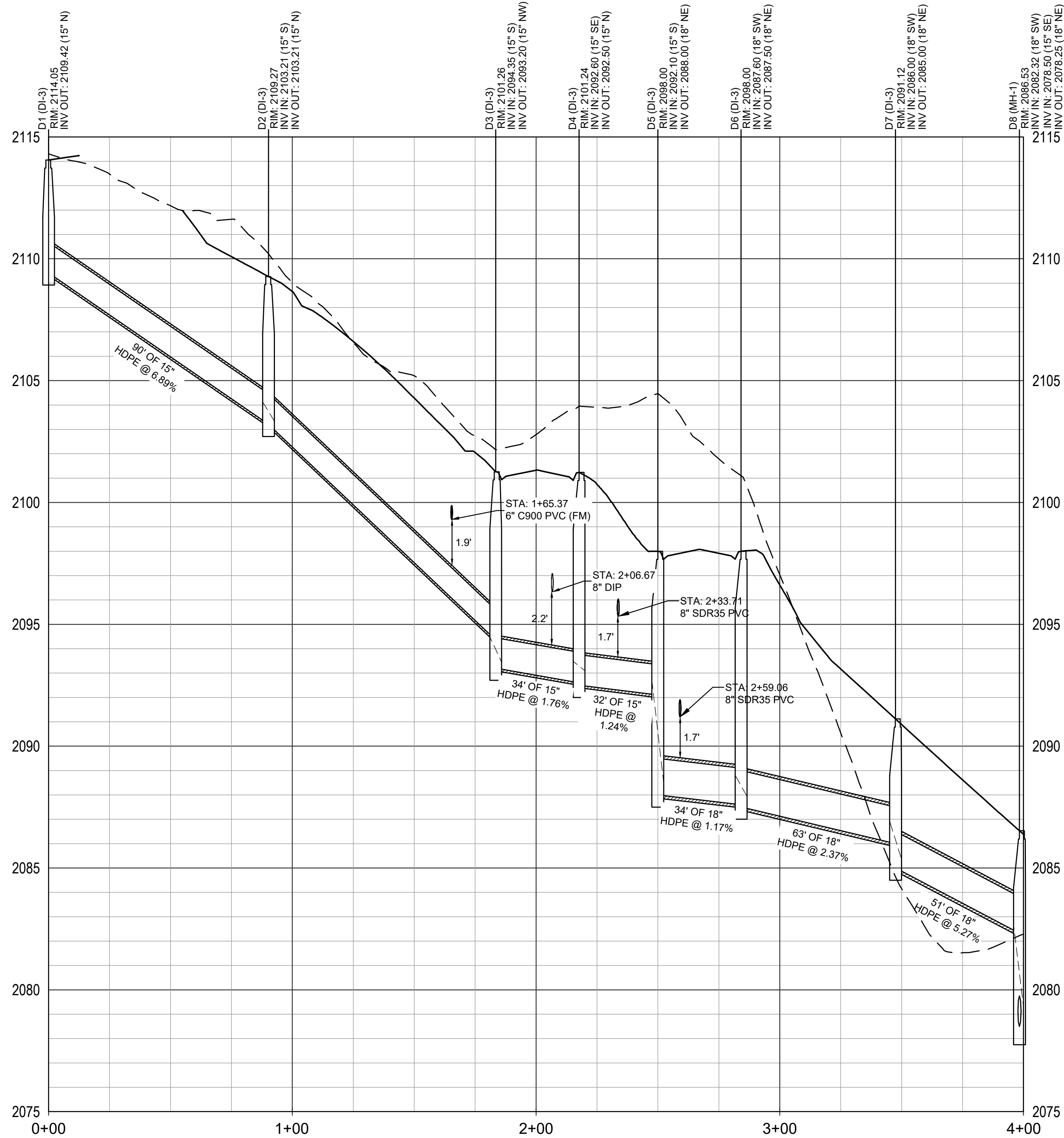


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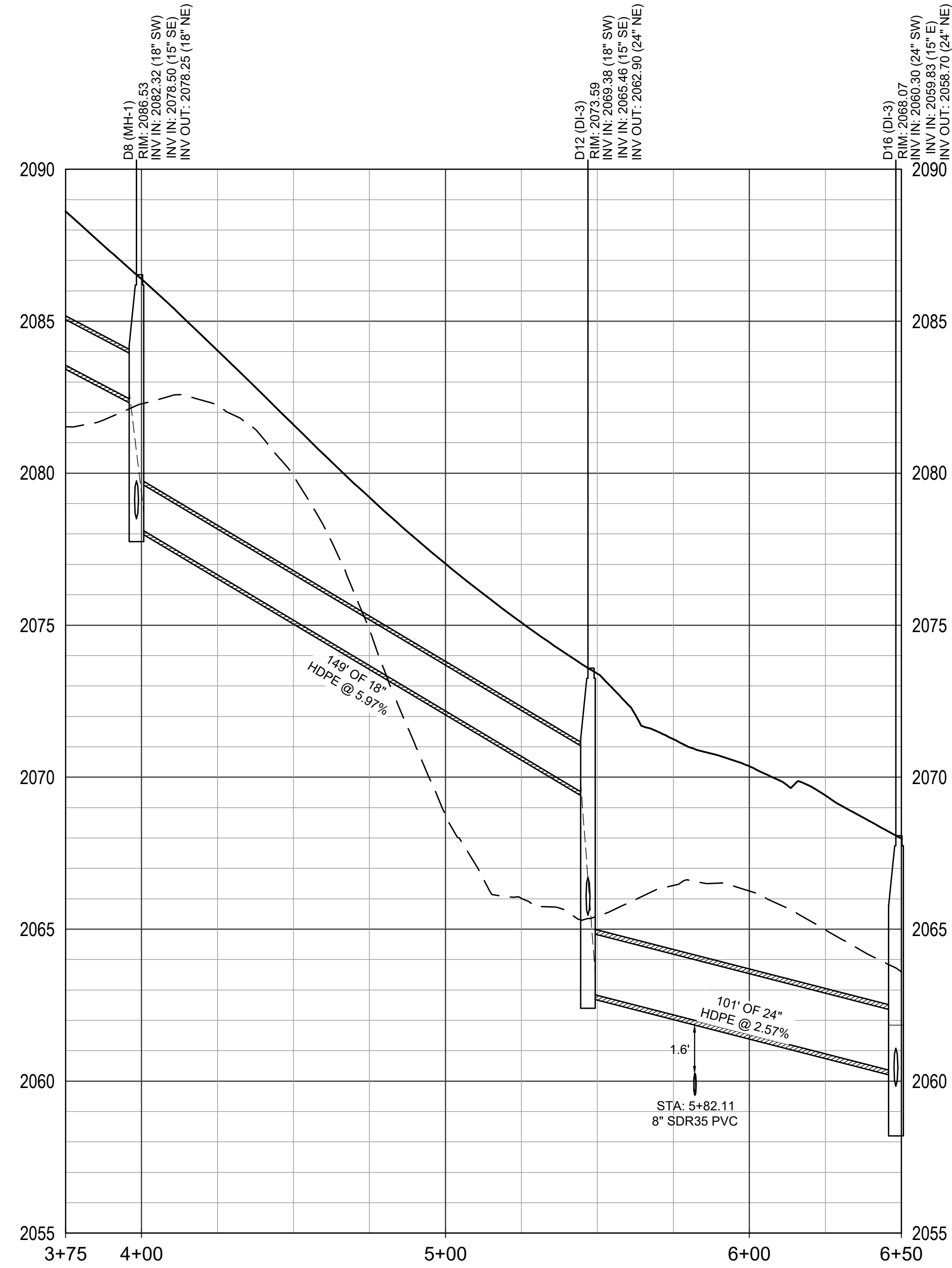
SANITARY SEWER PROFILES

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG, PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
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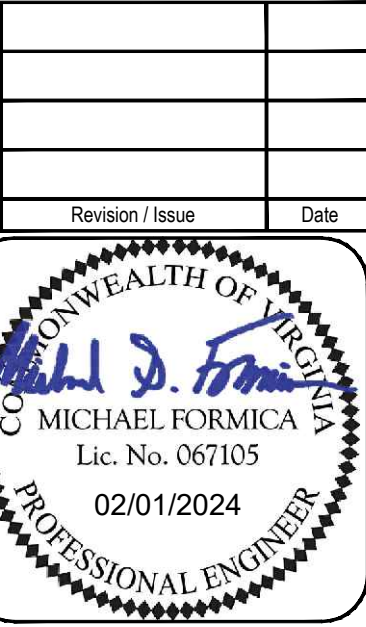
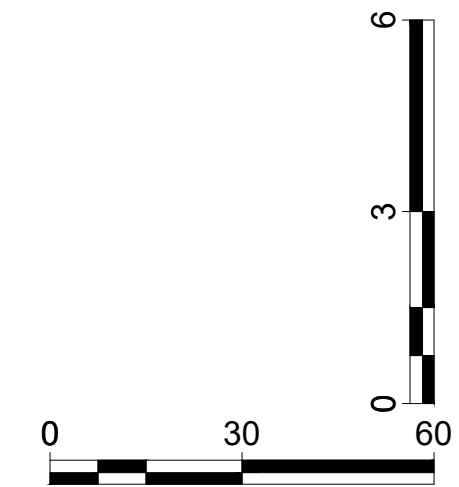


STORM - D1 TO D8
SCALE: 1"=30' HORIZ.; 1"=3' VERT.



STORM - D8 TO D16
SCALE: 1"=30' HORIZ.; 1"=3' VERT.

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

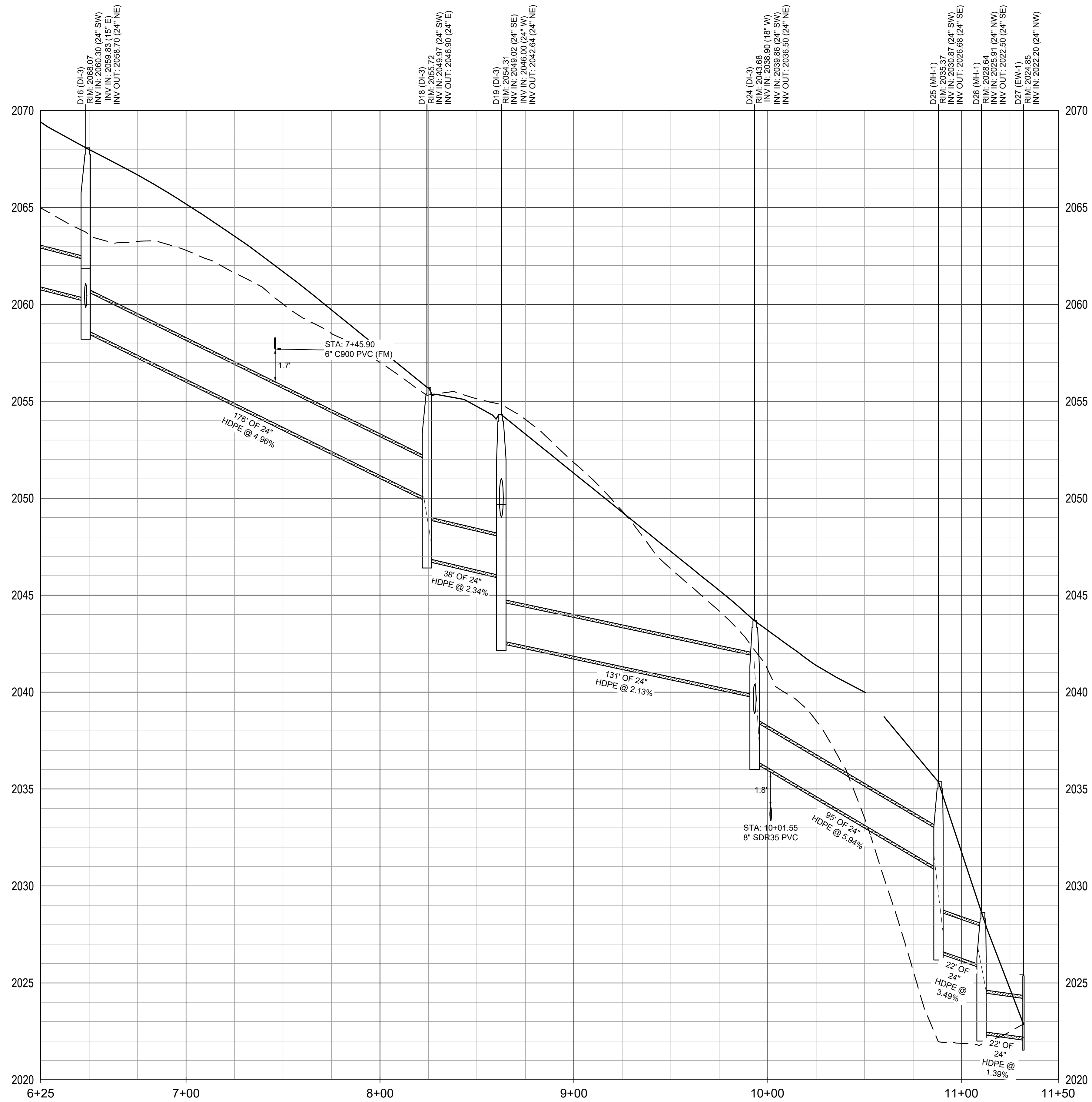


NOT FOR CONSTRUCTION

STORMWATER PROFILES

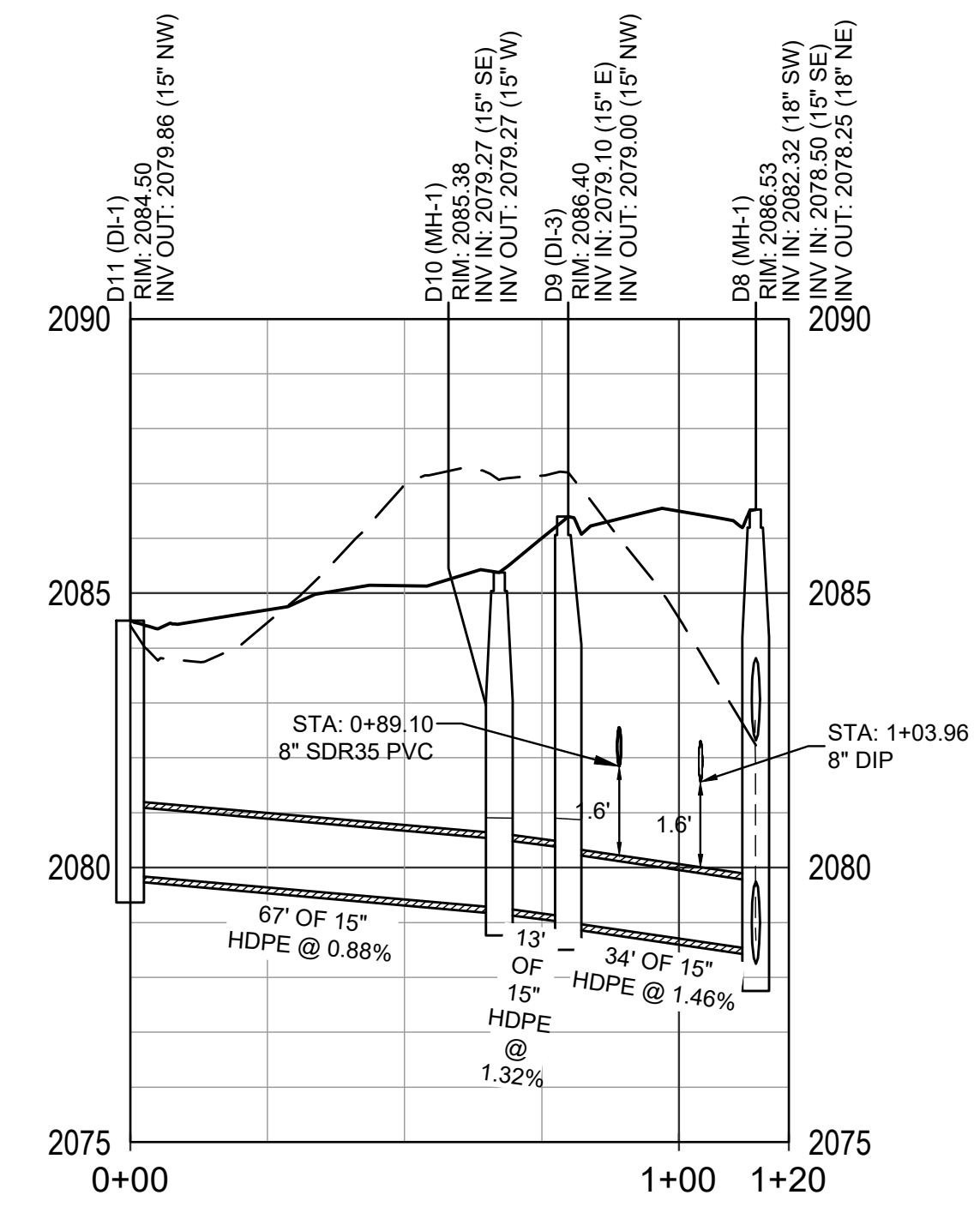
PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG, PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
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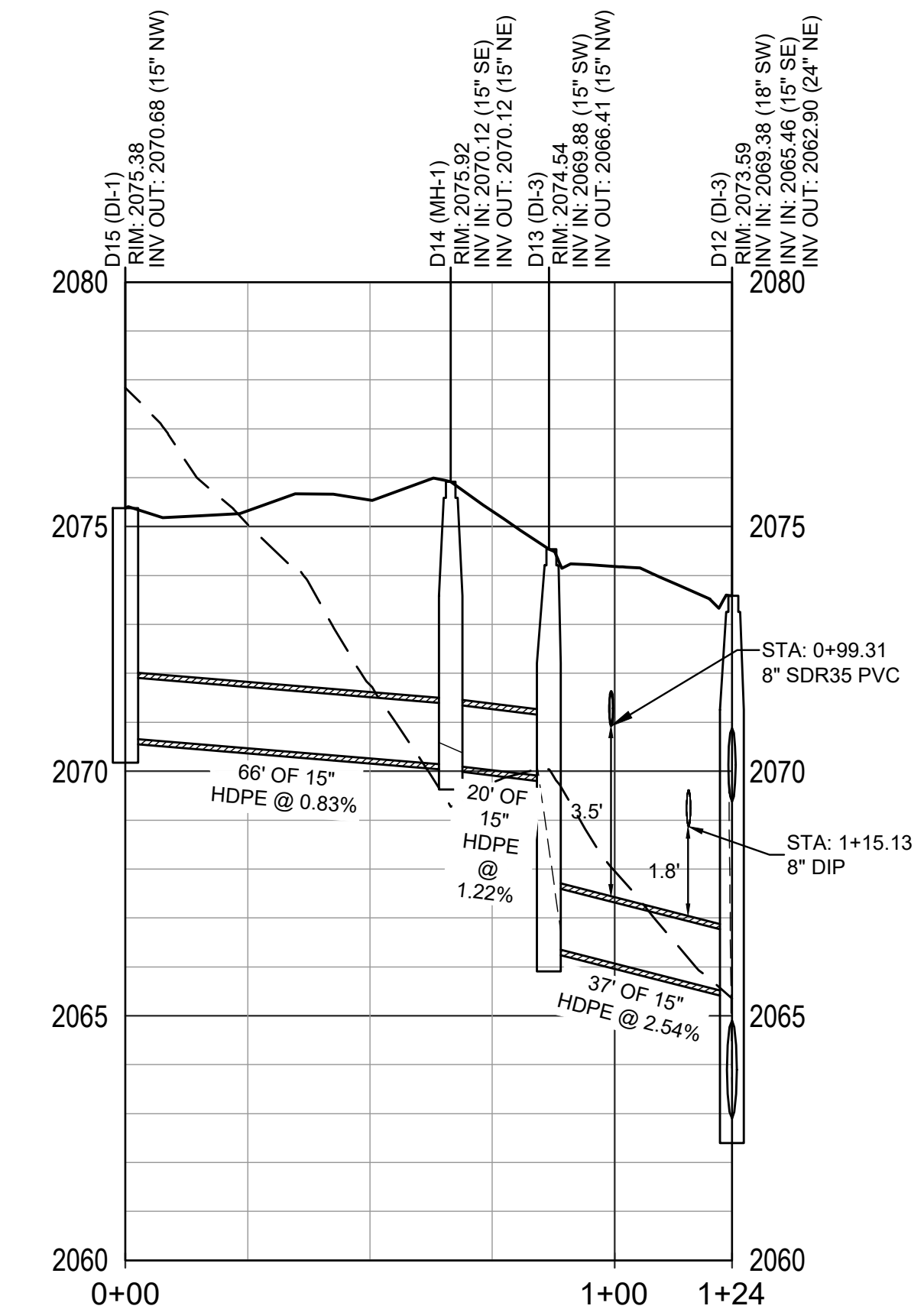


STORM - D16 TO D27
SCALE: 1"=30' HORIZ.; 1"=3' VERT.

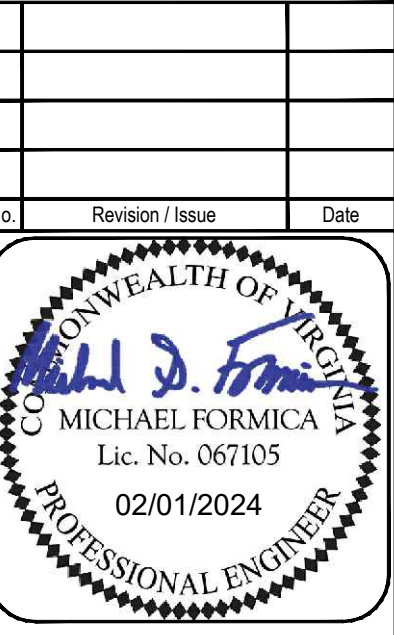
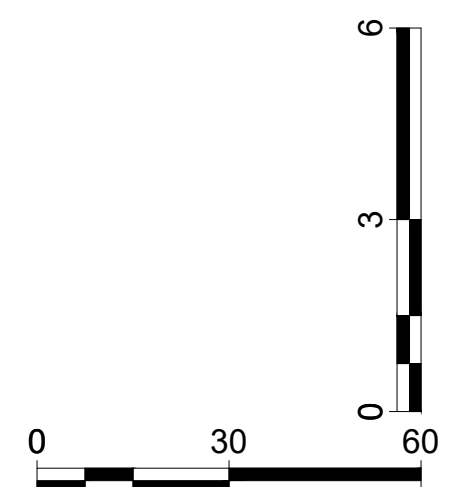
APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



STORM - D8 TO D11
SCALE: 1"=30' HORIZ.; 1"=3' VERT.



STORM - D12 TO D15
SCALE: 1"=30' HORIZ.; 1"=3' VERT.

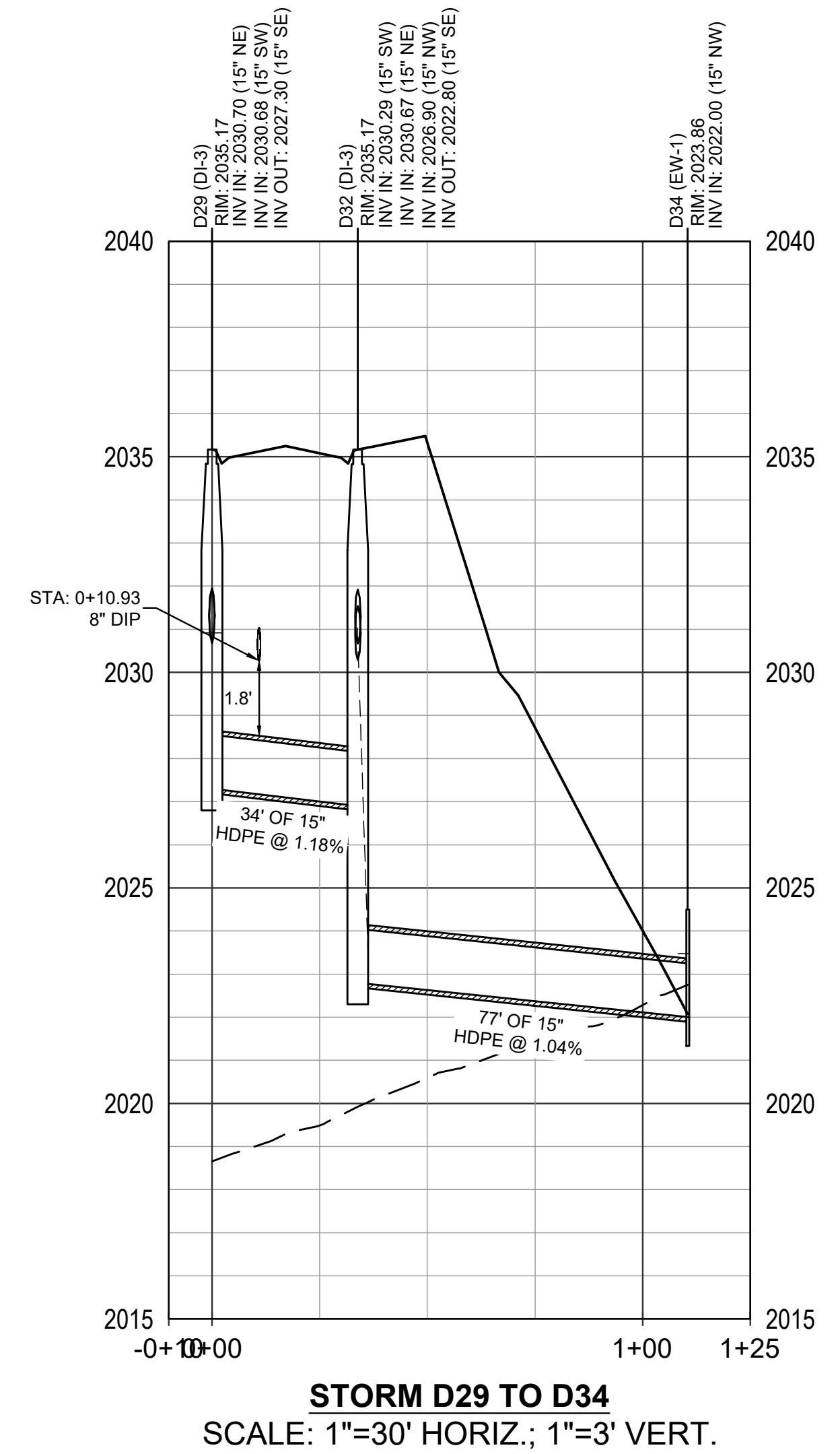
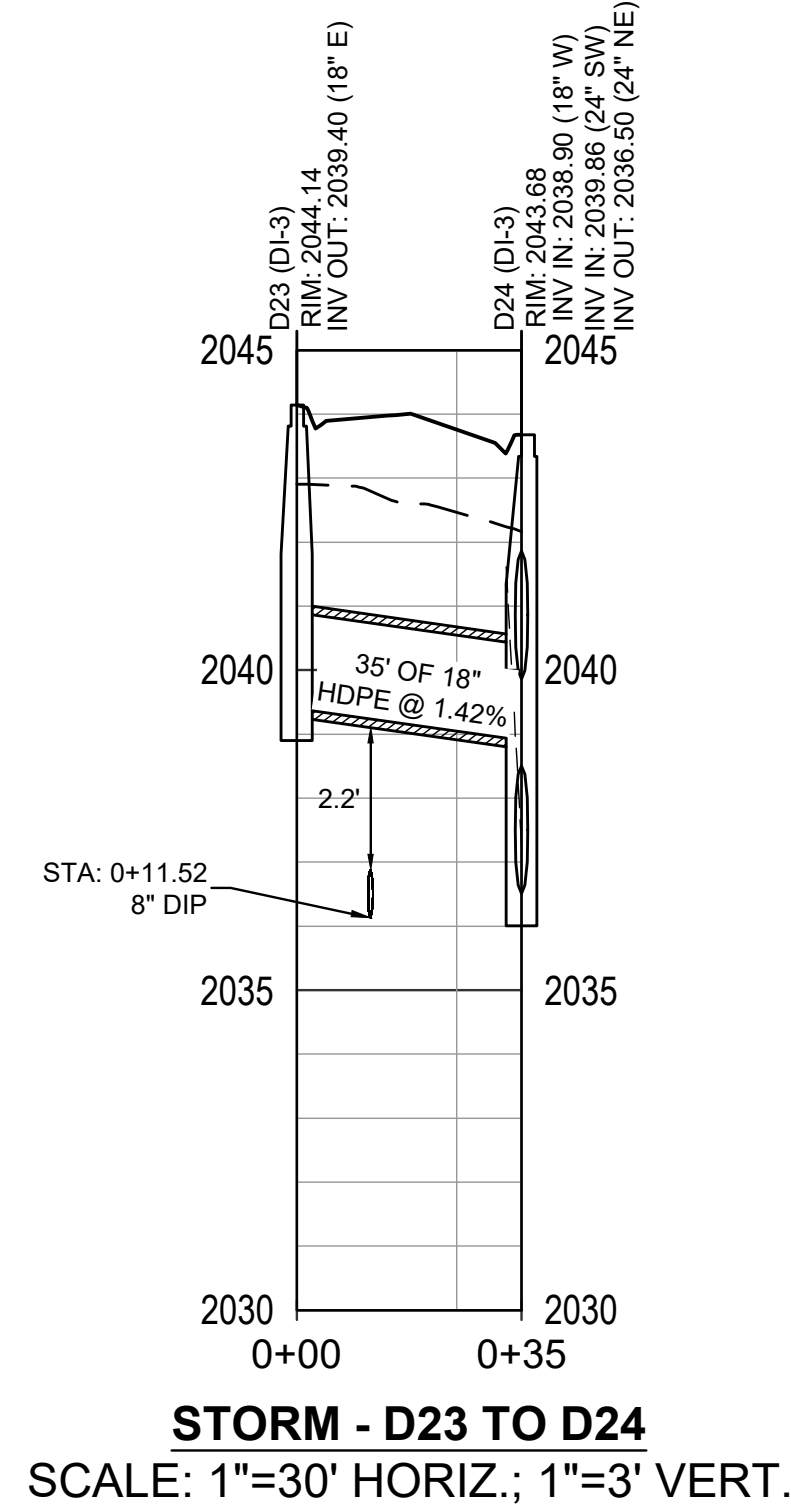
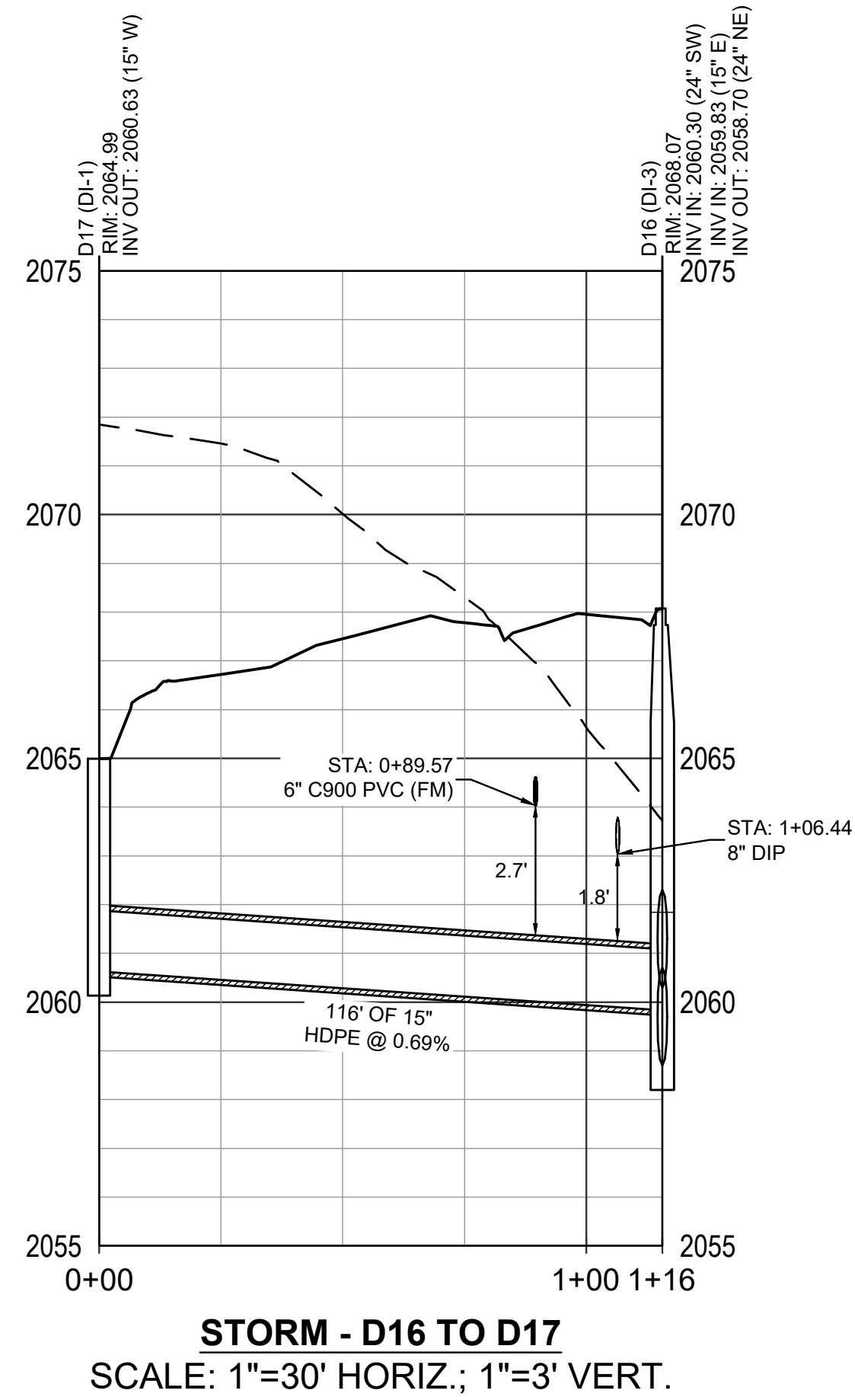
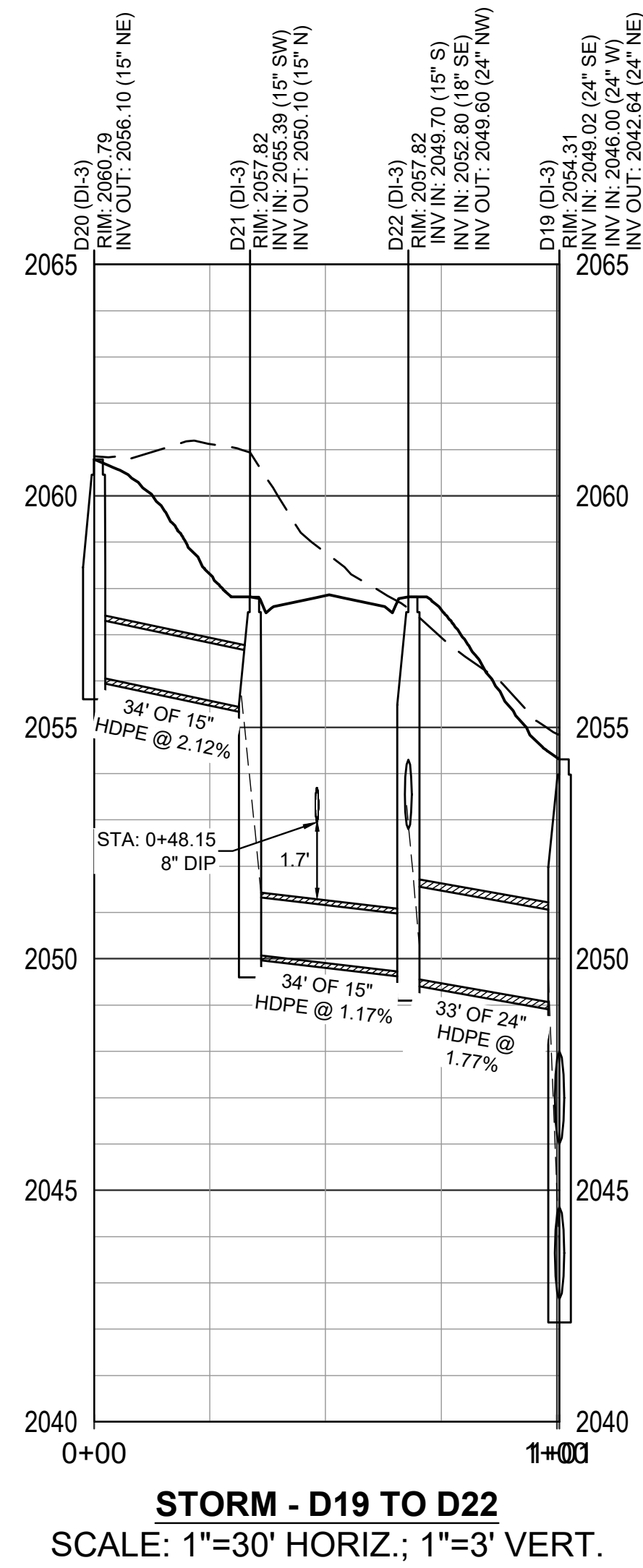


NOT FOR CONSTRUCTION

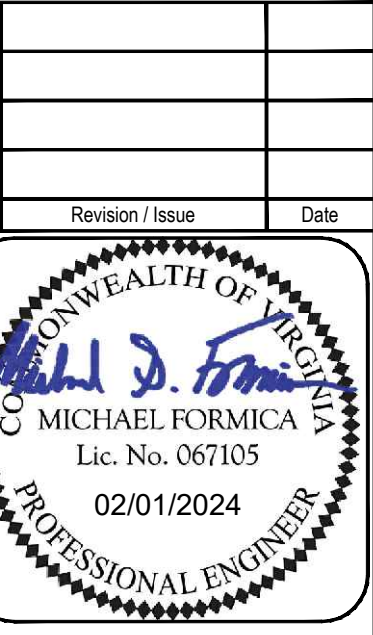
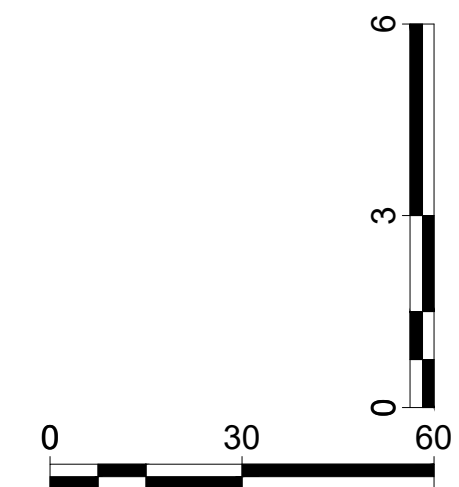
STORMWATER PROFILES

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By:	MSF	Scale:	AS SHOWN
Checked By:	WGB	Date:	02/01/2024
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APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

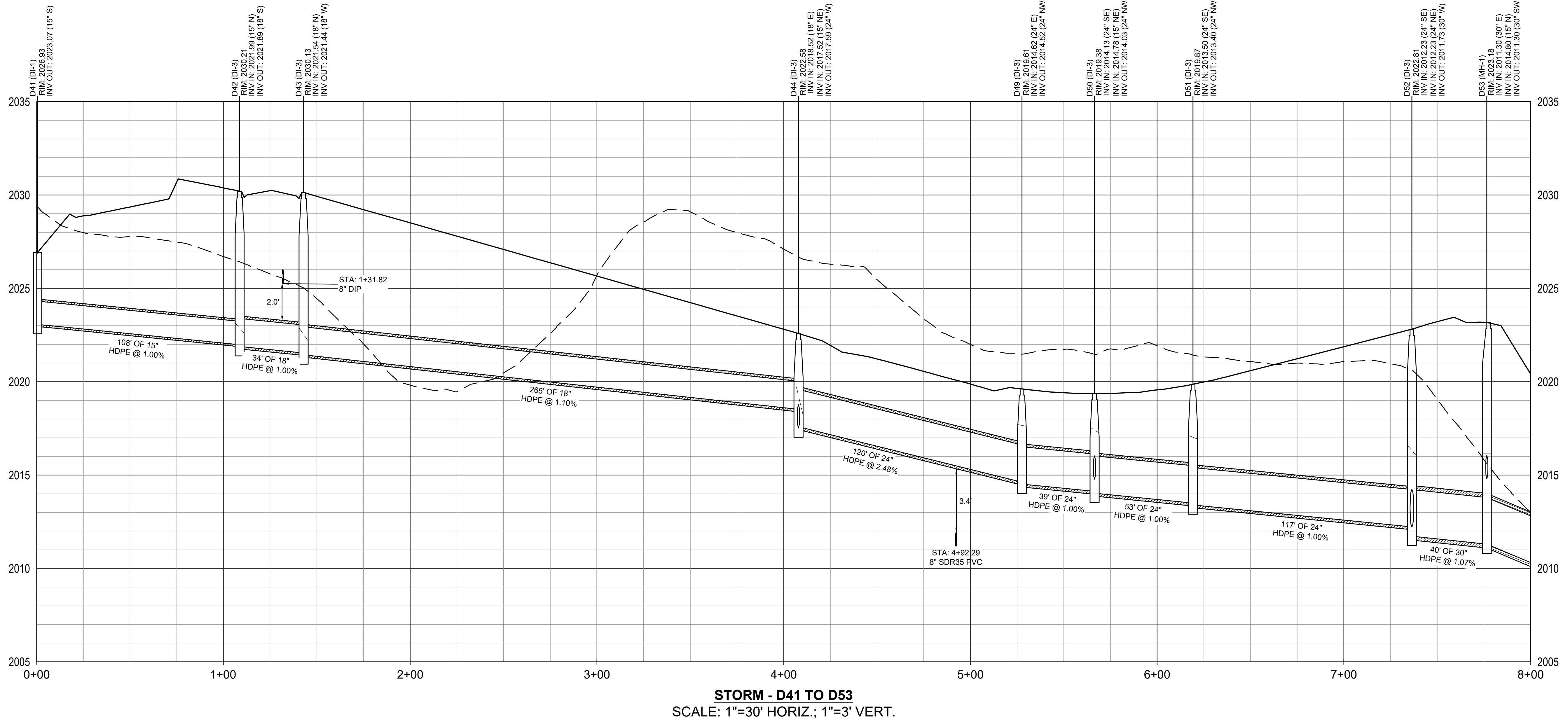


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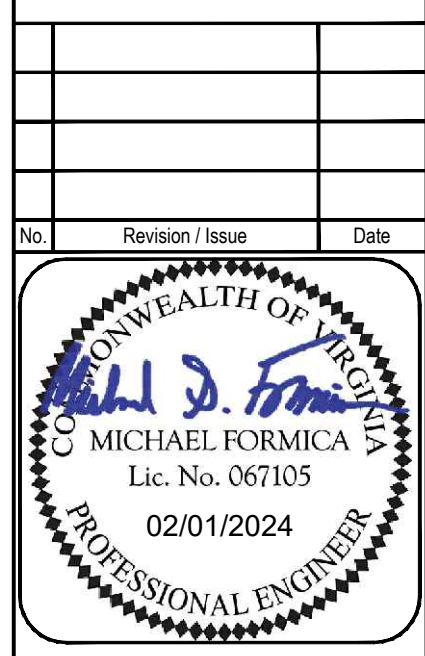
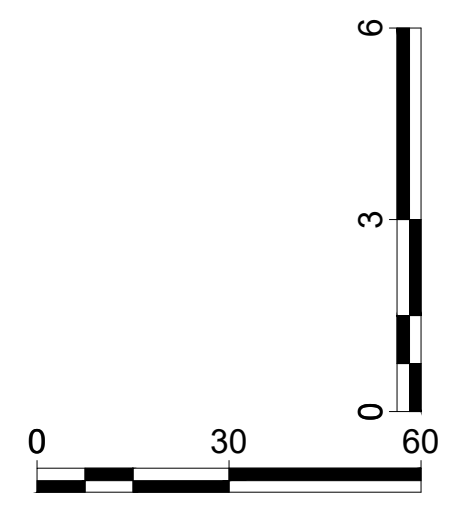
STORMWATER PROFILES

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 59 of 76	C59



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



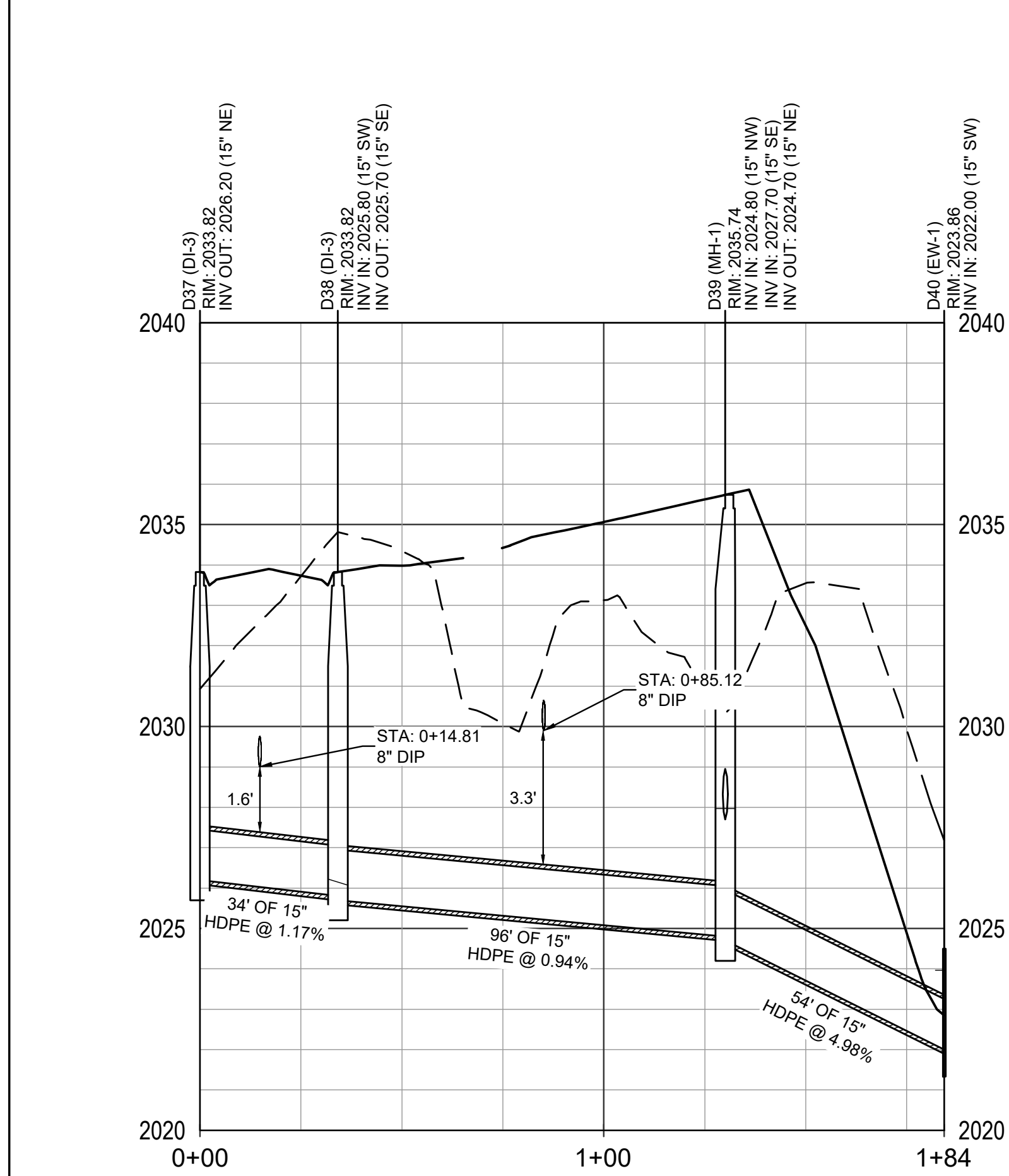
NOT FOR CONSTRUCTION

STORMWATER PROFILES

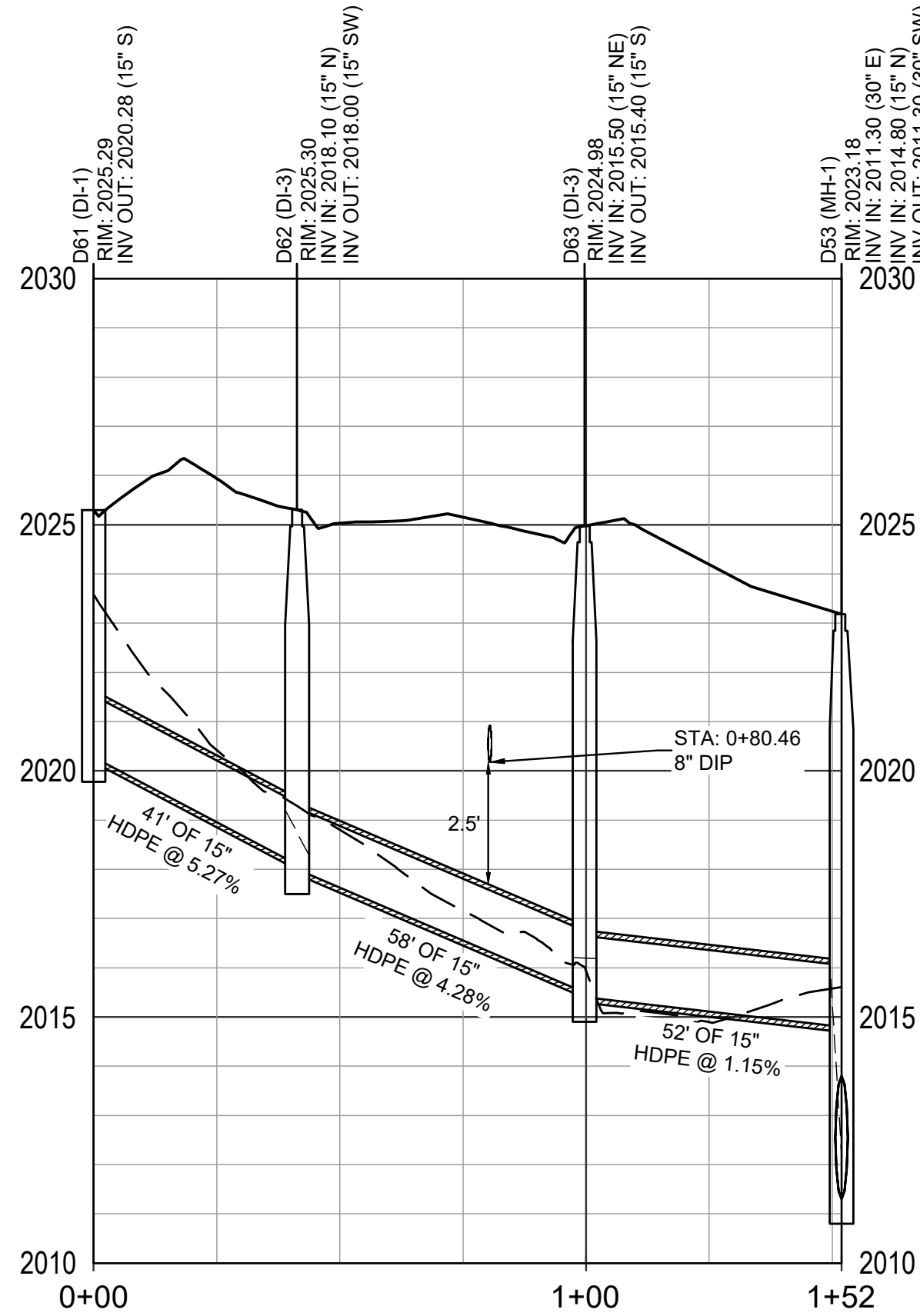
PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG, PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 60 of 76	C60

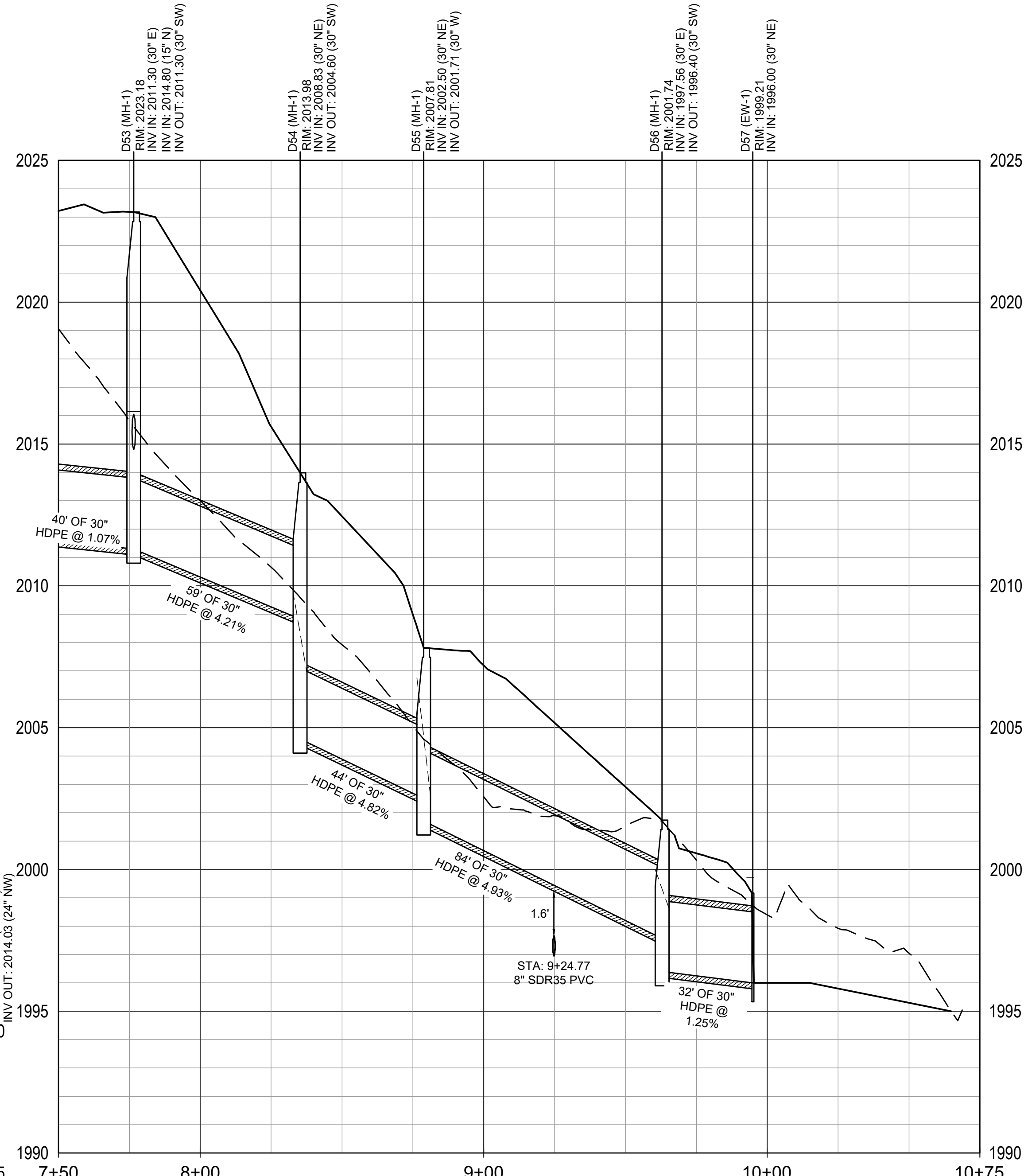
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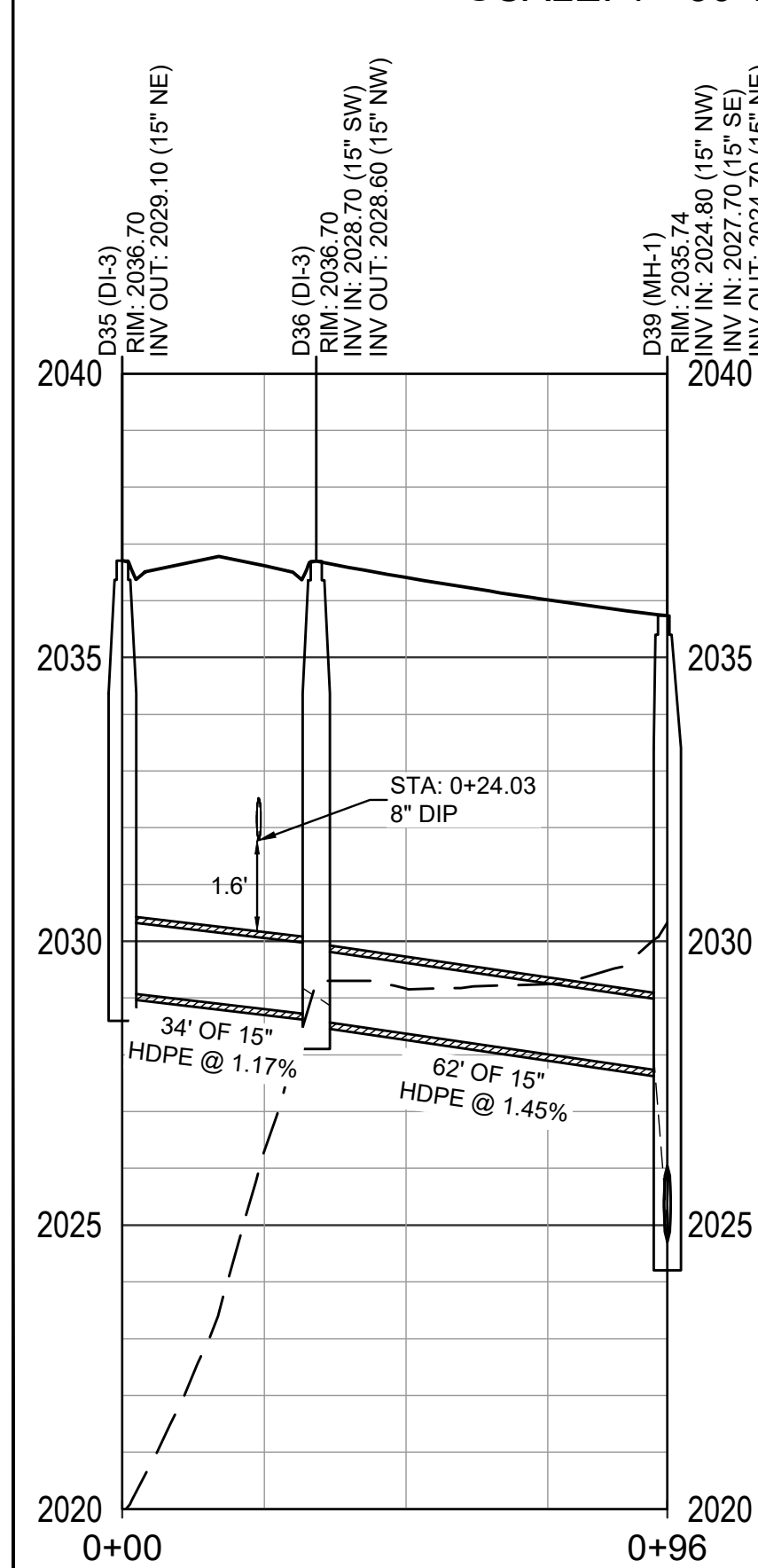
STORM - D37 TO D40
SCALE: 1"=30' HORIZ.; 1"=3' VERT.



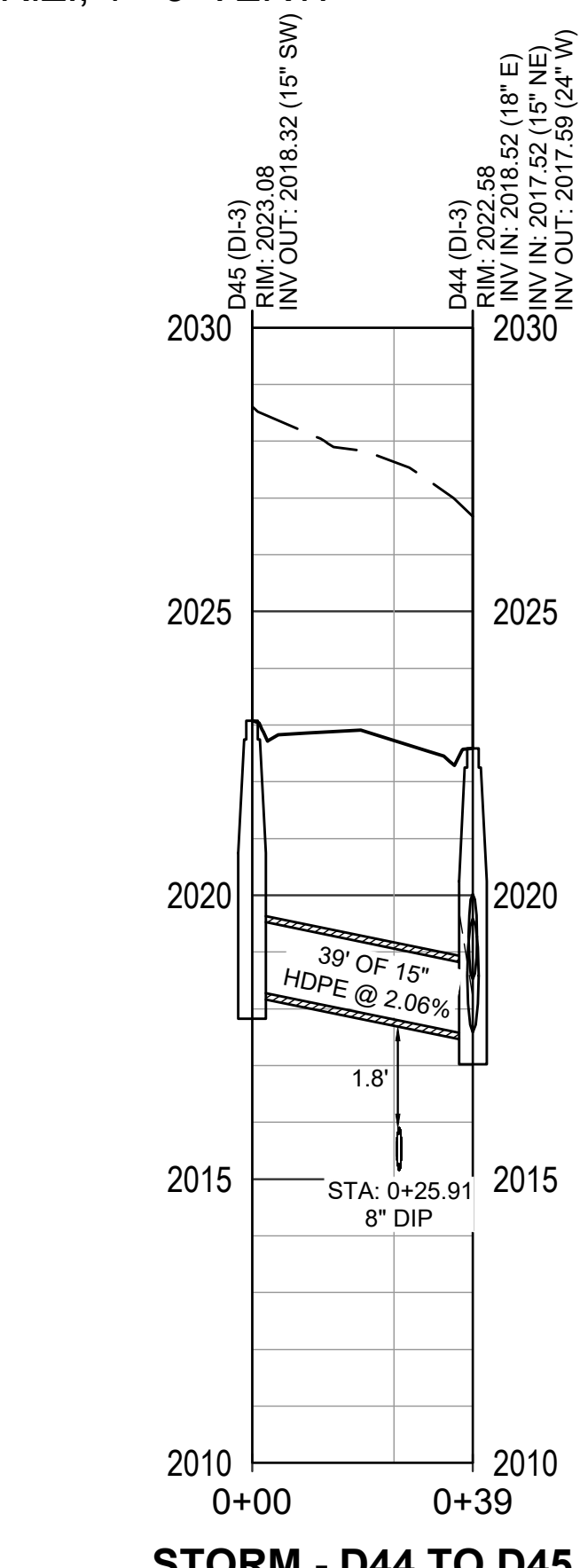
STORM - D61 TO D63
SCALE: 1"=30' HORIZ.; 1"=3' VERT.



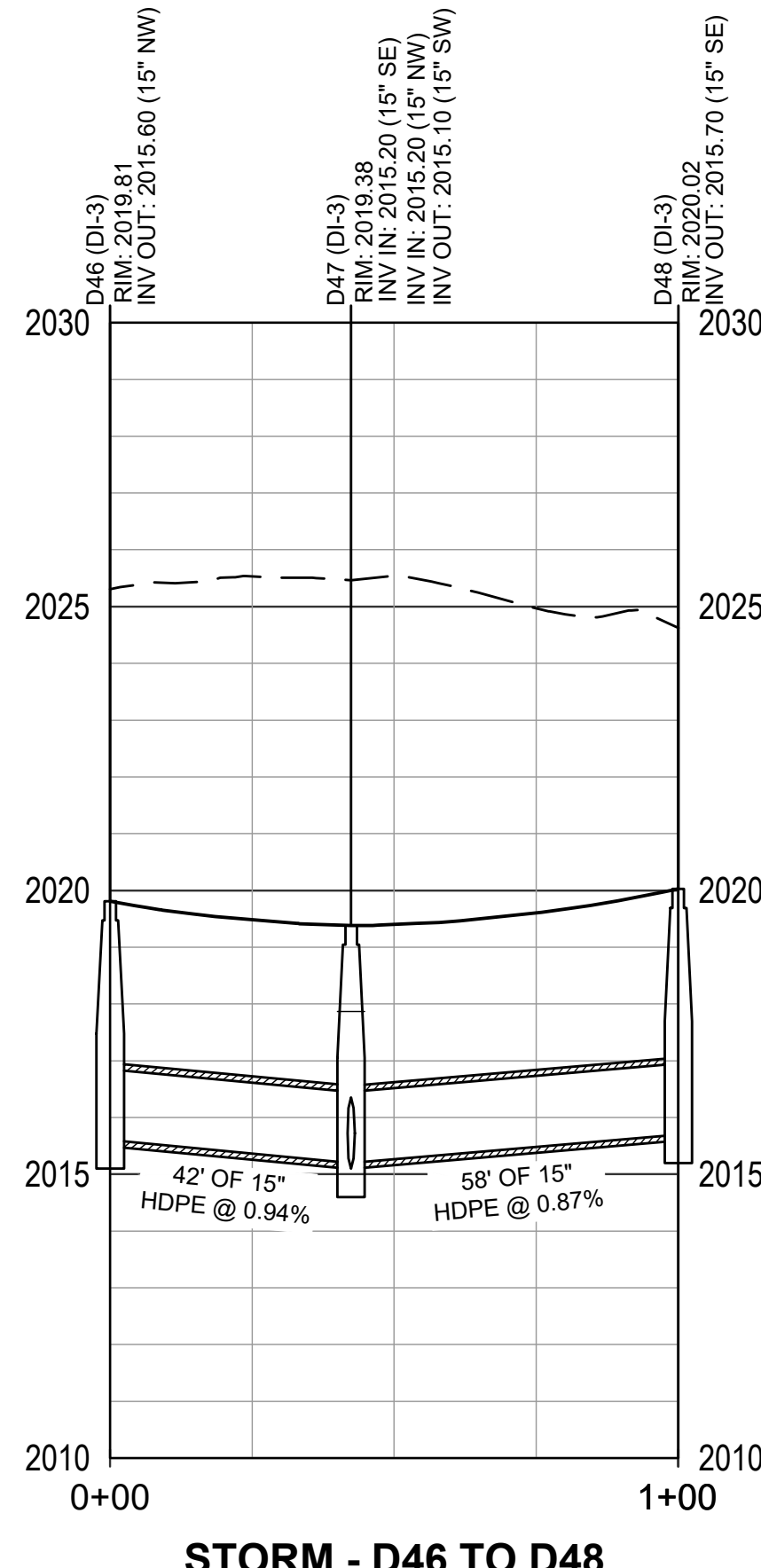
STORM - D53 TO D57
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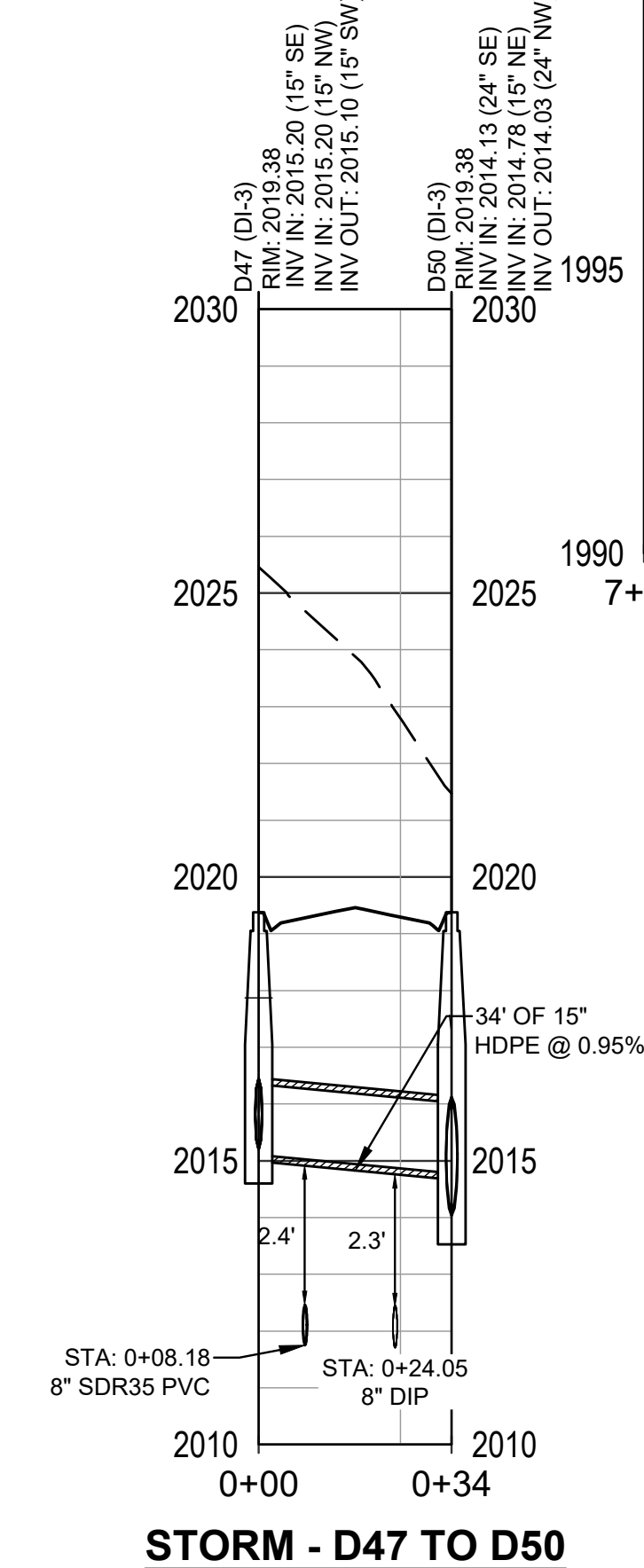
STORM - D35 TO D39
SCALE: 1"=30' HORIZ.; 1"=3' VERT.



STORM - D44 TO D45
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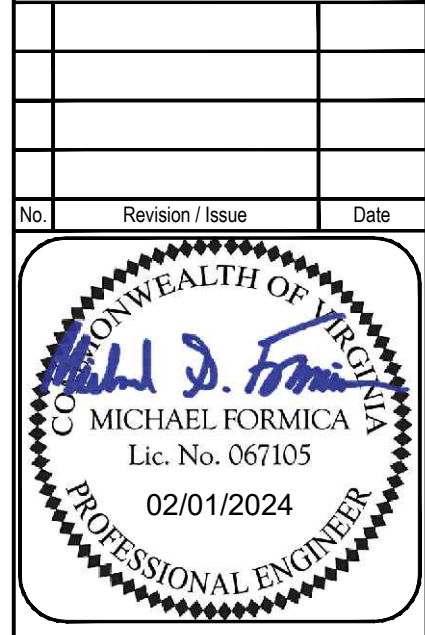
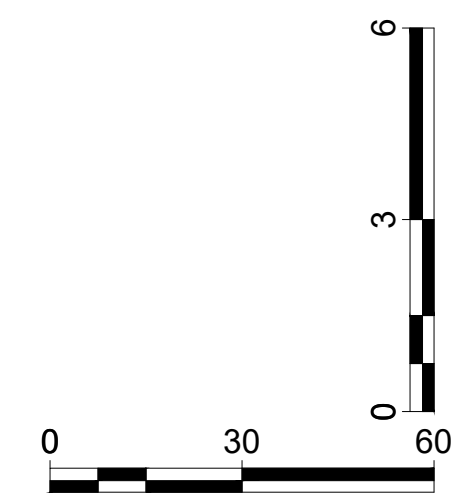
STORM - D46 TO D48
SCALE: 1"=30' HORIZ.; 1"=3' VERT.



STORM - D47 TO D50
SCALE: 1"=30' HORIZ.; 1"=3' VERT.

APPROVAL BLOCK

BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



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STORMWATER PROFILES

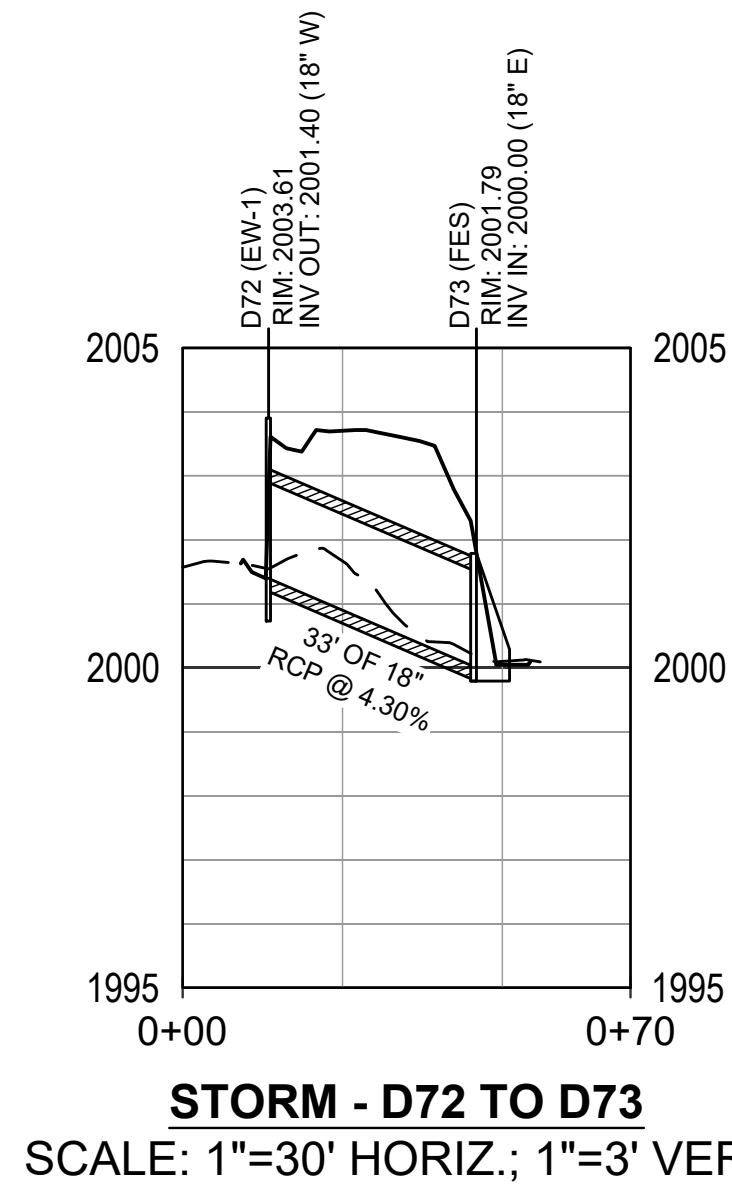
PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007

PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.

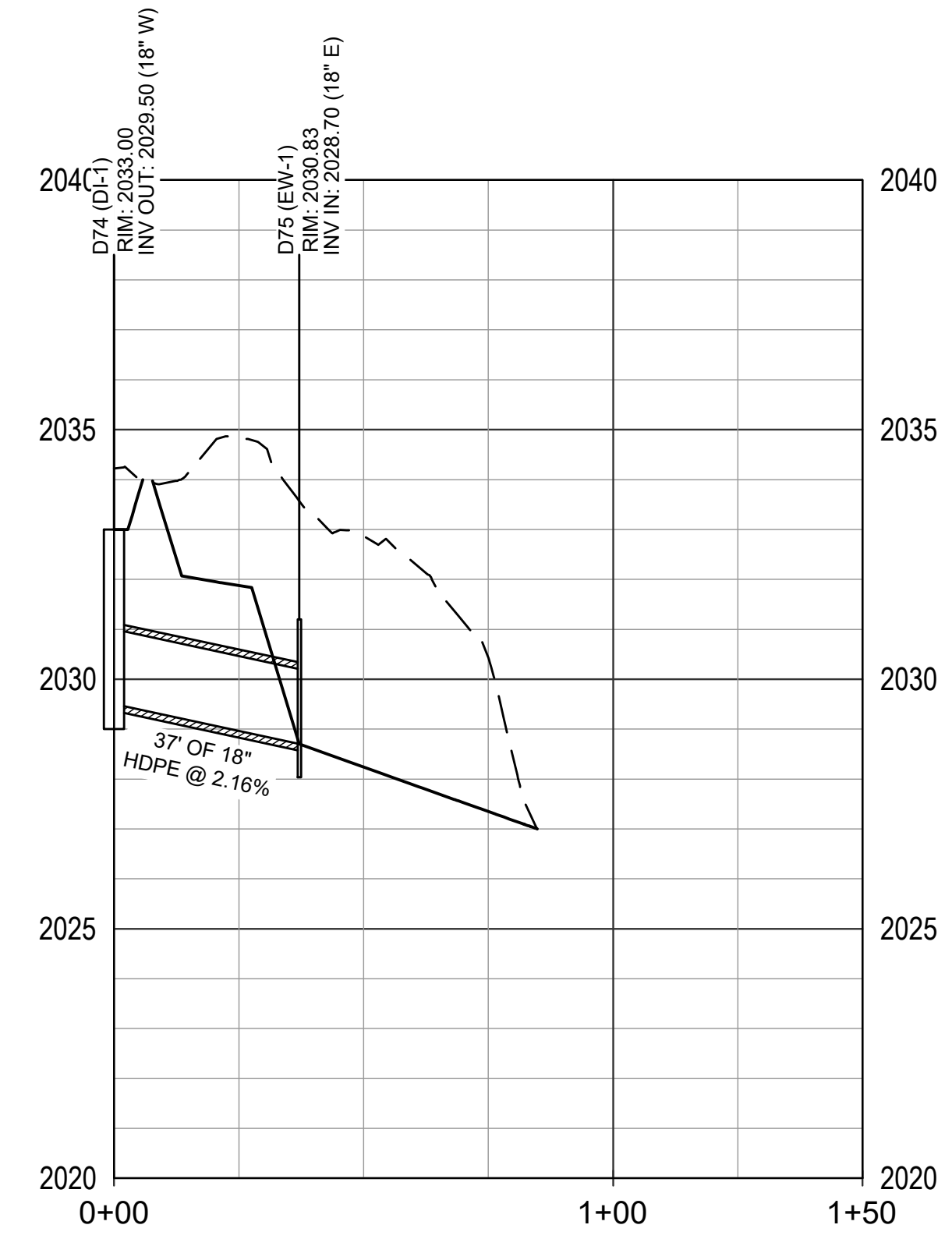
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
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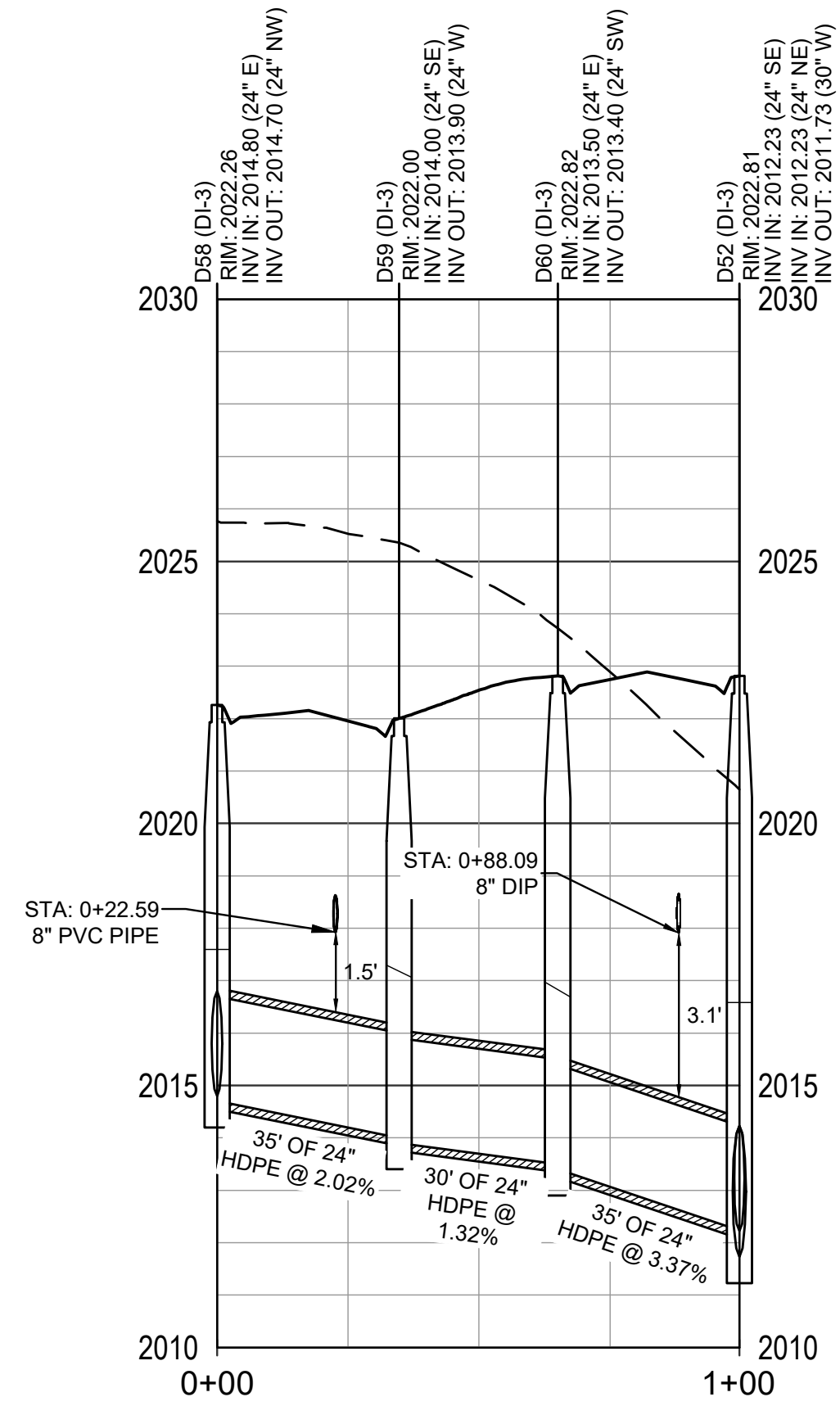
WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870



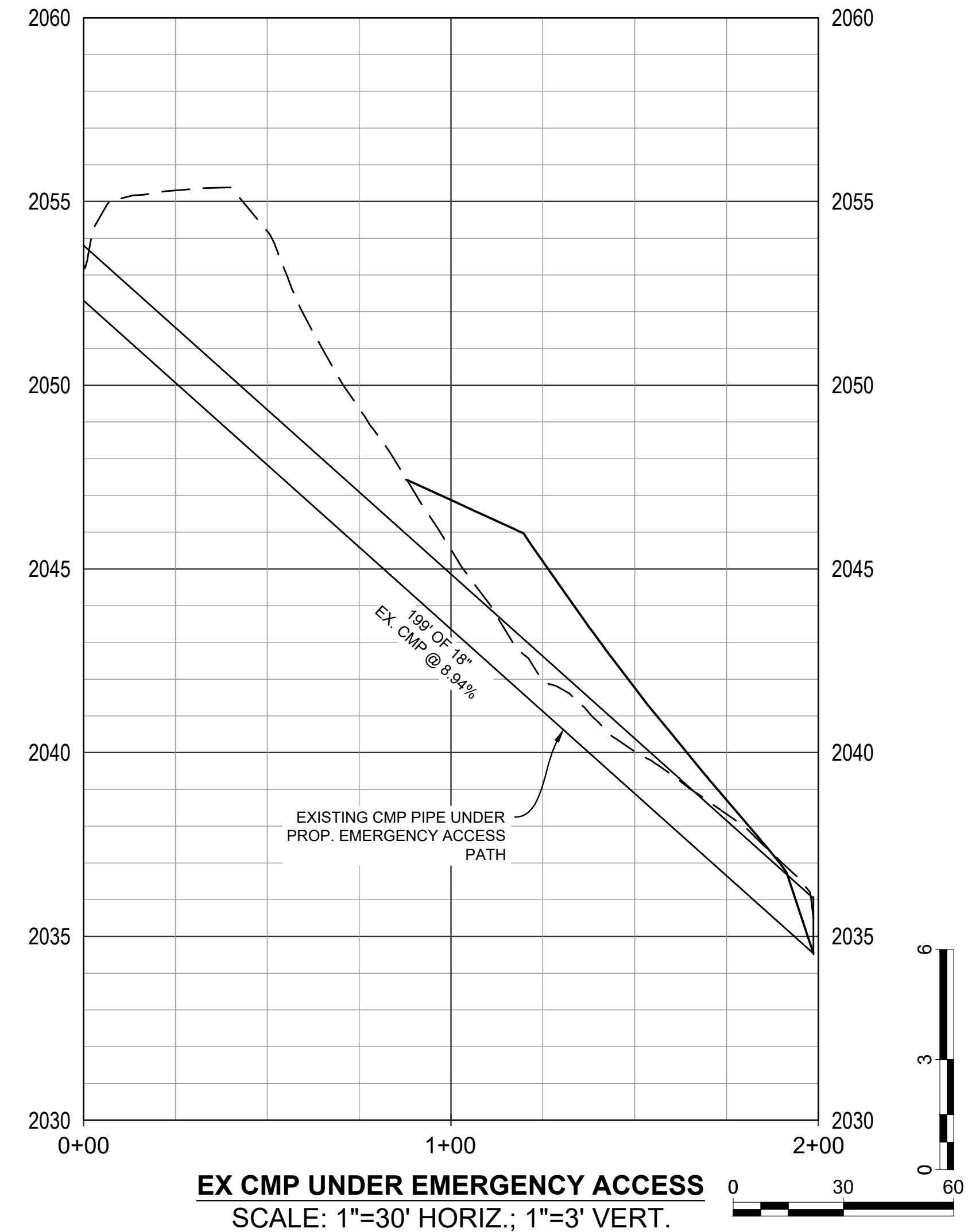
STORM - D72 TO D73
SCALE: 1"=30' HORIZ.; 1"=3' VERT.



STORM - D74 TO D75
SCALE: 1"=30' HORIZ.; 1"=3' VERT.



STORM - D52 TO D60
SCALE: 1"=30' HORIZ.; 1"=3' VERT.



EX CMP UNDER EMERGENCY ACCESS
SCALE: 1"=30' HORIZ.; 1"=3' VERT.

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

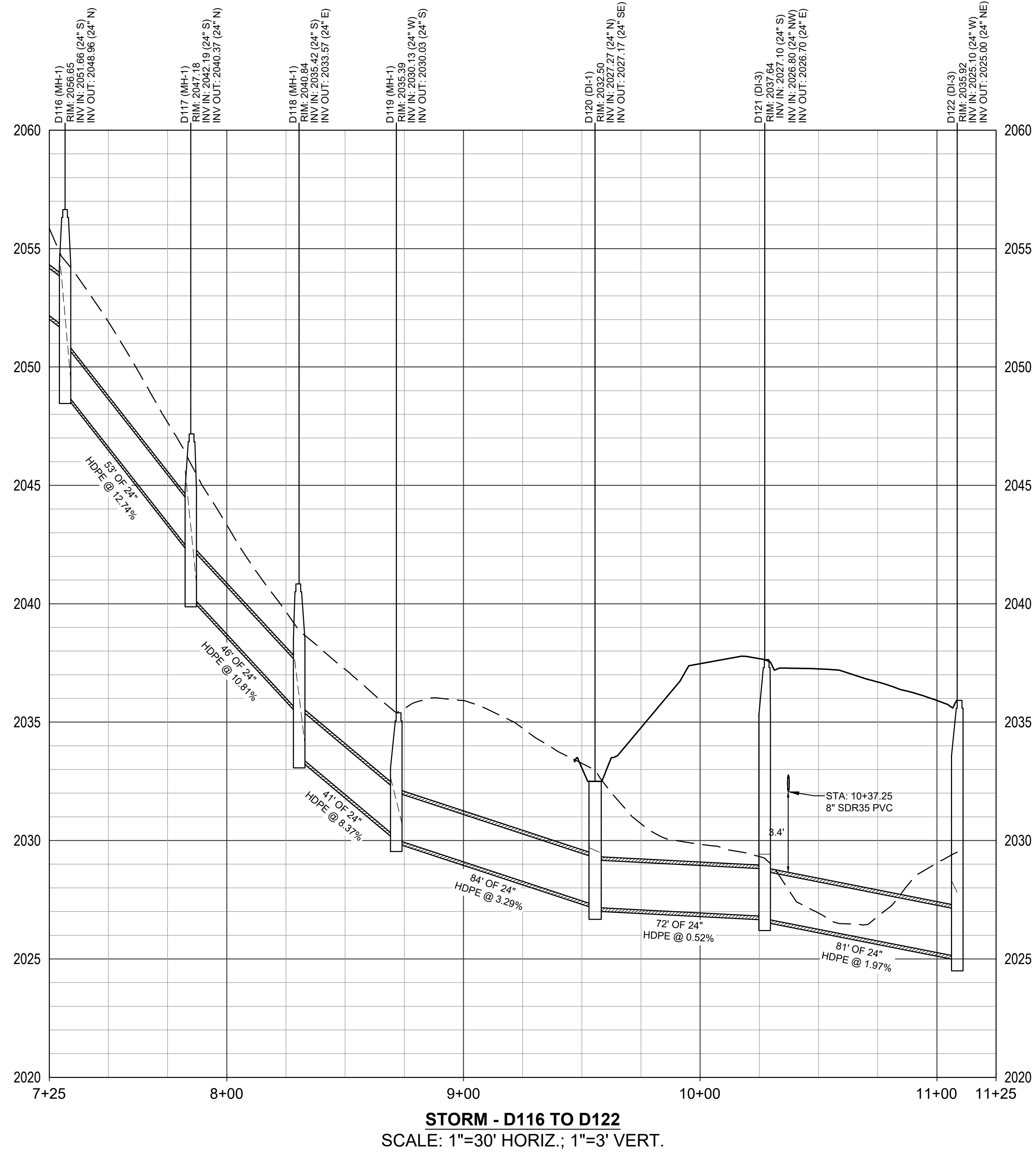
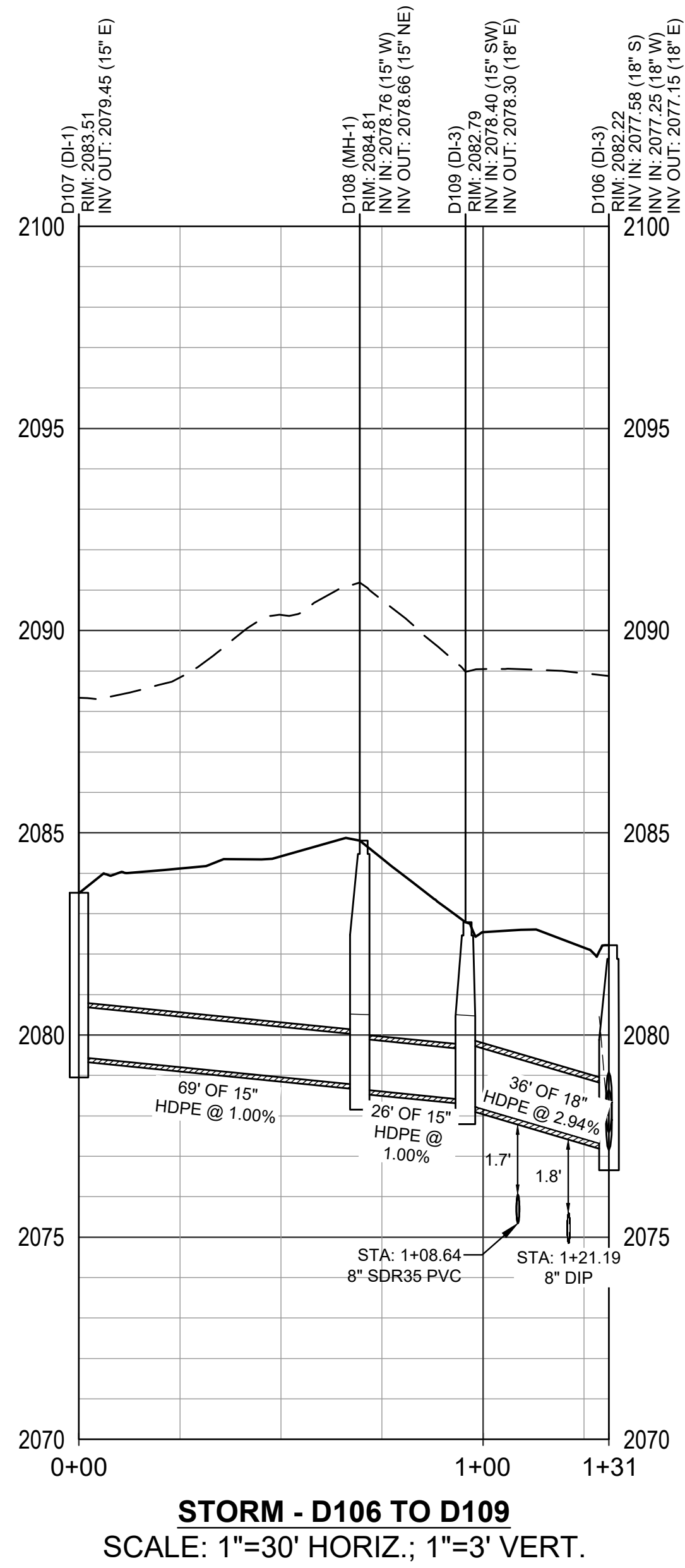


STORMWATER PROFILES

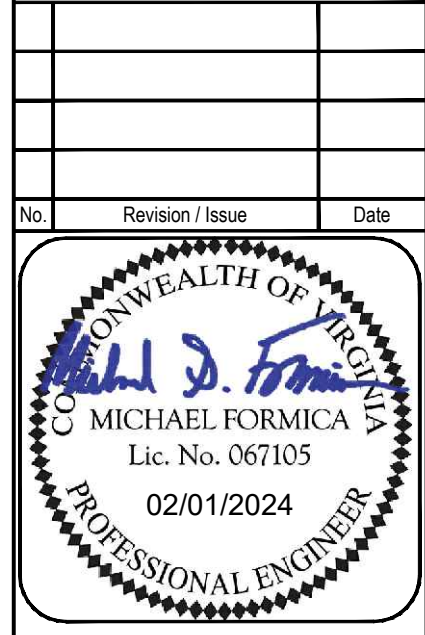
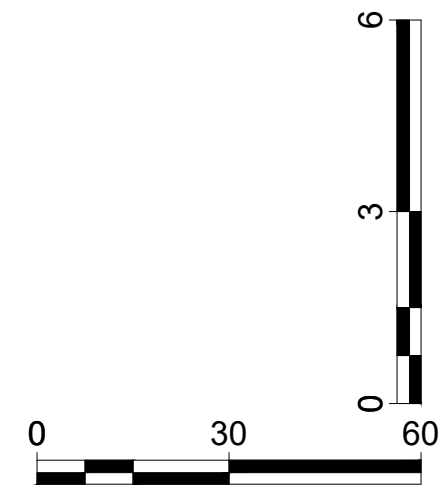
PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
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PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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Checked By: WGB	Date: 02/01/2024
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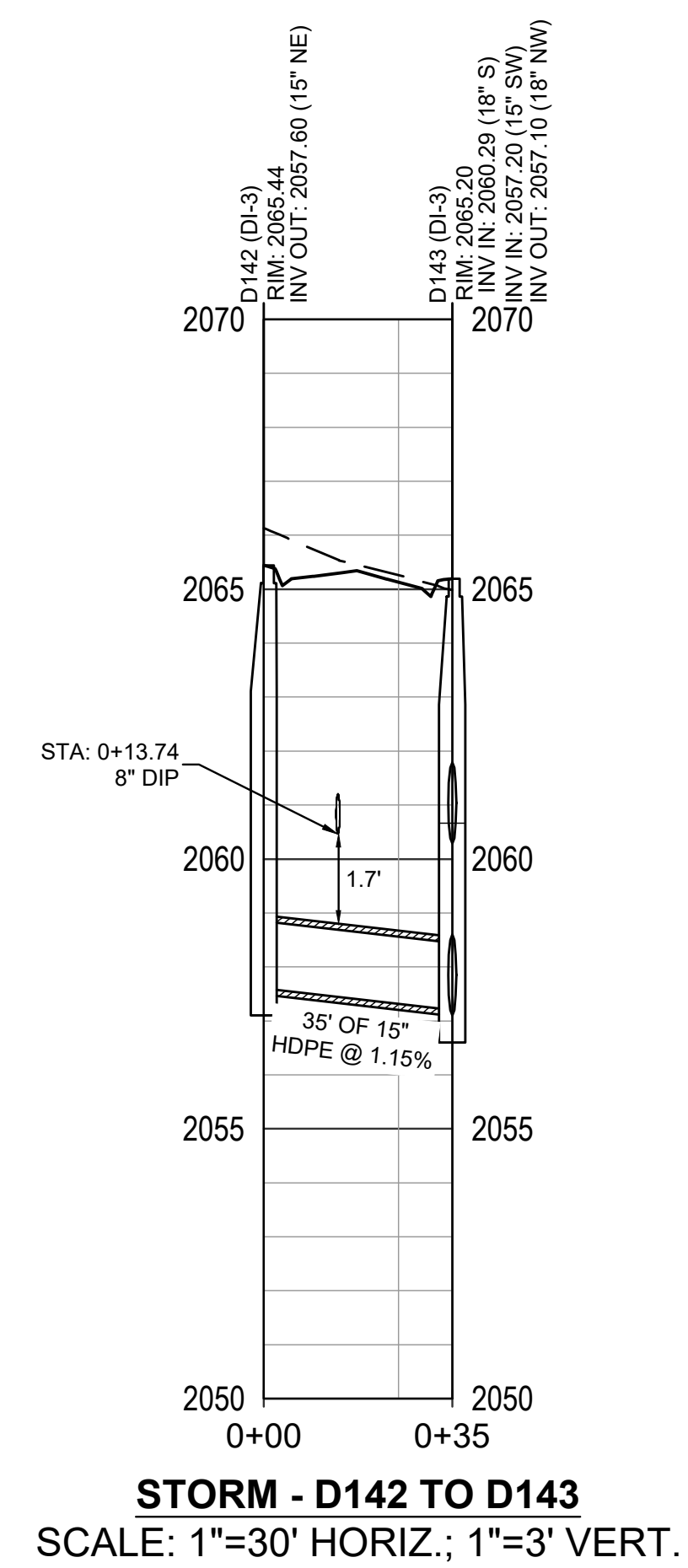
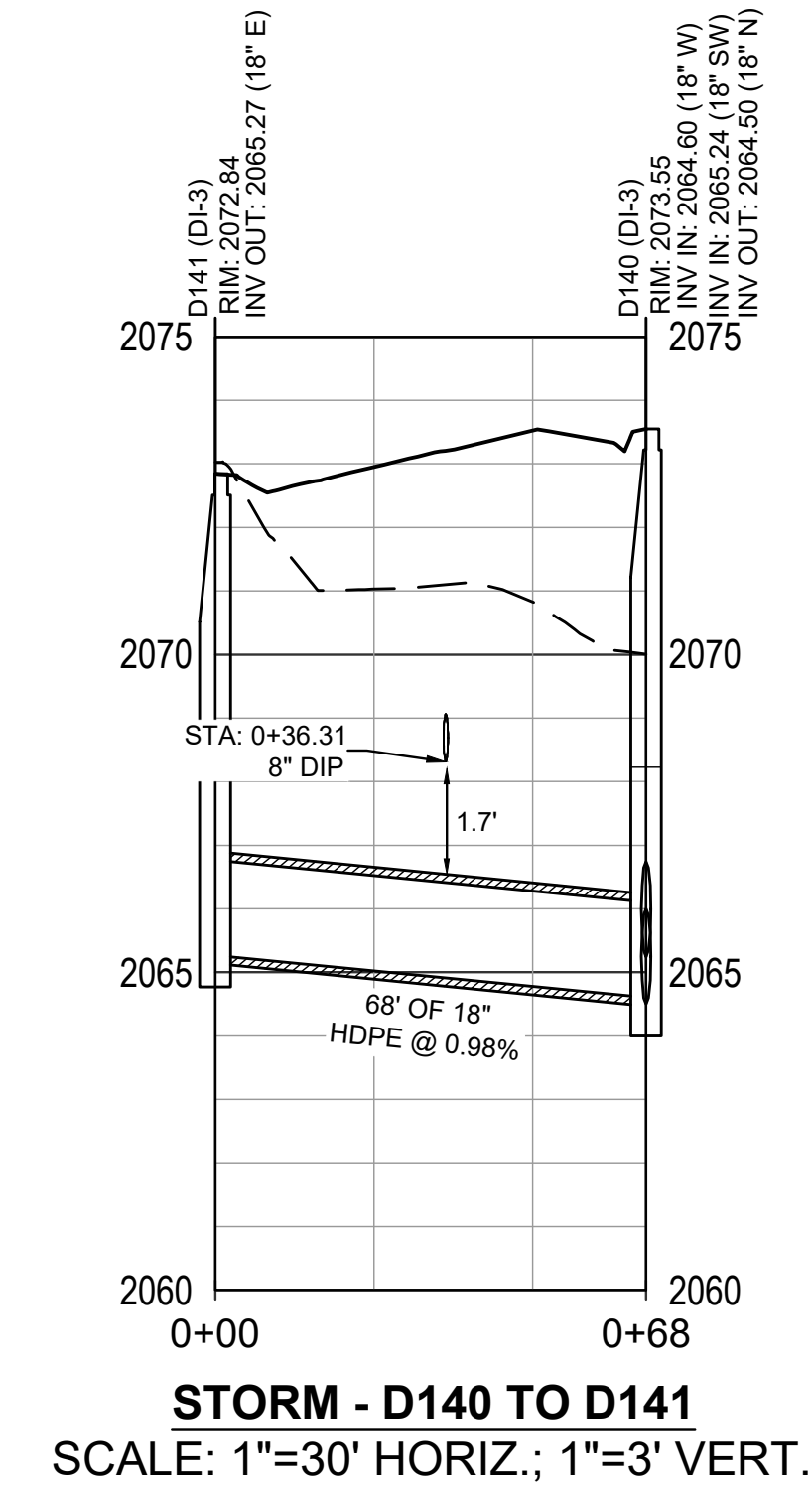
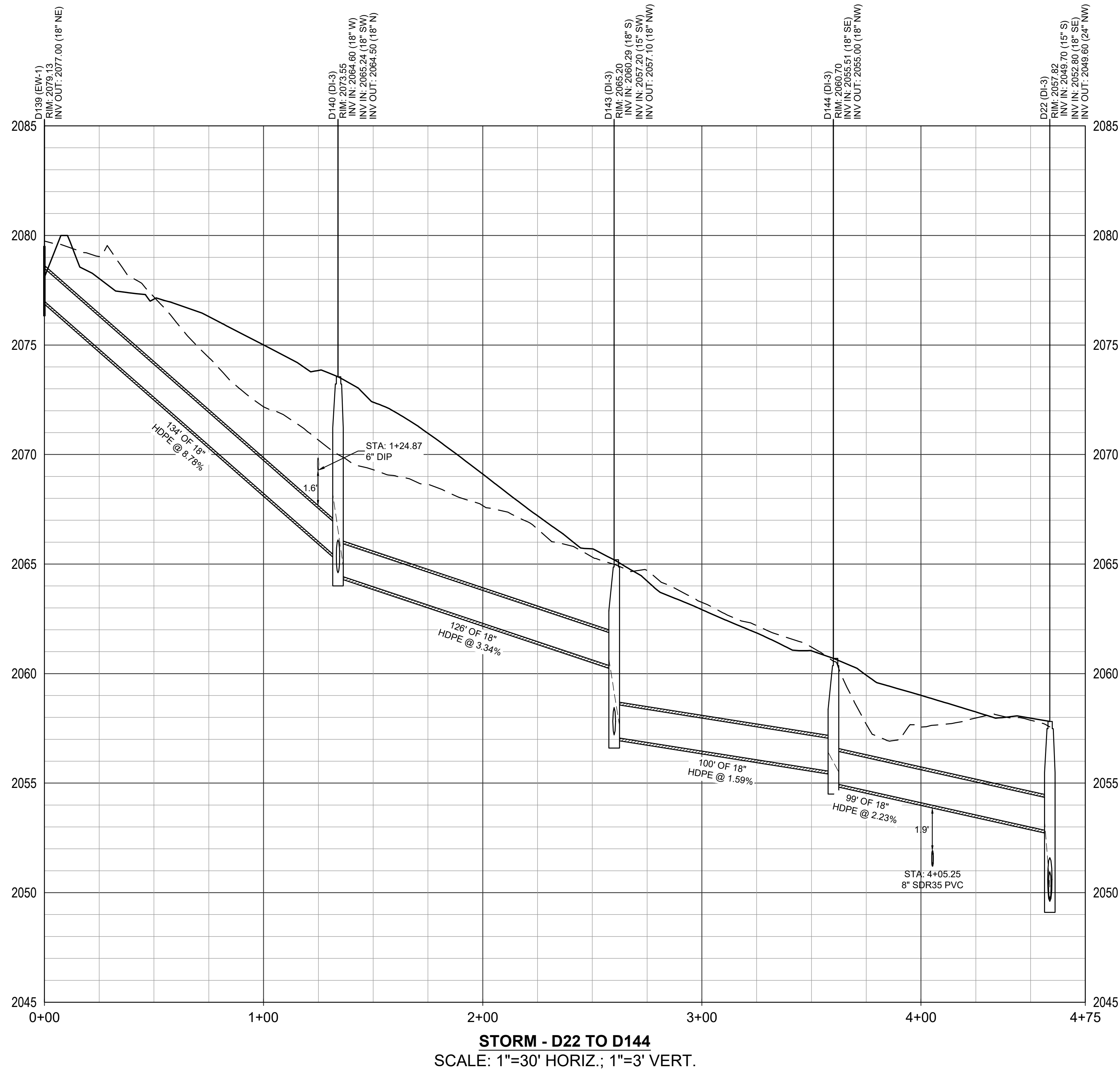
APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



NOT FOR CONSTRUCTION
STORMWATER PROFILES

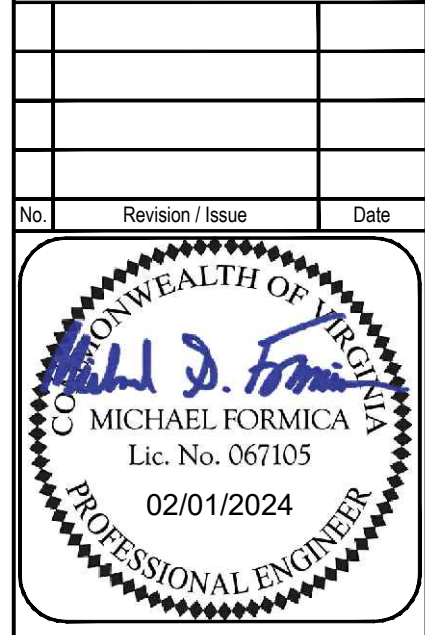
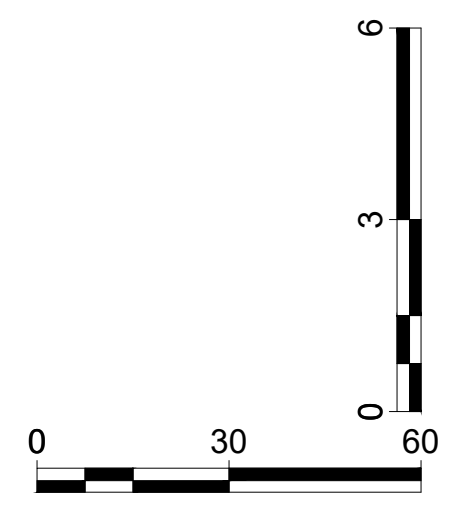
PROPOSED DEVELOPMENT OF
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PROPERTY OF GLADE SPRING CROSSING, LLC
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TOWN OF BLACKSBURG, PRICES FORK DISTRICT
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Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 64 of 76	C64



APPROVAL BLOCK

BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



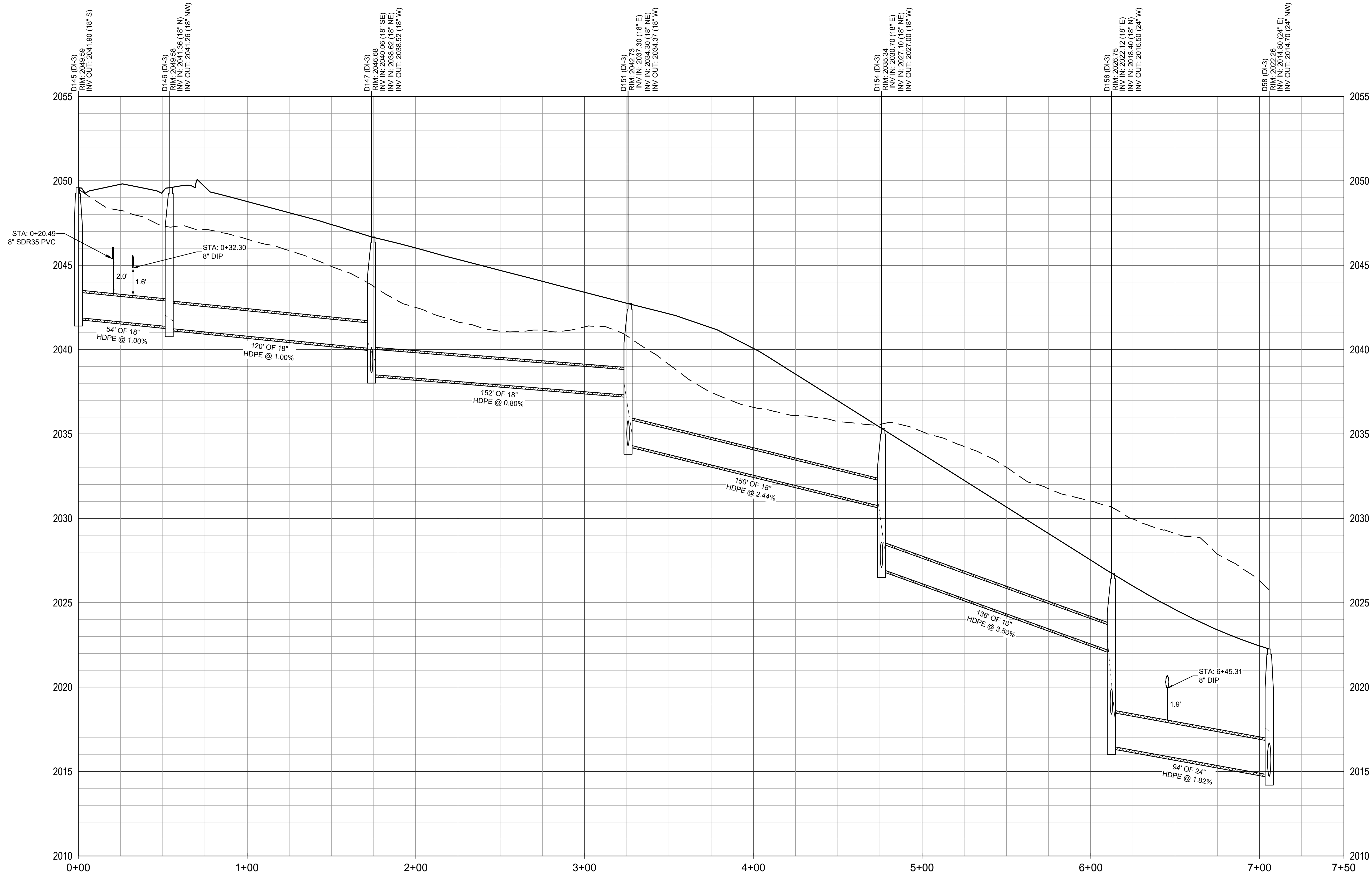
NOT FOR CONSTRUCTION

STORMWATER PROFILES

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
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PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

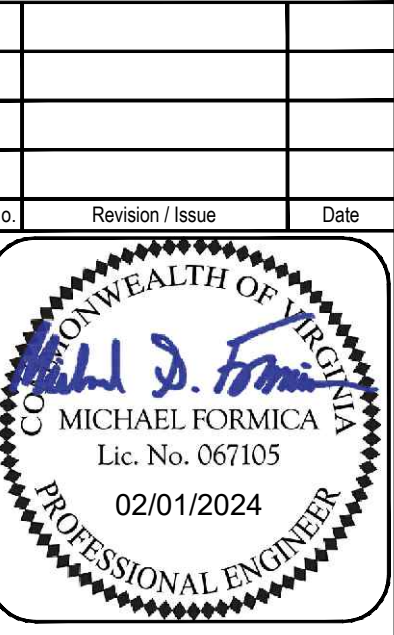
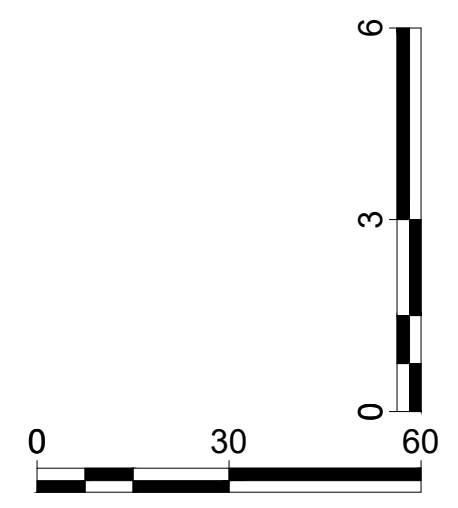
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Checked By: WGB	Date: 02/01/2024
Sheet No. 66 of 76	C66

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STORM - D58 TO D156
SCALE: 1"=30' HORIZ.; 1"=3' VERT.

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

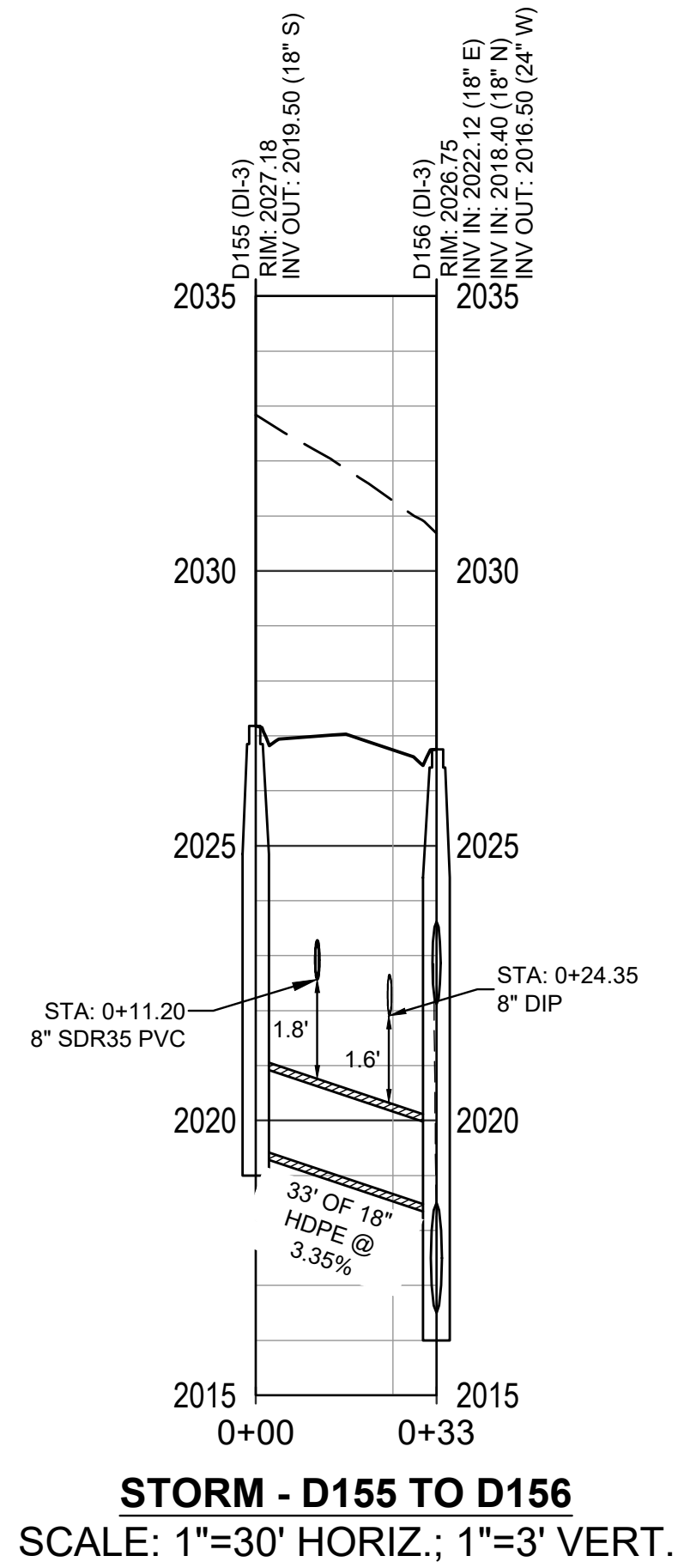
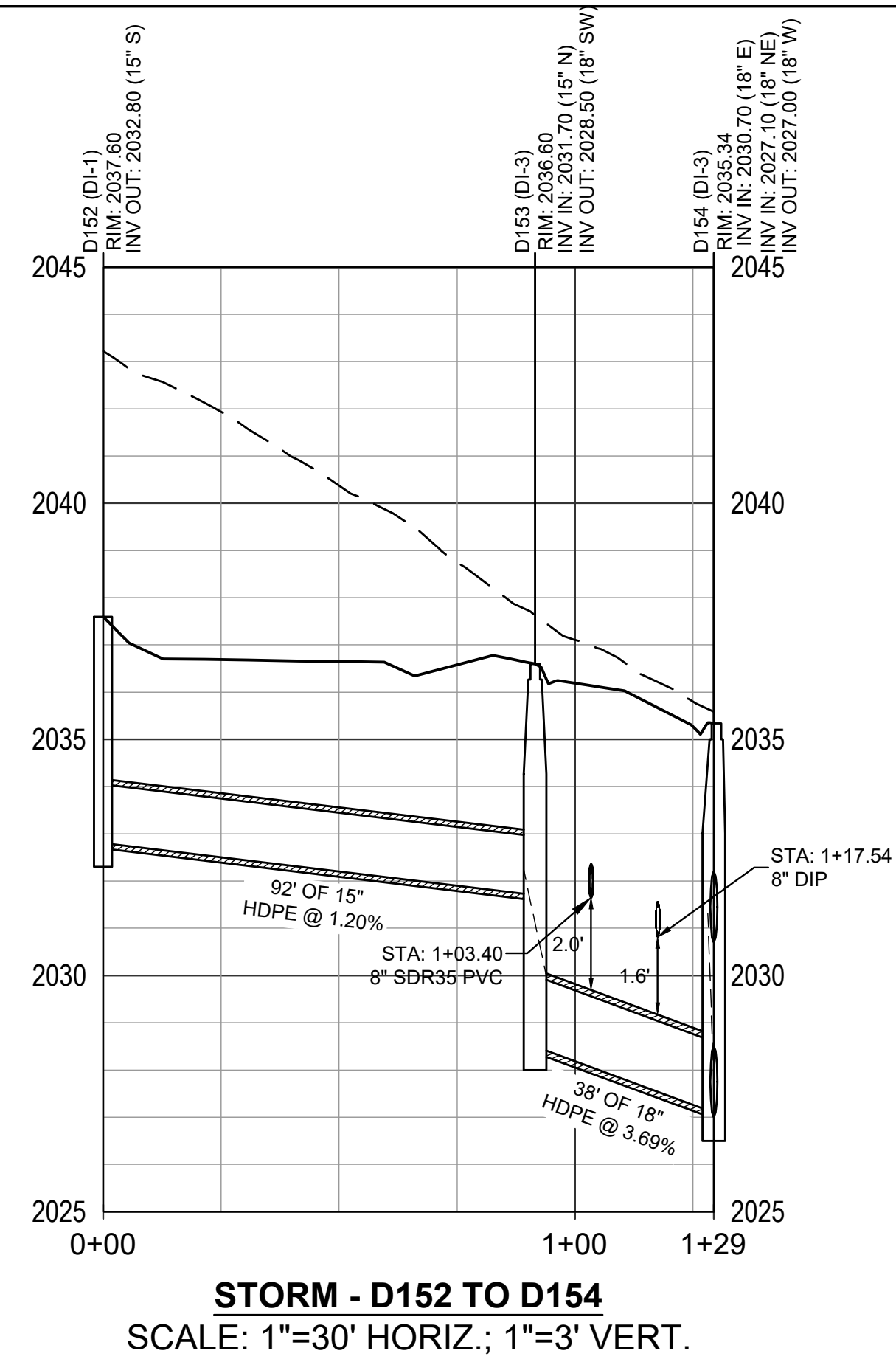
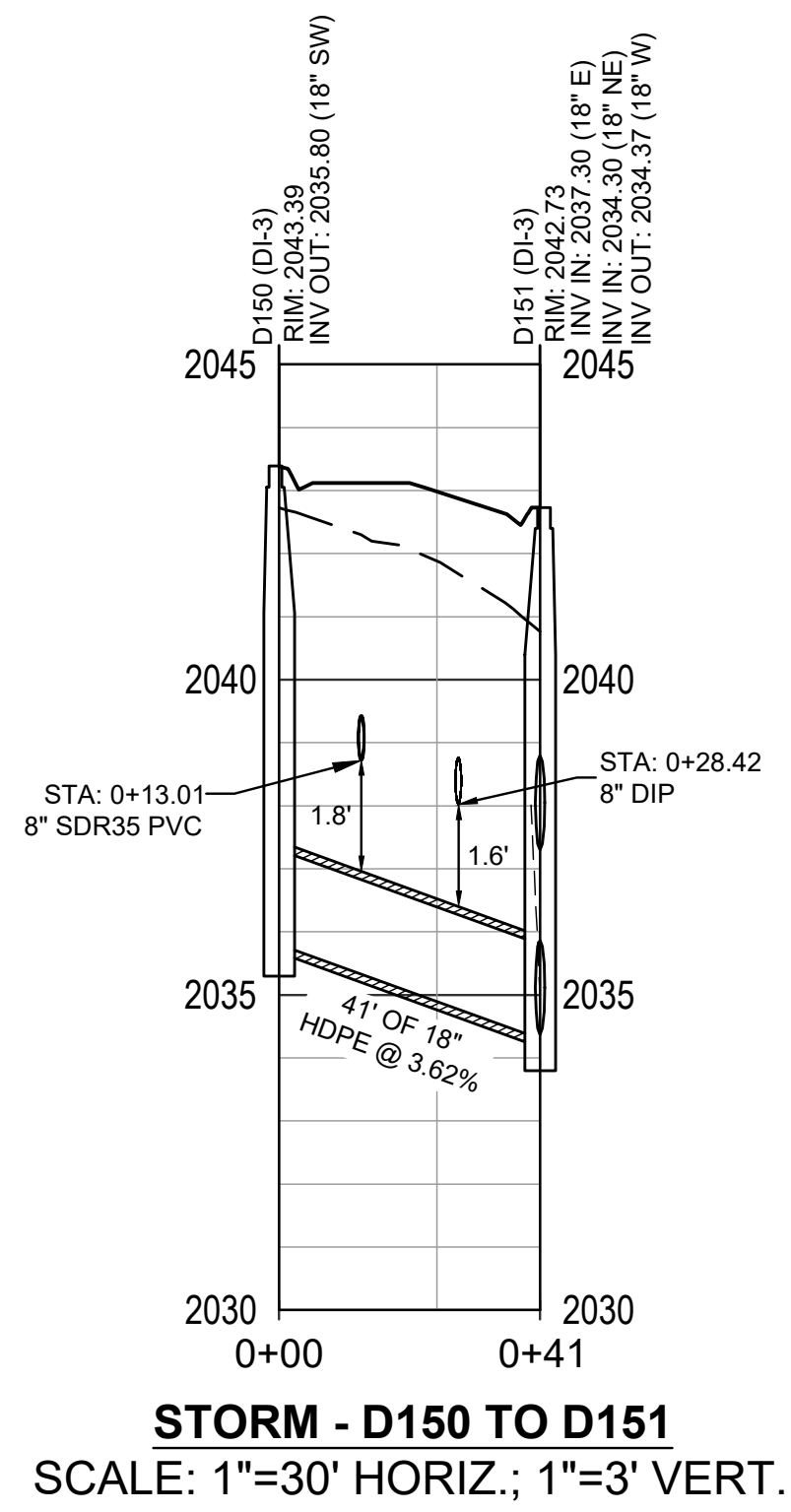
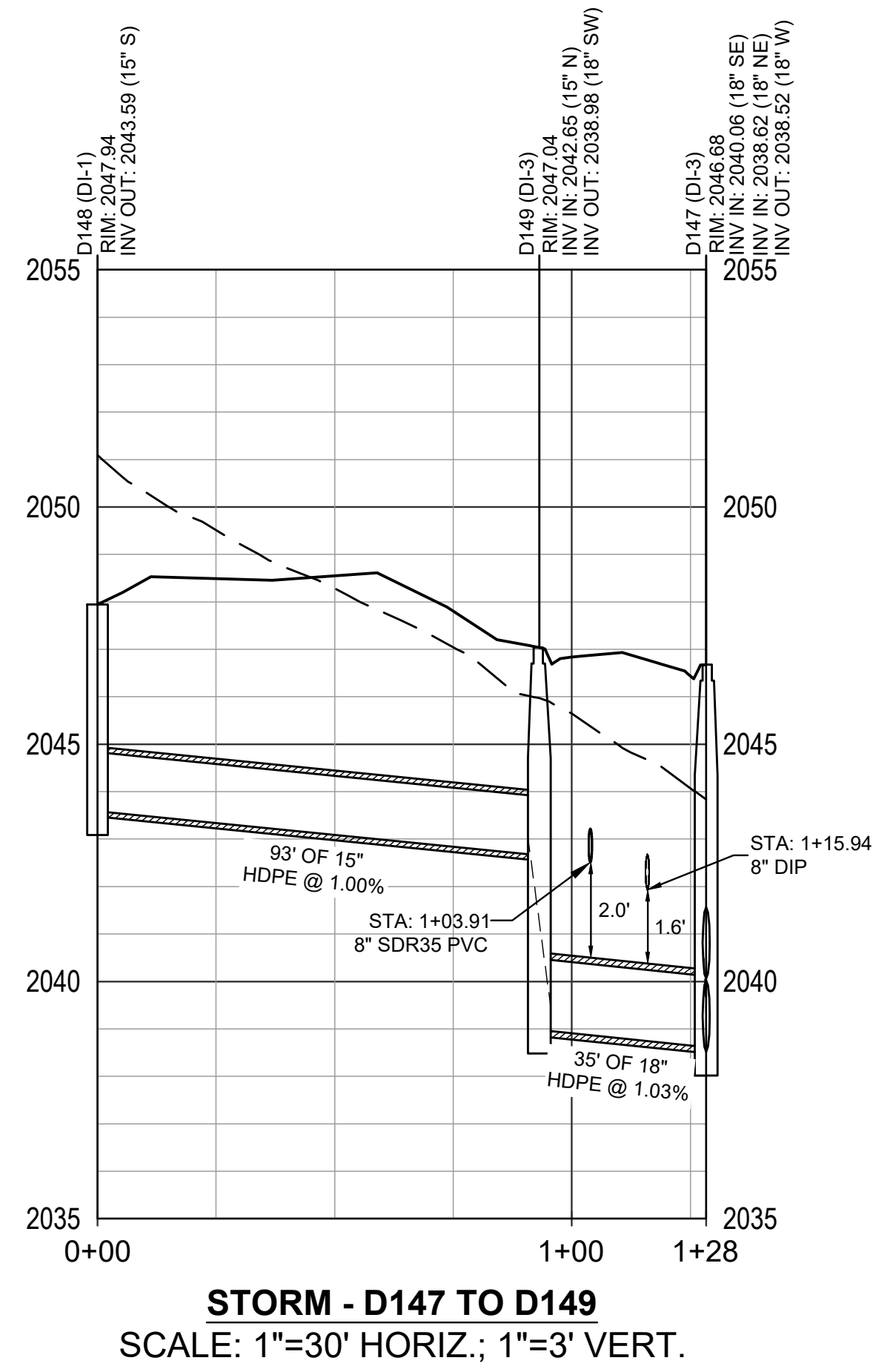


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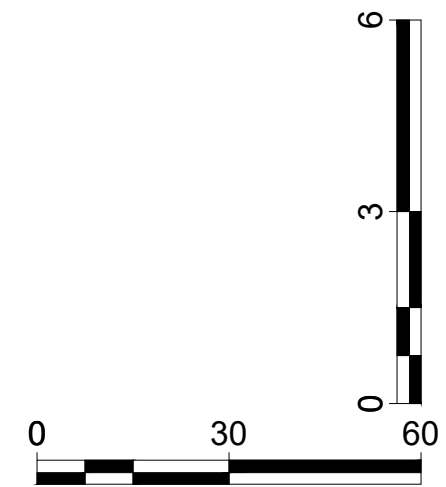
STORMWATER PROFILES

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG, PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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Sheet No. 67 of 76	C67



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

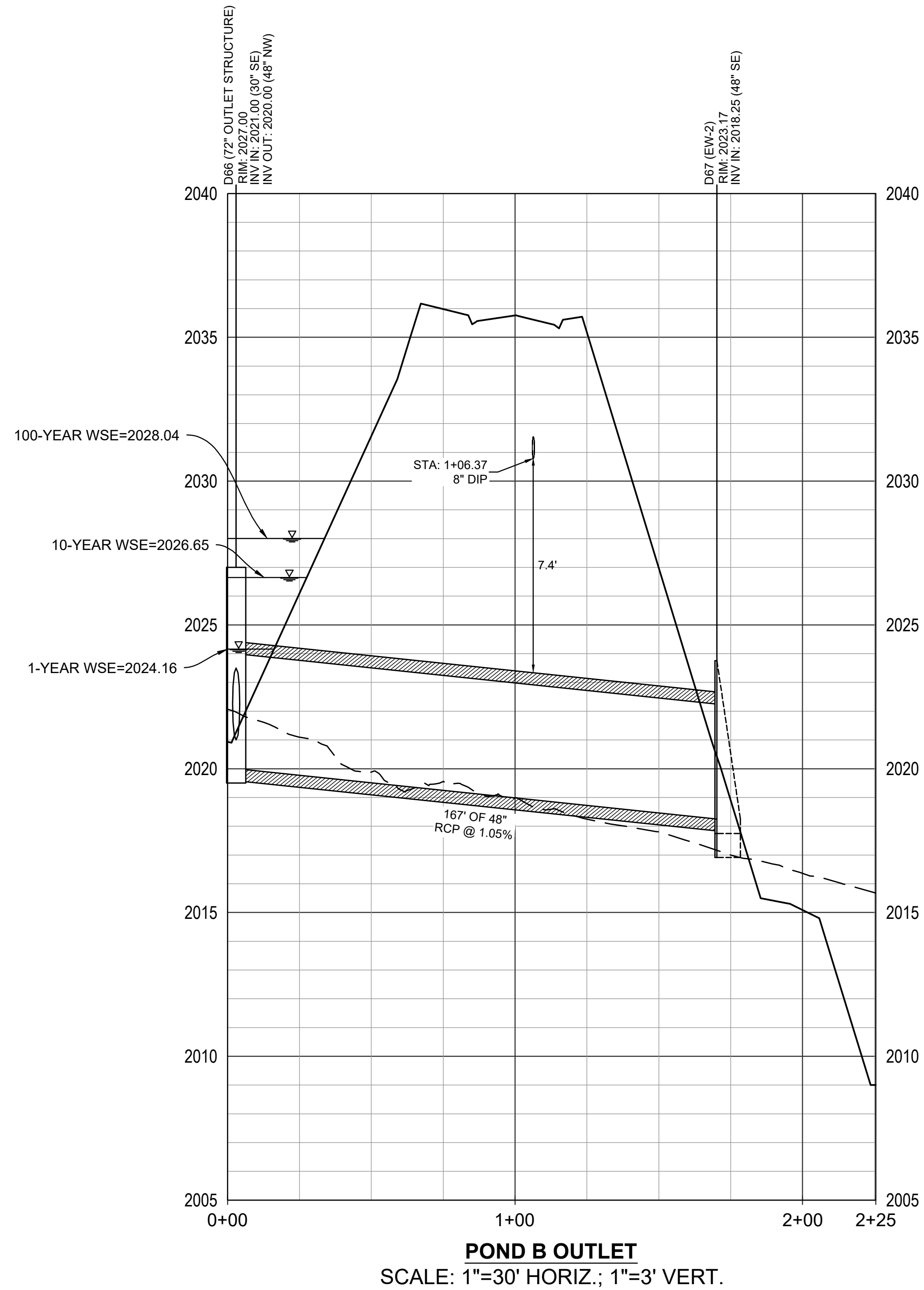
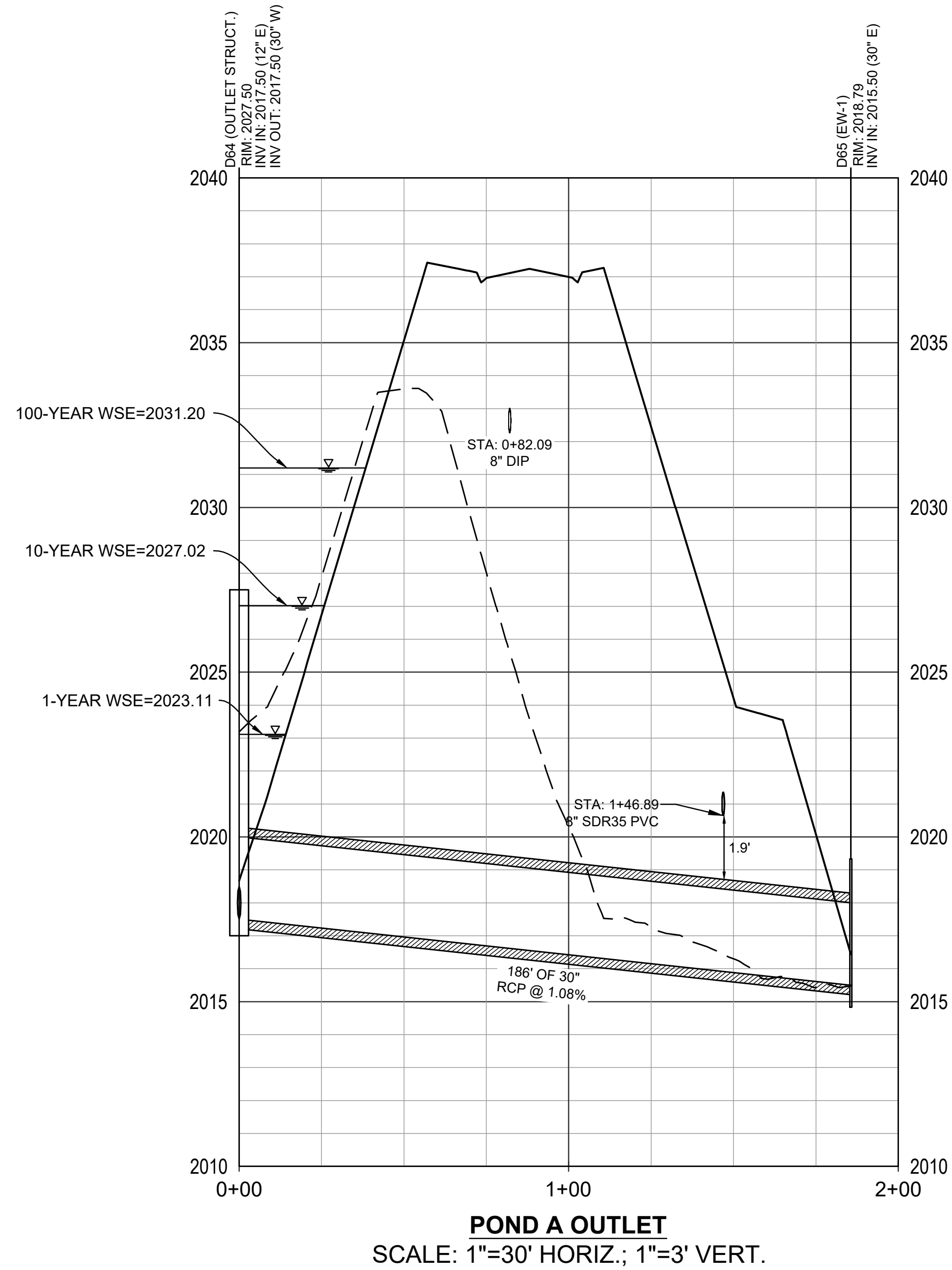


STORMWATER PROFILES

PROPOSED DEVELOPMENT OF
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PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

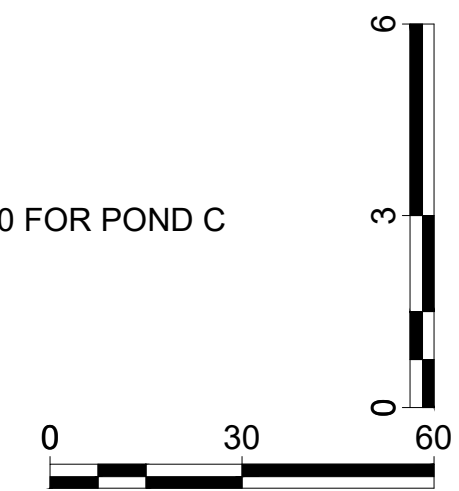
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Checked By: WGB	Date: 02/01/2024
Sheet No. 68 of 76	C68

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APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

NOTE: SEE SHEET 70 FOR POND C OUTLET PROFILE.

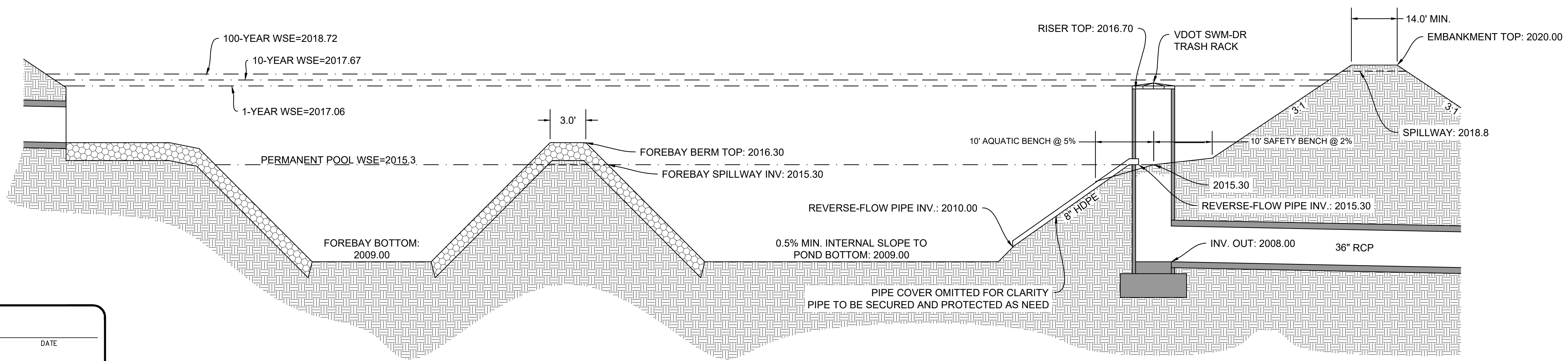
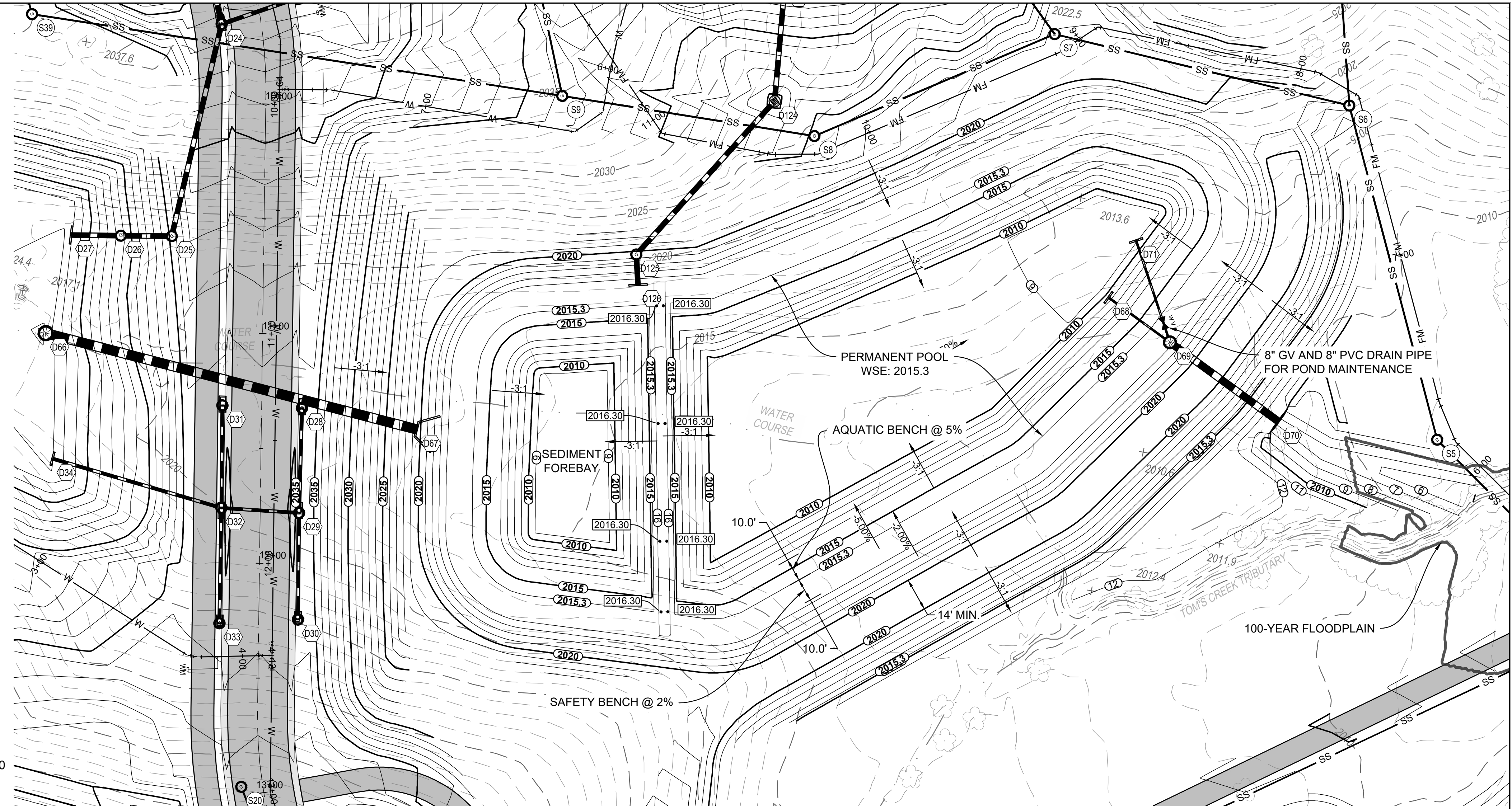
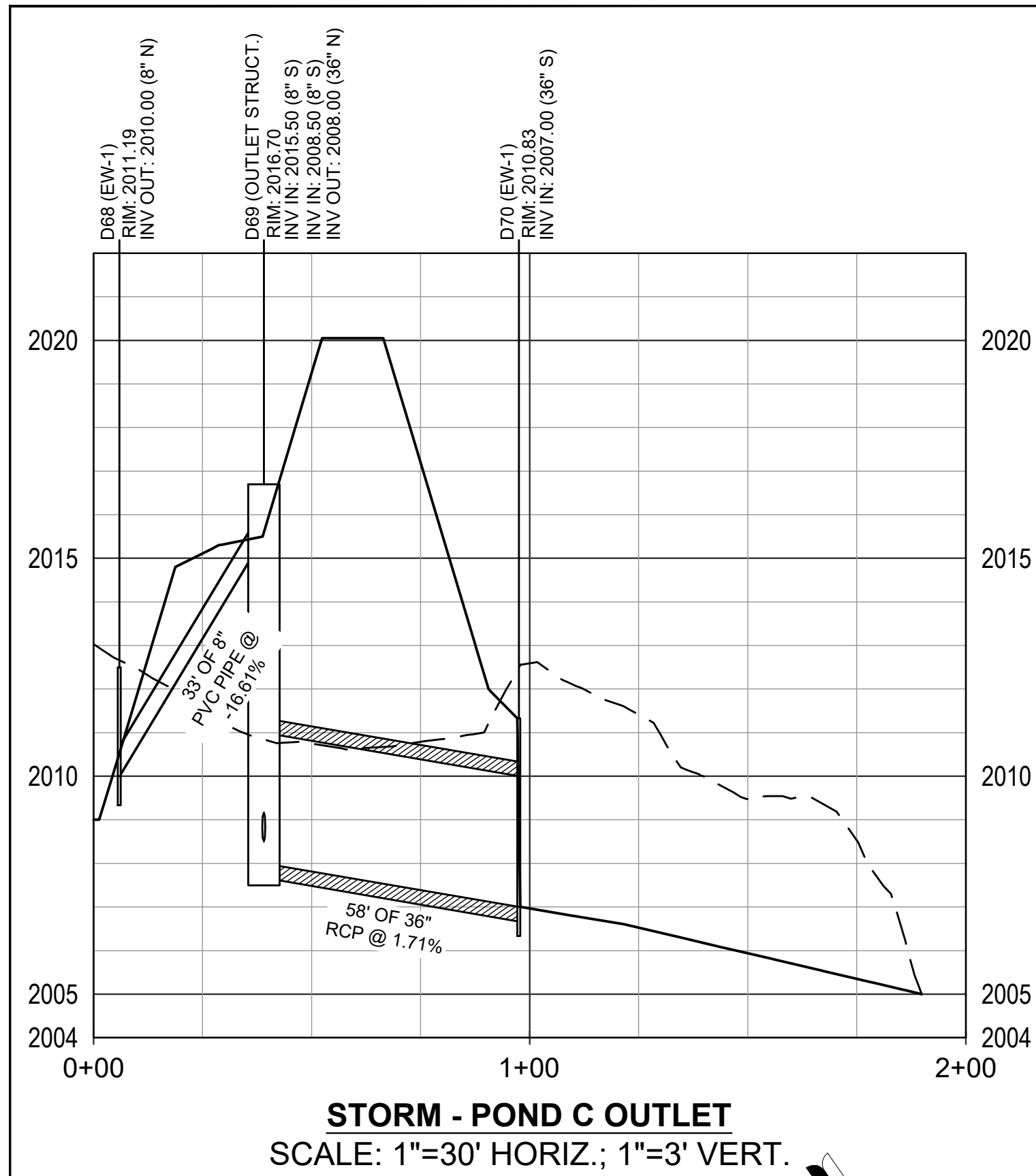


NOT FOR CONSTRUCTION
STORMWATER PROFILES

PROPOSED DEVELOPMENT OF
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TOWN OF BLACKSBURG, PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 69 of 76	C69

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APPROVAL BLOCK

BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

WK DICKSON
 community infrastructure consultants
 1700 KRAFT DRIVE, SUITE 2350
 BLACKSBURG, VIRGINIA 24060
 VOICE 540-617-0870


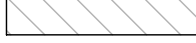
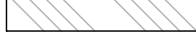
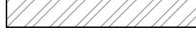
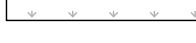
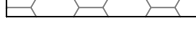



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STORMWATER POND C PLAN AND DETAILS

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
 ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
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 TOWN OF BLACKSBURG - PRICES FORK DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

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LEGEND

-  EXISTING WOODLAND RETAINED
-  GENERAL MANAGED SUCCESSIONAL
-  RIPARIAN MANAGED SUCCESSIONAL
-  POND SHADE EDGE SUCCESSIONAL
-  TURF OPEN SPACE
-  RECREATION AREA
-  STREET TREE

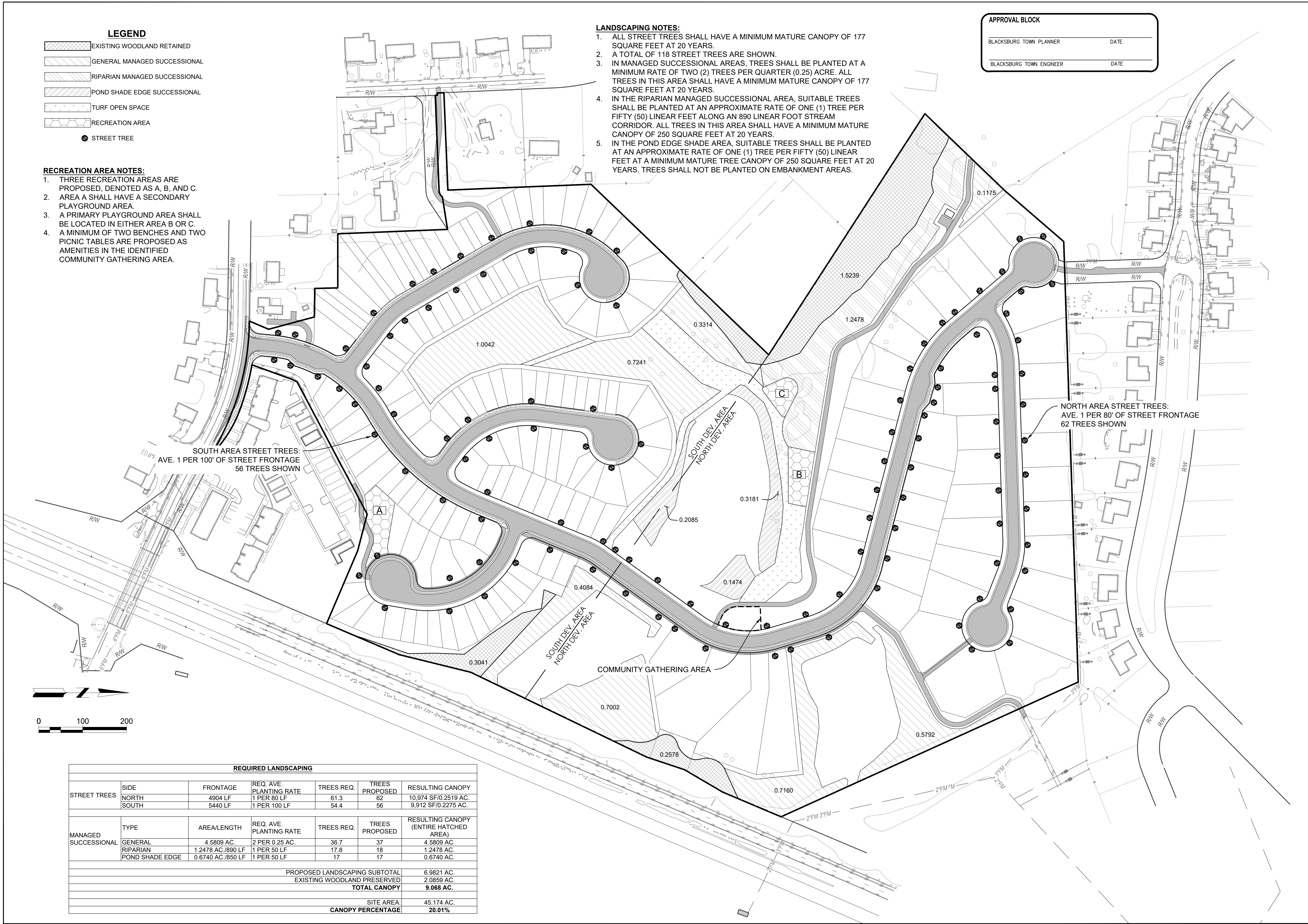
RECREATION AREA NOTES:

1. THREE RECREATION AREAS ARE PROPOSED, DENOTED AS A, B, AND C.
2. AREA A SHALL HAVE A SECONDARY PLAYGROUND AREA.
3. A PRIMARY PLAYGROUND AREA SHALL BE LOCATED IN EITHER AREA B OR C.
4. A MINIMUM OF TWO BENCHES AND TWO PICNIC TABLES ARE PROPOSED AS AMENITIES IN THE IDENTIFIED COMMUNITY GATHERING AREA.

LANDSCAPING NOTES:

1. ALL STREET TREES SHALL HAVE A MINIMUM MATURE CANOPY OF 177 SQUARE FEET AT 20 YEARS.
2. A TOTAL OF 118 STREET TREES ARE SHOWN.
3. IN MANAGED SUCCESSIONAL AREAS, TREES SHALL BE PLANTED AT A MINIMUM RATE OF TWO (2) TREES PER QUARTER (0.25) ACRE. ALL TREES IN THIS AREA SHALL HAVE A MINIMUM MATURE CANOPY OF 177 SQUARE FEET AT 20 YEARS.
4. IN THE RIPARIAN MANAGED SUCCESSIONAL AREA, SUITABLE TREES SHALL BE PLANTED AT AN APPROXIMATE RATE OF ONE (1) TREE PER FIFTY (50) LINEAR FEET ALONG AN 890 LINEAR FOOT STREAM CORRIDOR. ALL TREES IN THIS AREA SHALL HAVE A MINIMUM MATURE CANOPY OF 250 SQUARE FEET AT 20 YEARS.
5. IN THE POND SHADE AREA, SUITABLE TREES SHALL BE PLANTED AT AN APPROXIMATE RATE OF ONE (1) TREE PER FIFTY (50) LINEAR FEET AT A MINIMUM MATURE TREE CANOPY OF 250 SQUARE FEET AT 20 YEARS. TREES SHALL NOT BE PLANTED ON EMBANKMENT AREAS.

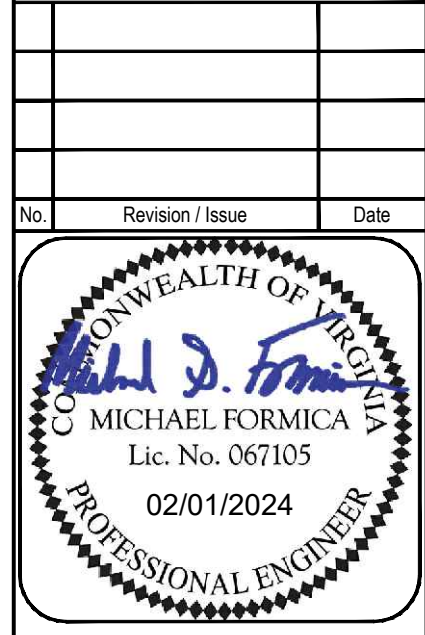
APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



SOUTH AREA STREET TREES:
AVE. 1 PER 100' OF STREET FRONTAGE
56 TREES SHOWN

NORTH AREA STREET TREES:
AVE. 1 PER 80' OF STREET FRONTAGE
62 TREES SHOWN

REQUIRED LANDSCAPING						
STREET TREES	SIDE	FRONTAGE	REQ. AVE. PLANTING RATE	TREES REQ.	TREES PROPOSED	RESULTING CANOPY
	NORTH	4904 LF	1 PER 80 LF	61.3	62	10,974 SF/0.2519 AC.
	SOUTH	5440 LF	1 PER 100 LF	54.4	56	9,912 SF/0.2275 AC.
MANAGED SUCCESSIONAL	TYPE	AREA/LENGTH	REQ. AVE. PLANTING RATE	TREES REQ.	TREES PROPOSED	RESULTING CANOPY (ENTIRE HATCHED AREA)
	GENERAL	4.5809 AC.	2 PER 0.25 AC.	36.7	37	4.5809 AC.
	RIPARIAN	1.2478 AC./890 LF	1 PER 50 LF	17.8	18	1.2478 AC.
	POND SHADE EDGE	0.6740 AC./850 LF	1 PER 50 LF	17	17	0.6740 AC.
PROPOSED LANDSCAPING SUBTOTAL						6.9821 AC.
EXISTING WOODLAND PRESERVED						2.0859 AC.
TOTAL CANOPY						9.068 AC.
SITE AREA:						45.174 AC.
CANOPY PERCENTAGE						20.01%



NOT FOR CONSTRUCTION
LANDSCAPE AND OPEN SPACE PLAN

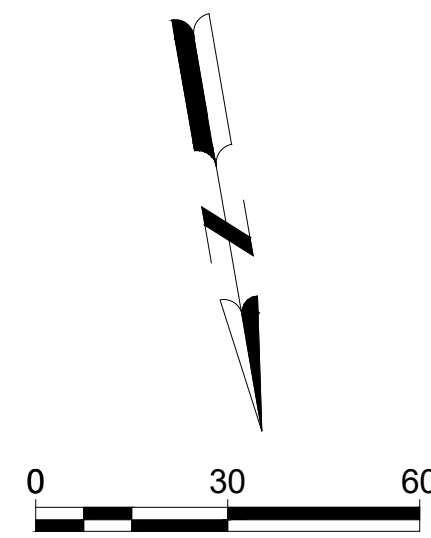
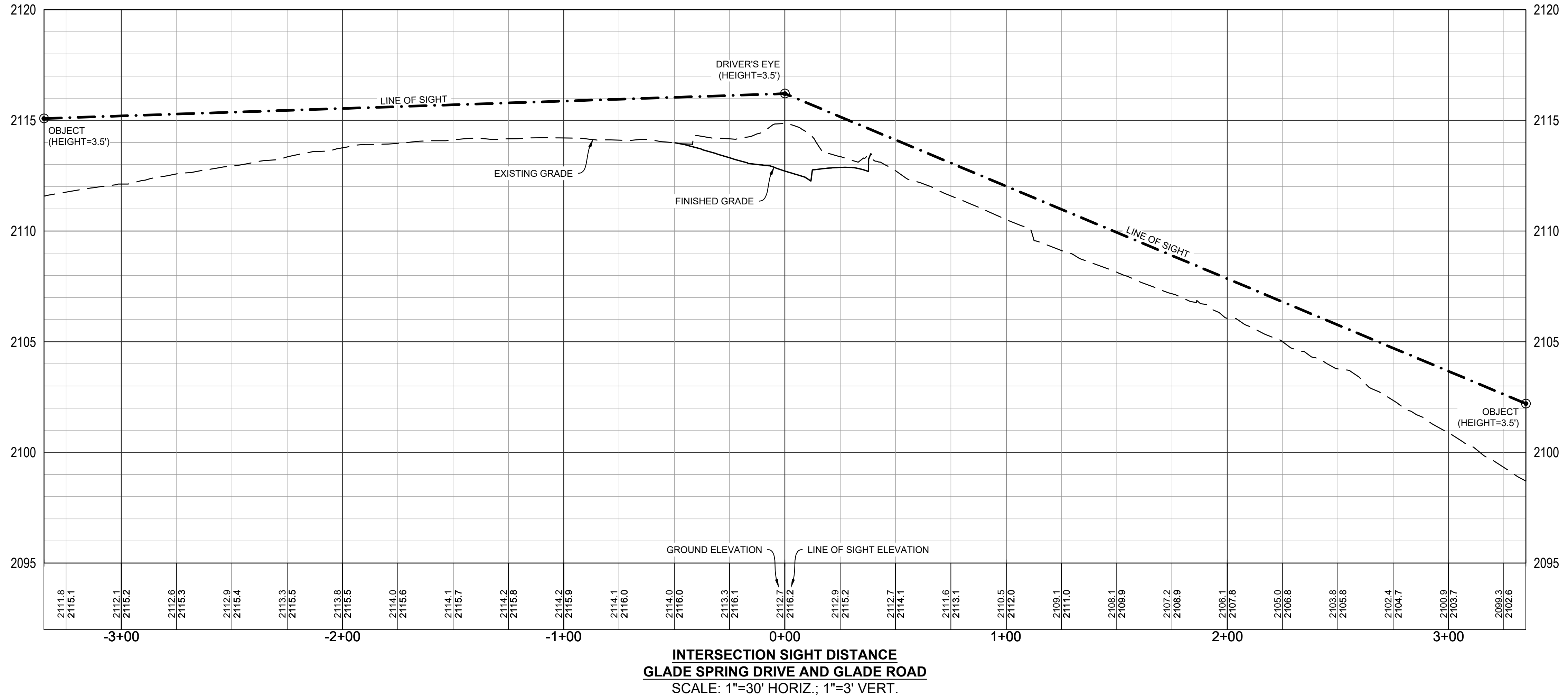
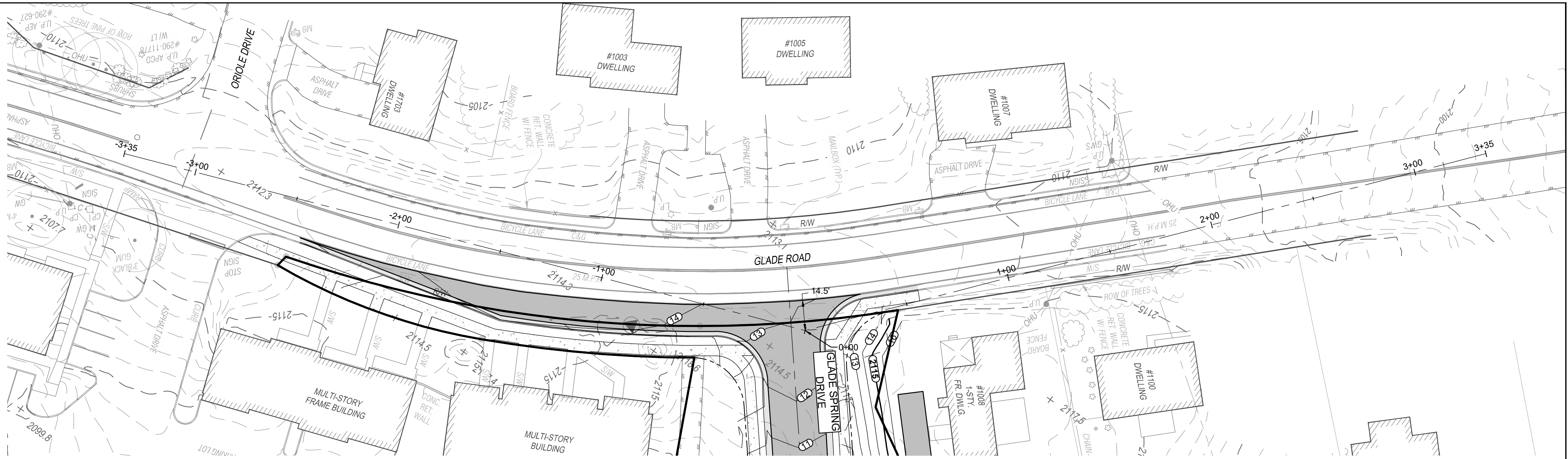
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 TOWN OF BLACKSBURG - PRICES FORK DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

Drawn By:	Scale:
MSF	AS SHOWN
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WGB	02/01/2024
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INTERSECTION SIGHT DISTANCE NOTES:

GLADE ROAD
 POSTED SPEED: 25 MPH
 SIGHT DISTANCE SPEED UTILIZED: 30 MPH
 SIGHT DISTANCE REQUIRED: 335' (LEFT AND RIGHT)

ALL OTHER STREETS
 POSTED SPEED: 15 MPH
 SIGHT DISTANCE SPEED UTILIZED: 20 MPH
 SIGHT DISTANCE REQUIRED: 225' (LEFT AND RIGHT)

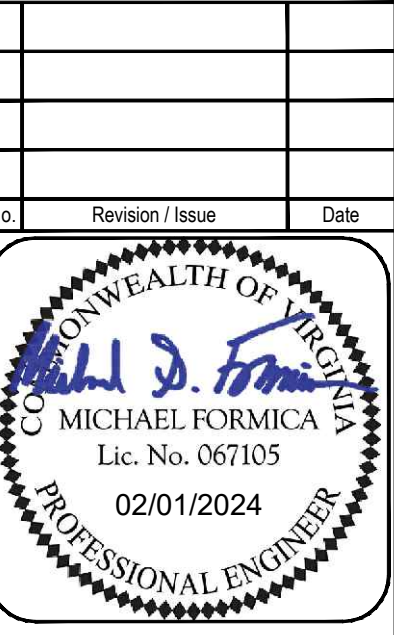


APPROVAL BLOCK

BLACKSBURG TOWN PLANNER _____ DATE _____

BLACKSBURG TOWN ENGINEER _____ DATE _____

WK DICKSON
 community infrastructure consultants
 1700 KRAFT DRIVE, SUITE 2350
 BLACKSBURG, VIRGINIA 24060
 VOICE 540-617-0870



NOT FOR CONSTRUCTION
INTERSECTION SIGHT DISTANCE
GLADE SPRING DRIVE-GLADE ROAD

PROPOSED DEVELOPMENT OF
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 PROPERTY OF GLADE SPRING CROSSING, LLC
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 TOWN OF BLACKSBURG--PRICES FORK DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

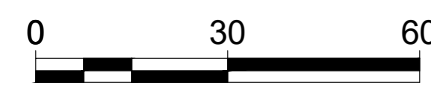
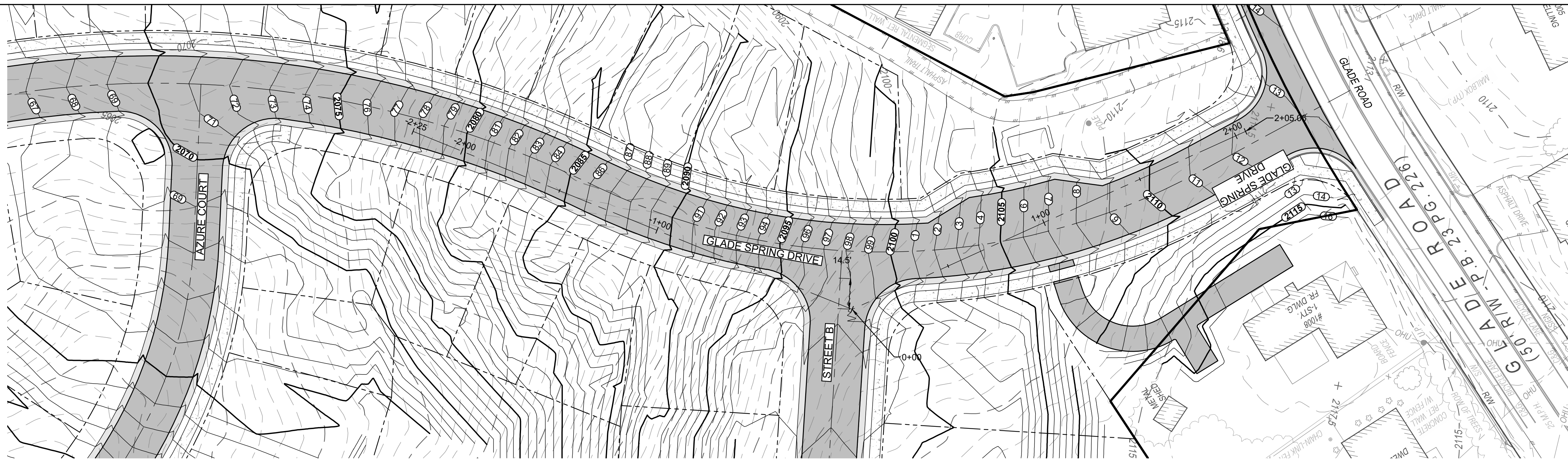
Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 72 of 76	C72

Z:\PROJECTS\GLADE SPRING CROSSING\GLADE SPRING CROSSING\IEN - GLADE SPRING\CAD\PRELIM PLAT CAD\ISD SHEETS.DWG
2/1/2024 11:43:08 AM

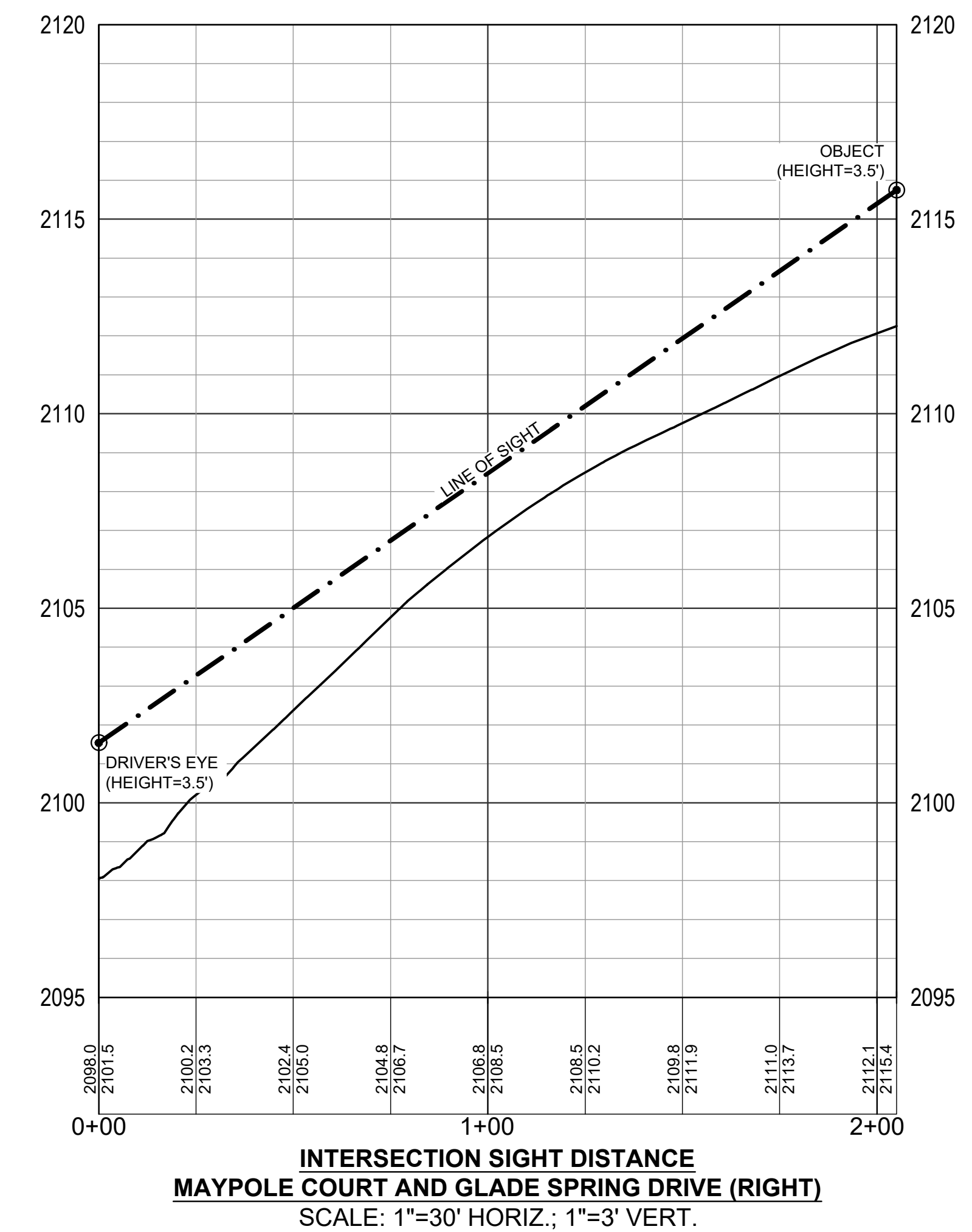
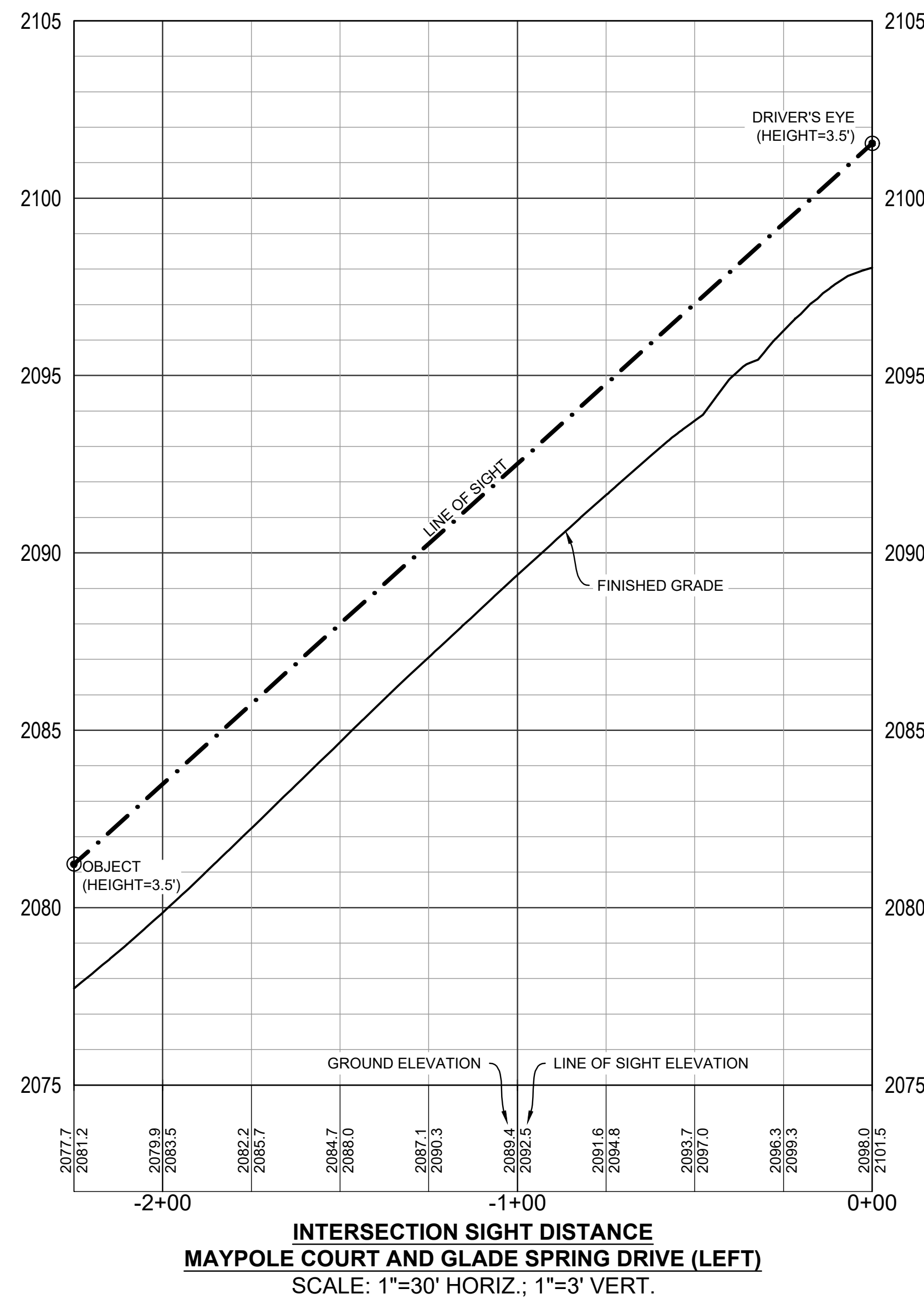
INTERSECTION SIGHT DISTANCE NOTES:

GLADE ROAD
POSTED SPEED: 25 MPH
SIGHT DISTANCE SPEED UTILIZED: 30 MPH
SIGHT DISTANCE REQUIRED: 335' (LEFT AND RIGHT)

ALL OTHER STREETS
POSTED SPEED: 15 MPH
SIGHT DISTANCE SPEED UTILIZED: 20 MPH
SIGHT DISTANCE REQUIRED: 225' (LEFT AND RIGHT)



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870

STATE OF VIRGINIA
MICHAEL FORMICA
Lic. No. 067105
02/01/2024
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION
INTERSECTION SIGHT DISTANCE
MAYPOLE COURT-GLADE SPRING DRIVE

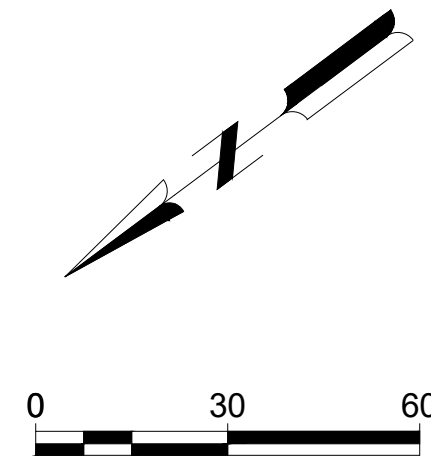
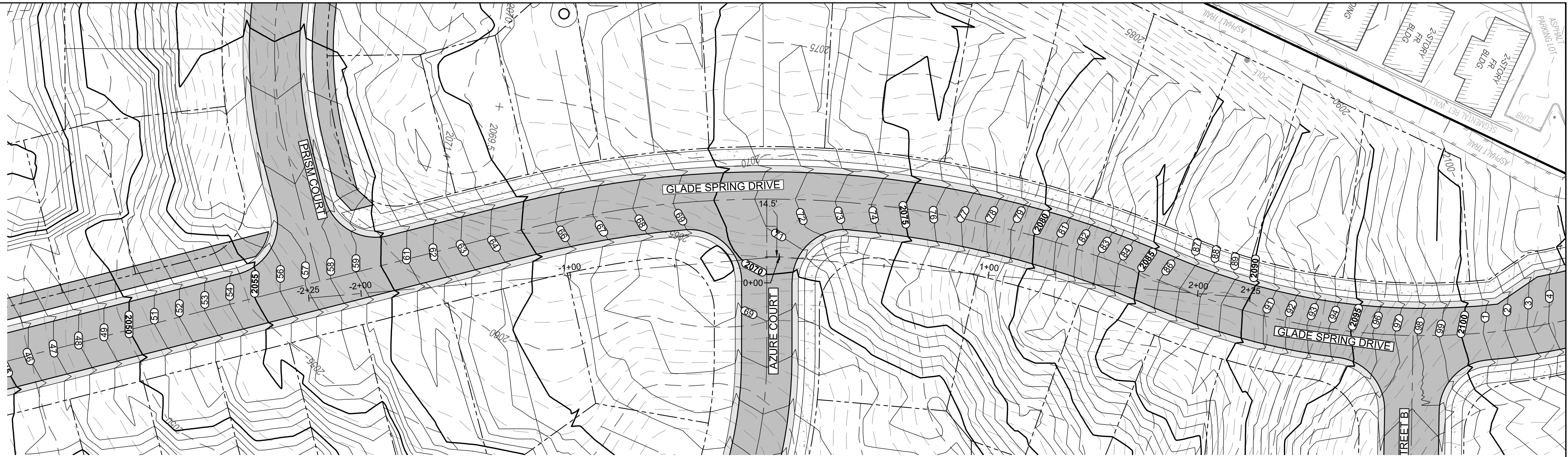
PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 73 of 76	C73

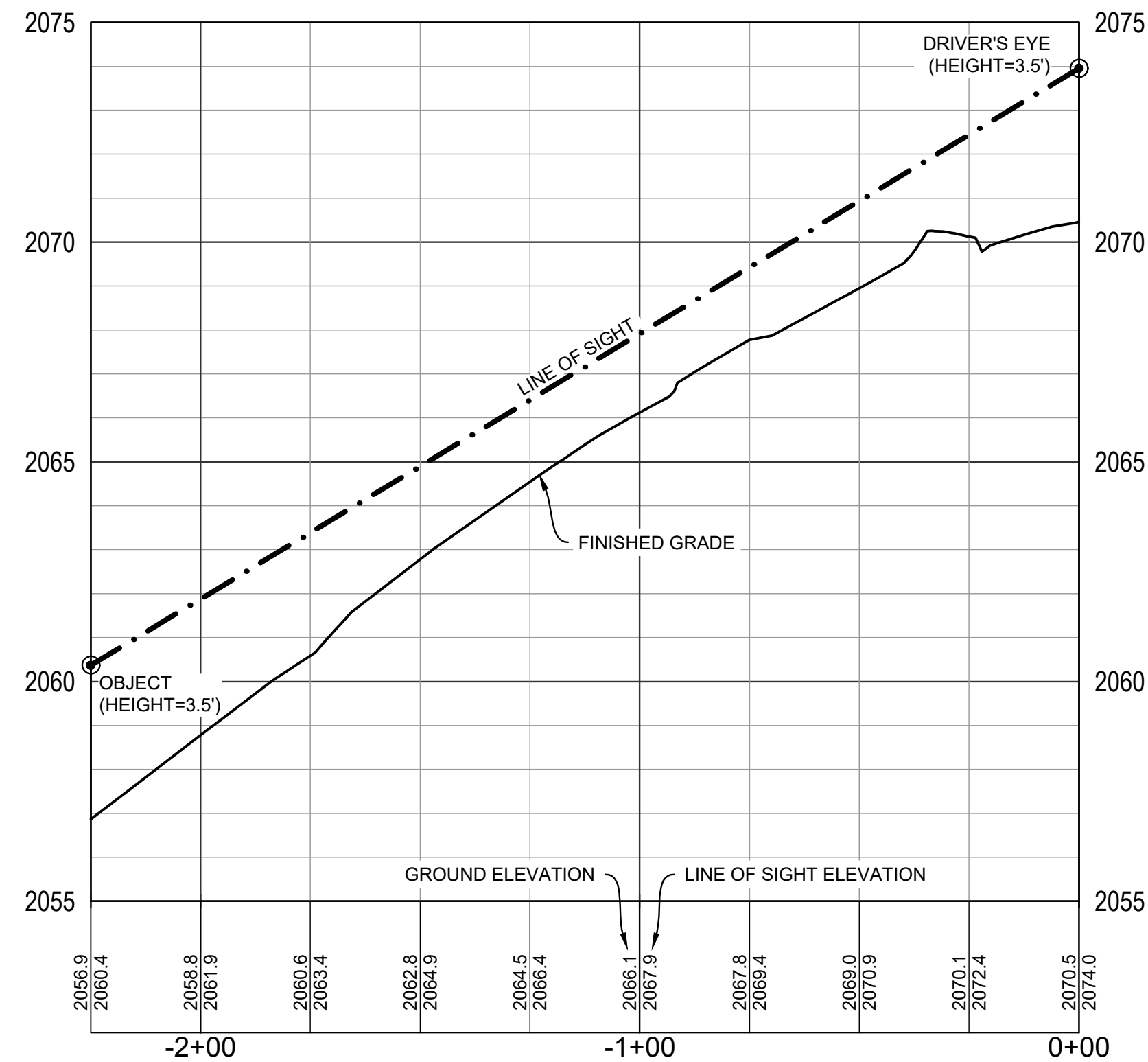
INTERSECTION SIGHT DISTANCE NOTES:

GLADE ROAD
 POSTED SPEED: 25 MPH
 SIGHT DISTANCE SPEED UTILIZED: 30 MPH
 SIGHT DISTANCE REQUIRED: 335' (LEFT AND RIGHT)

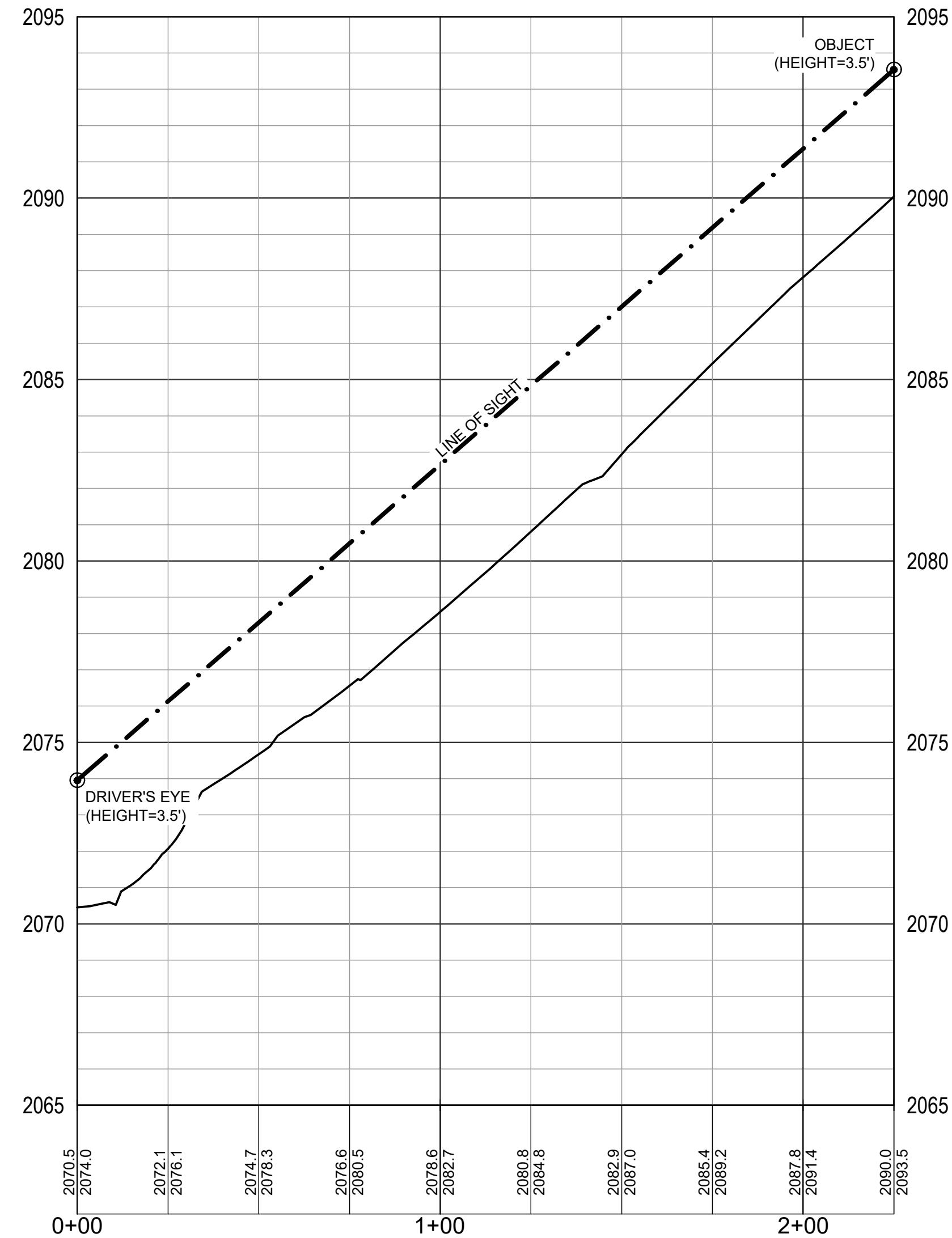
ALL OTHER STREETS
 POSTED SPEED: 15 MPH
 SIGHT DISTANCE SPEED UTILIZED: 20 MPH
 SIGHT DISTANCE REQUIRED: 225' (LEFT AND RIGHT)



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

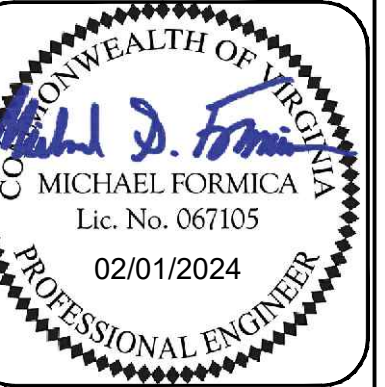


**INTERSECTION SIGHT DISTANCE
 AZURE COURT AND GLADE SPRING DRIVE (LEFT)**
 SCALE: 1"=30' HORIZ.; 1"=3' VERT.



**INTERSECTION SIGHT DISTANCE
 AZURE COURT AND GLADE SPRING DRIVE (RIGHT)**
 SCALE: 1"=30' HORIZ.; 1"=3' VERT.

No.	Revision / Issue	Date



NOT FOR CONSTRUCTION
INTERSECTION SIGHT DISTANCE
AZURE COURT-GLADE SPRING DRIVE

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
 ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
 PROPERTY OF GLADE SPRING CROSSING, LLC
 TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
 TOWN OF BLACKSBURG--PRICES FORK DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

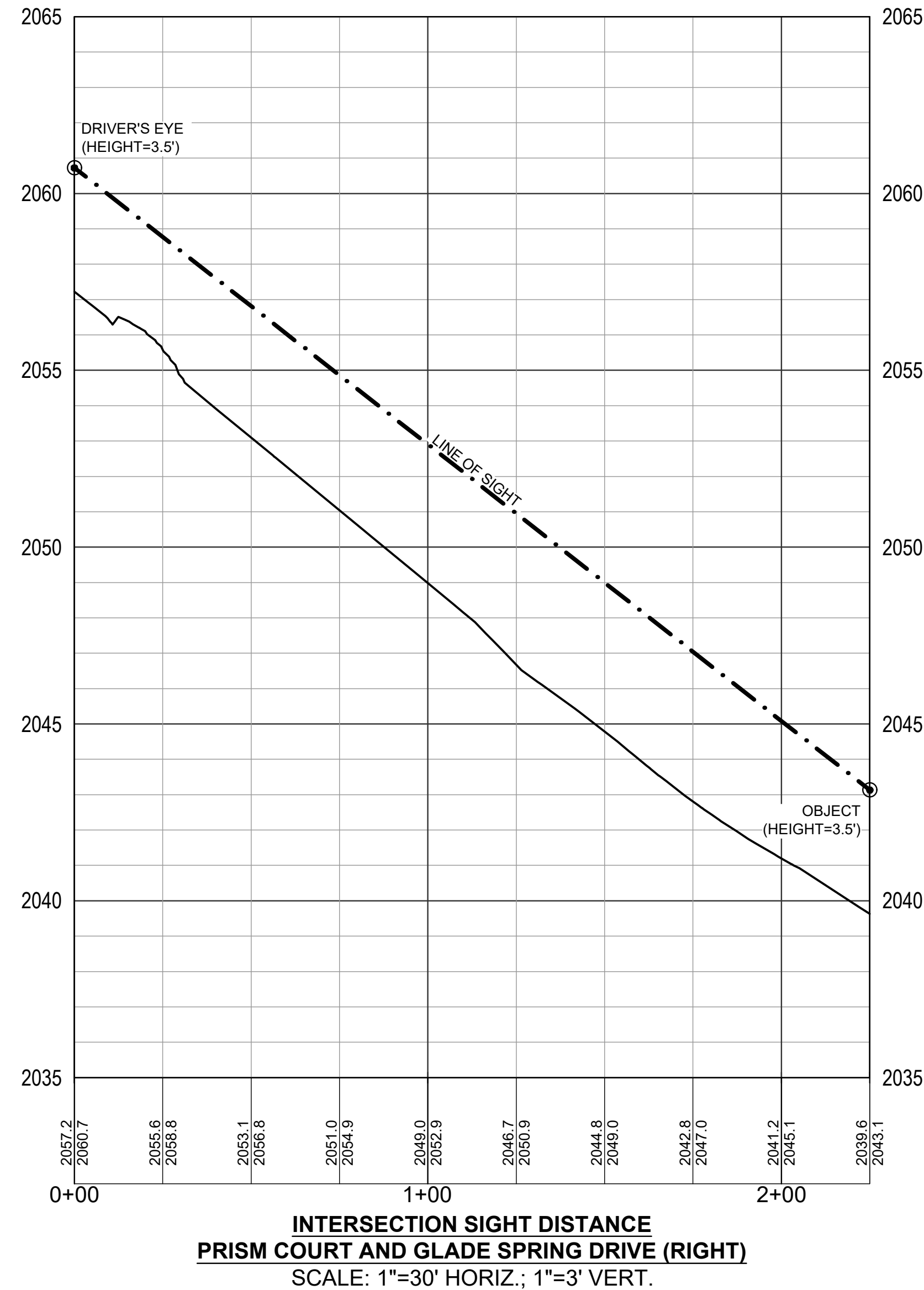
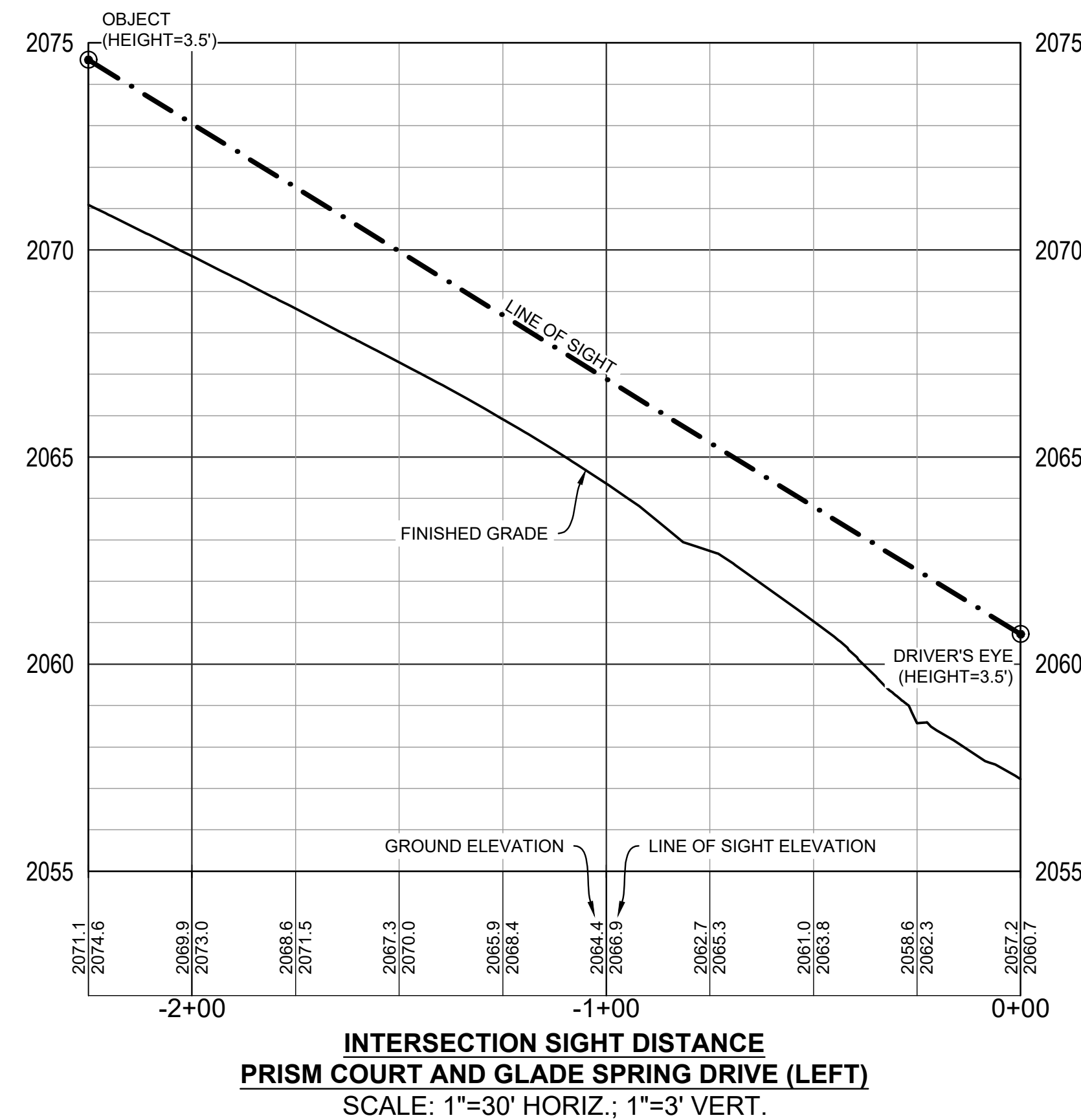
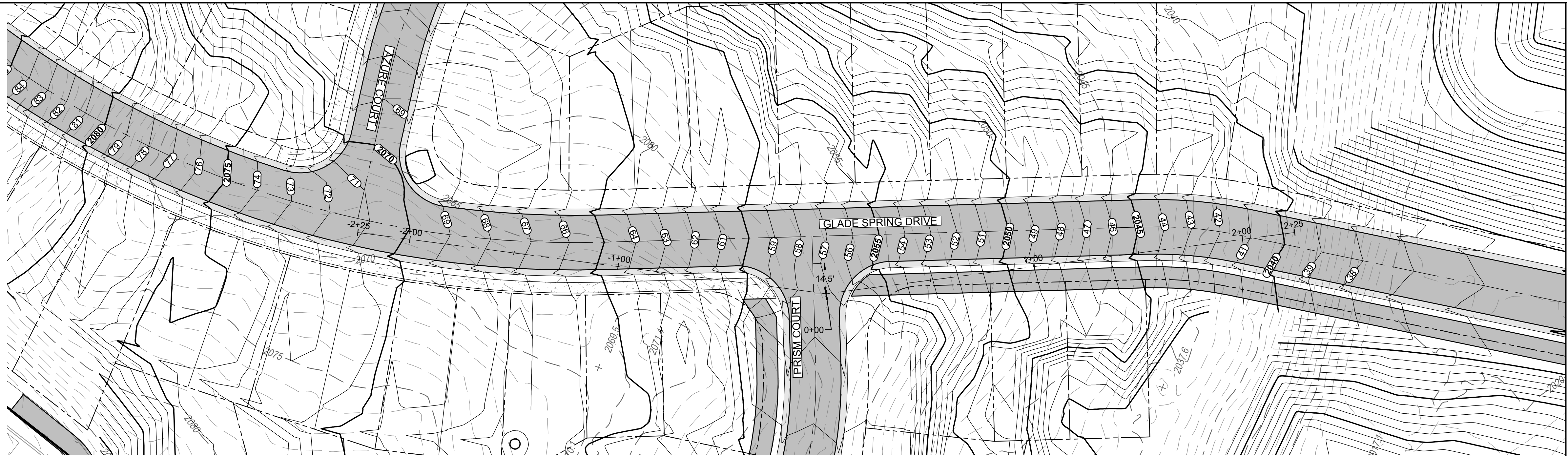
Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 74 of 76	C74

Z:\PROJECTS\GLADE SPRING CROSSING LLC\2023046704CL - GLADE SPRING CROSSING\IEDEN - GLADE SPRING\CAD\PRELIM PLAT CAD\ISD SHEETS.DWG
2/1/2024 11:43:32 AM

INTERSECTION SIGHT DISTANCE NOTES:

GLADE ROAD
POSTED SPEED: 25 MPH
SIGHT DISTANCE SPEED UTILIZED: 30 MPH
SIGHT DISTANCE REQUIRED: 335' (LEFT AND RIGHT)

ALL OTHER STREETS
POSTED SPEED: 15 MPH
SIGHT DISTANCE SPEED UTILIZED: 20 MPH
SIGHT DISTANCE REQUIRED: 225' (LEFT AND RIGHT)



APPROVAL BLOCK

BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870

NO. _____ Revision / Issue _____ Date _____

Michael Formica
MICHAEL FORMICA
Lic. No. 067105
02/01/2024
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

INTERSECTION SIGHT DISTANCE
PRISM COURT-GLADE SPRING DRIVE

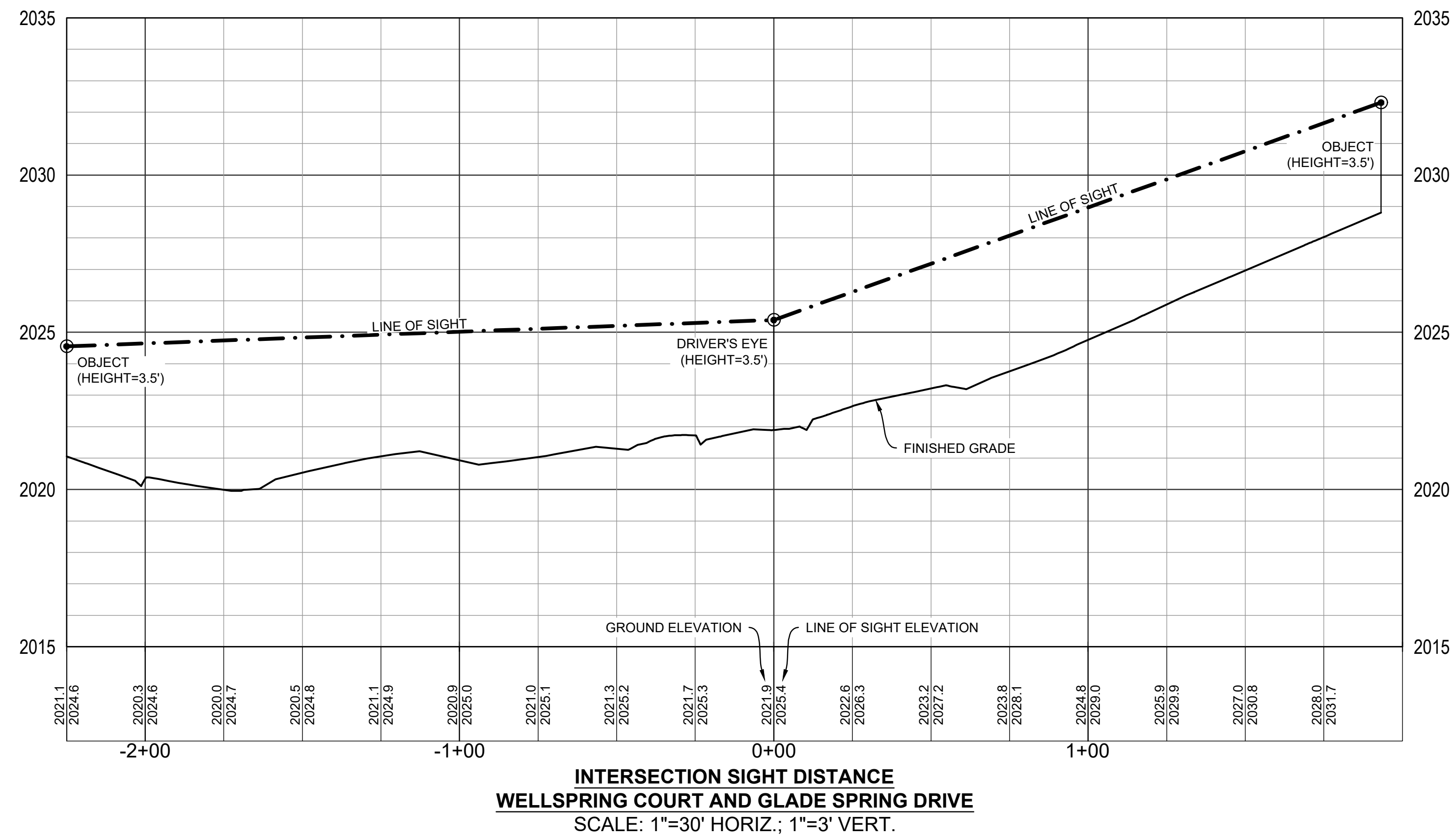
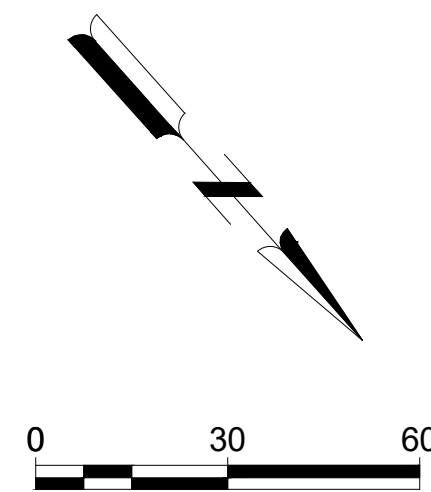
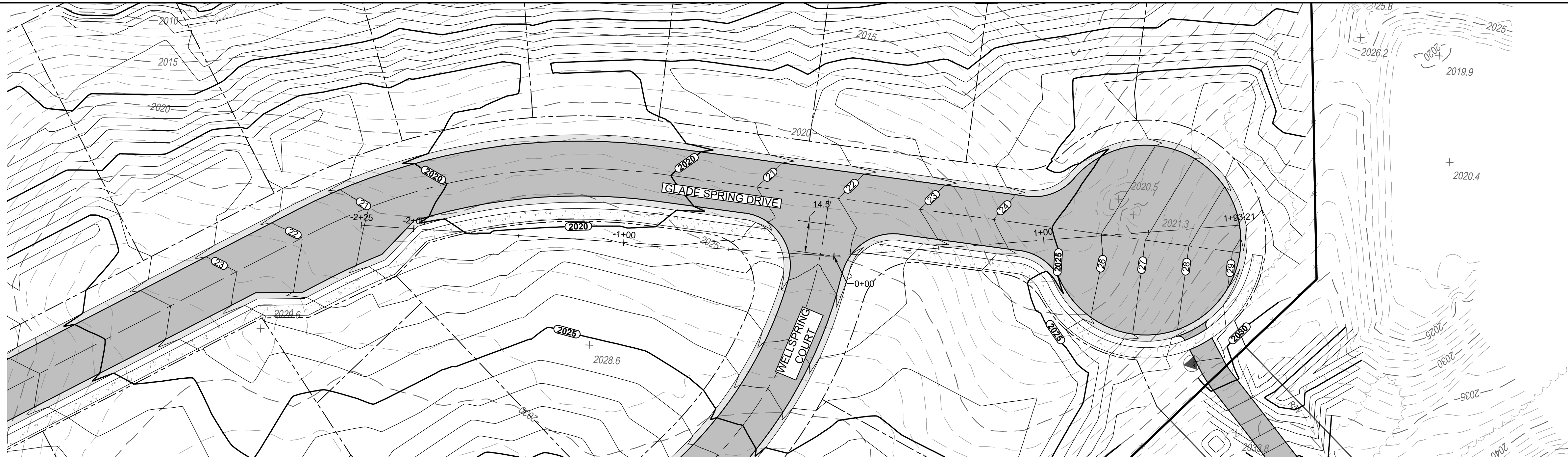
PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 75 of 76	C75

INTERSECTION SIGHT DISTANCE NOTES:

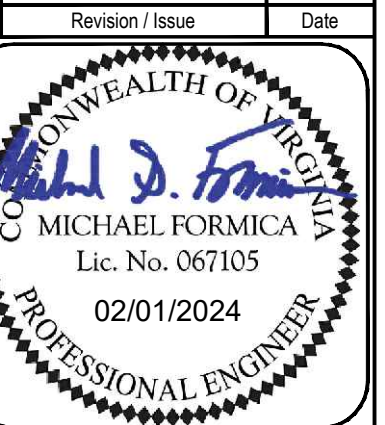
GLADE ROAD
 POSTED SPEED: 25 MPH
 SIGHT DISTANCE SPEED UTILIZED: 30 MPH
 SIGHT DISTANCE REQUIRED: 335' (LEFT AND RIGHT)

ALL OTHER STREETS
 POSTED SPEED: 15 MPH
 SIGHT DISTANCE SPEED UTILIZED: 20 MPH
 SIGHT DISTANCE REQUIRED: 225' (LEFT AND RIGHT)



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER _____	DATE _____
BLACKSBURG TOWN ENGINEER _____	DATE _____

WK DICKSON
 community infrastructure consultants
 1700 KRAFT DRIVE, SUITE 2350
 BLACKSBURG, VIRGINIA 24060
 VOICE 540-617-0870



NOT FOR CONSTRUCTION
INTERSECTION SIGHT DISTANCE
WELLSRING COURT-GLADE SPRING DRIVE

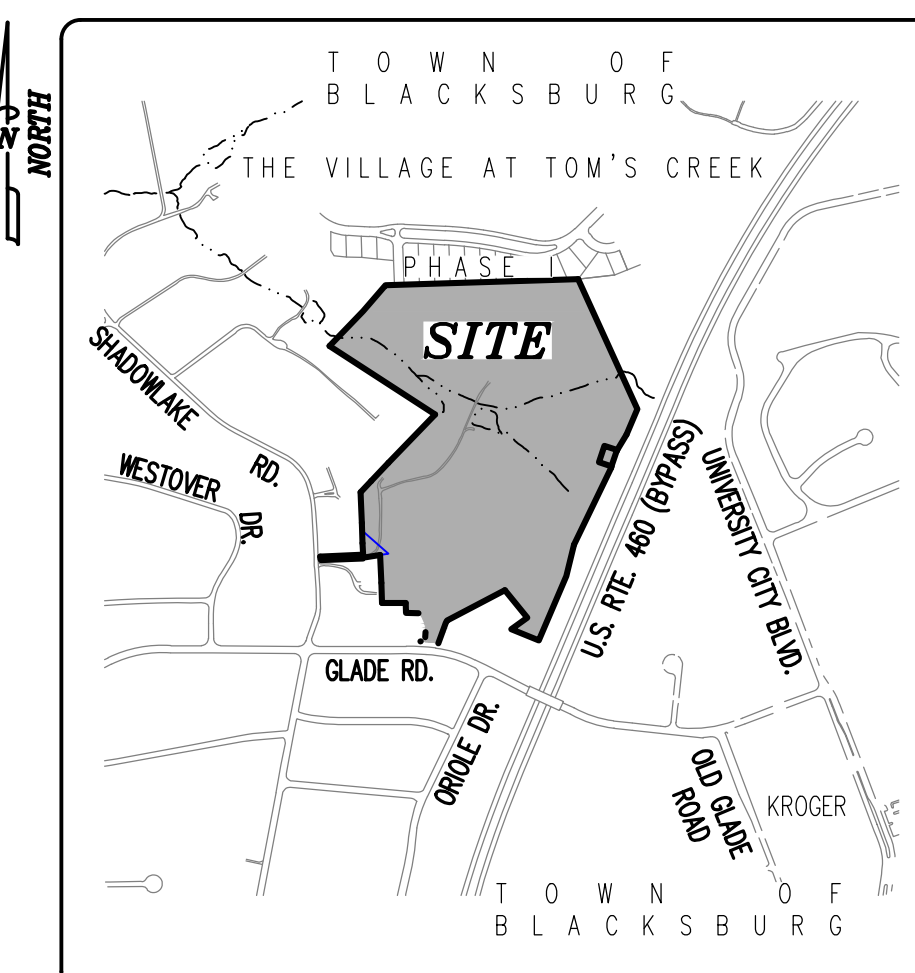
PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
 ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
 PROPERTY OF GLADE SPRING CROSSING, LLC
 TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
 TOWN OF BLACKSBURG--PRICES FORK DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 76 of 76	C76

TOPOGRAPHIC & BOUNDARY SURVEY OF TAX PARCEL 225-(A)-3, 225-(A)-4, 224-(A)-57 & SURROUNDING AREAS SITUATED ALONG GLADE ROAD

TOWN OF BLACKSBURG PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



VICINITY MAP:
SCALE: 1"=±1,000'

BENCH MARKS:

NAME	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM#1	3,615,762.83	10,917,388.96	2080.00	RAILROAD SPIKE SET IN UTILITY POLE C&P #2
BM#2	3,615,241.64	10,918,076.54	2117.00	RAILROAD SPIKE SET IN UTILITY POLE #290-69
BM#3	3,616,246.84	10,918,971.18	2068.18	TOP CENTER OF A VDH MONUMENT
BM#4	3,616,062.24	10,917,852.72	2082.00	RAILROAD SPIKE SET IN UTILITY POLE #290-102
BM#5	3,617,101.01	10,917,839.62	2029.00	TOP OF CAPPED ROD SET 2' SOUTH OF GATE POST

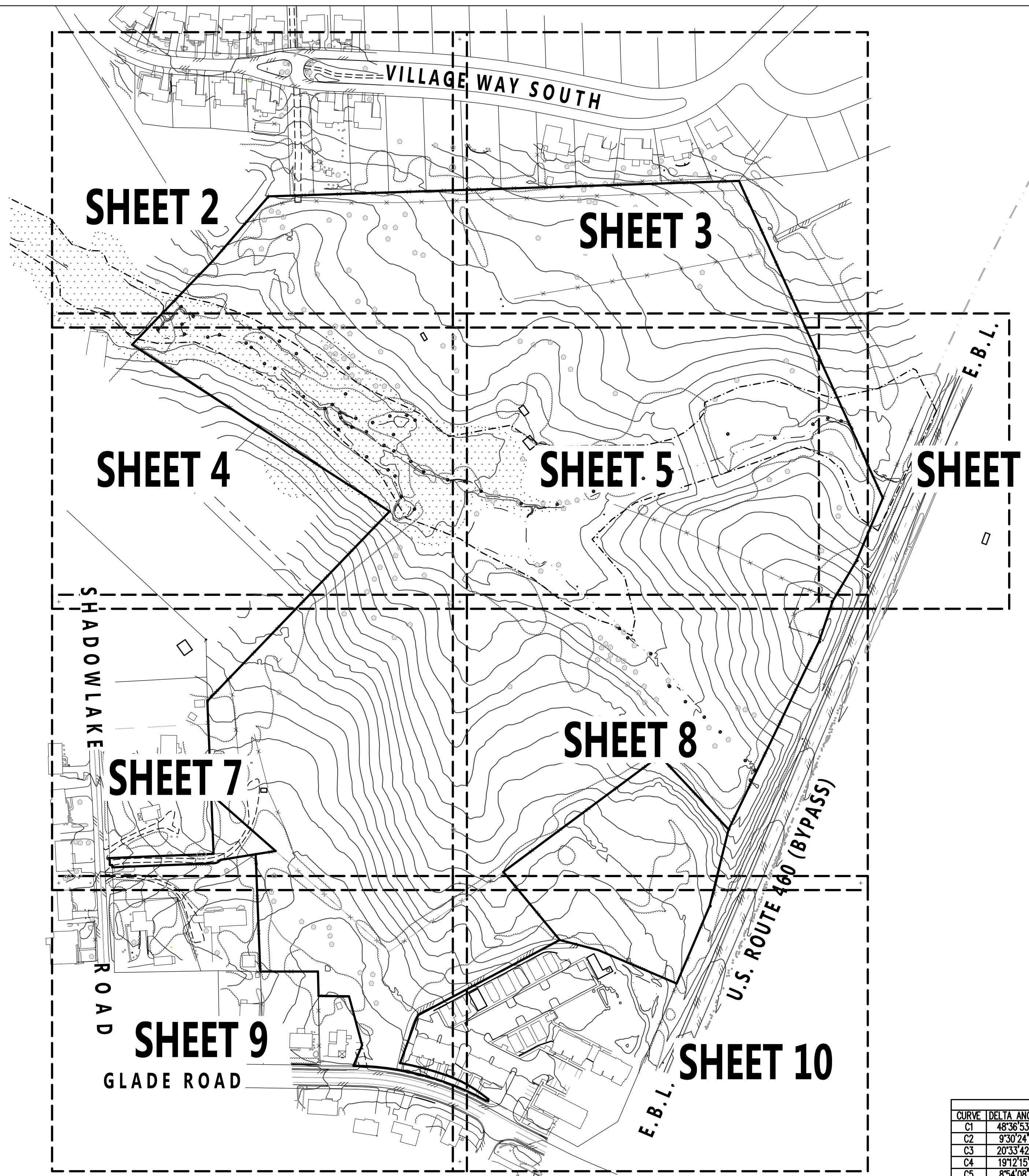
ABBREVIATIONS:

- &=AND
- (TYP.)=TYPICAL
- ⊕=AT
- ±=PLUS OR MINUS
- ABAN.=ABANDONED
- AC.=ACRE(S)
- APCO=APPALACHIAN POWER COMPANY
- APPROX.=APPROXIMATE
- ASCE=AMERICAN SOCIETY OF CIVIL ENGINEERS
- BLDG.=BUILDING
- BLVD.=BOULEVARD
- BR.=BRICK
- BSMT.=BASEMENT
- BTM.=BOTTOM
- C / COMM.=COMMUNICATIONS
- C&G=CURB AND GUTTER
- C&P=CHESAPEAKE & POTOMAC
- CI=CONSTRUCTION INSTITUTE
- CMP=CORRUGATED METAL PIPE
- CO=UTILITY CLEAN OUT
- CONC.=CONCRETE
- CP=COMMUNICATION PEDESTAL
- D.B.=DEED BOOK
- D.E.=DRAINAGE EASEMENT
- DR.=DRIVE
- DWLG.=DWELLING
- E / ELEC.=ELECTRIC
- E.B.L.=EAST BOUND LANE
- E=EAST
- ELEV.=ELEVATION
- EM=ELECTRIC METER
- EP=ELECTRIC PEDESTAL
- EOI=END OF INFORMATION
- ESMT.=EASEMENT
- EX. / EXIST.=EXISTING
- F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.E.S.=FLARED END SECTION
- F.H.=FIRE HYDRANT
- F.I.R.M.=FLOOD INSURANCE RATE MAP
- F/L=FLOWLINE
- FM=FORCE MAIN
- FNC.=FENCE
- FND.=FOUND
- FR.=FRAME
- FT.=FOOT/FEET
- G.=GAS LINE PAINT MARKS
- GM=GAS METER
- GND.=GROUND
- GN=DAY AND NEEL, INC.
- GV=GAS VALVE
- GW(S)=GUY WIRES
- HDPE=HIGH DENSITY POLYETHYLENE PIPE
- Hwy.=HIGHWAY
- INC.=INCORPORATED
- INST.=INSTRUMENT
- INTX.=INTERSECTION
- INvM=INVERT IN
- INvOut=INVERT OUT
- LLC=LIMITED LIABILITY CORPORATION
- L.P.=LIGHT POLE / LAMP POST
- L.S.=LAND SURVEYOR
- LIC.=LICENSE
- LOC.=LOCATION
- LT.=LIGHT
- M.P.H.=MILES PER HOUR
- MH=MANHOLE
- MON.=MONUMENT
- N.F.V.=NOT FIELD VERIFIED
- N/F=NOW OR FORMERLY
- N=NORTH
- NAD=NORTH AMERICAN DATUM
- NAVD=NORTH AMERICAN VERTICAL DATUM
- NO. / #=NUMBER
- OHU=OVERHEAD UTILITY LINE(S)
- P.B.=PLAT BOOK
- P.I.D.=PARCEL IDENTIFICATION
- P.S.S.E.=PUBLIC SANITARY SEWER EASEMENT
- P.U. & D.E.=PUBLIC UTILITY AND DRAINAGE EASEMENT
- P.U.=PUBLIC UTILITY
- P.U.E.=PUBLIC UTILITY EASEMENT
- PED.=PEDESTAL
- PG. / PCS.=PAGE/PAGES
- PH=PHASE
- PROJ.=PROJECT
- PVC=POLYVINYLCHLORIDE PIPE
- R/W=RIGHT-OF-WAY
- R=CAPPED ROD
- RCP=REINFORCED CONCRETE PIPE
- RD.=ROAD
- REG.=REGISTERED
- RET.=RETAINING
- RT.=ROUTE
- S.W.M.F.=STORMWATER MANAGEMENT FACILITY
- S=SOUTH
- SHIT= SHEETS
- STD.=STANDARD
- STY.=STORY
- TEMP.=TEMPORARY
- U.P.=UTILITY POLE
- U.S.=UNITED STATES
- VA.=VIRGINIA
- VAR.=VARIABLE
- VDH=VIRGINIA DEPARTMENT OF HIGHWAYS
- VDOT=VIRGINIA DEPARTMENT OF TRANSPORTATION
- W.=WITH
- W= WATERLINE PAINT MARKS
- W= WEST
- WM= WATER METER
- WV= WATER VALVE
- XFR.= TRANSFORMER

<p>LEGEND:</p> <ul style="list-style-type: none"> — PROPERTY LINE — ADJOINING PROPERTY LINE — DISTANCE — SPECIFIC DISTANCE — R/W ROAD / STREET RIGHT-OF-WAY — EXISTING EASEMENT — TRACT LINE — EXISTING CURB — EXISTING CURB & GUTTER — EXISTING EDGE OF PAVEMENT — EDGE OF GRAVEL — EXISTING WALL — GUARDRAIL — OHU OVERHEAD UTILITY LINE — 15" S EXISTING SANITARY SEWER — 3" FM EXISTING FORCE MAIN (APPROX. LOC.) — 18" CMP EXISTING STORM SEWER — EXISTING FENCE LINE — EXISTING BUILDING — WATER FEATURE / FLOW — GAS LINE PAINT MARKS — COMMUNICATION PAINT MARKS — ELECTRIC LINE PAINT MARKS — W WATER LINE PAINT MARKS — EXISTING TREELINE — MAJOR CONTOUR LINE — MINOR CONTOUR LINE — DEPRESSED CONTOUR — PAINTED / PARKING STRIPE — SUBDIVISION PHASE LINE 	<ul style="list-style-type: none"> - - - FLOOD ZONE BOUNDARY (APPROX.) - - - CREEK VALLEY OVERLAY (APPROX.) ○ EXISTING SIGN ○ PROPERTY CORNER ○ ROD FOUND ○ PIPE FOUND □ CONCRETE HIGHWAY MONUMENT FOUND ● CAPPED ROD SET ○ L.P. LIGHT POLE ○ U.P. UTILITY POLE ● UTILITY POLE W/ LIGHT ● EM ELECTRIC METER ○ WV WATER VALVE ○ F.H. FIRE HYDRANT □ WM WATER METER ○ MANHOLE → GUY WIRE ○ CO UTILITY CLEAN OUT ○ GV GAS VALVE △ GM GAS METER □ CP COMMUNICATION PEDESTAL ○ BENCH MARK ○ SPOT ELEVATION ○ TRUNCATED SPOT ELEVATION ○ BOLLARD ○ TREE ○ MATCH MARK SYMBOL ○ POLE / POST ○ SUBDIVISION LOT NUMBER ○ B10 FIELD LOCATED WETLAND FLAG & No.
--	---

NOTES:

1. THIS SURVEY WAS PREPARED FOR: CARY W. HOPPER, AND REFLECTS FIELD CONDITIONS AS OF THE DATE SHOWN AND UTILIZES RECORD RESEARCH CONDUCTED ON 04/26/22.
 2. CURRENT OWNER & LEGAL REFERENCES:
GLADE HGTS, LLC, INST. NO. 2021002479
TAX PARCEL NO. 224-(A)-57; P.L.D. #011210 - (PARCEL ONE IN DEED) P.B. 28 PG. 140; P.B. 22 PG. 92
TAX PARCEL NO. 225-(A)-3; P.L.D. #011232 - (PARCEL TWO IN DEED) PLAT IN INST. NO'S. 2021003553 & 2013006770; P.B. 28 PG. 140; P.B. 22 PG. 92
TAX PARCEL NO. 225-(A)-4; P.L.D. #015305 - (PARCEL THREE IN DEED) PLAT IN INST. NO. 2021003553; P.B. 28 PG. 140
SITE ADDRESS: #1906 SHADOW LAKE ROAD, BLACKSBURG, VA. 24060
MAILING ADDRESS: #707 SOUTH MAIN STREET, BLACKSBURG, VA. 24060
 3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
 4. THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF RALPH O. CLEMENTS, L.S. LIC. #1864, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; AND FROM PHOTOGRAMMETRIC MAPPING PREPARED UNDER DIRECT AND RESPONSIBLE CHARGE OF JOSEPH M. KOVACH, SURVEYOR PHOTOGRAMMETRIST LIC. NO. 56. THE IMAGERY WAS OBTAINED ON 02/09/2022 AND THE ORIGINAL FIELD DATA WAS OBTAINED DURING APRIL AND MAY, 2022; AND THAT THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA USING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
 5. ELEVATIONS AS SHOWN HEREON, ARE BASED ON NAVD 88 VERTICAL DATUM. HORIZONTAL DATUM, AS SHOWN HEREON, IS BASED ON GRID NORTH, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(NA2011), EPOCH 2010.00. HORIZONTAL AND VERTICAL UNITS OF MEASUREMENT UTILIZED IS U.S. SURVEY FOOT.
 6. CONTOUR INTERVAL=1 FT.
 7. PROPERTY LINES, AS SHOWN HEREON, ARE BASED ON AN ACTUAL FIELD SURVEY, USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD.
 8. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A F.E.M.A. DESIGNATED 0.2% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA ("SFHA"). SAID PORTION OF THE SUBJECT PROPERTY LIES IN "SHADED ZONE 'X' - OTHER FLOOD AREAS"; THE REMAINDER OF THE SUBJECT PROPERTY LIES IN "ZONE 'X' - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO'S. 51121C0127C & 51121C0131C, EFFECTIVE DATE OF 09/25/2009. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
 9. NOTES REGARDING UTILITIES:
FORESIGHT DESIGN SERVICES, INC. AND THE LAND SURVEYOR WHOSE NAME AND SEAL IS AFFIXED HERETO, ASSUMES NO LIABILITY FOR THE LOCATION, INCLUSION, OMISSION, EXISTENCE, OPERATIONS OF, INTERRUPTIONS OF OPERATIONS OR REPAIRS TO ANY UTILITY STRUCTURE OR FACILITY, ABOVE, OR BELOW GROUND, EITHER SHOWN OR NOT SHOWN ON THESE DRAWINGS. FORESIGHT DESIGN SERVICES, INC. CONTACTED VAB11'S "POSITIVE RESPONSE SYSTEM" ON 05/05/2022 AND 05/13/2022, WAS ISSUED THREE (3) TICKETS, AND WERE GIVEN THE FOLLOWING RESULTS OF THE UTILITY MARKINGS:
TICKET #B1250024-008
APPALACHIAN POWER (AEP111) - RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"
BLACKSBURG-WATER & SEWER (BK8173) - RESPONSE: "MARKED"
COMCAST (CMCS03) - RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"
ATMOS ENERGY (UCB437) - RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"
VERIZON (VZNB04) - RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"
TICKET #B12500280-008
APPALACHIAN POWER (AEP111) - RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"
BLACKSBURG-WATER & SEWER (BK8173) - RESPONSE: "MARKED UP TO PRIVATELY OWNED UTILITY"
COMCAST (CMCS03) - RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"
FIBERLIGHT (FBL411) - RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"
MIDDLE MILE INFRASTRUCTURE (MMI232) - "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"
ATMOS ENERGY (UCB437) - RESPONSE: "MARKED"
VERIZON (VZNB04) - RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"
TICKET #B13302094-008
APPALACHIAN POWER (AEP111) - RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"
BLACKSBURG-WATER & SEWER (BK8173) - RESPONSE: "MARKED"
BLACKSBURG BROADBAND (BBG951) - RESPONSE: "MARKED"
COMCAST (CMCS03) - RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"
ATMOS ENERGY (UCB437) - RESPONSE: "MARKED"
VERIZON (VZNB04) - RESPONSE: "MARKED"
- LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE, BASED ON AVAILABLE SURFACE STRUCTURES, SUCH AS VALVES, MANHOLES, ETC. AND RECORD INFORMATION. VISIBLE UTILITY STRUCTURES WERE LOCATED IN ACCORDANCE WITH O/ASCE 38-02 (CONSTRUCTION INSTITUTE OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS) QUALITY LEVEL 'C', WHICH IS DEFINED IN O/ASCE 38-02 AS FOLLOWS: UTILITY QUALITY LEVEL 'C': INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL 'D' INFORMATION. ADDITIONAL UNDERGROUND UTILITY FEATURES DEPICTED HEREON MAY BE BASED ON SURFACE EVIDENCE AND/OR O/ASCE 38-02 QUALITY LEVEL 'D', DEFINED THEREIN AS FOLLOWS: UTILITY QUALITY LEVEL 'D': INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS. SURFACE MARKINGS PROVIDED BY MISS UTILITY RESPONDERS MAY NOT CORRELATE TO O/ASCE STD. 38-02 DEFINITIONS AND QUALITY LEVEL INDICATORS FOR THOSE MARKS ARE NOT SHOWN HEREON. 48 HOURS PRIOR TO ANY EXCAVATION, "VAB11" MUST BE NOTIFIED BY PHONE AT 1-800-552-7001, OR BY DIALING 811 IN VIRGINIA. INVERT ELEVATIONS, AS SHOWN HEREON, ARE LISTED IN A CLOCKWISE DIRECTION FROM THE OUTLET PIPE. PIPE SIZES, MATERIAL, AND INVERT ELEVATIONS SHOWN ARE BASED ON OBSERVATIONS MADE FROM GROUND SURFACE, AND THEREFORE MAY BE CONSIDERED APPROXIMATE. NO CONFINED SPACE ENTRY HAS BEEN MADE TO OBTAIN STRUCTURE INTERIOR DATA SHOWN HEREON.



SITE MAP & SHEET INDEX:
SCALE: 1"=150'

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD	CHORD BEARING
C1	48°36'53"	20.00'	16.97'	9.03'	16.47'	S 63°19'41" W
C2	9°30'24"	614.46'	101.95'	51.09'	101.84'	S 75°16'05" E
C3	20°33'42"	289.18'	103.78'	52.45'	103.22'	S 60°14'02" E
C4	19°12'15"	599.46'	200.93'	101.41'	199.99'	N 70°40'50" W
C5	8°54'08"	93.14'	46.66'	93.05'	N 84°43'51" W	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°55'07" W	1.60'
L2	N 02°31'52" W	5.00'
L3	S 87°38'08" W	4.99'
L4	N 02°31'52" W	15.00'
L5	S 53°57'57" W	5.70'

SHEET INDEX:

- SHEET 1: NOTES, SHEET INDEX, VICINITY MAP, ABBREVIATIONS, LEGEND, LINE & CURVE TABLES ETC.
- SHEETS 2 THRU 10: BOUNDARY AND TOPOGRAPHIC SURVEY

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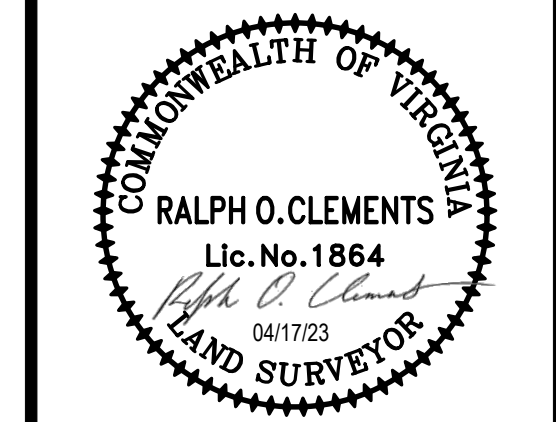
1260 Radford Street
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Fax: (540) 381-2773
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**TOPOGRAPHIC & BOUNDARY SURVEY OF
TAX PARCEL 225-(A)-3, 225-(A)-4,
224-(A)-57 & SURROUNDING AREAS
SITUATED ALONG
GLADE ROAD**

TOWN OF BLACKSBURG PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA



REVISIONS		
NO.	COMMENTS	DATE
1	ADDED BUILDINGS	04/17/23

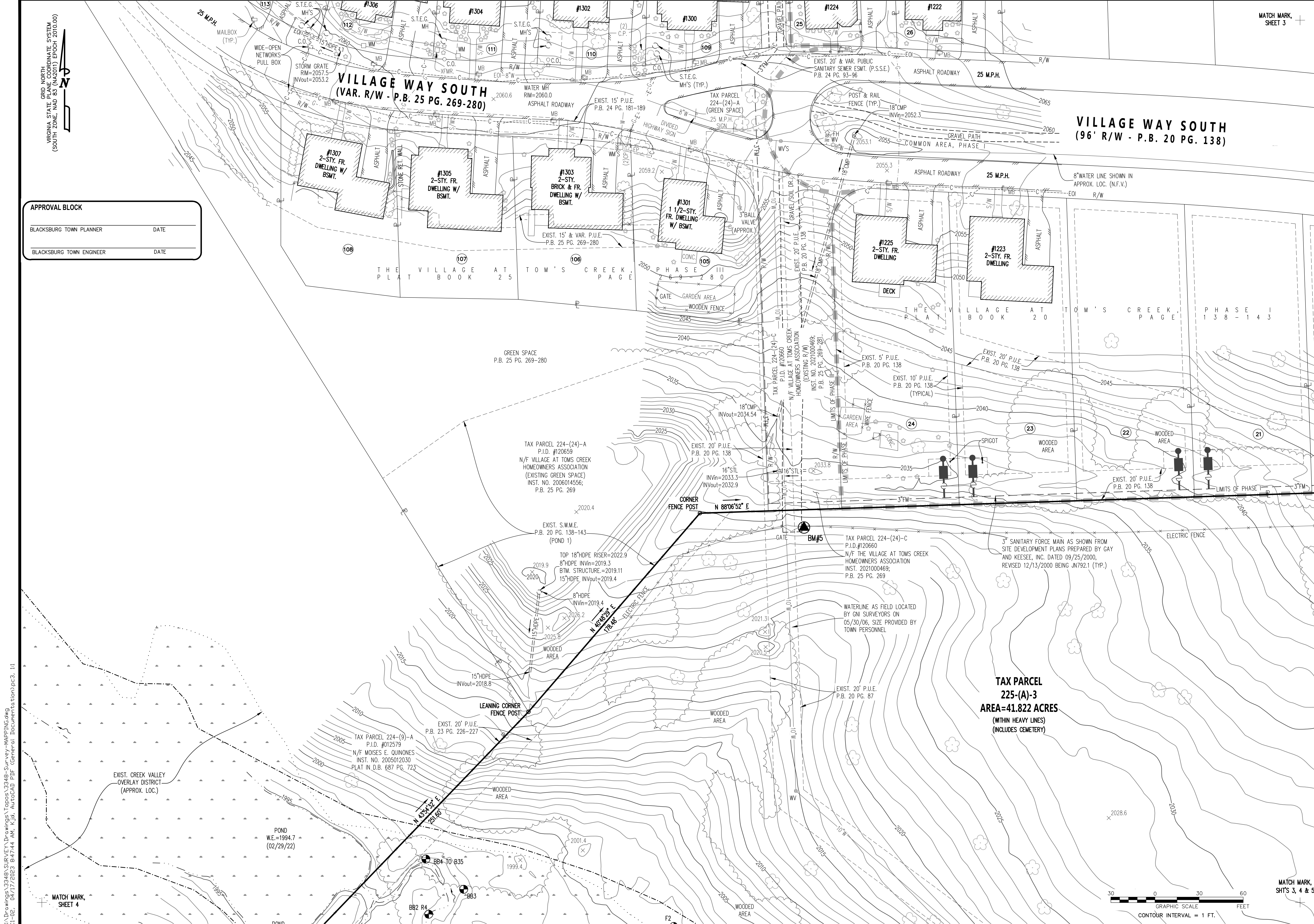
PROJECT TEAM		
PM	ROC	
TECH	MTM, KJD	
CREW	SCL, VGH	

ISSUE DATE		
04/28/22		

FDS JOB NO.		
3348		

SHEET NUMBER		
1 OF 10		

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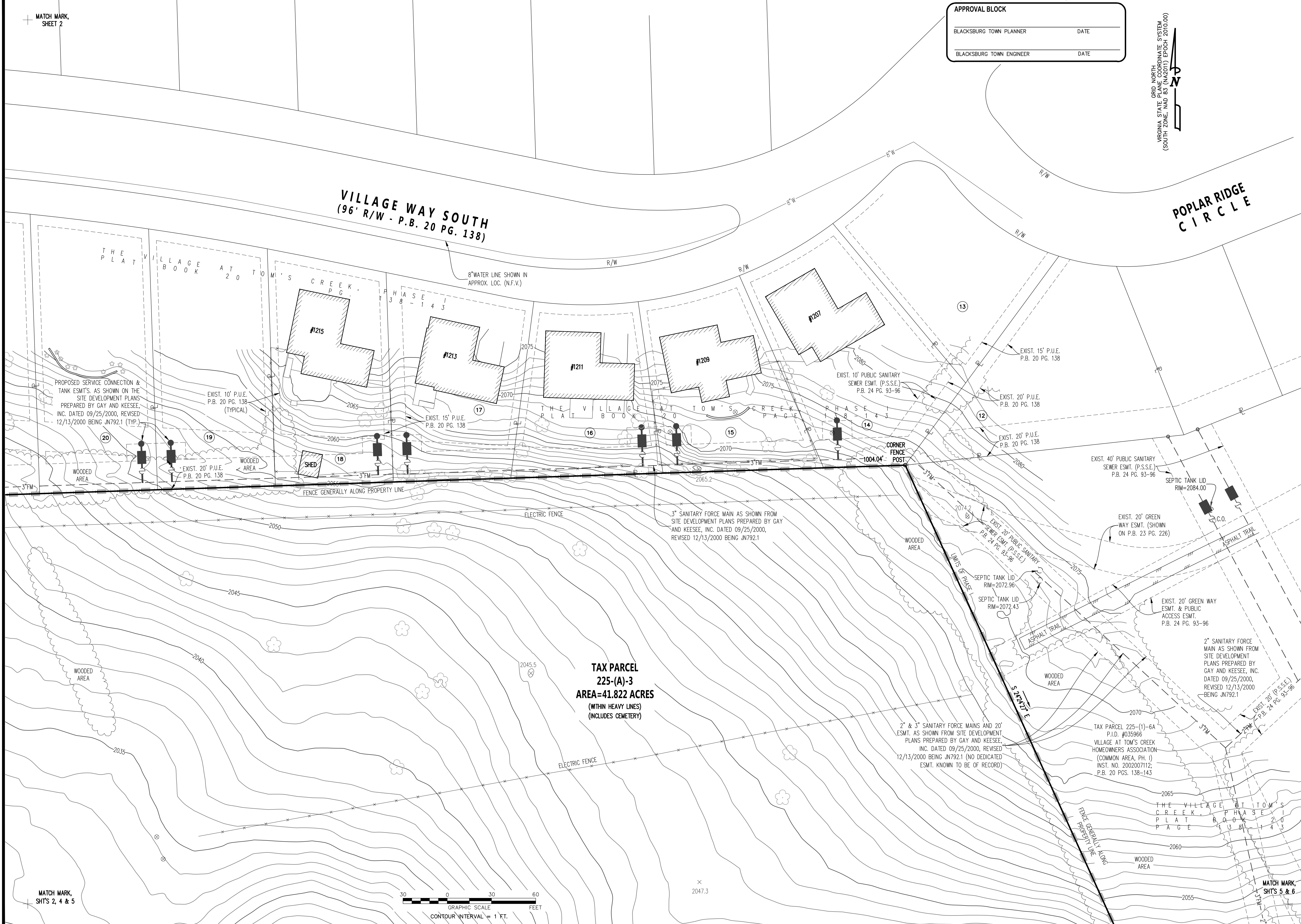
MATCH MARK, SHEET 2

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

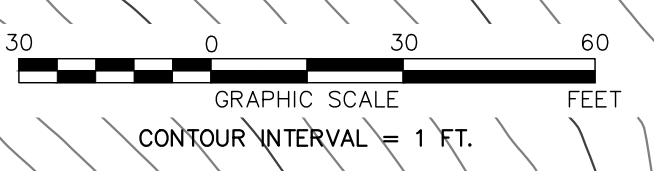
GRID NORTH
 VIRGINIA STATE PLANE COORDINATE SYSTEM
 (SOUTH ZONE, NAD 83 (NAZD83)) EPOCH 2010.00

VILLAGE WAY SOUTH
 (96' R/W - P.B. 20 PG. 138)

POPLAR RIDGE CIRCLE



TAX PARCEL 225-(A)-3
AREA=41.822 ACRES
 (WITHIN HEAVY LINES)
 (INCLUDES CEMETERY)



MATCH MARK, SHEETS 2, 4 & 5

MATCH MARK, SHEETS 5 & 6

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TOPOGRAPHIC & BOUNDARY SURVEY OF TAX PARCEL 225-(A)-3, 225-(A)-4, 224-(A)-57 & SURROUNDING AREAS SITUATED ALONG GLADE ROAD
 TOWN OF BLACKSBURG PRICES FORK MAGISTERIAL DISTRICT MONTGOMERY COUNTY, VIRGINIA

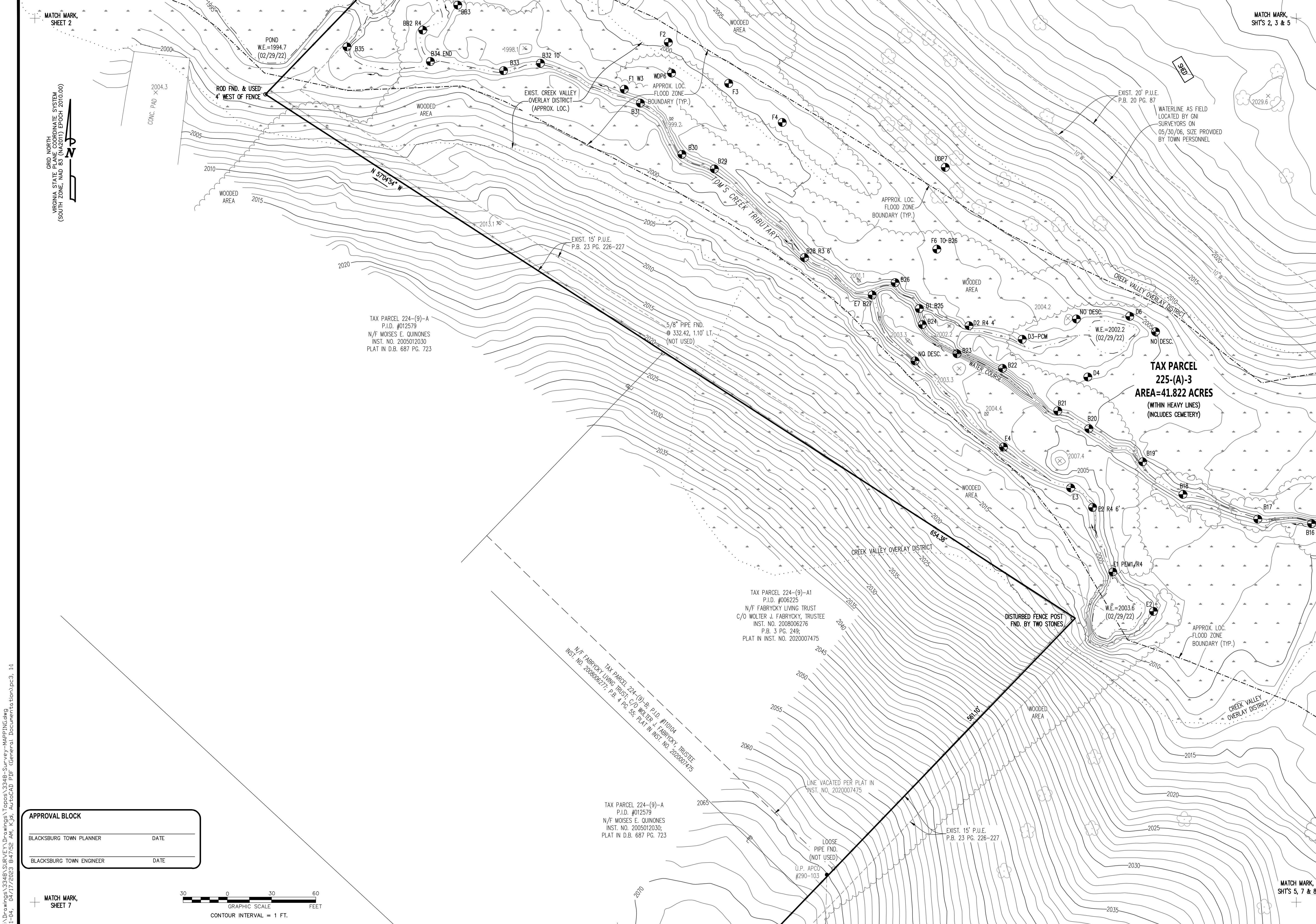


REVISIONS		
NO.	COMMENTS	DATE
1	ADDED BUILDINGS	04/17/23

PROJECT TEAM	
PM	ROC
TECH	MTM, KJD
CREW	SCL, VGH

ISSUE DATE	04/28/22
FDS JOB NO.	3348
TOPOGRAPHIC & BOUNDARY SURVEY	
SHEET NUMBER	3 OF 10

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MATCH MARK, SHEET 2

GRID NORTH
 VIRGINIA STATE PLANE COORDINATE SYSTEM
 (SOUTH ZONE, NAD 83 (NA2011) EPOCH 2010.00)

MATCH MARK, SHITS 2, 3 & 5

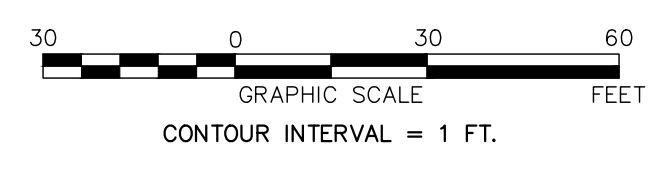
TAX PARCEL 224-(9)-A
 P.I.D. #012579
 N/F MOISES E. QUINONES
 INST. NO. 2005012030
 PLAT IN D.B. 687 PG. 723

TAX PARCEL 224-(9)-A1
 P.I.D. #006225
 N/F FABRYCKY LIVING TRUST
 C/O WOLTER J. FABRYCKY, TRUSTEE
 INST. NO. 2008006276
 P.B. 3 PG. 249
 PLAT IN INST. NO. 2020007475

TAX PARCEL 224-(9)-A
 P.I.D. #012579
 N/F MOISES E. QUINONES
 INST. NO. 2005012030
 PLAT IN D.B. 687 PG. 723

TAX PARCEL 225-(A)-3
AREA=41.822 ACRES
 (WITHIN HEAVY LINES)
 (INCLUDES CEMETERY)

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



MATCH MARK, SHEET 7

MATCH MARK, SHITS 5, 7 & 8

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**TOPOGRAPHIC & BOUNDARY SURVEY OF
 TAX PARCEL 225-(A)-3, 225-(A)-4,
 224-(A)-57 & SURROUNDING AREAS
 SITUATED ALONG
 GLADE ROAD**

TOWN OF BLACKSBURG PRICES FORK MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

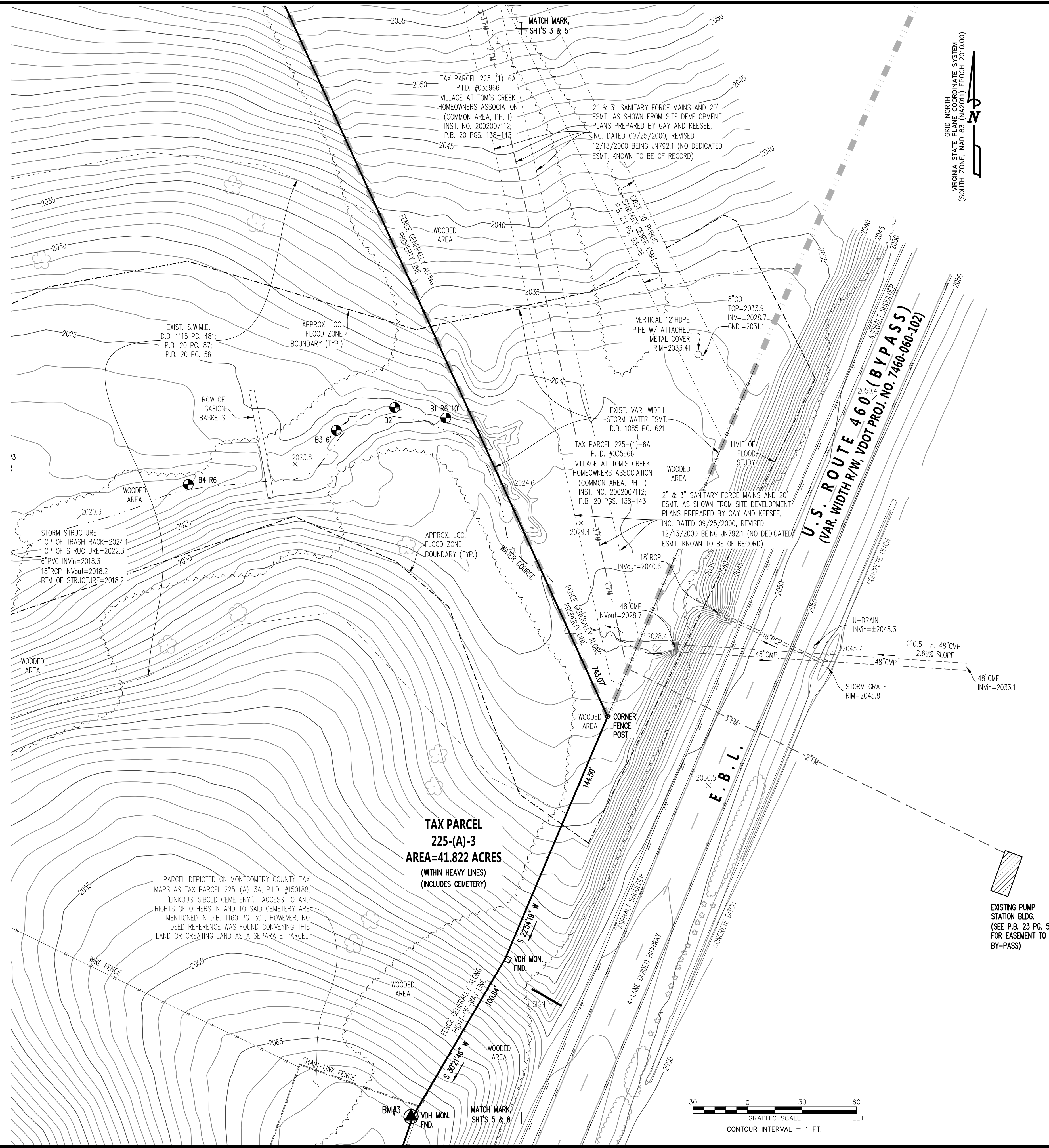


REVISIONS		
NO.	COMMENTS	DATE
1	ADDED BUILDINGS	04/17/23

PROJECT TEAM	
PM	ROC
TECH	MTM, KJD
CREW	SCL, VGH
ISSUE DATE	
04/28/22	
FDS JOB NO.	
3348	
TOPOGRAPHIC & BOUNDARY SURVEY	
SHEET NUMBER	
4 OF 10	

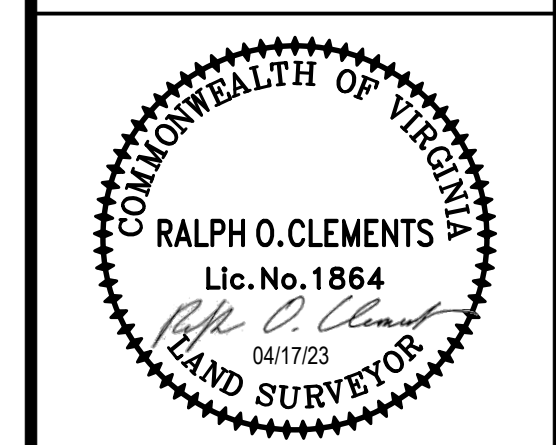
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**TOPOGRAPHIC & BOUNDARY SURVEY OF
 TAX PARCEL 225-(A)-3, 225-(A)-4,
 224-(A)-57 & SURROUNDING AREAS
 SITUATED ALONG
 GLADE ROAD**
 TOWN OF BLACKSBURG PRICES FORK MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA



REVISIONS		
NO.	COMMENTS	DATE
1	ADDED BUILDINGS	04/17/23

PROJECT TEAM	
PM	ROC
TECH	MTM, KJD
CREW	SCL, VGH

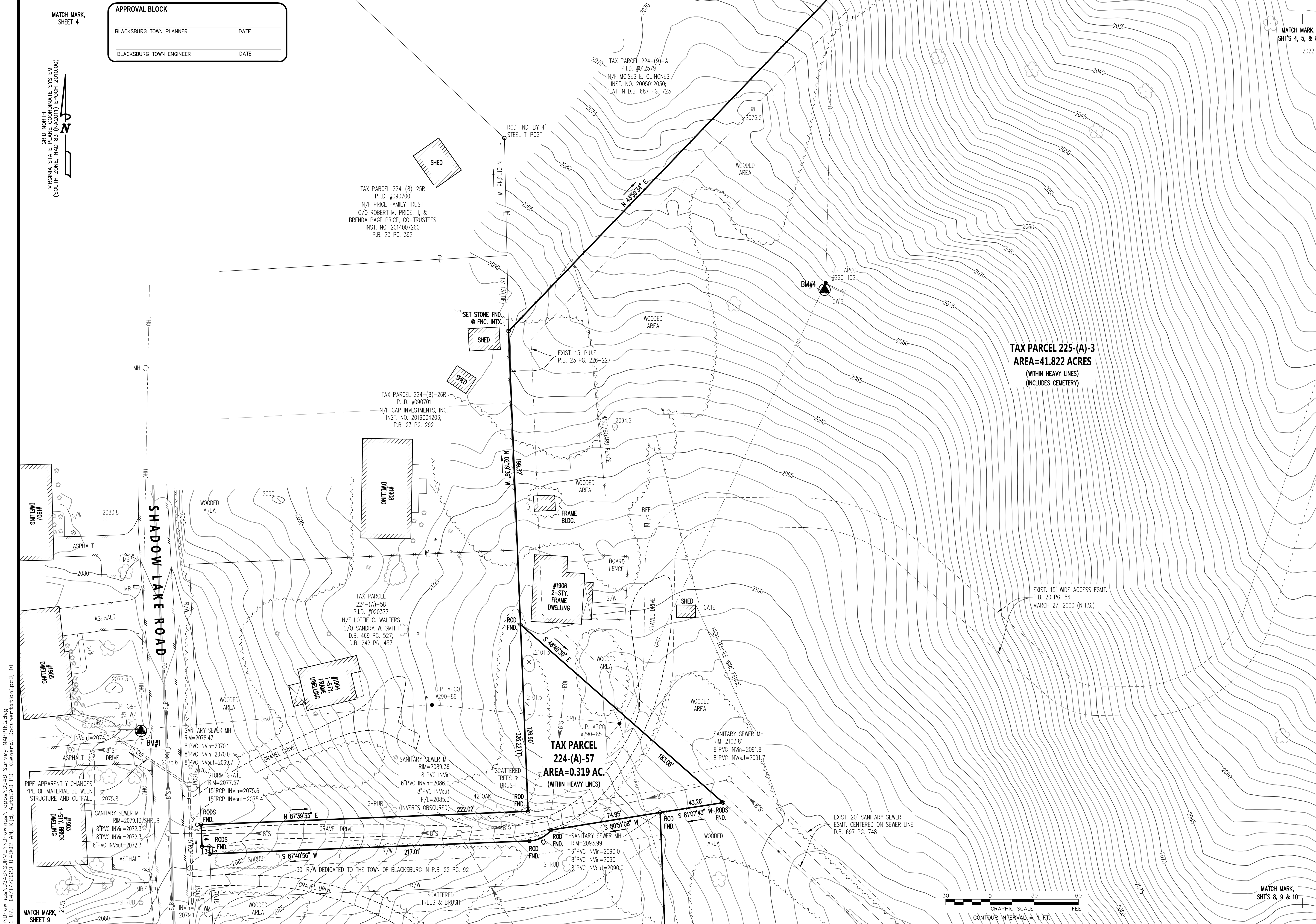
ISSUE DATE
 04/28/22

FDS JOB NO.
 3348

TOPOGRAPHIC & BOUNDARY SURVEY

SHEET NUMBER
 6 OF 10

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



APPROVAL BLOCK

BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

MATCH MARK, SHEET 4

VIRGINIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE, NAD 83 (NAD83) EPOCH 2010.00)

MATCH MARK, SHEETS 4, 5, & 8
2022.5

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**TOPOGRAPHIC & BOUNDARY SURVEY OF
TAX PARCEL 225-(A)-3, 225-(A)-4,
224-(A)-57 & SURROUNDING AREAS
SITUATED ALONG
GLADE ROAD**

TOWN OF BLACKSBURG PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA



REVISIONS

NO.	COMMENTS	DATE
1	ADDED BUILDINGS	04/17/23

PROJECT TEAM

PM	ROC
TECH	MTM, KJD
CREW	SCL, VGH

ISSUE DATE: 04/28/22

FDS JOB NO.: 3348

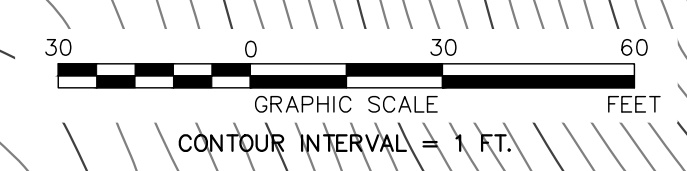
TOPOGRAPHIC & BOUNDARY SURVEY

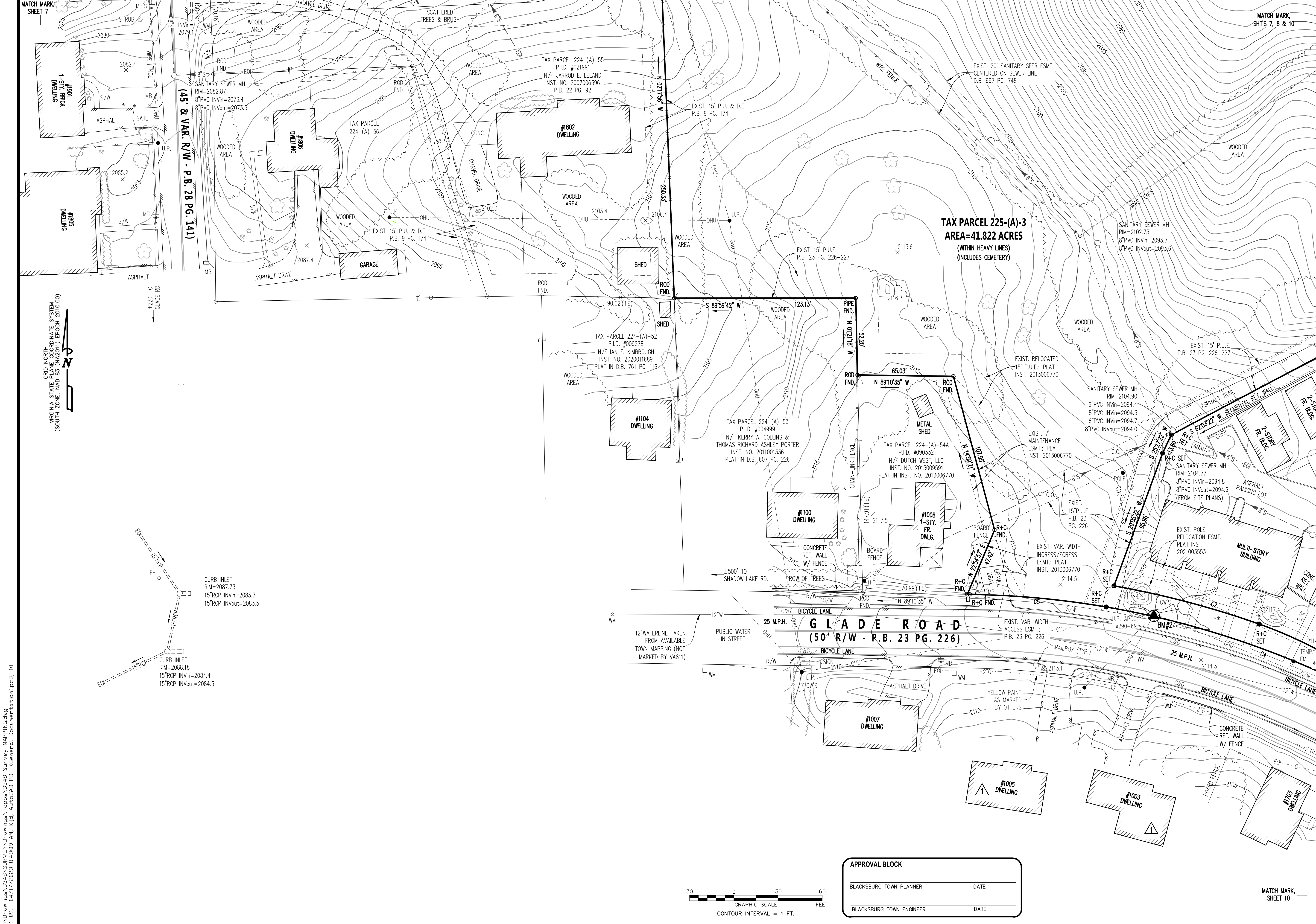
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MATCH MARK, SHEET 9

MATCH MARK, SHEETS 8, 9 & 10

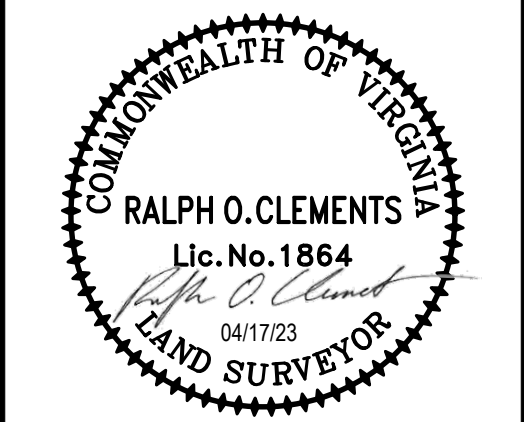




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**TOPOGRAPHIC & BOUNDARY SURVEY OF
 TAX PARCEL 225-(A)-3, 225-(A)-4,
 224-(A)-57 & SURROUNDING AREAS
 SITUATED ALONG
 GLADE ROAD**
 TOWN OF BLACKSBURG PRICES FORK MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

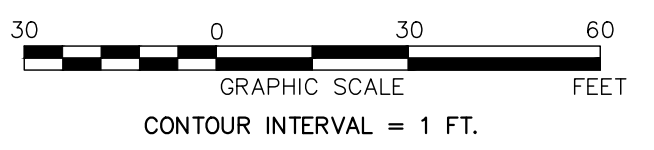


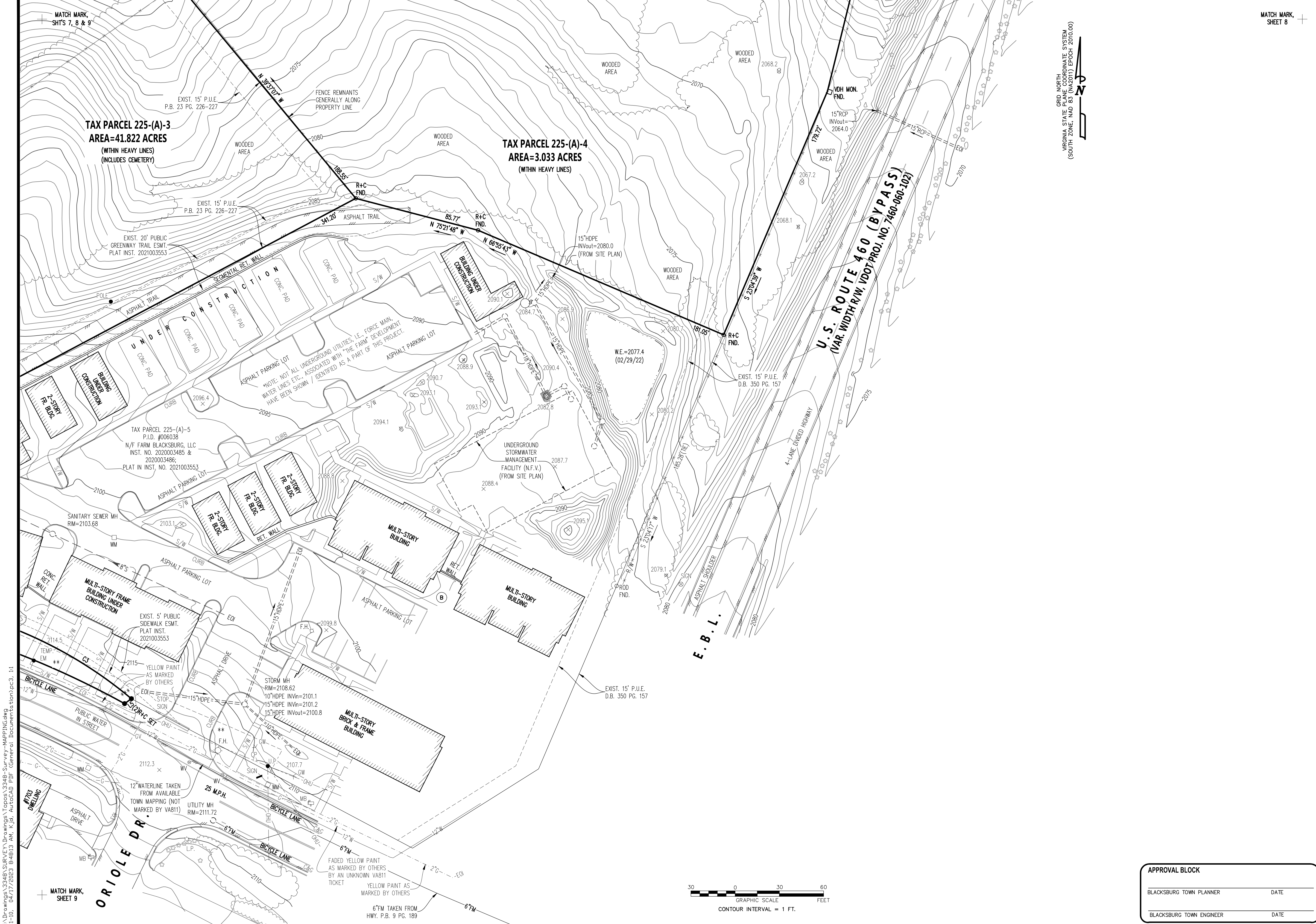
REVISIONS		
NO.	COMMENTS	DATE
1	ADDED BUILDINGS	04/17/23

PROJECT TEAM	
PM	ROC
TECH	MTM, KJD
CREW	SCL, VGH

ISSUE DATE	04/28/22
FDS JOB NO.	3348
PROJECT TITLE	TOPOGRAPHIC & BOUNDARY SURVEY
SHEET NUMBER	9 OF 10

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE





GRID NORTH
 VIRGINIA STATE PLANNING COORDINATE SYSTEM
 (SOUTH ZONE, NAD 83 (NAD2011) EPOCH 2016.00)

MATCH MARK,
 SHEET 8

MATCH MARK,
 SHTS 7, 8 & 9

MATCH MARK,
 SHEET 9

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**TOPOGRAPHIC & BOUNDARY SURVEY OF
 TAX PARCEL 225-(A)-3, 225-(A)-4,
 224-(A)-57 & SURROUNDING AREAS
 SITUATED ALONG
 GLADE ROAD
 TOWN OF BLACKSBURG PRICES FORK MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA**



REVISIONS		
NO.	COMMENTS	DATE
1	ADDED BUILDINGS	04/17/23

PROJECT TEAM	
PM	ROC
TECH	MTM, KJD
CREW	SCL, VGH

ISSUE DATE
 04/28/22

FDS JOB NO.
 3348

TOPOGRAPHIC &
 BOUNDARY SURVEY

SHEET NUMBER
 10 OF 10

APPROVAL BLOCK

BLACKSBURG TOWN PLANNER _____ DATE _____

BLACKSBURG TOWN ENGINEER _____ DATE _____

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