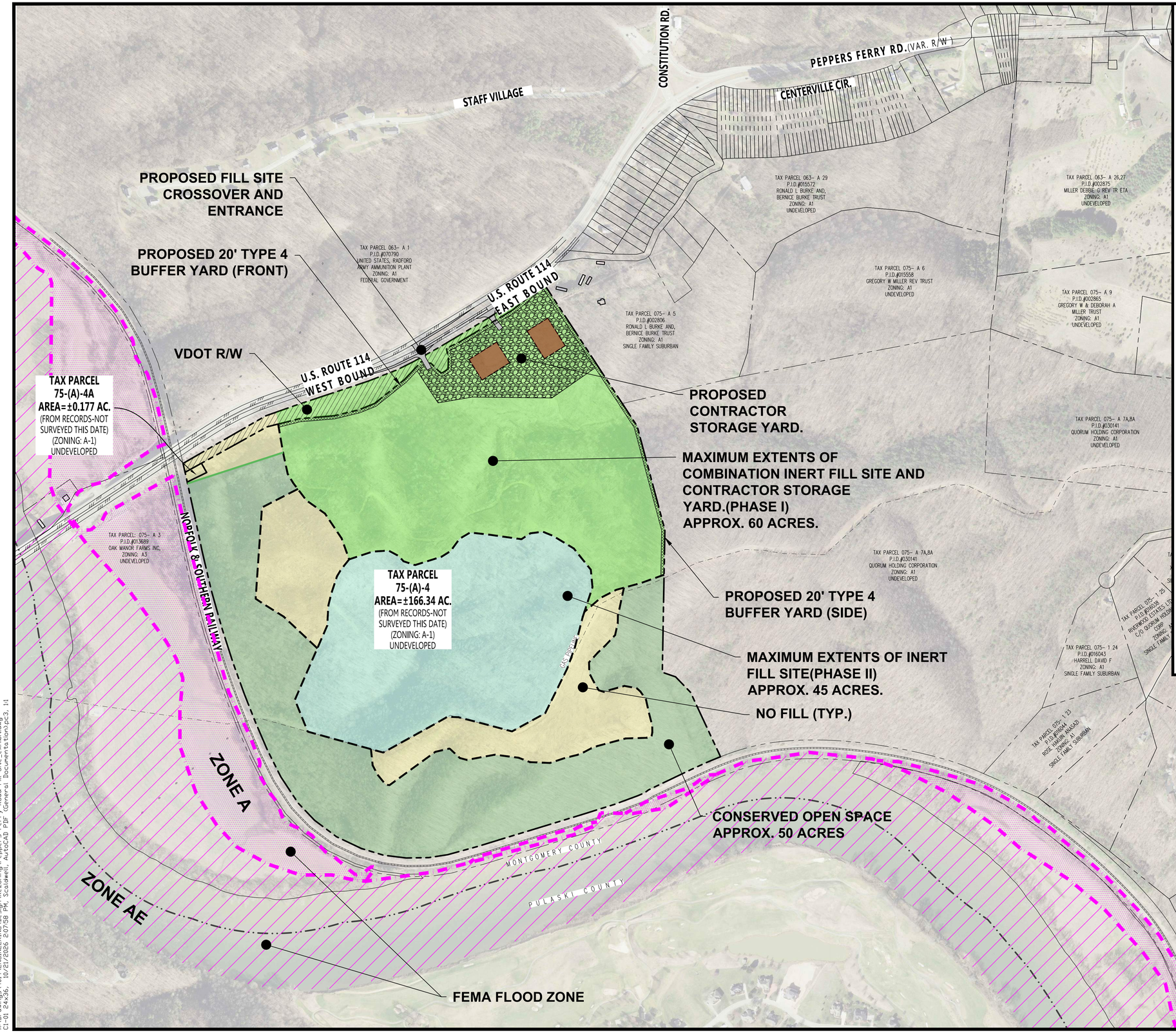


GENERAL NOTES:

1. OWNER/DEVELOPER: BLACK DIAMOND RESOURCES, LLC
   6067 ALUM RIDGE RD NW
   RINER, VIRGINIA 24149

   PROJECT LOCATION: PEPPERS FERRY ROAD
   CHRISTIANSBURG, VIRGINIA 24073

2. TAX PARCEL NUMBER: 75-(A)-4; P.I.D. #007990; INSTR. #2026004834
   75-(A)-4A; P.I.D #030944; INSTR. #2026004834
   R/W INFORMATION: HWY. P.B. 7, PG. 34-37, D.B. 125, PG. 353

   * ALL WORK PROPOSED IN THESE PLANS IS TO BE DONE WITHIN THE ABOVE LISTED TAX PARCEL, EASEMENTS OBTAINED, OR PUBLIC RIGHTS-OF-WAY.

   ZONING DISTRICT: ZONING MONTGOMERY COUNTY, A1

   SETBACKS:
   FRONT= 40'
   REAR= 40'
   PARKING= N/A
   SIDE= 15'

3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD HAZARD ZONE. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.

4. ZONING/PLANNING AREAS

TOTAL PARCEL AREA:	166.34 AC.
TOTAL DISTURBED AREA:	166.34 (APPROX.)
TOTAL BUILDING AREAS:	40,000 S.F. (FOOTPRINT AREA – TWO BUILDINGS)
BUILDING USE(S):	OFFICE AND CONTRACTOR STORAGE
BUILDING HEIGHT:	LESS THAN 30'
CURRENT USE:	UNDEVELOPED
PROPOSED USE:	INERT DEBRIS LANDFILL

TYPE 4 LANDSCAPING BUFFER REQUIREMENTS:

FRONT
20' WIDTH
3 CANOPY TREES, 4 UNDERSTORY TREES, AND 10 SHRUBS PER 100 LF

SIDE
20' WIDTH
2 CANOPY TREES, 3 UNDERSTORY TREES,
25 SHRUBS, AND 4 EVERGREEN TREES PER 100 LF

REAR
25' WIDTH
2 CANOPY TREES, 7 UNDERSTORY TREES,
25 SHRUBS, AND 8 EVERGREEN TREES PER 100 LF
*STRUCTURAL SCREEN REQUIRED ALONG FULL LENGTH OF ADJACENT PROPERTIES WITH EXISTING OR PROPOSED USE OF LOWER INTENSITY

** TYPE 4 BUFFER YARD WILL CONSIST OF WHAT IS REQUIRED WITHIN THE ZONING ORDINANCE OR AN EQUIVALENT BUFFER OF EXISTING VEGETATION AS

INERT FILL SITE NOTES

1. FILL AREA SHALL BE ONLY FOR THE DISPOSAL OF INERT WASTE. THE DISPOSAL OF ANY OTHER MATERIALS IN A FILL OR WASTE AREA IS PROHIBITED.
2. ANY FILL ACTIVITIES ADJACENT TO RIVERS, STREAM CHANNELS, WATERS AND OTHER NATURAL RESOURCES SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL REGULATIONS.
3. FILL AREA SHALL BE KEPT CLEAR OF STAGNANT WATER, DRAINED, ETC., TO ELIMINATE BREEDING PLACES FOR MOSQUITOES AND OTHER INSECTS.
4. PRIOR TO ISSUANCE OF A PERMIT TO ESTABLISH A FILL AREA, THE ZONING ADMINISTRATOR WILL COORDINATE WITH THE PROGRAM ADMINISTRATOR TO INSURE THE PROPOSED FILL AREA MEETS THE REQUIREMENTS OF MONTGOMERY COUNTY CODE, CHAPTER 8, ARTICLE III.
5. UNLESS AUTHORIZED BY THE PROGRAM ADMINISTRATOR, RECLAMATION OF FILL AREA SHALL COMMENCE WITHIN SEVEN (7) DAYS OF COMPLETION OF THE FILL ACTIVITY. RECLAMATION SHALL INCLUDE:
   5.1. COVERING THE AREA WITH CLEAN SOIL TO A MINIMUM DEPTH OF TWO (2) FEET TO ALLOW FOR PERMANENT STABILIZATION AND RECLAMATION;
   5.2. ESTABLISHING A PERMANENT VEGETATIVE GROUND COVER; EXCEPT THAT THE PROGRAM ADMINISTRATOR MAY REDUCE THE MINIMUM DEPTH OF CLEAN FILL TO ONE (1) FOOT IF THE AREA IS UNLIKELY TO BE REDEVELOPED.
6. FILL AREAS AND THE ACCESS ROADS THERETO SHALL BE TREATED OR MAINTAINED TO PREVENT DUST OR DEBRIS FROM BLOWING OR SPREADING ONTO ADJACENT PROPERTIES AND PUBLIC STREETS.
7. PROJECT SITE DOES NOT LIE WITHIN A FEMA FLOOD PLAIN.

FORESIGHT DESIGN SERVICES
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Christiansburg, Virginia 24073
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Fax: (540) 381-2773
Email: info@foresightdesignservices.com
Web: www.foresightdesignservices.com

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PEPPERS FERRY ROAD
INERT FILL SITE

MONTGOMERY COUNTY, VIRGINIA

REVISIONS

NO.	COMMENTS	DATE
1	VDOT CROSSOVER CHANGE	10/21/2026

PROJECT TEAM

PIC	JOHN T. NEEL, PE
PM	JOHN T. NEEL, PE
DESIGN	SEC

ISSUE DATE: 09/01/2026

FDS JOB NO.: 4014

SHEET TITLE: PROJECT SITE

SHEET NUMBER: 1 OF 4

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PEPPERS FERRY ROAD
INERT FILL SITE

MONTGOMERY COUNTY, VIRGINIA

REVISIONS

NO.	COMMENTS	DATE
1	VDOT CROSSOVER CHANGE	10/21/2026

PROJECT TEAM

PIC	JOHN T. NEEL, PE
PM	JOHN T. NEEL, PE
DESIGN	SEC

ISSUE DATE

09/01/2026

FDS JOB NO.

4014

SHEET TITLE

ENTRANCE EXHIBIT

SHEET NUMBER

2 OF 4

PROPOSED IMPROVED ENTRANCE WITH TURN LANE AND ACCELERATION TAPER

PROPOSED 20' TYPE 4 BUFFER YARD (FRONT)

U.S. ROUTE 114 EAST BOUND

PROPOSED CROSSOVER AND ENTRANCE

PROPOSED STORAGE YARD AREA

489.6'

PROPOSED 20' TYPE 4 BUFFER YARD (SIDE)

APPROXIMATE LOCATION OF FUTURE BUILDINGS (<20,000 SF EACH)

TAX PARCEL 075– A 5
P.I.D.#002806
RONALD L BURKE AND, BERNICE BURKE
ZONING: A1
SINGLE FAMILY SUBURBAN

N

0 50 100
GRAPHIC SCALE FEET

CONTOUR INTERVAL = 2 FT.

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PEPPERS FERRY ROAD INERT FILL SITE

MONTGOMERY COUNTY, VIRGINIA

REVISIONS		
NO.	COMMENTS	DATE
1	VDOT CROSSOVER CHANGE	10/21/2026

PROJECT TEAM	
PIC	JOHN T. NEEL, PE
PM	JOHN T. NEEL, PE
DESIGN	SEC

ISSUE DATE: 09/01/2026

FDS JOB NO.: 4014

SHEET TITLE: PROPOSED CONTRACTORS STORAGE YARD

SHEET NUMBER: 3 OF 4

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PEPPERS FERRY ROAD
INERT FILL SITE

MONTGOMERY COUNTY, VIRGINIA

REVISIONS

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1	VDOT CROSSOVER CHANGE	10/21/2026

PROJECT TEAM

PIC	JOHN T. NEEL, PE
PM	JOHN T. NEEL, PE
DESIGN	SEC

ISSUE DATE: 09/01/2026

FDS JOB NO.: 4014

SHEET TITLE: CROSSOVER EXHIBIT

SHEET NUMBER: 4 OF 4

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