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**SITE LAYOUT PLAN**  
**STROUBLES RIDGE SUBDIVISION**  
 MONTGOMERY COUNTY, VIRGINIA

DESIGNED BY: DEP  
 DRAWN BY: DAA  
 CHECKED BY: WCK  
 SCALE: 1" = 80'  
 DATE: SEPTEMBER 16, 2022  
 PROJECT NUMBER: 19010326-010301  
**C201**

- NOTES:**
- NO DUMPSTERS ARE PROPOSED AS PART OF THIS SITE PLAN.
  - NO EXTERIOR LIGHTING IS PROPOSED AS PART OF THIS SITE PLAN.
  - 15' WIDE PUBLIC UTILITY EASEMENTS TO BE PROVIDED CENTERED ALONG ALL INTERIOR LOT LINES, AND ALONG ALL REAR LOT LINES AND RIGHT OF WAYS, EXCEPT WHERE INDICATED OTHERWISE.

**TOWN APPROVAL**

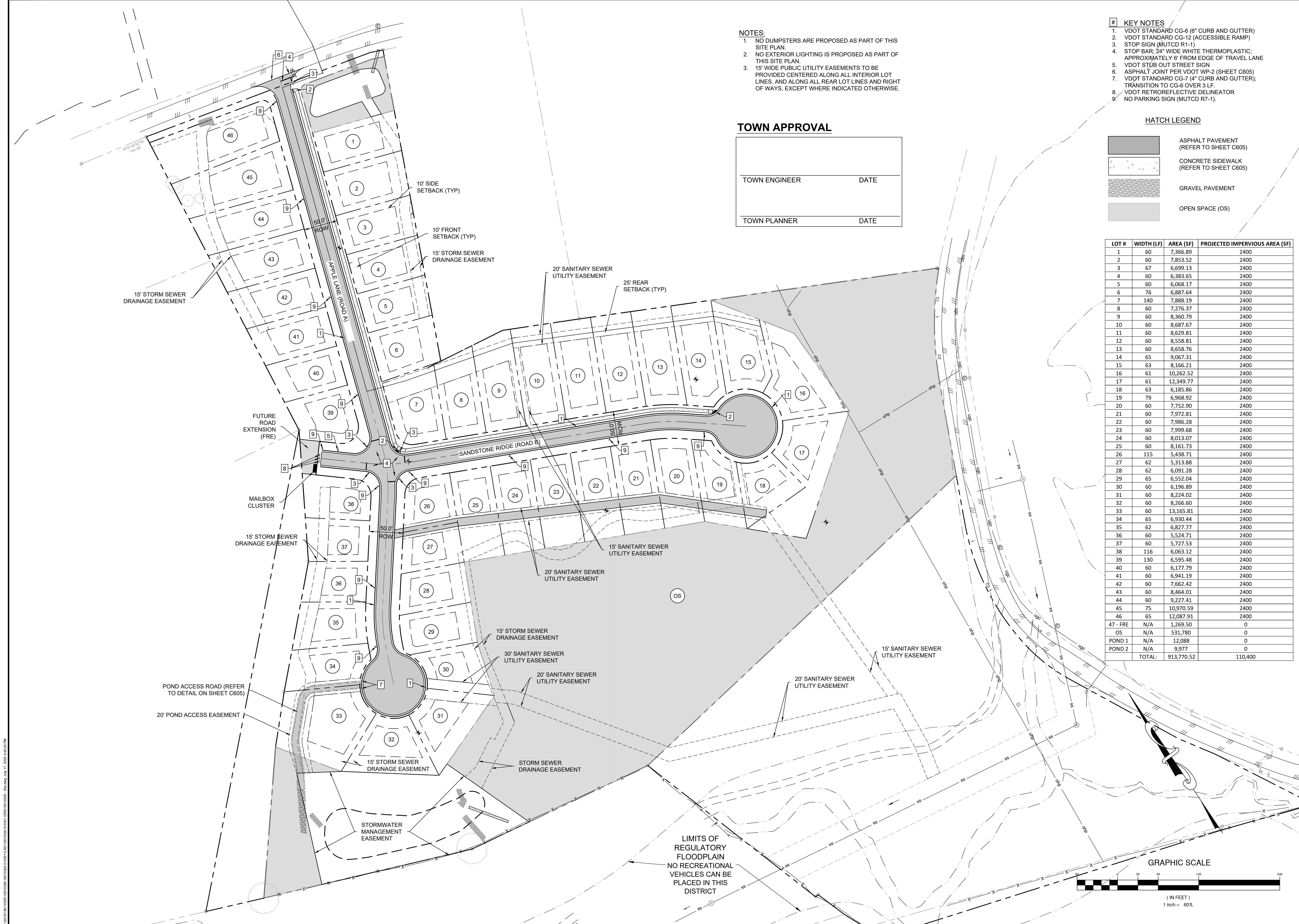
TOWN ENGINEER	DATE
TOWN PLANNER	DATE

- KEY NOTES**
- VDOT STANDARD CG-6 (6" CURB AND GUTTER)
  - VDOT STANDARD CG-12 (ACCESSIBLE RAMP)
  - STOP SIGN (MUTCD R7-1)
  - STOP BAR: 24" WIDE WHITE THERMOPLASTIC; APPROXIMATELY 6' FROM EDGE OF TRAVEL LANE
  - VDOT STUB OUT STREET SIGN
  - ASPHALT JOINT PER VDOT WP-2 (SHEET C605)
  - VDOT STANDARD CG-7 (4" CURB AND GUTTER); TRANSITION TO CG-6 OVER 3 LF.
  - VDOT RETROREFLECTIVE DELINEATOR
  - NO PARKING SIGN (MUTCD R7-1).

**HATCH LEGEND**

	ASPHALT PAVEMENT (REFER TO SHEET C605)
	CONCRETE SIDEWALK (REFER TO SHEET C605)
	GRAVEL PAVEMENT
	OPEN SPACE (OS)

LOT #	WIDTH (LF)	AREA (SF)	PROJECTED IMPERVIOUS AREA (SF)
1	60	7,366.89	2400
2	60	7,853.52	2400
3	67	6,699.13	2400
4	60	6,383.65	2400
5	60	6,068.17	2400
6	76	6,887.64	2400
7	140	7,888.19	2400
8	60	7,276.37	2400
9	60	8,360.79	2400
10	60	8,687.67	2400
11	60	8,629.81	2400
12	60	8,558.81	2400
13	60	8,658.76	2400
14	65	9,067.31	2400
15	63	8,166.21	2400
16	61	10,262.52	2400
17	61	12,349.77	2400
18	63	6,185.86	2400
19	79	6,968.92	2400
20	60	7,752.90	2400
21	60	7,972.81	2400
22	60	7,986.28	2400
23	60	7,999.68	2400
24	60	8,013.07	2400
25	60	8,161.73	2400
26	115	5,438.71	2400
27	62	5,313.88	2400
28	62	6,091.28	2400
29	65	6,552.04	2400
30	60	6,196.89	2400
31	60	8,224.02	2400
32	60	8,266.60	2400
33	60	13,165.81	2400
34	65	6,930.44	2400
35	62	6,827.77	2400
36	60	5,524.71	2400
37	60	5,727.53	2400
38	116	6,063.12	2400
39	130	6,595.48	2400
40	60	6,177.79	2400
41	60	6,941.19	2400
42	60	7,662.42	2400
43	60	8,464.01	2400
44	60	9,227.41	2400
45	75	10,970.59	2400
46	65	12,087.91	2400
47 - FRE	N/A	1,269.50	0
OS	N/A	531,780	0
POND 1	N/A	12,088	0
POND 2	N/A	9,977	0
<b>TOTAL:</b>		<b>913,770.52</b>	<b>110,400</b>



LIMITS OF REGULATORY FLOODPLAIN  
 NO RECREATIONAL VEHICLES CAN BE PLACED IN THIS DISTRICT

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