

S:\PROJECT FILES\4000-PA009927 CVE PATTERSON & SOLAR\CAD\DRAWINGS\LAYOUT SHEETS\2026 06 29 PRELIMINARY SITE PLAN\PA009927 - PRELIMINARY SITE PLAN.DWG,7/6/2026 12:06 PM,JESSAL SNIDER

LEGEND

- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. WETLAND
- STUDY AREA
- SOIL BOUNDARY LOCATION
- ADJACENT PROPERTY BOUNDARY
- SUBJECT PROPERTY BOUNDARY
- EX. OVERHEAD LINE
- EX. UTILITY POLE TO REMAIN
- EX. SWALE
- EX. TREELINE
- EX. STRUCTURE
- EX. ROADWAY EXTENTS
- SETBACKS
- LEASE LINE
- PROP. STONE
- PROP. OVERHEAD LINE
- PROP. STRUCTURE
- PROP. UNDERGROUND ELECTRIC LINE
- PROP. FENCE
- 100' WETLAND SETBACK
- CONCEPTUAL STORMWATER MANAGEMENT AREA

NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR CALLING VIRGINIA 811 THREE WORKING DAYS PRIOR TO CONSTRUCTION. DESIGN TICKET SN #XXXXXX

REFERENCES:
1. SOIL INFORMATION FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY (ACCESSED MARCH 2025).
2. TOPOGRAPHY FROM AUGUSTA COUNTY GIS. (MARCH 2025)
3. AERIAL IMAGERY AND PROPERTY INFORMATION PROVIDED BY GOOGLE EARTH, 2025.
4. PARCEL DATA PROVIDED BY AUGUSTA COUNTY GIS (MARCH 2025).
5. WETLAND DELINEATION PERFORMED BY PENN E&R ON 2/26/2025.
6. NATIONAL WETLANDS INVENTORY (NWI) AND NATIONAL HYDROGRAPHY DATASET (NHD) SURFACE WATER FEATURE DATA OBTAINED VIA NWI WETLAND MAPPER DATABASE.

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REVISION	DATE	DESCRIPTION

PRELIMINARY - NOT FOR CONSTRUCTION

GRAPHIC SCALE 1"=150'
0 150 300 450

PRELIMINARY SITE PLAN
CVE US VA WAYNESBORO 426
1840 ROCKFISH ROAD
WAYNESBORO
AUGUSTA COUNTY, VIRGINIA

PREPARED FOR
CVE US VA WAYNESBORO 426, LLC
29 WEST 38TH STREET, NEW YORK, NY

APPROVED	CFB	07/06/2026
CHECKED	MDH	07/06/2026
DRAWN	CLR	07/06/2026
PROJECT No.	PA009927	

DRAWING NUMBER
SHEET 1

Penn E&R
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