

BASE INFORMATION NOTE:

THE BASE INFORMATION SHOWN IS A COMPILATION OF INFORMATION PROVIDED BY LUMSDEN AND ASSOCIATES, PC, AND FIELD SURVEYING PREPARED BY PARKER DESIGN GROUP, INC. BOUNDARY INFORMATION ORIGINATES FROM "COMPOSITE MAP" PREPARED BY LUMSDEN ASSOCIATES, PC. TOPOGRAPHIC INFORMATION IS A COMBINATION OF "FLOWN" TOPOGRAPHY MAPPING RECEIVED FROM LUMSDEN ASSOCIATES, AND ACTUAL FIELD VERIFIED TOPOGRAPHIC MAPPING PREPARED BY PARKER DESIGN GROUP, INC. SHOULD THE CONTRACTOR DETERMINE THE EXISTING INFORMATION SHOWN DOES NOT MATCH ACTUAL FIELD CONDITIONS, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.

PROPERTY NOTE:

THE SUBJECT PROPERTY IS DESCRIBED AS TRACT "B", CONTAINING 31.949 ACRES, BEING SHOWN ON "COMPOSITE MAP, SHOWING TRACTS A-G, PROPERTY (92.490 ACRES) OF S. BROOK, CORPORATION, PREPARED BY LUMSDEN ASSOCIATES, P.C., DATED DECEMBER 4, 2002.

CHESTNUT CREEK LAND COMPANY, LLC IS THE CURRENT OWNER OF RECORD. SEE D.B. 764, PG. 1670.

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL SEE EROSION & SEDIMENT CONTROL NARRATIVE FOR INITIAL EROSION CONTROL MEASURES.
2. THE CONTRACTOR SHALL PROVIDE AT LEAST THE FOLLOWING PROTECTIONS AT THE JOB SITE :

* MAKE ARRANGEMENTS, BEFORE INITIATING DEMOLITION, FOR RELOCATING, ABANDONING, OR SIMILAR ACTION AS MAY BE REQUIRED RELATIVE TO UTILITIES TO PERMIT WORK TO PROCEED WITHOUT DELAY. ARRANGEMENTS SHALL BE MADE IN ACCORDANCE WITH REGULATIONS OF AUTHORITIES OF UTILITIES MENTIONED, SUCH AS OVERHEAD AND UNDERGROUND ELECTRIC, TELEPHONE, GAS, WATER, ETC.

* ENSURE SAFE PASSAGE OF PERSONS AROUND ALL AREAS OF DEMOLITION.

* CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES, OR INJURY TO PERSONS.

* PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COSTS TO THE OWNER(S).

* MAINTAIN EXISTING UTILITIES. KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. PREVENT INTERRUPTION OF SERVICES. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES.

* USE WATER SPRINKLING AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT POLLUTION TO THE LOWEST PRACTICAL LEVEL.

* COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

* PERMITS, FEES, AND LICENSES SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR, INCLUDING DISPOSAL CHARGES AS REQUIRED.

N/F PROPERTY OF
WILLARD CONSTRUCTION OF ROANOKE VALLEY, INC.
PARCEL ID 0150003304
D.B. 584, PG. 0717
ZONED RPD

TRACT "B"
31.949 ACRES
PORTION OF PARCEL ID 0150003300
D.B. 764 PG. 1670
ZONED RPD

N/F PROPERTY OF
WILLARD CONSTRUCTION OF ROANOKE VALLEY, INC.
PARCEL ID 0150003304
D.B. 584, PG. 0717
ZONED RPD

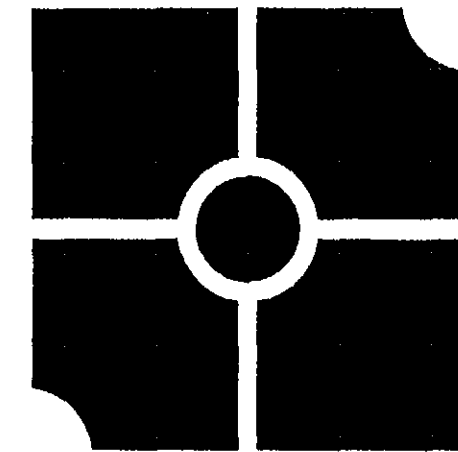
N/F PROPERTY OF
WILLARD CONSTRUCTION OF ROANOKE VALLEY, INC.
PARCEL ID 0150003304
D.B. 584, PG. 0717
ZONED RPD

N/F PROPERTY OF
CHESTNUT LAND COMPANY, LLC.
TRACT "A"
13.639 ACRES
PORTION OF PARCEL ID 0150003300
D.B. 764, PG. 1670

NOTE:
LAND-CLEARING MUST BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. ITS RECOMMENDED THAT THE DEVELOPER REPORT TO FRANKLIN COUNTY SOLID WASTE WHAT THE DISPOSITION OF THE LAND CLEARING OPERATIONS SHALL BE AND HOW MUCH MATERIAL IS LEGALLY CLEARED, HOW AND WHERE.

PROPERTY LINE CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CH. BEARING	CHORD
C1	2°07'30"	25.04	675.00	12.52'	N 65°20'06" W	25.03'
C2	1°58'41"	25.03	725.00	12.52'	N 65°07'40" W	25.03'

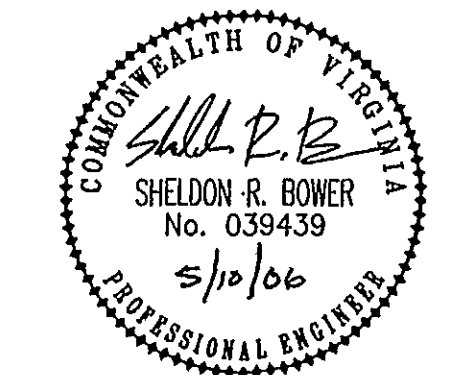
100' 50' 0' 100' 200'
1" = 100'
GRAPHIC SCALE



parker
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The Reserve at Westlake
Prepared for CIR Developments
Gills Creek Magisterial District
Franklin County, Virginia

REVISIONS:
COUNTY COMMENTS
MAY 30, 2006

DESIGNED BY: SRB / PJB

DRAWN BY: SRB / PJB

CHECKED BY: SRB

SCALE: 1" = 100'

DATE: February 22, 2006

SHEET TITLE:
**Existing Conditions
& Demolition
Plan**

C02
02 OF 14
PROJECT NUMBER:
05-0031-02