REFERENCE POINT #2
EXISTING FIRE HYDRANT
N=3,601,743.2400
E=11,047,919.8147
ELEV.: 1201.16
FH# 21959

EXISTING POWER POLE
EXISTING WATER METER
EXISTING 6" WATER MAIN
EXISTING POWER POLE
EXISTING WATER METER
EXISTING POWER POLE
CRESCENT BLVD VA. SEC. ROUTE 632 40' R/W
CRESCENT BLVD. (RTE. 632)
N13° 04' 22.70"W 190.135'
30' FRONT
EXISTING UTILITY POLE
N77° 18' 58.28"E 360.807'
30' BUFFER
EXISTING BORE HOLE
EXISTING FENCE
N/F ROGER LEE PARKER & ALICA E AVERES TAX ID: 087.18-01-30.00 DEED BOOK: 1395, PAGE 297 DEED BOOK: 1321, PAGE 297 ZONED: R1
N83° 34' 22.70"W 636.310'
40' BUFFER
EXIST. WALL
N/F WARREN S & ILONA C COBURN TAX ID: 087.18-01-54.00 INST. #: 200813946 ZONED: R1
N/F WARREN S & ILONA C COBURN TAX ID: 087.18-01-39.00 INST. #: 200813946 ZONED: C1
N/F ANTHONY J & TINA L MUSARRA TAX ID: 087.18-01-38.00 INST. #: 200203266 ZONED: C1
N68° 26' 24.62"W 265.375'
EXIST. SSMH RIMS=1160.10' SHELF = 1151.98' INV IN = 1151.50' INV OUT = 1151.30'
EXIST. 12" PVC
EXIST. SSMH RIMS=1166.57' SHELF =1158.02' INV IN =1157.37' INV OUT =1157.19'
EXIST. SSMH RIMS=1166.93' SHELF =1159.57' INV IN = 1159.07' INV OUT = 1158.92'
EXISTING LIGHTS
15" INVERT
EXISTING WATER METER
18" INVERT
OHU
EXIST POWER POLE
EXIST WALL
12" INVERT
EXIST. SIDEWALK
STARKEY RD. (RTE. 604)
EXISTING MAIL BOXES
EXISTING MAIL BOX
EXISTING WATER METER
EXISTING STATE ROUTE SIGN
EXISTING TELEPHONE RISERS
EXISTING POWER POLE
EXISTING POWER POLE
EXISTING GAS VALVE
EXISTING MAIL BOXES TO BE REMOVED
STARKEY ROAD VA SEC. ROUTE 904 R/W VARIES POSTED SPEED LIMIT=35mph
EXISTING POWER POLE
EXISTING POWER POLE
EXISTING WATER METERS
EXISTING 12" WATER MAIN
REFERENCE POINT #1
EXISTING FIRE HYDRANT
N=3,601,878.6127
Y=11,049,103.2675
ELEV.: 1191.44
FH# 22289

N/F LEVA C BEAMER HEIRS TAX ID: 087.18-01-24.01 WILL BOOK: 26, PAGE 775 ZONED: R1
N/F BILLIE JEAN BEAMER DECLARATION OF TRUST TAX ID: 087.18-01-24.00 DEED BOOK: 1151, PAGE 1003 DEED BOOK: 1342, PAGE 835 ZONED: R1
40' STREET DEED BOOK 347, PAGE 197
20' STRIP UNKNOWN OWNERSHIP
N/F LEVA C BEAMER HEIRS TAX ID: 087.18-01-25.00 WILL BOOK: 26, PAGE 775 ZONED: R1
N/F LEVA C BEAMER HEIRS TAX ID: 087.18-01-26.00 WILL BOOK: 26, PAGE 775 ZONED: R1
N/F LEVA C BEAMER HEIRS TAX ID:087.18-01-27.00 WILL BOOK: 26, PAGE 775 ZONED: R1
N/F LEVA C BEAMER HEIRS TAX ID: 087.18-01-28.00 WILL BOOK: 26, PAGE 775 ZONED: R1
N/F LEVA C BEAMER HEIRS TAX ID: 087.18-01-29.00 PLAT BOOK: 0034700197 ZONED: R1
N/F ALICE FAYE MUSE LIFE ESTATE TAX ID: 087.18-01-32.00 INST #: 200800653 ZONED: R1
ARTHUR ST VA. SEC. ROUTE 717 40' R/W
30' REAR
N24° 08' 05.88"E 655.016'
3" INVERTS
EXISTING SHED
EXISTING POWER POLE
EXISTING WALL
S64° 41' 22.38"E 39.741'
EXISTING POWER POLE
S24° 08' 06.42"W 334.961'
EXISTING CONCRETE STRUCTURE
EXISTING CONCRETE
EXISTING HOUSE
4" INVERT
EXISTING WATER METER
EXISTING BORE HOLE
EXISTING BARN
N/F PAUL THOMAS & VANDELINDE J SMITH PARCEL ID: 087.18-01-37.00 INST. #: 201300296 ZONED: C2CS
EXISTING WALL
EXISTING BORE HOLE
4" INVERTS
EXIST. 2.8'ø BORE HOLES
EXISTING BORE HOLE
N/F RODNEY W & NORMA M MCNEIL TAX ID: 087.18-01-33.00-0000 DEED BOOK: 993, PAGE 444 ZONED: R1
N/F NETTIE K MCNEIL TAX ID: 087.18-01-34.00 DEED BOOK 934, PAGE 794 ZONED : R1
646.909' S65° 05' 53.38"E
EXISTING PATIO
EXIST. YARD LIGHTS
8" MAPLE
EXISTING GARAGE
PAVEMENT
EXISTING BASKETBALL GOAL
EXISTING POWER POLE
EXISTING GAZEBO
8"MAPLE
EXISTING CONCRETE PAD
EXISTING HEAT PUMPS
8"BOXWOOD
EXISTING HOUSE
EXIST. OIL TANK
EXIST. STEPS
EXIST. PROPANE TANK
EXIST. CONCRETE
EXISTING STEPS
EXIST. YARD LIGHTS
EXISTING POWER POLE
EXIST. YARD LIGHTS
30' BUFFER
EXIST. YARD LIGHTS
EXISTING BIRD FEEDER
EXIST. YARD LIGHTS
42" MAPLE
EXISTING WALL AND COLUMN
EXISTING WALL AND COLUMN
30' FRONT
472.337' S22° 35' 26.22"W
10" INVERT
EXISTING WATER METER
EXIST. 18" CMP
EXIST. 12"CMP

DEMOLITION NOTE:
SITE DEMOLITION CURRENTLY UNDERWAY

MISS UTILITY TICKET INFORMATION:
Sent: Friday, August 09, 2013 10:56 AM
Subject: VUPS EMLCFM 2013/08/09
Ticket No: B322100732-00B

APPROVED

COMMONWEALTH OF VIRGINIA
ROBERT H. WAMPLER, JR.
Lic. No. 34713
7/9/14
PROFESSIONAL ENGINEER

60 0 60
Scale 1" = 60'

ENGINEERING CONCEPTS, INC.
20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

Drawn ECI	FRIENDSHIP HEALTH AND REHAB CENTER SOUTH	1"=60'
Designed RHW		DATE: 7/9/14
Checked ECI	EXISTING CONDITIONS SURVEY ROANOKE COUNTY, VIRGINIA	PROJECT: 13106
Approved RHW		3