

BOUNDARY & TOPOGRAPHIC SURVEY  
PERFORMED BY  
**CWA**  
**CALDWELL WHITE ASSOCIATES**  
ENGINEERS / SURVEYORS / PLANNERS  
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OCTOBER 31, 2001  
WORK ORDER #01-0108

**SURVEY NOTES**

- THIS SURVEY IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
- THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON FEMA FLOOD STUDY MAP NUMBER 51101000380, EFFECTIVE DATE 10/15/93.
- THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES. STORM DRAIN STRUCTURES, SANITARY SEWER MANHOLES, AND ALL OTHER SURFACE UTILITIES WERE FIELD LOCATED. ALL UNDERGROUND UTILITIES SHOWN WERE ESTABLISHED USING ABOVE GROUND STRUCTURES AND AVAILABLE UTILITY MAPS. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.
- THE PROPERTY SHOWN HEREON IS REFERENCED AS TAX MAPS 55.13-01-02.1 BY THE COUNTY OF ROANOKE.
- VERTICAL DATUM FOR THIS TOPOGRAPHIC SURVEY IS BASED ON THE BENCH MARK SHOWN ON THE "JOSEPH C. THOMAS ALZHEIMERS CENTER" PLANS, DATED MARCH 27, 1997 BY T.P. PARKER & SON.
- RICHFIELD RETIREMENT COMMUNITY IS THE CURRENT OWNER OF RECORD AS RECORDED IN D.B. 1176, Pg. 682.
- SEE D.B. 1008, Pg. 114 FOR DESCRIPTION OF A 40' WIDE INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF SUBJECT PROPERTY.

DATE:	12-14-01
REVISIONS	01-23-02
REVISIONS	
REVISIONS	
REVISIONS	

**HUGHES ASSOCIATES ARCHITECTS**  
Architecture • Planning • Consulting

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P.O. BOX 1034  
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NEW MEDICAL OFFICE BUILDING  
FOR  
**RICHFIELD RETIREMENT COMMUNITIES**  
ROANOKE COUNTY, VIRGINIA

**WATER AND SANITARY SEWER CONNECTION NOTES**

- WATER:**
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE NEW WATER SERVICE INCLUDING: MAKING THE LIVE TAP TO THE MAIN, INSTALLING THE 6" LINE FROM THE MAIN TO THE VALVE VAULT, INSTALLING THE VAULT AND ALL VALVES AND METERS IN THE VAULT, INSTALLING THE POST INDICATOR VALVE AND INSTALLING THE SERVICE LINES TO THE BUILDING.
  - VERIFY WITH THE FIRE MARSHALL THE NEW VAULT, METER AND VALVE LAYOUT, PRIOR TO BEGINNING INSTALLATION.
- SEWER:**
- ROANOKE COUNTY UTILITY DEPARTMENT WILL MAKE THE SERVICE CONNECTION TO THE MAIN AFTER EXCAVATION AND SHORING PER OSHA REGULATIONS BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE SERVICE LATERAL AND ALL CLEANOUTS AND MANHOLES FROM THE MAIN TO THE BUILDING.
  - TO SCHEDULE THE TAP OF THE SEWER MAIN THE CONTRACTOR IS TO CONTACT THE ROANOKE COUNTY UTILITY DEPARTMENT TWO (2) WORKING DAYS PRIOR TO INSTALLATION OF THE SEWER LATERAL AND EXCAVATION TO THE SEWER MAIN.

**NOTES:**

NO CONSTRUCTION/FIELD CHANGES TO THE SITE PLAN WITHOUT APPROVAL FROM THE SITE DESIGNER.

SEWER LINES, WATER LINES AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND REGULATIONS AS SET FORTH IN THE LATEST EDITION OF THE ROANOKE COUNTY SEWER AND WATER REGULATIONS.

REFER TO PLUMBING PLANS FOR UTILITY SERVICE CONNECTION LOCATIONS AT THE BUILDING PRIOR TO BEGINNING SITE INSTALLATION.

ALL OUTSIDE MECHANICAL EQUIPMENT SHALL BE SCREENED AND/OR LANDSCAPED.

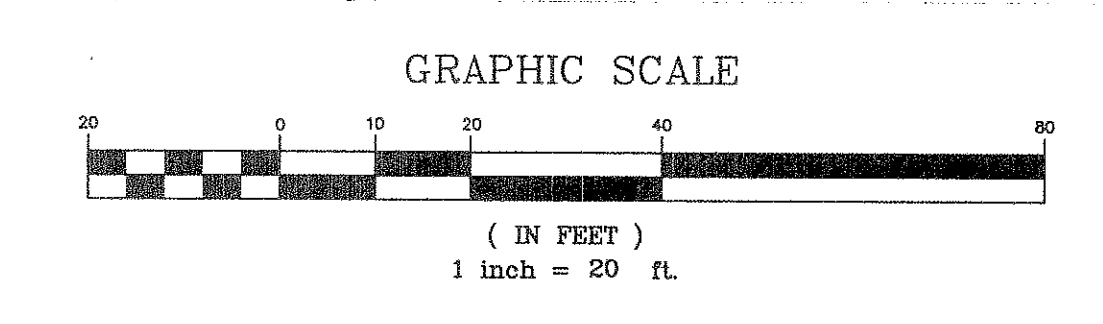
ALL NEW EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE LIGHTING INTENSITY AT ADJOINING PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES. REFER TO ELECTRICAL PLANS FOR LOCATION AND TYPE OF SITE LIGHTING, WIRING AND CONDUIT.

ALL NEW EXTERIOR SIGNS SHALL BE SIZED AND LOCATED ON-SITE PER ROANOKE COUNTY'S SIGN ORDINANCE. IF A FREESTANDING SIGN IS PROPOSED, A MINIMUM 15' SETBACK IS REQUIRED.

CONTRACTOR TO COORDINATE WITH RESPECTIVE UTILITY COMPANIES FOR ROUTING OF ELECTRIC, TELEPHONE, CABLE AND GAS SERVICES TO THE NEW BUILDING.

A MINIMUM COVER OF 36" IS REQUIRED OVER THE PROPOSED WATER LINE.

DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND/OR EDGE OF PAVEMENT.



WEST MAIN STREET — U.S. Route 11/460  
80' RIGHT-OF-WAY

**DIMENSIONAL LAYOUT & UTILITY SERVICES PLAN**

COMMONWEALTH OF VIRGINIA  
RICHARD B. THRASHER  
No. 007490  
ARCHITECT

COMMISSION No.  
01008  
SHEET  
SP-3  
No. 3 of 7  
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