PORTION OF TAX PARCELS 055.02-01-35.00, 055.02-01-36.00 & 055.02-01-37.00 SITUATED ALONG WEST MAIN STREET, U.S. ROUTE 11/460

CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

NOTES:

1. THIS SURVEY WAS PREPARED FOR: NVAJL LLC, AND REFLECTS FIELD CONDITIONS AS OF THE DATE SHOWN AND UTILIZES RECORD RESEARCH CONDUCTED ON 02/22/21.
2. CURRENT OWNERS & LEGAL REFERENCES:
   NVAJL LLC, C/O DANIELLE MARTIN BRYANT;
   TAX PARCEL NO.: 055.02-01-37; ACCT. #19658
   INST. 200800589; R/W TAKE INST. NO. 200900754; P.B. 31 PG. 25;

   NVAJL LLC, C/O DANIELLE MARTIN BRYANT;
   TAX PARCEL NO.: 055.02-01-36; ACCT. #19657
   INST. NO. 200005291, P.B. 31 PG. 25;

   NVAJL LLC, C/O DANIELLE MARTIN BRYANT;
   TAX PARCEL NO.: 055.02-01-35; ACCT. #19656
   INST. NO. 200005292, P.B. 31 PG. 25;

   ADDITIONAL REFERENCES: INST. 200800590; INST. 200900754; VDOT HIGHWAY PROJECT NO. 0011-080-108, RW-201, C-501.
   MAILING ADDRESS: 3153 WEST MAIN STREET, SALEM, VA. 24153
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
4. THIS TOPOGRAPHIC SURVEY WAS COMPILED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF RALPH Q. CLEMENTS, L.S. LIC. #1864, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA USING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
5. ELEVATIONS AS SHOWN HEREON, ARE BASED ON NAVD 88 VERTICAL DATUM. HORIZONTAL DATUM, AS SHOWN HEREON, IS BASED ON GRID NORTH, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(NA2011), EPOCH 2010.00. HORIZONTAL AND VERTICAL UNITS OF MEASUREMENT UTILIZED IS U.S. SURVEY FOOT.
6. CONTOUR INTERVAL=1 FT.
7. PROPERTY LINES, AS SHOWN HEREON, ARE BASED ON AN ACTUAL FIELD SURVEY, USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD.
8. THE SUBJECT PROPERTY LIES IN "ZONE X" - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 51161C0136G, EFFECTIVE DATE OF 09/28/2007. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
9. NOTES REGARDING UTILITIES:

   GAY AND NEEL, INC. AND THE LAND SURVEYOR WHOSE NAME AND SEAL IS AFFIXED HERETO, ASSUMES NO LIABILITY FOR THE LOCATION, INCLUSION, OMISSION, EXISTENCE, OPERATIONS OF, INTERRUPTIONS OF OPERATIONS OR REPAIRS TO ANY UTILITY STRUCTURE OR FACILITY, ABOVE, OR BELOW GROUND, EITHER SHOWN OR NOT SHOWN ON THESE DRAWINGS. GAY AND NEEL, INC. CONTACTED VARITS "POSITIVE RESPONSE SYSTEM" ON 02/18/21 AND AGAIN ON 08/17/21, WAS ISSUED TWO (2) TICKETS, AND MORE OVER THE FOLLOWING RESULTS OF THE UTILITY MARKINGS:

   TICKET #B12200313-008 (02/18/21)
   APPALACHIAN POWER (AEP117) – RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"
   SALEM CITY – ELECTRIC (CSA05) – RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"
   COMCAST (CMC503) – RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"
   ROANOKE GAS (ROG540) – RESPONSE: "MARKED"
   ROANOKE BROADBAND (RVB904) – RESPONSE: "MARKED"
   VERIZON (VOM804) – RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"
   WESTERN VA – WATER & SEWER (WWR53) – RESPONSE: "MARKED UP TO PRIVATELY OWNED UTILITY; CONTACT PRIVATE UTILITY OWNER FOR LOCATE"

   TICKET #B12200305-008 (08/17/21)
   APPALACHIAN POWER (AEP117) – RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"
   SALEM CITY – ELECTRIC (CSA05) – RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"
   COMCAST (CMC503) – RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"
   SALEM CITY WATER & SEWER (CSW05) – RESPONSE: "THE UTILITY LINE IN QUESTION DOES NOT BELONG TO THIS OPERATOR"
   ROANOKE GAS (ROG540) – RESPONSE: "MARKED"
   ROANOKE BROADBAND (RVB904) – RESPONSE: "MARKED"
   VERIZON (VOM804) – RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"
   WESTERN VA – WATER & SEWER (WWR53) – RESPONSE: "MARKED UP TO PRIVATELY OWNED UTILITY; CONTACT PRIVATE UTILITY OWNER FOR LOCATE"

   LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE, BASED ON AVAILABLE SURFACE STRUCTURES, SUCH AS VALVES, MANHOLES, ETC. AND RECORD INFORMATION. VISIBLE UTILITY STRUCTURES WERE LOCATED IN ACCORDANCE WITH CI/ASCE 38-02 (CONSTRUCTION INSTITUTE OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS) QUALITY LEVEL "C", WHICH IS DEFINED IN CI/ASCE 38-02 AS FOLLOWS:

   UTILITY QUALITY LEVEL "C": INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL "D" INFORMATION.

   ADDITIONAL UNDERGROUND UTILITY FEATURES DEPICTED HEREON MAY BE BASED ON SURFACE EVIDENCE AND/OR CI/ASCE STD. 38-02 QUALITY LEVEL "D", DEFINED THEREIN AS FOLLOWS:

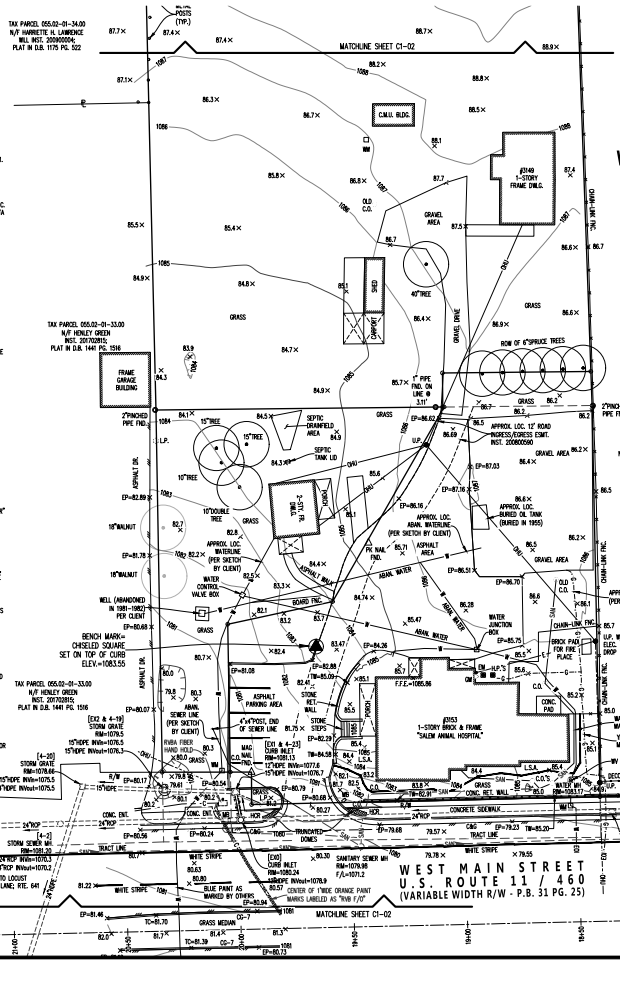
   UTILITY QUALITY LEVEL "D": INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

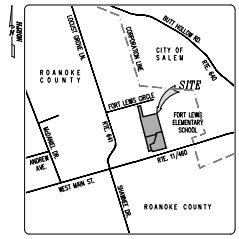
   SURFACE MARKINGS PROVIDED BY MISS UTILITY RESPONDERS MAY NOT CORRELATE TO CI/ASCE STD. 38-02 DEFINITIONS AND QUALITY LEVEL INDICATORS FOR THOSE MARKS ARE NOT SHOWN HEREON.

   48 HOURS PRIOR TO ANY EXCAVATION BEING CONDUCTED AS A PART OF THIS PROJECT, "VARIT" MUST BE NOTIFIED BY PHONE AT 1-800-552-7001, OR BY DIALING 811 IN VIRGINIA.

   INVERT ELEVATIONS, AS SHOWN HEREON, ARE LISTED IN A CLOCKWISE DIRECTION FROM THE OUTLET PIPE.

   PIPE SIZES, MATERIAL, AND INVERT ELEVATIONS SHOWN ARE BASED ON OBSERVATIONS MADE FROM GROUND SURFACE, AND THEREFORE MAY BE CONSIDERED APPROXIMATE. NO CONFINED SPACE ENTRY HAS BEEN MADE TO OBTAIN STRUCTURE INTERIOR DATA SHOWN HEREON.





VICINITY MAP:
SCALE: 1"=±500'

ABBREVIATIONS:

B=AND
(TYP.)=TYPICAL
@=AT
±=PLUS OR MINUS
ABAN.=ABANDONED
AC=ACRE(S)
APPROX.=APPROXIMATE
ASCE=AMERICAN SOCIETY OF CIVIL ENGINEERS
AVE.=AVENUE
BLDG.=BUILDING
C / COMM.=COMMUNICATIONS
CAD=CURB AND GUTTER
C.M.U.=CONCRETE MASONRY UNIT
C/O=CARE OF
CI=CONSTRUCTION INSTITUTE
C.O.=UTILITY CLEAN OUT
CONC.=CONCRETE
D.B.=DEED BOOK
DR.=DRIVE
DWLG.=DWELLING
E / ELEC.=ELECTRIC
E=EAST
ELEV.=ELEVATION
EM=ELECTRIC METER
ENT.=ENTRANCE
ED=END OF INFORMATION
EP=EDGE OF PAVEMENT
ESMT.=EASEMENT
EX. / EXIST.=EXISTING
F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY
F.F.E.=FINISHED FLOOR ELEVATION
F.I.R.M.=FLOOD INSURANCE RATE MAP
F/A=FURNACE
FNC.=FENCE
FND.=FOUND
FR.=FRAME
FT.=FOOT/FEET
G=GAS LINE PAINT MARKS
GM=GAS METER
ORN=GAY AND NEEL, INC.
H.P.=HEAT PUMP(S)
HDPE=HIGH DENSITY POLYETHYLENE PIPE
HWY.=HIGHWAY
INC.=INCORPORATED
INST.=INSTRUMENT
INVR=INVERT IN
INVout=INVERT OUT
LLC=LIMITED LIABILITY COMPANY
L.P.=LIGHT POLE / LAMP POST
L.S.=LAND SURVEYOR
L.S.A.=LANDSCAPED AREA
LIC.=LICENSE
LN.=LANE
LOC.=LOCATION
MH=MANHOLE
N/F=NOW OR FORMERly
N=NORTH
NAD=NORTH AMERICAN DATUM
NAVD=NORTH AMERICAN VERTICAL DATUM
NO. / #=NUMBER
OHU=OVERHEAD UTILITY LINE(S)
P.B.=PLAT BOOK
PG. / PGS.=PAGE/PAGES
PVC=POLYVINYLCHLORIDE PIPE
R/W=RIGHT-OF-WAY
RCP=REINFORCED CONCRETE PIPE
RD.=ROAD
REG.=REGISTERED
RET.=RETAINING
RTE.=ROUTE
S=SOUTH
SAN=SANITARY
ST.=STREET
STD.=STANDARD
STY.=STORY
TW=TOP OF WALL
U.P.=UTILITY POLE
U.S.=UNITED STATES
VA.=VIRGINIA
VAR.=VARIABLE
VDOT=VIRGINIA DEPARTMENT OF TRANSPORTATION
W/=WITH
W=WATERLINE PAINT MARKS
W=WEST
WM=WATER METER
WV=WATER VALVE

LEGEND:

PROPERTY LINE
ADJOINING PROPERTY LINE
DISTANCE — SPECIFIC DISTANCE
R/W — ROAD / STREET RIGHT-OF-WAY
CENTERLINE
EXISTING EASEMENT
TRACT LINE
EXISTING CURB
EXISTING CURB & GUTTER
EXISTING EDGE OF PAVEMENT
EDGE OF GRAVEL
EXISTING WALL
OHU — OVERHEAD UTILITY LINE
15"S — EXISTING SANITARY SEWER
SAN — ABANDONED SANITARY SEWER
18"CMP — EXISTING STORM SEWER
EXISTING DECORATIVE FENCE
EXISTING FENCE LINE
EXISTING BUILDING
CONCRETE AREA
G — GAS LINE PAINT MARKS
C — COMMUNICATION PAINT MARKS
E — ELECTRIC LINE PAINT MARKS
W — WATER LINE PAINT MARKS
W — ABANDONED WATER LINE(S)
EXISTING TREELINE
2100 — MAJOR CONTOUR LINE
MINOR CONTOUR LINE
DEPRESSED CONTOUR
PAINTED / PARKING STRIPE
EXISTING SIGN
PROPERTY CORNER
ROD FOUND
PIPE FOUND
MAG NAIL FOUND
L.P. — LIGHT POLE
U.P. — UTILITY POLE
EM — ELECTRIC METER
WV — WATER VALVE
WM — WATER METER
C.O. — UTILITY CLEAN OUT
GM — GAS METER
BENCH MARK
12.8 — SPOT ELEVATION
BOLLARD
TREE

SHEET INDEX:

SHEET C1-01 (1 OF 2): NOTES, VICINITY MAP, LEGEND, ABBREVIATIONS, TOPOGRAPHIC SURVEY
SHEET C1-02 (2 OF 2): TOPOGRAPHIC SURVEY

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SALEM ANIMAL HOSPITAL SITE DEVELOPMENT PLAN

ROANOKE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
TREVOR M. KIRZEY
Lic. No. 036354
9/6/22
PROFESSIONAL ENGINEER

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM

PE	TREVOR M. KIRZEY, PE
PM	BRYANT H. ALTIZER, PE, LS
DESIGN	E.D.O., Z.M

ISSUE DATE: 01/05/2022

GNI JOB NO.: 3178

SHEET TITLE: EXISTING CONDITIONS

SHEET NUMBER: C1-01

APPROVED, 9/22/2022

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