






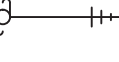



Plotted By: Anderson, Laura Sheet Set: KHA Layout: CV-101 EXISTING CONDITIONS February 23, 2022 01:07:07pm K:\RVC-CVA\113418 - Take 5\005 - Williamson Rd - Roanoke\CAD\PlanSheets\CV-101 EXISTING CONDITIONS.dwg This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NOTES:

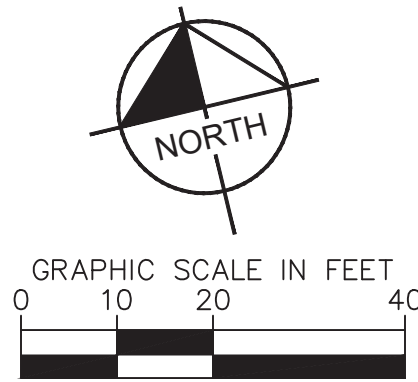
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT BY A LICENSED ATTORNEY. THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- THE SUBJECT PROPERTY LIES WITHIN FLOODWAY ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0152G, REVISED SEPTEMBER 28, 2007.
- LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD LOCATION OF VISIBLE UTILITIES, AVAILABLE RECORDS, AND AS LOCATED BY "UNDERGROUND LOCATOR SERVICE", TICKET # A106703002. THERE MAY BE UTILITIES WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON. CONTRACTOR SHALL CALL "MISS UTILITY" TO VERIFY LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION.
- REFERENCE: BOUNDARY SURVEY FOR NORTHMARKET, LLC BY CALDWELL WHITE ASSOCIATES DATED MARCH 17, 2004, RECORDED INSTRUMENT No. 200405628.

CALDWELL WHITE ASSOCIATES, 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. CALDWELL WHITE ASSOCIATES CONTACTED VAB11'S "POSITIVE RESPONSE SYSTEM" ON MARCH 10, 2021, WAS ISSUED A TICKET AND WAS GIVEN THE FOLLOWING RESULTS OF THE UTILITY MARKINGS:

TICKET #A106703002-00A:
APPALACHIAN POWER - MARKED
CONTACT: UDP (540) 204-5732
COMCAST - NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA
CONTACT: CABLE PROTECTION SERVICES (804) 562-3861
COX COMMUNICATIONS - NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA
CONTACT: UTILQUEST (703) 754-2116
ROANOKE GAS - MARKED
CONTACT: ZACH BECKNER (540) 655-0280
ROANOKE VALLEY BROADBAND - MARKED
CONTACT: MICHELLE NIDAY (540) 283-2981
VERIZON - MARKED
CONTACT: UTILQUEST (804) 286-1721
WESTERN VIRGINIA WATER AUTHORITY - MARKED
CONTACT: MICHELLE NIDAY (540) 283-2981

925.00 x	SPOT ELEVATION
----- 925 -----	CONTOURS
== 8" SS ==	SANITARY SEWER LINE
— GAS —	GAS LINE
— 6" W —	WATERLINE
— OHU —	OVERHEAD UTILITY
— UE —	UNDERGROUND ELECTRIC LINE
— UT —	UNDERGROUND TELEPHONE LINE
 	GAS METER / WATER METER
 	GAS VALVE / WATER VALVE
	FIRE HYDRANT
	UTILITY POLE, GUY & ANCHOR
	SURVEY TRAVERSE POINT
	BENCHMARK
	LIGHT POLE


LEGEND



TOPOGRAPHIC SURVEY
FOR
E. B. PARTNERS, LLC
SHOWING PORTION OF 4.088 ACRES, BOUNDARY SURVEY FOR
NORTHMARKET, LLC (INSTRUMENT No. 200405628).

SITUATE INTERSECTION PETERS CREEK ROAD AND WILLIAMSON ROAD
HOLLINS MAGISTERIAL DISTRICT
COUNTY OF ROANOKE, VIRGINIA

Drawn: J. Whorley
Checked: F.B. Caldwell
Date: March 24, 2021
Scale: 1"=20'
Tax Parcel: 027.14-02-04.00
Field Book: JW-36
W.O.: 21-0032


CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS
4203 MELROSE AVENUE, N.W. P.O. BOX 6280
ROANOKE, VIRGINIA 24017-0280
Telephone: (540) 366-3400 Fax: (540) 366-8702
E-Mail: cwaroanoke@aol.com

TAKE 5
WILLIAMSON ROAD
PREPARED FOR
EB PARTNERS LLC

ROANOKE COUNTY

EXISTING
CONDITIONS

CV-101

REVISIONS

No.	DATE	BY

Kimley»Horn
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SHEET NUMBER
CV-101

APPROVED, 2/24/2022