

ABBREVIATIONS:

&=AND
 (TYP.)=TYPICAL
 @=AT
 ±=PLUS OR MINUS
 AEP=AMERICAN ELECTRIC POWER
 APCO=APPALACHIAN POWER COMPANY
 APPROX.=APPROXIMATE
 ASCE=AMERICAN SOCIETY OF CIVIL ENGINEERS
 BLDG.=BUILDING
 BOL=BOLLARD
 C / COMM.=COMMUNICATIONS
 C&G=CURB AND GUTTER
 C&P=CHESAPEAKE & POTOMAC
 CB=CHORD BEARING
 CH=CHORD DISTANCE
 CI=CONSTRUCTION INSTITUTE
 CMP=CORRUGATED METAL PIPE
 CO=UTILITY CLEAN OUT
 CONC.=CONCRETE
 CORP.=CORPORATION
 D.B.=DEED BOOK
 D.I.=DROP INLET
 DIR.=DIRECTION
 DR.=DRAIN
 E=EA
 ELEV=ELEVATION
 ENT=ENTRANCE
 EOI=END OF INFORMATION
 EP=EDGE OF PAVEMENT
 EX / EXIST=EXISTING
 F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY
 F.H.=FIRE HYDRANT
 F.I.R.M.=FLOOD INSURANCE RATE MAP
 FT=FOOT/FEET
 G=GA
 G&G=GAS LINE PAINT MARKS
 GLIP=GAS LINE INDICATOR POST
 GNI=GAY AND NEEL, INC.
 GW=GWY WIRE
 HCR=HANDICAP RAMP
 INC.=INCORPORATED
 INST.=INSTRUMENT
 INVIn=INVERT IN
 INVOut=INVERT OUT
 LLC=LIMITED LIABILITY COMPANY/CORPORATION
 L.P.=LIGHT POLE / LAMP POST
 L.S.=LAND SURVEYOR
 L.S.A.=LANDSCAPED AREA
 L=ARC LENGTH
 LIC=LICENSE
 LOC=LOCATION
 M.B.L.=MINIMUM BUILDING LINE
 M.P.H.=MILES PER HOUR
 MH=MANHOLE
 N.E.=NORTH EAST
 N.F.V.=NOT FIELD VERIFIED
 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
 P.I.D.=PARCEL IDENTIFICATION
 PG. / PGS.=PAGE/PAGES
 PVC=POLYVINYLCHLORIDE PIPE
 R/W=RIGHT-OF-WAY
 R=RADIUS
 RCP=REINFORCED CONCRETE PIPE
 RD.=ROAD
 REG.=REGISTERED
 RTE.=ROUTE
 S.E.=SOUTH EAST
 SAN=SANITARY
 SP=SPOT
 SSMH=SANITARY SEWER MANHOLE
 ST.=STREET
 ST=STORM
 STD.=STANDARD
 STY.=STORY
 T=CURVE TANGENT
 TC=TOP OF CURB / CONCRETE
 TOP=TERRA-COTTA PIPE
 TP=TELEPHONE PEDESTAL
 TW=TOP OF WALL
 U.P.=UTILITY POLE
 U.S.=UNITED STATES
 VA=VIRGINIA
 VAR=VARIABLE
 VLT.=VAULT
 W=WITH
 W=Waterline (APPROX. LOC.)
 W=West
 WM=Water Meter

NOTES:

- THIS SURVEY WAS PREPARED FOR: INSITE DEVELOPMENT SERVICES, LLC
- CURRENT OWNER & LEGAL REFERENCES:
BNE RESTAURANT GROUP IV, LLC
D.B. 957 PG. 629; P.B. 16 PG. 580
TAX PARCEL NO. 500-(A)-16; P.I.D. #019141
- GAY AND NEEL, INC. WAS PROVIDED A TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO.: NCS-985066-MAD, DATED NOV. 4, 2019 AT 8:00 A.M. AND WAS UTILIZED IN PREPARATION OF THIS SURVEY, HOWEVER, ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SURVEYED PROPERTY MAY NOT BE DEPICTED HEREON.
- THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF RALPH O. CLEMENTS, L.S. LIC. #1864, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION AND THAT THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA USING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- 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.
- CONTOUR INTERVAL=1 FT.
- THE 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.
- THE SURVEYED PROPERTY LIES IN ZONE "X" - OTHER AREAS, AS DEFINED BY F.E.M.A. AND SHOWN ON F.I.R.M. MAP NO. 5121C0165C, EFFECTIVE DATE OF SEPTEMBER 25, 2009. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO FLOOD STUDY HAS BEEN CONDUCTED AS A PART OF THIS PROJECT.
- 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 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 VA811'S "POSITIVE RESPONSE SYSTEM" ON 02/24/20, WAS ISSUED 1 (ONE) TICKET, AND WAS GIVEN THE FOLLOWING RESULTS OF THE UTILITY MARKINGS:

TICKET #B005500087-00B
APPALACHIAN POWER (AEP111) - MARKED
CHRISTIANSBURG WATER (CHB180) - MARKED
CHRISTIANSBURG SEWER (CHB181) - MARKED
CITIZENS TELEPHONE (CTC291) - NO CONFLICT; UTILITY IS OUTSIDE OF STATED WORK AREA
ATMOS ENERGY (UCB437) - MARKED
VERIZON (VZN804) - MARKED

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 C/ASCE 38-02 (CONSTRUCTION INSTITUTE OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS) QUALITY LEVEL "C", WHICH IS DEFINED IN C/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 C/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 C/ASCE STD. 38-02 DEFINITIONS AND QUALITY LEVEL INDICATORS FOR THOSE MARKS ARE NOT SHOWN HEREON.

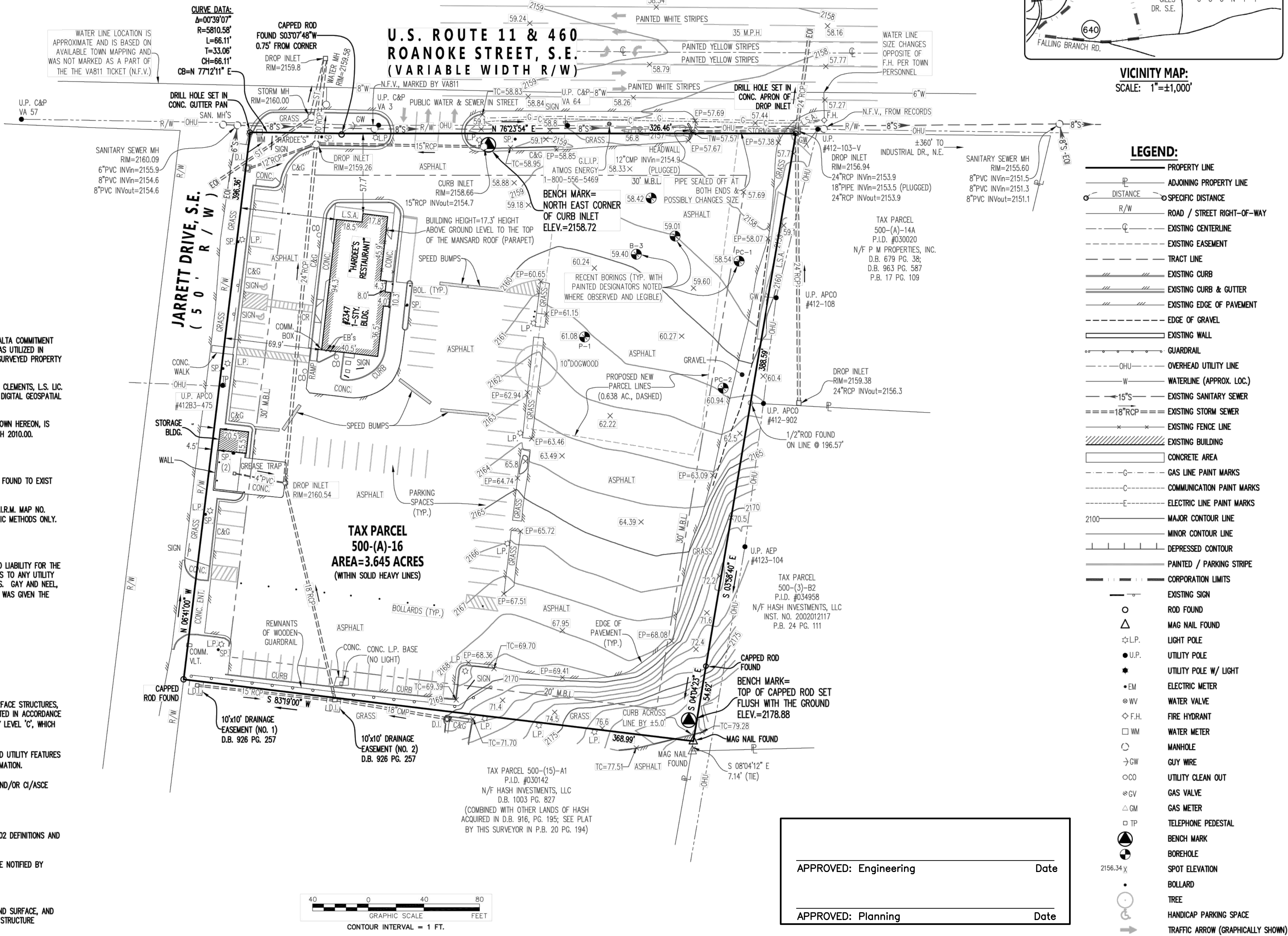
48 HOURS PRIOR TO ANY EXCAVATION BEING CONDUCTED AS A PART OF THIS PROJECT, "VA811" MUST BE NOTIFIED BY PHONE AT 1-800-552-7001, OR BY DIALING 811 IN VIRGINIA.

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.

TOPOGRAPHIC SURVEY OF A PORTION OF TAX PARCEL 500-(A)-16 SITUATED ALONG U.S. ROUTE 11 / 460; ROANOKE STREET, S.E.

TOWN OF CHRISTIANSBURG
SHAWSVILLE MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA



GAY AND NEEL, INC.
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MONTGOMERY COUNTY, VIRGINIA



REVISIONS		
NO.	COMMENTS	DATE
04/13/20	UTILITY ADDITIONS	

PROJECT TEAM	
PM	ROC
TECH	MTM, KJD
CREW	APP, WAB

ISSUE DATE	
03/12/20	
GNI JOB NO.	
3030	
TOPOGRAPHIC SURVEY	
SHEET NUMBER	
C1-01	