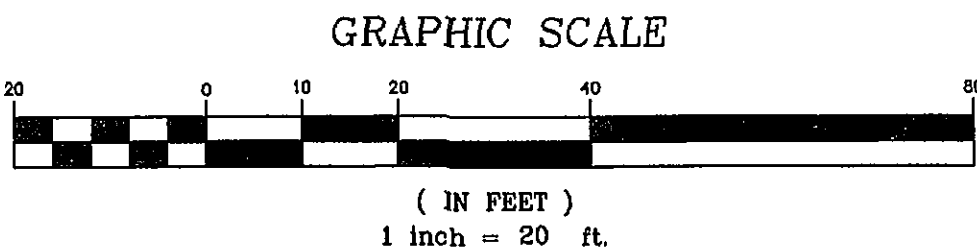
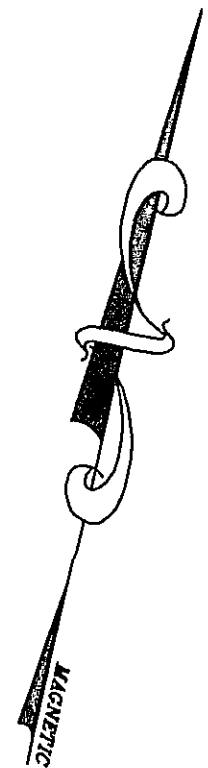
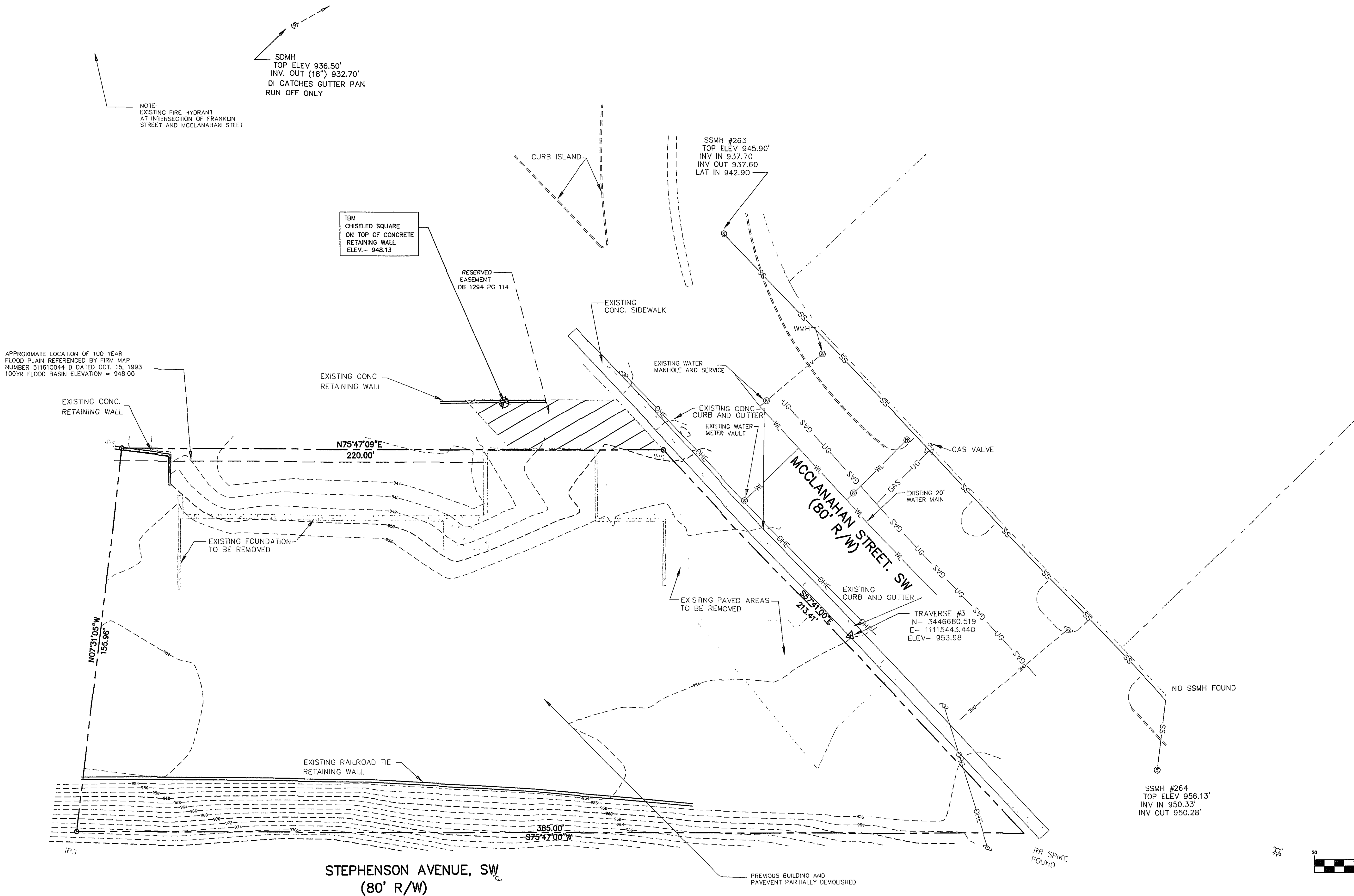


SURVEY LEGEND	
	IRON PIPE
	EXISTING CONTOURS
	EXISTING WATER SERVICE
	EXISTING SANITARY SEWER SERVICE
	SANITARY SEWER MANHOLE
	FIRE HYDRANT (PROPOSED/EXISTING)
	EXISTING GAS MAIN
	OVERHEAD ELECTRIC
	POWER POLE
	EXISTING CONCRETE SIDEWALK

EXISTING STORMWATER RUNOFF

SITE AREA	1.08 AC
INTENSITY 2YR/10YR (I ₁₀ = 5MIN)	5.3/6.8
EXISTING IMPERVIOUS AREA	41,919 SF
EXISTING PERCENT IMPERVIOUS	90%
EXISTING RATIONAL C VALUE	0.88
EXISTING 2YR STORMWATER RUNOFF	5.04 CFS
EXISTING 10YR STORMWATER RUNOFF	6.46 CFS

(SEE STORMWATER MANAGEMENT STUDY FOR MORE DETAILED ANALYSIS)



MAP NOTE:
ALL EXISTING BOUNDARY SURVEY AND TOPOGRAPHIC INFORMATION TAKEN FROM A MAP PREPARED BY LMW, P.C., 102 ALBEMARLE AVENUE, ROANOKE VIRGINIA 24013 TITLED "ADNII PROPERTIES, L.L.C." DATED JULY 22, 2003.

PRELIMINARY
NOT FOR CONSTRUCTION

REV No.	REVISION	DATE	DRAWN BY	CHECKED BY
1	CITY COMMENTS	10/20/03	MRA	WSH

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PREPARED IN THE OFFICE OF:

CLIENT:

FIRST CITIZENS BANK

TITLE:

EXISTING CONDITIONS PLAN

DATE: 9/26/03

HORIZONTAL SCALE: 1" = 20'

VERTICAL SCALE: N/A

DRAWN BY: MRA

DESIGNED BY: WSH

CHECKED BY: PAB

COMMONWEALTH OF VIRGINIA

PETER A. BISHOP

No. 032023

Professional Engineer

PROJECT:

McCLANAHAN STREET
ROANOKE, VA

ATTACHED REFERENCE FILES:

JOB NUMBER: 011737090

SHEET NUMBER: C1 of 5