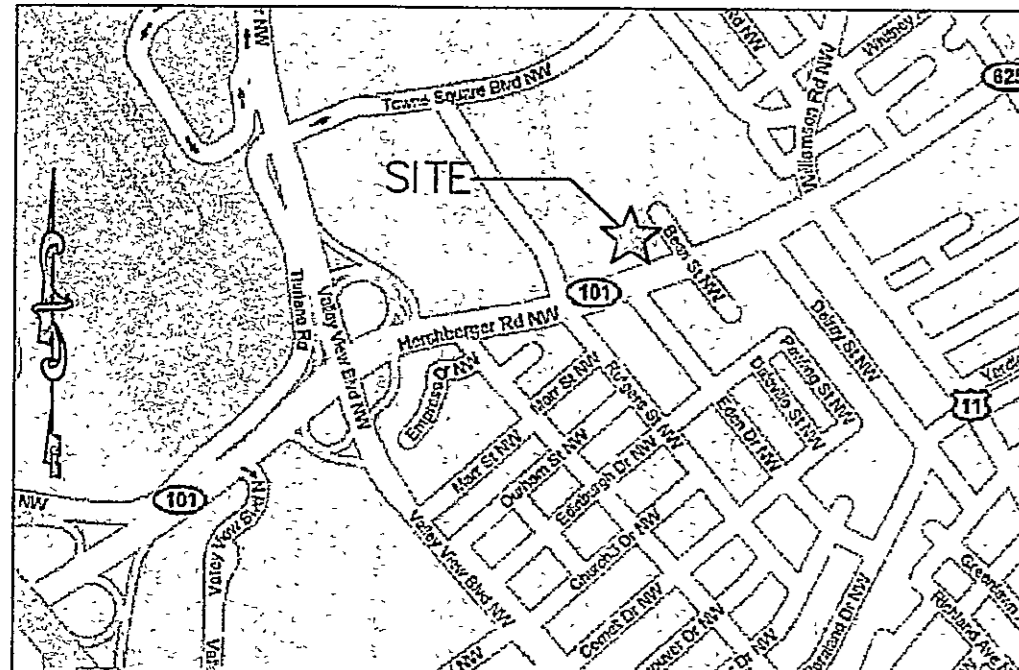


SURVEY PROVIDED ON 5/4/06 BY:

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

GENERAL NOTES

1. THIS PLAT BASED ON A CURRENT FIELD SURVEY.
2. THE PROPERTY SHOWN HEREON DOES NOT FALL WITHIN LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510130 0024 D, MAP #5116100024 D, DATED OCTOBER 15, 1993. "ZONE X"
3. CURRENT OWNER: TUSKEENA CROSSROADS INVESTORS, LLC
LEGAL REFERENCE: INSTRUMENT #060001995
PARCEL 5 - M.B. 1, PG. 2886-2889
4. THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES. STORM DRAIN STRUCTURES, TELEPHONE, ELECTRIC AND ALL OTHER SURFACE UTILITIES WERE FIELD LOCATED. ALL UNDERGROUND UTILITIES SHOWN WERE ESTABLISHED USING ABOVE GROUND STRUCTURES. AVAILABLE UTILITY MAPS AND MARKINGS BY MISS UTILITY (TICKET #8808700600). ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.
5. THE SUBJECT PROPERTY IS ZONED CLS PER THE ROANOKE CITY ZONING ORDINANCE.
6. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS NOT SHOWN HEREON.
7. BENCHMARK: ARROW HEAD ON FIRE HYDRANT
ELEVATION = 102.40 (ASSUMED)
8. CONTOUR INTERVAL = 1 FOOT



LEGEND	
☆	LIGHT POLE
—	SIGN
—	NOT USED
—	CONCRETE
⑬	NUMBER OF PARKING SPACES
⑬	TREES SHRUBS
+1080.13	SPOT ELEVATION
①	CURB INLET
①	STORM DRAIN MANHOLE
①	VDOT MANHOLE
①	SIGNAL VAULT
①	SIGNAL POLE

ABBREVIATIONS	
EX	EXISTING
IP	IRON PIN
S.D.M.H.	STORM DRAIN MANHOLE
INV	INVERT
RCP	REINFORCED CONCRETE PIPE
L/P	LIGHT POLE
R/W	RIGHT-OF-WAY
M.B.L.	MINIMUM BUILDING LINE
R.Y.S.	REAR YARD SETBACK
CONC	CONCRETE
VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION

TAX #6660124
TUSKEENA CROSSROADS
INVESTORS, LLC
PARCEL 5
1.008 AC.
M.B. 1, PG. 2886-2889

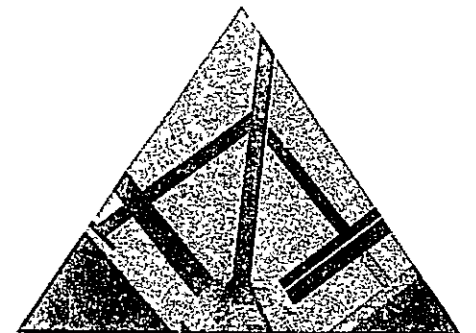
TAX #6660105
CROSSROADS CENTER, LLC
INSTRUMENT #040018505
PARCEL 6
M.B. 1, PG. 2886-2889

GENERAL NOTES (CONT'D)

7. NO WORK SHALL OCCUR WITHIN PUBLIC RIGHT-OF-WAY WITHOUT AUTHORIZATION FROM THE A/E. WORK IN THE RIGHT-OF-WAY WILL REQUIRE A RIGHT-OF-WAY EXCAVATION PERMIT.
8. NO MORE THAN 500LF OF TRENCH SHALL REMAIN OPEN AT ONE TIME.
9. ALL ASPHALT REMOVAL SHALL RESULT IN A CLEAN SAWCUT EDGE. DAMAGED ASPHALT SHALL BE REMOVED IN LINEAR FORMS TO EASE NEW INSTALLATIONS.
10. FOLLOWING DEMOLITION, ALL DEPRESSIONS SHALL BE FILLED WITH STONE OR SOIL AND TOPPED WITH 4" GRAVEL TO BE FLUSH WITH ADJACENT ASPHALT. PREVENT WATER FROM PONDING OR SATURATING EXCAVATED AREAS BY DIVERTING SHEET FLOW ACROSS PARKING LOT AROUND THESE AREAS.
11. MARK AND PROTECT ALL VEGETATION NOT INTENDED FOR REMOVAL. CONSULT THE A/E IF IN QUESTION.
12. REPLACE ANY ITEMS NOT INTENDED FOR REMOVAL THAT ARE DAMAGED DURING CONSTRUCTION.
13. REFER TO SPECIFIC INSTRUCTIONS BY THE ARCHITECT REGARDING REMOVAL OF HAZARDOUS MATERIALS RELATED TO THE EXISTING BUILDING. ENSURE THAT ALL PERMITS HAVE BEEN ACQUIRED AND COMPLY WITH ALL STATE AND LOCAL CODES REGULATING DISPOSAL OF ANY HAZARDOUS MATERIALS.
14. TEMPORARY CHAIN LINK SECURITY FENCE SHALL BE INSTALLED AS A FIRST STEP MEASURE. FENCE SHALL BE 6' HIGH AND MAY BE MOVABLE (i.e. FEET OR BARRELS). IF POSTS ARE DRIVEN INTO ASPHALT, CONTRACTOR SHALL REPAVE ANY DAMAGE FOLLOWING REMOVAL.
15. MALL PARKING LOT LIGHTING POLE AND FIXTURE SHALL BE PROTECTED, DISMANTLED, AND DELIVERED TO A LOCATION ON MALL PROPERTY AS DIRECTED BY MALL MAINTENANCE. CONTACT KELLY BOWELS AT (540) 397-1211. ELECTRICAL CIRCUIT SHALL BE ABANDONED PER NEC.

GENERAL NOTES

1. BUILDING SERVICES ARE INTENDED TO BE RECONNECTED TO NEW BUILDING. REMOVE EXISTING UTILITIES UP TO THE POINT AT WHICH THEY ARE OUT OF AREAS OF NEW CONSTRUCTION AND CAN BE CAPPED FOR LATER EXTENSION TO SERVICE LOCATIONS OF NEW BUILDING.
2. CONTACT ALL UTILITY OWNERS PRIOR TO DEMOLITION AND ENSURE ALL SERVICES ARE DISCONNECTED BEFORE WORK BEGINS.
3. NO UTILITY SHALL BE ABANDONED IN PLACE. REMOVE ANY UTILITY THAT CONFLICTS WITH NEW CONSTRUCTION.
4. REFER TO BACKFILL AND COMPACTION REQUIREMENTS IN THE SPECS FOR ANY UTILITY OR BUILDING REMOVAL. THOROUGHLY COMPACT ALL DISTURBED AREAS BENEATH NEW WORK. SETTLEMENT AFTER CONSTRUCTION WILL NOT BE ACCEPTABLE.
5. ALL PRESSURE UTILITIES SHALL BE CAPPED IN A MANNER ACCEPTABLE TO THAT UTILITY OWNER.
6. ALL CONCRETE AND MASONRY ITEMS SHALL BE REMOVED FROM THE SITE. THESE ITEMS SHALL NOT BE USED FOR BACKFILL.



SPECTRUM DESIGN

10 CHURCH AVE SE, PLAZA SUITE 1 ROANOKE, VIRGINIA 24011 540.342.6001
ROANOKE • MARION

SUN TRUST BANK -
CROSSROADS MALL

NEW BANK
FACILITY

SPECTRUM DESIGN PROJECT NO. 06038

RECEIVED

SEP 11 2006

CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT

APPROVAL:

PLANNING COMMISSION AGENT

CITY ENGINEER

DATE

DATE

DATE
DESIGN ARCHITECT
PROJECT ARCHITECT
PROJECT ENGINEER
CHECKED BY
DRAWN BY
REVISIONS

22 AUGUST, 2006

MAR

NUMBER

DATE

SHEET TITLE

EXISTING CONDITIONS
& DEMOLITION PLAN

C-1.1