

STORM DRAIN TABULATIONS:

- (D1) Storm Sewer Manhole
Top Of Rim = 500.13
18" RCP Inv. In = 486.93
24" RCP Inv. In = 485.12
24" RCP Inv. Out = 485.03
- (D2) Curb Inlet
Top Of Rim = 497.89
3" PVC Inv. In = 496.39
12" RCP Inv. Out = 493.69
- (D3) Curb Inlet
Top Of Rim = 498.19
12" RCP Inv. Out = 494.19
- (D4) Storm Sewer Manhole
Top Rim = 498.89
12" RCP Inv. In = 492.60 (From D2)
12" RCP Inv. In = 492.60 (From D3)
24" RCP Flow Line = 485.69
Bottom Of Manhole = 488.09
NOTE: Manhole Was Placed Over Existing 24" Pipe
- (D5) Storm Sewer Manhole
Top Rim = 496.00
24" RCP Inv. In = 486.55
- (D6) Downspout Box
Top Of Grate = 498.43'
Bottom Of Box = 497.76'
6" PVC Invert = 496.10'
- (D7) Downspout Box
Top Of Grate = 498.42'
Bottom Of Box = 497.76'
6" PVC Invert = 496.53'

SANITARY SEWER TABULATIONS:

- (S1) Sanitary Sewer Manhole
Top Of Rim = 498.15
8" PVC Inv. In = 491.03
8" PVC Inv. Out = 490.93
- (S2) Sanitary Sewer Manhole
Top Of Rim = 498.97
8" PVC Inv. In = 492.92 (From Clean Out)
8" PVC Inv. In = 492.92
8" PVC Inv. Out = 492.87

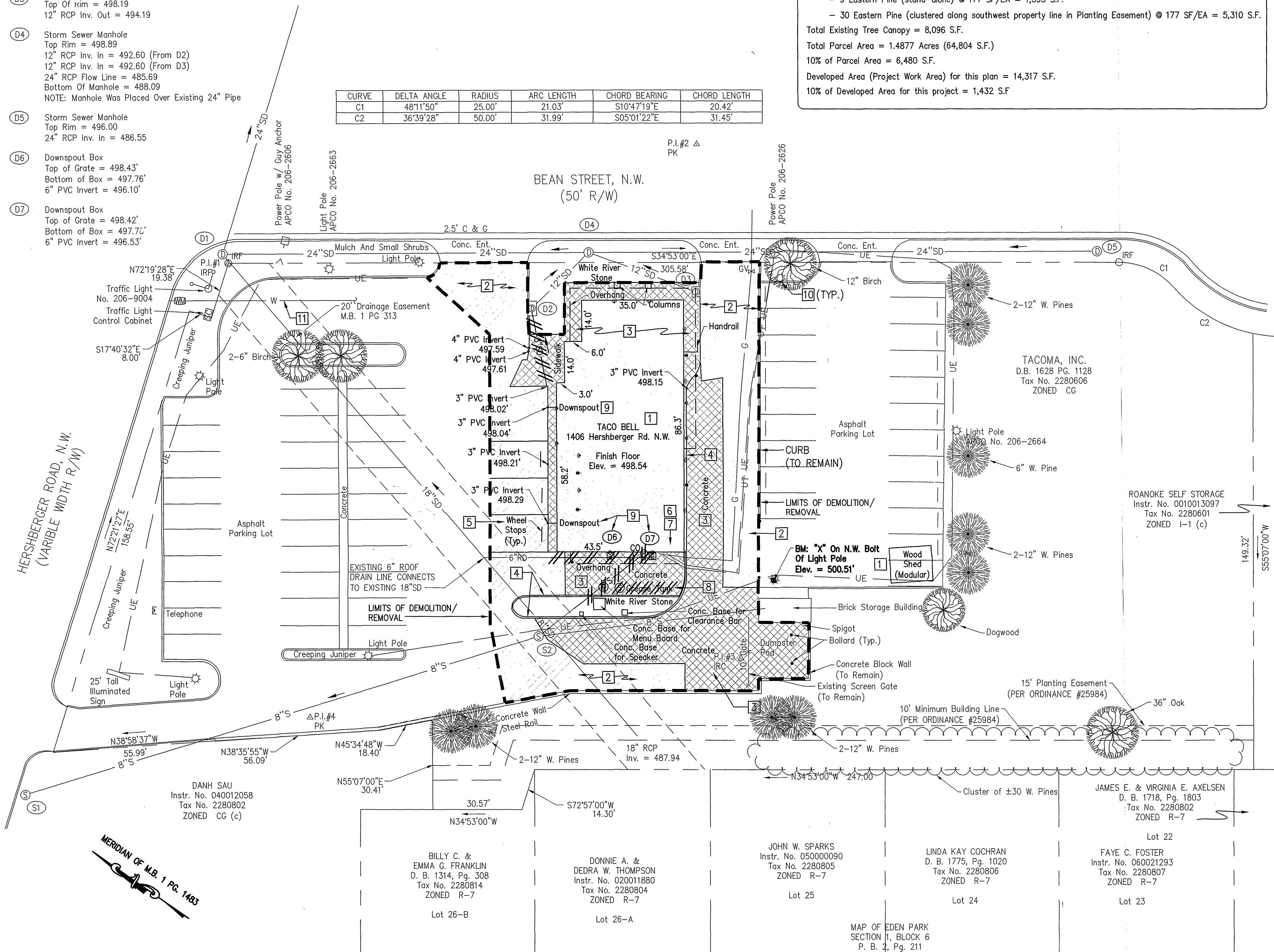
HORIZONTAL AND VERTICAL DATUM ARE BASED ON ASSUMED COORDINATE SYSTEM AND ELEVATION.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	48°11'50"	25.00'	21.03'	S10°47'19"E	20.42'
C2	36°39'28"	50.00'	31.99'	S05°01'22"E	31.45'

Tree Canopy Requirements (36.2-644):

Existing Landscaping:

- Large Deciduous Trees:
- 1 Oak Tree @ 254 SF/EA = 254 S.F.
 - 3 River Birch @ 254 SF/EA = 762 S.F.
- Small Deciduous Trees:
- 1 Dogwood @ 177 SF = 177 S.F.
- Evergreen Trees:
- 9 Eastern Pine (stand-alone) @ 177 SF/EA = 1,593 S.F.
 - 30 Eastern Pine (clustered along southwest property line in Planting Easement) @ 177 SF/EA = 5,310 S.F.
- Total Existing Tree Canopy = 8,096 S.F.
- Total Parcel Area = 1,487 Acres (64,804 S.F.)
- 10% of Parcel Area = 6,480 S.F.
- Developed Area (Project Work Area) for this plan = 14,317 S.F.
- 10% of Developed Area for this project = 1,432 S.F.



GENERAL NOTES (DEMOLITION & REMOVAL):

- EXISTING TOPOGRAPHIC INFORMATION AND BOUNDARY SURVEY SHOWN HEREON IS TAKEN FROM ACTUAL FIELD SURVEYS PERFORMED BY MATTERN & CRAIG, INC. IN FEBRUARY 2010.
- WHERE INDICATED OR WHERE IN CONFLICT WITH NEW CONSTRUCTION, EXISTING TOPOGRAPHICAL AND PLANIMETRIC FEATURES (ASPHALT PAVEMENT, CONCRETE PAVEMENT AND SIDEWALK, CURB, CURB AND GUTTER, LIGHT POLES, LANDSCAPING FEATURES AND SITE APPURTENANCES) WITHIN DEMOLITION BOUNDARY ARE TO BE REMOVED.
- THE LOCATION OF EXISTING UTILITIES, INCLUDING UNDERGROUND UTILITIES, ARE INDICATED ON THE DRAWINGS INsofar AS THEIR EXISTENCE AND LOCATION WERE KNOWN AT THE TIME OF THE PREPARATION OF THE DRAWINGS. HOWEVER, NOTHING IN THESE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS A GUARANTEE THAT SUCH UTILITIES ARE IN THE LOCATION INDICATED OR THAT THEY ACTUALLY EXIST, OR THAT OTHER UTILITIES ARE NOT WITHIN THE AREA OF OPERATIONS. THE CONTRACTOR SHALL MAKE ALL NECESSARY INVESTIGATIONS TO DETERMINE THE EXISTENCE AND LOCATIONS OF SUCH UTILITIES. THE CONTRACTOR SHALL PAY FOR ANY DAMAGE TO AND FOR ANY MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES.
- ALL EXISTING UTILITIES ARE TO REMAIN IN PLACE AND ACTIVE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE WITH UTILITY SERVICE COMPANY PRIOR TO PERFORMING DEMOLITION WORK.
- THE CONTRACTOR SHALL CONTACT "MISS UTILITY" (1-800-552-7001) 48 HOURS PRIOR TO WORKING IN THE VICINITY OF THE EXISTING UTILITIES.

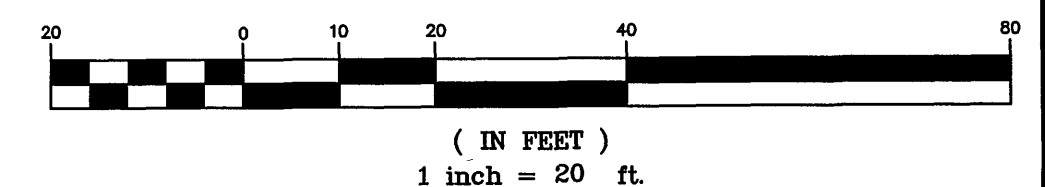
KEYNOTES:

- EXISTING BUILDING, INCLUDING FOUNDATIONS AND FOOTINGS, CONCRETE FLOOR SLAB, CONCRETE STOOPS, DOCKS OR RAMPS, AND ATTACHED OR ASSOCIATED APPURTENANCES, INCLUDING ELECTRICAL AND MECHANICAL ATTACHMENTS SHALL BE DEMOLISHED AND REMOVED.
- EXISTING ASPHALT PAVEMENT AND STONE BASE SHALL BE REMOVED (WITHOUT DISTURBANCE TO SUBGRADE) TO LIMITS SHOWN AND/OR TO LIMITS REQUIRED TO CONSTRUCT NEW IMPROVEMENTS. CAREFULLY REMOVE PAVEMENT WHERE AGAINST STRUCTURES (CURB/CURB AND GUTTER) TO REMAIN IN-PLACE. SAW-CUT EXISTING PAVEMENT AT LIMITS OF REMOVAL WHERE ADJOINING PAVEMENT IS TO REMAIN IN-PLACE.
- EXISTING CONCRETE PAVEMENT, CONCRETE PADS, AND CONCRETE SIDEWALK SHALL BE REMOVED TO LIMITS SHOWN AND/OR TO LIMITS REQUIRED TO CONSTRUCT NEW IMPROVEMENTS. SAW-CUT EXISTING PAVEMENT AT LIMITS OF REMOVAL WHERE ADJOINING PAVEMENT IS TO REMAIN IN-PLACE.
- EXISTING CONCRETE CURB AND CONCRETE CURB AND GUTTER SHALL BE REMOVED TO LIMITS SHOWN AND/OR TO LIMITS REQUIRED TO CONSTRUCT NEW IMPROVEMENTS. SAW-CUT EXISTING CURB AT LIMITS OF REMOVAL, OR REMOVE CURB TO NEAREST JOINT, WHERE ADJOINING CURB IS TO REMAIN IN-PLACE.
- SALVAGE CONCRETE WHEEL STOPS AND STORE ON-SITE FOR RE-USE.
- ELECTRICAL CIRCUITS TO BUILDING SHALL BE DE-ACTIVATED BY POWER COMPANY THROUGH OWNER'S REQUEST/ APPLICATION. CONTRACTOR SHALL REMOVE CONDUIT, CONDUCTORS, AND ELECTRICAL BOXES TO THE EXTENT AS REQUIRED TO PERFORM DEMOLITION WORK. REMAINING CONDUITS AND CONDUCTORS TO REMAIN IN-PLACE FOR RE-USE OR SHALL BE RE-LAYED BY THE POWER COMPANY. CONTRACTOR SHALL COORDINATE ALL WORK WITH POWER COMPANY.
- EXISTING NATURAL GAS SERVICE TO BE TERMINATED BY OWNER THROUGH REQUEST/APPLICATION TO ROANOKE GAS COMPANY. ROANOKE GAS COMPANY TO SALVAGE EXISTING GAS METER PRIOR TO DEMOLITION OF STRUCTURE. GAS MAIN AND SERVICE LINES TO REMAIN IN-PLACE FOR RE-USE OR SHALL BE RE-LAYED BY ROANOKE GAS COMPANY. CONTRACTOR SHALL COORDINATE WITH ROANOKE GAS COMPANY AS REQUIRED.
- EXISTING SANITARY SEWER LATERAL AND GREASE TRAP TO BE DEMOLISHED AND REMOVED TO EXTENT SHOWN OR REQUIRED TO ESTABLISH NEW SERVICE CONFIGURATION SHOWN ON SHEET C-4.
- EXISTING STORM DRAIN/ROOF DRAIN SYSTEM SHALL BE DEMOLISHED AND REMOVED TO EXTENT SHOWN OR REQUIRED TO ESTABLISH NEW SERVICE CONFIGURATION SHOWN ON SHEET C-5.
- EXISTING SITE LIGHT POLES, FOUNDATIONS, AND UNDERGROUND ELECTRICAL SERVICE LINES SHALL REMAIN IN-PLACE. CONTRACTOR SHALL PROTECT EXISTING CONDUIT AND CONDUCTORS TO THE EXTENT PRACTICAL.
- EXISTING WATER SERVICE LINE SHALL REMAIN IN-PLACE. SERVICE SHALL BE TEMPORARILY CUT-OFF THROUGH REQUEST/APPLICATION SUBMITTED BY OWNER. DEMOLISH AND REMOVE EXISTING WATER SERVICE LINE TO EXTENT SHOWN OR AS REQUIRED TO ESTABLISH NEW SERVICE CONFIGURATION SHOWN ON SHEET C-4. CONTRACTOR SHALL PROTECT EXISTING LINE TO REMAIN TO THE EXTENT PRACTICAL.

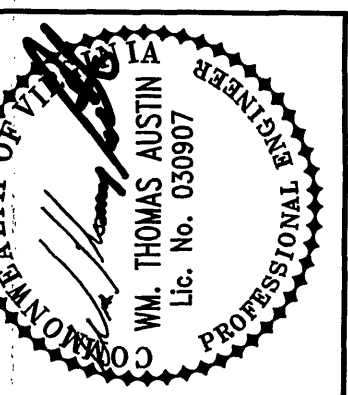
LEGEND:

- CONC. PAD/CONC. PVMT. AND SIDE-WALK REMOVAL (SEE KEY NOTE 3)
- ASPHALT REMOVAL (SEE KEY NOTE 2)
- UTILITY LINE REMOVAL

GRAPHIC SCALE



CITY PLAN NO.: CP100029



Revisions	Issue	Date
0 ORIGINAL	ISSUE	6/15/10
1	CITY OF ROANOKE COMMENTS	8/19/10

Issue Date:	June 15, 2010
Drawn By:	ARB
Designed By:	ARB
Checked By:	WTA
Date:	06-15-10

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HERSBERGER ROAD TACO BELL RENOVATIONS
EXISTING CONDITIONS/
DEMOLITION PLAN
CITY OF ROANOKE, VIRGINIA

Vertical Scale: N/A

Horizontal Scale: 1" = 20'

Commission Number: 3059

Sheet No.:

C-3