

SEC 5  
LEE HEIGHTS  
DB 837 PG 284  
LOT 527A

LOT 532AB  
5TH ADDITION  
LEE HEIGHTS  
DB 1052 PG 530

RUSSELL L. WINE  
PROPERTY  
DB 1076 PG 229  
LOT 3

BENCHMARK: REBAR W/CAP  
ELEVATION=317.37

EX. 5' SIDEWALK TO BE  
DEMOLISHED AND REPLACED

EX. DRIVEWAY APRON TO BE  
DEMOLISHED (REPLACE W/ ARL. CO.  
STD. SIDEWALK AND C-3 HEADER  
CURB)

EX. GAS SERVICE TO BE  
DISCONNECTED (BY OTHERS)  
CONTRACTOR TO COORDINATE WITH  
UTILITY COMPANIES FOR  
DISCONNECTION AND REUSE OF EX.  
GAS SERVICE CONNECTION

EX. WATER METER TO BE  
REMOVED (SERVICE TO BE  
CAPPED AT THE MAIN PER  
ARLINGTON COUNTY  
STANDARDS)

EX. SANITARY LATERAL FROM  
CAP TO MAIN TO BE REUSED (OR  
REPLACED IF IN POOR CONDITION)

EX. LEAD WALKS TO BE  
DEMOLISHED (TYP.)

**LORCOM LANE**  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

EX. PEDESTRIAN  
CROSSING SIGN TO  
REMAIN

EX. LANDSCAPE WALL  
TO BE DEMOLISHED

EX. 5' SIDEWALK AND CURB  
TO BE DEMOLISHED AND  
REPLACED

EX. DRIVEWAY APRON TO BE  
DEMOLISHED (REPLACE W/ ARL.  
CO. STD. SIDEWALK AND C-3  
HEADER CURB)  
PROP. LIMITS OF  
DISTURBANCE



**DATUM NOTES**

- THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY.
- THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY.

**LEGEND**

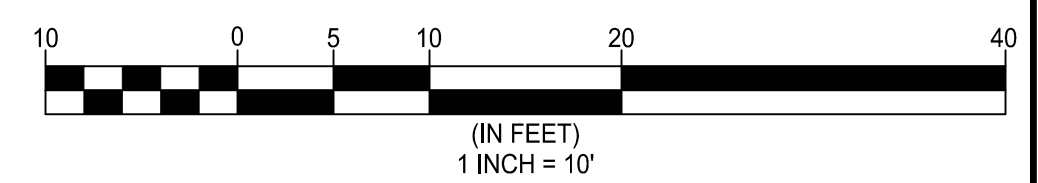
AC.....	AIR CONDITIONER	RET.....	RETAINING WALL
ASPH.....	ASPHALT	SD.....	STORM SEWER STRUCTURE
CONC.....	CONCRETE	SMH.....	SANITARY SEWER STRUCTURE
CP.....	COVERED PORCH	SO FT.....	SQUARE FEET
CSW.....	CONCRETE SIDEWALK	WM.....	WATER METER
DB.....	DEED BOOK	WV.....	WATER VALVE
DHF.....	DRILL HOLE FOUND (PROPERTY CORNER)	△.....	FIRE HYDRANT
EM.....	ELECTRIC METER	△.....	DOORWAY/ENTRANCE
EP.....	EDGE OF PAVEMENT	∅.....	UTILITY POLE
FC.....	HEADER CURB	☆.....	LIGHT POLE
FEN.....	FENCE	X.....	FENCE
FF.....	FIRST/FINISH FLOOR ELEVATION	—	OVERHEAD WIRES
GM.....	GAS METER	G.....	UNDERGROUND GAS LINE
GV.....	GAS VALVE	S.....	UNDERGROUND SANITARY LINE
HPS.....	HAND-PLACED SLATE/STONE WALK	SL.....	UNDERGROUND SANITARY LATERAL LINE
INV.....	INVERT	W.....	UNDERGROUND WATER LINE
IPF.....	IRON PIN FOUND (PROPERTY CORNER)	○	TREE
IPS.....	IRON PIN SET (PROPERTY CORNER)	○	LIMITS OF TREE CANOPY/VEGETATION
LWS.....	LANDSCAPE WALL/BORDER	—	CURB AND GUTTER
N/F.....	NOW OR FORMERLY	○	SPOT ELEVATION
PG.....	PAGE	○	ON/OFF DENOTES APPROXIMATE LOCATION RELATIVE TO SUBJECT PROPERTY
PL.....	PLANTER		
RCP.....	REINFORCED CONCRETE PIPE		

**AS-BUILT DATA TABLES**

SANITARY SEWER		STORM SEWER	
SMH 4741/2535	330.77	SD 22537	328.62
SMH 14305/2437		SD 22535	327.49
MANHOLE TOP =	318.18	SD 22534	318.30
8" INV IN (SMH 4741) =	307.16	SD 22532	313.47
LAT INV IN (HOUSE) =	307.76	SD 22532	313.47
8" INV OUT (SMH 4739) =	307.00	SD 22532	313.02
SMH 4739/2338	311.72	SD 22534	313.02
MANHOLE TOP =	311.72	SD 22534	313.02
8" INV IN (SMH 14305) =	304.72	SD 22534	309.94
8" INV OUT (NORTH) =	304.62	SD 22530	309.82
PIPE DIAMETERS TAKEN FROM RECORD INFORMATION.			

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
CI	5,698.58'	110.98'	1°06'57"	55.49'	110.98'	S47°55'57"W



**DEMOLITION NOTES**

- EXISTING SANITARY LATERAL TO BE FIELD LOCATED AND CAPPED ON SITE AND USED FOR FUTURE DEVELOPMENT, IF POSSIBLE AND FOUND IN GOOD CONDITION.
- EXISTING ELECTRIC, TELECOM, AND GAS UTILITIES TO BE REUSED FOR FUTURE DEVELOPMENT. CONTRACTOR TO COORDINATE WITH PRIVATE UTILITY COMPANIES FOR UTILITY DISCONNECTION.
- ALL FEATURES WITHIN THE LIMITS OF DISTURBANCE ARE TO BE DEMOLISHED UNLESS OTHERWISE NOTED.
- SEE SHEET C-0101 FOR EXISTING CONDITIONS NOTES.

**DEMOLITION LEGEND**

	EXISTING FEATURES TO BE REMOVED
	LIMITS OF CLEARING AND GRADING
	TREES TO BE REMOVED
	TEST PIT
	ROOT PRUNING
	TREE PROTECTION FENCING
	TREE PROTECTION/SUPER SILT FENCE
	ROOT MATTING

**EXISTING CONDITIONS & DEMOLITION PLAN**

**WALTER L. PHILLIPS**  
INCORPORATED ESTABLISHED 1945

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**ARLINGTON, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES**

**4219/4221 LORCOM LANE  
THE PROPERTY OF R.A. PHILLIPS  
GRADING PLAN  
4219/4221 LORCOM LANE, ARLINGTON, VIRGINIA 22207**

SCALE: 1" = 10' DRAWN CR CHECKED TP/BKW

SUBMITTED DATE 03/05/2019  
05/07/2019  
06/24/2019  
07/17/2019

APPROVED DATE  
DIRECTOR OF ENVIRONMENTAL SERVICES

SHEET: **C-0301**