

Bowman
CONSULTING GROUP, LTD.

Bowman Consulting Group, Ltd.
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www.bowmanconsulting.com
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EXISTING CONDITIONS PLAN (1 OF 5)
**ROBERTS ROAD
STREETSCAPE IMPROVEMENTS**
FAIRFAX COUNTY
BRADDOCK DISTRICT

COUNTY PROJECT NUMBER



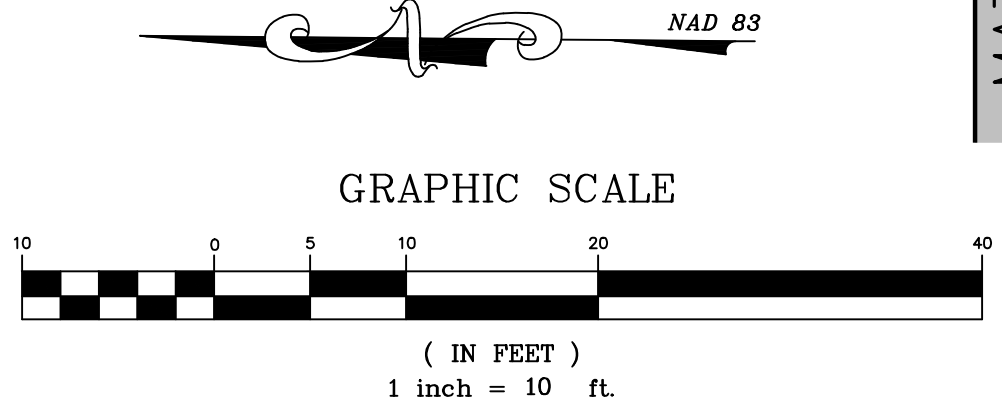
PLAN STATUS	
06/2014	CONCEPT
7/13/15	INTERMEDIATE

DATE	DESCRIPTION
SH	RK
DESIGN	BG
SCALE	H: 1"=10'
	V: N/A

JOB No. 6916-01-001
DATE : JUNE 16, 2015
FILE No. 6916-D-MP-001

SHEET 4 OF 54

MATCHLINE - SEE SHEET 5



LISA MOUTAWAKIL
D.B. 19960, PG. 604
LOT E
BLOCK I
HALEMHURST
D.B. 968, PG. 475 (RE-SUBDIVISION)
D.B. R-9, PG. 589 (SUBDIVISION)
PARCEL ID: 57 4 04 000 E
10,204 SQ.FT.
ZONE: R-3
#4013 ROBERTS RD

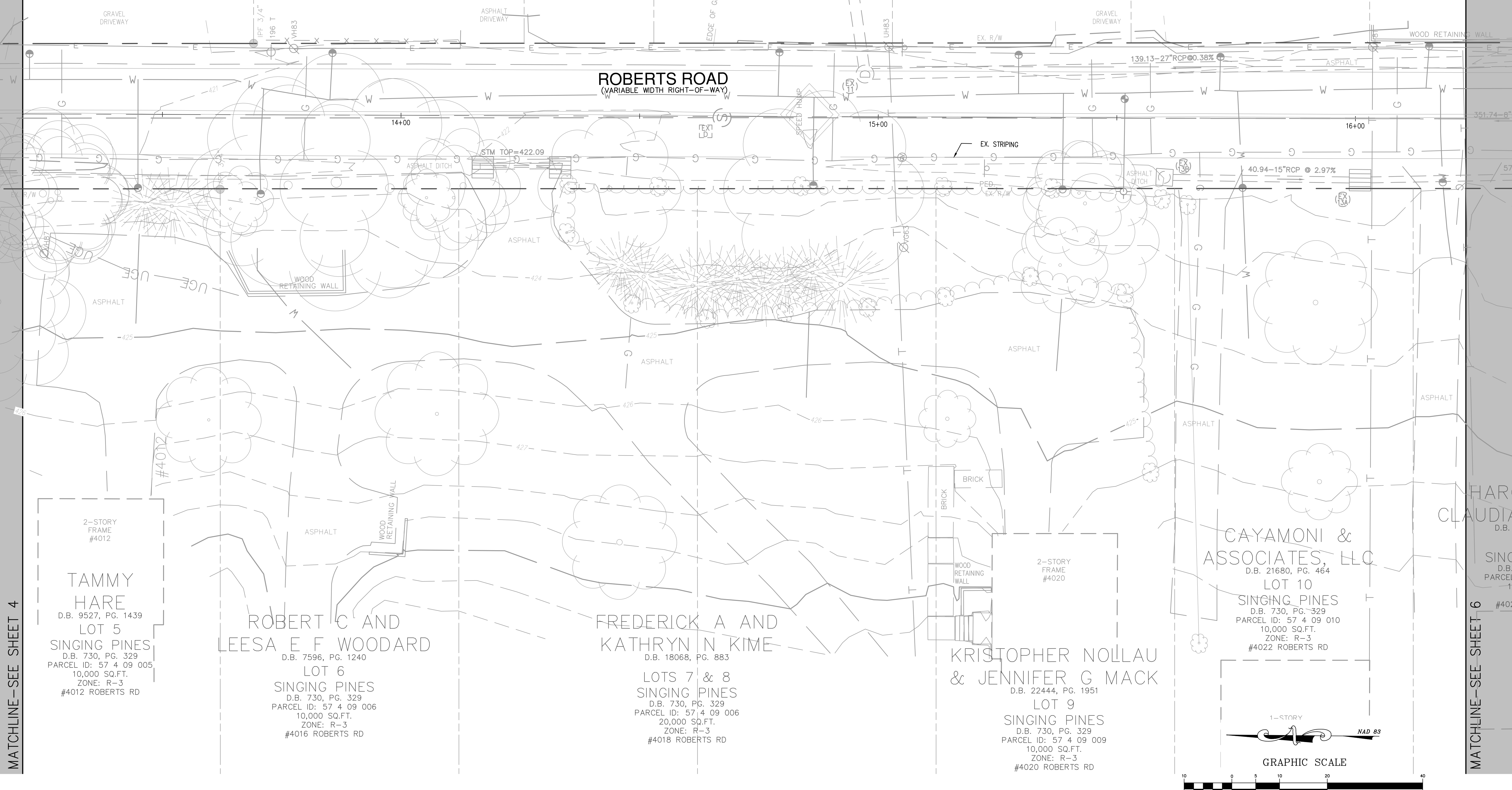
KAREN MCCARTHY
D.B. 22506, PG. 703
LOT F
BLOCK I
HALEMHURST
D.B. 968, PG. 475 (RE-SUBDIVISION)
D.B. R-9, PG. 589 (SUBDIVISION)
PARCEL ID: 57 4 04 000 F
10,204 SQ.FT.
ZONE: R-3
#4015 ROBERTS RD

NGHIEP THANH &
HELENA NGUYEN
D.B. 22200, PG. 044
LOT 35 & PART OF LOT 36
BLOCK I
HALEMHURST
D.B. R-9, PG. 589 (SUBDIVISION)
PARCEL ID: 57 4 05 01 035
13,500 SQ.FT.
ZONE: R-3
#4017 ROBERTS RD

NESTOR W &
JOSE G RAMOS
D.B. 12835, PG. 572
LOT 34
BLOCK I
HALEMHURST
D.B. R-9, PG. 589 (SUBDIVISION)
PARCEL ID: 57 4 05 01 034
9,000 SQ.FT.
ZONE: R-3
#4019 ROBERTS RD

ELMER H &
BONNIE L MARINE
D.B. 22355, PG. 313
LOT 33
BLOCK I
HALEMHURST
D.B. R-9, PG. 589 (SUBDIVISION)
PARCEL ID: 57 4 05 01 033
9,000 SQ.FT.
ZONE: R-3
#4021 ROBERTS RD

TIMOTHY
MARYE K HARRIS
D.B. 20843, PG. 044
LOT 32
BLOCK I
HALEMHURST
D.B. R-9, PG. 589 (SUBDIVISION)
PARCEL ID: 57 4 05 01 032
9,000 SQ.FT.
ZONE: R-3
#4023 ROBERTS RD



MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

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EXISTING CONDITIONS PLAN (2 OF 5)
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SCALE	H: 1"=10' V: N/A
JOB No.	6916-01-001
DATE	JUNE 16, 2015
FILE No.	6916-D-MP-001

SHEET 5 OF 54

TIMOTHY M &
RYE K HAMILTON
D.B. 20843, PG. 825
LOT 32
BLOCK 1
HALEMURST
D.B. R-9, PG. 589 (SUBDIVISION)
PARCEL ID: 57 4 05 01 032
9,000 SQ.FT.
ZONE: R-3
#4023 ROBERTS RD

MARGARET I
BARDWELL
D.B. 4584, PG. 587
LOT 31
BLOCK 1
HALEMURST
D.B. R-9, PG. 589 (SUBDIVISION)
PARCEL ID: 57 4 05 01 031
9,000 SQ.FT.
ZONE: R-3
#4025 ROBERTS RD

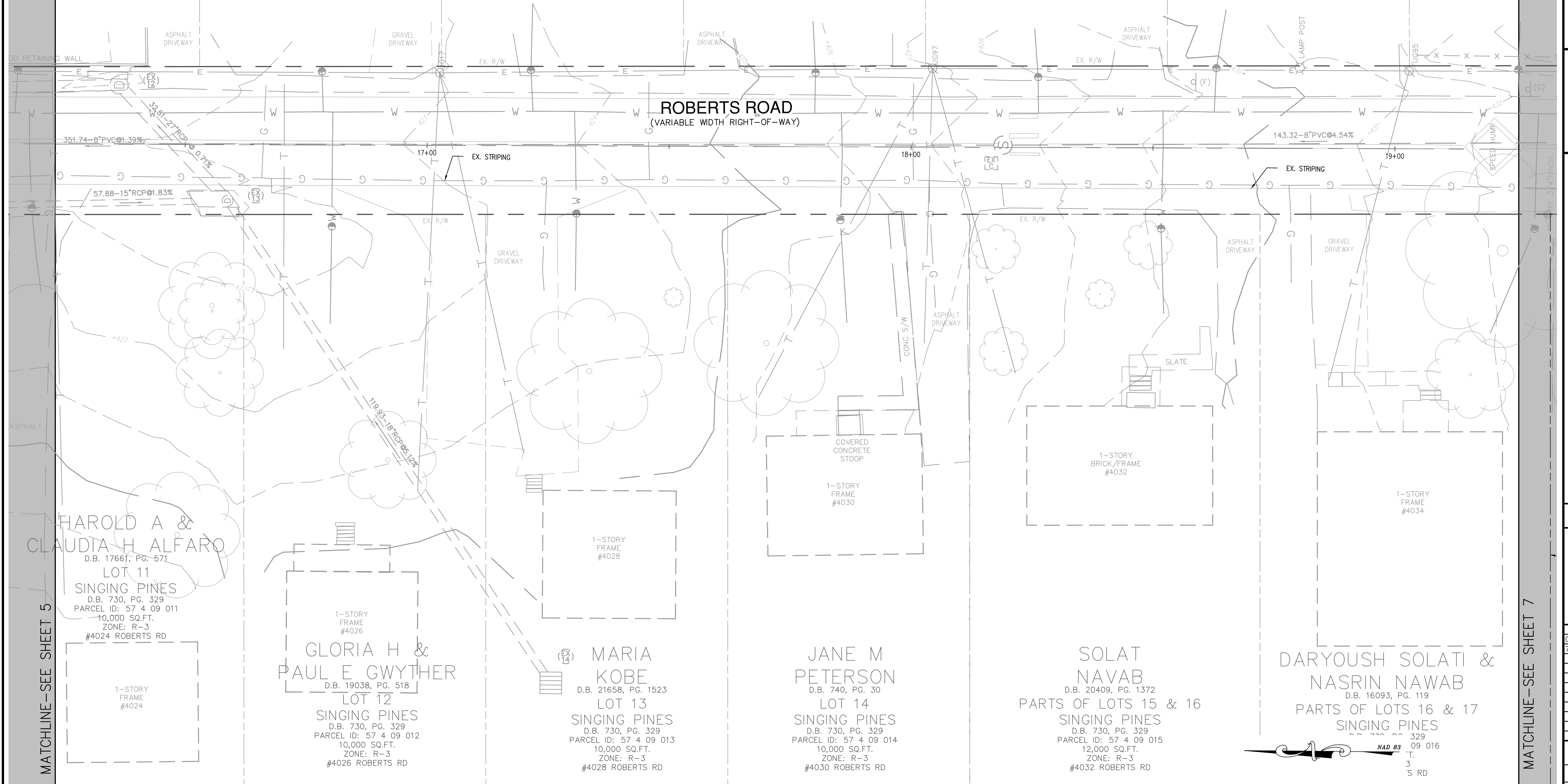
CAROL L
MANNING
D.B. 16287, PG. 1144
LOT 30
BLOCK 1
HALEMURST
D.B. R-9, PG. 589 (SUBDIVISION)
PARCEL ID: 57 4 05 01 030
9,000 SQ.FT.
ZONE: R-3
#4027 ROBERTS RD

WILLIAM P SCHMIDT
& STEPHANIE A
GUTGESELL
D.B. 20839, PG. 275
LOT 29
BLOCK 1
HALEMURST
D.B. R-9, PG. 589 (SUBDIVISION)
PARCEL ID: 57 4 05 01 029
9,000 SQ.FT.
ZONE: R-3
#4029 ROBERTS RD

JOSHUA I ALEXANDER
& KIRA L CAMARGO
D.B. 22489, PG. 1393
LOT 28
BLOCK 1
HALEMURST
D.B. R-9, PG. 589 (SUBDIVISION)
PARCEL ID: 57 4 05 01 028
9,000 SQ.FT.
ZONE: R-3
#4031 ROBERTS RD

MARY J
SAVIA
D.B. 13063, PG. 1909
LOT 27
BLOCK 1
HALEMURST
D.B. R-9, PG. 589 (SUBDIVISION)
PARCEL ID: 57 4 05 01 027
9,000 SQ.FT.
ZONE: R-3
#4033 ROBERTS RD

MICHAEL G IS
SHELLEY K F
D.B. 22085, PG.
LOT 26
BLOCK
HALEMURST
D.B. R-9, PG. 589 (SU
PARCEL ID: 57 4 05
9,000 SQ.FT.
ZONE: R-3
#4035 ROBERTS



HAROLD A &
CLAUDIA H ALFARO
D.B. 17661, PG. 571
LOT 11
SINGING PINES
D.B. 730, PG. 329
PARCEL ID: 57 4 09 011
10,000 SQ.FT.
ZONE: R-3
#4024 ROBERTS RD

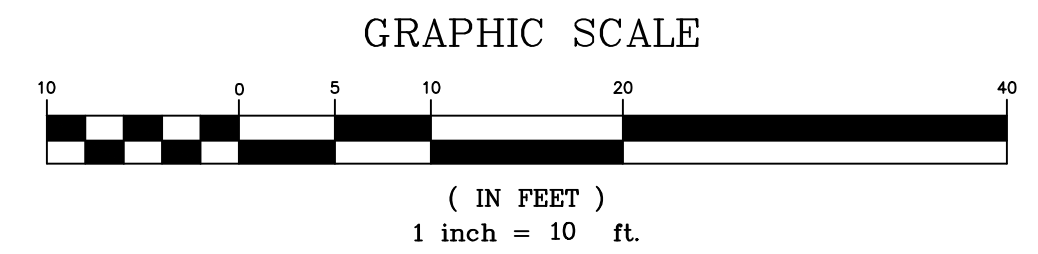
GLORIA H &
PAUL E GWYTHYR
D.B. 19038, PG. 518
LOT 12
SINGING PINES
D.B. 730, PG. 329
PARCEL ID: 57 4 09 012
10,000 SQ.FT.
ZONE: R-3
#4026 ROBERTS RD

MARIA
KOBÉ
D.B. 21658, PG. 1523
LOT 13
SINGING PINES
D.B. 730, PG. 329
PARCEL ID: 57 4 09 013
10,000 SQ.FT.
ZONE: R-3
#4028 ROBERTS RD

JANE M
PETERSON
D.B. 740, PG. 30
LOT 14
SINGING PINES
D.B. 730, PG. 329
PARCEL ID: 57 4 09 014
10,000 SQ.FT.
ZONE: R-3
#4030 ROBERTS RD

SOLAT
NAVAB
D.B. 20409, PG. 1372
PARTS OF LOTS 15 & 16
SINGING PINES
D.B. 730, PG. 329
PARCEL ID: 57 4 09 015
12,000 SQ.FT.
ZONE: R-3
#4032 ROBERTS RD

DARYOUSH SOLATI &
NASRIN NAWAB
D.B. 16093, PG. 119
PARTS OF LOTS 16 & 17
SINGING PINES
D.B. 730, PG. 329
PARCEL ID: 57 4 09 016
12,000 SQ.FT.
ZONE: R-3
#4034 ROBERTS RD

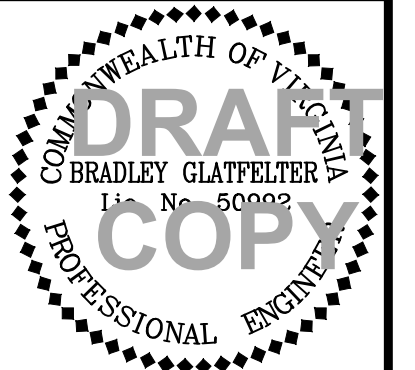


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EXISTING CONDITIONS PLAN (3 OF 5)
**ROBERTS ROAD
STREETSCAPE IMPROVEMENTS**
FAIRFAX COUNTY
BRADDOCK DISTRICT

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SCALE	H: 1"=10' V: N/A

JOB No. 6916-01-001
DATE : JUNE 16, 2015
FILE No. 6916-D-MP-001

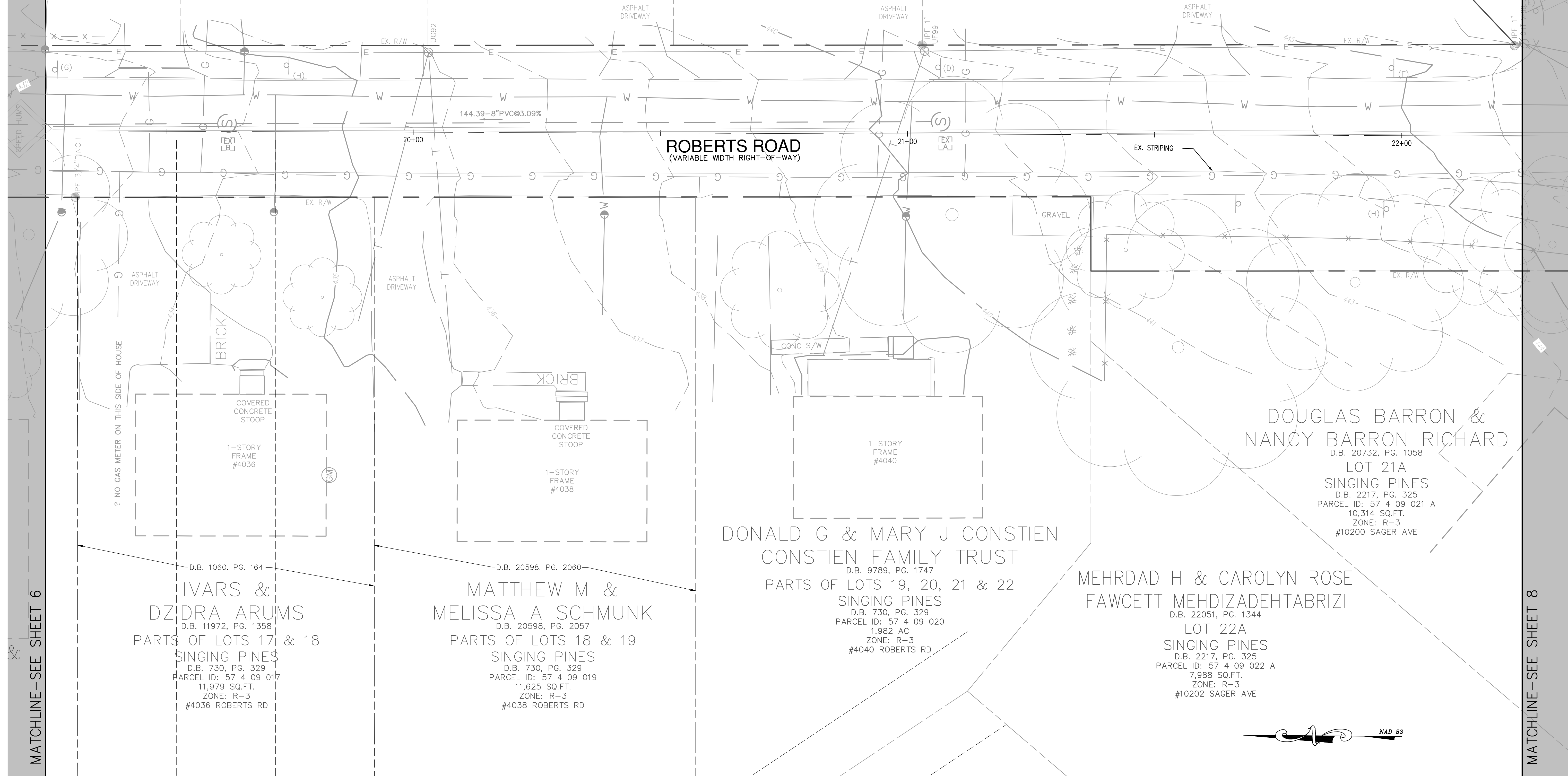
DAVID G ISNER &
 HEY K PENMAN
 D.B. 22085, PG. 1910
 LOT 26
 BLOCK 1
 HALEMHURST
 R-9, PG. 589 (SUBDIVISION)
 PARCEL ID: 57 4 05 01 026
 9,000 SQ.FT.
 ZONE: R-3
 #4035 ROBERTS RD

DAVID HAROLD
 JONES
 D.B. 5083, PG. 050
 LOT 25
 BLOCK 1
 HALEMHURST
 D.B. R-9, PG. 589 (SUBDIVISION)
 PARCEL ID: 57 4 05 01 025
 9,000 SQ.FT.
 ZONE: R-3
 #4037 ROBERTS RD

DONA A
 HILL
 D.B. 9378, PG. 1121
 LOT 24
 BLOCK 1
 HALEMHURST
 D.B. R-9, PG. 589 (SUBDIVISION)
 PARCEL ID: 57 4 05 01 024
 8,946 SQ.FT.
 ZONE: R-3
 #4039 ROBERTS RD

TERI B &
 STUART G WALLACE
 D.B. 13167, PG. 1337
 LOT 23
 BLOCK 1
 HALEMHURST
 D.B. R-9, PG. 589 (SUBDIVISION)
 PARCEL ID: 57 4 05 01 023
 8,058 SQ.FT.
 ZONE: R-3
 #4041 ROBERTS RD

CAROLYN FAYE
 GRUBBS
 W.B. 777, PG. 741
 LOT 22
 BLOCK 1
 HALEMHURST
 D.B. R-9, PG. 589 (SUBDIVISION)
 PARCEL ID: 57 4 05 01 022
 7,270 SQ.FT.
 ZONE: R-3
 #4043 ROBERTS RD



MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8

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EXISTING CONDITIONS PLAN (4 OF 5)
ROBERTS ROAD
STREETSCAPE IMPROVEMENTS
 FAIRFAX COUNTY
 BRADDOCK DISTRICT

COUNTY PROJECT NUMBER

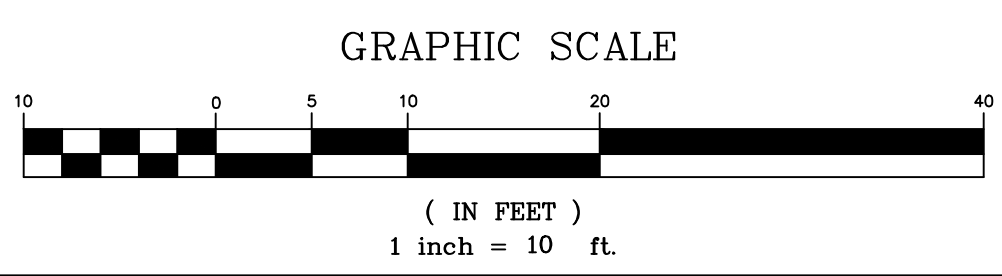


PLAN STATUS	
06/2014	CONCEPT
7/13/15	INTERMEDIATE

DATE	DESCRIPTION
SH DESIGN	RK DRAWN
	BG CHKD

SCALE: H: 1"=10'
 V: N/A
 JOB No. 6916-01-001
 DATE: JUNE 16, 2015
 FILE No. 6916-D-MP-001

SHEET 7 OF 54



SYED H ALI &
KAZMI KOMAL
D.B. 14132, PG. 1661
LOT 1
BLOCK V
HALEMHURST
D.B. R-9, PG. 589 (SUBDIVISION)
D.B. 1224, PG. 128 (CONVEYANCE)
PARCEL ID: 57 4 05 001
14,591 SQ.FT.
ZONE: R-2
#4101 ROBERTS RD

DANIEL DUCHARME &
LORRAINE YOUNG-DUCHARME
D.B. 10439, PG. 1714
PARCEL ID: 57 4 02 158
0.5428 AC.
ZONE: R-2
#4103 ROBERTS RD

ROBERTS ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

SAGER AVENUE
(60' RIGHT-OF-WAY WIDTH)

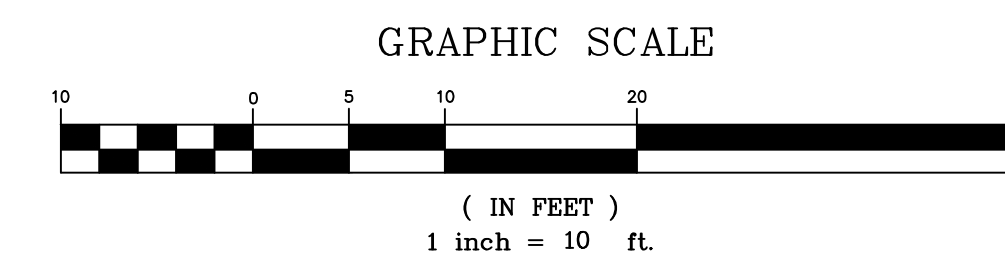
GLORIA & MIRANDA
ELSA CORONADO
D.B. 7465, PG. 56
LOT 106
MAPLE HILL SUBDIVISION-SEC 2
D.B. 1412, PG. 47
PARCEL ID: 57 4 08 106
10,056 SQ.FT.
ZONE: R-3
#4104 ROBERTS RD

STORM TABLE

- EX 1 STM TOP=411.11
OUT=404.90 (18"RCP To 2)
- EX 2 STM TOP=411.07
IN=407.20 (18"RCP Fr 3)
OUT=406.65 (18"RCP To 1)
- EX 3 STM TOP=414.80
IN=410.60 (14" & 22"RCP Fr 4)
IN=410.30 (15"RCP Fr 3A)
OUT=410.20 (18"RCP To 2)
- EX 3A STM TOP=417.91
(FILLED WITH DEBRIS)
- EX 4 STM TOP=416.77
IN=413.00 (14" & 22"RCP Fr 5)
IN=412.72 (14" & 22"RCP Fr 3)
OUT=412.72 (14" & 22"RCP To 3)
- EX 5 STM TOP=417.33
IN=413.33 (14" & 22"RCP Fr 6)
OUT=413.31 (14" & 22"RCP To 4)
- EX 6 STM TOP=418.55
IN=414.12 (12"RCP Fr 6A)
IN=413.92 (15"RCP Fr 7)
OUT=413.72 (14" & 22"RCP To 5)
- EX 6A STM TOP=419.54
IN=415.80 (7"HOLE Fr)
OUT=415.63 (12"RCP To 6)
- EX 7 STM TOP=419.43
IN=415.43 (15"RCP Fr 8)
IN=415.32 (15"RCP Fr 7A)
OUT=415.18 (15"RCP To 6)
- EX 7A STM TOP=432.03
(UNABLE TO OPEN, UNDER FENCE)
- EX 8 STM TOP=418.95
OUT=416.09 (15"RCP To)
- EX 10 STM TOP=415.59
IN=411.82 (27"RCP Fr 11)
OUT=411.82 (28"RCP To 11)
- EX 11 STM TOP=421.27
IN=413.28 (27"RCP Fr 12)
OUT=413.17 (27"RCP To 10)
- EX 12 STM TOP=420.87
IN=418.18 (12"RCP Fr 12A)
IN=413.82 (27"RCP Fr 13)
OUT=413.61 (27"RCP To 11)
- EX 13 STM TOP=421.35
IN=415.28 (15"RCP Fr 13A)
IN=414.41 (18"RCP Fr 14)
OUT=414.06 (27"RCP To 12)
- EX 13A STM TOP=421.07
IN=416.47 (15"RCP Fr 13B)
OUT=416.34 (15"RCP To 13)
- EX 13B STM TOP=421.60
OUT=417.68 (15"RCP To 13A)
- EX 14 STM TOP=425.29
OUT=420.55 (18"RCP To 13)

SANITARY TABLE

- EX 1 SAN TOP=440.44
OUT=430.69 (8"PVCP To B)
- EX 2 SAN TOP=433.83
IN=426.43 (4"PVCP Fr)
IN=426.43 (4"PVCP Fr)
IN=426.23 (8"PVCP Fr A)
OUT=426.13 (8"PVCP To C)
- EX 3 SAN TOP=427.59
IN=419.63 (8"PVCP Fr B)
OUT=419.60 (8"PVCP To D)
- EX 4 SAN TOP=421.86
IN=414.72 (8"PVCP Fr C)
OUT=414.69 (8"PVCP To E)
- EX 5 SAN TOP=417.82
IN=422.38 (8"PVCP Fr E)
IN=410.45 (8"PVCP Fr D)
OUT=410.43 (8"PVCP To F)
- EX 6 SAN TOP=429.97
OUT=422.38 (8"PVCP To E)
- EX 7 SAN TOP=416.56
OUT=408.71 (8"PVCP To E)

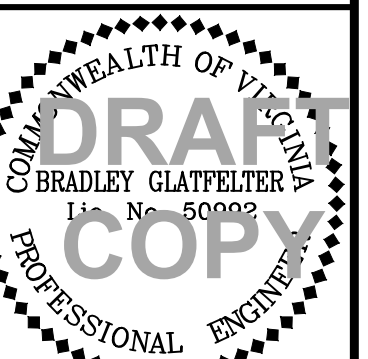


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ROBERTS ROAD
STREETSCAPE IMPROVEMENTS
FAIRFAX COUNTY
BRADDOCK DISTRICT

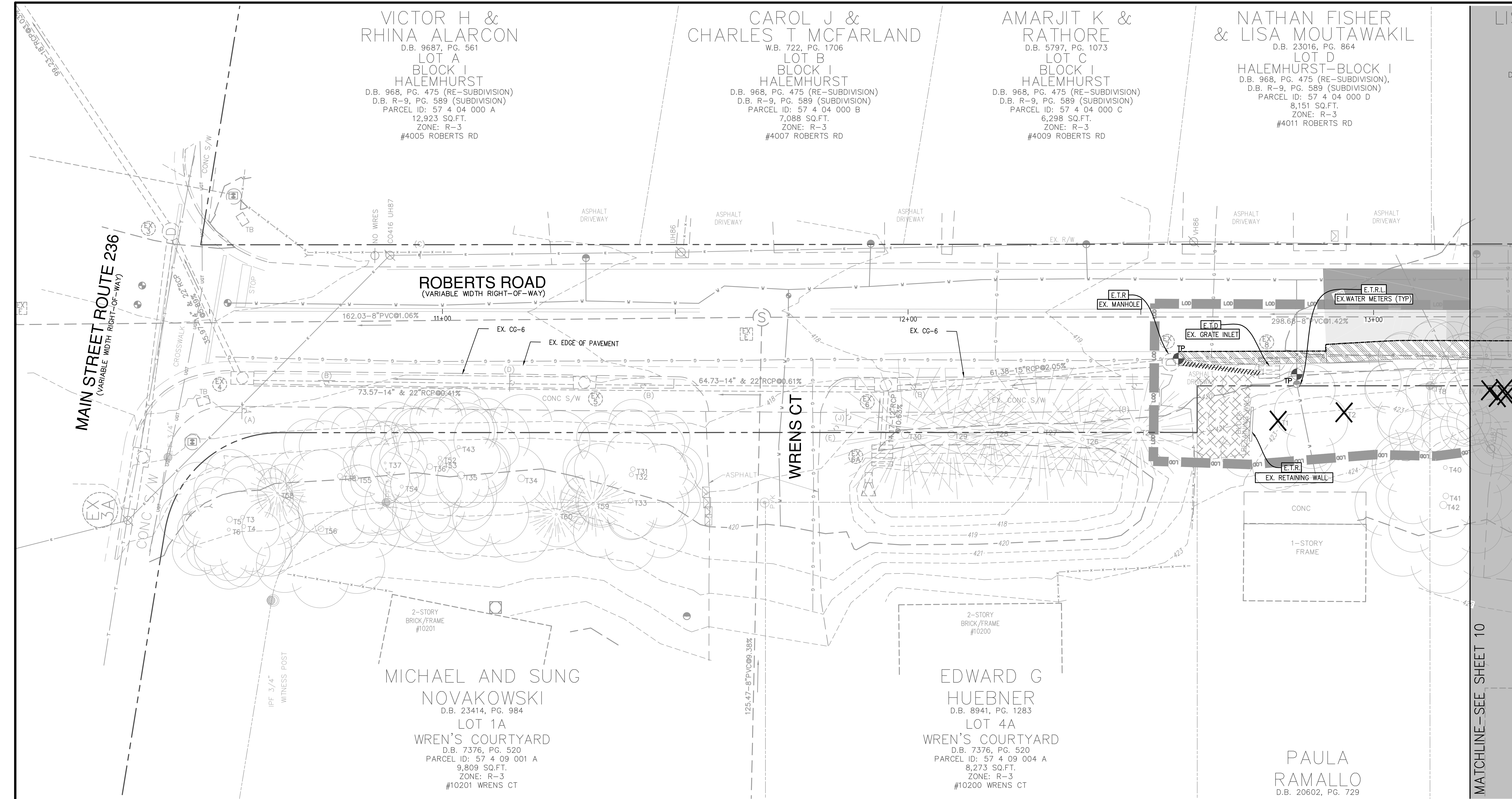
COUNTY PROJECT NUMBER



PLAN STATUS

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DATE	DESCRIPTION
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SCALE	H: 1"=10' V: N/A
JOB No. 6916-01-001	
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DEMOLITION PLAN (1 OF 5)
ROBERTS ROAD
STREETSCAPE IMPROVEMENTS
FAIRFAX COUNTY
BRADDOCK DISTRICT

COUNTY PROJECT NUMBER
DRAFT
PROFESSIONAL ENGINEER

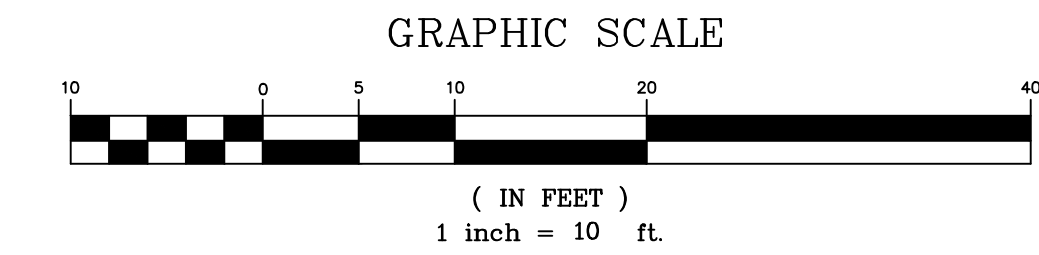
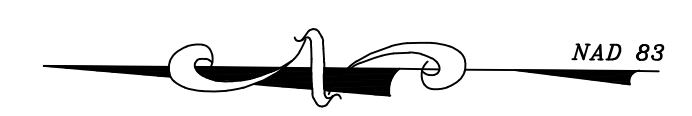
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FILE No.	6916-DP-001
SHEET	9 OF 54

LEGEND

- TEST PIT REQUIRED (EXACT LOCATION)
- EXISTING TO BE ABANDONED IN PLACE
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- EXISTING TOP TO BE ADJUSTED
- EXISTING TO BE RELOCATED
- EXISTING UTILITY TO BE ABANDONED IN PLACE
- EXISTING UTILITY TO BE DEMOLISHED
- SAW-CUT EXISTING PAVEMENT
- EXISTING TO BE DEMOLISHED (CURB & GUTTER)
- LIMITS OF DISTURBANCE
- EXISTING TREES TO BE REMOVED (SEE TREE REMOVAL PLAN ON SHEETS 50 TO 52)
- EXISTING HARDSCAPE TO BE DEMOLISHED
- LIMITS OF MILL & OVERLAY OF PAVEMENT (10,688 SF TOTAL). SEE SHEET 9 FOR DETAIL.
- LIMITS OF FULL DEPTH ASPHALT (3228 SF TOTAL). SEE SHEET 3 FOR DETAIL.
- BID ADDITIVE - LIMITS OF MILL & OVERLAY OF PAVEMENT (8,969 SF TOTAL). SEE SHEET 3 FOR DETAIL.

DEMOLITION NOTES

- ALL DEMOLITION SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE CURRENT REGULATIONS OF CITY OF FAIRFAX AND THE STATE OF VIRGINIA.
- ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES (PHASE 1) SHALL BE INSTALLED PRIOR TO COMMENCING DEMOLITION.
- ITEMS SHOWN TO BE RELOCATED SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE PLACED IN THEIR NEW LOCATION. CONTRACTOR SHALL VERIFY THESE ITEMS WITH THE OWNER/ENGINEER PRIOR TO CONSTRUCTION.
- ALL ITEMS WHICH REQUIRE VERIFICATION BETWEEN THE CONTRACTOR AND THE OWNER SHALL BE DONE IN WRITING BY THE CONTRACTOR PRIOR TO BIDDING AS A METHOD OF BID CLARIFICATION.
- CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD ELECTRICAL, TELEPHONE AND CABLE TV LINES AND REMOVAL OF UTILITY POLES, PEDESTALS AND TRANSFORMERS WITH UTILITY COMPANIES AND WITH DEVELOPER PRIOR TO DEMOLITION.
- ALL DEMOLITION OF HARDSCAPE SHOULD TERMINATE AT THE NEXT NEAREST JOINT.
- CONTRACTOR SHALL COORDINATE WITH OWNER FOR TERMINATION OF RELOCATION EXISTING PRIVATE UTILITIES. EXISTING UTILITY LOCATION BASED UPON PLAN SHEETS PROVIDED BY OWNER.
- RIM ELEVATIONS OF ALL EXISTING UTILITY ACCESS MANHOLES WITHIN LIMITS OF DISTURBANCE SHALL BE ADJUSTED IN THE FIELD TO BE FLUSH WITH FINISH GRADE UNLESS OTHERWISE NOTED.
- SIGN LOCATIONS BASED UPON FIELD OBSERVATION.
- CONTRACTOR TO FLUSH/CLEAN OUT EX. STORM SYSTEM DOWNSTREAM TO EX. 3
- CONTRACTOR TO TAKE CARE WHEN REMOVING AND REPLACING EXISTING PAVEMENT WITH FULL DEPTH PAVING. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES.
- EXISTING UTILITY MANHOLES DESIGNATED TO REMAIN SHALL BE FLUSH WITH FINAL SURFACE ELEVATION. TOP OF STRUCTURES WITHIN LIMITS OF PAVING (MILL/OVERLAY AND FULL DEPTH) SHALL NOT BE ADJUSTED. FINAL PAVING SURFACE TO BE FLUSH WITH EXISTING RIM.
- CONTRACTOR TO WALK SITE WITH OWNER AND ARBORIST TO IDENTIFY/VERIFY PRIOR TREES BEING REMOVED.



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SHEET 10 OF 54		

LISA MOUTAWAKIL
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LOT E
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D.B. R-9, PG. 589 (SUBDIVISION)
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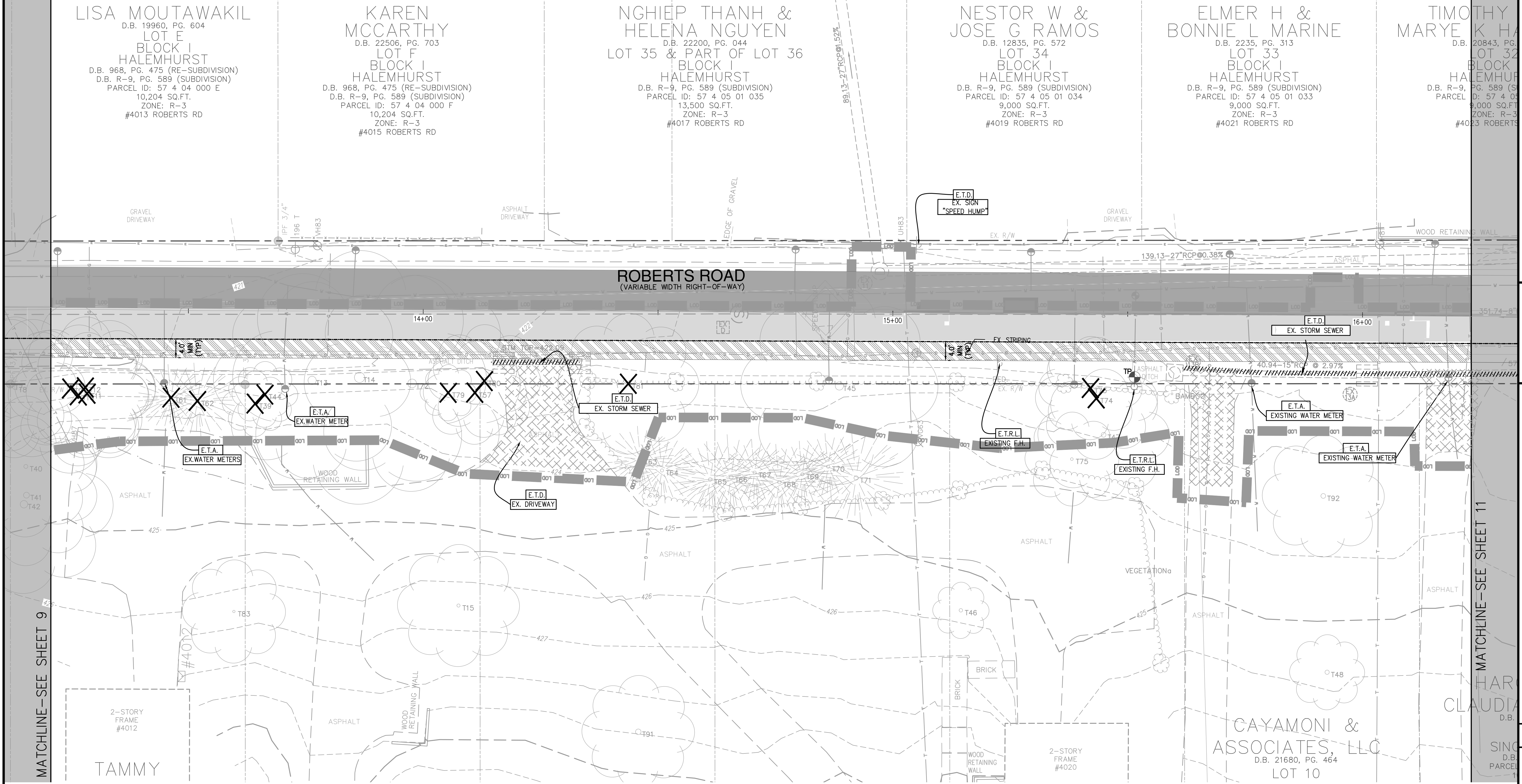
KAREN MCCARTHY
D.B. 22506, PG. 703
LOT F
BLOCK I
HALEMHURST
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10,204 SQ.FT.
ZONE: R-3
#4015 ROBERTS RD

NGHIEP THANH &
HELENA NGUYEN
D.B. 22200, PG. 044
LOT 35 & PART OF LOT 36
BLOCK I
HALEMHURST
D.B. R-9, PG. 589 (SUBDIVISION)
PARCEL ID: 57 4 05 01 035
13,500 SQ.FT.
ZONE: R-3
#4017 ROBERTS RD

NESTOR W &
JOSE G RAMOS
D.B. 12835, PG. 572
LOT 34
BLOCK I
HALEMHURST
D.B. R-9, PG. 589 (SUBDIVISION)
PARCEL ID: 57 4 05 01 034
9,000 SQ.FT.
ZONE: R-3
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ELMER H &
BONNIE L MARINE
D.B. 2235, PG. 313
LOT 33
BLOCK I
HALEMHURST
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PARCEL ID: 57 4 05 01 033
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ZONE: R-3
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TIMOTHY
MARYE K HA
D.B. 20843, PG.
LOT 32
BLOCK I
HALEMHURST
D.B. R-9, PG. 589 (S
PARCEL ID: 57 4 01
9,000 SQ.FT.
ZONE: R-3
#4023 ROBERTS

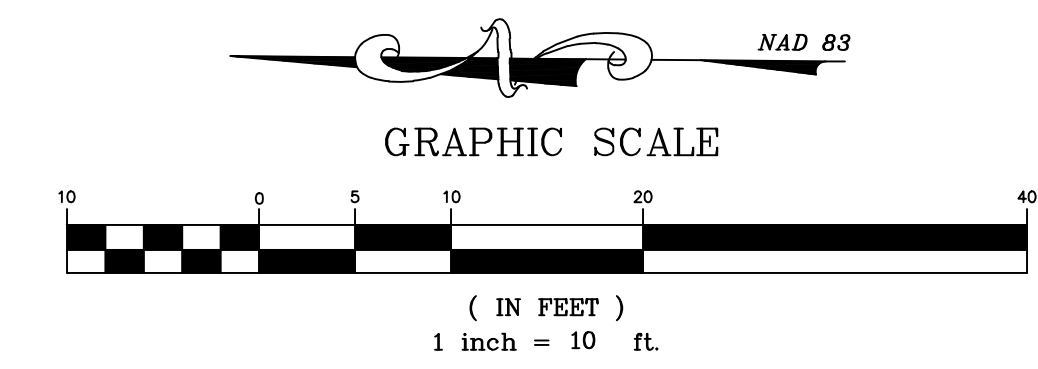


LEGEND

	TEST PIT REQUIRED (EXACT LOCATION)		LIMITS OF DISTURBANCE
	EXISTING TO BE ABANDONED IN PLACE		EXISTING TREES TO BE REMOVED (SEE TREE REMOVAL PLAN ON SHEETS 50 TO 52)
	EXISTING TO REMAIN		EXISTING SURFACE HARDSCAPES TO BE DEMOLISHED
	EXISTING TO BE DEMOLISHED		LIMITS OF MILL & OVERLAY OF PAVEMENT 10,688 SF TOTAL. SEE SHEET 3 FOR DETAIL.
	EXISTING TOP TO BE ADJUSTED		LIMITS OF FULL DEPTH ASPHALT (3228 SF TOTAL). SEE SHEET 3 FOR DETAIL.
	EXISTING TO BE RELOCATED		BID ADDITIVE - LIMITS OF MILL & OVERLAY OF PAVEMENT 8,969 SF TOTAL. SEE SHEET 3 FOR DETAIL.
	EXISTING UTILITY TO BE ABANDONED IN PLACE		
	EXISTING UTILITY TO BE DEMOLISHED		
	SAW-CUT EXISTING PAVEMENT		
	EXISTING TO BE DEMOLISHED (CURB & GUTTER)		

DEMOLITION NOTES

- ALL DEMOLITION SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE CURRENT REGULATIONS OF CITY OF FAIRFAX AND THE STATE OF VIRGINIA.
- ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES (PHASE 1) SHALL BE INSTALLED PRIOR TO COMMENCING DEMOLITION.
- ITEMS SHOWN TO BE RELOCATED SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE PLACED IN THEIR NEW LOCATION. CONTRACTOR SHALL VERIFY THESE ITEMS WITH THE OWNER/ENGINEER PRIOR TO CONSTRUCTION.
- ALL ITEMS WHICH REQUIRE VERIFICATION BETWEEN THE CONTRACTOR AND THE OWNER SHALL BE DONE IN WRITING BY THE CONTRACTOR PRIOR TO BIDDING AS A METHOD OF BID CLARIFICATION.
- CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD ELECTRICAL, TELEPHONE AND CABLE TV LINES AND REMOVAL OF UTILITY POLES, PEDESTALS AND TRANSFORMERS WITH UTILITY COMPANIES AND WITH DEVELOPER PRIOR TO DEMOLITION.
- ALL DEMOLITION OF HARDSCAPE SHOULD TERMINATE AT THE NEXT NEAREST JOINT.
- CONTRACTOR SHALL COORDINATE WITH OWNER FOR TERMINATION OF EXISTING RELOCATION PRIVATE UTILITIES. EXISTING UTILITY LOCATION BASED UPON PLAN SHEETS PROVIDED BY OWNER.
- RIM ELEVATIONS OF ALL EXISTING UTILITY ACCESS MANHOLES WITHIN LIMITS OF DISTURBANCE SHALL BE ADJUSTED IN THE FIELD TO BE FLUSH WITH FINISH GRADE UNLESS OTHERWISE NOTED.
- SIGN LOCATIONS BASED UPON FIELD OBSERVATION.
- CONTRACTOR TO TAKE CARE WHEN REMOVING AND REPLACING EXISTING PAVEMENT WITH FULL DEPTH PAVING. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES.
- EXISTING UTILITY MANHOLES DESIGNATED TO REMAIN SHALL BE FLUSH WITH FINAL SURFACE ELEVATION. TOP OF STRUCTURES WITHIN LIMITS OF PAVING (MILL/OVERLAY AND FULL DEPTH) SHALL NOT BE ADJUSTED. FINAL PAVING SURFACE TO BE FLUSH WITH EXISTING RIM.
- CONTRACTOR TO WALK SITE WITH OWNER AND ARBORIST TO IDENTIFY/VERIFY PRIOR TREES BEING REMOVED.



TIMOTHY M & RYAN K HAMILTON
 D.B. 20843, PG. 825
 LOT 32
 BLOCK 1
 HALEMHURST
 D.B. R-9, PG. 589 (SUBDIVISION)
 PARCEL ID: 57 4 05 01 032
 9,000 SQ.FT.
 ZONE: R-3
 #4023 ROBERTS RD

MARGARET I BARDWELL
 D.B. 4584, PG. 587
 LOT 31
 BLOCK 1
 HALEMHURST
 D.B. R-9, PG. 589 (SUBDIVISION)
 PARCEL ID: 57 4 05 01 031
 9,000 SQ.FT.
 ZONE: R-3
 #4025 ROBERTS RD

CAROL L MANNING
 D.B. 16287, PG. 1144
 LOT 30
 BLOCK 1
 HALEMHURST
 D.B. R-9, PG. 589 (SUBDIVISION)
 PARCEL ID: 57 4 05 01 030
 9,000 SQ.FT.
 ZONE: R-3
 #4027 ROBERTS RD

WILLIAM P SCHMIDT & STEPHANIE A GUTGESELL
 D.B. 20839, PG. 275
 LOT 29
 BLOCK 1
 HALEMHURST
 D.B. R-9, PG. 589 (SUBDIVISION)
 PARCEL ID: 57 4 05 01 029
 9,000 SQ.FT.
 ZONE: R-3
 #4029 ROBERTS RD

JOSHUA I ALEXANDER & KIRA L CAMARGO
 D.B. 22489, PG. 1393
 LOT 28
 BLOCK 1
 HALEMHURST
 D.B. R-9, PG. 589 (SUBDIVISION)
 PARCEL ID: 57 4 05 01 028
 9,000 SQ.FT.
 ZONE: R-3
 #4031 ROBERTS RD

MARY J SAVIA
 D.B. 13063, PG. 1909
 LOT 27
 BLOCK 1
 HALEMHURST
 D.B. R-9, PG. 589 (SUBDIVISION)
 PARCEL ID: 57 4 05 01 027
 9,000 SQ.FT.
 ZONE: R-3
 #4033 ROBERTS RD

MICHAEL G ISHLEY & KATHLEEN P...
 D.B. 22085, PG. 191
 LOT 26
 BLOCK 1
 HALEMHURST
 D.B. R-9, PG. 589 (SUBDIVISION)
 PARCEL ID: 57 4 05 01 026
 9,000 SQ.FT.
 ZONE: R-3
 #4035 ROBERTS RD

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 Chantilly, Virginia 20151
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 Fax: (703) 481-9720
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DEMOLITION PLAN (3 OF 5)
ROBERTS ROAD
STREETSCAPE IMPROVEMENTS
 FAIRFAX COUNTY
 BRADDOCK DISTRICT

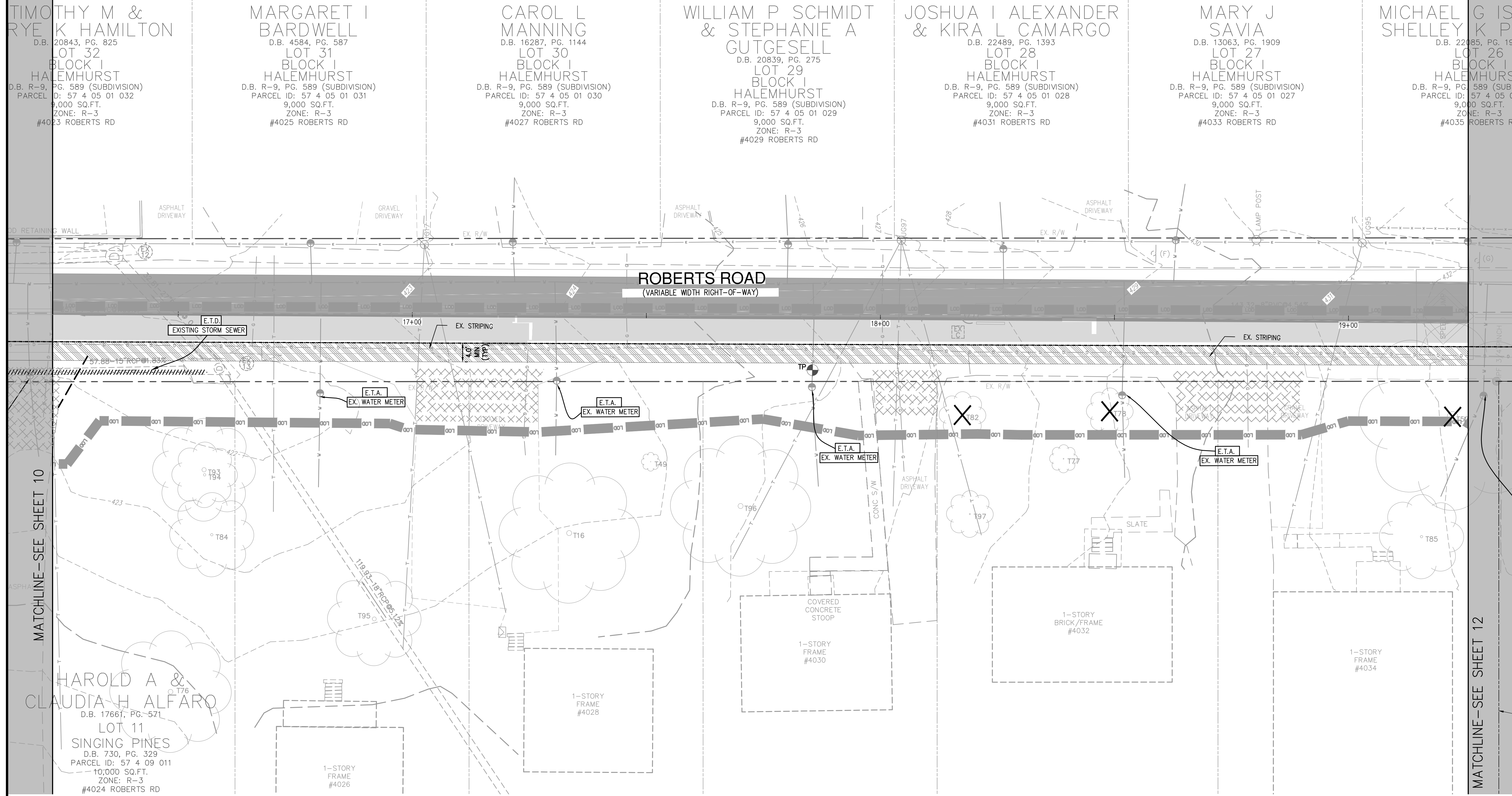
COUNTY PROJECT NUMBER



PLAN STATUS	
06/2014	CONCEPT
7/13/15	INTERMEDIATE

DATE	DESCRIPTION	
SH DESIGN	RK DRAWN	BG CHKD
SCALE	H: 1"=10' V: N/A	
JOB No. 6916-01-001		
DATE : JUNE 16, 2015		
FILE No. 6916-D-MP-001		

SHEET 11 OF 54



MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 12

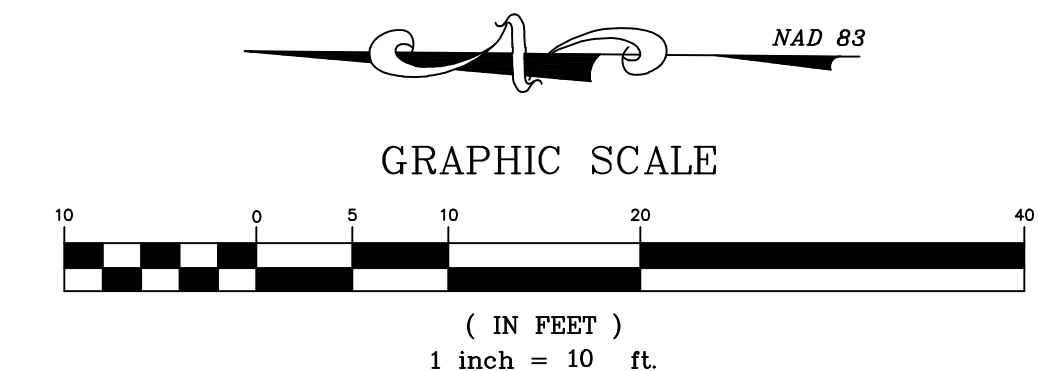
HAROLD A & CLAUDIA H ALFARO
 D.B. 17667, PG. 571
 LOT 11
 SINGING PINES
 D.B. 730, PG. 329
 PARCEL ID: 57 4 09 011
 10,000 SQ.FT.
 ZONE: R-3
 #4024 ROBERTS RD

LEGEND

- TEST PIT REQUIRED (EXACT LOCATION)
- EXISTING TO BE ABANDONED IN PLACE
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- EXISTING TOP TO BE ADJUSTED
- EXISTING TO BE RELOCATED
- EXISTING MAILBOX TO BE RELOCATED (9)
- EXISTING UTILITY TO BE ABANDONED IN PLACE
- EXISTING UTILITY TO BE DEMOLISHED
- SAW-CUT EXISTING PAVEMENT
- EXISTING TO BE DEMOLISHED (CURB & GUTTER)
- LIMITS OF DISTURBANCE
- EXISTING TREES TO BE REMOVED (SEE TREE REMOVAL PLAN ON SHEETS 50 TO 52)
- EXISTING SURFACE HARDSCAPES TO BE DEMOLISHED
- LIMITS OF MILL & OVERLAY OF PAVEMENT (10,688 SF TOTAL). SEE SHEET 3 FOR DETAIL.
- LIMITS OF FULL DEPTH ASPHALT (3228 SF TOTAL). SEE SHEET 3 FOR DETAIL.
- BID ADDITIVE - LIMITS OF MILL & OVERLAY OF PAVEMENT (8,969 SF TOTAL). SEE SHEET 3 FOR DETAIL.

DEMOLITION NOTES

- ALL DEMOLITION SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE CURRENT REGULATIONS OF CITY OF FAIRFAX AND THE STATE OF VIRGINIA.
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- ITEMS SHOWN TO BE RELOCATED SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE PLACED IN THEIR NEW LOCATION. CONTRACTOR SHALL VERIFY THESE ITEMS WITH THE OWNER/ENGINEER PRIOR TO CONSTRUCTION.
- ALL ITEMS WHICH REQUIRE VERIFICATION BETWEEN THE CONTRACTOR AND THE OWNER SHALL BE DONE IN WRITING BY THE CONTRACTOR PRIOR TO BIDDING AS A METHOD OF BID CLARIFICATION.
- CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD ELECTRICAL, TELEPHONE AND CABLE TV LINES AND REMOVAL OF UTILITY POLES, PEDESTALS AND TRANSFORMERS WITH UTILITY COMPANIES AND WITH DEVELOPER PRIOR TO DEMOLITION.
- ALL DEMOLITION OF HARDSCAPE SHOULD TERMINATE AT THE NEXT NEAREST JOINT.
- CONTRACTOR SHALL COORDINATE WITH OWNER FOR TERMINATION OF RELOCATION EXISTING PRIVATE UTILITIES. EXISTING UTILITY LOCATION BASED UPON PLAN SHEETS PROVIDED BY OWNER.
- RIM ELEVATIONS OF ALL EXISTING UTILITY ACCESS MANHOLES WITHIN LIMITS OF DISTURBANCE SHALL BE ADJUSTED IN THE FIELD TO BE FLUSH WITH FINISH GRADE UNLESS OTHERWISE NOTED.
- SIGN LOCATIONS BASED UPON FIELD OBSERVATION.
- CONTRACTORS TO FLUSH/CLEAN OUT EX. STORM SYSTEM DOWNSTREAM TO EX. 12
- CONTRACTOR TO TAKE CARE WHEN REMOVING AND REPLACING EXISTING PAVEMENT WITH FULL DEPTH PAVING. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES.
- EXISTING UTILITY MANHOLES DESIGNATED TO REMAIN SHALL BE FLUSH WITH FINAL SURFACE ELEVATION. TOP OF STRUCTURES WITHIN LIMITS OF PAVING (MILL/OVERLAY AND FULL DEPTH) SHALL NOT BE ADJUSTED. FINAL PAVING SURFACE TO BE FLUSH WITH EXISTING RIM.
- CONTRACTOR TO WALK SITE WITH OWNER AND ARBORIST TO IDENTIFY/VERIFY PRIOR TREES BEING REMOVED.



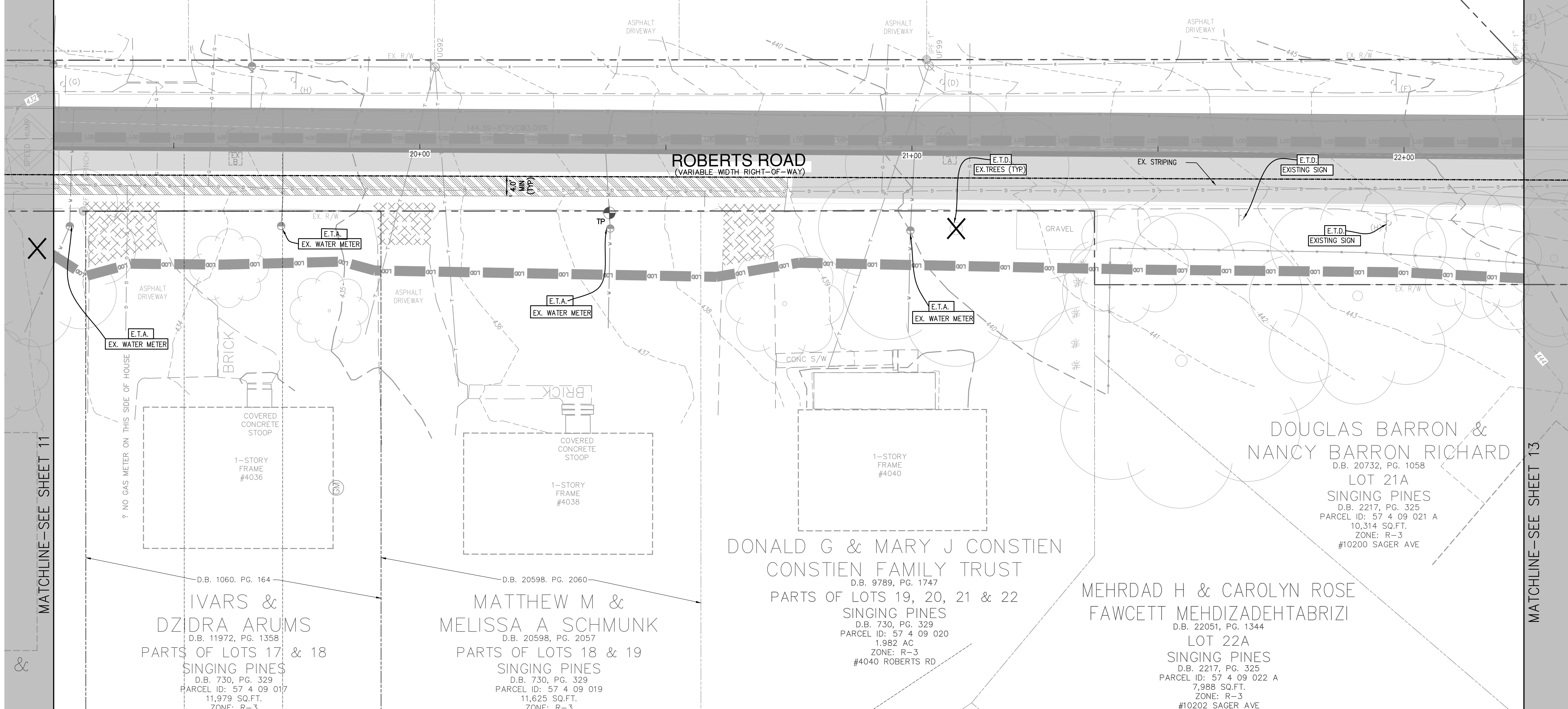
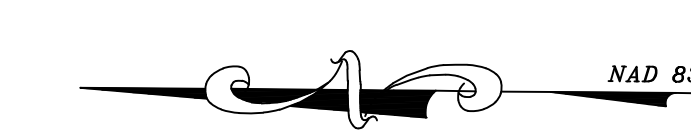
AEL G ISNER & LEY K PENMAN
 D.B. 22085, PG. 1910
 LOT 26
 BLOCK 1
 HALEMHURST
 3. R-9, PG. 589 (SUBDIVISION)
 PARCEL ID: 57 4 05 01 026
 9,000 SQ.FT.
 ZONE: R-3
 #4035 ROBERTS RD

DAVID HAROLD JONES
 D.B. 5083, PG. 050
 LOT 25
 BLOCK 1
 HALEMHURST
 D.B. R-9, PG. 589 (SUBDIVISION)
 PARCEL ID: 57 4 05 01 025
 9,000 SQ.FT.
 ZONE: R-3
 #4037 ROBERTS RD

DONA A HILL
 D.B. 9378, PG. 1121
 LOT 24
 BLOCK 1
 HALEMHURST
 D.B. R-9, PG. 589 (SUBDIVISION)
 PARCEL ID: 57 4 05 01 024
 8,946 SQ.FT.
 ZONE: R-3
 #4039 ROBERTS RD

TERI B & STUART G WALLACE
 D.B. 13167, PG. 1337
 LOT 23
 BLOCK 1
 HALEMHURST
 D.B. R-9, PG. 589 (SUBDIVISION)
 PARCEL ID: 57 4 05 01 023
 8,058 SQ.FT.
 ZONE: R-3
 #4041 ROBERTS RD

CAROLYN FAYE GRUBBS
 W.B. 777, PG. 741
 LOT 22
 BLOCK 1
 HALEMHURST
 D.B. R-9, PG. 589 (SUBDIVISION)
 PARCEL ID: 57 4 05 01 022
 7,270 SQ.FT.
 ZONE: R-3
 #4043 ROBERTS RD



MATCHLINE-SEE SHEET 11

MATCHLINE-SEE SHEET 13

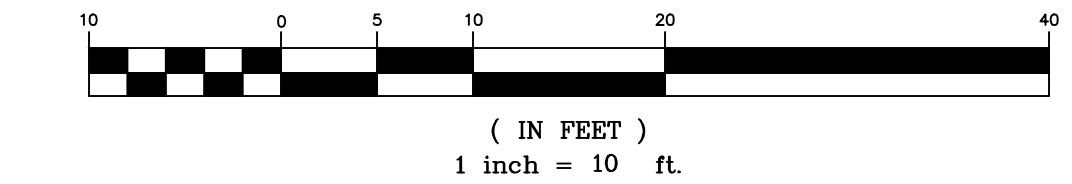
LEGEND

- TEST PIT REQUIRED (EXACT LOCATION)
- EXISTING TO BE ABANDONED IN PLACE
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- EXISTING TOP TO BE ADJUSTED
- EXISTING TO BE RELOCATED
- EXISTING MAILBOX TO BE RELOCATED (9)
- EXISTING UTILITY TO BE ABANDONED IN PLACE
- EXISTING UTILITY TO BE DEMOLISHED
- SAW-CUT EXISTING PAVEMENT
- EXISTING TO BE DEMOLISHED (CURB & GUTTER)
- LIMITS OF DISTURBANCE
- EXISTING TREES TO BE REMOVED (SEE TREE REMOVAL PLAN ON SHEETS 50 TO 52)
- EXISTING SURFACE HARDSCAPES TO BE DEMOLISHED
- LIMITS OF MILL & OVERLAY OF PAVEMENT (10,688 SF TOTAL). SEE SHEET 3 FOR DETAIL.
- LIMITS OF FULL DEPTH ASPHALT (3228 SF TOTAL). SEE SHEET 3 FOR DETAIL.
- BID ADDITIVE** - LIMITS OF MILL & OVERLAY OF PAVEMENT (8,969 SF TOTAL). SEE SHEET 3 FOR DETAIL.

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8. RIM ELEVATIONS OF ALL EXISTING UTILITY ACCESS MANHOLES WITHIN LIMITS OF DISTURBANCE SHALL BE ADJUSTED IN THE FIELD TO BE FLUSH WITH FINISH GRADE UNLESS OTHERWISE NOTED.
9. SIGN LOCATIONS BASED UPON FIELD OBSERVATION.
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12. CONTRACTOR TO WALK SITE WITH OWNER AND ARBORIST TO IDENTIFY/VERIFY PRIOR TREES BEING REMOVED.

GRAPHIC SCALE



Bowman
CONSULTING

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1400 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151
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Fax: (703) 481-9720
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DEMOLITION PLAN (4 OF 5)
ROBERTS ROAD
STREETSCAPE IMPROVEMENTS
 FAIRFAX COUNTY
 BRADDOCK DISTRICT

COUNTY PROJECT NUMBER



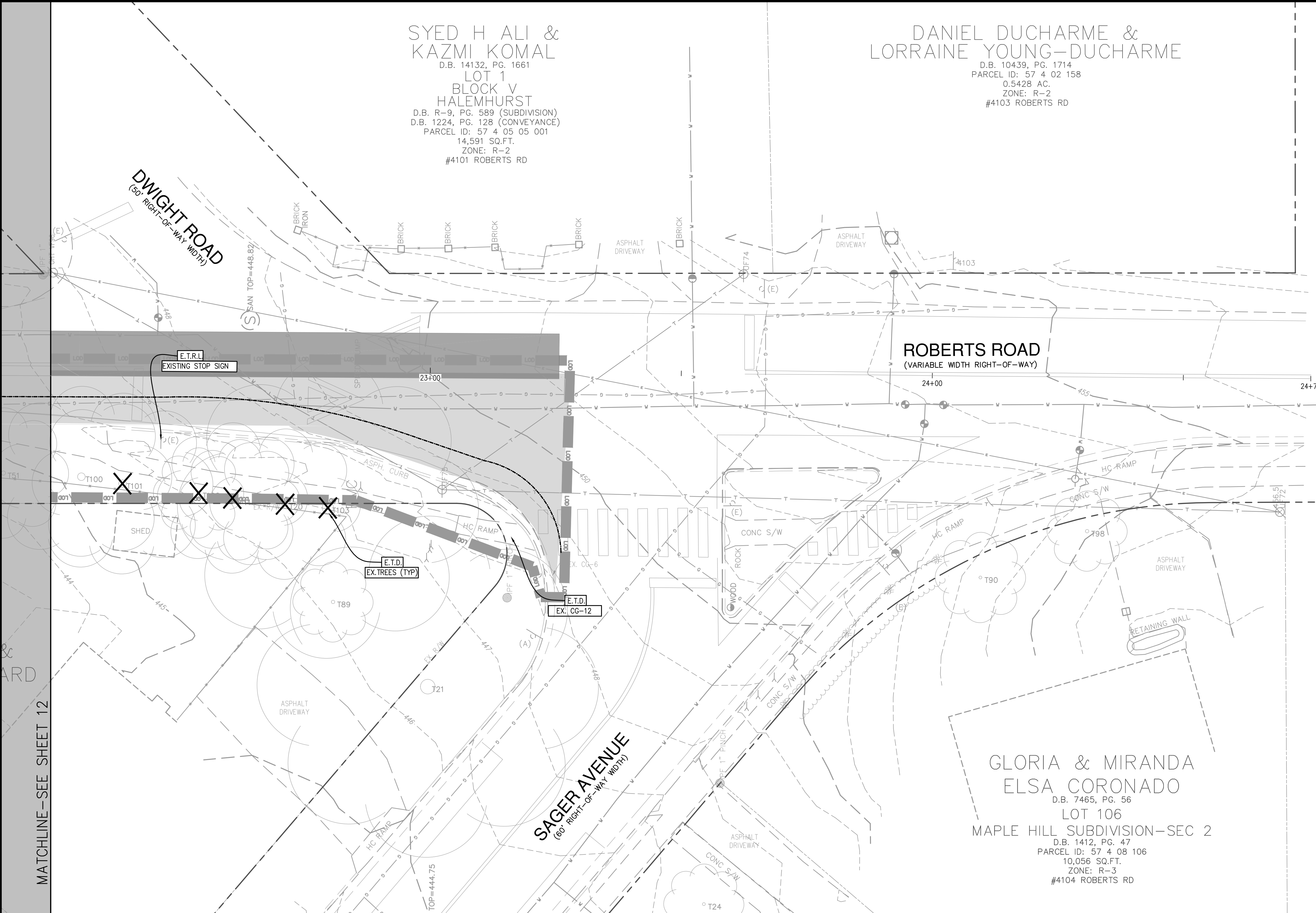
PLAN STATUS	
06/2014	CONCEPT
7/13/15	INTERMEDIATE

DATE	DESCRIPTION	
SH DESIGN	RK DRAWN	BG CHKD
SCALE	H: 1"=10'	V: N/A
JOB No.	6916-01-001	
DATE	JUNE 16, 2015	
FILE No.	6916-D-MP-001	
SHEET	12 OF 54	

SYED H ALI &
KAZMI KOMAL
D.B. 14132, PG. 1661
LOT 1
BLOCK V
HALEMHURST
D.B. R-9, PG. 589 (SUBDIVISION)
D.B. 1224, PG. 128 (CONVEYANCE)
PARCEL ID: 57 4 05 05 001
14,591 SQ.FT.
ZONE: R-2
#4101 ROBERTS RD

DANIEL DUCHARME &
LORRAINE YOUNG-DUCHARME
D.B. 10439, PG. 1714
PARCEL ID: 57 4 02 158
0.5428 AC.
ZONE: R-2
#4103 ROBERTS RD

GLORIA & MIRANDA
ELSA CORONADO
D.B. 7465, PG. 56
LOT 106
MAPLE HILL SUBDIVISION-SEC 2
D.B. 1412, PG. 47
PARCEL ID: 57 4 08 106
10,056 SQ.FT.
ZONE: R-3
#4104 ROBERTS RD

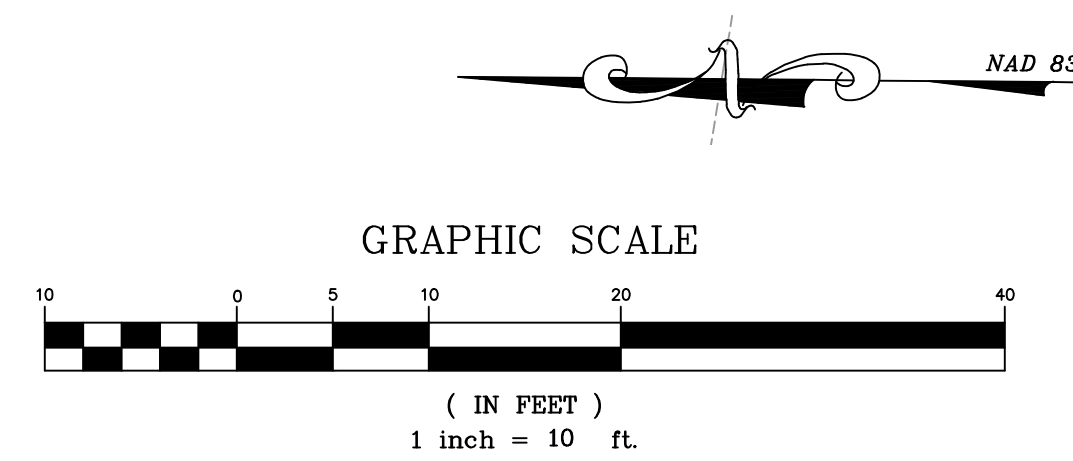


LEGEND

- TEST PIT REQUIRED (EXACT LOCATION)
- EXISTING TO BE ABANDONED IN PLACE
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- EXISTING TOP TO BE ADJUSTED
- EXISTING TO BE RELOCATED
- EXISTING MAILBOX TO BE RELOCATED (9)
- EXISTING UTILITY TO BE DEMOLISHED
- SAW-CUT EXISTING PAVEMENT
- EXISTING TO BE DEMOLISHED (CURB & GUTTER)
- LIMITS OF DISTURBANCE
- EXISTING TREES TO BE REMOVED (SEE TREE REMOVAL PLAN ON SHEETS 50 TO 52)
- EXISTING SURFACE HARDSCAPES TO BE DEMOLISHED
- LIMITS OF MILL & OVERLAY OF PAVEMENT (10,688 SF TOTAL). SEE SHEET 3 FOR DETAIL.
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- BID ADDITIVE - LIMITS OF MILL & OVERLAY OF PAVEMENT 8,969 SF TOTAL). SEE SHEET 3 FOR DETAIL.

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5. CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD ELECTRICAL, TELEPHONE AND CABLE TV LINES AND REMOVAL OF UTILITY POLES, PEDESTALS AND TRANSFORMERS WITH UTILITY COMPANIES AND WITH DEVELOPER PRIOR TO DEMOLITION.
6. ALL TRAFFIC SIGNALS, POLES, AND ANY ASSOCIATED HARDWARE SHALL REMAIN IN PLACE AND OPERATIONAL THROUGHOUT CONSTRUCTION DURATION.
7. ALL DEMOLITION OF HARDSCAPE SHOULD TERMINATE AT THE NEXT NEAREST JOINT.
8. CONTRACTOR SHALL COORDINATE WITH OWNER FOR TERMINATION OF EXISTING PRIVATE UTILITIES. EXISTING UTILITY LOCATION BASED UPON PLAN SHEETS PROVIDED BY OWNER.
9. RIM ELEVATIONS OF ALL EXISTING UTILITY ACCESS MANHOLES WITHIN LIMITS OF DISTURBANCE SHALL BE ADJUSTED IN THE FIELD TO BE FLUSH WITH FINISH GRADE UNLESS OTHERWISE NOTED.
10. SIGN LOCATIONS BASED UPON FIELD OBSERVATION.
12. CAP/SEAL AND ABANDON EXISTING STORM SEWER PIPE SECTION AND FILL WITH FLOW-ABLE FILL WHERE SHOWN.
13. CONTRACTOR TO TAKE CARE WHEN REMOVING AND REPLACING EXISTING PAVEMENT WITH FULL DEPTH PAVING. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES.
14. EXISTING UTILITY MANHOLES DESIGNATED TO REMAIN SHALL BE FLUSH WITH FINAL SURFACE ELEVATION. TOP OF STRUCTURES WITHIN LIMITS OF PAVING (MILL/OVERLAY AND FULL DEPTH) SHALL NOT BE ADJUSTED. FINAL PAVING SURFACE TO BE FLUSH WITH EXISTING RIM.



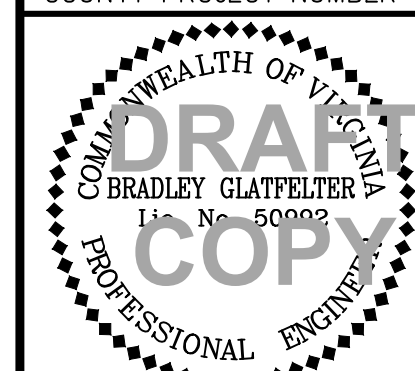
MATCHLINE-SEE SHEET 12

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DEMOLITION PLAN (5 OF 5)
ROBERTS ROAD
STREETSCAPE IMPROVEMENTS
FAIRFAX COUNTY
BRADDOCK DISTRICT

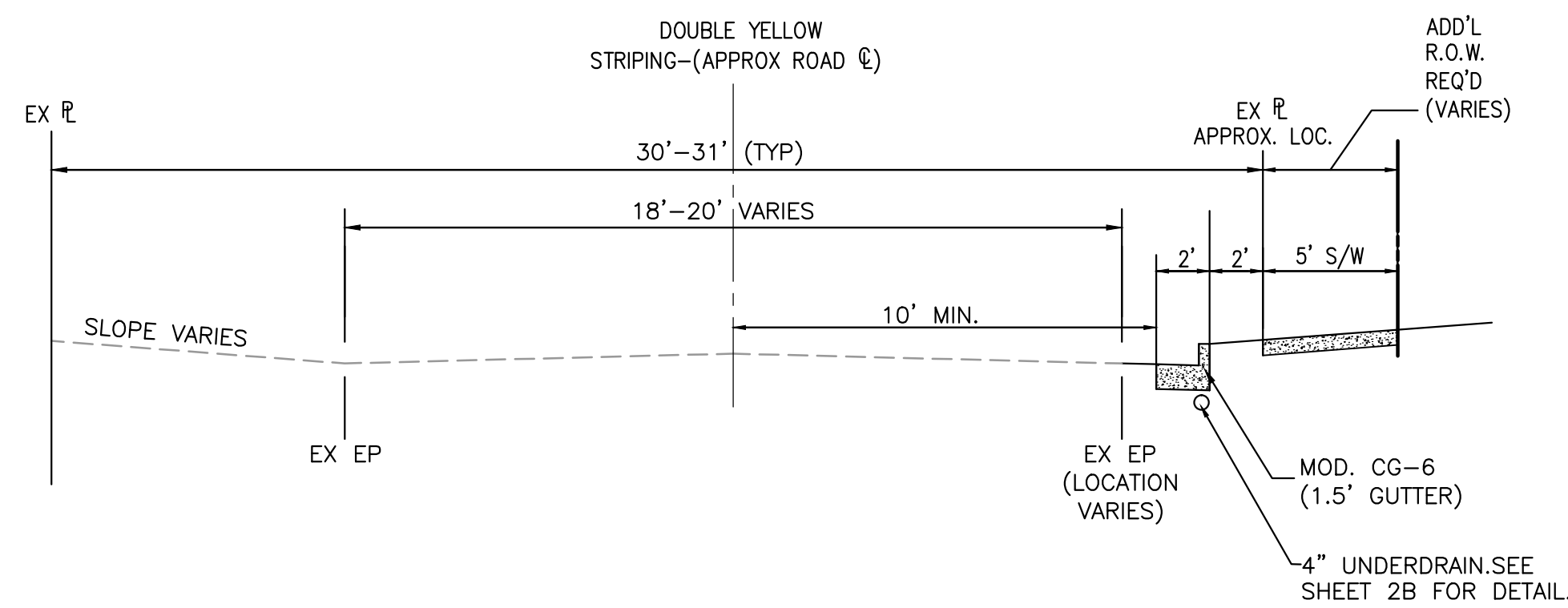
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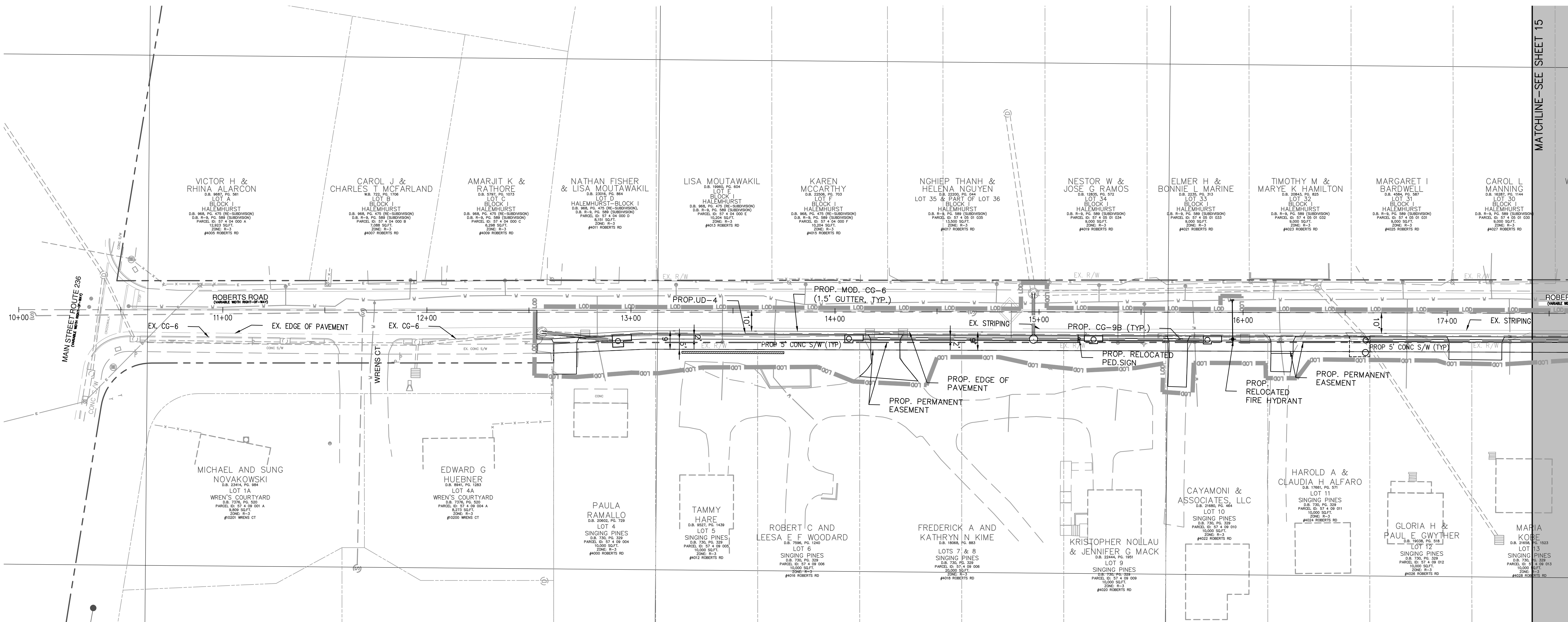
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06/2014	CONCEPT
7/13/15	INTERMEDIATE

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SCALE	H: 1"=10'	V: N/A
JOB No.	6916-01-001	
DATE	JUNE 16, 2015	
FILE No.	6916-D-MP-001	

SHEET 13 OF 54



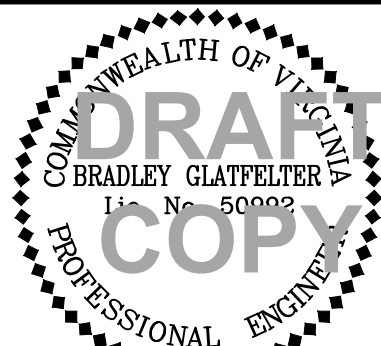
ROBERTS ROAD TYPICAL STREET SECTION-IMPROVED CONDITION
(NOT TO SCALE)



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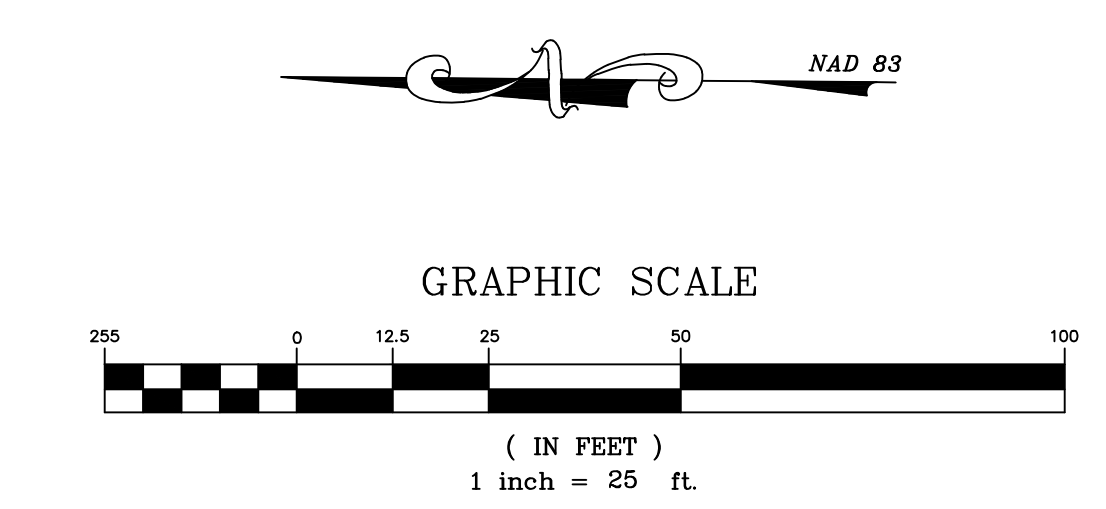
SITE LAYOUT PLAN (1 OF 2)
ROBERTS ROAD
STREETSCAPE IMPROVEMENTS
FAIRFAX COUNTY
BRADDOCK DISTRICT

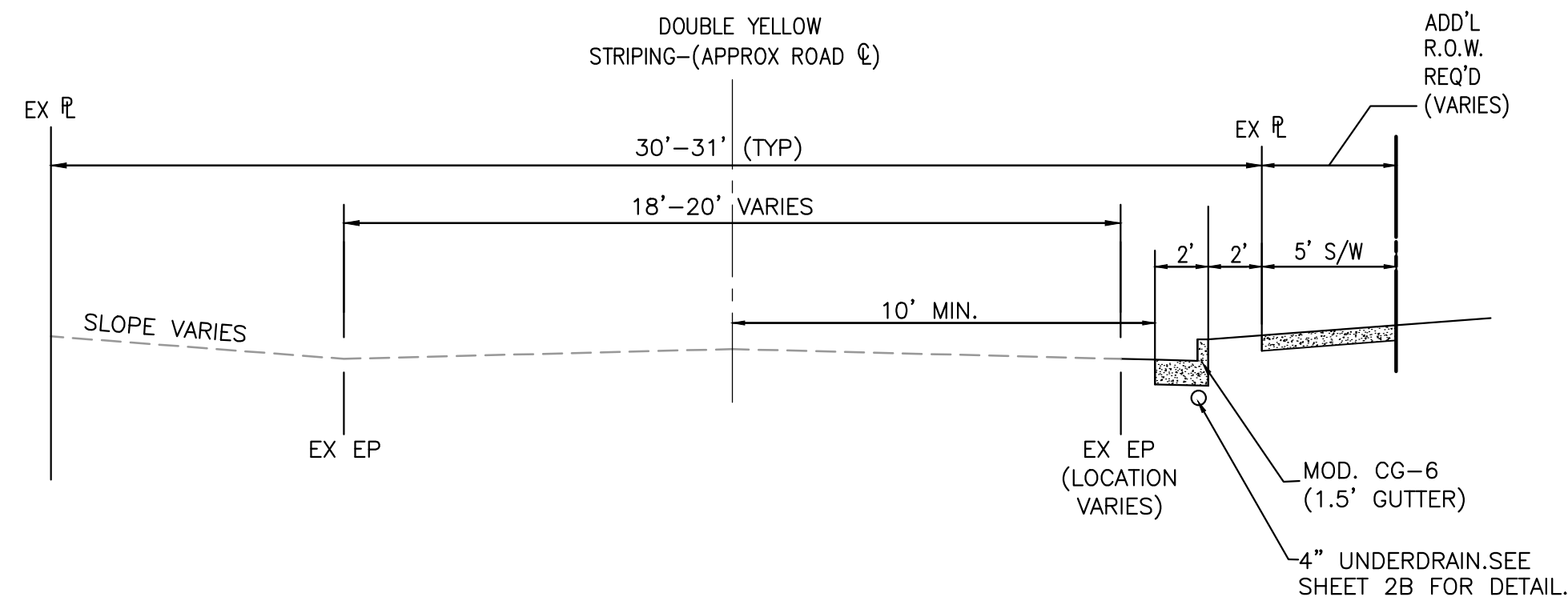
COUNTY PROJECT NUMBER



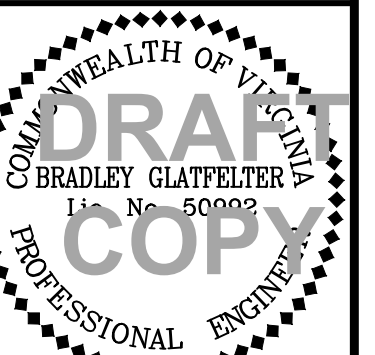
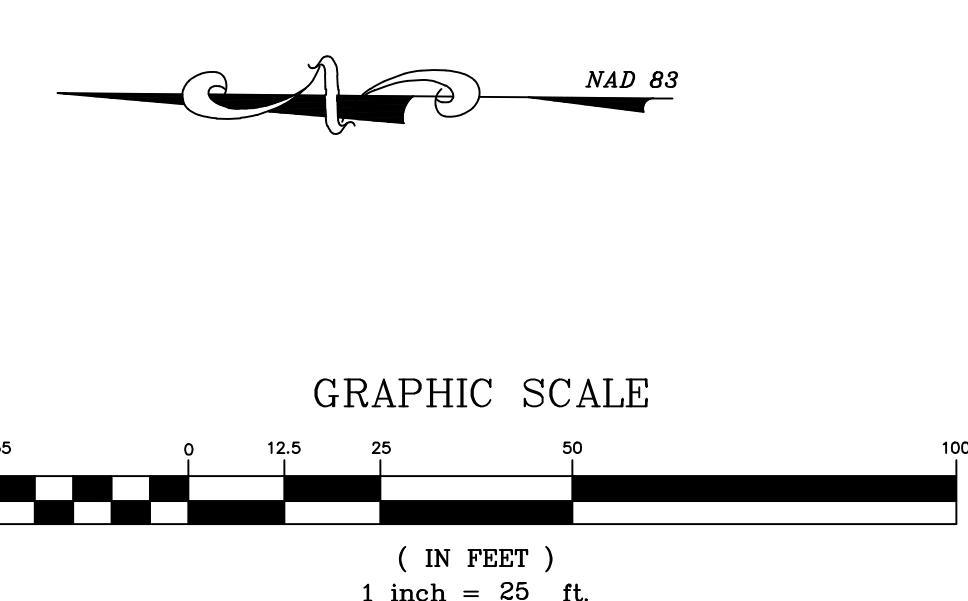
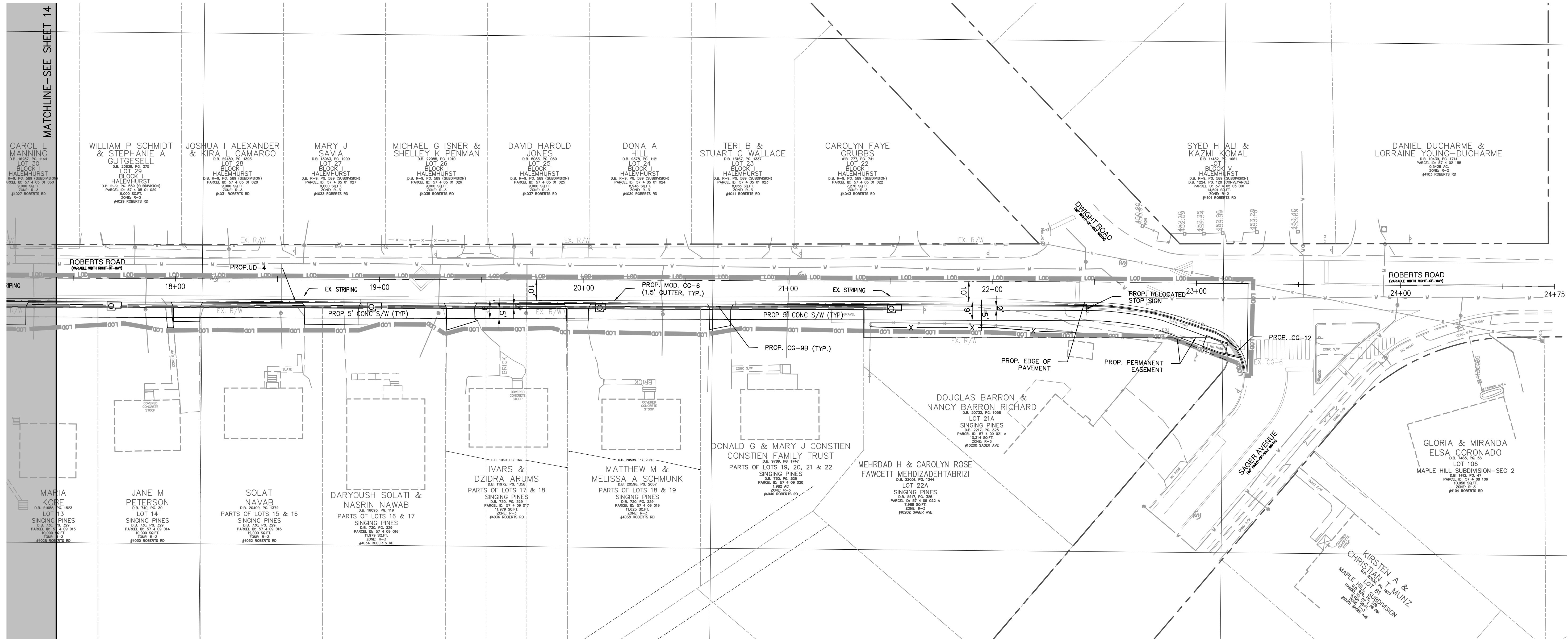
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06/2014	CONCEPT
7/13/15	INTERMEDIATE

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DESIGN	BG
	CHKD
SCALE	H: 1"-25'
	V: N/A
JOB No.	6916-01-001
DATE :	JUNE 16, 2015
FILE No.	6916-D-MP-001



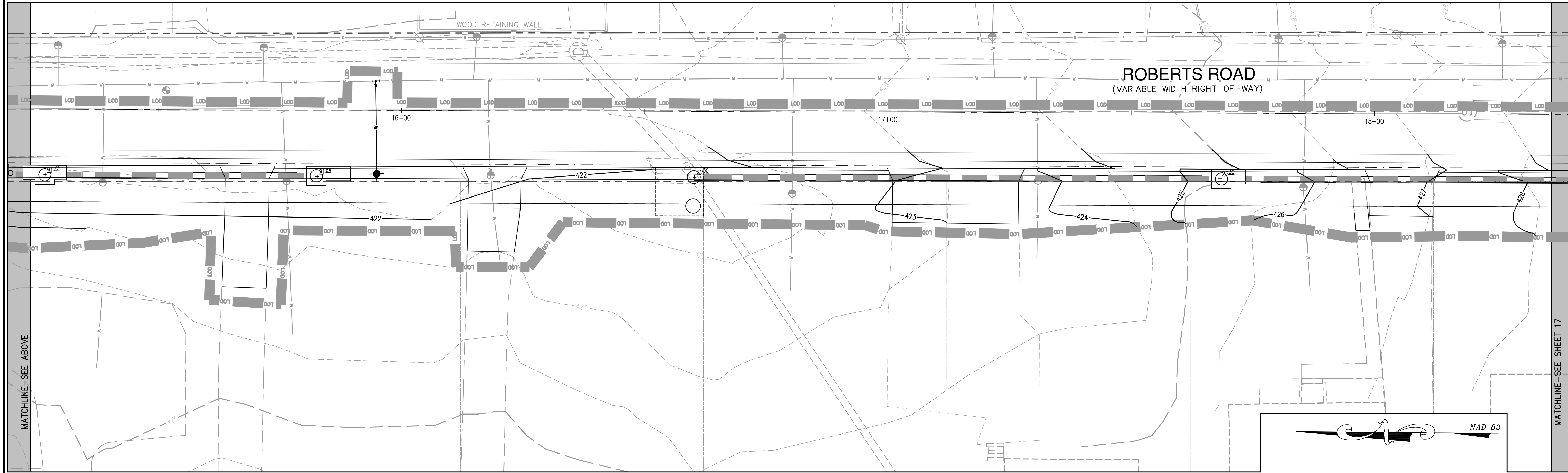
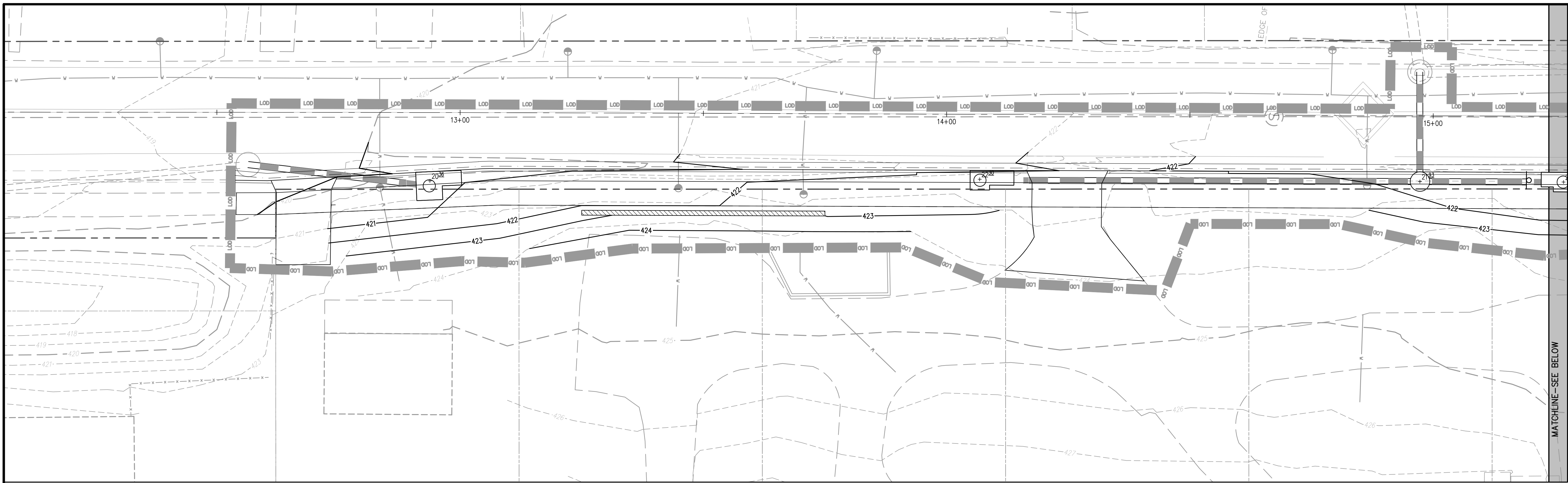


ROBERTS ROAD TYPICAL STREET SECTION-IMPROVED CONDITION
(NOT TO SCALE)

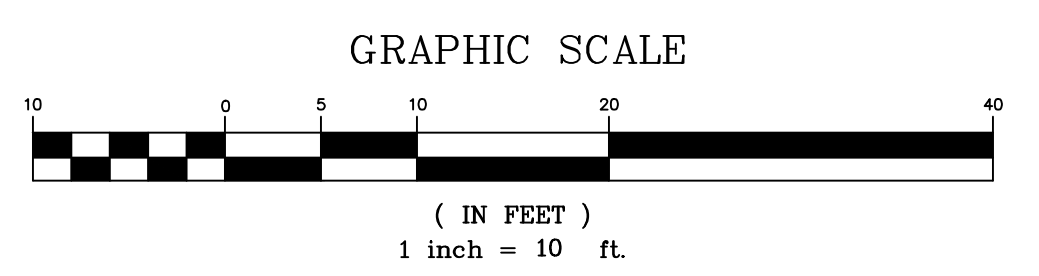
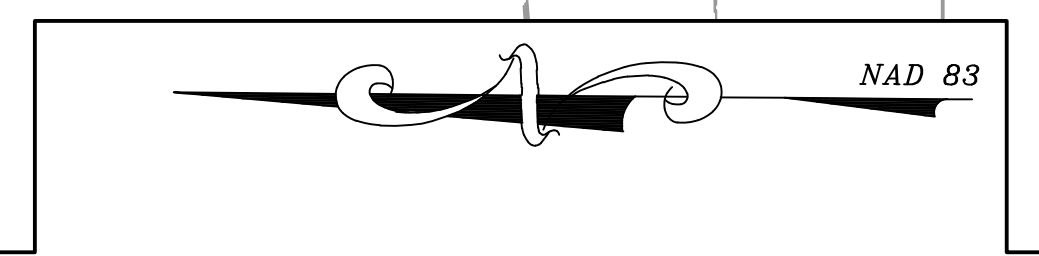


PLAN STATUS	
06/2014	CONCEPT
7/13/15	INTERMEDIATE

DATE	DESCRIPTION
SH DESIGN	RK DRAWN
	BG CHKD
SCALE	H: 1"=25'
	V: N/A
JOB NO.	6916-01-001
DATE	JUNE 16, 2015
FILE NO.	6916-D-MP-001



ROBERTS ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

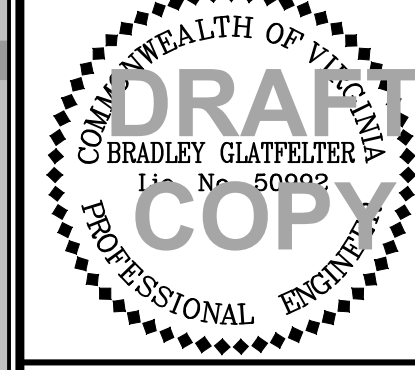


Bowman
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Chantilly, Virginia 20151
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Fax: (703) 461-9720
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GRADING PLAN (1 OF 2)
ROBERTS ROAD
STREETSCAPE IMPROVEMENTS
FAIRFAX COUNTY
BRADDOCK DISTRICT

COUNTY PROJECT NUMBER

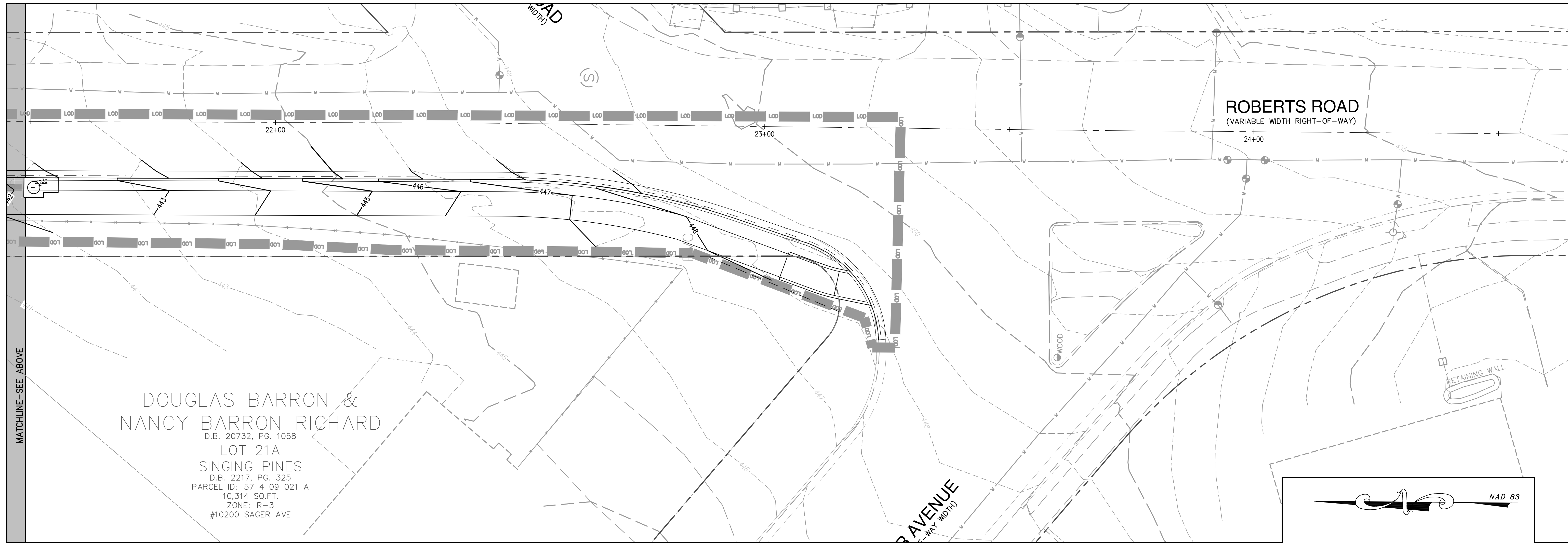
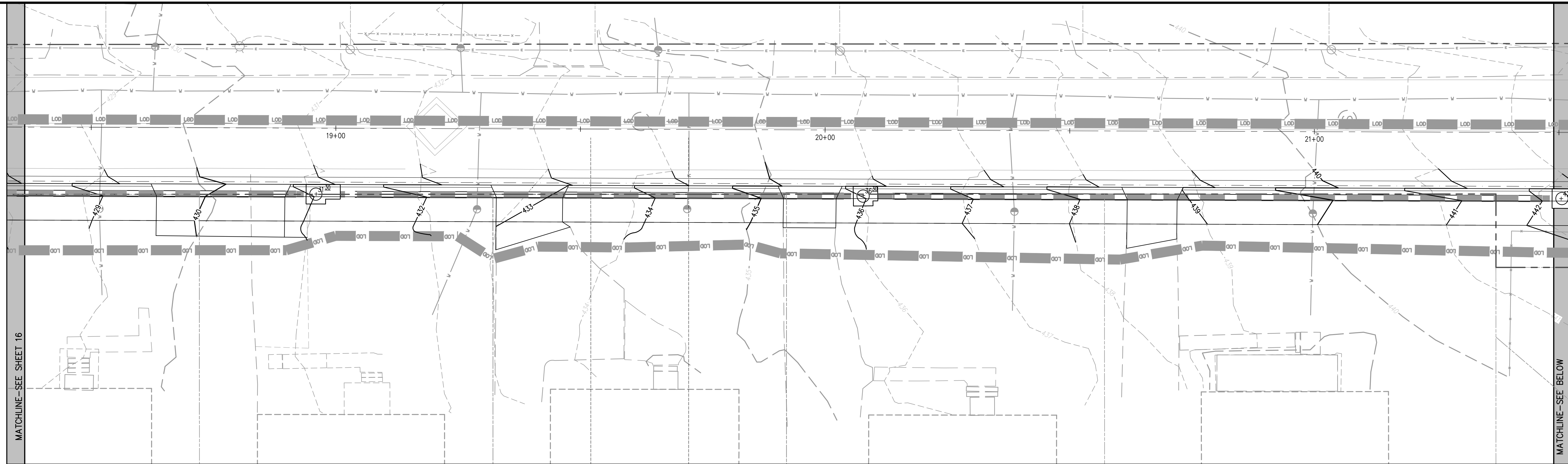


PLAN STATUS	
06/2014	CONCEPT
7/13/15	INTERMEDIATE

DATE	DESCRIPTION
SH	RK BG
DESIGN	DRAWN CHKD
SCALE	H: 1"=10' V: N/A

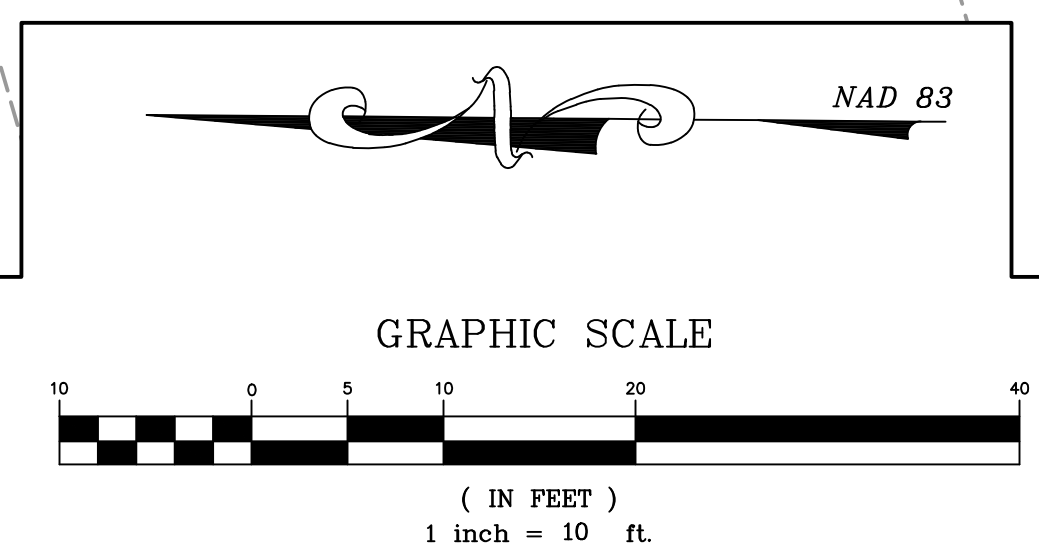
JOB No. 6916-01-001
DATE : JUNE 16, 2015
FILE No. 6916-D-MP-001

SHEET 16 OF 54



DOUGLAS BARRON &
 NANCY BARRON RICHARD
 D.B. 20732, PG. 1058
 LOT 21A
 SINGING PINES
 D.B. 2217, PG. 325
 PARCEL ID: 57 4 09 021 A
 10,314 SQ.FT.
 ZONE: R-3
 #10200 SAGER AVE

ROBERTS ROAD
 (VARIABLE WIDTH RIGHT-OF-WAY)



MATCHLINE-SEE SHEET 16

MATCHLINE-SEE BELOW

MATCHLINE-SEE ABOVE

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GRADING PLAN (2 OF 2)
ROBERTS ROAD
STREETSCAPE IMPROVEMENTS
 FAIRFAX COUNTY
 BRADDOCK DISTRICT

COUNTY PROJECT NUMBER



PLAN STATUS	
06/2014	CONCEPT
7/13/15	INTERMEDIATE

DATE	DESCRIPTION		
SH	RK	BG	
DESIGN	DRAWN	CHKD	
SCALE	H: 1"=10'	V: N/A	

JOB No. 6916-01-001
 DATE : JUNE 16, 2015
 FILE No. 6916-D-MP-001

SHEET 17 OF 54