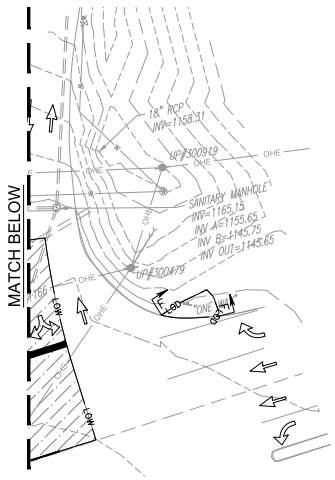
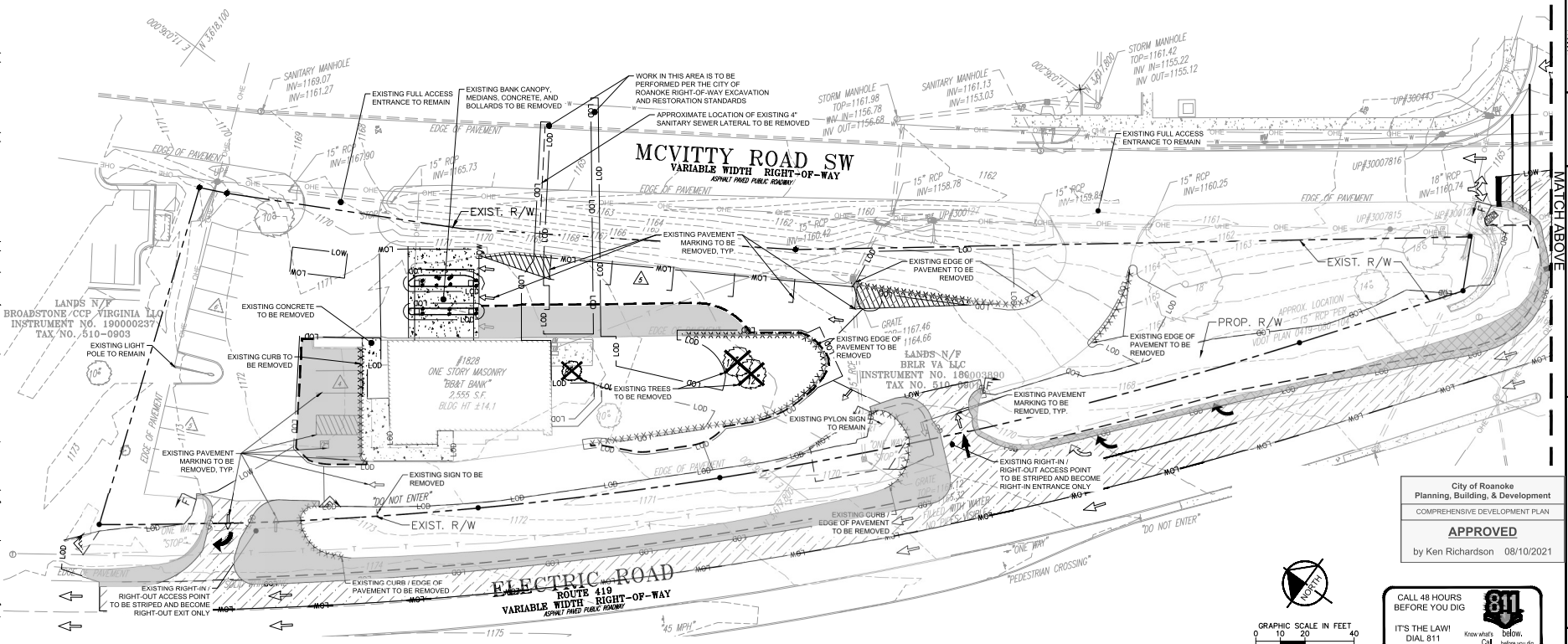
DEMOLITION NOTES

1. A SEPARATE DEMOLITION PERMIT IS REQUIRED PRIOR TO THE BEGINNING OF DEMOLITION CONSTRUCTION.
2. THIS DEMOLITION PLAN IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION AND FOR THE DEMOLITION, REMOVAL, OR RELOCATION OF ITEMS IN CONFLICT WITH THE PROPOSED CONSTRUCTION.
3. NO GRAVE SITES OR HISTORIC SITES ARE LOCATED ON THE SUBJECT PROPERTY.
4. CONTRACTOR IS TO RESTORE ALL OFF-SITE DISTURBED AREAS TO EXISTING CONDITIONS AFTER CONSTRUCTION.
5. LOCATIONS OF EXISTING UTILITIES ARE FOR REFERENCE ONLY. CONTRACTOR IS TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
7. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT THE SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
8. DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF THE UTILITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.
9. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF DIFFERENT FROM CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
10. THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES THAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
11. DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER/OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
12. CONTRACTOR RESPONSIBLE FOR SECURING WORK AREA AT ALL TIMES.
13. ANY MATERIAL STORAGE DURING CONSTRUCTION SHALL NOT BE DONE IN A WAY THAT MAY NEGATIVELY IMPACT THE EXISTING TREES NEAR OR IN THE LIMITS OF DISTURBANCE.
14. FOR ALL UTILITIES TO BE RELOCATED, THE SERVICE SHALL NOT BE INTERRUPTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER.
15. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
16. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

LEGEND

- PROPERTY LINE
- LOD — LIMITS OF DISTURBANCE (23,871 SF)
- LOW — LIMITS OF WORK
- EXISTING CURB
- EXISTING CURB TO BE REMOVED
- EXISTING EDGE OF PAVEMENT TO BE REMOVED
- EXISTING STORM PIPE TO REMAIN
- EXISTING SANITARY PIPE TO REMAIN
- SAW CUT LIMITS
- FULL DEPTH ASPHALT REMOVAL
- MILL AND OVERLAY
- CONCRETE REMOVAL
- EXISTING TREE
- EXISTING TREE TO BE REMOVED





City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
by Ken Richardson 08/10/2021

GRAPHIC SCALE IN FEET
0 10 20 40

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COMMONWEALTH OF VIRGINIA
ROSS STEVENS
Lic. No. 047498
06/24/2021
PROFESSIONAL ENGINEER

KHA PROJECT	110556122
DATE	06/24/2021
SCALE	AS SHOWN
DESIGNED BY	JRW
DRAWN BY	HRT
CHECKED BY	RSS

DEMOLITION PLAN

STARBUCKS - 1828 ELECTRIC ROAD

PREPARED FOR STARBUCKS

CITY OF ROANOKE VIRGINIA

SHEET NUMBER
C-200

Plotted By:Fabian, Aaron Sheet Set:No Layout:24x36 June 24, 2021 03:06:57pm K:\NVA_CIV\110556 - Starbucks\110556122 - Electric Road Roanoke\CAD\PlanSheets\C-200 DEMOLITION PLAN.dwg
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