DEMOLITION NOTES:

DEMOLITION SHALL INCLUDE, UNLESS OTHERWISE NOTED ON DRAWINGS, REMOVAL OF EXISTING OBJECTS OR IMPROVEMENTS, WHETHER INDICATED ON THE DRAWINGS OR NOT, THAT WOULD IN THE OPINION OF THE OWNER, PREVENT OR INTERFERE WITH THE PROGRESS OR COMPLETION OF THE PROPOSED WORK.

PERMITS, FEES AND LICENSES SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR, INCLUDING DISPOSAL CHARGES AS REQUIRED.

WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITIES IN DEMOLITION OF EXISTING PAVEMENT, CURBS AND GUTTERS, DRAINAGE STRUCTURES AND UTILITIES AS MAY BE REQUIRED.

CONTRACTOR SHALL SAW-CUT ALL JOINTS WHERE EXISTING CURBING, PAVEMENT AND SIDEWALK IS TO BE DEMOLISHED AND NEW CONSTRUCTION JOINS THE EXISTING.

CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS FROM DEMOLITION OR REMOVAL OF STRUCTURES (UNDERGROUND FUEL STORAGE TANK, BASEMENTS, WELLS, ETC.) USING APPROVED SELECT FILL MATERIAL.

ALL EXISTING CURBING, CONCRETE SIDEWALK, ENTRANCES, BUILDING FOUNDATIONS AND TREES AND BRUSH THAT ARE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR, BUILDING DEBRIS, ETC. SHALL NOT BE USED AS FILL MATERIAL ON THE SITE.

CONTRACTOR SHALL PROVIDE THE FOLLOWINGS PROTECTIONS AT THE JOB SITE:

MAKE ARRANGEMENTS, BEFORE INITIATING DEMOLITION, FOR RELOCATING, DISCONNECTION, REROUTING, ABANDONING, OR SIMILAR ACTION AS MAY BE REQUIRED RELATIVE TO UTILITIES AND OTHER UNDERGROUND PIPING, TO PERMIT WORK TO PROCEED WITHOUT DELAY. ARRANGEMENTS SHALL BE MADE IN ACCORDANCE WITH REGULATIONS OF AUTHORITIES OF UTILITIES MENTIONED, SUCH AS OVERHEAD AND UNDERGROUND POWER AND TELEPHONE LINES AND EQUIPMENT, GAS PIPING, STORM SEWERS, SANITARY SEWERS, OR WATER PIPING. CONTRACTOR SHALL NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING AND/OR POLLUTION.

ENSURE SAFE PASSAGE OF PERSONS AROUND ALL AREAS OF DEMOLITION.

CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES, OR INJURY TO PERSONS.

PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO THE OWNER.

USE WATER SPRINKLING AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL.

COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

THE EXISTING WATER & SANITARY SEWER SERVICES SHALL BE ABANDONED OR REMOVED PER WVWA STANDARDS.

MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. PREVENT INTERRUPTION OF EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES.

LEGEND:

EXISTING FEATURE TO BE REMOVED

EASEMENT AREA TO BE VACATED

SCALE: 1" = 20'

NORTH

* WORK IN THE PUBLIC RIGHT OF WAY AREA SHALL BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION & RESTORATION STANDARDS. G.C. SHALL OBTAIN A R.O.W. EXCAVATION PERMIT PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N28°56'07"E	3.15'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	61.23'	96.18'	S83°56'07"W	86.59'	89°59'49"
C2	189.99'	265.28'	N11°03'53"W	244.25'	80°00'05"
C3	25.00'	38.49'	N73°02'06"E	34.80'	88°12'50"
C4	241.00'	156.37'	S81°27'09"E	153.64'	37°10'31"

EX. CG-12

EX. SIDEWALK

EXISTING TREES TO BE REMOVED AND REPLACED AS NECESSARY FOR SIDEWALK CONSTRUCTION (TYP.)

EX. SIGHT DISTANCE EASEMENT M.B. 1, PGS. 3209-3210 (PORTION TO BE VACATED)

EX. 15' P.U.E. M.B. 1, PGS. 3209-3210

EX. 20' PUBLIC W.L. EASEMENT M.B. 1, PGS. 3209-3210

EX. CG-6

BLUE HILLS VILLAGE DRIVE, N.E. R/W VARIES

SAW CUT EXISTING PAVEMENT 1' MIN.

APPROXIMATE LOCATION OF EXISTING U.G. GAS LINE

APPROXIMATE LOCATION OF EXISTING WATER LINE

VACATE PARTIAL SIGHT DISTANCE EASEMENT

EX. SIDEWALK AND CG-6 CURB TO BE REMOVED

CURB INLET TOP:1045.82 18"HDPE INV. IN:1033.52 24"HDPE INV. OUT:1036.32

CURB INLET TOP:1045.93 24"HDPE INV. IN:1035.83 24"HDPE INV. OUT:1035.78

CURB INLET TOP:1043.70 18"HDPE INV.

STORM MANHOLE TOP:1042.02 24"HDPE INV. IN:1034.92 24"HDPE INV. OUT:1034.82

EX. FIRE HYDRANT WVWA ID: 11101 SEE SHEET C3 FOR FIRE FLOW INFO

APPROXIMATE LOCATION OF EXISTING U.G. GAS LINE

APPROXIMATE LOCATION OF EXISTING U.G. TELEPHONE LINE

APPROXIMATE LOCATION OF EXISTING WATER LINE

EXISTING TREES TO BE REMOVED AND REPLACED AS NECESSARY FOR SIDEWALK CONSTRUCTION (TYP.)

BLUE HILLS DRIVE, N.E. R/W VARIES

EX. 20' D.E. M.B. 1, PGS. 3209-3210

STORM MANHOLE TOP:1040.61 24"HDPE INV. IN:1034.31 15"HDPE INV. IN:1034.31 24"HDPE INV. OUT:1034.21

CURB INLET TOP:1040.67 15"HDPE INV. IN:1034.50 15"HDPE INV. OUT:1034.40

24"HDPE INV. OUT:1032.81

PRIVATE STORMWATER MANAGEMENT EASEMENT M.B. 1, PGS. 3209-3210

EXISTING OUTLET PROTECTION

EXISTING STORMWATER MANAGEMENT FACILITY

N/F SJK GLOBAL LLC INST. #150012714 T.M. #7160116

PORTION OF EX. S.S. LATERAL T.B.R.

SIGN EASEMENT M.B. 1, PGS. 3209-3210

10' PVT. D.E.

VAR. WIDTH S.S.E. M.B. 1, PGS. 3209-3210

STORM MANHOLE TOP:1024.45 15"RCP INV. IN:1023.35 15"RCP INV. OUT:1023.25

CURB INLET TOP:1040.35 15"HDPE INV. OUT:1035.85

LOT 4
1.5670 ACRES
N/F
THE NATIONAL BANK OF BLACKSBURG
TAX #: 7160117
AREA: 1.5670 ACRES
ZONING: MXPUD

CURB INLET TOP:1023.07 15"RCP INV. IN:1017.72 30"RCP INV. IN:1017.66 30"RCP INV. OUT:1016.76

STORM MANHOLE TOP:1022.98 15"RCP INV. IN:1017.80 30"RCP INV. OUT:1017.80

SEWER MANHOLE TOP:1025.48 8"PVC INV. IN:1018.63 8"PVC INV. OUT:1018.58 SHELF:1019.03

SEWER MANHOLE TOP:1023.06 8"PVC INV. IN:1017.16 8"PVC INV. OUT:1017.11 SHELF:1017.56

BM ELEV. 1024.74

ORANGE AVENUE, N.E. - R/W VARIES - RTE. 460 - CHALLENGER AVENUE, N.E.

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
by Ken Richardson
03/24/2020

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FAX 540-772-8050

COMMONWEALTH OF VIRGINIA
CHRISTOPHER P. BURNS
Lic. No.047338
2/18/19
PROFESSIONAL ENGINEER

STARBUCKS
3601 BLUE HILLS VILLAGE DRIVE NE
EXISTING CONDITIONS & DEMO PLAN
CITY OF ROANOKE, VIRGINIA

DRAWN BY CPB
DESIGNED BY CPB
CHECKED BY BTC
DATE 12/18/18
SCALE 1"=20'
REVISIONS:
2/18/2019

SHEET NO.
C2
JOB NO. 04170055.00