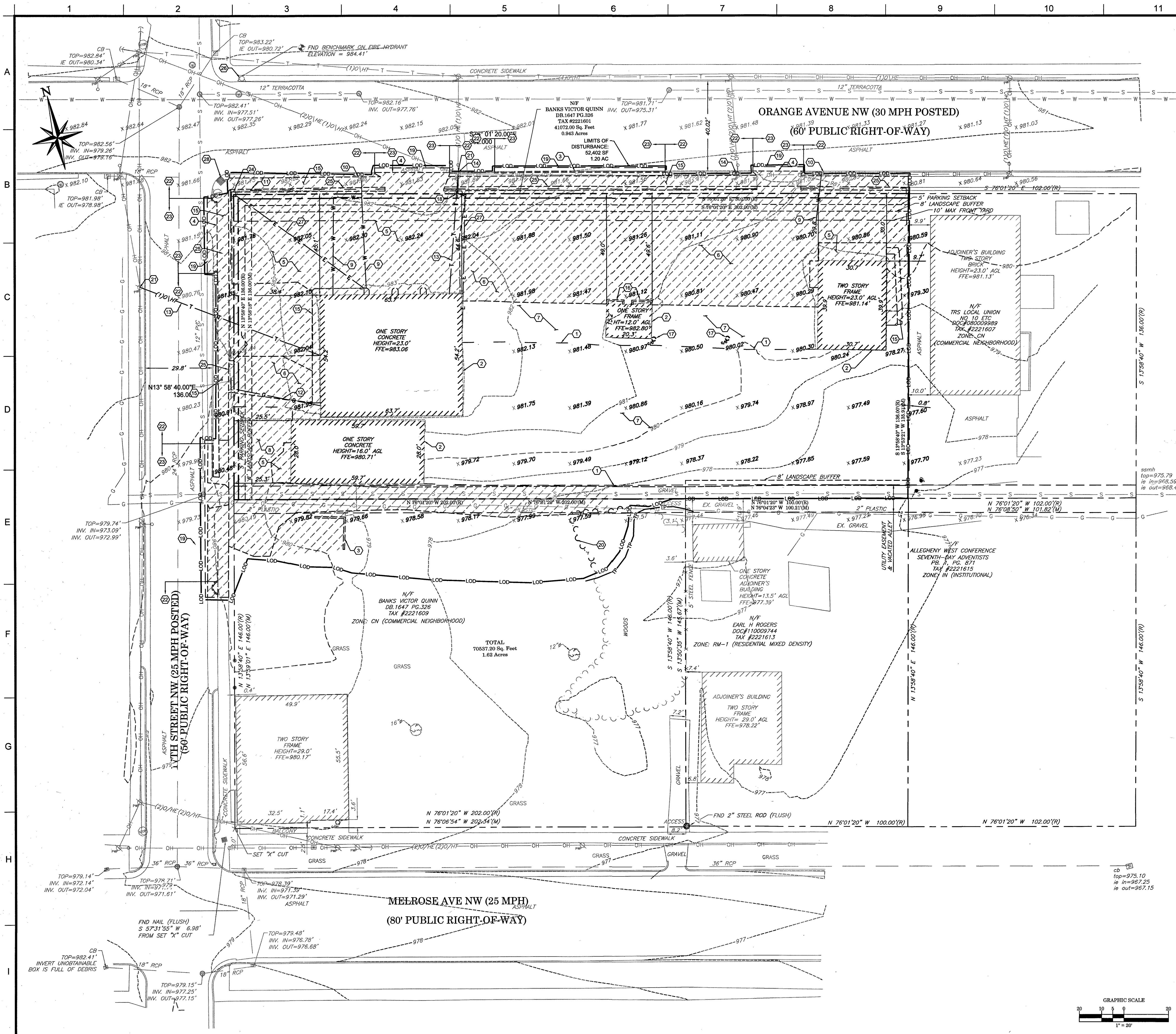




DEMOLITION NOTES:

- THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS AND CODES AND OBTAIN ALL REQUIRED PERMITS FOR ANY CONSTRUCTION ACTIVITY.
- TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHIC WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WERE PROVIDED BY THE FOLLOWING COMPANY AS A CONTRACTOR TO THE SELLER/OWNER.
ALTA/ACSM LAND TITLE SURVEY: MICHAEL F. FELDBUSCH, PLS
VA PLS #3236
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS SHOWN ON THIS PLAN PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL CONTACT 811 BEFORE PERFORMING ANY EXCAVATION WORK.
- THE CONTRACTOR SHALL INSTALL ALL ORANGE CONSTRUCTION FENCING AND EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION ACTIVITY.
- ALL STRUCTURES, UTILITIES, SITE IMPROVEMENTS AND TREES DESIGNATED ON THE DRAWINGS OR DIRECTED BY THE ENGINEER TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY ALL CONSTRUCTION OPERATIONS BY ERECTING BARRIERS, GUARDS AND ENCLOSURES AS SHOWN ON THE DRAWINGS OR OTHER APPROVED MEANS. PROTECTION SHALL BE MAINTAINED UNTIL ALL WORK IN THE VICINITY OF THE WORK BEING PROTECTED HAS BEEN COMPLETED.
- THE CONTRACTOR SHALL COMPLY WITH ALL DEMOLITION AND NEW CONSTRUCTION INSPECTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND BUILDING CODES.
- CONTRACTOR TO CONFIRM EXISTING ELECTRIC LINES TO BE REMOVED SERVE ON SITE BUILDINGS TO BE REMOVED ONLY. IF AN ELECTRIC LINE CALLED OUT TO BE REMOVED SERVES AN OFFSITE UTILITY OR STRUCTURE, CONTRACTOR TO CONTACT THE ENGINEER PRIOR TO REMOVAL.
- CONTRACTOR TO REMOVE EXISTING CURB ALONG ORANGE AVENUE AND 17TH STREET NW WITHIN THE LIMITS SHOWN. CONTRACTOR TO SAWCUT ASPHALT ONE FOOT FROM FACE OF CURB AND TO TAKE CARE TO NOT DAMAGE THE EXISTING ASPHALT PAVEMENT WITHIN ORANGE AVENUE NW AND 17TH STREET NW. IF DAMAGE TO THE ORANGE AVENUE NW AND 17TH STREET NW ASPHALT OCCURS, REPAIRS SHALL BE PERFORMED TO THE SATISFACTION OF THE INSPECTOR.
- CONTRACTOR TO PROVIDE ADEQUATE PEDESTRIAN CROSSING AND WAY FINDING SIGNS AT THE OPPOSING CORNERS OF THE INTERSECTION ALERTING PEDESTRIANS OF SIDEWALK AND RAMP CLOSURES THROUGHOUT CONSTRUCTION.
- ABANDONMENT OF MANHOLES AND SEWER LINES, INCLUDING THE TWO SEWER LINES ON SITE, SHALL BE PERFORMED IN ACCORDANCE WITH WESTERN VIRGINIA WATER AUTHORITY DETAIL DRAWING SHOWN ON SHEET C12.

EXISTING KEY NOTES:

- EX STEEL FENCE TO BE REMOVED.
- EX BUILDING TO BE REMOVED.
- EX CONCRETE CURB TO BE REMOVED.
- EX CONCRETE COMMERCIAL ENTRANCE TO BE REMOVED.
- EX CONCRETE TO BE REMOVED.
- EX ASPHALT TO BE REMOVED.
- EX GRASS AREA TO BE REMOVED.
- EX GRAVEL TO BE REMOVED.
- EX WATER LINE TO BE REMOVED.
- EX WATER METER TO REMAIN AND BE PROTECTED IN PLACE.
- EX CHAIN LINK FENCE TO BE REMOVED.
- EX GAS LINE TO BE REMOVED.
- EX OVERHEAD LINE TO BE REMOVED.
- EX ELECTRIC UTILITY POLE TO REMAIN BE PROTECTED IN PLACE.
- EX CONCRETE SIDEWALK TO BE REMOVED.
- EX 15" ROCK WALL TO BE REMOVED.
- EX CLEAN OUT TO BE REMOVED.
- EX METAL SIGN TO BE REMOVED.
- PROP SAW CUT LINE.
- TREE LINE TO BE REMOVED.
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR LOCATION OF POTENTIAL GUY WIRE.
- EX CONCRETE CURB TO REMAIN AND BE PROTECTED IN PLACE.
- LIMIT OF REMOVAL OF EXISTING CONCRETE CURB.
- EX LIGHT POLE BASE TO BE REMOVED.
- EX CHAIN LINK FENCE TO BE REMOVED.
- EX FIRE HYDRANT. AVAILABLE FIRE FLOW IS 2.073 GPM.
- EX UNDERGROUND ELECTRIC LINE TO BE REMOVED.
- EX ADA RAMP TO REMAIN AND BE PROTECTED IN PLACE.

EXISTING LEGEND

	PROPERTY BOUNDARY LINE
	CENTER LINE OF EXISTING ROADWAY
	ADJOINING PROPERTY LINE
	EXISTING TREE LINE
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING FENCE
	EXISTING BLOCK NUMBER
	EXISTING LOT NUMBER
	EXISTING 5' INTERVAL CONTOUR LINE
	EXISTING 1' INTERVAL CONTOUR LINE
	EXISTING TREE
	EXISTING GAS MAIN
	EXISTING UTILITY POLE
	EXISTING STORM STRUCTURES
	EXISTING SANITARY STRUCTURES
	EXISTING WATER MAIN
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING TELEPHONE
	EXISTING OVERHEAD WIRES
	EXISTING SANITARY
	EXISTING STORM
	DEMO CURB
	DEMO GRAVEL ROAD
	DEMO ASPHALT
	DEMO PROPERTY LINE
	DEMO TREE
	DEMO UTILITY POLE
	PROPOSED SAWCUT LINE
	LIMITS OF DISTURBANCE
	HARDSCAPE TO BE REMOVED

CORE STATES GROUP

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Amherst, PA 19002
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Fax (215) 805-2124
Addendum@core-eng.com

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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE 811 SERVICE PROVIDER'S INFORMATION IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE 811 SERVICE PROVIDER.

REVISIONS

REV	DATE	COMMENT	BY
1	06-01-15	PER CITY COMMENTS	MV
2	07-15-15	PER CITY COMMENTS	DP/MV

DOCUMENT
COMPREHENSIVE DEVELOPMENT PLAN
CP150014

PROJECT
FAMILY DOLLAR IN ROANOKE, VA

CLIENT

BOOS DEVELOPMENT GROUP

FAMILY DOLLAR

SITE LOCATION
**1626 ORANGE AVENUE NW
ROANOKE, VA 24017**

ENGINEER SEAL

AARON BODENHORN
Lic. No. 1000000000
PROFESSIONAL ENGINEER

SHEET TITLE
DEMOLITION PLAN

JOB #:	FAM-16430
DATE:	04-10-15
SCALE:	1"=20'
DRAWN BY:	KF
CHECKED BY:	AB
SHEET NO.	C4
OF 24	