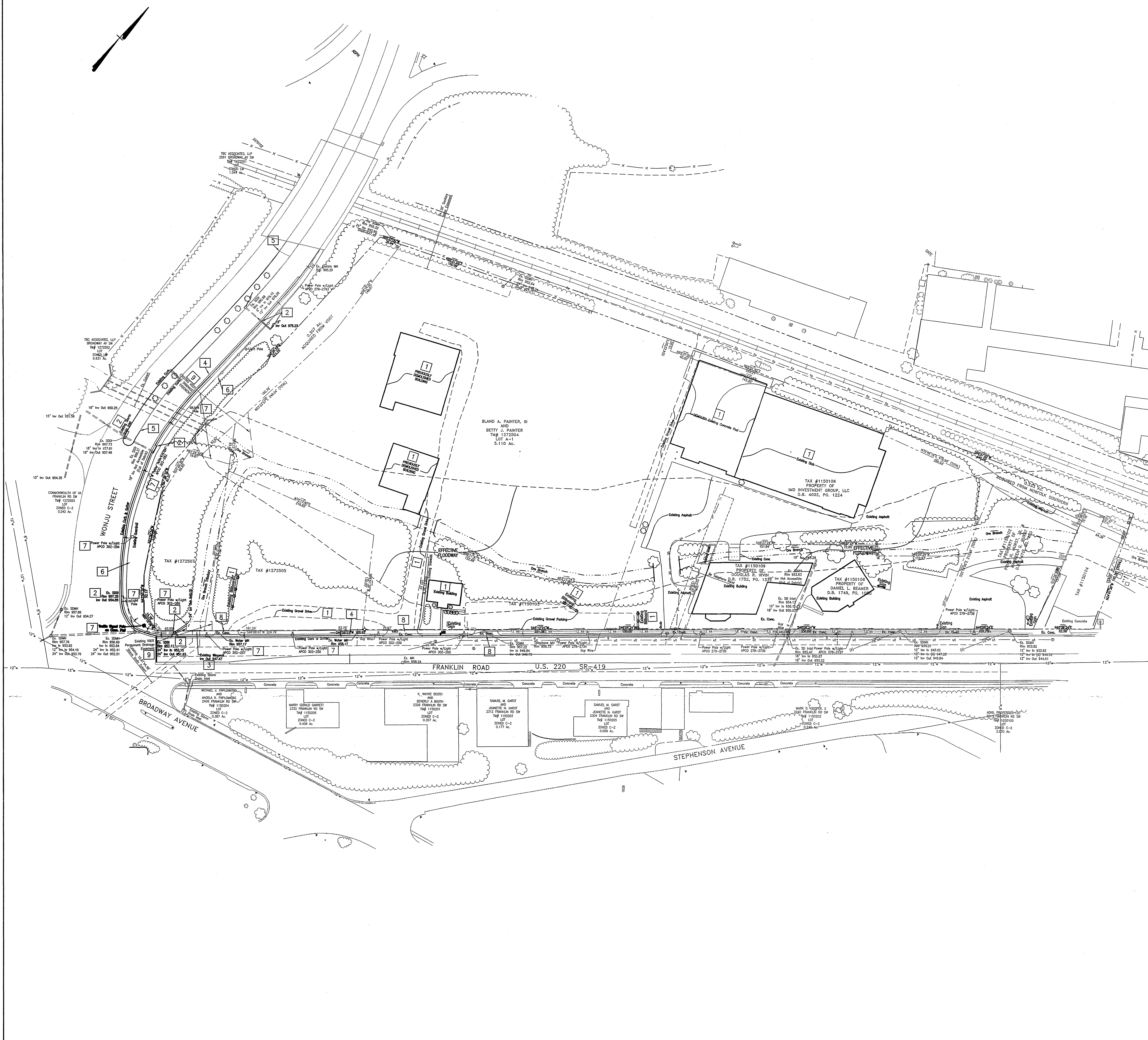




- ### DEMOLITION KEYNOTES
- ITEMS DENOTED TO BE DEMOLISHED UNDER PREVIOUSLY APPROVED PLANS.
 - DEMOLISH EXISTING STORM DRAIN STRUCTURES AND/OR STORM DRAIN PIPE. REFER TO SHEETS C-6, C-12, AND C-13 FOR NEW STORM DRAIN SYSTEM.
 - DEMOLISH EXISTING HEAD WALL AND WING WALL.
 - REMOVE EXISTING CURB AND GUTTER AND SIDEWALK FOR NEW ENTRANCE AND RIGHT-TURN TAPER AND TURN LANE. SAW CUT EXISTING PAVEMENT TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
 - REMOVE EXISTING CURB FOR NEW LEFT-TURN TAPER AND TURN LANE. SAW CUT EXISTING PAVEMENT TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
 - REMOVE EXISTING GUARDRAIL.
 - RELOCATE EXISTING UTILITY POLE. COORDINATE WITH APPALACHIAN POWER COMPANY AND CITY OF ROANOKE.
 - REMOVE EXISTING CONCRETE APRON ENTRANCES. SAW CUT EXISTING PAVEMENT TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
 - EXISTING STORM DRAIN EASEMENT TO BE VACATED.

DEMOLITION NOTES

1) WHERE INDICATED OR WHERE IN CONFLICT WITH NEW CONSTRUCTION EXISTING TOPOGRAPHICAL AND PLANIMETRIC FEATURES (ASPHALT, CURB, LIGHT POLES, AND LANDSCAPING FEATURES) WITHIN DEMOLITION BOUNDARY ARE TO BE REMOVED.

2) THE LOCATION OF EXISTING UTILITIES, INCLUDING UNDERGROUND UTILITIES, IS INDICATED ON THE DRAWINGS INsofar AS THEIR EXISTENCE AND LOCATION WERE KNOWN AT THE TIME OF THE PREPARATION OF THE DRAWINGS. HOWEVER, NOTHING IN THESE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS A GUARANTEE THAT SUCH UTILITIES ARE IN THE LOCATION INDICATED OR THAT THEY ACTUALLY EXIST, OR THAT OTHER UTILITIES ARE NOT WITHIN THE AREA OF OPERATIONS. THE CONTRACTOR SHALL MAKE ALL NECESSARY INVESTIGATIONS TO DETERMINE THE EXISTENCE AND LOCATIONS OF SUCH UTILITIES. THE CONTRACTOR SHALL PAY FOR ANY DAMAGE TO AND FOR ANY MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES.

3) ALL EXISTING UTILITIES TO REMAIN IN PLACE UNLESS OTHERWISE NOTED. COORDINATE WITH UTILITY SERVICE COMPANY PRIOR TO PERFORMING DEMOLITION WORK.

4) THE CONTRACTOR SHALL CONTACT "MISS UTILITY" (1-800-552-7001) 48 HOURS PRIOR TO WORKING IN THE VICINITY OF THE EXISTING UTILITIES.

5) EXISTING TOPOGRAPHIC INFORMATION IS TAKEN FROM FIELD SURVEYS PERFORMED BY LUMSDEN ASSOCIATES, PC AND AIRSURVEY CORPORATION.

UTILITY CONTACTS

Streets & Storm Drainage:
Phil Schirmer, City Engineer
City of Roanoke
215 Church Avenue, S.W.
Municipal South - Room 350
Roanoke, Virginia 24011
(540) 853-1292
(540) 853-2731

Gas:
Donald S. Jones, P. E., Project Engineer
Roanoke Gas Company
P.O. Box 13007
Roanoke, VA 24030
(540) 983-3800
(540) 777-3851
Fax: (540) 777-3864

Electric:
Martin McGhee
American Electric Power
P.O. Box 2021
Roanoke, VA 24022-2121
River Avenue Service Center
802 River Avenue
(540) 427-3664

Water and Sewer:
Western Virginia Water Authority
2012 S. Jefferson Street
Roanoke, VA 24014
(540) 853-5700
Fax: (540) 853-1600

Telephone:
Jeff Draper, Supervisor of Engineering
Verizon
4843 Oakland Boulevard
Roanoke, VA 24012
(540) 265-7567
(540) 776-3844, Ext. 120
Fax: (540) 265-2858

Cable Television:
Cox Communications
P.O. Box 13726
Roanoke, VA 24036
(540) 776-8362

THE WORK OF THIS PROJECT IS SUBJECT TO THE REQUIREMENTS OF:

- VIRGINIA WATER PROTECTION INDIVIDUAL PERMIT NUMBER 03-1685 ISSUED BY VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY.
- SPECIAL PROGRAMMATIC GENERAL PERMIT NUMBER XX-XXX ISSUED BY THE UNITED STATES CORPS OF ENGINEERS.
- ORDINANCE NUMBER 36925-12204, ADOPTED BY THE CITY COUNCIL OF THE CITY OF ROANOKE ON DECEMBER 20, 2004.

- ### LEGEND
- | | |
|------|-------------------------------------|
| — | PROPERTY LINE |
| SDMH | STORM DRAIN MANHOLE |
| SDDI | STORM DRAIN DROP INLET |
| SSMH | SANITARY SEWER MANHOLE |
| Conc | CONCRETE |
| + | SIGN |
| sd | STORM DRAIN LINE (SIZE AS NOTED) |
| ss | SANITARY SEWER LINE (SIZE AS NOTED) |
| w | WATER LINE (SIZE AS NOTED) |
| g | GAS LINE |
| ut | UNDERGROUND TELEPHONE LINE |
| ⊙ | POWER POLE |
- SCALE IN FEET
0 50 100

DATE: 11/15/05
REVISIONS:
1 FINAL CITY OF ROANOKE REVIEW

ISSUE DATE: OCTOBER 20, 2005
DRAWN BY: CZV
DESIGNED BY: RSM/CZV/WFA
CHECKED BY: WFA
DATE: 10/25/2005

Mattem & Craig
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ROANOKE, VIRGINIA 24012
PHONE: (540) 345-3342
FAX: (540) 345-7681

SITE DEVELOPMENT PLANS
IVY MARKET - PHASE I
EXISTING CONDITIONS AND
DEMOLITION PLAN
CITY OF ROANOKE, VIRGINIA

Vertical Scale:
N/A

Horizontal Scale:
1" = 50'

Commission No.
2384

Sheet No.:
C-3