

KEYNOTES (DEMOLITION AND REMOVAL):

- EXISTING WENDY'S BUILDING AND EXISTING LOAN MAX BUILDING, INCLUDING FOUNDATIONS AND FOOTINGS, CONCRETE FLOOR SLAB, CONCRETE STOPS, LOADING DOCKS OR RAMPS, UTILITY SLABS OR PADS, BOLLARDS, AND MECHANICAL / ELECTRICAL ATTACHMENTS, SHALL BE COMPLETELY DEMOLISHED AND REMOVED.
- EXISTING ASPHALT PAVEMENT, CONCRETE PAVEMENT, DITCH, SIDEWALK, CURB, CURB & GUTTER, AND GUARDRAIL SHALL BE REMOVED TO LIMITS SHOWN OR TO LIMITS REQUIRED TO CONSTRUCT NEW IMPROVEMENTS. COORDINATE REMOVAL WITH IMPROVEMENTS SHOWN ON OTHER SHEETS.
- EXISTING SITE LIGHT POLES, FOUNDATIONS, AND UNDERGROUND ELECTRICAL SERVICE LINES SHALL BE DEMOLISHED AND REMOVED. COORDINATE WITH APCO AND ENSURE ELECTRICAL SERVICE IS TERMINATED PRIOR TO DEMOLITION/REMOVAL OF THESE ITEMS.
- EXISTING WATER SERVICE LINE, VALVES, AND OTHER APPURTENANCES SHALL BE COMPLETELY REMOVED TO LIMITS SHOWN, TO LIMITS REQUIRED TO CONSTRUCT NEW IMPROVEMENTS, OR WHERE DENOTED WITH "SLASH" MARKS. COORDINATE TERMINATION OF SERVICE AND REMOVAL OF WATER METER WITH WESTERN VIRGINIA WATER AUTHORITY. WATER SERVICES FOR 4369 AND 4377, ELECTRIC ROAD TO BE ABANDONED/REMOVED TO EXISTING WATER MAIN. REFER TO UTILITY PLAN FOR NEW SERVICE LINE OR, MAINS AND COORDINATE DEMOLITION/REMOVAL WITH NEW WORK.
- EXISTING SANITARY SEWER PUMP STATION, LINES, MANHOLES, CLEANOUTS, SERVICE LINES / LATERALS, ETC. SHALL BE REMOVED TO LIMITS SHOWN OR TO LIMITS REQUIRED TO CONSTRUCT NEW IMPROVEMENTS.
- EXISTING OVERHEAD UTILITY (MAY INCLUDE POWER, TELEPHONE, CABLE TV, AND FIBER OPTIC) LINES AND POLES TO BE REMOVED BY UTILITY COMPANY. SEE SHEET C-4 FOR UTILITY CONTACTS.
- EXISTING WENDY'S SIGN TO REMAIN.
- EXISTING RETAINING WALL TO REMAIN.
- WORK IN THE RIGHT-OF-WAY OF U.S. 419 / ELECTRIC ROAD SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE VDOT "LAND USE PERMIT" AND THE "MAINTENANCE OF TRAFFIC PLAN" SHOWN ON SHEET C-11. WORK REQUIRING LANE CLOSURE SHALL BE PERFORMED AT NIGHT (AFTER PEAK-HOUR TRAFFIC) UNLESS PREVIOUSLY APPROVED BY VDOT. PAVEMENT RESTORATION MUST MEET OR EXCEED THE EXISTING PAVEMENT SECTION THICKNESS OR FOLLOW THE SPECIFICATIONS FOUND IN THE LAND USE PERMIT (LUP-OCPR) FOR THE PROJECT. BACKFILL MATERIAL AND COMPACTION SHALL MEET THE SPECIFICATIONS FOUND IN VDOT'S "ROAD AND BRIDGE SPECIFICATIONS." ALL PAVEMENT MUST BE RESTORED WITHIN 48 HOURS OR COMPLETION OF WORK.

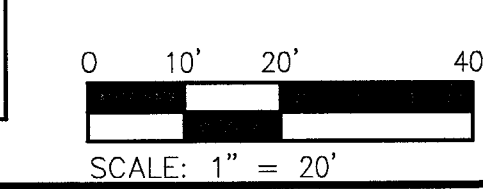
GENERAL NOTES (DEMOLITION AND REMOVAL):

- EXISTING TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM AN ACTUAL FIELD SURVEY PERFORMED BY SLUSHER SURVEYING & ASSOCIATES, P.C.
- WHERE INDICATED OR WHERE IN CONFLICT WITH NEW CONSTRUCTION, EXISTING TOPOGRAPHICAL AND PLANIMETRIC FEATURES (ASPHALT PAVEMENT, CONCRETE PAVEMENT AND SIDEWALK, CURB, CURB AND GUTTER, LIGHT POLES, LANDSCAPING FEATURES AND SITE APPURTENANCES) WITHIN DEMOLITION BOUNDARY ARE TO BE REMOVED.
- THE LOCATION OF EXISTING UTILITIES, INCLUDING UNDERGROUND UTILITIES, ARE INDICATED ON THE DRAWINGS INsofar AS THEIR EXISTENCE AND LOCATION WERE KNOWN AT THE TIME OF THE PREPARATION OF THE DRAWINGS. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON THE SURVEYED LOCATION OF FIELD MARKINGS PERFORMED BY OTHERS OR TAKEN FROM "AS-BUILT" DRAWINGS PROVIDED BY OWNER. 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 IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES DURING THE EXECUTION OF THE WORK.
- ALL EXISTING UTILITIES ARE TO REMAIN IN PLACE AND ACTIVE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE WITH UTILITY SERVICE COMPANY PRIOR TO PERFORMING DEMOLITION WORK.
- THE CONTRACTOR SHALL CONTACT "MISS UTILITY" (CALL 811 OR 1-800-552-7001) 48 HOURS PRIOR TO WORKING IN THE VICINITY OF THE EXISTING UTILITIES. CONTRACTOR SHALL REFER TO THE VIRGINIA "UNDERGROUND UTILITY DAMAGE PREVENTION ACT" FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

DEMOLITION LEGEND:

- DEMOLISH BUILDING [1]
- REMOVE CONCRETE PAD / CONCRETE PAVEMENT AND SIDEWALK [2]
- REMOVE ASPHALT PAVEMENT [2]

PERIMETER EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED ON SHEET EC-1 SHALL BE INSTALLED PRIOR TO DEMOLITION THAT RESULTS IN LAND DISTURBANCE.



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SITE DEVELOPMENT PLANS
NEW WENDY'S - ROANOKE, VIRGINIA

EXISTING CONDITIONS / DEMOLITION PLAN

ROANOKE, VIRGINIA

Vertical Scale:
Horizontal Scale:
1" = 20'
Commission Number:
3361
Sheet No.:
C-2

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