

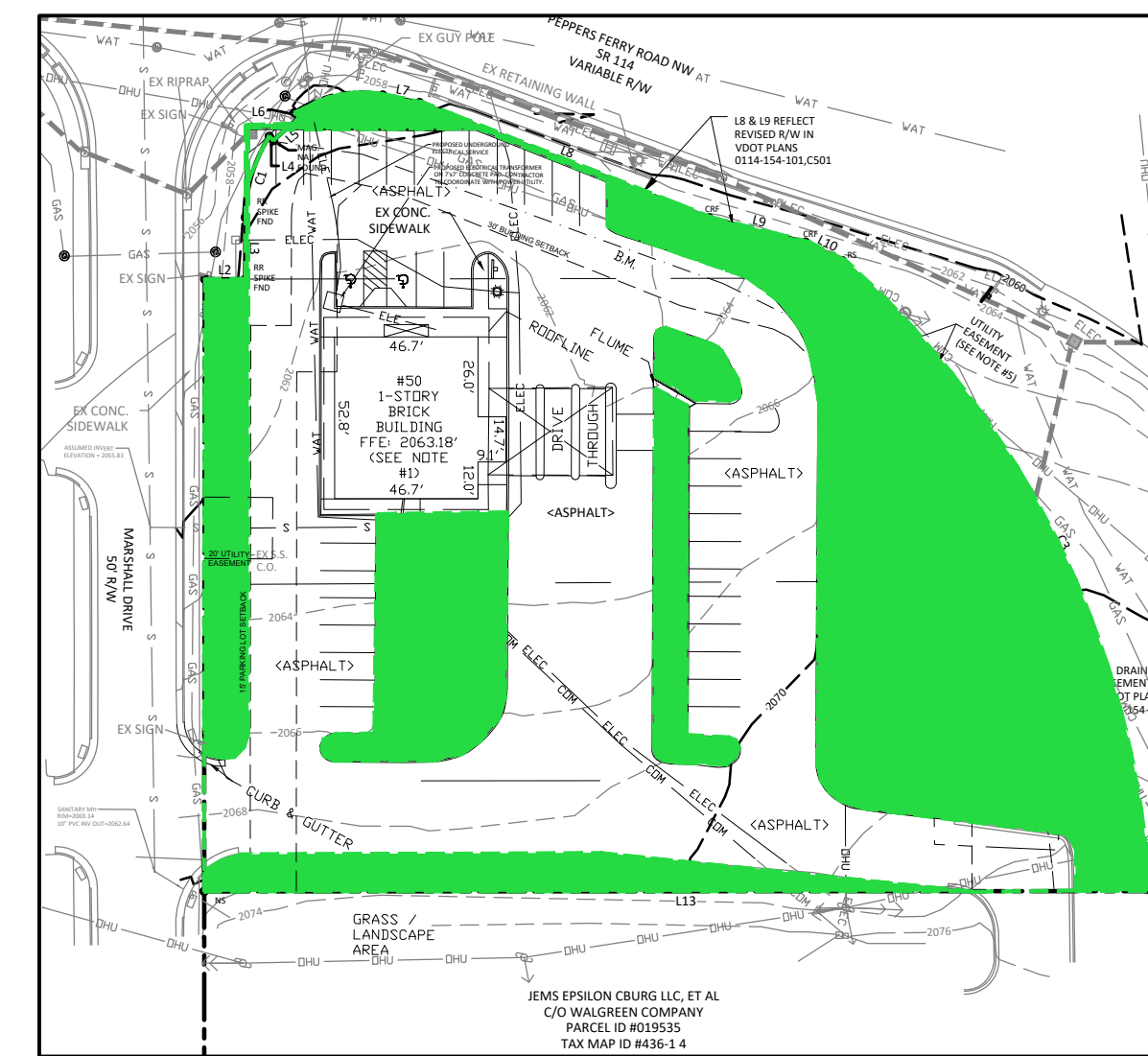
DEMOLITION NOTES:

1. THE LOCATIONS OF ALL EXISTING FACILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON SITE LOCATIONS OF EXISTING UTILITIES.
2. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION AND EQUIPMENT REQUIRED FOR THE ORDERED DEMOLITION AND REMOVAL OF EXISTING CURB AND SIGNS AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
 - A. DEMOLITION AND REMOVAL OF EXISTING ON SITE ASPHALT, CONCRETE PAVING, AND CURBING TO DEMOLITION LINE SHOWN.
3. ALL EXISTING CURB AND SIGNS INDICATED ON THE DRAWINGS TO BE REMOVED SHALL BE DEMOLISHED AND REMOVED BY THE CONTRACTOR. REMOVE NO STRUCTURE SUBSTANTIALLY AS A WHOLE. DEMOLISH COMPLETELY ON THE PREMISES.
 - A. WHERE EXISTING PAVEMENT IS TO BE REMOVED, SAW-CUT THE SURFACING LEAVING A UNIFORM AND STRAIGHT EDGE WITH A MINIMUM OF DISTURBANCE TO THE REMAINING ADJACENT SURFACING. IF CONSTRUCTION RESULTS IN RAVELING OF THE SAW-CUT SURFACE, RE-CUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION.
 - B. WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK, DRIVEWAY OR VALLEY GUTTER IS REMOVED FOR THE PURPOSE OF CONSTRUCTING OR REMOVING BOX CULVERTS, PIPE, MANHOLES, APPURTENANCES, FACILITIES OR STRUCTURES, SAID PAVEMENT, ETC., SHALL BE REPLACED AND STORED IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL. CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, AND OTHER EQUIPMENT AS REQUIRED.
4. ALL EXISTING SEWERS, PIPING, UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
5. PROVIDE ADEQUATE PROTECTION FOR PERSONS AND PROPERTY AT ALL TIMES. EXECUTE THE WORK IN A MANNER TO AVOID HAZARDS TO PERSONS AND PROPERTY AND PREVENT INTERFERENCE WITH THE USE OF AND ACCESS TO ADJACENT BUILDINGS. STREETS AND SIDEWALKS SHALL NOT BE BLOCKED BY DEBRIS AND EQUIPMENT.
6. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF AN ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING THE DEMOLITION/EXCAVATION PROCESS.
7. DISPOSAL
 - A. REMOVE AND LEGALLY DISPOSE OF ALL OTHER RUBBISH, RUBBLE, AND DEBRIS. COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING DISPOSAL OF WASTE AND DEBRIS.
8. PAVEMENT REMOVAL
 - A. WHERE EXISTING PAVEMENT IS TO BE REMOVED, SAW-CUT THE SURFACING LEAVING A UNIFORM AND STRAIGHT EDGE WITH A MINIMUM OF DISTURBANCE TO THE REMAINING ADJACENT SURFACING. IF CONSTRUCTION RESULTS IN RAVELING OF THE SAW-CUT SURFACE, RE-CUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION.
 - B. WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK, DRIVEWAY OR VALLEY GUTTER IS REMOVED FOR THE PURPOSE OF CONSTRUCTING OR REMOVING BOX CULVERTS, PIPE, MANHOLES, APPURTENANCES, FACILITIES OR STRUCTURES, SAID PAVEMENT, ETC., SHALL BE REPLACED AND STORED IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL. CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, AND OTHER EQUIPMENT AS REQUIRED.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
10. PERMITTING: IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITTING FOR DEMOLITION FROM RESPONSIBLE REGULATIONS AND FULLY ACKNOWLEDGE AND COMPLY WITH ALL REQUIREMENTS PRIOR TO COMMENCING DEMOLITION WORK.
11. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO PERFORM THE CONTRACT WORK FOR THIS PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISITS AND SHALL EXAMINE ALL OF THE INFORMATION WITHIN THESE DOCUMENTS. ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BID SUBMITTAL.
12. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITY TO THAT AREA DELINEATED IN THE DRAWING, ALL OTHER EXIST. UTILITIES INCLUDING: STORM DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND WATER & SEWER SHALL BE PRESERVED & PROTECTED.
13. ALL DEMOLITION WORK THAT DISTURBS LAND COVER REQUIRES APPROVAL BY TOWN OF CHRISTIANSBURG THROUGH LAND DISTURBANCE PERMIT. ALL ESC MEASURES FROM PLAN SHALL BE IN PLACE PRIOR TO DEMOLITION PER TOWN OF CHRISTIANSBURG.

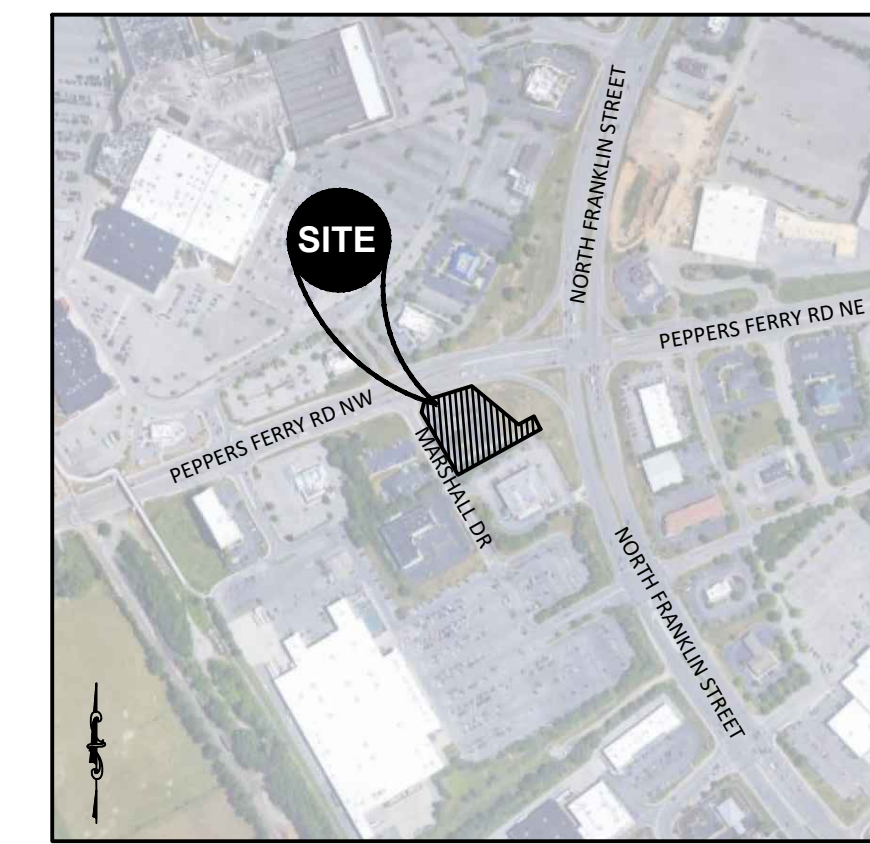
LINE	BEARING	DISTANCE
L1	N 28°21'02" W	199.49'
L2	N 61°50'56" E	13.22'
L3	N 28°16'02" W	20.10'
L4	S 73°34'13" E	1.92'
L5	N 19°14'08" W	11.17'
L6	N 71°14'04" W	2.10'
L7	N 73°10'08" W	12.22'
L8	N 83°19'33" W	101.52'
L9	N 75°43'34" W	32.45'
L10	N 88°19'18" W	13.36'
L11	N 57°51'09" W	7.06'
L12	N 33°34'20" W	1.19'
L13	N 61°34'52" W	314.09'

SITE MUST CONFORM TO THE VIRGINIA STORMWATER REGULATIONS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	49.50'	27.98'	27.61'	S 12°01'06" E
C2	37.19'	30.17'	29.35'	S 50°20'49" W
C2	299.97'	233.22'	227.39'	N 54°13'26" W



PRE-DEVELOPED MAP
IMPERVIOUS AREA=0.856 ACRES
OPEN SPACES=0.577 ACRES



LOCATION MAP
SCALE: 1"=500'

PROJECT NOTES:

DEVELOPER:
W4 Development
2500 Daniels Bridge Road
Building 200, Suite 3A
Athens, Georgia 30606
Contact: Greg DeBacker
Tel: (706) 548-1151

ENGINEER:
Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677
Contact: Jeff Carter, P.E.
Tel: (770) 725-1200
jeff@carterengineering.net

Property located on 50 Peppers Ferry Road, Christiansburg, VA 24073

Parcel No.: 003045 (Tax Map #436-1.1) and #003047 (Tax Map #436-1.2.3)
Current Zoning: B-3 (General Business)

Setbacks:
Existing use: 88x81 Bank with drive-thru
Proposed use: Car Wash with All Associated Utilities

Project Tract: 1.433 acres
Disturbed Area: 1.246 acres

Boundary, Site Survey and Contour Information obtained from field run survey by Fink Engineering & Land Surveying, LLC dated 10/09/2021 Phone: (540) 381-2626
Contour interval is 2 Feet

The subject property as shown herein is located on FEMA Map No. 51121C0141C, dated effective September 25, 2009, and is noted as being in unshaded area 'x' and having no special flood hazard designation.

The underground utilities shown hereon have been located from field information and existing drawings. The surveyor nor engineer warrants that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor nor engineer warrants that the underground utilities shown are in the exact location indicated. The surveyor nor engineer has physically located all the underground utilities.

It is the responsibility of the contractor to field locate all utilities prior to commencing work and notify engineer if a discrepancy is found.

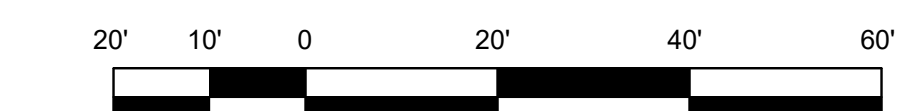
The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.

UNDERGROUND UTILITIES DISCLAIMER

Information regarding the reputed presence, size, character and location of existing underground utilities and structures related to underground utilities is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures related to underground utilities shown hereon may be inaccurate and utilities and structures related to underground utilities not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information regarding the underground utilities and structures related to underground utilities shown hereon.

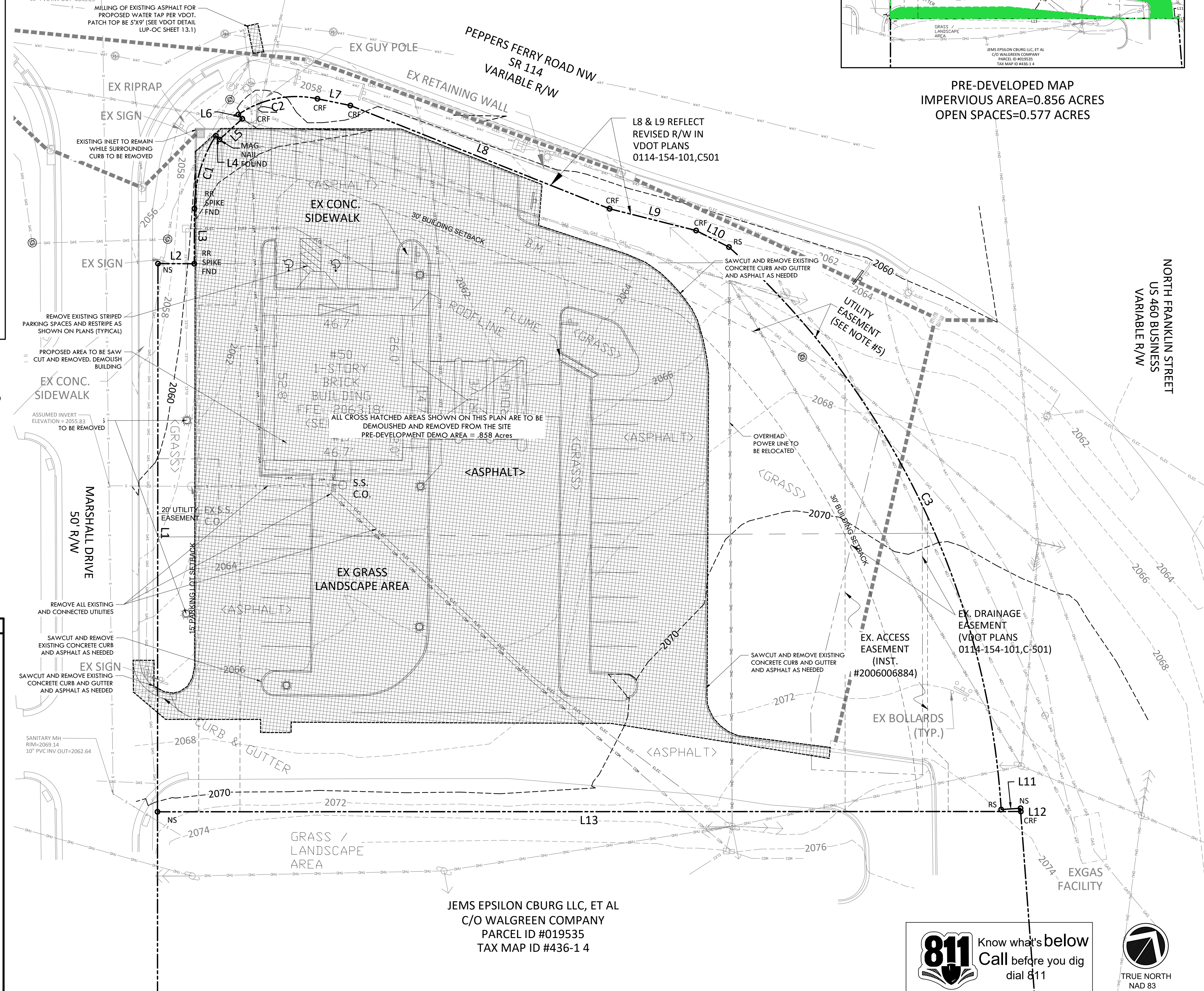
APPROVED: Engineering _____ Date _____

APPROVED: Planning _____ Date _____



GRAPHIC SCALE
SCALE 1" = 20'

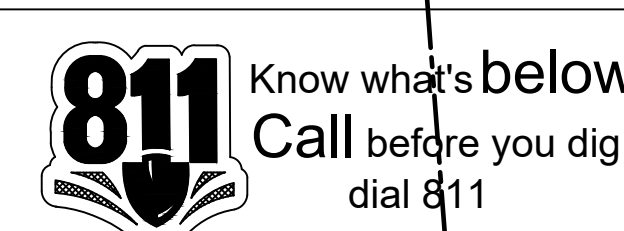
PAVEMENT DEMOLITION ALONG R/W TO OCCUR UP TO WHERE FULL DEPTH OF ASPHALT IS FOUND



LEGEND

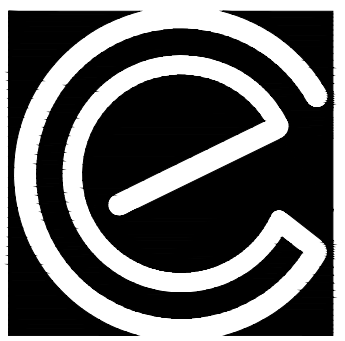
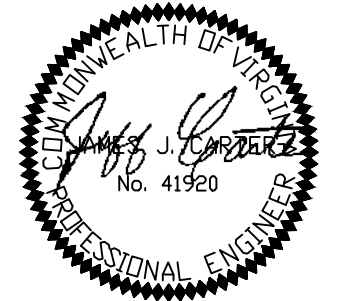
	= EXISTING PAVEMENT
	= PROPERTY LINE
	= OVERHEAD UTILITY LINE
	= EXISTING GAS LINE
	= EXISTING ELEC. LINE
	= EXISTING WATER LINE
	= EXISTING COMMUNICATION LINE
	= EXISTING SEWER LINE
	= UTILITY POLE
	= STORM INLET
	= LIGHT POLE
	= SIGN
	= GAS MARKER
	= WATER METER
	= ELECTRICAL MARKER
	= MANHOLE
	= COMMUNICATIONS MANHOLE
	= WATER MANHOLE
	= SEWER MANHOLE
	= GAS VALVE
	= WATER VALVE
	= HANDHOLE - VDOT
	= REBAR SET
	= LARGE NAIL SET (DUE TO UTILITIES)
	= CAPPED REBAR FOUND
	= BENCHMARK - 1/2" REBAR ELEV. = 2088.28'

JEMS EPSILON CBURG LLC, ET AL
C/O WALGREEN COMPANY
PARCEL ID #019535
TAX MAP ID #436-1.4



REVISION BLOCK:

#	DATE	DESCRIPTION
1	10.22.21	PRE-DESIGN MEETING WITH CITY
4	01.28.22	SITE DESIGN (PRELIMINARY)
5	03.23.22	COMMENTS-ADDRESSED
6	06.20.22	COMMENTS-ADDRESSED
7	08.22.22	CONTRACTOR BID ISSUE
8	08.10.22	COMMENTS-ADDRESSED
9	10.20.22	COMMENTS-ADDRESSED
10	12.12.22	COMMENTS-ADDRESSED



CARTER ENGINEERING CONSULTANTS

Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677

P: 770.725.1200
F: 770.725.1204
www.carterengineering.net

SITE DEVELOPMENT PLANS
for
W4 DEVELOPMENT
50 PEPPERS FERRY ROAD NW, CHRISTIANSBURG, VA

PROJECT NAME:

W4 DEVELOPMENT

SHEET TITLE:
EXISTING CONDITIONS & DEMO PLAN

SHEET NUMBER:
3

PROJECT NUMBER:
21036W4D

DATE:
10/10/22