

3.989 AC. (R)



WATERLINE EASEMENT
INSTR. NO. 2016009159

40' WIDE AND VARIABLE WIDTH NON-EXCLUSIVE
PRIVATE INGRESS/EGRESS AND UTILITY
EASEMENT PER FINK ENGINEERING PLANS

N43°39'15"E 520.35' (M)
N43°00'55"E 220.23' (E)

182.64'
N46°21'14"W

156.72'
N46°21'14"W

STORM INLET 3A
RIM=2076.35
INV IN=2069.71
INV OUT=2069.61

STORM INLET 3
RIM=2074.89
INV IN=2068.99
INV OUT=2068.48

STORM MH
RIM=2074.77
BOT=2063.37
(TBR) PER FINK
ENGINEERING PLANS

STORM MH
RIM=2074.64
BOT=2063.64
(TBR) PER FINK
ENGINEERING PLANS

STORM INLET 1
RIM=2074.83
INV IN=2067.63
INV OUT=2064.00

EX. PIPE (TBR) PER FINK
ENGINEERING PLANS
SEE EROSION AND
SEDIMENT CONTROL PLANS
FOR DEMOLITION SEQUENCE

8" SDP-35 PER FINK
ENGINEERING PLANS

STORM MH 2
RIM=2074.00
INV IN=2067.90
INV OUT=2064.23

SEWER MH
RIM=2074.41
BOT=2064.76
TBR PER FINK
ENGINEERING PLAN

STORM MH
RIM=2069.72
INV A=2064.47
INV B=2064.37

PUBLIC WATERLINE EASEMENT
INSTR. NO. 2016009159

PRIVATE DRAINAGE EASEMENT
INSTR. NO. 2016009159

EXISTING PUBLIC
WATERLINE EASEMENT
INSTR. NO. 2016009159

COMMERCIAL ENTRANCE CONNECTION
APPROVED UNDER 100' LAND USE
PERMIT 211-8741

R=1861.86' (M&R)
Δ=006°46'45" (M&R)
L=220.29' (M&R)
CHB=N48°12'59"W (M)
N48°13'19"W (R)
CHD=220.16' (M&R)

U.S. 460 BUSINESS - NORTH FRANKLIN ST.
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
CLASSIFICATION: PRIMARY ARTERIAL
ADT: 22,000 (2019)
(POSTED SPEED: 45 MPH)

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	4/26/22	TOWN COMMENTS	PCM
2	7/15/22	TOWN COMMENTS	PM/JH
3	9/16/22	TOWN COMMENTS	PCM
4	10/24/22	TOWN COMMENTS	PCM

811
Know what's below.
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ALWAYS CALL 811
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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: V211202
DRAWN BY: MEG/PCM
CHECKED BY: HRR/HRTY
DATE: 04/11/2022
CAD ID: DEMO-0

SITE PLAN DOCUMENTS
FOR
DISCOUNT TIRE
PROPOSED LOCATION
2175 N. FRANKLIN STREET
CHRISTIANSBURG, VA 24073

BOHLER
9100 ARBORETUM PKWY, SUITE 360
RICHMOND, VIRGINIA 23236
Phone: (804) 893-8200
VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
RYAN YAUGER
Lic. No. 0402056625
10/24/2022
PROFESSIONAL ENGINEER

LEGEND

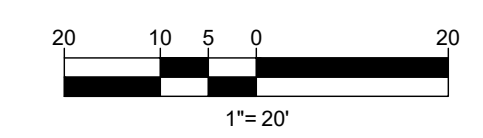
- SAWCUT
- LOD --- LIMITS OF DISTURBANCE

NOTES:

- SEE SHEET C-101 FOR DEMOLITION NOTES.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING SITE CONDITIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES WITH THIS PLAN SHALL BE REPORTED IN WRITING TO THE OWNER AND BOHLER ENGINEERING PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR ASSUMES COMPLETE RESPONSIBILITY FOR ANY DISCREPANCIES NOT REPORTED IN WRITING.
- THE CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES NOT SHOWN OR NOTED TO BE DEMOLISHED WITH THIS PLAN. CONTRACTOR SHALL REPLACE ANY EXISTING SITE FEATURE DAMAGED BY CONSTRUCTION ACTIVITIES.
- THE EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- FIRE HYDRANT TO BE REMOVED UNDER TOWN OBSERVATION. PIPE TO BE RESTRAINED UNDER TOWN OBSERVATION.

APPROVED: Engineering Date

APPROVED: Planning Date



SHEET TITLE:
DEMOLITION PLAN
SHEET NUMBER:
C-203
REVISION 4 - 10/24/22

OCT 24, 2022
 H:\11\11202\CAD\DRAWINGS\PLAN SET SITE PLAN\211202 - DEMO - 3 - LAYOUT C-203.DWG