PICKERING FIRM INCORPORATED 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 ENGINEER IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON.

SPECIAL FLOOD HAZARD STATEMENT:

ACCORDING TO THE FEMA/FIRM COMMUNITY PANEL NO. 20045C0038 C, EFFECTIVE NOVEMBER 7, 2001, THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

PROJECT BENCHMARK

SITE BENCHMARK IS SQUARE CUT ON SOUTH CURB RETURN OF SOUTH DRIVE ENTRANCE ⊕ SW CORNER OF SUBJECT PROPERTY APPROXIMATELY 28.15' FROM SW PROPERTY MONUMENT.

ELEV. 870.30 NAVD 88

NOTE:

CONTRACTOR SHALL REMOVE & REPAIR PAVEMENT AS REQUIRED FOR UTILITY CONSTRUCTION INCLUDING BUT NOT LIMITED TO: SITE LIGHTING CONDUITS, WATER LINES, SANITARY SEWER LINES, STORM DRAINAGE LINES, ETC. CONTRACTOR HAS OPTION TO BORE CONDUITS.

LINE LEGEND

- EXISTING STORM DRAINAGE
- EXISTING OVERHEAD TELEPHONE LINES
- EXISTING UNDERGROUND TELEPHONE LINES
- EXISTING OVERHEAD ELECTRIC LINES
- EXISTING UNDERGROUND ELECTRIC LINES
- EXISTING NATURAL GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING FENCE

PAVEMENT HATCH LEGEND

	ASPHALT PAVEMENT TO BE REMOVED AT FULL DEPTH (TYP)
	CONCRETE PAVEMENT TO BE REMOVED (TYP)

SYMBOL LEGEND

- POWER POLE
- METAL TRAFFIC POLE
- LIGHT POLE
- ELECTRIC BOX
- ANCHOR GUY
- TELEPHONE PEDESTAL
- SANITARY SEWER MANHOLE
- GAS VALVE
- WATER VALVE
- WATER METER/WATER SHUTOFF
- FIRE HYDRANT
- CURB INLET
- DRAIN INLET
- STORM SEWER MANHOLE
- MONITOR WELL
- FOUND IRON PIN/NAIL/SPIKE
- SET IRON PIN/NAIL/SPIKE
- FOUND CONCRETE MONUMENT
- SIGN
- TREE, SHRUB, PLANTING
- FIRE DEPARTMENT CONNECTION
- MONITOR WELL

ABBREVIATIONS

EP	EDGE OF PAVEMENT
ROW	RIGHT OF WAY
℄	CENTERLINE
RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
ℙ	SUBJECT PROPERTY LINE
TC	TOP OF CURB
BC	BOTTOM OF CURB
POB	POINT OF BEGINNING
HCR	HANDICAP RAMP
	HANDICAP PARKING/ACCESS
SCO	SEWER CLEANOUT
INLET	INLET
HDWL	HEADWALL
PB	PLAT BOOK
PG	PAGE
C=	DEED CALL
C&M=	CALL & MEASURED DISTANCE
ESMT	EASEMENT

*NOTE: ALL SYMBOLS, ABBREVIATIONS, OR LINESTYLES DO NOT NECESSARILY APPEAR ON DRAWING(S). USE ONLY AS APPLICABLE.

Site Data:

DILLONS STORE #43
1740 MASSACHUSETTS STREET
LAWRENCE, KS 66044

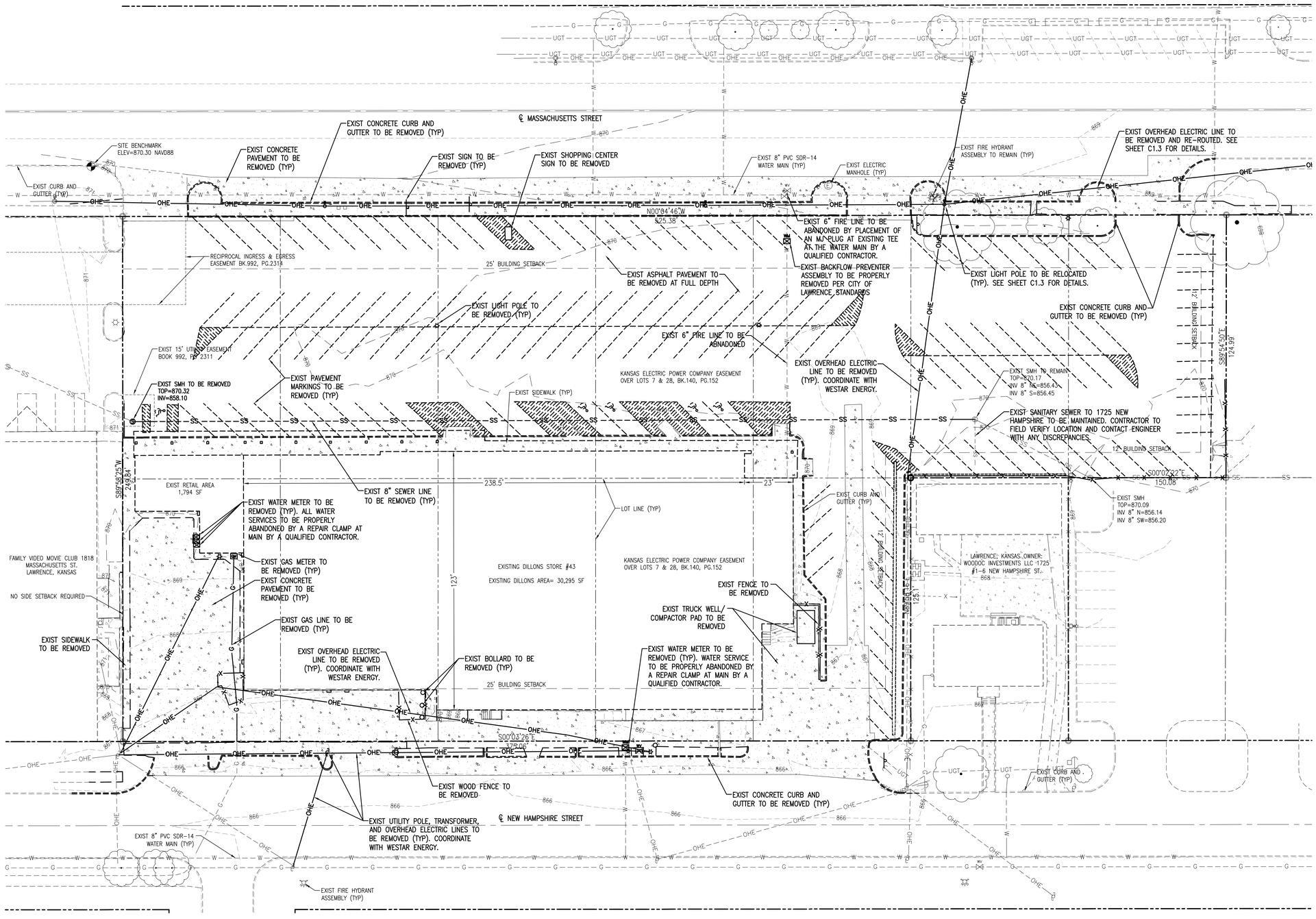
ZONING: "CS" COMMERCIAL STRIP

PARCEL SIZE: 2.58 ACRES

NORTH
0 10 20 40
1 INCH = 20 FT

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL REMOVE ALL UNDERGROUND UTILITIES AND ANY OTHER ITEMS IN ACCORDANCE WITH THE KANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE TECHNICAL SPECIFICATIONS. THE CONTRACTOR SHALL STRICTLY FOLLOW ALL CITY, STATE, AND FEDERAL GUIDELINES FOR REMOVAL AND DISPOSAL OF THESE FACILITIES.
2. ALL BUILDING AND PAVEMENT DEMOLITION SHALL BE TAKEN TO THE BOTTOM OF FOOTINGS, CONCRETE, OR PAVEMENT, OR PER THE DIRECTION OF THE GEOTECHNICAL ENGINEER.
3. CONCRETE, ASPHALT PAVEMENT, AND GRANULAR SUBBASE SHALL BE REMOVED TO THEIR FULL DEPTH AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REGULATIONS.
4. CONTRACTOR SHALL REMOVE & REPAIR PAVEMENT AS REQUIRED FOR UTILITY CONSTRUCTION INCLUDING BUT NOT LIMITED TO: SITE LIGHTING CONDUITS, WATER LINES, SANITARY SEWER LINES, STORM DRAINAGE LINES, ETC. CONTRACTOR HAS OPTION TO BORE CONDUITS.
5. ANY EXISTING UTILITIES WITHIN 10' OF THE BUILDING FOOTPRINT SHALL BE COMPLETELY REMOVED AND DISPOSED OF PER LOCAL REGULATIONS.
6. PRIOR TO COMMENCING ANY UTILITY WORK, CONTRACTOR SHALL NOTIFY ANY SURROUNDING PROPERTY OWNERS WHO MAY EXPERIENCE A DISRUPTION IN SERVICE.
7. THE CONTRACTOR SHALL ENSURE ADEQUATE ACCESS IS PROVIDED TO ADJACENT PROPERTIES DURING ALL PHASES OF CONSTRUCTION. COORDINATE WITH THE PROJECT MANAGER.
8. WHEN REMOVING UTILITIES, CONTRACTOR SHALL GROUT AND SEAL ANY STRUCTURES THAT ARE TO REMAIN PER LOCAL REGULATIONS.
9. UTILITIES SHOWN ARE LOCATED BY FIELD SURVEY AND RECORD DRAWINGS. ADDITIONAL UNDERGROUND UTILITIES WILL BE ENCOUNTERED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY INACTIVE STRUCTURES & ALERT THE ENGINEER OF ANY ACTIVE, UNMAPPED STRUCTURES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION OF UTILITY DEMOLITION & RELOCATION.
11. CONTRACTOR SHALL NOT INTERRUPT DRAINAGE FROM ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY.



1A EXISTING CONDITIONS & DEMOLITION PLAN
1" = 20'

REVISIONS:

1	
2	
3	
4	
5	

PROJECT #:	21047-11
DATE:	APRIL 2011
DRAWN BY:	JML
DESIGNER:	JML
CHECKED BY:	CLM

Pickering
Pickering Firm, Inc.
Architecture • Engineering
Planning • Surveying
6775 Lenox Center Court, Suite 300
Memphis, TN 38115
901.726.0810

Dillons
2700 E. 4TH
HUTCHINSON, KS 67501

DILLONS STORE #98 ON-SITE RELOCATION

1740 MASSACHUSETTS STREET
LAWRENCE, KS 66044

Kroger
THE KROGER CO.
GENERAL OFFICE
1014 VINE STREET
CINCINNATI, OHIO 45202

SEAL:
CARA L. MARTIN
LICENSED
17642
KANSAS
PROFESSIONAL ENGINEER

SHEET NUMBER:

CD1

DESCRIPTION:
EXISTING CONDITIONS & DEMOLITION PLAN

K:\21047-11\PLANS\CD1 EXISTING CONDITIONS & DEMOLITION PLAN.DWG - April 6, 2011