

# DEMOLITION NOTES:

DEMOLITION SHALL INCLUDE, UNLESS OTHERWISE NOTED ON DRAWINGS, REMOVAL OF EXISTING OBJECTS OR IMPROVEMENTS, WHETHER INDICATED ON THE DRAWINGS OR NOT, THAT WOULD IN THE OPINION OF THE OWNER PREVENT OR INTERFERE WITH THE PROGRESS OR COMPLETION OF THE PROPOSED WORK.

PERMITS, FEES AND LICENSES SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR, INCLUDING DISPOSAL CHARGES AS REQUIRED.

WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITIES IN DEMOLITION OF EXISTING PAVEMENT, CURBS AND GUTTERS, DRAINAGE STRUCTURES AND UTILITIES AS MAY BE REQUIRED.

CONTRACTOR SHALL SAW-CUT ALL JOINTS WHERE EXISTING CURBING, PAVEMENT AND SIDEWALK IS TO BE DEMOLISHED AND NEW CONSTRUCTION JOINS THE EXISTING.

CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS FROM DEMOLITION OR REMOVAL OF STRUCTURES (UNDERGROUND FUEL STORAGE TANK, BASEMENTS, WELLS, ETC.) USING APPROVED SELECT FILL MATERIAL.

ALL EXISTING CURBING, CONCRETE SIDEWALK, ENTRANCES, BUILDING FOUNDATIONS AND TREES AND BRUSH THAT ARE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR, BUILDING DEBRIS, ETC. SHALL NOT BE USED AS FILL MATERIAL ON THE SITE.

CONTRACTOR SHALL PROVIDE THE FOLLOWINGS PROTECTIONS AT THE JOB SITE:

MAKE ARRANGEMENTS, BEFORE INITIATING DEMOLITION, FOR RELOCATING, DISCONNECTION, REROUTING, ABANDONING, OR SIMILAR ACTION AS MAY BE REQUIRED RELATIVE TO UTILITIES AND OTHER UNDERGROUND PIPING, TO PERMIT WORK TO PROCEED WITHOUT DELAY. ARRANGEMENTS SHALL BE MADE IN ACCORDANCE WITH REGULATIONS OF AUTHORITIES OF UTILITIES MENTIONED, SUCH AS OVERHEAD AND UNDERGROUND POWER AND TELEPHONE LINES AND EQUIPMENT, GAS PIPING, STORM SEWERS, SANITARY SEWERS, OR WATER PIPING. CONTRACTOR SHALL NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING AND/OR POLLUTION.

ENSURE SAFE PASSAGE OF PERSONS AROUND ALL AREAS OF DEMOLITION.

CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES, OR INJURY TO PERSONS. PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO THE OWNER.

MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. PREVENT INTERRUPTION OF EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES.

USE WATER SPRINKLING AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL.

COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

COS 3900 2293-2782H

exist. utility pole  
COS 3896 2273-2782D

exist. utility pole  
COS 3891 2291-3621 BB

N/F  
Donald W. Bandy  
T.M.# 5140209  
ZONED R-12

APPROXIMATE LOCATION

300.0' APPALACHIAN ELECTRIC POWER COMPANY EASEMENT  
DEED BOOK 434, PAGE 178

BENCHMARK  
ex. s.e. M.V.  
top = 1040.90  
ex. inv. in = 1032.06 (TO BE REPLACED)  
inv. out = 1032.36

S78°02'21"E 339.00' ACTUAL TOTAL  
(578°56'10"E 339.00' RECD. #50012101)

N/F  
SWVA REAL ESTATE, LLC  
LOT A  
T.M.#: 5140201  
AREA: ±1.04 AC  
ZONING: MX

N/F  
KEAGY PROPERTIES, LLC  
LOT B  
T.M.#: 5140211  
AREA: ±1.02 AC  
ZONING: MX

APCO 276-136 51271

inv. in=1055.24

inv. out=1054.07

inv. in=1050.19  
inv. out=1049.93

inv. in=1049.13  
inv. out=1048.85

inv. in=1049.93  
inv. out=1048.85

inv. in=1049.93  
inv. out=1048.85

inv. in=1049.93  
inv. out=1048.85

inv. in=1049.93  
inv. out=1048.85

inv. in=1049.93  
inv. out=1048.85

\* WORK IN THE PUBLIC RIGHT OF WAY AREA SHALL \*  
\* BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF \*  
\* WAY EXCAVATION & RESTORATION STANDARDS. G.C. \*  
\* SHALL OBTAIN A R.O.W. EXCAVATION PERMIT PRIOR TO \*  
\* ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. \*

City of Roanoke  
Planning, Building, & Development  
COMPREHENSIVE DEVELOPMENT PLAN  
APPROVED  
by Keh Richardson  
10/16/2019



**BALZER & ASSOCIATES**  
PLANNERS / ARCHITECTS  
ENGINEERS / SURVEYORS

Roanoke / Richmond  
New River Valley / Staunton  
Harrisonburg / Lynchburg  
www.balzer.cc

1208 Corporate Circle  
Roanoke, VA 24018  
540.772.5550



## CRESTMoor GARDENS - LOT A EX. CONDITIONS & DEMOLITION PLAN

DRAWN BY: BTC  
DESIGNED BY: BTC  
CHECKED BY: CPB  
DATE: 5/17/2019  
SCALE: 1" = 20'  
REVISIONS: 6/14/2019  
7/15/2019

PROJECT NO. 04790018.00

