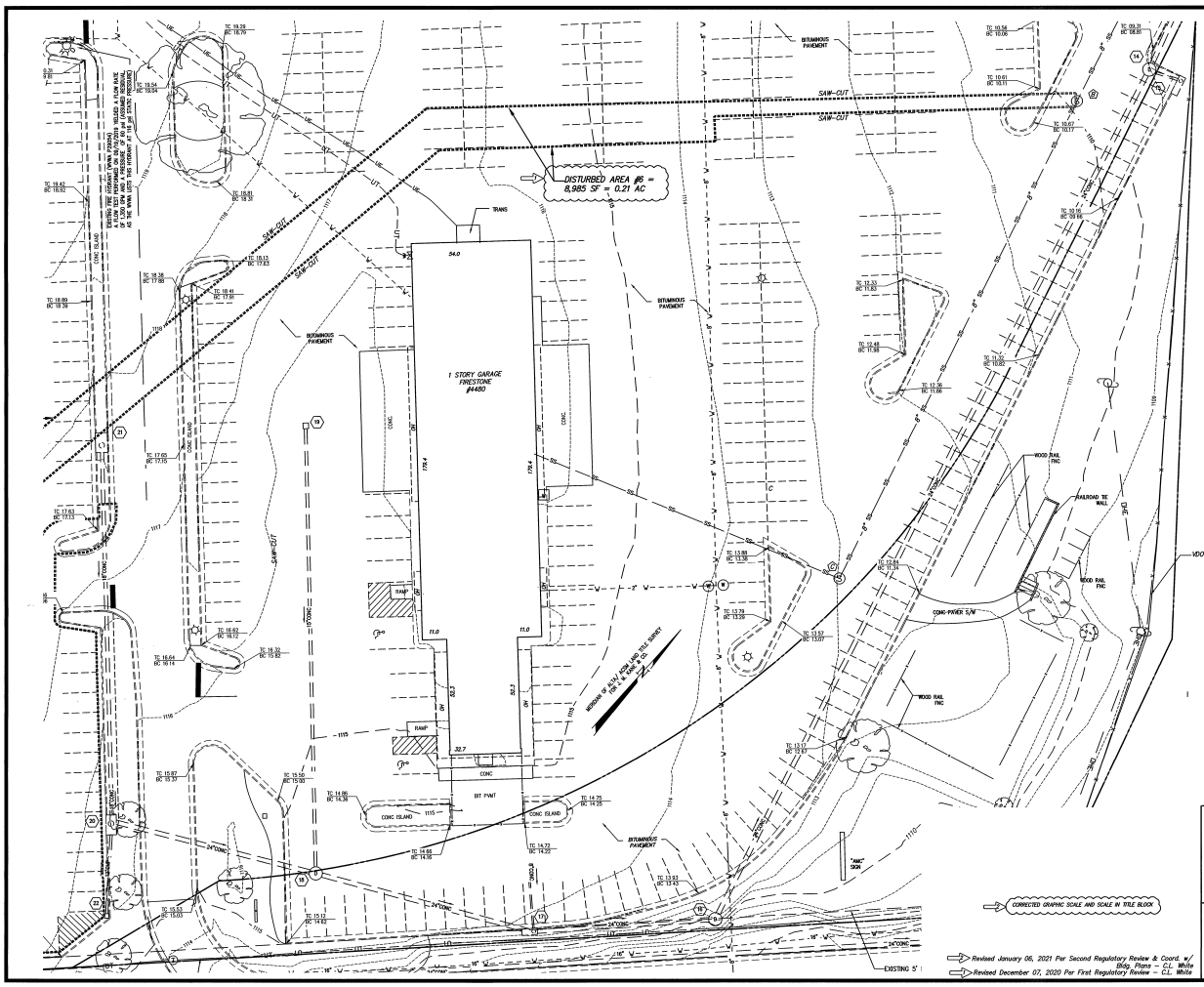

GENERAL DEMOLITION NOTES

UNLESS OTHERWISE STATED HEREIN, ALL EXISTING PHYSICAL IMPROVEMENTS LOCATED WITHIN THE LIMITS OF "DISTURBED AREA" OR "AREA OF WORK" ARE TO BE REMOVED FROM THE SITE IN THEIR ENTIRETY. THE CONTRACTOR SHALL MAKE SAFE INSPECTIONS REGARDING THE DISPOSITION OF CERTAIN IMPROVEMENTS, THE CONTRACTOR SHALL CONFER WITH THE ENGINEER PRIOR TO ENGAGING IN ANY DEMOLITION WORK RELATIVE TO THE ISSUE(S) IN QUESTION.

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.

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. DEMOLITION DEBRIS, ETC. SHALL NOT BE USED AS FILL MATERIAL ON THE SITE.

REFER TO PROJECT MANUAL FOR DIRECTION GOVERNING ABANDONMENT OR REMOVAL OF EXISTING UTILITIES.

CONTRACTOR SHALL PROVIDE THE FOLLOWING PROTECTIONS AT THE JOB SITE:

MAKE ARRANGEMENTS, BEFORE INITIATING DEMOLITION, FOR RELOCATING, DISCONNECTING, 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 / UNDERGROUND POWER AND TELECOMMUNICATION 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 OWNER AND GOVERNING AUTHORITIES.

PROVIDE TRAFFIC CONTROL MEASURES AS DEEMED NECESSARY FOR CONTROL OF VEHICULAR ROUTES DURING TIMES OF DEMOLITION OR RECONSTRUCTION WITHIN OR ADJACENT TO PUBLIC STREETS OR OTHER OFF-SITE VEHICULAR ROUTES. CONTROLS MAY INCLUDE, BUT NOT BE LIMITED TO, CONES, BARRELS, BARRICADES, SIGNAGE (STATIC AND/OR MARQUEE) AND FLAGMEN.

USE WATER SPRINKLING AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST LEVEL PERMITTED BY LAW. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITIONS EXISTING PRIOR TO THE START OF WORK, OR BETTER.

EXPLORATORY EXCAVATION REQUIREMENTS

AT LOCATIONS WHERE NEW PUBLIC WATER AND SANITARY SEWER CROSS EXISTING UTILITY LINES, THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO DETERMINE ACTUAL ELEVATION OF EXISTING LINES. SHOULD THE DEPTHS OF COVER OF ANY EXISTING LINES VARY FROM THE DEPTHS SHOWN HEREIN TO THE POINT WHERE LESS THAN 18 INCHES CLEAR SEPARATION WILL EXIST BETWEEN EXISTING AND NEW LINES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY, AND SHALL CEASE INSTALLATION OF NEW LINES, IF COMMENCED. IT IS SUGGESTED THAT THESE EXCAVATIONS BE PERFORMED PRIOR TO ORDERING NEW SANITARY MANHOLES, AS REVISED DESIGNS MAY BE REQUIRED.

20' 10' 0' 20' 40'
1" = 20'
GRAPHIC SCALE

CORRECTED GRAPHIC SCALE AND SCALE IN TITLE BLOCK

Revised January 06, 2021 Per Second Regulatory Review & Coord. w/ Bldg. Plans – C.L. White

Revised December 07, 2020 Per First Regulatory Review – C.L. White

COMMONWEALTH OF VIRGINIA
CORBIN L. WHITE
License No. 23443
01-06-2021
PROFESSIONAL ENGINEER

EXISTING CONDITIONS & SITE DEMOLITION PLAN-EAST
FOR
PROPOSED "SHOPS A & B"
TO BE CONSTRUCTED AT
TANGLEWOOD MALL
PREPARED FOR
TANGLEWOOD VENTURE LLC
SITUATE ELECTRIC ROAD (VA ROUTE 419)
CAVE SPRING MAGISTERIAL DISTRICT
COUNTY OF ROANOKE, VIRGINIA

Designed:	C.L. White
Drawn:	C.L. White
Checked:	
Date:	September 01, 2020
Scale:	1" = 20'
Tax Parcel:	87.18-01-02.00-0000
Field Book:	N/A
W.O. No.:	20-0011 / 20-0081

CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS
4005 MELROSE AVENUE
P.O. BOX 6280
ROANOKE, VIRGINIA 24017-0280
(540) 563-0400
FAX: (540) 563-0702

SHEET C-04 OF 17

APPROVED. 2/22/2021