## STANDARD DEMOLITION NOTES

1. DEMOLITION SHALL INCLUDE, UNLESS OTHERWISE NOTED ON PLAN, THE REMOVAL OF EXISTING OBJECTS AND IMPROVEMENTS, WHETHER INDICATED ON THE DRAWINGS OR NOT, THAT WOULD, IN THE OPINION OF THE CONTRACTOR, PREVENT OR INTERFERE WITH THE PROGRESS OR COMPLETION OF THE PROPOSED WORK.
2. PERMITS, FEES AND LICENSES SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR, INCLUDING DISPOSAL CHARGES AS REQUIRED.
3. 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.
4. ALL EXISTING UTILITY SERVICE LINES SHALL BE DISCONNECTED, PLUGGED, OR CAPPED PER TOWN OR UTILITY STANDARDS PRIOR TO REMOVAL.
5. CONTRACTOR SHALL SAW–CUT ALL JOINTS WHERE EXISTING CURBING, PAVEMENT AND SIDEWALK IS TO BE DEMOLISHED AND NEW CONSTRUCTION JOINS THE EXISTING.
6. 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.
7. 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.
8. CONTRACTOR SHALL ENSURE SUFFICIENT AREA IS RESERVED FOR BYPASSING VEHICULAR TRAFFIC WHEN WORKING WITHIN SHARED ACCESS DRIVES OR TOWN RIGHT–OF–WAY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL MEASURES NECESSARY TO DIRECT TRAFFIC SAFELY AND EFFICIENTLY AROUND THE CONSTRUCTION AREA. ROAD/LANE CLOSURE & SAFETY PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TO THE TOWN IF REQUIRED OR REQUESTED AT ANY POINT OF DEMOLITION OR CONSTRUCTION.
9. WHERE INDICATED ON THE DRAWINGS, PAVEMENT MARKINGS SHALL BE REMOVED BY GRINDING, BLASTING, OR A COMBINATION THEREOF, OR OTHER METHODS, WITH THE APPROVAL OF THE ENGINEER IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATION SECTION 512.03 (j). CARE SHALL BE EXERCISED DURING MARKING REMOVAL NOT TO SCAR, DISCOLOR OR OTHERWISE DAMAGE THE PAVEMENT SURFACE. OVERPAINTING OR OTHER METHODS OF COVERING MARKINGS IN LIEU OF REMOVAL SHALL NOT BE PERMITTED.
10. CONTRACTOR SHALL PROVIDE THE FOLLOWINGS PROTECTIONS AT THE JOB SITE:
    - 10.1. 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.
    - 10.2. ENSURE SAFE PASSAGE OF PERSONS AROUND ALL AREAS OF DEMOLITION.
    - 10.3. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES, OR INJURY TO PERSONS.
    - 10.4. PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO THE OWNER.
    - 10.5. 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.
    - 10.6. USE WATER SPRINKLING AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL.
    - 10.7. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
11. OWNER OR CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF ANY STRUCTURES PROPOSED FOR REMOVAL CONTAIN ANY ENVIRONMENTAL HAZARDS SUCH AS ASBESTOS. ANY ABATEMENT REQUIRED SHALL BE THE RESPONSIBILITY OF THE OWNER.

## SURVEY DATA

HORIZONTAL AND VERTICAL CONTROL SURVEYS WERE PERFORMED ON FEBRUARY 19, 2020. ADJACENT PROPERTIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND NOT NECESSARILY THE RESULT OF A FIELD SURVEY.

HORIZONTAL DATUM: NAD83 (VIRGINIA SOUTH ZONE)
VERTICAL DATUM: NAVD88

SOURCE OF TOPOGRAPHIC MAPPING:
ON SITE – BALZER AND ASSOCIATES, INC, 2020

BOUNDARY SURVEY WAS COMPLETED BY: BALZER AND ASSOC., INC, 2020

BENCHMARK INFORMATION: SOUTH CORNER OF LOT LOCATED AT CAPPED ROD.

## SOILS INFORMATION

11B – DUFFIELD–ERNEST COMPLEX 2 TO 7 PERCENT SLOPES
- K–FACTOR: 0.28
- PH: 6.0
- TEXTURE: SILT LOAM
- HSG: B

16B – GROSECLOSE AND POPLIMENTO SOILS, 2 TO 7 PERCENT SLOPES
- K–FACTOR: 0.32
- PH: 4.6
- TEXTURE: LOAM
- HSG: C

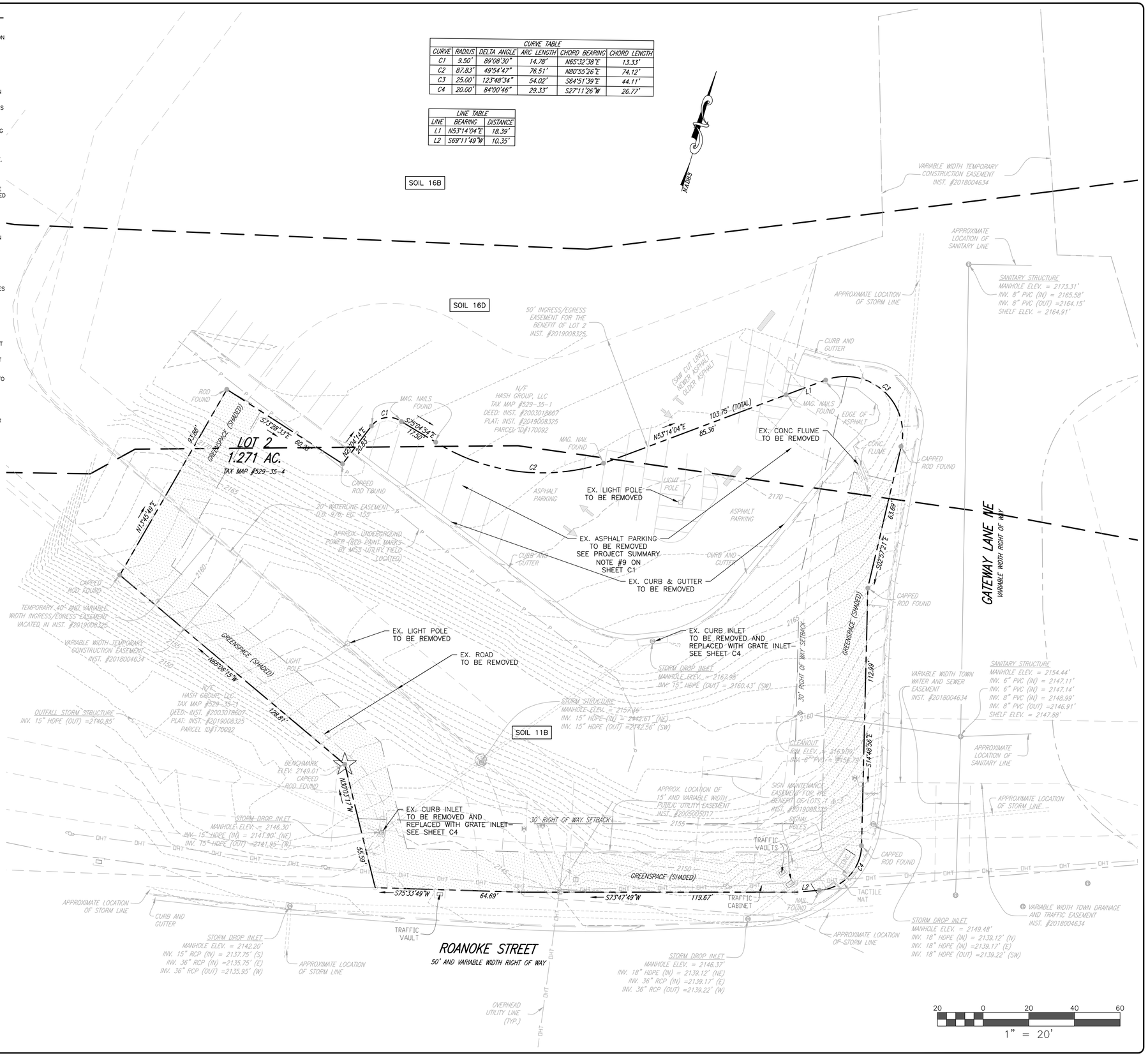
16D – GROSECLOSE AND POPLIMENTO SOILS, 15 TO 25 PERCENT SLOPES
- K–FACTOR: 0.32
- PH: 4.6
- TEXTURE: LOAM
- HSG: C

APPROVED: Engineering Date

APPROVED: Planning Date

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 9.50' | 89°08'30" | 14.78' | N65°32'38"E | 13.33' |
| C2 | 87.83' | 49°54'47" | 76.51' | N80°55'26"E | 74.12' |
| C3 | 25.00' | 123°48'34" | 54.02' | S64°51'39"E | 44.11' |
| C4 | 20.00' | 84°00'46" | 29.33' | S27°11'26"W | 26.77' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N53°14'04"E | 18.39' |
| L2 | S69°11'49"W | 10.35' |





BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS
Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg
www.balzer.cc
80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290


COMMONWEALTH OF VIRGINIA
STEVEN M. SEMONES
Lic. No. 962
05/01/20
LANDSCAPE ARCHITECT

# SHAH - GATEWAY LOT 2 GRADING PLAN

## EXISTING CONDITIONS & DEMOLITION PLAN

SHAWSVILLE MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA 24073

| | |
|---|---|
| DRAWN BY | ACN |
| DESIGNED BY | ACN |
| CHECKED BY | SMS |
| DATE | 05/01/2020 |
| SCALE | 1" = 20' |
| REVISIONS | |

C3

PROJECT NO. 24200035.00

J:\2020\24200035.00 SHAH - GATEWAY LOT 2 (GRADING PLAN)\CIVIL\dwg\2020-04-01-24200035 GATEWAY LOT 2 CONSTRUCTION.dwg PLOTTED: 4/24/2020 10:01:40 AM