

GENERAL 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 (TREE REMOVAL, CURB, 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.
 - 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.

PROJECT SPECIFIC DEMOLITION NOTES

- REMOVE AND RELOCATE EXISTING YOSHINO CHERRY TREE.
- PROVIDE NEAT, VERTICAL SAW CUT TO ESTABLISH JOINT FOR NEW CONSTRUCTION.
- LOCATE EXISTING CURB JOINT AND PROVIDE NEAT, VERTICAL SAW CUT IN PREPARATION FOR CURB AND ENTRANCE REMOVAL.
- REMOVE EXISTING CURB AND ENTRANCES FROM EXISTING PAVEMENT TO EXISTING SIDEWALK.
- MODIFY EXISTING SANITARY SEWER CLEANOUT TOP AND INSTALL TRAFFIC RATED CLEANOUT TOP.
- PROTECT EXISTING YOSHINO CHERRY TREE.
- LOCATE EXISTING 8-INCH SANITARY SEWER LATERAL & PREPARE FOR 6"x8"x4" WYE (22.5"). COORDINATE CONNECTION WITH THE WESTERN VIRGINIA WATER AUTHORITY (WVWA). SEE UTILITY NOTES ON NEXT SHEET.
- LOCATE EXISTING 8-INCH WATERLINE & PREPARE FOR WATER METER CONNECTION. COORDINATE CONNECTION WITH THE WESTERN VIRGINIA WATER AUTHORITY (WVWA). SEE UTILITY NOTES ON NEXT SHEET.
- REPLACE EXISTING SIDEWALK DISTURBED DURING CONSTRUCTION. MATCH ELEVATION FROM EXISTING JOINT TO EXISTING JOINT.
- REMOVE FLOWERS ADJACENT WALL AND PREPARE TO PLACE MATERIAL ADJACENT WALL.

LOT NOTES

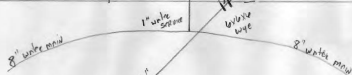
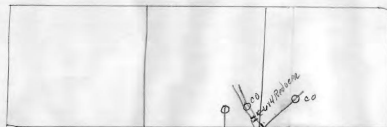
- INTERIOR LOT LINE BETWEEN LOT 3 AND LOT 4 IS TO BE VACATED BY PLAT PREPARED BY OTHERS.
- PROPOSED DEVELOPMENT WILL REQUIRE A MINOR SUBDIVISION PLAT, CONVERTING TWO EXISTING LOTS TO THREE PROPOSED LOTS. THE PLAT SHALL BE PREPARED BY A LICENSED SURVEYOR.

Contractor installed and located water on the existing sewer service and made it a double lateral. He relocated it to 4" and installed an cleanout.

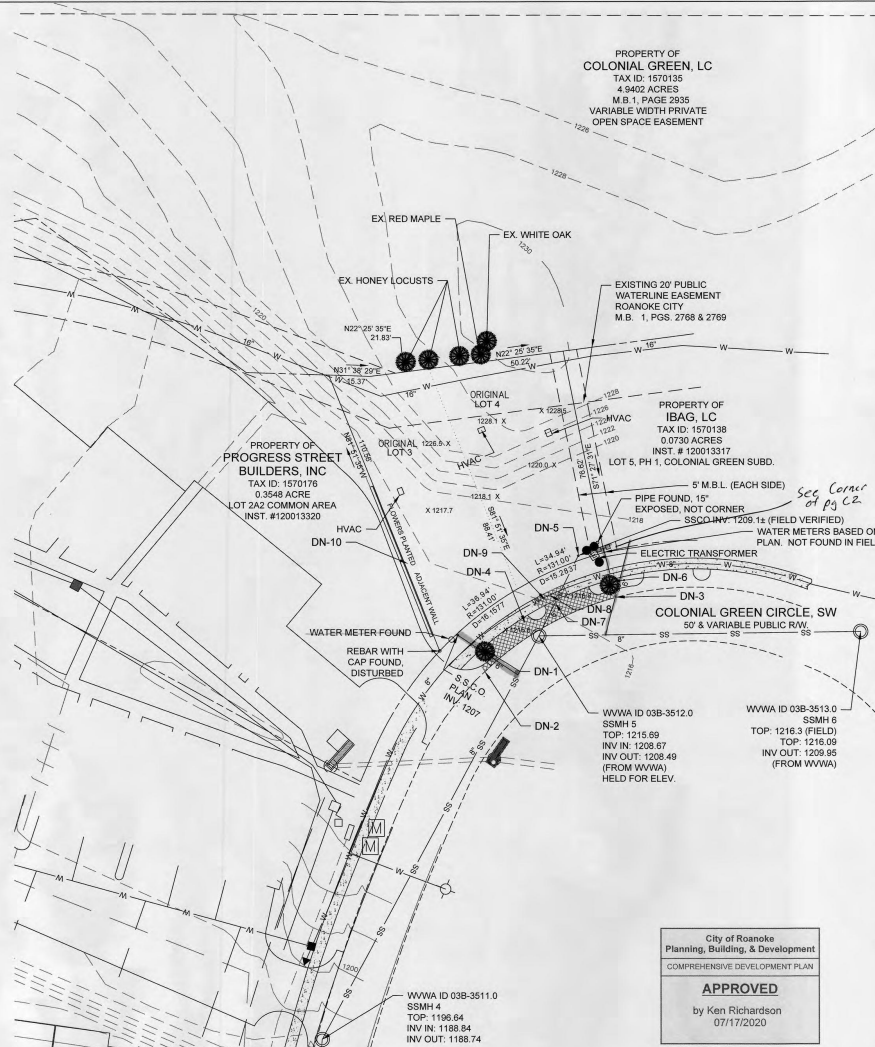
I installed a 1" water service and meter box with setting.

Cleanout and meter box is in the garage.

Sewer lateral is 8" HDPE water service is 8" black plastic

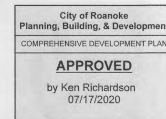


Mark Sink As-built



GENERAL NOTES

- CURRENT OWNER: PROGRESS STREET BUILDERS, INC.
LEGAL REFERENCE: INSTRUMENT NO. 190001565 (SHOWN IN M.B. 1, PAGES 2935-2938) LOTS 3 AND 4
- SURVEY INFORMATION CONTAINED HEREIN IS A PRODUCT OF SURVEY WORK COMPLETED BY GAY AND NEEL, INC. AND RECORDED IN M.B. 1, PAGES 2935-2938. NO ADDITIONAL SURVEY PERFORMED AT THIS TIME. ANY SURVEY INFORMATION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
- TOPOGRAPHIC INFORMATION IS BASED ON SEVERAL FIELD SURVEYS AND FIELD VALIDATION BY EDEN & ASSOCIATES, PC. AS REFERENCED ON THE COVER.
- ELEVATIONS AS SHOWN HEREON, ARE BASED ON NAVD 88 VERTICAL DATUM. HORIZONTAL DATUM, AS SHOWN HEREON IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM. SOUTH ZONE, NAD 83, AS REFERENCED ON M.B. 1, PAGE 2938.
- CONTOUR INTERVAL = 2 FT.
- PROPERTY LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSES ONLY. NO BOUNDARY SURVEY HAS BEEN PERFORMED AS PART OF THIS PROJECT.



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ADDRESS ZONING	110200
ADDRESS ZONING	62020
ADDRESS LANDSCAPING	62020
ADDRESS COMMENTS	52020



EXISTING CONDITIONS AND DEMOLITION PLAN

COMPREHENSIVE SITE PLAN FOR:
COLONIAL GREEN
PHASE 1, LOTS 3 AND 4
PROPERTY OF PROGRESS STREET BUILDERS, INC.
PARCEL ID 1570138 (LOT 3) & 1570137 (LOT 4)
INST. # 190001565
CITY OF ROANOKE, VIRGINIA

Drawn By:	Scale:
PJB	1" = 20'
Checked By:	Date:
MTJ	04-24-2020
Sheet No.	
2 of 6	C2