

# **SURVEY NOTES:**

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP 51161C0048 D EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

3. THE LOCATION OF UNDERGROUND UTILITIES IS BASED UPON FIELD SURVEYS, VISUAL OBJECTS AND MARKINGS. THE LOCATION OF UTILITIES SHOULD BE CONSIDERED APPROXIMATE.

4. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON CURRENT FIELD SURVEY DATED 7-27-07. CONTOURS SHOWN ARE AT 1 FOOT INTERVALS AND ARE BASED ON AN ASSUMED DATUM. BENCHMARK SHOWN ON DRAWING.

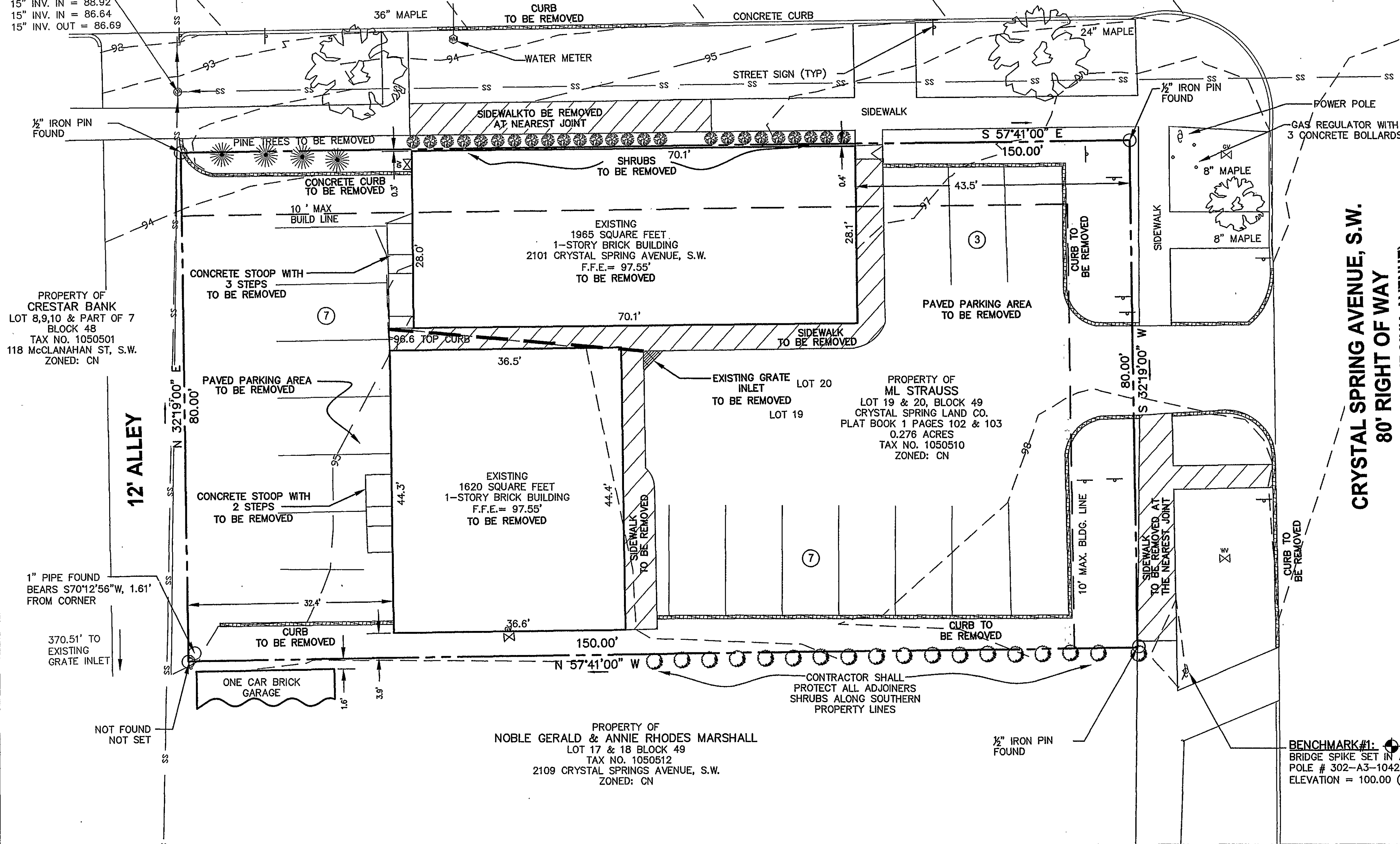
5. REFERENCE MAP: PLAT SHOWING SURVEY PROPERTY OF MAURY L. STRAUSS BY DAVID DICK & ASSOCIATES DATED FEBRUARY 11, 1972.

PROPERTY OF  
CHS, Inc.  
TAX NO. 1040905  
2001 CRYSTAL SPRINGS AVENUE, S.W.  
ZONED: INPUD (c)

**McCLANAHAN STREET, S.W.**

**80' RIGHT OF WAY**

SSMH  
TOP = 93.45  
15" INV. IN = 88.92  
15" INV. IN = 86.64  
15" INV. OUT = 86.69



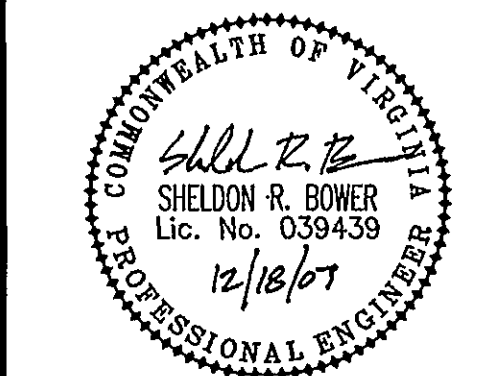
PROPERTY OF  
FIRST PRESBYTERIAN CHURCH  
TAX NO. 1050601  
2101 JEFFERSON STREET, S.W.  
ZONED: IN

**NOTE:**  
THE MAJORITY OF DEMOLITION IS TO BE COMPLETED BY OTHERS. CONTRACTOR TO ENSURE EVERYTHING IS DEMOLISHED TO CONSTRUCT WHAT IS SHOWN HEREIN.

- DEMOLITION NOTES:**
- 1) THE CONTRACTOR SHALL PROVIDE AT LEAST THE FOLLOWING PROTECTIONS AT THE JOB SITE:  
MAKE ARRANGEMENTS, BEFORE INITIATING DEMOLITION, FOR RELOCATING, ABANDONING, OR SIMILAR ACTION AS MAY BE REQUIRED RELATIVE TO UTILITIES 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 ELECTRIC, TELEPHONE, GAS, WATER, ETC.
  - 2) 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.
  - 3) PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COSTS TO THE OWNER(S).
  - 4) MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS, PREVENT INTERRUPTION OF SERVICES. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES.
  - 5) USE WATER SPRINKLING AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT POLLUTION TO THE LOWEST PRACTICAL LEVEL.
  - 6) COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
  - 7) RETURN ADJACENT AREAS TO EXISTING CONDITIONS PRIOR TO THE START OF WORK.
  - 8) PERMITS, FEES, AND LICENSES SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR, INCLUDING DISPOSAL CHARGES AS REQUIRED.
  - 9) ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITIES IN DEMOLITION OF EXISTING PAVEMENT, CONCRETE, CURB, AND OTHER STRUCTURES AS MAY BE REQUIRED.
  - 10) THE SITE SHALL BE CLEARED AND SELECTED ITEMS REMOVED AS SHOWN WITHIN THE LIMITS OF DISTURBANCE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL SAW-CUT CURB, PAVEMENT, ETC. AT ALL PLACES WHERE NEW CONSTRUCTION JOINS THE EXISTING.

**parker**  
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**Valley Bank - Crystal Springs**  
**Prepared for Rife & Wood Architects**  
Situate at 2101 Crystal Springs Avenue, S.W.  
Roanoke, Virginia

**REVISIONS:**  
Revisions per Roanoke City comments November 15, 2007  
Revisions per Roanoke City comments December 13, 2007

DESIGNED BY: **SRB**  
DRAWN BY: **AAS, SLR**  
CHECKED BY: **SRB**  
SCALE: **1" = 10'**  
DATE: **October 3, 2007**

**SHEET TITLE:**  
**Existing Conditions & Demolition Plan**

**C02**  
02 OF 07  
PROJECT NUMBER:  
07-0280-01