ORANGE AVENUE NE
(ROUTE 221) (VARIABLE R/W)

MEXICO WAY

EXISTING PARKING LOT

TM# 05.01-06-01.00
ABS PROPERTIES, LLC
D.B. 1575 P. 213

2-STORY BRICK BUILDING
NO. 3675
FF=1033.28

PARCEL "A"
2.166 AC.
TM# 7110106

PARCEL "B"
2.966 AC.
TM# 7110122

TM# 7110105
PARKWAY WESLEYN CHURCH, INC.
INSTR.NO. 04000415

EVINGTON AT BONSACK
P.B. 23 P. 133

HOMEOWNERS ASSOC.

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7

SHED

POWER POLE

IRON REBAR FOUND

IRON REBAR SET

VDOT MON

LANDSCAPE AREA & SIGN TO BE REMOVED

SAWCUT EXISTING ASPHALT OUTSIDE OF EDGELINE.

EXISTING COMMERCIAL WATER SERVICE

WATER VAULT

EXISTING COMMERCIAL WATER SERVICE TO BE ABANDONED AT MAIN BY CONTRACTOR

REMOVE EXISTING BUILDING

REMOVE ALL EXISTING PAVEMENT

EXISTING PAVED AND STONE ENTRANCE TO BE REMOVED.

ABANDONED ELEC POLE TO BE REMOVED

EXISTING GASMAIN AND WATER MAIN SHALL REMAIN.

EXISTING ASPHALT SHOULDER TO BE SAWCUT AND MILLED AS NECESSARY TO ALLOW INSTALLATION OF APPROVED VDOT TURNLANE PAVEMENT SECTION. SIGNAGE TO BE PROVIDED PER MUTCH AND VDOT APPROVAL.

ALL WORK INSIDE OF THE RIGHT-OF-WAY IS TO BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS.

SAWCUT TRENCH TO ALLOW FOR INSTALLATION OF NEW CULVERT AND PUBLIC WVWA SEWER MAIN. ACCESS TO BE MAINTAINED FOR DRIVEWAY AND SIGNAGE PROVIDED PER MUTCD.

40' WIDE PRIVATE INGRESS/EGRESS EASEMENT FOR SHARED ENTRANCE DRIVE BETWEEN TM# 7110122 & 7110106

EX. PRIVATE DRIVEWAY TO WESLEYN CHURCH

WVWA EXISTING PUBLIC SAN MH
TOP = 1025.40'
INV IN = 1019.00
INV OUT = 1018.95

INV.IN=1021.72'

INV.IN= 1023.74'

INV.OUT= 1023.24'

16" CMP

8" TC SS

SIGNAL BAR

WV

N 39°25'07" E 56.65'

271.97'

S 72°30'18" E

307.83'

40.0'

N 72°22'15" W

539.94'

S 56°24'23" W

266.27'

S 87°25'17" W 66.30'

87.00'

S 56°24'23" W

168.61'

N 39°25'07" E

138.27' TO E.C. @ MEXICO WAY

586.78'

S 72°30'03" E

1032

1030

1028

1026

1040

1050

1060

1070

1080

1090

1100

1110

1044

GENERAL NOTES:

1.) NO WORK CAN COMENCE UNTIL PLAN HAVE BEEN APPROVED, BONDS HAVE BEEN POSTED, AND PERMITS HAVE BEEN ISSUED BY CITY OF ROANOKE, WVWA, AND VDOT.
2.) CONSTRUCTION SEQUENCE ON APPROVED PLANS MUST BE STRICTLY ADHERED TO PER THE VESCH, DEQ SWMH, CITY OF ROANOKE ORDINANCE, AND THE APPROVED PLANS.
3.) ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE TRAFFIC CONTROL MEASURES TO BE UTILIZED PER THE MUTCD AND PER VDOT APPROVAL.
4.) EXISTING PAVEMENT OUTSIDE OF THE EDGE LINE STRIPING SHALL BE SAWCUT AS SHOWN TO ALLOW FOR INSTALLATION OF THE PROPER TURNLANE PAVEMENT. THE TURNLANE, ROADSIDE DITCH, NEW CULVERTS, UTILITY EXTENSIONS, AND PHASE 1 EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO ANY OTHER DEMOLITION OR CONSTRUCTION.
5.) BEFORE A BUILDING PERMIT WILL BE ISSUED, WATER AND SEWER APPLICATIONS MUST BE COMPLETED WITH THE WVWA.
6.) CONTRACTOR SHALL CONTACT "MISS UTILITY" A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION.
7.) Water service connections shall not be used for demolition, construction, or landscaping purposes until the appropriate backflow prevention assembly(s) have been installed and approved, and a passing test has been submitted to the WVWA. This includes new and existing water service connections, as well as temporary and permanent water service connections.

COMMONWEALTH OF VIRGINIA
RUSSELL E. NIXON
Lic. No. 2588
2/3/17
LAND SURVEYOR

30 15 0 30 60
GRAPHIC SCALE IN FEET

SURVEYED FOR: VIAMAC, INC AND 3675 ORANGE AVE, LLC

Nixon Land Surveying, L.L.C.
1063C Airport Road
Lynchburg, VA 24502
Phone: (434) 237-3600
Fax: (434) 237-0699
Email: ren@nixonlsec.com
www.nixonlsec.com

DO NOT MOVE AN ANCIENT BOUNDARY STONE OR ENCROACH ON THE FIELDS OF THE FATHERLESS. PROVERBS 23:10 (NIV)

DEMOLITION PLAN
FOR
3675 & 3659 ORANGE AVENUE
CARWASH
CITY OF ROANOKE, VIRGINIA

COMM. NO.: 20111158	REVISED: 2/3/17
SCALE: 1"=30'	DR. BY: VPB
DATE:11/21/16	
SHEET: 3 OF 19	CHK. BY: REN
DRW. NME. TOPO	