2535 ' TO INTERSECTION OF RANCHCREST DRIVE

RTE 221 BRAMBLETON AVENUE
SPEED LIMIT 45 MPH - VARIABLE WIDTH R.O.W.

EX. EP
EX. SSMH G
EX. CURB INLET CONVERT TO MH-1
NEW TOP=91.27
TOP: 91.45
INV IN: 86.12
INV OUT: 86.07
EX. CURB INLET
RIM: 1091.43
INV IN: 1085.91
INV OUT: 1085.89
EX. SSMH A
EX. SSMH B
EX. SSMH C
EX. SSMH D
EX. SSMH F
EX. SSMH E
EX. SD
INV OUT: 1084.96
72" CMP
N24°22'15"E
70.00'
VARIABLE WIDTH PUBLIC SANITARY SEWER EASEMENT
SIGN LOCATION
EX. C.P.J.C. ESM't
D.B. 1334, PG. 1953
VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
N31°56'45"E
176.80'
296.21' (TOTAL)
30' F.Y.S.
N89°17'20"E
35.12'
119.44'
APPROX. LOCATION OF EX. 10" WL
EX. TRAFFIC VAULT
TW: 1084.43
BW: 1083.36
EX. F.H.
1605' TO INTERSECTION OF ELECTRIC ROAD (ROUTE 419)
EX. TRAFFIC VAULT
TW: 1089.73
BW: 1081.69
EX. 6' X 12' BOX CULVERT
INV IN: 1081.73
N65°11'03"E
25.93'
TW: 1089.79
BW: 1081.76
EX. GUARDRAIL
N26°36'12"E
129.75'
TW: 1084.38
BW: 1082.58
EX. SDMH
RIM: 1102.23
30" INV IN: 1087.57
15" INV IN: 1084.44
INV OUT: 1084.00
PROPERTY OF M.T. HOLDING CO.
D.B.1137, PG. 583
TAX NO: 086.08-03-33.00
ZONED C-2
15' PUBLIC DRAINAGE EASEMENT
PRIVATE STORMWATER MGMT. & ACCESS EASEMENT
N61°45'13"W
172.19'
BOJANGLES RESTAURANT 3,600 SF.
ONE-WAY
COMMERCIAL SPACE 3,000 SF.
20' F.Y.S.
L=58.11'
R=591.25'
RTE 687 COLONIAL AVENUE
SPEED LIMIT 25 MPH - VARIABLE WIDTH R.O.W.
101.17'
S23°56'01"W
PROPERTY OF LIONS CLUB OF CAVE SPRING DISTRICT INC.
D.B. 1327, PG. 73
TAX NO: 086-08-03-36.00
ZONED C-1
N71°45'50"W
147.56'
EX. SDMH
RIM: 1102.23
24" INV IN: 1097.83
15" INV IN: 1092.77
INV OUT: 1089.61
26.04'
S14°39'39"E
24" RCP
EX. CURB & GUTTER
EX. SSMH F
145.32'
S04°01'45"W
30' F.Y.S.
EX. SD CURB INLET
TOP: 1105.04
24" INV IN: 1099.51
15" INV IN: 1099.84
INV OUT: 1099.48
EX. INGRESS/EGRESS ESMT FOR THE BENEFIT OF TM#86.08-3-36 P.B.24 PG.63
L=126.81
R=681.20
C2
APCO 324-C2-75
EX. EP
EX. SDMH
RIM: 1108.48
RTE. 613 MERRIMAN ROAD
SPEED LIMIT 25 MPH - VARIABLE WIDTH R.O.W.
EX. SSMH
RIM: 1105.32
INV OUT: 1100.32
24" RCP
EX. SDMH
RIM: 1108.48

STANDARD ASPHALT PAVING
HEAVY DUTY ASPHALT PAVING
TURN LANE /TAPER PAVING
CONCRETE SIDEWALK/ DRIVE-THRU

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

APPROVED

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No. 033058
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BOJANGLES - BRAMBLETON
EASEMENT PLAN
CAVE SPRING
COUNTY OF ROANOKE, VIRGINIA

DRAWN BY: BTC
DESIGNED BY: BTC
CHECKED BY: RIS
DATE: 11-26-07
REVISIONS:
1-9-08
2-27-08
3-11-08

SCALE: 1"=20'
SHEET NO. C-5
JOB NO. R0700128.00