



**BALZER
& ASSOCIATES**
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley
Shenandoah Valley

www.balzer.cc

1208 Corporate Circle
Roanoke, VA 24018
540.772.9580

PRELIMINARY

PUBLIC SERVICE CENTER #12

EXISTING CONDITIONS

3646 ORANGE AVENUE
ROANOKE, VA 24012

DRAWN BY KAM
DESIGNED BY KAM
CHECKED BY BTC
DATE 5/24/2022
SCALE 1" = 20'
REVISIONS

EX-A
PROJECT NO. 04200086.00

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N67°40'16"W	18.21'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHD. BEARING	CHD. LENGTH	DELTA
C1	50.00'	73.53'	N03°39'55"W	67.08'	84°15'28"
C2	150.00'	101.81'	N36°28'27"W	99.87'	38°53'18"
C3	2165.83'	175.24'	N58°14'10"W	175.19'	4°38'09"
C4	93.90'	8.18'	N65°10'31"W	8.18'	4°59'29"

N/F
DAVID H. LUTHER ET ALS
T.M.#7110126
LOT "B"-1
"RANCHO MEXICO BUSINESS"
MAP BOOK 1618 PAGE 199
ZONING: CG

N/F
PARKWAY WESLEYAN CHURCH INC.
T.M.#XXXXXXX
"PARCEL B"
AREA: 2.2469
INST.#040000415
ZONING: INPUD

N/F
PARKWAY WESLEYAN CHURCH INC.
T.M.#7110105
"PARCEL A"
INST.#040000415
ZONING: INPUD

SS MH "B"
Top: 1075.23
Inv. In: 1061.77
Inv. Out: 1061.75

MEXICO WAY, N.E.
50' R/W

