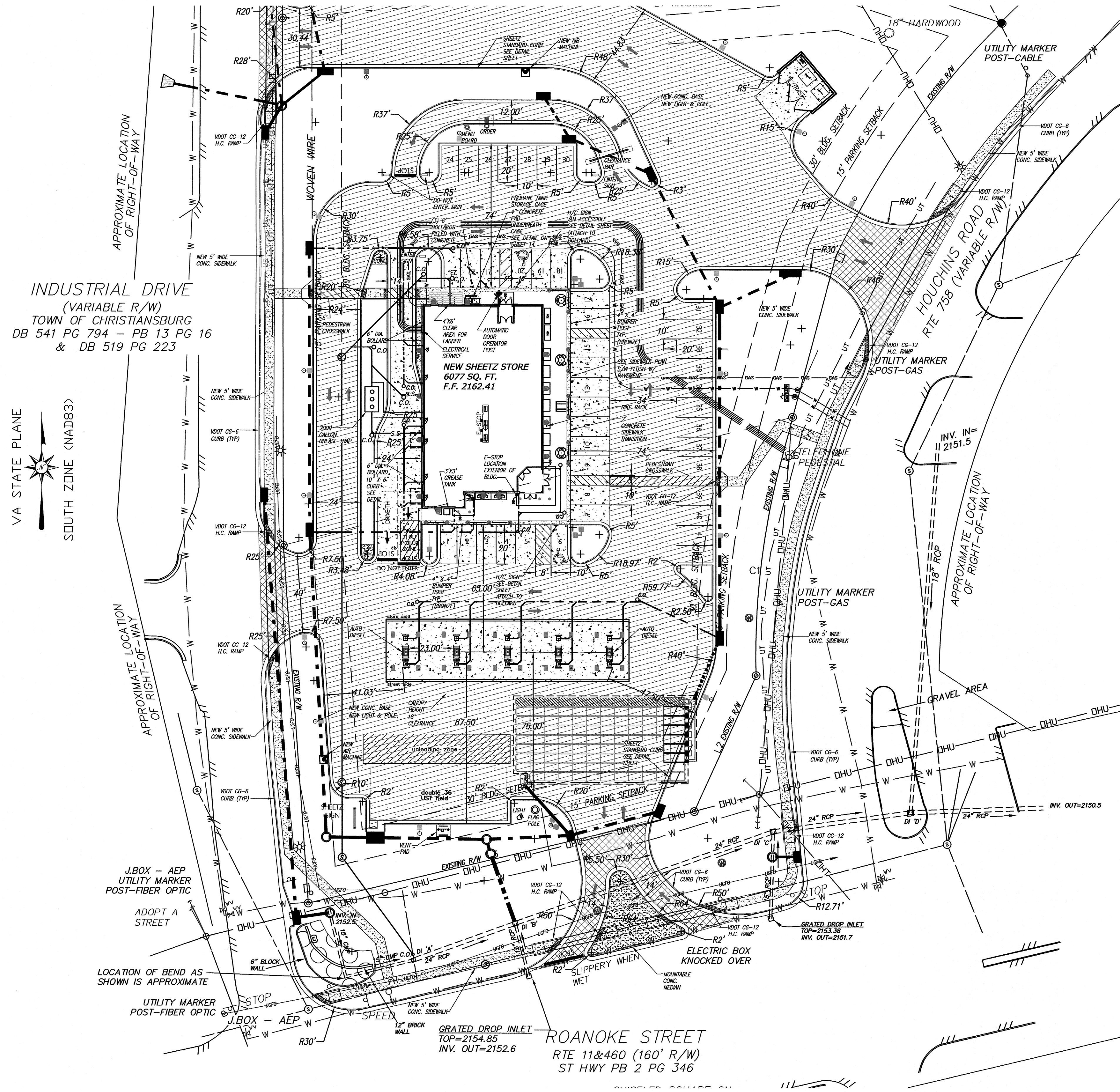


MATCH LINE 'A'



LAYOUT NOTES:

1. CONTRACTOR SHALL REFER TO THE SHEETZ ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
4. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C.
5. ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE PYLON SIGN WITH SHEETZ.
7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
8. THE ADDRESS NUMBERS NEED TO BE A MINIMUM OF 10" INCHES IN HEIGHT, ILLUMINATED OR REFLECTIVE AND LOCATED SO THEY ARE HIGHLY VISIBLE FROM ORANGE AVENUE (US 460).

CONCRETE PAVING NOTES:

1. CONCRETE SIDEWALKS SHALL BE 4" THICK OF 4000 PSI P/C CONCRETE OVER 6" COMPACTED VDOT 21B STONE BASE ON SUBGRADE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.

HEAVY DUTY PAVEMENT

2.0" VDOT STD SM-9.5 BITUMINOUS SURFACE COURSE
4.5" VDOT STD BM-25 BITUMINOUS BASE COURSE
8" VDOT STD 21A AGGREGATE BASE COURSE

PAVEMENT SECTION "HEAVY DUTY"
N.T.S.

R.O.W. PAVEMENT

1.5" VDOT STD SM-12.50 BITUMINOUS SURFACE COURSE
8" VDOT STD BM-25.0A BITUMINOUS BASE COURSE
8" VDOT STD TYPE 1 NO. 21-B AGGREGATE BASE COURSE

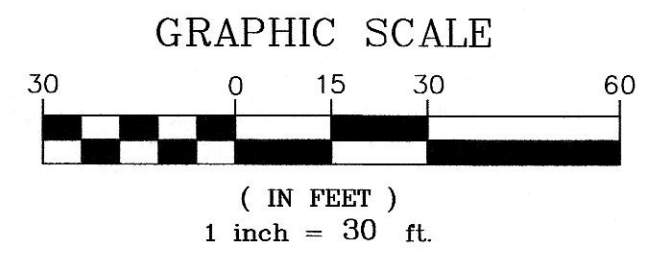
PAVEMENT SECTION "R.O.W. HEAVY DUTY"
N.T.S.

CONCRETE PAVEMENT

FINISHED GRADE
14"
SUB. GRADE
6" FIBER REINFORCED CEMENT CONCRETE PAVEMENT (4000)
8" AGGREGATE STONE

CONCRETE SECTION
N.T.S.

- LEGEND
- IRON PIN FOUND AS NOTED
 - △ CONTROL POINT
 - COMPUTED POINT
 - IRON PIN SET
 - UTILITY POLE
 - SANITARY SEWER MANHOLE
 - STORM MANHOLE
 - OH OVERHEAD UTILITY
 - SS UNDERGROUND SANITARY SEWER
 - G UNDERGROUND GAS LINE
 - W UNDERGROUND WATERLINE
 - UE UNDERGROUND ELECTRIC
 - UT UNDERGROUND TELEPHONE
 - UG CT/UNDERGROUND CATV
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - OBSERVATION WELL
 - MONITORING WELL
 - ELECTRIC METER
 - LIGHT POLE
 - * EDGE OF PAVEMENT
 - FENCE
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - FF FINISHED FLOOR
 - CO CLEANOUT
 - B BOLLARD
 - S SIGN
 - SHRUB
 - TREE
 - LANDSCAPED AREA
 - CONCRETE



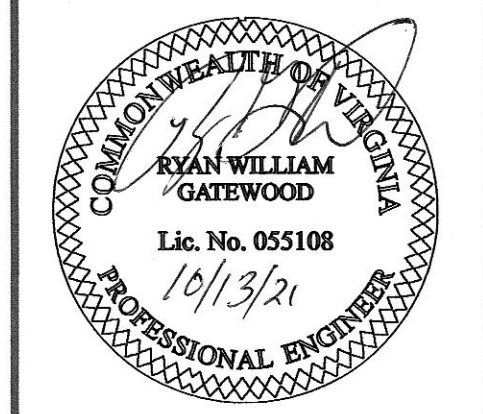
APPROVED: ENGINEERING	DATE
APPROVED: PLANNING	DATE

LEAD
PROFESSIONALS, P.C.
RIVER RUN EXECUTIVE OFFICES
SUITE-B
110 EXCHANGE STREET
DANVILLE, VA. 24541

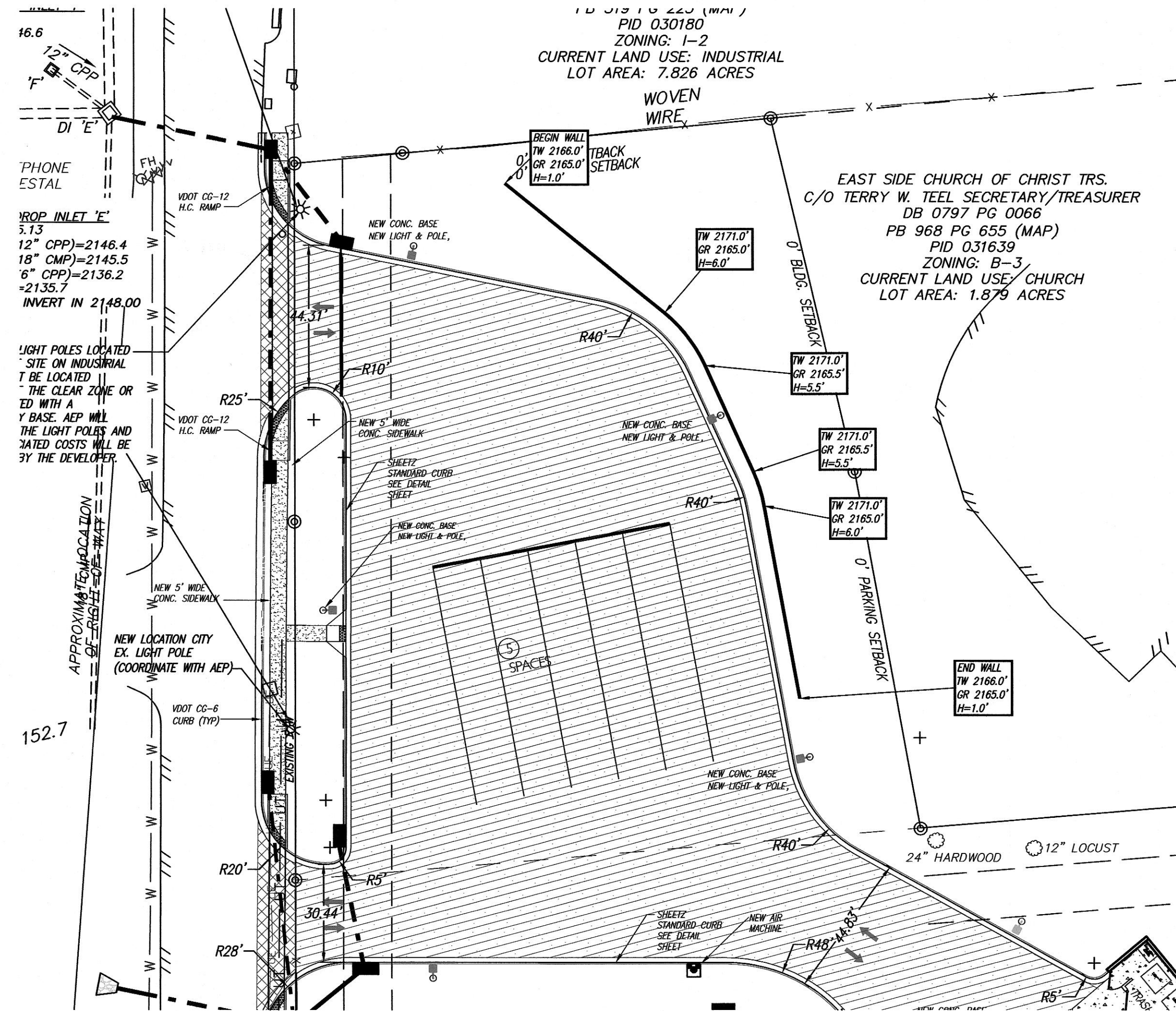
N.C. LICENSE: # C-2577
V.A. LICENSE: # 0404-001401

PHONE NO. (434) 792-3680
FAX NO. (434) 792-3685
www.landeng.com

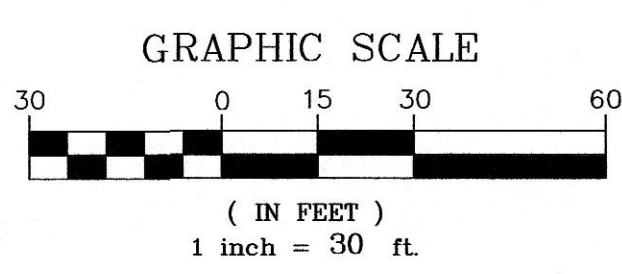
PROPOSED SHEETZ STORE
SHEETZ INC.
2390 ROANOKE STREET, CHRISTIANSBURG, VIRGINIA
SITE PLAN 'A'



REV	DATE	DESCRIPTION	BY
1	10-13-21	TOWN OF CHRISTIANSBURG	



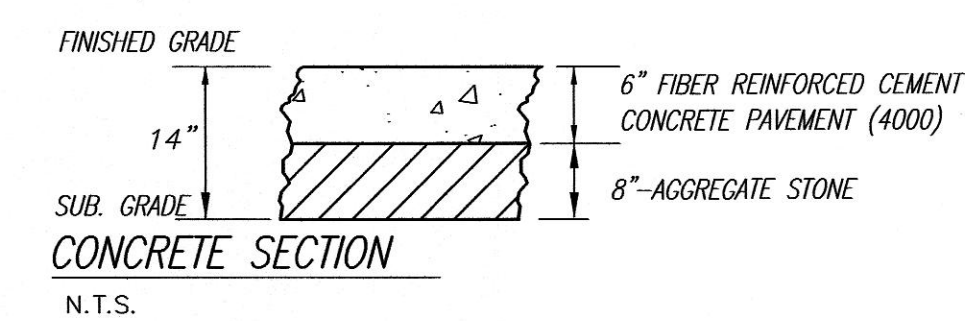
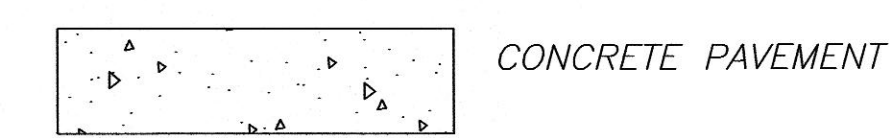
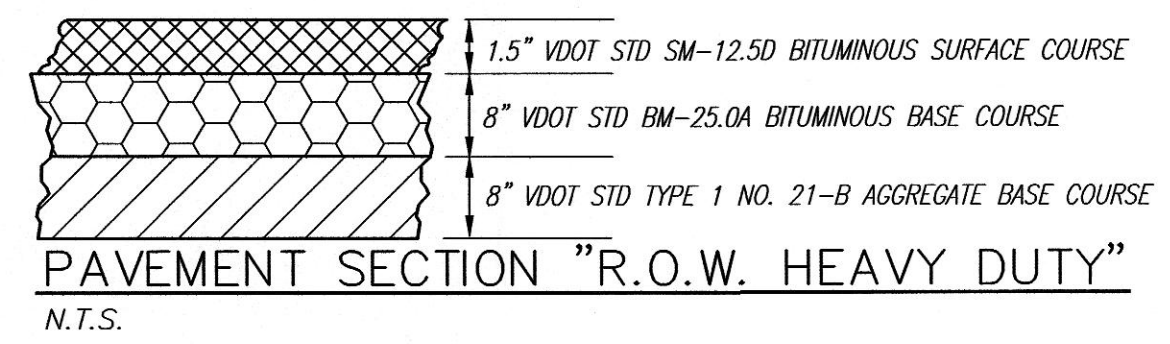
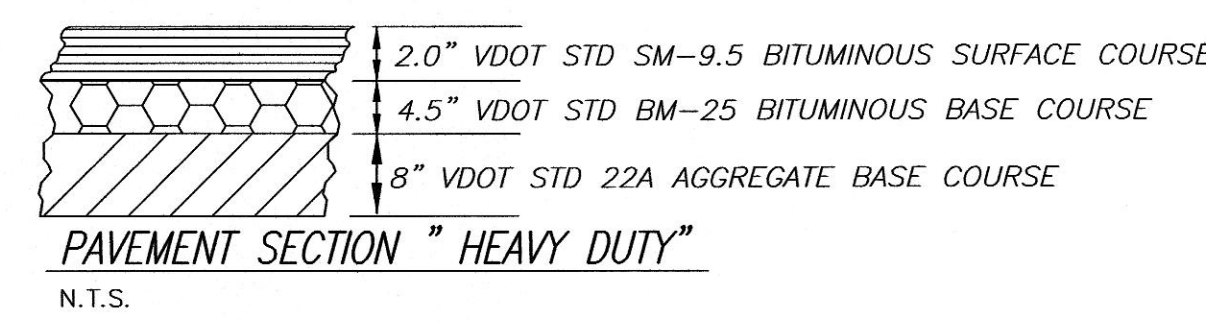
MATCH LINE 'A'



- LEGEND**
- IRON PIN FOUND AS NOTED
 - CONTROL POINT
 - COMPUTED POINT
 - IRON PIN SET
 - UTILITY POLE
 - SANITARY SEWER MANHOLE
 - STORM MANHOLE
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 - UNDERGROUND GAS LINE
 - UNDERGROUND WATERLINE
 - UNDERGROUND ELECTRIC
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 - UG CATV UNDERGROUND CATV
 - WATER VALVE
 - FIRE HYDRANT
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 - LIGHT POLE
 - EDGE OF PAVEMENT
 - FENCE
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - FF FINISHED FLOOR
 - CO CLEANOUT
 - B BOLLARD
 - Sign SIGN
 - SHRUB SHRUB
 - TREE TREE
 - LANDSCAPED AREA
 - CONCRETE

- LAYOUT NOTES:**
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APPROVED: ENGINEERING	DATE
APPROVED: PLANNING	DATE

LE&D
PROFESSIONALS, P.C.
RIVER RUN EXECUTIVE OFFICES
SUITE-B
110 EXCHANGE STREET
DANVILLE, VA. 24541

N.C. LICENSE: # C-2577
V.A. LICENSE: # 0404-001401

PHONE NO. (434) 792-3680
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www.landeng.com

PROPOSED SHEETZ STORE
SHEETZ INC.
2390 ROANOKE STREET, CHRISTIANSBURG, VIRGINIA
SITE PLAN 'B'

COMMONWEALTH OF VIRGINIA
KRYAN WILLIAM GATEWOOD
Lic. No. 055108
10/13/21
PROFESSIONAL ENGINEER

REVISIONS	NO.	DATE	DESCRIPTION	BY

Sheet No. **6** of **35**

Date: JULY 12, 2021
Scale: 1" = 30'
Project No.
SZ-CHR21\eng\dwg\F-CHR21-PLAN-1-REV-1.dwg