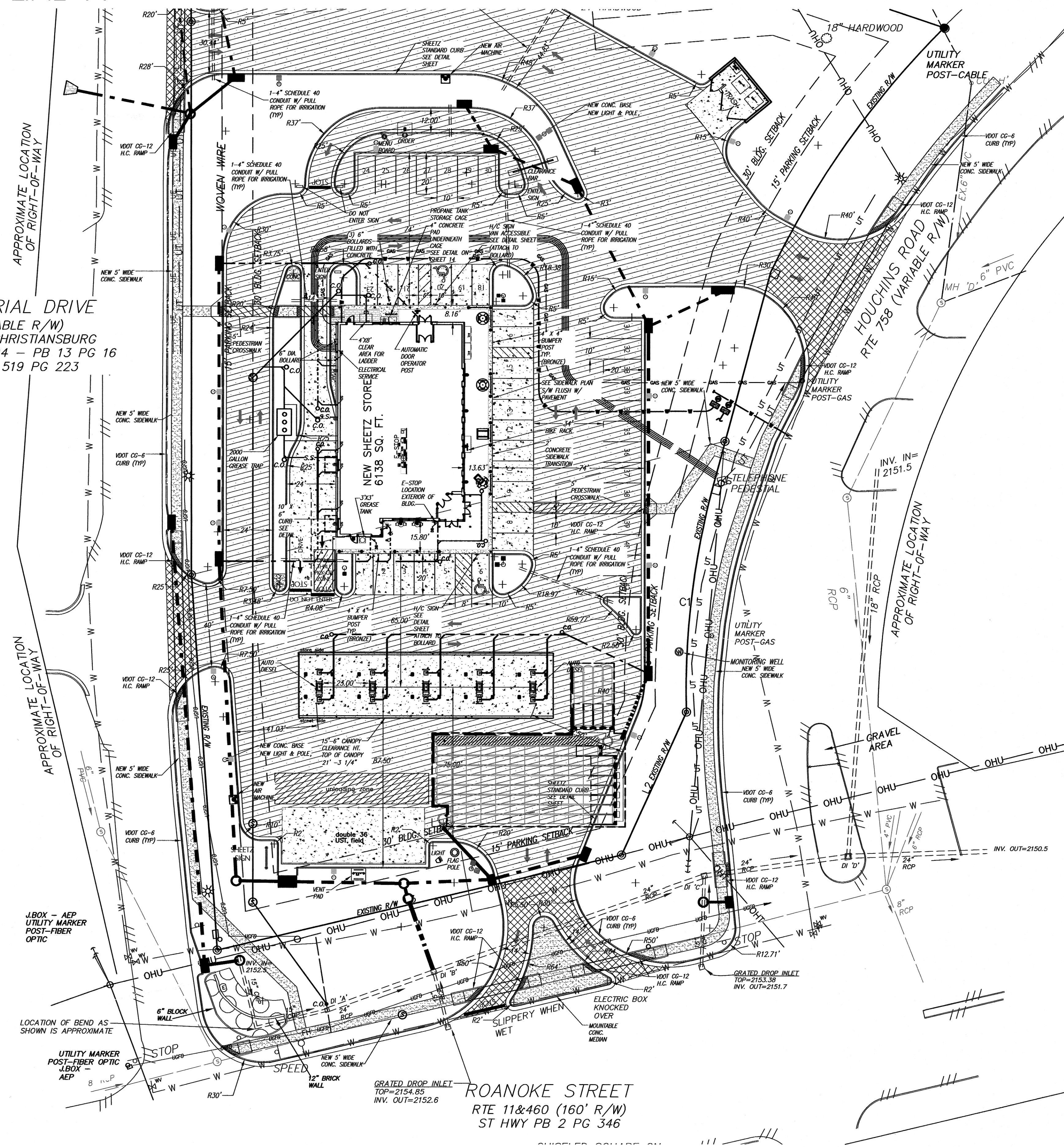


MATCH LINE 'A'

INDUSTRIAL DRIVE  
(VARIABLE R/W)  
TOWN OF CHRISTIANSBURG  
DB 541 PG 794 - PB 13 PG 16  
& DB 519 PG 223

VA STATE PLANE  
SOUTH ZONE (NAD83)



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 ROANOKE STREET (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-12.5 BITUMINOUS SURFACE COURSE  
8" VDOT STD BM-25.0A BITUMINOUS BASE COURSE  
8" VDOT STD TYPE 1 NO. 21-B AGGREGATE BASE COURSE

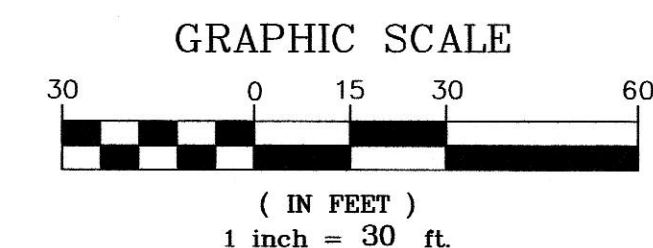
PAVEMENT SECTION "R.O.W. HEAVY DUTY"  
N.T.S.

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 CTV 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
  - SIGN
  - SHRUB
  - TREE
  - LANDSCAPED AREA
  - CONCRETE



APPROVED: ENGINEERING

DATE

APPROVED: PLANNING

DATE

LE&D

PROFESSIONALS, P.C.

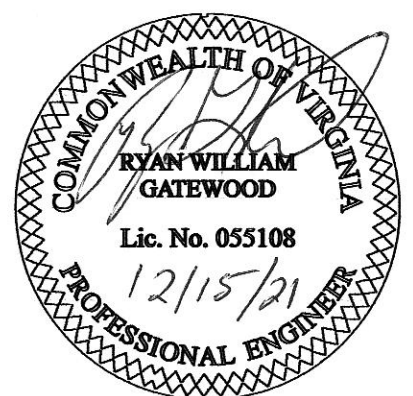
RIVER RUN EXECUTIVE OFFICES  
SUITE-B  
1110 EXCHANGE STREET  
DANVILLE, VA. 24541

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	
2	12-15-21	TOWN OF CHRISTIANSBURG	

Sheet No.

5 of 35

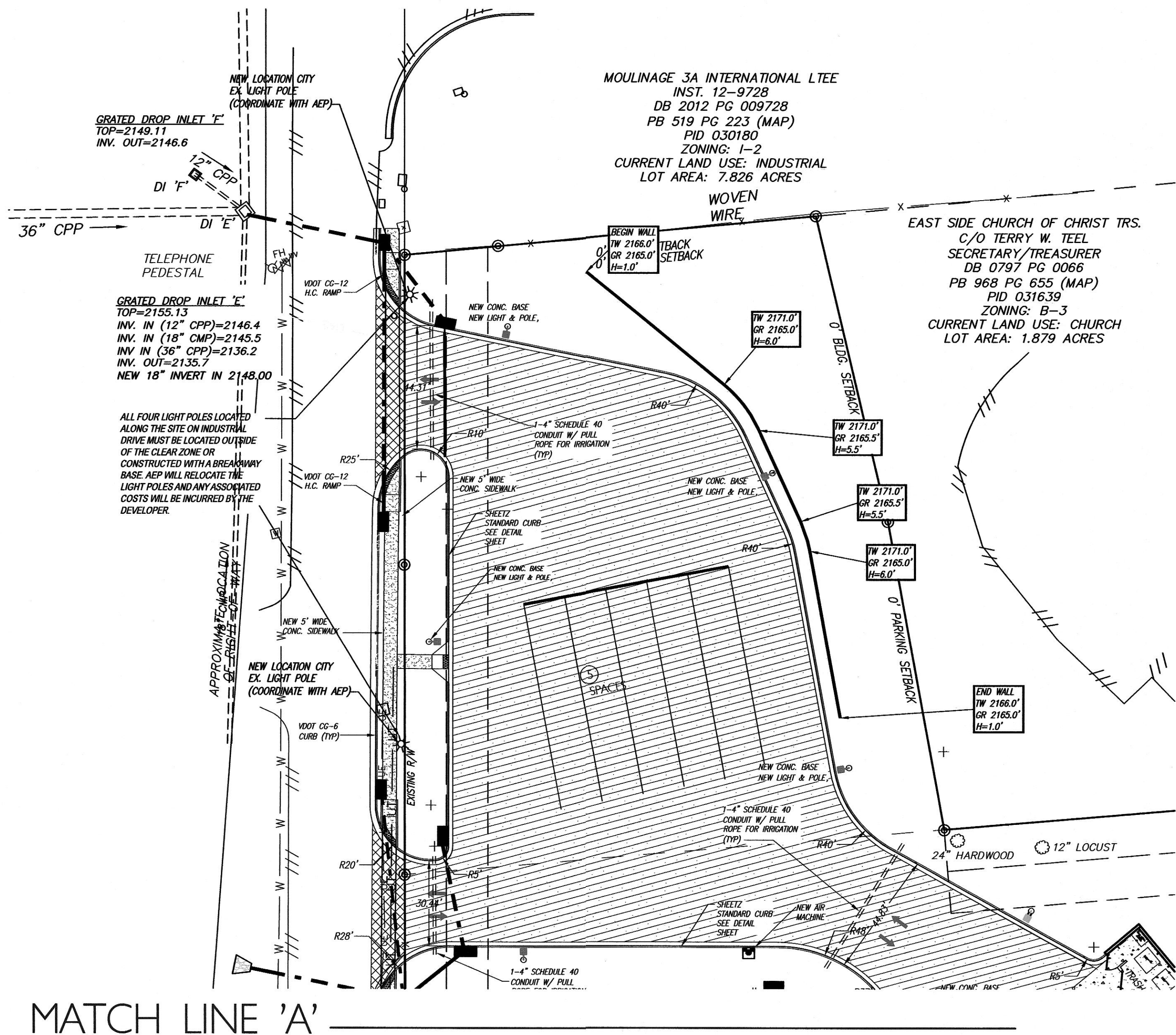
Date: JULY 12, 2021

Scale: 1" = 30'

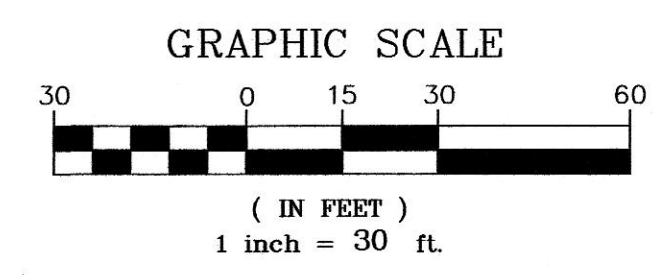
Project No.

SZ-CHR21(eng)(dwg)-CHR21-PLAN-1-REV-3.dwg

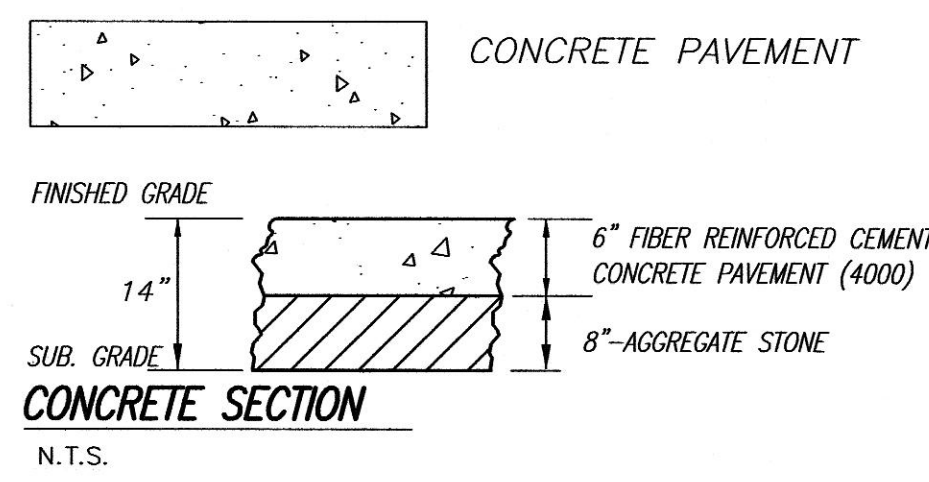
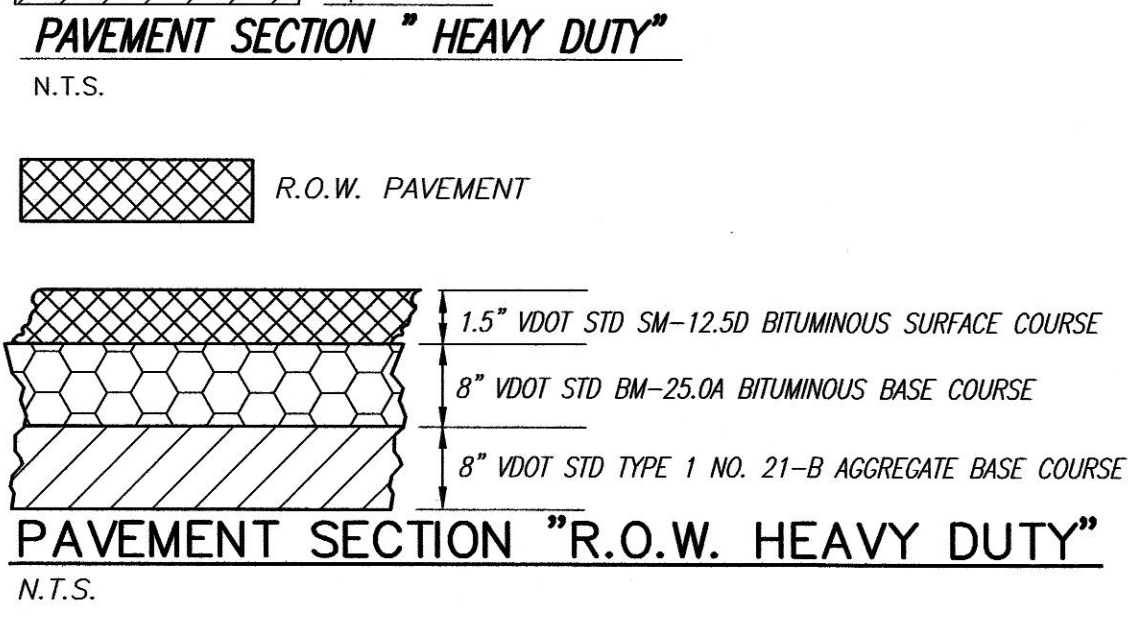
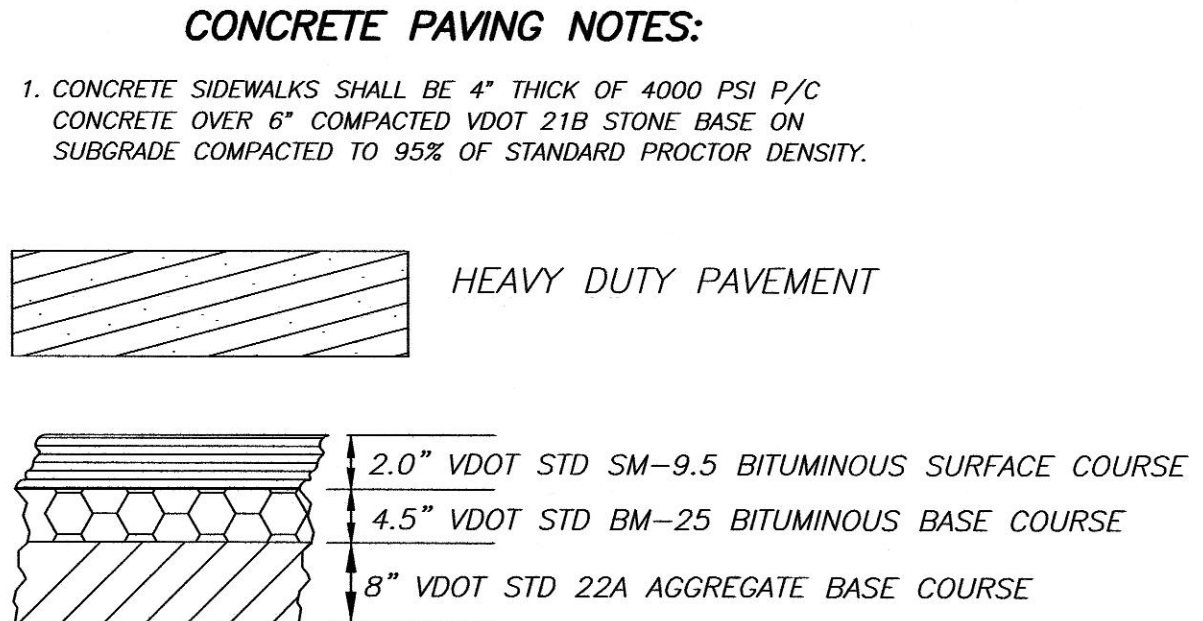




- LEGEND**
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  - △ CONTROL POINT
  - COMPUTED POINT
  - IRON PIN SET
  - UTILITY POLE
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  - LANDSCAPED AREA
  - CONCRETE



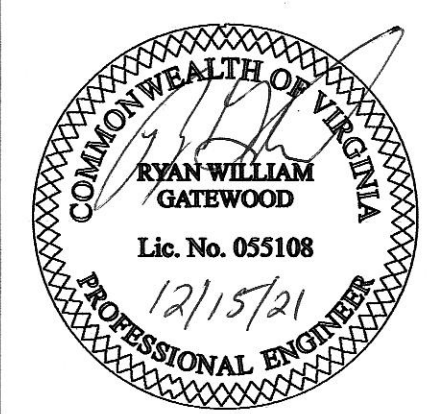
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APPROVED: ENGINEERING		DATE
APPROVED: PLANNING		DATE

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



REVISIONS		NO.	DATE	DESCRIPTION	BY
3	12-15-21	TOWN OF CHRISTIANSBURG			W.K.W.
Project No. SZ-CHR21\eng\dwg\F-CHR21-PLAN-1-REV-3.dwg					