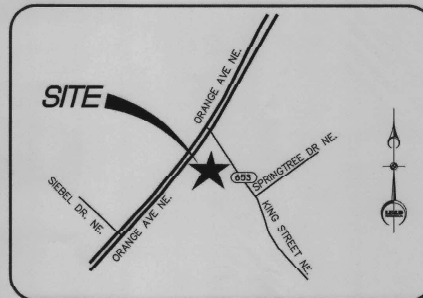


PROPOSED SHEETZ STORE

ORANGE AVENUE
ROANOKE, VIRGINIA
REVISED NOVEMBER 11, 2021

Asbuilts- 10/25/2022
Inspector: Mark Sink
Contractor: SW Excavating

- ☐ REVIEW/PRELIMINARY
- ☒ APPROVAL/PERMITTING
- ☐ BIDDING/CONSTRUCTION
- ☐ RECORD



VICINITY MAP

SITE ADDRESS: 3353 ORANGE AVENUE NE, ROANOKE, VA 24012
TAX MAP #7090510 & #7090511
ROANOKE CITY PROJECT REFERENCE #CP21-0007
TOTAL PROPERTY AREA: 7.758 ACRES
DISTURBED AREA: 6.47 ACRES

CONTACTS:
OWNER - SHEETZ INC. 5700 SIXTH AVENUE, ALTOONA PA, 16602 - (814) 946-3611
DEVELOPER- SHEETZ INC., LEE MAY - (814) 552-0609
CITY OF ROANOKE- PLANNING DIRECTOR - CHRIS CHITTUM - (540) 853-1730
WATER & SEWER -WWVA- MARGARET PEARSON- (540) 853-5700
CABLE- COMCAST LUTHER HUNTER - (434)-316-4109
ELECTRIC- AEP - STEVE KNOWLES- (540) 944-1120
CITY OF ROANOKE- STORMWATER MANAGER- IAN SHAW- (540) 853-5903
CITY OF ROANOKE- FIRE MARSHAL- RONNIE CAMPBELL- (540) 853-6544
CITY OF ROANOKE- CITY ENGINEER- LUKE PUGH- (540) 853-5208
CITY OF ROANOKE- BUILDING OFFICIAL- NIFI HOLLAND- (540) 853-1117
CITY OF ROANOKE- DEVELOPMENT REVIEW COORDINATOR- ADRAIN GILBERT - (540) 853-5796
CITY OF ROANOKE- TRAFFIC ENGINEER - IAN COFFEY - (540) 853-2210
CITY OF ROANOKE- CITY PLANNER II - PHILLIP MOORE - (540) 853-1334

ENGINEERING/SURVEYING SERVICES

L E & D PROFESSIONALS P.C.

RYAN GATEWOOD, P.E. - ENGINEER - (434) 792-3680
G. MARK JOHNSON - PRESIDENT - (434) 792-3680

SHEET INDEX

- S1. COVER SHEET
- S2. EXISTING CONDITIONS
- S3. DEMO PLAN
- S4. SITE PLAN
- S5. UTILITY PLAN
- S6. STORM SEWER SCHEDULE
- S7. SEWER PROFILE PLAN
- S8. STORM PROFILE PLAN
- S9. STORM PROFILE PLAN
- S10. STORM PROFILE PLAN
- S11. TRUCK ROUTE PLAN
- S12. E & S PHASE I
- S13. E & S PHASE II
- S14. E & S PHASE III
- S15. GRADING PLAN & SPOT SHOT
- S16. LANDSCAPE PLAN
- S17. LIGHTING PLAN
- S18. TRASH ENCLOSURE
- S19. CAR WASH DETAILS
- S20. SHEETZ STANDARD DETAILS
- S21. SHEETZ STANDARD DETAILS
- S22. SHEETZ STANDARD DETAILS
- S23. STORM SYSTEM DETAILS
- S24. STANDARD DETAILS
- S25. STANDARD DETAILS
- S26. STANDARD DETAILS
- S27. E & S DETAILS
- S28. E & S DETAILS
- S29. E & S DETAILS
- S30. ELEVATION
- S31. ELEVATION
- S32. INTERSECTION & SIGNAL IMPROVEMENTS (RAMEY KEMP)
- TMP-1 TRAFFIC MANAGEMENT PLAN
- RED LEONARD LIGHTING PLANS
- SH-1 THRU SH-3
- RAMEY KEMP ASSOCIATES
- TS1 THRU TS4

CITY OF ROANOKE APPROVAL STAMP

City of Roanoke Planning, Building, & Development	
COMPREHENSIVE DEVELOPMENT PLAN	
APPROVED	
Development Engineer	AC Cyphers
Date	

City Construction Notes to be Included on Plans

Notations: All Landowners, Developers and Contractors

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE CESSATION OF PERMITTING, THAT RESULTS IN THE DELAY OF A STOP WORK ORDER.

Construction Procedure Requirements

- Right-of-Way Reservation Permit** - Prior to the commencement of any digging, grading or construction within the public right-of-way, a permit must be obtained from the City of Roanoke.
- Land Disturbance Permit** - An approved erosion and sediment control plan for any lot(s) must be submitted with the project and be enforced prior to the start of any construction.
- Plans and Permits** - A copy of the plans as approved by the City Engineer for the project City officials and all permits issued by the City shall be available at the construction site at all times of ongoing construction.
- Location of Utilities** - The contractor shall verify the location of all existing utilities prior to the commencement of any construction.
- Construction Entrance** - The contractor shall install an adequate construction entrance for all construction vehicles and equipment. The entrance shall be maintained at all times.
- Shoring to Retain Earth** - It shall be the responsibility of the contractor to ensure that the public street adjacent to the construction entrance remains clear of earth, dirt, debris, and any type of construction materials at all times.
- Intersection/Driveway** - The contractor shall maintain the integrity of all existing driveways and shall install and maintain all necessary signs and markings for the safety of the public at all times.
- Signs and Personnel Requirements** - Construction of safety signs and the placement of personnel shall be in accordance with approved standards and specifications of the City of Roanoke and the Virginia State Highway Department.
- Approved Construction Changes** - Any change or violation from construction design as shown on the officially approved plans shall be approved by the contractor and submitted upon prior to any change or violation in construction being made.
- As Shown on Plans** - The contractor shall maintain the City of Roanoke's Planning, Building and Development Department with a field survey of the project site at all times of construction. The contractor shall maintain the City of Roanoke's Planning, Building and Development Department with a field survey of the project site at all times of construction. The contractor shall maintain the City of Roanoke's Planning, Building and Development Department with a field survey of the project site at all times of construction. The contractor shall maintain the City of Roanoke's Planning, Building and Development Department with a field survey of the project site at all times of construction.

Note: The above City Construction notes should be shown on the first or cover sheet of the development or construction plan.

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LE&D
PROFESSIONALS, P.C.

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

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