CIVIL CONSTRUCTION PLANS
FOR

PANDA EXPRESS
4807 VALLEY VIEW BLVD.
ROANOKE, VIRGINIA 24012

PROJECT CONTACTS

DEVELOPER:
PANDA EXPRESS
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
PHONE: 626.799.9898
FAX: 626.372.8288

SURVEYOR
BLEW & ASSOCIATED, PA
3935 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
PHONE: 479.443.4888

GAS COMPANY
ROANOKE GAS
PHONE: 540.777.3921

ELECTRIC:
APPALACHIAN POWER
PHONE: 800.740.4237

WATER DEPARTMENT/AGENCY
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601 S. JEFFERSON ST.
ROANOKE, VA 24011
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EMAIL:
margaret.pearson@roanokewater.org

SANITARY SEWER DEPARTMENT:
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margaret.pearson@roanokewater.org

LANDSCAPE ARCHITECT:
KITA SUSTAINABLE DESIGNS, LLC
2401 MASTERS DRIVE
SPRINGFIELD, TN 37172
PHONE: 615.486.1222

OWNER:
WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8690
BENTONVILLE, AR 72716

COMMUNICATIONS COMPANY
CENTURYLINK
PHONE: 888.479.9609

BUILDING DEPARTMENT:
TOMMY WAHN
215 CHURCH AVE.
ROANOKE, VA 24011
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STORM WATER DEPARTMENT:
JOEY JUDY
215 CHURCH AVE.
ROANOKE, VA 24011
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FIRE DEPARTMENT:
RONNIE CAMPBELL
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PLANNING AND ZONING AGENCY:
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215 CHURCH AVE.
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ENGINEERING DEPARTMENT:
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ARBORIST / LANDSCAPING
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EROSION, SEDIMENTATION & POLLUTION CONTROL:
ADRIAN GILBERT
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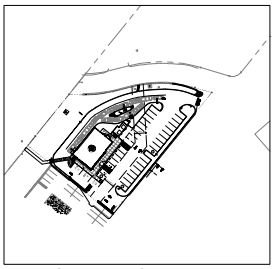
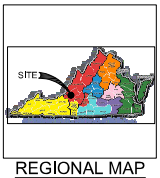
Civil Engineering Services
7705 Spicer Farm Lane
Fairview, Tennessee
37062
phone: (615) 533-0401
fax: (615) 523-8965
e-mail: ray@civilengineeringservices.net
Engineering, Land Planning, and Environmental



OVERALL SITE PLAN
NOT TO SCALE



REGIONAL MAP
NOT TO SCALE

LOCATION MAP
NOT TO SCALE

PREPARED FOR:
PANDA EXPRESS INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
PHONE: 626.799.9898
FAX: 626.372.8288

GENERAL NOTES

THIS SITE WAS DESIGNED TO MEET CITY OF ROANOKE, VIRGINIA STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES MADE, NOT AS BACK TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION

THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM LOCATIONS DISCLOSED ON THE CONTRACT DRAWINGS. AS AROSE WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PERMIT ALL LABOR AND TOOLS TO BE USED VERIFY ANY SUBSTANDARD OR DEFINITELY DETAILED THE POSITION OF UNDERGROUND UTILITY LINES.

BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY OTHERS. CIVIL ENGINEERING SERVICES AND THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE THE INFORMATION SHOWN.

RESPONSIBLE LAND DISTURBER:
NOAH ALLEN
10005 JENNY CREEK DRIVE
NORTH PRINCE GEORGE, VA 23860
(804) 479-9947
sand.contracting.va@gmail.com
**** FOR PERMIT PURPOSE ONLY****

PANDA EXPRESS PM:
BILLY NEWTON
832.583.9885
billy.newton@pandarg.com

PANDA EXPRESS DM:
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626.476.4621
todd.fleming@pandarg.com

PANDA EXPRESS REM:
JOHN FARRELL
917.991.7938
john.farrell@pandarg.com

CITY CONSTRUCTION NOTES:

NOTICE: ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS
FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS OR THE ISSUANCE OF A STOP WORK ORDER.

CONSTRUCTION PROCEDURE REQUIREMENTS

1. RIGHT-OF-WAY EXCAVATION PERMIT - PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RIGHT-OF-WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.
2. LAND DISTURBANCE PERMIT – AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.
3. PLANS AND PERMITS - A COPY OF THIS PLANS AS APPROVED BY THIS CITY SIGNED BY THE PROPER CITY OFFICIALS AND ALL PERMITS ISSUED BY THE CITY SHALL BE AVAILABLE AT THE

   CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.
4. LOCATION OF UTILITIES - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
5. CONSTRUCTION ENTRANCE - THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE

   AND COMPOSITION OF CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.
6. STREETS TO REMAIN CLEAN - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.
7. BARRICADES/DITCHES - THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND

   NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.
8. SEWER AND PAVEMENT REPLACEMENT - CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY
9. APPROVED PLANS/CONSTRUCTION CHANGES - ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.
10. FINAL ACCEPTANCE/UTY - THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FIELD SURVEYED FINAL CORRECT SET OF AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM RAIN AND/OR

    STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY E CITY. AS-BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, RP9 4002 FEET, US SURVEY FEET, DATUM NA 83. IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

NOTE: THE ABOVE CITY CONSTRUCTION NOTES SHOULD BE SHOWN ON THE FRONT OR COVER SHEET OF THE DEVELOPMENT OR CONSTRUCTION PLAN.

SHEET INDEX

NO.	TITLE	ISSUE #1 - 10/25/2021	ISSUE #2 - 04/25/2022				
C01.0	CIVIL COVER SHEET	●	●				
C01.1	GENERAL NOTES	●	●				
C01.2	STATE NOTES	●	●				
1 OF 2	ALTA/ACSM SURVEY (BY OTHERS)	●	●				
2 OF 2	ALTA/ACSM SURVEY (BY OTHERS)	●	●				
1 OF 1	PROPOSED PLAT (IN PROGRESS)	●	●				
C02.1	DEMOLITION PLAN	●	●				
C03.0	SITE PLAN	●	●				
C05.1	HARDSCAPE DETAILS 1	●	●				
C05.2	HARDSCAPE DETAILS 2	●	●				
C06.0	UTILITY PLAN	●	●				
C06.1	SANITARY SEWER PLAN AND PROFILE	●	●				
C06.2	UTILITY DETAILS	●	●				
C08.0	GRADING PLAN	●	●				
C08.1	DRAINAGE PLAN	●	●				
C08.2	STORM SEWER PLAN AND PROFILE	●	●				
C08.3	STORM SEWER PLAN AND PROFILE	●	●				
C08.4	GRADING DETAILS	●	●				
C09.0	EROSION CONTROL PLAN	●	●				
C09.1	EPSC DETAILS 1	●	●				
L01.0	LANDSCAPE PLAN	●	●				
L01.1	LANDSCAPE DETAILS	●	●				
A-200	EXTERIOR ELEVATIONS	●	●				
A-201	EXTERIOR ELEVATIONS	●	●				
A-107	TRASH ENCLOSURE DETAILS	●	●				
1 OF 1	SITE LIGHTING	●	●				

SITE DATA TABLE

- **JURISDICTION:**
  CITY OF ROANOKE, VA
- **PARCEL NUMBER:**
  2070102
- **ZONING:**
  EXISTING ZONING: MIXED (MIXED USE PLANNED UNIT DEVELOPMENT) WITH CONDITION - SEE ORDINANCE 42104-050921
  PROPOSED USE: BUSINESS ESTABLISHMENT, DRIVE THRU FACILITY
- **SITE ACREAGE:**
  PANDA EXPRESS = 45,169 SF / 0.933 ACRES
  AREA OF DISTURBANCE = .8035 ACRES
- **FLOOR AREA RATIO:**
  PANDA EXPRESS = 2,300 SF BLDG / SITE AREA
  45,169 =0.051
- **PROPOSED SITE IMPERVIOUS SURFACE RATIO**
  TOTAL SITE = 45,169 SF
  PAVEMENT/SIDEWALKS = 35,523 SF
  BUILDING = 2,300 SF
  TOTAL IMPERVIOUS = 38,423 SF
  TOTAL PERVIOUS = 11,776 SF
  PERCENT IMPERVIOUS = 85.71%
  PERCENT PERVIOUS = 26.05%
- **REQUIRED BUILDING SETBACKS:**
  FRONT (S)=30'
  REAR (N) =0'
  SIDE (E) =0'
  SIDE (W) =0'
- **SITE ACREAGE:**
  EX. OVERALL = 607,915 SF / 23.9193 ACRES
  WALMART SITE = 561,287 SF / 18.5485 ACRES
  PANDA EXPRESS SITE = 45,169 SF / 0.933 ACRES
- **BUILDING:**
  WALMART BUILDING =174,426 SF
  PANDA EXPRESS BUILDING = 2,300 SF
  PANDA EXPRESS MAX. BUILDING HEIGHT = 22'
- **PARKING PANDA:**
  1 SPACES PER 100 SF OF NET FLOOR AREA
  PARKING REQUIRED (LESS 1 HC) = 23
  PARKING SPACES = 25
  PARKING PROPOSED = 01
- **PARKING WALMART:**
  EXISTING NUMBER OF SPACES = 1,020
  PROPOSED / REDUCING NUMBER OF WALMART SPACES = 915

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

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

1	INITIAL SUBMITTAL	10/25/2021
2	CITY COMMENTS	04/25/2022
3	CITY COMMENTS	09/16/2022

DRAWN BY: LEB

PANDA PROJECT #: S8-21-D7480
PANDA STORE #: D7480
ARCH PROJECT #: XXXXX-XXX

Ray B. Hoke
Lic. No. 040396790
07/12/2022

Civil Engineering Services
Engineering, Land Planning, and Environmental
7705 Spicer Farm Lane
Fairview, Tennessee
37062
Phone: (615) 533-0401
e-mail: ray@civilengineeringservices.net

PANDA EXPRESS
TRUE WARM AND WELCOME
4807 VALLEY VIEW BLVD
ROANOKE, VIRGINIA 24012

COVER SHEET

C01.0

TRUE WARM & WELCOME 2300 R2

XX-XX-XX