

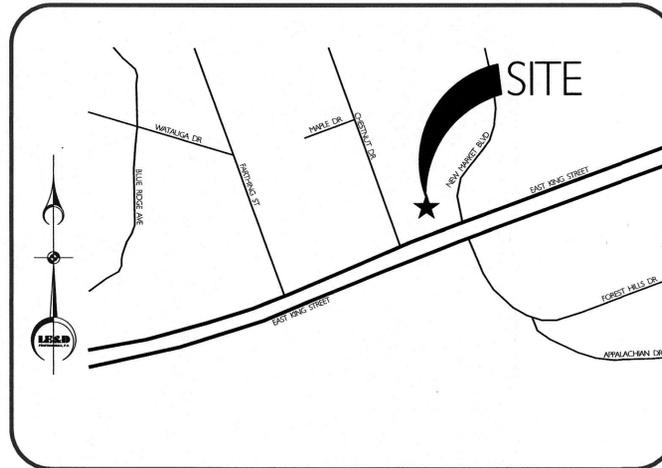
PROPOSED SHEETZ STORE

SHEETZ INC,

CORNER OF EAST KING STREET AND NEW MARKET

ISSUE FOR CONSTRUCTION JANUARY 22, 2024

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



VICINITY MAP

LAND USE INTENSITY RATIOS
 SITE ZONED: B3/CORRIDOR DISTRICT
 PARCEL ID: 2910480637000 & 2910481866000
 LOT AREA = 72,265.48 SF MIN. 5000 SF
 LOT WIDTH = 185 LF MIN. 50 LF
 BUILDING HT = 27' MIN. 56'
 MIN. BUILDING SETBACK = STREET : 20'
 LOT AREA = 72,265.48 SF - 1.659 ACRES
 PROPOSED IMPERVIOUS AREA - 48,046 SF OR 66%
 MAXIMUM IMPERVIOUS AREA - 52,753 SF OR 73%
 LIVABILITY SPACE RATIO
 LOT AREA = 72,265.48
 TOTAL LIVABILITY SPACE = 24,219 SF (0.33) MIN = 19,511 SF (0.27)
 LIVING SPACE RATIO - 24,219 / 72,265.48 = 33%
 NO IMPERVIOUS AREA IN LIVING SPACE INCLUDING PATIO AREA

SHEET INDEX

- S1. COVER SHEET
- S2. EXISTING CONDITIONS
- S3. DEMO PLAN
- S4. SITE PLAN
- S5. UTILITY PLAN
- S6. TRUCK ROUTING
- S7. E & S PHASE I
- S8. E & S PHASE II
- S9. E & S PHASE III
- S10. GRADING PLAN & SPOT SHOT
- S11. LIGHTING PLAN
- S12. LANDSCAPING PLAN
- S13. TRASH ENCLOSURE
- S14. BUILDING ELEVATION
- S15. BUILDING ELEVATION
- S16. FEATURE PLAN
- S17. SHEETZ STANDARD DETAILS
- S18. SHEETZ STANDARD DETAILS
- S19. SHEETZ STANDARD DETAILS
- S20. E & S DETAILS
- S21. E & S DETAILS
- S22. E & S DETAILS
- S23. E & S DETAILS
- S24. STANDARD DETAILS
- S25. STANDARD DETAILS

- FOR CONSTRUCTION
- FOR BID
- FOR REVIEW
- CONCEPTUAL

Issued 01/22/2024

RED LEONARD LIGHTING PLAN SH-1 THRU SH-3
 WC3 DESIGN - IRRIGATION PLAN
 I 1.1 & I 1.2

ENGINEERING/SURVEYING SERVICES
 L E & D PROFESSIONALS P.C.
 RYAN GATEWOOD, P.E. - ENGINEER - (434) 792-3680

APPLICANTS:
 ARISTA DEVELOPMENT, LLC
 520 Providence Highway Suite 9
 Norwood, MA 02062

ENGINEERING/SURVEYING SERVICES
 L E & D PROFESSIONALS P.C.
 RYAN GATEWOOD, P.E. - ENGINEER - (434) 792-3680

SURVEYING SERVICES
 ARMSTRONG & ASSOCIATES, INC.
 105 NORTH MAIN ST.
 GRETNA, VA 24557
 434-656-1051

NOTE:
 PLEASE ENSURE A PRE-CONSTRUCTION MEETING IS CALLED FOR PRIOR TO BREAKING GROUND
 A NCG01 PERMIT MUST BE ACQUIRED FROM NCDEQ PRIOR TO STARTING WORK.



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

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