



# Administrative Approval Action

Case File / Name: ASR-0058-2022  
DSLCL - SHEETZ AT BUFFALOE ROAD

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the south side of Buffalo Road, west of Forestville Road, at 5100 Forestville Rd. It is outside the city limits.

**REQUEST:** Development of a 2.17 acre/94,717 sf tract zoned CX-3-CU and SHOD-1. A proposed retail-vehicle fuel sales w/restaurant space, Sheetz station, totaling 6,139 square feet gross floor area. The proposed building includes 4,604 sf of retail & 1,535 sf of restaurant floor space. This proposed site development is located on Lot 1 as shown on the Buffalo Bend Subdivision SUB-0075-2021 which is to be recorded.

DA-20-2022 - Design Alternate - Adopted Nov.3, 2022 Transparency glazing relief; reduction of the 50% transparency in the 3'-8'ft zone; relief from service area screening.

Z-3(B)-92 - Buffalo Road Part B - Effective 4/7/92 - Buffalo Rd design requirements.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated June 15, 2023 by Pabst Design Group, PA.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **General**

1. A note is added to sheet RL-8354-S1-52 to read: "All vehicular canopy lighting must comply with UDO Sec.7.4.7 for design compliance and will not exceed 24 footcandles."
2. All proposed retaining walls demonstrate compliance with UDO Sec.7.2.8.



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3. Elevation sheets A200, A201, for transparency, are revised for the North & East elevations renderings showing building width and sf dimensions (per the transparency data table), and the hatched portions for the window transparency areas in the 3'-8'ft range is dimensioned and demonstrate compliance with the calculations shown as well UDO Sec.1.5.9.B, Sec.3.2.5.F & the conditions in Design Alternate DA-20-2022.
4. Spot grades are updated on the elevation sheets A200, A201 for the East & North Elevations and removed on the West and South Elevations. The Post-Development 'high', 'low' spot grades should be labeled along the elevations as noted with the average # shown and also updated on sheet C4 Grading plan sheet.
5. Transpose transparency note, UDO Sec.1.5.9.B.4 and Design Alternate summary case request DA-20-2022, onto elevation sheet A200.
6. Proposed light level footcandles demonstrate compliance with UDO Sec.7.4.4.A along the proposed right-of-way line along Forestville Rd.
7. Buffaloe Bend Lots 1-5 subdivision plat, SUB-0075-2021 (RCMP-0126-2023), is recorded at the Wake Co. Register of Deeds and a recorded copy of the plat subdivision is inserted into the civil Site Permit Review (SPR) plans set.

## Engineering

8. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

## Stormwater

9. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

## Urban Forestry

10. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
11. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

## Public Utilities





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1. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.
2. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***

## **General**

1. Comply with all conditions of DA-20-2022.
2. A recorded plat for RCMP-0126-2023 is inserted into the building permit plans set.
3. Subdivision SUB-0075-2021 creating the lot for this development shall be recorded.

## **Engineering**

4. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

## **Public Utilities**

5. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## **Stormwater**

6. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

## **Urban Forestry**

7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

***The following are required prior to issuance of building occupancy permit:***

## **General**

1. Final inspection of all tree conservation areas by Urban Forestry Staff.



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2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

## Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

### 3-Year Expiration Date: July 6, 2026

Obtain a valid building permit for the total area of the project, or a phase of the project.

### 4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 07/06/2023  
Development Services Director/Designee  
Staff Coordinator: Jermon Purifoy

# TIER 3 ADMINISTRATIVE SITE REVIEW PLANS FOR: SHEETZ AT BUFFALOE ROAD - LOT 1

5100 FORESTVILLE ROAD  
RALEIGH, NORTH CAROLINA 27604  
CITY OF RALEIGH CASE #: ASR-0058-2022  
SUB-0075-2021

**Administrative Site Review Application**  
Planning and Development Customer Service Center • One Exchange Place, Suite 402 | Raleigh, NC 27601 | 919-996-2000

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8, as amended by text change case TC-14-10 to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan ☐ Tier Three Site Plan ☒

**Building Type**

<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed Use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Zoning Case # _____
	Administrative Alternate # _____

**Site Transaction History**

<input type="checkbox"/> Subdivision case # _____
<input type="checkbox"/> Scoping/sketch plan case # _____
<input type="checkbox"/> Certificate of Appropriateness # _____
<input type="checkbox"/> Board of Adjustment # _____
<input type="checkbox"/> Zoning Case # _____
<input type="checkbox"/> Administrative Alternate # _____

**GENERAL INFORMATION**

Development name: Sheetz at Buffalo Road - Lot 1

Property address: 7350 Buffalo Road Lot 1, Raleigh, NC 27604

Site Plan (LMA): 045-26-2324

Please describe the scope of work, include any additions, expansions, and change of use.  
Proposed: A single-story gas station building of approximately 6,139 GFA retail-vehicle fuel sales, restaurant, associated parking lot, sanitary sewer and water utilities, stormwater conveyance, and required landscaping.

Current Property Owner/Developer Contact Name: (owner: Kara Krawinkel, North Development Partners, LLC; Developer: Tom Anastos)  
NOTE: please attach purchase agreement when submitting this form.  
Company Owner: Buffalo Road LLC; Developer: Sheetz, Inc.; Title Owner Partner / Developer: Engineering Permit Manager  
Address: Owner: 4201 Congress Street, Suite 174 / Developer: 5700 Sixth Avenue, Auburn, AL 36602  
Phone #: Owner: 919-448-0480 / Developer: 919-437-8859 / Email: Owner: kara@ndp.com / Developer: tanastas@sheetz.com

Applicant Name: Mark Phillips, P.A.  
Company: Pabst Design Group, PA  
Address: 107 Fayetteville Street, Suite 200 Raleigh, NC 27601  
Phone #: 919-848-4389 / Email: mrphillips@pabstdesign.com

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**DEVELOPMENT TYPE + SITE DATA TABLE**  
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the average of each): CX-3-CU	Existing gross floor area (not to be demolished): 0.00 Existing gross floor area to be demolished: 0.00 New gross floor area: 6,139 SF Total of gross (to remain and new): 6,139 SF Proposed # of buildings: 1 Proposed # of stories for each: 1
Gross site acreage: 2.17 AC. # of parking spaces required: N/A # of parking spaces proposed: N/A Overlay District (if applicable): SHOD-1 Existing use (UDO 6.1.4): Vacant Proposed use (UDO 6.1.4): various Fuel Sales & Eating Establishments	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: 0.00 Square Feet: 0.00 Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide: Flood study: minimum FEMA Map Panel #: 190 Neuse River Buffer: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetlands: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Proposed Impervious Surface: Acres: 0.00 Square Feet: 0.00
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**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units: 0 # of bedroom units: 10r 0 # of lots: 0	Total # of hotel units: 0 4br or more: 0 Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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**SIGNATURE BLOCK**

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, **Pabst Design Group, PA**, will serve as the agent regarding this application, and will receive and respond to administrative comments, resident plans and applications, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states that the application will expire after 180 days of inactivity.

Signature: *[Signature]* Date: 3/24/2023  
Printed Name: Mark Phillips

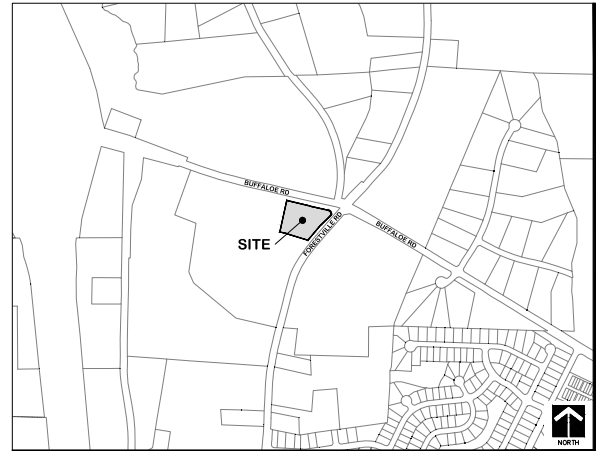
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**EXEMPTION NOTES:**

1. TREE CONSERVATION AREA AND STORMWATER REQUIREMENTS ARE PROVIDED UNDER ASR-0020-2022.

**GENERAL NOTES:**

1. PER TC-SA-18 & SECTION 1.5.4 C, THE PRIMARY STREET DESIGNATION SHALL BE FORESTVILLE RD & BUFFALO RD.
2. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.



VICINITY MAP  
1" = 500'

INDEX TO PLANS	
C-0-0	COVER SHEET
C-0-1	RECOMBINATION PLAT 1-2
C-0-2	RECOMBINATION PLAT 2-2
C-0-3	LEGENDS & NOTES
C-1-0	AGREEMENT & APPROVAL LETTERS
C-2-0	DA-20-2022 DECISION LETTER
C-2-1	EXISTING CONDITIONS & DEMOLITION PLAN
C-2-2	SITE LAYOUT PLAN
C-3-0	TRASH TRUCK INGRESS / EGRESS PLAN
C-4-0	FIRE TRUCK INGRESS / EGRESS PLAN
D-0-1	UTILITY PLAN
D-1-1	GRADING & STORM DRAINAGE PLAN
D-1-2	SITE DETAIL SHEET
D-1-3	SITE DETAIL SHEET
D-1-4	SITE DETAIL SHEET
D-2-1	UTILITY DETAIL SHEET
D-2-2	UTILITY DETAIL SHEET
D-3-0	STORM DRAINAGE DETAIL SHEET
L-1-0	LANDSCAPE PLAN
L-1-1	LANDSCAPE DETAILS
LP-1-0	LIGHTING PLAN
A-140	LIGHTING DETAILS
A-200	FLOOR PLAN
A-201	CONCEPT EXTERIOR ELEVATIONS
A-202	CONCEPT EXTERIOR ELEVATIONS
A-203	GAS AWNING DETAILS

• DEVELOPER:  
SHEETZ, INC.  
5700 SIXTH AVENUE  
ALTOONA, PA 16602  
TEL: 919-437-8859  
E-MAIL: tanastas@sheetz.com

• CIVIL ENGINEER:  
PABST DESIGN GROUP, PA  
107 FAYETTEVILLE STREET, SUITE 200  
RALEIGH, NC 27601  
TEL: 919-848-4389  
E-MAIL: dpabst@pabstdesign.com

SITE DATA TABLE	
SITE ADDRESS:	7350 BUFFALO ROAD, LOT 1 RALEIGH, NC 27604
OWNER:	BUFFALO ROAD LLC 4201 CONGRESS STREET, SUITE 174 CHARLOTTE, NORTH CAROLINA 28209 1746-02-2322
EXISTING ZONING:	CX-3-CU
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RETAIL-VEHICLE FUEL SALES & RESTAURANT
BUILDING TYPE:	GENERAL
PARCEL AREA:	94,717 SF / 2.17 AC.
WATERSHED:	HARRIS CREEK
ADDITIONAL OVERLAY:	SPECIAL HIGHWAY OVERLAY DISTRICT-1 (SHOD-1) (REFER TO CASE ASR-0020-2022)
RIVERBASIN:	NEUSE
FLOODPLAIN DATA:	NO PORTION OF THE PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE PER INSURANCE RATE MAP (RATE MAP 3720174600J DATED MAY 2, 2006)
IMPERVIOUS AREA:	EXISTING = 85.00 ACRES (0 SF) PROPOSED = 1.38 ACRES (100,450 SF)
AMENITY SPACE:	REQUIRED = 10% OF TOTAL SITE AREA 94,717 SF x .10 = 9,471.7 SF (REQUIRED) PROVIDED: 9,952 SF (10.51%)
TREE CONSERVATION:	REQUIRED = 10% OF TOTAL SITE AREA = 9,471.7 SF PROVIDED: (REFER TO CASE ASR-0020-2022)
PRINCIPAL BUILDING SETBACKS:	PRIMARY STREET (MIN): 5' SIDE STREET (MIN): 5' SIDE LOT LINE (MIN): 0' OR 6' REAR LOT LINE (MIN): 0' OR 6'
PARKING SETBACKS:	PRIMARY STREET (MIN): 10' SIDE STREET (MIN): 10' SIDE LOT LINE (MIN): 0' OR 3' REAR LOT LINE (MIN): 0' OR 3'
BUILDING FLOOR AREA:	EXISTING = 0 GFA PROPOSED = 6,139 GFA
BUILDING HEIGHT:	REQUIRED: 3 STORIES / 50' MAX. PROPOSED: 1 STORY / 26' 0"
MAXIMUM PARKING:	RESTAURANT: 1 SPACE PER 100 SF OF GFA 1,535 SF RESTAURANT / 100 SF = 15 SPACES RETAIL: 1 SPACE PER 200 SF OF GFA PLUS 1.5 SPACES FOR EVERY 600 SF OF OUTDOOR DISPLAY AREA 4,604 SF RETAIL / 200 SF = 23 SPACES 70 SF OUTDOOR DISPLAY / 600 SF = 0 SPACES MAX. ALLOWABLE: 38 SPACES TOTAL PROVIDED: 37 SPACES (INCLUDING 2 ADA (1 VAN))
REQUIRED BICYCLE PARKING:	RESTAURANT: 1 SHORT-TERM SPACE PER 50,000 GFA, 4 MIN. 1 LONG-TERM SPACE PER 25,000 GFA, 4 MIN. RETAIL: 1 SHORT-TERM SPACE PER 5,000 GFA, 4 MIN. & NONE FOR LONG-TERM TOTAL REQUIRED: 8 SHORT-TERM, 4 LONG-TERM TOTAL PROVIDED: 8 SHORT-TERM, 4 LONG-TERM

CONDITIONS OF Z-3(B)-9-2:	
1.	ACCESS TO BUFFALO AND FORESTVILLE ROADS WILL BE IN ACCORDANCE WITH NCDOT AND CITY OF RALEIGH REGULATIONS AND STANDARDS.
2.	THE PETITIONER WILL UTILIZE THE STANDARDS OF THE CITY SHOD-1 OVERLAY DISTRICT REQUIREMENTS WITH 1,250 FEET FROM THE PROPOSED RIGHT-OF-WAY BOUNDARY OF THE NORTHERN WAKE EXPRESSWAY.
3.	IF A PACKAGE TREATMENT PLANT IS USED, THE DEVELOPER AGREES TO DISCONTINUE THE PACKAGE TREATMENT PLANT AT THE TIME THAT PUBLIC SEWER IS AVAILABLE AND UTILIZE THE PUBLIC SEWER SYSTEM.
4.	THE PETITIONER WILL RESERVE AN ADDITIONAL 15 FEET OF RIGHT-OF-WAY ALONG THE SUBJECT PROPERTY FRONTAGE FOR THE RELOCATION OF BUFFALO ROAD NEAR THE NORTHERN WAKE EXPRESSWAY. ALL RESERVATIONS SHALL BE IN ACCORDANCE WITH THE OFFICIAL NORTHERN WAKE EXPRESSWAY CORRIDOR PLAN.
5.	THE PETITIONER WILL RESERVE AN ADDITIONAL 15 FEET OF RIGHT-OF-WAY ALONG BUFFALO AND FORESTVILLE ROADS FOR THE FUTURE CITY OF RALEIGH THROUGHFARE IMPROVEMENTS.
6.	THE PETITIONER WILL RESERVE THE NECESSARY RIGHT-OF-WAY FOR THE REALIGNMENT AND EXTENSION OF NEEDHAM ROAD TO CONNECT TO BUFFALO ROAD. ALL RESERVATIONS SHALL BE IN ACCORDANCE WITH THE OFFICIAL NORTHERN WAKE EXPRESSWAY CORRIDOR PLAN.
COMPLIANCE WITH CONDITIONS OF Z-3(B)-9-2:	
1.	CONDITION IS MET UNDER ASR-0020-2022.
2.	CONDITION IS MET UNDER ASR-0020-2022.
3.	PACKAGE TREATMENT PLANT IS NOT USED. THE PROPOSED SITE WILL TIE INTO PUBLIC SEWER SYSTEM.
4.	CONDITION IS MET UNDER ASR-0020-2022.
5.	CONDITION IS MET UNDER ASR-0020-2022.
6.	CONDITION IS MET UNDER ASR-0020-2022.

Digitally signed by  
Jermont Purfoy at Raleigh, NC  
Jermont Purfoy  
10/50/24 4:40 PM

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

**PABST DESIGN GROUP, PA**  
Engineering | Consulting  
107 Fayetteville Street, Suite 200 Raleigh, NC 27601  
Phone: 919-848-4389 | Fax: 919-848-4390 | Email: info@pabstdesign.com

**SHEETZ AT BUFFALO ROAD - LOT 1**  
NORTHERN WAKE COUNTY, NORTH CAROLINA  
TIER 3 ADMINISTRATIVE SITE REVIEW  
COVER SHEET

DATE: 3/24/2023  
DESIGNER: JPM  
CHECKED: JPM  
REVIEWED: JPM  
APPROVED: JPM

DRAWING SHEET  
**C-0.0**  
PROJECT NUMBER  
**591-21**

ASR-0058-2022  
SUB-0075-2021

SYMBOL	DESCRIPTION
—	LIMITS OF CONSTRUCTION
---	LIMITS OF DISTURBANCE
----	LIMITS OF DISTURBANCE & CONSTRUCTION
— UNKN UT—	EXISTING UNKNOWN UTILITY
— TV	EXISTING TV
— TELEPHONE	EXISTING TELEPHONE
— COMM—	EXISTING COMMUNICATIONS
— CATV	EXISTING CATV
— FO	EXISTING FIBER OPTIC
— W	EXISTING WATER PIPE
— FM	EXISTING WATER PIPE MAIN
— SF	EXISTING WATER FIRE LINE
— SS	EXISTING SANITARY SEWER PIPE
— FS	EXISTING SANITARY SEWER PIPE MAIN
— SG	EXISTING STORM PIPE
— G	EXISTING GAS PIPE
— OHE	EXISTING OVERHEAD ELECTRIC
— UE	EXISTING UNDERGROUND ELECTRIC
— X x x x	EXISTING FENCE
— TPF	EXISTING TREE PROTECTION FENCE
— SF-TF	EXISTING SILT/TREE PROTECTION FENCE
—	EXISTING GUARDRAIL
—	EXISTING TREE LINE
— W	PROPOSED WATER PIPE
— FM	PROPOSED WATER PIPE MAIN
— WF	PROPOSED WATER FIRE LINE
— SS	PROPOSED SANITARY SEWER PIPE
— FS	PROPOSED SANITARY SEWER PIPE MAIN
— SG	PROPOSED STORM PIPE
— G	PROPOSED GAS PIPE
— OHE	PROPOSED OVERHEAD ELECTRIC
— UE	PROPOSED UNDERGROUND ELECTRIC
— X x x x	PROPOSED FENCE
— TPF	PROPOSED TREE PROTECTION FENCE
— SF-TF	PROPOSED SILT/TREE PROTECTION FENCE
—	PROPOSED GUARDRAIL
—	PROPOSED TREE LINE
— SF	PROPOSED TEMPORARY SILT FENCE
—	PROPOSED TEMPORARY DIVERSION DITCH
—	PROPOSED HANDICAP ACCESSIBLE ROUTE
FFE	FINISHED FLOOR ELEVATION
FL	FLOW LINE
CP	TOP OF CURB
TD	TOP OF GROUND
ED	EDGE OF PAVEMENT
TP	TOP OF PAVEMENT
TW	TOP OF WALL
BW	BOTTOM OF WALL
HP	HIGH POINT
LP	LOW POINT
—	FLOW DIRECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
2. THE CONTRACTOR SHALL INCURREYHOLD AND HOLD HANCESSHALL THE OWNER AND/OR ENGINEER FOR ANY AND ALL REQUIRED AND/OR NECESSARY PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
3. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE ANY LIMITED ELECTRICAL, MECHANICAL, OR MECHANICAL SYSTEMS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BEGINNING ON THE PROJECT. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
4. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE REMOVED AND/OR DESTROYED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND CONSTRUCTION SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF AT AN APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
6. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
7. THE BURNING OF CLEARED MATERIALS AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN PERMISSION FROM THE LOCAL FIRE DEPARTMENT.
8. MUNICIPAL AND UTILITY CONTACTS ARE LISTED ON SHEET COVER C-0.0.
9. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREA OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES.
10. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS WASTE REMEDIATION CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
11. CONTRACTOR SHALL PROTECT ALL CORNER PIN, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION. CONTRACTOR SHALL PROTECT ALL MONUMENTS. CONTRACTOR SHALL HAVE INSTRUMENTED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OHIO REGULATIONS WHEN OPERATING ON THE PROJECT.
13. CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
14. ALL DEMOLITION WORK SHALL BE PERFORMED WITH "TRUE CARE AND DILIGENCE" SO AS TO PREVENT THE COLLAPSE OF ANY EXISTING STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND THE ROUTING OF WHICH COULD NOT BE PREDETERMINED. UNLESS DEMOLITION WAS STARTED ALL SUCH STRUCTURES SHALL BE REMOVED. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION OF ANY STRUCTURES OR AREAS WHICH ARE NOT IDENTIFIED, SHALL BE REPORTED TO THE OWNER, ENGINEER AND ARCHITECT BEFORE REMOVAL FOR FINAL DISPOSAL.
15. ALL UTILITIES OR CURBS NOT DESIGNATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
16. EXISTING PAVEMENT, CURB AND GUTTER, SIDEWALK, ETC. NOT INDICATED FOR REMOVAL, WHICH IS DAMAGED DURING DEMOLITION/CONSTRUCTION, SHALL BE REPAIRED OR REPLACED TO MATCH ORIGINAL CONDITION.
17. SALVAGEABLE FILL MATERIALS FROM SITE DEMOLITION DETERMINED TO BE ACCEPTABLE BY AN INDEPENDENT COST ESTIMATING ENGINEER SHALL BE USED FOR FILL MATERIAL WHERE APPROPRIATE.
18. ANY NOTE, OR REFERENCE TO ANY ELEMENT, WHICH DOES NOT SPECIFY ACTION BY THE CONTRACTOR SHALL BE CONSIDERED AS INFORMATION ONLY.
19. ALL PIPE INSTALLATION, WHEN REQUIRED BY PIPE DEPTH AND EXCAVATION, SHALL BE PERFORMED WITH THE USE OF TRENCH BOXES. ALL EXISTING UTILITY AND GRADING WORK, SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
20. THE GENERAL CONTRACTOR SHALL PROVIDE ALL SAFETY AND SECURITY FENCING, BARRIERS, PROTECTION OF EXISTING UTILITIES, AND ALL OTHER SAFETY MEASURES REQUIRED FOR THE PROTECTION OF THE PROJECT.
21. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
22. UNLESS OTHERWISE NOTED, ALL EXISTING VEGETATION TO REMAIN AND TO BE UNDISTURBED FOR THE DURATION OF THE CONSTRUCTION. IF IT OCCURS TO EXISTING VEGETATION, PLANTS SHALL BE REPLACED IN KIND.
23. ANY EXISTING WELLS AND/OR SEWER SYSTEMS SHALL BE ABANDONED IN ACCORDANCE WITH WAKE COUNTY HEALTH DEPARTMENT STANDARDS.

4. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RALEIGH, WAKE COUNTY, AND NCDOT STANDARDS AND SPECIFICATIONS.
5. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, FACE OF CURB, CENTRLINE OF CULVERT AND FACE OF BUILDING WALLS UNLESS OTHERWISE NOTED. ALL DIMENSIONS TO BACK OF CURB.
6. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR THE "MANUAL ON STANDARD SIGNAGE" PUBLISHED BY THE FEDERAL ROAD BOARD.
7. ALL STRIPING SHALL BE 4" WIDE AND PAINTED WHITE UNLESS NOTED OTHERWISE.
8. ALL RADII NOT BE 3'-0" BOC UNLESS OTHERWISE NOTED.
9. ALL LANDSCAPED ISLANDS SHALL HAVE RAISED CURB AND GUTTERING.
10. ALL PLANS AND CONSTRUCTION DETAILS MUST MEET THE CURRENT SPECIFICATIONS OF THE CITY OF RALEIGH AND NCDOT.
11. VERIFY ALL SETBACKS WITH LOCAL CODES.
12. ALL CURB RAILS SHALL HAVE A DETECTABLE WARNING COMPLYING WITH SECTIONS 4.7.7 AND 4.29.2 OF THE ADA ACCESSIBILITY GUIDELINES.
13. GENERAL CONTRACTOR TO REFER TO THE MOST CURRENT SHEETZ ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF ALL TRAFFIC CONTROL DEVICES, ROAD LEADERS, STOP SIGNS AND STOP RAMPS.
14. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
15. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE GROUND SIGN POST w/ SHEETZ.
16. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
17. DETECTABLE WARNING DEVICES ARE REQUIRED AT ANY CROSSWALK, OR ISLAND CUT THRU, WHERE THERE IS NOT CHANGE IN TRAVEL DIRECTION.
18. NEW WHITE PAINT DIRECTIONAL ARROWS SHALL BE IN ACCORDANCE WITH LATEST REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL" FOR LOW SPEED DRIVEWAY CONDITIONS.
19. PERMANENT AND TEMPORARY SIGNAGE REQUIRES AN APPROVED SIGN PERMIT PRIOR TO INSTALLATION. SIGNAGE MUST BE SEPARATE SUBMITTAL TO THE LOCAL PERMITTING AGENCY FOR THE PLANNING DEPARTMENT.
20. THE NORTH CAROLINA ONE CALL CENTER SYSTEM PRIOR TO DOING ANY DIGGING. 1-800-432-4349.
21. ALL CULVERT DRAINS SHALL BE DIRECTED TO STORM DRAIN SYSTEM.

1. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY PASEET DESIGN GROUP, P.A. THE CURRENT REQUIREMENTS OF THE CITY OF ALESGH, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT, 29 CFR 1910.66, 29 CFR 1918.69, 29 CFR 1926.65, AND 29 CFR 1926.95, AND ALL OTHER FEDERAL, STATE, AND LOCAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSIDERED AN AFFIRMATION THAT THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER PERSONNEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES, AND UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF THE CONSTRUCTION.

ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CONDUIT HANDBOOK, CURRENT EDITION)

UTILITY SEPARATION REQUIREMENTS:

10' MINIMUM 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER, IF ADJACENT. IF THE SANITARY SEWER AND WATER SUPPLY ARE LOCATED IN THE SAME TRENCH, THE SANITARY SEWER SHALL BE SPECIFICALLY INSTALLED TO WATERLINE SPECIFICATIONS, HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 18" BETWEEN THE SANITARY SEWER AND WATER SUPPLY.

WHEN INSTALLING WATER AND/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10" IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS 18" MINIMUM. IN A SEWER TRENCH, THE MINIMUM SEPARATION BETWEEN THE SANITARY SEWER AND WATER MAIN TO THE SEWER SHALL BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED BETWEEN THE CENTER OF THE MAINS.

WHERE IT IS POSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DP, MATERIALS OR STEEL, ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE INSTALLED. A MINIMUM 10' SEPARATION SHALL BE MAINTAINED.

SEWER, HORIZONTAL SEPARATION IS REQUIRED TO BE MAINTAINED BETWEEN ALL SANITARY SEWER & STORM SEWER LINES, UNLESS DATA IS SPECIFIED FOR SANITARY SEWER.

[illegible]

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY PARSONS ON CONDOT/PA, THE CURRENT REQUIREMENTS OF THE CITY OF RALEIGH, THE APPLICABLE SECTIONS OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERMIT FEDERAL AND STATE LAWS.
2. ALL EXISTING TREES, VEGETATION, AND LANDSCAPE INCLUDING EXISTING TREES AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AREAS UNLESS OTHERWISE NOTED.
3. ALL AREAS NOT PAVED SHALL BE TOPSOILED, SEEDED, MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
4. CONSTRUCTION SHALL BE FINANCIALLY RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIALS OFF SITE. THIS SHALL INCLUDE ALL EXISTING AND NEW CONSTRUCTION DEBRIS BY THE CITY OF CHASLOTOWN.
5. ALL OPEN STORM DRAIN PIPES SHALL BE PROTECTED WITH GROUND FLATE PLATE PROTECTION AFTER STORAGE OF WORK EACH DAY.
6. CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NOTES PERMIT FOR CONSTRUCTION DISAMBIGUATED ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. IF AN OFFSHORE SOIL SPILL, OR BOROON SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE SPOILBOROON SITE MUST BE INCLUDED IN THE LAND-DISTURBANCE PLAN AND PERMIT UNLESS THE SPOILBOROON SITE IS ALREADY HAS A LAND-DISTURBANCE PERMIT.
8. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES AND INLETS.
9. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONTRACT SET FOR OTHER PERTINENT INFORMATION.
10. ONCE SILT FENCE IS INSTALLED, CALL CHRIS BRIDGERS, CITY OF RALEIGH EROSION CONTROL INSPECTOR AT 919-278-1800 TO SPECTIFY & APPROVE SILT FENCE AND SILT FENCE OUTLET.
11. CONTRACTOR SHALL PREPARE A CONSTRUCTION PHOTOGRAPHY IN RELATION TO THE PROPOSED GRADES TO ENSURE DRAINAGE IN THE DIRECTION INDICATED ON PLANS.

12. INITIATE CONSTRUCTION SEQUENCE BEFORE BEGINNING CLEARING
13. STRIP TOPSOIL TO FULL DEPTH IN AREAS TO BE GRADED.
14. MAXIMUM GRADED SLOPE SHALL NOT EXCEED 2:1, UNLESS OTHERWISE SPECIFIED.
15. AREAS TO BE GRADED SHALL BE LIMITED OF ALL EXISTING VEGETATION LOCATED BEFORE GRADING LIMITS.
16. COMPACT ALL FILL AREAS TO 95% OF MAXIMUM DENSITY, OR PER AASHTO SPECIFICATIONS.
17. PROPOSED SPOT ELEVATIONS ARE SHOWN AT FINISHED GRADE.
18. ALL 2:1 SLOPES TO BE STABILIZED WITH TURF REINFORCEMENT MATS. SLOPES TO BE SEED OR COASTAL/SLOPE FINISHED MIX SUMMER SEASON. CONTACT ACF ENVIRONMENTAL FOR SPECIFICATIONS.

**TOTAL DISTURBED AREA = ± 81,597 SF, 1.87 AC**

1. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK".
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWINGS SHALL TAKE PRECEDENCE.

3. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER ON LANDSCAPE DESIGNER.

4. CONTRACTOR SHALL HAVE UTILITY COMPANY LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES INCURRED BY HIS/HER WORK.

5. METHODS OF TREE STAKING INDICATED ON THE DRAWINGS ARE SUGGESTIONS ONLY. THE LANDSCAPE CONTRACTOR SHALL USE WHATEVER METHOD HE DEEMS FIT, HOWEVER HE WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES OR TO THE LANDSCAPE DURING THE PERIOD OF STAKING AND IS RESPONSIBLE FOR UPRIGHTING AND REPLANTING TREES WHICH ARE BLOWN DOWN.

6. ALL AREAS NOT SHOWN AS HARD SURFACES, PLANT BED, MULCHED OR UNDISTURBED AREAS, SHALL BE SEEDED OR SOCCED AS LAVA WAYS WITH SEEDING MIXTURE.

7. ALL LANDSCAPE BEDS CONTAIN THREADED, IRONED HARDWOOD MULCH AT A THICKNESS OF 2".

8. ALL LANDSCAPE BEDS SHALL HAVE PERMANENT DRAINAGE AWAY FROM ALL STRUCTURES.

9. ALL PLANT BEDS SHALL BE TREATED WITH PEST-EMERGENT FREE FERTILIZER, (E.G. TREFOLO GRASSES).

10. ALL PLANTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND SHALL BE VIGOROUS, HEALTHY MATERIAL FREE OF PESTS AND DISEASE.

11. VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR, AND THE TOTAL QUANTITIES SHALL BE REQUIRED ON THE PLANTING PLAN.

12. PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH THE SAME PLANT MATERIAL, ORIGINALLY SPECIFIED ON THIS PLAN.

13. PLANT MATERIAL ON THIS SITE MUST BE INSTALLED IN CONFORMANCE WITH THE GENERAL PLANTING NOTES AND DETAILS ON THIS PLAN OR TO THE STANDARDS OF THE CITY OF ARLING.

14. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND LICENSES TO PERFORM THE REQUIRED WORK.

**SHEETZ AT BUFFALO ROAD - LOT 1**

**TIER 3 ADMINISTRATIVE SITE REVIEW**

**LEGENDS & NOTES**

**PAST DESIGN GROUP, PA**

**Engineering | Consulting**

307 Republic Square, Suite 200, Raleigh, North Carolina 27601

Phone: 919.844.4391 | Fax: 919.844.4395 | 14C LICENSE NUMBER: C-2811

**SHEETZ, INC.**  
10000 BUFFALO ROAD  
Raleigh, NC 27603

**DATE:** 7.15.2022

**PROJECT NUMBER:**

**POP:**

**PROJECT CODE:**

**PROJECT CODE DESCRIPTION:**

**PROJECT SURFACES:**

**NOTES:**

**RALPH WARE COUNTY-NORTH CAROLINA**

[illegible]

**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**

NOTE(s): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



September 21, 2022

Re: Waste and Recycling Services – Sheetz locations in Raleigh, NC

To whom it may concern:

Please accept this letter as confirmation that WM, through its existing agreement with Sheetz, Inc., will provide services to Sheetz's upcoming location(s) in Raleigh, NC, as follows:

Trash 8 cubic yard front load container, 4x/weekly, Mon/Wed/Fri/Sat

Single Stream Recycling 8 cubic yard front load container, 3x/weekly, Mon/Wed/Fri

Services will only be rendered during the day hours of 7 AM to 11 PM as permitted by the noise ordinance in the City of Raleigh.

Thank you,

Ashley Smith

Ashley Smith  
Market Area Supervisor  
National/Strategic accounts,  
Capitol Market Area

From: FOG <FatOG.FOG@raleighnc.gov>  
Sent: Wednesday, April 5, 2023 1:02 PM  
To: Brett Yonish <bretty@easthillseng.com>  
Cc: FOG <FatOG.FOG@raleighnc.gov>; Sanders, Courtney <Courtney.Sanders@raleighnc.gov>  
Subject: 5100 Forestville Road, Raleigh, NC - New Sheetz Store - FOG

Brett,

Raleigh Water Fats Oil and Grease offers no objection to **Sheetz located at 5100 Forestville Rd, Raleigh, NC 27604** installing a 2000 gallon single use grease interceptor. The grease interceptor shall conform to S40.41 and 25 detail.

C. DeCarlo Sanders  
Utilities Analyst  
City of Raleigh  
Public Utilities | Raleigh Water  
Sewer Maintenance Division  
Raleigh, NC 27604  
919-996-2334 (office) | 919-280-1300 (mobile)  
[Courtney.Sanders@raleighnc.gov](mailto:Courtney.Sanders@raleighnc.gov)



City of Raleigh Public Utilities  
Cross Connection Program  
Certificate of Compliance Application  
New Construction

Office Use Only  
Date Application Received  
2-2-23  
Certificate Number: 1443  
Date: 2-2-23  
Inspector: Joseph S. Harding  
Cross Connection Coordinator

DATE: 1/31/2023

PROJECT: 1740-02-2322

Address: 5100 Forestville Road, Raleigh, NC 27604

Street Address (Site of new construction)

City

State

Zip Code

Daytime Phone Number: 919-810-3716

Email: [mphilips@pabstdesign.com](mailto:mphilips@pabstdesign.com)

Containment Assembly: A backflow assembly, installed at the point of separation between the public water supply and a private sanitary or process distribution system or at the point of mixing.

Minimum Requirements: Containment assemblies must be installed within 50' (near foot of piping from the road) downstream of the meter box or ROW and be on the ASSE and USC approval list. Please see Appendix A: Guidelines and Requirements for the Cross Connection Program for further installation guidelines.

Water Service (Domestic, Irrigation, Fire, or Process Distribution System)	Type of Backflow: Reduced Pressure Zone (RPZ), Reduced Pressure Detector Assembly (RPDA), Double Check Valve Assembly (DCVA), or Double Check Valve Assembly (DCVA)	Model of Containment Backflow	Size of Service	Office Use Only: Approval of Location, Type, and Model
Sanitary	RPZ	North American	1"	APR 5
Sanitary	RPZ	North American	1"	APR 5

Professional Engineer  
Consistent with all containment backflow assembly must be installed in accordance with Raleigh City Code, Article 20, Water Quality Protection and Appendix A: Guidelines and Requirements of the Cross Connection Program. Any changes made to the type of containment backflow or backflow assembly must be approved by the City of Raleigh's Cross Connection Program for approval.

P. Dan Pabst 919-848-4399

State of Professional Engineer NC 27616

107 Fayetteville St. Suite 200 Raleigh NC 27616

Telephone 919-848-4399 Fax 919-848-4399

Signature: P.D. Pabst Date: 1-31-23

Office: 919-848-2347 Fax: 919-848-4399  
[www.pabstdesign.com](http://www.pabstdesign.com)  
See [www.raleighnc.gov](http://www.raleighnc.gov) and [www.raleighnc.gov](http://www.raleighnc.gov) for "Cross Connection"

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NOTE(s): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

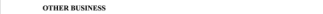
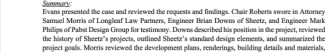
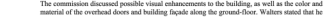
PABST DESIGN GROUP, PA  
Engineering | Consulting  
107 Fayetteville Road, Suite 200, Raleigh, North Carolina 27616  
Phone: 919-848-4399 | Fax: 919-848-4399 | E: [info@pabstdesign.com](mailto:info@pabstdesign.com) | W: [www.pabstdesign.com](http://www.pabstdesign.com)

PREPARED FOR:  
PABST DESIGN GROUP, PA  
107 Fayetteville Road, Suite 200  
Raleigh, NC 27616  
DATE: 1-31-2023  
PROJECT NUMBER:  
PROJECT CAD DESIGNER:  
PROJECT SURVEYOR:

SHEETZ AT BUFFALO ROAD - LOT 1  
TIER 3 ADMINISTRATIVE SITE REVIEW  
AGREEMENT & APPROVAL LETTERS

NO. 1  
REVISION  
REVISED PER COMMENTS  
DATE  
APPROVED  
DRAWING SHEET  
C-0.2  
PROJECT NUMBER  
591-21

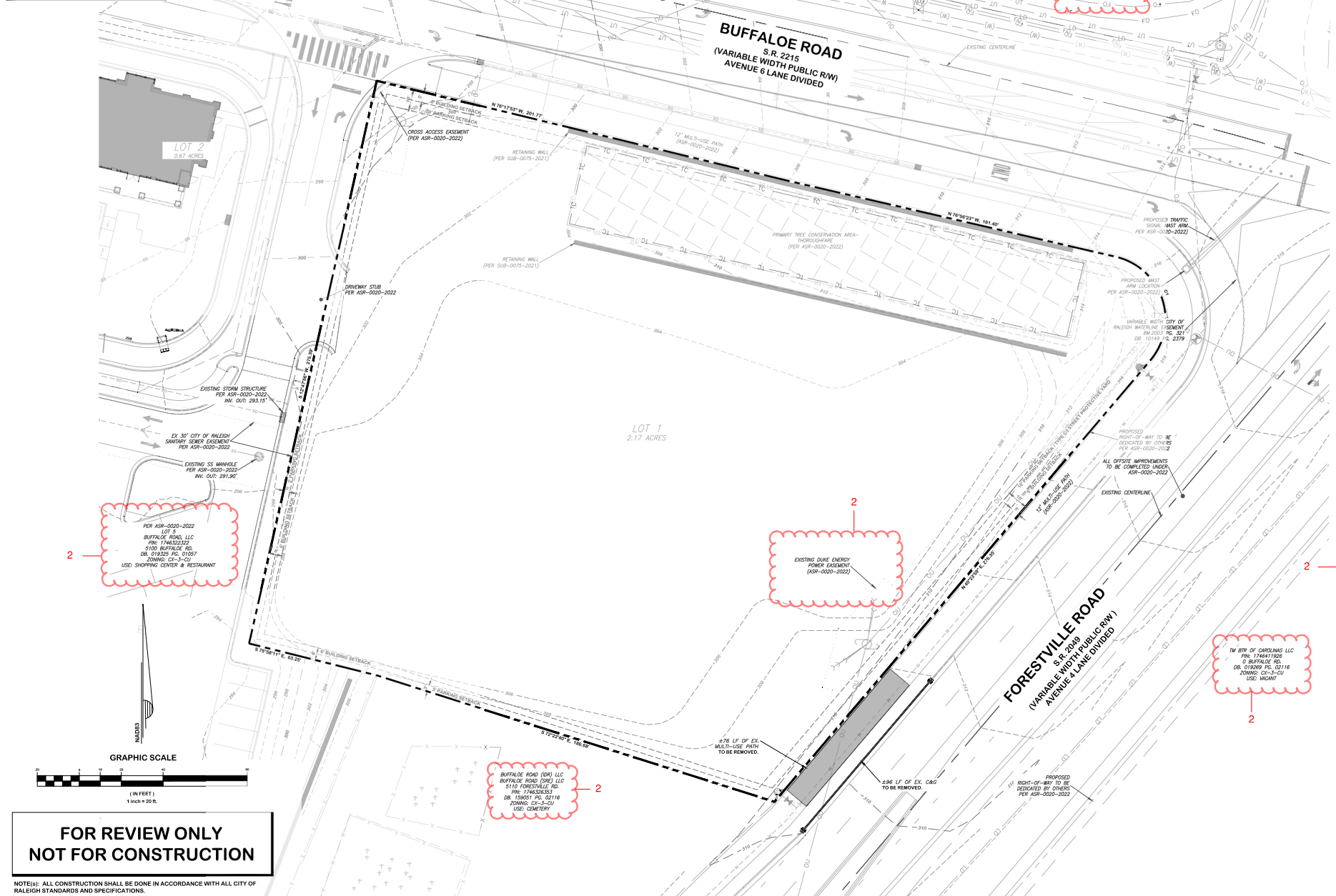




PROJECT NUMBER  
**591-21**

SEE SHEET C-0.1 FOR  
LEGENDS & NOTES.

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	66.87'	30.50'	N 55°07'53" W
			53.76'



**FOR REVIEW ONLY  
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NOTE(s): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

NO.	REVISION	DATE
1	REVISION FOR COMMENTS	7/1/2023
2	REVISION FOR COMMENTS	7/1/2023

DRAWING  
SHEET

**C-1.0**

PROJECT NUMBER  
**591-21**

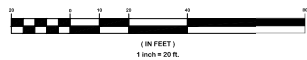


SEE SHEET C-0.1 FOR  
LEGENDS & NOTES.

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	65.87	30.50'

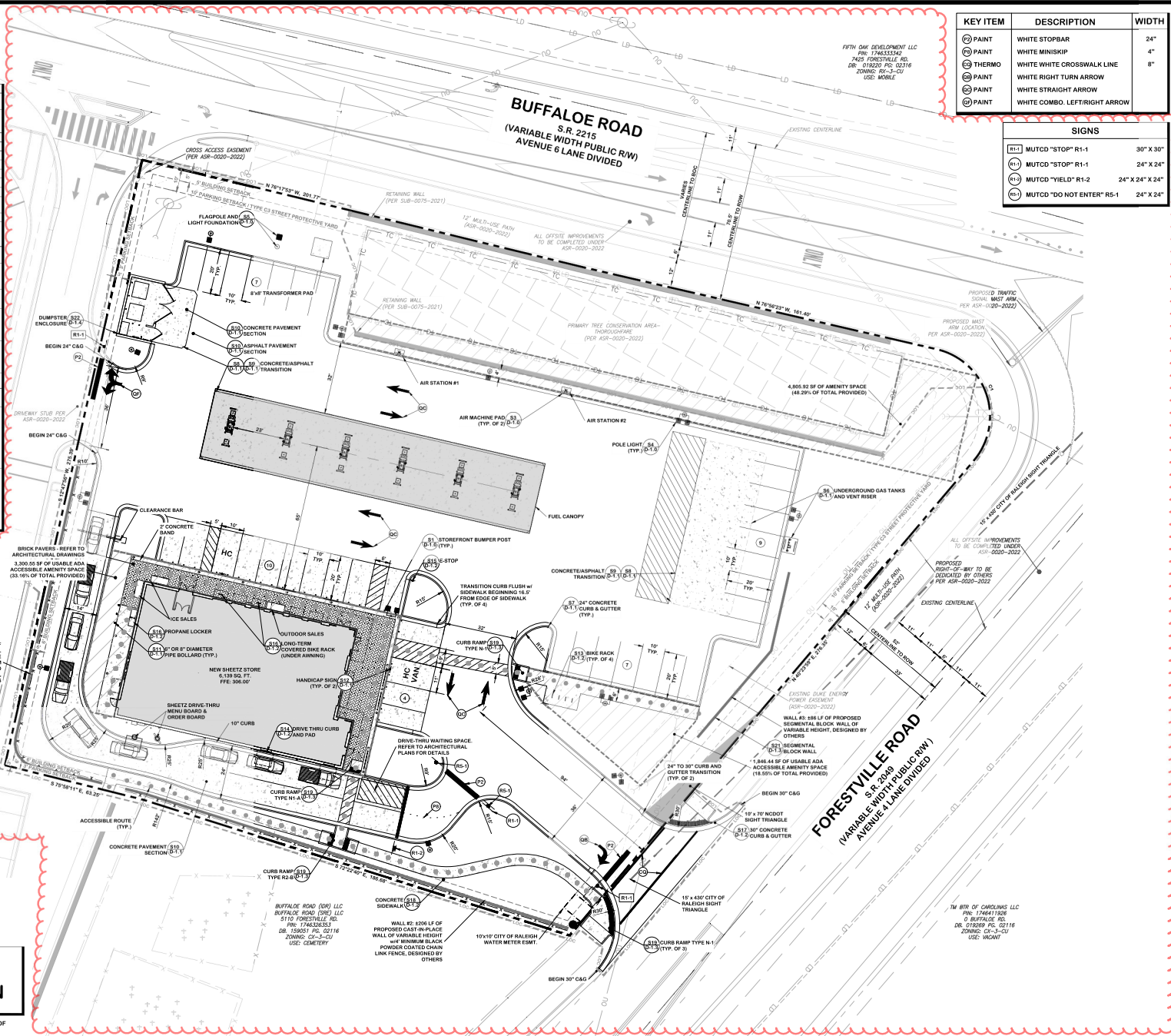
SITE DATA TABLE	
SITE ADDRESS:	7350 BUFFALO ROAD, LOT 1 WALTON, NC 27084 BUFFALO ROAD LLC 4201 CONGRESS STREET, SUITE 174 CHARLOTTE, NORTH CAROLINA 28209
OWNER:	1746-32-232
EXISTING ZONING:	CK-3-CU
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RETAIL - VEHICLE FUEL SALES & RESTAURANT
BUILDING TYPE:	GENERAL
PARCEL AREA:	94,717 SF / 2.17 AC.
WATERSHED:	HARRIS CREEK
ADDITIONAL OVERLAY:	SPECIAL HIGHWAY OVERLAY DISTRICT-1 (SHOD-1) (REFER TO CASE ASR-0020-2022)
RIVERBASIN:	NEUSE
FLOODPLAIN DATA:	NO PORTION OF THE PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE PER INSURANCE RATE MAP (RATE MAP 572017460J DATED MAY 2, 2006)
IMPERVIOUS AREA:	EXISTING = 45.00 ACRES (0.81) PROPOSED = 11.34 ACRES (0.45) (SF)
AMENITY SPACE:	REQUIRED = 10% OF TOTAL SITE AREA (9,471.7 SF + 10 = 9,471.7 SF REQUIRED) PROVIDED: 9,952.91 SF (10.51%)
TREE CONSERVATION:	REQUIRED = 10% OF TOTAL SITE AREA = 9,471.7 SF PROVIDED: (REFER TO CASE ASR-0020-2022)
PRINCIPAL BUILDING SETBACKS:	PRIMARY STREET (MIN): 5' SIDE STREET (MIN): 5' SIDE LOT LINE (MIN): 5' OR 6' REAR LOT LINE (MIN.): 3' OR 6'
PARKING SETBACKS:	PRIMARY STREET (MIN): 10' SIDE STREET (MIN): 10' SIDE LOT LINE (MIN.): 5' OR 7' REAR LOT LINE (MIN.): 5' OR 3'
BUILDING FLOOR AREA:	EXISTING = 0 GFA PROPOSED = 4,139 GFA
BUILDING HEIGHT:	REQUIRED: 3 STORIES / 50' MAX. PROPOSED: 1 STORY / 26'-4"
MAXIMUM PARKING:	RESTAURANT: 1 SPACE PER 100 SF OF GFA 5,535 SF RESTAURANT / 100 SF = 55 SPACES RETAIL: 1 SPACE PER 200 SF OF GFA PLUS 1.5 SPACES FOR EVERY 600 SF OF OUTDOOR DISPLAY AREA 4,604 SF RETAIL / 200 SF = 23 SPACES 50 SF OUTDOOR DISPLAY / 600 SF = 8 SPACES MAX. ALLOWABLE: 38 SPACES TOTAL PROVIDED: 37 SPACES (INCLUDING 2 ADA (1 VAN))
REQUIRED BICYCLE PARKING:	RESTAURANT: 1 SHORT-TERM SPACE PER 50,000 GFA, 4 MIN. 1 LONG-TERM SPACE PER 25,000 GFA, 4 MIN. RETAIL: 1 SHORT-TERM SPACE PER 5,000 GFA, 4 MIN. 4 NONE FOR LONG-TERM TOTAL REQUIRED: 8 SHORT-TERM, 4 LONG-TERM TOTAL PROVIDED: 8 SHORT-TERM, 4 LONG-TERM

GRAPHIC SCALE



FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

NOTE(s): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF  
RALEIGH STANDARDS AND SPECIFICATIONS.



KEY ITEM	DESCRIPTION	WIDTH
(P)	PAINT	WHITE STOPBAR
(P)	PAINT	WHITE MINISKIP
(T)	THERMO	WHITE WHITE CROSSWALK LINE
(P)	PAINT	WHITE RIGHT TURN ARROW
(P)	PAINT	WHITE STRAIGHT ARROW
(P)	PAINT	WHITE COMBO. LEFT/RIGHT ARROW

SIGNS	
(R1-1)	MUTCD "STOP" R1-1 30" X 30"
(R1-2)	MUTCD "STOP" R1-1 24" X 24"
(R1-2)	MUTCD "YIELD" R1-2 24" X 24" X 24"
(R5-1)	MUTCD "DO NOT ENTER" R5-1 24" X 24"

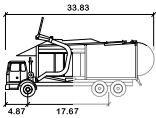
**PAST DESIGN GROUP, PA**  
Engineering & Consulting  
107 Reynolds Road, Suite 200, Raleigh, North Carolina 27601  
Phone: 919.946.1099 | Fax: 919.946.1098 | E-MAIL: C-201

**SHEETZ AT BUFFALO ROAD - LOT 1**  
TIER 3 ADMINISTRATIVE SITE REVIEW  
SITE LAYOUT PLAN

**DRAWING SHEET**  
**C-2.0**  
PROJECT NUMBER  
**591-21**

SEE SHEET C-0.1 FOR  
LEGENDS & NOTES.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	66.87	30.50'	N 55°07'53" W	53.76

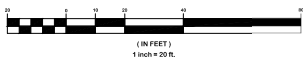


Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

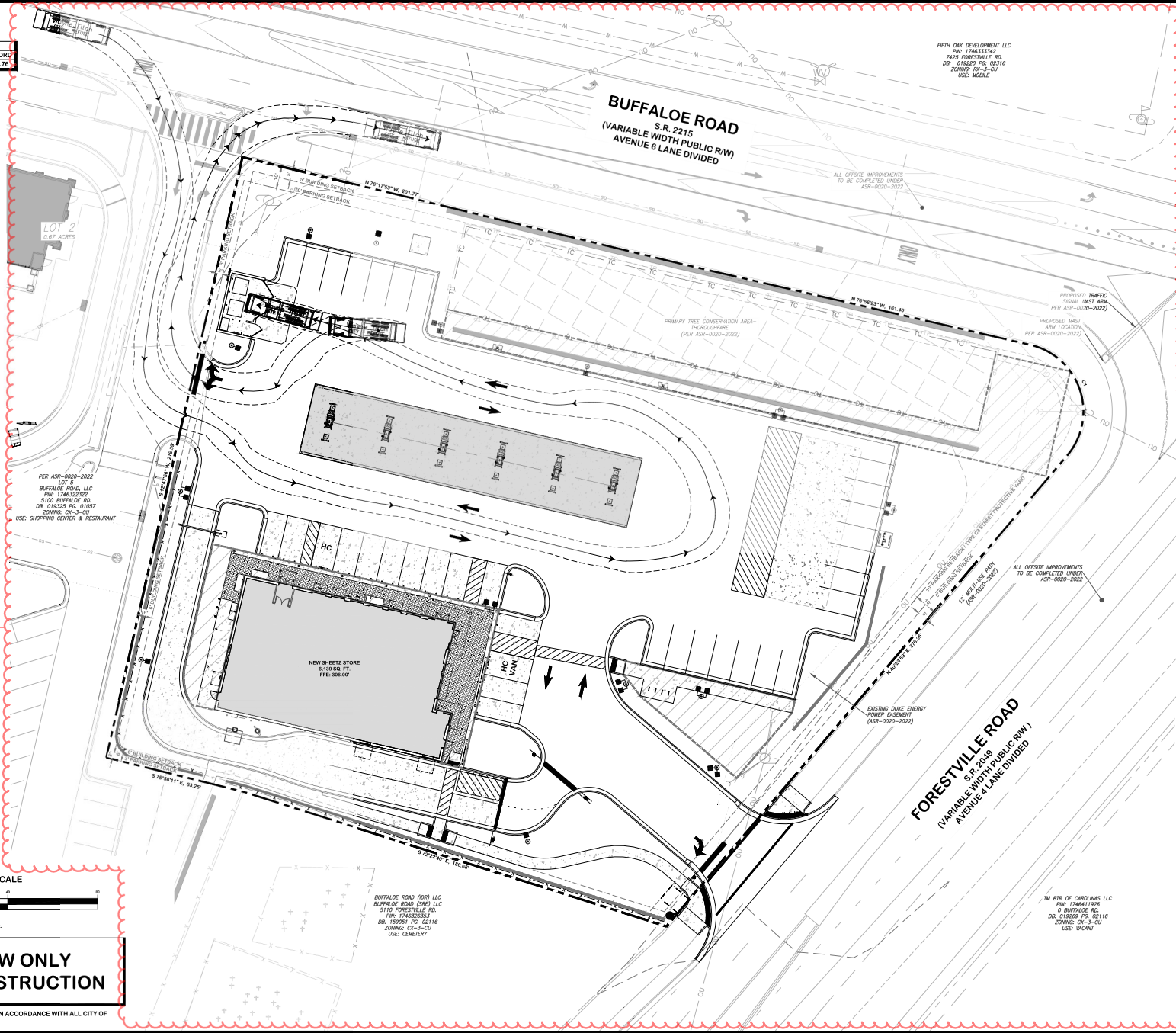
2

GRAPHIC SCALE



**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**

NOTE(s): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF  
RALEIGH STANDARDS AND SPECIFICATIONS.



FIFTH OAK DEVELOPMENT LLC  
P.O. BOX 1746333462  
7405 FORESTVILLE RD.  
DURHAM, NC 27705  
ZONING: R3-3-CU  
USE: MOBILE

ALL OFFSITE IMPROVEMENTS  
TO BE COMPLETED UNDER  
ASR-2020-2022

PROPOSED TRAFFIC  
SIGNAL MAST ARM  
PER ASR-2020-2022

PROPOSED MAST  
ARM LOCATION  
PER ASR-2020-2022

PRIMARY TREE CONSERVATION AREA-  
THOROUGHFARE  
(PER ASR-2020-2022)

PER ASR-2020-2022  
LOT 5  
BUFFALO ROAD, LLC  
P.O. BOX 1746333462  
5100 BUFFALO RD.  
DURHAM, NC 27705  
ZONING: CX-3-CU  
USE: SHOPPING CENTER & RESTAURANT

NEW SHEETS STORE  
6,139 SQ. FT.  
P.O. BOX 507

EXISTING DUKE ENERGY  
POWERY EXHAUST  
(ASR-2020-2022)

ALL OFFSITE IMPROVEMENTS  
TO BE COMPLETED UNDER  
ASR-2020-2022

**FORESTVILLE ROAD**  
S.R. 2049  
(VARIABLE WIDTH PUBLIC R/W)  
AVENUE 4 LANE DIVIDED

BUFFALO ROAD (RD) LLC  
BUFFALO ROAD (RD) LLC  
5110 FORESTVILLE RD.  
P.O. BOX 1746333462  
DURHAM, NC 27705  
ZONING: CX-3-CU  
USE: CEMETERY

TW BTR OF CAROLINAS LLC  
P.O. BOX 1746333462  
5110 FORESTVILLE RD.  
DURHAM, NC 27705  
ZONING: CX-3-CU  
USE: WGNM

**PAST DESIGN GROUP, PA**  
Engineering & Consulting  
107 Regency Road, Suite 200, Raleigh, NC 27601  
Phone: 919.944.1089 | Fax: 919.944.9891 | Email: info@pastdesign.com

**SHEETZ AT BUFFALO ROAD - LOT 1**  
TIER 3 ADMINISTRATIVE SITE REVIEW  
TRASH TRUCK INGRESS / EGRESS PLAN

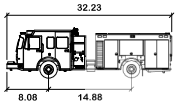
NO.	REVISION	DATE
1	REVISED PER CITY COMMENTS	10/1/2023
2	REVISED PER CITY COMMENTS	10/1/2023

**DRAWING SHEET**  
**C-2.1**  
PROJECT NUMBER  
**591-21**



SEE SHEET C-0.1 FOR  
LEGENDS & NOTES.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	66.87	30.50'	N 55°07'53" W	53.76



AFAR Pumper Pierce Velocity

Width	feet
Track	8.00
Lock to Lock Time	8.00
Steering Angle	45.0

2

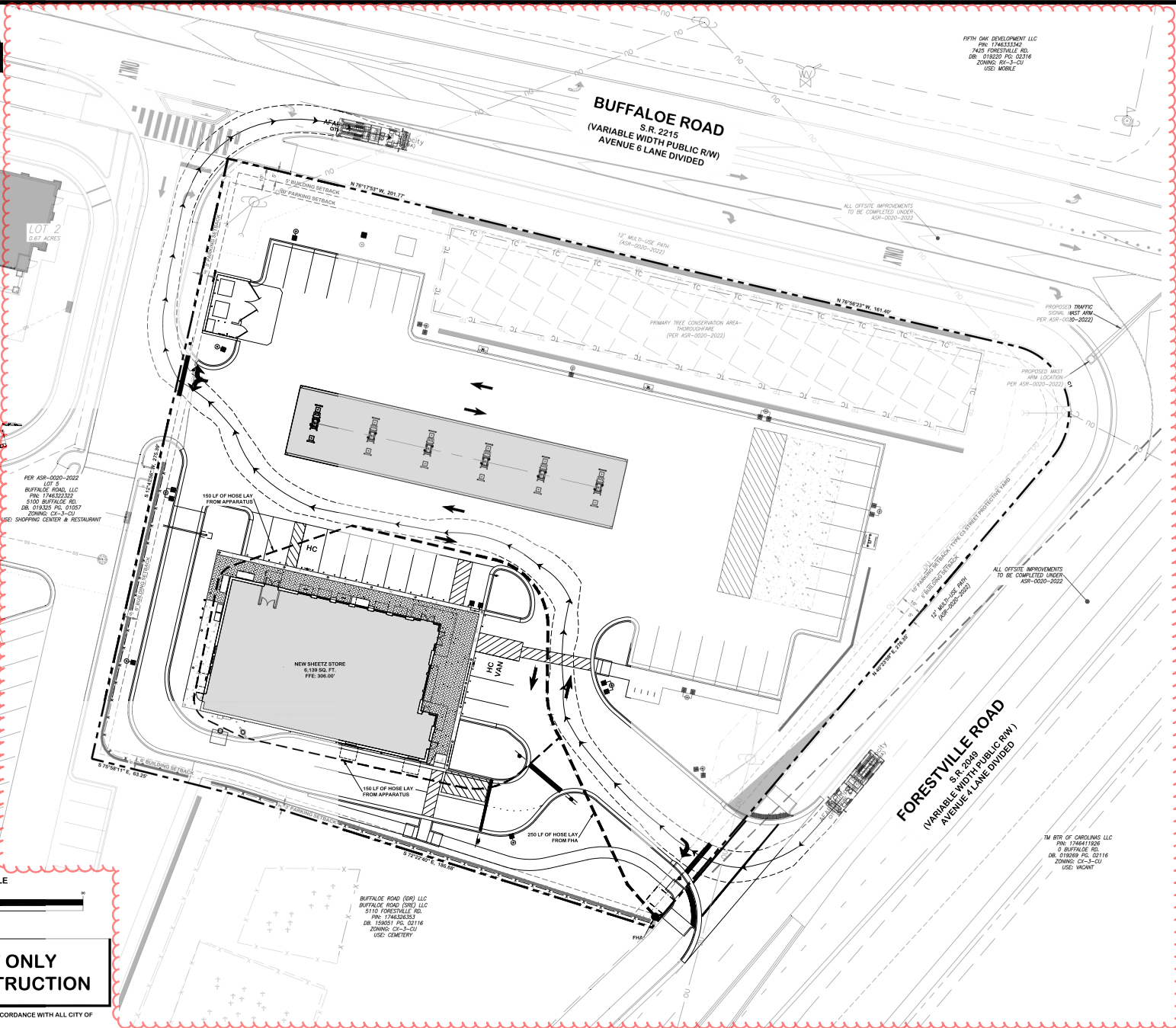


GRAPHIC SCALE

(IN FEET)  
1 inch = 20 ft.

**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**

NOTE(s): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



PAST DESIGN GROUP, PA  
Engineering & Consulting  
107 Regentwood Lane, Suite 100, Raleigh, NC 27607  
Phone: 919.944.1089 / Fax: 919.944.9881 / Email: info@pastdesign.com



PREPARED FOR:  
FIFTH OAK DEVELOPMENT LLC  
P.O. BOX 174633  
7429 FORESTVILLE RD.  
DURHAM, NC 27716  
DATE: 7/1/2022  
PROJECT CHAD DESIMAR  
PROJECT SUPERVISOR

**SHEETZ AT BUFFALO ROAD - LOT 1**  
TIER 3 ADMINISTRATIVE SITE REVIEW  
FIRE TRUCK INGRESS / EGRESS PLAN

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	7/1/2022
2	REVISED PER COMMENTS	
3	REVISED PER COMMENTS	

DRAWING  
SHEET

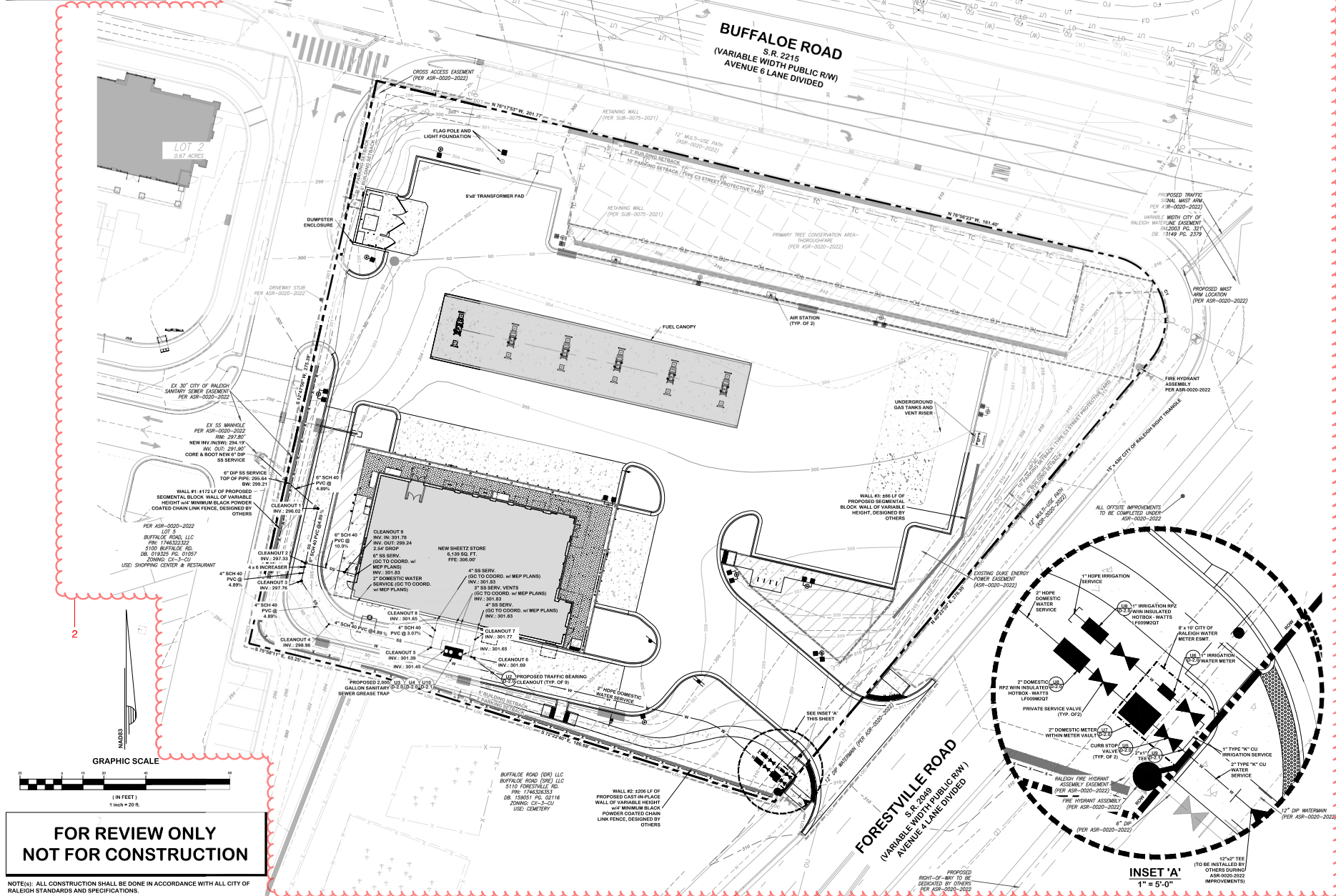
**C-2.2**

PROJECT NUMBER

**591-21**

SEE SHEET C-0.1 FOR  
LEGENDS & NOTES.

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	66.87	30.50'	N 55°07'53" W
			53.76



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NOTE(s): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

**PAST DESIGN GROUP, PA**  
Engineering & Consulting  
107 Fayetteville Road, Suite 200, Fayetteville, NC 28404  
Phone: 919.946.1089 | Fax: 919.946.1091 | Email: info@pastdesign.com

**SHEETZ AT BUFFALO ROAD - LOT 1**  
TIER 3 ADMINISTRATIVE SITE REVIEW  
UTILITY PLAN

2

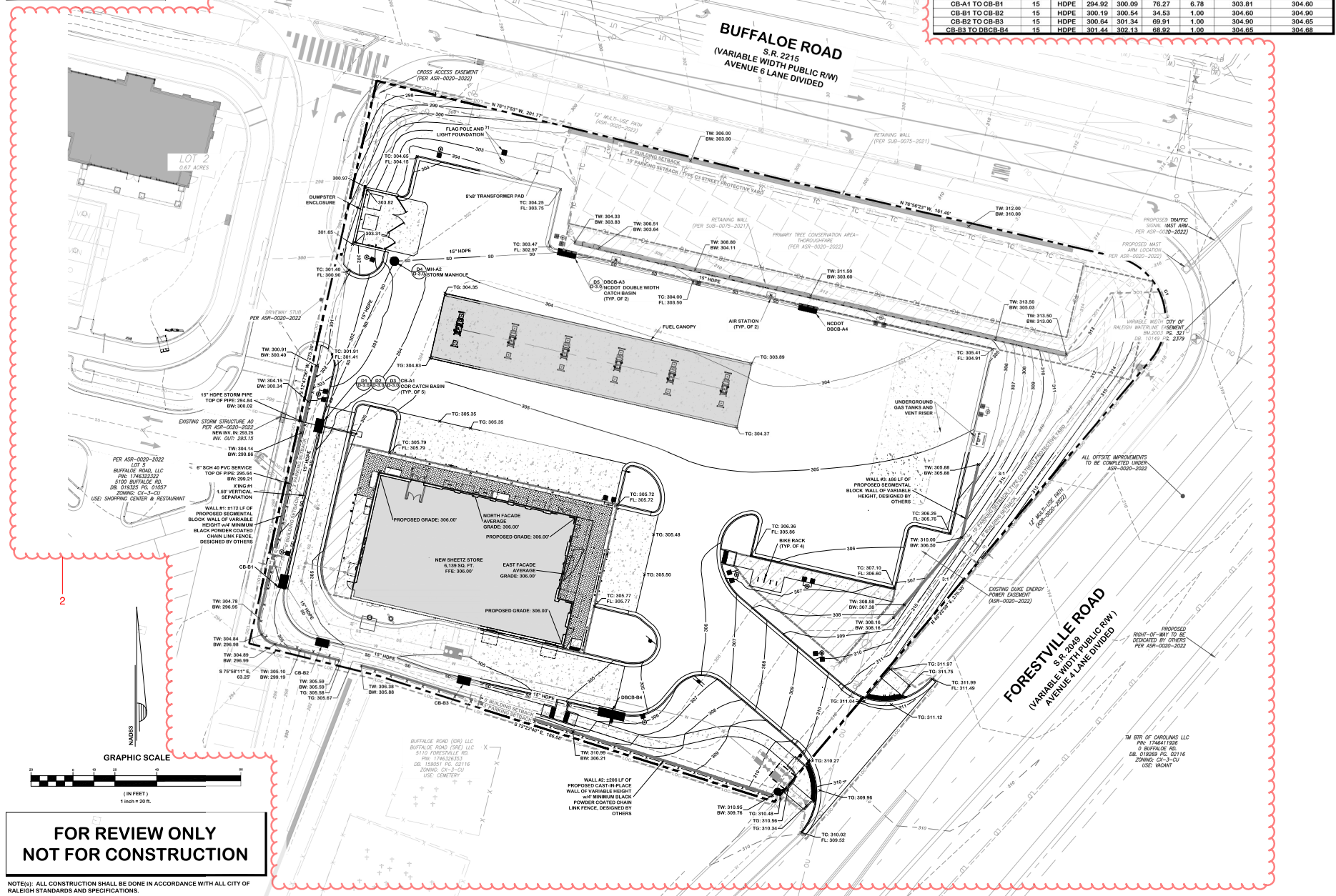
DATE	REVISION	BY	CHKD
1/11/2023	1	W. J. JONES	

DRAWING SHEET  
**C-3.0**  
PROJECT NUMBER  
**591-21**



SEE SHEET C-0.1 FOR  
LEGENDS & NOTES.

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	66.87'	30.50'	N 15°07'53" W
			53.76'



STORM CHART									
LineID	LineSize	Material	InvertDn	InvertUp	LineLength	LineSlope	GrndRimElev Dn	GrndRimElev Up	
CB-A0 TO CB-A1	15	HDPE	293.25	293.61	17.87	2.00	298.66	303.81	
CB-A1 TO MH-A2	15	HDPE	293.71	298.25	86.33	5.26	303.81	303.24	
MH-A2 TO DBCB-A3	15	HDPE	298.35	299.15	80.08	1.00	303.24	302.94	
DBCB-A3 TO DBCB-A4	15	HDPE	299.25	300.43	117.87	1.00	302.94	302.98	
CB-A1 TO CB-B1	15	HDPE	294.92	300.09	76.27	6.78	303.81	304.60	
CB-B1 TO CB-B2	15	HDPE	300.19	300.54	34.53	1.00	304.60	304.90	
CB-B2 TO CB-B3	15	HDPE	300.64	301.34	69.91	1.00	304.90	304.65	
CB-B3 TO DBCB-B4	15	HDPE	301.44	302.13	68.92	1.00	304.65	304.68	

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RALEIGH STANDARDS AND SPECIFICATIONS.

**PAST DESIGN GROUP, PA**  
Engineering | Consulting  
107 Regency Road, Suite 300, Raleigh, North Carolina 27601  
Phone: 919.946.1099 | Fax: 919.946.1098 | E-MAIL: INFO@PASTDESIGN.COM

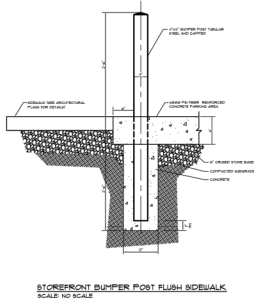
**SHEETZ AT BUFFALO ROAD - LOT 1**  
TIER 3 ADMINISTRATIVE SITE REVIEW  
GRADING & STORM DRAINAGE PLAN

DATE: 7/1/2023  
PROJECT NUMBER: 1901  
PROJECT CHAD DESHAIR  
PROJECT SURVIVOR

REVISION  
NO. 1  
DATE 7/1/2023  
BY CHAD DESHAIR  
CHECKED BY CHAD DESHAIR  
REVIEWED BY CHAD DESHAIR

DRAWING SHEET  
**C-4.0**  
PROJECT NUMBER  
**591-21**

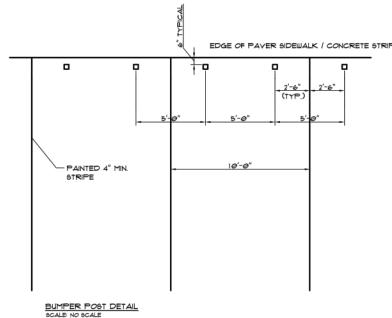
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION



STOREFRONT BUMPER POST FLUSH SIDEWALK  
SCALE: NO SCALE

convenience Architecture and Design P.C.		STOREFRONT BUMPER POST DETAIL	DATE: 01/20/2023 DRAWN BY: JLD CHECKED BY: JLD
333 Sherry Way, Chesapeake, VA 20690		01	

S1 STOREFRONT BUMPER POST

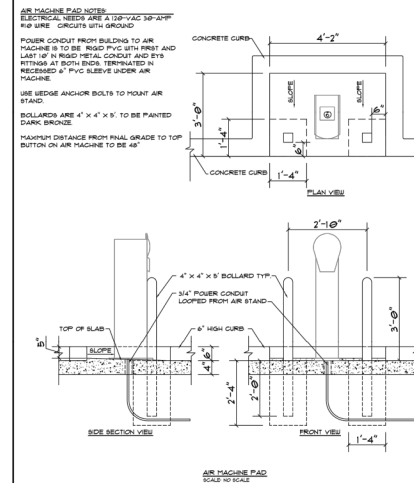


\* 2'-3" FOR 3.5' WIDE PARKING SPACE  
2'-0" FOR 5.0' WIDE PARKING SPACE  
USE THIS DETAIL IF PAVEMENT IS PAVED  
UP TO TOP OF SIDEWALK

BUMPER POST DETAIL  
SCALE: NO SCALE

convenience Architecture and Design P.C.		BUMPER POST LAYOUT DETAIL AT PAVEMENT SIDEWALK	DATE: 01/20/2023 DRAWN BY: JLD CHECKED BY: JLD
333 Sherry Way, Chesapeake, VA 20690		02	

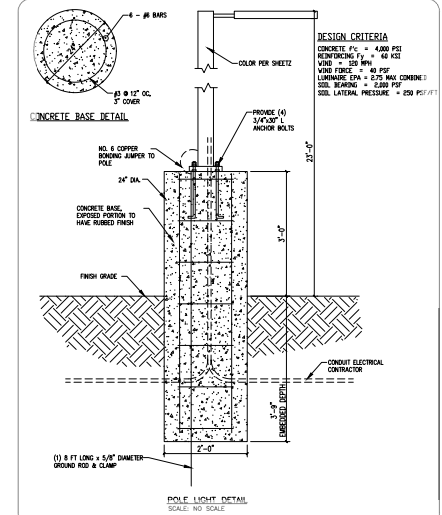
S2 BUMPERPOST LAYOUT



AIR MACHINE PAD  
SCALE: NO SCALE

convenience Architecture and Design P.C.		AIR MACHINE PAD DETAILS	DATE: 01/20/2023 DRAWN BY: JLD CHECKED BY: JLD
333 Sherry Way, Chesapeake, VA 20690		03	

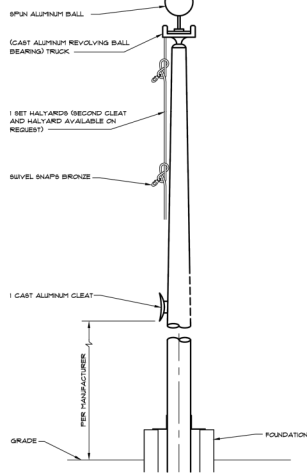
S3 AIR MACHINE PAD



POLE LIGHT DETAIL  
SCALE: NO SCALE

convenience Architecture and Design P.C.		POLE LIGHT DETAIL	DATE: 01/20/2023 DRAWN BY: JLD CHECKED BY: JLD
333 Sherry Way, Chesapeake, VA 20690		04	

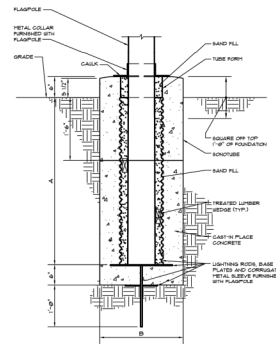
S4 POLE LIGHT



FLAGPOLE DETAIL  
SCALE: NO SCALE

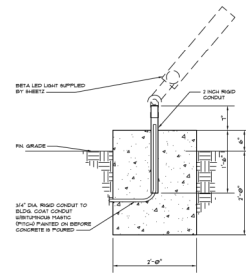
convenience Architecture and Design P.C.		FLAGPOLE DETAIL	DATE: 01/20/2023 DRAWN BY: JLD CHECKED BY: JLD
333 Sherry Way, Chesapeake, VA 20690		11	

S5 FLAGPOLE AND LIGHT FOUNDATION



FLAGPOLE FOUNDATION  
SCALE: NO SCALE

convenience Architecture and Design P.C.		FLAGPOLE FOUNDATION	DATE: 01/20/2023 DRAWN BY: JLD CHECKED BY: JLD
333 Sherry Way, Chesapeake, VA 20690		12	



FLAGPOLE LIGHT FOUNDATION  
SCALE: NO SCALE

convenience Architecture and Design P.C.		FLAGPOLE LIGHT FOUNDATION	DATE: 01/20/2023 DRAWN BY: JLD CHECKED BY: JLD
333 Sherry Way, Chesapeake, VA 20690		13	

FLAGPOLE LIGHT FOUNDATION LAYOUT PLAN  
SCALE: NO SCALE

convenience Architecture and Design P.C.		FLAGPOLE LIGHT FOUNDATION LAYOUT PLAN	DATE: 01/20/2023 DRAWN BY: JLD CHECKED BY: JLD
333 Sherry Way, Chesapeake, VA 20690		14	

PAST DESIGN GROUP, PA  
Engineering | Consulting



333 Sherry Way, Chesapeake, VA 20690  
DATE: 1/20/2023  
PROJECT NUMBER: 591-21  
PROJECT CHAIR: JLD  
PROJECT DESIGNER: JLD  
PROJECT SURVEYOR: JLD

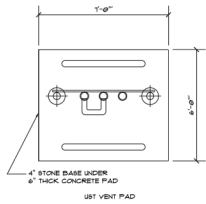
SHEETZ AT BUFFALO ROAD - LOT 1  
TIER 3 ADMINISTRATIVE SITE REVIEW  
SITE DETAIL SHEET

DATE	REVISION	REVIEWED FOR COMMENTS
01/20/2023	01	

DRAWING  
SHEET  
D-1.0

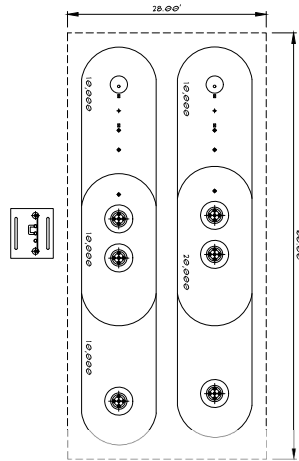
PROJECT NUMBER  
591-21

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION



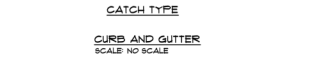
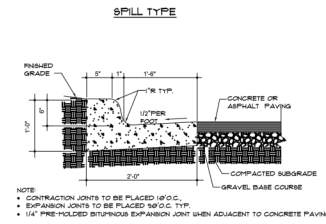
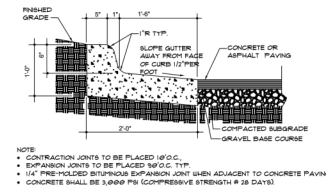
DATE: 01/11/2023	BY: J. P. JONES	PROJECT: SHEETZ AT BUFFALO ROAD - LOT 1	SCALE: 1/8" = 1'-0"
DESIGNED BY: J. P. JONES	CHECKED BY: J. P. JONES	PROJECT: SHEETZ AT BUFFALO ROAD - LOT 1	SCALE: 1/8" = 1'-0"
DATE: 01/11/2023	BY: J. P. JONES	PROJECT: SHEETZ AT BUFFALO ROAD - LOT 1	SCALE: 1/8" = 1'-0"

S6 UNDERGROUND GAS TANKS AND VENT RISER



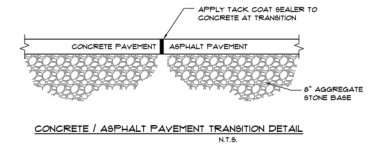
DATE: 01/11/2023	BY: J. P. JONES	PROJECT: SHEETZ AT BUFFALO ROAD - LOT 1	SCALE: 1/8" = 1'-0"
DESIGNED BY: J. P. JONES	CHECKED BY: J. P. JONES	PROJECT: SHEETZ AT BUFFALO ROAD - LOT 1	SCALE: 1/8" = 1'-0"
DATE: 01/11/2023	BY: J. P. JONES	PROJECT: SHEETZ AT BUFFALO ROAD - LOT 1	SCALE: 1/8" = 1'-0"

S7 24" CONCRETE CURB & GUTTER



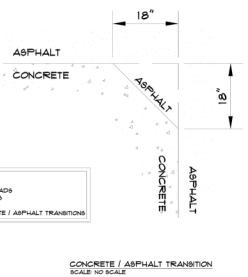
DATE: 01/11/2023	BY: J. P. JONES	PROJECT: SHEETZ AT BUFFALO ROAD - LOT 1	SCALE: 1/8" = 1'-0"
DESIGNED BY: J. P. JONES	CHECKED BY: J. P. JONES	PROJECT: SHEETZ AT BUFFALO ROAD - LOT 1	SCALE: 1/8" = 1'-0"
DATE: 01/11/2023	BY: J. P. JONES	PROJECT: SHEETZ AT BUFFALO ROAD - LOT 1	SCALE: 1/8" = 1'-0"

S8 ASPHALT PAVING DETAILS



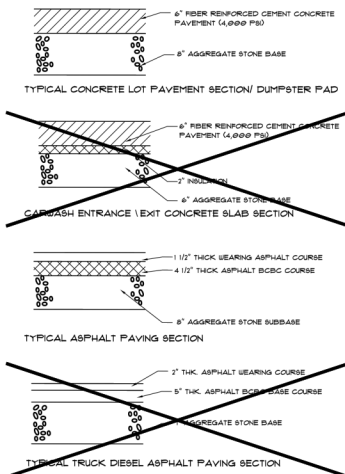
DATE: 01/11/2023	BY: J. P. JONES	PROJECT: SHEETZ AT BUFFALO ROAD - LOT 1	SCALE: 1/8" = 1'-0"
DESIGNED BY: J. P. JONES	CHECKED BY: J. P. JONES	PROJECT: SHEETZ AT BUFFALO ROAD - LOT 1	SCALE: 1/8" = 1'-0"
DATE: 01/11/2023	BY: J. P. JONES	PROJECT: SHEETZ AT BUFFALO ROAD - LOT 1	SCALE: 1/8" = 1'-0"

S9 CONCRETE / ASPHALT TRANSITION



DATE: 01/11/2023	BY: J. P. JONES	PROJECT: SHEETZ AT BUFFALO ROAD - LOT 1	SCALE: 1/8" = 1'-0"
DESIGNED BY: J. P. JONES	CHECKED BY: J. P. JONES	PROJECT: SHEETZ AT BUFFALO ROAD - LOT 1	SCALE: 1/8" = 1'-0"
DATE: 01/11/2023	BY: J. P. JONES	PROJECT: SHEETZ AT BUFFALO ROAD - LOT 1	SCALE: 1/8" = 1'-0"

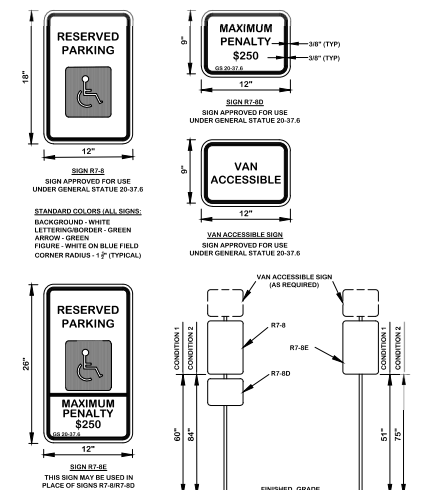
S10 SITE PAVEMENT



DATE: 01/11/2023	BY: J. P. JONES	PROJECT: SHEETZ AT BUFFALO ROAD - LOT 1	SCALE: 1/8" = 1'-0"
DESIGNED BY: J. P. JONES	CHECKED BY: J. P. JONES	PROJECT: SHEETZ AT BUFFALO ROAD - LOT 1	SCALE: 1/8" = 1'-0"
DATE: 01/11/2023	BY: J. P. JONES	PROJECT: SHEETZ AT BUFFALO ROAD - LOT 1	SCALE: 1/8" = 1'-0"

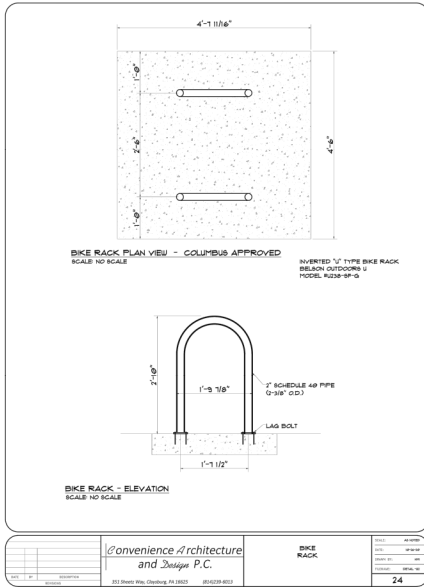
S11 6 OR 8 DIAMETER BOLLARD DETAIL

S12 HANDICAP SIGN

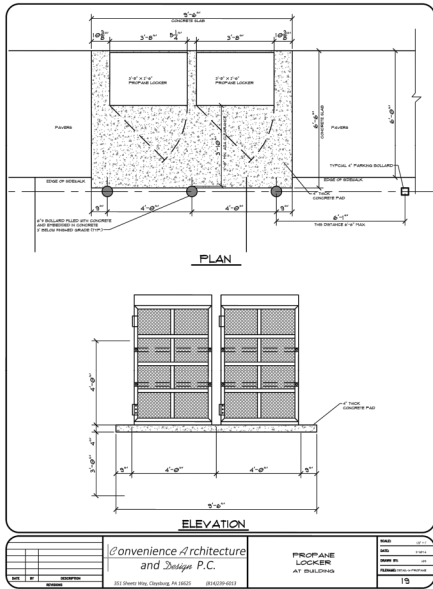
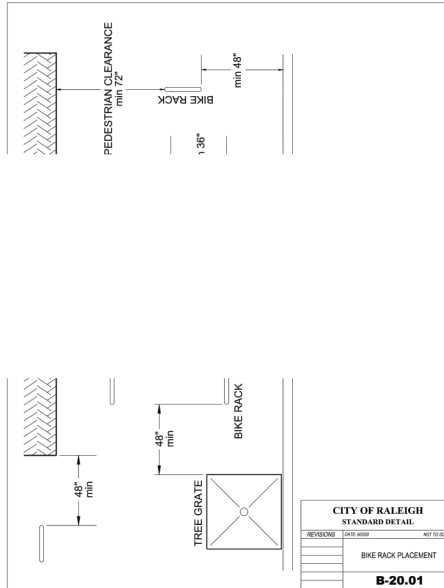


- GENERAL NOTES:
1. REGARDLESS OF AGE, ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE-GROUND SIGNS ONLY.
  2. NEW SPACES SHALL NOT USE GROUND-PAINTED SYMBOLS.
  3. ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPED OFF ONLY. BLUE COLORING IS NOT NECESSARY NOR REQUIRED.
  4. STRIPING IS WHITE ON DARK PAVEMENT, BLACK ON LIGHT PAVEMENT (VOT).
- CONDITION 1: PEDESTRIAN PATH DOES NOT PASS UNDER OR AROUND SIGN.
- CONDITION 2: PEDESTRIAN PATH GOES BY, UNDER, OR AROUND SIGN.

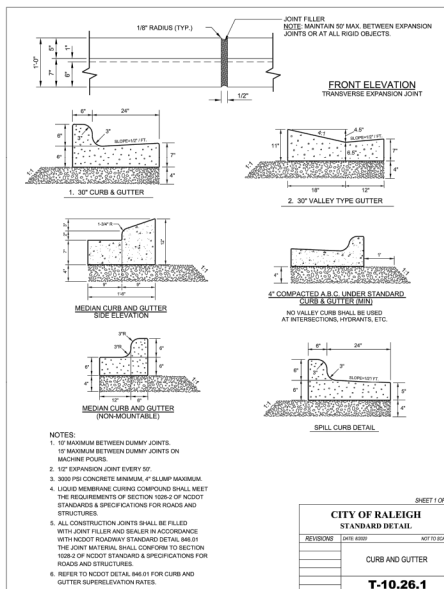




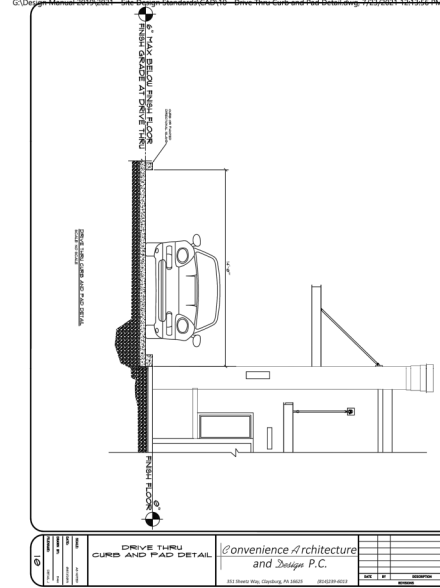
S13 BIKE RACK



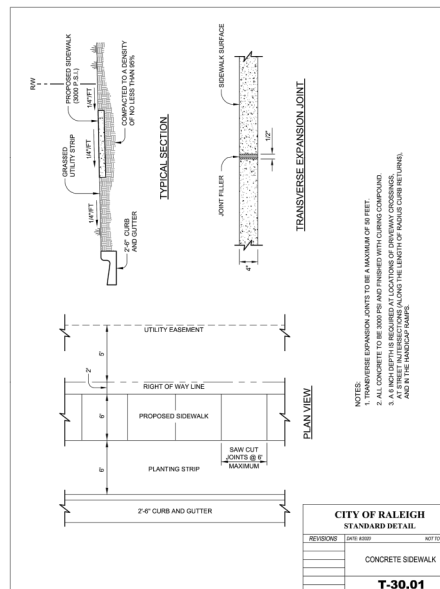
S16 PROPANE LOCKER



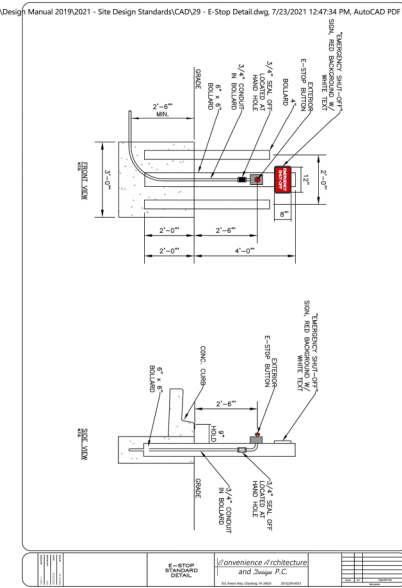
S17 CURB AND GUTTER



S14 DRIVE THRU CURB AND PAD



S18 CONCRETE SIDEWALK



S15 E-STOP

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

NOTE(s): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

**PASST DESIGN GROUP, PA**  
Engineering | Consulting  
107 Regency Road, Suite 300, Raleigh, North Carolina 27601  
Phone: 919.944.4491 | Fax: 919.944.4491 | E-MAIL: INFO@PASSTDESIGN.COM

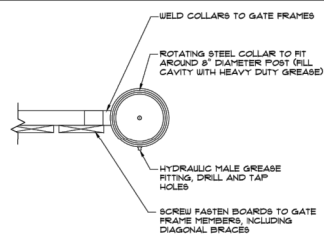
**SHEETZ AT BUFFALO ROAD - LOT 1**  
TIER 3 ADMINISTRATIVE SITE REVIEW  
SITE DETAIL SHEET

DATE: 7/13/2021  
PROJECT: SHEETZ AT BUFFALO ROAD - LOT 1  
PROJECT ENGINEER: [Signature]  
PROJECT CAD DESIGNER: [Signature]  
PROJECT SURVEYOR: [Signature]

NO.	REVISION	DATE	BY	CHKD
1	REVISED PER CAR COMMENTS			

DRAWING SHEET  
**D-1.2**  
PROJECT NUMBER  
**591-21**





1/4" STEEL PLATE

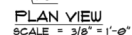
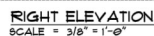
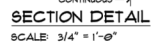
FASTEN TO GATE AT (6) PLACES

1" NIPPLE WELDED TO PLATE

COLLAR

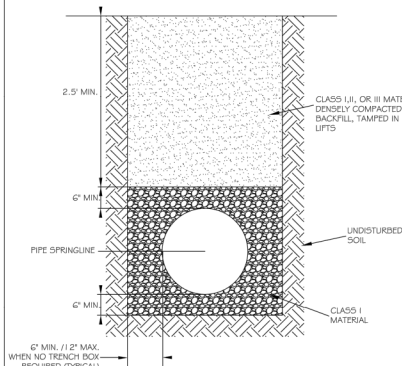
3/4" DIA STEEL ROD WITH 4" LEG

**DUMPSTER GATE DETAILS**  
SCALE: NOT TO SCALE



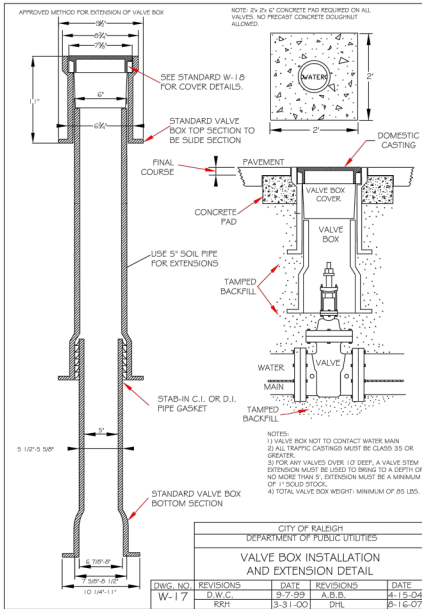
**S22** **DUMPSTER ENCLOSURE**  
SCALE: 3/8" = 1'-0"

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION



CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD BEDDING DETAILS FOR CORRUGATED METAL PIPES			
DWG. NO.	REVISIONS	DATE	REVISIONS
S-1	J.P.S.	10-8-10	

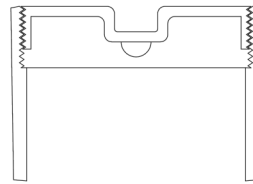
U1 STANDARD BEDDING DETAILS NTS



U5 VALVE BOX INSTALLATION AND EXTENSION DETAIL NTS



STANDARD 4" BRONZE CLEANOUT PLUG

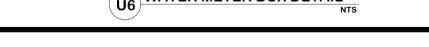
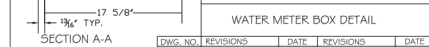
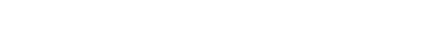
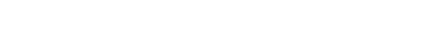


CLEANOUT FERRULE WITH PLUG

STYLES ACCEPTED:  
INVERTED NUT  
RAISED NUT

CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
4" CLEANOUT PLUG			
DWG. NO.	REVISIONS	DATE	REVISIONS
S-34	D.W.C.	9-1-87	RRH
		3-27-95	

U2 4" CLEANOUT PLUG NTS



U6 WATER METER BOX DETAIL NTS

301.65

U3 2000 GALLON GREASE INTERCEPTOR NTS

301.45

LOCALLY AVAILABLE SIZES	
INTERCEPTORS CAPACITY (GAL.)	SEPARATORS CAPACITY (GAL.)
300	1000
550	1200
750	1600
1000	
1200	
1500	
2000	
2500	
3000	
4000	
5000	
6000	
8000	

NOTES:

1. Baffle wall located at a distance from inlet wall  $\frac{1}{4}$  to  $\frac{3}{4}$  of the total length of the interceptor or separator as shown on detail S-40.
2. Each interceptor or separator shall have inlet and outlet tees. The outlet tee shall extend 30% into the liquid depth. The inlet tee shall extend 25% into the liquid depth. Inlet and outlet tees must be open to allow the collection of F.O.G. sample.
3. Access openings over each compartment within the interceptor or separator shall be 24 inches in diameter and conform with code. All covers shall be constructed of cast iron or equivalent traffic bearing material. Manhole covers must extend to finish grade and be installed to include the entrance of stormwater into the interceptor or separator.
4. Full size dual inlet cleanouts shall be installed on the inlet and outlet sides of the interceptor or separator.
5. Interceptors and separators must be vented in accordance with the NC State Plumbing Code.
6. Concrete: 4000 PSI @ 28 DAYS.
7. Design and S.I. Building Code.
8. ASTM C 13-06 for Grease Interceptors.
9. ASTM C 13-06 for Water and Wastewater Structures.
10. ASTM C 880-06 for Minimal Structural Design Loadings.
11. Interceptors and separators shall be designed to withstand an H-20 wheel load.
12. Interceptors or separators made of polyethylene or fiberglass shall include a minimum 2,000 PSI tensile strength, 19,000 PSI flexural strength, and 800,000 PSI flexural modulus.
13. All interceptors and separators shall be installed in accordance with the manufacturer's specifications.

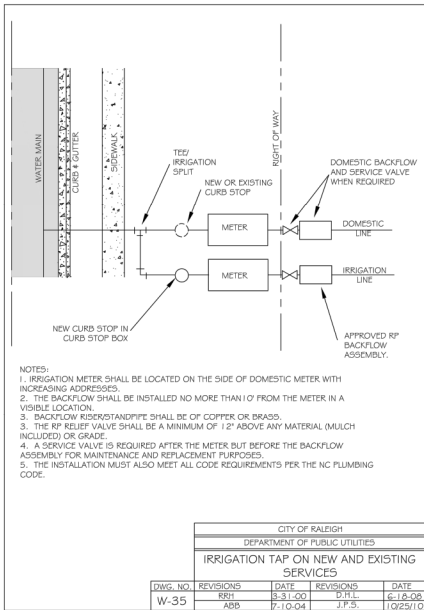
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
DIMENSIONS: GREASE INTERCEPTORS OIL-WATER-SAND SEPARATORS			
DWG. NO.	REVISIONS	DATE	REVISIONS
S-41	RRH	3/3/00	
	ABB	3/1/04	
		10/1/11	
		6/1/2008	

U4 GREASE INTERCEPTORS DIMENSIONS NTS

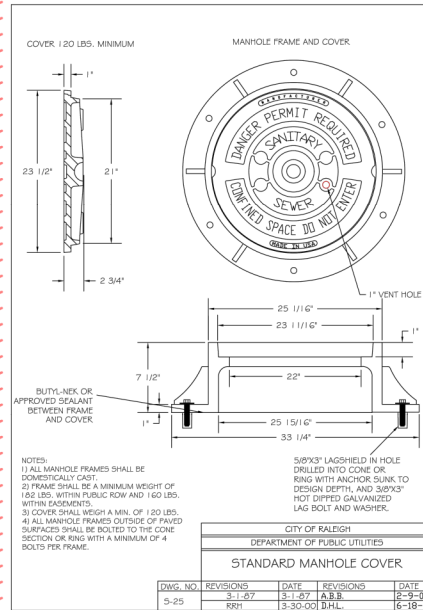
U7 TYPICAL 1 1/2" - 2" WATER METER BOX INSTALLATION NTS

U8 TYPICAL REDUCED PRESSURE BACKFLOW PREVENTER NTS





U9 IRRIGATION TAP ON NEW AND EXISTING SERVICES NTS



U10 STANDARD MANHOLE COVER NTS

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

NOTE(s): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

**PAST DESIGN GROUP, PA**  
Engineering | Consulting  
107 Regency Road, Suite 200, Raleigh, North Carolina 27601  
Phone: 919.944.4891 | Fax: 919.944.4891 | E-MAIL: C.DESIGN@PASTDESIGN.COM

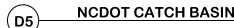
**SHEETZ AT BUFFALO ROAD - LOT 1**  
TIER 3 ADMINISTRATIVE SITE REVIEW  
UTILITY DETAIL SHEET

DATE: 10/29/10  
REVISION: 1  
REVISION: 2  
REVISION: 3  
REVISION: 4  
REVISION: 5  
REVISION: 6  
REVISION: 7  
REVISION: 8  
REVISION: 9  
REVISION: 10

DRAWING SHEET  
**D-2.1**  
PROJECT NUMBER  
**591-21**



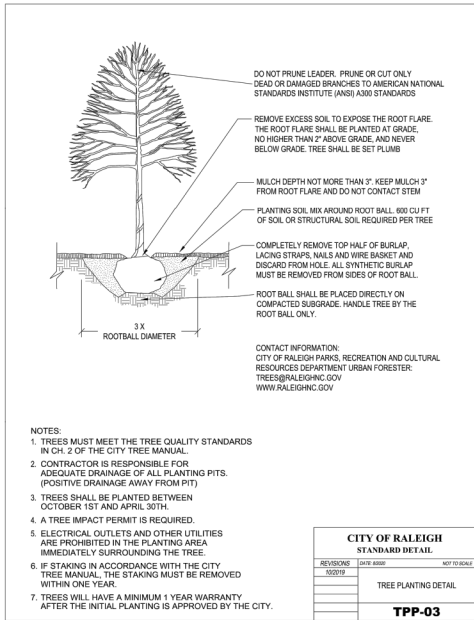
NOTE(s): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.







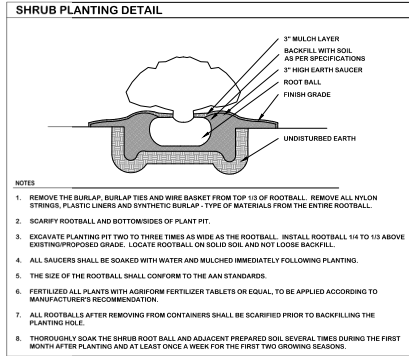
C:\Users\jmcginnis\OneDrive\Documents\Projects\Sheetz at Buffalo Road\Sheetz at Buffalo Road.dwg (Sheetz at Buffalo Road.dwg) [C:\Users\jmcginnis\OneDrive\Documents\Projects\Sheetz at Buffalo Road\Sheetz at Buffalo Road.dwg] Jun 06, 2025 1:25:00 PM jmcginnis



L1

### TREE PLANTING DETAIL

NTS



L2

### SHRUB PLANTING DETAIL

NTS

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NOT FOR CONSTRUCTION

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## A140

						MARK	DATE	DESCRIPTION
<b>DESIGN DEVELOPMENT</b>								





1 FRONT ELEVATION (NORTH - BUFFALO ROAD)  
1/4" = 1'-0"



2 LEFT ELEVATION (EAST - FORESTVILLE ROAD)  
1/4" = 1'-0"

NORTH ELEVATION (FRONT) TRANSPARENCY CALCULATIONS PER UDO SEC. 3.2.5.F (MIN 33%)		VALUE
FRONTAGE (FT)		104.33
HEIGHT (FT)		12
OVERALL AREA (SF)		1,252
REQUIRED TRANSPARENCY AREA (SF)	1,252SF X 33% =	417
PROVIDED TRANSPARENCY AREA (SF)		512.8
PERCENTAGE OF TRANSPARENCY	512.8SF / 1,252SF =	41%
3'-8" REQUIRED TRANSPARENCY AREA (SF)	417SF X 80% =	209
3'-8" PROVIDED TRANSPARENCY AREA (SF)		197.2
PERCENTAGE OF REQUIRED TRANSPARENCY	197.2SF / 209SF =	94%

EAST ELEVATION (LEFT) TRANSPARENCY CALCULATIONS PER UDO SEC. 3.2.5.F (MIN 33%)		VALUE
FRONTAGE (FT)		62.25
MAX HEIGHT (FT)		12
OVERALL AREA (SF)		747
REQUIRED TRANSPARENCY AREA (SF)	747SF X 33% =	249
PROVIDED TRANSPARENCY AREA (SF)		300
PERCENTAGE OF TRANSPARENCY	300SF / 747SF =	52%
3'-8" REQUIRED TRANSPARENCY AREA (SF)	249SF X 80% =	128
3'-8" PROVIDED TRANSPARENCY AREA (SF)		177
PERCENTAGE OF REQUIRED TRANSPARENCY	177SF / 128SF =	142%

Convenience Architecture  
and Design P.C.  
351 Sheetz Way, Crayburg, PA 16626  
phone (814) 239-8013  
email tcolumbu@sheetz.com  
web site www.sheetz.com

PROJECT NAME:  
NEW SHEETZ STORE

RALEIGH

Int. of Buffalo Road  
and Forestville Road  
Raleigh, NC 27804

OWNER:  
SHEETZ, INC.

6700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



KEY PLAN

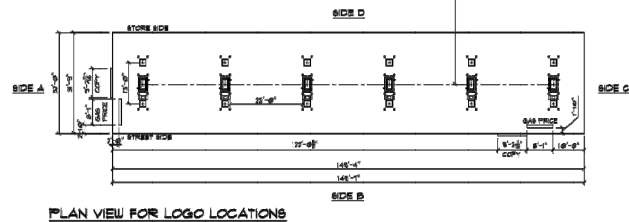
ISSUE: 03.14.2023  
SITE ID NO: 314316  
AUTHOR BY: DLN, JNW  
REVIEW BY: NAW  
VERSION: 0130\_v1.2

CONCEPT  
EXTERIOR  
ELEVATIONS

A200

DESIGN DEVELOPMENT





**FOR PERMIT USE**