



Administrative Approval Action

Case File / Name: ASR-0091-2021
DSLCL - SUNNYBROOK GAS STATION

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

LOCATION: The site is generally located at the northwest corner of Sunnybrook Road and Rock Quarry Road, 2418 Sunnybrook Road.

REQUEST: Development of an approximately 8,000 square foot, 1 story general building, fuel pumps, and associated parking. The subject property is approximately 1.9 acres zoned NX-3-PL-CU and SHOD-1.

**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 May 11, 2023 by Bass, Nixon and Kennedy, Inc..

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. Intersection marking and signal timing will need to be evaluated with NCDOT and our Traffic Operations Team and shown on a plan.
2. Discussion on the streetscape along Sunnybrook Road to look at making a more consistent path across the adjoining frontages for a multiuse path that would assist with both pedestrian access and for bike infrastructure.
3. Demonstrate compliance with UDO Section 3.2.5.F1 (Transparency).
4. Demonstrate compliance with Zoning Condition #6 (Z-01-12).

Engineering

5. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Public Utilities

6. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.



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7. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

8. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
9. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
10. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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☒ **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

1. Infrastructure Construction Plans (SPR submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions. The intention may be to wait for the adjacent development to extend sewer, so this may not be applicable but because this development would be relying upon another development for sewer, Raleigh will hold building permits until this sewer by others is installed, inspected and accepted by Raleigh.
2. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department.

☒ **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:

Engineering



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1. A cross access agreement for reciprocation among the lots identified as PINs 1722276122 (this development) and 1722272590 (adjacent development recorded under BM2022 PG808) shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
2. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.
4. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A public infrastructure surety for street and sidewalk improvements shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Stormwater

6. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
7. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
8. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

Urban Forestry



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9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 17 street trees along Sunnybrook Road.
10. A public infrastructure surety for 17 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion.

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

General

1. Final inspection of right of way street trees by Urban Forestry Staff.
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 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: June 12, 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: 06/12/2023
Development Services Dir/Designee

Staff Coordinator: Kasey Evans

3-20374 SUNNYBROOK GAS STATION ADMINISTRATIVE SITE REVIEW

SHEET INDEX

	COVER
C0.1	EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	SITE PLAN
C2.0	OVERALL UTILITY PLAN
C2.1	ENLARGED UTILITY PLAN
C3.1	GRADING AND DRAINAGE PLAN
C3.2	BMP PLAN
L1.1	LANDSCAPE PLAN
SL1.1	SITE LIGHTING PLAN
SL1.2	SITE LIGHTING DETAILS
A2.10	BUILDING ELEVATIONS 1
A2.11	BUILDING ELEVATIONS 2
SHTS 1-5	CANOPY PLANS

TIER 3 SITE PLAN

PROJECT NO. ASR-0091-2021



1. PROPOSED USE IS ALLOWED PER CONDITION 1.
2. BUILDING HEIGHT IS 25' WHICH IS LESS THAN 35'.
3. BUILDING SETBACKS ARE 10' FROM THE FRONT, 10' FROM THE SIDE, AND 12.00' FROM THE REAR.
4. ONE DRIVEWAY IS SHOWN ON ROCK QUARRY RD. AND SHAVED DRIVEWAY IS SHOWN ON THE ADJACENT PROPERTY.
5. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, THE PROPERTY OWNER SHALL CONVEY TO THE CITY OF ALBUQUERQUE A TRANSFER EASEMENT ON ROCK QUARRY ROAD LOCATED N20X17.
6. ALL OUTLOOKING LIGHTING FIXTURES SHALL BE FLAT OUT-OF-ROAD AND BE LOCATED NO CLOSER THAN 20' TO THE PROPERTY LINES.
7. ALL EXISTING AND PROPOSED WATER AND COMPRESSED AIR PUMPS WILL BE LOCATED NO CLOSER THAN 30' TO PROPERTY LINES.
8. ALL EXISTING AND PROPOSED WATER AND PEDESTRIAN CROSS ACCESS WILL BE PROVIDED TO THE FORMER GROUNDOWN PROPERTY WHICH IS CURRENTLY BEING DEVELOPED FOR INDUSTRIAL USE.
9. AN 8' WIDE SIDEWALK IS SHOWN FROM THE PRIMARY BUILDING EXTENDING TO EACH ROAD.
10. NO SINGLE FAMILY DETACHED DWELLINGS CURRENTLY EXIST ON THE ADJACENT PROPERTY.
11. NO SINGLE FAMILY DETACHED DWELLINGS CURRENTLY EXIST ON THE SUBJECT PROPERTY.
12. NO SINGLE FAMILY DETACHED DWELLINGS CURRENTLY EXIST ON THE ADJACENT PROPERTY.
13. PRIMARY BUILDING EXTENSION IS ORIENTED TOWARD A PUBLIC RIGHT-OF-WAY.
14. THE OUTLOOKING LIGHTING FIXTURES ARE PROPOSED BETWEEN THE PRIMARY BUILDING AND THE PUBLIC RIGHT-OF-WAY OF ROCK QUARRY RD.
15. ALL OTHER CONDITIONS ARE AS PROPOSED.

EXISTING CURB INLET
EXISTING GATE INLET/YARD INLET
EXISTING FLOW-END SECTION
EXISTING FIRE HYDRANT
EXISTING BLOW-OFF ASSEMBLY
EXISTING GATE VALVE
EXISTING REDUCER
EXISTING WATER METER
EXISTING SAN SEWER MANHOLE
EXISTING CLEAN OUT
EXISTING POWER POLE
EXISTING TELEPHONE PEDESTAL
EXISTING AREA LIGHT
EXISTING SIGN
NEW CURB INLET
NEW GRATE INLET/YARD INLET
NEW FLARED END SECTION
NEW FIRE HYDRANT
NEW BLOW-OFF ASSEMBLY
NEW GATE VALVE
NEW REDUCER
NEW WATER METER
NEW TEE
NEW PLUG
NEW MANHOLE
NEW CLEAN OUT
NEW SIGN
IRON PIPE
BENCHMARK
TEMP. SALT FENCE
TEMP. TRIP PROTECTION FENCE
TEMP. COMBINATION DUTY/FREE PROTECTION FENCE
TEMP. OVERSION DITCH
DISTURBED LIMITS
STREAM
EXISTING GAS LINE
EXISTING COMMUNICATIONS LINE
EXISTING UNDERGROUND TELEPHONE
EXISTING UNDERGROUND ELECTRIC
EXISTING OVERHEAD ELECTRIC
EXISTING WATER LINE
EXISTING SANITARY SEWER FORCE MAIN
EXISTING STORM DRAINAGE
NEW STORM DRAINAGE
NEW WATER LINE
NEW SANITARY SEWER
NEW SANITARY SEWER FORCE MAIN
NEW GAS MAIN
HANDICAPPED ACCESSIBLE ROUTE

[illegible][illegible][illegible]

AND THE CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REPRESENTING THE LABORATORY.

THE FOLLOWING INFORMATION AND DRAWINGS ARE APPROXIMATE. PROPOSED SLOP ELEVATIONS AND ROADWAY PROFILES/SUPERELEVATIONS ARE NOT TO BE USED FOR CONSTRUCTION.

THE CONTRACTOR SHALL DESIGN, VEGETATE AND MAINTAIN ALL DRAINAGE STRUCTURES ON PLAINS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF EACH STRUCTURE, TO BE SUFFICIENT TO FULFILL CHURCH AND STATE'S STORM SEWER FLOW TO STAFFING POINT.

ALL CURBS JOINTS SHALL EXTEND THROUGHOUT THE CURB. MINIMUM LENGTH SHALL BE 10 FEET. CURBS SHALL BE 12 INCHES HIGH.

ALL ASPHALT PAVING, DRIVEWAYS, AND PAVEMENT MARKINGS SHALL CONFORM TO AIA, AND REQUIREMENTS AND THE NORTH CAROLINA STATE ROADWAY DESIGN MANUAL.

OWNER SHALL PROVIDE FUNDING AND OTHER SAFETY MEASURES NECESSARY IN AND AROUND ANY PROPOSED STAFFING POINT MANAGEMENT STRUCTURE. THE CONTRACTOR OBTAINING PERMITS SHALL BE THE RESPONSIBILITY OF THE OWNER.

RETAINING WALLS EXCEEDING 30 FEET IN HEIGHT SHALL INCLUDE FILL ON THE RETAINING WALL TO PROVIDE A HORIZONTAL OR FLIGHT ON THE HIGH SIDE OF THE RETAINING WALL.

PROPER COMPACTION OF ALL FILL SOILS PLACED ON SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO SUPPORT THE PROPOSED USE OF AREAS IN WHICH FILL SOILS ARE PLACED. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE FOR THE PROPOSED USE OF THE AREA OF FILL PLACEMENT.

ALL ASPECTS OF THIS PROJECT SHALL BE IN FULL COMPLIANCE WITH THE NORTH CAROLINA CONSTITUTION AND ALL APPLICABLE LAWS.

[illegible]

ENGINEER:
BNK
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TELEPHONE: (919) 851-4422
FAX: (919) 851-8968

**CERTIFICATION NUMBERS: NCBELS (C-0110)
NCBOLA (C-0267)**

CONTACT: MARTY D. BIZZELL, PE
EMAIL: Marty.Bizzell@BNKinc.com

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT


UDO SEC. 8.3.5.D. CROSS-ACCESS
 ARE IN ACCORDANCE WITH THE UDO 8.3.5.D CROSS-ACCESS REQUIREMENTS
 ARE NOT APPLICABLE TO THE FOLLOWING ADJOINING PROPERTIES

- PIN# 1722274229, 1722274162, & 1722276412 – ABUTTING
 PROPERTY (TO WHICH A DRIVEWAY IS TO BE STUBBED) IS OCCUPIED
 BY A DETACHED BUILDING TYPE. (UDO SEC. 8.3.5.D.5.g)

UDO SEC. 8.3.2.A. BLOCK PERIMETER
IN ACCORDANCE WITH THE UDO 8.3.2.A.2.B, BLOCK PERIMETER IS NOT APPLICABLE DUE TO THE SITE AREA BEING 1.92 ACRES WHICH IS LESS THAN THE 5 ACRE MIN. SITE AREA APPLICABILITY FOR NX ZONING.

SOLID WASTE INSPECTION STATEMENT

1. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. THE PROPOSED DUMPSTER COLLECTION FACILITY WILL HAVE A GARBAGE & RECYCLE CONTAINER.
3. ALL STORM INLETS MUST BE AT LEAST 20' AWAY FROM THE DUMPSTER PAD.



Administrative Site Review Application

Planning and Economic Development Bureau | 100 S. Salisbury Street, Raleigh, NC 27601 | 919.996.0000

This form is required when submitting the site plan to be submitted to Unified Development Ordinance (UDO) Section 10.2.4. Please check the appropriate boxes below and indicate the site classification below.

Office Use Only: Code #

Please review UDO Section 10.2.4 as amended by last change case to [UDO Section 10.2.4](#) to determine the site plan tier. If the site classification is **OR-1** (P-1), Tier 1 is needed. Site plan classification can be submitted online or by submitting the [UDO and Submittal Package](#). Please Note: This is for a new site classification.

Planner position

Site Plan Tier	Tier Two Site Plan	Tier One Site Plan
<input type="checkbox"/> Detached	<input type="checkbox"/> Office	<input type="checkbox"/> Commercial Core
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	<input type="checkbox"/> Office
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment	<input type="checkbox"/> Community of Apartments or 8 or less
<input type="checkbox"/> Accessory	<input type="checkbox"/> Single-Family	<input type="checkbox"/> Single-Family
<input type="checkbox"/> Other	<input type="checkbox"/> Zoning Change at 2.0.1.2	<input type="checkbox"/> Other

Site Transaction History
<input type="checkbox"/> Subdivision
<input type="checkbox"/> Change of Use
<input type="checkbox"/> Change of Zoning
<input type="checkbox"/> Change of Use and Zoning
<input type="checkbox"/> Change of Use and Zoning and Zoning Change at 2.0.1.2

GENERAL INFORMATION

Development Name: **University City Station**

Location: City of Raleigh ☒ / County of Wake ☒

Property Address: **2411 S. Salisbury Street** **RALEIGH, NC 27610**

Site ID: **SA-P-11-0000120-00**

Please describe the scope of work. Include any additions, expansions, and/or change of use. Consider all 0.0001 sq. ft. gross plate area (interconnected) associated with associated utilities and parking.

Current Project Owner/Developer: **Centric North America**

NOTE: Please attach purchase agreement when submitting this form.

Applicant: **Centric Properties, Inc.** | Title: **President**

Address: **2945 Dolebrook Road, Wake, NC 27606-6710**

Phone #: **(919) 478-1100**

Applicant Name: **Mary D. Rozell, PE**

Company: **Bayless, Ross and Kennedy, Inc.** | Address: **10031 Chapel Hill Rd., Ste. 200, Raleigh, NC 27617**

Phone #: **(919) 871-4400** | Email: **mary.rosell@baylessinc.com**

Page 1 of 2

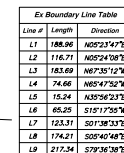
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raleighnc.gov

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4	05-11-23	COR 4TH REVIEW COMMENTS	BT
3	03-27-23	COR 3RD REVIEW COMMENTS	BT
2	12-16-22	COR 2ND REVIEW COMMENTS	BT
1	05-19-22	COR 1ST REVIEW COMMENTS	BT
NO.	DATE	DESCRIPTION	BY
REVISIONS			

Kasov Evans | Essay Editor



NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT

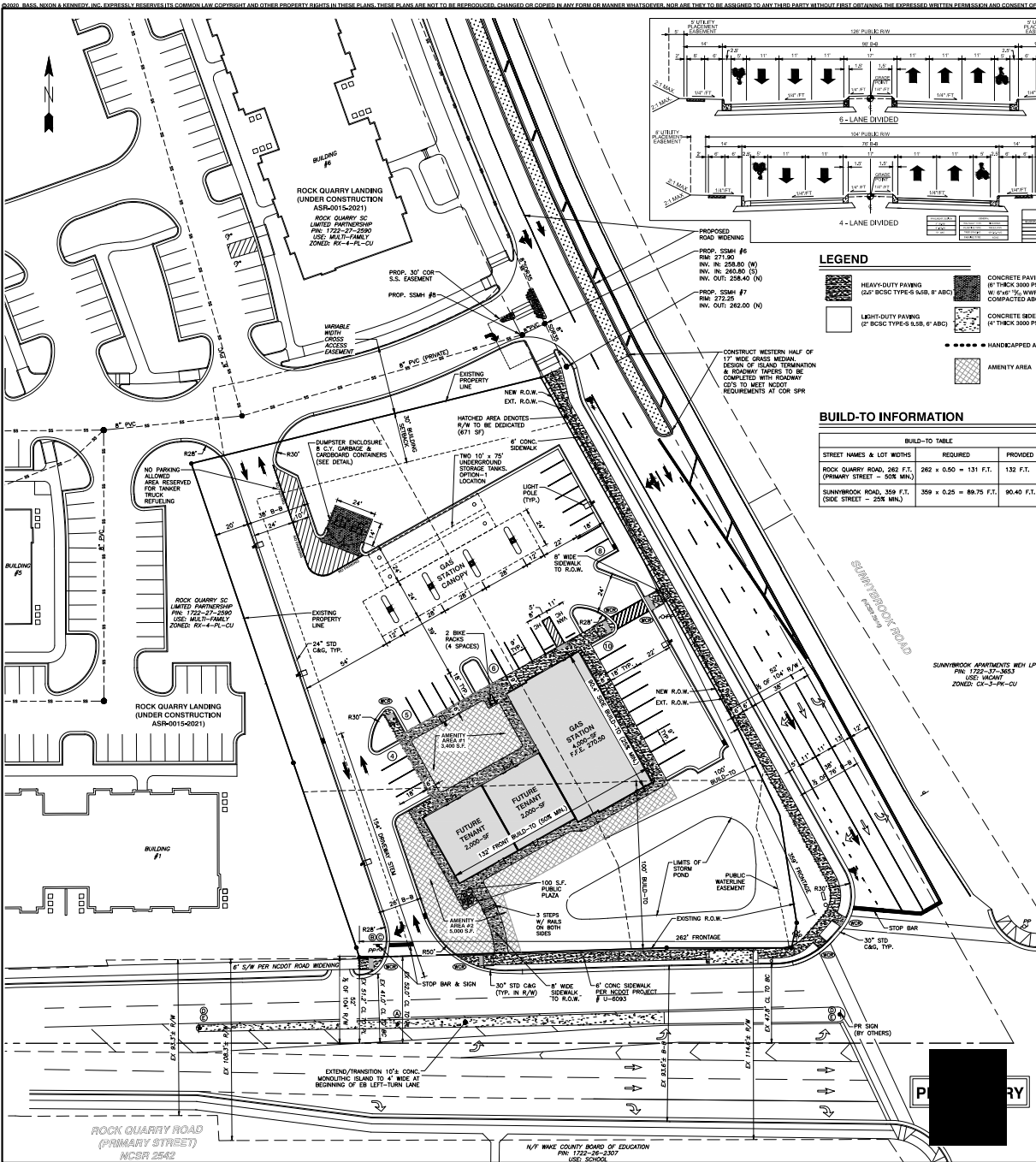


CITY OF RALEIGH PROJECT NO. ASR-0091-2020

SHEET
C0.1

03-20374	10-13-2021	RAB
JOB NO.	DATE	DRAWN BY
EXISTING CONDITIONS AND DEMOLITION PLAN		
4	05-11-23	COR 4TH REVIEW COMMENTS
3	03-27-23	COR 3RD REVIEW COMMENTS
2	12-16-22	COR 2ND REVIEW COMMENTS
1	05-19-22	COR 1ST REVIEW COMMENTS
NO.	DATE	DESCRIPTION
BY		
REVISIONS		
SCALE: 1" = 30'		
CHK BY: MGB		

BNK



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY DENVER MCGOUGH, DATED APRIL 24, 2012.
3. PROVIDE 24" STANDARD CONCRETE CURB AND GUTTER ON-SITE.
4. WITHIN SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.
5. STORMWATER BMP AND ACCESS EASEMENT MUST BE RECORDED PRIOR TO FINAL RECORD MAP APPROVAL OR CERTIFICATE OF OCCUPANCY ISSUANCE.
6. SITE SIGNAGE IS SUBJECT TO SEPARATE SIGN REVIEW AND PERMITTING.
7. PRELIMINARY PAVEMENT DESIGN
DRIVEWAY PAVEMENT: 2.5" 59.58, 4" ABC
PARKING STALLS: 2.0" 59.58, 4" ABC
SITE PAVEMENT: 6" 3000 PSI CONC. W/4"x4" WIRE MESH OVER 4" COMPACTED BASE
CONCRETE SIDEWALK: 4" 3000 PSI CONC.

TRAFFIC CONTROL NOTES

1. ALL SITE SIGNAGE SHALL BE ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NC DOT STANDARDS.
2. SIGN
ONE WAY (ENCLOSED IN RIGHT ARROW) R1-1R 36"x12"
MANDATORY MOVEMENT LANE R3-SR 30"x36"
KEEP RIGHT (SYMBOL) R4-7 24"x30"
OBJECT MARKER CM1-3 18"x18"
3. ALL SIGNS SHALL BE MOUNTED WITH 5'-6" MIN. VERTICAL CLEARANCE TO THE BOTTOM OF SIGN OR 15' MIN. UNPAVED STEEL CHANNEL POST SET IN 3" DEPT. x 12" DIA. CONCRETE FOOTING.
4. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NC DOT STANDARDS AND THE PROJECT SPECIFICATIONS.

LEGEND

- HEAVY-DUTY PAVING (2" BSCC TYPE-8 SUB, 8" ABC)
- CONCRETE PAVING (6" THICK 3000 PSI CONCRETE W/4"x4" WIRE MESH, 4" COMPACTED ABC)
- CONCRETE SIDEWALK (4" THICK 3000 PSI CONCRETE)
- LIGHT-DUTY PAVING (2" BSCC TYPE-8 SUB, 8" ABC)
- HANDICAPPED ACCESSIBLE ROUTE
- AMENITY AREA

BUILD-TO INFORMATION

STREET NAMES & LOT WIDTHS	REQUIRED	PROVIDED
ROCK QUARRY ROAD, 262 FT. (PRIMARY STREET - 50% MIN.)	262 x 0.50 = 131 FT.	132 FT.
SUNNYSBROOK ROAD, 358 FT. (SIDE STREET - 20% MIN.)	358 x 0.25 = 89.75 FT.	90.40 FT.

PATRIOT
Sanitation Management

Tom Warden
Sanitation Coordinator
13000 Peachtree Road, Suite 111
Raleigh, NC 27613
Email: tom@patriotsanitation.com

RE: Will Save Letter for Sunnysbrook Convenience Store at 2418 Sunnysbrook Road in Raleigh, NC.

Dear Tom,
This letter is to confirm to the City of Raleigh that Patriot Sanitation Management will provide the required dumpster service for the project known as Sunnysbrook Convenience Store at 2418 Sunnysbrook Road in Raleigh, North Carolina.

Service will be provided after construction is completed. When you are nearing the construction completion date, please call us to set up your account and schedule the service start date.

If you can be of further assistance, please contact us at 919-775-8208. We look forward to working with you.

Sincerely,
Renee Williams, General Manager
Patriot Sanitation Management, LLC

PO Box 120
Carrboro, NC 27510
Phone: 919-775-8208
www.patriotsanitation.com
December 15, 2012

SITE DATA

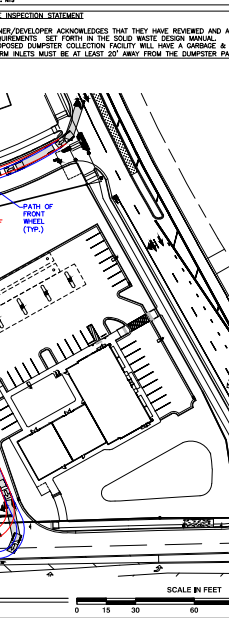
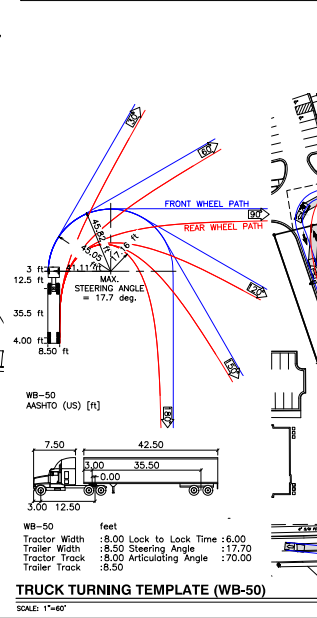
PROJECT NAME: SUNNYSBROOK GAS STATION
P/N: 1722-10-27-6122
REAL ID NUMBER: 0073740
ADDRESS: 2418 SUNNYSBROOK ROAD RALEIGH, NORTH CAROLINA
ZONING: NK-3-PL-CU W/ SHOO-1 OVERLAY
USE: EXISTING: VACANT
PROPOSED: CONVENIENCE STORE/RETAIL
SITE AREA (APPROX): 1.92 AC (83,818 SF)
DEVELOPED: 0.00 AC (0 SF)
NET LOT AREA: 1.90 AC (82,836 SF)
OUTDOOR AMENITY AREA: 82,836 X 108 = 8,934 S.F.
AMENITY AREA #1: 2,400 S.F.
AMENITY AREA #2: 3,000 S.F.
TOTAL PROVIDED AMENITY AREA: 8,400 S.F.

BUILDING HEIGHT: 25'-05"
BUILDING SETBACKS & BUILD TO: PRIMARY STREET BUILD-TO SETBACK (MIN/MAX): 5'/100'
BUILDING WIDTH IN PRIMARY BUILD-TO (MIN): 50%
SIDE STREET BUILD-TO (MIN/MAX): 0'/100'
BUILDING WIDTH IN SIDE BUILD-TO (MIN): 25%
ADJACENT TO DETACHED RESIDENTIAL (1'-01'-12'): 30'

DUMPSTER ENCLOSURE DETAIL

ENCLOSURE DETAIL
ENCLOSURE DETAIL
ENCLOSURE DETAIL

DUMPSTER ENCLOSURE DETAIL
ENCLOSURE DETAIL
ENCLOSURE DETAIL



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 350, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 FAX: (919)851-8988
CERTIFICATION NUMBERS: NCCELS (C-0110), NCDOA (C-0587)

SUNNYSBROOK GAS STATION
2418 SUNNYSBROOK ROAD
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

C1.1

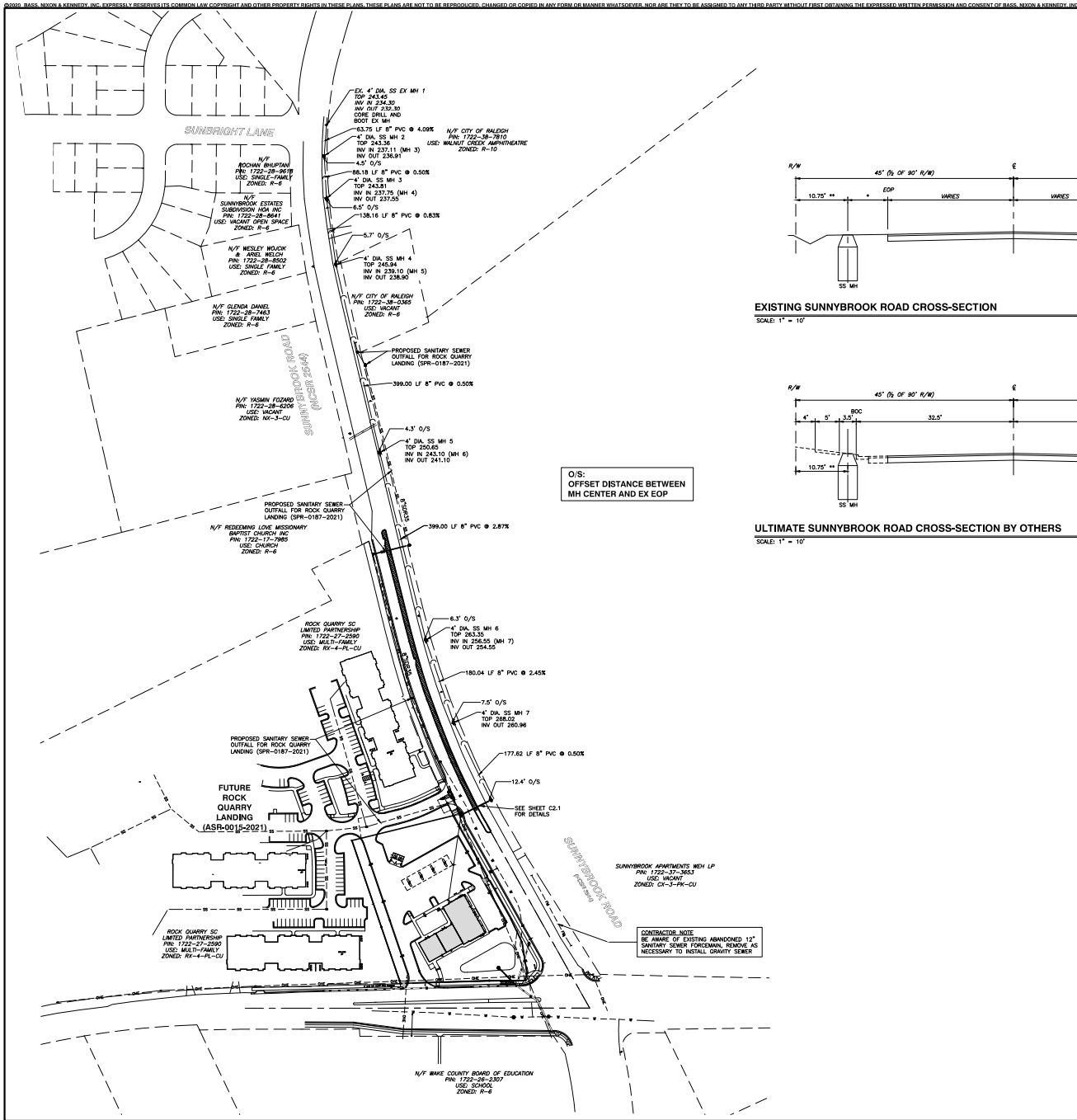
REVISIONS

NO.	DATE	DESCRIPTION	BY	REVIEWED
1	05-11-23	COR 4TH REVIEW COMMENTS	BY	REVIEWED
2	05-11-23	COR 3RD REVIEW COMMENTS	BY	REVIEWED
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4	05-11-23	COR 1ST REVIEW COMMENTS	BY	REVIEWED

SCALE: 1" = 30'

CHECK BY: MDR

R:\2020\0374 - Sunnybrook Gas Station - 2020\0374\03 Prelim\03 Prelim.dwg, OVERALL UTILITY PLAN, 5/10/2023 1:28:22 PM, brian.coffell, DWG TO PDF, A3, A301 full sheet (7'x40.0' x 36.00 inches), 1:1

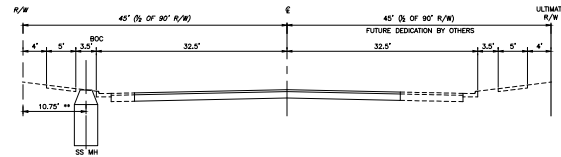


CITY OF RALEIGH UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE CORPUS HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
 - a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERRUGUS SANITARY SEWER PVC SHALL BE SPECIFIED & INSTALLED TO INTERLINE SPECIFICATIONS. MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THE SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE MINIMUM ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR HAVING A SEPARATE SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO INTERLINE SPECIFICATIONS.
 - d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CHANNEL HAVING 8" MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-46).
 - f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
 7. INSTALL 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'x2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
 8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACES EVERY 75 LINEAL FEET MINIMUM.
 9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSIG. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING CHARGES LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
 10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDC, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 11. NCDO/RAILROAD ENFORCEMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 12. GREASE INTERCEPTOR/OL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT T.M. BEASLEY AT (919) 996-2334 OR BEASLEY@CITYOFRALEIGH.ORG FOR MORE INFORMATION.
 13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (DITCH, INVAH, AND PRESSURE TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. WHICHEVER IS MORE STRINGENT. CONTACT JOANNE HARTLEY AT (919) 996-5923 OR JOANNE.HARTLEY@CITYOFRALEIGH.ORG FOR MORE INFORMATION.

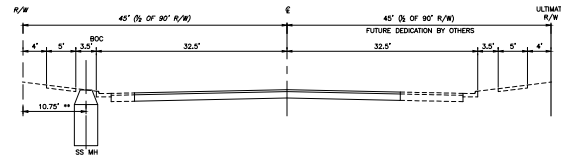
EXISTING SUNNYBROOK ROAD CROSS-SECTION

SCALE: 1" = 10'



ULTIMATE SUNNYBROOK ROAD CROSS-SECTION BY OTHERS

SCALE: 1" = 10'



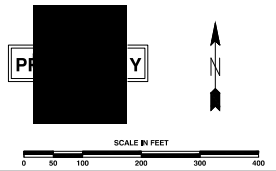
O/S:
OFFSET DISTANCE BETWEEN
MH CENTER AND EX EOP

NO RIPARIAN BUFFERS EXIST ON-SITE

NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE
IN ACCORDANCE WITH THE ACCEPTED
POLICIES OF THE CITY OF RALEIGH AND NCDO



CITY OF RALEIGH PROJECT NO. ASR-0091-2021

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 350, RALEIGH, NC 27607
TELEPHONE: (919) 851-1422 FAX: (919) 851-8866
CERTIFICATION NUMBER: NCES-031103, NCES-03087

NO.	DATE	DESCRIPTION	BY	REVISIONS
1	05-11-23	FOR 4TH REVIEW COMMENTS	BITO	
2	05-17-23	FOR 3RD REVIEW COMMENTS	BITO	
3	05-17-23	FOR 3RD REVIEW COMMENTS	BITO	
4	05-11-23	FOR 4TH REVIEW COMMENTS	BITO	

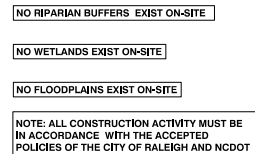
DATE	DRAWN BY	CHECKED BY
05-03-24	DA-120201	RAB

JOB NO.	DATE	OVERALL UTILITY PLAN
05-03-24	05-03-24	05-03-24

SHEET	NO.	DATE
C2.0	1	05-03-24

**SUNNYBROOK
GAS STATION**
2418 SUNNYBROOK ROAD
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

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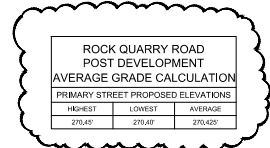
03-20374	10-13-2021	RAB	4	05-11-23	COR 4TH REVIEW COMMENTS	BYTO
		DRAWN BY	3	03-27-23	COR 3RD REVIEW COMMENTS	BYTO
			2	05-16-22	COR 2ND REVIEW COMMENTS	BYTO
			1	12-19-21	COR 1ST REVIEW COMMENTS	BYTO
			NO.	DATE	DESCRIPTION	BY
						REVISIONS
						CHK BY:MOB
						SCALE: 1" = 30'

03-20374	10-13-2021	RAB
JOB NO.	DATE	DRAWN BY

ENLARGED UTILITY PLAN

**SUNNYBROOK
GAS STATION
2418 SUNNYBROOK ROAD
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA**

SHEET
C2.1



NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT

* HDPE PIPE; OTHERWISE RCP ** = RUBBER GASKET JOINT PIPE REQUIRED (O-RING PIPE)

Riser Inside Diameter (in.)	4
Riser Wall Thickness (in.)	5.0
Pond Bottom Elevation (ft)	258.00
Riser Crest Elevation (ft)	263.00
Density of Riser Material (pcf)	150
Pipe Inside Diameter (in.)	15
Pipe Wall Thickness (in.)	2.5
Length of Pipe Exposed (ft)	1.00
Density H ₂ O (pcf)	62.40
Volume H ₂ O Displaced by Riser (cf)	66.23
Weight H ₂ O Displaced by Riser (lb)	5381.04
Volume H ₂ O Displaced by Pipe (cf)	2.18
Weight H ₂ O Displaced by Pipe (lb)	136.14
Total Uplift Force (lb)	5517.17
Weight of Riser (lb)	4075.89
Weight of Pipe (lb)	143.17
Pipe/Riser Downward Force (lb)	4219.06
Ballast Concrete:	
Minimum Factor of Safety	1.2
Required Ballast Thickness (in.)	15.29
Provided Ballast Thickness (in.)	16
Total Downward Force (lb)	6732.16
Provided Factor of Safety	1.22

1 NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

SHEET

C3.1

SUNNYBROOK

GAS STATION

2418 SUNNYBROOK ROAD

CITY OF FALGHER, WAKE COUNTY, NORTH CAROLINA

05-20374

10-12-2021

FAB

DRAWN BY

JOB NO.

DATE

DATE

DATE

1

05-11-23

COR 4TH REVIEW COMMENTS

2

03-27-23

COR 3RD REVIEW COMMENTS

3

12-16-22

COR 2ND REVIEW COMMENTS

4

05-12-22

COR 1ST REVIEW COMMENTS

1

05-12-23

DESIGN REVIEW COMMENTS

2

05-12-23

DESIGN REVIEW COMMENTS

CHK BY

DATE

CHK BY

DATE

SCALE: 1" = 30'

BASS, NIXON & KENNEDY, INC.

CONSULTING ENGINEERS

6310 CHAPEL HILL ROAD, SUITE 200, RALEIGH, NC 27607

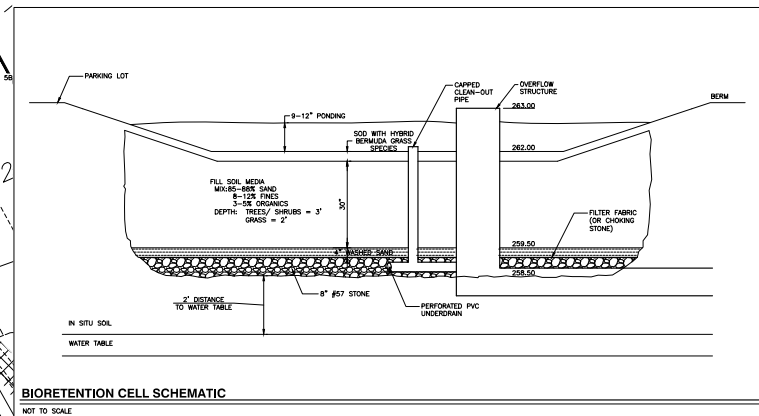
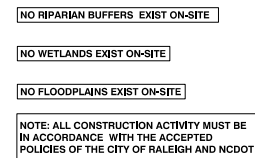
TELEPHONE: (919)851-4422 FAX: (919)851-4868

CERTIFICATION NUMBERS: NCBELS (C-0119); NCOLBA (C-0587)

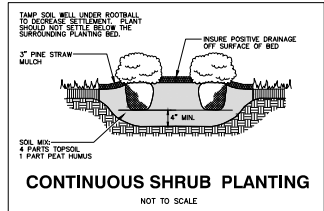
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K



SUNNYBROOK		SHEET	
GAS STATION		C3.2	
2418 SUNNYBROOK ROAD			
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA			
05/20/24	10/12/2017	DATE	DRAWN BY
05/20/24	10/12/2017	DATE	DRAWN BY
BMP PLAN			
SCALE: 1" = 10'			
CHK BY: MJB			
NO.	DATE	DESCRIPTION	BY
1	05/20/24	COR-1ST REVIEW COMMENTS	BY
2	05/20/24	COR-2ND REVIEW COMMENTS	BY
3	05/20/24	COR-3RD REVIEW COMMENTS	BY
4	05/20/24	COR-4TH REVIEW COMMENTS	BY



- A. 1/2 INCHES, TRANSFORMERS AND OTHER MECHANICAL, OR UTILITY EQUIPMENT, INCLUDING ADJUSTING, SHALL BE EXPOSED PRIOR TO EQUIPMENT OR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EQUIPMENT ACCESSIBILITY AND PLANTING PROTECTION, ETC.).
- 2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLANTING.
- 3. MULCH SHALL BE 2" DEEP BENEATH HARDWOOD UNLESS OTHERWISE NOTED.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE PLAN SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. IT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR
- 5. ALL TREES, SHRUBS, GROUNDCOVER, ETC. SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- 6. ALL TREES REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO PLANTING.
- 7. BARS AS LISTED UNDER "ROOT" IN THE PLANT LIST INDICATES BALLED & BURLAP WRAPPED ROOTS. ROOTS CONTAINING CROWN GALLS, CIRC. INDICATES ON CENTER.
- 8. ALL PLANTING SHALL BE MULCHED IMMEDIATELY AFTER PLANTING AND WATERED.
- 9. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS NOTED ON THE PLAN.
- 10. ALL TREES AND SHRUBS SHALL REQUIRE MULCH RINGS AT THEIR BASE IF LEFT WITH LAWN AREAS.
- 11. ALL PREPARED PLANTINGS SHALL NOT DISTURB ANY EXISTING GROUPS OF TREES TO REMAIN. LOGS ARE SHOWN FOR APPROXIMATION.
- 12. CULVERTS, RIP-RAP STRUCTURES, AND OTHER STORMWATER DEVICES SHALL BE SCREENED WITH EVERGREEN SHRUBS. IF STRUCTURES ARE NOT SHOWN ON THE PLAN, THEY SHALL BE SCREENED WITH EVERGREEN SHRUBS.
- 13. A 2' BUMPER OVERHANG FROM THE BACK OF CURB SHALL BE ALLOTTED FOR PLANTING.
- 14. TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE AREA CHECK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL. IT SHALL BE STABILIZED AND SEEDING PRIOR TO THE ISSUANCE OF A (C.O.C.).
- 15. ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT.

[illegible]

KEY	SCIENTIFIC NAME	COMMON NAME	QUANT	CAL	HT	ROOT	REMARKS
SHADE TREES							
LS	<i>Liquidambar styraciflua</i> 'Roundleafs'	Frailless Sweetgum	3	3'	30'	B&B	VISA
LT	<i>Liriodendron tulipifera</i>	Tulip Poplar	2	3'	30'	B&B	Street Tree
QV	<i>Quercus virginiana</i>	Live Oak	10	3"	30'	B&B	VISA/SCM
ZZ	<i>Zelkova serrata</i>	Japanese Zelkova	6	3"	30'	B&B	VISA
UNDERSTORY TREES							
AP	<i>Acer palmatum</i> 'Bloodgood'	Bloodgood Japanese Maple	9	1.5'	6'	B&B	Street Tree/jungle-stem
AG	<i>Amelanchier alnifolia</i>	Shadblow	6	1.5'	6'	B&B	Street Tree/jungle-stem
AC	<i>Halesia carolina</i>	Carolina Sherbille	10	1.5'	6'	B&B	Street Tree/jungle-stem
U	<i>Lagerstroemia indica</i> 'Catawba'	Catawba Crape Myrtle	10	1.5'	6'	B&B	Street Tree/jungle-stem
SHRUBS							
CP	<i>Chamaecyparis pisifera</i> 'Golden Mold'	Gold Mold Pinyon	78	18"	36"	PC	Perimeter/Landscaping
GD	<i>Gardenia jasmimoides</i> 'Chick Hayes'	Chick Hayes Gardenia	13	38"	36"	SCM	Screen
SP	<i>Ilex cornuta</i> 'O. Spring Hill'	O. Spring Hill	27	38"	36"	SCM	Screen
IL	<i>Ilex latifolia</i>	Luster Leafy	4	48"	36"	SCM	Screen
CS	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	48	18"	36"	PC	Parking Lot Screen
HT	<i>Hamamelis virginiana</i> 'Bartram's'	Hamamelis Virginiana	64	38"	36"	PC	Parking Lot Screen
RJ	<i>Rhodaphysa umbellata</i> 'Eleanor Tabor'	Eleanor Tabor Hawthorn	63	18"	36"	PC	Perimeter/Landscaping
VJ	<i>Viburnum japonicum</i>	Japanese Viburnum	13	48"	36"	PC	Dumpster Screen

STREET YARDS: 1 TREE REQUIRED/40' LF OF RIGHT OF WAY

ROCK QUARRY ROAD - 225/40' LF = 6 TREES REQ'D/PROVIDED
UNDERTREY TREES PLANTED AT A 2:1 RATIO WITHIN
OVERHEAD POWER LINES TO 25' FROM UNDERTREY TREES
REQUIRED/PROVIDED

SECTION 84.10.2.4.6. TREES ARE PLANTED WITHIN 15' OF
THE RIGHT OF WAY LINE

SUNNYSIDE ROAD - 378/40' LF = 10 TREES REQUIRED/PROVIDED
2 SHADE TREES PROVIDED OUTSIDE OF OVERHEAD POWER LINES WITHIN
RIGHT OF WAY BUT BEYOND THE 15' FROM UNDERTREY TREES
REQUIRED/PROVIDED

UNDERTREY TREES PROVIDED AT A 2:1 RATIO WITHIN OVERHEAD
POWER LINES WITHIN THE RIGHT OF WAY, BUT BEYOND THE 100'
8' BUFFER AREA

VEHICULAR SURFACE ZONE

32.263' LF/27,000 SF = 16 TREES REQUIRED/PROVIDED

PARKING LOT SOMEBODY: TYPE C-3 PROTECTIVE YARD
211 LF/7,000 X 30 = 63 SHRUBS REQUIRED/PROVIDED

PERMITTER ISLANDS: SHRUBS PLANTED AT A RATE OF 30/100 L.F.
OF INTERNAL ACCESS DRIVE/PARKING LOT

TRANSITIONAL: PROTECTIVE ADJACENT

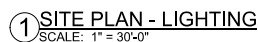
NOTE: REQUIRED BETWEEN ADJACENT MIXED USE ZONING DISTRICTS. ADJACENT PLOTS
HAVE BEEN REVIEWED FOR COMMENTS ARE CURRENTLY UNDER CONSTRUCTION

BIORRETENTION CELL: HYBRID BERNALDA GRASS SOD WILL BE PROVIDED ON THE BOTTOM
AND SIDES OF THE CRETION CELL

09060374	DATE	DRAWN BY	DATE	CHK BY: GPW	SCALE: 1" = 30'
LANDSCAPE PLAN					
2	04-12-13	COR 4TH REVIEW COMMENTS		GW	
1	05-16-22	PER COR COMMENTS		GW	
NO.		DATE		DISCRIPTION	BY
REVISIONS					

**SUNNYBROOK
GAS STATION
2418 SUNNYBROOK ROAD
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA**

SHEET
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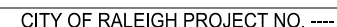


STATISTICS		
	PARKING	CANOPY
AVERAGE	3.2 fc	13.9 fc
MAXIMUM	9.1 fc	16.4 fc
MINIMUM	0.9 fc	10.7 fc
MAXIMIN	10.1:1	1.5:1
AVGMIN	3.6:1	1.3:1



LIGHTING FIXTURE SCHEDULE

City of Raleigh Development Approval


Plans for proposed use have been reviewed for general compliance with applicable codes. This limit review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.



[illegible]

<p>Outdoor lighting</p> <h1>Shoobox LED</h1>											
<p>The energy-efficient Shoobox LED combines a distinctive contemporary look with low energy consumption, offering outdoor lighting solutions for your next project. Its compact size, convenient handling and weathered construction, The Shoobox LED fixture makes installation and maintenance easy. It comes with a standard 10' length for most outdoor lighting applications and weighs 14.8 pounds (6.7 kg) when mounted. It has a height of 10.5" and comes with a 10' length and a 10' width to fit in your projects.</p>	<table> <tr> <td>LED</td><td>15W, 20W, 40W, 60W watts</td></tr> <tr> <td>LED Lighting output</td><td></td></tr> <tr> <td>Mounting heights</td><td>25', 30', 3.5'</td></tr> <tr> <td>Colors</td><td>Black Bronze Silver</td></tr> <tr> <td>Notes</td><td>1. Examples of 10' 20' 40' 60' wattage. 2. Dimensions in inches. 3. Dimensions may vary.</td></tr> </table> <p>ask: 700 300 0000 or 1-800-300-0000</p>	LED	15W, 20W, 40W, 60W watts	LED Lighting output		Mounting heights	25', 30', 3.5'	Colors	Black Bronze Silver	Notes	1. Examples of 10' 20' 40' 60' wattage. 2. Dimensions in inches. 3. Dimensions may vary.
LED	15W, 20W, 40W, 60W watts										
LED Lighting output											
Mounting heights	25', 30', 3.5'										
Colors	Black Bronze Silver										
Notes	1. Examples of 10' 20' 40' 60' wattage. 2. Dimensions in inches. 3. Dimensions may vary.										
<p>For additional information, visit our website www.shoobox.com or contact us at 700 300 0000</p>	 <p>700 300 0000</p>										

[illegible]



3 **FIXTURE "D" DETAIL**
SCALE: NONE

Project Specification

Project Name: `Project-1`

Project ID: `123456789`

Project Manager: `John Doe`

Project Status: `In Progress`

Project Description: `This project is a web application that allows users to manage their tasks. It includes a login page, a dashboard, and a task list. The application is built using React and Node.js.`

Project Goals: `The goal of this project is to create a user-friendly web application that allows users to manage their tasks. The application should be easy to use and have a clean, modern design.`

Project Features: `The application will have the following features: a login page, a dashboard, a task list, and a user profile page. The task list will allow users to create, edit, and delete tasks. The user profile page will allow users to view their profile and update their information.`

Project Requirements: `The application must be built using React and Node.js. It must be easy to use and have a clean, modern design. The application must be able to handle a large number of users and tasks.`

Project Deliverables: `The deliverables for this project are a fully functional web application, a user manual, and a deployment plan.`

Project Timeline: `The project will be completed by the end of the month. The timeline is as follows: Week 1: Planning and Design; Week 2: Development; Week 3: Testing; Week 4: Deployment.`

Project Risks: `The risks for this project are that the application may not be easy to use or that it may not be able to handle a large number of users and tasks. These risks can be mitigated by conducting user research and testing the application thoroughly.`

Project Budget: `The budget for this project is $10,000. The budget is broken down as follows: Development: $5,000; Testing: $2,000; Deployment: $3,000.`

Project Conclusion: `This project is a web application that allows users to manage their tasks. It includes a login page, a dashboard, and a task list. The application is built using React and Node.js. The goal of this project is to create a user-friendly web application that allows users to manage their tasks. The application should be easy to use and have a clean, modern design. The application must be built using React and Node.js. It must be easy to use and have a clean, modern design. The application must be able to handle a large number of users and tasks. The deliverables for this project are a fully functional web application, a user manual, and a deployment plan. The project will be completed by the end of the month. The timeline is as follows: Week 1: Planning and Design; Week 2: Development; Week 3: Testing; Week 4: Deployment. The risks for this project are that the application may not be easy to use or that it may not be able to handle a large number of users and tasks. These risks can be mitigated by conducting user research and testing the application thoroughly. The budget for this project is $10,000. The budget is broken down as follows: Development: $5,000; Testing: $2,000; Deployment: $3,000.`

Project Summary: `This project is a web application that allows users to manage their tasks. It includes a login page, a dashboard, and a task list. The application is built using React and Node.js. The goal of this project is to create a user-friendly web application that allows users to manage their tasks. The application should be easy to use and have a clean, modern design. The application must be built using React and Node.js. It must be easy to use and have a clean, modern design. The application must be able to handle a large number of users and tasks. The deliverables for this project are a fully functional web application, a user manual, and a deployment plan. The project will be completed by the end of the month. The timeline is as follows: Week 1: Planning and Design; Week 2: Development; Week 3: Testing; Week 4: Deployment. The risks for this project are that the application may not be easy to use or that it may not be able to handle a large number of users and tasks. These risks can be mitigated by conducting user research and testing the application thoroughly. The budget for this project is $10,000. The budget is broken down as follows: Development: $5,000; Testing: $2,000; Deployment: $3,000.`

Project Notes: `The project is a web application that allows users to manage their tasks. It includes a login page, a dashboard, and a task list. The application is built using React and Node.js. The goal of this project is to create a user-friendly web application that allows users to manage their tasks. The application should be easy to use and have a clean, modern design. The application must be built using React and Node.js. It must be easy to use and have a clean, modern design. The application must be able to handle a large number of users and tasks. The deliverables for this project are a fully functional web application, a user manual, and a deployment plan. The project will be completed by the end of the month. The timeline is as follows: Week 1: Planning and Design; Week 2: Development; Week 3: Testing; Week 4: Deployment. The risks for this project are that the application may not be easy to use or that it may not be able to handle a large number of users and tasks. These risks can be mitigated by conducting user research and testing the application thoroughly. The budget for this project is $10,000. The budget is broken down as follows: Development: $5,000; Testing: $2,000; Deployment: $3,000.`

Project Footer: `This project is a web application that allows users to manage their tasks. It includes a login page, a dashboard, and a task list. The application is built using React and Node.js. The goal of this project is to create a user-friendly web application that allows users to manage their tasks. The application should be easy to use and have a clean, modern design. The application must be built using React and Node.js. It must be easy to use and have a clean, modern design. The application must be able to handle a large number of users and tasks. The deliverables for this project are a fully functional web application, a user manual, and a deployment plan. The project will be completed by the end of the month. The timeline is as follows: Week 1: Planning and Design; Week 2: Development; Week 3: Testing; Week 4: Deployment. The risks for this project are that the application may not be easy to use or that it may not be able to handle a large number of users and tasks. These risks can be mitigated by conducting user research and testing the application thoroughly. The budget for this project is $10,000. The budget is broken down as follows: Development: $5,000; Testing: $2,000; Deployment: $3,000.`

[illegible][illegible]

NOTE:

1. BUILDING LIGHTING SHALL BE PROVIDED TO ILLUMINATE ENTRANCES AND EXITS TO MEET ITS STANDARDS AS PART OF THE BUILDING ELECTRICAL DESIGN AND NOT INCLUDED IN THE SCOPE OF THIS LIGHTING ORDER.
2. ALL SETTING LIGHTS SHALL BE SHELDED FROM ADJACENT PUBLIC STREETS USING HOUSING SHIELDS OF GREATER THAN 20' AT PROPERTY LINE.

THE INTENT OF THE DRAWING IS TO SHOW FOOTCANDLE LEVELS BASED ON FEATURES ROOMS, ACTUAL LEVELS MAY VARY BASED ON ACTUAL FEATURE INSTALLED.

THIS DRAWING IS INTENDED FOR PRELIMINARY SITE PLAN APPROVAL OF DESIRED LIGHT LEVELS AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION.

5. ALL POLE MOUNTING SHALL BE FULL CUT OFF TYPE.
6. MAXIMUM MOUNTING HEIGHT OF THIS SIGN IS 25' AFO.

GENERAL CONSIDERATIONS:

THIS IS A SITE LIGHTING CALCULATION FOR NIGHT ONLY, DOES NOT PROVIDE INFORMATION FOR BUILDINGS AND GENERAL CONTRAST RATIO.

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH BUILDING ELECTRICAL CONTRACTOR FOR COORDINATING COMPANY FOR POWER CONNECTIONS FOR ALL UTILITIES.

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations. This approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid.

City of Raleigh Development Approval

UNANIMOUS REVIEW APPROVAL

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for proposed use have been reviewed for general compliance with applicable codes. The final review, and authorization for construction is not to be completed until the applicant has met all regulatory requirements for development and construction. The property owner, design consultant, and contractors are all responsible for compliance with all applicable City, State and Federal Rules. The specific authorization below is not a permit, nor shall it be construed to permit the location, City, State or Federal Land. All construction must be in accordance Local, State, and Federal Rules and Regulations.

TRANSPORTATION FIELD SERVICES

PUBLIC UTILITIES

STORMWATER

PLANNING/ZONING

FIRE

URBAN FORESTRY

SITE ACCESSIBILITY

**SUNNYBROOK
GAS STATION**
2418 SUNNYBROOK ROAD
SUNNYBROOK, ONTARIO L4Y 1V1

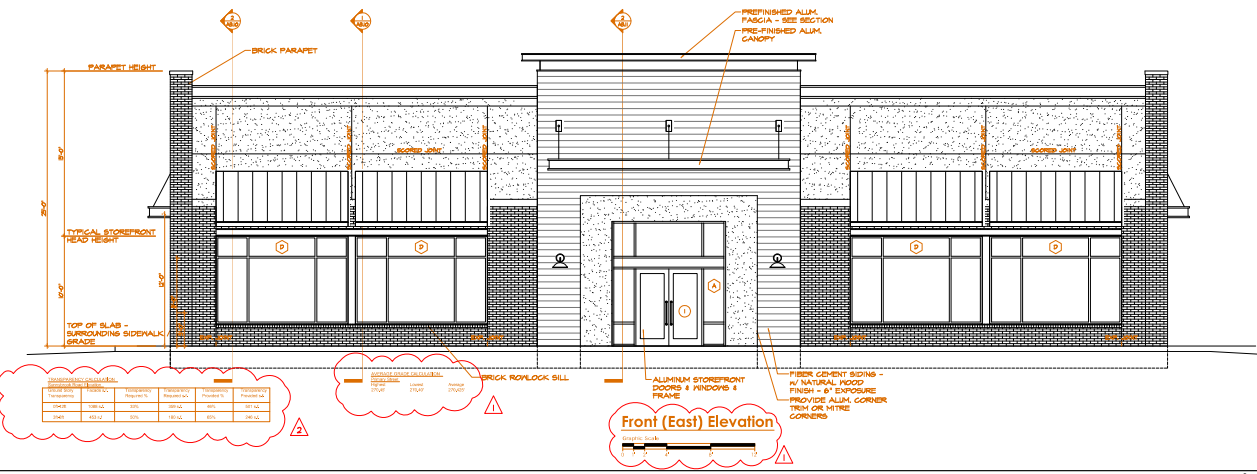
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-1422 OR (800)354-1879 FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

[illegible]

SHEET SL1.2	SUNNYBROOK GAS STATION 2418 SUNNYBROOK ROAD SUNNYBROOK, ONTARIO
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ELEVATION NOTES

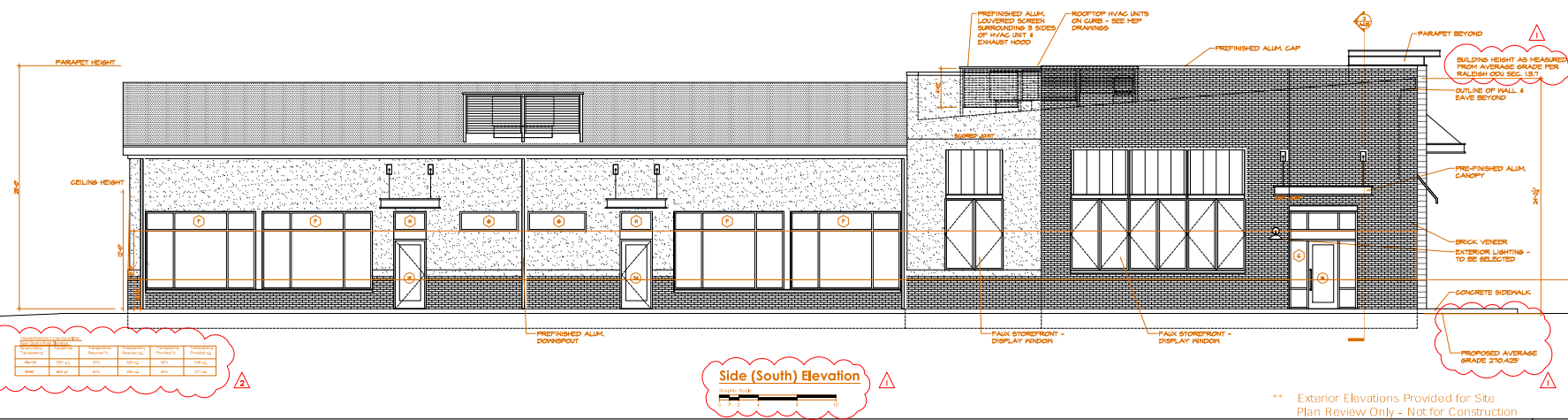
1. SEE ROOF PLANS FOR ROOF SLOPE INFORMATION.
2. ALL PROPOSED GRADE TO SLOPE AWAY FROM BUILDING. SEE SURVEY & ANY CIVIL DRAWINGS.
3. COORDINATE LOCATION OF DOWNSPOUTS WITH ROOF PLANS.
4. ALL EXTERIOR FINISH COLORS TO BE SELECTED BY OWNER, ARCHITECT AND/OR INTERIOR DESIGNER.
5. SEE FLOOR PLANS FOR DOOR SIZES & SIZES.
6. WINDOW SIZES ARE IN INCHES - WIDTH x HEIGHT OF THEY ARE THE MANUFACTURER'S CATALOGS # IF A MANUFACTURER IS SELECTED.
7. GLAZING TO BE TYPED WHERE REQUIRED BY CODE.
8. PROVIDE ALL NECESSARY INTERIOR AND EXTERIOR TRIM, CASINGS, STOODS, BRICK, MOULDINGS, ETC., AS REQUIRED FOR A COMPLETE INSTALLATION OF THE WINDOWS.
9. PROVIDE PROPER FLASHING AROUND ALL WINDOWS. INSTALL PER MANUFACTURER'S REQUIREMENTS.
10. REFER TO WALL SECTIONS AND DETAILS FOR HEAD AND SILL FLASHING LOCATIONS.
11. COORDINATE ALL ROUGH OPENING DIMENSIONS WITH MANUFACTURER, TYP.



Exterior Elevation

1

SCALE: 3/16" = 1'-0"

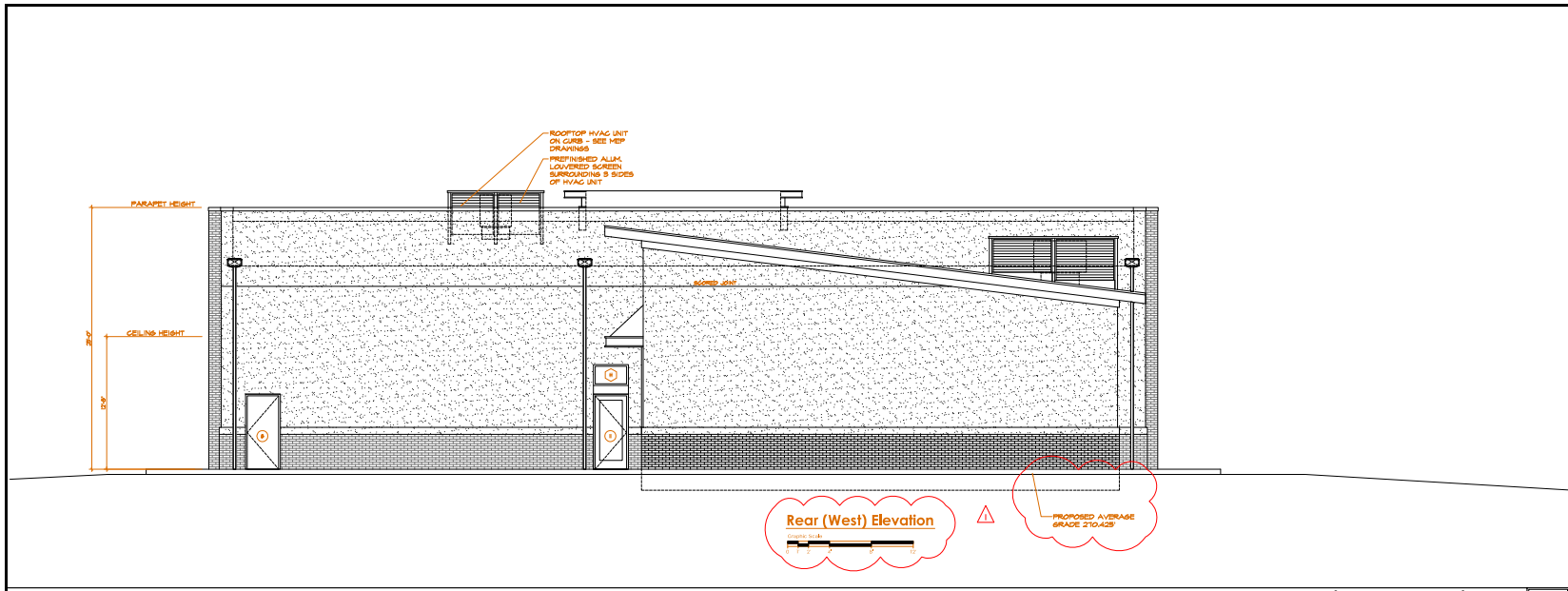


** Exterior Elevations Provided for Site Plan Review Only - Not for Construction

Exterior Elevation

2

SCALE: 3/16" = 1'-0"



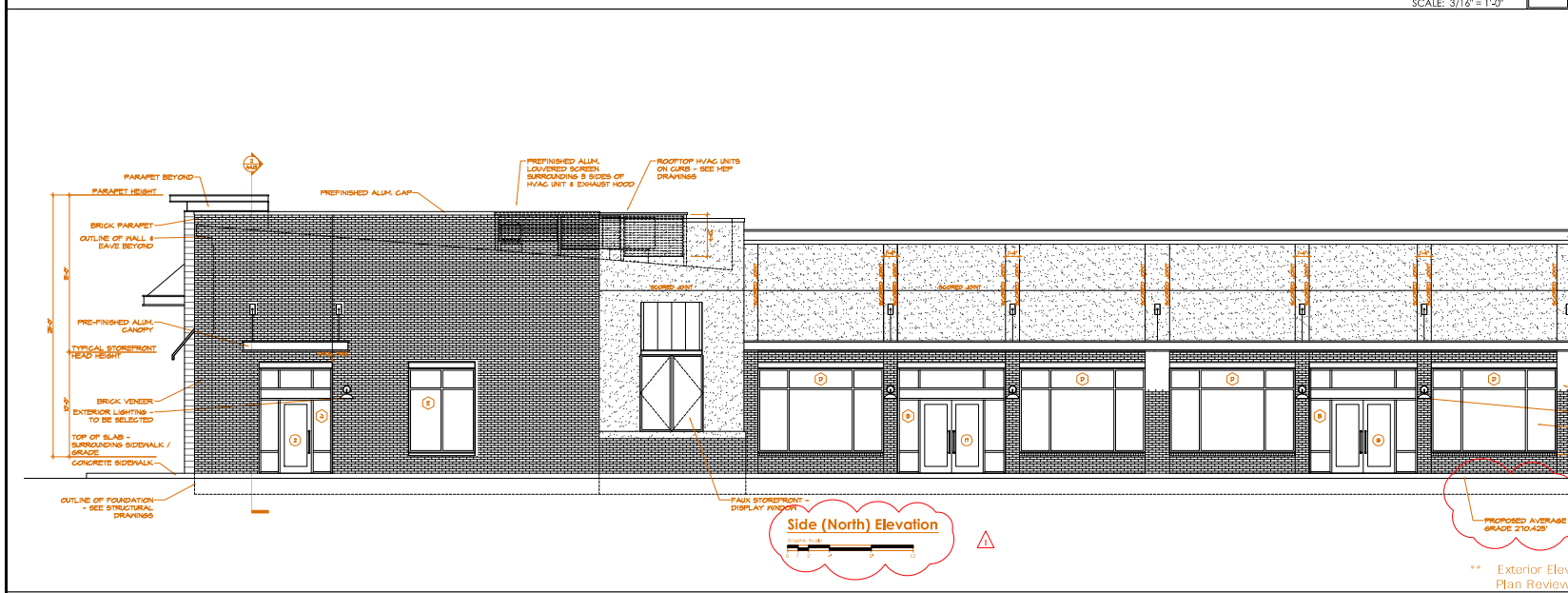
Rear (West) Elevation

Exterior Elevation

SCALE: 3/16" = 1'-0"

1

- ELEVATION NOTES**
1. SEE ROOF PLANS FOR ROOF SLOPE INFORMATION.
 2. ALL PROPOSED GRADE TO SLOPE AWAY FROM BUILDING. SEE SURVEY & ANY CIVIL DRAWINGS.
 3. COORDINATE LOCATION OF DOWNSPOUTS WITH ROOF PLANS.
 4. ALL EXTERIOR FINISH COLORS TO BE SELECTED BY OWNER, ARCHITECT AND/OR INTERIOR DESIGNER.
 5. SEE FLOOR PLANS FOR DOOR SIZES & SIZES.
 6. WINDOW SIZES ARE IN INCHES - HEIGHT & WIDTH - THEY ARE THE MANUFACTURER'S CATALOGS # IF A MANUFACTURER IS SELECTED.
 7. GLAZING TO BE TINTED WHERE REQUIRED BY CODE.
 8. PROVIDE ALL NECESSARY INTERIOR AND EXTERIOR TRIM, CASINGS, STOODS, BRICK, MOULDINGS, ETC., AS REQUIRED FOR A COMPLETE INSTALLATION OF THE WINDOWS.
 9. PROVIDE PROPER FLASHING AROUND ALL WINDOWS. INSTALL PER MANUFACTURER'S REQUIREMENTS.
 10. REFER TO WALL SECTIONS AND DETAILS FOR HEAD AND SILL FLASHING LOCATIONS.
 11. COORDINATE ALL ROUGH OPENING DIMENSIONS WITH MANUFACTURER, TYP.



Side (North) Elevation

** Exterior Elevations Provided for Site Plan Review Only - Not for Construction

Exterior Elevation

SCALE: 3/16" = 1'-0"

2

Harvey a+d
Architecture + Design, Inc.

1213 US Highway 70 E - Suite 100
Hillsborough, NC 27278
Office: (919) 883-1565
Cell: (919) 323-1473
Email: info@harveyarchitecture.com
www.harveyarchitecture.com

Site Review Set

Sunnybrook Convenience Store
New Retail Building
2418 Sunnybrook Road
Raleigh, North Carolina 27610

Revisions

No.	Description / Date
1	Revisions as per Review Comments 12/22/2022

This sheet is formatted for a 24" x 36" print. If this print does not measure that - refer to the graphic scale.

Sheet Title:
Exterior Elevations

Date: Dec. 22, 2022
Project: 19039
Sheet Number:

A2.11

ACCESSIBLE DWELLING UNITS
(SECTION 1107)

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYP-A UNITS REQUIRED	TYP-A UNITS PROVIDED	TYP-B UNITS REQUIRED	TYP-B UNITS PROVIDED	TYP-C UNITS REQUIRED	TYP-C UNITS PROVIDED

ACCESSIBLE PARKING
(SECTION 1106)

LOT OR PARKING AREA	TOTAL ACCESSIBLE SPACES REQUIRED	TOTAL ACCESSIBLE SPACES PROVIDED	PERCENT OF ACCESSIBLE SPACES PROVIDED			TOTAL # ACCESSIBLE SPACES PROVIDED
			REGULAR WITH 5' ACCESSIBLE	VAN SPACE WITH 12' ACCESSIBLE	8' ACCESSIBLE	
TOTAL						

ILLUMINATING FIXTURE REQUIREMENTS
(TABLE 1004.1)

USE	WATERCLOSETS	URINALS	AVATOIRES	SHOWERS	DRINKING FOUNTAINS
EXISTING					
NEW					
RECYCLED					

SPECIAL APPROVALS

Special approval (Local Authorities, Department of Insurance, OSC, DFI, DHHR, etc., describe below)

2018 NC Administrative Code and Policies

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
STRUCTURAL DESIGN
(PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)

DESIGN LOADS:

Importance Factor: Snow (h) 1.0
Seismic (a) 1.0

Live Loads: Roof 20 psf
Mezzanine N/A psf
Floor N/A psf

Ground Snow Load: 15 psf

Wind Load: Basic Wind Speed 115 mph (ASCE-7)
Exposure Category C

SEISMIC DESIGN CATEGORY: ☐ A ☒ B ☐ C ☐ D

Provide the following Seismic Design Parameters:
Risk Category (Table 1604.5) ☐ I ☒ II ☐ III ☐ IV
Spectral Response Acceleration 0.117 %
Site Classification (ASCE 7) ☐ A ☐ B ☐ C ☒ D ☐ E ☐ F
Data Source: ☐ Field Test ☒ Presumptive ☐ Historical Data
Basic structural system: ☐ Bearing Wall ☐ Dual w/epistemic Moment Frame
☒ Building Frame ☐ Dual w/intermediate R/C or Special Steel
☒ Moment Frame ☐ Inverted Pendulum
Analysis Procedure: ☐ Simplified ☒ Equivalent Lateral Force ☐ Dynamic
Architectural, Mechanical, Components anchored? ☐ Yes ☒ No

LATERAL DESIGN CONTROL: Earthquake ☐ Wind ☒

SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) _____ psf
Presumptive Bearing capacity 1,500 psf
Pile size, type, and capacity _____

2018 NC Administrative Code and Policies

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
ELECTRICAL DESIGN
(PROVIDE ON THE ELECTRICAL SHEETS IF APPLICABLE)

ELECTRICAL SUMMARY

ELECTRICAL SYSTEMS AND EQUIPMENT

Method of Compliance: Energy Code ☐ Performance ☐ Prescriptive
ASHRAE 90.1 ☐ Performance ☐ Prescriptive

Lighting schedule (each fixture type)

Lamp type required in fixture _____
number of lamps in fixture _____
ballast type used in the fixture _____
number of ballasts in fixture _____
total wattage per fixture _____
total fixture wattage (provide in schedule) (include ballast and lamp wattage)
total exterior lighting (provide in schedule)

Additional Efficiency Package Options
(When using the 2015 NCECC; not required for ASHRAE 90.1)

☐ C406.2 More Efficient HVAC Equipment Performance
☐ C406.3 Reduced Lighting Power Density
☐ C406.4 Enhanced Digital Lighting Controls
☐ C406.5 On-Site Renewable Energy
☐ C406.6 Dedicated Outdoor Air System
☐ C406.7 Reduced Energy Use in Service Water Heating

2018 NC Administrative Code and Policies

ENERGY SUMMARY

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan, P&E, sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

Existing building envelope complies with code: ☐ No ☐ Yes (The remainder of this section is not applicable)

Exempt Building: ☐ No ☐ Yes (Provide code or statutory reference): _____

Climate Zone: ☐ 3A ☐ 4A ☐ 5A

Method of Compliance: Energy Code ☐ Performance ☐ Prescriptive
ASHRAE 90.1 ☐ Performance ☐ Prescriptive
(If "On-Site" specify source here)

THERMAL ENVELOPE (Prescriptive method only)

Roof/ceiling Assembly (each assembly)

Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Skylights in each assembly: _____
U-Value of skylight: _____
total square footage of skylights in each assembly: _____

Exterior Walls (each assembly)

Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Openings (windows or doors with glazing): _____
U-Value of assembly: _____
Solar heat gain coefficient: _____
projection factor: _____
Door R-Values: _____

Walls below grade (each assembly)

Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____

Floors over conditioned space (each assembly)

Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____

Floors slab on grade

Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Horizontal/vertical requirements: _____
also tested: _____

2018 NC Administrative Code and Policies

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
MECHANICAL DESIGN
(PROVIDE ON THE MECHANICAL SHEETS IF APPLICABLE)

MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone

winter dry bulb: _____
summer dry bulb: _____

Interior design conditions

winter dry bulb: _____
summer dry bulb: _____
relative humidity: _____

Building heating load: _____
Building cooling load: _____

Mechanical Space Conditioning System

Unitary
description of unit: _____
heating efficiency: _____
cooling efficiency: _____
Boiler
size category of unit: _____
size category: If oversized, state reason: _____
Chiller
size category: If oversized, state reason: _____

List equipment efficiencies: _____

2018 NC Administrative Code and Policies

APPENDIX B

ALL WORK TO BE IN ACCORDANCE WITH THE 2018 NCBC

PHILLIPS ALUMINUM CO.
3032 POLKVILLE ROAD

(704) 487-7969 FAX (704) 487-1832

PREPARED FOR

SPATCO

LOCATION ROCK QUARRY RD & SUNNYBROOK RD
RALEIGH, NC 27610

SCALE

NTS

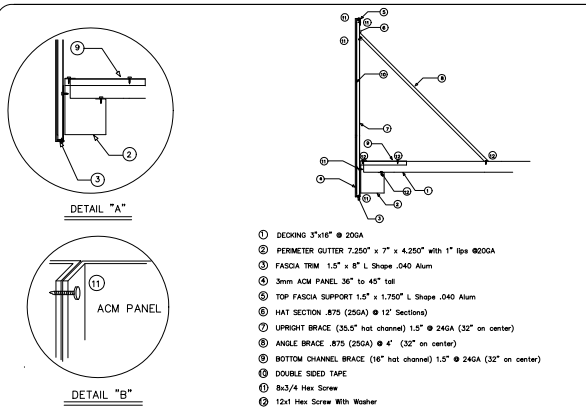
DRAWING #

913

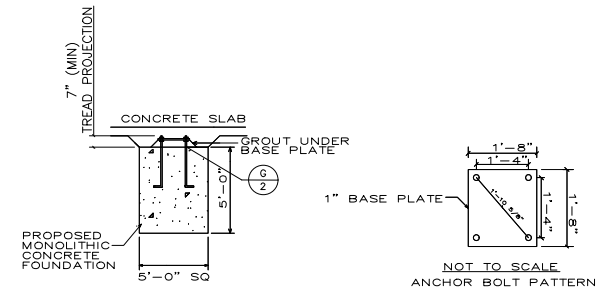
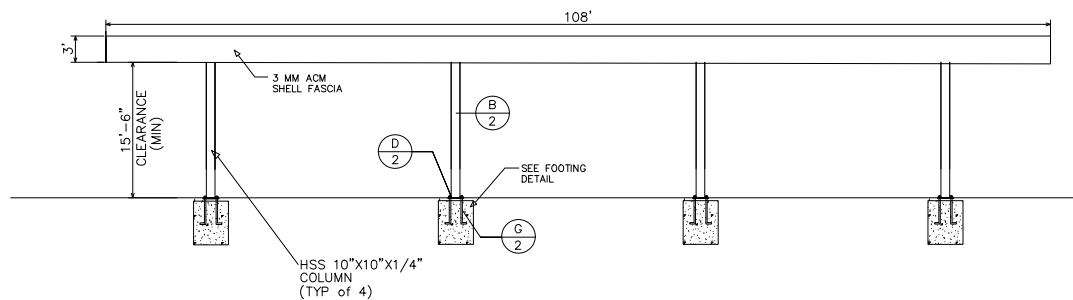
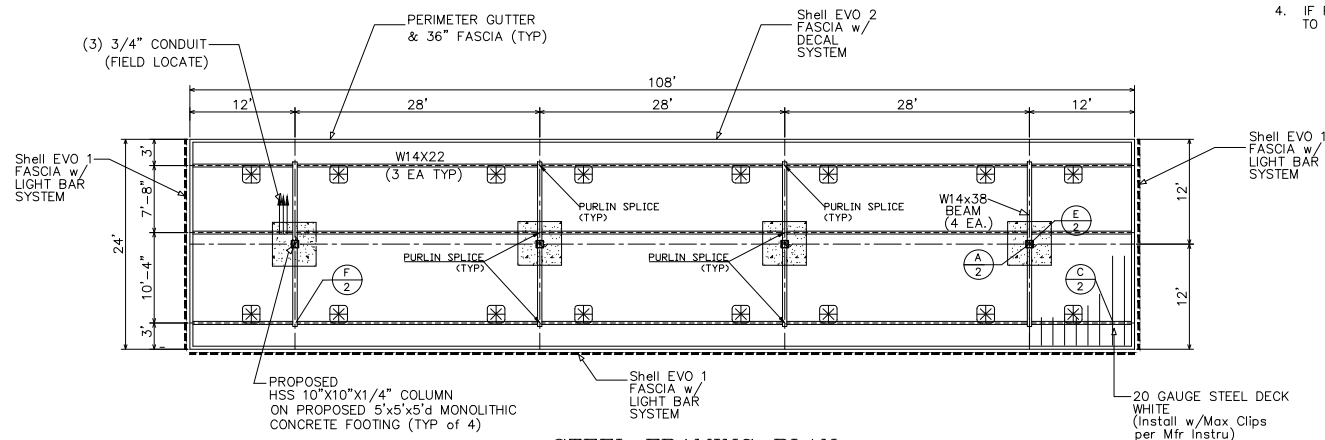
SHEET

2 OF 5

9/21/21



FASCIA DETAIL



FOOTING DETAIL (U.N.O.)

FOUNDATION NOTES

1. FOOTINGS ARE TO BEAR ON SOIL WITH A MINIMUM ALLOWABLE BEARING PRESSURE OF 1,500 POUNDS PER SQUARE FOOT.
2. ANCHOR BOLTS ARE 1 1/4" DIA. - FOUR EACH PER FOOTING.
3. ANCHOR BOLT PATTERN IS TO BE 16" ON CENTER.
4. IF FILL IS USED IT SHALL BE GRANULAR, STRUCTURAL FILL COMPACTED TO 100% MODIFIED PROCTOR.

LEGEND

- ✱ CANOPY LIGHT FIXTURE
- LED LSI Vertex CANOPY LIGHTS
- TYP OF 16
- EXACT LOCATION TO BE FIELD DETERMINED (WIRING BY OTHERS)

CODE SPECIFICATIONS

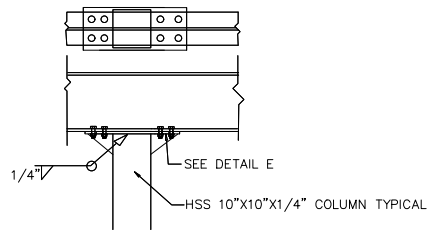
I.B.C. INTERNATIONAL BUILDING CODE (2018 EDITION) / 2018 NCBC
 ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
 ANSI/AISC 341-16 SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS
 AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS (335-89S1)
 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (2016 ED.)
 AISI SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS (2016 EDITION)
 AWS D1.1/D1.1M:2015 STRUCTURAL WELDING CODE

ALL WORK TO BE IN ACCORDANCE WITH THE 2018 NCBC

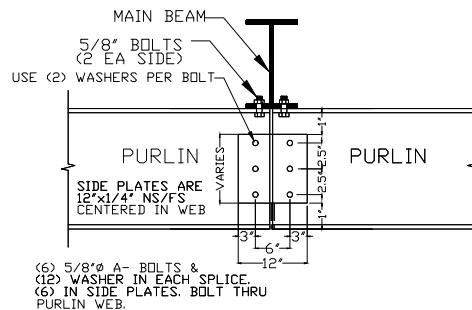
PHILLIPS ALUMINUM CO.
 3032 POLKVILLE ROAD
 SHELBY, NORTH CAROLINA 28150
 (704) 487-7969 FAX (704) 487-1832

PREPARED FOR SPATCO		
LOCATION ROCK QUARRY RD & SUNNYBROOK RD RALEIGH, NC 27610		
SCALE NTS	DRAWING # 913	SHEET 3 OF 5

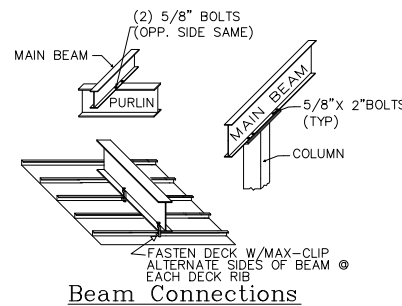
9/21/21



COLUMN-BEAM CONNECTION (A)
NTS



PURLIN WEB SPLICE DETAIL (H)
NTS



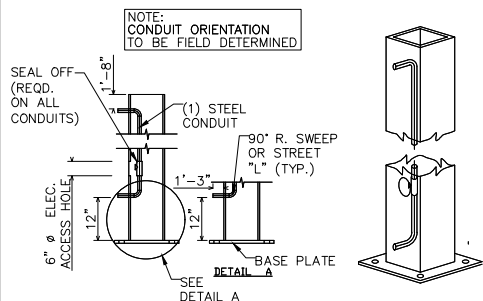
Beam Connections

DECKING CONNECTION

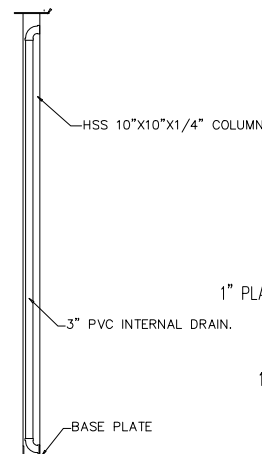


DECKING- 3" X 16" 20 GA. STEEL
FASTENED BY MAX CLIPS SUPPLIED
BY DECKING MANUFACTURER AT EACH
PURLIN (16" O.C. MAX)
DECKING WEIGHT= 2.25#/ SQFT

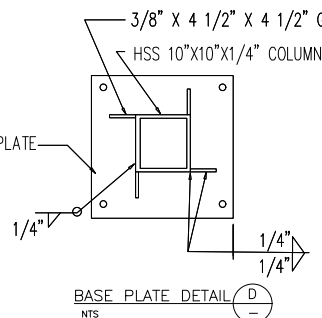
DECKING CONNECTION DETAIL (C)
NTS



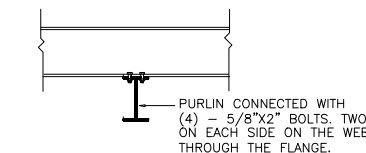
INTERNAL CONDUIT DETAIL
(1) CONDUIT



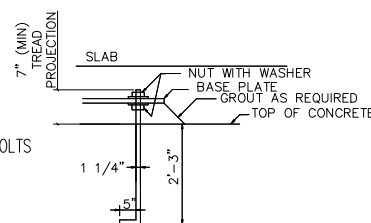
COLUMN DETAIL (B)
NTS



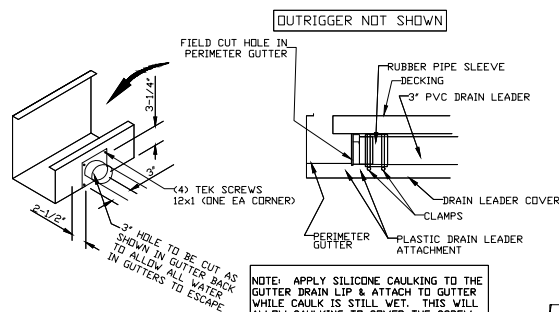
BASE PLATE DETAIL (D)
NTS



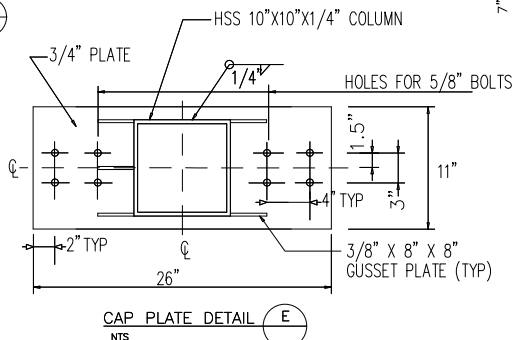
SECTION (F)
NTS



ANCHOR BOLT DETAIL (G)
NTS



GUTTER CONNECTION DETAILS



CAP PLATE DETAIL (E)
NTS

TYPICAL DETAILS

FRAMING SCHEDULE
COL. - SEE PLAN
BEAM - SEE PLAN
PURLIN - SEE PLAN
DESIGN LOADS: (PER IBC 2018)
RISK CATEGORY: II
USE GROUP: U
CONSTRUCTION TYPE: II-B
1603.1.1 FLOOR LIVE LOAD: N/A
1603.1.2 ROOF LIVE LOAD: 20 PSF
DEAD & COLLATERAL LOAD: 10 PSF
TOTAL ROOF DESIGN LOAD: 30 PSF
1603.1.3 ROOF SNOW LOAD:
SNOW LOAD COEF.(C_s) = 1.0
IMPORTANCE FACTOR (I) = 1.0
GROUND SNOW LOAD (P_g) = 15 PSF
FLAT ROOF SNOW LOAD (P_f) = 12.6 PSF
THERMAL FACTOR (C_t) = 1.2
1603.1.4 WIND LOAD:
ULTIMATE DESIGN WIND SPEED, V_{ult} (3 SEC GUST): 115 MPH
NOMINAL DESIGN WIND SPEED, V_{asd}: 89 MPH
WIND EXPOSURE: C
INTERNAL PRESSURE COEFFICIENT (C_{pi}): 0.00
COMPONENTS AND CLADDING
DESIGN WIND PRESSURE (P_{net}): 20.8 PSF
EARTHQUAKE LOAD DESIGN DATA
SEISMIC IMPORTANCE FACTOR (I_e): 1.0
MAPPED SPECTRAL RESPONSE ACCELERATIONS
S_s=0.117 g S_m=0.188 g
S₁=0.060 g S_{m1}=0.143 g

SITE CLASS "D"
SPECTRAL RESPONSE COEFFICIENTS
S_{ds}=0.125 S_{d1}=0.095
SEISMIC DESIGN CATEGORY: B
BASIC SEISMIC FORCE RESISTING SYSTEM: CANTILEVERED COLUMN
RESPONSE MODIFICATION FACTOR (R): 1.25
SEISMIC RESPONSE COEFFICIENT (C_s): .100
EQUIVALENT LATERAL FORCE ANALYSIS PROCEDURE USED
DESIGN BASE SHEAR (V): 1.01 KIPS / COLUMN (MAX)
(SEISMIC DOES NOT CONTROL)
FOOTING DESIGN:
CONSTRAINED CONDITION
LATERAL BEARING PRESSURE 100 PSF/Ft
MAX. END BEARING PRESSURE 1500 PSF
EXTEND FOOTING BELOW FROST LINE
CONCRETE: (PER ACI 318-11) - 3000 PSI STRENGTH (MIN)
BOLTS: 28 DAYS
BOLTS SHALL CONFORM TO ASTM A325 FOR
STRUCTURAL STEEL CONNECTIONS. BOLTS SHALL
BE TIGHTENED TO THE "SNUG-TIGHT CONDITION" PER
AISC AND RCSC SPECIFICATIONS. THE "SNUG-TIGHT
CONDITION" IS DEFINED AS THE TIGHTNESS REQUIRED
TO BRING THE CONNECTED PLIES INTO FIRM CONTACT.
ALL OF THE BOLTS SHALL BE TIGHTENED SUFFICIENTLY
TO PREVENT THE REMOVAL OF THE NUTS WITHOUT THE
USE OF A WRENCH.

STEEL
1. ERECTION OF STEEL STRUCTURE SHALL BE
PERFORMED PER ALL AMERICAN INSTITUTE
OF STEEL CONSTRUCTION (AISC) ERECTION
PROVISIONS.
2. STRUCTURAL STEEL SHALL CONFORM TO:
Wide Flange Beams - ASTM A992, Grade 50, F_y = 50 KSI
Structural Angles and Channel - ASTM A36, F_y = 36 KSI
Structural Plate - ASTM A36, F_y = 36 KSI
Structural Tubing - ASTM A500, Grade B,
F_y = 42 KSI (ROUND) F_y = 46 KSI (SQ / RECT)
Structural Pipe - ASTM A53, Grade B, F_y = 35 KSI
REBAR - ASTM A615, GRADE 60, F_y = 60 KSI
3. ALL STEEL FRAMING MEMBERS ARE TO BE
PAINTED WITH A RED OXIDE PRIMER

WELDS
ALL WELDED CONNECTIONS SHALL BE IN ACCORDANCE
WITH LATEST AWS SPECIFICATIONS, USING E70XX
ELECTRODES. ALL WELDING SHALL BE PERFORMED
BY AN AWS CERTIFIED WELDER.

ROOF PANELS
20 GA. ROLLED FORM STEEL DECKING INSTALLED
W/ MAX CLIPS PER MFR. INSTRUCTIONS. U.N.O.

FOUNDATIONS
SEE FOOTING PLANS FOR DETAILS.

GROUT
Factory Package - ASTM 109
Non-Corrosive and Non-Staining
To be mixed with water for consistency suitable
for application and 30 minute working time.

ALL WORK TO BE IN ACCORDANCE WITH THE 2018 NCBC

PHILLIPS ALUMINUM CO.
3032 POLKVILLE ROAD
SHELBY, NORTH CAROLINA 28150
(704) 487-7969 FAX (704) 487-1832

PREPARED FOR
SPATCO
LOCATION ROCK QUARRY RD & SUNNYBROOK RD
RALEIGH, NC 27610

SCALE NTS DRAWING # 913 SHEET 4 OF 5

9/21/21

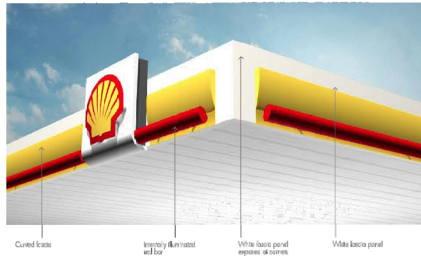
2.2.5 LEVEL 1 FASCIA

LEVEL 1
Level 1 is intended for all NTLs and KDTs where conditions for logo application, level 1, is also intended for all primary and along secondary competitive convenience sites.

The level 1 fascia should be used on the most convenient sites, usually the front and rear visible sides. The level 2 fascia should be applied to the less visible sides.

CANOPY FASCIA
The level 1 canopy edge treatment consists of a Shell Yellow curved fascia panel attached to a Shell Yellow flat fascia, which is also fully illuminated. The flat fascia panel provides back and forth illumination in the bar and base illumination in the yellow fascia.

PETROL PANEL ILLUMINATION
The illumination of the Petrol is mandatory on all levels.



Curved fascia
Internally illuminated
White fascia panel
White fascia panel
White fascia panel

2.2.7 LEVEL 1 FASCIA APPLICATION

FASCIA APPLICATION POLICY

APPROACH TO SITE
The level of fascia application and location of the fascia panel is determined by levels of visibility and the direction of approaching traffic.

Refer to Section 2.2.4 Petrol Branding and Usage for additional guidance on determining visibility.

PRIMARY CANOPY EDGES

The level 1 fascia is to be installed on a minimum of two adjacent canopy bases, typically on the rear base and the apex visible side. Application of the level 1 fascia to additional bases is based on site specific requirements.

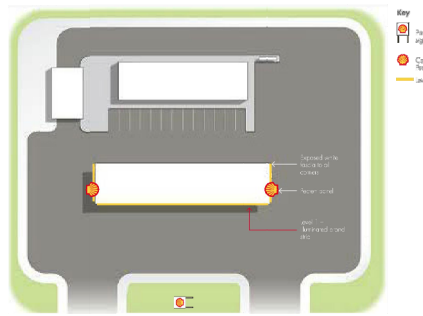
SECONDARY CANOPY EDGES

On canopy bases that are not visible and would not receive a level 1 fascia, a level 2 fascia is additional fascia is based on site specific requirements.

NOTE:

A canopy edge should use either level 1 or level 2 fascia, not wrap both on the same edge. At level 1 sites, flat fascia panels can only be applied to the level 1 fascia.

No other items (e.g. flood lights or cameras) should be attached to or on the canopy.



SITE PLAN FOR ILLUSTRATIVE PURPOSES ONLY

▲ ▲ ▲ ▲ 48

2.2.6 LEVEL 1 FASCIA CONSTRUCTION

LEVEL 1

MODULAR DESIGN
The level 1 fascia is constructed from modular lengths for ease of installation and maintenance. The lengths are specified in the accompanying table. The fascia is applied to the canopy corner.

CANOPY FASCIA

The canopy fascia for level 1 is finished in Shell Yellow on top of which a Shell Yellow curved fascia is mounted with a curved illuminated back.

REDUCED MAINTENANCE

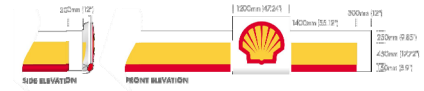
The canopy fascia elements are constructed in such a way as to reduce the need for maintenance and the risk of damage.

VARIATIONS

The positioning of the fascia branding into corner details for all applications. Any additional fascia height above standard 800mm (33.5") fascia height continues to be Shell Yellow. See Section 2.2.10 for additional details.

THE BRANDING STRIP

The branding strip is Shell Yellow with a curved illuminated back light bar on the bottom, applied against a white background.



LEVEL 1 FASCIA DETAILS

2.2.8 LEVEL 2 FASCIA

LEVEL 2
Level 2 fascia is typically used for convenience of existing sites that are convenient secondary sites that are mostly used when nighttime illumination of the fascia is not required by the owners of the site (e.g. sites not open 24 hours).

At level 2 sites, the level 2 fascia should be used on all sides.

CANOPY FASCIA

At the NTL Shell Yellow and Shell White fascia is used with or applied Shell flat vinyl strip, which is non-illuminated.

PETROL PANEL ILLUMINATION

At least one Petrol is mandatory on level 2 sites and the Petrols are always illuminated.



2 side elevation complete
Applied red vinyl
White fascia panel or corner

2.2.9 LEVEL 2 FASCIA CONSTRUCTION

LEVEL 2

COST-EFFECTIVE APPLICATION
The level 2 fascia panel is constructed as a single ACM Shell Yellow fascia panel with or applied vinyl Shell flat strip.

PETROL PANEL JUNCTION

Unlike the level 1 fascia where there is a 800mm (31.5") gap between the branding strip and the Petrol panel, the level 2 branding strip is a continuous band behind the Petrol panel.

VARIATIONS

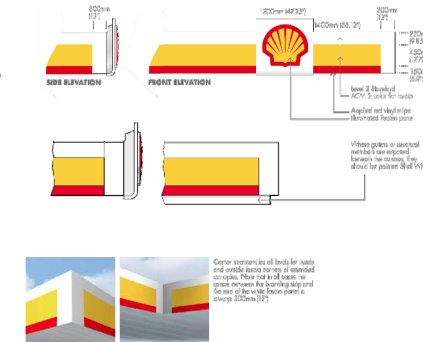
The positioning of the fascia branding strip remains constant for all applications. Any additional fascia height above standard 800mm (33.5") fascia height continues to be Shell Yellow. See Section 2.2.10 for additional details.

THE BRANDING STRIP

The branding strip is Shell Yellow with a curved illuminated back light bar on the bottom, applied against a white background.

NOTE:

No other items (e.g. flood lights or cameras) should be attached to or on the canopy edges.



Corner treatment is all levels for roofs and visible fascia corner of illuminated corners. Please note that the corner treatment for branding strip and the rest of the fascia panel is always 800mm (31.5").

LEVEL 2 FASCIA DETAILS