



Administrative Approval Action

Case File / Name: ASR-SR-2-2019
SHEETZ-GENEROSITY

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 located on the southeast side of Jones Sausage Road, northeast side of Generosity Court, and northwest side of Virtuous Street. The site is comprised of three tracts addressed at 4001 and 4005 Jones Sausage Road and 3701 Generosity Court. The tract addressed off Generosity Court is within the City limits. The two tracts addressed off Jones Sausage are located in the Extraterritorial Jurisdiction of the City of Raleigh.

REQUEST: Recombination and development of a 6.24-acre tract zoned IX-3 and IX-3-CU (Z-10-88) with a portion containing SHOD-1. The plans propose two General Buildings, each on a separate lot. One lot will be for Restaurant/Bar and Retail Sales uses with 4,637 SF of gross floor area along with canopies covering gas pumps. The other lot will be for Restaurant/Bar use with 3,000 SF of gross floor area.

Design Adjustment case DA-139-19 was approved for relief from Block Perimeter requirements in UDO Section 8.3.2.A and cross-access requirements in UDO Section 8.3.5.D.

Design Alternate case AAD-15-19 approved for the proposed 4,637 SF Sheetz building on lot 1 for an alternate design to meet transparency requirements in UDO 1.5.9.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SPR-0277-2019: DSLC - Site Permitting Review/Major [Signature Set]

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 September 30, 2019 by WITHERS & RAVENEL.

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:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.



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3. The required traffic signal and pedestrian upgrades must be approved by the City of Raleigh and NCDOT prior to site permitting review approval.

Stormwater

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

Urban Forestry

7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
8. 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).

☒ **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"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Cross Access Agreements Required

<input checked="" type="checkbox"/>	Slope Easement Required
<input checked="" type="checkbox"/>	Utility Placement Easement Required

☒ **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:

General

1. Show the sight distance easements on the plat

Engineering

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.



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3. A cross access agreement among the proposed lots shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded 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 within this time, further recordings and building permit issuance will be withheld.
4. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
5. Slope easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

Public Utilities

6. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department
 1. Existing water assessments pending for 4001 Jones Sausage Road (\$3,008.50) and 4005 Sausage Road (\$2,527.14). These costs must be paid prior plat recordation
 2. Please contact the City of Raleigh Revenue Services for information on the matter
7. 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.

Stormwater

8. 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).
9. 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).
10. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
11. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).



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12. 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

13. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.49 acres of tree conservation area.

☒ **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. Provide fire flow analysis.
2. Comply with all conditions of Z-10-88, A-139-19, AAD-15-19.
3. A demolition permit shall be obtained.
4. A recombination map shall be recorded as depicted on Sheet C1.2 in the approved Administrative Site Review plans.

Engineering

5. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

6. 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.

Urban Forestry

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Generosity Court and 9 street trees along Virtuous Street for a total of 13 street trees.
8. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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



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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: November 19, 2022

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:  Date: 11/20/2019
Development Services Dir/Designee
Staff Coordinator: Ryan Boivin

FIRE DEPARTMENT NOTES

1. THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFA 13R) OR 250 FEET (NFA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCF 503.1.1).
2. FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCF 507.5.1).
3. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
4. FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NCF, SECTION 507.5.

TRANSACTION NO: 581448

CASE FILE: SR-2-19

Administrative Site Review

SHEETZ - GENEROSITY

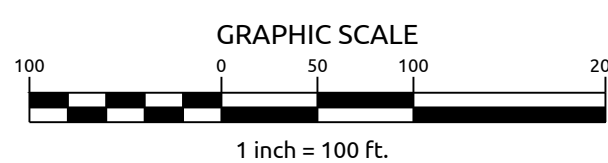
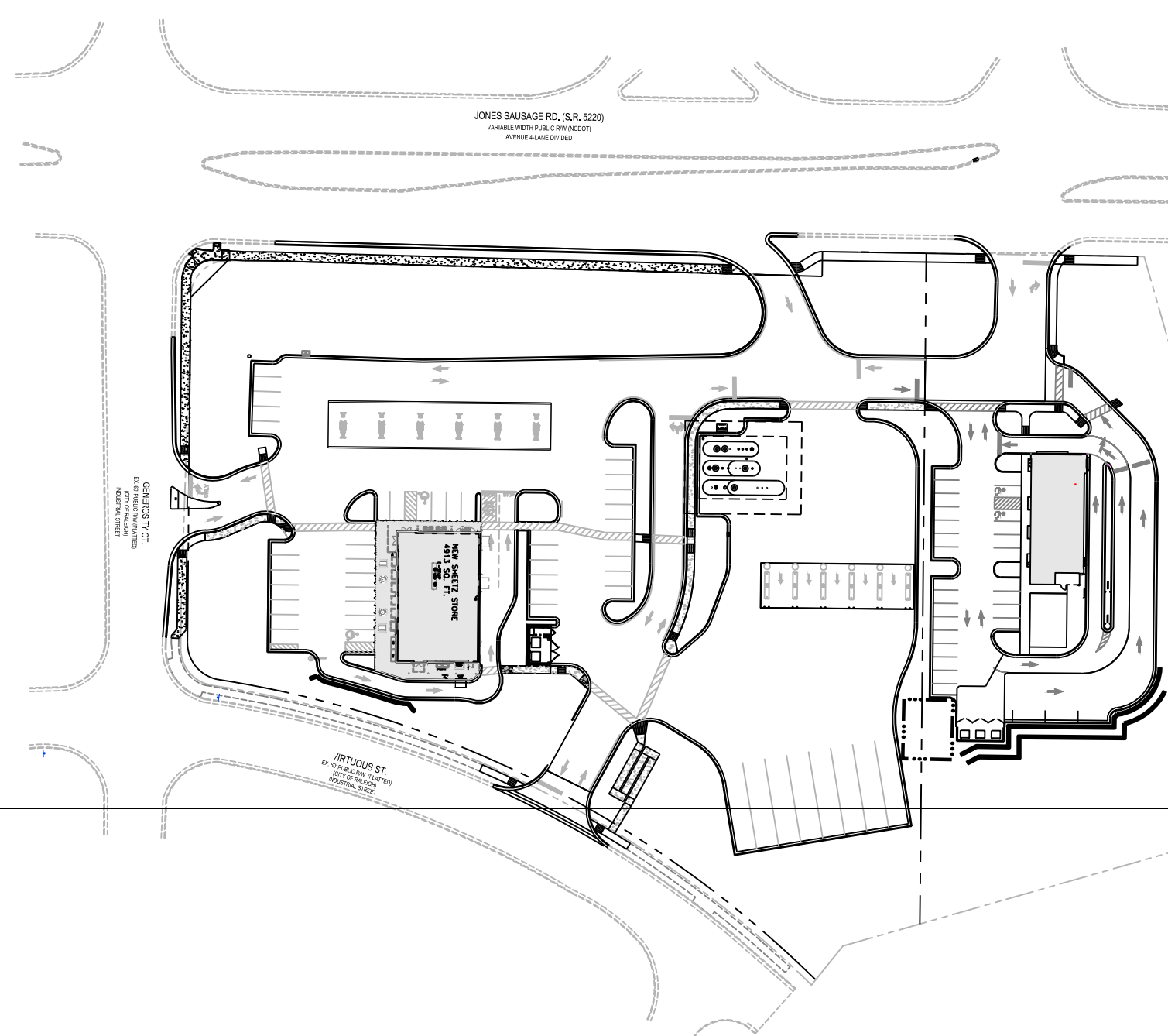
JONES SAUSAGE ROAD - RALEIGH, NORTH CAROLINA

DECEMBER 28, 2018 (LAST REVISED SEPTEMBER 30, 2019)

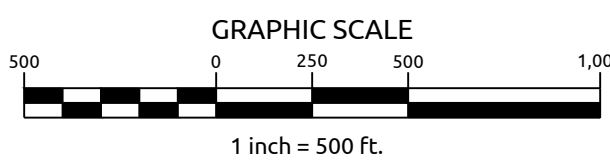
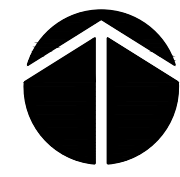


ADMINISTRATIVE SITE REVIEW
FOR WIN - JONES SAUSAGE
WR PROJECT NO: 02180389
DATE: DECEMBER 28, 2019
LAST REVISED: SEPTEMBER 30, 2019

PROJECT SITE



VICINITY MAP



Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2499

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: Transaction #:		Planning Coordinator:	
Building Type <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse		Site Transaction History <input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic	
Development name: Sheetz-Generosity		Subdivision transaction #: 581448	
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Sketch transaction #: _____	
Property address(es): 4001 & 4005 Jones Sausage, 3701 Generosity Ct.		Certificate of Appropriateness #: _____	
Site P.I.N.(s): 1721497166, 1721498393, 1721498010		Board of Adjustment #: _____	
Please describe the scope of work. Include any additions, expansions, and change of use.		Zoning Case #: SR-2-19	
4,900 sf Sheetz with two canopies, 3,000 sf Cook-Out		Administrative Alternate #: _____	
GENERAL INFORMATION			
Current Property Owner/Developer Contact Name: Jesse McInerney			
NOTE: please attach purchase agreement when submitting this form.			
Company: Sheetz Jones Sausage, LLC		Title: Managing Member	
Address: 2165 Louisa Dr., Belleair Beach, FL 33786			
Phone #: 917-647-3872		Email: jesse@windevelopment.net	
Applicant Name: Same as Company			
Company:		Address:	
Phone #:		Email:	

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DEVELOPMENT TYPE + SITE DATE TABLE

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3, IX-3CU	Existing gross floor area (not to be demolished): N/A Existing gross floor area to be demolished: N/A
Gross site acreage: 6.24 ac.	New gross floor area: 7,900 sf
# of parking spaces required: 47	Total sf gross (to remain and new): 7,900 sf
# of parking spaces proposed: 79	Proposed # of buildings: 2
Overlay District (if applicable): SHOD-1	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Retail	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: N/A	Square Feet: N/A	Proposed Impervious Surface: Acres: N/A	Square Feet: 145,617
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, please provide: Alluvial soils: N/A			
Flood stu: N/A			
FEMA Map Panel #: N/A			
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: N/A	Total # of hotel units: N/A
# of bedroom units: 1br: _____ 2br: _____ 3br: _____ 4br or more: _____	
# of lots: _____	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate, WithersRavenel, Inc. (Dave Barton, PE), to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me 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 applications will expire after 180 days of inactivity.

Signature: *J. McInerney* Date: 6/2/19
Printed Name: Jesse McInerney

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GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
4. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
5. ALL SURVEY INFORMATION WAS PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY WITHERSRAVENEL, CARY, NORTH CAROLINA OFFICE IN AUGUST, 2017. SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JULY, 2016.
6. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
7. ALL DIMENSIONS SHOWN ARE TO BACK TO CURB, UNLESS OTHERWISE STATED ON PLANS.
8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
10. TRASH AND CARDBOARD DUMPS(ERS) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
11. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
12. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NO ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
13. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
14. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
15. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
16. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENDOACH ON THIS MINIMUM CORNER CLEARANCE.
17. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
18. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
19. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
20. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
21. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
22. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
23. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
25. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
26. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
27. PARCELS IDENTIFIED WITH WAKE COUNTY PINS 1721.06-49-7166 AND 1721.06-49-8393 REQUIRE ANNEXATION PRIOR TO APPROVAL OF THE ADMINISTRATIVE SITE PLAN.

ATTENTION CONTRACTORS

1. THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT (919) 996-2409, AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 957-4540 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.
2. FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.
3. FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.

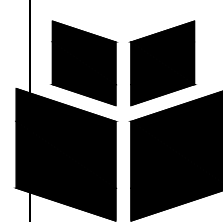
ZONING CONDITIONS (Z-10-88)

1. USES AND/OR MAXIMUM NUMBER OF DWELLING OR ROOMING UNITS TO BE ALLOWED: N/A
2. APPLICATION WILL NOT BE MADE TO THE BOARD OF ADJUSTMENT IN ACCORDANCE WITH SECTION 10-204(b)(1) FOR A STORAGE YARD FOR UNLICENSED, UNINSPECTED, WRECKED, DISMANTLED OR PARTIALLY DISMANTLED AUTOMOTIVE VEHICLES.
3. THE REIMBURSEMENT VALUE OF THE ADDITIONAL R.O.W. ALONG JONES SAUSAGE ROAD AND AUBURN CHURCH ROAD SHALL REMAIN AT VALUES PRIOR TO REZONING.
4. THERE WILL BE NO BILLBOARDS ON SUBJECT PROPERTY.

DEVELOPER

SHEETZ JONES SAUSAGE, LLC
2165 LOUISA DRIVE
BELLEAIR BEACH, FL 33786
PHONE: 917-647-3872
CONTACT: MR. JESSE MCINERNEY
EMAIL: JESSE@WINDEVELOPMENT.NET

PREPARED BY:



WithersRavenel
Engineers | Planners | Surveyors

115 MacKanan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 |
www.withersravenel.com

RIGHT-OF-WAY OBSTRUCTION NOTES

- LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. RIGHTOFWAYSERVICES@RALEIGHNC.GOV FOR APPROVAL.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL, SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

SOLID WASTE INSPECTION STATEMENT

1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.
2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
3. THIS PROJECT HAS DUMPSTERS FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.

LEGEND

EXISTING	PROPOSED

SHEET LIST TABLE

SHEET #	SHEET TITLE	SHEET #	SHEET TITLE
---	COVER SHEET	T1.0	TREE CONSERVATION - EXISTING CONDITIONS
C0.1	APPROVAL SHEET	T1.1	PROPOSED TREE CONSERVATION
C1.0	ALTA & TOPOGRAPHIC SURVEY	T1.2	TREE CONSERVATION - SITE AERIAL
C1.1	EX. CONDITIONS & DEMO. PLAN	L1.0	LANDSCAPE PLAN
C1.2	RECOMBINATION PLAN	A2.1	COOKOUT ELEVATIONS
C2.0	SITE PLAN	A2.2	COOKOUT ELEVATIONS
C2.1	ROAD CENTERLINE & R/W PLAN	A201	SHEETZ EXTERIOR BLDG ELEVATION
C3.0	GRADING & DRAINAGE PLAN	A202	SHEETZ EXTERIOR BLDG ELEVATION
C4.0	UTILITY & FIRE ACCESS PLAN	RL-5852-S1	EXTERIOR LIGHTING LAYOUT (5 shs)
C5.0	SCM PLAN & DETAILS		

SITE DATA

DEVELOPER:	SHEETZ JONES SAUSAGE, LLC		
	2165 LOUISA DRIVE		
PROPERTY INFORMATION:	BELLEAIR BEACH, FL 33786		
OWNER:	SHEETZ JONES SAUSAGE, LLC		
	EX. LOT 12	EX. LOT 3	EX. LOT 2
PIN:	1721.06-49-6010	1721.06-49-7166	1721.06-49-8393
REID:	0371476	0304654	0304655
ADDRESS:	3701 GENEROSITY	4005 JSR	4001 JSR
ACREAGE:	1.9256 AC	2.0238 AC	2.2920 AC
ZONING:	IX-3	IX-3-CU	IX-3-CU
OVERLAY:	SHOD-1	N/A	N/A

RIVER BASIN:	NEUSE RIVER (WALNUT CREEK)	
DEVELOPMENT INFORMATION:	EXISTING USE:	VACANT
	PROPOSED USE:	RESTAURANT/BAR AND RETAIL
		TRACT (SHEETZ)
		TRACT (COOK OUT)
	PROPOSED BUILDING AREA:	
	RESTAURANT BAR:	2027 SF
	RETAIL:	2610 SF
		0 SF
	SEATING:	30 EACH
		54 EACH
	BUILDING HEIGHT:	25'
	BUILDING SETBACK:	
	FRONT:	3'
	SIDE:	3'
	REAR:	3'
	INTERNAL:	0'

NOTE: CITY HAS DETERMINED JONES SAUSAGE ROAD TO BE PRIMARY STREET FOR PROPOSED LOT 1.

CITY OF RALEIGH BLOCK PERIMETER REQUIREMENTS
MAXIMUM PERIMETER LENGTH ALLOWED: 4,000 LF
PROPOSED PERIMETER LENGTH: APPROXIMATELY 34,083 LF (SEE SHEET C1.1)
**AN "ADMINISTRATIVE DESIGN ADJUSTMENT" REQUEST WILL BE NECESSARY

PARKING CALCULATIONS:

SHEETZ
RESTAURANT: 1/150 SF = 2,027/150 = 14 SPACES
or 50 SEATS/5 = 10 SPACES
RETAIL: 1/300 BUILDING SF - 1,600 SF OUTDOOR DISPLAY
AREA = 2,610/300 + 2,604/600 = 13 SPACES
MIN PARKING REQUIRED = 27 SPACES
MAX PARKING ALLOWED = 150% OF 27 = 41 SPACES
TOTAL PARKING PROVIDED = 50 SPACES
*EACH PARKING SPACE EXCEEDING THE MAXIMUM 41 SPACES (8 TRUCK SPACES + 1 CAR SPACE) HAS BEEN INCLUDED IN THE STORMWATER CALCULATIONS (PER UDO 7.1.2.D)

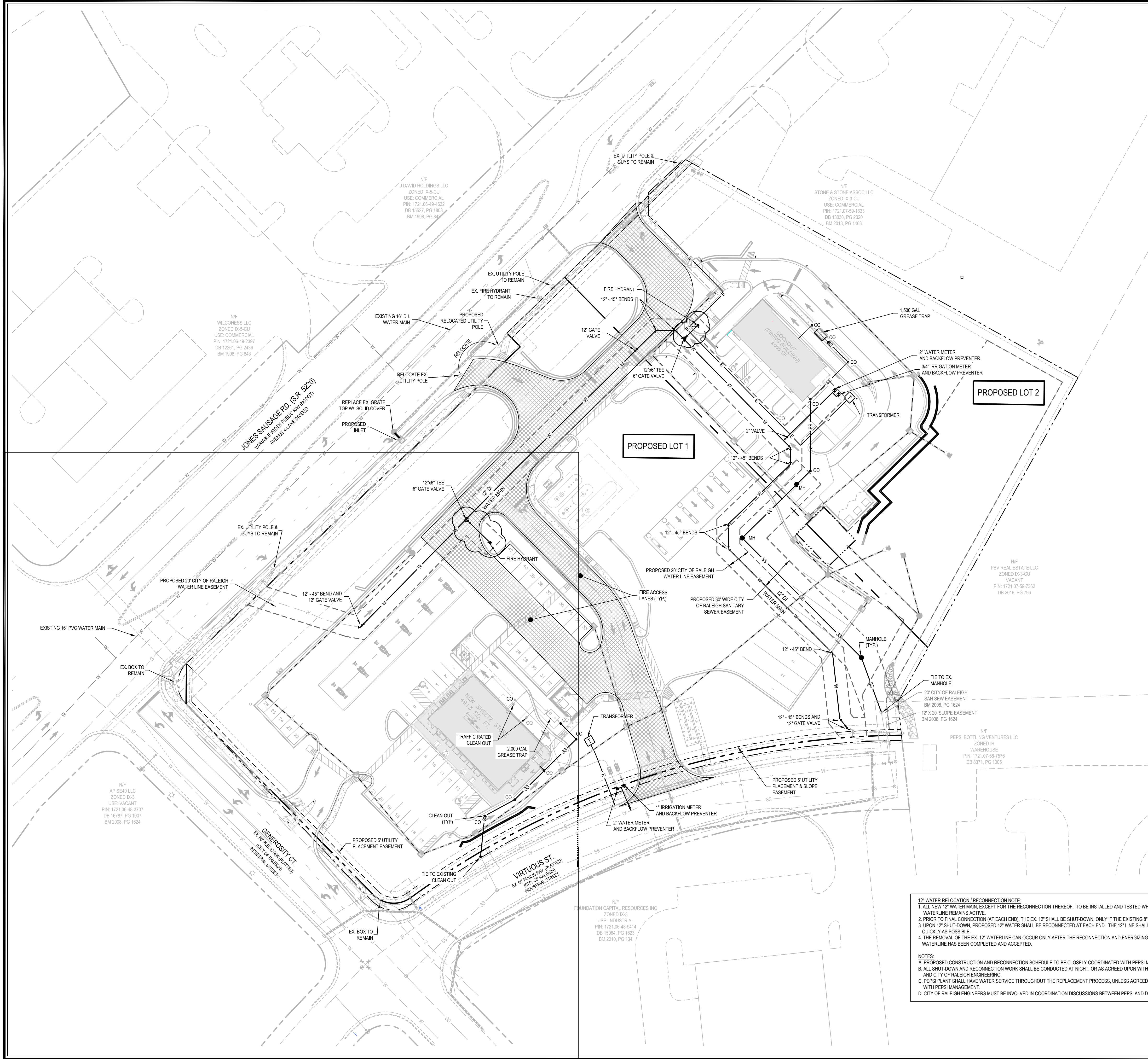
COOKOUT
RESTAURANT: 1/150 SF = 3,000/150 = 20 SPACES
or 54 SEATS/5 = 11 SPACES
MIN PARKING REQUIRED = 20 SPACES
MAX PARKING ALLOWED = 150% OF 20 = 30 SPACES
TOTAL PARKING PROVIDED = 29 SPACES

THIS PROJECT IS LOCATED WITHIN ZONE X (OUTSIDE OF THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FIRM MAP NUMBER 3720171001 WITH AN EFFECTIVE DATE OF MAY 2, 2006.



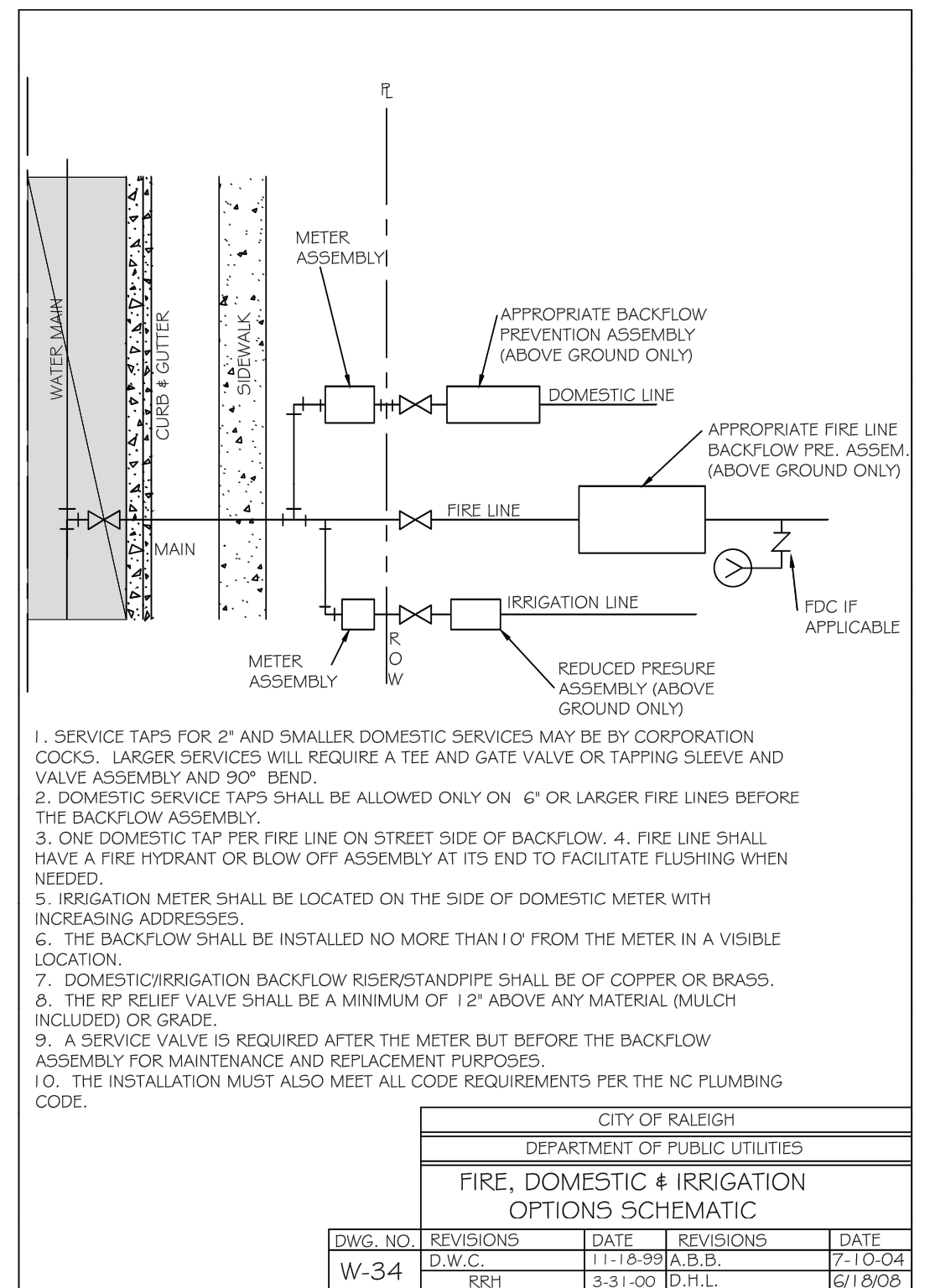
K:\1818-0380\180389-WIN - Jones Sausage\CAD\Preliminary Drawings\C2.0 Overall Site Plan.dwg - Monday, September 30, 2019 12:29:12 PM - BARTONE, DAVE

K:\15\16\0505\160505-WN - Jones Sausage CAD\Production Drawings\CD 4 Overall Utility Plan.dwg, September 30, 2017 12:23:05 PM, BARTONE, DAVE



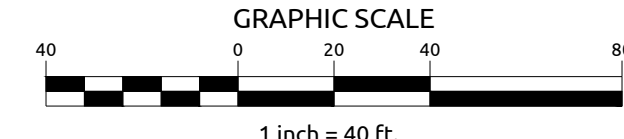
- STANDARD UTILITY NOTES (AS APPLICABLE):**
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
 2. UTILITY SEPARATION REQUIREMENTS:
 - a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - b) WHEN INSTALLING WATER AND/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN THE TWO UTILITIES SHALL BE 12". IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION 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.
 - c) ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - d) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, OR MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - e) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - f) 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, SPECTRY OF MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - g) 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 AND/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 THE 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 CORPUD HANDBOOK PROCEDURE.
 7. INSTALL 2" TYPE-K 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 6" PVC SEWER SERVICE @ 1/8" MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
 9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 12" ABOVE THE NEXT UPSTREAM MANHOLE.
 10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOG, USACE AND/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND AND/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 11. NDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEVEN CALVERT AT (919) 996-2334 OR STEVEN.CALVERT@RALEIGHNC.GOV 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 (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-9923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

- NOTE:**
1. ALL PRIOR EXISTING WATER AND SEWER TAPS SERVING THE REDEVELOPMENT SITE SHALL BE ABANDONED AT MAIN AND SERVICE, REMOVED FROM ROW AND EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- ADDITIONAL NOTES:**
1. ALL INSIDE TURNING RADII ALONG IDENTIFIED FIRE ROUTE SHALL BE MINIMUM 28' AT BACK OF CURB.
 2. NEITHER PROPOSED BUILDING WILL HAVE FIRE SPRINKLER SYSTEM INSTALLED.



1. SERVICE TAPS FOR 2" AND SMALLER DOMESTIC SERVICES MAY BE BY CORPORATION COCKS. LARGER SERVICES WILL REQUIRE A TEE AND GATE VALVE OR TAPPING SLEEVE AND VALVE ASSEMBLY AND 90° BEND.
2. DOMESTIC SERVICE TAPS SHALL BE ALLOWED ONLY ON 6" OR LARGER FIRE LINES BEFORE THE BACKFLOW ASSEMBLY.
3. ONE DOMESTIC TAP PER FIRE LINE ON STREET SIDE OF BACKFLOW. 4. FIRE LINE SHALL HAVE A FIRE HYDRANT OR BLOW OFF ASSEMBLY AT ITS END TO FACILITATE FLUSHING WHEN NEEDED.
5. IRRIGATION METER SHALL BE LOCATED ON THE SIDE OF DOMESTIC METER WITH INCREASING ADDRESSES.
6. THE BACKFLOW SHALL BE INSTALLED NO MORE THAN 10' FROM THE METER IN A VISIBLE LOCATION.
7. DOMESTIC/IRRIGATION BACKFLOW RISER/STANDPIPE SHALL BE OF COPPER OR BRASS.
8. THE RP RELIEF VALVE SHALL BE A MINIMUM OF 12" ABOVE ANY MATERIAL (MULCH INCLUDED) OR GRADE.
9. A SERVICE VALVE IS REQUIRED AFTER THE METER BUT BEFORE THE BACKFLOW ASSEMBLY FOR MAINTENANCE AND REPLACEMENT PURPOSES.
10. THE INSTALLATION MUST ALSO MEET ALL CODE REQUIREMENTS PER THE NC PLUMBING CODE.

CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
FIRE, DOMESTIC & IRRIGATION OPTIONS SCHEMATIC					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-34	D.W.G.	11/15/2016	A, B, C	7/10/2017	
	RRH	3-31-200	D, E, F	6/1/2008	



- 12" WATER RELOCATION / RECONNECTION NOTE:**
1. ALL NEW 12" WATER MAIN, EXCEPT FOR THE RECONNECTION THEREOF, TO BE INSTALLED AND TESTED WHILE EXISTING 12" WATERLINE REMAINS ACTIVE.
 2. PRIOR TO FINAL CONNECTION (AT EACH END), THE EX. 12" SHALL BE SHUT DOWN, ONLY IF THE EXISTING 8" LINE REMAINS ACTIVE.
 3. UPON 12" SHUT DOWN, PROPOSED 12" WATER SHALL BE RECONNECTED AT EACH END. THE 12" LINE SHALL BE ENERGIZED AS QUICKLY AS POSSIBLE.
 4. THE REMOVAL OF THE EX. 12" WATERLINE CAN OCCUR ONLY AFTER THE RECONNECTION AND ENERGIZING OF THE NEW 12" WATERLINE HAS BEEN COMPLETED AND ACCEPTED.
- NOTES:**
- A. PROPOSED CONSTRUCTION AND RECONNECTION SCHEDULE TO BE CLOSELY COORDINATED WITH PEPSI'S MANAGEMENT.
 - B. ALL SHUT-DOWN AND RECONNECTION WORK SHALL BE CONDUCTED AT NIGHT, OR AS AGREED UPON WITH PEPSI'S MANAGEMENT AND CITY OF RALEIGH ENGINEERING.
 - C. PEPSI PLANT SHALL HAVE WATER SERVICE THROUGHOUT THE REPLACEMENT PROCESS, UNLESS AGREED UPON IN ADVANCE WITH PEPSI'S MANAGEMENT.
 - D. CITY OF RALEIGH ENGINEERS MUST BE INVOLVED IN COORDINATION DISCUSSIONS BETWEEN PEPSI AND DEVELOPER.

Job No.	02180389	Drawn By	WR
Date	12/28/2018	Designer	WR

Revisions	
1	CITY OF RALEIGH REVISIONS 04/11/19
2	CITY OF RALEIGH REVISIONS 06/07/19
3	CITY OF RALEIGH REVISIONS 08/08/19
4	CITY OF RALEIGH REVISIONS 09/30/19

GENERAL LANDSCAPE NOTES:

- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING GRADING, WALL, ETC., REFER TO THE SITE AND GRADING PLANS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.
- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLOR), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY.
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
- ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED A.N.L.A. STANDARDS AS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", 2004 OR LATER EDITION.
- ALL TREES AND SHRUB SHALL BE FULL, WELL-BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
- ALL PLANT BEDS TO BE MULCHED WITH A MINIMUM OF 3" TRIPLE SHREDDED HARDWOOD MULCH, DYED BROWN, 2" MAXIMUM PARTICLE SIZE. NO PINE STRAW PERMITTED. ALL PLANT GROUPING SHALL BE MULCHED AS ONE BED.
- APPLY PER-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- PLANTED AREAS SHALL BE RIPPED AND SUB-SOILED TO A MINIMUM DEPTH OF 12 INCHES. TOPSOIL SHALL BE SPREAD OVER THE ENTIRE LANDSCAPE AREA TO A DEPTH OF AT LEAST 4 INCHES IN LAWN AREAS AND 6 INCHES IN SHRUB AND GROUND COVER BEDS.
- FINAL LOCATION OF ALL TURF AREAS SHALL BE APPROVED BY OWNER OR/LANDSCAPE ARCHITECT.
- LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- VERIFICATION OF PLAN QUANTITIES SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. IF CONFLICTS OCCUR, PLANT LOCATIONS SHOULD BE ADJUSTED AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT BEFORE ANY HOLE IS DUG.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
- ALL PLANT MATERIAL SHALL BE PROCURED AND INSTALLED WHEN SEASONALLY APPROPRIATE FOR THE SPECIES.

PARKING CALCULATIONS:

SHEETZ:	106,290 SF
1 TREE / 2,000 SF	= 54 TREES REQUIRED
	= 54 TREES PROVIDED
COOKOUT:	31,472 SF
1 TREE / 2,000 SF	= 16 TREES REQUIRED
	= 17 TREES PROVIDED

STREET TREE / PROTECTIVE YARD CALCULATIONS:

JONES SAUSAGE ROAD - SEGMENT A (65 LF)
EXISTING VEGETATION MEETS REQUIREMENTS (SEE T1.0)

JONES SAUSAGE ROAD - SEGMENT B (99 LF)
EXISTING VEGETATION MEETS REQUIREMENTS (SEE T1.0)

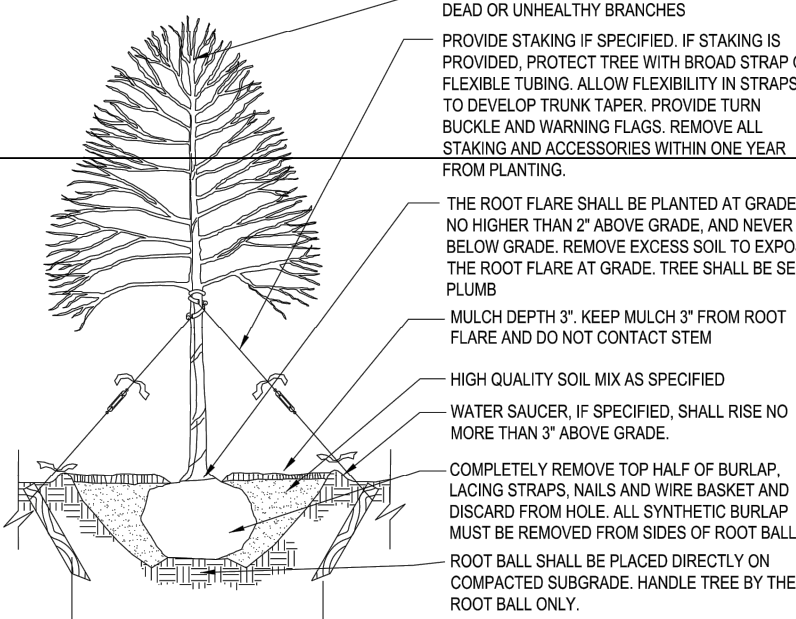
JONES SAUSAGE ROAD - SEGMENT C (220 LF)
EXISTING VEGETATION MEETS REQUIREMENTS (SEE T1.0)

GENEROSITY COURT - SEGMENT A (102 LF)
STREET TREES:
1 TREE / 40 LF = 3 TREES REQUIRED
= 3 TREES PROVIDED

GENEROSITY COURT - SEGMENT B (53 LF)
STREET TREES:
1 TREE / 40 LF = 2 TREES REQUIRED
= 2 TREES PROVIDED

VIRTUOUS STREET - SEGMENT C (203 LF)
STREET TREES:
1 TREE / 40 LF = 6 TREES REQUIRED
= 6 TREES PROVIDED

VIRTUOUS STREET - SEGMENT D (160 LF)
STREET TREES:
1 TREE / 40 LF = 4 TREES REQUIRED
= 4 TREES PROVIDED



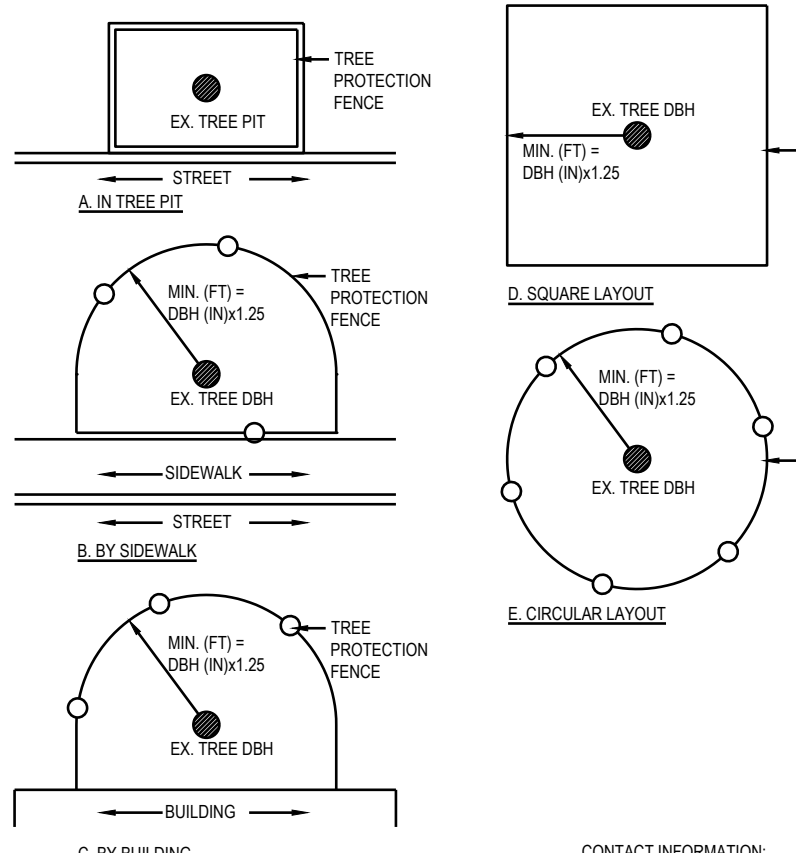
CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL
RESOURCES DEPARTMENT / URBAN FORESTRY
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS DATE BY

TREE PLANTING DETAIL

TPP-03



CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND
CULTURAL RESOURCES DEPARTMENT
URBAN FORESTRY TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPT

REVISIONS DATE BY

TREE PROTECTION DETAIL

PRCR-02



TREE CONSERVATION AREA (REFER TO T1.0)



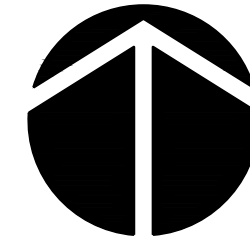
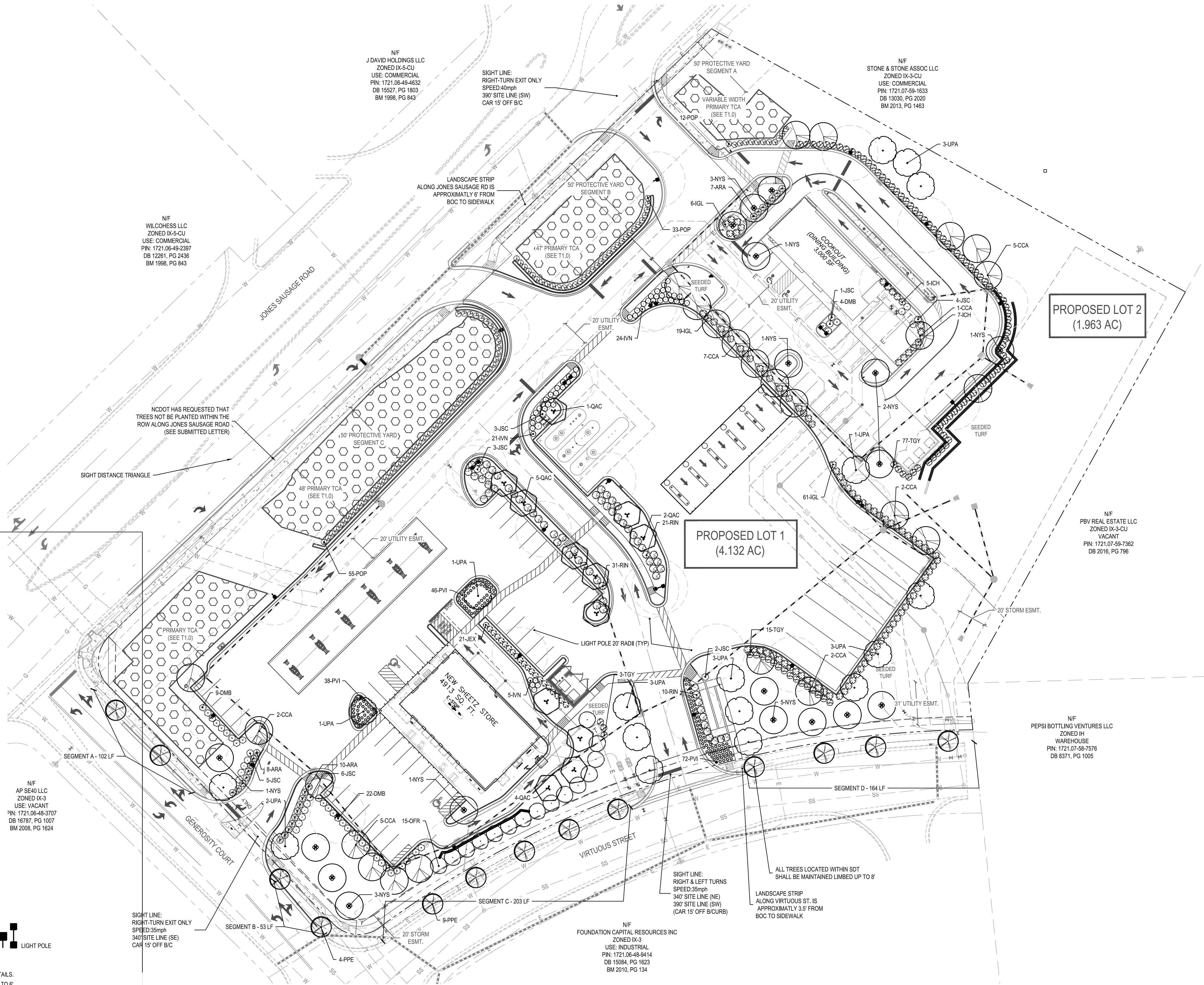
LIGHT POLE

- * REFER TO THE TREE COVER REPORT FOR ALL TREE CONSERVATION DETAILS.
- * ALL TREES WITHIN THE SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP TO 6'.
- * REFER TO SITE PLAN FOR OPEN SPACE AREA

QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES
CANOPY TREES							
25	CCA	<i>Carpinus betulus</i>	European Hornbeam	B&B	3" CAL. MIN.	10' MIN.	MUST HAVE DOMINANT LEADER
18	NYS	<i>Taxodium distichum</i>	Bald Cypress	B&B	3" CAL. MIN.	10' MIN.	MUST HAVE DOMINANT LEADER
17	QAC	<i>Quercus acutissima</i>	Sawtooth Oak	B&B	3" CAL. MIN.	10' MIN.	MUST HAVE DOMINANT LEADER
17	UPA	<i>Ulmus parviflora 'Bosque'</i>	Chinese Elm	B&B	3" CAL. MIN.	10' MIN.	MUST HAVE DOMINANT LEADER
MEDIUM SHADE TREES							
13	PPE	<i>Parrotia persica</i>	Persian Ironwood	B&B	3" CAL. MIN.	10' MIN.	SINGLE STEM ONLY
SHRUBS							
25	ARA	<i>Aronia arbutifolia</i>	Red Chokeberry	CONT.		24" MIN	MELANOCARPA IS SUITABLE ALTERNATE
35	DMB	<i>Distylium myricoides 'Blue Cascade'</i>	Distylium	CONT.		18" MIN	VUA
86	GL	<i>Ilex glabra</i>	Hollyberry	CONT.		18" MIN	VUA
13	ICH	<i>Ilex glabra</i>	Hollyberry	CONT.		36" MIN	DRIVE-THRU
50	IVN	<i>Ilex vomitoria 'Nana'</i>	Dwarf Yaupon Holly	CONT.		18" MIN	VUA
15	OFR	<i>Ocotea fragrans</i>	Tea Olive	CONT.		60" MIN	DRIVE-THRU
21	JEX	<i>Juniperus chinensis 'Blue Point'</i>	Blue Point Juniper	CONT.		18" MIN	VUA
23	JSC	<i>Juniperus chinensis 'Spartan'</i>	Spartan Juniper	CONT.		24" MIN	VUA
100	POP	<i>Physocarpus opulifolius</i>	Ninebark	CONT.	3 GAL. MIN.		BURGUNDY VARIETY
63	RIN	<i>Raphiolepis indica 'Snow White'</i>	Snow White Hawthorne	CONT.	3 GAL. MIN.	12" MIN	VUA
95	TGY	<i>Temnostoma gymnotheca</i>	Japanese clay era	CONT.	3 GAL. MIN.	12" MIN	VUA
HERBACEOUS							

MAINTENANCE & LANDSCAPING (UDO):

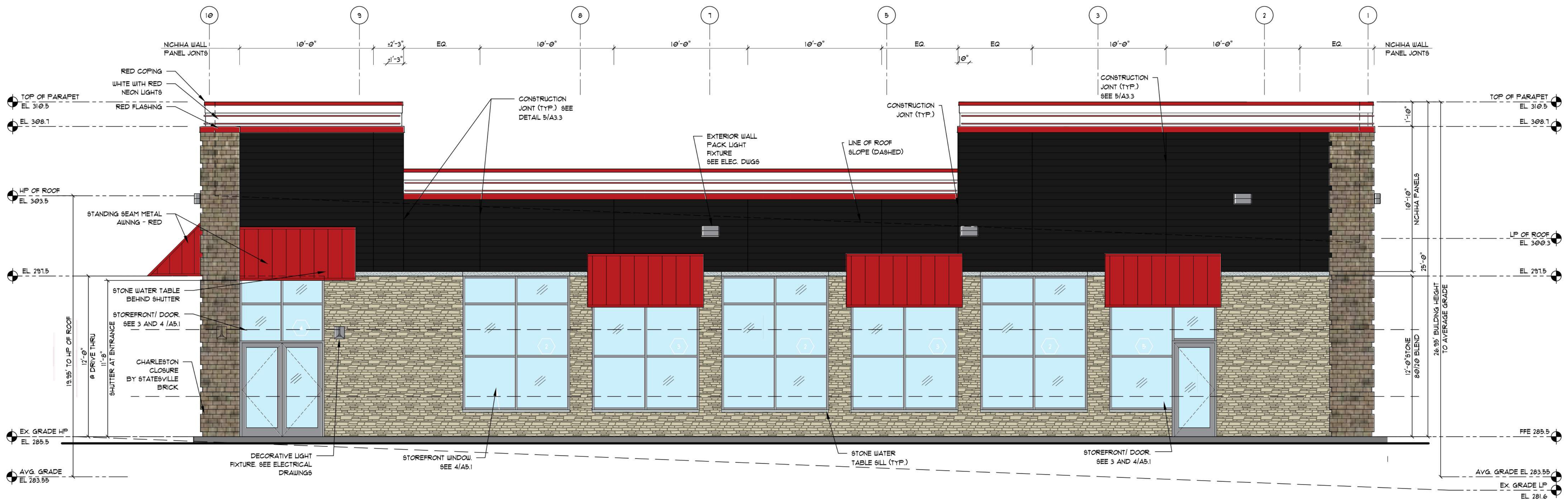
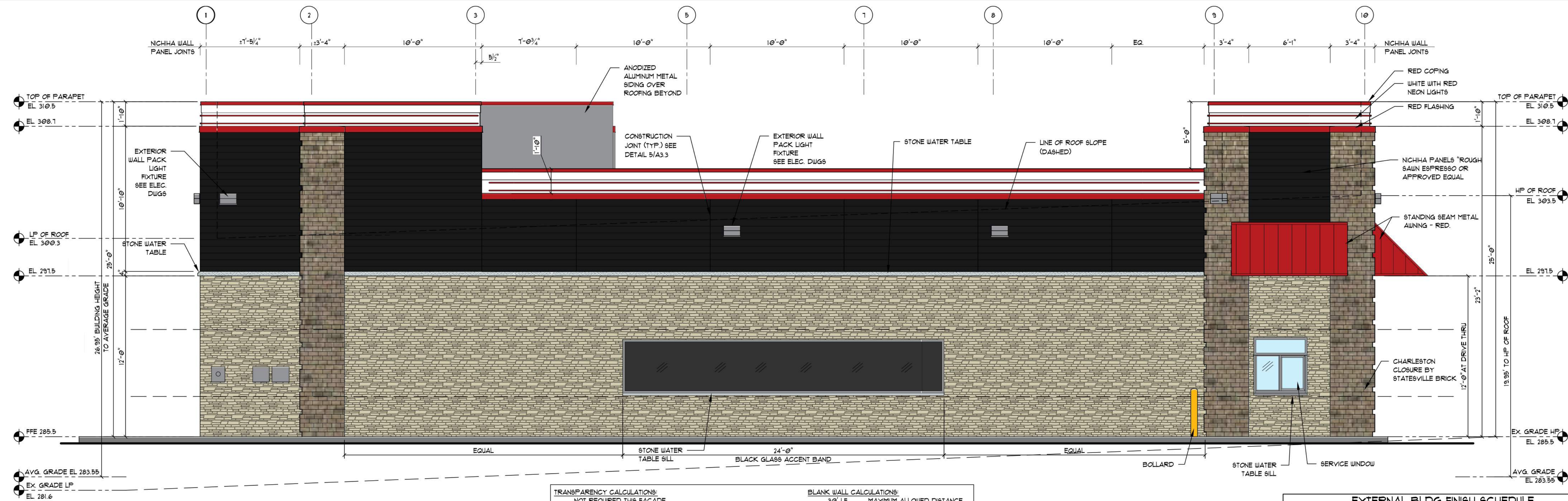
- THE OWNER OR TENANT IS RESPONSIBLE FOR MAINTAINING ALL REQUIRED LANDSCAPING IN GOOD HEALTH. ANY DEAD, UNHEALTHY OR MISSING LANDSCAPING MUST BE REPLACED WITH LANDSCAPING THAT CONFORMS TO THE UDO WITHIN 30 DAYS (OR WITHIN 180 DAYS WHERE WEATHER CONCERNS WOULD JEOPARDIZE THE HEALTH OF PLANT MATERIALS). IN THE EVENT THAT REQUIRED LANDSCAPE IS SEVERELY DAMAGED TO AN UNUSUAL WEATHER OCCURRENCE OR OTHER ACT OF NATURE, THE OWNER OR TENANT MAY HAVE 2 YEARS TO REPLACE THE REQUIRED LANDSCAPING.
- ALL PLANTING AREAS MUST BE STABILIZED FROM SOIL EROSIONS IMMEDIATELY UPON PLANTING AND MUST BE MAINTAINED FOR THE DURATION OF THE USE.
- ALL REQUIRED LANDSCAPING SHALL BE ALLOWED TO REACH ITS REQUIRED SIZE AND SHALL BE MAINTAINED AT THE REQUIRED SIZE.
- EXCEPT FOR TRIMMING AND PRUNING DONE IN STRICT ACCORDANCE WITH THE TERMS, CONDITIONS AND PROVISIONS OF A PERMIT ISSUED BY THE CITY FORESTRY SPECIALIST OR PRUNING AND TRIMMING DONE UNDER AN ISSUED PERMIT IN STRICT ACCORDANCE WITH THE LINE CLEARANCE POLICIES AND STANDARDS GOVERNING SUCH ACTIVITIES ESTABLISHED PURSUANT TO PART 9, CHAPTER 8, REQUIRED LANDSCAPING SHALL NOT BE CUT OR EXCESSIVELY TRIMMED OR OTHERWISE DAMAGED SO THAT THEIR NATURAL FORM IS IMPAIRED.
- A VIOLATION OF THIS SECTION SHALL SUBJECT THE VIOLATOR TO A CIVIL PENALTY OF \$1,000 FOR THE FIRST TREE PLUS \$100 PER CALIPER INCH OF ANY OTHER TREE UNLAWFULLY PRUNED, DAMAGED OR EXCESSIVELY TRIMMED.
- THE CIVIL PENALTY SHALL BE PROCESSED AS SET FORTH IN SEC. 10.4.2. IN ADDITION TO THIS CIVIL PENALTY, IF MORE THAN 50% OF THE CROWN OF A TREE IS REMOVED WITHIN A CONTINUOUS FIVE-YEAR PERIOD OR MORE THAN 40% OF THE CRITICAL ROOT ZONE OF THE TREE IS SUBJECT TO TREE DISTURBING ACTIVITY OR IF MORE THAN 1/3 OF THE CIRCUMFERENCE OF THE TREE IS EXPOSED BY PRUNING CUTS, THE OWNER OF THE REAL PROPERTY, WHERE A VIOLATION HAS OCCURRED, SHALL REPLACE EACH UNLAWFULLY PRUNED OR OTHER MECHANICALLY WOUNDED, DAMAGED, EXCESSIVELY TRIMMED OR REMOVED TREE WITH A TREE OR TREES OF EQUAL DIAMETER.
- ANY REPLACEMENT TREE SHALL HAVE A MINIMUM CALIPER OF 3" AND BE AT LEAST 10' TALL AT TIME OF PLANTING. ANY REPLACEMENT TREE NOT PLANTED IN THE ORIGINAL LOCATION SHALL BE PLANTED IN A PLANTING AREA OF AT LEAST 200 SF IN AREA WITHIN MINIMUM DIMENSION OF 10'.
- IF THE PROPERTY AREA WHERE THE VIOLATION HAS OCCURRED FAILS TO CONTAIN SUFFICIENT LAND AREA TO REPLANT THE REQUIRED REPLACEMENT TREES AND REPLACEMENT TREES CANNOT BE PLANTED ON ADJOINING STREET RIGHT-OF-WAY, THEN IN LIEU OF SUCH REPLACEMENT TREES, A FEE EQUAL TO \$100 PER CALIPER INCH OF REPLACEMENT TREES SHALL BE PAID TO THE CITY.
- THE CITY FORESTRY SPECIALIST MAY REQUIRE CROWN RESTORATION AND CROWN REDUCTION FOR ANY UNLAWFULLY PRUNED, DAMAGED OR EXCESSIVELY TRIMMED TREE. ALL SUCH CORRECTIVE PRUNING SHALL BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.

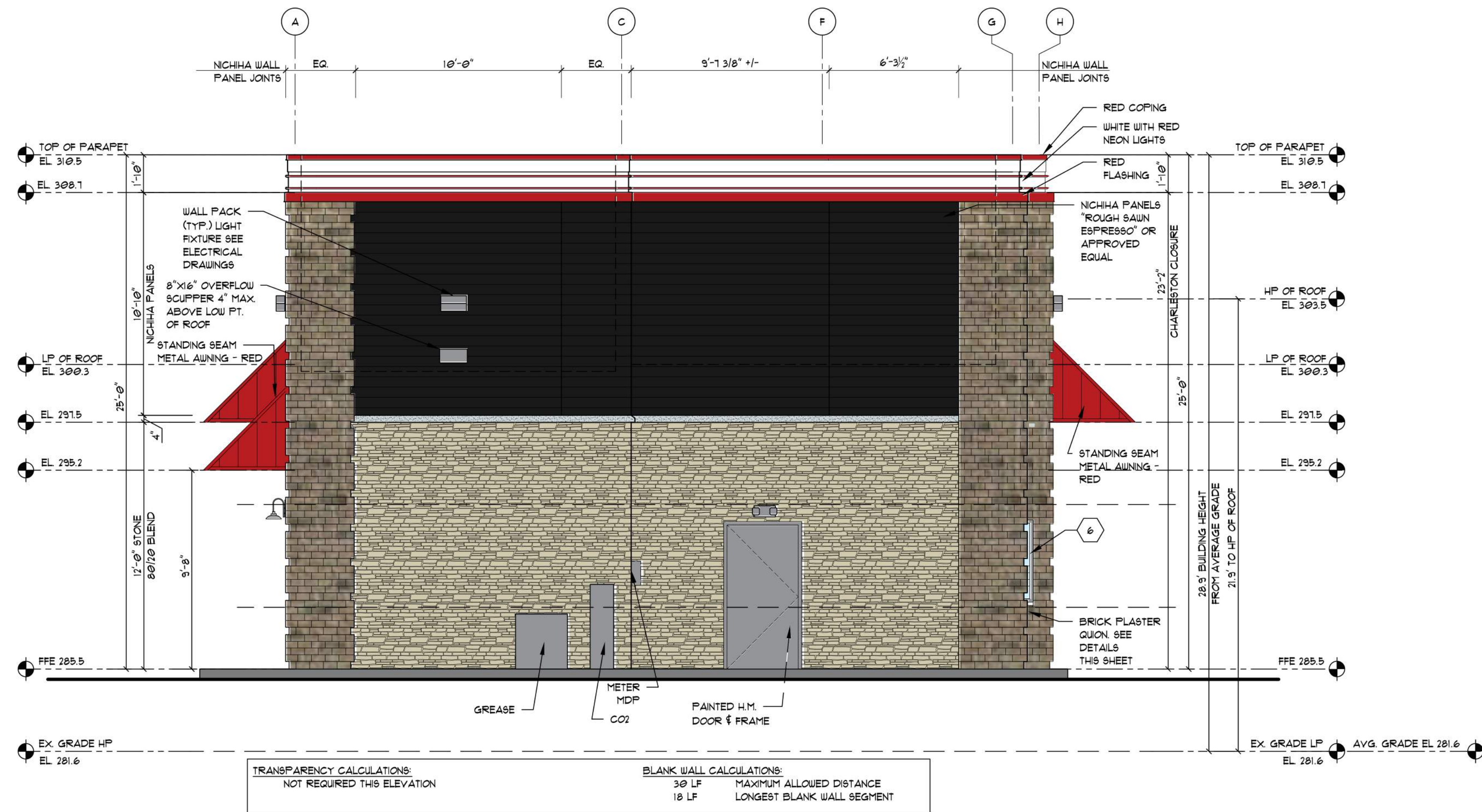


1 inch = 40 ft.



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.





1
A2.2 RIGHT ELEVATION (SOUTH EAST) FACING VACANT PROPERTY
SCALE: 1/4"=1'-0"



2
A2.2 LEFT ELEVATION (NORTH WEST) FACING JONES SAUSAGE RD.
SCALE: 1/4"=1'-0"

EXTERNAL BLDG FINISH SCHEDULE			
MATERIAL	COLOR DESCRIPTION	MANUFACTURER	CONTACT
STONE VENEER	FDL CAMBRIAN BLEND (70%) NTV	BUECHEL STONE CORP	SCOTT STONE
STONE MORTAR	BRIMMENT TYPE S	BRIMMENT	RANDY CLAYTON 336-516-4194
BRICK VENEER	CHARLESTON CLOSURE	STATESVILLE BRICK	
BRICK MORTAR	LEHIGH WHITE TYPE S	LEHIGH	
WATER TABLE	TN BLUE/GRAY		
WALL PANELS	ROUGHAUN ESPRESSO	NICHIHA	