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.
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.

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.
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).
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.
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
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: [Signature]  Date: 11/20/2019

Development Services Dir/Designee

Staff Coordinator: Ryan Bolvin
FIRE DEPARTMENT NOTES
2. FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONEYTARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.
3. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
4. TURNING RADIUS OF 28' MINIMUM.
5. ALL SURVEY INFORMATION WAS PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA.
6. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" OR WIDER.
7. PRIMARY ENTRANCE TO BE LOCATED AT THE INTERSECTION OF JONES SAUSAGE ROAD AND AUBURN CHURCH ROAD.
8. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT, IF APPLICABLE.
9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE CORNER CLEARANCE.
10. THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
11. MSNBC MATERIALS SHALL BE STORED IN A PROTECTIVE MANNER TO AVOID DAMAGE AND TO PROVIDE ACCESS TO HOSSES AND STREAMLINES.
12. PROPOSED PERIMETER LENGTH: APPROXIMATELY 34,083 LF  (SEE SHEET C1.1)
13. MAXIMUM PERIMETER LENGTH ALLOWED: 4,000 LF
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE
15. ALL CONSTRUCTION AND MATERIALS SHALL BE STORED IN A PROTECTIVE MANNER TO AVOID DAMAGE AND TO PROVIDE ACCESS TO HOSSES AND STREAMLINES.
17. YOUR BILLS AND VIOLATIONS FOR NON-COMPLIANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE
19. THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
20. STREET LIGHTS AND STREET SIGNS SHALL BE LOWERED TO A HEIGHT NOT TO EXCEED 7FT.
21. JANUARY 2020, THEN 1/300 BUILDING SF - 1/600 SF OUTDOOR DISPLAY
22. PLAN PREPARE BY: WITHERSRAVENEL ENGINEERS PLANERS SURVEYORS 115 BUCHANAN DRIVE CARY, NC 27513 (919) 469-3340 (license #: C-0633 ) www.withersravenel.com
23. GENERAL NOTE: DECEMBER 28, 2018
24. LAST REVISED: SEPTEMBER 30, 2019
25. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.
26. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
27. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.
28. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.
29. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.
30. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.
**PROPOSED CITY OF RALEIGH TO DEMONSTRATE ALIGNMENT**

**THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES**

**REFER TO CURRENT vhb TIA ADDENDUM**

**PROPOSED SITE DRIVEWAY LOCATIONS**

**NOTE:**

- WALK RAMPS (SEE N/F TO EOT 4'MIN.

**150' REQUIRED STORAGE**

**150' RALEIGH UTILITY EASEMENT**

**10' PARKING SETBACK**

**ROADWAY DEDICATION WILL BE NECESSARY WHERE SIGHT LINE**

**USE: COMMERCIAL**

**FUTURE MONUMENT SIGN LOCATION**

**AND TYPE "C"**

**WILCOHESS LLC**

**BM 1998, PG 843**

**ZONED IX-5-CU**

**BUILDING 30.8' INDUSTRIAL STREET**

**RIGHT-TURN EXIT ONLY SPEED: 35mph EX. 60' PUBLIC R/W (PLATTED)**

**VARIABLE WIDTH PUBLIC R/W (NCDOT) 7'R**

**FLAG POLE 5 20.5'**

**20.5' 16.5'**

**12'R 28'R**

**21' 390' SITE LINE (SW)**

**390' SITE LINE (SW) AWNING)**

**10' PARKING SETBACK BUILDING 32'**

**30.6' PROPOSED OUTDOOR CANOPY (263 SF.)**

**15' OFF EDGE OF PAVEMENT FOUNDATION CAPITAL RESOURCES INC**

**10.4' 48.6' N/F 60' EX. ROW (113'+/-)**

**40' BOC-BOC 60' EX. ROW (CITY OF RALEIGH) 15'**

**15' UNDERGROUND**

**13.4' 28'R**

**22.9' ACCESS EASEMENT 28'R**

**29.1' PROPOSED LOT 1**

**13.2' 75'R**

**PROPOSED LOT 2**

**AMENITY AREA #9**

**AMENITY AREA #10**

**(SEE DETAIL ABOVE) 10' PARKING SETBACK BUILDING 32' PROPOSED OUTDOOR AWNING)**

**10' PARKING SETBACK BUILDING 32'**

**8' 33.5'**

**20'R 43.9' 29.13' 47' 22.9' 30.6' 30.2'**

**30.6' (773 SF.) PROPOSED OUTDOOR CANOPY (4,970 SF.)**

**PROPOSED LOT 1**

**PROPOSED LOT #2**

**10' PARKING SETBACK BUILDING 32'**

**5' 18' 75'R**

**8 SPACES SHORT TERM (PROVIDED)**

**4 SPACES SHORT TERM (PROVIDED)**

**4 SPACES SHORT TERM (REQUIRED)**

**8 SPACES SHORT TERM (REQUIRED)**

**12.5' 12.5'**

**12' HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) GRADE IN GENERAL NOTES:**

**18. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY**

**20. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE**

**PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF**

**RIGHT-OF-WAY OBSTRUCTION**

**WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION**

**DATE**

**12/28/2018**

**JOB NO.**

**REVISIONS 06/07/19**

**REVISIONS 04/11/19**

**SHEETZ - GENEROSITY**

**WITHERSRAVENEL**

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

**C2.0**
EXISTING 16" PVC WATER MAIN

AP SE40 LLC

T/N/F

EX. BOX TO REMAIN

PROPOSED 20' CITY OF RALEIGH

PIN: 1721.06-49-2397

USE: COMMERCIAL

WILCOHESS LLC

ZONED IX-5-CU

GUYS TO REMAIN

JONES SAUSAGE RD. (S.R. 5220)

EX. 60' PUBLIC R/W (PLATTED)

REPLACE EX. GRATE

J DAVID HOLDINGS LLC

CLEAN OUT

RELOCATED UTILITY (TYP)

UTILITY POLE

TO REMAIN

CO

TT

W

3,000 SF

EASEMENT

12" DI

EASEMENT

BM 2008, PG 1624

3/4" IRRIGATION METER

WATER MAIN

1. ALL NEW 12" WATER MAIN, EXCEPT FOR THE RECONNECTION THEREOF, TO BE INSTALLED AND TESTED WHILE EXISTING 12" WATERLINE HAS BEEN COMPLETED AND ACCEPTED.

C. PEPSI PLANT SHALL HAVE WATER SERVICE THROUGHOUT THE REPLACEMENT PROCESS, UNLESS AGREED UPON IN ADVANCE AND CITY OF RALEIGH ENGINEERING.

2. PRIOR TO FINAL CONNECTION (AT EACH END), THE EX. 12" SHALL BE SHUT-DOWN, ONLY IF THE EXISTING 8" LINE REMAINS ACTIVE.

A. PROPOSED CONSTRUCTION AND RECONNECTION SCHEDULE TO BE CLOSELY COORDINATED WITH PEPSI MANAGEMENT.

WATER MAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE

1. ALL INSIDE TURNING RADII ALONG IDENTIFIED FIRE ROUTE SHALL BE MINIMUM 28' AT 0 20 40 80

GRAPHIC SCALE

WITHERSRAVENEL

Utility & Fire Access Plan

C4.0

12/28/2018

Drawn By

WithersRavenel

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