LOCATION: This site is located on the east side of Wakefield Pines Drive, west side of Falls of Neuse Road. The site is addressed at 2801 Wakefield Pines Dr and is located within City limits. The lot to be developed is associated with the subdivision case S-81-17 and is shown as proposed lot 1 on that plan.

REQUEST: Development of a 1.51-acre tract zoned CX-3, and within the Urban Watershed Protection Overlay District (UWPOD), into a 4,893 square foot general building. The building will contain Restaurant/Bar (1,893 SF) and Vehicle Fuel Sales (3,000 SF) uses. This revision to the previously approved plan shows a modified lot configuration.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: Variance (A-119-17) was granted for relief, with conditions, from 40% forestation requirements of the UWPOD (UDO 9.1.9.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 submitted by Chris Bostic of Kimley-Horn & Associates, Inc., dated February 13, 2018 with latest revisions dated May 2, 2019.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

Stormwater: This site will comply with the stormwater restrictions and impervious surface allocations set forth by S-81-17 Wakefield Pines. The shared facility concurrent review for the underground detention system will have to be completed before site permits can be approved. This site will utilize the existing shared downstream regional BMP for stormwater quality regulations and a shared underground detention device to be located on lot 2.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEREVER IS APPLICABLE:

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. The developer has elected to grade out the future road section to remove the slope easements as allowed in Section 5.8.4 of the Raleigh Street Design Manual. Further confirmation to occur at time of concurrent submittal.

3. Next Step: 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.
STORMWATER
4. **Next Step:** A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

**Next Step:** In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY
5. Obtain required tree impact permits from the City of Raleigh.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL
6. Provide fire flow analysis.

7. That the proposed lots be recorded and all conditions of approval of subdivision S-81-17 be met.

ENGINEERING
8. A 15 x 20' transit easement located on Falls of Neuse Rd shall be approved by the Transit Planner in the Transportation Department, and shall be shown on all maps for recording, and a transit easement deed approved by the City of Raleigh shall be recorded with the local County Register of Deeds. The recorded copy of this transit easement shall be provided to the Development Services Department prior to building permit approval.

9. An encroachment agreement for the stormwater drainage system from the parking lot within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department. The encroachment agreement shall also be recorded with the Wake County Register of Deeds prior to concurrent review approval.

10. **Next Step:** A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

STORMWATER
11. **Next Step:** The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.

12. **Next Step:** 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.
Administrative Approval Action
SR-11-18, Sheetz Wakefield Pines Revision (revised 5/2/19)
Transaction # 592028 (previous # 544907), AA # 3830

13. **Next Step**: 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.

14. **Next Step**: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

**URBAN FORESTRY**

15. A final inspection of right of way tree plantings by Urban Forestry staff must be completed.

16. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

**Prior to issuance of building occupancy permit:**

1. A Recombination Plat will be recorded, reflecting the modified lot configuration depicted in the approved revised Subdivision (S-81-17) Concurrent Site plans.

2. Revised Concurrent Site drawings for SR-11-18 will be approved by City staff. The drawings will reflect modifications to this site’s lot configuration and accompanying infrastructure, as depicted in the approved revised Subdivision (S-81-17) Concurrent Site plans and the Recombination required in the previous condition.

3. Revised Standard Commercial building drawings for SR-11-18 will be approved. The drawings shall contain the approved revised Concurrent Site drawings required in the previous condition.

4. **Next Step**: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

5. **Next Step**: All street lights and street signs required as part of the development approval are installed.

6. **Next Step**: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

7. **Next Step**: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department

8. **Next Step**: Final inspection of all required right of way tree plantings by Urban Forestry Staff.
EXPIRATION DATES: The sunset date for this development approval is unchanged.

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: 7-18-2021
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: (Planning Dir./Designee) [Signature] Date: 6/5/2019

Staff Coordinator: Ryan Boivin
ADMINISTRATIVE SITE PLAN SUBMITTAL FOR:

SHEETZ WAKEFIELD PINES

TRANS #592028 (ASR REVISION)

2801 WAKEFIELD PINES DRIVE
RALEIGH, NORTH CAROLINA 27614

A DEVELOPMENT BY: SHEETZ, INC.
5700 SIXTH AVENUE
ALTOONA, PENNSYLVANIA 16602

NC CERTIFICATE OF AUTHORIZATION: F-0102

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: FEBRUARY 13, 2018
012702019

This document contains the site plan and associated information for the development of Sheetz Wakefield Pines, a convenience store. The site plan includes details on the proposed building and parking areas, as well as other site improvements. The document contains revisions to an approved site plan, including variances and changes to the site layout. The project includes a 20-foot building and parking setback along Wakefield Pines Drive, a 40% forestation standard for an undisturbed area adjoining a thoroughfare, and additional variances for tree conservation and landscaping. The site plan also includes a detailed site plan and survey of the property, with dimensions and setbacks marked clearly. The document is prepared by Kimley-Horn and Associates, Inc., and includes contact information for the project team. The NC Certificate of Authorization is included for reference.
LOCATION: This site is located on the east side of Wakefield Pines Drive, west side of Falls of Neuse Road. The site is addressed at 2801 Wakefield Pines Dr and is located within City limits. The lot to be developed is associated with the subdivision case S-81-17 and is shown as proposed lot 1 on that plan.

REQUEST: Development of a 1.51-acre tract zoned CX-3, and within the Urban Watershed Protection Overlay District (UWPOD), into a 4,893 square foot general building. The building will contain Restaurant/Bar (1,893 SF) and Vehicle Fuel Sales (3,000 SF) uses.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: Variance (A-119-17) was granted for relief, with conditions, from 40% forestration requirements of the UWPOD (UDO 9.1.9.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 submitted by Chris Bostic of Kimley-Horn & Associates, Inc., dated June 29, 2018.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

Stormwater: This site will comply with the stormwater restrictions and impervious surface allocations set forth by S-81-17 Wakefield Pines. The shared facility concurrent review for the underground detention system will have to be completed before site permits can be approved. This site will utilize the existing shared downstream regional BMP for stormwater quality regulations and a shared underground detention device to be located on lot 2.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

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. The developer has elected to grade out the future road section to remove the slope easements as allowed in Section 5.8.4 of the Raleigh Street Design Manual. Further confirmation to occur at time of concurrent submittal.

3. Next Step: 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.
Administrative Approval Action
SR-11-18, Sheetz Wakefield Pines
Transaction # 544907, AA # 3830

STORMWATER

4. **Next Step:** A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

   **Next Step:** In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

5. Obtain required tree impact permits from the City of Raleigh.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

6. Provide fire flow analysis.

7. That the proposed lots be recorded and all conditions of approval of subdivision S-81-17 be met.

ENGINEERING

8. A 15 x 20’ transit easement located on Falls of Neuse Rd shall be approved by the Transit Planner in the Transportation Department, and shall be shown on all maps for recording, and a transit easement deed approved by the City of Raleigh shall be recorded with the local County Register of Deeds. The recorded copy of this transit easement shall be provided to the Development Services Department prior to building permit approval.

9. An encroachment agreement for the stormwater drainage system from the parking lot within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department. The encroachment agreement shall also be recorded with the Wake County Register of Deeds prior to concurrent review approval.

10. **Next Step:** A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

PUBLIC UTILITIES

11. Domestic & irrigation water services should be reconfigured to match approved Subdivision Construction Drawings; services shown on last ASR submittal are not in compliance with CORPUD standards.

STORMWATER

12. **Next Step:** The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.
Administrative Approval Action
SR-11-18, Sheetz Wakefield Pines
Transaction # 544907, AA # 3830

13. **Next Step:** 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.

14. **Next Step:** 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.

15. **Next Step:** In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

URBAN FORESTRY

16. A final inspection of right of way tree plantings by Urban Forestry staff must be completed.

17. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

**Prior to issuance of building occupancy permit:**

1. **Next Step:** Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

2. **Next Step:** All street lights and street signs required as part of the development approval are installed.

3. **Next Step:** Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

4. **Next Step:** As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department

5. **Next Step:** Final inspection of all required right of way tree plantings by Urban Forestry Staff.
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: 7-16-2021
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: (Planning Dir./Designee) [Signature] Date: 7/18/2018

Staff Coordinator: Ryan Boivin
LANDSCAPE NOTES:
1. WEED BARRIER FABRIC PLACE "GEOTEXTILE 10 YEAR WEED BARRIER" BLOWN POLYPROPYLENE OR APPROVED EQUAL, IN ALL PLANT AREAS.
2. PRE-CONSTRUCTION, ATTACH "20" X "20" SHEET 0.070" ON APPROVED COPPER TO ALL PLANT BEDS AND TREE RINGS PER MANUFACTURER’S RECOMMENDATIONS PRIOR TO PLACEMENT OF FINAL PLANT BED/TREE FAGING.
3. PLANT BEDS TO BE MULCHED AROUND PLANT PAVING WITH 3" MULCH/FOREST MULCH.
4. CAVIARY TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM LIGHT POLES.

LANDSCAPE REQUIREMENTS & CALCULATIONS

LANDSCAPE TO BE LANDSCAPED | CODE REQUIRED | STREET | QUANTITY TAKEN | TOTAL QUANTITY REQUIRED | TOTAL QUANTITY PROVIDED | CODE REQUIRED
--- | --- | --- | --- | --- | --- | ---
NEW SHEETZ STORE | SHEETZ SP | BOB DAVENPORT ST | 20,815 | 16 SHEETZ TREES | 16 SHEETZ TREES | 7.77
SHEETZ SP | BOB DAVENPORT ST | 20,815 | 16 SHEETZ TREES | 16 SHEETZ TREES | 7.77

PRELIMINARY NOT FOR CONSTRUCTION
NOTE:
BUILDING SIGNAGE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
SIGNAGE WILL BE SUBMITTED FOR SEPARATE PERMITTING APPROVAL
PER UDO REQUIREMENTS.