

THESE PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE TOWN OF WAKE FOREST.

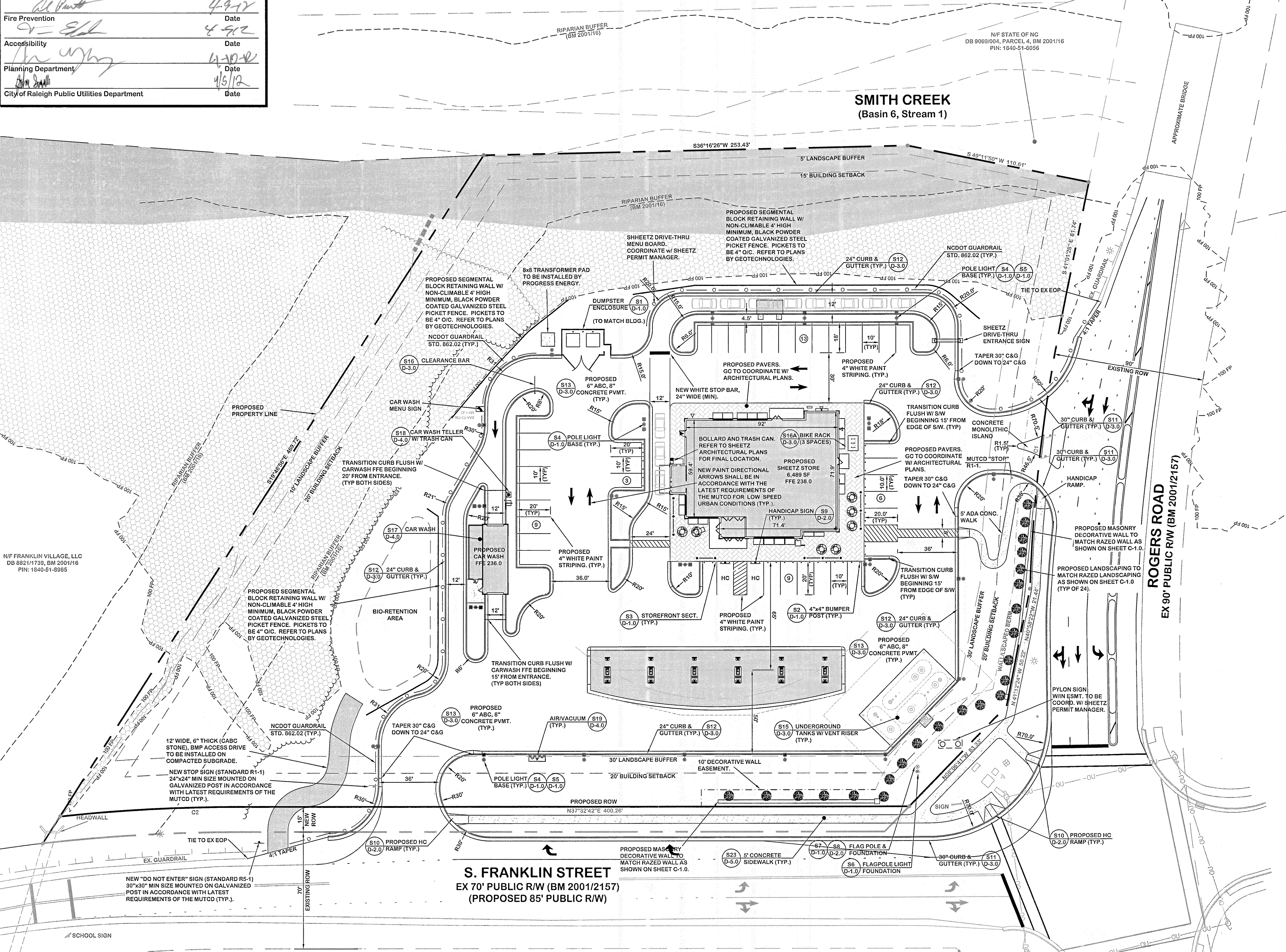
Engineering Department
Public Works Department
Erosion & Sediment Control
Fire Prevention
Accessibility
Planning Department
City of Raleigh Public Utilities Department

4/9/12
4/10/12
4-9-12
4-9-12
4-10-12
4/5/12

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1000.00'	164.39'	164.20'	N 45°44'02" W
C2	1014.78'	107.48'	107.43'	S 34°32'31" W

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

PROPOSED DEVELOPMENT TO CONFORM WITH APPEARANCE STANDARDS AS REQUIRED IN ARTICLE VI, SECTION 9 OF THE WAKE FOREST ZONING ORDINANCE.



SITE DATA TABLE

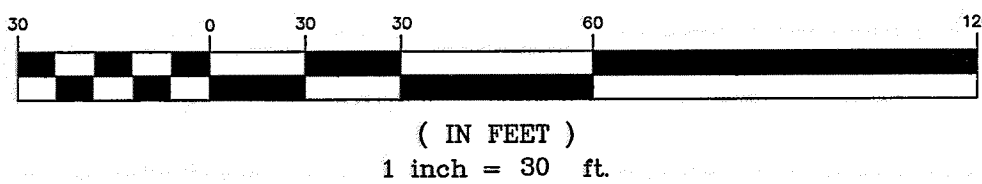
APPLICANT:	SHEETZ, INC. 5700 SIXTH AVENUE ALTOONA, PA 16602 (O) 540.366.9616 (F) 540.366.9501
OWNER(S):	FRANKLIN VILLAGE LLC PO BOX 1615 WAKE FOREST, NC 27588
PIN(s):	1840-51-8965
EXISTING ZONING:	NEIGHBORHOOD BUSINESS (NB) AND MULTI-FAMILY (MF)
EXISTING LAND USE:	UNDEVELOPED (SEASONAL SALES)
PROPOSED LAND USE:	CONVENIENCE STORE w/ GASOLINE SALES
LOT AREA:	18.12 ACRES (TOTAL TRACT) 4.24 ACRES (SUBJECT TRACT)
WATERSHED OVERLAY:	NONE
ADDITIONAL OVERLAY(S):	NONE
RIVERBASIN:	NEUSE
FLOODPLAIN DATA:	THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FEMA FIRM COMMUNITY PANEL #370184000J DATED APRIL 29, 2011.
GROSS FLOOR AREA:	6,489 SF
EXISTING IMPERVIOUS SURFACE:	NONE
PROP. IMPERVIOUS SURFACE:	64,213.86 SF
LANDSCAPE BUFFER:	30' FRONT, 5' REAR, 10' SIDE
PROJECT SETBACKS:	20' FRONT, 15' REAR 20' SIDE
PARKING:	SPACES REQUIRED: RETAIL/RESTAURANT= 1 SP / 200 SF x 6,489 SF= 32.5 SP EMPLOYEES= 2 SP / 3 EMP x 5 EMP= 3.3 SP DRIVE-THRU= 1 SP / DRIVE= 1 SP TOTAL REQUIRED: 37 SPACES TOTAL PROVIDED: 40 SP (INCLUDES 2 VAN ASSESSABLE) TOTAL BIKE SPACES REQUIRED: REQUIRED= 1 RACK/50 AUTO x 40= 1 BIKE SPACE
VARIANCE:	REFERENCE APPROVAL LETTER ISSUED 07/05/11
SPECIAL USE PERMIT:	REFERENCE PERMIT SU-11-03 ISSUED 10/18/11

LAYOUT NOTES

- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST, CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, FACE OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED. ALL RADII DIMENSIONS TO BACK OF CURB.
- ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS REQUIRED IN SPECIFICATIONS.
- ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
- ALL RADII TO BE 3'-0" BOC UNLESS OTHERWISE NOTED.
- ALL LANDSCAPED ISLANDS SHALL HAVE RAISED CURB AND GUTTERING.
- ALL PLANS AND CONSTRUCTION DETAILS MUST MEET THE CURRENT SPECIFICATIONS OF THE CITY OF RALEIGH.
- VERIFY ALL SETBACKS WITH LOCAL CODES.
- A SEPARATE PERMIT AND APPROVAL IS REQUIRED FOR SIGNS.
- ALL CURB RAMPS SHALL HAVE A DETECTABLE WARNING COMPLYING WITH SECTIONS 4.7.7 AND 4.29.2 OF THE ADA ACCESSIBILITY GUIDELINES (ADAAG).
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURBLINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NOT CURBING EXISTS.
- GENERAL CONTRACTOR TO REFER TO THE MOST CURRENT SHEETZ ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIST DOORS, EXIT RAMPS AND PROCHES.
- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
- ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C.
- CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE PYLON SIGN WITH SHEETZ.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- DETECTABLE WARNINGS ARE REQUIRED AT ANY CROSSWALK, OR ISLAND CUT THRU, WHERE THERE IS NOT CHANGE IN ELEVATION (I.E. RAMP NOT PROVIDED).
- FEE-IN-LIEU TO BE PAID FOR SIDEWALK EXTENSION IN ROGERS ROAD AND S' FRANKLIN STREET IN THE AMOUNT OF \$1,845.00 AND \$2,820.00 RESPECTIVELY. AMOUNT WAS CALCULATED AS FOLLOWS 123 LF x \$15.00/LF AND 188 LF x \$15.00/LF.

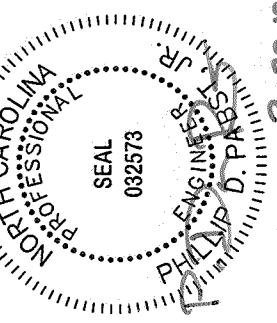
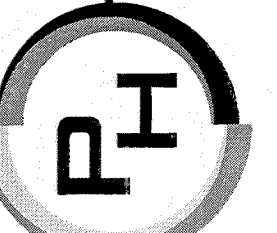
ISSUED FOR
CONSTRUCTION

GRAPHIC SCALE



PABST & HILBURN, PA

ENGINEERING & CONSULTING
911 Pavestone Drive, Suite E
Raleigh, North Carolina 27615
Phone: 919.848.4399 Fax: 919.848.4395



SHEETZ AT HERITAGE

WAKE FOREST, NORTH CAROLINA, WAKE COUNTY
CONSTRUCTION DOCUMENTS
SITE LAYOUT PLAN

NO.	REVISION	DATE	BY	CHKD	APP'D
1	PER TOWN COMMENTS	02/15/12			
2	MTLAR SUBMITTAL	02/22/12			

DRAWING
SHEET

C-2.0

PROJECT NUMBER

153-10