

VICINITY MAP
SCALE: 1" = 1000'

Site Data

ADDRESS: NC 24 - 87
CAMERON, NC 28326
TOTAL ACREAGE IN SITE: 5.76 AC
PIN: 9594-26-1847, 9594-16-8787, 9594-26-0690
PID: 19594 0020, 19594 0023, 19594 0083
CURRENT ZONING: COMMERCIAL
EXISTING LAND USE: UNDEVELOPED (FORMERLY RESIDENTIAL)
PROPOSED LAND USE: RETAIL/EATING ESTABLISHMENT WITH DRIVE THRU CARWASH AND 6 PUMP ISLANDS W/GASOLINE SALES
BUILDING SETBACKS:
FRONT YARD - 50'
REAR YARD - 25'
CORNER LOT SIDE YARD - 20'
SIDE YARD - 0'
MAXIMUM BUILDING HEIGHT: 35'
PROPOSED BUILDING HEIGHT IN FEET AND STORIES: 24'-8" (1 STORY)
RIVER BASIN: CAPE FEAR RIVER
GROSS FLOOR AREA: STORE 6,077 SF
CARWASH 939 SF
TOTAL GROSS FLOOR AREA 7,016 SF
TOTAL NO. OF PARKING SPACES REQUIRED: 41 SPACES, INCLUDES 2 H/C SPACES
TOTAL NO. OF PARKING SPACES PROVIDED: 46 SPACES, INCLUDES 2 H/C SPACES
TOTAL SQUARE FEET OF PROPOSED IMPERVIOUS AREA =
PROPOSED SHEETZ LOT: 87,556 SF (2.01 AC)
FUTURE EXPANSION: 49,658 SF (1.14 AC)
TOTAL IMPERVIOUS AREA: 137,214 SF (3.15 AC) - 45.31%
(PROPOSED AND FUTURE)

Parking Requirements:

CONVENIENCE STORE 1 SPACE/150 SF-GFA
6,077 SF/150 = 40.5 SPACES
TOTAL NO. OF REQUIRED PARKING SPACES = 41 SPACES
TOTAL NO. OF SPACES PROVIDED = 46 SPACES (INCLUDING 2 H/C SPACES)

LEGEND:

- CHAINLINK FENCE
- LIGHT POLE
- FLAG POLE
- BOLLARD TYP.
- H/C
- SIGN
- DROP INLET
- CATCH BASIN
- FIRE HYDRANT
- WATER METER
- BRICK PAVERS
- CONCRETE
- TRUNCATED DOMES



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Owner:

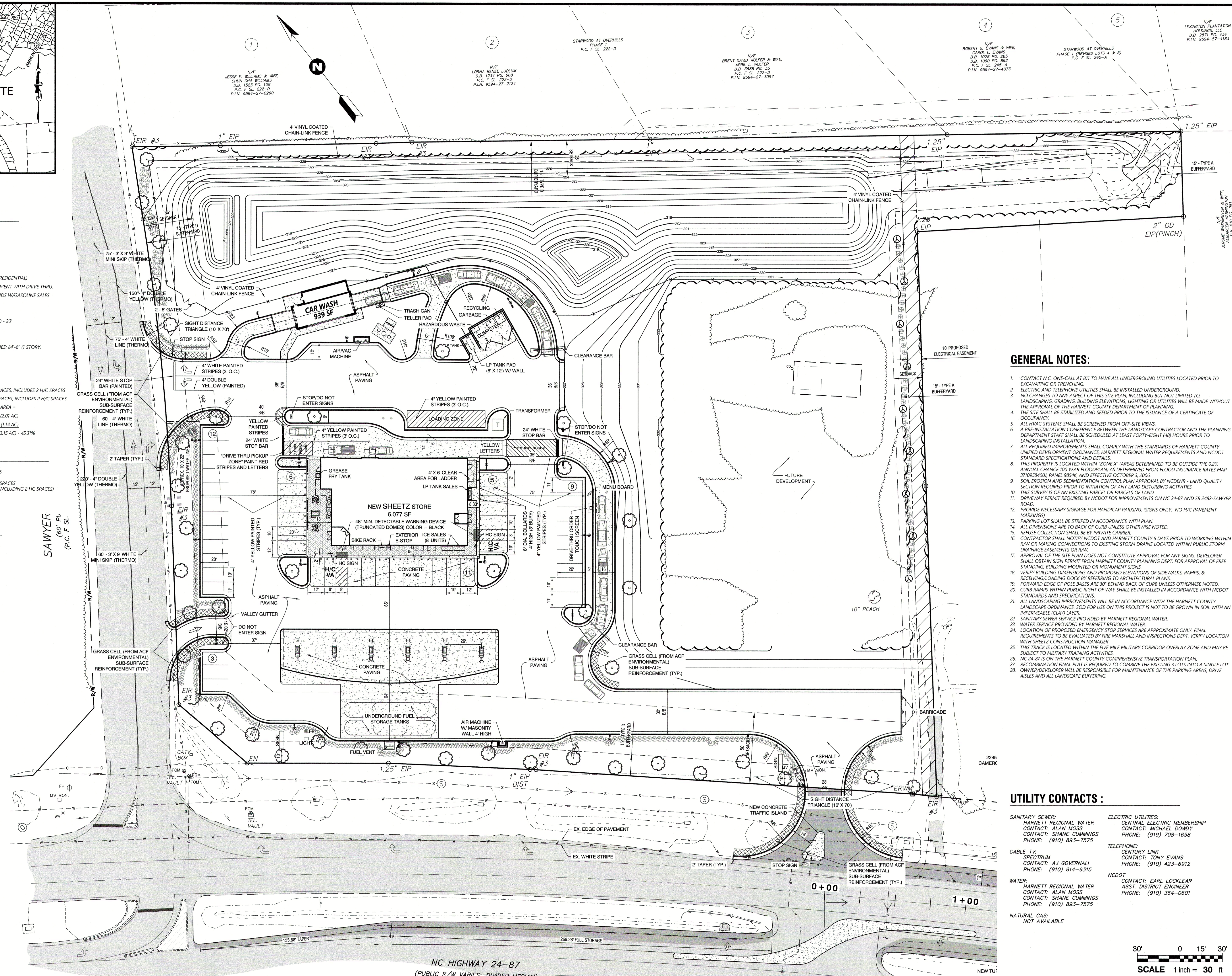
PTM, LP
5700 Sixth Avenue
Altoona, PA 16602
Phone: (819) 437-9859

Developer:

Sheetz Inc.
5700 Sixth Avenue
Altoona, PA 16602
Phone: (819) 437-9859

References:

- D.B. 2818 P.G. 823
- D.B. 2819 P.G. 820
- D.B. 2977 P.G. 411
- D.B. 2800 P.G. 484
- M.B. 2016 P.G. 65
- M.B. 9 P.G. 17
- NC DOT PROJECT R-2238AA

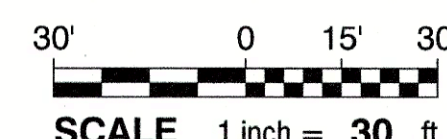


GENERAL NOTES:

1. CONTACT N.C. ONE-CALL AT 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
2. ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, BUILDING ELEVATIONS, LIGHTING OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE HARNETT COUNTY DEPARTMENT OF PLANNING.
4. THE SITE SHALL BE STABILIZED AND SEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. ALL HVAC SYSTEMS SHALL BE SCREENED FROM OFF-SITE VIEWS.
6. A PRE-INSTALLATION CONFERENCE BETWEEN THE LANDSCAPE CONTRACTOR AND THE PLANNING DEPARTMENT STAFF SHALL BE SCHEDULED AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO LANDSCAPING INSTALLATION.
7. ALL REQUIRED IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS OF HARNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE, HARNETT REGIONAL WATER REQUIREMENTS AND NC DOT STANDARD SPECIFICATIONS AND DETAILS.
8. THIS PROPERTY IS LOCATED WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE 100 YEAR FLOODPLAIN) AS DETERMINED FROM FLOOD INSURANCE RATES MAP 3710958400, PANEL 9854K, AND EFFECTIVE OCTOBER 3, 2006.
9. SOIL EROSION AND SEDIMENTATION CONTROL PLAN APPROVAL BY NCDENR - LAND QUALITY SECTION REQUIRED PRIOR TO INITIATION OF ANY LAND DISTURBING ACTIVITIES.
10. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
11. DRIVEWAY PERMIT REQUIRED BY NCDOT FOR IMPROVEMENTS ON NC 24-87 AND SR 2482-SAWYER ROAD.
12. PROVIDE NECESSARY SIGNAGE FOR HANDICAP PARKING. (SIGNS ONLY. NO H/C PAVEMENT MARKINGS)
13. PARKING LOT SHALL BE STRIPED IN ACCORDANCE WITH PLAN.
14. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
15. REFUSE COLLECTION SHALL BE BY PRIVATE CARRIER.
16. CONTRACTOR SHALL NOTIFY NCDOT AND HARNETT COUNTY 5 DAYS PRIOR TO WORKING WITHIN R/W OR MAKING CONNECTIONS TO EXISTING STORM DRAINS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS OR R/W.
17. APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE APPROVAL FOR ANY SIGNS. DEVELOPER SHALL OBTAIN SIGN PERMIT FROM HARNETT COUNTY PLANNING DEPT. FOR APPROVAL OF FREE STANDING, BUILDING MOUNTED OR MONUMENT SIGNS.
18. VERIFY BUILDING DIMENSIONS AND PROPOSED ELEVATIONS OF SIDEWALKS, RAMPS, & RECEIVING/LOADING DOCK BY REFERRING TO ARCHITECTURAL PLANS.
19. FORWARD EDGE OF POLE BASKETS ARE 30" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
20. CURB RAMP WITHIN PUBLIC RIGHT OF WAY SHALL BE INSTALLED IN ACCORDANCE WITH NCDOT STANDARDS AND SPECIFICATIONS.
21. ALL LANDSCAPING IMPROVEMENTS WILL BE IN ACCORDANCE WITH THE HARNETT COUNTY LANDSCAPE ORDINANCE. SOIL FOR USE ON THIS PROJECT IS NOT TO BE GROWN IN SOIL WITH AN IMPERMEABLE (CLAY) LAYER.
22. SANITARY SEWER SERVICE PROVIDED BY HARNETT REGIONAL WATER.
23. WATER SERVICE PROVIDED BY HARNETT REGIONAL WATER.
24. LOCATION OF PROPOSED EMERGENCY STOP SERVICES ARE APPROXIMATE ONLY. FINAL REQUIREMENTS TO BE EVALUATED BY FIRE MARSHALL AND INSPECTIONS DEPT. VERIFY LOCATION WITH SHEETZ CONSTRUCTION MANAGER.
25. THIS TRUCK IS LOCATED WITHIN THE FIVE MILE MILITARY CORRIDOR OVERLAY ZONE AND MAY BE SUBJECT TO MILITARY TRAINING ACTIVITIES.
26. NC 24-87 IS ON THE HARNETT COUNTY COMPREHENSIVE TRANSPORTATION PLAN.
27. RECOMBINATION FINAL PLAT IS REQUIRED TO COMBINE THE EXISTING 3 LOTS INTO A SINGLE LOT.
28. OWNER/DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PARKING AREAS, DRIVE AISLES AND ALL LANDSCAPE BUFFERING.

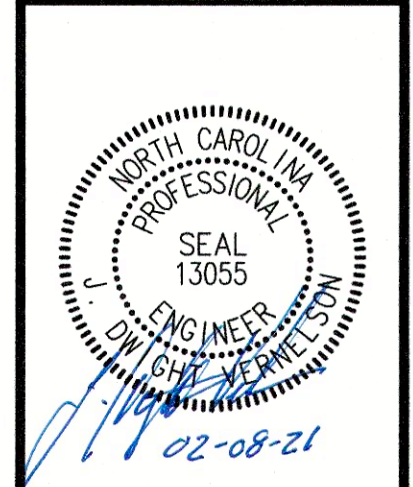
UTILITY CONTACTS:

- SANITARY SEWER:**
HARNETT REGIONAL WATER
CONTACT: ALAN MOSS
CONTACT: SHANE CUMMINGS
PHONE: (910) 893-7575
- ELECTRIC UTILITIES:**
CENTURY LINK
CONTACT: MICHAEL DOWDY
PHONE: (919) 708-1658
- CABLE TV:**
SPECTRUM
CONTACT: AJ GOVERNALI
PHONE: (910) 814-9315
- TELEPHONE:**
CENTURY LINK
CONTACT: TONY EVANS
PHONE: (910) 423-6912
- WATER:**
HARNETT REGIONAL WATER
CONTACT: ALAN MOSS
CONTACT: SHANE CUMMINGS
PHONE: (910) 893-7575
- NC DOT:**
CONTACT: EARL LOCKLEAR
ASST. DISTRICT ENGINEER
PHONE: (910) 364-0601
- NATURAL GAS:**
NOT AVAILABLE



NC License: F-0394
Rivers
& ASSOCIATES, INC.
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107 East Second Street
Greenville, NC 27658
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PERMIT SET



REVISIONS:

NO.	DATE	BY	DESCRIPTION
2	02/08/21	JDV	HARNETT COUNTY COMMENTS
1	11/19/20	JDV	HARNETT COUNTY COMMENTS

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NE CORNER OF SAWYER ROAD AND NC 24-87 CAMERON, NC

SHEETZ
ANDERSON CREEK TOWNSHIP - HARNETT COUNTY - NORTH CAROLINA

SITE PLAN

DATE: July 21, 2020
DESIGNED BY: JDV
DRAWN BY: SBC
CHECKED BY: JDV
PROJECT No.: 2020005
DRAWING No.: W-3891
SCALE: AS NOTED
SHEET No.: **C6**