Wake Forest Board of Commissioners Work Session
Meeting Agenda
November 01, 2022 at 6:00 PM

1. Presentations

1.1. Presentation of LEGISLATIVE CASE RZ-22-02; Morris Subdivision; rezoning filed by FLM Engineering to rezone 22.95± acres located at 0 (portion), 1159, 1161, 1163, and 1164 (portion) N. Main Street, being Wake County Tax PINs 1841984646 (portion), 1851084059 (portion), 1841886835, 1841883996, 1841890142, and 1841987225 (portion) from Rural Holding District (RD) and General Residential 3 (GR3) to General Residential 10 Conditional District (GR10-CD).
BOC Agenda Summary RZ-22-02.pdf
RZ-22-02 Staff Report.pdf
Attachment A - Neighborhood Meeting Information.pdf
Attachment B - Application.pdf
Attachment C - Maps.pdf
Attachment D - Planning Board Recommendation and Plan Consistency Analysis.pdf
Exhibit 1 - Proposed Conditional District Plan.pdf

2. Discussion of Monthly Financial Report

2.1. Monthly Financial Report
September 30, 2022 Financial Summaries.pdf

3. Review of Draft Agenda for Upcoming Regular Meeting

3.1. Review of Draft Agenda for Upcoming Regular Meeting
DraftBOCAgendaNov202215.pdf

4. Other Business

4.1. Consideration of an Ordinance Amending the Code of Ordinances Chapter 14, Article III, Section 14-66 thru 14-75 – Noise (Second Reading)
Attachment A Ordinance 2022 XX Chapter 14 Article III Section 14-66 thru 14-75_Clean (1).docx
Attachment_B_Chapter_14_Article_III_Section_14-66_thru_14-75_Noise_Edits.docx

Summary Sheet_Consideration of an Ordinance Amending the Code of Ordinances Chapter 14.docx

4.2. Criminal Justice Reform Ordinance Amendments
Summary-criminal justice reform ordinance amendments.docx
Ordinance Amendments NEW Strike Through.docx

4.3. Resolution Affirming the Appointment of Deputy Town Clerk
Resolution2022-48ApptOfDeputyTownClerkEllaDowtinNov202201.pdf

4.4. Public Hearing on LEGISLATIVE CASE RZ-22-04 WakeMed, a rezoning filed by WakeMed to rezone 14.41± acres located at 0 Siena Drive and 0 Dr. Calvin Jones Highway, being Wake County Tax PINs 1840070540, 1840070859, and 1830976175, from Conditional Use Neighborhood Business (CU NB) to Neighborhood Business Conditional District (NB CD).
RZ-22-04 WakeMed BoC Agenda Summary
RZ-22-04 WakeMed Staff Report
Attachment A Neighborhood Meeting Information
Attachment B Application with Signed Conditions
Attachment C Maps
Attachment D WakeMed TIA Executive Summary and NCDOT Review Report
Attachment E Planning Board Recommendation and Plan Consistency Matrix
Attachment F Rezoning Case History
WakeMed RZ-22-04 Ordinance
Exhibit 1 WakeMed Legal Description
Exhibit 2 Consistency Statement RZ-22-04
Exhibit 3 WakeMed Site Master Plan

4.5. Consideration on LEGISLATIVE CASE RZ-22-04 WakeMed, a rezoning filed by WakeMed to rezone 14.41± acres located at 0 Siena Drive and 0 Dr. Calvin Jones Highway, being Wake County Tax PINs 1840070540, 1840070859, and 1830976175, from Conditional Use Neighborhood Business (CU NB) to Neighborhood Business Conditional District (NB CD).

4.6. Consideration of Resolution authorizing the Town Manager to execute, on behalf of the Town of Wake Forest, an amendment to the professional services contract of the comprehensive UDO (Unified Development Ordinance) and MSSD (Manual of Specifications, Standards & Design) update
UDO Update Contract Amendment Agenda Summary
Wake Forest UDO Scope and Budget Adjustment Memo
UDO Update Contract Amendment Resolution

5. Commissioner Reports

6. Adjournment

Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-669-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: November 1, 2022

SUBJECT
Presentation of LEGISLATIVE CASE RZ-22-02; Morris Subdivision; rezoning filed by FLM Engineering to rezone 22.95± acres located at 0 (portion), 1159, 1161, 1163, and 1164 (portion) N. Main Street, being Wake County Tax PINs 1841984646 (portion), 1851084059 (portion), 1841886835, 1841883996, 1841890142, and 1841987225 (portion) from Rural Holding District (RD) and General Residential 3 (GR3) to General Residential 10 Conditional District (GR10-CD).

Recommendation:

Item Summary:

ATTACHMENTS
- BOC Agenda Summary RZ-22-02.pdf
- RZ-22-02 Staff Report.pdf
- Attachment A - Neighborhood Meeting Information.pdf
- Attachment B - Application.pdf
- Attachment C - Maps.pdf
- Attachment D - Planning Board Recommendation and Plan Consistency Analysis.pdf
- Exhibit 1 - Proposed Conditional District Plan.pdf

Agenda Item: Presentation of LEGISLATIVE CASE RZ-22-02, Morris Subdivision; rezoning filed by FLM Engineering to rezone 22.95± acres located at 0 (portion), 1159, 1161, 1163, and 1164 (portion) N. Main Street, being Wake County Tax PINs 1841984646 (portion), 1851084059 (portion), 1841886835, 1841883996, 1841890142, and 1841987225 (portion) from Rural Holding District (RD) and General Residential 3 (GR3) to General Residential 10 Conditional District (GR10-CD).

Summary: A public comment session was held at the October 11, 2022 Planning Board meeting. The Planning Board voted 7-0 to find the request consistent with the Community Plan and recommended approval of the zoning map amendment (rezoning) request with the proposed considerations:

- Add a buffer and/or fencing on the adjacent Flores Property.
- Add a 6'-8' fence to the adjacent Bowman property.
- Add a 6' fence for any other adjacent properties that request a fence.

Following the Planning Board meeting, the applicant submitted revised conditions which include:

- Applicant to install a fence and/or buffer to the Flores property.
- Applicant to install a fence to the Bowman and Bakker properties.
- Construct a sidewalk through the sewer easement to connect residents from the east and west sides of the project.
- Width of front-loaded garage doors are limited to no more than 50% of the house width.
- Clarifying previously proposed condition language.

Attachment B has been updated to reflect these changed conditions.

Attachments: See Staff Report

Staff Report
Case RZ-22-02: Morris Subdivision Conditional District

Meeting Date	November 1, 2022
Requested Actions	Consideration of the following items related to the Conditional Zoning request for 0 (portion), 1159, 1161, 1163, and 1164 (portion) N. Main Street: 1. Act on Plan Consistency Statement 2. Rezone 22.95 acres on the Town of Wake Forest Zoning Map from Rural Holding District (RD) and General Residential 3 (GR3) to General Residential 10 Conditional District (GR10-CD*).*
Case Manager	Patrick Reidy, Senior Planner – Development Services
Planning Board Recommendation	Recommended approval by a vote of 7-0 of the zoning map amendment request with the proposed considerations: add a buffer and/or fencing on the adjacent Flores Property; add a fence for any other adjacent properties that request one; and add a 6'-8' fence to the adjacent Bowman property. See Attachment D for the Planning Board Recommendation and Plan Consistency Analysis.

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing
May 10, 2022 *(See Attachment A)*	October 11, 2022	November 15, 2022

CASE INFORMATION

Applicant	FLM Engineering, Inc C/O Jon Frazier PO Box 91727 Raleigh, NC 27675
Developer	Blue Heel Development, LLC C/O Julie Gavaghan 3633 Harden Rd, Suite 102 Raleigh, NC 27607
Property Owners	Julius and Janest Morris 1164 N. Main Street Wake Forest, NC 27587

	Edward and Louise Smith 15 Cannady Way Franklinton, NC 27525
Location	Near the intersection of N. Main Street and Kullana Lane
Addresses	0 (portion), 1159, 1161, 1163, and 1164 (portion) N. Main Street
Wake County Tax PIN(s)	1841984646 (portion), 1851084059 (portion), 1841886835, 1841883996, 1841890142, and 1841987225 (portion)
Acreage	22.95 acres (includes right-of-way)
Zoning	Existing: Rural Holding District (RD) and General Residential 3 (GR3) Proposed: General Residential 10 Conditional District (GR10-CD)
Land Use	Existing: Vacant and Manufactured Housing Proposed: Dwelling – Single Family (72 lots)
Community Plan (2009)	Existing: General Urban Zone, Neighborhood Planning Areas #3, 7, and 8
Corporate Limits	This application is in the Town's extra-territorial jurisdiction.

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Community Plan Maps. See pages 35-122 and 269 for descriptions of Town Areas and General Urban Zone in the 2009 Community Plan.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Dwelling – Single Family (Kinsley (under construction) and non-subdivision parcels)	Rural Holding District (RD) and PUD
South	Dwelling – Single Family (Heather Grove and non-subdivision parcels)	Rural Holding District (RD) and General Residential 3 (GR3)
East	Railroad right-of-way	Light Industrial (LI)
West	Dwelling – Single Family (The Meadows and non-subdivision parcels)	Rural Holding District (RD) and Conditional Use General Residential 3 (CU GR3)
The proposed land use is generally **compatible** with surrounding land uses. The proposed zoning is generally **compatible** with surrounding zoning. *See Attachment C for associated maps.*		

MASTER PLAN ANALYSIS

Open Space	Required:	10% or 2.2 acres
	Proposed:	18% or 4.09 acres
	Summary:	*The proposed Master Plan* **complies** *with the minimum open space percentage requirement in the UDO.*
Park Space	Required:	2.5% or 0.55 acres
	Proposed:	3.5% or 0.75 acres
	Summary:	The proposed active recreation uses are outline in Attachment B, Condition #8. The proposed Master Plan **complies** with the minimum park space percentage requirement in the UDO.
Roads	Required:	The Comprehensive Transportation Plan requires a 4A road cross-section for N. Main Street. Based on the number of lots proposed, a TIA is not required for this project.
	Proposed:	The proposed Master Plan (Exhibit 1, Sheet C-4) is complying with the 4A cross section for N. Main Street.
	Summary:	The proposed Master Plan **complies** with the minimum roadway infrastructure requirements in the UDO.
Parking	Required:	Per UDO Chapter 9.4, the parking requirement for dwelling-single family is 2 spaces per unit if parking is provided in an enclosed garage or 144 parking spaces. There are no bike parking requirements for Dwelling – Single Family.
	Proposed:	The applicant is proposing to provide 288 parking spaces through off-street parking spaces.
	Summary:	The proposed Master Plan **complies** with the minimum parking requirements in the UDO.
Public Utilities	Required:	The UDO requires that public water and sewer mains are extended to serve the site.
	Proposed:	This property is served by an 8” water line located along N. Main Street. It is also served by an 8” sewer line located at the end of Burdock Lane that will be extended through the project.
	Summary:	The proposed Master Plan **complies** with the public utility requirements in the UDO.

PROPOSED MODIFICATIONS OF BASE GENERAL RESIDENTIAL 10 ZONING DISTRICT STANDARDS

Article 2.2.5 Suburban District Development Standard	
Required:	• Minimum Front Setback: 20' • Minimum Street Side/Secondary Front Setback: 20' • Minimum Side Setback: 8' • Minimum Rear Setback: 25'
Proposed:	• Minimum Front Setback: 10' (18' garage setback) • Minimum Street Side/Secondary Front Setback: 10' • Minimum Side Setback: 3' • Minimum Rear Setback: 15'
Article 6.5 Connectivity	
Required:	Maximum block lengths shall be 800'
Proposed:	Road 1 shall have a Maximum block length of 1,200'

See Exhibit 1, Sheet C-1 for proposed zoning condition.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2009)	The proposed zoning map amendment request is generally consistent with the adopted 2009 Community Plan.
Comprehensive Transportation Plan (2019)	The proposed zoning map amendment request is generally consistent with the Comprehensive Transportation Plan.
Historic Preservation Plan (2012)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2007)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Recourses Master Plan is not applicable to the zoning map amendment request.
Public Art Vision Plan (2009)	The Public Art Vision Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.

See Attachment D for detailed Plan Consistency Analysis. The Comprehensive Transportation Plan is not included in the Consistency Analysis since cross-sections are the only applicable element of the Plan.

PROPOSED ZONING CONDITIONS

Based upon the Planning Board's recommended conditions, the applicant has submitted revised Conditions to help satisfy the concerns that were mentioned during the Planning Board meeting.

1. The subdivision master plan is a condition of the rezoning request. Amendments of the master plan shall require a rezoning amendment unless the administrator finds the modification to be minor and in keeping with the spirit and intent of the approved subdivision master plan.
2. The following setbacks shall apply:
   - Minimum principal front setback: 10' (18' garage setback)
   - Minimum street side/secondary front setback: 10'
   - Minimum side setback: 3'
   - Minimum rear setback: 15'
3. Road 1 shall have a maximum block length of 1,200'
4. All lots shall be planted with a minimum of one (1) canopy tree and one (1) understory tree within an 8' HOA landscaping easement. Each lot must have trees planted prior to the Certificate of Occupancy being released.
5. The subdivision covenants shall prohibit the removal of required trees on individual property unless the Town finds that there is a risk to property damage, or the health of the tree is in decline and the tree must be replaced.
6. Active recreation uses shall include, but shall not be limited to, two (2) gaming tables, two (2) permanent sets of cornhole courts, and a bocce ball court. Other similar active recreation alternatives could be provided as approved by the Administrator. Active recreation components shall be installed prior to the 50th percentile building permit.
7. Prior to the issuance of the first building permit, a 6' tan or brown wood or composite material opaque fence shall be placed on/or near the property boundary, as specified by each property owner, along the following adjacent properties: Bakker (PIN 1841985060), Bowman (1841882891), Firment (PIN 1841978941), and Snyder (PIN 1851070539).
8. Prior to the issuance of the first building permit, the Developer shall provide a 6' tan or brown wood or composite material opaque fence and/or screening vegetation along the Flores (PIN 1841994194) property boundary in areas not occupied by public right-of-way, stream buffer, or easements.
9. Prior to the issuance of the first building permit, the Developer shall assess the feasibility of keeping the 30+/- Leland Cypress Trees along the Firment (PIN 1841978941) boundary. If the trees cannot be kept, developer shall replace them with similar vegetation on the Firment property.
10. Water and sewer connections and road access shall be provided to the Firment (PIN 1841978941) property.
11. Work with Duke Power and Pike to relocate the existing overhead power lines and the power pole and transformer on the edge the Firment (PIN 1841978941) driveway. Any pad mounted transformer shall not hinder use of the driveway or future access to the subdivision road and water and sewer. The developer shall be responsible for any costs associated with the relocation of power for the Flores (PIN 1841994194) property.

12. A minimum 5'-wide public sidewalk connection shall be made from Road 1 through the proposed sewer easement to N Main Street to facilitate pedestrian connectivity from the west side to the east side of the subdivision.
13. Garages shall not protrude further than two (2) feet from the front porch or front wall of the house, whichever is closest to the front property line.
14. Section 5.5.2.A, B, and C shall be applicable to the site.
15. Section 5.5.3.A shall be applicable to the site.
16. Section 5.5.5 shall be applicable to the site.
17. Section 5.5.4.D shall be applicable to the site.
18. An exterior wall that fronts on a right-of-way including a secondary street side shall contain at least three decorative elements such as, but not limited to, the following elements:
    - Bay window
    - Recessed window
    - Decorative window
    - Wrap around porch or side porch
    - Two or more building materials
    - Decorative brick or stone
    - Decorative trim (not otherwise included around windows per condition #20 below)
    - Decorative shake
    - Decorative air vents on gable
    - Decorative gable
    - Decorative cornice
    - Column
    - Portico
    - Balcony
    - Dormer
19. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color. Where varied siding and trim, shutter, and accent colors are not provided on an individual dwelling, a minimum of three varied materials shall be provided.
20. All elevations of the units that that front on a right-of-way including a secondary street side shall have trim around the windows.
21. The Architectural and Review Guidelines for the community shall include the following language regarding parking:
    - Homeowners are expected to park vehicles in their garage or driveway, not on the street.
    - Street parking is only for short-term situations (e.g. guest parking overflow or maintenance vehicles), should allow for safe and efficient movement of traffic, and not block or hinder a neighbor's access to their driveway.

- Street parking within 25’ of a stop sign or within 15’ of a fire hydrant is prohibited.
- Parking of commercial vehicles or vehicles in disrepair is not permitted except within an enclosed garage.
- Parking is prohibited on the grass or the medians.
- Garage doors should be kept in the closed position unless they are in use

22. Prior to the approval of Construction Drawings, the applicant shall receive written permission from the Kinsley property owner that the current stub connection of Road 2 is acceptable as depicted in the Morris Subdivision Master Plan. If permission is not granted, the Morris Subdivision Master Plan shall be revised to realign the road connection so that it does not require any additional right-of-way dedication by the Kinsley development.

See Attachment B for signed, proposed conditions.

STAFF RECOMMENDATION

The zoning map amendment request is generally **Consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the zoning map amendment request is reasonable and in the public interest.

ATTACHMENTS

Attachment A:	Neighborhood Meeting Information
Attachment B:	Application
Attachment C:	Maps
Attachment D:	Planning Board Recommendation and Plan Consistency Analysis

EXHIBITS

Exhibit 1:	Proposed Subdivision Master Plan

Morris Subdivision
Neighborhood Meeting Summary

On Tuesday, May 10, 2022, a neighborhood meeting was held to inform neighbors of the proposed rezoning and master plans for the Morris Subdivision and to gain their feedback for consideration in development of the zoning conditions and master plans. The notification sent to the neighbors is attached along with the list of neighbors notified. The neighbors that attended the meeting are shown on the attached sign-in sheet. The attendees that represented the development team included Jon Frazier, FLM Engineering, and Julie Gavaghan and Ryan Suman, Blue Heel Development. Below is a summarized list of the questions raised at the meeting along with answers provided by the development team.

Q1: What does age-targeted mean?

A: Age targeted means that the homes and overall development are targeted toward seniors, 55-and-older with first floor master bedrooms, all exterior maintenance by the HOA, etc.

Q2: Will there be road widening of N Main Street?

A: Yes, the Town of Wake Forest requires widening according to their Comprehensive Transportation Plan (CTP), and NCDOT will require a left-turn lane into each entrance.

Q3: Is there a way to slow traffic down on N Main Street?

A: Traffic calming measures on N Main Street would have to be approved by both the Town of Wake Forest and NCDOT. We will discuss the concern with them and will confirm if any calming measures can be implemented.

Q4: Will the N Main Street widening be to four lanes?

A: The town's CTP calls for a four-lane divided roadway in this area, but generally widening as a result of this project will primarily be to three lanes to add a left turn lane at each entrance.

Q5: Will the N Main Street widening extend to Kuilana Lane?

A: The left turn lane taper may extend to Kuilana Lane but should not extend past the driveway.

Q6: Will existing homes be accessible along N Main Street during construction?

A: Yes, we will be required to maintain all access points during construction.

Q7: Is sanitary sewer available to the site?

A: Yes, sanitary sewer sewer will be extended from Burdock Ln in the Meadows subdivision to serve the project.

Q8: Will the N Main Street widening impact the properties along N Main Street?

A: Work associated with the widening is anticipated to take place within the public right-of-way. Any encroachments out of the right-of-way would have to be agreed upon by the subject property owner. Any impacted to mail boxes, driveways, etc. will be restored as part of the project.

Q: What is the price point for the homes in the development?

A: Homes are anticipated to be in the $400,000s but may vary based on market fluctuations.

Q: Will the homes be the same on both sides?

A: Generally, yes, but the lots on the west side of N Main Street are narrower (40'-wide versus 50'-wide), so some of the wider products will not fit on those lots. All homes will be single-family detached.

Q: Has a traffic study been performed?

A: The project is exempt from traffic study requirements. The neighboring Kinsley development performed a traffic study that will address transportation corridor improvements in this area.

Q: Will there be a privacy fence along the Snyder, Firment, and Bakker properties?

A: We will look at options for fencing or landscaping.

Q: Can you request that the town initiate the Harris Road major thoroughfare project per the CTP?

A: We will make the town aware of the request.

Q: How long will site construction last?

A: Site construction will take approximately eight months.

Q: Will there be common open space?

A: Yes, we plan to have a gazebo, dog park and community garden.

Q: When will construction start?

A: We anticipate construction starting around the first of the year (2023).

FLMENGINEERING

April 29, 2022

Reference: Morris Subdivision – Rezoning and Master Plans
Neighborhood Meeting Notification

Dear Neighbor:

We are writing to notify you of a neighborhood meeting to present and discuss the proposed rezoning and master plans for the Morris Subdivision.

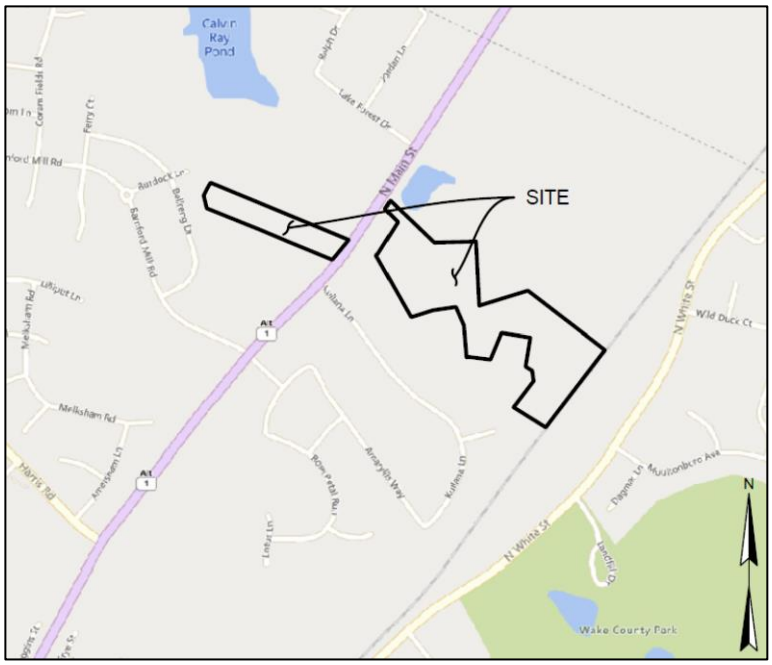
The proposed subdivision is comprised of several properties along North Main Street in Wake Forest (shown on the map below). The properties are being requested for rezoning to allow for an age-targeted community. The proposed site plan is on the reverse side for your reference.

The neighborhood meeting will be held on Tuesday, May 10, 2022, at 5:30 PM in the Walker Room of the Joyner Park Community Center, which is located at the E. Carroll Joyner Park, 701 Harris Road in Wake Forest.

We look forward to seeing you there.

Sincerely,

Jon D. Frazier, PE, LEED AP
Principal
919.610.1051
jfrazier@flmengineering.com



PO Box 91727, Raleigh, NC 27675 p | 919.610.1051

SUMMARY INFORMATION

DEVELOPMENT NAME: MORRIS SUBDIVISION

SITE ADDRESS: N MAIN ST, WAKE FOREST, NC

PIN NUMBER(S): 1841-98-4646, 1851-08-4059, 1841-98-7225, 1841-89-0142, 1841-88-3996, AND 1841-88-6835

TOTAL AREA: 22.79 AC
RAILROAD R/W DEDICATION AREA: 0.92 AC
NET AREA: 21.87 AC

EXISTING USE: DWELLING SINGLE-FAMILY
PROPOSED USE: SINGLE-FAMILY SUBDIVISION

JURISDICTION: TOWN OF WAKE FOREST
CURRENT ZONING DISTRICT: RD AND GR3
PROPOSED ZONING DISTRICT: GR10 CD
2009 COMMUNITY PLAN GROWTH STRATEGIES MAP DESIGNATION: GENERAL URBAN ZONE

PROPOSED SINGLE-FAMILY UNITS: 76
GR10 MAX. DENSITY: 10 UNITS/AC
PROPOSED DENSITY: 3.5 UNITS/AC

GR10 MIN. LOT AREA: 5,000 SF
PROPOSED MIN. LOT AREA: 4,600 SF
GR10 MIN. LOT WIDTH AT FRONT SETBACK: 50'
PROPOSED MIN. LOT WIDTH AT FRONT SETBACK: 42'

PROPOSED SETBACKS:
PRINCIPAL FRONT: 20'
STREET SIDE/SECONDARY FRONT: 20'
SIDE: 5'
REAR: 25'

GR10 REQUIRED OPEN PACE: 10% (2.19 AC)
PROPOSED OPEN SPACE: 20.3% (4.45 AC)

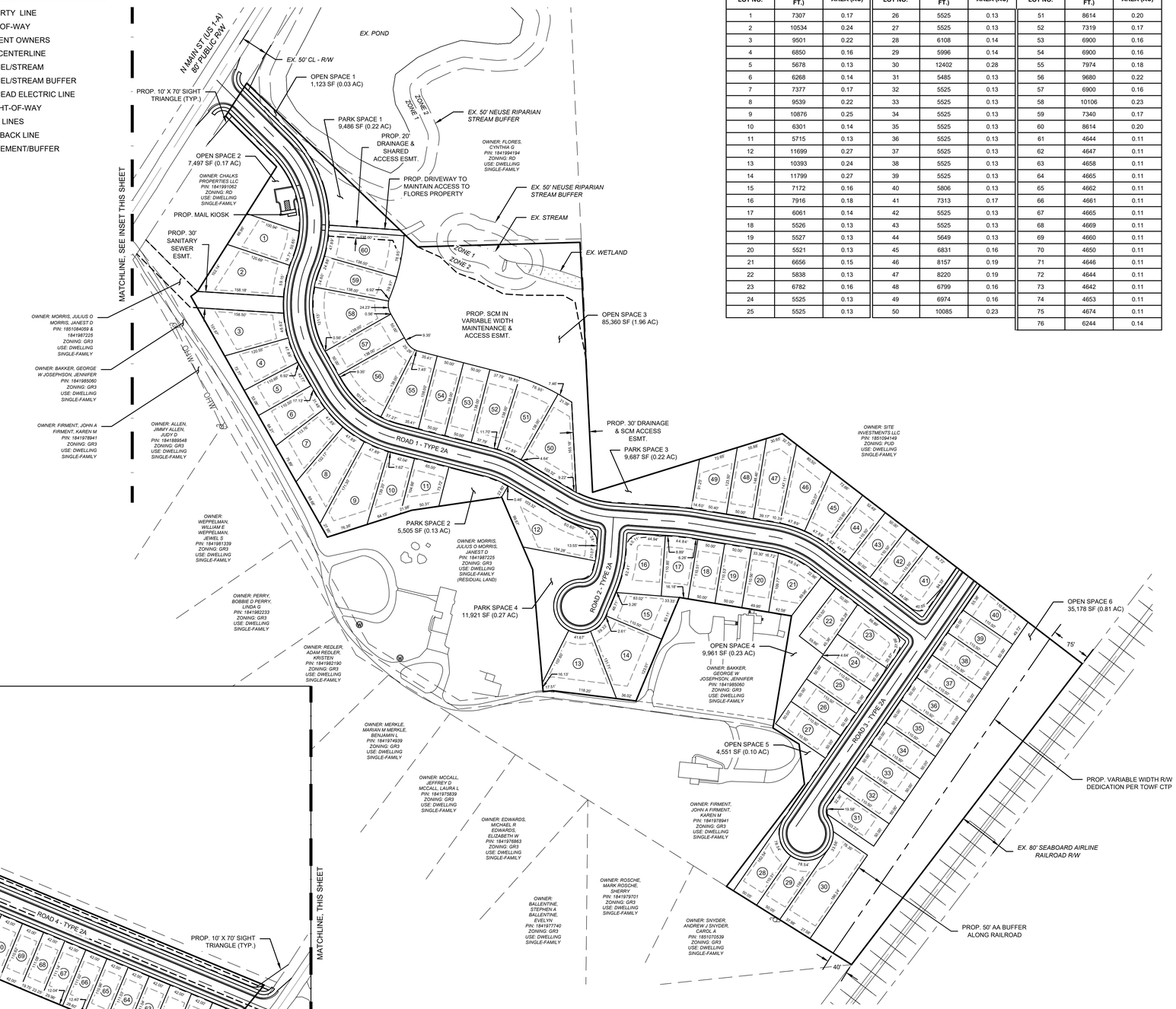
GR10 REQUIRED PARK SPACE: 2.5% (0.55 AC)
PROPOSED PARK SPACE: 4.4 % (0.96 AC)

LEGEND

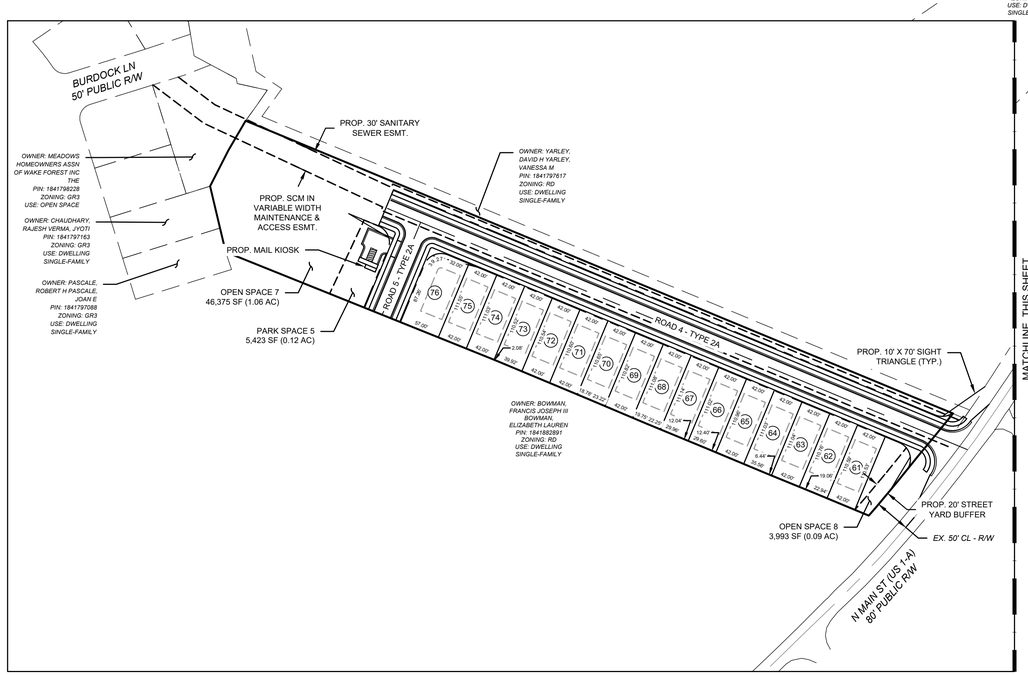
- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT OWNERS
- EX. ROAD CENTERLINE
- EX. CHANNEL/STREAM
- EX. CHANNEL/STREAM BUFFER
- OHW — EX. OVERHEAD ELECTRIC LINE
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. SETBACK LINE
- PROP. EASEMENT/BUFFER

NOTES

1. ALL ROADWAYS ARE TYPE 2A (55' PUBLIC R/W) AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF WAKE FOREST STANDARDS AND SPECIFICATIONS.
2. ALL LOTS SHALL HAVE CITY OF RALEIGH WATER AND SEWER SERVICES.



LOT NO.	AREA (SQ. FT.)	AREA (AC)	LOT NO.	AREA (SQ. FT.)	AREA (AC)	LOT NO.	AREA (SQ. FT.)	AREA (AC)
1	7307	0.17	26	5525	0.13	51	8614	0.20
2	10534	0.24	27	5525	0.13	52	7319	0.17
3	9501	0.22	28	6108	0.14	53	6900	0.16
4	6850	0.16	29	5996	0.14	54	6900	0.16
5	5678	0.13	30	12402	0.28	55	7974	0.18
6	6268	0.14	31	5485	0.13	56	9680	0.22
7	7377	0.17	32	5525	0.13	57	6900	0.16
8	9539	0.22	33	5525	0.13	58	10106	0.23
9	10876	0.25	34	5525	0.13	59	7340	0.17
10	6301	0.14	35	5525	0.13	60	8614	0.20
11	5715	0.13	36	5525	0.13	61	4644	0.11
12	11699	0.27	37	5525	0.13	62	4647	0.11
13	10393	0.24	38	5525	0.13	63	4658	0.11
14	11799	0.27	39	5525	0.13	64	4665	0.11
15	7172	0.16	40	5806	0.13	65	4662	0.11
16	7916	0.18	41	7313	0.17	66	4661	0.11
17	6061	0.14	42	5525	0.13	67	4665	0.11
18	5526	0.13	43	5525	0.13	68	4669	0.11
19	5527	0.13	44	5649	0.13	69	4660	0.11
20	5521	0.13	45	6831	0.16	70	4650	0.11
21	6656	0.15	46	8157	0.19	71	4646	0.11
22	5838	0.13	47	8220	0.19	72	4644	0.11
23	6782	0.16	48	6799	0.16	73	4642	0.11
24	5525	0.13	49	6974	0.16	74	4653	0.11
25	5525	0.13	50	10085	0.23	75	4674	0.11
						76	6244	0.14



INSET
SCALE: 1" = 100'

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE_____

APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE_____

FLM ENGINEERING
POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY

ORIGINAL PLAN SIZE: 24" X 36"

100 50 0 100
SCALE: 1 INCH = 100 FEET

SCALE ADJUSTMENT
THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING
0 1"
IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

MASTER PLANS
SD-

MORRIS SUBDIVISION
N MAIN ST
WAKE FOREST, NC

blue heel DEVELOPMENT

DATE:	02-15-2022
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	22001

SITE PLAN

C-4

SHEET 4 OF 9

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Morris Subdivision
Neighborhood Meeting Notification List (Adjacent Owners within 500')

PIN	Owner	Mail Address 1	Mail Address 2	Mail Address 3
1841889548	ALLEN, JIMMY ALLEN, JUDY D	107 KULLANA LN	WAKE FOREST NC 27587-7195	
1841797139	AMADI, FRANKLYN MAVUTSE	1205 BELLRENG DR	WAKE FOREST NC 27587-4015	
1841985060	BAKKER, GEORGE W JOSEPHSON, JENNIFER	1162 N MAIN ST	WAKE FOREST NC 27587-8238	
1841977740	BALLENTINE, STEPHEN A BALLENTINE, EVELYN	1902 FENLEY FOREST TRL	CULLOWHEE NC 28723-1770	
1841786779	BELLFLOWER, BENNIE M BELLFLOWER, EMILY L	1228 BELLRENG DR	WAKE FOREST NC 27587-4016	
1841882891	BOWMAN, FRANCIS JOSEPH III BOWMAN, ELIZABETH LAUREN	547 S MAIN ST	WAKE FOREST NC 27587-2803	
1841991062	CHALKS PROPERTIES LLC	4641 PARAGON PARK RD	RALEIGH NC 27616-3406	
1841797163	CHAUDHARY, RAJESH VERMA, JYOTI	3244 TRAFALGAR RD	FREMONT CA 94555-1460	
1841796002	COTRUFO, STACEY BETH COTRUFO, FRANK JOHN	1212 BELLRENG DR	WAKE FOREST NC 27587-4016	
1841882503	DAVIS, JOYCE A	617 N MAIN ST	WAKE FOREST NC 27587-2127	
1841897005	DEROO LLC	9108 KIRKHILL DR	RALEIGH NC 27615-1959	
1841990209	DILLARD, THOMAS R DILLARD, KAREN F	1193 N MAIN ST	WAKE FOREST NC 27587-8239	
1841976863	EDWARDS, MICHAEL R EDWARDS, ELIZABETH W	219 KULLANA LN	WAKE FOREST NC 27587-7196	
1841978941	FIRMENT, JOHN A FIRMENT, KAREN M	1160 N MAIN ST	WAKE FOREST NC 27587-8238	
1841994194	FLORES, CYNTHIA G	1188 N MAIN ST	WAKE FOREST NC 27587-8238	
1841798002	GLUTH, RICHARD C GLUTH, STACIA A	1217 BELLRENG DR	WAKE FOREST NC 27587-4015	
1841895302	HARDMAN, DEVIN W HARDMAN, BRANDI	2641 PENFOLD LN	WAKE FOREST NC 27587-5462	
1841897275	HARDMAN, DEVIN W HARDMAN, BRANDI	2641 PENFOLD LN	WAKE FOREST NC 27587-5462	
1841891370	KUZNIAR, GREGORY R KUZNIAR, LINDA J	1171 N MAIN ST	WAKE FOREST NC 27587-8239	
1851075309	L&W SUPPLY CORPORATION	REAL ESTATE LEASING MANAGEF	1 ABC PKWY	BELOIT WI 53511-4466
1841788931	LANSDOWN, ANTHONY LEON	1225 BELLRENG DR	WAKE FOREST NC 27587-4015	
1841975839	MCCALL, JEFFREY D MCCALL, LAURA L	213 KULLANA LN	WAKE FOREST NC 27587-7196	
1841893260	MCCOIG, EDITA V. TRUSTEE MCCOIG, RALPH J. JR TRUSTEE	1037 PATHFINDER WAY STE 140	ROCKLEDGE FL 32955-3242	
1841788926	MDV REALTY LLC	1411 CARPENTER TOWN LN	CARY NC 27519-9356	
1841792839	MEADOWS HOMEOWNERS ASSN OF WAKE FOREST INC THE	PPM	11010 RAVEN RIDGE RD	RALEIGH NC 27614-8837
1841798228	MEADOWS HOMEOWNERS ASSN OF WAKE FOREST INC THE	PPM	11010 RAVEN RIDGE RD	RALEIGH NC 27614-8837
1841974939	MERKLE, MARIAN M MERKLE, BENJAMIN L	205 KULLANA LN	WAKE FOREST NC 27587-7196	
1841979401	MESSINA, LOYE	304 BRIERROOT CT	WAKE FOREST NC 27587-7190	
1841984646	MORRIS, JULIUS O MORRIS, JANEST D	1164 N MAIN ST	WAKE FOREST NC 27587-8238	
1841987225	MORRIS, JULIUS O MORRIS, JANEST D	1164 N MAIN ST	WAKE FOREST NC 27587-8238	
1851084059	MORRIS, JULIUS O MORRIS, JANEST D	1164 N MAIN ST	WAKE FOREST NC 27587-8238	
1841788855	NGUYEN, MYLAN T NGUYEN, HUY TUONG	1229 BELLRENG DR	WAKE FOREST NC 27587-4015	
1841797088	PASCALE, ROBERT H PASCALE, JOAN E	1213 BELLRENG DR	WAKE FOREST NC 27587-4015	
1841886365	PEARSON, PAULA B	106 KULLANA LN	WAKE FOREST NC 27587-7192	
1841982233	PERRY, BOBBIE D PERRY, LINDA G	123 KULLANA LN	WAKE FOREST NC 27587-7195	
1841789626	PHIPPS, NATHANIEL ALLEN PHIPPS, CATHERINE ROSE	1241 BELLRENG DR	WAKE FOREST NC 27587-4015	
1842705407	RAY, CALVIN A JR HUGHES, MARY ANN	9205 BUD SMITH RD	WAKE FOREST NC 27587-8059	
1842803120	RAY, CALVIN A JR HUGHES, MARY ANN	9205 BUD SMITH RD	WAKE FOREST NC 27587-8059	
1851089042	RITCHIE FAMILY PROPERTIES	1017 BEARGLADES LN	RALEIGH NC 27615-1684	
1841979701	ROSCHE, MARK ROSCHE, SHERRY	305 BRIERROOT CT	WAKE FOREST NC 27587-7191	
1841786855	ROSS, KIMBERLY	1224 BELLRENG DR	WAKE FOREST NC 27587-4016	
1841786931	SAVILLE, EDWARD P SAVILLE, STEPHANIE B	1220 BELLRENG DR	WAKE FOREST NC 27587-4016	
1841789703	SCHWAB, JULIANO CUNICO RAMPAZZO, MARINA PASTORE	1237 BELLRENG DR	WAKE FOREST NC 27587-4015	
1851094149	SITE INVESTMENTS LLC	933 OLD KNIGHT RD	KNIGHTDALE NC 27545-9065	
1841883996	SMITH, EDWARD B SMITH, LOUISE T	15 CANNADY WAY	FRANKLINTON NC 27525-8939	
1841886835	SMITH, EDWARD B SMITH, LOUISE T	15 CANNADY WAY	FRANKLINTON NC 27525-8939	
1841890142	SMITH, EDWARD B SMITH, LOUISE T	15 CANNADY WAY	FRANKLINTON NC 27525-8939	
1851070485	SMITH, GREGORY A SMITH, WENDY L	308 BRIERROOT CT	WAKE FOREST NC 27587-7190	
1851070539	SNYDER, ANDREW J SNYDER, CAROL A	309 BRIERROOT CT	WAKE FOREST NC 27587-7191	
1841796369	SWANSON, MICHAEL SWANSON, MELISSA	1133 BELLRENG DR	WAKE FOREST NC 27587-4017	
1841786916	VOSSBURG, CHARLES	1216 BELLRENG DR	WAKE FOREST NC 27587-4016	
1841885157	WAKE ELECTRIC MEMBERSHIP CORP	PO BOX 1060	HILLSBOROUGH NC 27278-1060	
1841795163	WARFIELD, DARPHINE M	1204 BELLRENG DR	WAKE FOREST NC 27587-4016	
1841795088	WENTWORTH, GAIL B	1208 BELLRENG DR	WAKE FOREST NC 27587-4016	
1841981339	WEPPELMAN, WILLIAM E WEPPELMAN, JEWEL S	117 KULLANA LN	WAKE FOREST NC 27587-7195	
1841788779	WHITTED, SHARVIN WILLIAM WHITTED, ANGELA	1233 BELLRENG DR	WAKE FOREST NC 27587-4015	
1841797207	WILSON, MATTHEW A WILSON, DEANNA M	1201 BELLRENG DR	WAKE FOREST NC 27587-4015	
1841797617	YARLEY, DAVID H YARLEY, VANESSA M	PO BOX 725	YOUNGSVILLE NC 27596-0725	

Sign-in Sheet
Morris Subdivision Neighborhood Meeting

Name	Address	Phone Number	E-mail Address
Jeff & Laura McCall	213 Kullana Ln	919671.3936	obxlml@yahoo.com
Rick Gluth	1217 Bellreng Dr	619 813-4156	rickgluth@gmail.com
Michael Edwards	219 Kullana Ln.	919-219-1318	mike.edwards[redacted]@yahoo.com
Jennifer Barker	1162 N. Main Street	919-909-2406	jenjo2600@yahoo.com
John Firment	1160 N MAIN ST	919 931 0319	JAFIRMENT59@GMAIL.COM
Karen Firment	"	"	"
David Yarley	1169 W. Main St	919-880-9713	vjyarfam@nc.rr.com
Adam Redler	131 Kullana Ln	516 645 9416	Adam.Redler@gmail.com
Janest Morris	1164 N. MAIN	919-971-2918	jdmorris04@gmail.com
Julius Morris	1164 N. MAIN	"	
Kelly Horsley	120 Kullana Ln WF	919-618-7788	thehorsleyfamily@gmail.com
Edward & Louise Smith	15 Cannady Way Franklinton NC	919-494-7799	marionasmith44@yahoo.com
Devin & Brandi Hardman	1183, 1185, 1181, 1179 W main st.	(919) 600 1069	Brandi.Hardman@gmail.com
James Northrup	216 Kullana ln.	516-242-3876	3northrups@twc.com
Joe Sandelbaek	1113 Kullana Lane	919 671 6859	joe.sandelbaek@gmail.com

Sign-in Sheet
Morris Subdivision Neighborhood Meeting

Name	Address	Phone Number	E-mail Address
BEN WILLIAMS	3803B COMPUTER DR SUITE 104	919781 0300	BWILLIAMS@PRIESTCRANEH.COM
ANDY SNYDER	309 BRIERROOT COURT	919-622-6276	ANDYSNYDER@BELLSOUTH.NET

Conditional District Rezoning Application

(Conditional District Rezoning Workflow)

Town of Wake Forest, NC
301 S. Brooks St.
Wake Forest, NC 27587-2932
TEL (919) 435-9510 | FAX (919) 435-9539

Project Overview #717894

Project Title: Morris Subdivision Conditional District Rezoning
Application Type: Conditional District Rezoning
Workflow: Conditional District Rezoning
Jurisdiction: Town of Wake Forest (Wake County)
State: NC
County: Wake

Submittal Requirements

A submittal checklist is available to view additional documents which are required to submitted with this application. After answering the application questions, you will be asked to upload the required documents.

VIEW CONDITIONAL DISTRICT REZONING SUBMITTAL CHECKLIST

Missing items will result in the application being declined and returned to the applicant to resubmit. A revised and complete application including all missing items must be received or the application will be not be deemed complete and routed for review.

Please confirm you have reviewed the associated submitted checklist for this permit and confirm you will submit all documents required on the submittal checklist: Yes

Pre-Application Meeting

Has a pre-application conference been held?: Yes

This type of project requires a pre-application conference be completed prior to official submittal. Please return to the home screen and select **Pre-Application Conference** from the application type drop down list in order to schedule your required meeting.

Pre-Application Conference Date:
Staff Member Met With: Patrick Reidy
Project ID: RZ-22-02

Project Information

Development/Subdivision (optional - for reference only):
Morris Subdivision

Project Address or PIN:

- 0 N MAIN ST (1841984646)
- 0 N MAIN ST (1851084059)
- 1164 N MAIN ST (1841987225)
- 1163 N MAIN ST (1841890142)
- 1161 N MAIN ST (1841883996)
- 1159 N MAIN ST (1841886835)

Tax PIN:

Zoning: Zoning

- 1841984646
- 1851084059
- 1841987225
- 1841890142
- 1841883996
- 1841886835

- 0 N MAIN ST: RD
- 0 N MAIN ST: RD
- 1164 N MAIN ST: GR3
- 1163 N MAIN ST: RD
- 1161 N MAIN ST: RD
- 1159 N MAIN ST: RD

Current Zoning Overlay: NA, Not Applicable to this Project

Town Limits: In ETJ

Projects falling outside the limits of the Town or ETJ will be required to submit an annexation petition in conjunction with their project submittal. Please return to the home screen and select **Annexation Petition** from the application type drop down.

Land Use: Land Use Development

- 0 N MAIN ST: Residential
- 0 N MAIN ST: Residential
- 1164 N MAIN ST: Residential
- 1163 N MAIN ST: Residential
- 1161 N MAIN ST: Residential
- 1159 N MAIN ST: Residential

Acreage: 22.79

GIS Acreage: Parcel

- 0 N MAIN ST: 8.11
- 0 N MAIN ST: 7.47
- 1164 N MAIN ST: 5.89
- 1163 N MAIN ST: 2.23
- 1161 N MAIN ST: 1.24
- 1159 N MAIN ST: 0.95

Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: No

Is there an existing Special Use Permit for the Property?: No

Related Town of Wake Forest Case Numbers: RZ-22-02

Project Contacts

Please enter all project contacts related to your application.

This is an important step to ensure all members of the applicant team receive email notifications associated with the project which may include comments, requested revisions, scheduled meetings or hearings, and final decisions. This also informs Town staff of the team members assigned role with the project.

Project Contact - Applicant

Jon Frazier
FLM Engineering, Inc
PO Box 91727
Raleigh, NC 27675
P:9196101051
jfrazier@flmengineering.com

Project Contact - Property Owner

Julie Gavaghan
Blue Heel Development, LLC
3633 Harden Rd, Suite 102
RALEIGH, NC 27607
P:9192916364
JULIE@BLUEHEELDEVELOPMENT.COM

Project Contact - Developer

Julie Gavaghan
Blue Heel Development, LLC
3633 Harden Rd, Suite 102
RALEIGH, NC 27607
P:9192916364
JULIE@BLUEHEELDEVELOPMENT.COM

Project Contact - Engineer

Jon Frazier
FLM Engineering, Inc
PO Box 91727
Raleigh, NC 27675
P:9196101051
jfrazier@flmengineering.com

Traffic Impact Analysis

As per Section 6.11.1 of the UDO is the project required to provide a Traffic Impact Analysis (TIA)?: No

Was the TIA reviewed in a separate permit prior to this application?:

Project Number:

The applicant is required to upload the TIA document, including appendix, approved MOU and any synchro files.

TIA review fees will be added to this permit.

If the request is to a Conditional District (CD), this application should be accompanied by a master plan that includes land use, existing conditions, buildings, lots, etc. per Chapter 15 of the UDO. In addition, please provide a narrative of the proposed use and list any proposed conditions.

Proposed Conditional Zoning District: GR10-CD, General Residential 10

Proposed Land Use:
Single-family residential subdivision

Proposed Number of Lots: 76

Number of Buildings: 0

Number of Single-Family Lots: 76

Number of Townhome Lots: 0

Number of Multi-Family Units: 0

Number of Stories: 0

Square Footage of All Buildings (non-residential): 0

Plan Information - Conditional Rezoning

Description of Request:
Development of 76 single-family age-targeted lots with associated site improvements.

Initial Proposed Conditions Offered by Applicant:
1. 5' side setbacks

2. Minimum 42'-wide, front-load lots (with garages in the front)

3. Minimum 4,600 SF lots

(No other deviations from GR10 standards)

Justification of Consistency with Comprehensive Plan:
Consistent with 2009 Community Plan in that it is within the General Urban Zone which includes the development of single-family residential neighborhoods.

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: _____ Submittal Date: _____

Julius and Janest Morris is the owner of the property for which the attached application is being submitted:

- [x] General Use Rezoning or Conditional District Rezoning
- [ ] Site Master Plan
- [x] Subdivision Master Plan
- [ ] Construction Drawings
- [ ] Variance
- [ ] Major Architectural Review

The property is located at: 1164 N Main St (Wake County PINs 1841984646, 1851084059, and 1841987225)

The agent for this project is: Jon Frazier, PE / Principal, FLM Engineering, Inc.

[ ] I am the owner of the property and will be acting as my own agent.

Name: _____

Address: _____

Telephone Number: _____ Fax: _____

Email Address: _____

Signature(s) of Owner(s):

Janest Morris

Julius Morris

Print or type name(s):

Janest MORRIS

Julius MORRIS

Attach additional sheets if there are additional owners.

***Owner of record as shown on the latest equalized assessment rolls of Wake County. (An option to purchase does not constitute ownership). If ownership has been recently transferred, a copy of the deed must accompany this authorization.**

Last update: August 2018

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: _____ Submittal Date: _____

Edward and Louise Smith is the owner of the property for which the attached application is being submitted:

- [x] General Use Rezoning or Conditional District Rezoning
- [ ] Site Master Plan
- [x] Subdivision Master Plan
- [ ] Construction Drawings
- [ ] Variance
- [ ] Major Architectural Review

The property is located at: 1163, 1161, and 1159 N Main St (Wake County PINs 1841890142, 1841883996, and 1841886835)

The agent for this project is: Jon Frazier, PE / Principal, FLM Engineering, Inc.

[ ] I am the owner of the property and will be acting as my own agent.

Name: _____

Address: _____

Telephone Number: _____ Fax: _____

Email Address: _____

Signature(s) of Owner(s):

Edward Smith 3-2-22

EDWARD Smith

Print or type name(s):

Louise Smith 3-2-22

LOUISE T Smith

Attach additional sheets if there are additional owners.

***Owner of record as shown on the latest equalized assessment rolls of Wake County. (An option to purchase does not constitute ownership). If ownership has been recently transferred, a copy of the deed must accompany this authorization.**

Last update: August 2018

FLMENGINEERING

October 20, 2022

Patrick Reidy, AICP, CZO
Senior Planner - Development Services
Town of Wake Forest
301 S Brooks Street
Wake Forest, NC 27587

Reference: Morris Subdivision (RZ-22-02)
Proposed Zoning Conditions

Dear Mr. Reidy:

The proposed zoning conditions for the Morris Subdivision project, Town of Wake Forest Case No. RZ-22-02, are listed below:

1. The subdivision master plan is a condition of the rezoning request. Amendments of the master plan shall require a rezoning amendment unless the administrator finds the modification to be minor and in keeping with the spirit and intent of the approved subdivision master plan.

2. The following setbacks shall apply:

   - Minimum principal front setback: 10' (18' garage setback)
   - Minimum street side/secondary front setback: 10'
   - Minimum side setback: 3'
   - Minimum rear setback: 15'

3. Road 1 shall have a maximum block length of 1,200'

4. All lots shall be planted with a minimum of one (1) canopy tree and one (1) understory tree within an 8' HOA landscaping easement. Each lot must have trees planted prior to the Certificate of Occupancy being released.

5. The subdivision covenants shall prohibit the removal of required trees on individual property unless the Town finds that there is a risk to property damage, or the health of the tree is in decline and the tree must be replaced.

6. Active recreation uses shall include, but shall not be limited to, two (2) gaming tables, two (2) permanent sets of cornhole courts, and a bocce ball court. Other similar active recreation alternatives could be provided as approved by the Administrator. Active recreation components shall be installed prior to the 50th percentile building permit.

7. Prior to the issuance of the first building permit, a 6' tan or brown wood or composite material opaque fence shall be placed on/or near the property boundary, as specified by

PO Box 91727, Raleigh, NC 27675 p | 919.610.1051

each property owner, along the following adjacent properties: Bakker (PIN 1841985060), Bowman (1841882891), Firment (PIN 1841978941), and Snyder (PIN 1851070539).

8. Prior to the issuance of the first building permit, the Developer shall provide a 6' tan or brown wood or composite material opaque fence and/or screening vegetation along the Flores (PIN 1841994194) property boundary in areas not occupied by public right-of-way, stream buffer, or easements.

9. Prior to the issuance of the first building permit, the Developer shall assess the feasibility of keeping the 30+/- Leland Cypress Trees along the Firment (PIN 1841978941) boundary. If the trees cannot be kept, developer shall replace them with similar vegetation on the Firment property.

10. Water and sewer connections and road access shall be provided to the Firment (PIN 1841978941) property.

11. Work with Duke Power and Pike to relocate the existing overhead power lines and the power pole and transformer on the edge the Firment (PIN 1841978941) driveway. Any pad mounted transformer shall not hinder use of the driveway or future access to the subdivision road and water and sewer. The developer shall be responsible for any costs associated with the relocation of power for the Flores (PIN 1841994194) property.

12. A minimum 5'-wide public sidewalk connection shall be made from Road 1 through the proposed sewer easement to N Main Street to facilitate pedestrian connectivity from the west side to the east side of the subdivision.

13. Garages shall not protrude further than two (2) feet from the front porch or front wall of the house, whichever is closest to the front property line.

14. Section 5.5.2.A, B, and C shall be applicable to the site.

15. Section 5.5.3.A shall be applicable to the site.

16. Section 5.5.5 shall be applicable to the site.

17. Section 5.5.4.D shall be applicable to the site.

18. An exterior wall that fronts on a right-of-way including a secondary street side shall contain at least three decorative elements such as, but not limited to, the following elements:

    - Bay window
    - Recessed window
    - Decorative window
    - Wrap around porch or side porch
    - Two or more building materials
    - Decorative brick or stone
    - Decorative trim (not otherwise included around windows per condition #20 below)
    - Decorative shake
    - Decorative air vents on gable
    - Decorative gable

- Decorative cornice
- Column
- Portico
- Balcony
- Dormer

19. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color. Where varied siding and trim, shutter, and accent colors are not provided on an individual dwelling, a minimum of three varied materials shall be provided.

20. All elevations of the units that that front on a right-of-way including a secondary street side shall have trim around the windows.

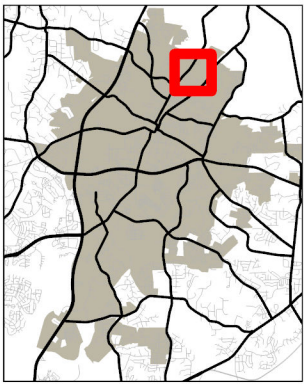
21. The Architectural and Review Guidelines for the community shall include the following language regarding parking:

    - Homeowners are expected to park vehicles in their garage or driveway, not on the street.
    - Street parking is only for short-term situations (e.g. guest parking overflow or maintenance vehicles), should allow for safe and efficient movement of traffic, and not block or hinder a neighbor's access to their driveway.
    - Street parking within 25' of a stop sign or within 15' of a fire hydrant is prohibited.
    - Parking of commercial vehicles or vehicles in disrepair is not permitted except within an enclosed garage.
    - Parking is prohibited on the grass or the medians.
    - Garage doors should be kept in the closed position unless they are in use

22. Prior to the approval of Construction Drawings, the applicant shall receive written permission from the Kinsley property owner that the current stub connection of Road 2 is acceptable as depicted in the Morris Subdivision Master Plan. If permission is not granted, the Morris Subdivision Master Plan shall be revised to realign the road connection so that it does not require any additional right-of-way dedication by the Kinsley development.

Sincerely,

Jon D. Frazier, PE, LEED AP
Principal
919.610.1051
jfrazier@flmengineering.com



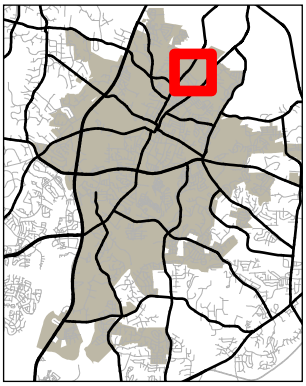
TOWN of WAKE FOREST

RZ-22-02
Morris Subdivision
Conditional District Rezoning

9/27/2022

Please note that this map is intended for illustrative purposes only. For specific inquiries regarding zoning boundaries, contact the Town Wake Forest Planning Department at 919-435-9510.

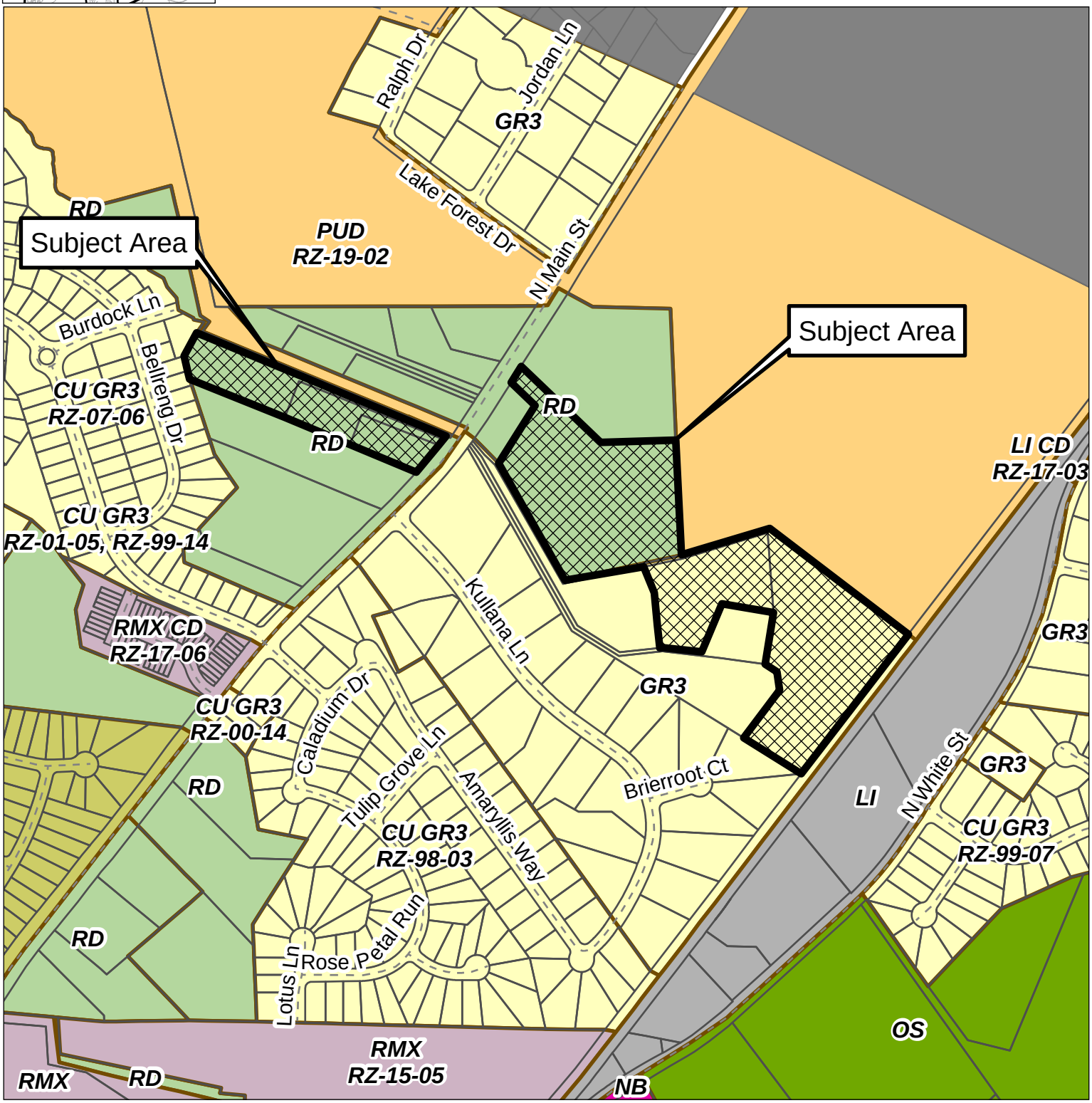
0 500 1,000 1,500 2,000 Feet



TOWN of WAKE FOREST

RZ-22-02
Morris Subdivision
Conditional District Rezoning

9/26/2022



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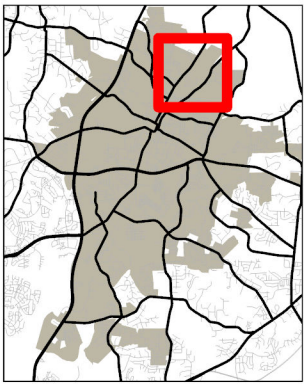
0 500 1,000 1,500 2,000 Feet

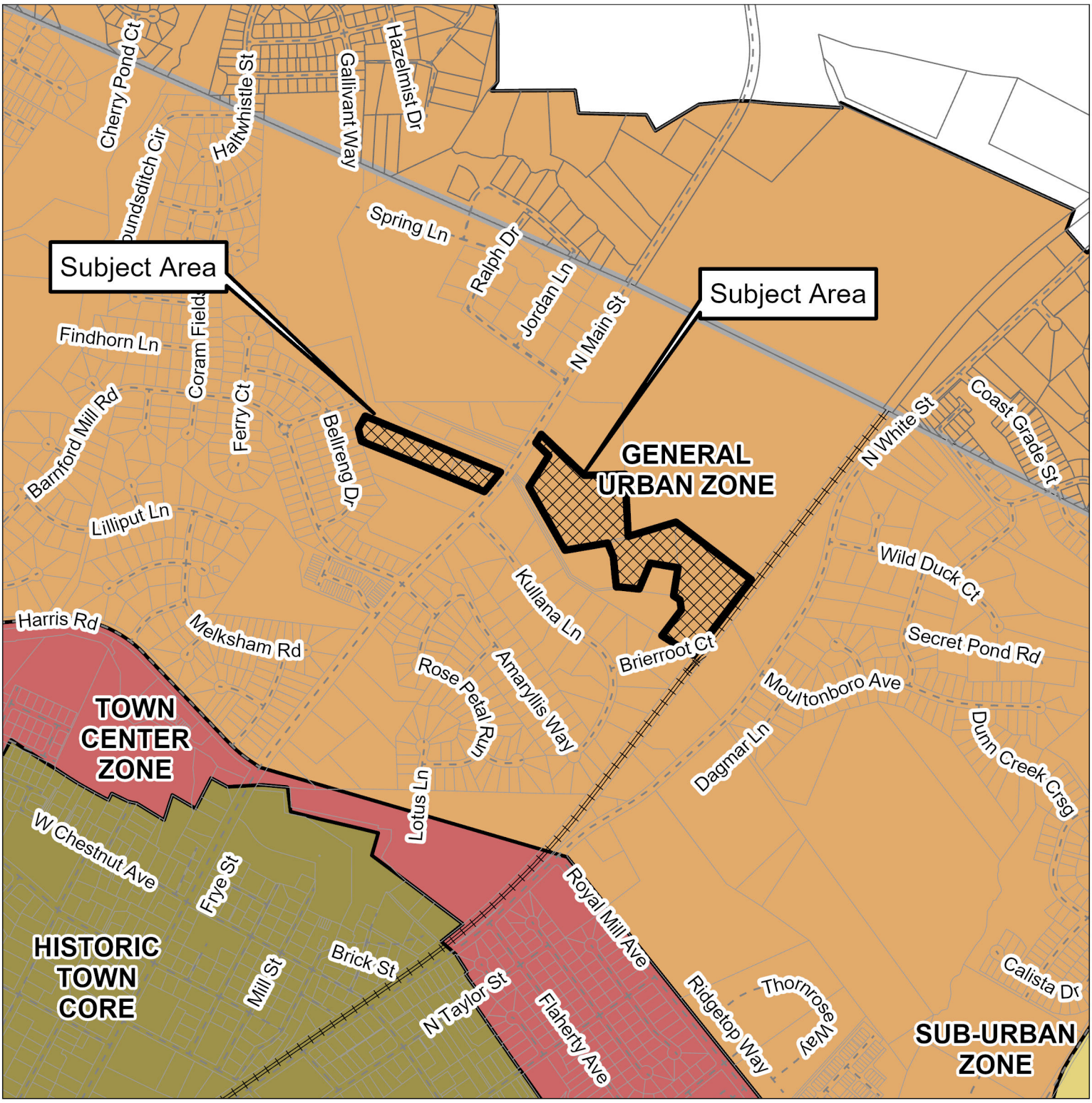


Community Plan Zones

TOWN of WAKE FOREST

RZ-22-02
Morris Subdivision
Conditional District Rezoning

9/27/2022



Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

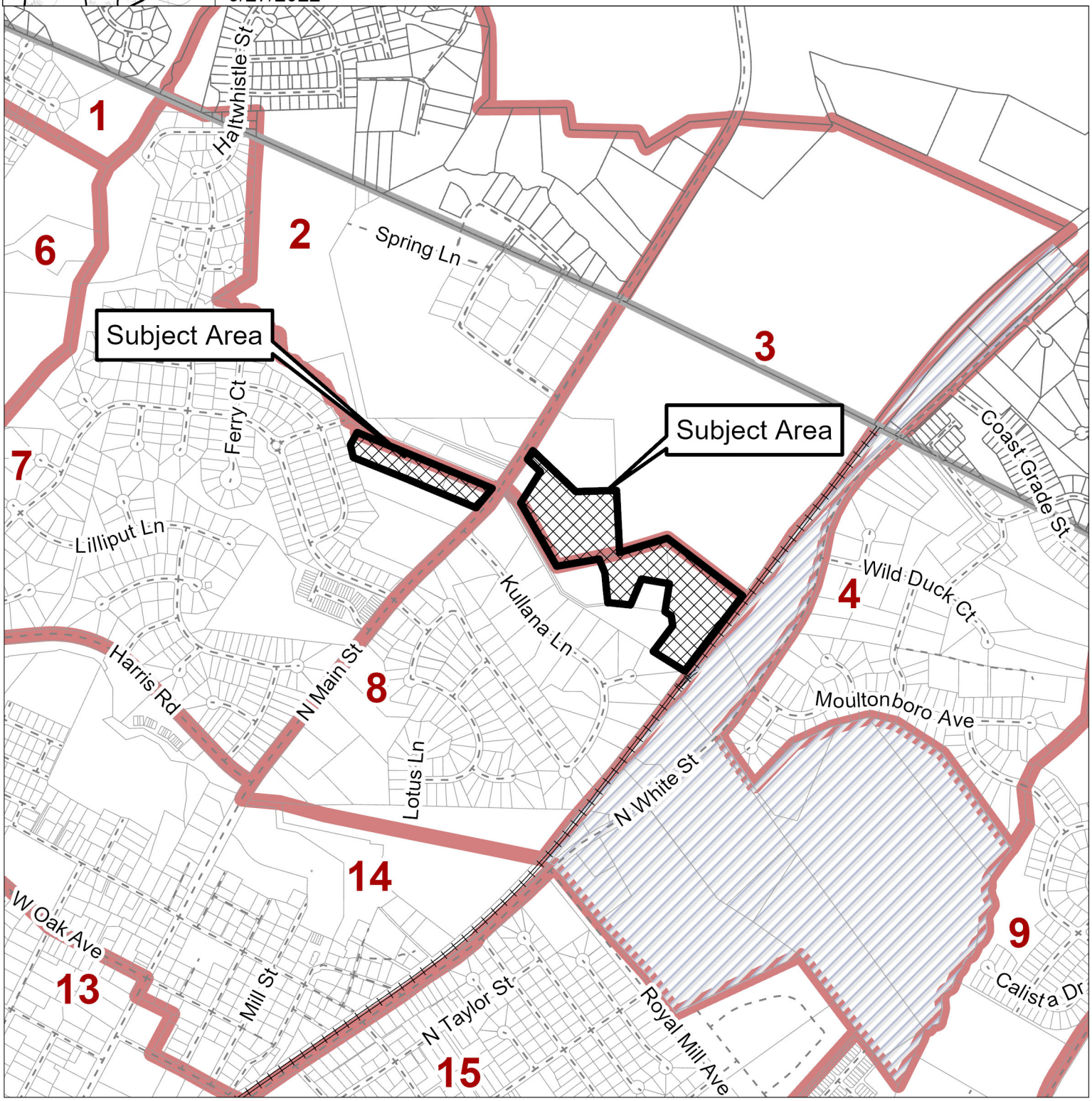
0 0.3 0.6 Miles

Neighborhood Planning Areas

TOWN of WAKE FOREST

RZ-22-02
Morris Subdivision
Conditional District Rezoning

9/27/2022



Please note that this map is intended for illustrative purposes only. For specific inquiries regarding zoning boundaries, contact the Town Wake Forest Planning Department at 919-435-9510.

0 0.25 0.5 Miles

TOWN of
WAKE FOREST

Report Requirements:

Per NCGS 160D-604, all proposed amendments to the zoning ordinance or zoning map shall have a written report provided from the Planning Board to the Board of Commissioners within 30 days of referral of the amendment to the Planning Board, or the Board of Commissioners may proceed in its consideration of the amendment without the Planning Board report. Furthermore, in no case is the Board of Commissioners bound by the recommendations, if any, of the Planning Board.

Per NCGS 160D-604, the Planning Board shall advise and comment on whether the proposed zoning amendment is consistent with all applicable officially adopted plans, and provide a written recommendation to the Board of Commissioners that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Board of Commissioners.

GENERAL INFORMATION

Applicant:	FLM Engineering, Inc
Owner:	Julius and Janest Morris; Edward and Louise Smith
Requested Action:	Rezone 22.95 acres on the Town of Wake Forest Zoning Map to General Residential 10 Conditional District (GR10-CD)
Existing Zoning:	Rural Holding District (RD) and General Residential 3 (GR3)
Location:	0 (portion), 1159, 1161, 1163, and 1164 (portion) N. Main Street
Size:	22.95 acres
Tax PINs:	1841984646 (portion), 1851084059 (portion), 1841886835, 1841883996, 1841890142, and 1841987225 (portion)
Existing Land Use:	Vacant and Manufactured Housing

Applicable Officially Adopted Plans:

The request is generally Consistent with the relevant policies in the Comprehensive Plan, and Approval of the zoning map request is reasonable and in the public interest. See Attachment.

This report reflects the recommendation of the Planning Board, this the 11th day of October 2022.

Introduced by Planning Board member: Board Member Hickey

Seconded by Planning Board member: Board Member Joyner

Attest:

Joe Kimray, Planning Board Chair

Courtney Tanner, Planning Director

Community Plan Consistency Grid

GENERAL POLICY RECOMMENDATIONS		YES	NO	NA
GPR-1	Develop complete neighborhoods built around gathering spaces with a mix of housing types, lot sizes, and integrated commercial uses versus monolithic subdivisions			
GPR-2	Appropriately transition large-scale commercial, institutional, and industrial uses into surrounding neighborhoods			
GPR-3	Integrate alternative modes of transportation, such as transit and biking, into development			
GPR-4	Carefully configure street patterns to allow for multiple outlets from neighborhoods, and to continue the policy of providing for connections between neighborhoods, without encouraging through traffic			
GPR-5	Require sidewalks, bikeways and greenways as part of the necessary infrastructure for new development			
GPR-6	Require regularly spaced street trees, selected and planted in accordance with a street tree master plan, in new developments, whether commercial, office or residential			
GPR-7	Place new public and private buildings of architectural significance in locations of prominence and visual importance			
GPR-8	Ensure neighborhoods have adequate open space areas designed into the development			
GPR-9	Ensure residential architecture respects the value of the street upon which it faces with houses pulled up to the street, porches in the front, garages to the rear or setback from the rest of the home's front facade, and front walkways to the sidewalk			

POLICIES FOR OLDER NEIGHBORHOODS		YES	NO	NA
ON-1	Concentrate police protection, preferably in the form of foot and bicycle patrols, as part of a comprehensive strategy for neighborhood revitalization and crime prevention			
ON-2	Encourage pedestrian-level streetlights and appropriately designed private property lights , particularly in the town's older walkable neighborhoods			
ON-3	Implement housing programs, code enforcement activities, and public improvements in partnership with residents in targeted neighborhood areas and include restoration and rehabilitation activities			
ON-4	Ensure new infill development is architecturally compatible with existing structures, site layout and the streetscape within its vicinity			
ON-5	Continually reinvest in the infrastructure of older urban neighborhoods, including but not limited to: park improvements, sidewalks, street paving and maintenance, street trees, street lights, water and sewer lines, and drainage			
ON-6	Encourage pedestrian-oriented, designed and scaled stores and services providing basic necessities to residents of the town's older neighborhoods			
ON-7	Facilitate mass transit services through recognition of planned transit routes, development mix and density, and accommodation for future transit stop locations in redevelopment and infill projects in older neighborhoods			

POLICIES FOR NEWER NEIGHBORHOODS		YES	NO	NA
NN-1	Encourage architecturally compatible accessory housing on developed lots within existing neighborhood areas, especially for the elderly			
NN-2	Working in cooperation with neighborhood residents, support the provision of greenways, bikeways and walkways within existing neighborhoods			
NN-3	Architecturally compatible, residentially scaled office and institutional development may be permitted along major streets forming a boundary of a neighborhood planning area			
NN-4	Existing, less intensive development (i.e. residential or office uses) located at the intersection of two or more major streets may be allowed to undergo an orderly transition to appropriate commercial use, provided that original use is no longer viable and that careful site design will allow for compatibility with adjoining areas			

Community Plan Consistency Grid

POLICIES FOR FUTURE NEIGHBORHOODS		YES	NO	NA
FN-1	Promote a walkable community to minimize sprawl, as most new neighborhoods should be compact in form			
FN-2	Ensure new neighborhood streets are no wider than necessary to serve their intended purpose			
FN-3	Consider future transit service corridors and reinforce these corridors with development mixtures and densities appropriate for transit services			
FN-4	Include at least one neighborhood center or focal point in neighborhood planning areas			
FN-5	Encourage neighborhood serving businesses in neighborhood design			
FN-6	Encourage centrally located amenity centers and discourage them on the periphery of neighborhoods			
FN-7	Encourage a mixture of housing types, sizes, and prices for each neighborhood planning area			
FN-8	Encourage higher density housing that is served by transit and located close to adjoining work and shopping areas			
FN-9	Ensure new neighborhoods are connected to other neighborhoods, shopping, and work areas within the neighborhood planning area			
FN-10	Ensure street design gives equal priority to pedestrians and automobiles			
FN-11	Recognize bike routes and greenways in neighborhoods at the time of development			

POLICIES FOR EXISTING COMMERCIAL AREAS		YES	NO	NA
EC-1	Encourage appropriate landscaping and reconfiguration of large, existing unlandscaped parking areas.			
EC-2	Encourage the provision of convenience clusters for pedestrians, bicyclists and future transit services at strategic locations in existing commercial areas			
EC-3	Encourage the consolidation of commercial driveways onto major streets and the connection of adjacent parking lots			
EC-4	Encourage businesses to replace existing, non-conforming signage with more attractive, conforming signage.			
EC-5	Encourage new infill development across the front street face of existing, over-designed parking lots			
EC-6	Continue to prohibit billboards within the planning jurisdiction of Wake Forest			
EC-7	Ensure bicycle and pedestrian access to existing commercial areas			

POLICIES FOR FUTURE LARGE-SCALE COMMERCIAL AREAS		YES	NO	NA
LSC-1	Encourage large-scale commercial developments where appropriate, to contain a diverse mixture of retail, office, restaurant and service uses			
LSC-2	Locate large-scale commercial uses on the corners of neighborhood planning areas, that is, at the intersection of two or more major streets			
LSC-3	Allow planned mixed-use developments which allow for a compatible mixture of residential and non-residential uses with a pedestrian scale and design should be encouraged			
LSC-4	In planning for a new large scale development, buffer large-scale uses from adjacent residential areas by smaller scale buildings or by buffer strips			
LSC-5	Except for limited access highways, pull up new commercial buildings to the street; parking should be placed to the rear or side of the structure			
LSC-6	When appropriate, require the use of all around architecture (high quality facades on all sides of a building)			
LSC-7	Plan ahead for new large-scale commercial development in regards to future public transit stops and convenience clusters			
LSC-8	Limit driveway access for new large-scale commercial development to major thoroughfares and connect all adjacent parking lots			
LSC-9	Cluster together auto dealerships, large equipment sales and other businesses primarily dependent upon expansive outdoor sales lots for both functional and economic reasons			
LSC-10	Strongly discourage the abandonment of “big box” retail stores, for the purpose of relocating to another “bigger box” location in the community			

Community Plan Consistency Grid				
POLICIES FOR SMALL SCALE NEIGHBORHOOD BUSINESSES		**YES**	**NO**	**NA**
SSB-1	Encourage small scale, pedestrian-oriented shopping and work places in the design of new neighborhoods			
SSB-2	Locate neighborhood businesses at center of planning area rather than major thoroughfares			
SSB-3	Ensure neighborhood businesses are designed at a residential scale and character			
SSB-4	Coordinate the location of neighborhood serving businesses with bikeways and, where appropriate, future transit stops			
SSB-5	Employ on-street parking in coordination with a limited amount of off-street parking for neighborhood serving businesses			
SSB-6	Ensure neighborhood businesses have residential scale signage and lighting			
SSB-7	Ensure neighborhood businesses encouraged as upfront infrastructure cost of new development			
SSB-8	Ensure neighborhood businesses locate near public amenities if opportunity allows			
SSB-9	Encourage living quarters over small retail shops and offices			
POLICIES FOR FIRST GENERATION BUSINESS AND INDUSTRIAL AREAS		**YES**	**NO**	**NA**
FGI-1	Actively participate, facilitate and partner in the adaptive reuse and conversion of former production, warehousing and manufacturing buildings into uses compatible with their design and location			
FGI-2	If the demolition of an old industrial building or complex becomes necessary, any new structure(s) and site redevelopment should be compatible with the neighborhood context; such redevelopment should serve to improve the quality, character and livability of the surrounding area			
POLICIES FOR SECOND GENERATION BUSINESS AND INDUSTRIAL AREAS		**YES**	**NO**	**NA**
SGI-1	Encourage and support the rehabilitation, improvement, and re-occupancy of viable business and industrial properties that have become vacant.			
SGI-2	The Town of Wake Forest acknowledges and supports the work of state and federal agencies, as well as its own town building inspectors, concerning the enforcement of environmental regulations and building standards, particularly concerning the redevelopment or adaptive reuse of manufacturing sites and buildings			
POLICIES FOR THIRD GENERATION BUSINESS AND INDUSTRIAL AREAS		**YES**	**NO**	**NA**
TGI-1	Periodically examine zoning ordinance and other development regulations to maintain or update appropriate standards and locations for manufacturing, warehouse and distribution opportunities within the Town's planning jurisdiction			
TGI-2	Employ industrial development performance standards to promote the establishment or expansion of industries that are compatible with the public health, safety, and welfare of area residents, and that are supportive of the long term economic prosperity and environmental quality of the community			
TGI-3	Provide and maintain adequate screening and buffering between residential areas and newly developed industrial sites			
TGI-4	Ensure industrial and warehouse sites located within view of a public right-of-way or nearby property provide landscaping that enhances the property and is consistent with a quality image			

Community Plan Consistency Grid				
POLICIES FOR DOWNTOWN		**YES**	**NO**	**NA**
D-1	Encourage a compatible, diverse mixture of retail, office, institutional, residential, dining, services, entertainment, and public open space in the downtown area			
D-2	Recognize the advantages of clustering similar activities and development forms in appropriate parts of the downtown			
D-3	Expand pedestrian oriented streetscape improvements, including wider sidewalks, street trees, decorative street lights, street furniture, and landscaping			
D-4	Direct new and expanding businesses to compatible buildings and sites in or near the downtown area			
D-5	Reserve ground floor space for retail uses with office and other uses on upper floors			
D-6	Maintain a tangible presence and committment to the downtown through the location of the Town's major municipal offices there and encourage other local, state and federal government agencies to maintain similar commitments to the downtown			
D-7	Continue to support the Wake Forest farmers market at the municipal parking lot in downtown Wake Forest			
D-8	Continue to utilize the Renaissance Area Urban Code to ensure that development and redevelopment will be supportive of the architectural and historic context that is vital to the economic success of downtown Wake Forest			
D-9	Encourage efforts to restore missing or underutilized street frontages, particularly on lots where previous buildings have been demolished and replaced with (oftentimes) surface parking			
D-10	Locate parking lots to the side or behind buildings or in the interior of the block with off-street parking spaces for multi-family buildings being in the rear yard			
POLICIES FOR PARKS, OPEN SPACE AND RECREATION		**YES**	**NO**	**NA**
PR-1	In cooperation with private sector interests, develop a system of open space greenways and walking trails to connect to residential areas with, especially, schools and park facilities			
PR-2	Include mini-parks in existing and proposed developments to meet the needs of small children and the elderly, and to encourage social interaction and mutual support among area families			
PR-3	Locate parks in full view of residential/non-residential activity for security			
PR-4	Provide funding to help demand for open space and recreation created by development			
PR-5	Co-locate parks & recreation facilities with schools, utility companies, and federal, state and local government agencies			
PR-6	Continue to seek efficiencies, cost savings, and quality services for park maintenance as the Town grows			
PR-7	Continue to explore new opportunities for providing recreation programs with all available partners			
POLICIES FOR MAJOR STREETS		**YES**	**NO**	**NA**
S-1	Space major streets no more than 1 mile apart			
S-2	Ensure access to undeveloped sections of major streets are from intersecting minor streets, rather than private driveways			
S-3	Ensure minor streets intersect major streets regularly at approximately every 400 to 600 feet			
S-4	Incorporate central medians into the design of new or improved major streets			
S-5	Plant landscaping, and where possible, street trees in central medians of major streets			
S-6	Plant and retain streetyard vegatation along major streets to soften and unify the streetscape			
S-7	Ensure contrasting streetyards along major streets for change in visual character			
S-8	Preserve and enhance natural, cultural and historic features along major streets			
S-9	Ensure parking areas are screened from view within major street corridors			
S-10	Employ special roadway overlay zoning to help implement corridor plans			
S-11	Ensure road widenings and/or one-way pairs are avoided for streets where the original design intent and relationship to adjoining land uses was otherwise			

Community Plan Consistency Grid

POLICIES FOR MINOR STREETS		YES	NO	NA
S-12	Encourage street patterns that respond to site topography, accentuate focal points and interesting vistas, create interesting public spaces and intersections, and that are coordinated with the placement of significant structures or open spaces			
S-13	Consider incorporation of medians in neighborhood axial streets			
S-14	Create short blocks of 300-500 feet in length to allow for many alternative routes for walking and biking, as well as a beneficial network of local streets			
S-15	Design street widths to fit the intended use of the street, corresponding to the traffic load and planned development types			
S-16	Employ a fully-connected honeycomb of streets to promote convenient circulation within the neighborhood and provide for multiple, alternative outlets from the area to adjoining neighborhoods and major streets			
S-17	Encourage on-street parking in compact neighborhoods			
S-18	Utilize grass swales to capture runoff in conservation subdivisions			
S-19	Ensure turning radius of corners at intersections are as small as possible to shorten the street crossing distance for pedestrians at intersections			
S-20	Install traffic calming methods as necessary to enhance livability			

POLICIES FOR SIDEWALKS		YES	NO	NA
SW-1	Where no sidewalks are present, provide sidewalks in existing developed areas to connect residential areas to walkable pedestrian destinations			
SW-2	Ensure sidewalks are required on both sides of the street in new developments when along thoroughfares and collectors, in multi-family developments, in “front porch” developments, and along local streets within walking distance of a major pedestrian trip attractor			
SW-3	Ensure sidewalk widths correspond with anticipated pedestrian traffic volumes, adjoining land uses, and sidewalk activities with minimum sidewalk widths at 5 feet, or 6 feet if along the verge of a street			
SW-4	Continue curb stamp installation and retrofit curb ramps in existing sidewalks			
SW-5	Ensure crosswalks are plainly marked and well lit, especially where significant pedestrian activity is observed or expected			

POLICIES FOR BIKEWAYS		YES	NO	NA
B-1	The bicycle facility selection guide, as used by the Federal Highway Administration, shall be employed for determining the most suitable type of bicycle facility for any new or upgraded roads in Wake Forest			
B-2	Facilitate bicycle and pedestrian way connections between neighborhoods, either by street or connecting path, to enable the effective use of local, minor streets for pedestrian and bicycle trave			
B-3	Install striped bicylce lanes and appropriate signage along existing streets where called for in the Bicycle Plan			
B-4	Install striped bicylce lanes and appropriate signage along new collector streets			
B-5	Install bicycle-responsive signals at intersections where appropriate			
B-6	Ensure all new public and private developments have bike parking and bicycle access			
B-7	Examine all future road construction and improvements for bikeway feasibility and conformity with the Town of Wake Forest Bicycle Plan			
B-8	Examine all future developments and site plans for bicycle compatibility and conformity with the town Bicycle Plan			
B-9	Include bicycle facilities and their impacts in traffic impact analyses for new private developments			
B-10	Establish and implement pedestrian and bicycle friendly schools zones around all schools			
B-11	Ensure bicycle-related improvements are an integral component of the Town’s annual budget for public infrastructure investment			

Community Plan Consistency Grid				
POLICIES FOR GREENWAY TRAILS		**YES**	**NO**	**NA**
GT-1	Continue to pursue a greenway trails system that connects residential areas with schools and park facilities			
GT-2	Develop greenway trails in accordance with the environmental conditions of its corridor, its intended use for travel versus recreation, and the anticipated traffic volume of pedestrians and bicyclists			
GT-3	Ensure greenway construction is treated as a normal element of infrastructure necessary to support new development			
GT-4	Ensure greenway maintenance and safety in Town control after transfer from private control			
POLICIES FOR PUBLIC TRANSPORTATION		**YES**	**NO**	**NA**
PT-1	Support the successful operation and expansion of transit with compact, transit-compatible development patterns			
PT-2	Require site planning that incorporates transit stops and convenience clusters			
POLICIES FOR STREET TREES		**YES**	**NO**	**NA**
ST-1	Prepare and maintain an official Street Tree Planting Master Plan			
ST-2	Ensure consistent street tree species occur along certain sections of streets			
ST-3	Ensure a diversity of street tree species Town wide with no single species comprising more than 10-15% of total trees			
ST-4	Install regularly spaced street trees in central medians and frontage street medians			
ST-5	Continue to require The planting or preservation of street trees of appropriate size and species			
ST-6	Maximize available budget dollars for street tree master plan implementation			
POLICIES FOR STREETLIGHTS		**YES**	**NO**	**NA**
SL-1	Ensure streetlights are installed according to the design speed and/or intended use of the street or area they serve			
SL-2	Periodically evaluate emerging lighting technologies for best color, brightness and energy efficiency			
SL-3	Continue to develop and implement joint policies and standards for street light selection, installation, operation and maintenance in cooperation with Wake Electric and Duke/Progress Energy			
SL-4	Ensure streetlights are installed on both sides of streets unless a newly approved street is planned from the outset to have a sidewalk on only one side			
POLICIES FOR UTILITY POLES AND WIRES		**YES**	**NO**	**NA**
UPW-1	Maintain a master plan for the undergrounding of utilities, with priority given to pre-determined areas			
UPW-2	Ensure major town entrances and gateway corridors receive first priority for the undergrounding of overhead utilities			
UPW-3	Ensure high visibility, pedestrian-oriented areas receive second priority for the undergrounding of overhead utilities			
UPW-4	Ensure overhead utilities in other priority areas are placed underground or relocated as opportunities arise			
POLICIES FOR WIRELESS TELECOMMUNICATION FACILITIES		**YES**	**NO**	**na**
WTF-1	Facilitate the development of wireless service technology as an economic development asset and significant benefit to the town and its residents			
WTF-2	Ensure the impacts of wireless telecommunication facilities should not be permitted to compromise the health, safety and public welfare of area residents; nor should such facilities be allowed to diminish the character of the community and visual quality of its environment			
WTF-3	Ensure that in residential areas, historic districts and the Renaissance districts, cell towers are only considered when there is no alternative for serving those areas and no other alternative wireless telecommunication structure can be utilized			
WTF-4	Initiate updates to standards for wireless telecommunication facilities as new technologies and structural requirements for wireless capabilities emerge over time			

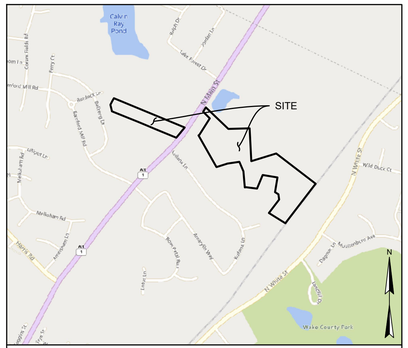
Community Plan Consistency Grid				
POLICIES FOR TOWN AND SPECIAL AREA ENTRANCES		**YES**	**NO**	**NA**
TSE-1	Employ noticeable streetscape improvements to clearly announce a town entrance and to enhance gateway corridors			
TSE-2	Extend streetscape improvements as the Town limits expand			
TSE-3	Employ special "gateway" treatment where where a bridge, underpass, overpass or other roadway feature is located at an entry point to the town or some portion of it			
POLICIES FOR COMMUNITY CHARACTER		**YES**	**NO**	**NA**
CC-1	Employ architectural standards consistent with Wake Forest's architectural character for new, expanding, or improved businesses			
CC-2	Exceptional locations, views and vistas in the town should receive exceptional treatment and/or protection in design and development			
CC-3	Place noteworthy buildings, important outdoor spaces, objects of historic merit, important monuments, and significant works of art in positions of visibility and prominence			
CC-4	Incorporate significant natural and existing man-made elements into the thematic design of new developments			
CC-5	Save large trees, ponds, creeks, or other natural features of the landscape when locating new streets, buildings,parking lots, etc			
CC-6	Support community character by ensuring development is compatible with surrounding area			
CC-7	Ensure exterior lighting is attractive, functional and safety conscious, while also avoiding negative impacts on the night sky visibility of Wake Forest			
POLICIES FOR REGIONAL TRANSPORTATION		**YES**	**NO**	**NA**
RT-1	Continue to anticipate and plan for the impacts of new high speed rail service as it passes through Wake Forest en route to major urban centers north and south along the east coast			
RT-2	Continue to anticipate and plan for the transformation of US 1 Capital Blvd into a limited access freeway and multi-modal transportation corridor as per the plans of the US 1 Corridor Study			
RT-3	Support the express bus service between downtown Wake Forest and downtown Raleigh			
POLICIES FOR WATER AND SEWER		**YES**	**NO**	**NA**
WS-1	Work proactively with other local governments, utility service providers, and the State of North Carolina on regional, long term solutions for water supplies and sewage treatment			
WS-2	Place water and sewer utilities in areas where growth is desired			
WS-3	Avoid placing sewer utilities in environmentally sensitive areas or in areas where open space is desired			
WS-4	Encourage the development of sewer services that employ water reuse technologoes			
POLICIES FOR WATER CONSERVATION		**YES**	**NO**	**NA**
WC-1	Conserve, to the fullest extent possible, potable water and waste water treatment capacity			
WC-2	Employ other types of non-municipal water supplies such as wells, rainwater catching systems, rain barrels and in-ground cisterns			
WC-3	Eliminate or reduce usage of the municipal water supply for outside irrigation			
WC-4	Encourage new development to plant drought tolerant grasses on lawns			
WC-5	Encourage construction of new rainwater retainage systems			
WC-6	Encourage new development to include traditional plants native to the area			
WC-7	Encourage the installation of water saving devices in new and existing development			

Community Plan Consistency Grid				
POLICIES FOR COMMUNITY ORIENTED SCHOOLS		**YES**	**NO**	**NA**
S-1	Plan for new school locations in advance through joint collaboration between the Town and School Board — with emphasis on steering facilities to desirable growth areas and avoiding sprawl			
S-2	Encourage offering land for new school facilities, particularly in conjunction with related neighborhood development			
S-3	Design safe campuses with pedestrian access to adjoining neighborhoods			
S-4	Prioritize traffic management and safety in the vicinity of public schools			
S-5	Co-locate school facilities with other community facilities and services			
S-6	Ensure costs for new schools should be borne largely by new growth and development creating the demand			
S-7	Foster diversity in community-oriented public schools by encouraging diversity in nearby neighborhoods feeding each school			
POLICIES FOR PAYING FOR GROWTH		**YES**	**NO**	**NA**
PFG-1	Ensure the costs of infrastructure, facilities and services related to new growth and development should be borne primarily by those creating the demand			
PFG-2	Continually seek to balance residential and non-residential development to foster a favorable service-cost to revenue-generated tax base			
PFG-3	Fees charged by the Town for development reviews and inspections should approximate the actual costs to the Town of conducting such work			
PFG-4	Explore cost recovery fees for new "greenfield" development			
PFG-5	Undertake annual planning and budegting for capital facilities			
POLICIES FOR A HEALTHY SUSTAINABLE ENVIRONMENT		**YES**	**NO**	**NA**
HSE-1	Ensure development policies work to make Wake Forest more walkable and pedestrian-friendly, and less dependent on the single-occupant automobile			
HSE-2	Encourage compact, transit-oriented, mixed-use developments to facilitate walking, biking and transit options			
HSE-3	Locate new higher density residential development within walking distance of jobs and services and design it to be transit compatible with current and future transit services			
HSE-4	Recognize and facilitate low impact development			
HSE-5	Ensure runoff and drainage from development is of a quality and quantity as near to natural conditions as possible			
HSE-6	Require vegetative riparian buffers along all creeks, rivers, lakes and other water bodies in Wake Forest			
HSE-7	Encourage conservation subdivisions where site conditions call for minimizing environmental disturbance and protecting adjoining natural resources			
HSE-8	Ensure large parking lots have landscaped planting islands and perimeter buffer strips and may use other design technologies to intercept and absorb runoff			
HSE-9	Carefully control development activities in the special flood hazard areas			
HSE-10	Encourage the construction of energy efficient structures, including the use of "green" building design			
HSE-11	Ensure site plans for new development work sympathetically with the natural features of the land, including existing topography and significant existing vegetation			
HSE-12	Explore a combination of incentives and disincentives to protect existing trees and/or require the replacement of trees removed for development			
HSE-13	Encourage green infrastructure (grassed swales, rain gardens, bio-retention strips, cisterns, rain barrels, permeable pavements, etc.)			
HSE-14	Offer a variety of solid waste reduction strategies and services including educational programs on waste prevention, recycling and reuse			
HSE-15	Facilitate proper disposal of household hazardous waste materials			
HSE-16	Encourage on-site residential composting			
HSE-17	Continue off-site mulching and redistribution of landscape yard waste			
HSE-18	Continue to support education and activities that reduce litter and illegal dumping			
HSE-19	Continue to plan in advance for area requirements concerning solid waste collection and disposal			

Community Plan Consistency Grid

POLICIES FOR ECONOMIC DEVELOPMENT		**YES**	**NO**	**NA**
ED-1	Encourage new and expanding industries and businesses that are compatible with the long-term quality of the area's natural and cultural resources, match up well with the area's infrastructure and services, employ and develop the skills of area workers, and diversify the local economy			
ED-2	Retain quality businesses and to attract new ones continue to invest in infrastructure and services that sustain and enhance the area's already high quality of life, image and cultural identity			
ED-3	Pursue economic and business development partnerships between the Town, other local jurisdictions, other economic development organizations, and private companies			
ED-4	Strive for a financial and regulatory environment that supports the establishment and growth of small business			
ED-5	Develop real estate "product" suitable for business placement that focuses on the identification, enhancement and certification of buildings and sites readily available for construction and/or occupancy			
POLICIES FOR ARTS CULTURE AND HISTORIC PRESERVATION		**YES**	**NO**	**NA**
ACH-1	Encourage efforts and actively participate in the provision of indoor and outdoor public and private spaces to showcase the work of visual and performing artists in Wake Forest			
ACH-2	Encourage new private sector developments to include art as an integral element of privately owned common areas and semi-public spaces			
ACH-3	Ensure budgets for new construction and renovations of town buildings include a line item for the purchase and display of art			
ACH-4	Continue to have cultural arts be enhanced as a permanent function of the Town's recreation program offerings			
ACH-5	Employ design standards that ensure development and redevelopment is consistent with the architectural context, community character, economic attractiveness and livability of Wake Forest			
ACH-6	Encourage the identification, restoration, and active use of structures, buildings, monuments, landmarks, sites and neighborhoods of historic or architectural significance			
ACH-7	Strongly discourage the destruction of architectural, historic, and archealogical resources of Wake Forest			
POLICIES FOR PUBLIC SAFETY		**YES**	**NO**	**NA**
PS-1	Employ community education, school, and public involvement programs to enhance community awareness of public safety issues			
PS-2	Periodically review the need for additional paid personnel, capital improvements and equipment needs to meet or exceed public safety standards, insurance ratings and other measures of public safety			
PS-3	Strategically locate additional public safety substations, provided that sufficient resources can be made available to properly staff and equip them			
PS-4	Proactively support legislative efforts to strengthen local law enforcement tools			
PS-5	Employ a holistic approach to public safety involving residents, businesses, and institutions in the preparation of neighborhood improvement plans, with priority given to public safety concerns			
PS-6	Encourage excellence in law enforcement, fire protection, and emergency services through on-going education, training and participation in national accreditation programs			
PS-7	Support the establishment of an east-west through street (or loop road) on the north side of town to improve emergency access to locations in that area			
POLICIES FOR LEADERSHIP AND COMMUNITY INVOLVEMENT		**YES**	**NO**	**NA**
LCI-1	Continue to emphasize the importance of advisory boards & committees in conducting the Town's business			
LCI-2	Ensure boards and committees of the Town are representative of the population and geography of the planning area or subject matter being addressed			
LCI-3	Encourage public involvement in decisions on land use and development by making the public aware of proposed developments at the earliest lawful opportunity, as well as fostering communication between developers and the general public			
LCI-4	Encourage neighborhood and special area planning			
LCI-5	Continue to ensure maintenance and enhancements to the Town's internet and multi-media news dissemination capabilities			

Community Plan Consistency Grid				
LCI-6	Participate proactively in the cooperation of efforts among civic and volunteer organizations for maximum impact in the community			



VICINITY MAP
1" = 1,000'

MASTER PLANS FOR

MORRIS SUBDIVISION RZ-22-02 SD-22-03

N MAIN ST
WAKE FOREST, NORTH CAROLINA
PINS: 1841-98-4646, 1851-08-4059, 1841-98-7225, 1841-89-0142, 1841-88-3996, AND 1841-88-6835

PROPOSED ZONING CONDITIONS:

1. MINIMUM PRINCIPAL FRONT SETBACK: 10' (18' GARAGE SETBACK)
2. MINIMUM STREET SIDE/SECONDARY FRONT SETBACK: 10'
3. MINIMUM SIDE SETBACK: 3'
4. MINIMUM REAR SETBACK: 15'
5. ROAD 1 SHALL HAVE A MAXIMUM BLOCK LENGTH OF 1,200'.
6. ALL LOTS SHALL BE PLANTED WITH A MINIMUM OF ONE (1) CANOPY TREE AND ONE (1) UNDERSTORY TREE WITHIN AN 8' STREET TREE EASEMENT.
7. THE SUBDIVISION COVENANTS SHALL PROHIBIT THE REMOVAL OF TREES ON INDIVIDUAL PROPERTY.
8. ACTIVE RECREATION USES SHALL INCLUDE TWO (2) GAMING TABLES, TWO (2) PERMANENT SETS OF CORNHOLE COURTS, AND A BOCCE BALL COURT. ACTIVE RECREATION COMPONENTS SHALL BE INSTALLED PRIOR TO THE 50TH PERCENTILE BUILDING PERMIT.
9. A 6' TAN OR BROWN WOOD OR COMPOSITE MATERIAL OPAQUE FENCE SHALL BE PLACED ON THE PROPERTY BOUNDARY ALONG THE FIRMENT (PIN 1841978941) AND SNYDER (PIN 1851070539) PROPERTIES.
10. DEVELOPER SHALL ASSESS THE FEASIBILITY OF KEEPING THE 30+/- LELAND CYPRESS TREES ALONG THE FIRMENT (PIN 1841978941) BOUNDARY. IF THE TREES CANNOT BE KEPT, DEVELOPER SHALL REPLACE THEM WITH SIMILAR VEGETATION ON THE FIRMENT PROPERTY.
11. WATER, SEWER AND ROAD ACCESS SHALL BE PROVIDED TO THE FIRMENT (PIN 1841978941) PROPERTY.
12. WORK WITH DUKE POWER AND PIKE TO RELOCATE THE EXISTING OVERHEAD POWER LINES AND THE POWER POLE AND TRANSFORMER ON THE EDGE THE FIRMENT (PIN 1841978941) DRIVEWAY. ANY PAD MOUNTED TRANSFORMER SHALL NOT HINDER USE OF THE DRIVEWAY OR FUTURE ACCESS TO THE SUBDIVISION ROAD AND WATER AND SEWER.
13. GARAGES SHALL NOT PROTRUDE FURTHER THAN TWO (2) FEET FROM THE FRONT PORCH OR FRONT WALL OF THE HOUSE, WHICHEVER IS CLOSEST TO THE FRONT PROPERTY LINE.
14. SECTION 5.5.2.A, B, AND C SHALL BE APPLICABLE TO THE SITE.
15. SECTION 5.5.3.A SHALL BE APPLICABLE TO THE SITE.
16. SECTION 5.5.5 SHALL BE APPLICABLE TO THE SITE.
17. ANY EXTERIOR WALL OF A HOME THAT FRONTS ON A RIGHT-OF-WAY INCLUDING A SECONDARY STREET SIDE SHALL CONTAIN AT LEAST THREE DECORATIVE ELEMENTS SUCH AS, BUT NOT LIMITED TO, THE FOLLOWING ELEMENTS:
    - BAY WINDOW
    - RECESSED WINDOW
    - DECORATIVE WINDOW
    - WRAP AROUND PORCH OR SIDE PORCH
    - TWO OR MORE BUILDING MATERIALS
    - DECORATIVE BRICK OR STONE
    - DECORATIVE TRIM
    - DECORATIVE SHAKE
    - DECORATIVE AIR VENTS ON GABLE
    - DECORATIVE GABLE
    - DECORATIVE CORNICE
    - COLUMN
    - PORTICO
    - BALCONY
    - DORMER
18. A VARIED COLOR PALETTE SHALL BE UTILIZED ON HOMES THROUGHOUT THE SUBDIVISION TO INCLUDE A MINIMUM OF THREE COLOR FAMILIES FOR SIDING AND SHALL INCLUDE VARIED TRIM, SHUTTER, AND ACCENT COLORS COMPLEMENTING THE SIDING COLOR. WHERE VARIED SIDING AND TRIM, SHUTTER, AND ACCENT COLORS ARE NOT PROVIDED ON AN INDIVIDUAL DWELLING, A MINIMUM OF THREE VARIED MATERIALS SHALL BE PROVIDED.
19. ALL ELEVATIONS OF THE UNITS THAT THAT FRONT ON A RIGHT-OF-WAY INCLUDING A SECONDARY STREET SIDE SHALL HAVE TRIM AROUND THE WINDOWS.
20. THE ARCHITECTURAL AND REVIEW GUIDELINES FOR THE COMMUNITY SHALL INCLUDE THE FOLLOWING LANGUAGE REGARDING PARKING:
    - HOMEOWNERS ARE EXPECTED TO PARK VEHICLES IN THEIR GARAGE OR DRIVEWAY, NOT ON THE STREET.
    - STREET PARKING IS ONLY FOR SHORT-TERM SITUATIONS (E.G. GUEST PARKING OVERFLOW OR MAINTENANCE VEHICLES), SHOULD ALLOW FOR SAFE AND EFFICIENT MOVEMENT OF TRAFFIC, AND NOT BLOCK OR HINDER A NEIGHBOR'S ACCESS TO THEIR DRIVEWAY.
    - STREET PARKING WITHIN 25' OF A STOP SIGN OR WITHIN 15' OF A FIRE HYDRANT IS PROHIBITED.
    - PARKING OF COMMERCIAL VEHICLES OR VEHICLES IN DISREPAIR IS NOT PERMITTED EXCEPT WITHIN AN ENCLOSED GARAGE.
    - PARKING IS PROHIBITED ON THE GRASS OR THE MEDIANS.
    - GARAGE DOORS SHOULD BE KEPT IN THE CLOSED POSITION UNLESS THEY ARE IN USE.

DEVELOPER:

BLUE HEEL DEVELOPMENT
CONTACT: JULIE GAVAGHAN
3633 HARDEN RD, SUITE 102
RALEIGH, NC 27607
919.291.6364
JULIE@BLUEHEELDEVELOPMENT.COM

ENGINEER OF RECORD:

FLM ENGINEERING, INC
CONTACT: JON FRAZIER, PE
PO BOX 91727
RALEIGH, NC 27675
919.610.1051
JFRAZIER@FLMENGINEERING.COM

SUMMARY INFORMATION

DEVELOPMENT NAME: MORRIS SUBDIVISION

SITE ADDRESS: N MAIN ST, WAKE FOREST, NC

PIN NUMBER(S): 1841-98-4646, 1851-08-4059, 1841-98-7225, 1841-89-0142, 1841-88-3996, AND 1841-88-6835

TOTAL AREA: 22.95 AC
RAILROAD R/W DEDICATION AREA: 0.92 AC
N MAIN ST R/W DEDICATION AREA: 0.04 AC
NET AREA: 21.99 AC

EXISTING USE: DWELLING SINGLE-FAMILY
PROPOSED USE: SINGLE-FAMILY SUBDIVISION

JURISDICTION: TOWN OF WAKE FOREST
CURRENT ZONING DISTRICT: RD AND GR3
PROPOSED ZONING DISTRICT: GR10 CD
2009 COMMUNITY PLAN GROWTH STRATEGIES MAP DESIGNATION: GENERAL URBAN ZONE

PROPOSED SINGLE-FAMILY UNITS: 72
GR10 MAX. DENSITY: 10 UNITS/AC
PROPOSED DENSITY: 3.27 UNITS/AC

PROPOSED MIN. LOT AREA: 5,000 SF
PROPOSED MIN. LOT WIDTH AT FRONT SETBACK: 50'

PROPOSED SETBACKS:
PRINCIPAL FRONT: 10' (18' GARAGE)
STREET SIDE/SECONDARY FRONT: 10'
SIDE: 3'
REAR: 15'

GR10 REQUIRED OPEN SPACE: 10% (2.2 AC)
PROPOSED OPEN SPACE: 18.6% (4.09 AC); 1.94 AC (47.4%) OUTSIDE OF BUFFER AND SCM AREAS

GR10 REQUIRED PARK SPACE: 2.5% (0.55 AC)
PROPOSED PARK SPACE: 3.5 % (0.78 AC); 0.20 AC (25%) SHALL BE ACTIVE RECREATION

PARKING CALCULATIONS:
REQUIRED PARKING: DWELLING SINGLE-FAMILY, 2 PER UNIT IF PARKING IS PROVIDED IN AN ENCLOSED GARAGE = 72 X 2 = 144 SPACES
PROPOSED PARKING: 4 SPACES PER UNIT (2 DRIVEWAY AND 2 GARAGE) = 72 X 4 = 288 SPACES
CLUSTER MAILBOX UNIT REQUIRED PARKING: 2 SPACES PER LOCATION, 1 ADA
CLUSTER MAILBOX UNIT PROPOSED PARKING: 2 SPACES, 1 ADA (PER LOCATION)

EXISTING IMPERVIOUS SURFACE AREA: 0.35 AC (1.5%)
PROPOSED IMPERVIOUS SURFACE AREA: 8.95 AC (40.6%)

NOTES

1. UNDER NCGS 70 29-33, THE UNMARKED HUMAN BURIAL AND HUMAN SKELETAL REMAINS PROTECTION ACT, ANY INADVERTENT DISCOVERY OF HUMAN BURIAL OR SKELETAL REMAINS REQUIRES THAT WORK STOP IMMEDIATELY AND THE PROCEDURE OUTLINED UNDER THE GENERAL STATUTE BE FOLLOWED.

SHEET	TITLE
C-1	COVER
C-2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3	SPECIMEN TREE TABLE
C-4	SITE PLAN
C-5	UTILITY PLAN
C-6	GRADING & DRAINAGE PLAN
C-7	LANDSCAPE PLAN
C-8	LIGHTING PLAN
C-9	OPEN SPACE PLAN

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE_____

APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE_____

FLM ENGINEERING

POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	TOWF COMMENTS	5/18/2022	FLM
2	TOWF COMMENTS	7/22/2022	FLM
3	TOWF COMMENTS	8/26/2022	FLM
4	TOWF COMMENTS	9/23/2022	FLM

ORIGINAL PLAN SIZE: 24" X 36"

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING

0 1"

IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

MASTER PLANS
RZ-22-02
SD-22-03

MORRIS SUBDIVISION
N MAIN ST
WAKE FOREST, NC

blue heel DEVELOPMENT

DATE:	02-15-2022
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	22001

COVER

C-1

SHEET 1 OF 9

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NOTES

1. BOUNDARY, TOPOGRAPHIC, AND SPECIMEN TREE SURVEY DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC.
2. SEE SHEET C-3 FOR THE SPECIMEN TREE LIST.
3. THE SITE LIES IN THE RICHLAND CREEK WATER SUPPLY WATERSHED.
4. WETLANDS AND STREAMS SHOWN DELINEATED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA (S&EC). JURISDICTIONAL DETERMINATION PENDING.
5. THERE ARE NO FLOOD PRONE AREAS PRESENT PER FEMA FIRM PANEL NOS. 3720185100K, EFFECTIVE APRIL 16, 2013, AND 3720184100J, EFFECTIVE MAY 2, 2006.
6. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.

SOIL TYPES

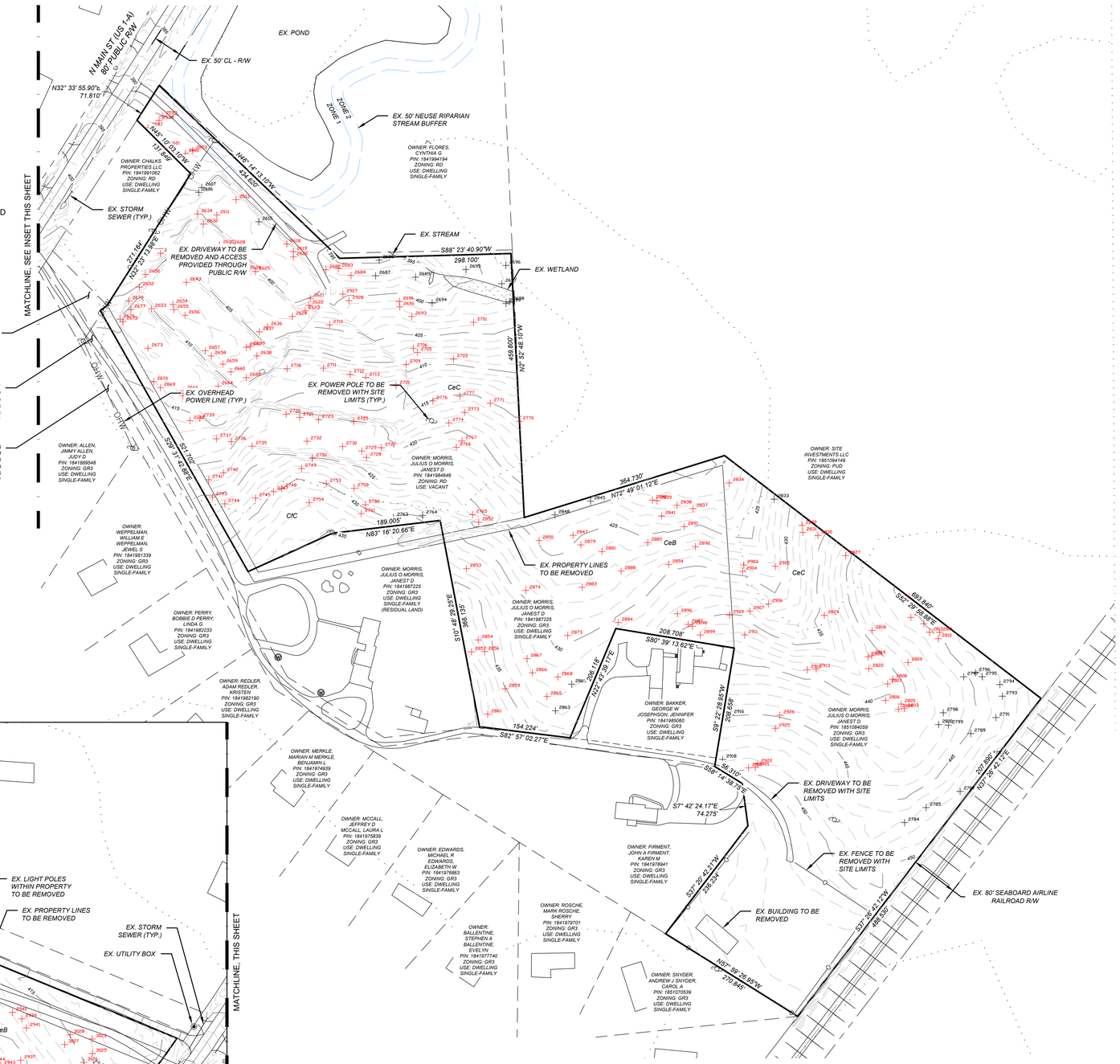
CeB - CECIL SANDY LOAM, 2 TO 6 PERCENT SLOPES

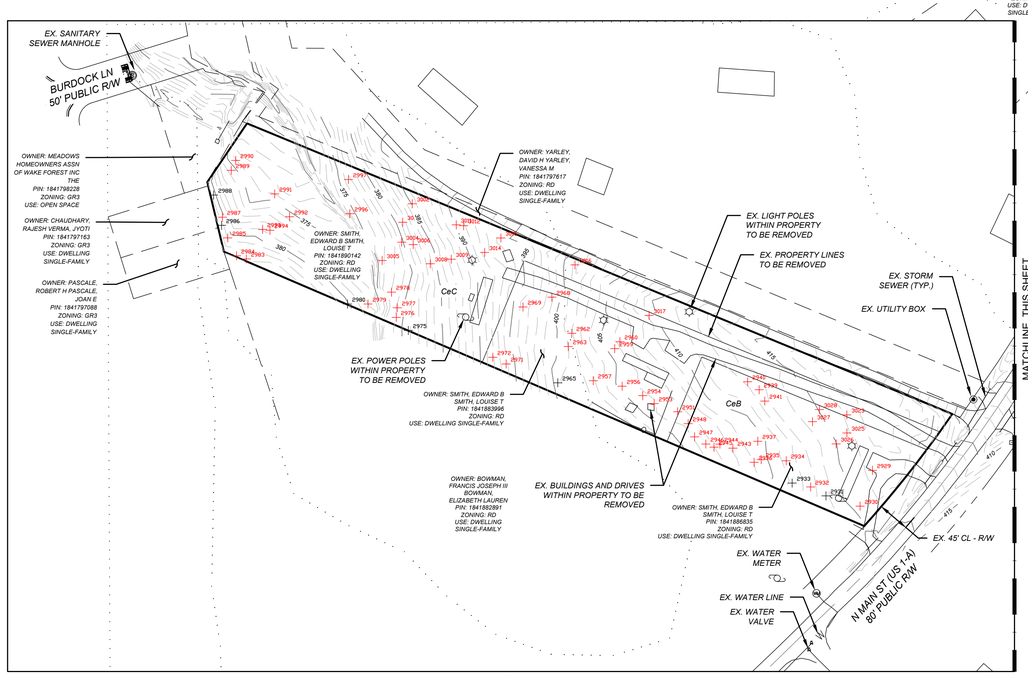
CeC - CECIL SANDY LOAM, 6 TO 10 PERCENT SLOPES

CfC - CECIL-URBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES

LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. SUBDIVISION LINE
- EX. ADJACENT OWNERS
- EX. ROAD CENTERLINE
- EX. CHANNEL/STREAM
- EX. CHANNEL/STREAM BUFFER
- OHW — EX. OVERHEAD ELECTRIC LINE
- W — EX. WATER LINE
- EX. CHAIN LINK FENCE
- EX. SOIL LINE
- 400 — EX. MAJOR CONTOUR (5')
- EX. MINOR CONTOUR (1')
- 2694 — EX. SPECIMEN TREE TO REMAIN
- 2693 — EX. SPECIMEN TREE TO BE REMOVED





INSET
SCALE: 1" = 100'

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE_____

APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE_____

FLM ENGINEERING
POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	TOWF COMMENTS	5/18/2022	FLM
2	TOWF COMMENTS	7/22/2022	FLM
3	TOWF COMMENTS	8/26/2022	FLM
4	TOWF COMMENTS	9/23/2022	FLM

ORIGINAL PLAN SIZE: 24" X 36"

100 50 0 100
SCALE: 1 INCH = 100 FEET

N

SCALE ADJUSTMENT
THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING
0 1"
IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

MASTER PLANS
RZ-22-02
SD-22-03

MORRIS SUBDIVISION
N MAIN ST
WAKE FOREST, NC

blue heel DEVELOPMENT

DATE:	02-15-2022
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	22001

EXISTING CONDITIONS & DEMOLITION PLAN

C-2

SHEET 2 OF 9

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TREE TABLE			
Point	Northing	Easting	SIZE/TYPE
2597	819079.047	2149144.282	21"MAPLE
2598	819091.642	2149163.502	22"REDOAK
2599	819099.345	2149169.255	24"SWEETGUM
2601	819046.614	2149176.344	24"PINE
2602	819034.332	2149208.986	25"PINE
2603	819039.560	2149221.854	19"PINE
2606*	818966.611	2149232.438	20"PINE
2607*	818975.256	2149237.618	24"PINE
2611	818927.307	2149263.868	20"PINE
2613	818953.954	2149297.338	24"SWEETGUM
2615*	818915.544	2149336.967	20"PINE
2618	818876.790	2149385.638	21"PINE
2619	818863.686	2149396.979	22"PINE
2620	818854.658	2149396.859	21"SWEETGUM
2621	818782.224	2149426.556	21"PINE
2622	818770.045	2149424.022	24"PINE
2623	818760.682	2149417.435	21"PINE
2624	818750.609	2149395.340	25"SWEETGUM
2625	818828.934	2149331.027	24"PINE
2626	818830.417	2149315.195	20"SWEETGUM
2627	818863.613	2149295.214	23"PINE
2628	818874.268	2149287.796	20"PINE
2630	818875.138	2149268.429	21"PINE
2632	818911.494	2149240.511	21"PINE
2634	818929.007	2149230.653	22"PINE
2635	818827.837	2149249.615	26"PINE
2636	818732.675	2149351.994	20"PINE
2637	818724.077	2149337.865	20"PINE
2638	818682.304	2149333.645	22"SWEETGUM
2639	818698.639	2149321.959	20"PINE
2640	818697.261	2149315.283	22"SWEETGUM
2643	818810.281	2149210.804	22"SWEETGUM
2645	818828.364	2149189.494	21"POPLAR
2646	818844.181	2149182.572	22"PINE
2647	818848.232	2149179.592	20"PINE
2648	818852.426	2149182.134	20"PINE
2649	818860.781	2149166.165	24"PINE
2650	818824.011	2149139.731	20"PINE
2652	818801.967	2149129.035	22"PINE
2653	818764.489	2149150.293	22"PINE
2654	818771.750	2149187.445	23"PINE
2655	818762.604	2149189.249	26"PINE
2656	818752.826	2149208.596	21"PINE
2657	818691.244	2149243.812	20"PINE
2658	818682.125	2149254.291	24"PINE
2659	818667.937	2149274.439	21"PINE
2660	818654.451	2149288.297	21"PINE
2663	818615.266	2149294.852	20"ELM
2664	818629.684	2149266.367	24"POPLAR
2665	818609.048	2149237.686	24"SYCAMORE
2666	818621.635	2149206.355	28"PINE
2667	818612.741	2149205.078	20"PINE
2669	818626.983	2149165.990	21"PINE
2670	818637.368	2149153.998	20"PINE
2673	818695.704	2149144.172	22"PINE
2675	818742.180	2149100.778	26"PINE
2676	818746.041	2149095.801	23"POPLAR
2677	818762.858	2149114.456	20"PINE
2679	818777.903	2149110.834	23"PINE
2680	818644.334	2149315.119	20"PINE
2682	818832.063	2149453.646	22"PINE
2683	818834.397	2149475.237	20"POPLAR
2684	818822.072	2149497.356	38"MAPLE
2687*	818821.741	2149540.249	21"MAPLE
2688*	818848.880	2149546.223	21"PINE
2689*	818819.239	2149609.501	28"SYCAMORE
2691	818776.980	2149581.538	20"PINE
2692	818767.561	2149582.243	20"PINE
2693	818750.857	2149602.862	25"PINE
2694*	818774.340	2149638.393	24"POPLAR
2695*	818832.453	2149697.315	20"PINE
2696*	818839.670	2149766.685	29"PINE
2697*	818807.844	2149759.638	20"MAPLE

* DENOTES SPECIMEN TREE TO REMAIN

TREE TABLE			
Point	Northing	Easting	SIZE/TYPE
2698*	818776.528	2149772.980	20"PINE
2699*	818773.330	2149766.951	20"SWEETGUM
2701	818740.613	2149710.551	20"PINE
2703	818676.719	2149675.394	20"POPLAR
2705	818688.250	2149612.859	26"PINE
2706	818695.414	2149605.596	21"PINE
2709	818667.520	2149593.158	21"PINE
2710	818736.259	2149460.051	23"PINE
2711	818660.996	2149449.362	30"POPLAR
2712	818650.042	2149495.978	28"MAPLE
2713	818644.649	2149523.043	23"MAPLE
2715	818630.268	2149575.591	24"MAPLE
2716	818603.073	2149502.869	20"PINE
2717	818607.394	2149452.792	28"POPLAR
2718	818660.097	2149386.159	21"SWEETGUM
2720	818580.914	2149384.494	20"MAPLE
2721	818575.446	2149407.952	36"POPLAR
2723	818571.251	2149440.984	36"MAPLE
2725	818567.900	2149501.865	44"POPLAR
2727	818522.527	2149550.164	24"PINE
2728	818505.550	2149524.324	20"PINE
2729	818516.824	2149516.057	20"PINE
2730	818524.698	2149482.716	20"SWEETGUM
2732	818533.825	2149420.750	21"SWEETGUM
2735	818525.280	2149325.320	22"PINE
2736	818532.974	2149289.236	23"PINE
2737	818537.984	2149263.212	20"PINE
2739	818573.627	2149234.258	22"PINE
2740	818569.754	2149217.198	21"PINE
2741	818466.700	2149249.855	22"PINE
2742	818478.799	2149275.508	23"PINE
2743	818436.634	2149256.233	21"PINE
2744	818424.868	2149277.685	20"PINE
2745	818434.913	2149331.326	20"PINE
2747	818446.025	2149362.682	21"PINE
2748	818451.689	2149377.148	22"PINE
2749	818486.396	2149411.182	20"PINE
2750	818504.172	2149430.133	22"PINE
2753	818460.046	2149454.324	24"PINE
2754	818426.964	2149424.629	23"PINE
2759	818451.971	2149502.418	23"PINE
2760	818423.316	2149522.190	27"PINE
2761	818408.176	2149515.211	20"PINE
2763*	818401.034	2149571.216	20"PINE
2764*	818404.884	2149621.731	20"PINE
2765	818406.171	2149708.680	21"REDOAK
2767	818534.441	2149690.382	22"PINE
2770	818568.405	2149790.167	26"CEDAR
2771	818599.926	2149739.477	31"SWEETGUM
2773	818584.044	2149694.674	22"PINE
2774	818565.766	2149667.466	23"PINE
2776	818604.006	2149639.707	20"PINE
2777	818612.358	2149686.605	40"MAPLE
2780*	817802.309	2150402.632	26"PINOAK
2784*	817870.437	2150460.172	20"SWEETGUM
2785*	817896.619	2150497.691	21"SWEETGUM
2787*	817924.668	2150556.854	27"MAPLE
2788*	817986.354	2150607.064	37"WHITEOAK
2789*	818025.393	2150575.267	20"WHITEOAK
2791*	818053.253	2150618.999	24"WHITEOAK
2793*	818090.414	2150630.293	21"WHITEOAK
2794*	818110.566	2150625.744	23"WHITEOAK
2795*	818124.227	2150595.167	28"WHITEOAK
2796*	818131.021	2150583.507	25"WHITEOAK
2797*	818124.103	2150562.857	20"WHITEOAK
2798*	818061.485	2150527.432	23"WHITEOAK
2799*	818039.935	2150536.376	23"WHITEOAK
2800*	818041.023	2150519.355	26"REDOAK
2803	818068.833	2150459.809	25"WHITEOAK
2804	818067.823	2150449.692	27"SWEETGUM
2805	818076.781	2150454.006	24"POPLAR
2806	818083.174	2150427.050	24"SWEETGUM
2807	818111.816	2150430.649	23"WHITEOAK

* DENOTES SPECIMEN TREE TO REMAIN

TREE TABLE			
Point	Northing	Easting	SIZE/TYPE
2808	818119.811	2150439.456	20"WHITEOAK
2809	818148.946	2150466.186	29"WHITEOAK
2810	818190.405	2150518.890	31"WHITEOAK
2811	818201.404	2150520.814	20"REDOAK
2812	818201.607	2150503.504	20"REDOAK
2813	818216.440	2150493.587	24"WHITEOAK
2814	818227.310	2150471.096	23"REDOAK
2816	818259.923	2150460.735	28"WHITEOAK
2818	818204.651	2150403.688	29"WHITEOAK
2819	818160.955	2150403.015	21"CHESTNUTOAK
2820	818158.756	2150397.015	22"CHESTNUTOAK
2822	818138.167	2150398.073	20"WHITEOAK
2824	818231.120	2150320.555	24"WHITEOAK
2827	818334.804	2150357.798	30"REDOAK
2830	818370.100	2150309.409	22"WHITEOAK
2831	818375.332	2150283.092	20"WHITEOAK
2832	818387.305	2150281.980	20"WHITEOAK
2833*	818433.106	2150233.381	20"POPLAR
2834	818461.434	2150155.253	21"WHITEOAK
2837	818416.614	2150091.986	20"WHITEOAK
2838	818422.371	2150064.343	22"POPLAR
2839	818430.413	2150029.497	20"PINE
2840	818431.520	2150021.523	25"POPLAR
2841	818403.845	2150037.704	30"POPLAR
2842	818449.932	2149996.989	22"WHITEOAK
2843	818444.135	2149982.759	26"POPLAR
2844*	818439.128	2149962.173	22"WHITEOAK
2845*	818429.663	2149914.021	23"POPLAR
2847	818370.326	2149883.522	21"CHESTNUTOAK
2848*	818405.768	2149852.039	25"POPLAR
2850	818361.197	2149824.472	29"WHITEOAK
2852	818392.970	2149719.494	21"WHITEOAK
2853	818312.281	2149698.022	27"ASH
2854	818188.191	2149718.521	22"WHITEOAK
2856	818167.925	2149729.587	20"WHITEOAK
2857	818167.547	2149706.962	20"WHITEOAK
2859	818103.355	2149765.632	22"REDOAK
2861	818058.975	2149735.135	23"WHITEOAK
2863*	818065.120	2149852.875	34"POPLAR
2865	818089.852	2149838.160	23"REDOAK
2866	818130.964	2149812.871	28"WHITEOAK
2867	818155.758	2149803.467	20"POPLAR
2868	818123.855	2149857.073	20"WHITEOAK
2869*	818111.238	2149881.252	21"WHITEOAK
2873	818195.877	2149874.163	20"WHITEOAK
2874	818274.337	2149801.399	37"WHITEOAK
2877	818317.800	2149876.308	25"WHITEOAK
2879	818353.581	2149897.120	21"WHITEOAK
2881	818342.177	2149933.899	29"WHITEOAK
2882	818301.925	2149911.337	24"WHITEOAK
2883	818279.803	2149899.249	20"POPLAR
2884	818218.423	2149962.023	35"WHITEOAK
2888	818308.156	2149967.078	22"WHITEOAK
2889	818357.497	2150013.382	25"WHITEOAK
2891	818385.228	2150077.028	25"WHITEOAK
2892	818350.650	2150096.366	24"WHITEOAK
2894	818319.405	2150050.022	20"WHITEOAK
2896	818233.728	2150065.055	20"WHITEOAK
2897	818215.190	2150083.589	22"WHITEOAK
2898	818212.039	2150091.122	20"WHITEOAK
2899	818196.795	2150104.954	22"WHITEOAK
2903	818318.485	2150180.561	24"WHITEOAK
2904	818307.327	2150178.647	28"WHITEOAK
2905	818316.252	2150235.396	20"WHITEOAK
2906	818251.036	2150223.365	43"WHITEOAK
2907	818238.389	2150191.144	20"WHITEOAK
2909	818231.426	2150155.805	21"WHITEOAK
2911	818196.985	2150182.236	31"WHITEOAK
2912	818136.435	2150290.901	22"REDOAK
2913	818137.822	2150306.462	25"WHITEOAK
2916*	818058.111	2150157.264	30"WHITEOAK
2918*	817980.400	2150143.801	21"REDOAK
2919	817965.762	2150188.846	30"REDOAK

* DENOTES SPECIMEN TREE TO REMAIN

TREE TABLE			
Point	Northing	Easting	SIZE/TYPE
2921	817966.687	2150200.603	22"REDOAK
2922	817972.539	2150204.350	21"WHITEOAK
2925	818034.474	2150235.400	26"WHITEOAK
2926	818057.251	2150243.184	21"WHITEOAK
2928	818778.291	2149493.585	24"PINE
2929	818792.506	2148754.900	28"PINE
2930	818742.444	2148737.640	34"PINE
2931*	818756.784	2148689.879	26"PINOAK
2932	818769.184	2148668.496	20"SWEETGUM
2933*	818774.684	2148642.682	24"PINOAK
2934	818805.839	2148634.439	21"PINE
2935	818807.495	2148599.383	24"PINE
2936	818803.745	2148589.529	30"SWEETGUM
2937	818833.162	2148594.647	20"PINE
2939	818905.141	2148596.625	21"PINE
2940	818916.348	2148580.532	21"PINE
2941	818889.328	2148604.422	20"PINE
2943	818823.492	2148559.870	20"PINE
2944	818829.106	2148541.796	23"POPLAR
2945	818824.895	2148533.535	21"PINE
2946	818829.228	2148522.105	21"SWEETGUM
2947	818839.336	2148506.315	25"SWEETGUM
2948	818857.715	2148497.311	20"PINE
2951	818874.410	2148482.709	20"PINE
2953	818885.809	2148449.877	21"SWEETGUM
2954	818896.881	2148433.913	21"PINE
2956	818910.049	2148405.116	20"PINE
2957	818917.813	2148364.790	26"SWEETGUM
2959	818962.601	2148394.692	8"DOGWOOD
2960	818972.262	2148401.970	8"DOGWOOD
2962	818984.038	2148334.705	21"PINE
2963	818965.554	2148329.856	21"PINE
2965*	818914.883	2148315.146	39"POPLAR
2968	819034.534	2148306.915	20"PINE
2969	819020.778	2148266.552	21"PINE
2971	818941.120	2148243.029	21"PINE
2972	818950.454	2148224.319	21"PINE
2975*	818988.053	2148106.269	22"PINE
2976	819006.243	2148089.445	23"PINE
2977	819019.673	2148090.883	26"POPLAR
2978	819041.557	2148082.799	24"SYCAMORE
2979	819024.923	2148049.927	26"WHITEOAK
2983	819087.952	2147879.926	24"POPLAR
2984	819092.329	2147866.265	28"POPLAR
2985	819117.369	2147853.922	21"POPLAR
2986*	819134.843	2147845.299	23"POPLAR
2987	819146.311	2147846.568	51"POPLAR
2988*	819177.272	2147834.203	21"SWEETGUM
2989	819211.814	2147858.849	30"POPLAR
2990	819225.693	2147865.122	41"POPLAR
2991	819178.874	2147919.547	33"REDOAK
2992	819146.831	2147940.408	20"MAPLE
2993	819129.311	2147902.682	23"POPLAR
2994	819128.070	2147912.997	31"POPLAR
2996	819151.189	2148024.611	23"PINE
2997	819198.902	2148022.587	26"POPLAR
3002	819165.061	2148111.811	21"POPLAR
3003	819139.320	2148098.494	25"POPLAR
3004	819111.368	2148097.026	21"PINE
3005	819085.779	2148069.689	23"PINE
3006	819107.921	2148113.106	31"POPLAR
3008	819081.227	2148137.015	26"REDOAK
3009	819087.560	2148166.248	30"REDOAK
3011	819135.626	2148173.260	27"MAPLE
3012	819134.456	2148183.584	26"POPLAR
3014	819097.023	2148213.002	24"POPLAR
3015	819117.227	2148235.664	23"PINE
3016	819079.627	2148339.304	20"PINE
3017	819008.954	2148442.868	20"PINE
3023	818869.997	2148719.100	20"PINE
3025	818844.743	2148719.211	20"SWEETGUM
3026	818829.429	2148704.151	27"SWEETGUM
3027	818860.568	2148671.090	23"PINE
3028	818877.431	2148680.811	26"PINE

* DENOTES SPECIMEN TREE TO REMAIN

SPECIMEN TREE NOTES

297 TOTAL SPECIMEN TREES

44 SPECIMEN TREES TO REMAIN

253 SPECIMEN TREES ARE PROPOSED TO BE REMOVED FOR A REPLACEMENT VALUE OF 1,012 TREES. (VALUE IS $1,000 OR 4 REPLACEMENT TREES PER SPECIMEN TREE REMOVED.)

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE_____

APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE_____

FLM ENGINEERING

POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	TOWF COMMENTS	5/18/2022	FLM
2	TOWF COMMENTS	7/22/2022	FLM
3	TOWF COMMENTS	8/26/2022	FLM
4	TOWF COMMENTS	9/23/2022	FLM

ORIGINAL PLAN SIZE: 24" X 36"

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING

0 1"

IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

MASTER PLANS
RZ-22-02
SD-22-03

MORRIS SUBDIVISION
N MAIN ST
WAKE FOREST, NC

blue heel DEVELOPMENT

DATE:	02-15-2022
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	22001

SPECIMEN TREE TABLE

C-3

SHEET 3 OF 9

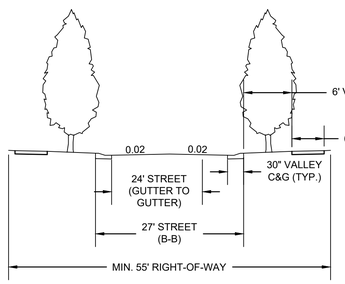
© 2022 THIS DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF FLM ENGINEERING, INC.

LEGEND

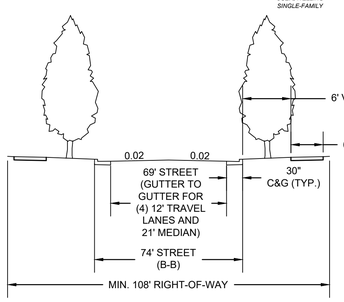
- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT OWNERS
- EX. ROAD CENTERLINE
- EX. CHANNEL/STREAM
- EX. CHANNEL/STREAM BUFFER
- OHW — OHW — EX. OVERHEAD ELECTRIC LINE
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. SETBACK LINE
- PROP. EASEMENT/BUFFER
- // — PROP. 6' OPAQUE FENCE

NOTES

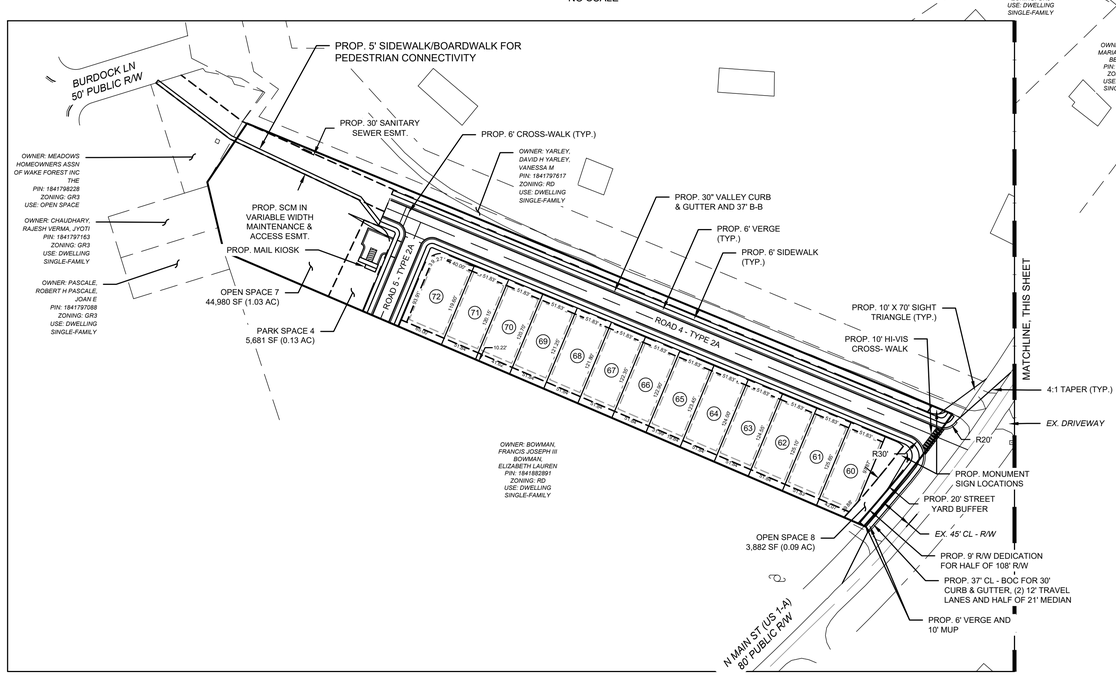
1. ALL ROADWAYS ARE TYPE 2A (55' PUBLIC R/W) AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF WAKE FOREST STANDARDS AND SPECIFICATIONS.
2. ALL LOTS SHALL HAVE CITY OF RALEIGH WATER AND SEWER SERVICES.



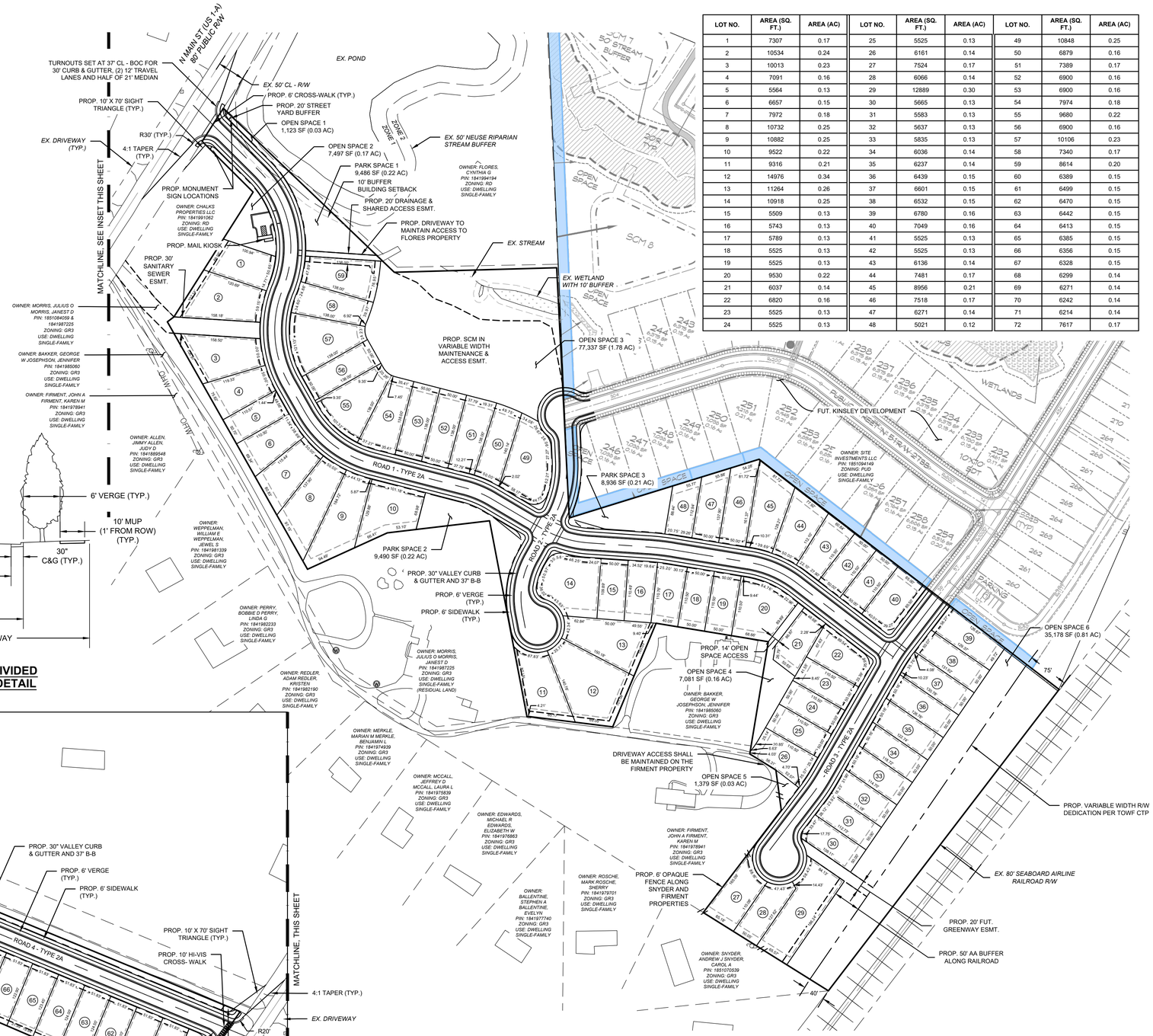
INTERIOR ROADS
2A - TWO LANE UNDIVIDED
CROSS SECTION DETAIL
NO SCALE



N MAIN ST
4A - FOUR LANE DIVIDED
CROSS SECTION DETAIL
NO SCALE



INSET
SCALE: 1" = 100'



LOT NO.	AREA (SQ. FT.)	AREA (AC)	LOT NO.	AREA (SQ. FT.)	AREA (AC)	LOT NO.	AREA (SQ. FT.)	AREA (AC)
1	7307	0.17	25	5525	0.13	49	10848	0.25
2	10534	0.24	26	6161	0.14	50	6879	0.16
3	10013	0.23	27	7524	0.17	51	7389	0.17
4	7091	0.16	28	6066	0.14	52	6900	0.16
5	5564	0.13	29	12889	0.30	53	6900	0.16
6	6657	0.15	30	5665	0.13	54	7974	0.18
7	7972	0.18	31	5583	0.13	55	9680	0.22
8	10732	0.25	32	5637	0.13	56	6900	0.16
9	10882	0.25	33	5835	0.13	57	10106	0.23
10	9522	0.22	34	6036	0.14	58	7340	0.17
11	9316	0.21	35	6237	0.14	59	8614	0.20
12	14976	0.34	36	6439	0.15	60	6389	0.15
13	11264	0.26	37	6601	0.15	61	6499	0.15
14	10918	0.25	38	6532	0.15	62	6470	0.15
15	5509	0.13	39	6780	0.16	63	6442	0.15
16	5743	0.13	40	7049	0.16	64	6413	0.15
17	5789	0.13	41	5525	0.13	65	6385	0.15
18	5525	0.13	42	5525	0.13	66	6356	0.15
19	5525	0.13	43	6136	0.14	67	6328	0.15
20	9530	0.22	44	7481	0.17	68	6299	0.14
21	6037	0.14	45	8956	0.21	69	6271	0.14
22	6820	0.16	46	7518	0.17	70	6242	0.14
23	5525	0.13	47	6271	0.14	71	6214	0.14
24	5525	0.13	48	5021	0.12	72	7617	0.17

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE_____

APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE_____

FLM ENGINEERING
POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	TOWF COMMENTS	5/18/2022	FLM
2	TOWF COMMENTS	7/22/2022	FLM
3	TOWF COMMENTS	8/26/2022	FLM
4	TOWF COMMENTS	9/23/2022	FLM

ORIGINAL PLAN SIZE: 24" X 36"

100 50 0 100
SCALE: 1 INCH = 100 FEET

N

SCALE ADJUSTMENT
THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING
0 1"
IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

MASTER PLANS
RZ-22-02
SD-22-03

MORRIS SUBDIVISION
N MAIN ST
WAKE FOREST, NC

blue heel DEVELOPMENT

DATE:	02-15-2022
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	22001

SITE PLAN

C-4

SHEET 4 OF 9

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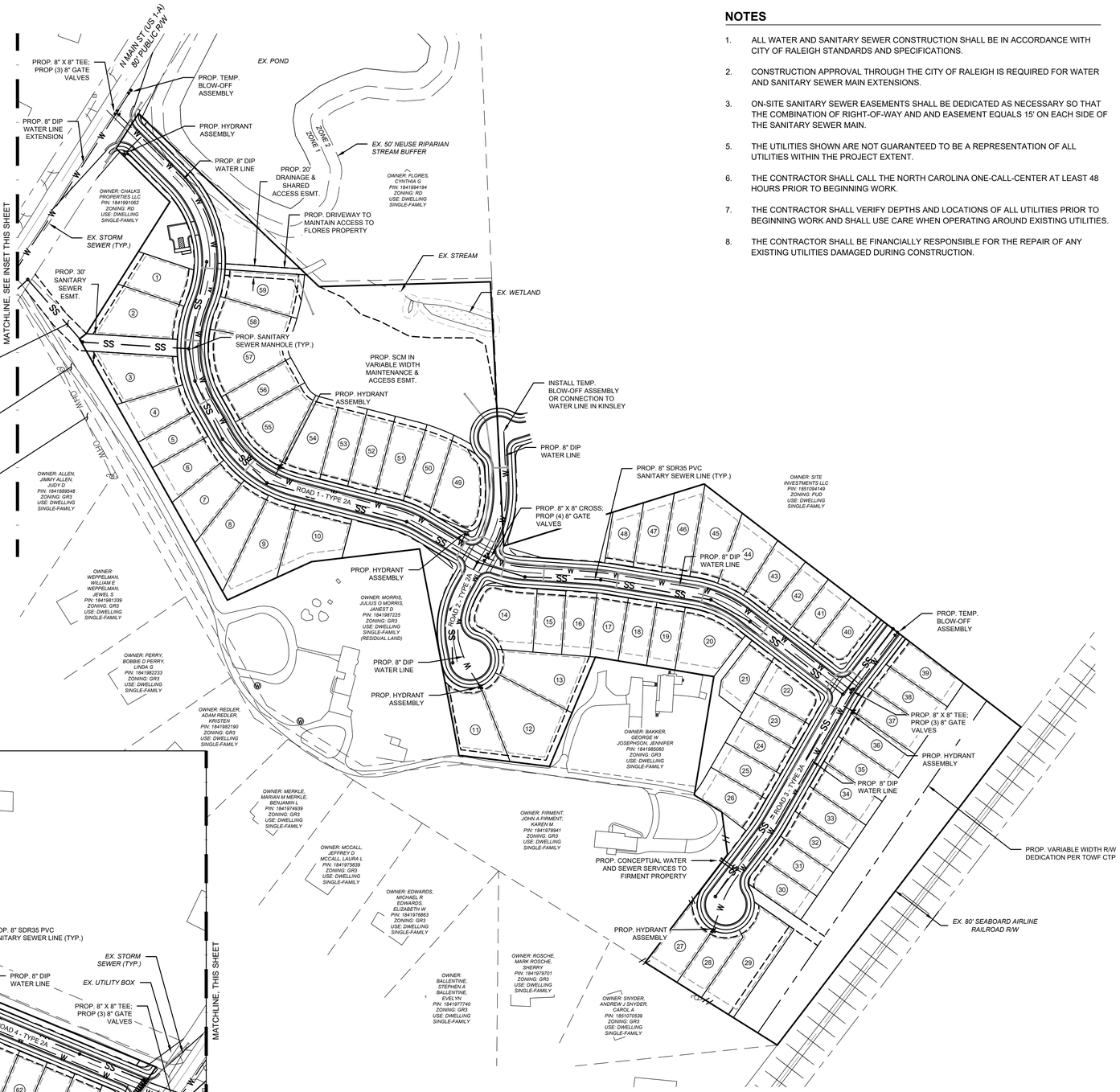
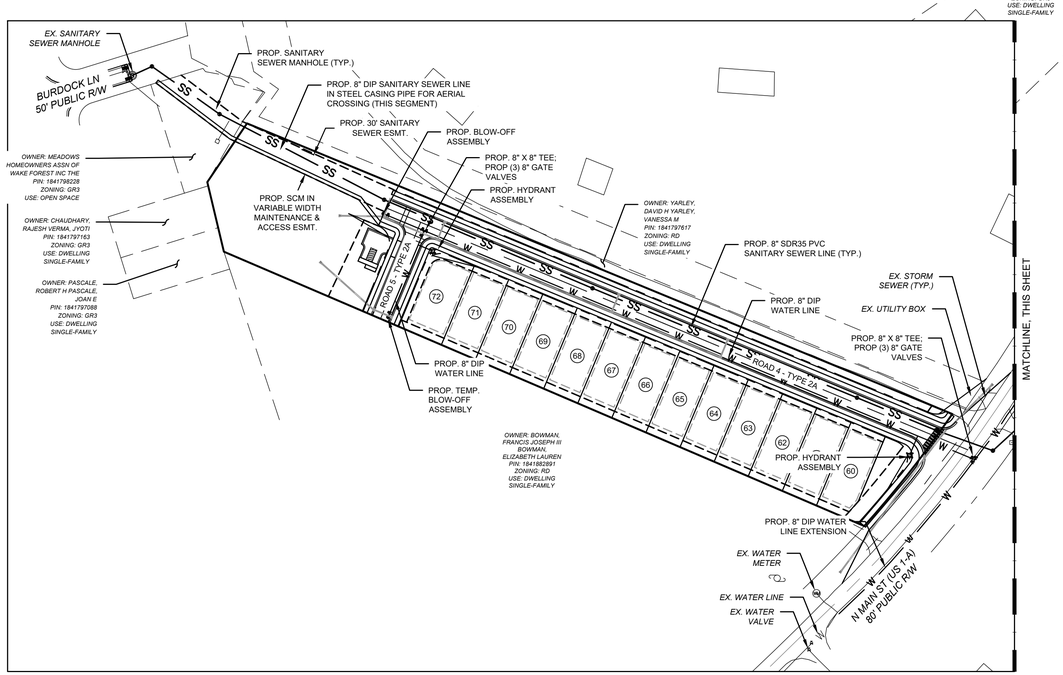
CITY OF RALEIGH UTILITY NOTES

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 &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. 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. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER .
   e. 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, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
   f. 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 &/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 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 FORCEMAINS. 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 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 PVC SEWER SERVICES @ 1.0% 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; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWR, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / 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 TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@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) 996-5923 OR joanie.hartley@raleighnc.goc FOR MORE INFORMATION

LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT OWNERS
- EX. ROAD CENTERLINE
- EX. CHANNEL/STREAM
- EX. CHANNEL/STREAM BUFFER
- OHW — EX. OVERHEAD ELECTRIC LINE
- W — EX. WATER LINE
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. SETBACK LINE
- PROP. EASEMENT/BUFFER
- W — PROP. WATER LINE
- SS — PROP. SANITARY SEWER
- PROP. STORM SEWER
- // — PROP. 6' OPAQUE FENCE





INSET
SCALE: 1" = 100'

NOTES

1. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. CONSTRUCTION APPROVAL THROUGH THE CITY OF RALEIGH IS REQUIRED FOR WATER AND SANITARY SEWER MAIN EXTENSIONS.
3. ON-SITE SANITARY SEWER EASEMENTS SHALL BE DEDICATED AS NECESSARY SO THAT THE COMBINATION OF RIGHT-OF-WAY AND AND EASEMENT EQUALS 15' ON EACH SIDE OF THE SANITARY SEWER MAIN.
5. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
6. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
7. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
8. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE_____

APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE_____

FLM ENGINEERING
POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
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2	TOWF COMMENTS	7/22/2022	FLM
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4	TOWF COMMENTS	9/23/2022	FLM

ORIGINAL PLAN SIZE: 24" X 36"

100 50 0 100
SCALE: 1 INCH = 100 FEET

SCALE ADJUSTMENT
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0 1"
IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

MASTER PLANS
RZ-22-02
SD-22-03

MORRIS SUBDIVISION
N MAIN ST
WAKE FOREST, NC

blue heel DEVELOPMENT

DATE:	02-15-2022
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	22001

UTILITY PLAN

C-5

SHEET 5 OF 9

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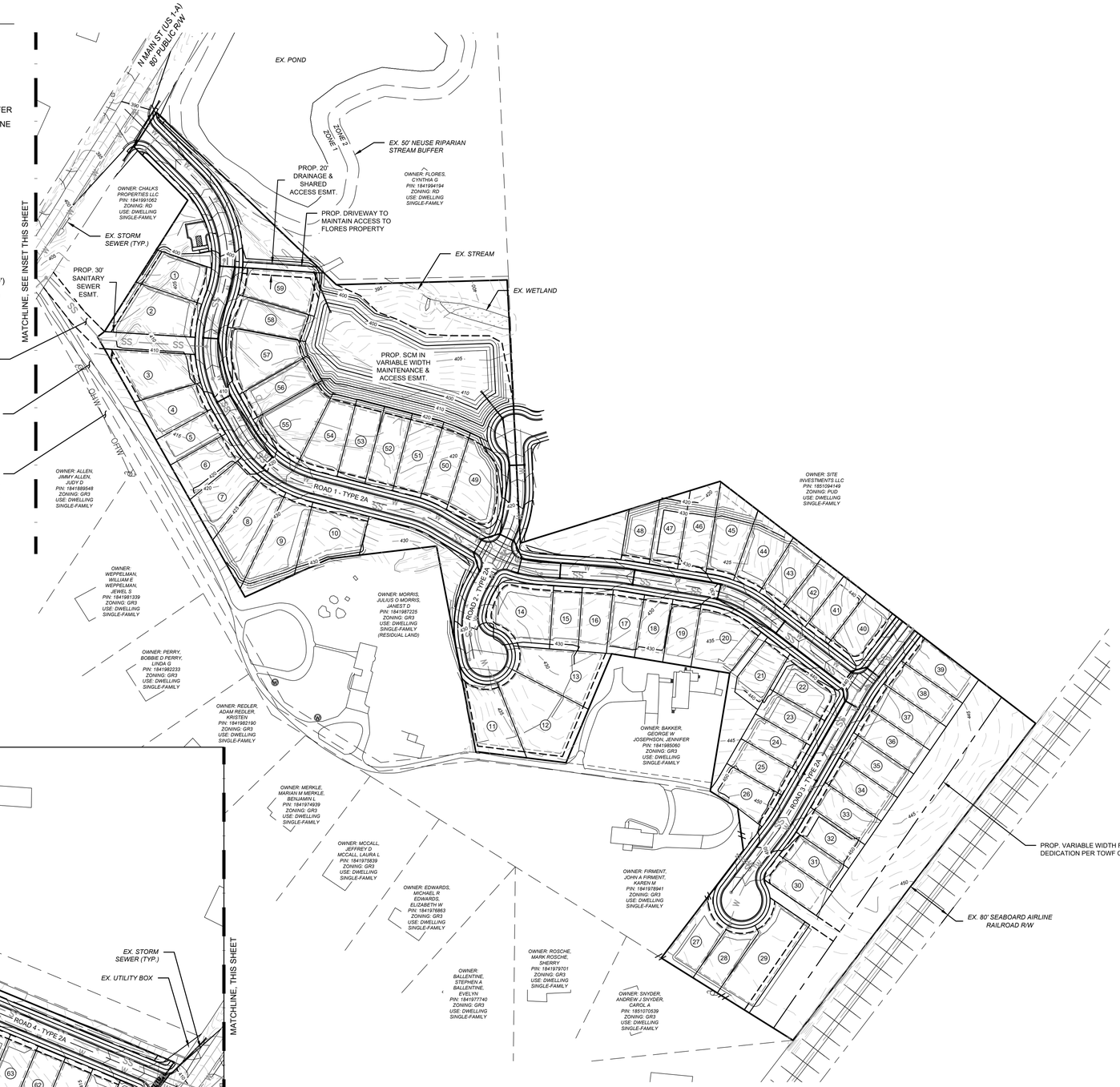
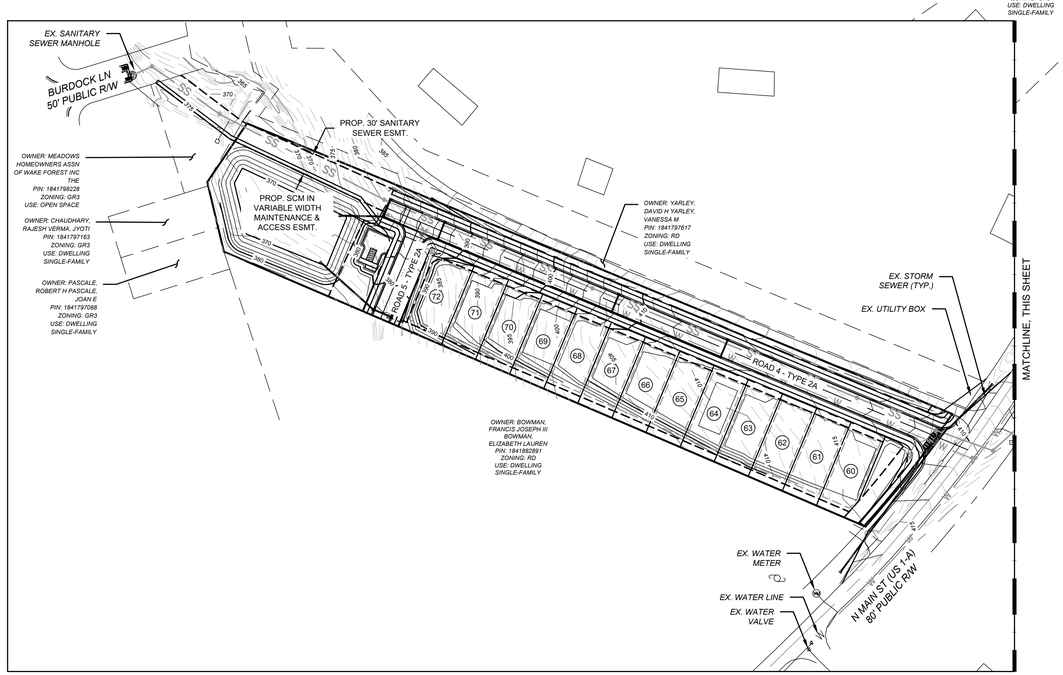
NOTES

1. PRELIMINARY GRADES SHOWN REPRESENT FINISHED GRADES.
2. CUT/FILL SLOPES ARE 2H:1V EXCEPT FOR SCM SLOPES, WHICH ARE 3H:1V.
3. SCMS SHALL BE PRIVATE AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION.
4. ALL STORMWATER INFRASTRUCTURE OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY MAINTAINED WITHIN PRIVATE DRAINAGE EASEMENTS.

LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT OWNERS
- EX. ROAD CENTERLINE
- EX. CHANNEL/STREAM
- EX. CHANNEL/STREAM BUFFER
- OHW — EX. OVERHEAD ELECTRIC LINE
- W — EX. WATER LINE
- 400 — EX. MAJOR CONTOUR (5')
- EX. MINOR CONTOUR (1')
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. SETBACK LINE
- PROP. EASEMENT/BUFFER
- W — PROP. WATER LINE
- SS — PROP. SANITARY SEWER
- PROP. STORM SEWER
- 400 — PROP. MAJOR CONTOUR (10')
- PROP. MINOR CONTOUR (2')
- // — PROP. 6' OPAQUE FENCE





INSET
SCALE: 1" = 100'

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE_____

APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE_____

FLM ENGINEERING
POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
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4	TOWF COMMENTS	9/23/2022	FLM

ORIGINAL PLAN SIZE: 24" X 36"

100 50 0 100
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N

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MASTER PLANS
RZ-22-02
SD-22-03

MORRIS SUBDIVISION
N MAIN ST
WAKE FOREST, NC

blue heel DEVELOPMENT

DATE:	02-15-2022
SCALE:	AS SHOWN
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APPROVED BY:	FLM
PROJECT NO.:	22001

GRADING & DRAINAGE PLAN

C-6

SHEET 6 OF 9

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LANDSCAPING REQUIREMENTS

TYPE B, OPTION 1 STREET YARD BUFFER (APPROX. 140 LF ALONG WEST SIDE OF N MAIN ST)
2 CANOPY TREES PER 100 LF
2 EVERGREEN TREES PER 100 LF
2 UNDERSTORY TREES PER 100 LF
24 SHRUBS PER 100 LF (50% OF REQUIRED SHRUBS MUST BE EVERGREEN SPECIES)

CANOPY TREES REQUIRED: 3
CANOPY TREES PROVIDED: 3

EVERGREEN TREES REQUIRED: 3
EVERGREEN TREES PROVIDED: 3

UNDERSTORY TREES REQUIRED: 3
UNDERSTORY TREES PROVIDED: 3

SHRUBS REQUIRED: 34
SHRUBS PROVIDED: 34 (100% EVERGREEN); PROVIDED AS FOUNDATION PLANTING

TYPE B, OPTION 1 STREET YARD BUFFER (APPROX. 13 LF ALONG EAST SIDE OF N MAIN ST)
2 CANOPY TREES PER 100 LF
2 EVERGREEN TREES PER 100 LF
2 UNDERSTORY TREES PER 100 LF
24 SHRUBS PER 100 LF (50% OF REQUIRED SHRUBS MUST BE EVERGREEN SPECIES)

CANOPY TREES REQUIRED: 0
CANOPY TREES PROVIDED: 0

EVERGREEN TREES REQUIRED: 0
EVERGREEN TREES PROVIDED: 0

UNDERSTORY TREES REQUIRED: 0
UNDERSTORY TREES PROVIDED: 0

SHRUBS REQUIRED: 3
SHRUBS PROVIDED: 4 (100% EVERGREEN); PROVIDED AS FOUNDATION PLANTING

TYPE AA, OPTION 1 BUFFER ALONG RAILROAD (APPROX. 701 LF)
6 CANOPY TREES PER 100 LF
10 EVERGREEN TREES PER 100 LF
6 UNDERSTORY TREES PER 100 LF
48 SHRUBS PER 100 LF (50% OF REQUIRED SHRUBS MUST BE EVERGREEN SPECIES)

CANOPY TREES REQUIRED: 42
CANOPY TREES PROVIDED: 42

EVERGREEN TREES REQUIRED: 70
EVERGREEN TREES PROVIDED: 70

UNDERSTORY TREES REQUIRED: 42
UNDERSTORY TREES PROVIDED: 42

SHRUBS REQUIRED: 336
SHRUBS PROVIDED: 336 (100% EVERGREEN); PROVIDED AS FOUNDATION PLANTING

STREET TREES:
AT LEAST 1 CANOPY TREE FOR EVERY 50 LINEAR FEET OF PLANTING AREA

CANOPY TREES PROVIDED: 146

PARK SPACE SUPPLEMENTAL TREE PLANTING:
MINIMUM 1 TREE PER 2,500 SF OF PARK SPACE (34,029 SF / 2,500 SF = 14 TREES)

CANOPY TREES REQUIRED: 14
CANOPY TREES PROVIDED: 14

VEHICULAR USE AREAS:
ALL PARKING SPACES SHALL BE WITHIN 60 FEET OF A PLANTED CANOPY TREE TRUNK AND A PLANTING AREA A MINIMUM OF 8 FEET WIDE PLANTED WITH EVERGREEN SHRUBBERY PLACED A MAXIMUM OF 5 FEET ON CENTER.

ADDITIONAL CANOPY TREES PROVIDED: 2

ADDITIONAL SHRUBS PROVIDED: 63

MINIMUM CANOPY COVERAGE:
2 CANOPY TREES PER 5,000 SQ. FT. OF PARCEL AREA (999,668 SQ. FT. / 5,000 SQ. FT. = 200)

CANOPY TREES REQUIRED: 200
NEW CANOPY TREES PROVIDED: 209

SPECIMEN TREE CALCUATIONS:
253 SPECIMEN TREES ARE PROPOSED TO BE REMOVED FOR A REPLACEMENT VALUE OF 1,012 TREES. (VALUE IS $1,000 OR 4 REPLACEMENT TREES PER SPECIMEN TREE REMOVED.)

44 SPECIMEN TREES ARE PROPOSED TO BE PRESERVED FOR A TOTAL CANOPY TREE CREDIT OF136 TREES.

TREE REPLACEMENT CALCULATIONS:
TOTAL REQUIRED REPLACEMENT TREES:
200 MINIMUM CANOPY COVERAGE TREES REQUIRED + 1,012 SPECIMEN TREE REPLACEMENT TREES REQUIRED = 1,212 TREES

TOTAL PROPOSED REPLACEMENT TREES:
44 SPECIMEN TREES ARE PROPOSED TO BE PRESERVED FOR A TOTAL CANOPY TREE CREDIT =136 TREES.

22,000 SF OF TREE SAVE AREA PROPOSED AT 1 TREE PER 700 SF = 31 TREES

TOTAL REPLACEMENT = 136 + 31 + 446 (FROM PLANT LIST) + 144 (2 TREES PER LOT PER ZONING CONDITION #6) + 472 (REFORESTATION TREES) = 1,229 REPLACEMENT TREES

1,212 REQUIRED REPLACEMENT TREES < 1,229 PROPOSED REPLACEMENT TREES; THUS, NO ADDITIONAL TREES REQUIRED

LEGEND

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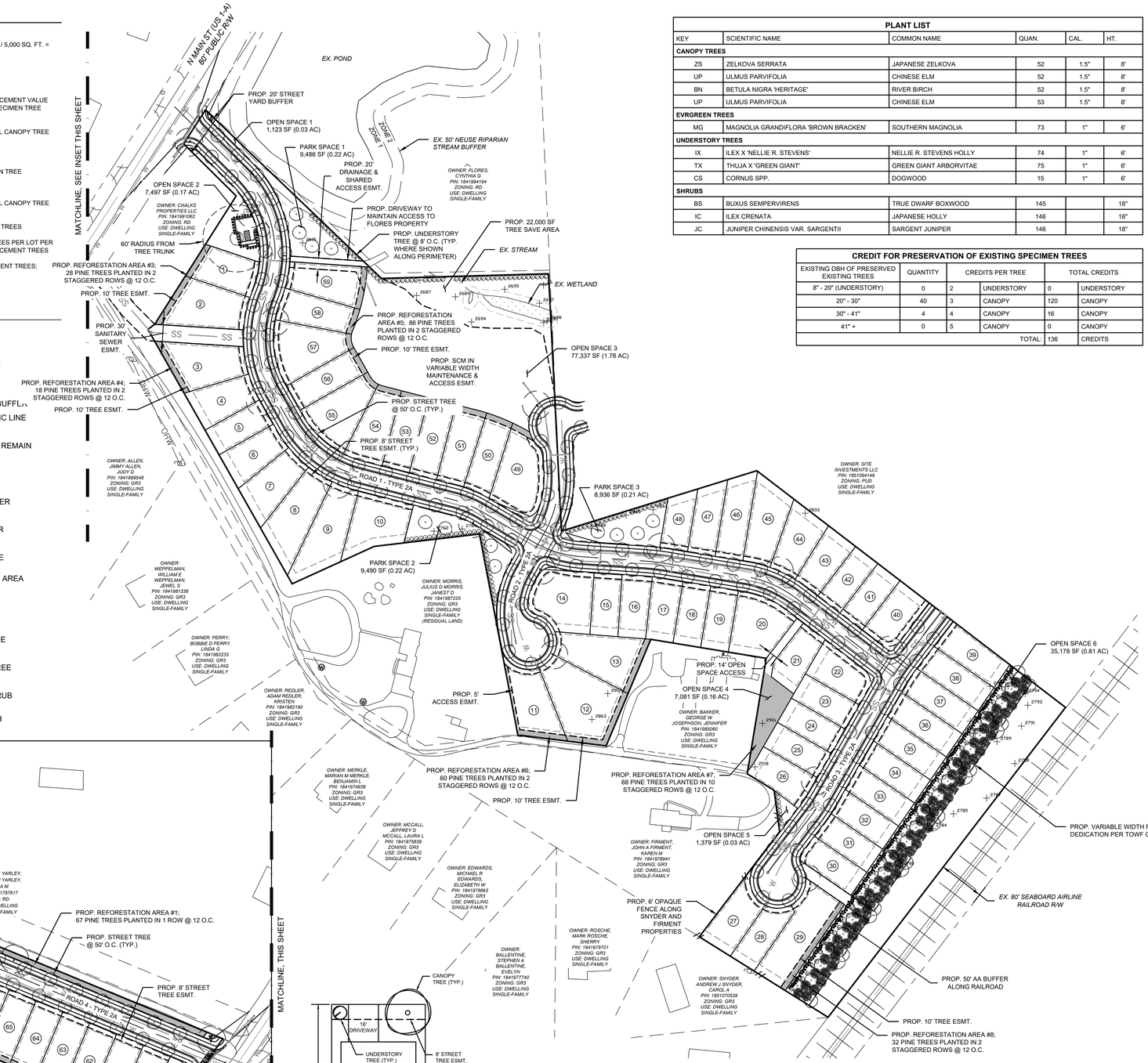
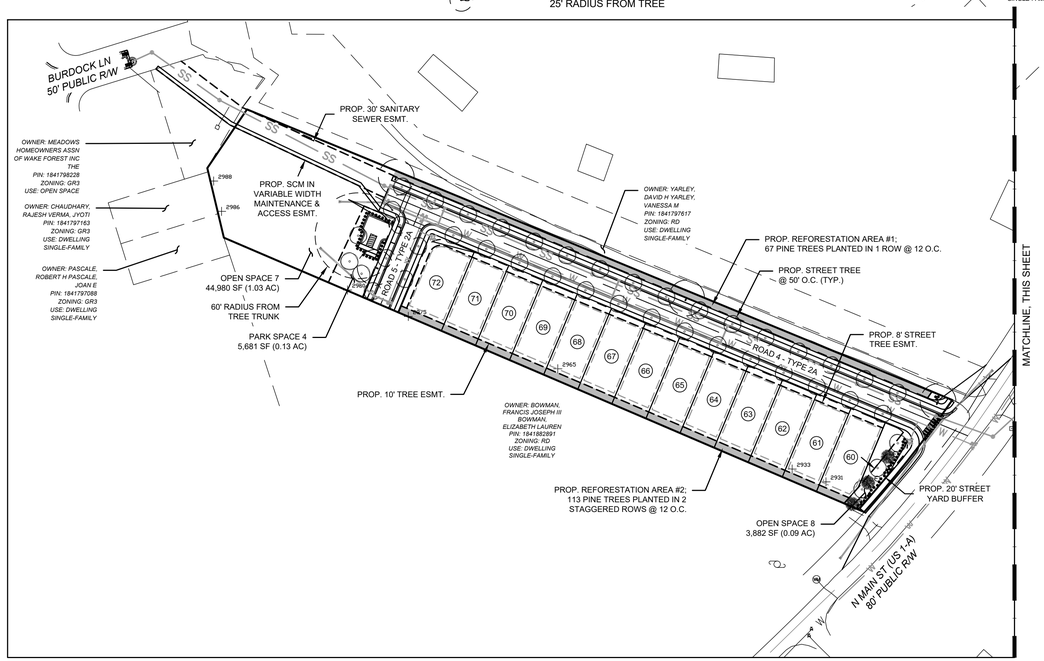
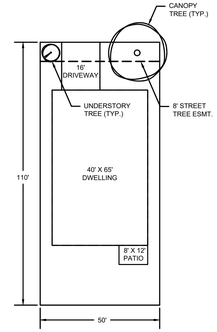
- EX. ROAD CENTERLINE
- EX. CHANNEL/STREAM
- EX. CHANNEL/STREAM BUFFER
- OHW — EX. OVERHEAD ELECTRIC LINE
- W — EX. WATER LINE
- 2694 — EX. SPECIMEN TREE TO REMAIN
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. SETBACK LINE
- PROP. EASEMENT/BUFFER
- W — PROP. WATER LINE
- SS — PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. 6' OPAQUE FENCE
- PROP. REFORESTATION AREA
- PROP. CANOPY TREE
- PROP. EVERGREEN TREE
- PROP. UNDERSTORY TREE
- PROP. EVERGREEN SHRUB
- PROP. LIGHT POLE WITH 25' RADIUS FROM TREE





INSET
SCALE: 1" = 100'



ZONING CONDITION #6 ILLUSTRATION SCHEMATIC
SCALE: 1" = 30'

NOTES

1. LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 8 OF THE WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO) INCLUDING PRESERVATION AND REPLACEMENT OF SPECIMEN TREES.

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE_____

APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE_____

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	HT.
CANOPY TREES					
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	52	1.5"	8'
UP	ULMUS PARVIFOLIA	CHINESE ELM	52	1.5"	8'
BN	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	52	1.5"	8'
UP	ULMUS PARVIFOLIA	CHINESE ELM	53	1.5"	8'
EVRGREEN TREES					
MG	MAGNOLIA GRANDIFLORA 'BROWN BRACKEN'	SOUTHERN MAGNOLIA	73	1"	6'
UNDERSTORY TREES					
IX	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	74	1"	6'
TX	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	75	1"	6'
CS	CORNUS SPP.	DOGWOOD	15	1"	6'
SHRUBS					
BS	BUXUS SEMPERVIRENS	TRUE DWARF BOXWOOD	145		18"
IC	ILEX CRENATA	JAPANESE HOLLY	146		18"
JC	JUNIPER CHINENSIS VAR. SARGENTII	SARGENT JUNIPER	146		18"

CREDIT FOR PRESERVATION OF EXISTING SPECIMEN TREES

EXISTING DBH OF PRESERVED EXISTING TREES	QUANTITY	CREDITS PER TREE		TOTAL CREDITS	
8" - 20" (UNDERSTORY)	0	2	UNDERSTORY	0	UNDERSTORY
20" - 30"	40	3	CANOPY	120	CANOPY
30" - 41"	4	4	CANOPY	16	CANOPY
41" +	0	5	CANOPY	0	CANOPY
			TOTAL:	136	CREDITS

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100 50 0 100
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MASTER PLANS
RZ-22-02
SD-22-03

MORRIS SUBDIVISION
N MAIN ST
WAKE FOREST, NC

blue heel DEVELOPMENT

DATE:	02-15-2022
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APPROVED BY:	FLM
PROJECT NO.:	22001

LANDSCAPE PLAN

C-7

SHEET 7 OF 9

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LIGHTING NOTES

1. BACKGROUND SPACES SUCH AS PARKING LOTS AND DRIVEWAYS SHALL BE ILLUMINATED AS UNOBTRUSIVELY AS POSSIBLE TO MEET THE FUNCTIONAL NEEDS OF SAFE CIRCULATION AND OF PROTECTING PEOPLE AND PROPERTY.
2. FOREGROUND SPACES, SUCH AS BUILDING ENTRANCES AND PLAZA SEATING AREAS, SHALL UTILIZE LIGHTING THAT DEFINES, HIGHLIGHTS, OR ENHANCES THE SPACE WITHOUT GLARE.
3. THE STYLE OF LIGHT STANDARDS AND FIXTURES SHALL BE CONSISTENT WITH THE STYLE AND CHARACTER OF ARCHITECTURE PROPOSED ON THE SITE.
4. LIGHT POLES AND FIXTURES SHALL BE OF A MATTE OR LOW-GLOSS GREY, BLACK, DARK EARTHEN, OR BRONZE FINISH, UNLESS PERMISSION IS GRANTED BY THE ADMINISTRATOR FOR A SPECIAL COLOR SCHEME OR THEME.
5. NO OUTDOOR POLE LIGHTING FIXTURE SHALL BE LOCATED WITHIN ANY REQUIRED LANDSCAPE BUFFER YARD OR STREET YARD, EXCEPT FOR THOSE LIGHTING ENCROACHMENTS PERMITTED BY UDO SECTION 4.3.4.
6. LIGHT SOURCES MUST BE COMPATIBLE WITH THE LIGHT PRODUCED BY SURROUNDING USES AND MUST PRODUCE AN UNOBTRUSIVE DEGREE OF BRIGHTNESS IN BOTH ILLUMINATION LEVELS AND COLOR TEMPERATURE.
7. NATURAL AREAS AND NATURAL FEATURES SHALL BE PROTECTED FROM LIGHT SPILLAGE FROM OFF-SITE SOURCES.
8. MINIMUM AVERAGE STREET LIGHT SPACING SHALL BE ADEQUATE TO PROTECT THE PUBLIC SAFETY IN THE DISTRICT IN WHICH THE DEVELOPMENT IS LOCATED ACCORDING TO THE STANDARDS OF THE WAKE FOREST PUBLIC WORKS DEPARTMENT.
9. MINIMUM AVERAGE MAINTAINED ILLUMINANCE SHALL BE 0.3 FOOTCANDLES, AND THE UNIFORMITY RATIO SHALL NOT EXCEED 6 TO 1.
10. LIGHTING SHALL BE PLACED AT ALL STREET INTERSECTIONS AND IS PREFERRED AT STREET CURVES.
11. ALL STREET LIGHTS SHALL UTILIZE A CUTOFF FIXTURE. WHERE BUILDINGS ARE CLOSE TO THE STREET (LESS THAN 15 FEET FROM THE RIGHT-OF-WAY), FULL CUTOFF FIXTURES ARE REQUIRED TO LIMIT GLARE AND LIGHT SPILLAGE ON UPPER LEVELS.
12. STREET LIGHTS SHALL BE PLACED A MINIMUM OF 25' FROM CANOPY TREES.

LEGEND

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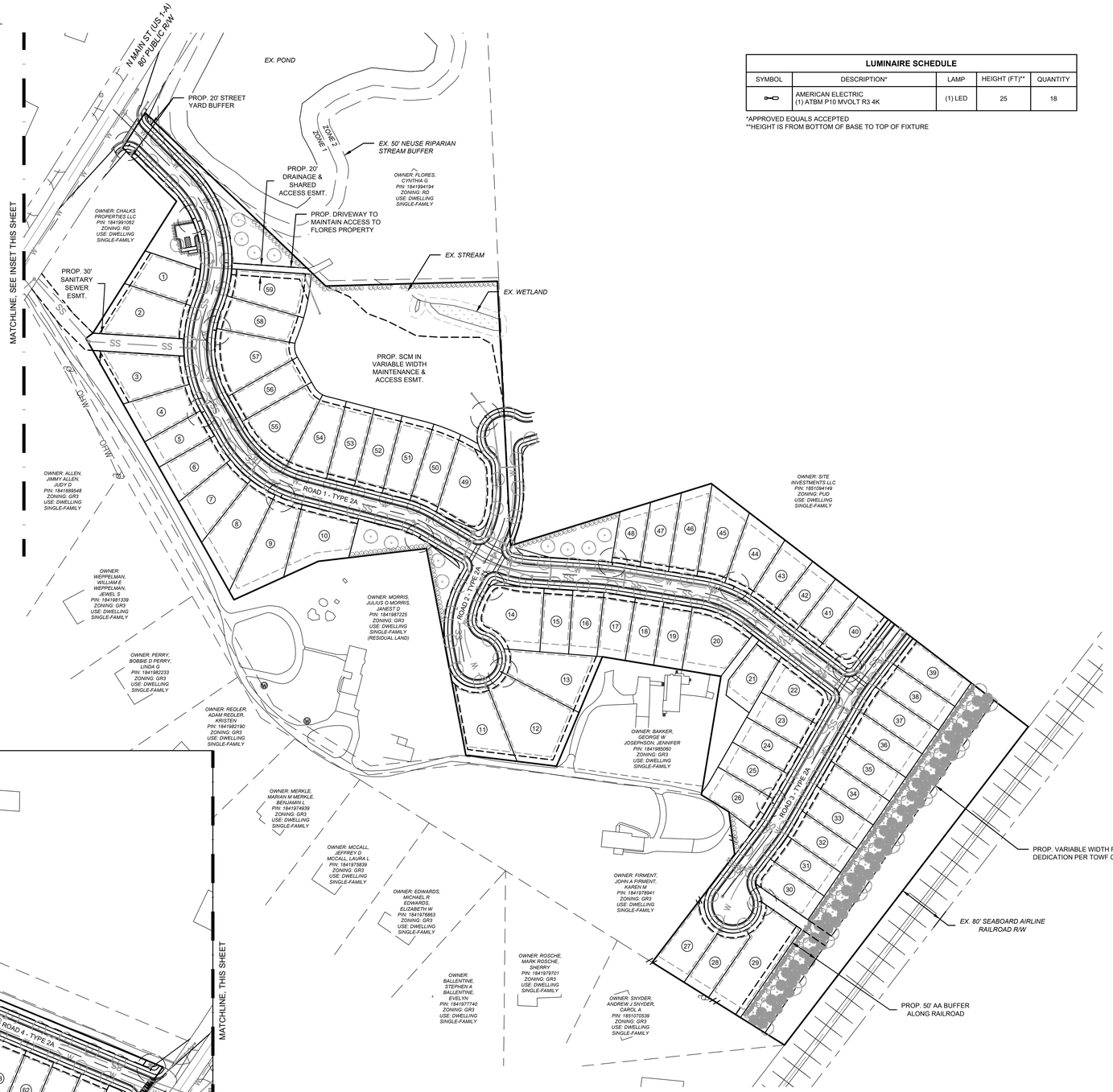
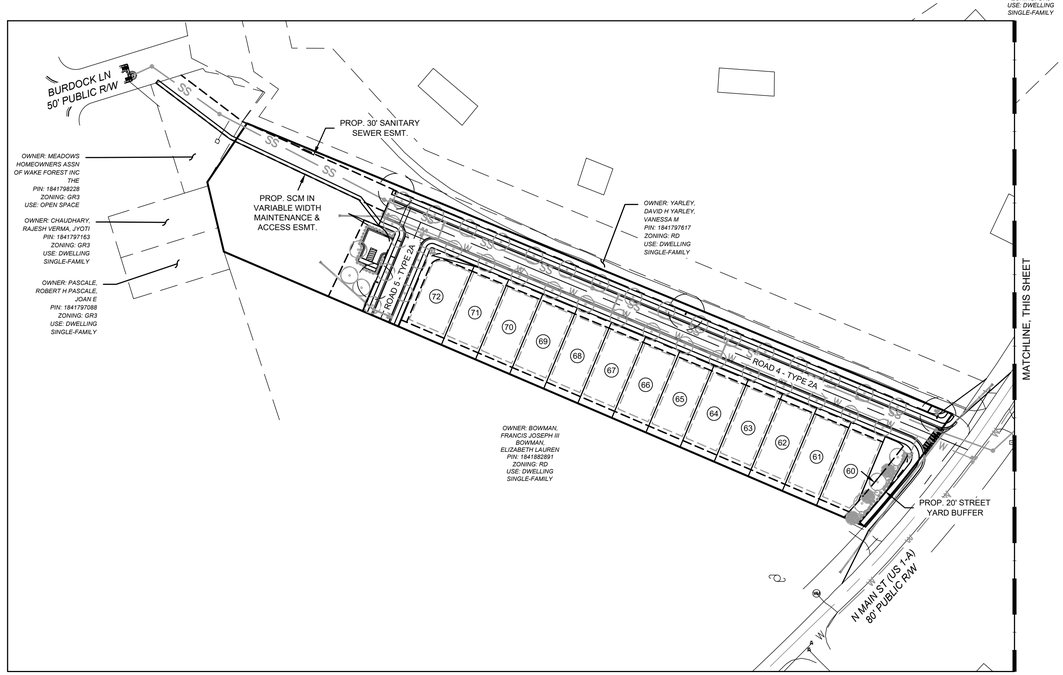
- W — PROP. WATER LINE
- SS — PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. 6' OPAQUE FENCE
- PROP. CANOPY TREE
- PROP. EVERGREEN TREE
- PROP. UNDERSTORY TREE
- PROP. EVERGREEN SHRUB
- PROP. LIGHT POLE WITH 25' RADIUS FROM TREE





INSET
SCALE: 1" = 100'

LUMINAIRE SCHEDULE

SYMBOL	DESCRIPTION*	LAMP	HEIGHT (FT)**	QUANTITY
	AMERICAN ELECTRIC (1) ATBM P10 MVOLT R3 4K	(1) LED	25	18

*APPROVED EQUALS ACCEPTED
**HEIGHT IS FROM BOTTOM OF BASE TO TOP OF FIXTURE

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE_____

APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

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SD-22-03

MORRIS SUBDIVISION
N MAIN ST
WAKE FOREST, NC

blue heel DEVELOPMENT

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LIGHTING PLAN

C-8

SHEET 8 OF 9

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NOTES

1. OPEN AND PARK SPACE AREAS:

   GR10 REQUIRED DEDICATED OPEN AND PARK SPACE: 2.75 AC (12.5%)
   PROPOSED DEDICATED OPEN AND PARK SPACE: 4.88 AC (22.2%)

   GR10 REQUIRED PARK SPACE: 0.55 AC (2.5%)
   PROPOSED PARK SPACE: 0.78 AC (3.5%); 0.20 AC (25%) SHALL BE ACTIVE RECREATION

   GR10 REQUIRED OPEN SPACE: 2.20 AC (10%)
   PROPOSED OPEN SPACE: 4.10 AC (18.6%); 1.95 AC (47.6%) OUTSIDE OF BUFFER AND SCM AREAS

2. PER ZONING CONDITION #8, ACTIVE RECREATION USES SHALL INCLUDE TWO (2) GAMING TABLES, TWO (2) PERMANENT SETS OF CORNHOLE COURTS, AND A BOCCE BALL COURT. ACTIVE RECREATION COMPONENTS SHALL BE INSTALLED PRIOR TO THE 50TH PERCENTILE BUILDING PERMIT.

3. ADDITIONAL COMMUNITY AMENITIES SHALL INCLUDE A FIRE PIT, COMMUNITY GARDEN, AND/OR A DOG PARK.

4. PARK SPACE SHALL BE PARK, GREEN, OR PLAYGROUND PER SECTION 7.5.1 OF THE UDO.

5. A SEPARATE PARK SPACE SITE PLAN SHALL BE PROVIDED FOR TOWN OF WAKE FOREST APPROVAL PRIOR TO FINAL PLAT APPROVAL.

6. PUBLIC SEATING SHALL BE PROVIDED PER SECTION 7.5.5.A.2 OF THE UDO.

7. 14 SUPPLEMENTAL TREE PLANTINGS ARE PROPOSED WITHIN THE PARK SPACE PER SECTION 7.5.5.A.3 OF THE UDO (ONE (1) TREE PER EVERY 2,500 SQUARE FEET OF REQUIRED PARK SPACE). SEE LANDSCAPING PLAN, SHEET C-7.

8. GARBAGE AND RECYCLE RECEPTACLES SHALL BE PROVIDED PER SECTION 7.5.5.A.4 OF THE UDO.

9. 12 CLASS III BICYCLE PARKING SPACES SHALL BE PROVIDED PER SECTION 7.5.5.A.5 OF THE UDO (FOUR (4) SPACES PER EVERY ONE-QUARTER ACRE OF PARK SPACE = 0.79 AC / 0.25 AC X 4 BICYCLE SPACES = 12 SPACES REQUIRED).

LEGEND

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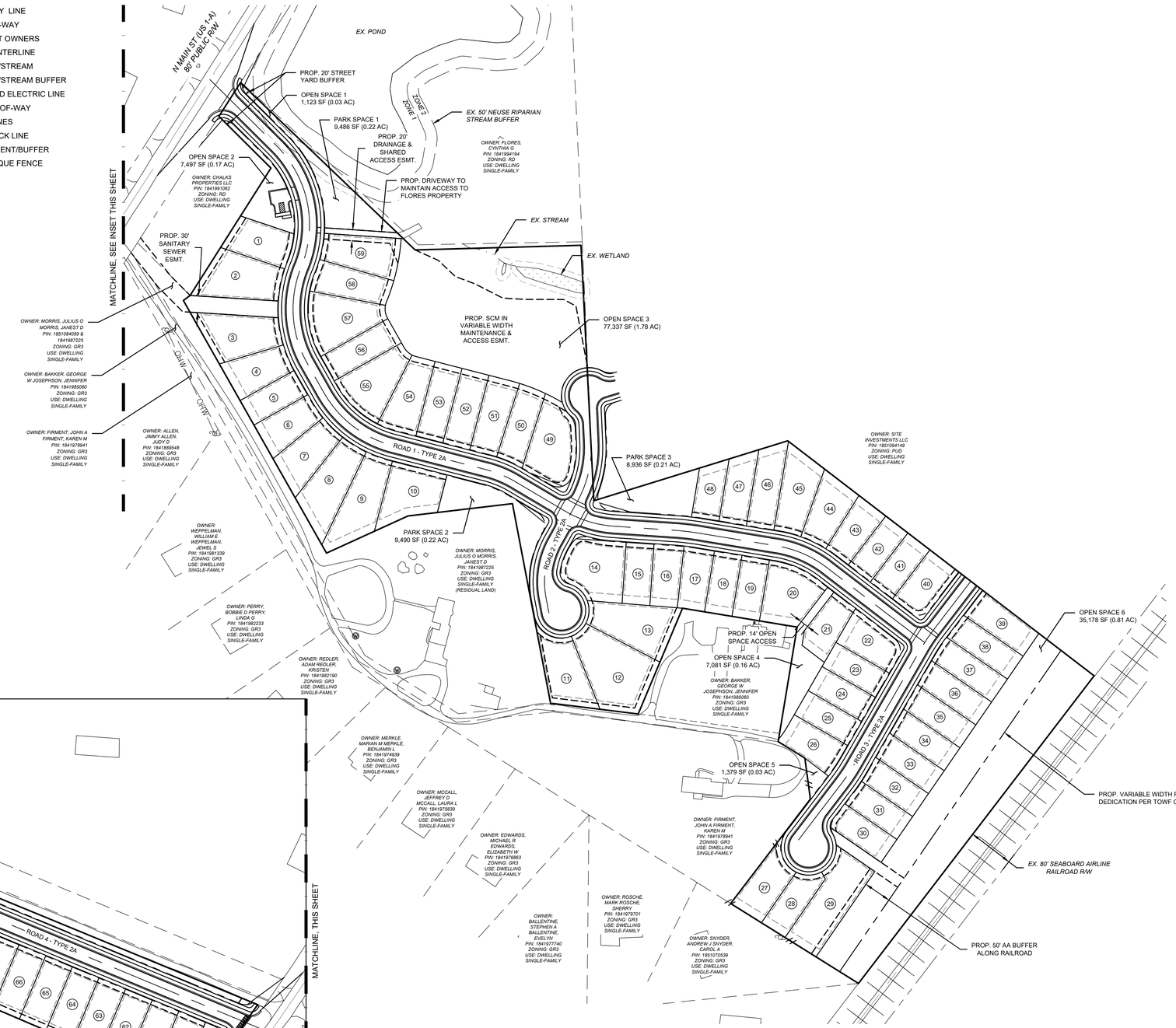

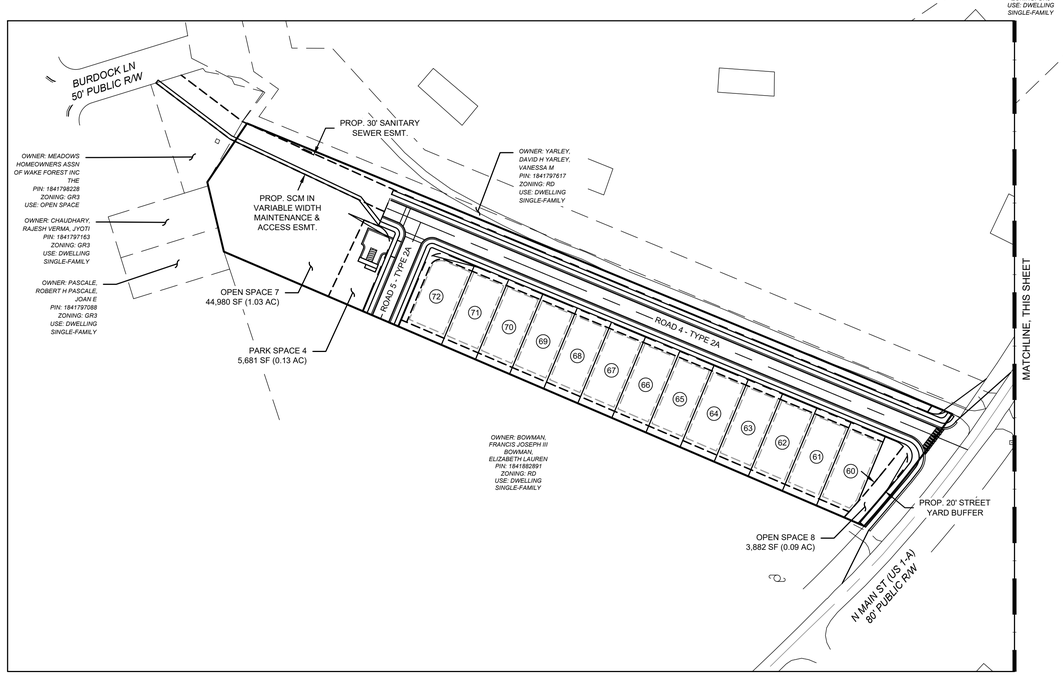

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OPEN SPACE PLAN

C-9

SHEET 9 OF 9

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Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2022-8-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: November 1, 2022

SUBJECT
Monthly Financial Report

Recommendation:

Item Summary:

ATTACHMENTS
- September 30, 2022 Financial Summaries.pdf

Town of Wake Forest
September 30, 2022

GENERAL FUND HIGHLIGHTS:

- Total year-to-date revenues are at 11.20% of annual budgeted amounts.
- Ad valorem taxes represent over 55% of the general fund revenues – they are due September 1. Penalties and interest do not accrue until January 2023. Majority of this revenue source comes in towards the end of December and before January 6.
- Unrestricted intergovernmental revenues (sales and utility franchise tax) represent over 23% of general fund revenues. The first distribution of these revenues will be received in mid-October.
- Other financing sources include installment purchase proceeds, interfund transfers and appropriated fund balance – reflective later in the fiscal year.
- Total year-to-date expenditures are at 25.13% of appropriations (includes encumbrances).
    - Departments that are above the guideline results from blanket purchase orders that are issued in July and August for services that cover the fiscal year, purchase orders carried forward (items not received in FY 22) and capital equipment being ordered earlier due to delayed delivery times.
- Net loss YTD (*decrease* fund balance) is ***$5.2 million***
    - Typical for General Fund to operate at a deficit first few months of fiscal year due to timing of property tax collections and receipt of sales tax revenues.

DEBT SERVICE FUND HIGHLIGHTS:

- $664,374 in debt service payments made in September.
- First distribution of Powell Bill funds received - $642,845.
- Net increase YTD *(increase* in fund balance) is ***$685,060.***

WF BIP:

- Other financing sources represents transfer from General Fund.
- Expenditures are well below expected guideline (25%).

DMSD HIGHLIGHTS:

- Majority of DMSD tax revenue will come in December and early January.
- Transfers to be made later in the year for debt service and façade improvements.

WFRC HIGHLIGHTS:

- Expenditures are at 22.95% which is below the guideline (25%).
- Other financing sources represents transfer from General Fund for personnel costs.

September 30, 2022 - Financial Summaries – page 2

ELECTRIC FUND HIGHLIGHTS:

- Total year-to-date revenues are at 27.37% of budgeted amounts.
- Total expenses are at 43.83% (includes encumbrances) – without inventory encumbrance – 20.3%.
  - Purchase for resale – power for September **($1,114,841)** is paid in October and not reflected in the attached.
  - Purchase order for $4,383,350 was issued in April per bids received for transformers (inventory).
    - Lead time on this order is approximately up to 60 weeks and will not affect FY 22 bottom line.
    - Purchases for inventory are accounted for on a cash basis during the fiscal year then reconciled to the balance sheet at year end.
    - Purchase orders for transformers were carried forward from FY 22.
- Net gain YTD is ***$1,715,752.***

AMERICAN RESCUE PLAN ACT (ARPA):

- Received second tranche in July - $7,270,923.
- With final treasury rules and internal policies in place, staff is moving forward with issuing purchase orders for ARPA equipment/projects
- Report is a "life to date" (LTD) meaning everything reported is cumulative from the beginning – July 2021.
- Next mandated reporting date to US Treasury is October 31, 2022.

GENERAL FUND
September 30, 2022

Monthly Target Percentage 25.00%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Ad Valorem Taxes	$ 36,287,700	$ 5,248,341	-	$ 31,039,359	14.46%	$ 5,605,479
Other Taxes	56,500	10,722	-	45,778	18.98%	9,491
Unrestricted Intergovernmental	15,656,740	-	-	15,656,740	0.00%	-
Restricted Governmental	2,130,325	562,191	-	1,568,134	26.39%	516,428
Permits and Fees	2,671,700	813,082	-	1,858,618	30.43%	1,175,867
Other Revenue	1,481,870	258,830	-	1,223,040	17.47%	108,982
Sales and Services	4,187,500	565,422	-	3,622,078	13.50%	246,318
Investment Earnings	28,000	100,074	-	(72,074)	357.41%	1,162
Other Financing Sources	4,959,020	-	-	4,959,020	0.00%	-
General Fund Total	$ 67,459,355	7,558,662	-	59,900,693	11.20%	$ 7,663,728

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
410 Board of Commissioners	$ 261,765	$ 85,012	$ -	$ 176,753	32.48%	$ 99,150
412 Legal Services	462,300	97,820	-	364,480	21.16%	830
420 Administration	1,028,650	165,587	3,879	859,185	16.47%	196,892
425 Communications	1,285,135	238,527	217,160	829,448	35.46%	227,448
430 Human Resources	1,175,890	286,216	300	889,374	24.37%	242,707
435 Downtown Development	462,000	95,300	-	366,700	20.63%	65,315
440 Finance	1,749,765	328,717	39,388	1,381,661	21.04%	192,277
445 Information Technology	1,554,385	371,047	17,559	1,165,779	25.00%	299,529
480 Building Inspections	2,084,075	420,658	898	1,662,520	20.23%	389,185
490 Planning	3,885,728	463,238	440,044	2,982,446	23.25%	416,686
500 Public Facilities	3,423,013	521,419	833,204	2,068,390	39.57%	654,853
510 Police	15,102,949	2,989,790	860,169	11,252,990	25.49%	2,762,115
520 Fire	10,656,547	2,443,178	525,790	7,687,579	27.86%	1,985,954
530 Public Works Administration	303,800	55,238	-	248,562	18.18%	68,265
535 Urban Forestry	453,930	82,649	-	371,281	18.21%	38,252
540 Engineering	1,836,475	247,116	145,273	1,444,086	21.37%	236,058
550 Fleet Maintenance	628,345	104,185	34,294	489,866	22.04%	112,627
560 Streets	3,314,933	547,700	283,592	2,483,642	25.08%	560,151
580 Solid Waste	5,684,480	505,715	356,867	4,821,897	15.17%	665,007
620 Parks and Recreation	4,892,925	971,496	411,512	3,509,917	28.27%	652,376
999 Transfers	7,212,265	1,764,394	-	5,447,871	24.46%	1,694,953
General Fund Total	$ 67,459,355	12,784,998	4,169,929	50,504,427	25.13%	$ 11,560,629

General Fund - Net Gain (Loss)	***$ (5,226,336)***	***$ (3,896,902)***

Debt Service Fund
September 30, 2022

Monthly Target Percentage 25.00%

Department	Amended Budget	YTD Actual	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES					
Restricted Governmental	$ 1,314,400	642,845	671,555	48.91%	537,643
Permits and Fees	745,000	125,672	619,328	16.87%	144,390
Investment Earnings	750	2,068	(1,318)	275.77%	19
Other Financing Sources	5,182,330	1,279,332	3,902,998	24.69%	1,340,537
General Fund Total	**$ 7,242,480**	**2,049,918**	**5,192,562**	**28.30%**	**$ 2,022,589**

Department	Amended Budget	YTD Actual	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES					
440 Finance	$ -	$ -	$ -	$ -	$ -
445 Information Technology	404,895	199,884	205,011	49.37%	203,759
480 Building Inspections	103,750	48,605	55,145	46.85%	49,924
500 Public Facilities	711,260	291,292	419,968	40.95%	298,793
510 Police	728,895	272,343	456,552	37.36%	-
520 Fire	387,750	134,543	253,207	34.70%	156,031
535 Urban Forestry Division	8,550	4,272	4,278	49.97%	4,273
540 Engineering	7,055	-	7,055	0.00%	-
550 Fleet Maintenance	8,550	4,273	4,277	0.00%	4,273
560 Streets	1,932,550	191,370	1,741,180	9.90%	63,628
570 Powell Bill	890,640	-	890,640	0.00%	-
580 Solid Waste	107,915	26,360	81,555	24.43%	26,360
620 Parks and Recreation	1,950,670	191,917	1,758,753	9.84%	189,087
General Fund Total	**$ 7,242,480**	**1,364,858**	**5,877,622**	**18.85%**	**$ 996,130**
Debt Service Fund - Net Gain (Loss)		***$ 685,060***			***$ 1,026,460***

Wake Forest Business and Industry Partnership Fund (BIP) **Monthly Target Percentage** 25.00%

September 30, 2022

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Sales and Services	$ -	$ -	$ -	$ -	0.00%	$ -
Other Revenue	-	-	-	-	0.00%	8,000
Other Financing Sources	409,700	91,316	-	318,384	22.29%	90,645
WFRC Fund Total	**$ 409,700**	**91,316**	**-**	**318,384**	**22.29%**	**$ 98,645**

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
415 Economic Development	$ 409,700	$ 7,815	$ -	$ 401,885	1.91%	$ 28,661
WFRC Fund Total	**$ 409,700**	**7,815**	**-**	**401,885**	**1.91%**	**$ 28,661**

WFBIP Fund - Net Gain (Loss)	***$ 83,502***	***$ 69,984***

DMSD Special Revenue Fund
September 30, 2022

Monthly Target Percentage 25.00%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Ad Valorem Taxes	$ 147,710	$ 24,601	-	$ 123,109	16.66%	$ 15,936
Investment Earnings	390	1,274	-	(884)	326.68%	20
Other Financing Sources	-	-	-	-	0.00%	105
DMSD Special Revenue Fund Total	**$ 148,100**	**25,875**	**-**	**122,225**	**17.47%**	**$ 16,062**

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
Transfers In (Out)	$ 148,100	$ -	$ -	$ 148,100	0.00%	$ -
DMSD Special Revenue Fund Total	**$ 148,100**	**-**	**-**	**148,100**	**0.00%**	**$ -**

Downtown District - Net Gain (Loss)	***25,875***	***16,062***

Wake Forest Renaissance Centre
September 30, 2022

Monthly Target Percentage 25.00%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Sales and Services	$ 199,655	$ 49,936	$ -	$ 149,720	25.01%	$ 35,344
Other Revenue	117,840	29,504	-	88,336	25.04%	2,554
Other Financing Sources	633,100	119,602	-	513,498	18.89%	85,562
WFRC Fund Total	**$ 950,595**	**199,042**	**-**	**751,553**	**20.94%**	**$ 123,461**

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
626 Wake Forest Renaissance Centre	$ 950,595	$ 178,432	$ 39,755	$ 732,409	22.95%	$ 129,404
WFRC Fund Total	**$ 950,595**	**178,432**	**39,755**	**732,409**	**22.95%**	**$ 129,404**

WFRC Fund - Net Gain (Loss)	***$ 20,610***	***$ (5,943)***

ELECTRIC FUND
September 30, 2022

Monthly Target Percentage 25.00%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Charges for Services	$ 22,356,500	$ 6,112,283	-	$ 16,244,217	27.34%	$ 6,011,599
Sales Tax - Utility	1,552,700	423,882	-	1,128,818	27.30%	418,730
Other Revenue	240,000	106,234	-	133,766	44.26%	12,567
Investment Earnings	2,000	9,116	-	(7,116)	455.79%	189
Other Financing Sources	149,500	-	-	149,500	0.00%	-
Electric Fund Total	**$ 24,300,700**	**6,651,514**	**-**	**17,649,186**	**27.37%**	**$ 6,443,085**

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
850 Electric - Operations	$ 23,898,500	$ 4,840,087	$ 5,715,441	$ 13,342,972	44.17%	$ 5,082,981
860 Electric - Tree Trimming	402,200	95,675	-	306,525	23.79%	138,279
Electric Fund Total	**$ 24,300,700**	**4,935,762**	**5,715,441**	**13,649,497**	**43.83%**	**$ 5,221,260**
Electric Fund - Net Gain (Loss)		***1,715,752***				***1,221,825***

AMERICAN RESCUE PLAN ACT (ARPA)
9/30/2022 (Cumulative - Life to Date)

Monthly Target Percentage N/A

Department	Amended Budget	LTD Actual	Encumbrances	Remaining Budget	% Budget Used	*N/A* PY YTD Actuals
REVENUES						
Restricted Governmental	$ 14,541,000	14,541,846	-	(846)	100.01%	-
Investment Earnings	-	52,455	-	(52,455)	0.00%	-
Other Financing Sources	-	-	-	-	0.00%	-
General Fund Total	$ 14,541,000	14,594,301	-	(53,301)	100.37%	$ -

Department	Amended Budget	LTD Actual	Encumbrances	Remaining Budget	% Budget Used	PY YTD Actuals
EXPENDITURES						
445 Information Technology	$ 1,030,000	$ 98,534	$ 134,685	$ 796,781	22.64%	$ -
525 Public Safety (ARPA)	2,800,000	340,426	2,684,267	(224,694)	108.02%	-
540 Engineering	6,325,000	-	-	6,325,000	0.00%	-
638 Other Improvements	4,386,000	816,131	133,018	3,436,851	21.64%	-
General Fund Total	$ 14,541,000	1,255,092	2,951,970	10,333,938	28.93%	$ -
ARPA Fund - Net Gain (Loss)		***$ 13,339,209***				***$ -***

Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-434-
Submitted by:
Submitting Department: Administration
Meeting Date: November 1, 2022

SUBJECT
Review of Draft Agenda for Upcoming Regular Meeting

Recommendation:

Item Summary:

ATTACHMENTS
- DraftBOCAgendaNov202215.pdf

Wake Forest Board of Commissioners
Draft Meeting Agenda
November 15, 2022 at 6:00 PM
All items listed are for discussion and possible action.

Call to Order

Pledge of Allegiance

1. Approval of Agenda

2. Approval of Minutes

3. Presentations

3.A. Proclamation recognizing November 26, 2022 as "Small Business Saturday"

4. Public hearings / Public Comment

4.A. Public Hearing on LEGISLATIVE CASE RZ-22-02; Morris Subdivision; Consideration of a rezoning filed by FLM Engineering to rezone 22.95± acres located at 0 (portion), 1159, 1161, 1163, and 1164 (portion) N. Main Street, being Wake County Tax PINs 1841984646 (portion), 1851084059 (portion), 1841886835, 1841883996, 1841890142, and 1841987225 (portion) from Rural Holding District (RD) and General Residential 3 (GR3) to General Residential 10 Conditional District (GR10-CD).

4.B. Public Comment: If anyone would like to address the Board of Commissioners on an item other than a public hearing item during the time of public comment, please sign up with the Town Clerk prior to the meeting. Each speaker is asked to limit comments to 5 minutes. Please provide the clerk with copies of any handouts you have for the Board. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate Town Staff and may be scheduled for a future agenda. Thank you for your consideration of the Board of Commissioners, staff and other speakers.

5. Consent Agenda

(A Consent Agenda is a group of items passed with a single motion and vote. These matters are of a generally routine nature. No debate is allowable on any item included on the Consent Agenda. If a Commissioner or any citizen of Wake Forest or its ETJ wants

separate consideration of any item, it may be removed from the Consent Agenda by request.)

5.A. Approval of a resolution to schedule the public hearing and certify the sufficiency for a petition requesting non-contiguous annexation submitted by PNB Homes LLC, and Gail B Moody for properties located on Averette Road, being Wake County Tax PINs 1851-93-9056, 1861-02-0421, 1861-02-6148, 1851-91-9904, 1861-02-2044, 1861-02-6046, 1861-01-0709, 1861-01-4836. 1861-01-0635, and 1861-01-4639 and adjacent rights-of-way.

6. Legislative Items

7. Planning Items

7.A. Consideration of LEGISLATIVE CASE RZ-22-02; Morris Subdivision; Consideration of a rezoning filed by FLM Engineering to rezone 22.95± acres located at 0 (portion), 1159, 1161, 1163, and 1164 (portion) N. Main Street, being Wake County Tax PINs 1841984646 (portion), 1851084059 (portion), 1841886835, 1841883996, 1841890142, and 1841987225 (portion) from Rural Holding District (RD) and General Residential 3 (GR3) to General Residential 10 Conditional District (GR10-CD).

7.B. Consideration of QUASIJUDICIAL CASE SD-21-06 for a Major Subdivision and Site Master Plan for South White Street Townhomes filed by The Nau Company on behalf of the property owner, to subdivide ±7.98 acres located at 136 E. Holding Avenue and 720 E. Holding Avenue, being Wake County Tax PINs 1840388718 and 1840386367

8. Administration and Financial Items

9. Public Services Items

10. Parks and Recreation Items

11. Public Safety Items

12. Other Business

12.A. Department Monthly Report

12.B. Wake County Tax Release

12.C. Commissioner Reports

13. Adjournment

Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-659-
Submitted by: Lisa Hayes
Submitting Department: Administration
Meeting Date: November 1, 2022

SUBJECT
Consideration of an Ordinance Amending the Code of Ordinances Chapter 14, Article III, Section 14-66 thru 14-75 – Noise (Second Reading)

Recommendation:
Second Reading of Staff Recommended Changes and Adoption of Ordinance Change

Item Summary:

ATTACHMENTS

- Attachment A Ordinance 2022 XX Chapter 14 Article III Section 14-66 thru 14-75_Clean (1).docx
- Attachment_B_Chapter_14_Article_III_Section_14-66_thru_14-75_Noise_Edits.docx
- Summary Sheet_Consideration of an Ordinance Amending the Code of Ordinances Chapter 14.docx

ORDINANCE 2022-

ORDINANCE AMENDING CHAPTER 14,
ARTICLE III, SECTION 14-66 THRU 14-75 – NOISE
OF THE CODE OF ORDINANCES FOR THE TOWN OF WAKE FOREST, NORTH CAROLINA

WHEREAS, the current Noise Ordinance was last updated in 2010 through Ordinance No. 2010-03, adopted March 16, 2010; and

WHEREAS, previous adoption occurred in 2005 through Ordinance No. 2005-53 adopted November 15, 2005; and

WHEREAS, Updates to Chapter 14, Article 14-66 thru 14-75- Noise, of the Code of Ordinances for the Town of Wake Forest, North Carolina provide clarity, update quiet hours, simplify the permitting process, update enforcement and penalties, and terminate Resolution 2021-136 and which temporarily waived the noise ordinance permitting process in the downtown area.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest, to amend the Code of Ordinances as follows:

Sec. 14-66. Purpose

Noise exceeding certain levels or durations and during specific times of day may negatively impact the health, safety, and welfare of people living in, working in, or visiting the Town, to the detriment of their peaceful and quiet enjoyment of daily life. The purpose of this article is to regulate noises that tend to annoy, disturb, or frighten people by prohibiting or restricting noise from certain sources or exceeding certain sound levels, pursuant to the authority granted to the Town under N.C.G.S. 160A-174 and 160A-184.

Sec. 14-67. Applicability

Unless exempted by section 14-72, all sound, vibration, and other noise originating within the corporate limits of the Town of Wake Forest shall be subject to this article. Nothing in this article shall be construed to limit or prevent the Town or any person from pursuing any other legal remedies for damages or the abatement of noise.

Sec. 14-68. Definitions

For the purposes of this article, the following words and phrases shall have the following meanings:

Amplified sound: Any sound using electronic amplifying equipment, whose source is outside or whose source is inside, and the sound propagates to the outside or to other dwellings or interior locations under separate ownership or occupancy. Televisions or radios operating with no amplification other than their internal speakers and background music systems operated at a low amplification and not intended for entertainment shall not be deemed amplified sound.

ANSI: The American National Standards Institute or its successor body.

Authorized emergency vehicle: Any vehicle used in an official capacity in the performance of emergency work. Emergency vehicles typically include bright coloring on their exteriors, flashing lights that may be turned on, official insignia, or similar distinguishing features.

A-weighted sound level: The sound pressure level in decibels as measured on a sound level meter using the A-weighting network. The level so read is designated dB(A). A-weighted decibels are an expression of the relative loudness of sounds in air as perceived by the human ear. In the A-weighted system, the decibel values of sounds at low frequencies are reduced, compared with unweighted decibels, in which no correction is made for audio frequency.

dB(A): The sound level in decibels, determined by the "A" weighting scale of a standard sound level meter having characteristics defined by the ANSI, Publication ANSI, § 1.4-1983, for a Type 2 instrument.

Decibel (dB): The unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micronewtons per square meter.

Disturbing noise: Noise which is perceived by a human being of ordinary sensibilities as interrupting the normal peace and calm of the area. Factors can include, but are not limited to, the following: volume of noise, intensity of noise, unusual noise, natural versus unnatural noise, duration of the noise, and the time of day/night that the noise occurs.

Dwelling: Any building or structure that contains one or more dwelling units used, intended, or designed to be built, used, rented, leased, let, or hired out to be occupied, or that are occupied for living purposes.

Emergency work: Any work performed for the purpose of preventing or alleviating physical trauma or property damage threatened or caused by an existing or imminent peril.

Golf Course Greens: A smooth grassy area on a golf course at the end of a golf fairway as well as the fairway itself.

Mixed Use, Residential: Any use of a parcel or activity where a nonresidential use is vertically or horizontally integrated in one building.

Motor vehicle or *vehicle*: Any vehicle propelled on land by a motor, such as, but not limited to, passenger cars, trucks, truck-trailers, semi-trailers, campers, go-carts, automobiles, motorcycles, or buses. It shall exclude trains and emergency response vehicles such as police, fire and rescue vehicles.

Noise control officer: The Chief of Police or their designee, Planning Director or their designee, or other person designated by the Town Manager.

Nonresidential use or activity: Any use of a parcel or activity where the principal use does not consist of a dwelling.

Person: Any individual, corporation, partnership, firm, association, trust, estate, public or private institution, group, agency, political subdivision of the state, any other state or political subdivision or agency thereof, or any legal successor, representative, agent or agency of the foregoing.

Residential use or activity: Any use of a parcel where the principal use consists of a dwelling.

Responsible individual: For purposes of section 14-71, the individual who shall be in control of all sound producing or sound amplification equipment during activities subject to a permit issued in accordance with section 14-71.

Slow response: The measuring technique to obtain an average value when measuring a noise level that fluctuates over a range of four dB or more. By way of illustration only, a sound level meter set on "slow response" would record a sound level between two and six decibels less than the reading for a steadying signal of the same frequency and amplitude when a tone of 1,000 Hz and for duration of 0.5 seconds is applied.

Sound: An oscillation in pressure, particle displacement, particle velocity or other physical parameter, in a medium with internal forces that causes compression, and rarefaction of that medium. The description of sound may include any characteristic of such sound, including duration, intensity, and frequency.

Sound level: The weighted sound pressure level obtained using a sound level meter and frequency weighting network, such as A, B, or C as specified in the ANSI Specifications for sound level meters (ANSI S1.41971 or the latest approved version thereof). If the frequency weighting employed is not indicated, the A-weighting shall apply.

Sound level meter: An instrument used to measure sound levels.

Sound pressure level: 20 times the logarithms to the base 10 of the ratio of the root mean squared (RMS) sound pressure to the reference pressure of 20 micronewtons per square meter.

Source of sound or noise: Any animal, device, operation, process, activity, or phenomenon which emits or causes sound.

Substantiated and verified complaint: The complaints of two or more persons, at least one of whom resides in a different home from the other complaining person or persons, or the complaint of one or more persons, when combined with complaint of a noise control officer. The complaint will be reviewed based on the considerations listed in section 14-71(d). If there is sufficient evidence to support a conclusion that there is a failure to comply with this article or with the terms of a permit issued in accordance with section 14-71, the complaint shall be considered substantiated and verified. Factors in determining a violation will include those listed in the *"Disturbing Noise"* definition and may include statements of any complaining witnesses, including any pictures or audio/video documentation produced by complaining witnesses. The designated Town staff (designee) does not have to use a sound level meter in order to take enforcement action under this section.

Unreasonably loud noise: Noise having a volume or intensity that is substantially incompatible with its time and location to the extent that it creates an actual interference with peace or good order. A noise may be unreasonably loud based on the time of day; its proximity to residential structures; whether it is recurrent, intermittent, or constant; its volume and intensity; whether it has been enhanced in volume or range by any type of electronic or mechanical means; the character and zoning (if applicable) of the area; whether it is related to the normal operation of a business or other labor activity; and whether it may be controlled at its point of origin without unreasonable effort or expense.

Sec. 14-69. Noise measurement.

(a) For the purposes of this article, sound levels shall be measured by the noise control officer on the A-weighting scale on a sound level meter of standard design and quality having characteristics established by ANSI, using the techniques set out in this section.

(b) Measurement techniques.

(1) Noise measurements shall be made at the property line of the property where the noise to be measured is being generated. If measurement on private property is not possible or practical, noise measurements shall be made at the nearest property line of the complaining property. Such noise measurements shall be made at a height of at least four feet above the ground and at a point approximately ten feet away from walls, barriers, obstructions (trees, bushes, etc.) on a sound level meter operated on the A-weighted network. In the case of noises within multi-family or multi-tenanted structures, noise measurements shall be made in the unit occupied by the complainant at a height of at least four feet above the floor and at a point approximately equal-distant from all walls on a sound level meter operated on the A-weighted network.

(2) No individual other than the meter operator(s) shall be within ten feet of the sound level meter during the sample period.

(3) Sound measurements shall be conducted at a time of day when the source of the noise that gave rise to the complaint is emitting sound.

(4) The meter operator(s) shall determine the sound level measurement as follows:

a. Calibrate the sound level meter before use.

b. Set the sound level meter on the A-weighted sound level scale at a slow response.

c. Set the omnidirectional microphone in an approximately seventy-degree position in a location which complies with subsections (b)(1) and (2) above. The operator of the sound level meter shall face the noise source and record the meter's instantaneous response (reading) observed at consecutive ten-second intervals until 100 readings are obtained.

(5) It shall be unlawful for any person to interfere, through the use of sound or otherwise, with the taking of sound level measurements.

Sec. 14-70. Prohibited Acts and Activities

It shall be unlawful for any person to make, permit, or continue any unreasonably loud and disturbing noise in the Town. A person shall be deemed to make, permit, or continue noise if that person owns, manages, or operates any residence, business, or other location at which the noise is generated. The following acts and activities are hereby declared to be unreasonably loud and disturbing noise in violation of this section, but shall not be construed as exhaustive of all activities or acts which violate this section:

(1) Residential Use or Activity: Any noise exceeding 65 dB(A)

(2) Mixed Use, Residential: Any noise exceeding 65 dB(A)

(3) Non-Residential Use or Activity: Any noise exceeding 75 dB(A) except where a permit is issued for greater sound levels in accordance with section 14-71. Permits allow for dB(A)increases, but not a change in hours.

Use	Noise Limits	Permit Allowed to exceed dB(A)
Residential Use or Activity	Max 65dB(A)	No
Mixed Use, Residential	Max 65dB(A)	No
Non-Residential Use or Activity	Max 75dB(A)	Yes

(4) The sounding of a railroad locomotive whistle or horn for the period of time exceeding that which is required by law beyond that which is reasonably necessary to warn or alert others at road crossings at grade level of real or potential danger.

(5) The use of a gong, bell, or siren upon any motor vehicle, except for items listed in sections 14-72(2) and 14-72(3).

(6) The keeping of a bird or other animal which makes frequent or long continued sounds, such that a reasonably prudent person would recognize as likely to unreasonably disturb the comfort or repose of persons in the vicinity.

(7) The blowing of a steam whistle attached to a stationary boiler, except to give notice of the time to begin or stop work or as a warning of danger.

(8) The discharge into the open air of the exhaust of a steam engine, stationary internal combustion engine, motor vehicle or motorboat engine, except through a muffler or other device which effectively prevents unreasonably loud and disturbing or explosive sounds there from.

(9) The use of a mechanical device operated by compressed air unless the sounds created are effectively muffled and reduced.

(10) The sounding of a chime, bell, or gong attached to a building or premises which disturbs the quiet or repose of any human being in its vicinity, except as otherwise provided in section 14-72.

(11) The shouting and crying of peddlers, barkers, hawkers, or vendors which disturbs the quiet and peace.

(12) The firing or discharging of firearms, gun powder, or other combustible substance in the streets or elsewhere for the purpose of making noise or disturbance.

(13) Operating a front-end loader or other truck for trash or recycling collection on Sundays or outside the hours of 5:00 a.m. to 9:00 p.m. on any other day.

(14) Operating a commercial garage, vehicle washing station, or service station in a manner that causes unreasonable loud, disturbing sound outside the hours of 7:00 a.m. to 9:00 p.m.

(15) Operating a lawnmower or other motor-driven domestic tool creating a similar or greater sound level outside the hours of 7:00 a.m. to 9:00 p.m.

a. Mowing of golf course greens and town-maintained recreational playing fields are prohibited outside the hours of 6:00 a.m. and 9:00 p.m.

(16) Operating or allowing the operation of a motor vehicle:

a. By engaging in fast starts, spinning tires, racing engines or other operations which create unreasonably loud and disturbing noises.

b. Off the boundaries of a public street for racing or other operations which create unreasonably loud and disturbing noises.

c. To amplify sound from within the motor vehicle so that the sound is plainly audible outside the vehicle, except when used for business or political purposes which, in the normal course of conducting business, use sound-making devices.

d. By using devices that increase the engine sounds of an automobile, truck, motorcycle or other motor vehicle or conveyance, or the absence of a working muffling device for such engine sounds.

Sec. 14-71. Permit to Exceed Maximum Sound Levels

(a) An applicant may request, and the Planning Director or the Planning Director's designee may grant, a permit for a nonresidential use or activity to exceed the maximum sound levels set out in paragraph (1) of section 14-70, during the hours of 8:00 a.m. to 9:00 p.m. Sundays through Thursdays and 8:00 a.m. to 10:00 p.m. Fridays and Saturdays only. No permit shall be issued for activities outside these time periods, no event to exceed 85 dba.

(b) An application for a permit under this section shall be submitted to the Wake Forest Planning Department at least seven business days in advance of the commencement of the use or activity for which the permit is required. The application shall designate a responsible individual who shall be in control of the sound producing or sound amplification equipment. The responsible individual shall ensure that all sound during the event complies with the terms of the permit.

(c) The period of validity of a permit issued under this section shall not exceed 365 days, provided such activity is of a temporary duration lasting no longer than six hours during any 24-hour period.

(d) A single permit may be issued for multiple days of events, consecutive or otherwise.

(e) The Planning Director or the Planning Director's designee shall issue a permit under this section on determining the proposed use or activity will not generate unreasonably loud and disturbing noise, based on the following considerations:

(1) The use and activities permitted by the zoning regulations in the surrounding area;

(2) The intensity of sound levels regularly produced by activities and devices in the surrounding area;

(3) The time and duration of any proposed sound amplification;

(4) The proximity of the requested activity to commercial buildings and dwellings, and the density and intensity of development in surrounding commercial and residential areas;

(5) The history of verified complaints generated by previous activities similar in nature and context;

(6) Whether the sounds produced by such devices and activities are plainly audible, recurrent, intermittent, impulsive, or constant;

(7) Failure to complete the application properly; and

(8) The necessity of any requested amplification.

(f) An applicant that is denied a permit under this section may submit a copy of the denied permit application, together with a brief statement of the reasons the applicant believes the applicant is entitled to a permit, to the Town Manager, within a reasonable time after the permit is denied. The Town Manager shall have the discretion to grant an exception permit waiving location, time, and/or maximum sound level requirements, if the Town Manager determines that the applicant has made a substantial showing of legal entitlement to the waiver. The Town Manager shall promptly report the granting of any such exception permit to the Board of Commissioners.

(g) Any permit issued under this section may be revoked in accordance with Sec. 14-73.

Sec. 14-72. Exceptions

The following acts and activities are exempt from the provisions of this article:

(1) Equipment being used for construction, provided that all equipment is operated with all standard equipment manufacturer's mufflers and noise-reducing equipment in use and in proper operating condition.

(2) Noise of safety signals, warning devices, emergency pressure relief valves.

(3) Noise resulting from an authorized emergency vehicle.

(4) Chimes, bells, gongs, and other unamplified sounds generated by a religious institution, as defined in the Unified Development Ordinance.

(5) Noise resulting from parades, lawful picketing or other public demonstrations protected by the U.S. Constitution or federal law. Regulation of noise emanating from activities for which a permit has been issued in accordance

with section 14-71 shall be according to the conditions and limits stated in this article and according to any additional conditions stated on the permit.

(6) Sporting events.

(7) Unamplified and amplified sound at community concerts conducted, sponsored, or sanctioned by the Town.

(8) Noise from noisemakers on holidays and fireworks on holidays or at times allowed under a pyrotechnics permit issued pursuant to N.C.G.S. 14-410 et seq.

(9) All noises coming from the normal operations of properly equipped aircraft, but not including scale model aircraft.

(10) Practice sessions or performances by marching bands.

(11) Noise from trains and associated railroad rolling stock when operated in proper repair and manner.

(12) Small motors. The running of a motor not exceeding one horsepower on a refrigeration truck for the purpose of keeping perishable fruits, vegetables and all other perishable meats and foods contained in such a truck from spoiling, shall not constitute an unnecessary noise or disturbance within the meaning of this section.

(13) Emergency work performed for the purpose of preventing or alleviating physical trauma or property damage threatened or caused by an existing or imminent peril. This emergency exception includes maintenance, backup or upkeep ("maintenance") strictly necessary to keep emergency equipment, such as generators, in operating order as prescribed by the manufacturer.

(14) Noise created by the normal operations of the parks and recreation, police, public works and utilities departments of the town, including firearms training for police officers.

(15) The use of lawnmowers and similar domestic tools for periodic and customary landscaping maintenance activities, during the hours of 7:00 a.m. to 9:00 p.m. only.

Sec. 14-73. Enforcement

(a) The Town Manager, or their designees and noise control officer are authorized to enforce the provisions of this article.

(b) When it is determined that there is reasonable cause to believe that a person is in violation any of the provisions of this article based on verified complaints, the Town shall immediately notify the person of the violation. The notice shall be

delivered to the owner of record and to the property address on which the violation occurs. Notification will be served in any manner permitted by N.C.G.S. Chapter 1A-1 Rules of Civil Procedure.

(c) Once a verified complaint is confirmed, violators shall be issued a written citation in accordance with paragraph (e) below, which must be paid within 30 days of the issuance. The Town Attorney, or designee, is authorized to file suit on behalf of the Town to collect any unpaid citations, and the noise control officer are authorized to verify and sign complaints on behalf of the Town in such suits.

(d) It shall be a violation of this Article for any person to communicate a noise complaint to any Town staff or official, using the 911 system or otherwise, for the purpose of harassing the subject of the complaint, and knowing or having reason to know that no noise disturbance exists or existed.

(e) Civil penalty. Violation of this article shall subject the offender(s) to a civil penalty in the amount of 250.00. If there is more than one violation within any six-month period, then the civil penalty shall be increased for each additional violation over one during such period, as follows. The date of the first violation shall establish the beginning date for the initial six-month period. The next violation within that six-month period shall be considered the second violation. Any violations that follow within that six-month period shall be numbered sequentially. The penalty shall be:

(1) Second offense within same six-month period: $500.00.

(2) Third offense within same six-month period: $750.00.

(3) Fourth offense within same six-month period: $1,000.00.

(4) Fifth and any subsequent offense(s) within same six-month period: $2,000.00 per offense.

(f) Once the six-month period has expired for a violation in accordance with paragraph (e) above, the next violation shall be a first violation for the purposes of establishing a new six-month period. In the event there are more than five violations within any 12-month period (two six-month cycles), then each violation after the fifth occurrence shall subject the violator(s) to a civil penalty of $2,000.00, notwithstanding paragraph (e) above.

(g) Revocation of permit. The Planning Director may revoke a permit issued in accordance with section 14-71 if the Planning Director determines the terms of the permit are not being met or if four or more substantiated and verified complaints related to the use or activity for which the permit was issued are received by the Town. If a permit is revoked under this section, no permit may be issued under

section 14-71 to the same applicant or for the same property within 12 months of the date the permit is revoked.

(h) No new permits. Any residential or nonresidential property that has outstanding civil or criminal penalties will not be issued any new permits until all penalties are paid in full.

(i) Equitable remedies. This article may also be enforced through equitable remedies issued by a court of competent jurisdiction.

(j) Criminal penalty. In addition to, or in lieu of, such civil penalties or other remedies, violation of this article shall constitute a Class 3 misdemeanor.

Sec. 14-74 Severability

If any provision of this act or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or application of this act which can be given effect without the invalid provision or application, and to this end the provisions of this act are declared to be severable.

Adopted and effective this day of 2022.

_____

Vivian A. Jones
Mayor

ATTEST:

APPROVED AS TO FORM:

_____

Theresa Savary
Town Clerk

_____

Hassan Kingsberry
Town Attorney

.ARTICLE III. NOISE[1]_EDITS

Additions are shown as BOLD & DOUBLE UNDERLINED

Deletions are shown with ~~strikethrough text~~

Sec. 14-66. Purpose

Noise exceeding certain levels or durations and during specific times of day may negatively impact the health, safety, and welfare of people living in, working in, or visiting the Town, to the detriment of their peaceful and quiet enjoyment of daily living activities. The purpose of this article is to regulate noises that tend to annoy, disturb, or frighten people by prohibiting or restricting noise from certain sources or exceeding certain sound levels, pursuant to the authority granted to the Town under N.C.G.S. 160A-174 and 160A-184.

Sec. 14-67. Applicability

Unless exempted by section 14-72, all sound, vibration, and other noise originating within the corporate limits of the Town of Wake Forest shall be subject to this article. Nothing in this article shall be construed to limit or prevent the Town or any person from pursuing any other legal remedies for damages or the abatement of noise.

~~Sec. 14-66. Loud, disturbing noises prohibited, generally~~

~~Subject to the provisions of sections 14-68 through 14-75, it shall be unlawful for any person to create or assist in creating any unreasonably loud, disturbing noise in the Town taking into consideration the volume, duration, frequency, and other characteristics of the sound. A person shall be deemed to create or assist in creating noise if that person owns, manages, or operates any residence, business, or location at which the noise is generated.~~

[1]Editor's note(s)—Ord. No. 2005-53, adopted Nov. 15, 2005, repealed former art. III, § 14-66, in its entirety and enacted new provisions as herein set out. Former art. III pertained to similar subject matter and derived from the Code of 1985.

State law reference(s)—Authority to regulate noise, G.S. 160A-184.

~~(Ord. No. 2005-53, 11-15-2005)~~

Sec. 14-6~~7~~8. Definitions

For the purpose of this article, the following words and phrases shall have the following meanings: ~~are defined below unless it shall be apparent from the context that a different meaning is intended:~~

*Amplified sound: A*ny sound using electronic amplifying equipment, whose source is outside or whose source is inside and the sound propagates to the outside or to other dwellings or interior locations under separate ownership or occupancy. Televisions or radios operating with no amplification other than their internal speakers and background music systems operated at a low amplification and not intended for entertainment shall not be deemed amplified sound.

ANSI: The American National Standards Institute or its successor body.

~~*Amplified entertainment* shall mean any type of music or other entertainment delivered through and by an electronic system. Televisions operating with no amplification other than their internal speakers and background music systems operated at a low amplification and not intended for entertainment shall not be deemed amplified entertainment.~~

A-weighted sound level: The sound pressure level in decibels as measured on a sound level meter using the A-weighting network. The level so read is designated dB(A). A-weighted decibels are an expression of the relative loudness of sounds in air as perceived by the human ear. In the A-weighted system, the decibel values of sounds at low frequencies are reduced, compared with unweighted decibels, in which no correction is made for audio frequency.

Authorized emergency vehicle: Any vehicle used in an official capacity in the performance of emergency work. Emergency vehicles typically include bright coloring on their exteriors, flashing lights that may be turned on, official insignia, or similar distinguishing features

dB(A): The sound level in decibels, determined by the "A" weighting scale of a standard sound level meter having characteristics defined by the ANSI, Publication ANSI, § 1.4-1983, for a Type 2 instrument.

Decibel (dB): A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micronewtons per square meter.

Disturbing noise: Noise which is perceived by a person of ordinary sensibilities as interrupting the normal peace and calm of the area. Factors can include, but are not limited to, the following: volume of noise, intensity of noise, unusual noise, natural versus unnatural noise, duration of the noise, and the time of day/night that the noise occurs.

Dwelling: Any building or structure that contains one or more dwelling units used, intended, or designed to be built, used, rented, leased, let, or hired out to be occupied, or that are occupied for living purposes.

Emergency work: Any work performed for the purpose of preventing or alleviating physical trauma or property damage threatened or caused by an existing or imminent peril.

Golf Course Greens: A smooth grassy area on a golf course at the end of a golf fairway as well as the fairway itself.

Mixed Use, Residential: Any use of a parcel or activity where a nonresidential use is vertically or horizontally integrated in one building.

Motor vehicle or *vehicle*~~:, shall mean a~~Any vehicle propelled on land by a motor, such as, but not limited to, passenger cars, trucks, truck-trailers, semi-trailers, campers, go-carts, automobiles, motorcycles or buses. It shall exclude trains and emergency response vehicles such as police, fire and rescue vehicles.

Noise control officer:~~,~~ The Chief of Police or their designee, Planning Director or their designee, ~~any police officer,~~ or other person ~~so~~ designated by the Town Manager.

Nonresidential use or activity: Any use of a parcel or activity where the principal use does not consist of a dwelling.

Person: ~~shall mean a~~Any individual, corporation, partnership, firm, association, trust, estate, public or private institution, group, agency, political subdivision of this state, any other state or political subdivision or agency thereof or any legal successor, representative, agent or agency of the foregoing.

Residential use or activity: Any use of a parcel where the principal use consists of a dwelling.

Responsible individual: For purposes of section 14-71, the individual who shall be in control of all sound producing or sound amplification equipment during activities subject to a permit issued in accordance with section 14-71.

Slow response: A measuring technique to obtain an average value when measuring a noise level that fluctuates over a range of four dB or more. By way of illustration only, a sound level meter set on "slow response" would record a sound level between two and six decibels less than the reading for a steadying signal of the same frequency and amplitude when a tone of 1,000 Hz and for duration of 0.5 seconds is applied.

Sound: An oscillation in pressure, particle displacement, particle velocity or other physical parameter, in a medium with internal forces that causes compression, and rarefaction of that medium. The description of sound may include any characteristic of such sound, including duration, intensity and frequency.

Sound level: The weighted sound pressure level obtained using a sound level meter and frequency weighting network, such as A, B, or C as specified in the ANSI Specifications for sound level meters (ANSI S1.41971 or the latest approved version thereof). If the frequency weighting employed is not indicated, the A-weighting shall apply.

Sound level meter: An instrument used to measure sound levels.

Source of sound or noise: Any animal, device, operation, process, activity, or phenomenon which emits or causes sound.

Substantiated and verified complaint: The complaints of two or more persons, at least one of whom resides in a different home from the other complaining person or persons, or the complaint of one or more persons, when combined with complaint of a noise control officer. The complaint will be reviewed based on the considerations listed in section 14-71(d). If there is sufficient evidence to support a conclusion that there is a failure to comply with this article or with the terms of a permit issued in accordance with section 14-71, the complaint shall be considered substantiated and verified. Factors in determining a violation will include those listed in the *"Disturbing Noise"* definition and may include statements of any complaining witnesses, including any pictures or audio/video documentation produced by complaining witnesses. The designated Town staff (designee) does not have to use a sound level meter in order to take enforcement action under this section.

Unreasonably loud noise: Noise having a volume or intensity that is substantially incompatible with its time and location to the extent that it creates an actual interference with peace or good order. A noise may be unreasonably loud based on the time of day; its proximity to residential structures; whether it is recurrent, intermittent, or constant; its volume and intensity; whether it has been enhanced in volume or range by any type of electronic or mechanical means; the character and zoning (if applicable) of the area; whether it is related to the normal operation of a business or other labor activity; and whether it may be controlled at its point of origin without unreasonable effort or expense.

~~*Unnecessary noise* shall mean any excessive or unusually loud sound or any sound which disturbs the peace and quiet of any neighborhood or which does annoy, disturb, injure or endanger the comfort, repose, health, peace or safety of any person or causes damage to property or business.~~

~~*Technical terms:*~~

~~(1) Amplified sound: Any sound using amplifying equipment, whose source is outside or whose source is inside and the sound propagates to the outside or to other dwellings or interior locations under separate ownership or occupancy.~~

~~(2) A-weighted sound level: The sound pressure level in decibels as measured on a sound level meter using the A-weighting network. The level so read is designated dB(A). A-weighted decibels are an expression of the relative loudness of sounds in air as perceived by the human ear. In the A-weighted system, the decibel values of sounds at low frequencies are reduced, compared with unweighted decibels, in which no correction is made for audio frequency.~~

~~(2) dB(A) means the sound level in decibels, determined by the "A" weighting scale of a standard sound level meter having characteristics defined by the ANSI, Publication ANSI, § 1.4-1983, for a Type 2 instrument.~~

~~(3) Decibel (dB): A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micronewtons per square meter.~~

~~(4) Noise: As used herein, unreasonably loud, disturbing sound levels taking into consideration the volume, duration, frequency and other characteristics of the sound.~~

~~(5) Sound: An oscillation in pressure, particle displacement, particle velocity or other physical parameter, in a medium with internal forces that causes compression,~~

~~and rarefaction of that medium. The description of sound may include any characteristic of such sound, including duration, intensity, and frequency.~~

~~(6) Sound pressure level: 20 times the logarithms to the base 10 of the ratio of the root mean squared (RMS) sound pressure to the reference pressure of 20 micronewtons per square meter.~~

~~(7) Sound-level meter: An instrument which includes a microphone, amplifier, RSM detector, integrator, or time average, output meter and weighting network used to measure sound pressure levels.~~

~~(8) Sound level: The weighted sound pressure level obtained using a sound level meter and frequency weighting network, such as A, B, or C as specified in the ANSI Specifications for sound level meters (ANSI S1.41971 or the latest approved version thereof). If the frequency weighting employed is not indicated, the A-weighting shall apply.~~

~~(9) Sound source: Any person, animal, device, operation, process, activity, or phenomenon which emits or causes sound.~~

~~(10) Slow response: A measuring technique to obtain an average value when measuring a noise level that fluctuates over a range of four dB or more. By way of illustration only, a sound level meter set on "slow response" would record a sound level between two and six decibels less than the reading for a steadying signal of the same frequency and amplitude when a tone of 1,000 Hz and for duration of 0.5 seconds is applied.~~

(Ord. No. 2005-53, 11-15-2005; Ord. No. 2010-03, 3-16-2010)

Sec. 14-~~68~~ 69. Noise measurement.

(a) For the purpose of ~~determining db(A)'s as referred to in~~ this article, sound levels shall be measured by the noise control officer on the A-weighting scale on a sound level meter of standard design and quality having characteristics established by ~~American National Standards Institute~~ ANSI~~,~~ using the techniques set out in this section.

(b) Measurement techniques.

(1) Noise measurements shall be made at the property line of the property where the noise to be measured is being generated. If measurement on private property is not possible or practical, noise measurements shall ~~may~~ be made at the nearest property line of the complaining property. ~~boundary of the public right-of-way which adjoins the complaining property.~~ Such noise

measurements shall be made at a height of at least four feet above the ground and at a point approximately ten feet away from walls, barriers, obstructions (trees, bushes, etc.) on a sound level meter operated on the ~~"A"~~ A-weighted network. ~~ed sound level scale.~~ In the case of noises within multi-family or multi-tenanted structures, noise measurements shall be made in the ~~complaining~~ unit occupied by the complainant at a height of at least four feet above the floor and at a point approximately equal-distant from all walls on a sound level meter operated on the ~~"A"~~ A-weighted network. ~~sound level scale.~~

(2) No individual other than the meter operator(s) shall be within ten feet of the sound level meter during the sample period.

(3) Sound measurements shall be conducted at a ~~that~~ time of day ~~or night~~ when the ~~suspect noise~~ source of the noise that gave rise to the complaint is emitting sound.

(4) The meter operator(s) shall determine the sound level measurement ~~shall be determined~~ as follows:

a. Calibrate the sound level meter ~~within one hour~~ before use.

b. Set the sound level meter on the ~~"~~A~~"~~ ~~-~~weighted sound level scale at a slow response.

c. Set the omnidirectional microphone in an approximately seventy-degree position in a location which complies with subsections (b)(1) and (2) above. The operator of the sound level meter shall face the noise source and record the meter's instantaneous response (reading) observed at consecutive ten-second intervals until 100 readings are obtained.

d. ~~Recalibrate the sound level meter after use.~~

(5) It shall be unlawful for any person to interfere, through the use of sound or otherwise, with the taking of sound level measurements.

(Ord. No. 2005-53, 11-15-2005; Ord. No. 2010-03, 3-16-2010)

Sec. 14-~~69~~. 70 ~~Particular sounds prohibited.~~ Prohibited Acts and Activities

It shall be unlawful for any person to make, permit, or continue any unreasonably loud and disturbing noise in the Town. A person shall be deemed to make, permit, or continue noise if that person owns, manages, or operates any residence, business, or other location at which the noise is generated. The following acts and activities are hereby declared to be unreasonably loud and disturbing noise in violation of this

section, but shall not be construed as exhaustive of all activities or acts which violate this section:

(1) Residential Use or Activity: Any noise exceeding 65 dB(A)

(2) Mixed Use, Residential: Any noise exceeding 65 dB(A)

(3) Non-Residential Use or Activity: Any noise exceeding ~~70 dB(A) Sundays through Thursdays or~~ 75 dB(A) ~~Fridays and Saturdays Sunday - Saturday,~~ except where a permit is issued for greater sound levels in accordance with section 14-71. Permits allow for dB(A)increases, but not a change in hours.

Use	Noise Limits	Permit Allowed to exceed dB(A)
Residential Use or Activity	Max 65dB(A)	No
Mixes Use, Residential	Max 65dB(A)	No
Non-Residential Use or Activity	Max 75dB(A)	Yes

(4) The sounding of a railroad locomotive whistle or horn for the period of time exceeding that which is required by law beyond that which is reasonably necessary to warn or alert others at road crossings at grade level of real or potential danger.

(5) The use of a gong, bell, or siren upon any motor vehicle, except for items listed in sections 14-72(2) and 14-72(3).

(6) The keeping of a bird or other animal which makes frequent or long continued sounds, such that a reasonably prudent person would recognize as likely to unreasonably disturb the comfort or repose of persons in the vicinity.

(7) The blowing of a steam whistle attached to a stationary boiler, except to give notice of the time to begin or stop work or as a warning of danger.

(8) The discharge into the open air of the exhaust of a steam engine, stationary internal combustion engine, motor vehicle or motorboat engine, except through a muffler or other device which effectively prevents unreasonably loud and disturbing or explosive sounds there from.

(9) The use of a mechanical device operated by compressed air unless the sounds created are effectively muffled and reduced.

(10) The sounding of a chime, bell, or gong attached to a building or premises which disturbs the quiet or repose of any human being in its vicinity, except as otherwise provided in section 14-72.

(11) The shouting and crying of peddlers, barkers, hawkers, or vendors which disturbs the quiet and peace.

(12) The firing or discharging of firearms, gun powder, or other combustible substance in the streets or elsewhere for the purpose of making noise or disturbance.

(13) Operating a front-end loader or other truck for trash or recycling collection on Sundays or outside the hours of 5:00 a.m. to 9:00 p.m. on any other day.

(14) Operating a commercial garage, vehicle washing station, or service station in a manner that causes unreasonable loud, disturbing sound outside the hours of 7:00 a.m. to 9:00 p.m.

(15) Operating a lawnmower or other motor-driven domestic tool creating a similar or greater sound level outside the hours of 7:00 a.m. to 9:00 p.m.

a) Mowing of golf course greens and recreational playing fields is prohibited outside the hours of 6:00 a.m. and 9:00 p.m.

(16) Operating or allowing the operation of a motor vehicle:

a. By engaging in fast starts, spinning tires, racing engines or other operations which create unreasonably loud and disturbing noises.

b. Off the boundaries of a public street for racing or other operations which create unreasonably loud and disturbing noises.

c. To amplify sound from within the motor vehicle so that the sound is plainly audible outside the vehicle, except when used for business or political purposes which, in the normal course of conducting business, use sound-making devices.

d. By using devices that increase the engine sounds of an automobile, truck, motorcycle or other motor vehicle or conveyance, or the absence of a working muffling device for such engine sounds.

~~The following acts and activities, among others, are hereby declared to be unreasonably loud and disturbing sound levels in violation of section 14-66. This enumeration shall not be construed to be an exclusive list of activities or acts which violate section 14-66:~~

~~(4) The sounding of a railroad locomotive whistle or horn for the period of time exceeding that which is required by law beyond that which is reasonably necessary to warn or alert others at road crossings at grade level of some real or potential danger.~~

~~(2) The use of any gong, bell or siren upon any motor vehicle. Expect for items listed in section 14-74(2), (3),~~

~~(3) The keeping of any animal or bird which makes frequent or long continued sounds, such that a reasonably prudent person would recognize as likely to unreasonably disturb the comfort or repose of persons in the vicinity.~~

~~(4) The blowing of any steam whistle attached to any stationary boiler except to give notice of the time to begin or stop work or as a warning of danger.~~

~~(5) The discharge into the open air of the exhaust of any steam engine, stationary internal combustion engine, motor vehicle or motor boat engine, except through a muffler or other device which effectively prevents unreasonably loud and disturbing or explosive sounds there from.~~

~~(6) The use of any mechanical device operated by compressed air unless the sounds created are effectively muffled and reduced.~~

~~(7) The sounding of any chime, bell or gong attached to any building or premises which disturbs the quiet or repose of any person in the vicinity thereof.~~

~~(8) The shouting and crying of peddlers, barkers, hawkers and vendors which disturbs the quiet and peace. of a residential neighborhood.~~

~~(9) The firing or discharging of firearms, gun powder or other combustible substance in the streets or elsewhere for the purpose of making noise or disturbance. any kind of gun and the firing, discharge or ignition of squibs, firecrackers, gunpowder or other pyrotechnics, except with a permit as set forth in section 14-73~~2~~, which shall be subject to the approval of the chief of police, provided that squibs, firecrackers and other pyrotechnics may only be fired, discharged or ignited at public events.~~

~~(Ord. No. 2005-53, 11-15-2005)~~

~~Sec. 14-70. Sounds impacting residential life.~~

~~(a) The following acts and activities shall be unlawful in any residentially zoned area of the town with residential or within 300 feet of any occupied residential structure in all zoning districts of the town:~~

~~(1) Operating a front-end loader or other truck for collection except on Monday through Friday between the hours of 7:00 a.m. and 8:00 p.m. The violator is the operator of the front-end loader or truck, the employer of the operator or the person which possesses or controls the front-end loader or truck used by the operator.~~

~~(2) Performing construction work or operating construction machinery except on Monday through Friday between the hours of 7:00 a.m. and 8:00 p.m. and between the hours of 8:00 a.m. and 6:00 p.m. on Saturdays, Sundays, except in the case of urgent necessity in the interest of public health and safety.~~

~~(3) Operating any garage, or service station so as to cause unreasonable loud, disturbing sound to be emitted except between the hours of 7:00 a.m. and 9:00 p.m. on any day.~~

~~(4) Operating lawnmowers and other motor-driven domestic tools out-of-doors, except between the hours of 67:00 a.m. and 9:00 p.m. Monday through Sunday. ; except the mowing of golf course greens and recreational playing fields is allowed on any day between the hours of 6:00 a.m. and 9:00 p.m.~~

~~(5) PA systems outside of buildings.~~

(b~~) This section shall not apply to acts and activities which are carried on in such a manner or in such a location as not to create sound exceeding 60 db(A) within any residentially zoned area or within 300 feet of any occupied residential structure in all zoning districts, or to any emergency operations designed to protect the public health or safety.~~

(Ord. No. 2005-53, 11-15-2005)

~~Sec. 14-71. Amplified sound.~~

~~(a) It shall be unlawful to:~~

~~so as to create sounds registering 60 dB(A) or greater between the hours of 9:00 a.m. and 9:00 p.m., or 50 dB(A) or greater between 9:00 p.m. and 9:00 a.m., as measured anywhere within the boundary line of the nearest residentially occupied property, except in accordance with a permit obtained from the town. To determine if this limit is being exceeded, sounds may be measured at or beyond any property line of the premises covered by the permit.~~

~~(2) As to multifamily structures including town homes, apartments, condominiums, or other residential structures or arrangements where property~~

~~lines cannot readily be determined, it shall be unlawful to operate or allow the operation of any sound amplification equipment so as to create sounds registering 60 dB(A) or greater between 9:00 a.m. and 9:00 p.m., or 50 db(A) or greater between the hours of 9:00 p.m. and 9:00 a.m., as measured from any point within the interior of another residential unit in the same complex or within the boundary line of the nearest residentially occupied property, except in accordance with a permit obtained from the town.~~

~~(3) As to places of public entertainment, including, but not limited to, restaurants, taverns and bars, coffeehouses and private clubs, to operate or allow the operation of any sound amplification equipment so as to create sounds registering more than 65 dB(A) between 9:00 a.m. and 9:00 p.m., or 50 dB(A) between 9:00 p.m. and 9:00 a.m., as measured anywhere within the boundary line of the nearest residentially occupied property, hotel, motel, hospital, or rest home, except in accordance with a permit obtained from the town.~~

~~(4) Operate or allow the operation of any sound amplification equipment for advertising purposes or otherwise to attract customers so as to cast sounds which are unreasonably loud and disturbing or which register more than 60 d(A) at or on the boundary of the nearest public right-of-way or park.~~

~~(5) Operate or allow the operation for personal use of any sound amplification equipment on the public right-of-way, including streets or sidewalks, or in the public parks so as to produce sounds registering more than 60 db(A) at any point 50 feet or more from any electromechanical speaker emitting sound between the hours of 9:00 a.m. and 9:00 p.m., or 50 db(A) 50 feet or more from any electromechanical speaker between the hours of 9:00 p.m. and 9:00 a.m. except in regards to section 14-71 (6).~~

(b) ~~The foregoing limitations on the operation of sound amplification equipment shall not apply to the operation of horns, sirens, loudspeakers or other emergency warning devices actually being used in emergency circumstances.~~

~~Decibel Level Table~~

~~Use~~	~~Days~~	~~Time~~	~~Max. Decibels dB(A)~~
~~Town-wide~~	~~Sunday—Thursday~~ ~~Friday-Saturday~~	~~8 a.m.—9 p.m.~~ ~~8 a.m.—10 p.m.~~	~~70~~ 60 ~~75~~ 65

~~Public entertainment~~	~~Monday – Sunday~~	~~9 a.m. – 9 p.m.~~ ~~9 p.m. – 9 a.m.~~	~~65~~ ~~50~~
~~Recreational activities~~	~~Monday – Sunday~~	~~7 a.m. – 10:30 p.m.~~	~~No established limit~~
~~Garbage~~	~~Monday – Friday~~	~~7 a.m. – 8 p.m.~~	~~No established limit~~
~~Construction~~	~~Monday – Friday~~ ~~Saturday – Sunday~~	~~7 a.m. – 8 p.m.~~ ~~8 a.m. – 6 p.m.~~	~~No established limit~~
~~Lawnmowers~~	~~Monday – Sunday~~	~~7 a.m. – 9 p.m.~~	~~No established limit~~

* See section 14-74 for exceptions~~, in general sound levels should not exceed 60 dB (A) as outlined in section 14-71.~~

~~Typical Decibel Levels~~

~~Type of Activity~~	~~dB(A)~~
~~Quiet residential area~~	~~40~~
~~Freeway traffic~~	~~70~~
~~Heavy traffic~~	~~85~~
~~Lawn mower~~	~~90~~
~~Car horn, leaf blower~~	~~110~~
~~Football game (stadium)~~	~~117~~
~~Chain saw~~	~~125~~
~~Fireworks (at 3 feet)~~	~~162~~

(Ord. No. 2005-53, 11-15-2005; Ord. No. 2010-03, 3-16-2010)

Sec. 14-71. Permit to Exceed Maximum Sound Levels

(a) An applicant may request, and the Planning Director or the Planning Director's designee may grant, a permit for a nonresidential use or activity to exceed the maximum sound levels set out in paragraph (1) of section 14-70, during the hours of 8:00 a.m. to 9:00 p.m. Sundays through Thursdays and 8:00 a.m. to 10:00 p.m.

Fridays and Saturdays only. No permit shall be issued for activities outside these time periods.

(b) An application for a permit under this section shall be submitted to the Wake Forest Planning Department at least seven business days in advance of the commencement of the use or activity for which the permit is required. The application shall designate a responsible individual who shall be in control of the sound producing or sound amplification equipment. The responsible individual shall ensure that all sound during the event complies with the terms of the permit.

(c) The period of validity of a permit issued under this section shall not exceed 365 days. A single permit may be issued for multiple days of events, consecutive or otherwise, provided such activity is of a temporary duration lasting no longer than six hours during any 24-hour period.

(d) The Planning Director or the Planning Director's designee shall issue a permit under this section on determining the proposed use or activity will not generate unreasonably loud and disturbing noise, based on the following considerations:

(1) The use and activities permitted by the zoning regulations in the surrounding area;

(2) The intensity of sound levels regularly produced by activities and devices in the surrounding area;

(3) The time and duration of any proposed sound amplification;

(4) The proximity of the requested activity to commercial buildings and dwellings, and the density and intensity of development in surrounding commercial and residential areas;

(5) The history of verified complaints generated by previous activities similar in nature and context;

(6) Whether the sounds produced by such devices and activities are plainly audible, recurrent, intermittent, impulsive, or constant;

(7) Failure to complete the application properly; and

(8) The necessity of any requested amplification.

(i) An applicant that is denied a permit under this section may submit a copy of the denied permit application, together with a brief statement of the reasons the applicant believes the applicant is entitled to a permit, to the Town Manager,

within a reasonable time after the permit is denied. The Town Manager shall have the discretion to grant an exception permit waiving location, time, and/or maximum sound level requirements, if the Town Manager determines that the applicant has made a substantial showing of legal entitlement to the waiver. The Town Manager shall promptly report the granting of any such exception permit to the Board of Commissioners.

(j) Any permit issued under this section may be revoked in accordance with Sec. 14-73.

Sec. 14-72. ~~Outdoor amplified permits~~.

~~(a) *Permits to exceed noise levels.* Applications for a permit to exceed the noise levels specified in this article may be made for the following outdoor activities:~~

~~(1) The firing, discharge or ignition of squibs, firecrackers, gunpowder or other pyrotechnics, provided that squibs, firecrackers and other pyrotechnics may only be fired, discharged or ignited at public events.~~

~~(2) The operation of any sound amplification equipment so as to create sounds registering 60 db(A) or greater between the hours of 9:00 a.m. and 9:00 p.m., or 50 db(A) or greater between 9:00 p.m. and 9:00 a.m., as measured at or beyond any property line of the premises on which the sound amplification equipment is being operated.~~

~~(b) Any sound resulting from activities of a temporary duration permitted by law and for which a license or permit has been granted by the city or a state or federal agency when such sounds do not exceed the conditions and limits stated in the license or permit;~~

~~*Application.* Applications shall be submitted to the department of planning and inspections at least 20 working days in advance of the planned use. The application shall designate an individual person, persons, or organization who shall be in control of the sound amplification equipment or of the firing or discharge of pyrotechnics, and who shall be responsible for seeing that the activity complies with the terms of the permit. The application will specify the dates, hours, and type of use that will occur on the property.~~

~~(c)~~ (h) ~~*Nearby property owner notification.* In the case of permits for the activity specified in this section, the applicant shall be responsible for mailing to the occupants of each property within a one-thousand-foot radius of the property or facility for which the permit has been has been applied, shown on the county tax maps, a~~

~~notice on a form provided by the noise control officer showing the date and hours of the event. The notice shall be delivered within 72 hours of the permit application being submitted to the department of planning and inspections. The permit will not be approved by the town until the applicant submits an affidavit to confirming that such notices were have actually been mailed.~~

(d) ~~*Number of hours, day of operation.* No person, property, or establishment may be granted more than one permit for activities involving the use of sound amplification equipment in a three-month period. No permit will be granted for an activity involving sound amplification equipment lasting more than four consecutive hours in a 24-hour period. Permits involving the use of sound amplification equipment will only be granted for activities occurring on Fridays and Saturdays during the hours of 6:00 p.m. to 12:00 a.m. (midnight).~~

~~(e) *Not permitted in residentially occupied boundaries.* In no event shall a permit be granted which allows the creation of sounds registering more than 70 db(A) at any point on or within the boundary line of the nearest residentially occupied property.~~

(f) (i) *Denial; exceptional permit*. If an applicant has been denied a permit under this section and believes the denial is illegal by virtue of applicable state or federal law, the applicant shall promptly submit a copy of the denied permit application together with a short statement of the reasons the applicant believes he is entitled to a permit to the town manager. The Ttown Mmanager shall have the discretion to grant an exception permit waiving location, time, and/or db(A) requirements, upon the determination by the town manager that the applicant has made a substantial showing of legal entitlement. Any such exception permit shall be promptly reported to the town council.

(Ord. No. 2005-53, 11-15-2005; Ord. No. 2010-03, 3-16-2010)

~~Sec. 14-73. Motor vehicles~~

~~It shall be unlawful to operate or allow the operation of any motor vehicle in the town:~~

~~(1) By engaging in fast starts, spinning tires, racing engines or other operations which create unreasonably loud and disturbing noises.~~

~~(2) Off the boundaries of a public street for racing or other operations which create unreasonably loud and disturbing noises.~~

~~(3) To amplify sound produced by a radio, tape player, compact disc player or other sound-making device or instrument from within the motor vehicle so~~

~~that the sound is plainly audible outside the vehicle. This subsection shall not apply to motor vehicles used for business or political purposes which, in the normal course of conducting business, use sound-making devices.~~

~~(4) By using devices that increase the engine sounds of an automobile, truck, motorcycle or other motor vehicle or conveyance, or the absence of a working muffling device for such engine sounds.~~

(Ord. No. 2005-53, 11-15-2005)

~~Sec. 14-74. Exceptions.~~ Sec. 14-72 Exceptions.

The following acts and activities are exempt from the provisions of this article:

Equipment being used for construction, provided that all equipment is operated with all standard equipment manufacturer's mufflers and noise-reducing equipment in use and in proper operating condition. ~~Sound emanating from scheduled outdoor sporting events.~~ (2) Noise of safety signals, warning devices, emergency pressure relief valves ~~and all church bells~~.

(3) Noise resulting from any authorized emergency vehicle.

(4) Chimes, bells, gongs, and other unamplified sounds generated by a religion institution, as defined in the Unified Development Ordinance.

(~~5~~) Noise resulting from parades, lawful picketing or other public demonstrations protected by the U.S. Constitution or federal law. Regulation of noise emanating from activities for which a permit has been issued in accordance with Section 14-71 ~~under permit~~ shall be according to the conditions and limits stated in this article and according to any additional conditions stated on the permit.

(6) Sporting events.

(7) Unamplified and amplified sound at community concerts conducted, sponsored or sanctioned by the town.

(8) Noise from noisemakers on holidays and fireworks on holidays or at times allowed under a pyrotechnics permit issued pursuant to N.C.G.S. 14-410 et seq.

(9) All noises coming from the normal operations of properly equipped aircraft, but not including scale model aircraft.

(10) Practice sessions or performances by marching bands.

(11) Noise from trains and associated railroad rolling stock when operated in proper repair and manner.

(12) Small motors. The running of a motor not exceeding one horsepower on a refrigeration truck for the purpose of keeping perishable fruits, vegetables and all other perishable meats and foods contained in such a truck from spoiling, shall not constitute an unnecessary noise or disturbance within the meaning of this section.

~~(11)~~ (12) Emergency work performed for the purpose of preventing or alleviating physical trauma or property damage threatened or caused by an existing or imminent peril. This emergency exception includes maintenance, backup or upkeep ("maintenance") strictly necessary to keep emergency equipment, such as generators, in operating order as prescribed by the manufacturer. , ~~provided such maintenance is done only on weekdays between the hours of 9:00 a.m. and 4:00 p.m., sounds created do not exceed 80 db(A), the equipment is maintained as far from the property line as reasonably possible to serve its purpose, and the equipment has all the manufacturer's standard mufflers and noise-reducing equipment intact.~~

~~(12)~~(13) Noise created by the normal operations of the parks and recreation, police, public works and utilities departments of the town, including firearms training for police officers.

~~(13) Unamplified sound originating from recreational activities at public or private recreational, civic or community clubs and churches and similar establishments, when such noise is created by patrons and/or guests during the legitimate operation of the establishment between the hours of 7:00 a.m. through 10:30 p.m.~~

~~(14gr) The normal operation of a commercial pet care facility operating between the hours of 8:00 a.m. and 6:30 p.m.~~

14) The use of lawnmowers and similar domestic tools for periodic and customary landscaping maintenance activities, during the hours of 7:00 a.m. to 9:00 p.m. only.

(Ord. No. 2005-53, 11-15-2005; Ord. No. 2010-03, 3-16-2010)

Sec. 14-75. Enforcement ~~and penalties~~.

(a) The Town Manager or their designee, and noise control officer are authorized to enforce the provision of this article.

(b) When it is determined that there is reasonable cause to believe that a person is in violation any of the provisions of this article, the Town shall immediately notify the person of the violation. The notice shall be delivered to the owner of record and to the property address on which the violation occurs. Notification will be served in any manner permitted by N.C.G.S. Chapter 1A-1 Rules of Civil Procedure.

(c) Once a verified complaint is confirmed, violators shall be issued a written citation in accordance with paragraph (e) below, which must be paid within 30 days of the issuance. The Town Attorney, or designee, is authorized to file suit on behalf of the Town to collect any unpaid citations, and the noise control officer are authorized to verify and sign complaints on behalf of the Town in such suits.

(d) ~~If, during the course of investigating a possible noise violation, authorized town personnel shall find the noise to be loud, annoying, frightening, disturbing, or unnecessary, and this finding is accompanied by the complaint of one or more persons, the noise is considered to be in violation of this article and shall be subject to the penalties herein even in the absence of a noise measurement as outlined in this article.~~

(e) (d) It shall be a violation of this Article for any person to communicate a noise complaint to any Town staff or official, using the 911 system or otherwise, for the purpose of harassing the subject of the complaint, and knowing or having reason to know that no noise disturbance actually exists or existed.

(f)

~~(e)~~ (d) Civil penalty. Violation of this article shall subject the offender(s) to a civil penalty in the amount of $~~100.00~~ 250.00. ~~In the event~~ If there is more than one violation within any six-month ~~30-day~~ period, then the civil penalty shall be increased for each additional violation over one during such period, as follows. The date of the first violation shall establish the beginning date for the initial six-month ~~30-day~~ period. The next violation within that six-month ~~30-day~~ period shall be considered the second violation. Any violations that follow within that six-month ~~30-day~~ period shall be numbered sequentially. The penalty shall be:

(1) Second offense within same six-month ~~30-day~~ period: ~~$250.00.~~ $500.00.

(2) Third offense within same six-month ~~30-day~~ period: ~~$500.00~~. $750.00.

(3) Fourth offense within same six-month ~~30-day~~ period: ~~$750.00.~~ $1,000.00.

(4) Fifth and any subsequent offense(s) within the same six-months period ~~same 30-day period~~: ~~$1,000.00.~~ $2,000.00 per offense.

(e) Once the six-month ~~30-day~~ period has expired for a violation in accordance with paragraph (e) above, the next violation shall be ~~considered to be~~ a first violation for the purposes of establishing a new six-month ~~30-day~~ period. In the event there are more than five ~~six~~ violations within any 12-month period (two six-month cycles), then each violation after the fifth ~~sixth~~ occurrence shall subject the violator(s) to a civil penalty of ~~$1,000.00.~~ $2,000.00, notwithstanding paragraph (e) above

(f) Equitable remedies. This article may also be enforced through equitable remedies issued by a court of competent jurisdiction.

(g) Revocation of permit. The Planning Director may revoke a permit issued in accordance with section 14-71 if the Planning Director determines the terms of the permit as not being met or if four or more substantiated and verified complaints related to the use or activity for which the permit was issued are received by the Town. If a permit is revoked under this section, no permit may be issued under section 14-71 to the same applicant or for the same property within 12 months of the date the permit is revoked.

(h) No new Permits. Any residential or nonresidential property that has outstanding civil or criminal penalties will not be issued any new permits until all penalties are paid in full.

(ji) Criminal penalty. In addition to, or in lieu of, such civil penalties or other remedies, violation of this article shall constitute a Class 3 misdemeanor.

(d) ~~Violators shall be issued a written citation which must be paid within 72 hours of the issuance. The Town Attorney, or designee, is authorized to file suit on behalf of the town to collect any unpaid citations, and the Police Chief, , or designee, is authorized to verify and sign complaints on behalf of the Town in such suits. A Police Officer, animal control officer enforcing subject matter jurisdiction, or other employee duly authorized to enforce the noise control ordinances may issue a citation for violations of this article.~~

~~(e) Remedies. This article may also be enforced through equitable remedies issued by a court of competent jurisdiction.~~

~~(~~

~~(g) Criminal penalty. In addition to, or in lieu of, such civil penalties or other remedies, violation of this article shall constitute a Class 3 misdemeanor.~~

~~(Ord. No. 2005-53, 11-15-2005; Ord. No. 2010-03, 3-16-2010)~~

State law reference(s)—Civil penalties, G.S. 160A-175(c).

Consideration of an Ordinance Amending the Code of Ordinances Chapter 14, Article III, Section 14-66 thru 14-75 – Noise (Second Reading)

Item Summary:

The current Noise Ordinance was adopted November 15, 2005, and last updated in 2010 through Ordinance No. 2010-03, which was adopted March 16, 2010. Updates to Chapter 14, Article 14-66 thru 14-75- Noise, of the Code of Ordinances for the Town of Wake Forest, North Carolina provide clarity, update quiet hours, simplify the permitting process, update enforcement and penalties, and terminate Resolution 2021-136 and which temporarily waived the noise ordinance permitting process in the downtown area.

As the section allows criminal penalties in addition to civil penalties, there will be two readings of this ordinance.

Staff is presenting an Ordinance Amending Chapter 14, Article III, Section 14-66 thru 14-75 - Noise

Attachments:

Attachment A: Ordinance 2022- XX Chapter 14, Article III, Section 14-66 thru 14-75 – Noise_Clean

Attachment B: Ordinance 2022- XX Chapter 14, Article III, Section 14-66 thru 14-75 – Noise_Edits

Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-645-
Submitted by: Shiekel Richardson
Submitting Department: Administration
Meeting Date: November 1, 2022

SUBJECT
Criminal Justice Reform Ordinance Amendments

Recommendation:

Item Summary:

ATTACHMENTS
- Summary-criminal justice reform ordinance amendments.docx
- Ordinance Amendments NEW Strike Through.docx

Agenda Item: Recommendation of Criminal Justice Reform Ordinance Amendments

Summary:

On September 2, 2021, Governor Roy Cooper signed into law, legislation that decriminalizes certain local government ordinances. A few provisions in Senate Bill 300 (S.L. 2021-138), titled Decriminalization of Certain Ordinances, remove the current presumption that all local ordinances may be enforced criminally (G.S. 160A-175) and states that ordinances may be enforced criminally as provided in G.S. 14-4 "only if the city specifies such in the ordinance."

Staff has reviewed each ordinance and provided recommendations regarding criminal enforcement of the Town of Wake Forest ordinances. A draft of the recommended changes to our ordinances is included.

The ordinance provisions have been amended to include criminal penalties for:

<u>Chapter 8- Buildings and Building Regulations</u>

1. Section 8-43 Responsibilities of Occupants.
2. Section 8-44 Responsibilities of Owners.
3. Section 8-159 Failure to comply with an order.
4. Section 8-254 Applicability and compliance.
5. Section 8-271 Violations; penalty; fee; remedies.

<u>Chapter 10- Businesses</u>

1. Section 10-1 Sunday morning sales of alcoholic beverages.
2. Section 10-71 Purpose.
3. Section 10-73 Permit.

<u>Chapter 14- Environment</u>

1. Section 14-32 Accumulations constituting fire hazard.
2. Section 14-33 Trash, etc; procedure for removal.
3. Section 14-34 Human waste on streets, etc.

<u>Chapter 20-Offenses and Miscellaneous Provisions</u>

1. Section 20-2 Public consumption, possession, etc., of alcohol.
2. Section 20-66 Discharge of firearms.
3. Section 20-67 Discharge of pellet guns.
4. Section 20-68 Explosives.
5. Section 20-69 Carrying a concealed weapon.
6. Section 20-101 Loitering for the purpose of engaging in drug related activity.
7. Section 20-103 Picketing.
8. Section 20-104 Picketing regulations.

<u>Chapter 22- Parks and Recreation</u>

1. Section 22-4 Vehicles.
2. Section 22-5 Signs.
3. Section 22-6 Destruction of park property.
4. Section 22-7 Weapons prohibited.

5. Section 22-8 Animals.
6. Section 22-9 Selling, peddling, etc.
7. Section 22-10 Gambling.
8. Section 22-11 Disorderly conduct.
9. Section 22-12 Alcoholic Beverages.
10. Section 22-13 Games and sports.
11. Section 22-14 Excavations.
12. Section 22-15 Fires.
13. Section 22-16 Dumping.
14. Section 22-20 Smoking in prohibited areas.
15. Section 22-108 Denial of admission.
16. Section 22-109 Hours of operation.
17. Section 22-110 Pollution of the reservoir.
18. Section 22-111 Discharge of firearms or fireworks.
19. Section 22-118 Restricted access.

Chapter 26- Solid Waste

1. Section 26-13 Littering.
2. Section 26-14 Dumping on private land.
3. Section 26-16 Building debris.
4. Section 26-18 Unlawful disposal.
5. Section 26-26 Restrictions.
6. Section 26-29 Commercial collection.

Chapter 28-Streets and Sidewalks

1. Section 28-5 Same-Signs, etc.
2. Section 28-112 Safety precautions.
3. Section 28-113 Restoration.

Chapter 32- Utilities

1. Section 32-5 Tampering with or obstructing system paraphernalia.
2. Section 32-6 Separate meters required; exception.
3. Section 32-57 Regulation of private water supply.
4. Section 32-425 Electric tampering

Requested Action: Review and Approve the Ordinance Amendments

Attachments:

1. Ordinance Amendments

ORDINANCE 2022-XX

AN ORDINANCE AMENDING VARIOUS CHAPTERS OF THE CODE OF ORDINANCES OF THE TOWN OF WAKE FOREST DUE TO THE IMPLEMENTATION OF SESSION LAW 2021-138

WHEREAS, the General Assembly of North Carolina enacted Session Law 2021-138 (the "Act") to, among other things, decriminalize certain local ordinances.

WHEREAS, the Act removed the presumption in N.C.G.S. § 160A-175(b) that any violation of a local ordinance is a misdemeanor under N.C.G.S. § 14-4, requiring instead that municipalities specify by ordinance if a violation is punishable as a misdemeanor or infraction under N.C.G.S. § 14-4.

WHEREAS, the Act also prohibits the imposition of criminal penalties for the violation of ordinances related to development regulations except those that pertain to building safety, the regulation and licensing of businesses and trades, stream-clearing programs, outdoor advertising, solar collectors, cisterns and rain barrels, building setbacks, curb cuts, and trees (collectively, the "160A-175(b)(1) Regulations").

WHEREAS, the Town of Wake Forest (the "Town") has identified certain ordinances within the Code of Ordinances of the Town of Wake Forest (the "Code"), which do not expressly declare that violations constitute misdemeanors under N.C.G.S. § 14-4 as required by the Act.

WHEREAS, the Town has further identified certain ordinances within the Code that attempt to criminalize the 160A-175(b)(1) Regulations, therefore, requiring that the Town remove language from said ordinances related to criminal penalties.

WHEREAS, in pursuit of amending the Code to comply with the Act, the Town has identified certain ordinances that are outdated and/or inconsistent with state statutes as they have been amended.

WHEREAS, Chapter 10 of the Code, "Businesses," contains regulations pertaining to levying and collecting Privilege License Taxes (Article II) pursuant to N.C.G.S. 160A-211 *et seq.*, which state statute has been repealed.

WHEREAS, certain ordinances within the Code contain references to provisions of Chapter 160A of the North Carolina General Statutes that have been repealed and replaced by provisions of Chapter 160D of the North Carolina General Statutes.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest, North Carolina that:

SECTION 1. Chapter 1, Section 1-12 of the Code of Ordinances of the Town of Wake Forest is hereby amended as follows, with underlined language added and strikethrough language deleted:

> Sec. 1-12. - General penalty for violation of Code; continuing violations.
>
> To the extent permitted by law, whenever~~Whenever~~ in this Code, or in any ordinance of the Town~~town~~, any act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in such Code or ordinance the doing of any act is required or the failure to do such act is declared to be unlawful, where no specific penalty is provided, the violation of any such provision of this Code or other ordinance shall be punished by a fine not exceeding $500.00 or by imprisonment for a term not exceeding 30 days. Each day that any violation of this Code or any ordinance shall continue shall constitute a separate offense. Notwithstanding the foregoing or anything herein to the contrary, under no circumstances shall any person be subject to criminal penalties in violation of N.C.G.S. § 160A-175(b1).

SECTION 2. Chapter 8, Section 8-43 of the Code of Ordinances of the Town of Wake Forest is hereby amended by adding a new Subsection (i), to read as follows:

> Sec. 8-43. - Responsibilities of occupants.
>
> …
>
> (i) *Penalty*. If any person shall violate the provisions of this Section, such person shall be guilty of a Class 3 misdemeanor as further set forth in Section 8-45, Enforcement.

SECTION 3. Chapter 8, Section 8-44 of the Code of Ordinances of the Town of Wake Forest is hereby amended by adding a new Subsection (h), to read as follows:

> Sec. 8-44. - Responsibilities of owners.
>
> …

(h) *Penalty*. If any owner shall violate the provisions of this Section, such owner shall be guilty of a Class 3 misdemeanor as further set forth in Section 8-45, Enforcement.

SECTION 4. Chapter 8, Section 8-45 of the Code of Ordinances of the Town of Wake Forest is hereby amended as follows, with underlined language added and strikethrough language deleted:

Sec. 8-45. - Enforcement.

…

(g) *Notice of lis pendens*. Any complaint and notice or order issued pursuant to this article may be filed in the notice of lis pendens, with a copy of the complaint and notice or order attached thereto, in the office of the clerk of superior court of the county. The notice of lis pendens and a copy of the complaint and notice or order shall be indexed and cross-indexed in accordance with the indexing procedures of G.S. 1-117. From the date and time of indexing, the complaint and notice or order shall be binding upon the successors and assigns of the owners of and parties in interest in the building or dwelling. A copy of the notice of lis pendens shall be served upon the owners and parties in interest in the building or dwelling at the time of filing in accordance with G.S. ~~160A-428~~ 160D-1121 and G.S. ~~160A-445~~ 160D-1206. The clerk may cancel the notice of lis pendens upon a showing by the administrator that the action in which the complaint and notice or order was issued has been settled, discontinued, or abated.

(h) *Findings of facts; issuance of order to repair, demolish, etc.* If, after such notice and hearing as provided for in subsection (e) of this section, the administrator determines that the housing under consideration is unfit for human habitation under the terms of this article, he or she shall state in writing his or her findings of fact in support of such determination and shall issue and cause to be served upon the owner thereof an order:

(1) If the repair, alteration or improvement of such house can be made at a cost not to exceed 50 percent of the value of the house, requiring the owner, within a time specified in the order by the administrator, to repair, alter or improve such house to render it fit for human habitation. In the alternative, the administrator may require the owner, within a time specified in the order, to vacate and close the house, but only upon determining that continued occupancy during the time for repair will

present a significant threat or bodily harm, taking into account the nature of the necessary repairs, alterations or improvements; the current state of the property and any additional risks due to the presence and capacity of minors under the age of 18 or occupants with physical or mental disabilities. The order shall state that the failure to make timely repairs as directed in the order shall make the dwelling subject to the issuance of an unfit order under 8-45.9.2.

(2) If the repair, alteration or improvement of such housing cannot be made at a cost not to exceed 50 percent of the value of the housing, requiring the owner, within the time specified in the order by the administrator to repair, alter or improve such housing to render it fit for human habitation or to demolish and remove such housing. However, notwithstanding any other provision of law, if the dwelling is located in a historic district of the town and the Historic District Commission determines, after a public hearing, that the dwelling is of particular significance or value toward maintaining the character of the district, and the dwelling has not been condemned as unsafe, the order may require that the dwelling be vacated and closed consistent with G.S. ~~160A-400.14(a)~~ 160D-940.

…

(k) *Petition to superior court.* Any person aggrieved by an order issued by the administrator or a decision rendered by the town board may petition the superior court for an injunction restraining the administrator from carrying out the order or decision. The petition shall be filed within 30 days after issuance of the order or rendering of the decision. Hearing on the petition shall be as provided in G.S. ~~160A-446(f)~~ 160D-1208.

(l) *In rem action by administrator; placarding.* Barring a petition having been filed under subsection 8-45.(l) after the failure of an owner of a dwelling, dwelling unit or rooming unit to comply with an order of the administrator issued pursuant to the provisions of this article, and upon adoption by the Town Board of an ordinance authorizing and directing him or her to do so, as provided by G.S. ~~160A-443~~ 160D-1203 and subsection 8-45(i), the administrator shall proceed to cause such dwelling, dwelling unit or rooming unit to be repaired, altered or improved to comply with the minimum standards of fitness established by this article, or to be vacated and closed and removed or demolished, as directed by the ordinance of the town board, and shall cause to be

posted on the main entrance of such dwelling, dwelling unit or rooming unit a placard with the following words: “This building is unfit for human habitation; the use or occupation of this building is prohibited and unlawful.” The occupation of a building so posted shall constitute a Class ~~1~~ 3 misdemeanor.

…

(q) *Violations; penalty; fees.*

(1) It shall be unlawful for the owner of any dwelling, dwelling unit or rooming unit to fail, neglect or refuse to repair, alter or improve the same, or to vacate and close and remove or demolish the same, upon order of the administrator duly made and served as herein provided, within the time specified in such order, and each day that any such failure, neglect or refusal to comply with such order continues shall constitute a separate and distinct offense. Any owner who violates the provisions of this section shall be guilty of a Class 3 misdemeanor.

(2) It shall be unlawful for the owner or agent of the owner in charge of such dwelling, dwelling unit or rooming unit with respect to which an order has been issued pursuant to this article, to occupy or permit the occupancy of the same in a dilapidated or deteriorated condition found to be unfit for human habitation in violation of such order for its repair, alteration or improvement or its vacation, closing or demolition, and each day that such unlawful occupancy continues after the expiration of the time prescribed in the order to repair, alter, improve, vacate, close or demolish such dwelling, dwelling unit or rooming unit shall constitute a separate and distinct offense. Any owner or agent of the owner who violates the provisions of this section shall be guilty of a Class 3 misdemeanor.

(3) In addition to criminal penalties, any~~Any~~ owner of a dwelling or dwelling unit, except an owner who occupies the dwelling as his or her principal place of residence, who fails to comply with any of the provisions of this article may be subject to a civil penalty in the amount (See Fee Schedule) for the first day of noncompliance and (See Fee Schedule) for each day thereafter. This penalty may be recovered by the town in a civil action in the nature of debt if the owner does not pay the same within 30 days after the initial day of noncompliance.

(4) The town manager may agree, in writing only, to release, in whole or in part, a subsequent owner from liability for a civil penalty imposed pursuant to subsection (3) if the civil penalty was imposed against the subsequent owner due to a previous owner's failure to bring the property into compliance. When this situation exists, a release in whole or part may occur if the subsequent owner voluntarily agrees, as consideration for the release, to bring the property into compliance within an agreed upon timeframe. However, if the subsequent owner fails to comply with the agreement then the civil penalty shall be imposed as if the agreement was never entered into and shall be computed from the first day of noncompliance.

(5) The owner of any dwelling, dwelling unit or rooming unit who fails to repair or vacate and close it, or demolish or remove it, upon order of the administrator duly made and served as herein provided, within the time specified in such order, shall be subject to an administrative fee set by the town board for noncompliance. This fee allows the town to recover some of its administrative costs incurred due to the owner's failure to comply with the administrator's order described herein.

(6) Any owner of a dwelling or dwelling unit, except an owner who uses the dwelling as his or her principal place of residence, who requests a re-inspection after failing an initial inspection may be subject to a re-inspection fee when the re-inspection shows that the owner's dwelling still fails to comply with the provisions of this article. The re-inspection fee shall not be imposed when the owner's dwelling passes the re-inspection. Re-inspection fees shall be (See Fee Schedule).

(7) If any occupant fails to comply with an order to vacate a dwelling, the administrator may file a civil action in the name of the town to remove such occupant. The action to vacate the dwelling shall be in the nature of summary ejectment and shall be commenced by filing a complaint naming as parties-defendant any person occupying such dwelling. The clerk of superior court shall issue a summons requiring the defendant to appear before a magistrate at a certain time, date and place not to exceed ten days from the issuance of the summons to answer the complaint. The summons and complaint shall be served as provided in G.S. 42-29. The summons shall be returned according to its tenor, and if on its return it appears to have been duly served, and if at the hearing the administrator produces a certified copy of an ordinance adopted by the town board of commissioners pursuant to subsection 8-45(j) authorizing the officer to proceed to vacate the occupied dwelling, the magistrate shall enter judgment

ordering that the premises be vacated and that all persons be removed. The judgment ordering that the dwelling be vacated shall be enforced in the same manner as the judgment for summary ejectment entered under G.S. 42-30. An appeal from any judgment entered hereunder by the magistrate may be taken as provided in G.S. 7A-228, and the execution of such judgment may be taken as provided in G.S. 7A-227. An action to remove an occupant of a dwelling who is a tenant of the owner may not be in the nature of a summary ejectment proceeding pursuant to this subsection unless such occupant was served with notice at least 30 days before the filing of the summary ejectment proceeding that the town board of commissioners has ordered the administrator to proceed to exercise his or her duties under 8-45(i) to vacate and close or remove and demolish the dwelling.

SECTION 5. Chapter 8, Article III of the Code of Ordinances of the Town of Wake Forest is hereby amended as follows, with underlined language added and strikethrough language deleted:

Sec. 8-151. - Purpose.

(a) The existence of unsafe buildings is dangerous and detrimental to the health, safety and morals, and otherwise inimical to the welfare of, the residents of the town.

(b) In order to protect the health, safety and welfare of the residents of the town~~Town~~ as authorized by G.S. 160D-1101 *et. seq.* ~~G.S. Ch. 160A, Art 19, Pt. 5 (G.S. 160A-426 et seq.)~~, it is the purpose of this article to establish standards and procedures by which the town shall declare and correct any unsafe buildings.

…

Sec. 8-159. - Failure to comply with order.

(a) *Failure to comply*. It shall be unlawful for the owner of any building to fail, neglect, or refuse to repair, alter, or improve the same, or to fail, neglect or refuse to vacate and close or vacate and demolish and remove the same, upon order of the officer duly made and served as herein provided, within the time specified in such order. Each day that any such failure, neglect, or refusal to comply with such order continues past the time for compliance specified therein shall constitute a separate and distinct offense.

(b) *No occupancy upon order*. It shall be unlawful for the owner of any building, with respect to which an order has been issued pursuant to section 8-157 of this article, to occupy or permit the occupancy of the same after the time prescribed in such order for its vacation. Each day that such occupancy continues after such prescribed time shall constitute a separate and distinct offense. It shall also be unlawful for any person other than the owner to occupy a building to which an order has been issued pursuant to section 8-157 of this article. This shall constitute an offense charged against the occupant, separate and distinct from any offense by the owner. Each day that such occupancy by a non-owner continues after such prescribed time shall constitute a separate and distinct offense.

(c) *Civil offense*. In addition to criminal penalties ~~Unless specifically provided otherwise~~, violation of this article shall be a civil offense. If an owner fails to comply with an order to repair, alter or improve or to vacate and close, or to vacate and demolish and remove any unsafe building, any one, all, or combination of the enforcement actions authorized by law may be taken, including those set forth herein.

(1) *Civil penalty for owner*. If the owner of any unsafe building shall fail to comply with an order of the officer to repair, alter, or improve or to vacate and close or vacate and demolish and remove the same within the time specified therein, or if any building is occupied in violation of this article or any valid order or decision of the officer or board of commissioners made pursuant to this article, the owner may be subject to a civil penalty (See Fee Schedule) for the first day following the expiration of such order or following a determination that an unsafe building has been reoccupied in violation of this section, as the case may be. In each instance, a penalty (See Fee Schedule) per day may be imposed for each subsequent day that the order remains unsatisfied or the unsafe building remains occupied in violation of an order. If an owner fails to pay the civil penalty within ten days after being notified of the amount due, the town may recover the civil penalty together with all costs by filing one or more civil actions in the general court of justice in the nature of a suit to collect a debt. The town attorney is hereby authorized to file suit on behalf of the town to collect any civil penalties, and the town manager is hereby authorized to verify and sign complaints on behalf of the town in such suits.

(2) *Civil penalty for non-owner occupant*. In addition to the owner's fines set forth in subsection 8-159(c)(1) above, if a non-owner occupant of any unsafe building shall fail to comply with an order of the officer to vacate the building within the time specified in the order, the occupant may be subject to a civil penalty (See Fee Schedule) for the first day following the expiration of such order or following a determination that an unsafe building has been reoccupied in violation of this section, as the case may be. In each instance, a penalty (See Fee Schedule) per day may be imposed for each subsequent day that the unsafe building remains occupied in violation of an order. If a non-owner occupant fails to pay the civil penalty within ten days after being notified of the amount due, the town may recover the civil penalty together with all costs by filing one or more civil actions in the general court of justice in the nature of a suit to collect a debt. The town attorney is hereby authorized to file suit on behalf of the town to collect any civil penalties, and the town manager is hereby authorized to verify and sign complaints on behalf of the town in such suits.

(d) *Administrative fees*. In addition to any other charge, any owner of a building located within the town and its extraterritorial jurisdiction may be subject to an administrative fee (See Fee Schedule) upon an inspection hearing disclosing the building to be unsafe. In addition to any other charge, any owner of a building located within the town and its extraterritorial jurisdiction may be subject to an administrative fee (See Fee Schedule) upon any additional inspection hearing disclosing the building to be unsafe within the same 12-month period. The property owner may also be assessed any costs incurred in obtaining service including legal publication of notice of complaint charges, hearing notice and findings of fact and orders related to the building.

(e) *Enforcement of order*. If the owner of any unsafe building shall fail to comply with an order of the officer to repair, alter, or improve or to vacate and close the same within the time specified therein, or if the owner of any unsafe building shall fail to comply with an order of the officer to demolish and remove the same within the time specified therein, or if any building is erected, constructed, altered, repaired, converted, maintained, or used in violation of this article or any valid order or decision of the officer or board of commissioners made pursuant to this article, and court ordered relief has not been sought or has not been granted as provided in section 8-160 of this article, the officer may institute any appropriate action or proceedings to prevent the unlawful erection, construction, reconstruction, alteration or use of a building in violation of this

article or in any way inimical to the health and safety of the town's citizens; to correct or abate the violation; to prevent the occupancy of the building; or for any other purpose authorized by G.S. ~~160A-432~~ 160D-1125 and other law. Such action shall include repairing, altering, improving, vacating, closing or demolishing and removing the building, as required by the order. Before repairing, altering, improving, vacating, closing or demolishing and removing the building, the officer must take the following additional steps.

(1) *Enforcement action pursuant to ordinance*. The officer must submit to the board of commissioners for adoption a resolution describing the building and ordering the officer to proceed to effectuate the purpose of this article with respect to the particular building which the officer found to be unsafe. Such resolution shall be recorded in the office of the register of deeds of the county, and shall be indexed in the name of the property owner in the grantor index. The officer must affix a copy of the resolution on the unsafe building, and also a notice stating: "This building is unsafe and unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful." Notwithstanding any other provision of this article, in accordance with G.S. ~~160A-431~~ 160D-1124, occupation of a building so posted shall constitute a class 1 misdemeanor. If, after adoption of such resolution, any occupant fails to comply with an order to vacate the building, the officer may file a civil action in the name of the Town to remove such occupant without further notice regardless as to whether the occupant is also the owner of the building.

(2) *Additional resolution one year later*. If the officer shall have issued an order ordering a building to be repaired or vacated and closed, and such building has remained unrepaired or vacated and closed for a period of one year, either by action of the owner as provided in subsection 8-159(b) above or following the adoption of an resolution by the board of commissioners pursuant to section subsection 8-159(e)(1), then, if the board of commissioners shall find that the owner has abandoned the intent and purpose to repair, alter or improve the building in order to render it safe, and that the continuation of the building in its vacated and closed status would be inimical to the health, safety, morals and welfare of the Town in that the building would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, or would render unavailable property and housing which might otherwise

have been made available to ease the persistent shortage of decent and affordable housing, in such circumstances the board of commissioners may, after the expiration of such one-year period, enact a resolution and serve such resolution on the owner requiring the owner to either repair or demolish and remove the building within 90 days. The town may also serve such resolution on any parties of interest. Such resolution shall be recorded in the office of the county register of deeds and shall be indexed in the name of the property owner in the grantor index. If the owner fails to comply with this resolution within the time fixed by such resolution, then the officer shall effectuate the purpose of the resolution. The cost of such repairs, demolition or removal shall be a lien on the property pursuant to G.S. 160D-1125 ~~160A-432(b) and (b1)~~.

(f) *Other enforcement action*. The failure of the owner to comply with an order issued by the officer may also be enforced through any equitable or other remedy deemed appropriate by the town and permitted by law.

(g) *Criminal Penalties*. If the owner of a building or structure fails to comply with an order issued pursuant to G.S. 160D-1122 from which no appeal has been taken or fails to comply with an order of the Board of Commissioners following an appeal, the owner is guilty of a Class 1 misdemeanor.

State Law Reference – G.S. 160D-1124

Sec. 8-160. - Appeals from orders of the officer; review by court.

. . .

(d) *Staying of action*. When an appeal is from a decision or order of the officer refusing to allow the person aggrieved thereby to do any act, the officer's decision or order shall remain in force until modified or reversed. When an appeal is from a decision or order of the officer requiring the person aggrieved to do any act, the appeal shall have the effect of suspending the requirement until the hearing by the board, unless the officer certifies to the board, after the notice of appeal is filed with the officer, that by reason of the facts stated in the certificate (a copy of which shall be furnished to the appellant), a suspension of the officer's requirement would cause imminent peril to life or property. In that case, the requirement shall not be suspended except for due cause shown upon not less than one day's written notice to the Officer, by the board of

commissioners, or by a court of record upon petition made pursuant to G.S. 160D-1127~~160A-434~~ and this section.

. . .

~~Sec. 8-163. - Failure to comply with order.~~

~~If the owner of a building or structure fails to comply with an order issued pursuant to G.S. 160A-429 from which no appeal has been taken, or fails to comply with an order of the board of commissioners following an appeal, he shall be guilty a Class 1 misdemeanor.~~

SECTION 6. Chapter 8, Article V of Ordinances of the Town of Wake Forest is hereby amended as follows, with underlined language added and strikethrough language deleted:

Sec. 8-252. - Purpose.

In order to protect the health, safety and welfare of the town and its residents and citizens including but not limited to owners and occupants of nonresidential buildings or structures, it is the purpose of this article to establish minimum standards of maintenance, sanitation, and safety relating to nonresidential buildings or structures, as expressly authorized by G.S. § ~~160A-439~~160D-1129. This article provides for the repair, closing or demolition of nonresidential buildings or structures as a result of a public necessity caused by conditions that are dangerous to the public health, safety and welfare.

. . .

Sec. 8-254. - Applicability and compliance.

(a) The provisions of this article shall apply to all nonresidential buildings or structures which are now in existence or which may be built within the corporate limits of the town.

(b) Every nonresidential building or structure and the premises on which it is situated shall comply with the provisions of this article, whether or not such building or structure shall have been constructed, altered, or repaired before or after the enactment of this article, and irrespective of any permits or licenses which have been issued for the use or occupancy of the building or structure or

for the installment or repair of equipment or facilities. This article establishes minimum standards for all nonresidential buildings or structures and does not replace or modify standards otherwise established for the construction, repair, alteration, or use of the building or structure contained therein. Any person who violates the provisions of this article may be subject to civil and/or criminal penalties as further set forth herein.

. . .

Sec. 8-259. - Procedure for enforcement.

(a) *Preliminary investigation*. Whenever it appears to the administrator that any nonresidential building or structure has not been properly maintained so that the safety or health of its occupants or members of the general public are jeopardized for failure of the property to meet the minimum standards established by this article, the administrator shall undertake a preliminary investigation.

(b) *Complaint and hearing*. If the preliminary investigation discloses evidence of a violation of the minimum standards established by this article, the administrator shall issue and cause to be served upon the owner of and parties in interest in the nonresidential building or structure a complaint. The complaint shall state the charges and contain a notice that a hearing will be held before the administrator at a place within the town, not less than ten days nor more than 30 days after the serving of the complaint; that the owner and parties in interest shall be given the right to answer the complaint and to appear in person, or otherwise, and give testimony at the place and time fixed in the complaint; and that the rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the administrator.

(c) *Procedure after hearing; issuance of order.*

(1) If, after notice and hearing, the administrator determines that the nonresidential building or structure has been maintained in that the property meets the minimum standards established by this article, the administrator shall state in writing findings of fact in support of that determination and shall issue and cause to be served upon the owner thereof a copy of said determination and the matter shall be closed.

(2) If, after notice and hearing, the administrator determines that the nonresidential building or structure has not been properly maintained so that the safety or health of its occupants or members of the general public is jeopardized for failure of the property to meet the minimum standards established by this article, the administrator shall state in writing findings of fact in support of that determination and shall issue and cause to be served upon the owner thereof an order in accordance with the provisions of either subsection 8-259(c)(3) or (4) and subject to the limitations set forth in this article.

(3) If the administrator determines that the cost of repair, alteration, or improvement of the nonresidential building or structure would not exceed 50 percent of its then current value, then the administrator shall state in writing the findings of fact in support of such determination and issue an order that requires the owner, within a reasonable time specified in the order, to either:

a. Repair, alter, or improve the nonresidential building or structure in order to bring it into compliance with the minimum standards established by this article; or

b. Vacate and close the nonresidential building or structure for any use.

(4) If the administrator determines that the cost of repair, alteration, or improvement of the nonresidential building or structure would exceed 50 percent of its then current value, then the administrator shall state in writing the findings of fact in support of such determination and issue an order that requires the owner, within a reasonable time specified in the order, to either:

a. Remove or demolish the nonresidential building or structure; or

b. Repair, alter or improve the nonresidential building or structure in order to bring it into compliance with the minimum standards established by this article.

(d) *Failure to comply with order; adoption of ordinance by town board.*

(1) If the owner fails to comply with an order to either:

a. Repair, alter, or improve the nonresidential building or structure; or

b. Vacate and close the nonresidential building or structure,

then, the administrator may request that the town board adopt an ordinance ordering the administrator to proceed to effectuate the purpose of this article with respect to the particular property or properties that the administrator found to be jeopardizing the health or safety of its occupants or members of the general public. The property or properties shall be described in the ordinance. The ordinance shall be recorded in the office of the register of deeds and shall be indexed in the name of the property owner or owners in the grantor index. Following adoption of an ordinance, the administrator may cause the building or structure to be either repaired, altered or improved or to be vacated and closed for any use. The administrator may cause to be posted on the main entrance of any nonresidential building or structure so closed a placard with the following words: "This building is unfit for any use; the use or occupation of this building for any purpose is prohibited and unlawful." Any person who occupies or knowingly allows the occupancy of a building or structure so posted shall be guilty of a class 3 misdemeanor.

(2) If the owner fails to comply with an order to either~~: a. Remove~~ remove or demolish the nonresidential building or structure, the administrator may request that the town board adopt an ordinance ordering the administrator to proceed to effectuate the purpose of this article with respect to the particular property or properties that the administrator found to be jeopardizing the health or safety of its occupants or members of the general public. No ordinance shall be adopted to require removal or demolition of a nonresidential building or structure until the owner has first been given a reasonable opportunity to bring it into conformity with this article. The property or properties shall be described in the ordinance. The ordinance shall be recorded in the office of the register of deeds and shall be indexed in the name of the property owner or owners in the grantor index. Following the town board's adoption of an ordinance, the administrator may cause the building or structure to be removed or demolished.

. . .

Sec. 8-271. - Violations; penalty; fee; remedies.

(a) It shall be unlawful for the owner of any nonresidential building or structure to fail, neglect or refuse to repair, alter or improve the same, or to vacate and close or remove or demolish the same, upon order of the administrator duly made and served as herein provided, within the time specified in such order, and each day that any such failure, neglect or refusal to comply with such order continues shall constitute a separate and distinct offense. Any owner who violates the provisions of this section shall be guilty of a Class 3 misdemeanor.

(b) It shall be unlawful for the owner or agent of the owner in charge of such nonresidential building or structure with respect to which an order has been issued pursuant to this article, to occupy or permit the occupancy of the same in a dilapidated or deteriorated condition found to be unfit for any use in violation of such order for its repair, alteration or improvement or its vacation, closing or demolition, and each day that such unlawful occupancy continues after the expiration of the time prescribed in the order to repair, alter, improve, vacate, close or demolish such nonresidential building or structure shall constitute a separate and distinct offense. Any owner or agent of the owner who violates the provisions of this section shall be guilty of a Class 3 misdemeanor.

(c) In addition to criminal penalties, any~~Any~~ person that fails to comply with any of the provisions of this article may be subject to a civil penalty in the amount (See Fee Schedule) for the first day of noncompliance and a civil penalty (See Fee Schedule) for each day thereafter. This penalty may be recovered by the town in a civil action in the nature of debt if the person does not pay the same within 30 days after the initial day of noncompliance.

(d) In addition to criminal penalties, the~~The~~ owner of any nonresidential building or structure who fails to repair or vacate and close it, or demolish or remove it, upon order of the administrator duly made and served as herein provided, within the time specified in such order, shall be subject to an administrative fee in an amount set by the town board for noncompliance. This fee allows the town to recover some of its administrative costs incurred due to the owner's failure to comply with the administrator's order described herein.

(e) A violation may be corrected by any appropriate equitable remedy, a mandatory or prohibitory injunction, or an order of abatement as authorized by G.S. 160A-175. The town shall have a lien on the property for the cost of executing an order of abatement in the nature of a mechanic's and materialman's lien

SECTION 7. Chapter 10, Article I of the Code of Ordinances of the Town of Wake Forest is hereby amended as follows, with underlined language added and strikethrough language deleted:

Sec. 10-1. - Sunday morning sales of alcoholic beverages.

Pursuant to the authority contained in G.S. 160A-205.3, the sale of malt beverages, unfortified wine, fortified wine, and mixed beverages is allowed within the corporate limits of the Town of Wake Forest beginning at 10 a.m. on Sunday pursuant to the licensed premises permit issued under G.S. 18B-1001. <u>Any person who sells malt beverages, unfortified wine, fortified wine, and/or mixed beverages within the corporate limits of the Town of Wake Forest prior to 10 a.m. on Sunday shall be guilty of a Class 3 misdemeanor.</u>

SECTION 8. Chapter 10, Article II, Sections 10-31 through 10-39 of the Code of Ordinances of the Town of Wake Forest are hereby repealed in their entirety.

SECTION 9. Chapter 10, Article III of the Code of Ordinances of the Town of Wake Forest is hereby amended as follows, with underlined language added and strikethrough language deleted:

Sec. 10-71. - Purpose.

The purpose of this article is to protect the public health, safety and welfare by regulating the solicitation and business activities of itinerant merchants, salesmen, promoters, drummers, peddlers, and hawkers within the town. <u>Any person who violates this article shall be guilty of a Class 3 misdemeanor.</u>

. . .

Sec. 10-73. - Permit.

(a) No itinerant merchant shall operate in the town without a permit from the town. Any itinerant merchant who operates in the town without a permit shall be guilty of a Class 3 misdemeanor.

SECTION 10. Chapter 14, Article II of the Code of Ordinances of the Town of Wake Forest is hereby amended as follows, with underlined language added and strikethrough language deleted:

Sec. 14-32. - Accumulations constituting fire hazard.

It shall be unlawful for any person to permit or allow rubbish, refuse or articles of a combustible or inflammable nature to accumulate or remain on any lot or premises. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

Sec. 14-33. - Trash, etc.; procedure for removal.

(a) It shall be the duty of the town to make periodic inspections of all vacant and improved premises within the town limits to determine whether they are free from trash, refuse, noxious weeds, rubbish, inoperable appliances and equipment or undue growth, etc. If the town shall find the existence of trash, refuse, noxious weeds, rubbish, inoperable appliances and equipment or undue growth on any such vacant lot or improved premises in the town limits, due notice shall be given by the town to the owner of such property. Due notice shall be sent by first class mail to the address of the owner if the owner is living within the county, and by certified mail to the last known address if the owner is residing out of the county. The notice shall direct such owner to remove such trash, refuse, noxious weeds, rubbish, inoperable appliances and equipment or undue growth within 15 days of the receipt of such letter.

(b) If the owner shall refuse to comply with the terms of the notice within the time specified in such notice, the owner shall be guilty of a Class 3 misdemeanor.

(c) If the owner shall fail or refuse to comply with the terms of the notice, the town shall cause such trash, refuse, noxious weeds, rubbish, inoperable appliances and equipment or undue growth to be removed and the cost of such removal shall be charged by the town to the owner, and shall constitute a lien upon the premises and shall be collected in the same manner as taxes upon real estate.

Sec. 14-34. - Human waste on streets, etc.

No person shall urinate or deposit any human waste of any kind on any street, lot or premises except in approved sanitary facilities. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

SECTION 11. Chapter 20, Article I of the Code of Ordinances of the Town of Wake Forest is hereby amended as follows, with underlined language added and strikethrough language deleted:

Sec. 20-2. - Public consumption, possession, etc., of alcohol.

(a) Except as provided in subsections (b), (c), or (d) of this section, no person shall consume malt beverages, unfortified wine, fortified wine, spirituous beverages or mixed beverages ("alcoholic beverages") on property owned or occupied by the town, including, but not limited to, public streets, boulevards, alleys, rights-of-way, sidewalks and parks. Any person who consumes alcoholic beverages in violation of this section shall be guilty of a Class 3 misdemeanor.

(b) The consumption of alcoholic beverages shall be lawful upon securing the necessary authorization from the town manager, or his/her designee, and the necessary permits from the North Carolina Alcoholic Beverage Control Commission ("ABC Permit") in the town event center located at 405, 407 and 409 Brooks Street, Wake Forest, North Carolina, known as the Wake Forest Renaissance Centre.

(c) Any person ("applicant") desiring to provide alcoholic beverages in the Wake Forest Renaissance Centre shall submit the appropriate forms and obtain an authorization from the Town Manager, or his/her designee. The provision of alcoholic beverages in the Wake Forest Renaissance Centre shall, at all times, comply with the requirements of the applicant's ABC Permit.

(d) The consumption of alcoholic beverages shall be lawful upon securing the necessary authorization from the town manager, or his/her designee, and the necessary permits from the North Carolina Alcoholic Beverage Control Commission ("ABC Permit") for outdoor seating areas, as permitted and defined by the Wake Forest Unified Development Ordinance, on public sidewalks located in downtown Wake Forest, known as the Renaissance Area. All such areas must comply with all North Carolina Alcoholic Beverage Control Commission rules and regulations.

(e) As used in this section, the terms "malt beverages," "unfortified wine," "fortified wine," "spirituous beverages" and "mixed beverages" have the meanings provided by G.S. 18B-101.

SECTION 12. Chapter 20, Article III of the Code of Ordinances of the Town of Wake Forest is hereby amended as follows, with underlined language added and strikethrough language deleted:

Sec. 20-66. - Discharge of firearms.

It shall be unlawful for any person to discharge any firearm or other weapon of any type within the town or to shoot with a bow and arrow or any other weapon or device which impels or discharges with force arrows with metallic tips or sharp tips of any nature designated to penetrate and propel a bow or spring device except as a peace officer in the performance of his/her duty, or for persons lawfully defending their home or person, or discharging firearms at lawful firing ranges, or for members of the U.S. Armed Forces including the National Guard or Reserve while performing their duties. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

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Sec. 20-67. - Discharge of pellet guns.

It shall be unlawful for any person to discharge any pellet gun or any mechanism or device designed or used to project a missile by compressed air or mechanical action with less than deadly force. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

Sec. 20-68. - Explosives.

(a) *Use in compliance with chapter*. It shall be unlawful to explode or otherwise use a blasting agent and any dangerous explosive within the corporate limits of the town except as provided in this chapter and G.S. 160A-183. Any person who violates this chapter shall be guilty of a Class 3 misdemeanor.

. . .

Sec. 20-69. - Carrying a concealed weapon.

It shall be unlawful for any person to carry a concealed weapon in local government buildings and their appurtenant premises. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

SECTION 13. Chapter 20, Article IV of the Code of Ordinances of the Town of Wake Forest is hereby amended as follows, with underlined language added and strikethrough language deleted:

Sec. 20-101. - Loitering for the purpose of engaging in drug related activity.

(a) For the purpose of this section, "public place" means any street, sidewalk, bridge, alley or alleyway, plaza, park, driveway, parking lot or transportation facility, or the doorways and entrance ways to any building that fronts on any of these places, or a motor vehicle in or on any of these places, or any property owned by the Town of Wake Forest.

(b) It shall be unlawful for a person to remain or wander about in a public place and

(1) Repeatedly beckon to stop, or attempt to stop passers-by, or repeatedly attempt to engage passers-by in conversation; or

(2) Repeatedly stop or attempt to stop motor vehicles; or

(3) Repeatedly interfere with the free passage of other persons; or

(4) Repeatedly pass to or receive from passers-by, whether on foot or in a vehicle, money or objects;

Any person who violates this section shall be guilty of a Class 3 misdemeanor. ~~For the purpose of violating any provision of Article 5 Chapter 90 of the General Statutes.~~

. . .

Sec. 20-103. - Picketing.

(a) *Definitions*. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

(1) Picket or picketing means to make a public display or demonstration of sentiment for or against a person or cause, including protesting which may include the distribution of leaflets or handbills, the display of signs and any oral communication or speech, which may involve an effort to persuade or influence, including all expressive and symbolic conduct, whether active or passive.

(2) Sidewalk means that portion of the street right-of-way which is designated for the use of pedestrians and may be paved or unpaved and shall include easements and rights-of-way.

(3) Street means the entire width between property or right-of-way lines of every way or place of whatever nature, when any part thereof is open to the use of the public as a matter or right, for the purposes of vehicular traffic, including that portion that is known as the shoulder of the roadway and the curb. The terms "highway" and "street" and their cognates are synonymous as used herein.

(b) *Notice of intent to picket*. Notification is required. The organizer of a picket that the organizer knows, or should reasonably know will be by a group of five or more individuals shall give notice of intent to picket to the chief of police or designee, in writing, at least 48 hours before the beginning of the picket. The notice of intent to picket shall include the following information:

(1) The name, address and contact telephone number for the organizer of the picket;

(2) The name, address and contact telephone number of the person giving notice of intent to picket if different from the organizer;

(3) The name of the organization or group sponsoring the picket;

(4) The location where the picket is to take place;

(5) The date and time the picket will begin and end; and

(6) The anticipated number of participants, and the basis on which this estimate is made.

(c) *Receipt of notification*. Upon notice of intent to picket given in accordance with this section, the chief of police or designee shall immediately issue a receipt of notice. The receipt shall contain all information stated in the notice. The organizer of a picket shall be responsible for maintaining the receipt, and shall present it when so requested by a law enforcement officer or other town official.

(d) *Penalties.* It shall be unlawful for any person to violate any provision of this section. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

Sec. 20-104. - Picketing regulations.

(a) Picketing may be conducted on public sidewalks, at Town Hall Centennial Plaza, at any town-owned park, or other town-owned areas normally used or reserved for pedestrian movement, and shall not be conducted on the portion of the public roadways used primarily for vehicular traffic.

(b) Notwithstanding section (a), picketing may not be conducted:

(1) At any town-owned property or park during a special event that has been permitted at that particular property or when that property has been otherwise reserved for private use;

(2) On a median strip; and

(3) At a location directed, focused, or targeted at a particular private residence.

(c) Picketing shall not disrupt, block, obstruct or interfere with pedestrian or vehicular traffic or the free passage of pedestrian or vehicular traffic into any driveway, pedestrian entrance, or other access to buildings, which abut the public sidewalk.

(d) Written or printed placards or signs, flags, or banners carried by individuals engaged in picketing shall be of such a size and/or carried on the sidewalks or other city-owned areas, as to allow safe and unobstructed passage of pedestrian or vehicular traffic. The staff or pole on which a sign, flag, or

banner may be carried shall be made of corrugated material, plastic, or wood, and shall not exceed 40 inches in length and shall not be made of metal or metal alloy. If made of wood, the staff or pole shall be no greater than three-fourths inch in diameter at any point. A staff or pole must be blunt at both ends.

(e) If more than one group of picketers desire to picket at the same time at or near the same location, law enforcement officers may, without regard to the purpose or content of the message, assign each group a place to picket in order to preserve the public peace.

(f) Spectators of pickets shall not physically interfere with individuals engaged in picketing. Picketers and spectators of pickets shall not speak fighting words or threats that would tend to provoke a reasonable person to a breach of the peace.

(g) Picketers and picketing shall be subject to all applicable local, state, and federal laws.

(h) Nothing in this section prohibits a law enforcement officer from issuing a command to disperse in accordance with North Carolina General Statute 14-288.5 in the event of a riot or disorderly conduct by an assemblage of three or more persons.

(i) It shall be unlawful for any person to violate any provision of this section. <u>Any person who violates this section shall be guilty of a Class 3 misdemeanor.</u>

SECTION 14. Chapter 22, Article I of the Code of Ordinances of the Town of Wake Forest is hereby amended as follows, with underlined language added and strikethrough language deleted:

Sec. 22-4. - Vehicles.

(a) No person shall ride or drive any motor vehicle, motorcycle, motor-driven cycle, or any other form of off-highway, motor-driven vehicle upon any park land except upon the roads or on areas which are designed and provided for such purposes. This shall not include the operation of motor vehicles engaged in property maintenance or in other services authorized by the town. All ordinances regarding operation of a motor vehicle upon public streets or highways apply to operation upon streets with park land. Speed limits within all

park lands shall be 15 miles per hour unless otherwise posted. There shall be no parking at any time except in designated areas.

(b) No bicycles, skateboards, or rollerblades are to be ridden in areas that have been posted by signs that expressly prohibit such.

(c) Any person who violates this section shall be guilty of a Class 3 misdemeanor.

Sec. 22-5. - Signs, etc.

It shall be unlawful for any person to place or erect any structure, sign, bulletin board, post, pole or advertising device of any kind in any park, or to attach any notice, bill, poster, sign, wire or cord to any tree, shrub, fence, railing, post or structure with any park except as authorized by the director of parks and recreation. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

Sec. 22-6. - Destruction of park property.
It shall be unlawful for any person to remove, destroy, mutilate or deface any structure, monument, statue, planter, fountain, wall, fence, railing, vehicle, bench tree, plant or any other property in any park. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

Sec. 22-7. - Weapons prohibited.

(a) It is unlawful for any person to openly carry or possess on or about his person, use, discharge, or cause to be used or discharged any deadly weapon including, but not limited to, any: bomb, bowie knife, dirk, dagger, sling-shot, loaded cane, metal knuckles, razor, stun gun, pistol, revolver, gun, rifle, spear, or nightstick at any town park, athletic facility, swimming pool, or greenway. Archery equipment or other similar devices may be shot or discharged only in those areas within parks specifically designated and posted for such purposes by the town parks and recreation department.

(b) Pursuant to N.C. Gen. Stat. § 14-415.23, it is unlawful for any person to possess or carry a legally permitted concealed handgun on or at any town recreational facility specifically designated by the town parks and recreation department and where such prohibition is posted by the town parks and

recreation department. For purposes of this section a "recreational facility" is defined as:

(1) An athletic field, including any appurtenant facilities such as restrooms, during an organized athletic event if the field had been scheduled for use with the town office responsible for operation of the park or recreational area.

(2) A swimming pool, including any appurtenant facilities used for dressing, storage of personal items, or other uses relating to the swimming pool.

(3) A facility used for athletic events, including, but not limited to, a gymnasium.

(c) For the purposes of this section, the term "recreational facility" does not include any greenway, designated biking or walking path, an area that is customarily used as a walkway or bike path although not specifically designated for such use, open areas or fields where athletic events may occur unless the area qualifies as an "athletic field" pursuant to subdivision (1) of subsection (b) of this section, and any other area that is not specifically described in subsection (b) of this section.

(d) This section does not apply to law enforcement or other government personnel acting within the scope of their employment.

(e) Any person who violates this section shall be guilty of a Class 3 misdemeanor.

Sec. 22-8. - Animals.

It shall be unlawful for any person to trap, catch, wound or kill or cause to be injured, treated cruelly or teased, or attempt to trap, catch, wound, kill, injure or tease any bird or animal, or rob any nest of any bird or any lair, den or burrow of any animal in or upon any land owned, leased or operated by the town. Fishing in ponds in parks is permitted for catch and release purposes. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

Sec. 22-9. - Selling, peddling, etc.

It shall be unlawful for any person to engage in soliciting, peddling, begging or selling goods or merchandise, or to sell, hawk or vend food or drinks within the parks unless written authority is given by the director of parks and recreation, and unless such selling, peddling, soliciting or begging is in accordance with other applicable provisions of this Code and state and local laws and regulations. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

Sec. 22-10. - Gambling.

It shall be unlawful for any person to conduct or carry on any game of chance at which money, property or other thing of value is bet, whether such money, property or other thing of value is in stake or not, in any park. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

Sec. 22-11. - Disorderly conduct.

It shall be unlawful for any person to make indecent motions or do any indecent acts whatsoever, or exhibit any indecent or lewd articles in view of any person within any park. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

Sec. 22-12. - Alcoholic beverages.

It shall be unlawful for any person to consume or to display publicly any alcoholic beverage in any park. It shall be unlawful for any person under the influence of alcoholic beverages to enter or remain in any park. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

Sec. 22-13. - Games and sports.
It shall be unlawful for any person to play or practice horseshoes, archery, discus, football, golf, baseball or other games of similar character in any area in any park that is not designated for such games unless written permission is given by the director of parks and recreation.

Sec. 22-14. - Excavations.
It shall be unlawful for any person to make an excavation in any park for any purpose without written permission from the director of parks and recreation. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

Sec. 22-15. - Fires.

It shall be unlawful for any person to make or kindle a fire in any park except in a regularly constructed or appropriate portable fireplace or grill. It shall be unlawful for any person to leave any fire unattended or to fail to completely extinguish a fire and all the embers thereof before leaving such fire. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

Sec. 22-16. - Dumping.

It shall be unlawful for any person shall deposit, dump, throw, cast, lay or place or cause to be deposited, dumped, thrown, cast, laid or place any ashes, trash, rubbish, soil or earth, paper, garbage, refuse, debris, plant clippings, limbs or leaves in or upon any park. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

Sec. 22-17. - Plant material.

It shall be unlawful for any person to dig, cut, bruise, mutilate or cause to be transplanted, cut, bruised, debarked or mutilated any plant material of any description within any park.

Sec. 22-18. - Swimming.
Swimming is prohibited in all parks except in facilities expressly designed for that purpose. Personal bathing is prohibited.

. . .

Sec. 22-20. - Smoking in prohibited areas.
No smoking of any type shall be allowed in any town park facilities or greenway systems except in specifically designated areas. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

SECTION 15. Chapter 22, Article V of the Code of Ordinances of the Town of Wake Forest is hereby amended as follows, with underlined language added and strikethrough language deleted:

Sec. 22-106. - Scope.

This article shall apply only to the Wake Forest Reservoir.

Sec. 22-107. - Violation.

It shall be unlawful for any person to violate any of the provisions of this article or the rules and regulations promulgated under this article.

Sec. 22-108. - Denial of admission.

The town shall deny admission to the reservoir to any person known to have violated the rules or regulations of the board of commissioners or to any person having intoxicating drinks or narcotics in his possession or who shows evidence of being under the influence of alcohol or narcotics. Any person who enters the reservoir after being denied admission pursuant to this Section 22-108 shall be guilty of a Class 3 misdemeanor.

Sec. 22-109. - Hours of operation.

The Wake Forest Reservoir and surrounding grounds owned or leased by the town shall be closed to the public between dusk and dawn. Violators of this section shall be guilty of a Class 3 misdemeanor and the prima facie rule of evidence set forth in G.S. 20-162.1 shall apply.

Sec. 22-110. - Pollution of the reservoir.

It shall be unlawful for any person to contribute to the pollution of the reservoir. This includes littering or releasing of any bodily fluids into the water body. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

Sec. 22-111. - Discharge of firearms or fireworks.

No person shall fire a gun, pistol or fireworks of any kind on the reservoir property. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

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Sec~~s~~. 22-118. - Restricted access.

Access is prohibited near the pumping station, gate valves, lagoon and former lagoon areas, and along the dam spillway. Violators will be prosecuted under no trespassing and shall be guilty of a Class 3 misdemeanor.

SECTION 16. Chapter 26, Article II of the Code of Ordinances of the Town of Wake Forest is hereby amended as follows, with underlined language added and strikethrough language deleted:

Sec. 26-13. - Littering.

It shall be unlawful for any person to throw, drop or deposit or cause to be thrown, dropped or deposited any waste on any street, public right-of-way, public place, catch basin, manhole or other public structure. This section also applies to depositing waste from a vehicle. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

Sec. 26-14. - Dumping on private land.

It shall be unlawful for any person to throw, drop or deposit or cause to be thrown, dropped or deposited any waste on any vacant or occupied land in the town. This section does not apply to properly permitted landfills or permitted filling and grading operations. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

. . .

Sec. 26-16. - Building debris.

Building debris shall be collected, removed and disposed of by the builder or, in the event of failure by the builder to dispose of such building debris, the owner of the property shall dispose of such building debris in accordance with applicable provisions of this Code. Any builder and/or owner who violates this section shall be guilty of a Class 3 misdemeanor.

. . .

Sec. 26-18. - Unlawful disposal.

It shall be unlawful for any person to deposit any and all refuse originating, transported or collected from locations outside of the corporate limits of the town in or near waste containers for the purpose of disposal, except when approved by the public works director. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

SECTION 17. Chapter 26, Article IV of the Code of Ordinances of the Town of Wake Forest is hereby amended as follows, with underlined language added and strikethrough language deleted:

Sec. 26-26. - Restrictions.

(a) No person shall engage in business as a solid waste collector except under a license issued by the county pursuant to this section.

(b) Dumpsters shall be used only for the collection and disposal of refuse defined as garbage or trash. It shall be unlawful for anyone to place restricted materials in a dumpster. The following materials shall not be placed in a dumpster:

(1) All refuse originating, transported or collected from locations outside of the corporate limits of the town.
(2) Yard waste.
(3) Dead animals.
(4) Bulky items.
(5) All waste not collected by the town, including, but not limited to, hazardous waste, industrial waste and building debris.

<u>(c) Any person who violates this section shall be guilty of a Class 3 misdemeanor.</u>

. . .

Sec. 26-29. - Commercial collection.

All office, institutional, educational, commercial and industrial uses shall have recyclable collection as mandated by state or local requirements. The town may provide such service when the public works director determines that it is the most efficient and effective means for such collection, and shall determine the method of service.

(1) *Container*. Each user required to provide containers shall:
a. Keep the container maintained in a good operating condition;
b. Keep the exterior of the container painted and free from rust and graffiti;

c. Ensure that the area around the container is kept free from refuse and litter; and

d. Provide adequate access to the container for collection equipment.

(2) *Shared container*. With the approval of the public works director, containers may be shared when users are in close proximity to each other, the volume of recyclables generated allows sharing, or availability of space for placement of containers is restricted.

(3) *Restrictions*. Containers shall be designated for the collection and disposal of recyclable materials only. It shall be unlawful for anyone to place any other refuse or material in such containers. Any user who violates this section shall be guilty of a Class 3 misdemeanor.

SECTION 18. Chapter 28, Article I of the Code of Ordinances of the Town of Wake Forest is hereby amended as follows, with underlined language added and strikethrough language deleted:

Sec. 28-5. - Same—Signs, etc.

No person shall injure, tamper with, remove or paint upon or deface any sign, sign post, streetlight, traffic signal, bulletin board or other municipal property upon the streets and sidewalks, other than employees of the town in the proper performance of their duties. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

SECTION 19. Chapter 28, Article IV of the Code of Ordinances of the Town of Wake Forest is hereby amended as follows, with underlined language added and strikethrough language deleted:

Sec. 28-112. - Safety precautions.

It shall be unlawful for any person making any hole, ditch or excavation in any of the streets, public alleys or sidewalks of the town to fail to securely cover such openings with plank or place ropes around such excavation three feet from the ground, or fail to place a sufficient number of red lights around such excavation before dark, and to keep such lights burning all night every night such excavation shall be open. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

Sec. 28-113. - Restoration.

It shall be the duty of any person who shall open or dig a ditch, trench or hole in any street, public alley or sidewalk of the town, to put the street, public alley or sidewalk in as good condition, in all respects, as it was before such excavation. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

SECTION 20. Chapter 32, Article I of the Code of Ordinances of the Town of Wake Forest is hereby amended as follows, with underlined language added and strikethrough language deleted:

Sec. 32-5. - Tampering with or obstructing system paraphernalia.

No person shall tamper with or harm, in any manner, any electricity distribution system equipment. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

Sec. 32-6. - Separate meters required; exception.

Each house must be metered separately for electricity. In no case shall two parties or houses be supplied through one meter, except in extraordinary cases, by special permission from the town. Any person who violates this section shall be guilty of a Class 3 misdemeanor.

SECTION 21. Chapter 32, Article II of the Code of Ordinances of the Town of Wake Forest is hereby amended as follows, with underlined language added and strikethrough language deleted:

Sec. 32-57. - Regulation of private water supply.

(a) It shall be unlawful for any person to furnish, supply or provide, for gain or profit, any water from a private well or pump in or to any dwelling house, boardinghouse, inn, hotel, café or other commercial establishment, or any room in such establishments, when the dwelling house or any room therein is rented, or offered for rent to the public, or when the boardinghouse, inn, hotel, café or other commercial establishment is open to, or used by, the public, unless and until an analysis of the water from such private well or pump shall have first been submitted to and approved by the town.

(b) The water analysis required in subsection (a) of this section shall be made by or under the direction of the county board of health or the state department of public health.

(c) If the water analysis bears the approval of either the county board of health or the state department of health, the authorized agent of the town shall approve the water analysis by endorsing thereon the word "approved" and affixing his signature to such analysis. If, however, the analysis shows that the water is contaminated and unfit for human consumption, the town shall not approve the analysis, but shall deliver the analysis to the mayor and board of commissioners, which board may disapprove the analysis and return it to its owner.

(d) Any person who violates this section shall be guilty of a Class 3 misdemeanor.

SECTION 22. Chapter 32, Article V of the Code of Ordinances of the Town of Wake Forest is hereby amended as follows, with underlined language added and strikethrough language deleted:

Sec. 32-425. - Electric tampering.

. . .

(c) *Enforcement procedure.* Any responsible person who violates any provision of this section, or any regulation, standard, rule or order duly adopted in furtherance of this section, shall be subject to a civil penalty of $250.00 for the first instance non-compliance or violation, and a further civil penalty of $500.00 for any subsequent violation. In addition, immediately upon discovery of the initial or any subsequent violation, the electric service to the property where the violation occurred will be terminated. A notice of violation will be sent within one business day to the owner of the property by certified mail, return receipt requested, or hand delivery. For all other persons responsible for such violation, a notice shall be sent by certified mail, return receipt requested or hand delivery. The notice shall describe the violation and a demand for payment of $250.00 or $500.00 as appropriate. If payment is not received after 20 days, the matter shall be referred to the town attorney for the initiation of collection proceedings. The town shall be entitled to recover from any responsible person all costs of collection of the civil penalties, including reasonable attorneys fees.

(d) *Criminal penalties.* In addition to civil penalties, any responsible person who violates this section shall be guilty of a Class 3 misdemeanor. The~~the~~ town reserves the right to prosecute any responsible person for a criminal violation for each separate instance of electric meter tampering.

SECTION 23. All laws and clauses of laws in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 24. If this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance that can be given separate effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 25. The provisions of this ordinance shall not affect any act heretofore done, any liability incurred, or any suit or prosecution begun, or cause of action accrued prior to the effective date of this ordinance.

SECTION 26. Pursuant to N.C.G.S. § 160A-175(b), this ordinance shall not be enacted at the meeting in which it is first introduced. This ordinance shall become effective immediately upon its adoption.

Adopted and effective this the 18th day of October 2022.

_____
Vivian A. Jones
Mayor

ATTEST:

_____
Theresa Savary
Town Clerk

APPROVED AS TO FORM:

_____
Hassan Kingsberry
Town Attorney

Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-684-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: November 1, 2022

SUBJECT
Resolution Affirming the Appointment of Deputy Town Clerk

Recommendation:

Item Summary:

ATTACHMENTS
- Resolution2022-48ApptOfDeputyTownClerkEllaDowtinNov202201.pdf

TOWN OF WAKE FOREST
RESOLUTION 2022-48

A RESOLUTION AFFIRMING THE APPOINTMENT OF ELLA DOWTIN
TO THE POSITION OF DEPUTY TOWN CLERK

WHEREAS, the Town of Wake Forest currently has its position of Deputy Town Clerk vacant; and

WHEREAS, this position was posted in accordance with Town recruitment and hiring practices and policies; and

WHEREAS, an interview panel conducted interviews, and Deputy Town Clerk Ella Dowtin was recommended for the position; and

WHEREAS, the Town Manager has appointed Ella Dowtin as Deputy Town Clerk upon affirmation of the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Town of Wake Forest do hereby affirm the appointment of Ella Dowtin to serve as Deputy Town Clerk effective November 1, 2022.

Duly adopted this 1st day of November 2022.

_____
Vivian A. Jones
Mayor

ATTEST:

_____
Theresa Savary
Town Clerk

Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2021-641-
Submitted by: Kari Grace
Submitting Department: Planning
Meeting Date: November 1, 2022

SUBJECT
Public Hearing on LEGISLATIVE CASE RZ-22-04 WakeMed, a rezoning filed by WakeMed to rezone 14.41± acres located at 0 Siena Drive and 0 Dr. Calvin Jones Highway, being Wake County Tax PINs 1840070540, 1840070859, and 1830976175, from Conditional Use Neighborhood Business (CU NB) to Neighborhood Business Conditional District (NB CD).

Recommendation:

Item Summary:

ATTACHMENTS
- RZ-22-04 WakeMed BoC Agenda Summary
- RZ-22-04 WakeMed Staff Report
- Attachment A Neighborhood Meeting Information
- Attachment B Application with Signed Conditions
- Attachment C Maps
- Attachment D WakeMed TIA Executive Summary and NCDOT Review Report
- Attachment E Planning Board Recommendation and Plan Consistency Matrix
- Attachment F Rezoning Case History
- WakeMed RZ-22-04 Ordinance
- Exhibit 1 WakeMed Legal Description
- Exhibit 2 Consistency Statement RZ-22-04
- Exhibit 3 WakeMed Site Master Plan

Agenda Item: Public Hearing on LEGISLATIVE CASE RZ-22-04 WakeMed, a rezoning filed by WakeMed to rezone 14.41± acres located at 0 Siena Drive and 0 Dr. Calvin Jones Highway, being Wake County Tax PINs 1840070540, 1840070859, and 1830976175, from Conditional Use Neighborhood Business (CU NB) to Neighborhood Business Conditional District (NB CD).

Summary: A public comment session was held at the October 11, 2022 Planning Board meeting. The Planning Board recommended approval of the zoning map amendment request with the proposed conditions and consideration for the addition of left and right-turn arrow markings at the Piazza Way intersection and mulch walking path installation within the open space area and found the request consistent with applicable comprehensive plans by a vote of 7-0.

Staff recommends approval of the zoning map amendment request with the applicant's proposed conditions without the additional considerations recommended by the Planning Board.

Attachment: See staff report

TOWN of WAKE FOREST

Staff Report
Case RZ-22-04: WakeMed

Meeting Date	November 1, 2022
Requested Actions	Consideration of the Following Items related to the Zoning Map Amendment for 0 Siena Drive and 0 Dr Calvin Jones Highway: 1. Act on Plan Consistency Statement 2. Rezone 14.41 acres on the Town of Wake Forest Zoning Map from Conditional Use Neighborhood Business (CU NB) to Neighborhood Business Conditional District (NB-CD).
Case Manager	Kari Grace, Senior Planner
Planning Board Recommendation	Recommended approval of the zoning map amendment request with the proposed conditions and consideration for the addition of left and right-turn arrow markings at the Piazza Way intersection and mulch walking path installation within the open space area and found the request consistent with applicable comprehensive plans by a vote of 7-0. See Attachment E for the Planning Board Recommendation and Plan Consistency Analysis.

Public Meetings

Neighborhood Meeting	Public Comment Session	Public Hearing
May 25, 2022 *(See Attachment A)*	October 11, 2022	November 1, 2022

Case Information

Applicant	Matt McGinley, Stewart Inc. 421 Fayetteville Street, Suite 400 Raleigh, NC 27601
Property Owner	WakeMed Property Services 3000 New Bern Avenue Raleigh, NC 27610
Location	Northwest corner of Dr. Calvin Jones Highway (NC98) and Siena Drive
Address	0 Siena Drive and 0 Dr Calvin Jones Highway
Wake County Tax PIN(s)	1840070540, 1840070859 and 1830976175

Acreage	14.41 acres	
Zoning	Existing:	Neighborhood Business Conditional Use (CU NB), Special Highway Overlay (SH2-O), Richland Creek Watershed Management Area District (RC-WMA)
	Proposed:	Neighborhood Business Conditional District (NB-CD)
Land Use	Existing:	Vacant and Stormwater Detention Pond
	Proposed:	Medical Office
Future Land Use Map	Existing:	Corridor Commercial and Conventional Residential
	Proposed:	Corridor Commercial and Conventional Residential
Corporate Limits	This application is in the Town's corporate limits.	
See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Community Plan Maps. See page 42 in the Community Plan for a description of the Corridor Commercial land use designation.		

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Open Space	General Residential 5 Conditional Use (CU GR5)
South	Dr. Calvin Jones Highway	n/a
East	Siena Drive	n/a
West	Vacant (Grove 98 Approved and Under Construction)	Planned Unit Development (PUD)
The proposed land use is generally compatible with surrounding land uses. The proposed zoning is generally compatible with surrounding zoning. *See Attachment C for associated maps.*		

ZONING CASE HISTORY

The property is currently subject to two Conditional Use Permits. The parcel identified by 1840070859 is associated with rezoning case RZ-06-01. The parcels identified by PINs 1840070540 and 1930976175 are associated with rezoning case RZ-99-11. Conditions associated with the Conditional Use Permits are contained in Attachment F.

PROPOSED USES

The following uses are proposed to be allowed:

- Medical Office
- Office
- Retail
- Residential Care Facility

See Table 2.3.3, Use Table, in the Unified Development Ordinance for a list of uses permitted as of right in the Neighborhood Business District.

MASTER PLAN ANALYSIS

Open Space	Required:	0% or 0.0 acres
	Proposed:	0% or 0.0 acres
	Summary:	Nonresidential development does not require minimum open space allotment. The applicant proposes 5.25 acres of tree conservation area. The proposed Master Plan **complies** with the minimum open space percentage requirement in the UDO.
Park Space	Required:	0% or 0.0 acres
	Proposed:	0% or 0.0 acres
	Summary:	Nonresidential development does not require minimum park space allotment. The applicant proposes to provide amenities along the new multiuse path, including seating, picnic table, trash cans, water fountain, and bike repair station. The proposed Master Plan **complies** with the minimum park space percentage requirement in the UDO.
Parking	Required:	Per UDO Chapter 9.4, the parking requirement for medical office is 1 space per 250 SF or 330 parking spaces. The bike parking requirement is 2 spaces per 50 automobile spaces or 14 bike spaces.
	Proposed:	The applicant is proposing to provide 333 parking spaces through off-street parking spaces and 14 bike parking spaces. Two electric vehicle charging stations are also proposed.
	Summary:	The proposed Master Plan **complies** with the minimum parking requirements in the UDO.
Public Utilities	Required:	The UDO requires that public water and sewer mains are extended to serve the site.
	Proposed:	The development will extend an 8” water line along the extension of Piazza Way to serve the site. It is already served by an 8” sewer line located along Siena Drive.

	Summary:	The proposed Master Plan **complies** with the public utility requirements in the UDO.
Roads	Required:	The Comprehensive Transportation Plan (CTP) requires that 6' sidewalk be installed on the west side of Siena Drive along the frontage of the property without sidewalk to comply with the 2A local street cross section. See the 2A cross-section. The UDO requires that stubbed streets on adjacent parcels be extended through the subject parcel. As such, a 2A local street is required through the property. The CTP requires a multiuse path on the Piazza Way extension. See Map 4-5, Future Pedestrian Network. The CTP identifies Dr. Calvin Jones Highway as a Boulevard with the 4B cross section. No improvements are required for Dr. Calvin Jones Highway. Based on trip generation, a TIA was required for this project. The TIA findings indicate that the Siena Drive and Dr. Calvin Jones Highway intersection should be monitored for a future traffic signal. Recommendations from the TIA included striping for a left turn on Siena Drive and proportional contribution towards a traffic signal.
	Proposed:	The proposed Site Master Plan (Exhibit 3, Sheet C3.00) shows the required and proposed improvements. The local street extension continues the multiuse path approved by the Grove 98 development on the north side of the extension of Piazza Way. The street is proposed as private right-of-way for consistency. There is currently a high visibility crosswalk across Siena Drive between Tryst Lane and Piazza Way. Crosswalks are proposed to be relocated and added at the Tryst Lane and Siena Drive intersection and the Piazza Way and Siena Drive intersection. Rectangular Rapid Flashing Beacons (RRFBs) are also proposed at the Siena Drive and Piazza Way intersection. The rezoning conditions propose a proportional fee-in-lieu for a traffic signal for the Siena Drive and Dr. Calvin Jones Highway intersection.
	Summary:	The proposed Master Plan complies with the minimum roadway infrastructure requirements in the UDO.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed zoning map amendment request are generally consistent with the adopted Community Plan.

Comprehensive Transportation Plan (2019)	The proposed zoning map amendment request is generally consistent with the adopted Comprehensive Transportation Plan.
Historic Preservation Plan (2012)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2021)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Recourses Master Plan is not applicable to the zoning map amendment request.
Public Art Vision Plan (2009)	The Public Art Vision Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.

See Attachment E for detailed Plan Consistency Analysis. The Comprehensive Transportation Plan is not included in the Consistency Analysis since cross-sections are the only applicable element of the Plan.

PROPOSED ZONING CONDITIONS

Site Zoning Conditions

1. The conditions outlined below replace previous zoning conditions of the properties.
2. Uses are limited to residential care facilities, medical office, retail, and office.
3. No direct driveway access to the NC-98 Bypass is allowed.
4. Parcel PINs 1840070859, 1840070540 and 1830976175 shall be recombined.
5. The Neuse River Riparian Buffers shall be maintained as conservation areas.
6. Provide a 100-foot drainageway buffer and conservation easement in perpetuity except as necessary for construction and maintenance of the stormwater management system according to best management practices.
7. Section 9.8.1.B of the UDO limits the maximum number of driveways permitted per parcel, however, states that additional entrances or exits may be permitted after showing of actual necessity and upon approval of the Board of Commissioners. A total of four driveways are necessary to allow for sanitary and waste management access to the dumpster location, which will be separate from vehicular and pedestrian circulation.
8. The site master plan is a condition of the rezoning request. Amendments of the master plan shall require a rezoning amendment unless the administrator finds the modification to be minor and in keeping with the spirit and intent of the approved site master plan.

9. A proportional fee-in-lieu for a traffic signal at Siena Drive and Hwy 98 shall be provided in the amount of $12,539 prior to construction plan approval.
10. Section 2.2.5.A.5 of the UDO sets a maximum of 50,000 SF per building in the Neighborhood Business (NB) district. The associated site master plan modifies this requirement to allow a building to exceed 50,000 SF.
11. Two (2) electric vehicle (EV) chargers shall be provided on site, with the location to be determined during the construction plan submission phase.

<u>Architectural Zoning Conditions</u>

1. These architectural conditions are only applicable for medical office use.
2. Pertaining to allowable façade materials:
    a. The building façade, as measured from the finished grade to the roof deck, will have no less than 50% masonry as the primary material (excluding glazing) on each building elevation, which exceeds the requirements for 50% only on street-facing facades and 25% on side facades in UDO section 5.6.2.A.
    b. Premium non-masonry natural finish material(s) (e.g., natural copper, zinc, wood, stone, etc.) may be used for a maximum 15% of each building elevation. These materials are in addition to the allotment of materials allowed in UDO section 5.6.2.A.
    c. Lap siding (i.e., cementitious fiber board), exposed heavy timber, stucco, EIFS and concrete are not permitted building facade materials on any elevation. This is more selective than the façade materials allowed in UDO section 5.6.2.A.
3. Pertaining to façade interest details:
    a. Expanses of blank walls may not exceed eight feet in width. Interest details must be clearly visible from the right-of-way and must include at least one of the following: change in plane, change in color, change in material, change in pattern, canopies, transparent windows or doors, recessed or projected areas for seating or gathering, or vertical trellises. This exceeds the requirements of UDO section 5.6.3.A.
    b. The building façade, as measured from the finished grade to the roof deck, will have a minimum 30% glazing on each building elevation, including a minimum of 30% glazing on the ground floor. This provides an equal or greater amount of glazing but with more flexibility on the distribution to allow for the needs of the medical office use. This condition replaces the requirements in UDO section 5.6.3 for transparency zone and glazing requirements.
    c. Sprandel glass may be utilized to meet up to 30% of the glazing requirements.
4. Any rooftop equipment screen will coordinate in color, profile and/or material with the materials and profiles of the main building materials. This exceeds the requirements in UDO section 5.6.4.A.
5. In lieu of the requirements in UDO section 5.6.5.C, Articulation:
    a. The building's plane will use a minimum 5' offset or a minimum 5' deep overhang at entries, waiting areas and lobbies on the building perimeter, on each elevation, with no offset or overhang greater than 50% of the length of any individual side.
    b. For portions of walls not met by condition 5a, no walls may extend more than 3 windows, of the same size or shape, across an elevation without a change in plane,

change in color, change in material, or change in pattern that visually subdivides the wall through at least 75% of its height.

c. In addition, change in plane will occur along any building elevation where there is also a change in material.

d. At least 2 changes in vertical profile (e.g., parapet, roof screen etc.) and/or roofline are required along any public street-facing building elevation using an architectural element integral to the building materials and design (which may include a rooftop screen that complies with condition #4). At least 1 change in vertical profile and/or roofline is required along any other elevation.

e. A secondary entrance will be provided along each elevation instead of a second principal entrance.

See Attachment B for signed, proposed conditions.

STAFF RECOMMENDATION

The zoning map amendment request is generally **Consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the zoning map amendment request is reasonable and in the public interest.

Staff recommends approval of the requested rezoning and the conditions proposed by the applicant without additional conditions recommended by the Planning Board for the following reasons.

Mulch Walking Path: The Siena Townhomes site plan includes a mulch walking path around the southern side of the stormwater pond, which has not been installed. During the WakeMed site plan review, incorporation of the mulch walking path was evaluated. Due to the grading for the new street and expanded stormwater pond, a path would not be feasible on the southern side of the pond. A path would not be feasible on the north side of the pond due to the emergency spill way and dam. The proposed multiuse path with multiple seating areas along the extended Piazza Way fulfills the intent of the mulch walking path by providing recreational opportunity with views of the open space area in an alternative location.

Directional Arrows: The intersection of Piazza Way and Siena Drive is designed to function as a full movement intersection. Adding directional arrows for left and right-turn only is inconsistent with standard practice and the rest of the intersection and could create confusion. Additionally, most drivers will not choose the through movement.

ATTACHMENTS

Attachment A:	Neighborhood Meeting Information
Attachment B:	Application with Zoning Conditions
Attachment C:	Maps
Attachment D:	Traffic Impact Analysis (TIA) Executive Summary and NCDOT Review Report
Attachment E:	Planning Board Recommendation and Plan Consistency Analysis
Attachment F:	Rezoning Case History

EXHIBITS

Exhibit 1:	Legal Description
Exhibit 2:	Consistency Statement

Exhibit 3: Proposed Site Master Plan

STEWART

May 06, 2022

Dear Property Owner,

The following is a notice that a neighborhood meeting will be held (virtually) to discuss a development proposal in the vicinity of your property:

Project Name:	Wake Med Medical Office Building Wake Forest
Project Location:	0 Siena Drive (see attached reference map)
Meeting Date:	Wednesday, May 25th 2022
Meeting Time:	6:00 - 7:00 pm
Meeting Location:	Virtual Microsoft Teams Meeting and Call-in Number https://bit.ly/3waAZHt Dial-in for Audio: +1 872-205-6904 Conference ID: 374 148 923#
Application Type:	Conditional District Rezoning
Size of Property:	14.41 acres

Wake Med Medical Office Building is seeking conditional district rezoning for the property shown below. This site will provide medical office services for the Wake Forest community. The proposed site plan will be presented during this neighborhood meeting via the virtual Microsoft Teams meeting will then go before the Town of Wake Forest Planning Board and Board of Commissioners at future dates for a public comment session and a public hearing.

If you would like to request a digital invitation for this meeting, please contact Matthew McGinley at mmcginley@stewartinc.com. Meeting materials will be available by May 23rd by request as well. We look forward to your attendance.

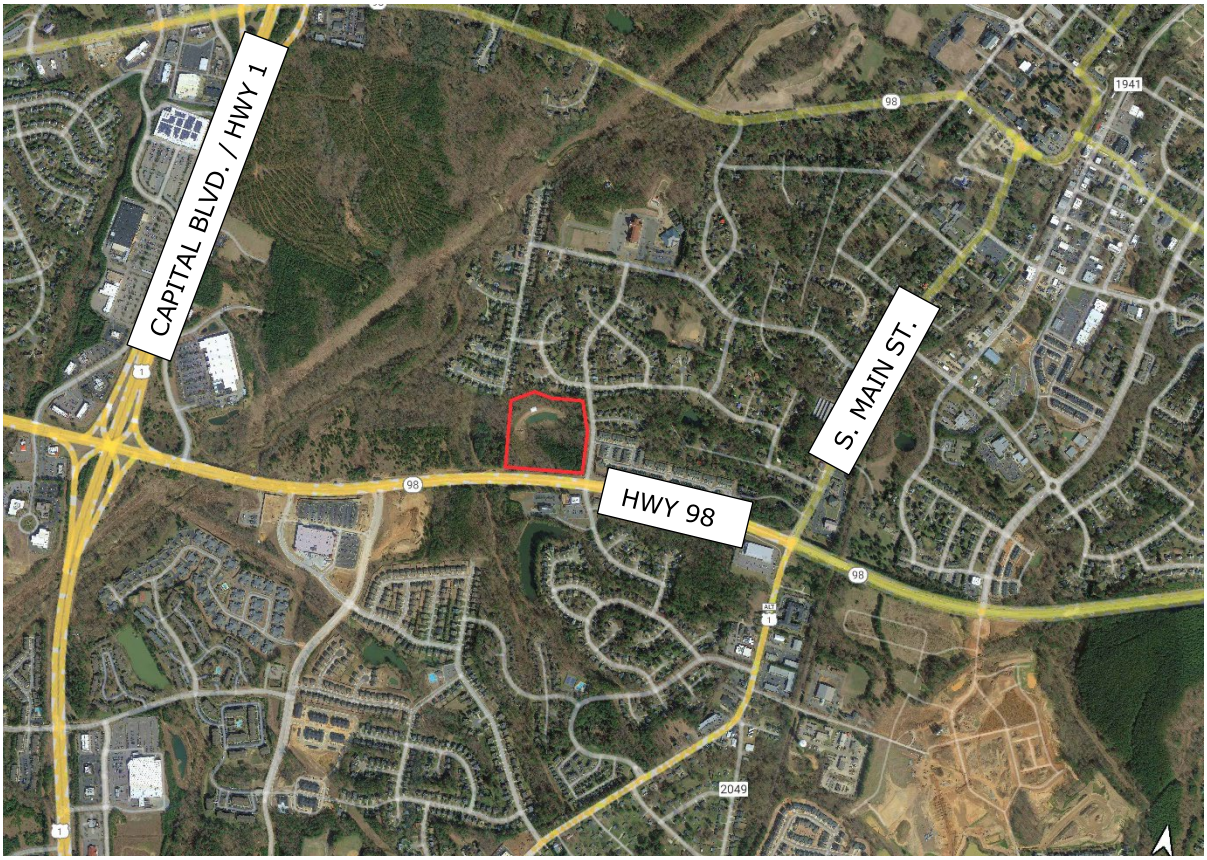
Sincerely yours,

Matthew McGinley, PLA
Project Manager
Stewart, Inc.
Direct 704.909.3557
Office 704.334.7925

Thomas Cavender
VP Construction/Facilities
WakeMed Health & Hospitals

STEWART

Property Location:



WAKEMED MEDICAL OFFICE BUILDING, WAKE FOREST

NEIGHBORHOOD MEETING MINUTES

DATE: Wednesday, May 25, 2022
TIME: 6:00pm – 7:00pm
LOCATION: Microsoft Teams Meeting

STAFF ATTENDEES:
Joel Dabrowski, Little
Baohong Wan, VHB
Matt McGinley, Stewart
Scot MacIver, Stewart
Mira Lin, Stewart
Neighborhood Attendees (see accompanying list)

INTRODUCTORY PRESENTATION:

1. **Welcome & Introductions**

2. **About The Project**
   - Introduction to the proposed development and design team.

3. **Context & Existing Conditions**
   - Town of Wake Forest Jurisdiction Map – Highlighted the location of the site within the greater Wake Forest area and its designation as part of the town's Zoning and Overlay District.
   - Aerial Image – The existing pond, current undeveloped parcel, neighboring developments and residential communities surrounding the site and adjacent NC DOT maintained roads were described.

4. **Current Zoning and Overlay District**
   - Zoning Map – Illustrated the current zoning designation as well as the site's location within the Special Highway Overlay District and how this impacts the development of the site. Reducing points of ingress and egress, building and structure setbacks as well as landscape buffers for screening and beautification of the major access corridor of NC-98.

5. **Proposed Rezoning Conditions**
   - Rezoning conditions proposed for the site as well as building limitations were discussed.
   - Current status of the project within the rezoning process was noted, as well as estimated timeframe to complete the rezoning process was illustrated.

6. **Site Plan & Illustrative Plan**
   - Site Plan – Presentation of the proposed site plan included the main entrance to the property off of Siena Drive due to limited access points allowed along NC-98. The southern part of the site will be developed to include a medical office building along with adequate parking. The northern part of the site will be maintained as a natural area, to include the existing wet pond to be reconstructed and upsized to capture and treat on site drainage. Landscape buffers will be created along all street frontages of the property. The north side

buffer of the property will be maintained a tree save area and to not disturb the existing vegetation.

- Traffic Flow Plan – The project has gone through two Traffic Impact Analysis due to the recent developments constructed in the neighborhood along the NC-98 corridor based on NCDOT and the Town of Wake Forest standards.

7. Open for Questions

COMMUNITY DISCUSSION:

8. Hours of Operation and Usage:

1. What is going to be included in the medical office building and what are the hours of operation?
   Response: *The building will house a variety of medical office uses including general practice, rehabilitation, imaging, etc. This will be an outpatient facility with no residence living on site. The hours of operation are normal business hours with limited weekend hours.*

9. Traffic Impact:

1. Will the additional traffic be kept out of the adjacent neighborhood?
   How will you handle increased traffic at the intersection of Siena and 98? Already nearly impossible to exit and enter the neighborhood. (Angela – 6:14)
   Will you address how this will affect the already dangerous 4-way stop at Siena/Lakeview – very concerned about traffic flow. (Angela - 6:16)
   Has a traffic study been done and will a traffic light be installed at Siena and Hwy.98 bypass?

2. People speed through our neighborhood, we have children and pets. Traffic studies don't show how many pedestrians have nearly been plowed over in our neighborhood nor does it take into effect that five traffic signals will now be in less than a mile stretch. Why is and entrance on 98 not an option? (Martha – 6:21)
   Response: *Entrance on NC 98 is not allowed by NCDOT, as 98 is considered as a strategic transportation corridor with controlled access.*

3. What will prevent your traffic from going straight on Piazza Way and cross Siena? (Wayne – 6:22)
   Response: *No physical barrier is proposed, and the likelihood is low as it is quicker and safer for traffic to access 98.*

4. Why can't they just access through Grove 98 where there is a stop light? (Martha – 6:23)
   Response: *Cross-connection to Grove98 will be provided, so traffic will be able to access 98 at the stop light at Ligon Mill and a new stop light to be constructed with Gove98 North.*

5. I would like to see more thoughtful planning in the development of Wake Forest and know that the residents' concerns are truly heard and change effected. (Angela 6:28)
   Response: *Acknowledged.*

6. Perhaps a 'No thru traffic' sign might keep people from crossing across to Piazza Way to exit thru our community? (Vivian 6:38)

Response: *This may be a possible prevention; we will talk to the town.*

7. Why can't the entrance into the medical complex happen off of Hwy 98? (Vivian 6:59)
   Response: *Hwy 98 is a limited access corridor.*

8. How many parking spaces? What is traffic going to be like on Siena Drive and NC98 with this many people coming to the building every day?
   Response: *There are approximately 335 parking spaces not necessarily for everyday use, especially not in the beginning, but for future growth toward full capacity.*

9. Why connection road to Grove 98? This will add to the heavy traffic on Siena Drive.
   Response: *The through connection to Grove 98 is required by the Town for better circulation.*

10. What is going to prevent people coming across Siena into our neighborhood? Can you only allow a right turn onto Siena from your property?
    Response: *The project team will work with the Town to address cut-thru traffic issues. In our opinion providing safe and quick access on 98 is the best way to reduce or eliminate the incentives for cut-thru traffic.*

11. The streets are private, there are 'Towing' and 'No Speeding' signs. What is the process to limit traffic onto our portion of Piazza Drive? There will be a lot of traffic from the 3 story MOB.
    Response: *The project team will work with the Town to address cut-thru traffic issues.*

12. If there is no direct access *(to 98)* it won't be a good location. DOT isn't always beneficial to residents. Where and how are the cars going out of there without using the private neighborhood street?
    Response: *Although direct access is not allowed, cross-connection to Grove98 will be provided, so traffic will be able to access 98 quicker without using the private neighborhood street.*

13. Is there directional signage to suggest traffic to exit towards Grove 98 instead of Siena?
    Response: *This is a good suggestion we will consider in developing way finding signage.*

14. Is it possible to make Piazza a one-way street to reduce traffic back onto Siena?
    Response: *One way is rare, and has a negative impact on traffic circulation for the entire area. We cannot prohibit people from turning right onto Siena but can provide alternate option to exit through Grove 98.*

15. There are traffic issues at LIDL. What can you do from preventing similar situations from happening at this site?
    Response: *Each project is different, but in general MOB is considered a lower generator than grocery stores. The project team is working with NCDOT and the town staff to identify impact and address it accordingly.*

16. There are traffic issues at Holding when church is out.

Response: *Acknowledged. The Holding Avenue intersection was studied in the TIA, and the analysis indicated minimal impact due to this project.*

17. There is parking along Lakeview, making it less desirable for cut-through traffic from this site.
Response: *The study didn't send any site traffic to Lakeview. Allowing parking could be beneficial for reducing cut-thru traffic and speeding.*

10. Landscape Buffers:

1. Will there be a substantial tree buffer facing Siena? There are townhomes with their backyards directly facing Siena. (Cynthia 6:24)
Response: *Yes, the town requires landscape buffers along any street frontage. The planting will follow this ordinance.*

11. Retention Pond:

1. Where is the overflow from the retention pond going to go? It is already incorrectly underutilized by Siena Townhomes which we hope to correct since their stormwater is flowing into Pineview Estates. How are all the nonpermeable surfaces going to impact the retention pond? (Ann – 6:39)

2. There is flooding at Tryst Lane, there is water flowing into the neighborhood and not to the pond. Is there anything you could do or study? Estimate the water to go into the pond from offsite sources. Backyards have been flooding ever since Siena Townhomes were built. Any change to the property will impact the pond.
Response: *The project has taken into account Siena Townhomes as well as the drainage requirements of the MOB development and will reconstruct and enlarge the pond to ensure it functions properly.*

3. I am concerned the current pond is not completed properly, even a small rain we experience flooding.
Response: *The current pond is not fully designed nor built. The pond will be reconstructed and it will function much better once the project is completed.*

12. Building:

1. Height of building, are there any 3 story buildings on 98 corridor? Can the building be reduced to 2 story? This will reduce traffic to/from the property.
Response: *The building will look more like a 2-story since the property sits about one story below grade of the neighborhood.*

2. Is there a visual of what the building will look like from the street?
Response: *The building elevations are still in process and be included in the building permit submittal.*

3. Why is the building facing Hwy 98 and Siena? This draws more traffic onto Siena Drive.
Response: *The ordinance requires the main entrance to face main access road which is either 98 or Siena.*

NEIGHBOR ATTENDEE LIST:

Wayne Moorefield
Cynthia Wilson
Marcus Newman
Vivian Phillips
Nick Kentopp
Bruce Russell
Maurice Pentico Jr.
Martha McNair
Rose McCabe
Joel and George (Guest)
Ann Theburge
Matt Stewart
Angela Eisenhardt
Teri Wrey
Neil and Deborah Cronin
Dennis Weldon
Judy Padgett

Conditional District Rezoning Application

(Conditional District Rezoning Workflow)

Town of Wake Forest, NC
301 S. Brooks St.
Wake Forest, NC 27587-2932
TEL (919) 435-9510 | FAX (919) 435-9539

Project Overview #737132

Project Title: Wake Med MOB Conditional District Rezoning
Application Type: Conditional District Rezoning
Workflow: Conditional District Rezoning
Jurisdiction: Town of Wake Forest (Wake County)
State: NC
County: Wake

Submittal Requirements

A submittal checklist is available to view additional documents which are required to submitted with this application. After answering the application questions, you will be asked to upload the required documents.

VIEW CONDITIONAL DISTRICT REZONING SUBMITTAL CHECKLIST

Missing items will result in the application being declined and returned to the applicant to resubmit. A revised and complete application including all missing items must be received or the application will be not be deemed complete and routed for review.

Please confirm you have reviewed the associated submitted checklist for this permit and confirm you will submit all documents required on the submittal checklist: Yes

Pre-Application Meeting

Has a pre-application conference been held?: Yes

This type of project requires a pre-application conference be completed prior to official submittal. Please return to the home screen and select **Pre-Application Conference** from the application type drop down list in order to schedule your required meeting.

Pre-Application Conference Date: 01/18/2022

Staff Member Met With: Kari Grace, Emma Linn, Joe, Guckavan

Project ID: RZ-22-04

Project Information

Development/Subdivision (optional - for reference only):
Wake Med MOB

Project Address or PIN:
- 0 SIENA DR (1840070540)
- 0 SIENA DR (1840070859)

Tax PIN:
- 1840070540
- 1840070859

Zoning: Zoning
- 0 SIENA DR: NB
- 0 SIENA DR: NB

Current Zoning Overlay: SH2-O, Dr. Calvin Jones Highway

Town Limits: Inside corporate limits

Overlay

Projects falling outside the limits of the Town or ETJ will be required to submit an annexation petition in conjunction with their project submittal. Please return to the home screen and select **Annexation Petition** from the application type drop down.

Land Use: Land Use Development

- 0 SIENA DR: Residential

Acreage: 14.41

GIS Acreage: Parcel

- 0 SIENA DR: 11.66
- 0 SIENA DR: 2.75

Zoning Information

Currently a Conditional District?: Yes

Currently a Conditional Use?: Yes

Is there an existing Special Use Permit for the Property?: No

Related Town of Wake Forest Case Numbers: RZ-22-04

Project Contacts

Please enter all project contacts related to your application.

This is an important step to ensure all members of the applicant team receive email notifications associated with the project which may include comments, requested revisions, scheduled meetings or hearings, and final decisions. This also informs Town staff of the team members assigned role with the project.

Project Contact - Applicant
Matthew McGinley
Stewart. Inc.
421 Fayetteville St, 400
Raleigh, NC 27601
P:919-866-4822
mmcginley@stewartinc.com

Project Contact - Property Owner
Thomas Cavender
Wake Med
3000 New Bern Ave
Raleigh , NC 27610
P:(919) 350-8000
tcavender@wakemed.org

Project Contact - Developer
Thomas Cavender
Wake Med
3000 New Bern Ave
Raleigh , NC 27610
P:(919) 350-8000
tcavender@wakemed.org

Project Contact - Engineer
Ashleigh Hales
Stewart
223 S. West St, 1100
Raleigh, NC 27603
P:9193808750
ahales@stewartinc.com

Project Contact - Traffic Engineer
Baohong Wan
VHB
904 MAIN CAMPUS DRIVE, 500
Raleigh, NC 27606
P:919.741.5526
bwan@VHB.com

Traffic Impact Analysis

As per Section 6.11.1 of the UDO is the project required to provide a Traffic Impact Analysis (TIA)?: Yes

Was the TIA reviewed in a separate permit prior to this application?: No

Project Number:

The applicant is required to upload the TIA document, including appendix, approved MOU and any synchro files.

TIA review fees will be added to this permit.

If the request is to a Conditional District (CD), this application should be accompanied by a master plan that includes land use, existing conditions, buildings, lots, etc. per Chapter 15 of the UDO. In addition, please provide a narrative of the proposed use and list any proposed conditions.

Proposed Conditional Zoning District: NB-CD, Neighborhood Business

Proposed Land Use: NEIGHBORHOOD BUSINESS, CONDITIONAL USE

Proposed Number of Lots: 1

Number of Buildings: 1

Number of Single-Family Lots: 0

Number of Townhome Lots: 0

Number of Multi-Family Units: 0

Number of Stories: 3

Square Footage of All Buildings (non-residential): 82387

Plan Information - Conditional Rezoning

Description of Request:
Medical office building along corner of 98 and Siena Drive

Initial Proposed Conditions Offered by Applicant:
PROPOSED SITE ZONING CONDITIONS

1. The following uses are prohibited: fish markets, golf courses (miniature) and taxicab stand. Residential: Dwelling-accessory, manufactured housing and home park. Lodging: Bed and breakfast home (up to 8 rooms) Office/service: Home occupation, personal services, restricted Commercial/entertainment: Amusement, outdoor, General commercial (greater than 100,000sf), internet sweepstakes facility, riding stable, shooting range (outdoor), theater(outdoor) Civil: conference/convention center, sport arena/stadium Education/institutional: Child/adult day care home (8 or fewer persons), college/university, correctional institution, schools Automotive: Theater, vehicle rental, vehicle services, Industry/wholesale/storage, agriculture, infrastructure, per UDO.

2. Uses are limited to medical, retail, office, eating places, and food sales.

3. No direct driveway access to the NC-98 Bypass is allowed, access shall be provided from Siena Drive.

4. Parcel PINs 1840070859 and 1840070540 shall be recombined. Recombine the site with the parcel to the south.

5. The Neuse River Riparian Buffers shall be maintained as conservation areas.

6. Provide a 100-foot drainageway buffer and conservation easement in perpetuity except as necessary for construction and maintenance of the stormwater management system according to best management practices.

PROPOSED ARCHITECTURAL ZONING CONDITIONS

1. The building will have no less than 50% clay-based masonry as the primary building material (excluding glazing on the street-facing elevations.

2. The building will have a minimum 30% total glazing, with no storefront requirement at the ground level.

3. The building will use a minimum 5' offset in plan or a minimum 5' deep overhang at entries, waiting areas and lobbies on the building perimeter, with no offset or overhang greater than 50% of the elevation length.

4. Both texture and material changes will subdivide building elevations greater than 120' long into bays, pilasters or reveals with no unarticulated blank areas more than 12' wide. Any rooftop equipment screen will coordinate in color, profile and/or material with the materials and profiles of the main building materials.

5. At least 1 change in elevation is required along any street-facing elevation using an architectural element integral to the building materials and design (which may include a rooftop screen that complies with item 9).

Justification of Consistency with Comprehensive Plan:
The proposed Medical Office Building (MOB) is consistent with the Comprehensive Plan through the following measures:

- Offers health services to the community which balances the mix of uses within the town.

- Encourages growth along the 98 corridor and connects businesses along Piaza Way

- Half of the site is maintained as a 'tree save area' which helps maintain Wake Forest green space.

- A public multi-use path and amenity space connects through the site and offers a safe pedestrian and bike friendly community and added recreation use.

- The medical office supports high end job growth and diverse employment opportunities within Wake Forest.

- Complies to the two story min building height in commercial and neighborhood corridors.

- Offers quality designed architecture and building facades.

- Complies with setbacks and screening/buffering requirements

- Incorporates EV charging stations in parking lots

WAKEMED MOB WAKE FOREST
PROPOSED REZONING CONDITIONS
9/26/2022

PROPOSED SITE ZONING CONDITIONS

1. The conditions outlined below replace previous zoning conditions of the properties.

2. Uses are limited to residential care facilities, medical office, retail, and office.

3. No direct driveway access to the NC-98 Bypass is allowed.

4. Parcel PINs 1840070859, 1840070540 and 1830976175 shall be recombined.

5. The Neuse River Riparian Buffers shall be maintained as conservation areas.

6. Provide a 100-foot drainageway buffer and conservation easement in perpetuity except as necessary for construction and maintenance of the stormwater management system according to best management practices.

7. Section 9.8.1.B of the UDO limits the maximum number of driveways permitted per parcel, however, states that additional entrances or exits may be permitted after showing of actual necessity and upon approval of the Board of Commissioners. A total of four driveways are necessary to allow for sanitary and waste management access to the dumpster location, which will be separate from vehicular and pedestrian circulation.

8. The site master plan is a condition of the rezoning request. Amendments of the master plan shall require a rezoning amendment unless the administrator finds the modification to be minor and in keeping with the spirit and intent of the approved site master plan.

9. A proportional fee-in-lieu for a traffic signal at Siena Drive and Hwy 98 shall be provided in the amount of $12,539 prior to construction plan approval.

10. Section 2.2.5.A.5 of the UDO sets a maximum of 50,000 SF per building in the Neighborhood Business (NB) district. The associated site master plan modifies this requirement to allow a building to exceed 50,000 SF.

11. Two (2) electric vehicle (EV) chargers shall be provided on site, with the location to be determined during the construction plan submission phase.

WAKEMED MOB WAKE FOREST
PROPOSED REZONING CONDITIONS
9/26/2022

PROPOSED ARCHITECTURAL ZONING CONDITIONS

1. These architectural conditions are only applicable for medical office use.

2. Pertaining to allowable façade materials:

a. The building façade, as measured from the finished grade to the roof deck, will have no less than 50% masonry as the primary material (excluding glazing) on each building elevation, which exceeds the requirements for 50% only on street-facing facades and 25% on side facades in UDO section 5.6.2.A.

b. Premium non-masonry natural finish material(s) (e.g., natural copper, zinc, wood, stone, etc.) may be used for a maximum 15% of each building elevation. These materials are in addition to the allotment of materials allowed in UDO section 5.6.2.A.

c. Lap siding (i.e., cementitious fiber board), exposed heavy timber, stucco, EIFS and concrete are not permitted building facade materials on any elevation. This is more selective than the façade materials allowed in UDO section 5.6.2.A.

3. Pertaining to façade interest details:

a. Expanses of blank walls may not exceed eight feet in width. Interest details must be clearly visible from the right-of-way and must include at least one of the following: change in plane, change in color, change in material, change in pattern, canopies, transparent windows or doors, recessed or projected areas for seating or gathering, or vertical trellises. This exceeds the requirements of UDO section 5.6.3.A.

b. The building façade, as measured from the finished grade to the roof deck, will have a minimum 30% glazing on each building elevation, including a minimum of 30% glazing on the ground floor. This provides an equal or greater amount of glazing but with more flexibility on the distribution to allow for the needs of the medical office use. This condition replaces the requirements in UDO section 5.6.3 for transparency zone and glazing requirements.

c. Sprandel glass may be utilized to meet up 30% of the glazing requirements.

4. Any rooftop equipment screen will coordinate in color, profile and/or material with the materials and profiles of the main building materials. This exceeds the requirements in UDO section 5.6.4.A.

5. In lieu of the requirements in UDO section 5.6.5.C, Articulation:

a. The building's plane will use a minimum 5' offset or a minimum 5' deep overhang at entries, waiting areas and lobbies on the building perimeter, on each elevation, with no offset or overhang greater than 50% of the length of any individual side.

b. For portions of walls not met by condition 5a, no walls may extend more than 3 windows, of the same size or shape, across an elevation without a change in plane, change in color, change in material, or change in pattern that visually subdivides the wall through at least 75% of its height.

c. In addition, change in plane will occur along any building elevation where there is also a change in material.

d. At least 2 changes in vertical profile (e.g., parapet, roof screen etc.) and/or roofline are required along any public street-facing building elevation using an architectural element integral to the building materials and design (which may include a rooftop screen that complies with condition #4). At least 1 change in vertical profile and/or roofline is required along any other elevation.

e. A secondary entrance will be provided along each elevation instead of a second principal entrance.

Signed by,

Thomas Cavender

Vice President, Facilities and Construction

WakeMed Health & Hospitals

T: 919.350.8098 C: 919.796.9942

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: RZ-22-04 Submittal Date: 03.17.2022

Wakemed Property Services is the owner of the property for which the attached application is being submitted:

- [x] General Use Rezoning or Conditional District Rezoning
- [x] Site Master Plan
- [ ] Subdivision Master Plan
- [X] Construction Drawings
- [ ] Variance
- [ ] Major Architectural Review

The property is located at: 0 SIENA DRIVE, WAKE FOREST NC 27587

The agent for this project is: Thomas Cavender Vice President

☐ I am the owner of the property and will be acting as my own agent.

Name: Thomas Cavender

Address: 3000 New Bern Ave Raleigh NC 27610

Telephone Number: 919 350 8098 Fax: —

Email Address: tcavender@wakemed.org

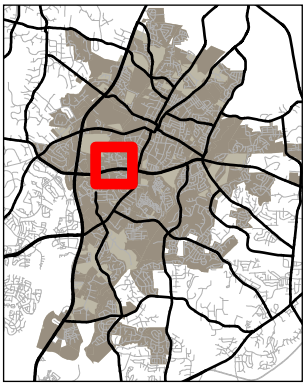
Signature(s) of Owner(s):

Print or type name(s): Thomas Cavender

Attach additional sheets if there are additional owners.

***Owner of record as shown on the latest equalized assessment rolls of Wake County. (An option to purchase does not constitute ownership). If ownership has been recently transferred, a copy of the deed must accompany this authorization.**

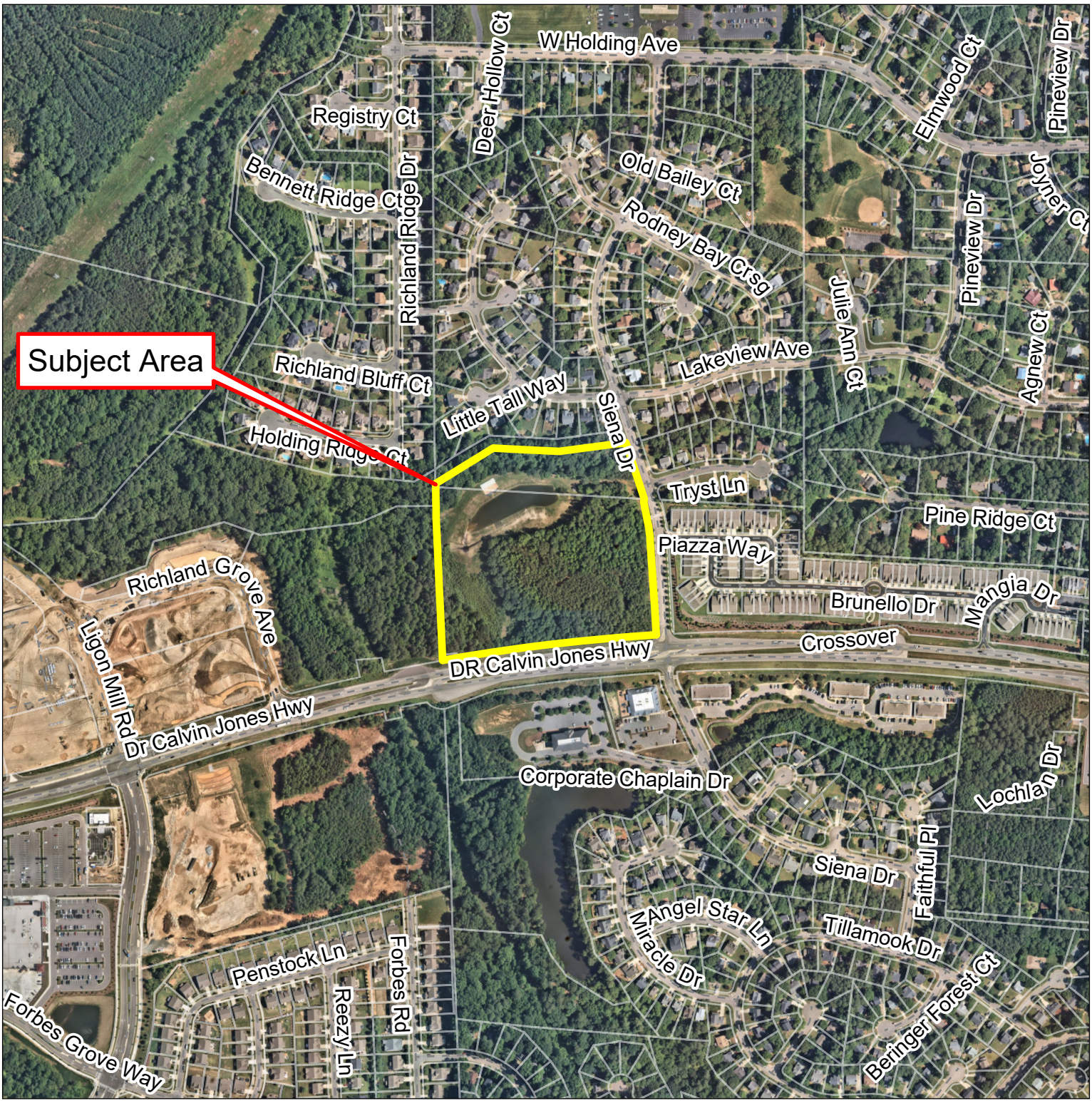
Last update: August 2018



TOWN of WAKE FOREST

RZ-22-04
WakeMed Rezoning
PIN: 1840-07-0540; 1840-07-0859; 1830-97-6175

9/27/2022



Please note that this map is intended for illustrative purposes only. For specific inquiries regarding zoning boundaries, contact the Town Wake Forest Planning Department at 919-435-9510.

0 500 1,000 1,500 2,000 Feet

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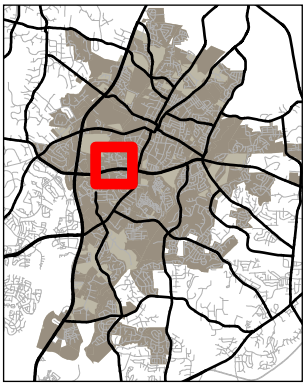

TOWN of WAKE FOREST

RZ-22-04
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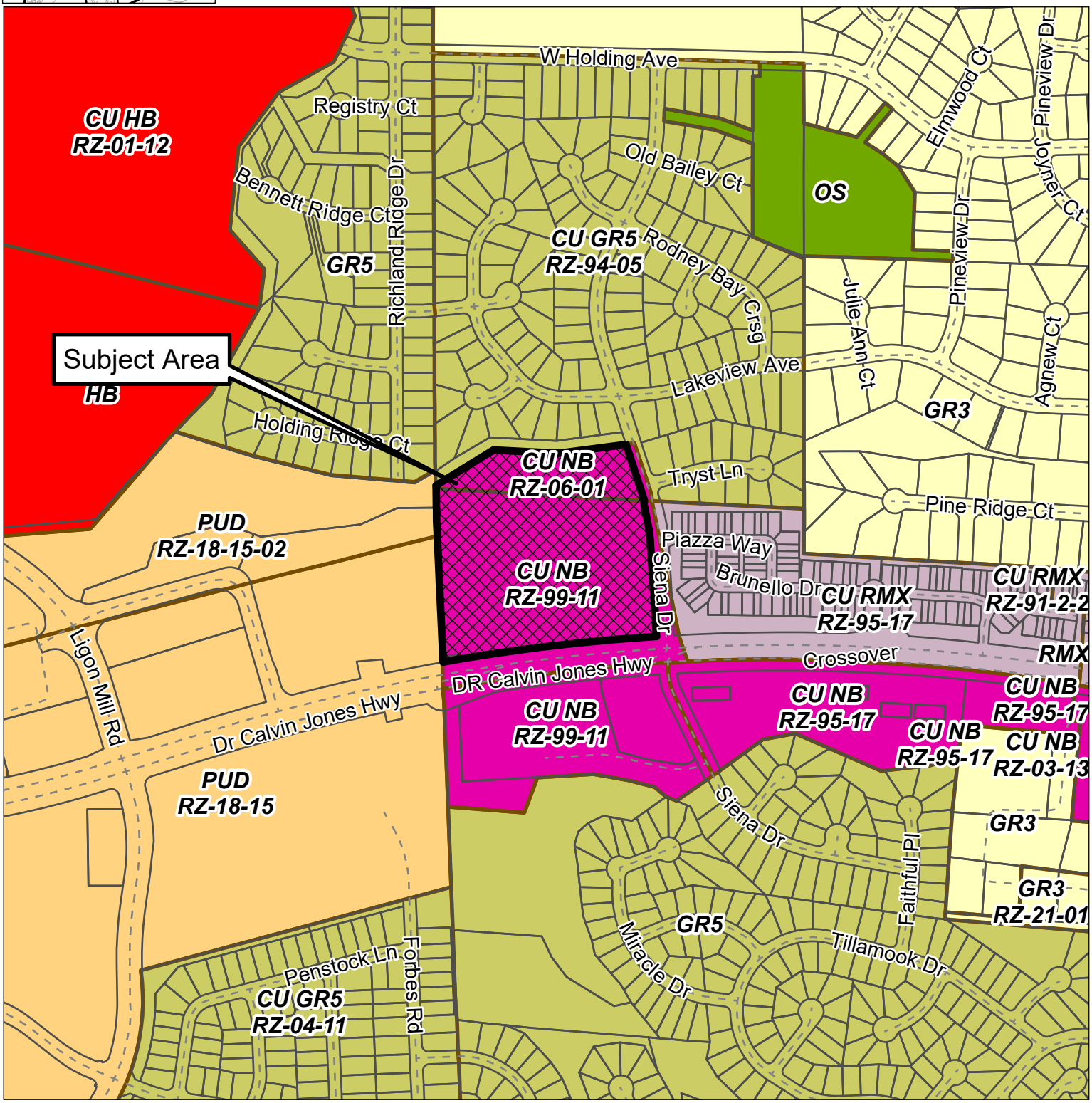

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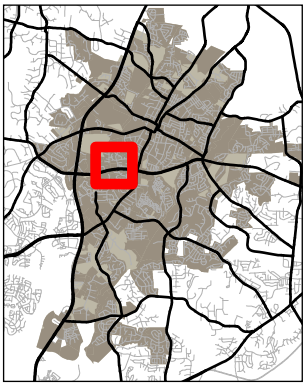

TOWN of WAKE FOREST

RZ-22-04
WakeMed Rezoning
PIN: 1840-07-0540; 1840-07-0859; 1830-97-6175

9/27/2022

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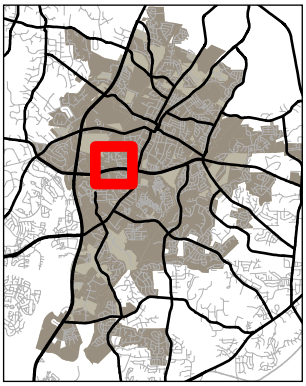
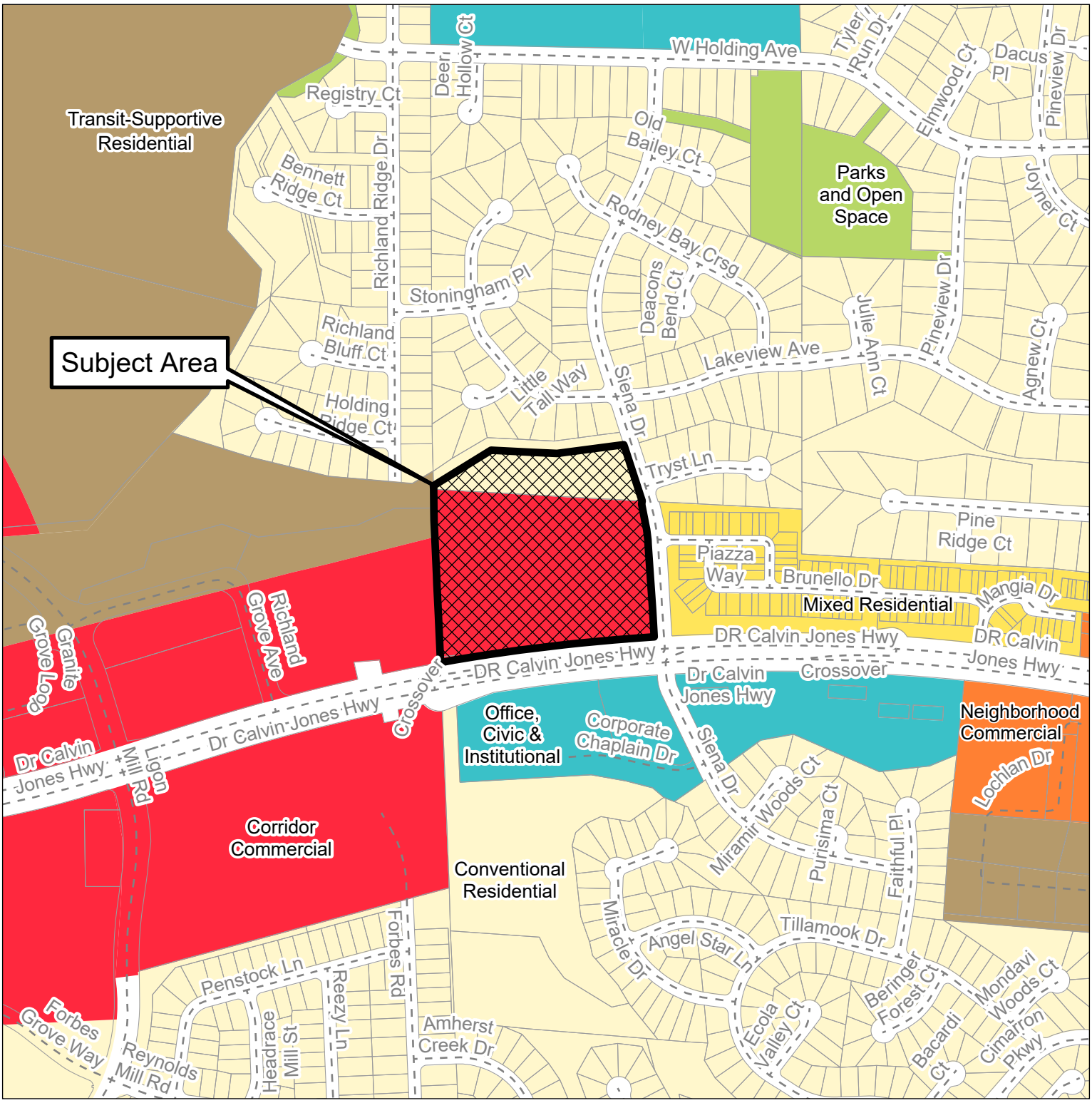


Future Land Use

TOWN of WAKE FOREST

RZ-22-04
WakeMed Rezoning
PIN: 1840-07-0540; 1840-07-0859; 1830-97-6175

9/27/2022



Please note that this map is intended for illustrative purposes only. For specific inquiries regarding zoning boundaries, contact the Town Wake Forest Planning Department at 919-435-9510.

0 500 1,000 1,500 2,000 Feet

N W S

WakeMed Wake Forest Medical Office Building

Wake Forest, North Carolina

PREPARED FOR

WakeMed Property Services
c/o Thomas Cavender
300 New Bern Avenue
Raleigh, NC 27610
919.350.8098

PREPARED BY

VHB Engineering NC, P.C. (C-3075)
940 Main Campus Drive, Suite 500
Raleigh, NC 27606
919.829.0328

5/13/2022

Executive Summary

WakeMed Health and Hospitals is planning to construct a medical office building (MOB) in the northwest quadrant of NC 98 (Dr Calvin Jones Highway) and Siena Drive in Wake Forest, North Carolina (Figure 1). The development is planned to consist of 82,500 square feet (SF) of medical office space, and the expected full build-out is to occur in 2025.

Project Background

The development will be accessed via one full movement driveway along Siena Drive:

- Access #1, full movement access aligned with the existing Piazza Way, about 475 feet north of NC 98

In addition, a cross-connection will be made across Grove 98 North to future Ligon Mill Road, while the infrastructure improvements associated with the Grove 98 PUD development are currently under planning and design.

Based on scoping discussions with the Town of Wake Forest and NCDOT, the following intersections were included in the study area and analyzed for existing and future conditions, as applicable:

- NC 98 (Dr. Calvin Jones Highway) at Ligon Mill Road (signalized)
- NC 98 (Dr. Calvin Jones Highway) at Grove 98 Access east of Ligon Mill Road (future signalized)
- NC 98 (Dr. Calvin Jones Highway) at Siena Drive (unsignalized, right-in/right-out with left-over)
- NC 98 (Dr. Calvin Jones Highway) at U-turn west of Siena Drive (unsignalized U-turn)
- NC 98 (Dr. Calvin Jones Highway) at U-turn east of Siena Drive (unsignalized U-turn)
- NC 98 (Dr. Calvin Jones Highway) at US 1A (S. Main Street) (signalized)
- Siena Drive at W. Holding Avenue (unsignalized)

- Siena Drive at Piazza Way/Future Access #1 (unsignalized)

The analysis was performed under the following three (3) scenarios:

- Existing (2022) Conditions
- No-Build (2025) Conditions
- Build (2025) Conditions

The Existing (2022) scenario includes weekday AM and PM peak hour analysis based on turning movement count data collected in February 2022. The No-Build (2025) scenario includes existing traffic with a three percent (3%) growth rate applied annually between base year (2022) and future year (2025), as well as three planned developments expected to contribute trip increases within the area. The Build (2025) scenario includes No-Build (2025) volumes with the addition of site trips generated by the full build-out of the proposed development.

Existing (2022) Conditions

Existing analyses were conducted based on current roadway geometrics and intersection turning movement counts collected in February 2022. Traffic data were compared against historical traffic counts included in the Forbes Property TIA. Since the 2022 traffic counts are already exceeding pre-pandemic levels while area schools are now fully open, new traffic counts are considered representative of current traffic patterns with no additional adjustments applied.

As reported in the Summary Level of Service (LOS) table on page v, the intersection of US 1A and NC 98 is operating at LOS D in the AM peak hour but at LOS E in the PM peak hour. In addition, the eastbound left-over of NC 98 at Siena Drive is operating at LOS E in the AM peak hour. The remaining signalized intersections and stop-controlled approaches examined in this analysis are found to operate acceptably (LOS D or better) during both the AM and PM peak hours.

No-Build (2025) Conditions

A rate of three percent (3%) was used to calculate the growth between the base year (2022) and future analysis year (2025). As instructed by the Town of Wake Forest, site trips due to the following three developments were included in the future year (2025) analysis:

- Forbes Property (Grove 98 PUD) – approximately 248 apartments, 107,800 square feet (SF) of shopping center, 100,000 SF of supermarket, 4,000 SF of drive-in bank, and 8,000 SF of fast-food restaurant with drive through window. The development will be on both sides of NC 98 and Ligon Mill Road (Wegmans/bank/restaurant in the southwest quadrant are already completed and occupied)
- Holding Village – the development will consist of 616 single-family homes (approximately 250 of which have already been occupied), 53 townhomes, 681 apartments, 20,000 SF of general retail space, and 10,000 SF of fast-casual restaurant space located between NC 98 Bypass and Rogers Road, east of US 1A (S. Main Street)
- The Palisades Residential – approximately 288 apartments on the east side of Ligon Mill Road

For the projects that have been partially built-out or have development plan changes, only the uncompleted/unoccupied portions were included in the analysis. As for roadway improvements in the study area, Ligon Mill Road Extension to NC 98 was recently completed with the first phase (Wegmans) of Forbes Property development, and the north leg of Ligon Mill Road will be added with its late phases (Grove 98 North). Improvements along NC 98 between Ligon Mill Road and the U-turn intersection west of Siena Drive are also planned with the late phases of Forbes Property/Grove 98. Lastly, turn lane and signal upgrades are planned at the intersection of NC 98 and US 1A by both Forbes and Holding Village developments.

As shown on the Summary LOS table on page v, the intersection of US 1A and NC 98 is projected to continue to operate at LOS E in the PM peak hour despite the committed turn lane improvements by background developments. The eastbound NC 98 left-over at Siena Drive is expected to operate at LOS E during the PM peak hour, and southbound Siena Drive at NC 98 is expected to operate at LOS E during the AM peak hour. The remaining signalized intersections and stop-controlled approaches are projected to continue to operate acceptably during the peak hours despite various degrees of delay increases.

Trip Generation and Assignment

Trip generation was conducted based on the most appropriate corresponding trip generation codes included in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition*. The method of calculation was based on guidance included in the NCDOT's *"Rate vs. Equation" Spreadsheet*. As the proposed development is to consist of 82,500 square feet of medical office space, ITE Land Use Code (LUC) 720 was used with calculations following the NCDOT guidance.

As a result, the proposed development is projected to generate 2,871 daily trips with 229 trips (179 entering, 50 exiting) occurring in the AM peak hour and 285 trips (80 entering, 205 exiting) occurring in the PM peak hour. The generated site trips were distributed in accordance with the existing traffic patterns and planned land uses in the study area, while future Ligon Mill Road extension via a cross-connection to Grove 98 North was taken into consideration under the build-out conditions.

Build (2025) Conditions

The Build (2025) conditions account for both the No-Build (2025) traffic and the site traffic generated by the proposed development after its completion.

As shown on the Summary LOS table on page v, the intersection of US 1A and NC 98 is projected to continue to operate at LOS E in the PM peak hour with slight delay increases. The eastbound NC 98 left-over at Siena Drive is expected to operate at LOS E during both peak hours, and southbound Siena Drive at NC 98 is expected to operate at LOS E during the AM peak hour. The remaining signalized intersections and stop-controlled approaches examined in this analysis were found to continue to operate acceptably during the peak hours with slight traffic delay increases. The planned site access on Siena Drive across Piazza Way is projected to operate at LOS B during both the AM and PM peak hours.

Roadway Improvement Recommendations

As indicated in the traffic operations analyses, the proposed development is projected to minimally impact traffic operations of the surrounding roadway network and most study intersections. Nevertheless, the following driveway configuration should be considered along Siena Drive across from Piazza Way.

Siena Drive at Piazza Way/Future Access #1 (future unsignalized)

The future stop-controlled Access #1 is expected to operate at LOS B during both the AM and PM peak hours under Build (2025) conditions with a single ingress lane and single egress lane. The following site access configuration are recommended at this intersection:

- Construct Access #1 to consist of one ingress and one egress lane
- Restripe the northbound approach of Siena Drive to provide an exclusive left-turn lane with 100 feet of storage length and appropriate taper

Note that although future year traffic volumes do not warrant a dedicated left-turn lane on northbound Siena Drive, it is required by NCDOT for planning considerations. Based on discussions with the Town staff, this left-turn lane should be provided via restriping the existing pavement only to minimize potential impact on speed management and pedestrian crossing safety.

NC 98 (Dr. Calvin Jones Highway) at Siena Drive (unsignalized, right-in/right-out with left-over)

Traffic analyses indicate that the eastbound left-over and southbound approach of Siena Drive are projected to operate at LOS E under the No-Build and Build conditions. Nevertheless, it is unlikely that a traffic signal is fully warranted, and the extension of Ligon Mill Road and proposed cross-connection to Grove 98 should provide alternate travel options and lead to potential traffic diversion from this intersection. Therefore, the following transportation improvements are recommended:

- Monitor traffic under the build-out conditions and, if warranted and approved, install a traffic signal at the intersection of NC 98 Westbound and Siena Drive (North Leg)

Based on discussions with the Town of Wake Forest, fee-in-lieu commensurate with project impact should be provided if additional analysis indicates a signal is not warranted at this location.

NC 98 (Dr. Calvin Jones Highway) at US 1A (S. Main Street) (signalized)

Traffic analyses indicate that this intersection is projected to operate LOS E during the PM peak hour under the Existing, No-Build, and Build conditions despite committed turn lane improvements by background developments. Dedicated turn lanes are already present on all intersection approaches. Signal optimization and potential restriping of the southbound approach to provide a shared through/right-turn lane was explored; however, operational benefit of this restriping is minimal, and this change would likely not provide any safety benefit. Since the development is projected to contribute minimum traffic and delay increases without causing LOS decline or a 25% increase of traffic delay, transportation improvements should not be required by this development.

The rest of the study area intersections are expected to operate acceptably. Therefore, no further mitigation should be required. A summary of LOS results is displayed in Table ES, and the proposed lane configurations and traffic control for the roadway network is displayed in Figure ES.

Table ES Summary Level of Service Table

Intersection and Approach	Control	Existing (2022)		No-Build (2025)		Build (2025)	
		AM	PM	AM	PM	AM	PM
US 1A (S. Main St) & NC 98 (Dr Calvin Jones Hwy)	Signal	**D (41.8)**	**E (55.3)**	**D (51.5)**	**E (64.8)**	**D (53.3)**	**E (67.2)**
Eastbound		D-45.8	E-55.5	D-43.8	E-69.3	D-44.5	E-73.9
Westbound		D-38.6	D-47.7	D-50.1	E-60.4	D-51.3	E-62.1
Northbound		D-42.0	E-66.9	E-64.6	E-65.0	E-70.3	E-65.9
Southbound		D-43.9	D-47.7	D-53.1	E-62.3	D-53.4	E-62.0
Ligon Mill Rd & NC 98 (Dr Calvin Jones Hwy)	Signal	**A (5.0)**	**A (8.3)**	**B (16.0)**	**C (25.3)**	**B (18.5)**	**C (27.1)**
Eastbound		A-6.7	A-9.9	B-13.5	C-20.7	B-15.4	C-25.0
Westbound		A-2.6	A-3.6	B-15.6	C-23.0	B-18.2	C-20.4
Northbound		C-33.4	D-35.7	D-37.9	E-65.5	D-39.1	E-58.1
Southbound		---	---	D-48.1	E-74.7	D-48.5	E-75.1
Grove98 North & NC 98 (Dr Calvin Jones Hwy)	Signal	**-**	**-**	**A (5.4)**	**A (7.6)**	**A (5.9)**	**A (9.2)**
Eastbound		---	---	A-1.9	A-5.0	A-2.0	A-3.9
Westbound		---	---	A-6.2	A-5.5	A-6.6	A-7.7
Southbound		---	---	D-48.0	E-71.5	D-48.1	E-68.0
Siena Dr & W Holding Ave	TWSC	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Northbound		B-11.7	A-8.9	B-12.2	A-9.0	B-13.0	A-9.1
Southbound		B-11.4	A-9.9	B-11.8	B-10.1	B-12.6	B-10.5
Siena Dr & Piazza Way	TWSC	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Eastbound		---	---	---	---	B-11.1	B-10.7
Westbound		A-9.6	A-9.3	A-9.8	A-9.3	B-11.3	A-9.7
NC 98 WB & Siena Dr	RCI	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Eastbound Left-Turn		E-36.4	D-31.4	D-34.3	E-38.9	E-37.7	E-45.5
Southbound		D-26.0	C-18.0	E-44.7	C-23.5	E-46.4	C-24.5
Siena Dr & NC 98 EB	RCI	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Northbound		B-13.2	C-20.5	C-15.0	D-30.0	C-15.1	D-32.3
Westbound Left-Turn		C-18.2	C-22.8	C-20.8	C-24.9	C-21.0	C-24.7
U-turn E of Sienna & NC 98 WB	RCI	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Eastbound U-Turn		C-18.8	C-16.7	C-24.1	C-20.6	D-25.2	C-21.0
NC 98 EB & U-turn W. Of Sienna	RCI	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Westbound U-Turn		B-13.5	C-17.3	C-15.2	C-21.4	C-15.5	C-23.0

X (XX.X) = Overall intersection LOS (average delay), X-XX = Approach LOS and average delay

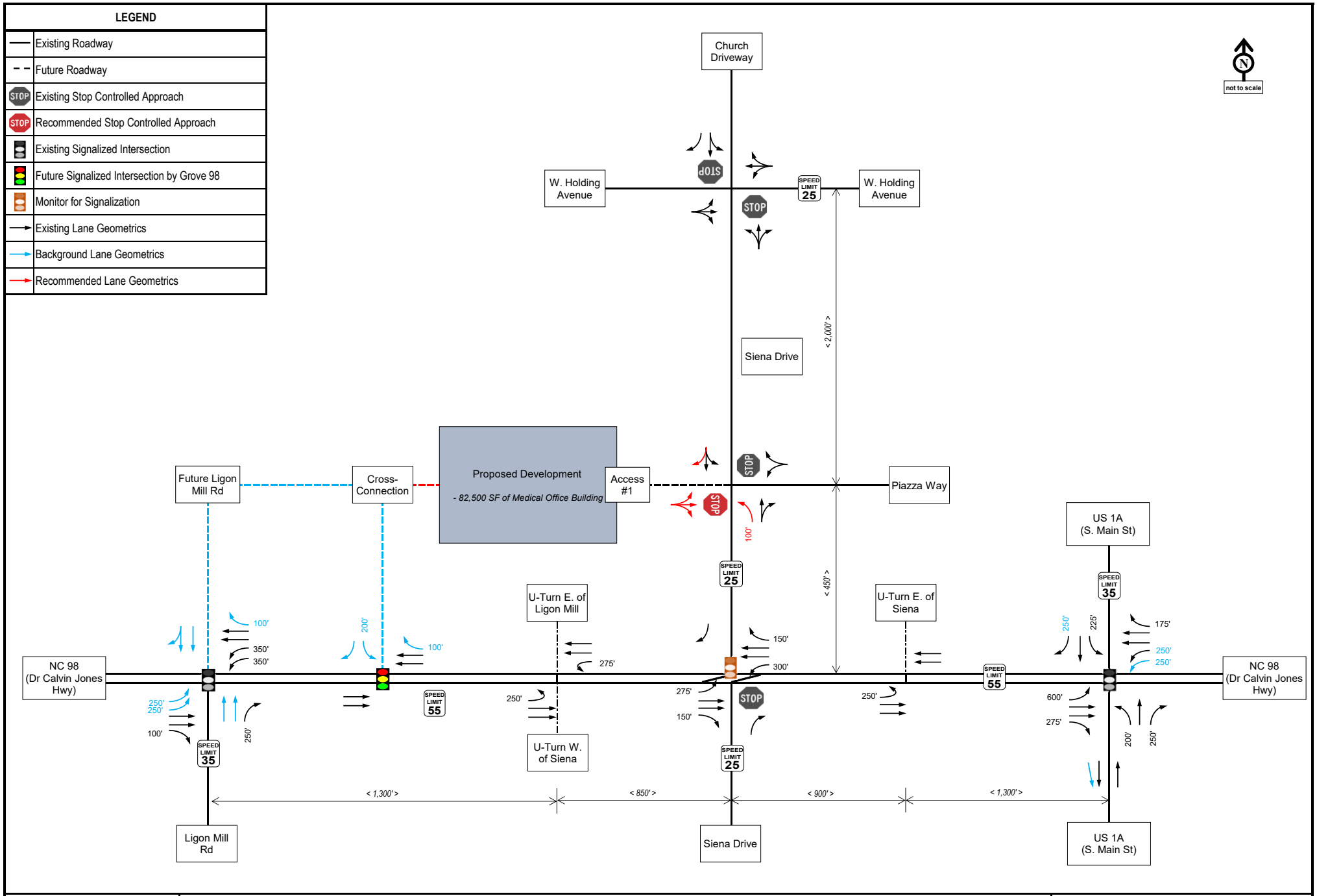


Figure ES
Future (2025) Lane Geometrics and Traffic Control

WakeMed MOB
Wake Forest, NC

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

April 22, 2022

WakeMed Wake Forest MOB

Traffic Impact Analysis Review Report
Congestion Management Section

TIA Project: SC-2022-123
Division: 5
County: Wake

Doumit Y. Ishak, Regional Engineer
Clarence B. Bunting, IV, P.E. Project Engineer
Braden M. Walker, P.E. Project Design Engineer

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
TRANSPORTATION MOBILITY & SAFETY DIVISION
1561 MAIL SERVICE CENTER
RALEIGH, NC 27699-1561

Telephone: (919) 814-5000
Fax: (919) 771-2745
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

WakeMed Wake Forest MOB

SC-2022-123	Wake Forest	Wake County

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	03/25/22	Date of Site Plan	03/24/22
Date of Complete Information	03/25/22	Date of Sealed TIA	03/25/22

Proposed Development

The TIA assumes the development is to be completed by 2025 and consist of the following:

Land Use	Land Use Code	Size
Medical-Dental Office Building	720	82,500 sq.ft.

Trip Generation - Unadjusted Volumes During a Typical Weekday			
	IN	**OUT**	**TOTAL**
AM Peak Hour	179	50	229
PM Peak Hour	80	205	285
Daily Trips			2,871

General Reference

For reference to various documents applicable to this review please reference the following link: *https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx* Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

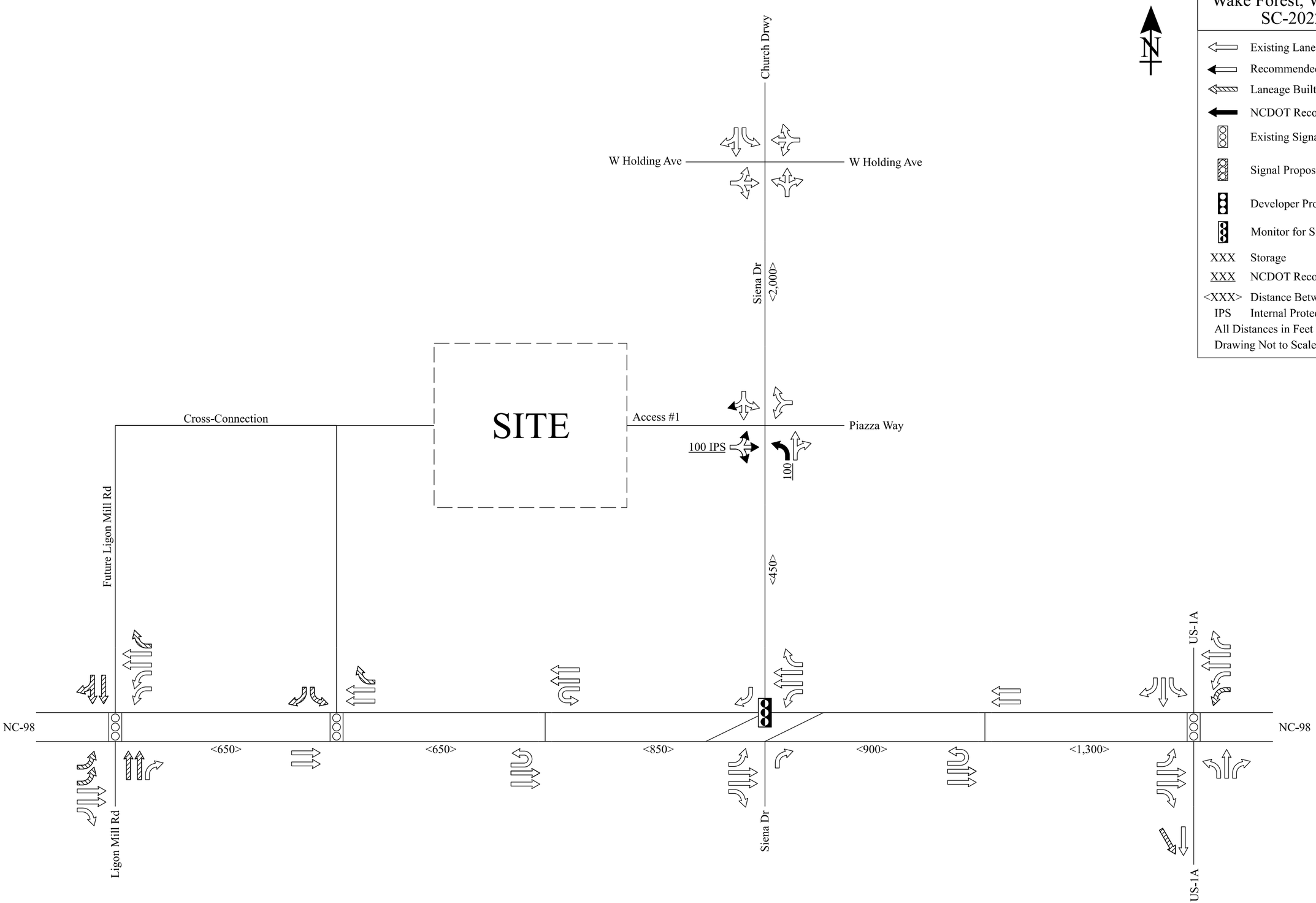
Signalization

We defer to the District Engineer, the Division Traffic Engineer, and the Regional Traffic Engineer for final decisions regarding signalization.

Improvements By Others

The analysis includes background improvements by others. If these improvements are not in place at the time of construction, the site should provide these improvements or analysis demonstrating mitigation is not necessary.

WakeMed MOB
Wake Forest, Wake County
SC-2022-123



TOWN *of*
WAKE FOREST

Report Requirements:

Per NCGS 160D-604, all proposed amendments to the zoning ordinance or zoning map shall have a written report provided from the Planning Board to the Board of Commissioners within 30 days of referral of the amendment to the Planning Board, or the Board of Commissioners may proceed in its consideration of the amendment without the Planning Board report. Furthermore, in no case is the Board of Commissioners bound by the recommendations, if any, of the Planning Board.

Per NCGS 160D-604, the Planning Board shall advise and comment on whether the proposed zoning amendment is consistent with all applicable officially adopted plans, and provide a written recommendation to the Board of Commissioners that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Board of Commissioners.

GENERAL INFORMATION

Applicant:	Stewart Inc.
Owner:	WakeMed Property Services
Requested Action:	Rezone 14.41 acres on the Town of Wake Forest Zoning Map to Neighborhood Business Conditional District (NB-CD)
Existing Zoning:	Conditional Use Neighborhood Business (CU NB)
Location:	0 Siena Drive and 0 Dr. Calvin Jones Highway
Size:	14.41 acres
Tax PINs:	1840070540, 1840070859 and 1830976175
Existing Land Use:	Vacant and Stormwater Detention Pond

Applicable Officially Adopted Plans:

The request is generally Consistent with the relevant policies in the Comprehensive Plan, and Approval of the zoning map request is reasonable and in the public interest. See Attachment.

This report reflects the recommendation of the Planning Board, this the 11th day of October 2022.

Introduced by Planning Board member: SIDERIO

Seconded by Planning Board member: BALLMAN

Attest:

Joe Kimray
Planning Board Chair

Courtney Tanner
Planning Director

Community Plan Consistency Grid

POLICIES FOR AFFORDABLE HOUSING		YES	NO	NA
AH-1	Implement Affordable Housing Plan			

POLICIES FOR RESIDENTIAL CHARACTER		YES	NO	NA
RC-1	Encourage single-family attached and multifamily development to incorporate varied building frontages and rooflines, front porches, front yards, and balconies to provide visual interest and complement the scale and character of surrounding single-family neighborhoods			
RC-2	Setbacks of infill development should match the existing context as much as possible as uniform setbacks can help foster a pedestrian-friendly environment			
RC-3	Promote higher density infill and redevelopment within older established neighborhoods to provide greater housing choices while matching the scale and character of existing properties			
RC-4	Promote higher density housing along key corridors and surrounding activity centers. This includes near areas designated in the Land Use Plan as Commercial Corridor; Neighborhood Commercial; Light Industrial; and Office, Civic, and Institutional			
RC-5	For larger scale planned subdivisions that provide a mix of housing types, work with private developers to locate lower density housing near existing single-family detached neighborhoods to create appropriate transitions and preserve the character of established neighborhoods			
RC-6	Consider requiring a minimum percentage of housing types in new neighborhood developments to increase housing diversity and affordability (e.g. at least 20% duplexes/townhomes)			
RC-7	Review and update the UDO to align with residential character recommendations within this Community Plan			

POLICIES FOR SENIOR HOUSING		YES	NO	NA
SH-1	Promote senior housing within a quarter mile of transit stops, Downtown, shopping areas, parks, and recreational facilities			
SH-2	Encourage smaller lot, single-story housing types for seniors that are ADA accessible			
SH-3	Encourage age-targeted cooperative housing types for community-oriented senior living, such as co-housing and cottage home courts			
SH-4	Promote the development of continuing care retirement communities (CCRC), or life plan communities, which offer distinct types of housing and care levels based on a senior's needs			
SH-5	Encourage developers of age-targeted housing to include amenities attractive to seniors, such as front porches, back patios, walking paths, and outdoor sports facilities, and activated gathering spaces			

Community Plan Consistency Grid

POLICIES FOR COMMERCIAL DEVELOPMENT		YES	NO	NA
CD-1	Enhance established commercial areas by incentivizing redevelopment and/or renovation of existing businesses.			
CD-2	Support small, local businesses within commercial centers to support unique shopping options within Wake Forest			
CD-3	Establish architectural design standards for commercial building facades that promote quality design while allowing for flexibility that encourages creative design			
CD-4	Promote multi-story structures within Commercial Corridor and Neighborhood Commercial areas at appropriate scales that offer residential or office above ground-floor commercial			
CD-5	Encourage pedestrian-oriented shopping environments with sidewalks, attractive storefronts, and buildings facing each other to create a sense of enclosure			
CD-6	Encourage the incorporation of pedestrian/bicyclist/transit-oriented areas in large-scale shopping centers that provide outdoor seating and gathering areas, bicycle parking stations, and access to transit services			
CD-7	Promote cross-access and pedestrian pathways between adjacent parking lots and leading to buildings to promote well-connected, cohesive shopping areas			
CD-8	Encourage the consolidation of commercial driveways onto major streets to reduce traffic conflicts			
CD-9	Require “360 degree architecture” (high quality architecture on all sides of the building as opposed to just the front-facing façade), including well-designed or screened service areas			
CD-10	Encourage businesses to replace existing, non-conforming signage with attractive signage that meets Town standards			
CD-11	Promote outparcel development to improve the character along primary roadways and break up views of large parking lots			
CD-12	Review and update the UDO, including the US 1 Special Highway Overlay (SH1-O) and Dr Calvin Jones Highway Overlay (SH2-O) districts, to align with commercial development recommendations within this Community Plan			
CD-13	Support accessory commercial units (ACUs) that allow the ground floor of residential properties or an accessory structure facing the street to contain a commercial use beneficial to the surrounding neighborhood			
CD-14	Establish block standards for commercial areas to break up large tracts into more human scale pieces with streets or street-like features within the development			

POLICIES FOR MINORITY & WOMEN-OWNED BUSINESSES		YES	NO	NA
MWOB-1	Work with organizations, such as the Chamber and the Black Business Alliance, to expand diversity, equity, and inclusion programs that are supported with grassroots community engagement			
MWOB-2	Explore successful programs for supporting minority and women-owned businesses in surrounding communities to implement in Wake Forest			
MWOB-3	Explore regional, state, and federal grants available for minority and women businesses, such as grants from the National Institute of Economic Development and Carolina Community Impact			
MWOB-4	Support informational sessions and/or provide educational resources to employers on how they can establish equitable work environments and policies within their businesses			

POLICIES FOR SETBACKS		YES	NO	NA
SB-1	Incentivize businesses to situate new buildings at or near the property line to improve walkability, such as by requiring more landscaping if parking lots are located in front of buildings rather than to the rear/side			
SB-2	Promote consistency in setbacks within commercial and residential areas to form desirable continuity in the streetwall, or the facades of buildings facing the street			
SB-3	Encourage outparcel development with 360 architecture to “hold the corner” of commercial corridor development			
SB-4	Ensure adequate setbacks of industrial or other high intensity uses to reduce potential sound or visual impacts on adjacent lower intensity uses			

Community Plan Consistency Grid				
SB-5	Allow for flexibly in setbacks in Downtown where existing conditions prevent a consistent streetwall, while maintaining a close interface with the street (e.g., utility, landscaping, and/or topography challenges)			
POLICIES FOR PARKING LOTS		**YES**	**NO**	**NA**
PL-1	For existing front-loaded surface parking lots, encourage property owners to improve their character with perimeter and interior landscaping, and/or decorative walls and fencing			
PL-2	Require off-street parking to be located to the side or rear of the primary building			
PL-3	Encourage shared parking agreements where neighboring uses with different peak parking demand times can use the same parking lot, reducing the need for additional parking lots			
PL-4	Reevaluate minimum parking standards and consider implementing maximum parking standards to reduce excessive requirements			
PL-5	Monitor parking supply and strategically encourage structured or underground parking in higher density areas if needed, such as in Downtown, TOD, and activity center areas, to reduce the amount of land dedicated to surface parking			
PL-6	Consider offering incentives for structured parking, such as density bonuses, allowable lot coverage increases, and height limit increases.			
PL-7	Encourage the integration of structured parking into multifamily buildings to minimize surface parking lots			
PL-8	Encourage North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Nitrogen and Phosphorus (SNAP) nutrient-reducing practices, such as permeable surfaces, that allow water infiltration in parking lots to improve stormwater drainage and water quality			
PL-9	Encourage the provision of pedestrian walkways in parking lots to enhance connectivity and safety to businesses			
POLICIES FOR SCREENING & BUFFERING		**YES**	**NO**	**NA**
SB-1	Ensure sufficient screening and buffering of industrial and commercial uses next to residential uses to minimize potential adverse impacts, such as in the Unicon Drive area			
SB-2	Encourage new development to preserve existing wooded areas along the perimeter of sites to provide natural buffering			
SB-3	Encourage screening of utility, loading, outdoor storage, and trash disposal areas that are visible from the right-of-way and adjacent development			
SB-4	Promote the use of setbacks for walls and fences that allow for plantings between the property line and the right-of-way and adjacent development			

Community Plan Consistency Grid

POLICIES FOR COMMUNITY CHARACTER		YES	NO	NA
CC-1	Preserve vistas and view corridors that contribute to the economic and aesthetic value of Wake Forest, such as the church steeple at Southeastern Baptist Theological Seminary, S White Street in Downtown, and N Main Street in the Wake Forest Local Historic District			
CC-2	Curate public outdoor spaces for important monuments and artworks to showcase them as anchors and entry points to neighborhoods			
CC-3	Leverage historic structures, events, and people to create a sense of place through placemaking and branding			
CC-4	Ensure new development is contextual to the existing character of the area in terms of scale, massing, setback, fenestration, and design features (porches, storefronts, etc.)			
CC-5	Encourage developers to incorporate landscaping to beautify neighborhoods and commercial areas, such as landscaped medians and roundabouts.			
CC-6	Incorporate landscaping and gateway features into public rights-of-way, such as landscaped streetscapes, green infrastructure, and public promenades			
CC-7	Emphasize quality development along highly visible thoroughfares in the Town to reinforce its positive image			
CC-8	In accordance with the Land Use Plan, ensure incompatible, high intensity uses are directed away from low intensity residential areas			
CC-9	Continue to provide quality municipal services for the maintenance and upkeep of neighborhoods, such as street cleaning, snow removal, and trash disposal services			
CC-10	Work with NCDOT to identify areas for roadway enhancements			
CC-11	Refer to the Public Art Vision Plan for guidance when public art is being proposed in private development			
CC-12	Work with developers to improve the character of retaining walls, such as by incorporating public art or tiering the walls to reduce their visual impact			

POLICIES FOR UTILITY LINES		YES	NO	NA
UL-1	Create a master plan for burying utility lines with community involvement to identify priority areas for conversion			
UL-2	Ensure major Town entrances and gateway corridors and highly visible, pedestrian-oriented areas are prioritized for conversion			
UL-3	Consider trenching utilities as capital improvements are made in the right-of-way for all areas of the Town			
UL-4	Investigate partnering with private developers to install conduit for fiber and/or burying utility lines in priority conversion areas			
UL-5	Explore partnerships with private developers for boring and burying additional conduit along main roadways			
UL-6	Consider and install conduit with greenway project construction.			

Community Plan Consistency Grid				
POLICIES FOR HISTORIC PRESERVATION		**YES**	**NO**	**NA**
HP-1	Work with the Historic Preservation Commission (HPC) and the Planning Department to continue to implement the 2019 Historic Property Handbook and Design Standards and continue to preserve existing and new historic landmarks			
HP-2	Continue to enforce the Historic Preservation Ordinance for the Wake Forest Local Historic District and local historic landmarks			
HP-3	Promote State and Federal Tax Incentives for qualified rehabilitation projects for properties listed individually or as contributing historic properties in the National Register of Historic Places			
HP-4	Ensure development surrounding and within historic districts is sensitive to the historic context of the neighborhood			
HP-5	Encourage adaptive reuse, restoration, and repurposing of historic structures to preserve Wake Forest's history			
HP-6	Continue to enforce the Demolition of Historic Structures Ordinance for the protection of all historic properties in Wake Forest			
HP-7	Investigate the adoption of new local historic districts or character historic overlay districts to preserve Wake Forest's historic character			
POLICIES FOR COMMUNITY FACILITIES		**YES**	**NO**	**NA**
CF-1	Expand Town facilities concurrently with new growth			
CF-2	Annually review the Town's Work Management Plan, Staffing, and Budget section to reflect current needs and priorities			
CF-3	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to identify strategies to close gaps in park service areas, such as west of Capital Boulevard and the southern and eastern portion of Town			
CF-4	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to expand equity in the quality of public park facilities and programming			
CF-5	Explore green infrastructure options that also beautify spaces, like bioswales and planters			
CF-6	Continue to work with regional educational entities to provide support as they seek new facility locations or expansion with growth			
CF-7	Coordinate with regional educational entities to ensure increased equity in educational facilities across the community			
CF-8	Coordinate with the Police and Fire Departments to ensure response times are sufficient for all areas of town with growth			
CF-9	Consider emerging best practices for community safety, such as mental health crisis response teams			
CF-10	Promote and incorporate sustainable building practices into community facilities, setting a precedent for private developers to implement			
CF-11	Coordinate with regional healthcare providers to explore opportunities to locate a full service hospital or regional medical facilities in the Town			
CF-12	Evaluate existing streets and explore UDO updates to address traffic congestion, traffic speed, reduce collisions, and improve safety conditions for all modes of transporation			
CF-13	Regularly update the Town Pavement Management System program			

Community Plan Consistency Grid

POLICIES FOR PUBLIC TRANSIT		**YES**	**NO**	**NA**
PT-1	Continue to work with transit partners to consider more frequent service and route network expansions to key locations to improve rider experience and attract more usage of mass transit			
PT-2	Coordinate with property owners, private developers, and transit partners to set aside land for transit stops at appropriate locations. The Town should obtain a transit easement for these locations and construct and maintain quality bus shelter infrastructure			
PT-3	Work with GoRaleigh and GoTriangle to construct smart bus shelters, or sustainable shelters that incorporate elements like interactive screens with live timetables, smart lighting, solar panels, and bike lock stations			
PT-4	Explore incorporating public art into bus shelters			
PT-5	Continue to evaluate and coordinate Park and Ride locations with transit partners			
PT-6	Explore best long term transit options such as fixed or microtransit			
POLICIES FOR CAPITAL BOULEVARD		**YES**	**NO**	**NA**
CB-1	Continue to work closely with NCDOT to implement the project and promote commercial growth in accordance with the Land Use Plan			
CB-2	Continue advocating for improvements along the corridor to assist in improving the quality of life for Wake Forest residents, businesses, and property owners			
POLICIES FOR STREET CONNECTIVITY		**YES**	**NO**	**NA**
SC-1	Promote short blocks of less than 600 linear feet between intersections of local roads to improve walkability			
SC-2	Avoid dead-ends, cul-de-sacs, and T-intersections in places where four-way intersections can be aligned			
SC-3	Study the appropriateness of traffic circles at four-way intersections to ease congestion and improve safety			
POLICIES FOR SIDEWALKS & MULTI-USE PATHS		**YES**	**NO**	**NA**
SP-1	Update the CTP to include an inventory of sidewalks in addition to multi-use paths and establish project priorities, private-public funding, and time frames for closing gaps in the network			
SP-2	Update the CTP to identify priority areas for high visibility crosswalks, bulb outs, refuge islands, rectangular rapid flashing beacons, and other pedestrian improvements			
SP-3	Work with Public Works to identify crosswalk ramps that are not ADA compliant and prioritize upgrades			
SP-4	In coordination with roadway improvements, upgrade aging sidewalks or install new sidewalks if none exist			
SP-5	Promote sidewalk, multi-use path, or trail connectivity between residential subdivisions and nonresidential development to improve pedestrian and bicycle connectivity			
SP-6	Continue to ensure all new residential development provides sidewalks on both sides of the street			
SP-7	Encourage multi-use paths to be provided along the main road in developments			
SP-8	Ensure multifamily and commercial developments include strong pedestrian networks within and between their sites			

Community Plan Consistency Grid				
POLICIES FOR BIKEWAYS, GREENWAYS & TRAILS		**YES**	**NO**	**NA**
BGT-1	Identify trail head locations as the greenway and trail network continues to expand			
BGT-2	Explore opportunities along greenways to add amenities (i.e. water fountains, seating /rest areas, pocket parks, public art, and fix it stations) and programming with the Parks, Recreation, and Cultural Resources Department or other organizations like StoryWalks			
BGT-3	Encourage development along greenways to incorporate greenway access into the site, particularly for uses attractive to trail users (i.e. restaurant, cafes, and bars)			
POLICIES FOR LOCAL FOOD SYSTEMS		**YES**	**NO**	**NA**
LFS-1	Continue to support the Northern Community Food Security Team and together explore other locations for community food hubs within the Town			
LFS-2	Partner with local food cooperatives and regional food networks, such as the Capital Area Food Network, to address food insecurity in the community			
LFS-3	Encourage regenerative practices, such as use of organic fertilizers, crop rotation, and crop variation for healthy soil			
LFS-4	Conduct a meal gap survey to better assess the immediate and long term needs in the community			
LFS-5	Evaluate the economic impact of local food systems in the community to encourage localized marketplaces for food producers			
LFS-6	Explore updates to the UDO that would promote urban agriculture and repurposing of vacant or underutilized lots for such uses			
POLICIES FOR CONSERVATION DESIGN		**YES**	**NO**	**NA**
CD-1	Encourage conservation design in the UDO's subdivision development regulations, particularly for areas within watershed protection areas			
CD-2	Explore incentives for promoting conservation design, such as density bonuses to allow for comparable number of housing units but greater preserved green space within the site			
CD-3	Encourage developers to enhance preserved green spaces as accessible amenities for residents, such as trails and outdoor seating			
POLICIES FOR GREEN SPACE PRESERVATION		**YES**	**NO**	**NA**
GSP-1	Prioritize higher density redevelopment and infill development within already developed areas to avoid premature development in long term growth areas and reduce greenfield development			
GSP-2	Work with private developers to preserve significant natural assets within sites, such as streams, steep slopes, unique geological formations, wetlands, and mature stands of trees, which can be incorporated as development amenities			
GSP-3	Continue to identify and strategically acquire environmentally sensitive land to preserve as dedicated conservation areas and publicly accessible open space			
GSP-4	Explore incentives to promote conservation design in future development, such as density bonuses, to promote clusters of taller structures that preserve natural areas of the site			
GSP-5	Explore strategies to further promote green space preservation within the updated UDO, such as increasing set aside requirements, and evaluate what is credited as open space			
GSP-6	Explore strategies to further protect wildlife and environmentally sensitive areas in the UDO			

Community Plan Consistency Grid				
POLICIES FOR TREE CANOPY		**YES**	**NO**	**NA**
TC-1	Continue to support the Town in administering the Urban Forestry Program and planting, preserving, and maintaining trees on public properties and rights-of-way			
TC-2	Explore updates to the UDO that could further promote tree preservation and replacement in new developments			
TC-3	Review existing incentives and consider additional incentives for private developers to promote tree preservation above what is required by the UDO			
TC-4	Explore ways to increase the number of trees required in parking lots during the update to the UDO, such as requiring an island every 20 parking spaces or decreasing the minimum distance a parking space can be from a tree			
TC-5	Ensure public and private tree plantings and xeriscaping are made up of native plant species that are adapted to local environmental conditions and require less irrigation			
TC-6	Coordinate efforts to influence State regulations related to the expansion of tree preservation standards			
POLICIES FOR SUSTAINABLE DEVELOPMENT		**YES**	**NO**	**NA**
SD-1	Encourage private developers to incorporate green building, LID, and green infrastructure practices in future developments			
SD-2	Incorporate green infrastructure into public streetscapes, prioritizing pedestrian-oriented areas like Downtown, TOD, and Neighborhood Commercial areas			
SD-3	Continue to incorporate sustainable design best practices into Town-owned infrastructure and community facilities, striving to incorporate LEED practices into future facilities			
SD-4	Use the Environmental Protection Agency's (EPA) "Revising Local Codes to Facilitate Low Impact Development" guide to help identify regulations within the UDO that discourage LID practices			
SD-5	Evaluate potential rainwater collection programs and composting programs			
SD-6	Explore an incentive program to encourage development to provide stormwater when lots are exempt from stormwater requirements			
SD-7	Update the Manual of Specifications, Standards and Design to reference green infrastructure design			
SD-8	Explore decommissioned rights-of-way as potential stormwater routes			
SD-9	Support the use of attractive, safe, and sustainable street furniture and infrastructure, such as solar streetlights, and LED traffic lights			
SD-10	Expand the electric vehicle (EV) charging network by requiring the installation of charging stations, or the infrastructure needed to accommodate future charging stations, in all new parking lots, especially parking lots of multifamily and large scale developments, and increasing supply of public charging stations			
SD-11	Promote adaptive reuse over redevelopment for structures that are structurally sound, feature desirable built form, and/or are historically significant. This includes creating an online inventory of buildings available for adaptive reuse			
SD-12	Investigate developing a solar energy ordinance and enrolling in the SolSmart program, a national designation program funded by the US Department of Energy charged with making solar power faster, easier, and more affordable			
SD-13	Explore ways to incentivize renewable energy and passive solar design in the Town's development standards. SolSmart's Solar Energy Toolkit can be used as resource for better promoting solar panels within the code			

Community Plan Consistency Grid				
SD-14	Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation			
POLICIES FOR TOURISM		**YES**	**NO**	**NA**
T-1	Grow the Town's art community and reputation as a regional arts destination with a Downtown focus			
T-2	Explore the potential of constructing a recreational destination facility with a regional draw			
T-3	Develop annual Tourism Economic Impact Reports to help quantify progress made in Wake Forest's tourism sector and identify trends, issues, and opportunities that can help Town staff prioritize future investments			
T-4	Support the Wake Forest Area Chamber to create and market a local visitor's center as a public resource hub for the Town's attractions, events, and businesses for visitors			
T-5	Leverage Wake County's Room Occupancy Tax to build, finance, and create new establishments or run events related to tourism, allowing the Town to capitalize on its success in drawing hotel occupants			
T-6	Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations			
T-7	Continue to support Wake Forest Downtown Inc. (a Main Street America accredited program) in meeting the National Accreditation Standards of Performance as outlined by the National Main Street Center			
T-8	Continue to participate in the NC Main to Main Trail program, a network that connects the State's Main Street America communities, and leverage this designation in the Town's marketing strategy			
T-9	Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs			
T-10	Explore the creation of a social district, where customers can carry and consume food and drinks purchased from businesses outside in a designated zone			
POLICIES FOR GATEWAYS		**YES**	**NO**	**NA**
GW-1	Create a Gateway Plan to identify and prioritize sites for gateway features and establish design standards. Ensure the Plan works in synergy with the Town's Wayfinding Plan.			
GW-2	Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.			
POLICIES FOR DOWNTOWN WAKE FOREST		**YES**	**NO**	**NA**
DWF-1	Evaluate existing zoning regulations around density in appropriate locations to balance Downtown's development potential with preserving its historic character			
DWF-2	Identify strategies to fill vacant buildings Downtown that promote an entrepreneurial and small-business culture			
DWF-3	Identify strategies to attract families and younger populations to Downtown with inviting public spaces, entertainment, and destinations for all ages			
DWF-4	Provide guidelines for how buildings should be orientated to support pedestrian-friendly environments			
DWF-5	Reassess parking demand and supply with consideration for a new parking garage(s) to minimize surface parking lots			
DWF-6	Identify strategies to create an "experience-based" Downtown retail environment with unique local businesses and a pedestrian-oriented environment			

Community Plan Consistency Grid				
DWF-7	Reassess strategies to improve gateways and wayfinding to and within Downtown to better direct people and create a distinct sense of place			
DWF-8	Identify opportunities for Downtown events and public gathering spaces to bring the community together, such as live outdoor events and festivals			

Town of Wake Forest

401 ELM AVENUE WAKE FOREST, N. C. 27587-2932
PHONE 919/554-6100 FAX 919/554-6195

CONDITIONAL USE PERMIT

Conditional Use Number: RZ-99-11

Date Issued: March 16, 1999

Petitioner: FGM Partnership

Mailing Address: P.O. Box 1799
Raleigh, NC 27602

Property Location: Northwestern and Southwestern quadrants of the proposed NC-98 Bypass and Siena Drive.

Tax Pin #: 1840.09-06-8838

The Wake Forest Board of Commissioners considered your request on March 16, 1999 for a conditional use permit for Neighborhood Business and Office/Institution Development.

The Wake Forest Board of Commissioners voted to approve your request for the rezoning of parcel "A" to Conditional Use NB, Neighborhood Business District (12.07 acres) and parcel "G" to Conditional Use Office and Institution District (7.83 acres), and approved the issuance of a Conditional Use Permit.

The Conditional Use Permit is hereby subject to the following conditions:

1. The following uses are prohibited: fish markets, golf courses (miniature) and taxicab stands.
2. No direct driveway access to the NC-98 Bypass. Access shall be provided from Siena Drive.
3. Permits to begin construction on parcels "A" and "G" shall not be issued until completion of the NC-98 Bypass.

Mayor

March 16, 1999
Date

Town of
Wake Forest
North Carolina

CONDITIONAL USE PERMIT

Conditional Use Permit Number: RZ-06-01
Date Issued: February 21, 2006
Applicant: Viking III Associates
PO Box 4158
Cary, NC 27519

Property Owner: Same

Action: Rezone the property to Conditional Use NB, Neighborhood Business District and issue a Conditional Use Permit.

Tax Pin No(s): 1840-07-0859
Location: Sienna Drive south of Lakeview Avenue
Size: 2.75 acres

The Wake Forest Board of Commissioners considered zoning case # RZ-06-01 on February 21, 2006. The Wake Forest Board of Commissioners voted to approve the requested zoning change to C.U. NB, Conditional Use Neighborhood Business District and approved the issuance of a Conditional Use Permit, subject to the following conditions:

1. Permits to begin construction on the property shall not be issued until completion of the NC-98 By-pass to Capital Boulevard (US-1) (Section B).
2. Individual buildings shall be limited to a maximum of 60,000 square feet gross floor area.
3. Unified development and interconnection of the site with the property to the south.
4. Recombine the site with the parcel to the south.
5. The Neuse River Riparian Buffers shall be maintained as conservation areas.
6. Provide a 100 foot drainageway buffer and conservation easement in perpetuity except as necessary for construction and maintenance of the stormwater management system according to best management practices.
7. Uses shall be limited to retail, office, eating places, and food sales.
8. Developer shall conduct a meeting with neighborhood adjoining property owners prior to submitting a Site Plan for Board of Commissioners review.

Virgie A Jones
Mayor

February 21, 2006
Date

401 Elm Avenue • Wake Forest, NC 27587-2932
Phone: (919) 554-6100 • Fax: (919) 554-6195 • www.wakeforestnc.gov

ORDINANCE 2022-XXX

ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWN OF WAKE FOREST AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF WAKE FOREST TO CHANGE THE ZONING OF APPROXINATELY 14.41 ACRES LOCATED AT 0 SIENA DRIVE AND 0 DR. CALVIN JONES HIGHWAY, BEING WAKE COUNTY TAX PINS 1840070540, 1840070859 AND 1830976175, FROM CONDITIONAL USE NEIGHBORHOOD BUSINESS (CU NB) TO NEIGHBORHOOD BUSINESS CONDITIONAL DISTRICT (NB-CD)

RZ-22-04, WAKEMED

WHEREAS, the application submitted by WakeMed for the rezoning of land hereinafter described was duly filed with the Planning Department; and

WHEREAS, the Planning Board held a public comment session on October 11, 2022 and the Board of Commissioners held a public hearing on November 1, 2022; and

WHEREAS, mailed notices, property sign postings, and a newspaper notice publication were carried out for the public comment session and public hearing pursuant to G.S. §160D-602 and the Unified Development Ordinance; and

WHEREAS, the Planning Board submitted its recommendation to the Board of Commissioners recommending approval of said application that was generally consistent with the Comprehensive Plan for the lands hereinafter described, all in accordance with the requirements of the Town of Wake Forest Unified Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest:

Section 1: The lands that are subject of the Ordinance are those certain lands described in Exhibit 1 – Legal Description, which is incorporated herein by reference, and said lands are hereafter referred to as the “Rezoned Lands.”

Section 2: The parcels identified by Wake County Tax Parcel Identification Numbers 1840070540, 1840070859 and 1830976175, and described in Exhibit 1, are located within the Town’s Corporate Limits.

Section 3: The Town of Wake Forest Unified Development Ordinance, including the Town of Wake Forest North Carolina Official Zoning District Map, which is part of said Ordinance, is hereby amended by changing the zoning classification of the “Rezoned

Lands" from Conditional Use Neighborhood Business (CU NB) to Neighborhood Business Conditional District (NB-CD), subject to the conditions stated herein.

Section 4: The "Rezoned Lands" are subject to all of the standards and conditions in Exhibit 3 – WakeMed Site Master Plan, which are imposed as part of this rezoning.

Section 5: The Administrator is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Wake Forest, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 6: After reviewing all the information presented at the public hearing and the Wake Forest plans, policies and ordinances, the Wake Forest Board of Commissioners find the zoning map amendment request reasonable and consistent with the Community Plan and the Comprehensive Transportation Plan and adopted a written consistency statement, which is on file with the Wake Forest Planning Department and attached as Exhibit 2.

Section 7: The "Rezoned Lands" are subject to the following conditions, which are imposed as part of this rezoning:

<u>Site Zoning Conditions</u>

1. The conditions outlined below replace previous zoning conditions of the properties.
2. Uses are limited to residential care facilities, medical office, retail, and office.
3. No direct driveway access to the NC-98 Bypass is allowed.
4. Parcel PINs 1840070859, 1840070540 and 1830976175 shall be recombined.
5. The Neuse River Riparian Buffers shall be maintained as conservation areas.
6. Provide a 100-foot drainageway buffer and conservation easement in perpetuity except as necessary for construction and maintenance of the stormwater management system according to best management practices.
7. Section 9.8.1.B of the UDO limits the maximum number of driveways permitted per parcel, however, states that additional entrances or exits may be permitted after showing of actual necessity and upon approval of the Board of Commissioners. A total of four driveways are necessary to allow for sanitary and waste management access to the dumpster location, which will be separate from vehicular and pedestrian circulation.

8. The site master plan is a condition of the rezoning request. Amendments of the master plan shall require a rezoning amendment unless the administrator finds the modification to be minor and in keeping with the spirit and intent of the approved site master plan.
9. A proportional fee-in-lieu for a traffic signal at Siena Drive and Hwy 98 shall be provided in the amount of $12,539 prior to construction plan approval.
10. Section 2.2.5.A.5 of the UDO sets a maximum of 50,000 SF per building in the Neighborhood Business (NB) district. The associated site master plan modifies this requirement to allow a building to exceed 50,000 SF.
11. Two (2) electric vehicle (EV) chargers shall be provided on site, with the location to be determined during the construction plan submission phase.

<u>Architectural Zoning Conditions</u>

1. These architectural conditions are only applicable for medical office use.
2. Pertaining to allowable façade materials:
    a. The building façade, as measured from the finished grade to the roof deck, will have no less than 50% masonry as the primary material (excluding glazing) on each building elevation, which exceeds the requirements for 50% only on street-facing facades and 25% on side facades in UDO section 5.6.2.A.
    b. Premium non-masonry natural finish material(s) (e.g., natural copper, zinc, wood, stone, etc.) may be used for a maximum 15% of each building elevation. These materials are in addition to the allotment of materials allowed in UDO section 5.6.2.A.
    c. Lap siding (i.e., cementitious fiber board), exposed heavy timber, stucco, EIFS and concrete are not permitted building facade materials on any elevation. This is more selective than the façade materials allowed in UDO section 5.6.2.A.
3. Pertaining to façade interest details:
    a. Expanses of blank walls may not exceed eight feet in width. Interest details must be clearly visible from the right-of-way and must include at least one of the following: change in plane, change in color, change in material, change in pattern, canopies, transparent windows or doors, recessed or projected areas for seating or gathering, or vertical trellises. This exceeds the requirements of UDO section 5.6.3.A.

b. The building façade, as measured from the finished grade to the roof deck, will have a minimum 30% glazing on each building elevation, including a minimum of 30% glazing on the ground floor. This provides an equal or greater amount of glazing but with more flexibility on the distribution to allow for the needs of the medical office use. This condition replaces the requirements in UDO section 5.6.3 for transparency zone and glazing requirements.

c. Sprandel glass may be utilized to meet up to 30% of the glazing requirements.

4. Any rooftop equipment screen will coordinate in color, profile and/or material with the materials and profiles of the main building materials. This exceeds the requirements in UDO section 5.6.4.A.

5. In lieu of the requirements in UDO section 5.6.5.C, Articulation:

   a. The building's plane will use a minimum 5' offset or a minimum 5' deep overhang at entries, waiting areas and lobbies on the building perimeter, on each elevation, with no offset or overhang greater than 50% of the length of any individual side.

   b. For portions of walls not met by condition 5a, no walls may extend more than 3 windows, of the same size or shape, across an elevation without a change in plane, change in color, change in material, or change in pattern that visually subdivides the wall through at least 75% of its height.

   c. In addition, change in plane will occur along any building elevation where there is also a change in material.

   d. At least 2 changes in vertical profile (e.g., parapet, roof screen etc.) and/or roofline are required along any public street-facing building elevation using an architectural element integral to the building materials and design (which may include a rooftop screen that complies with condition #4). At least 1 change in vertical profile and/or roofline is required along any other elevation.

   e. A secondary entrance will be provided along each elevation instead of a second principal entrance.

Section 8: The “Rezoned Lands” shall be perpetually bound to the conditions imposed, including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance.

Adopted and effective this the 1st day of November 2022.

_____

Vivian A. Jones
Mayor

ATTEST:

APPROVED AS TO FORM:

_____

Theresa Savary
Town Clerk

_____

Hassan Kingsberry
Town Attorney

Raleigh – Geomatics
T 919.380.8750
5410 Old Poole Road
Raleigh, NC 27610

DATE: June 22, 2022

CURRENT OWNER: WAKEMED PROPERTY SERVICES
PID: 0363412
PIN: 1840070540
BEGINNING AT A POINT AT AN EXISTING IRON PIPE HAVING NORTH CAROLINA GRID COORDINATES (NAD83/2011) OF NORTH 807143.3326' EAST 2139653.4179' AND BEING THE COMMON CORNER WITH NORTHERN VARIABLE RIGHT OF WAY OF NC 98 BYPASS (NCDOT PROJECT R-2809B) AND WAKEMED PROPERTY SERVICES (DEED BOOK 17692, PAGE 424, PLAT BOOK 2008, PAGE 703) AND G98 COMMERCIAL LLC STILES CORPORATION (DEED BOOK 18600, PAGE 2301, PLAT BOOK 1830, PAGE 12); THENCE LEAVING NORTHERN VARIABLE RIGHT OF WAY, ALONG THE COMMON LINE OF WAKEMED PROPERTY SERVICES AND G98 COMMERCIAL LLC N02°15’25"W 22.52 FEET TO A COMPUTED POINT, THE TRUE POINT OF BEGINNING (P.O.B.); THENCE CONTINUING ALONG THE COMMON LINE WITH G98 COMMERCIAL LLC STILES CORPORATION N02°14’39"W 665.06 FEET TO AN EXISTING IRON PIPE AT THE CORNER WITH G98 COMMERCIAL LLC STILES CORPORATION AND WAKEMED PROPERTY SERVICES – PIN 1840070859 (DEED BOOK 17692, PAGE424, PLAT BOOK 2016, PAGE 264); THENCE ALONG THE COMMON LINE WITH WAKEMED PROPERTY SERVICES (PIN 1840070859) S86°41’15"E 820.57 FEET TO AN EXISTING IRON PIPE FOUND ON THE WESTERN VARIABLE PUBLIC RIGHT OF WAY OF SIENA DRIVE (PLAT BOOK 2013, PAGE 1293); THENCE ALONG THE WESTERN RIGHT OF WAY OF SIENA DRIVE S13°22’03"E 83.96 FEET TO A BENT EXISTING IRON PIPE ; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 510.00 FEET, A LENGTH OF 89.67 FEET AND HAVING A CHORD BEARING AND DISTANCE OF S08°19'50"E 89.55 FEET TO AN EXISTING MAG NAIL; THENCE S03°17'38"E 368.89 FEET TO A COMPUTED POINT AND AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY OF SIENA DRIVE AND NORTHERN VARIABLE PUBLIC RIGHT OF WAY OF NC 98 BYPASS; THEN CONTINUING ALONG THE NORTHERN VARIABLE PUBLIC RIGHT OF WAY OF NC 98 BYPASS ALONG A CURVE TO THE LEFT WITH A RADIUS OF 7719.80 FEET, A LENGTH OF 791.75 FEET AND HAVING A CHORD BEARING AND DISTANCE OF S83°24'40"W 791.40 FEET TO AN EXISTING IRON PIPE; THENCE N02°12'13"W 18.10 FEET TO A COMPUTED POINT; THENCE S84°25'28"W 60.16 TO A COMPUTED POINT, THE TRUE POINT OF BEGINNING (P.O.B.), CONTAINING 284,038.22 SQUARE FEET OR 6.52 ACRES, MORE OR LESS.

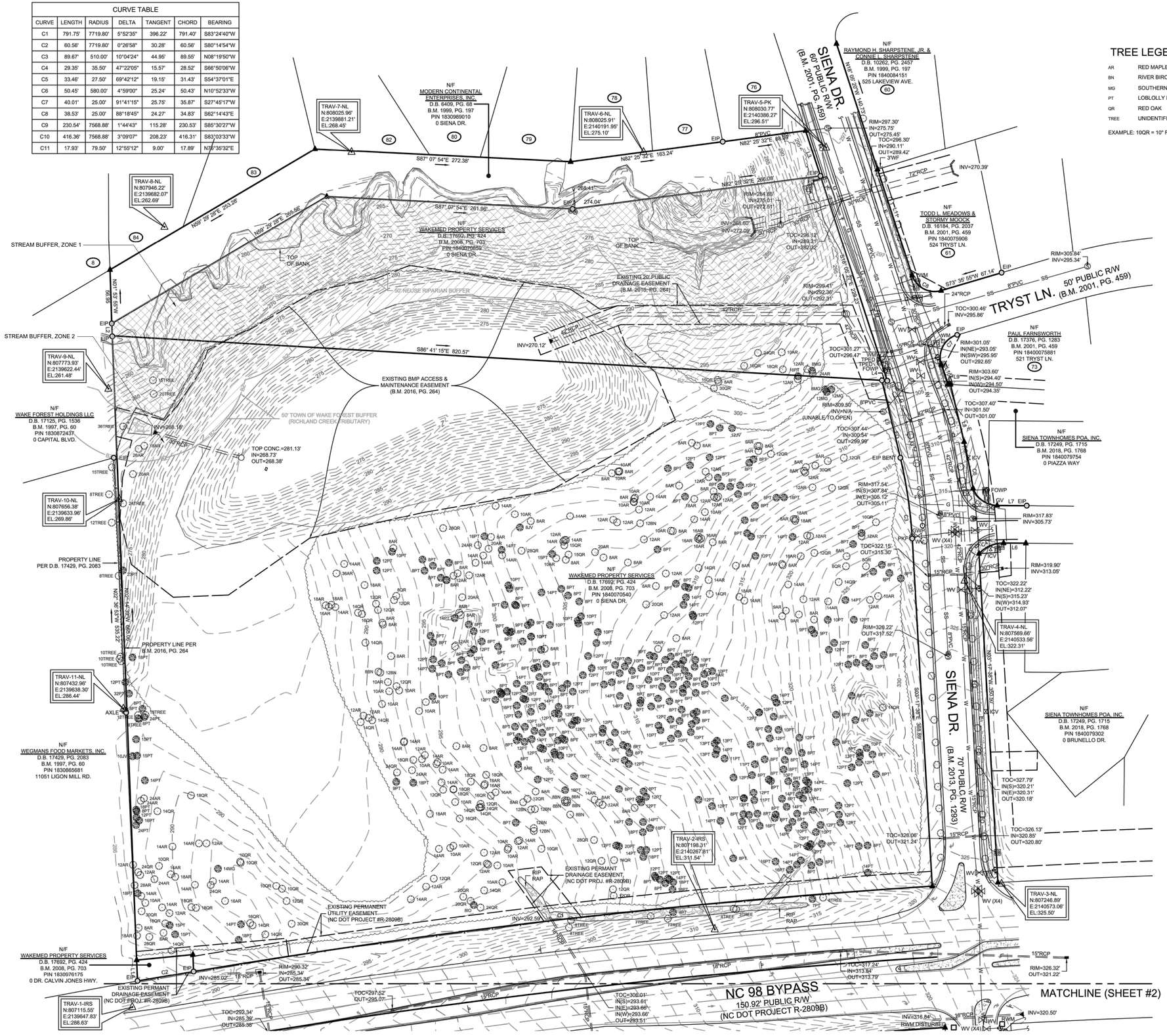
CURRENT OWNER: WAKEMED PROPERTY SERVICES
PID: 0273908
PIN: 1840070859
BEGINNING AT A POINT (P.O.B.) AN EXISTING IRON PIPE HAVING NORTH CAROLINA GRID COORDINATES (NAD83/2011) OF NORTH 808000.4202' EAST 2140380.2160' AND BEING THE COMMON CORNER WITH WESTERN VARIABLE RIGHT OF WAY OF SIENA DRIVE (PLAT BOOK 2001, PAGE459) AND WITH MODERN CONTINENTAL ENTERPRISES, INC. (DEED BOOK 6409, PAGE 68,PLAT BOOK 1999, PAGE197); THENCE ALONG THE WESTERN VARIABLE RIGHT OF WAY OF SIENA DRIVE S18°05'27"E 229.23 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING THE WESTERN VARIABLE RIGHT OF WAY N86°41'15"W 5.73 FEET TO AN EXISTING IRON PIPE FOUND AT THE CORNER WITH WAKEMED PROPERTY SERVICES – PIN 1840070540 (DEED BOOK 17692, PAGE 424, PLAT BOOK 2016, PAGE 264;THENCE N86°41'15"W 820.57 FEET TO AN EXISTING IRON PIPE AT A COMMON CORNER WITH WAKEMED PROPERTY SERVICES AND G98 COMMERCIAL LLC STILES CORPORATION (DEED BOOK 18600, PAGE 2306, PLAT BOOK 1830, PAGE 8); THENCE ALONG THE COMMON LINE WITH G98 COMMERCIAL LLC STILES CORPORATION N01°53'55"W 13.38 FEET TO AN EXISTING IRON PIPE AT THE COMMON CORNER WITH G98 COMMERCIAL LLC STILES CORPORATION AND MODERN CONTINENTAL ENTERPRISES, INC.; THENCE ALONG THE COMMON LINE WITH MODERN CONTINENTAL ENTERPRISES, INC . N59°29'28"E 265.56 FEET TO A COMPUTED POINT; THENCE S87°07'54"E 261.96 FEET TO AN EXISTING IRON PIPE; THENCE N82°25'32"E 266.08 FEET TO AN EXISTING IRON PIPE AT THE WESTERN VARIABLE RIGHT OF WAY OF SIENA DRIVE, THE POINT OF BEGINNING (P.O.B.), CONTAINING 119,838.32 SQUARE FEET OR 2.75 ACRES, MORE OR LESS.

Raleigh – Geomatics
T 919.380.8750
5410 Old Poole Road
Raleigh, NC 27610

CURRENT OWNER: WAKEMED PROPERTY SERVICES
PID: 0366847
PIN: 1830976175

BEGINNING AT A POINT (P.O.B.) AN EXISTING IRON PIPE HAVING NORTH CAROLINA GRID COORDINATES (NAD83/2011) OF NORTH 807143.3326' EAST 2139653.4179' AND BEING THE COMMON CORNER WITH NORTHERN VARIABLE RIGHT OF WAY OF NC 98 BYPASS (NCDOT PROJECT R-2809B) AND G98 COMMERCIAL LLC STILES CORPORATION (DEED BOOK 18600, PAGE 2306, PLAT BOOK 1830, PAGE 12); THENCE N02°15'25"W 22.52 FEET TO A COMPUTED POINT; THENCE N84°25'28"E 60.16 FEET TO A COMPUTED POINT; THENCE S02°12'13"E 18.10 FEET TO AN EXISTING IRON PIPE ON THE NORTHERN VARIABLE RIGHT OF WAY OF NC 98 BYPASS; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 7719.80 FEET, A LENGTH OF 60.56 FEET AND HAVING A CHORD BEARING AND DISTANCE OF S80°14'54"W 60.56 FEET TO AN EXISTING IRON PIPE, THE POINT OF BEGINNING (P.O.B.), CONTAINING 1,217.01 SQUARE FEET OR 0.028 ACRES, MORE OR LESS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	791.75'	7719.80'	5°52'35"	396.22'	791.40'	S83°24'40"W
C2	60.56'	7719.80'	0°26'58"	30.28'	60.56'	S80°14'54"W
C3	89.67'	510.00'	10°04'24"	44.95'	89.55'	N08°19'50"W
C4	29.35'	35.50'	47°22'05"	15.57'	28.52'	S66°50'06"W
C5	33.46'	27.50'	69°42'12"	19.15'	31.43'	S54°37'01"E
C6	50.45'	580.00'	4°59'00"	25.24'	50.43'	N10°52'33"W
C7	40.01'	25.00'	91°41'15"	25.75'	35.87'	S27°45'17"W
C8	38.53'	25.00'	88°18'45"	24.27'	34.83'	S62°14'43"E
C9	230.54'	7568.88'	1°44'43"	115.28'	230.53'	S85°30'27"W
C10	416.36'	7568.88'	3°09'07"	208.23'	416.31'	S83°03'33"W
C11	17.93'	79.50'	12°55'12"	9.00'	17.89'	N78°35'32"E



LEGEND

	SURVEY CONTROL POINT
PKF	EXISTING MAG NAIL
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
RWM	EXISTING RIGHT-OF-WAY MONUMENT
	COMPUTED POINT
	STORM DRAIN MANHOLE
	STORM DRAIN INLET
	STORM DRAIN CURB INLET
	STORM DRAIN FLARED END SECTION
S	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	HYDRANT
WV	WATER VALVE
WM	WATER METER
W	WATER MANHOLE
ICV	IRRIGATION CONTROL VALVE
GV	GAS VALVE
GWP	GASLINE WITNESS POST
TPED	TELEPHONE PEDESTAL
FOWP	FIBER OPTIC WITNESS POST
FO	FIBER OPTIC BOX
	SIGN
	DECIDUOUS TREE
	EVERGREEN TREE
BZ	BUFFER ZONE
X	WIRE FENCE
O	CHAIN LINK FENCE
	TREELINE
T	UNDERGROUND TELEPHONE LINE
FO	UNDERGROUND FIBER OPTIC LINE
G	UNDERGROUND GAS LINE
E	UNDERGROUND ELECTRIC LINE
W	UNDERGROUND WATER LINE
SS	SANITARY SEWER LINE
	STORM DRAIN LINE
	UNKNOWN DESTINATION
	CONCRETE SURFACE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
CLF	CHAIN LINK FENCE
WIF	WIRE FENCE

TREE LEGEND

AR	RED MAPLE
BN	RIVER BIRCH
MG	SOUTHERN MAGNOLIA
PT	LOBLOLLY PINE
QR	RED OAK
TREE	UNIDENTIFIED TREE

EXAMPLE: 10QR = 10" RED OAK

GENERAL NOTES

1. THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY THE PROPERTIES OF WAKE MED PROPERTY SERVICES, PINS 1840070540 & 1840070859, AND IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A SURVEY BY STEWART INC. PROPERTY LINES SHOWN TAKEN FROM BOOK OF MAPS 2016, PAGE 264.
3. HORIZONTAL DATUM IS NAD 83 (2011) AND VERTICAL DATUM IS NAVD88. BASED ON GPS METHODS USING REAL-TIME KINEMATIC SOLUTIONS FOR THE SURVEY CONTROL POINTS SHOWN HEREON AND TIED TO NORTH CAROLINA GEODETIC SURVEY MONUMENT "T 217".

   "T 217"
   N 807663.04'
   E 2143020.78'
   EL 400.64'
4. THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.
5. UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE EVIDENCE AND UTILITY DESIGNATION/MARKING SERVICES PERFORMED BY STEWART INC. AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
6. TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
7. THE SUBJECT PROPERTY IS ZONED "CU NB RZ-99-11" (PER WAKE COUNTY IMAPS).
8. THE SUBJECT PROPERTY LIES IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN). BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720183000J DATED 05/02/06 & MAP NUMBER 3720184000J DATED 05/02/06.
9. SITE ADDRESS: 0 SIENA DR.
10. LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT ENVELOPE PER B.M. 2016, PG. 264.

I, DUSTIN J. McCARTY, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE SURVEY WAS COMPLETED ON 08/11/2020, THAT CONTOURS SHOWN AS [CONTINUOUS LINES] MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NAD83(2011).

Dustin J. McCarty 8/11/2020
—DocuSigned by:
—B2FC6A9AEB324F1...
DUSTIN J. McCARTY, PLS L-5213

STEWART
223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: L20042

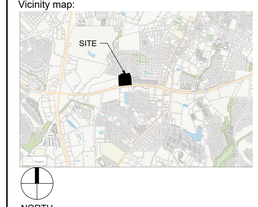
Client:
WAKEMED PROPERTY SERVICES
3000 NEW BERN AVE
RALEIGH, NC 27610
PHONE 919.350.8098

Consultants:
VANASSE HANGEN BRUSTLIN, INC.
904 MAIN CMPUS DRIVE,SUITE 500
RALEIGH, NC 27606
PHONE 919.754.5026

NAME
ADDRESS LINE 1
CITY, STATE ZIPCODE
PHONE #

NAME
ADDRESS LINE 1
CITY, STATE ZIPCODE
PHONE #

Vicinity map:



Seal:
PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Scale:
0 25 50 100
SCALE: 1"=50' NORTH

Project:
WAKEMED MOB WAKE FOREST

Issued for:
MASTER SITE PLAN PERMIT

No.	Date	Description
1	05/27/2022	2ND SUBMISSION REZONING/SITE
2	07/07/2022	3RD SUBMISSION REZONING/SITE
3	08/05/2022	4TH SUBMISSION REZONING/SITE
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Title:
SEALED SURVEY

Project number: L20042 Sheet #:
Issued Date: 05.27.2022
Drawn by: --
Approved by: --
C1.00

L:\Projects\2020\L20042 - wakemed mob wake forest\DWGS\2 - site plan (24x36)\3-Sheets\L20042-C1.00 Existing Conditions Plan.dwg Sep 26, 2022 - 10:08am

Consistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160D-605 Addressing Action on Zoning Map Amendment RZ-22-04: WakeMed

The Wake Forest Board of Commissioners finds that RZ-22-04 is consistent with the Wake Forest Community Plan and Comprehensive Transportation Plan and is reasonable and in the public interest for the following reasons:

1. The proposed zoning district is consistent with the Corridor Commercial land use designation in the Community Plan.
2. The open space portion of the site is consistent with the Conventional Residential land use designation in the Community Plan.
3. The proposed rezoning supports Community Plan policies related to high quality architectural and multi-story design.
4. The proposed rezoning supports Community Plan policies related to strong pedestrian infrastructure, street connectivity, and electric vehicle charging infrastructure.
5. The proposed rezoning supports Community Plan policies related to tree preservation and enhanced landscaping standards.
6. The proposed rezoning supports Community Plan policies related to providing regional medical facilities in the Town.

WAKEMED MOB WAKE FOREST

0 SIENA DR
WAKE FOREST, NC 27587

MASTER SITE PLAN PERMIT

ISSUED DATE: MARCH 24, 2022

VICINITY MAP
SCALE: 1" = 1600'

NORTH

SITE DATA

PROJECT NAME:	WAKEMED MOB WAKE FOREST
SITE ADDRESS:	0 SIENA DR, WAKE FOREST, 27587
COUNTY:	WAKE
PARCEL PIN #:	1840070540, 1840070859 and 1830976175
PARCEL OWNER:	WAKEMED PROPERTY SERVICES
PARCEL AREA:	14.41 AC
TOTAL SITE GROSS ACREAGE:	14.41 AC
NET ACREAGE:	13.26 AC
CURRENT ZONING:	NEIGHBORHOOD BUSINESS, CONDITIONAL USE, SPECIAL HIGHWAY OVERLAY 2
PROPOSED ZONING:	NEIGHBORHOOD BUSINESS, CONDITIONAL DISTRICT
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	MEDICAL OFFICE
FLOOD PLAIN DATA:	MAP NO: 3720183000J & 3720184000J DATED 05/02/06
WATERSHED:	NEUSE-RICHLANDS CREEK, RICHLAND CREEK WATER SUPPLY WATERSHED OVERLAY DISTRICT
CONSTRUCTION TYPE:	SITE BUILT
MAX BUILDING HEIGHT:	6 STORIES
PROPOSED BUILDING HEIGHT:	3 STORIES, 50'-8" TO THE TOP OF THE PARAPET (BUT NOT INCLUDING ROOF EQUIPMENT OR SCREENS)
PROPOSED BUILDING SQUARE FOOTAGE:	82,387 GSF
TREE CONSERVATION AREA::	5.25 AC/ 228,498 SF
TOTAL LIMITS OF DISTURBANCE::	9.32 AC/ 405,963 SF
EXISTING IMPERVIOUS AREA:	N/A
PROPOSED IMPERVIOUS AREA:	4.50 AC/ 196,174.58 SF
PARKING DATA:	
REQUIRED PARKING:	330
PROPOSED PARKING:	333
TOTAL PARKING:	333

3

INDEX OF DRAWINGS

Sheet #	SHEET NAME
C0.00	COVER SHEET
C0.10	GENERAL NOTES
C1.00	SEALED SURVEY
C1.01	EXISTING CONDITIONS
C1.02	TREE SURVEY PLAN
C2.00	PRELIMINARY DEMOLITION PLAN
C3.00	SITE MASTER PLAN
C5.00	PRELIMINARY GRADING & STORM DRAINAGE PLAN
C6.00	UTILITY PLAN
C7.00	SUMMARY TABLES
C7.10	ROADWAY PLAN
L7.00	PLANTING PLAN
SL0.00	PRELIMINARY SITE LIGHTING PLAN
A-201	BUILDING ELEVATIONS

3

UTILITIES IMPROVEMENTS QTY

PRIVATE SEWER	
8" SEWER SERVICE	440 LF
PRIVATE WATER	
8" WATER MAIN	225 LF

3

IMPERVIOUS AREA PER PARCEL

PARCELS	PARCEL AREA	EXISTING IMPERVIOUS AREA	PROPOSED IMPERVIOUS AREA	PERCENTAGE OF IMPERVIOUS AREA
PARCEL PIN # - 1840070540	547131.0673 SF (12.56 ACRES)	0.00	196174.58 SF (4.5 ACRES)	35%
PARCEL PIN # - 1840070859	119834.20 SF (2.75 ACRES)	0.00	0.00	0.00%
PARCEL PIN # - 1830976175	1217.011 (0.027 ACRES)	0.00	0.00	0%

PRIOR REZONING CONDITIONS AND RESULTS

CONDITIONAL USE PERMIT

Conditional Use Permit Number: RZ-06-01
Date Issued: February 21, 2006
Applicant: Viking III Associates, PO Box 4158, Cary, NC 27519

Property Owner: Same

Action: Rezone the property to Conditional Use NB, Neighborhood Business District and issue a Conditional Use Permit.

Tax Pin No(s): 1840-07-0859
Location: Sienna Drive south of Lakeview Avenue
Size: 2.75 acres

The Wake Forest Board of Commissioners considered zoning case # RZ-06-01 on February 21, 2006. The Wake Forest Board of Commissioners voted to approve the requested zoning change to C.U. NB, Conditional Use Neighborhood Business District and approved the issuance of a Conditional Use Permit, subject to the following conditions:

1. Permits to begin construction on the property shall not be issued until completion of the NC-98 By-pass to Capital Boulevard (US-1) (Section B).
2. Individual buildings shall be limited to a maximum of 60,000 square feet gross floor area.
3. Unified development and interconnection of the site with the property to the south.
4. Recombine the site with the parcel to the south.
5. The Neuse River Riparian Buffers shall be maintained as conservation areas.
6. Provide a 100 foot drainageway buffer and conservation easement in perpetuity except as necessary for construction and maintenance of the stormwater management system according to best management practices.
7. Uses shall be limited to retail, office, eating places, and food sales.
8. Developer shall conduct a meeting with neighborhood adjoining property owners prior to submitting a Site Plan for Board of Commissioners review.

Mayor — February 21, 2006 Date

CONDITIONAL USE PERMIT

Conditional Use Number: RZ-99-11

Date Issued: March 16, 1999

Petitioner: FGM Partnership

Mailing Address: P.O. Box 1799, Raleigh, NC 27602

Property Location: Northwestern and Southwestern quadrants of the proposed NC-98 Bypass and Siena Drive.

Tax Pin #: 1840.09-06-8838

The Wake Forest Board of Commissioners considered your request on March 16, 1999 for a conditional use permit for Neighborhood Business and Office/Institution Development.

The Wake Forest Board of Commissioners voted to approve your request for the rezoning of parcel "A" to Conditional Use NB, Neighborhood Business District (12.07 acres) and parcel "G" to Conditional Use Office and Institution District (7.83 acres), and approved the issuance of a Conditional Use Permit.

The Conditional Use Permit is hereby subject to the following conditions:

1. The following uses are prohibited: fish markets, golf courses (miniature) and taxicab stands.
2. No direct driveway access to the NC-98 Bypass. Access shall be provided from Siena Drive.
3. Permits to begin construction on parcels "A" and "G" shall not be issued until completion of the NC-98 Bypass.

Mayor — March 16, 1999 Date

PROPOSED REZONING CONDITIONS

3

PROPOSED SITE ZONING CONDITIONS

1. The conditions outlined below replace previous zoning conditions of the properties.

2. Uses are limited to residential care facilities, medical office, retail, and office.

3. No direct driveway access to the NC-98 Bypass is allowed.

4. Parcel PINs 1840070859, 1840070540 and 1830976175 shall be recombined.

5. The Neuse River Riparian Buffers shall be maintained as conservation areas.

6. Provide a 100-foot drainageway buffer and conservation easement in perpetuity except as necessary for construction and maintenance of the stormwater management system according to best management practices.

7. Section 9.8.1.B of the UDO limits the maximum number of driveways permitted per parcel, however, states that additional entrances or exits may be permitted after showing of actual necessity and upon approval of the Board of Commissioners. A total of four driveways are necessary to allow for sanitary and waste management access to the dumpster location, which will be separate from vehicular and pedestrian circulation.

8. The site master plan is a condition of the rezoning request. Amendments of the master plan shall require a rezoning amendment unless the administrator finds the modification to be minor and in keeping with the spirit and intent of the approved site master plan.

9. A proportional fee-in-lieu for a traffic signal at Siena Drive and Hwy 98 shall be provided in the amount of $12,539 prior to construction plan approval.

10. Section 2.2.5.A.5 of the UDO sets a maximum of 50,000 SF per building in the Neighborhood Business (NB) district. The associated site master plan modifies this requirement to allow a building to exceed 50,000 SF.

11. Two (2) electric vehicle (EV) chargers shall be provided on site, with the location to be determined during the construction plan submission phase.

PROPOSED ARCHITECTURAL ZONING CONDITIONS

1. These architectural conditions are only applicable for medical office use.

2. Pertaining to allowable façade materials:
a. The building façade, as measured from the finished grade to the roof deck, will have no less than 50% masonry as the primary material (excluding glazing) on each building elevation, which exceeds the requirements for 50% only on street-facing facades and 25% on side facades in UDO section 5.6.2.A.

b. Premium non-masonry natural finish material(s) (e.g., natural copper, zinc, wood, stone, etc.) may be used for a maximum 15% of each building elevation. These materials are in addition to the allotment of materials allowed in UDO section 5.6.2.A.

c. Lap siding (i.e., cementitious fiber board), exposed heavy timber, stucco, EIFS and concrete are not permitted building facade materials on any elevation. This is more selective than the façade materials allowed in UDO section 5.6.2.A.

3. Pertaining to façade interest details:
a. Expanses of blank walls may not exceed eight feet in width. Interest details must be clearly visible from the right-of-way and must include at least one of the following: change in plane, change in color, change in material, change in pattern, canopies, transparent windows or doors, recessed or projected areas for seating or gathering, or vertical trellises. This exceeds the requirements of UDO section 5.6.3.A.

b. The building façade, as measured from the finished grade to the roof deck, will have a minimum 30% glazing on each building elevation, including a minimum of 30% glazing on the ground floor. This provides an equal or greater amount of glazing but with more flexibility on the distribution to allow for the needs of the medical office use. This condition replaces the requirements in UDO section 5.6.3 for transparency zone and glazing requirements.

c. Sprandel glass may be utilized to meet up to 30% of the glazing requirements.

4. Any rooftop equipment screen will coordinate in color, profile and/or material with the materials and profiles of the main building materials. This exceeds the requirements in UDO section 5.6.4.A.

5. In lieu of the requirements in UDO section 5.6.5.C, Articulation:
a. The building's plane will use a minimum 5' offset or a minimum 5' deep overhang at entries, waiting areas and lobbies on the building perimeter, on each elevation, with no offset or overhang greater than 50% of the length of any individual side.

b. For portions of walls not met by condition 5a, no walls may extend more than 3 windows, of the same size or shape, across an elevation without a change in plane, change in color, change in material, or change in pattern that visually subdivides the wall through at least 75% of its height.

c. In addition, change in plane will occur along any building elevation where there is also a change in material.

d. At least 2 changes in vertical profile (e.g., parapet, roof screen etc.) and/or roofline are required along any public street-facing building elevation using an architectural element integral to the building materials and design (which may include a rooftop screen that complies with condition #4). At least 1 change in vertical profile and/or roofline is required along any other elevation.

e. A secondary entrance will be provided along each elevation instead of a second principal entrance.

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ROADWAY DESIGN

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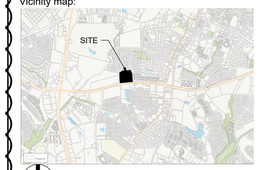
NAME
ADDRESS LINE 1
CITY, STATE ZIPCODE
PHONE #

NAME
ADDRESS LINE 1
CITY, STATE ZIPCODE
PHONE #

Vicinity map:



NORTH

Seal:
PRELIMINARY - DO NOT USE FOR CONSTRUCTION
NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT 2116 MATTHEW McGINLEY
08.05.2022
NORTH CAROLINA PROFESSIONAL SEAL 050132 ENGINEER ASHLEIGH T. HALES
08.05.2022

Scale:

Project:
WAKEMED MOB WAKE FOREST

Issued for:
MASTER SITE PLAN PERMIT

No.	Date	Description
1	05/27/2022	2ND SUBMISSION REZONING/SITE
2	07/07/2022	3RD SUBMISSION REZONING/SITE
3	08/05/2022	4TH SUBMISSION REZONING/SITE
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Title:
COVER SHEET

Project number: L20042
Issued Date: 05.27.2022
Drawn by: ML/ HNJ
Approved by: MM
Sheet #: C0.00

L:\Projects\2020\20042 - wakemed mob wake forest\DWGS\2 - site plan (24x36)\3-Sheets\L20042-C0.00 Cover.dwg Sep 26, 2022 - 10:07am

GENERAL NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDEQ, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
2. EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY STEWART , UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
4. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
5. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
7. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

EXISTING CONDITION NOTES:

1. THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY THE PROPERTIES OF WAKE MED PROPERTY SERVICES, PINS 1840070540 & 1840070859, AND IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A SURVEY BY STEWART INC. PROPERTY LINES SHOWN TAKEN FROM BOOK OF MAPS 2016, PAGE 264.
3. THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.
4. UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE EVIDENCE AND UTILITY DESIGNATION/MARKING SERVICES PERFORMED BY STEWART INC. AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
5. TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
6. THE SUBJECT PROPERTY IS ZONED "CU NB RZ-99-11" (PER WAKE COUNTY IMAPS).
7. THE SUBJECT PROPERTY LIES IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN). BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720183000J DATED 05/02/06 & MAP NUMBER 3720184000J DATED 05/02/06.
8. SITE ADDRESS: 0 SIENA DR.
9. LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT ENVELOPE PER B.M. 2016, PG. 264.

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST COLD JOINT OR SAW CUT TO OBTAIN A CLEAN EDGE.
2. THE CONTRACTOR SHALL SAWCUT EXISTING ASPHALT (WHERE REQUIRED) TO OBTAIN A CLEAN EDGE.
3. CLEANOUTS AND WATER VALVES LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE AND RAISED TO BE FLUSH WITH NEW GRADE.
4. ANY UTILITY SERVICES SHOWN TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER. CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE SEQUENCING OF UTILITY DEMOLITION WITH THE RESPECTIVE UTILITY AGENCIES.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY "NORTH CAROLINA ONE CALL" (TELEPHONE 1-800-632-4949) AT LEAST 48 HOURS PRIOR TO START OF DEMOLITION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL."
6. CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
7. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.
8. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFF-SITE UNLESS OTHERWISE NOTED ON THIS PLAN.
9. REFER TO LANDSCAPE AND EROSION CONTROL DRAWINGS FOR TREE PROTECTION PLAN AND REQUIREMENTS.
10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL JURISDICTIONAL CODES OR REQUIREMENTS.
11. TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING DEMOLITION
12. EROSION CONTROL PERMIT SHALL BE OBTAINED AND ONSITE PRIOR TO BEGINNING DEMOLITION.
13. ITEMS DESIGNATED TO BE SALVAGED AND/OR RE-USED SHALL BE REMOVED BY THE CONTRACTOR AND PROVIDED TO THE OWNER. COORDINATE STORAGE LOCATION WITH OWNER'S REPRESENTATIVE.
14. WHERE UTILITIES ("TO BE REMOVED") IMPACT THE FOOTPRINT OF THE NEW BUILDING, THE CONTRACTOR SHALL EXECUTE AND REMOVE AN ADDITIONAL 2 FEET OF SOILS TO EITHER SIDE OF THE PIPE, AND 1 FOOT BELOW. CLEAN SUITABLE SOIL SHALL BE UTILIZED FOR BACKFILL AND COMPACTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
15. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF STORM DRAINAGE PIPING SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT DRAINAGE UPSTREAM OF THE SYSTEM. PROVISIONS SHALL BE MADE TO MAINTAIN STORM WATER DRAINAGE PATTERNS DURING CONSTRUCTION.
16. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF UTILITIES (WATER, SEWER, ETC) SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT OR MINIMIZE SERVICE INTERRUPTION TO EXISTING FACILITIES TO REMAIN. PROVISIONS SHALL BE MADE TO MAINTAIN SERVICE DURING CONSTRUCTION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES TO THE EXISTING DRIVEWAY, PARKING LOT, SIDEWALK AND CURB AND GUTTER AS A RESULT OF CONSTRUCTION ACTIVITY AND TRAFFIC. CONTRACTOR SHALL MAINTAIN A PRE-CONSTRUCTION VIDEO OR PHOTO DOCUMENTATION TO SHOW NO DAMAGES OCCURRED.
18. ALL MATERIALS, FURNISHINGS, UTILITIES, AND PAVEMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. WHERE UTILITIES ARE SHOWN TO BE "REMOVED", CONTRACTOR SHALL INCLUDE NECESSARY PLUG OR VALVES TO ENSURE UTILITY LINES TO REMAIN WILL CONTINUE TO BE IN SERVICE. COORDINATE NECESSARY SHUT DOWN AND REMOVAL WITH THE LOCAL JURISDICTION OR UTILITY OWNER.
20. CONTRACTOR SHALL PROVIDE PEDESTRIAN INGRESS / EGRESS TO ALL EXISTING BUILDINGS, PARKING LOTS, AND PATHS OF PEDESTRIAN TRAVEL THROUGHOUT THE CONSTRUCTION PERIOD

SITE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HARDSCAPE PER DETAILS OR AS INDICATED ON LANDSCAPE/HARDSCAPE PLAN SHEETS.
3. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
4. ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
6. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
7. ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS.
8. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
9. ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN
10. CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
11. ALL CURB TAPERS ARE SIX (6') FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
12. WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. TIE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT; MATCH WIDTH OF EXISTING WALKWAY.
13. WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM 6.5' WIDE AS MEASURED FROM THE FACE OF CURB.
14. MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:48. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS.
15. SIGHT TRIANGLES - NOTHING OVER 30" HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES.
16. THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL
17. HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI 117.11 WITH DETECTABLE WARNING DOMES WITH A COLOR CONTRAST OF 70% MINIMUM. SEE DETAILS AND GRADING SPOT ELEVATIONS, IF THE EXISTING CONDITIONS PRECLUDE THE ABILITY TO PROVIDE A MAXIMUM SLOPE 1/12 FOR 6-FEET OR A MAXIMUM CROSS SLOPE OF 1:48 AND A 36" MINIMUM LANDING, THE CONTRACTOR SHALL NOTIFY ENGINEER OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
18. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO NCDOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.

GRADING AND STORM DRAINAGE NOTES:

1. CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
2. THE MAXIMUM SLOPE ALONG ANY HANDICAP ACCESSIBLE PATHWAY SHALL NOT EXCEED 5.0% AND SHALL NOT EXCEED A 2.0% CROSS SLOPE. HANDICAP RAMPS INDICATED ON PLANS SHALL BE A MAXIMUM OF 1/12 SLOPES WITH A MAXIMUM RISE OF 30" BETWEEN LANDINGS. NON-CURB CUT RAMPS SHALL HAVE HANDRAILS AND GUARDS PER DETAILS WITH 5' LANDINGS AT THE BOTTOM AND TOP OF RAMP.
3. ALL PROPOSED ELEVATIONS SHOWN ARE EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE SPECIFIED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL NEWLY CONSTRUCTED STORM DRAINAGE IMPROVEMENTS AND RECEIVING STORM DRAINAGE SYSTEMS REMAIN CLEAN OF SEDIMENT AND DEBRIS. PRIOR TO OWNER ACCEPTANCE OF SYSTEM, THE CONTRACTOR SHALL COORDINATE AND PROVIDE A VISUAL OBSERVATION VIDEO OF ALL STORM DRAINAGE IMPROVEMENTS 12" AND LARGER. THE VISUAL OBSERVATION SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE ENTIRE DRAINAGE VISUAL OBSERVATION.
5. PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY THE CONTRACTOR SHALL PROVIDE THE OWNER WITH THE VIDEO INSPECTION OF THE STORM SEWER SYSTEM. (BOTH PUBLIC AND PRIVATE). THIS SUBMITTAL MAY NEED TO BE REVIEWED AND ACCEPTED BY THE LOCAL JURISDICTION PRIOR TO THE ISSUANCE OF THE BUILDING CO.
6. REFER TO THE EROSION CONTROL DETAILS SHEET FOR THE SEQUENCE OF CONSTRUCTION
7. INTERIM GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, AND WASHOUT.
8. INTERIM GRADING SHALL BE PROVIDED TO DIRECT WATER AWAY FROM BUILDINGS AND PREVENT PONDING.
9. TIE ROOF LEADERS WHERE POSSIBLE TO UNDERGROUND STORM SYSTEM. CONTRACTOR TO FIELD VERIFY LOCATE AND INSTALL WHERE POSSIBLE OR AS SHOWN ON PLANS. WHERE ROOF LEADERS DAYLIGHT AT GRADE A SPLASH BLOCK APPROVED BY THE OWNER'S REPRESENTATIVE SHALL BE INSTALLED.
10. MAXIMUM SLOPE ACROSS ANY HANDICAPPED PARKING SPACE AND AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.
11. PROPOSED CONTOURS ARE APPROXIMATE. SPOT ELEVATIONS AND ROADWAY PROFILES SHALL BE USED IN CASE OF DISCREPANCY.
12. PLACE BACKFILL AND FILL MATERIALS IN LAYER NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE BACKFILL AND FILL MATERIALS EVENLY ON ALL SIDES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACT SOIL TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL UP TO TWO FEET OF FINISHED GRADE. COMPACT SOIL TO NOT LESS THAN 98 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL FOR THE FINAL TWO FEET.
13. SITE GRADING IMMEDIATELY ADJACENT TO FOUNDATION OF BUILDING SHALL SLOPE NOT LESS THAN 1/20 AWAY FOR MINIMUM DISTANCE OF 10 FEET. ALTERNATIVE METHOD SHALL BE PROVIDED TO DIVERT WATER AWAY FROM FOUNDATION VIA SWALES SLOPED AT A MINIMUM OF 2% OR IMPERVIOUS SURFACES SLOPED AWAY A MINIMUM OF 2% AWAY FROM BUILDING.
14. CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.
15. CONTRACTOR SHALL SLOPE GRADES TO ASSURE POSITIVE STORMWATER FLOW TO KEEP WATER FROM POOLING ALONG CURBS AND WALLS.
16. TOP OF WALL ELEVATIONS INDICATE THE ELEVATION AT THE TOP OF THE CAP, UNLESS OTHERWISE NOTED.
17. BOTTOM OF WALL ELEVATIONS INDICATE THE ELEVATION OF THE FINISHED GRADE.

UTILITY NOTES:

1. UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE STRUCTURES.
2. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS, OR OTHER) FOR THIS PROJECT WITH THE BUILDING PLANS. THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO WITHIN FIVE (5) FEET OF THE BUILDING CONNECTION POINT.
3. THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
4. THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND VEHICULAR INTERRUPTIONS WITH OWNER'S REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.
5. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE NCDOT PERMITS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FLAGGERS AND TRAFFIC CONTROL DURING ALL WORK INSIDE THE PUBLIC RIGHTS OF WAY.
6. THE CONTRACTOR SHALL NOT RE-USE ANY FIRE HYDRANT REMOVED AS PART OF THIS PROJECT. ANY FIRE HYDRANT SHOWN TO BE REMOVED OR RELOCATED SHALL BE REPLACED WITH A NEW FIRE HYDRANT MEETING THE LOCAL JURISDICTIONAL REQUIREMENTS AND STANDARDS.
7. ALL EXISTING SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. DEPTHS OF EXISTING UTILITIES SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH, SIZE AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS REFERENCED IN THESE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
8. ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE, WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER, WHEN UNKNOWN LINES ARE EXPOSED, THEIR LOCATIONS AND ELEVATIONS SHALL ALSO BE REPORTED TO THE ENGINEER.
9. UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF PARKING AREA, DRIVES, CURB AND GUTTER OR CONCRETE WALKS / PADS. IF UTILITIES SHOWN ON THIS PLAN CANNOT BE INSTALLED PRIOR TO INSTALLATION OF IMPERVIOUS (ASPHALT / CONCRETE) CONDUIT SHALL BE INSTALLED FOR THE "FUTURE" UTILITY INSTALLATION.
10. AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO APPROVAL FROM LOCAL JURISDICTION OR ENGINEER THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (IN BOTH PAPER AND ELECTRONIC FORMAT (CAD / PDF) PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR SHOWING ALL UTILITY INSTALLATION. HORIZONTAL AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, STORM INCLUDING ALL STRUCTURES, VALVES, HYDRANTS, AND OTHER APPURTENANCES.

PROPOSED UTILITY SEPARATION:

1. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT HORIZONTAL SEPARATION IN WHICH CASE;
   a. THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER; OR
   b. THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP TO THE SEWER.
2. CROSSING A WATER MAIN OVER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION, IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
3. CROSSING A WATER MAIN UNDER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.
4. SEPARATION OF SANITARY SEWERS AND STORM SEWERS:
   a. A 18" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR BOTH THE SANITARY AND THE STORM LINES SHALL BE CONSTRUCTED OF FERROUS MATERIALS.

SEWER NOTES:

1. SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING CASTINGS.
2. UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 4' DIA.
3. MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE. MANHOLES LOCATED IN OTHER AREAS (I.E. GRASS OR WOODED AREAS) SHALL HAVE THEIR RIMS RAISED SIX INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFILTRATION SHALL HAVE WATERTIGHT, BOLTED LIDS.
4. MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:
   4" SEWER SERVICE - 2.00% SLOPE
   6" SEWER SERVICE - 1.00% SLOPE
   8" SEWER SERVICE - 0.50% SLOPE
5. UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION. MAXIMUM SPACING BETWEEN CLEANOUTS SHALL BE 75 FEET.
6. SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTILE IRON PIPE. SEWER LINES WITH GREATER THAN 3 FEET OF COVER SHALL BE AS NOTED BELOW:
   4" SEWER SERVICE - SCH 80
   6" SEWER SERVICE - SCH 80
   8" SEWER SERVICE - SDR-35
7. SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS ENTERING THE NEW SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH IMMEDIATELY UPSTREAM OF THE NEW CONSTRUCTION AND AT THE FIRST MANHOLE DOWNSTREAM IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPING AND APPURTENANCES SHALL BE PROTECTED FROM ANY INFLOW OF WATER, DIRT OR DEBRIS DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE VICINITY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY.
8. ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS.

WATER NOTES:

1. AS INDICATED, ALL WATERLINES SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI-AWWA C151 PRESSURE CLASS 350 OR SOFT COPPER TYPE K PIPE PER ASTM B88. IF PVC WATERLINE IS INDICATED ON THE PLANS IT SHALL MEET THE REQUIREMENTS OF AWWA C-900; CLASS 200.
2. ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.
3. TESTING NOTES:
   PRESSURE:
   LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 600. MINIMUM TEST PRESSURE SHALL BE 150 PSI FOR DOMESTIC AND 200 PSI FOR FIRE PROTECTION.
   BACTERIOLOGICAL:
   TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS APART. IF CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.
4. THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS PRIOR TO DISCHARGE OR TRANSPORT ALL HEAVILY CHLORINATED WATER OFFSITE FOR PROPER DISPOSAL.
5. PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL JURISDICTIONAL REQUIREMENTS.

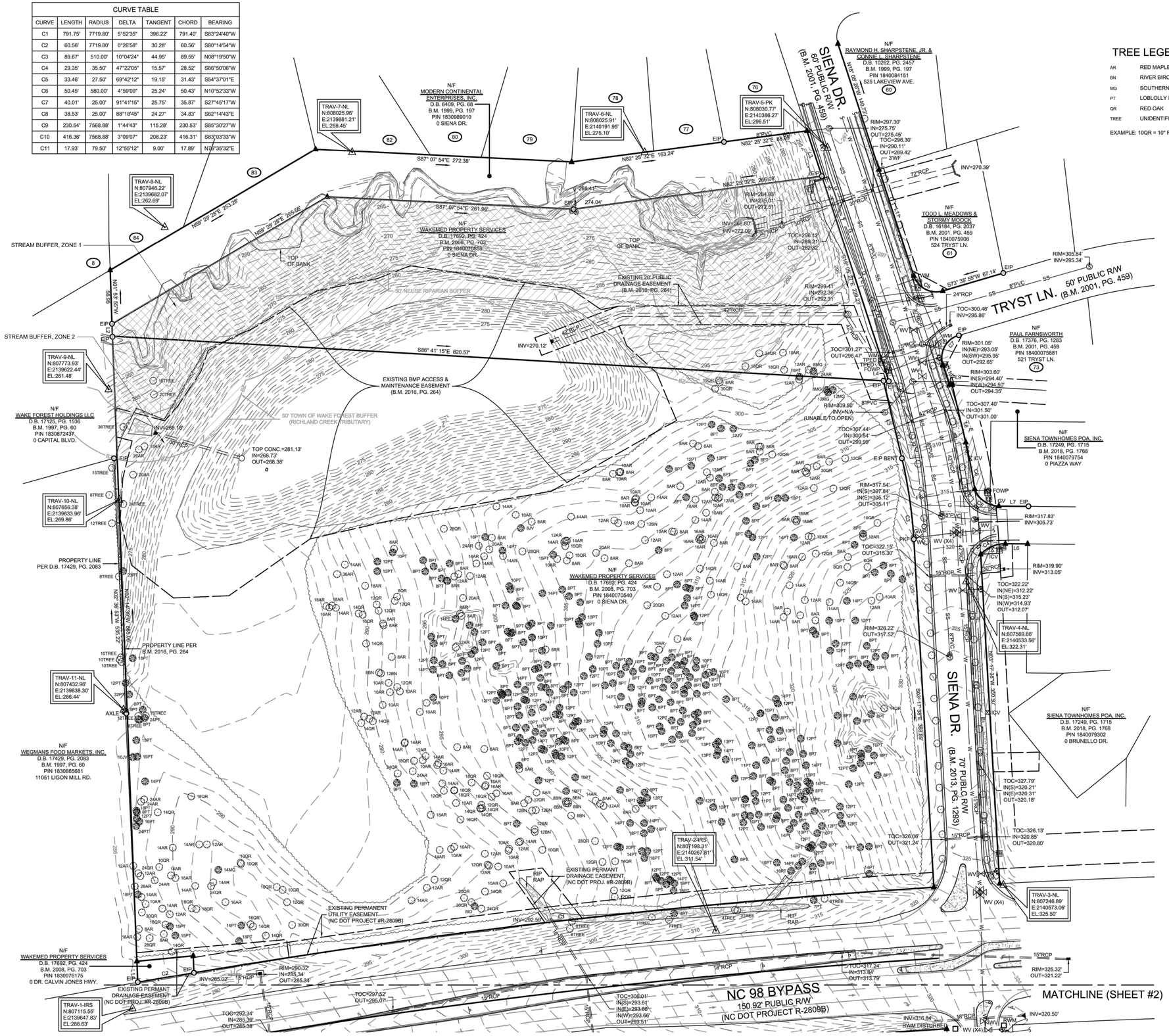
MATERIALS AND FURNISHINGS NOTES:

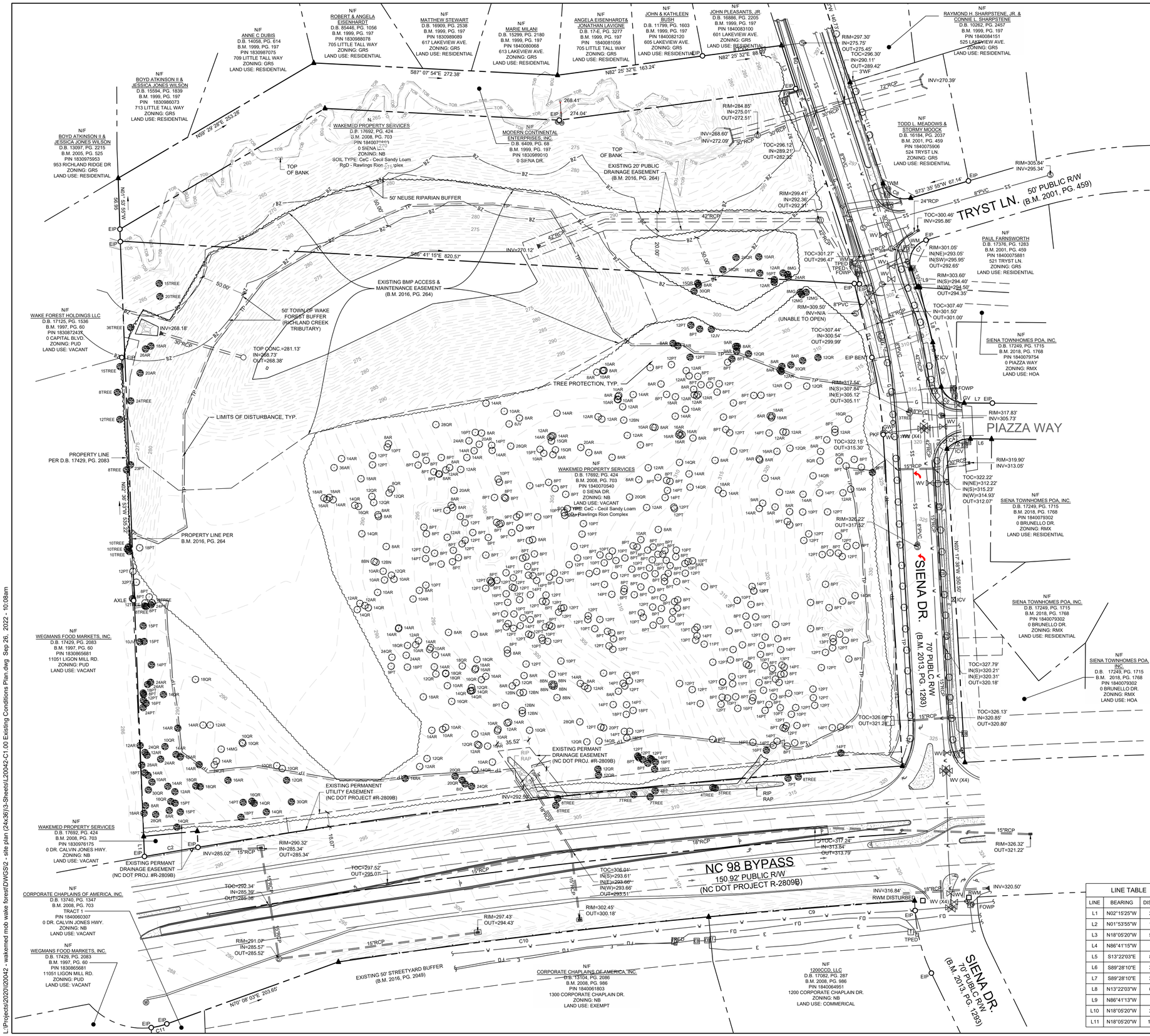
1. ABBREVIATIONS FOR SPECIFIC HARDSCAPE MATERIALS AND FURNISHINGS ARE LISTED IN THE LEGEND AND ARE USED THROUGHOUT THE DRAWING SET'S HARDSCAPE & FURNISHINGS PLANS, PAVING PATTERN PLANS AND SITE DETAILS.
2. REFER TO RELATED SPECIFICATION SECTION FOR SPECIFIC SUBMITTALS OF PRODUCT DATA, SAMPLES, SHOP DRAWINGS, QUALITY ASSURANCE REQUIREMENTS, EXECUTION REQUIREMENTS, AND FOR FURTHER PRODUCT INFORMATION NOT INCLUDED IN THIS SCHEDULE
3. CONTRACTOR TO SUBMIT COLOR SAMPLES AND PROVIDE MOCK-UPS FOR ALL CAST IN PLACE CONCRETE FOR APPROVAL BY LANDSCAPE ARCHITECT.

PAVING PATTERN NOTES:

1. ALIGN ALL TRUNCATED DOME PAVER JOINTS WITH ABUTTING PAVER JOINTS.
2. PROVIDE CONTINUOUS EXPANSION JOINTS BETWEEN BACK OF CURB AND ADJOINING PAVEMENT.
3. PROVIDE CONTINUOUS EXPANSION JOINT BETWEEN ALL VERTICAL SURFACES AND ADJOINING PAVEMENT.
4. ALL DIMENSIONS MEASURED TO CENTERLINE OF JOINTS.
5. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
6. ALL ANGLES 90 DEGREES UNLESS OTHERWISE NOTED.
7. ALIGN ALL JOINTS, CORNERS AND EDGES AS

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	791.75'	7719.80'	5°52'35"	396.22'	791.40'	S83°24'40"W
C2	60.56'	7719.80'	0°26'58"	30.28'	60.56'	S80°14'54"W
C3	89.67'	510.00'	10°04'24"	44.95'	89.55'	N08°19'50"W
C4	29.35'	35.50'	47°22'05"	15.57'	28.52'	S66°50'06"W
C5	33.46'	27.50'	69°42'12"	19.15'	31.43'	S54°37'01"E
C6	50.45'	580.00'	4°59'00"	25.24'	50.43'	N10°52'33"W
C7	40.01'	25.00'	91°41'15"	25.75'	35.87'	S27°45'17"W
C8	38.53'	25.00'	88°18'45"	24.27'	34.83'	S62°14'43"E
C9	230.54'	7568.88'	1°44'43"	115.28'	230.53'	S85°30'27"W
C10	416.36'	7568.88'	3°09'07"	208.23'	416.31'	S83°03'33"W
C11	17.93'	79.50'	12°55'12"	9.00'	17.89'	N70°35'32"E


SIENA DR.
60' PUBLIC R/W
(B.M. 2001, PG. 459)
TRYST LN.
50' PUBLIC R/W
(B.M. 2001, PG. 459)
NC 98 BYPASS
150.92' PUBLIC R/W
(NC DOT PROJECT R-2809B)
MATCHLINE (SHEET #2)
70' PUBLIC R/W
(B.M. 2013, PG. 1293)
N/F
MODERN CONTINENTAL ENTERPRISES, INC.
D.B. 6409, PG. 68
B.M. 1999, PG. 197
PIN 1830989010
0 SIENA DR.
N/F
WAKEMED PROPERTY SERVICES
D.B. 17692, PG. 424
B.M. 2008, PG. 703
PIN 1840070540
0 SIENA DR.
N/F
RAYMOND H. SHARPSTENE, JR. & CONNIE L. SHARPSTENE
D.B. 10262, PG. 2457
B.M. 1999, PG. 197
PIN 1840084151
525 LAKEVIEW AVE.
N/F
TODD L. MEADOWS & STORMY MOOCK
D.B. 16184, PG. 2037
B.M. 2001, PG. 459
PIN 1840075906
524 TRYST LN.
N/F
PAUL FARNSWORTH
D.B. 17376, PG. 1283
B.M. 2001, PG. 459
PIN 1840075881
521 TRYST LN.
N/F
SIENA TOWNHOMES POA, INC.
D.B. 17249, PG. 1715
B.M. 2018, PG. 1768
PIN 1840079754
0 PIAZZA WAY
N/F
SIENA TOWNHOMES POA, INC.
D.B. 17249, PG. 1715
B.M. 2018, PG. 1768
PIN 1840079302
0 BRUNELLO DR.
N/F
WAKE FOREST HOLDINGS LLC
D.B. 17125, PG. 1536
B.M. 1997, PG. 60
PIN 1830872437.
0 CAPITAL BLVD.
N/F
WEGMANS FOOD MARKETS, INC.
D.B. 17429, PG. 2083
B.M. 1997, PG. 60
PIN 1830865681
11051 LIGON MILL RD.
N/F
WAKEMED PROPERTY SERVICES
D.B. 17692, PG. 424
B.M. 2008, PG. 703
PIN 1830976175
0 DR. CALVIN JONES HWY.
TRAV-7-NL
N:808025.96'
E:2139881.21'
EL:268.45'
TRAV-8-NL
N:807946.22'
E:2139682.07'
EL:262.69'
TRAV-9-NL
N:807773.93'
E:2139622.44'
EL:261.48'
TRAV-10-NL
N:807656.38'
E:2139633.96'
EL:269.86'
TRAV-11-NL
N:807432.96'
E:2139638.30'
EL:286.44'
TRAV-1-IRS
N:807115.55'
E:2139947.83'
EL:288.63'
TRAV-6-NL
N:808025.91'
E:2140191.95'
EL:275.10'
TRAV-5-PK
N:808030.77'
E:2140386.27'
EL:296.51'
TRAV-4-NL
N:807569.66'
E:2140533.56'
EL:322.31'
TRAV-3-NL
N:807246.89'
E:2140573.06'
EL:325.50'
TRAV-2-IRS
N:807198.31'
E:2140267.81'
EL:311.54'
STREAM BUFFER, ZONE 1
STREAM BUFFER, ZONE 2
50' NEUSE RIPARIAN BUFFER
50' TOWN OF WAKE FOREST BUFFER (RICHLAND CREEK TRIBUTARY)
EXISTING BMP ACCESS & MAINTENANCE EASEMENT (B.M. 2016, PG. 264)
EXISTING 20' PUBLIC DRAINAGE EASEMENT (B.M. 2016, PG. 264)
EXISTING PERMANENT UTILITY EASEMENT (NC DOT PROJECT #R-2809B)
EXISTING PERMANENT DRAINAGE EASEMENT, (NC DOT PROJ. #R-2809B)
EXISTING PERMANENT DRAINAGE EASEMENT (NC DOT PROJ. #R-2809B)
PROPERTY LINE PER D.B. 17429, PG. 2083
PROPERTY LINE PER B.M. 2016, PG. 264
TOP OF BANK
RIP RAP
S87° 07' 54"E 272.38'
N82° 25' 32"E 163.24'
N69° 29' 28"E 253.26'
N69° 29' 28"E 265.06'
S87° 07' 54"E 261.96'
S86° 41' 15"E 820.57'
N01° 56' 56"W 595.56'
S03° 17' 35"E 986.89'
N01° 56' 56"W 1515.22'
N01° 56' 56"W 1420.11'
N01° 56' 56"W 1420.11'
N01° 56' 56"W 1420.11


TRYST LN.
(B.M. 2001, PG. 459)
50' PUBLIC R/W
PIAZZA WAY
SIENA DR.
(B.M. 2013, PG. 1293)
70' PUBLIC R/W
NC 98 BYPASS
150.92' PUBLIC R/W
(NC DOT PROJECT R-2809B)
N/F
WAKEMED PROPERTY SERVICES
D.B. 17692, PG. 424
B.M. 2008, PG. 703
PIN 1840070540
0 SIENA DR.
ZONING: NB
LAND USE: VACANT
TYPE: CeC - Cecil Sandy Loam
Urban Rawlings Rion Complex
EXISTING 20' PUBLIC DRAINAGE EASEMENT (B.M. 2016, PG. 264)
50' NEUSE RIPARIAN BUFFER
EXISTING BMP ACCESS & MAINTENANCE EASEMENT (B.M. 2016, PG. 264)
50' TOWN OF WAKE FOREST BUFFER (RICHLAND CREEK TRIBUTARY)
TREE PROTECTION, TYP.
LIMITS OF DISTURBANCE, TYP.
PROPERTY LINE PER D.B. 17429, PG. 2083
PROPERTY LINE PER B.M. 2016, PG. 264
EXISTING 50' STREETYARD BUFFER (B.M. 2016, PG. 2049)
EXISTING PERMANENT DRAINAGE EASEMENT (NC DOT PROJ. #R-2809B)
EXISTING PERMANENT UTILITY EASEMENT (NC DOT PROJECT #R-2809B)
N/F
WEGMANS FOOD MARKETS, INC.
D.B. 17429, PG. 2083
B.M. 1997, PG. 60
PIN 1830865681
11051 LIGON MILL RD.
ZONING: PUD
LAND USE: VACANT
N/F
WAKE FOREST HOLDINGS LLC
D.B. 17125, PG. 1536
B.M. 1997, PG. 60
PIN 1830872437
0 CAPITAL BLVD.
ZONING: PUD
LAND USE: VACANT
N/F
CORPORATE CHAPLAINS OF AMERICA, INC.
D.B. 13740, PG. 1347
B.M. 2008, PG. 703
TRACT 1
PIN 1840060307
0 DR. CALVIN JONES HWY.
ZONING: NB
LAND USE: VACANT
N/F
CORPORATE CHAPLAINS OF AMERICA, INC.
D.B. 13104, PG. 2086
B.M. 2008, PG. 986
PIN 1840061803
1300 CORPORATE CHAPLAIN DR.
ZONING: NB
LAND USE: EXEMPT
N/F
1200CCD, LLC
D.B. 17082, PG. 287
B.M. 2008, PG. 986
PIN 1840064951
1200 CORPORATE CHAPLAIN DR.
ZONING: NB
LAND USE: COMMERICAL
N/F
SIENA TOWNHOMES POA, INC.
D.B. 17249, PG. 1715
B.M. 2018, PG. 1768
PIN 1840079302
0 BRUNELLO DR.
ZONING: RMX
LAND USE: RESIDENTIAL
N/F
SIENA TOWNHOMES POA, INC.
D.B. 17249, PG. 1715
B.M. 2018, PG. 1768
PIN 1840079754
0 PIAZZA WAY
ZONING: RMX
LAND USE: HOA
N/F
PAUL FARNSWORTH
D.B. 17376, PG. 1283
B.M. 2001, PG. 459
PIN 1840075881
521 TRYST LN.
ZONING: GR5
LAND USE: RESIDENTIAL
N/F
TODD L. MEADOWS & STORMY MOOCK
D.B. 16184, PG. 2037
B.M. 2001, PG. 459
PIN 1840075906
524 TRYST LN.
ZONING: GR5
LAND USE: RESIDENTIAL
N/F
RAYMOND H. SHARPSTENE, JR. & CONNIE L. SHARPSTENE
D.B. 10262, PG. 2457
B.M. 1999, PG. 197
PIN 1840084151
525 LAKEVIEW AVE.
ZONING: GR5
LAND USE: RESIDENTIAL
N/F
JOHN & KATHLEEN BUSH
D.B. 11799, PG. 1603
B.M. 1999, PG. 197
PIN 1840082120
605 LAKEVIEW AVE.
ZONING: GR5
LAND USE: RESIDENTIAL
N/F
JOHN PLEASANTS, JR.
D.B. 16886, PG. 2205
B.M. 1999, PG. 197
PIN 1840083100
601 LAKEVIEW AVE.
ZONING: GR5
LAND USE: RESIDENTIAL
N/F
ANGELA EISENHARDT & JONATHAN LAVIGNE
D.B. 17-E, PG. 3277
B.M. 1999, PG. 197
PIN 1840081058
705 LITTLE TALL WAY
ZONING: GR5
LAND USE: RESIDENTIAL
N/F
MARIE MILANI
D.B. 15299, PG. 2180
B.M. 1999, PG. 197
PIN 1840080068
613 LAKEVIEW AVE.
ZONING: GR5
LAND USE: RESIDENTIAL
N/F
MATTHEW STEWART
D.B. 16909, PG. 2538
B.M. 1999, PG. 197
PIN 1830989089
617 LAKEVIEW AVE.
ZONING: GR5
LAND USE: RESIDENTIAL
N/F
ROBERT & ANGELA EISENHARDT
D.B. 85446, PG. 1056
B.M. 1999, PG. 197
PIN 1830988078
705 LITTLE TALL WAY
ZONING: GR5
LAND USE: RESIDENTIAL
N/F
ANNE C DUBIS
D.B. 14058, PG. 614
B.M. 1999, PG. 197
PIN 1830987075
709 LITTLE TALL WAY
ZONING: GR5
LAND USE: RESIDENTIAL
N/F
BOYD ATKINSON II & JESSICA JONES WILSON
D.B. 15594, PG. 1839
B.M. 1999, PG. 197
PIN 1830986073
713 LITTLE TALL WAY
ZONING: GR5
LAND USE: RESIDENTIAL
N/F
BOYD ATKINSON II & JESSICA JONES WILSON
D.B. 13097, PG. 2215
B.M. 2005, PG. 525
PIN 1830975953
953 RICHLAND RIDGE DR
ZONING: GR5
LAND USE: RESIDENTIAL
N/F
MODERN CONTINENTAL ENTERPRISES, INC.
D.B. 8409, PG. 68
B.M. 1999, PG. 197
PIN 1830989010
0 SIENA DR.
N/F
WAKEMED PROPERTY SERVICES
D.B. 17692, PG. 424
B.M. 2008, PG. 703
PIN 1840070540
0 SIENA DR.
ZONING: NB
LAND USE: VACANT
TYPE: CeC - Cecil Sandy Loam
Urban Rawlings Rion Complex
TOP OF BANK
S87° 07' 54"E 272.38'
N82° 25' 32"E 163.24'
N82° 25' 32"E 88.63'
N89° 29' 29"E 253.26'
S85° 41' 15"E 820.57'
N03° 17' 38"W 350.50'
N70° 08' 03"E 203.65'
S73° 35' 55"W 67.14'
INV=270.12'
INV=268.16'
INV=292.50'
INV=270.39'
INV=268.60'
INV=272.09'
RIM=297.30'
IN=275.75'
OUT=275.45'
TOC=296.30'
IN=290.11'
OUT=289.42'
3WF
RIM=284.85'
IN=275.01'
OUT=272.51'
TOC=296.12'
IN=289.21'
OUT=282.32'
RIM=299.41'
IN=292.36'
OUT=292.26'
TOC=301.27'
OUT=296.47'
RIM=305.84'
INV=295.34'
TOC=300.46'
INV=295.86'
RIM=301.05'
IN(NE)=293.05'
IN(SW)=295.95'
OUT=292.65'
RIM=303.60'
IN(S)=294.40'
IN(W)=294.50'
OUT=294.39'
TOC=307.40'
IN=301.50'
OUT=301.00'
RIM=309.50'
INV=N/A
(UNABLE TO OPEN)
TOC=307.44'
IN=300.54'
OUT=299.99'
RIM=317.54'
IN(S)=307.84'
IN(E)=305.12'
OUT=305.11'
RIM=317.83'
INV=305.73'
RIM=319.90'
INV=313.05'
TOC=322.15'
OUT=315.30'
TOC=322.22'
IN(NE)=312.22'
IN(S)=315.23'
IN(W)=314.93'
OUT=312.07'
RIM=326.22'
OUT=317.52'
TOC=327.79'
IN(S)=320.21'
IN(E)=320.31'
OUT=320.18'
TOC=326.13'
IN=320.85'
OUT=320.80'
TOC=326.06'
OUT=321.26'
RIM=326.32'
OUT=321.22'
TOC=317.24'
IN=313.84'
OUT=313.79'
INV=320.50'
INV=316.84'
RWM DISTURBED
TOC=308.01'
IN(S)=293.61'
IN(E)=293.66'
IN(W)=293.66'
OUT=293.51'
RIM=302.45'
OUT=300.18'
RIM=297.43'
OUT=294.43'
RIM=291.07'
IN=285.57'
OUT=285.52'
TOC=292.34'
IN=285.39'
OUT=285.38'
TOC=297.52'
OUT=295.07'
RIM=290.32'
IN=285.34'
OUT=285.34'
INV=285.02'
35.52'
16.07'
RIP RAP
8" PVC
18" RCP
15" RCP
24" RCP
30" RCP
42" RCP
2" RCP
12" PVC
8" PDC
8" HDPE
T2" RCP
WV (X4)
WV (X1)
WV (X2)
WV (X3)
FOWP
ICV
EIP
PKF
TPED
TPED
TPED

NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND EXISTING CONDITIONS NOTES.
2. EXISTING TREE INFORMATION PER SURVEY. ACTUAL TREE HEALTH TBD

TREE LEGEND:

	SCIENTIFIC NAME	COMMON NAME
PT	PINUS	PINE TREE
QR	QUERCUS	OAK TREE
AR	ACER	MAPLE TREE
BN	BETULA	BIRCH TREE
MG	MAGNOLIA	MAGNOLIA TREE
JV	CEDRUS	CEDAR TREE
IO	ILEX	HOLLY TREE

EXAMPLE: 10QR = 10" OAK TREE

SPECIMEN TREES

UDO 8.4.1 B, CREDIT FOR PRESERVATION OF SPECIMEN TREES

UDO 8.4.3, ANY TREES IN FAIR OR BETTER CONDITION EQUALS OR EXCEEDS THE FOLLOWING, SHOULD COUNT SPECIMEN TREES. CANOPY TREES AT 20" DBH AND UNDERSTORY TREES AT 8" DBH

UDO 8.4.3.D, REPLACEMENT OF SPECIMEN TREES

1. When a specimen tree is removed from a site during construction, or dies within 5 years following construction, the applicant or developer shall replace such tree on the lot with an amount of trees and/or landscaping of equal value. Valuation of the tree removed or lost shall be determined by the Administrator in consultation with a person qualified by training or experience to have expert knowledge of the subject. Valuation of trees and vegetation shall be established in accordance with standards established by the Council of Tree and Landscape Appraisers (CTLA).

2. If replacement isn't feasible or desired, as determined by the Administrator, a monetary sum equal to the value of the lost or removed specimen tree(s) may be paid to a tree planting fund maintained by the Town of Wake Forest for the purposes of planting and maintaining trees throughout the jurisdiction of the town.

SPECIMEN TREES

#	ID	SCIENTIFIC NAME	COMON NAME	DBH	QTY	CREDIT
TREES TO BE SAVED						
01	20TREE	UN-IDENTIFY TREES		20"	1	3
02	36TREE	UN-IDENTIFY TREES		36"	1	4
03	26AR	ACER	MAPLE TREE	26"	1	3
04	20AR	ACER	MAPLE TREE	20"	1	3
05	24TREE	UN-IDENTIFY TREES		24"	1	3
06	23PT	PINUS	PINE TREE	23"	1	3
07	24AR	ACER	MAPLE TREE	24"	1	3
08	24AR	ACER	MAPLE TREE	24"	1	3
09	24PT	PINUS	PINE TREE	24"	1	3
10	24QR	QUERCUS	OAK TREE	24"	1	3
11	28AR	ACER	MAPLE TREE	28"	1	3
12	24AR	ACER	MAPLE TREE	24"	1	3
13	30QR	QUERCUS	OAK TREE	30"	1	3
14	28QR	QUERCUS	OAK TREE	28"	1	3
15	30QR	QUERCUS	OAK TREE	30"	1	3
16	20QR	QUERCUS	OAK TREE	20"	1	3
17	20QR	QUERCUS	OAK TREE	20"	1	3
18	24QR	QUERCUS	OAK TREE	24"	1	3
19	30QR	QUERCUS	OAK TREE	30"	1	3
20	24AR	ACER	MAPLE TREE	24"	1	3
21	24QR	QUERCUS	OAK TREE	24"	1	3
22	30QR	QUERCUS	OAK TREE	30"	1	3
23	24PT	PINUS	PINE TREE	24"	1	3
TOTAL TREES TO BE SAVED						
CREDIT FOR TREES						70
TREES TO BE REMOVED						
D01	32PT	PINUS	PINE TREE	32"	1	
D03	24QR	QUERCUS	OAK TREE	24"	1	
D04	20PT	PINUS	PINE TREE	20"	1	
D05	28QR	QUERCUS	OAK TREE	28"	1	
D06	24AR	ACER	MAPLE TREE	24"	1	
D07	24QR	QUERCUS	OAK TREE	24"	1	
D08	36AR	ACER	MAPLE TREE	36"	1	
D09	20AR	ACER	MAPLE TREE	20"	1	
D10	28QR	QUERCUS	OAK TREE	28"	1	
D11	24AR	ACER	MAPLE TREE	24"	1	
D12	20AR	ACER	MAPLE TREE	20"	1	
D13	28QR	QUERCUS	OAK TREE	28"	1	
D14	20AR	ACER	MAPLE TREE	20"	1	
D15	20QR	QUERCUS	OAK TREE	20"	1	
			DBH 20" - 5 TREES DBH 24" - 4 TREES DBH 28" - 3 TREES DBH 32" - 1 TREE DBH 36" - 1 TREE			
			TOTAL SPECMEN TREES TO BE REMOVED		14	
			ADDITION TO REGULAR CANOPY COVERAGE REQUIREMENTS, 4:1 MITIGATION		56	

01 SPECIMEN TREES TO BE RESERVED

D01 SPECIMEN TREES TO BE REMOVED

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PROJECT #: L20042

Client:

WAKEMED PROPERTY SERVICES
3000 NEW BERN AVE
RALEIGH, NC 27610
PHONE 919.350.8098

Consultants:

VANASSE HANGEN BRUSTLIN, INC.
904 MAIN CMPUS DRIVE,SUITE 500
RALEIGH, NC 27606
PHONE 919.754.5026

NAME
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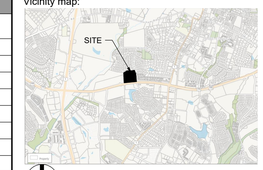
Vicinity map:



NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2116 MATTHEW McGINLEY

08.05.2022

Scale:

0 25 50 100

SCALE: 1" = 50'

NORTH

Project:

WAKEMED MOB WAKE FOREST

Issued for:

MASTER SITE PLAN PERMIT

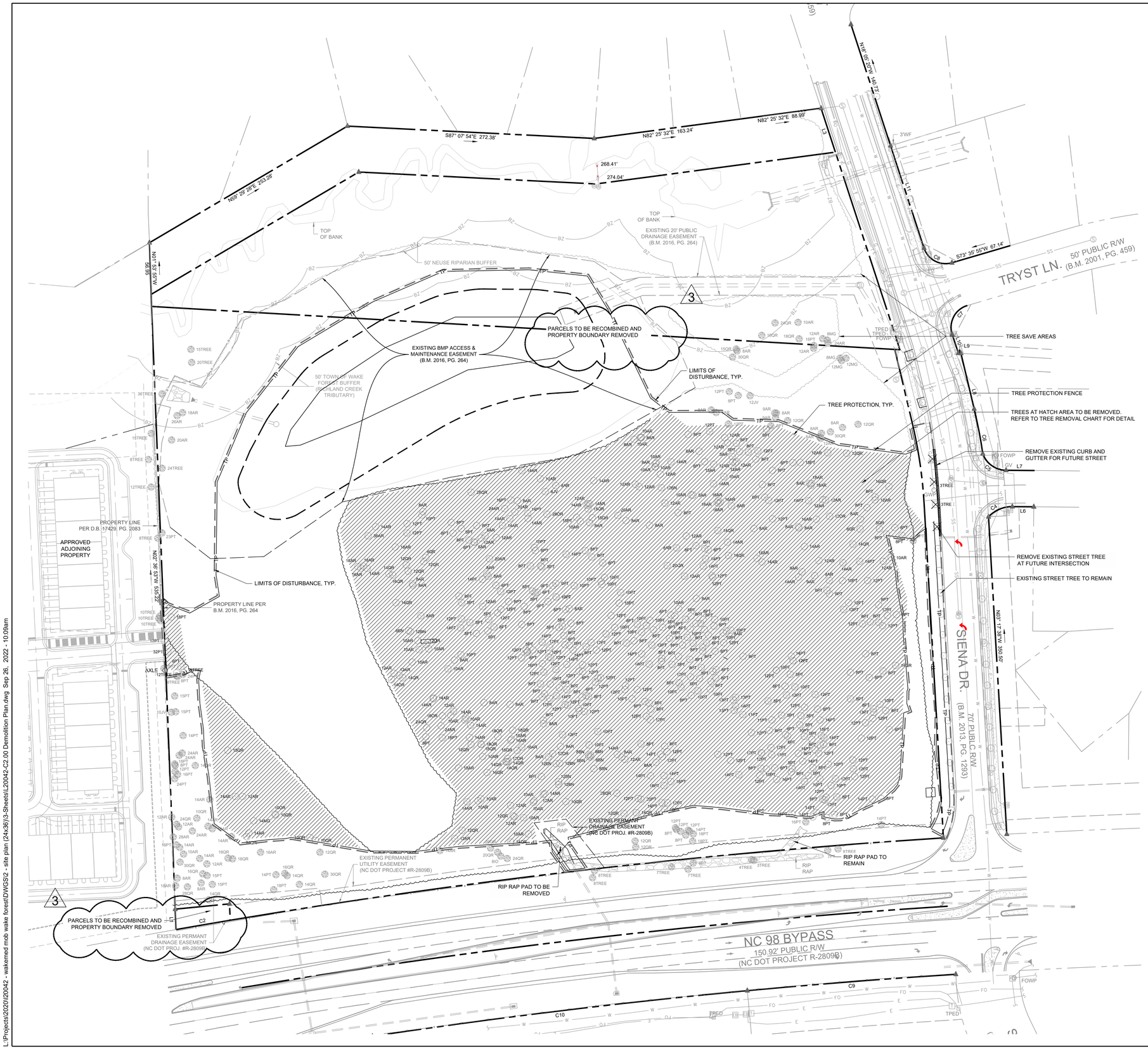
No.	Date	Description
1	05/27/2022	2ND SUBMISSION REZONING/SITE
2	07/07/2022	3RD SUBMISSION REZONING/SITE
3	08/05/2022	4TH SUBMISSION REZONING/SITE

Title:

TREE SURVEY PLAN

Project number: L20042
Issued Date: 05.27.2022
Drawn by: ML
Approved by: MM
Sheet #: C1.02

L:\Projects\2020\20042 - wakemed mob wake forest\DWGS\2 - site plan (24x36)\3-Sheets\L20042-C1.00 Existing Conditions Plan.dwg Sep 26, 2022 - 10:08am



NOTES:

1. SEE SHEET L0.10 FOR GENERAL AND DEMOLITION NOTES.

LINETYPE LEGEND:

SYMBOL	DESCRIPTION
	LIMITS OF DISTURBANCE
	PROPERTY LINE
	EASEMENT
	SETBACK
BZ	RIPARIAN BUFFER (50')
TP	TREE PROTECTION FENCE

DEMOLITION LEGEND:

SYMBOL	DESCRIPTION
	REMOVE ALL VEGETATION WITHIN PROJECT LIMITS
	REMOVE EXISTING STREET TREE
	REMOVE CURB & GUTTER

TREE REMOVAL SCHEDULE

ID	SCIENTIFIC NAME	COMON NAME	DBH	QTY	SPECIMEN TREE
PT8	PINUS	PINE TREE	8"	146	
PT9			9"	6	
PT10			10"	38	
PT11			11"	3	
PT12			12"	76	
PT13			13"	5	
PT14			14"	28	
PT15			15"	1	
PT16			16"	5	
PT18			18"	6	
PT20			20"	1	☐☐
PT32			32"	1	☐☐
QR8	QUERCUS	OAK TREE	8"	3	
QR10			10'	4	
QR12			12"	12	
QR14			14"	13	
QR15			15"	2	
QR16			16"	5	
QR18			18"	5	
QR20			20"	1	☐☐
QR24			24"	2	☐☐
QR28			28"	3	☐☐
AR8	ACER	MAPLE TREE	8"	38	
AR9			9"	2	
AR10			10"	25	
AR12			12"	30	
AR14			14"	25	
AR16			16"	8	
AR18			18"	9	
AR20			20"	3	☐☐
AR24			24"	2	☐☐
AR36			36"	1	☐☐
BN8	BETULA	BIRCH TREE	8"	6	
BN12			12"	6	
MG14		MAGNO LIA TREE	14"	1	
JV8	CEDRUS	CEDAR TREE	8"	1	
IO8	ILEX	HOLLY TREE	8"	1	
TREE	UN-IDENTIFIED TREES		3"	2	
			10"	1	
			12"	1	
SPECIMEN TREES TO BE REMOVED					14
TOTAL TREES TO BE REMOVED					528

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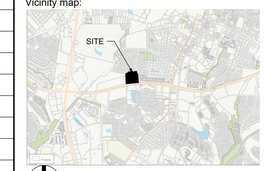

Seal:
PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT 2116 MATTHEW McGINLEY
08.05.2022

Scale:
0 25 50 100
SCALE: 1" = 50'
NORTH

Project:
WAKEMED MOB WAKE FOREST

Issued for:
MASTER SITE PLAN PERMIT

No.	Date	Description
1	05/27/2022	2ND SUBMISSION REZONING/SITE
2	07/07/2022	3RD SUBMISSION REZONING/SITE
3	08/05/2022	4TH SUBMISSION REZONING/SITE
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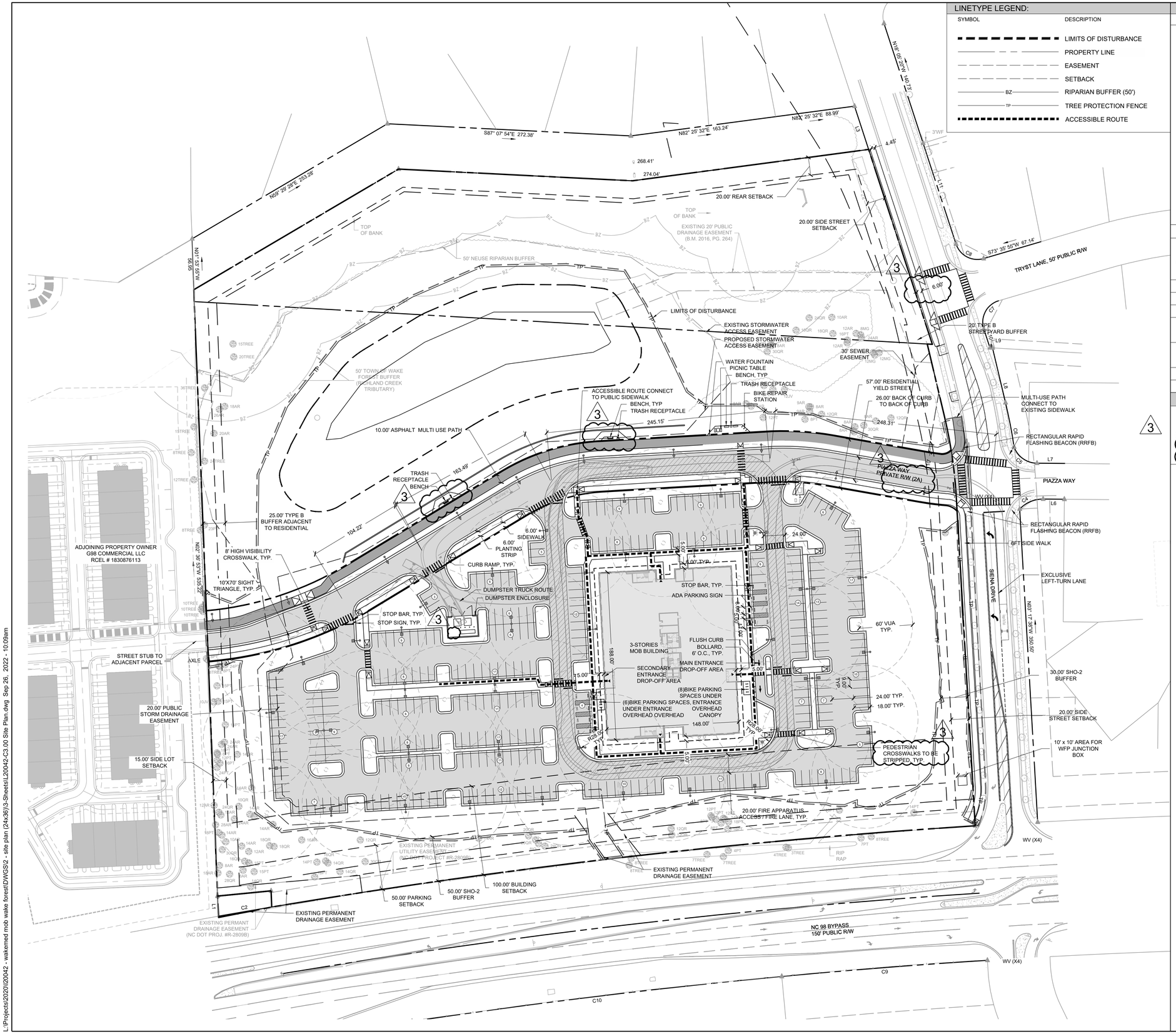
Title:
PRELIMINARY DEMOLITION PLAN

Project number: L20042 Sheet #:
Issued Date: 05.27.2022
Drawn by: HNJ
Approved by: MM
C2.00

L:\Projects\2020\L20042 - wakemed mob wake forest\DWGS\2 - site plan (24x36)\3-Sheets\L20042-C2.00 Demolition Plan.dwg Sep 26, 2022 - 10:09am



LINETYPE LEGEND:

SYMBOL	DESCRIPTION
	LIMITS OF DISTURBANCE
	PROPERTY LINE
	EASEMENT
	SETBACK
BZ	RIPARIAN BUFFER (50')
TP	TREE PROTECTION FENCE
	ACCESSIBLE ROUTE

SITE LEGEND:

SYMBOL	DESCRIPTION
	PROPOSED BUILDING
	ASPHALT
	HEAVY DUTY CONCRETE
	LIGHT DUTY CONCRETE
	TRUNCATED DOME PAVING
	TRANSITION CURBS AT RAMPS
	RIVER ROCK
	LANDSCAPE BUFFER
	TREE SAVE AREA
	SIGN
PA	PLANTING AREA

SITE DATA

SETBACK PRINCIPAL BUILDING	FRONT MIN.	20'-0"
	SIDE STREET MIN.	20'-0"
	SIDE LOT MIN.	15'-0"
	REAR MIN.	20'-0"
SETBACK	ACCESSORY STRUCTURE	N/A
SETBACK	PARKING	30'-0"
LOT WIDTH	AT ROAD FRONTAGE	851.84'
PARKING SPACES	REQUIRED	330 (4 PER 1,000 SF)
	PROVIDED	333(4.1 PER 1,000 SF)
BIKE SPACES	REQUIRED	14 (2 / 50 AUTO SPACES)
	PROVIDED	14
ADA SPACES	REQUIRED 8 SPACES	2 VANS AND 6 REGULAR
OPEN SPACE	REQUIRED N/A	N/A

NOTES:

1. SEE SHEET L0.10 FOR GENERAL AND SITE NOTES.
2. EV PARKING LOCATIONS TO BE DETERMINED IN CONSTRUCTION DRAWINGS.
3. TRANSFORMER LOCATION WILL BE DETERMINED IN CONSTRUCTION DRAWINGS.
4. LOCATION OF BENCHES AT OVERLOOK AREAS ALONG MULTI-USE TRAIL ARE APPROXIMATE AND WILL BE DETERMINED IN CONSTRUCTION DRAWINGS.

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Client:
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PHONE 919.350.8098

Consultants:
VANASSE HANGEN BRUSTLIN, INC.
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PHONE 919.754.5026

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Vicinity map:

NORTH

Seal:
PRELIMINARY - DO NOT USE FOR CONSTRUCTION
NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT 2116 MATTHEW McGINLEY 08.05.2022
NORTH CAROLINA PROFESSIONAL SEAL 050132 ENGINEER SHELEIGH T. HALES 08.05.2022

Scale:
0 25 50 100
SCALE: 1" = 50'
NORTH

Project:
WAKEMED MOB WAKE FOREST

Issued for:
MASTER SITE PLAN PERMIT

No.	Date	Description
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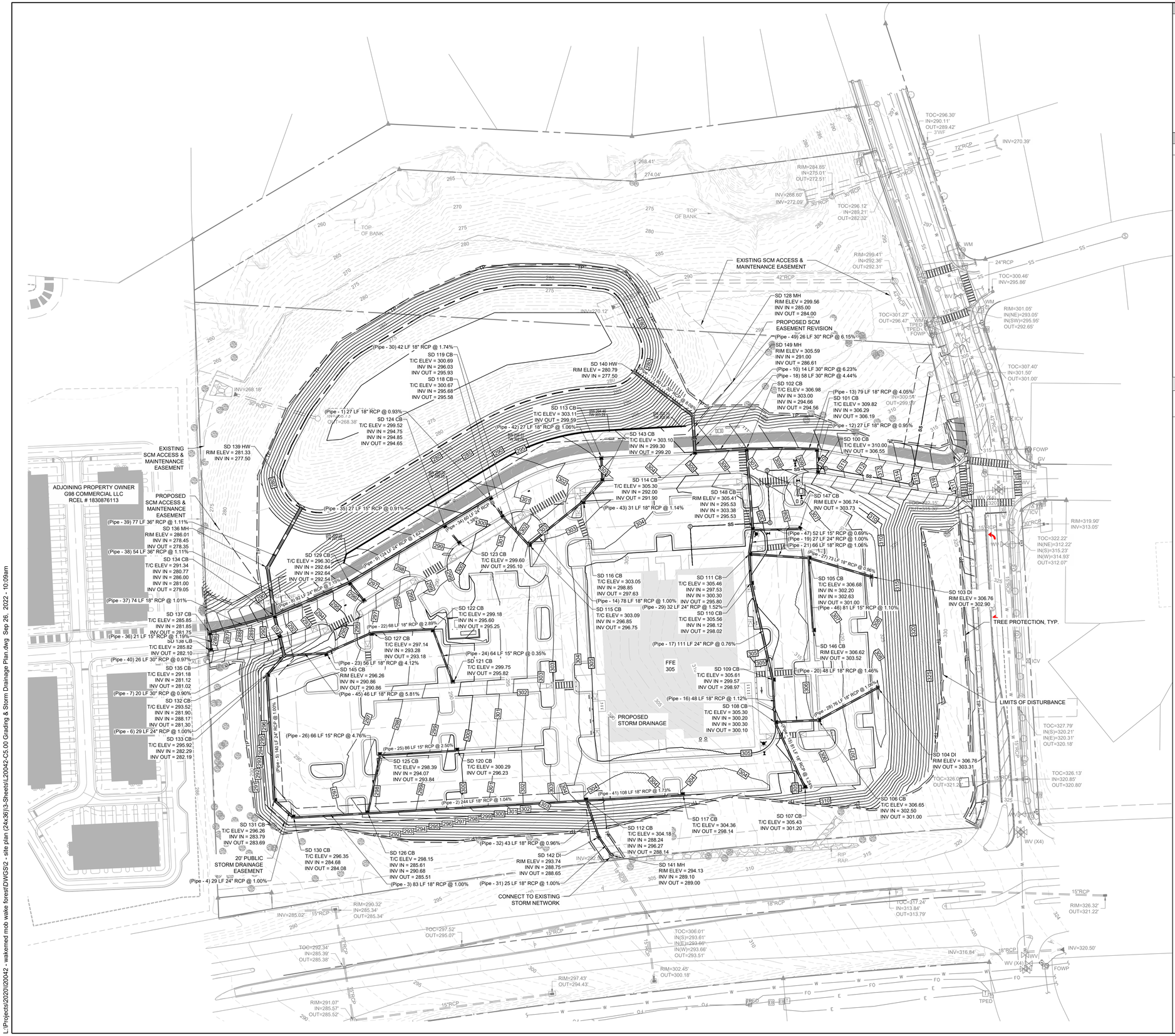
Title:
SITE MASTER PLAN

Project number: L20042
Issued Date: 05.27.2022
Drawn by: ML
Approved by: MM
Sheet #: C3.00

L:\Projects\2020\l20042 - wakemed mob wake forest\DWGS\2 - site plan (24x36)\3-Sheets\L20042-C3.00 Site Plan.dwg Sep 26, 2022 - 10:09am



LINETYPE LEGEND:

SYMBOL	DESCRIPTION
	LIMITS OF DISTURBANCE
	PROPERTY LINE
	EASEMENT
	SETBACK
BZ	RIPARIAN BUFFER (50')
TP	TREE PROTECTION FENCE
	ACCESSIBLE ROUTE

GRADING LEGEND:

SYMBOL	DESCRIPTION
	PROPOSED JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED AREA DRAIN
	RIPRAP DISSIPATOR
	FLOW DIRECTION
44.50	PROPOSED ELEVATION
TC 44.50 / BC 44.00	TOP/BOTTOM OF CURB
TW 46.00 / BW 44.00	TOP/BOTTOM OF WALL
	PROPOSED STORM DRAINAGE
200	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
200	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND GRADING NOTES.

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PHONE 919.754.5026

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Vicinity map:

Seal:
PRELIMINARY - DO NOT USE FOR CONSTRUCTION
NORTH CAROLINA PROFESSIONAL SEAL 050132 ENGINEER ASHLEIGH T. HALES
08.05.2022

Scale:
0 25 50 100
SCALE: 1"=50'
NORTH

Project:
WAKEMED MOB WAKE FOREST

Issued for:
MASTER SITE PLAN PERMIT

No.	Date	Description
1	05/27/2022	2ND SUBMISSION REZONING/SITE
2	07/07/2022	3RD SUBMISSION REZONING/SITE
3	08/05/2022	4TH SUBMISSION REZONING/SITE
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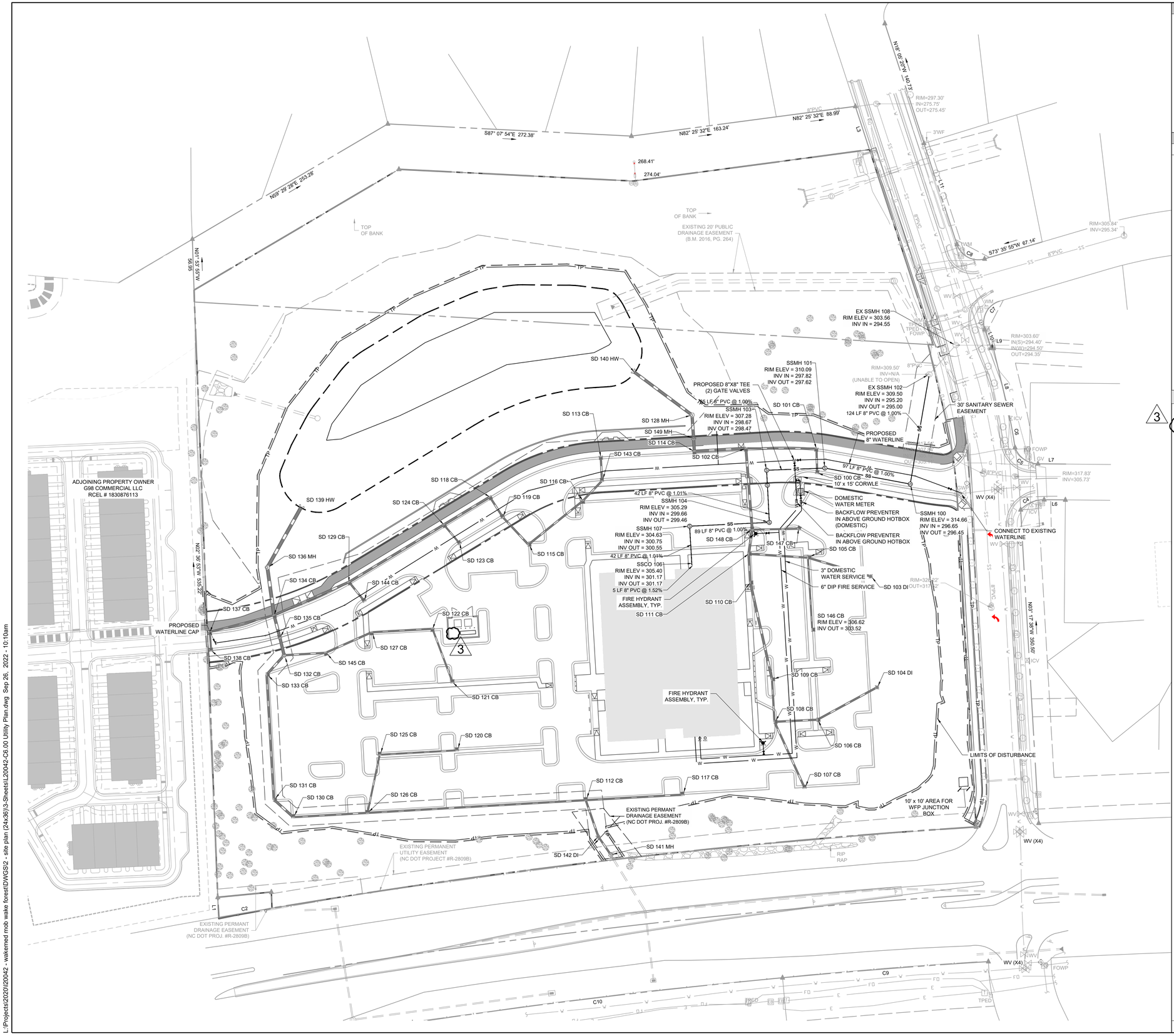
Title:
PRELIMINARY GRADING & STORM DRAINAGE PLAN

Project number: L20042
Issued Date: 05.27.2022
Drawn by: SM
Approved by: AH
Sheet #: C5.00

L:\Projects\2020\20042 - wakemed mob wake forest\DWGS\2 - site plan (24x36)\3-Sheets\L20042-C5.00 Grading & Storm Drainage Plan.dwg Sep 26, 2022 - 10:09am



LINETYPE LEGEND:

SYMBOL	DESCRIPTION
	LIMITS OF DISTURBANCE
	PROPERTY LINE
	EASEMENT
	SETBACK
BZ	RIPARIAN BUFFER (50')
TP	TREE PROTECTION FENCE
	ACCESSIBLE ROUTE

UTILITY LEGEND:

SYMBOL	DESCRIPTION
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
S	EXISTING SANITARY SEWER MANHOLE
S	PROPOSED SANITARY SEWER MANHOLE
CO	PROPOSED CLEANOUT
FDC	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED BACKFLOW METER
PIV	PROPOSED POST INDICATOR VALVE (PIV)
	PROPOSED GREASE INTERCEPTOR
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
SS	EXISTING SANITARY SEWER LINE
SS	PROPOSED SANITARY SEWER LINE
	300' HYDRANT COVERAGE CIRCLE

NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND UTILITY NOTES.
2. TRANSFORMER LOCATION WILL BE DETERMINED IN CONSTRUCTION DRAWINGS.

CORPUD APPENDIX D STANDARD UTILITY NOTES:

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 &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. 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. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
   c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
   e) 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, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
   f) 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 &/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 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 FORCEMAINS. 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 ¾" 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 4" PVC* SEWER SERVICES @ 1.0% 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; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / 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 TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@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) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

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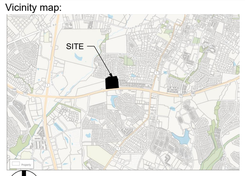
PHONE #

Vicinity map:



NORTH

Seal:
PRELIMINARY - DO NOT USE FOR CONSTRUCTION
NORTH CAROLINA PROFESSIONAL SEAL 050132 ENGINEER ALEIGH T HALES
08.05.2022

Scale:
0 25 50 100
SCALE: 1"=50' NORTH

Project:
WAKEMED MOB WAKE FOREST

Issued for:
MASTER SITE PLAN PERMIT

No.	Date	Description
1	05/27/2022	2ND SUBMISSION REZONING/SITE
2	07/07/2022	3RD SUBMISSION REZONING/SITE
3	08/05/2022	4TH SUBMISSION REZONING/SITE
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Title:
UTILITY PLAN

Project number: L20042
Issued Date: 05.27.2022
Drawn by: SM
Approved by: AH
Sheet #: C6.00

L:\Projects\2020\20042 - wakemed mob wake forest\DWGS\2 - site plan (24x36)\3-Sheets\L20042-C6.00 Utility Plan.dwg Sep 26, 2022 - 10:10am

STORM SEWER TABLES

STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE T/C	INVERTS
SD 100 CB	310.00	INV OUT: 306.55 18" RCP (SD 101 CB)
SD 101 CB	309.82	INV IN: 306.29 18" RCP (SD 100 CB) INV OUT: 306.19 18" RCP (SD 102 CB)
SD 102 CB	306.98	INV IN: 303.00 18" RCP (SD 101 CB) INV IN: 294.66 24" RCP (SD 148 CB) INV OUT: 294.56 30" RCP (SD 114 CB)
SD 103 DI *	306.76	INV OUT: 302.90 18" RCP (SD 105 CB)
SD 104 DI *	306.76	INV OUT: 303.31 18" RCP (SD 106 CB)
SD 105 CB	306.68	INV IN: 302.20 18" RCP (SD 103 DI) INV IN: 302.63 15" RCP (SD 146 CB) INV OUT: 301.00 18" RCP (SD 111 CB)
SD 106 CB	306.65	INV IN: 302.50 18" RCP (SD 104 DI) INV OUT: 301.00 18" RCP (SD 108 CB)
SD 107 CB	305.43	INV OUT: 301.20 18" RCP (SD 108 CB)
SD 108 CB	305.30	INV IN: 300.20 18" RCP (SD 107 CB) INV IN: 300.30 18" RCP (SD 106 CB) INV OUT: 300.10 18" RCP (SD 109 CB)
SD 109 CB	305.61	INV IN: 299.57 18" RCP (SD 108 CB) INV OUT: 298.97 24" RCP (SD 110 CB)
SD 110 CB	305.56	INV IN: 298.12 24" RCP (SD 109 CB) INV OUT: 298.02 24" RCP (SD 111 CB)
SD 111 CB	305.46	INV IN: 297.53 24" RCP (SD 110 CB) INV IN: 300.30 18" RCP (SD 105 CB) INV OUT: 295.80 24" RCP (SD 148 CB)
SD 112 CB	304.18	INV IN: 288.24 18" RCP (SD 142 DI) INV IN: 296.27 18" RCP (SD 117 CB) INV OUT: 288.14 18" RCP (SD 126 CB)
SD 113 CB	303.11	INV OUT: 299.59 18" RCP (SD 143 CB)
SD 114 CB	305.30	INV IN: 292.00 30" RCP (SD 102 CB) INV OUT: 291.90 30" RCP (SD 149 MH)
SD 115 CB	303.09	INV IN: 296.85 18" RCP (SD 116 CB) INV OUT: 296.75 18" RCP (SD 119 CB)
SD 116 CB	303.05	INV IN: 298.85 18" RCP (SD 143 CB) INV OUT: 297.63 18" RCP (SD 115 CB)

STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE T/C	INVERTS
SD 117 CB	304.36	INV OUT: 298.14 18" RCP (SD 112 CB)
SD 118 CB	300.67	INV IN: 295.68 18" RCP (SD 119 CB) INV OUT: 295.58 24" RCP (SD 124 CB)
SD 119 CB	300.69	INV IN: 296.03 18" RCP (SD 115 CB) INV OUT: 295.93 18" RCP (SD 118 CB)
SD 120 CB	300.29	INV OUT: 296.23 15" RCP (SD 125 CB)
SD 121 CB	299.75	INV OUT: 295.82 15" RCP (SD 122 CB)
SD 122 CB	299.18	INV IN: 295.60 15" RCP (SD 121 CB) INV OUT: 295.25 18" RCP (SD 127 CB)
SD 123 CB	299.60	INV OUT: 295.10 15" RCP (SD 124 CB)
SD 124 CB	299.52	INV IN: 294.75 24" RCP (SD 118 CB) INV IN: 294.85 15" RCP (SD 123 CB) INV OUT: 294.65 24" RCP (SD 129 CB)
SD 125 CB	298.39	INV IN: 294.07 15" RCP (SD 120 CB) INV OUT: 293.84 15" RCP (SD 126 CB)
SD 126 CB	298.15	INV IN: 285.61 18" RCP (SD 112 CB) INV IN: 290.68 15" RCP (SD 125 CB) INV OUT: 285.51 18" RCP (SD 130 CB)
SD 127 CB	297.14	INV IN: 293.28 18" RCP (SD 122 CB) INV OUT: 293.18 18" RCP (SD 145 CB)
SD 128 MH*	299.56	INV IN: 285.00 30" RCP (SD 149 MH) INV OUT: 284.00 30" RCP (SD 140 HW)
SD 129 CB	296.30	INV IN: 292.64 24" RCP (SD 124 CB) INV IN: 292.64 18" RCP (SD 144 CB) INV OUT: 292.54 24" RCP (SD 134 CB)
SD 130 CB	296.35	INV IN: 284.68 18" RCP (SD 126 CB) INV OUT: 284.08 24" RCP (SD 131 CB)
SD 131 CB	296.26	INV IN: 283.79 24" RCP (SD 130 CB) INV OUT: 283.69 24" RCP (SD 133 CB)
SD 132 CB	293.52	INV IN: 281.90 24" RCP (SD 133 CB) INV IN: 288.17 18" RCP (SD 145 CB) INV OUT: 281.30 30" RCP (SD 135 CB)
SD 133 CB	295.92	INV IN: 282.29 24" RCP (SD 131 CB) INV OUT: 282.19 24" RCP (SD 132 CB)

STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE T/C	INVERTS
SD 134 CB	291.34	INV IN: 280.77 30" RCP (SD 135 CB) INV IN: 286.00 24" RCP (SD 129 CB) INV IN: 281.00 18" RCP (SD 137 CB) INV OUT: 279.05 36" RCP (SD 136 MH)
SD 135 CB	291.18	INV IN: 281.12 30" RCP (SD 132 CB) INV OUT: 281.02 30" RCP (SD 134 CB)
SD 136 MH*	286.01	INV IN: 278.45 36" RCP (SD 134 CB) INV OUT: 278.35 36" RCP (SD 139 HW)
SD 137 CB	285.85	INV IN: 281.85 15" RCP (SD 138 CB) INV OUT: 281.75 18" RCP (SD 134 CB)
SD 138 CB	285.82	INV OUT: 282.10 15" RCP (SD 137 CB)
SD 139 HW	281.33	INV IN: 277.50 36" RCP (SD 136 MH)
SD 140 HW	280.79	INV IN: 277.50 30" RCP (SD 128 MH)
SD 141 MH*	294.13	INV IN: 289.10 18" RCP () INV OUT: 289.00 18" RCP (SD 142 DI)
SD 142 DI *	293.74	INV IN: 288.75 18" RCP (SD 141 MH) INV OUT: 288.65 18" RCP (SD 112 CB)
SD 143 CB	303.10	INV IN: 299.30 18" RCP (SD 113 CB) INV OUT: 299.20 18" RCP (SD 116 CB)
SD 144 CB	296.47	INV OUT: 292.90 18" RCP (SD 129 CB)
SD 145 CB	296.26	INV IN: 290.86 18" RCP (SD 127 CB) INV OUT: 290.86 18" RCP (SD 132 CB)
SD 146 CB	306.62	INV OUT: 303.52 15" RCP (SD 105 CB)
SD 147 CB	306.74	INV OUT: 303.73 15" RCP (SD 148 CB)
SD 148 CB	305.41	INV IN: 295.53 24" RCP (SD 111 CB) INV IN: 303.38 15" RCP (SD 147 CB) INV OUT: 295.53 24" RCP (SD 102 CB)
SD 149 MH*	305.59	INV IN: 291.00 30" RCP (SD 114 CB) INV OUT: 286.61 30" RCP (SD 128 MH)

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
Pipe - 2	18"	244.13'	1.04%	RCP
Pipe - 3	18"	82.98'	1.00%	RCP
Pipe - 4	24"	29.09'	1.00%	RCP
Pipe - 5	24"	139.88'	1.00%	RCP
Pipe - 6	24"	28.94'	1.00%	RCP
Pipe - 7	30"	20.21'	0.90%	RCP
Pipe - 8	24"	91.50'	7.15%	RCP
Pipe - 9	24"	123.76'	1.62%	RCP
Pipe - 1	18"	27.01'	0.93%	RCP
Pipe - 10	30"	14.46'	6.23%	RCP
Pipe - 11	30"	80.42'	8.08%	RCP
Pipe - 12	18"	27.33'	0.95%	RCP
Pipe - 13	18"	78.71'	4.05%	RCP
Pipe - 14	18"	78.08'	1.00%	RCP
Pipe - 15	18"	80.83'	1.24%	RCP
Pipe - 16	18"	47.54'	1.12%	RCP
Pipe - 17	24"	110.61'	0.76%	RCP

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
Pipe - 18	30"	57.66'	4.44%	RCP
Pipe - 19	24"	27.37'	1.00%	RCP
Pipe - 20	18"	48.00'	1.46%	RCP
Pipe - 21	18"	66.25'	1.06%	RCP
Pipe - 22	18"	68.07'	2.89%	RCP
Pipe - 23	18"	56.26'	4.12%	RCP
Pipe - 24	15"	63.89'	0.35%	RCP
Pipe - 25	15"	86.40'	2.50%	RCP
Pipe - 26	15"	66.30'	4.76%	RCP
Pipe - 27	18"	73.06'	0.96%	RCP
Pipe - 28	18"	75.72'	1.06%	RCP
Pipe - 29	24"	32.16'	1.52%	RCP
Pipe - 30	18"	41.74'	1.74%	RCP
Pipe - 31	18"	24.74'	1.00%	RCP
Pipe - 32	18"	42.98'	0.96%	RCP
Pipe - 33	18"	73.61'	12.00%	RCP
Pipe - 34	24"	59.95'	1.38%	RCP

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
Pipe - 35	15"	27.33'	0.91%	RCP
Pipe - 36	15"	21.01'	1.19%	RCP
Pipe - 37	18"	74.09'	1.01%	RCP
Pipe - 38	36"	53.89'	1.11%	RCP
Pipe - 39	36"	76.83'	1.11%	RCP
Pipe - 40	30"	25.88'	0.97%	RCP
Pipe - 41	18"	108.13'	1.73%	RCP
Pipe - 42	18"	27.00'	1.06%	RCP
Pipe - 43	18"	30.77'	1.14%	RCP
Pipe - 44	18"	27.33'	0.95%	RCP
Pipe - 45	18"	46.39'	5.81%	RCP
Pipe - 46	15"	80.58'	1.10%	RCP
Pipe - 47	15"	51.88'	0.69%	RCP
Pipe - 48	24"	90.98'	0.95%	RCP
Pipe - 49	30"	26.17'	6.15%	RCP

NOTES:
* REFERS TO STRUCTURE RIM

SANITARY SEWER TABLES

STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE RIM	INVERTS
EX SSMH 102	309.50	INV IN: 295.20 8" PVC (SSMH 100) INV OUT: 295.00 8" PVC (EX SSMH 108)
EX SSMH 108	303.56	INV IN: 294.55 8" PVC (EX SSMH 102)
SSCO 106	305.40	INV IN: 301.17 8" PVC (SSMH 105) INV OUT: 301.17 8" PVC (SSMH 107)
SSMH 100	314.66	INV IN: 296.65 8" PVC (SSMH 101) INV OUT: 296.45 8" PVC (EX SSMH 102)
SSMH 101	310.09	INV IN: 297.82 8" PVC (SSMH 103) INV OUT: 297.62 8" PVC (SSMH 100)
SSMH 103	307.28	INV IN: 298.67 8" PVC (SSMH 103A) INV OUT: 298.47 8" PVC (SSMH 101)
SSMH 103A	306.00	INV IN: 299.04 8" PVC (SSMH 104) INV OUT: 298.84 8" PVC (SSMH 103)
SSMH 104	305.29	INV IN: 299.66 8" PVC (SSMH 107) INV OUT: 299.46 8" PVC (SSMH 103A)
SSMH 105	305.40	INV OUT: 301.25 8" PVC (SSCO 106)
SSMH 107	304.63	INV IN: 300.75 8" PVC (SSCO 106) INV OUT: 300.55 8" PVC (SSMH 104)

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
Pipe - (2)	8"	5.25'	1.52%	PVC
Pipe - (3)	8"	124.38'	1.00%	PVC
Pipe - (4)	8"	43.79'	1.03%	PVC
Pipe - (5)	8"	97.03'	1.00%	PVC
Pipe - (6)	8"	65.02'	1.00%	PVC
Pipe - (7)	8"	41.57'	1.01%	PVC
Pipe - (8)	8"	89.11'	1.00%	PVC
Pipe - (1)	8"	41.71'	1.01%	PVC
Pipe - (7) (1)	8"	16.69'	1.02%	PVC

STEWART
223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: L20042

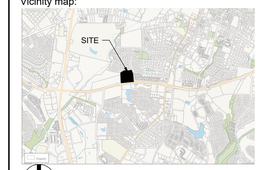
Client:
WAKEMED PROPERTY SERVICES
3000 NEW BERN AVE
RALEIGH, NC 27610
PHONE 919.350.8098

Consultants:
VANASSE HANGEN BRUSTLIN, INC.
904 MAIN CMPUS DRIVE,SUITE 500
RALEIGH, NC 27606
PHONE 919.754.5026

NAME
ADDRESS LINE 1
CITY, STATE ZIPCODE
PHONE #

NAME
ADDRESS LINE 1
CITY, STATE ZIPCODE
PHONE #

Vicinity map:



NORTH

Seal:
PRELIMINARY - DO NOT USE FOR CONSTRUCTION
NORTH CAROLINA PROFESSIONAL SEAL 050132 ENGINEER ASHLEIGH T. HAYES
08.05.2022

Scale:

Project:
WAKEMED MOB WAKE FOREST

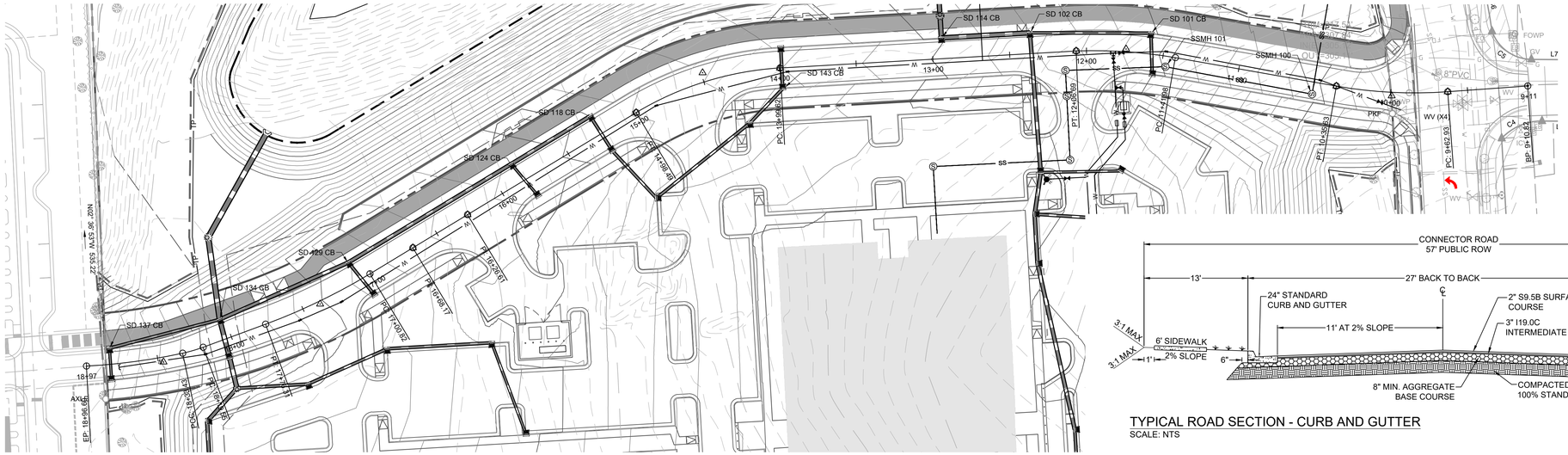
Issued for:
MASTER SITE PLAN PERMIT

No.	Date	Description
1	05/27/2022	2ND SUBMISSION REZONING/SITE
2	07/07/2022	3RD SUBMISSION REZONING/SITE
3	08/05/2022	4TH SUBMISSION REZONING/SITE

Title:
SUMMARY TABLES

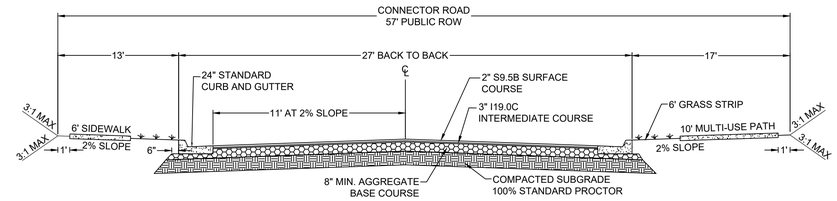
Project number: L20042
Issued Date: 05.27.2022
Drawn by: SM
Approved by: AH
Sheet #: C7.00

L:\Projects\2020\20042 - wakemed mob wake forest\DWGS\2 - site plan (24x36)\3-Sheets\L20042-C7.00 Summary Tables.dwg Sep 26, 2022 - 10:10am



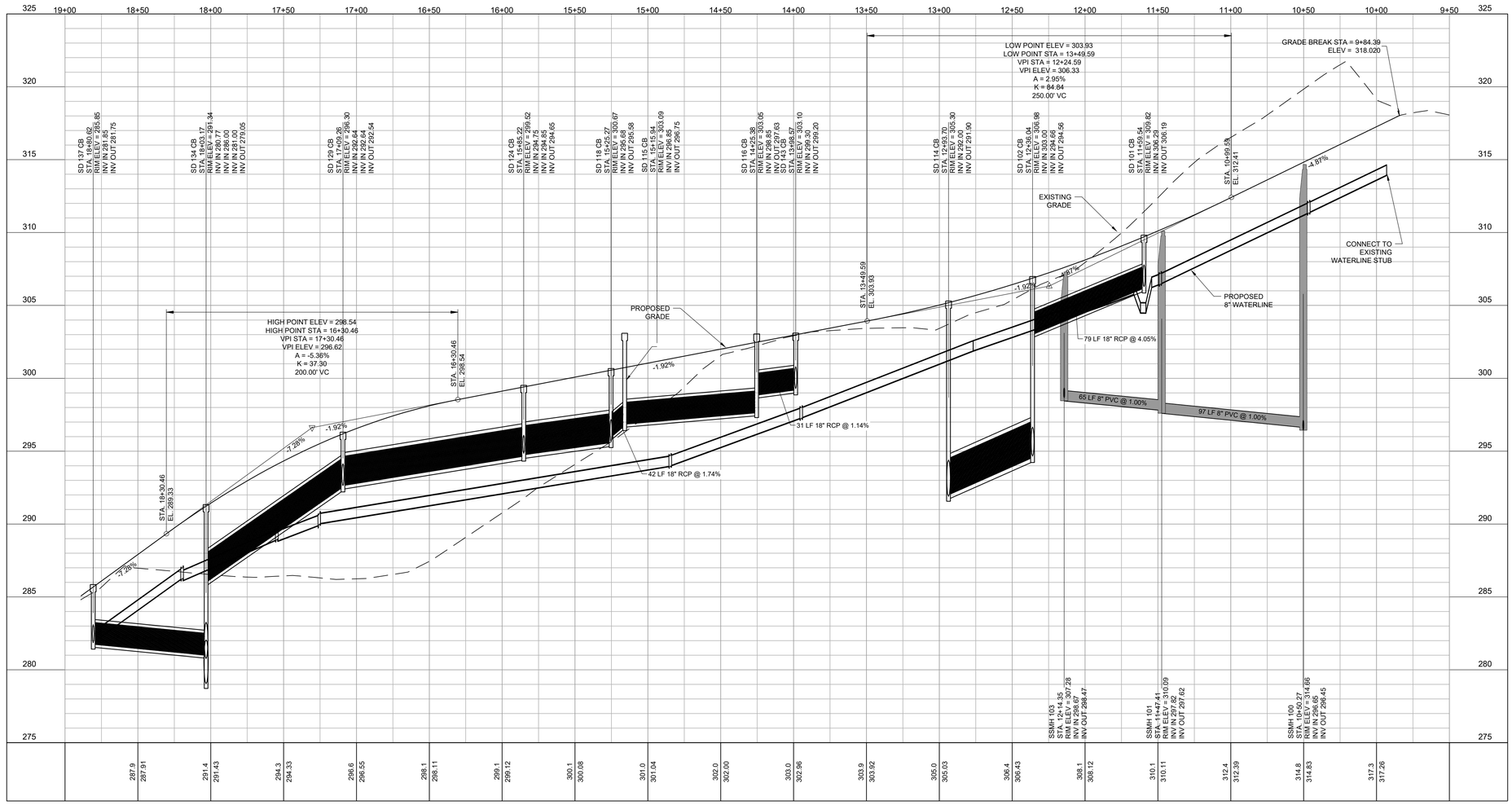
ROADWAY PLAN VIEW

SCALE: 1"=40'



TYPICAL ROAD SECTION - CURB AND GUTTER

SCALE: NTS



ROADWAY PROFILE VIEW

SCALE: 1"=40' (HORIZONTAL) 1"=4' (VERTICAL)

STEWART
223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: L20042

Client:

WAKEMED PROPERTY SERVICES
3000 NEW BERN AVE
RALEIGH, NC 27610
PHONE 919.350.8098

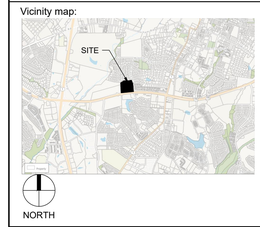
Consultants:

VANASSE HANGEN BRUSTLIN, INC.
904 MAIN CMPUS DRIVE,SUITE 500
RALEIGH, NC 27606
PHONE 919.754.5026

NAME
ADDRESS LINE 1
CITY, STATE ZIPCODE
PHONE #

NAME
ADDRESS LINE 1
CITY, STATE ZIPCODE
PHONE #

Vicinity map:



Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 050132 ENGINEER ASHLEIGH T. HALES

08.05.2022

Scale:

0 20 40 80

SCALE: 1" = 40'

NORTH

Project:

WAKEMED MOB WAKE FOREST

Issued for:

MASTER SITE PLAN PERMIT

No.	Date	Description
1	05/27/2022	2ND SUBMISSION REZONING/SITE
2	07/07/2022	3RD SUBMISSION REZONING/SITE
3	08/05/2022	4TH SUBMISSION REZONING/SITE
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Title:

ROADWAY PLAN

Project number: L20042 Sheet #:
Issued Date: 05.27.2022
Drawn by: SM
Approved by: AH

C7.10

L:\Projects\2020\20042 - wakemed mob wake forest\DWGS\2 - site plan (24x36)\3-Sheets\L20042-C7.10 Plan & Profiles.dwg Sep 26, 2022 - 10:11am

MININUM CANOPY COVERAGE FOR NB DISTRICT

REQUIRED		304
	2 CANOPY TREES PER 5000 SF OF PARCEL AREA PARCEL AREA, 617,812 SF 248 CANOPY TREES REQUIRED	248
	SPECIMEN TREES REMOVAL MITIGATION, ADDITION TO REGULAR CANOPY COVERAGE REQUIREMENTS	56
PROVIDED		306
CREDIT	TREE CREDITS PER SPECIMEN SEE SPECIMEN TABLE	70
	CREDIT FOR PRESERVATION OF WOODED AREAS (REPRESENTED AS DIA. HATCH) 52,785 SF 1 TREE CREDIT PER 700 SF OF PROTECTED AREA (EXCLUDED WATERCOURSE BUFFER AND WETLANDS)	75
	ALL OTHER TREES (EXCLUDE TREE SAVE AREA ABOVE) 1 TREE CREDIT WITH EXCEPTION OF TREES LESS THAN 2.5" DBH AND LESS THAN 10 YEARS OF REMAINING LIFE	26
	NEW TREES	135

CREDIT FOR PRESERVATION OF SPECIMEN TREES

TREE CREDITS PER SPECIMEN FOR EXISTING DBH (20"-30") 3 / CANOPY (31"-41") 4 / CANOPY

SEE C1.02 TREE SURVEY PLAN FOR DETAILS

LOCATION	SPECIMEN TREES #	UNDERSTORY TREES #	TREE CREDITS	TOTAL TREE CREDITS
BY PASS 98	20"-30", 4 TREES	30	12	40
SIENA DR	N/A	0	0	
WEST PROPERTY LINE	20"-30", 14 TREES 31"-41", 1 TREE	21	42 4	80
OTHERS	20"-30", 4 TREES	22	12	34
	TOTAL TREE CREDITS	73	70	143

LANDSCAPE CALCULATIONS:

VEHICLE PARKING AREAS:

VEHICLE PARKING AREA:

REQUIREMENTS:
- LINEAR PLANTING STRIP FOR EACH 2 PARKING BAYS
- ALL PARKING SPACES OR PORTIONS SHALL BE WITHIN 60' OF A PLANTED CANOPY TREE
- GROUNDCOVER, MULCH, SHRUB FOR EACH PLANTING AREA
- LIGHTINGS ARE 15' FROM CANOPY TREES AND 8' FROM UNDERSTORY

PROVIDED: SEE PLAN

LANDSCAPE SCREENING:

DUMPSTERS
ENCLOSURE ALLOWABLE MATERIALS INCLUDE PAINTED OR STAINED SOLID-WOOD, COMPOSITE WOOD, FABRICATED METAL, BRICK, SPLIT FACE BLOCK, DECORATIVE BLOCK, AND STONE. REFER TO UDO 8.8.1
EVERGREEN SHRUBS PLACED AROUND ENCLOSURE

STORMWATER RETENTION POND
SCREENING REQUIREMENTS, N/A

EQUIPMENT
SCREENING REQUIREMENT TO BE DETERMINED PER THE UTILITY EQUIPMENT SIZE AND LOCATION

LANDSCAPE CALCULATIONS:

1 STREET TREES:

LINEAR FEET OF RIGHT-OF-WAY

98 BYPASS	851 LF
SIENA DRIVE (MINOR ACCESS)	508 LF
PRIVATE DRIVE (MINOR ACCESSES)	650 LF

STREET TREES REQUIRED (1 TREE / 50 LF):

98 BYPASS	SEE STREET YARD BUFFER
SIENA DRIVE	N/A, EXISTING TREE ALONG
PRIVATE DRIVE	3 PER SIDE AND 26 TOTAL

STREET TREES PROVIDED:
EQUAL TO MINIMUM REQUIREMENTS. SEE PLAN

2 SPECIAL OVERLAY HIGHWAY DISTRICT (SH-O YARD)

98 BYPASS : 870 LF
(DOES NOT EXCLUDE DRAINAGE EASEMENT)
REQUIRED : 87
5 TREES PER 50 FEET OF SH-O
MAY USE EXISTING VEGETATION WITHIN RIGHT-OF-WAY
TO MEET STREET YARD WIDTH REQUIREMENT

PROVIDED 87
SPECIMEN TREE CREDIT 12
OTHER TREE CREDIT 30
CANOPY TREES 45

3 STREET YARD BUFFERS

SIENA DRIVE, SOUTH OF PIAZZA WAY 352 LF
REQUIRED (SHO-2; 3 / 50 LF= 22)
CANOPY TREES (2 / 100 LF) 7
EVERGREEN TREES (2 / 100 LF) 7
UNDERSTORY TREES (2 / 100 LF) 7
SHRUBS (24 / 100 LF) 85

PROVIDED
CANOPY TREES 7
EVERGREEN TREES 8
UNDERSTORY TREES 9
SHRUBS 85

SIENA DRIVE, NORTH OF PIAZZA WAY, 356 LF
REQUIRED
CANOPY TREES (2 / 100 LF) 7
EVERGREEN TREES (2 / 100 LF) 7
UNDERSTORY TREES (2 / 100 LF) 7
SHRUBS (24 / 100 LF) 85

DUE TO EXISTING VEGETATION OF STREAM BUFFER AND DRAINAGE EASEMENT, ALTERNATE LOCATIONS TO BE AROUND SCM AND OUTDOOR AMENITY AREA AT MULTI-USE PATH. ALTERNATE SHRUBS ARE ALSO PROVIDED AS BUILDING FOUNDATION PLANTING.
SEE PROVIDED BREAK DOWN BELOW

PROVIDED
NORTH PART OF SIENA DRIVE
CANOPY TREES 7
EVERGREEN TREES 8
UNDERSTORY TREES 9
SHRUBS 85

OUTDOOR AMENITY AREA ALONG MULTI-USE PATH
CANOPY TREES 4
UNDERSTORY TREES 16
SHRUBS (BUILDING FOUNDATION PLANTING) 73

SEE NOTE

4 PROTECTIVE BUFFER (TYPE B,OPTION 1)

WEST PROPERTY LINE, SOUTH OF PRIVATE DRIVE 253 LF
REQUIRED
CANOPY TREES (2 / 100 LF) 5
UNDERSTORY TREES (2 / 100 LF) 5
EVERGREEN TREES (2 / 100 LF) 5
SHRUBS (24 / 100 LF) 61

PROVIDED
CANOPY TREES 41
~~(7) SPECIMEN TREE CREDIT 42~~
(21)OTHER EXISTING TREE CREDIT 21
~~OTHER TREE CREDIT 42~~
SHRUBS 61

WEST PROPERTY LINE, NORTH OF PRIVATE DRIVE 369 LF
(EXCLUDED INTERSECTION AND MULTI-USE PATH)
REQUIRED
CANOPY TREES (2 / 100 LF) 8
UNDERSTORY TREES (4 / 100 LF) 16
SHRUBS (24 / 100 LF) 96

PROVIDED
CANOPY TREES 16
(5) SPECIMEN TREE CREDIT 16
(2)OTHER EXISTING TREE CREDIT 2
UNDERSTORY TREES 10
SHRUBS 96

NORTH PROPERTY LINE 793 LF
REQUIRED
CANOPY TREES (2 / 100 LF) 16
UNDERSTORY TREES (4 / 100 LF) 32
SHRUBS (24 / 100 LF) 192

PROVIDED
DUE TO EXISTING VEGETATION OF STREAM BUFFER, ALTERNATE LOCATION TO BE AROUND SCM, OUTDOOR AMENITY AREA, AND RETAINING WALL (SECTION 8.2.5)
CANOPY TREES (SCM) 16
UNDERSTORY TREES (SCM) 32
SHRUBS (ALONG MULTI-USE PATH) 192

NOTES :
*50% REQUIRED PLANTINGS MUST BE EVERGREEN
*EXISTING VEGETATIONS ARE COUNTED CREDIT FOR BUFFERS

PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	NOTES
	CEDE	20	CEDRUS DEODARA DEODAR CEDAR	B&B	1.5 IN	8 FT	EVERGREEN
	FAAB	19	FAGUS GRANDIFOLIA AMERICAN BEECH	B&B	1.5 IN	8 FT	DECIDUOUS
	LISG	14	LIQUIDAMBAR STYRACIFLUA SWEET GUM	B&B	1.5 IN	8 FT	DECIDUOUS
	LITU	33	LIRIODENDRON TULIPIFERA TULIP POPLAR	B&B	1.5 IN	8 FT	DECIDUOUS
	PIST	23	PINUS STROBUS WHITE PINE	B&B	1.5 IN	8 FT	EVERGREEN
	PITA	7	PINUS TAEDA LOBLOLLY PINE	B&B	1.5 IN	8 FT	EVERGREEN
	QULY	36	QUERCUS LYRATA OVERCUP OAK	B&B	1.5 IN	8 FT	DECIDUOUS
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	NOTES
	CECA	18	CERCIS CANADENSIS EASTERN REDBUD	B&B	1 IN	6 FT	DECIDUOUS
	COFL	20	CORNUS FLORIDA FLOWERING DOGWOOD	B&B	1 IN	6 FT	DECIDUOUS
	ILOP	21	ILEX OPACA AMERICAN HOLLY	B&B	1 IN	6 FT	EVERGREEN
	MAVI	15	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA	B&B	1 IN	6 FT	EVERGREEN
	MYCE	14	MYRICA CERIFERA WAX MYRTLE	B&B	1 IN	6 FT	EVERGREEN
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	-	HEIGHT	NOTES
	ILGL	109	ILEX GLABRA INKBERRY HOLLY	#3		3 FT	EVERGREEN
	ILVE	173	ILEX VERTICILLATA WINTERBERRY	#3		3 FT	EVERGREEN
	ILNS	106	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	#5		3 FT	EVERGREEN
	ILVI	71	ITEA VIRGINICA VIRGINIA SWEETSPIRE	#3		3 FT	DECIDUOUS TO
	LIXG	72	LINNAEA X GRANDIFLORA GLOSSY ABELIA	#3		3 FT	EVERGREEN
	TEGY	108	TERNSTROEMIA GYMNANTHERA JAPANESE TERNSTROEMIA	#3		3 FT	EVERGREEN
	VIAC	113	VIBURNUM AWABUKI 'CHINDO' CHINDO SWEET VIBURNUM	#5		3 FT	EVERGREEN
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	---	HEIGHT	NOTES
	LISP	10,460 SF	LIRIOPE SPICATA CREEPING LILYTURF	---			
	SOD	74,823 SF	TURF SOD DROUGHT TOLERANT FESCUE BLEND	---			

SPECIMEN TREES (TREE CREDIT PER 8.4.1.B, # DBH)
SEE C1.02 TREE SURVEY PLAN FOR DETAILS

OTHER EXISTING TREES DBH LARGER THAN 2.5", 1 TREE CREDIT

STEWART
223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: L20042

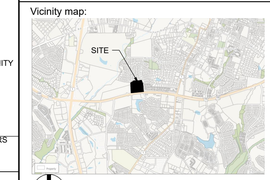
Client:
WAKEMED PROPERTY SERVICES
3000 NEW BERN AVE
RALEIGH, NC 27610
PHONE 919.350.8098

Consultants:
VANASSE HANGEN BRUSTLIN, INC.
904 MAIN CMPUS DRIVE,SUITE 500
RALEIGH, NC 27606
PHONE 919.754.5026

NAME
ADDRESS LINE 1
CITY, STATE ZIPCODE
PHONE #

NAME
ADDRESS LINE 1
CITY, STATE ZIPCODE
PHONE #

Vicinity map:



NORTH

Seal:
PRELIMINARY - DO NOT USE FOR CONSTRUCTION
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2116 MATTHEW McGINLEY
08.05.2022

Scale:
0 25 50 100
SCALE: 1"=50'
NORTH

Project:
WAKEMED MOB
WAKE FOREST

Issued for:
MASTER SITE PLAN PERMIT

No.	Date	Description
1	05/27/2022	2ND SUBMISSION REZONING/SITE
2	07/07/2022	3RD SUBMISSION REZONING/SITE
3	08/05/2022	4TH SUBMISSION REZONING/SITE
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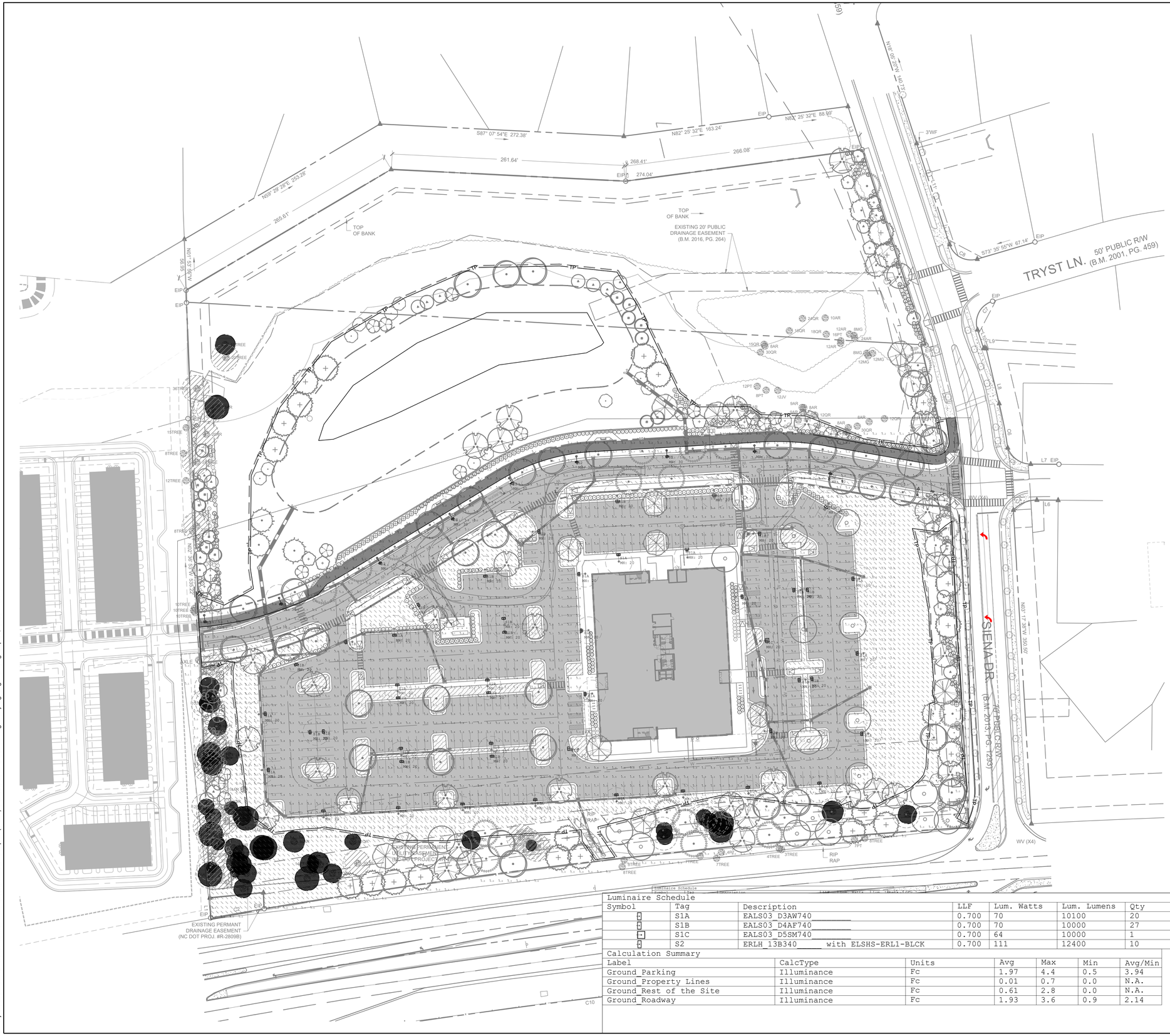
Title:
PLANTING PLAN

Project number: L20042 Sheet #:
Issued Date: 05.27.2022
Drawn by: ML
Approved by: MM
L7.00

L:\Projects\2020\20042 - wakemed mob wake forest\DWGS\2 - site plan (24x36)\3-Sheets\L20042-L7.00 Code Planting Plan.dwg Sep 26, 2022 - 10:11am



Luminaire Schedule						
Symbol	Tag	Description	LLF	Lum. Watts	Lum. Lumens	Qty
	S1A	EALS03_D3AW740	0.700	70	10100	20
	S1B	EALS03_D4AF740	0.700	70	10000	27
	S1C	EALS03_D5SM740	0.700	64	10000	1
	S2	ERLH_13B340 with ELSHS-ERL1-BLCK	0.700	111	12400	10

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Ground_Parking	Illuminance	Fc	1.97	4.4	0.5	3.94
Ground_Property Lines	Illuminance	Fc	0.01	0.7	0.0	N.A.
Ground_Rest of the Site	Illuminance	Fc	0.61	2.8	0.0	N.A.
Ground_Roadway	Illuminance	Fc	1.93	3.6	0.9	2.14

GE Evolve™
LED Roadway Lighting
ERL1 ERLH ERL2

The **Evolve™** LED Roadway Luminaire is optimized for customers requiring a LED solution for local, collector and major roadways. GE's unique reflective optics are designed to optimize application efficiency and minimize glare. The modern design incorporates the heat sink directly into the unit for best transfer to prolong LED life. This **reliable** unit has a 100,000 hour design life, significantly reducing maintenance needs and expense over the life of the fixture. This efficient solution lowers energy-consumption compared to a traditional HID fixture for additional operating cost savings.

Features:
- Optimized roadway photometric distributions
- **Evolve™ light** engine consisting of reflective technology designed to optimize application efficiency and minimize glare
- 70 CRI at 2700K, 3000K and 4000K typical
- -40°C to 50°C UL Ambient Typical
- IK08 + 2 (two uplight)
- Designed & Assembled in USA

Applications:
- Local Roadways
- Collector Roadways
- Major Roadway/Streets

Compatible with **LightGrid** Outdoor Wireless Control System

To learn more about **GE Evolve™ LED Roadway Lighting**, go to: www.currentlight.com

S-2
ROADWAY LIGHTING

Evolve™ LED Area Lighting
EALS

current
powered by GE

S-1
PARKING LOT
AREA LIGHTING

STEWART

223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
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Consultants:

VANASSE HANGEN BRUSTLIN, INC.
904 MAIN CMPUS DRIVE,SUITE 500
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PHONE 919.754.5026

NAME
ADDRESS LINE 1
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PHONE #

NAME
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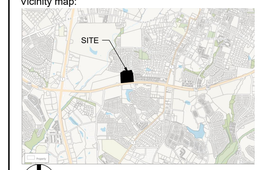
CITY, STATE ZIPCODE
PHONE #

Vicinity map:



NORTH

Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

Scale:

0 25 50 100

SCALE: 1"=50' NORTH

Project:

WAKEMED MOB
WAKE FOREST

Issued for:

MASTER SITE PLAN
PERMIT

No.	Date	Description
1	05/27/2022	2ND SUBMISSION REZONING/SITE
2	07/07/2022	3RD SUBMISSION REZONING/SITE
3	08/05/2022	4TH SUBMISSION REZONING/SITE
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Title:

PRELIMINARY SITE
LIGHTING PLAN

Project number: L20042 Sheet #:
Issued Date: 05.27.2022
Drawn by: MM
Approved by: MM

SL0.00

L:\Projects\2020\20042 - wakemed mob wake forest\DWGS\2 - site plan (24x36)\3-Sheets\L20042-SL0.00 Regulatory Lighting Plan.dwg Sep 26, 2022 - 10:11am

Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2022-9-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: November 1, 2022

SUBJECT
Consideration on LEGISLATIVE CASE RZ-22-04 WakeMed, a rezoning filed by WakeMed to rezone 14.41± acres located at 0 Siena Drive and 0 Dr. Calvin Jones Highway, being Wake County Tax PINs 1840070540, 1840070859, and 1830976175, from Conditional Use Neighborhood Business (CU NB) to Neighborhood Business Conditional District (NB CD).

Recommendation:

Item Summary:

ATTACHMENTS

-

Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2022-7-
Submitted by: Kari Grace
Submitting Department: Planning
Meeting Date: November 1, 2022

SUBJECT
Consideration of Resolution authorizing the Town Manager to execute, on behalf of the Town of Wake Forest, an amendment to the professional services contract of the comprehensive UDO (Unified Development Ordinance) and MSSD (Manual of Specifications, Standards & Design) update

Recommendation:

Item Summary:

ATTACHMENTS
- UDO Update Contract Amendment Agenda Summary
- Wake Forest UDO Scope and Budget Adjustment Memo
- UDO Update Contract Amendment Resolution

Agenda Item: Consideration of Resolution authorizing the Town Manager to execute, on behalf of the Town of Wake Forest, an amendment to the professional services contract of the comprehensive UDO (Unified Development Ordinance) and MSSD (Manual of Specifications, Standards & Design) update

Summary: On March 15, 2022, the Board of Commissioners approved a resolution authorizing the execution of a contract with Houseal Lavigne Associates for the update of the Unified Development Ordinance (UDO) and Manual of Specifications, Standards & Design (MSSD) for $337,905.00. Since the execution of the contract, one amendment in the amount of $3,500 has been made to add one trip in order to conduct meetings in person. Per the purchasing policy, this amendment was approved by the Town Manager due to the dollar amount.

The project is underway, and the initial steps of the contract have been completed, including the project kickoff, initiation of public engagement, and existing UDO analysis and preliminary recommendations.

The purpose of the proposed amendment is to split the sign regulation update portion of the UDO update into a separate phase to allow for earlier adoption, consisting of steps 4 through 7 in the attached amended scope. The amended scope involves five additional trips, twelve additional stakeholder engagement interview sessions, an online questionnaire, one additional open house event, ten additional review and discussion meetings with staff, two additional summary documents, and three additional elected and appointed board meetings. The amended budget includes $39,365 of additional professional fees and $5,000 of additional direct expenses to total $44,365. The total budget for the UDO update with the amendment is $270,930. With the MSSD update, the total budget for the contract would be $385,770. The contract timeline is proposed to be extended by one year.

Attachment: UDO Update Scope and Budget Adjustment Memo

HOUSEAL LAVIGNE ASSOCIATES

Memorandum

Date: October 26, 2022

SENT VIA EMAIL

To: Town of Wake Forest
Kari Grace, AICP, CZO, Senior Planner

From: Houseal Lavigne Associates
Nik Davis, AICP, Principal
Jackie Wells, AICP, Project Manager

Toole Design
Jared Draper, AICP, Raleigh Office Director

Re: **Scope and Budget Adjustments**
UDO and MSSD Update

The purpose of this memorandum is to provide the Town of Wake Forest with an updated scope of work and amended timeline and budget for the UDO Update. The scope updates include breaking the current scope of work into phases and adding three additional steps for the sign ordinance update. The proposed timeline and budget amendments reflect the updated scope of work.

The scope updates and budget amendments are presented as track changes in the following pages.

Scope of Work

Houseal Lavigne and Toole Design propose an 11-step scope of work for the UDO and MSSD update.

Phase One – Kick Off, Engagement, & UDO Analysis

Step 1: Project Kick Off

To kick off the UDO Update process, we will conduct meetings, workshops, and interviews with key Town staff, the Board of Commissioners, and the Planning Board to discuss the process of updating the UDO and to gather information on the vision that elected and appointed officials, as well as Town staff, have for the outcome of the project. At the onset this step we will work with the Town to form a UDO Update Technical Review Group and to schedule our bi-weekly project check-in calls with Town staff.

1a. Staff Coordination Call
1b. UDO Technical Review Group Formation
1c. Staff Kick Off Meeting (in-person, trip 1)
1d. Zoning Issues Orientation Town Tour (in-person, trip 1)
1e. Department Heads Meeting (in-person, trip 1)
1f. Planning Board Work Session #1 (in-person, trip 1)
1g. Board of Commissioners Work Session #1 (in-person, trip 1)

Step 2: Public Engagement

Anticipating high levels of participation from an active and engaged community, our proposed outreach process for the UDO Update includes both traditional (face-to-face) and web-based activities to obtain the broadest levels of participation possible.

Our responsive approach allows us to be flexible and to maximize the effectiveness of resources spent. If face-to-face engagement is not feasible or desirable at a particular point in the process, we will work with Town staff to reallocate time and resources and identify the best online engagement tools and web meeting formats to supplement outreach efforts. We are confident that the suite of online engagement tools we can provide will allow us to obtain the community input required to provide Wake Forest with the UDO it needs.

At the onset of and throughout the project, we will work with the Town to develop content for a webpage on the Town's website dedicated to the UDO Update including UDO educational information to help inform residents about land development regulations and the purpose of the update. The webpage can also be used to post project schedules. Including timeline updates, and meeting dates; display graphics, maps, and draft documents; address frequently asked questions; and provide an online questionnaire.

2a. UDO Update Webpage Content (updated regularly)
2b. Online Questionnaire
2c. Key Stakeholder Interviews and Focus Group Discussions (up to 25)
2d. UDO Update Public Workshop (in-person, trip 1)
2e. UDO Update Technical Review Group Meeting #1 (in-person, trip 1)

Step 3: Existing UDO Analysis and Preliminary Recommendations

This step begins with a thorough review of the Town's current UDO to determine the strengths and weaknesses of the existing regulations as a baseline for preparing all updates. The review and assessment of the existing UDO will entail a detailed chapter-by-chapter, section-by-section review, highlighting areas where the existing regulations, standards, procedures, processes, and other requirements are problematic when measured against national best practices, continuity and accessibility, equity, enforceability, and effectively accommodating property investment while safeguarding and ensuring community character and sense of place. Compliance with state and federal statutes and case law will also be assessed during this step including but not limited to sign regulations, stormwater regulations, and telecommunications regulations. The Town's recent history of development proposals and applications for zoning relief will also be reviewed to identify "pain points" in bringing forward development.

We will review the in-progress Community Plan, Northeast Community Plan, Affordable Housing Plan, Comprehensive Transportation Plan, Renaissance Plan, Parks Recreation and Cultural Resources Plan, Historic Preservation Plan, Public Art Vision Plan, and other relevant plans and studies to identify how current regulations are misaligned with the Town's vision, goals, objectives, policies, and implementation actions. ArcGIS Pro will be used to assess areas of misalignment between the Town's future land use map, included in the Community Plan, and the current zoning map. This analysis will identify areas where the land use category assigned to an area in the Community Plan is not supported by that area's base or overlay zoning district.

We will use ArcGIS Pro to conduct a conformity analysis to test existing development conditions against the bulk and use standards of the current UDO. This level of analysis is important, not only to determine if existing development is consistent with the existing code but to fully understand the impact of new regulations on existing development, so as not to inadvertently create an excessive amount of legal non-conforming structures. The updated UDO will need to not only appropriately guide and regulate new development going forward but must also work with the existing building stock and development pattern in established and historic areas of the Town.

These findings will be packaged into an Existing UDO Analysis and Preliminary Recommendations Memo. The Existing UDO Analysis will describe the issues with current regulations based on Town feedback, community outreach, and our expertise and analysis. The Preliminary Recommendations Memo will include an overall organization of the updated UDO as well as identify strategies for how to proceed, what to prioritize, and case studies and best practice approaches to be considered in order to resolve the identified issues and bring the UDO into alignment with the Community Plan.

Up to three calls with staff will be conducted to review and refine the Existing UDO Analysis and Preliminary Recommendations Memo before it is brought to the UDO Update Technical Review Group, Board of Commissioners, and Planning Board in a series of workshops.

3a. Review and Assessment of Current Code
3b. Review and Assessment of Recent Development Proposals
3c. Plan Alignment Analysis
3d. Regulations Testing
3e. Best Practices Research
3f. Existing UDO Analysis and Preliminary Recommendations Memo (deliverable)
3g. Staff Review Calls (up to 3)
3h. UDO Update Technical Review Group Meeting #2 (in-person, trip 2)
3i. Planning Board Work Session #2 (in-person, trip 2)
3j. Board of Commissioners Work Session #2 (in-person, trip 2)

Phase 2: Sign Ordinance Update

Step 4: Sign Ordinance Outreach and Outline

Houseal Lavigne will meet with Town staff and key stakeholders/focus groups at the onset of the sign ordinance update to gain a better understanding of the strengths and weaknesses of the sign ordinance. An online questionnaire will also be developed and made available on the Town's project webpage to gather feedback from the community about sign type, size, and placement preferences. Houseal Lavigne will summarize the key themes of all outreach activities in a memo to Town staff. Then, Houseal Lavigne will develop an annotated outline for the updated sign ordinance identifying which sections of the Town's existing ordinance will be carried forward and what new sections are proposed. The outline is meant to be an internal working document with Town staff. Up to three review calls will be conducted with staff to review and refine the outline. The outline will be finalized with staff feedback before moving into Step 5.

4a. Sign Ordinance Issues Discussion with Staff
4b. Online Questionnaire
4c. Key Stakeholder and Focus Group Follow Up Interviews (up to 6; trip 3)
4d. Sign Ordinance Outreach Key Themes Summary
4e. Sign Ordinance Annotated Outline
4f. Staff Review Calls (up to 3)

Step 5: Draft Sign Ordinance

After the annotated outline of the sign ordinance is finalized, Houseal Lavigne will draft the new sign ordinance chapter, including associated definitions. Up to three staff review calls will be conducted to review and refine the draft. After the draft is finalized with staff feedback, supporting diagrams will be developed.

5a. Draft Sign Ordinance
5b. Staff Review Calls (up to 3)
5c. Revised Draft Sign Ordinance (including supporting diagrams)

Step 6: Draft Sign Ordinance Outreach and Final Sign Ordinance

After the revised draft sign ordinance is delivered to staff, Houseal Lavigne will conduct a meeting with the Technical Review Group, follow-up interviews with the key stakeholders and focus groups engaged during Step 4, as well as conduct a public open house to receive feedback on the draft ordinance. Feedback received during the follow-up interviews and public open house will be summarized in a memo and delivered to staff for consideration. After receiving staff input on the feedback received, the final sign ordinance will be drafted and delivered to the Town along with necessary updates to applicable cross references and content in other UDO sections.

6a. Key Stakeholder and Focus Group Follow Up Interviews (up to 6; trip 4)
6b. Public Open House (trip 4)
6c. Draft Sign Ordinance Outreach Key Themes Summary
6d. Staff Review Calls (up to 3)
6e. Final Sign Ordinance

Step 7: Final Sign Ordinance Adoption

The final sign ordinance and applicable changes to other UDO sections will then be brought through the Town's adoption process, including a public comment session with the Planning Board, work session with the Board of Commissioners, and public hearing with the Board of Commissioners. Up to six staff coordination calls will be conducted to prepare for the adoption meetings.

7a. Staff Coordination Calls (up to 6)
7b. Planning Board Public Comment Session (in person, trip 5)
7c. Board of Commissioners Work Session #3 (in person, trip 6)
7d. Board of Commissioners Public Hearing (in person, trip 7)

Phase 3: Full UDO Update & MSSD Update

Step 8: Draft UDO Sections and Review Meetings

This step includes the development of draft UDO language based on the feedback received from Town staff, the Board of Commissioners, Planning Board, and public on the Existing UDO Analysis and Preliminary Recommendations Memo created as a part of Step 3. Step 4 is divided into five parts to allow draft UDO sections to be delivered to Town staff and the UDO Update Advisory Committee iteratively to gain feedback and refine revisions before the full draft is developed as a part of the next step. The updated UDO will be a highly illustrative document and graphics, diagrams, illustrations, and other visualizations will be developed after Town staff and UDO Update Advisory Committee review and before Planning Board and Board of Commissioners work sessions to support and clearly communicate proposed revisions. Placeholders will be included in drafts delivered to Town staff and the UDO Update Advisory Committee to indicate which text or standards will have visualizations associated with them. Definitions for terms of art utilized in the draft sections will be developed, updated, or carried forward as necessary and delivered alongside associated deliverables in a memo. Work sessions with the Planning Board and Board of Commissioners will be hosted at key milestones.

Part 1: Zoning Districts and Map

Step 8a will involve revisions to district purpose and intent statements to align with the Town's Community Plan, the establishment of new districts if deemed necessary during Step 3, as well as any map updates desired by the Town based on the zoning map analysis conducted as a part of Step 3.

8a. Establishment of Districts (deliverable)
8b. Proposed Zoning Map – OPTIONAL (deliverable)
8c. Staff Review Calls (up to 3)

Part 2: District and Use Standards

Steps 8e and 8f will include updates to base and overlay district standards to ensure that any uses that are missing, unclear, or need to be improved are identified, district specific design/development requirements are established or refined, and bulk and dimensional standards are revised based on the results of the conformities analysis conducted as a part of Step 3. Step 8g will include supplemental use regulations that incorporate design principles and other standards relevant to specific uses.

8d. Base District Specific Standards (deliverable)
8e. Overlay District Specific Standards (deliverable)
8f. Use Specific Standards (deliverable)
8g. Staff Review Calls (up to 3)
8h. UDO Update Technical Review Group Workshop #3 (in-person, trip 8)
8i. Planning Board Work Session #3 (in-person, trip 8)
8j. Board of Commissioners Work Session #4 (in-person, trip 8)

Part 3: General Development and Sign Standards

Step 8k will include concise, objective standards and regulations for development throughout the Town including, standards for landscape, parking, multibuilding developments, building types and architecture, stormwater, erosion control, telecommunications, open/park space, lighting, and trees that facilitate and encourage redevelopment and business reinvestment within existing commercial corridors and stimulate development. A user-friendly applicability section will be included in this Step to clarify when the various standards are required. Step 8l will include the incorporation of the sign ordinance adopted during Phase 2 as well as any revisions needed to align the ordinance with proposed changes to other UDO chapters.

8k. General Development Standards (deliverable)
8l. Sign Standards (deliverable)
8m. Staff Review Calls (up to 3)
8n. UDO Update Technical Review Group Workshop #4 (in-person, trip 9)
8o. Planning Board Work Session #4 (in-person, trip 9)

8p. Board of Commissioners Work Session #5 (in-person, trip 9)

Part 4: Subdivision Standards and Procedures and Planned Development Procedures

Step 8q will modernize the Town's subdivision standards and establish flexible standards for diverse housing types to accommodate consumer interest and housing trends. This step will also include updates to the Town's infrastructure standards and the establishment of a conservation subdivision process and standards. Step 8r will refine the Town's approach to planned developments to ensure that various development types are accommodated and alternative compliance to development standards can be approved to accommodate site context and achieve a higher level of design and amenity.

8q. Subdivision Standards and Procedures (deliverable)
8r. Planned Development Procedures (deliverable)
8s. Staff Review Calls (up to 3)
8t. UDO Update Technical Review Group Workshop #5 (in-person, trip 10)

Part 5: Administrative Processes and Definitions

Step 8u will establish efficient and flexible review and approval procedures if any new processes need to be added, such as development agreement processes. Step 8v will include a thorough update to all definitions to ensure that unnecessary definitions are eliminated, outdated definitions are clarified, and new definitions are added, as necessary.

8u. Administrative Procedures (deliverable)
8v. Definitions (deliverable)
8w. Staff Review Calls (up to 3)
8x. UDO Update Technical Review Group Workshop #6 (in-person, trip 11)
8y. Planning Board Work Session #5 (in-person, trip 11)
8z. Board of Commissioners Work Session #6 (in-person, trip 11)

Step 9: Manual of Specifications, Standards, and Design (MSSD) Comprehensive Update and Reorganization

This step includes the bulk of the tasks for the MSSD update portion of the project. Where applicable, areas of coordination between the UDO update and MSSD Comprehensive Update and Reorganization, herein referred to as the MSSD Update, have been identified.

Part 1: Project Kick Off

To kick off the MSSD Update process, we will participate in applicable meetings, workshops, and interviews already scheduled for the UDO Update with key Town staff to discuss the process of updating and revising the MSSD and to gather information on key outcomes and measures of success for the project. Strategic coordination for the MSSD Update is noted below.

9a. Staff Coordination Call
9b. Staff Kick Off Meeting (in-person, trip 1)
9c. Department Heads Meeting (in-person, trip 1)
9d. Public Works and Engineering Staff Meeting (virtual)

Part 2: Public Engagement

Based upon input from the Project Kick Off (Part 1), we will develop content that can be used during public engagement online and in-person meetings and events. Materials developed for public engagement will provide educational information on proposed updates, revisions, and reorganization to the MSSD and allow for specific feedback that will be used to refine content in the Draft MSSD Update document (Part 4). Graphics developed for the MSSD Update will be displayed during public engagement and comments on content and graphic style will be incorporated as applicable into the Draft and Final MSSD document. Attendance at meetings and events will be determined by Town staff during the Project Kick Off.

9e. Staff Review Call for Applicable MSSD Engagement Materials (up to 2)
9f. Key Stakeholder Interviews and Focus Group Discussions (up to 4)

Part 3: Existing MSSD Analysis and Preliminary Recommendations

This part of the MSSD Update will include a thorough review of the Town's current MSSD to understand the existing standards related to design to serve as a baseline for developing a comprehensive update that will replace the existing MSSD. Design files and specification will be included in the review as applicable to ensure that updates use key elements that unique to Wake Forest or preferred locally The review and assessment of the existing MSSD will include a detailed chapter-by-chapter, section-by-section review. Checklists from Chapter 6 will be removed from the MSSD and will be available elsewhere; therefore, Chapter 6 will not be included in the review and assessment. The following chapters will be reviewed as a baseline for updates and reorganization:

- Chapter 1 – Water & Sewer Design
- Chapter 2 – Stormwater Management
- Chapter 3 – Street Design
- Chapter 4 – Erosion & Sedimentation Control
- Chapter 5 – Landscape Design & Installation
- Chapter 7 – Index & Bibliography

This review will highlight areas where the existing specifications, standards, and design are inconsistent or need revision to align with national best practices, regional standards, and/or goals of the Town. Additionally, the review will catalogue tables, charts, and graphics that will need to be reformatted, redeveloped, or changed for accuracy or for graphic consistency as part of the MSSD Update. Findings will be provided in an Existing MSSD Analysis and Preliminary Recommendations Memo. This summary memo will identify information within the current MSSD that should be updated or revised based on Town feedback, community engagement, and our expertise and analysis. Preliminary recommendations will be included and will focus on revisions to ensure consistency with other guiding documents, updates for new standards to align with best practice or Town goals, and changes that will result in a manual that is more effective and easier to use for Town staff, developers, and contractors.

9g. Review and Assessment of Current MSSD
9h. Best Practices Research and Documentation
9i. Existing MSSD Analysis and Preliminary Recommendations Memo
9j. Staff Review Calls (up to 3)
9k. Department Heads Working Session (virtual)

Part 4: Draft MSSD Update and Review Meetings

This part includes the development of draft MSSD Update content and reorganization of all content based on the feedback received from Town staff on the Existing MSSD Analysis and Preliminary Updates Memo created as a component of Part 3. The draft MSSD Update is a comprehensive update and reorganization of content to align with best practices and local goals, updates to the UDO, and establish a manual that is easy to use and is organized effectively. Town staff will provide information on specific sections that should be removed entirely or preference on reorganization for the MSSD Update. Part 4 of the MSSD Update will update language, graphics, diagrams, cross sections, and other content throughout to ensure that the Manual provides clear direction and is consistent with other guiding documents. A graphic style will be developed as part of the comprehensive update and reviewed with Town staff for input and refinements. Additionally, layout options will be developed early in Part 4 of the project and will be reviewed with staff. Applicable existing content, specifically design specifications, cross sections, and language will be included in the MSSD Update; however, graphics will be revised to ensure consistency and will be modified for accuracy. The catalogue of tables, charts, and graphics developed in Part 3 will be used to track changes that will be included in the MSSD Update. New content will be developed for all applicable chapters and sections that require clarification, changes are needed for accuracy, or where new specifications and design standards are warranted. Development of the MSSD Update will consider how a new layout and format can be easily navigated online and in a printed version of the document. Organization will be created based upon best practice and review of design standards and specification documents from peer communities or municipalities that have been identified by Town staff.

Each chapter of the MSSD Update will vary based upon previous updates completed and modifications that are warranted. While a comprehensive update will be completed to the entire MSSD document, the following chapters will require the most extensive work related to text changes, graphic development and modifications, and organization (all chapter numbers reflect current order and may change for the Draft and Final MSSD Update):

- Chapter 3 – Street Design
- Chapter 5 – Landscape Design & Installation
- Detail Specifications
- Definitions (new chapter to be added)

During the development of the MSSD Update, we will include a discussion on the name of this document that includes design specifications and standards. If Town staff believe a change is valuable, up to five (5) options for renaming this document will be developed and presented to Town staff during one of the review calls. Based upon discussion and comments, we will refine the number of options to two (2) and will present options to the Town to move forward to the Draft and Final MSSD Update.

Additional revisions will be made to language that allows flexibility for Town staff as development occurs across a variety of contexts and constraints. The Draft MSSD Update will include a complete update for the MSSD and reorganization of chapters and sections as applicable. All updated content and the proposed organization of the MSSD will be discussed with Town staff in a series of Review Meetings. Text, charts, graphics, and specifications will be delivered to the Town in formats that are beneficial for users and future updates.

9l. Prepare Draft MSSD
9m. Staff Review Calls (up to 5)
9n. Department Heads Working Session (virtual)
9o. UDO Update Technical Review Group Workshop #7 (virtual)

Step 10: Draft and Final UDO and MSSD

This step will include the compilation of the draft UDO Sections into a draft full draft UDO for local consideration and discussion along with the draft MSSD Update. The draft UDO document will be reviewed by Town staff and the UDO Update Technical Review Group prior to being brought to the community for up to two public open houses. The draft MSSD Update document will be reviewed by Town staff and comments will be incorporated into the final MSSD document. A UDO Update Informational Brochure will also be developed to help inform and educate the Wake Forest community about proposed updates. Feedback received on the draft document will be presented to the Board of Commissioners and Planning Board and their feedback will be incorporated into the final draft which will then be further refined with staff input before being sent to the Town Attorney for final legal review.

10a. Prepare Draft UDO (deliverable)
10b. Revise Draft MSSD
10c. Staff Review Calls (up to 3)
10d. UDO Update Technical Review Group Workshop #8 (in-person, trip 12)
10e. UDO Update Informational Brochure (deliverable)
10f. Draft UDO Public Open House (up to 2) (in-person, trip 12)
10g. Planning Board Work Session #6 (in-person, trip 12)
10h. Board of Commissioners Work Session #7 (in-person, trip 12)
10i. Prepare Final UDO (deliverable)
10j. Prepare Final MSSD
10k. Staff Review Calls (up to 3)
10l. Final UDO legal review (by Town Attorney) (deliverable)

Step 11: UDO Adoption

During Step 11, the final UDO will be presented to the Planning Board and Board of Commissioners for the formal public hearing process and, ultimately, the adoption of the updated UDO.

Final deliverables for the UDO and MSSD Update will include content in a variety of file formats. The final documents will be packaged as a PDF; however, all text, graphics, and design specifications will be provided to the Town as individual files to be used for other documents, presentations, or for modifications. File types include Word Documents, Excel spreadsheets, JPEGs, PNGs, DWGs, and PDFs.

For a period of up to one year after the adoption of the UDO Houseal Lavigne and Toole will assist the Town with minor edits to UDO and MSSD visualizations.

11a. Planning Board Public Comment Session (in-person, trip 13)
11b. Board of Commissioners Work Session #8 (in-person, trip 14)
11c. Board of Commissioners Public Hearing (in-person, trip 15)

Optional Tasks

Due to the uncertainty regarding the level of amendment needed for the Town's zoning map at this time, Houseal Lavigne proposes to include Step 4b. Proposed Zoning Map as an optional task. The level of amendment needed will be identified during Step 3: Existing UDO Analysis and Preliminary Recommendations. Based on the outcome of that Step, three zoning map amendment approaches are proposed, as detailed below.

Minor Zoning Map Amendments - $7,500

If only minor zoning amendments are required, such as a targeted commercial corridor or residential neighborhood, Houseal Lavigne proposes to integrate the review and refinement of the Proposed Zoning Map with the review and refinement process for the other deliverables included in Step 8, Part 1. Likewise, outreach to impacted property owners would involve the UDO Informational Brochure, included in Step 6e, which could be sent along with required public notices.

Major Zoning Map Amendments - $39,500

If the Town chooses to pursue major zoning map amendments, Houseal Lavigne proposes a more comprehensive review, refinement, and outreach process, as detailed below. The proposed Major Zoning Map Amendments scope is meant to be integrated into the larger UDO Update process, scope step deviations from the Scope of Work presented in the pages above are indicated with an asterisk. For example, a new Step 4 is proposed below, therefore Step 4 in the Scope of Work above, would then become Step 9. Only updated or added scope steps are included.

Step 8: Proposed Zoning Map*

Based on the Major Zoning Map Amendments recommended in Step 3, Houseal Lavigne will prepare a Preliminary Proposed Zoning Map for staff review. After up to 3 review calls with staff, during which the Preliminary Proposed Zoning Map will be reviewed and refined. The resulting Draft Proposed Zoning Map will then be brought to the Technical Review Group for a virtual workshop. After integrating Technical Review Group feedback, the Revised Draft Proposed Zoning Map will be made public and presented to the Planning Board, Board of Commissioners, and community at in-person meetings conducted during the same trip to Wake Forest. Feedback received will be incorporated and the Final Draft Proposed Zoning Map will be made available for local consideration. The Final Draft Proposed Zoning Map will then be utilized throughout the UDO Update process as the basis for amendments to all UDO sections.

8a. Preliminary Proposed Zoning Map
8b. Staff Review Calls (up to 3)
8c. Draft Proposed Zoning Map
8d. UDO Update Technical Review Group Meeting (virtual)
8e. Revised Draft Proposed Zoning Map
8f. Planning Board Workshop (in-person, ADDITIONAL)
8g. Board of Commissioners Workshop (in-person, ADDITIONAL)
8h. Public Open House (in-person, ADDITIONAL)

8i. Final Draft Proposed Zoning Map

Step 10: Draft and Final UDO, Zoning Map, and MSSD*

Recognizing that minor changes to the Final Draft Proposed Zoning Map are likely to be made based on the content prepared and refined during Step 5: Draft UDO Sections and Review Meetings, the Updated Final Draft Proposed Zoning Map is proposed to be delivered alongside the Draft UDO in Step 6a. The review and refinement of the Updated Final Draft Proposed Zoning Map is proposed to be integrated with the same process for the Draft UDO, included in Steps 6c and 6d. In addition to the informational brochure included in Step 6e, an ArcGIS StoryMap is proposed to be developed to better communicate proposed changes to the public. The Updated Final Draft Proposed Zoning Ordinance is proposed to be brought to the public for consideration in tandem with the Draft UDO at the Public Open House, Planning Board Workshop, and Board of Commissioners Workshop included in Steps 6f, 6g, and 6h. Appropriate revisions will be incorporated, and the Final Zoning Map will be delivered alongside the Final UDO in Step 6i.

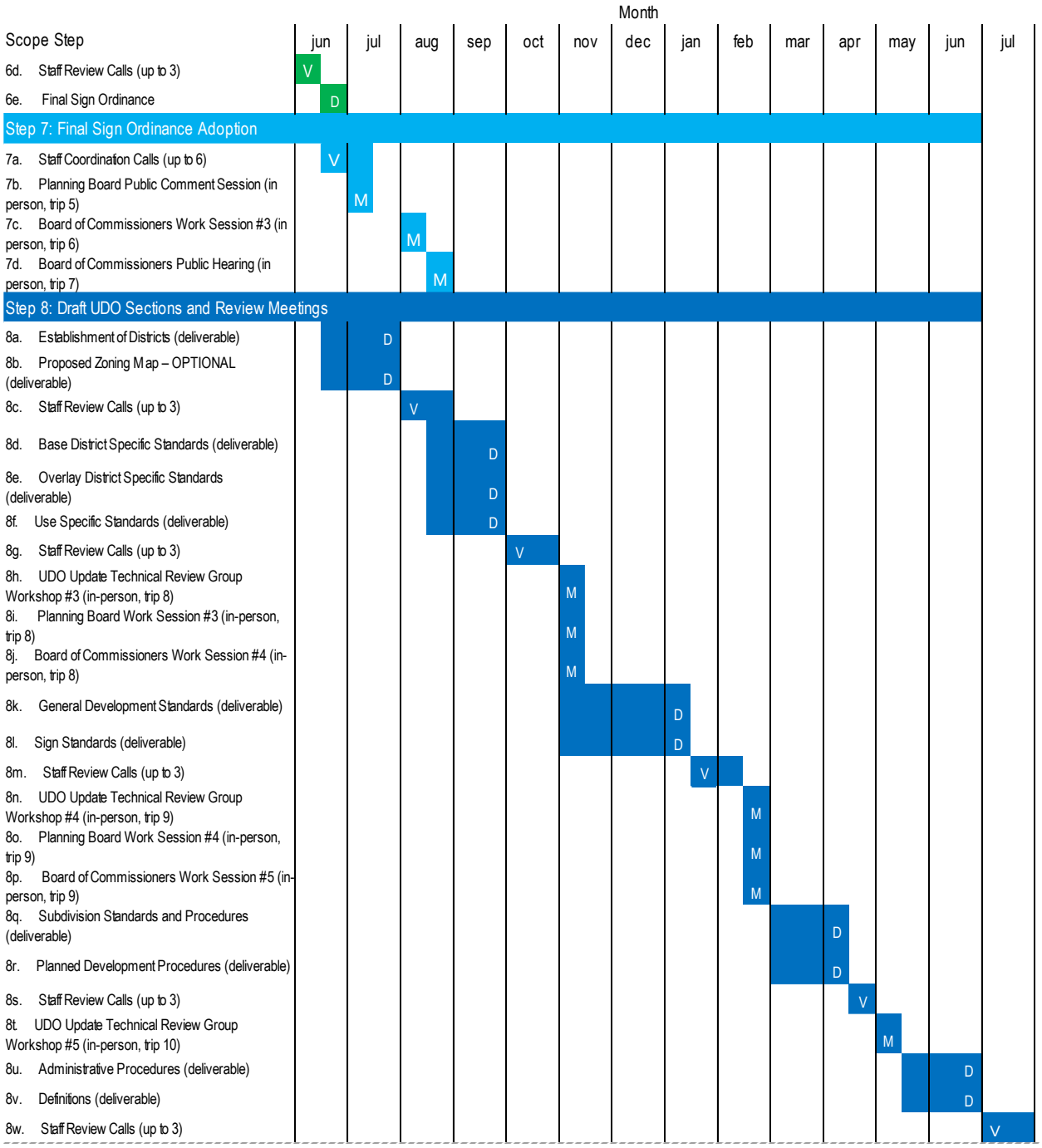
10a. Proposed Zoning Map StoryMap (deliverable)

Step 11: UDO and Zoning Map Adoption

The Final Zoning Map is proposed to be presented to the Planning Board, Board of Commissioners, and public for the formal public hearing and adoption process alongside the Final UDO.

Timeline

Scope Step	may	jun	jul	aug	sep	oct	nov	dec	jan	feb	mar	apr	may
	Month												
Step 1: Project Kick Off													
1a. Staff Coordination Call	V												
1b. UDO Update Advisory Committee Formation	V												
1c. Staff Kick Off Meeting		M											
1d. Zoning Issues Orientation Town Tour		M											
1e. Department Heads Meeting		M											
1f. Planning Board Work Session #1		M											
1g. Board of Commissioners Work Session #1		M											
Step 2: Public Engagement													
2a. UDO Update Webpage Content	D												
2b. Online Questionnaire	D												
2c. Key Stakeholder Interviews and Focus Group Discussions (up to 25)	V V	M V											
2d. UDO Update Public Workshop		M											
2e. UDO Update Technical Review Group Meeting #1 (in-person, trip 1)		M											
Step 3: Existing UDO Diagnosis and Preliminary Recommendations													
3a. Review and Assessment of Current Code													
3b. Review and Assessment of Recent Development Proposals													
3c. Plan Alignment Analysis													
3d. Regulations Testing													
3e. Best Practices Research													
3f. Existing UDO Analysis and Preliminary Recommendations Memo				D									
3g. Staff Review Calls (up to 3)				V	V V								
3h. UDO Update Technical Advisory Committee Meeting #2						M							
3i. Planning Board Work Session #2						M							
3j. Board of Commissioners Work Session #2						M							
Step 4: Sign Ordinance Outreach and Outline													
4a. Sign Ordinance Issues Discussion with Staff													
4b. Online Questionnaire													
4c. Key Stakeholder and Focus Group Follow Up Interviews (up to 6; trip 3)													
4d. Sign Ordinance Outreach Key Themes Summary													
4e. Sign Ordinance Annotated Outline													
4f. Staff Review Calls (up to 3)													
Step 5: Draft Sign Ordinance													
5a. Draft Sign Ordinance										D			
5b. Staff Review Calls (up to 3)										V V	V		
5c. Revised Draft Sign Ordinance (including supporting diagrams)												D	
Step 6: Draft Sign Ordinance Outreach and Final Sign Ordinance													
6a. Key Stakeholder and Focus Group Follow Up Interviews (up to 6; trip 4)													M
6b. Public Open House (trip 4)													M
6c. Draft Sign Ordinance Outreach Key Themes Summary													D


Month
Scope Step
jun
jul
aug
sep
oct
nov
dec
jan
feb
mar
apr
may
jun
jul
6d. Staff Review Calls (up to 3)
6e. Final Sign Ordinance
Step 7: Final Sign Ordinance Adoption
7a. Staff Coordination Calls (up to 6)
7b. Planning Board Public Comment Session (in person, trip 5)
7c. Board of Commissioners Work Session #3 (in person, trip 6)
7d. Board of Commissioners Public Hearing (in person, trip 7)
Step 8: Draft UDO Sections and Review Meetings
8a. Establishment of Districts (deliverable)
8b. Proposed Zoning Map – OPTIONAL (deliverable)
8c. Staff Review Calls (up to 3)
8d. Base District Specific Standards (deliverable)
8e. Overlay District Specific Standards (deliverable)
8f. Use Specific Standards (deliverable)
8g. Staff Review Calls (up to 3)
8h. UDO Update Technical Review Group Workshop #3 (in-person, trip 8)
8i. Planning Board Work Session #3 (in-person, trip 8)
8j. Board of Commissioners Work Session #4 (in-person, trip 8)
8k. General Development Standards (deliverable)
8l. Sign Standards (deliverable)
8m. Staff Review Calls (up to 3)
8n. UDO Update Technical Review Group Workshop #4 (in-person, trip 9)
8o. Planning Board Work Session #4 (in-person, trip 9)
8p. Board of Commissioners Work Session #5 (in-person, trip 9)
8q. Subdivision Standards and Procedures (deliverable)
8r. Planned Development Procedures (deliverable)
8s. Staff Review Calls (up to 3)
8t. UDO Update Technical Review Group Workshop #5 (in-person, trip 10)
8u. Administrative Procedures (deliverable)
8v. Definitions (deliverable)
8w. Staff Review Calls (up to 3)

Scope Step	aug	sep	oct	nov	dec	jan	feb	mar	apr	may	jun	jul	aug
8x. UDO Update Technical Review Group Workshop #6 (in-person, trip 11)	M												
8y. Planning Board Work Session #5 (in-person, trip 11)	M												
8z. Board of Commissioners Work Session #6 (in-person, trip 11)	M												
Step 10: Draft and Final UDO and MSSD													
10a. Prepare Draft UDO (deliverable)	D												
10b. Revise Draft MSSD	D												
10c. Staff Review Calls (up to 3)		V											
10d. UDO Update Technical Review Group Workshop #8 (in-person, trip 12)			V										
10e. UDO Update Informational Brochure (deliverable)			D										
10f. Draft UDO Public Open House (up to 2) (in-person, trip 12)			M										
10g. Planning Board Work Session #6 (in-person, trip 12)			M										
10h. Board of Commissioners Work Session #7 (in-person, trip 12)			M										
10i. Prepare Final UDO (deliverable)				D									
10j. Prepare Final MSSD				D									
10k. Staff Review Calls (up to 3)					V								
10l. Final UDO legal review (by Town Attorney) (deliverable)						D							
Step 11: Adoption and Implementation													
11a. Planning Board Public Comment Session (in-person, trip 13)							M						
11b. Board of Commissioners Work Session #8 (in-person, trip 14)								M					
11c. Board of Commissioners Public Hearing (in-person, trip 15)								M					

Budget

The contracted not to exceed project budget for the UDO Update project, as of the August 19 Scope and Budget Adjustments memo, is $226,565 including $209,365 in professional fees and $17,200 in direct expenses. To accommodate the updated scope presented above, the not to exceed project budget is proposed to be amended to $270,930 including $39,365 of additional professional fees and $5,000 of additional direct expenses.

	Professional Fees	Difference	Direct Expenses	Difference	Total
Original UDO Budget	$ 206,865	n/a	$ 16,200	n/a	$ 223,065
August Addendum	$ 209,365	$ 2,500	$ 17,200	$ 1,000	$ 226,565
October Addendum	$ 248,730	$ 39,365	$ 22,200	$ 5,000	$ 270,930
Original MSSD Budget	$ 111,840	n/a	$ 3,000	n/a	$ 114,840

RESOLUTION 2022-XX

RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXECUTE, ON BEHALF OF THE TOWN OF WAKE FOREST, AN AMENDMENT TO THE PROFESSIONAL SERVICES CONTRACT OF THE COMPREHENSIVE UDO (UNIFIED DEVELOPMENT ORDINANCE) AND MSSD (MANUAL OF SPECIFICATIONS, STANDARDS & DESIGN) UPDATE

WHEREAS, on March 15, 2022, the Board of Commissioners approved a resolution authorizing the execution of a contract with Houseal Lavigne Associates for the update of the Unified Development Ordinance (UDO) and Manual of Specifications, Standards & Design (MSSD); and

WHEREAS, initial steps of the project have been completed; and

WHEREAS, in order to allow for earlier adoption of updated sign regulations, an amendment to the contract is proposed to split the sign regulation update portion of the UDO update into a separate phase; and

WHEREAS, the proposed separate phase adjusts the scope, budget and timeline of contract;

BE IT RESOLVED that the governing body of the Town of Wake Forest hereby authorizes the Town Manager to execute a contract amendment as specified in Attachment 1 and for the amount of $44,365.

Adopted and effective this the 1st day of November 2022.

_____

Vivian A. Jones

Mayor

ATTEST: APPROVED AS TO FORM:

Theresa Savary	Hassan Kingsberry
Town Clerk	Town Attorney