TOWN *of*
WAKE FOREST

Planning Board
Meeting Agenda
May 09, 2023 at 6:00 PM

Notice

In accordance with the requirements of Title II of the Americans with Disability Act of 1990 (ADA), the Town of Wake Forest will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For individuals with impaired hearing, special equipment is available for use during meetings in the Town Hall Board Chambers. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the Town of Wake Forest should contact the office of ADA Coordinator Mickey Rochelle at 919-435-9455 or Deputy Town Clerk Ella Dowtin at 919-435-9436 as soon as possible, but no later than 48 hours before the scheduled event.

Cable & Online Broadcast of Planning Board Meetings

All Planning Board meetings are broadcast live on WFTV 10 beginning at 6:00 p.m. Meetings are also aired online on the Public Meetings Portal on the Town of Wake Forest website. Archived meeting videos are also provided and available for one year after the original air date.

Meeting Agendas

Planning Board meeting agendas are typically available to be viewed and downloaded by noon on the Friday prior to the second Tuesday of each month. Citizens may also receive a copy of each month's agenda via email by enrolling in the Town's free E-Notifier subscription service.

Public Comment

Those wishing to speak must first register to speak no later than 3:00 p.m. the day of the meeting. The forms to register to speak and provide written comments are available at https://www.wakeforestnc.gov/ph.

At the appropriate time, the Planning Board Chair will acknowledge those persons who have registered to speak. They will be called upon in the order registered. Speakers will address the Board as a whole, from the podium at the front of the room, and begin their remarks by stating their name and address. At the end of public comment, the Chair may summarize the discussion from the public comment. While not required, the Chair may ask staff or the applicant to respond. Speakers

needing additional information or questions answered will be contacted by the Deputy Town Clerk and provided contact information for the appropriate staff person.

Unless otherwise indicated by the Chair, individual comments shall be limited to three minutes. Groups are encouraged to designate a lead speaker on their behalf, and when addressing the Board, the speaker must first identify the group they are representing and will be given no more than ten minutes to give comments. Once comments have been made, speakers cannot speak again, unless specifically called upon by the Chair. The Chair may, at his/her discretion, interrupt public comment and elect to continue it to another meeting due to, among other reasons, the lateness of the hour or to allow consideration of other items on the agenda.

When public comment sessions are continued from previous meetings, previous individuals that have spoken, either representing themselves or a group, cannot speak at a continued public comment session, unless specifically called upon by the Chair. Additionally, speakers cannot both represent themselves individually and speak on behalf of a group throughout public comment periods, even if held over multiple sessions.

1.Call to Order

2.Adoption of Agenda

3.Approval of Minutes

3.A. Draft April 11, 2023 PB Meeting Minutes
4-11-2023 Planning Board Minutes .pdf

4.Presentations

5.Old Business with Public Comment

6.Old Business

7.New Business with Public Comment

7.A. Consideration of LEGISLATIVE CASE RZ-22-07, Amavi, a rezoning filed by McAdams Company to rezone 44.42± acres located at 0 and 1121 Jenkins Road and 12621 and 12631 Capital Boulevard, being Wake County Tax PINs 1831764251, 1831852918, 1831853681, and 1831855861 from General Residential 3 (GR3), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O) to General Residential 10 Conditional District (GR10-CD), Neighborhood Business Conditional District (NB-CD), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O).

RZ-22-07 Staff Report.pdf
Attachment A - Neighborhood Meeting Information.pdf
Attachment B - Application.pdf
Attachment C - Maps.pdf
Attachment D - Plan Consistency Analysis.pdf
Attachment E - Traffic Impact Analysis Executive Summary and NCDOT Review Report.pdf
Exhibit 1 - Proposed Conditional District Plan.pdf

7.B. Consideration of LEGISLATIVE CASE RZ-22-10, Burlington Mills at Capital Blvd. SE, a conditional rezoning request filed by GGP Wake Forest LLC, to rezone 16.87 acres located at 0 Burlington Mills Road, being Wake County Tax PIN 1738487937, from Conditional Use Highway Business (CU-HB) and Special Highway 1 Overlay (SH1-O) to Residential Mixed-Use Conditional District (RMX-CD) and Special Highway 1 Overlay (SH1-O), and 2.99 acres located at 0 Burlington Mills Road, being Wake County Tax PIN 1738595101, from Conditional Use Highway Business (CU-HB) to Highway Business Conditional District (HB-CD).
RZ-22-10 Staff Report.pdf
Attachment A - Neighborhood Meeting Information.pdf
Attachment B - Application.pdf
Attachment C - Maps.pdf
Attachment D - Applicable CU HB District Regulations.pdf
Attachment E - TIA Executive Summary Addendum and NCDOT Report Review.pdf
Attachment F - Plan Consistency Analysis.pdf
Exhibit 1 - Proposed Master Plan.pdf

7.C. Consideration of LEGISLATIVE CASE RZ-22-09, Burlington Mills Mixed-Use, a rezoning filed by The Site Group, PLLC to rezone 10.46± acres located at 3133 Burlington Mills Road and 8993 Ligon Mill Road, being Wake County Tax PINs 1749007207 and 1749006732 from Rural Holding District (RD) to Residential-Mixed Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD).
RZ-22-09 Staff Report.pdf
Attachment A - Neighborhood Meeting Information.pdf
Attachment B - Application.pdf
Attachment C - Maps.pdf
Attachment D - Plan Consistency Analysis.pdf
Attachment E - Traffic Impact Analysis Executive Summary and NCDOT Review Report.pdf
Exhibit 1 - Proposed Conditional District Plan.pdf

8.New Business

9.Staff Comments

10.Planning Board Comments

11.Adjournment

Planning Board Agenda Item Report

Agenda Item No.: 2023-148-
Submitted by: Courtney Tanner
Submitting Department: Planning
Meeting Date: May 9, 2023

SUBJECT
Draft April 11, 2023 PB Meeting Minutes

Recommendation:

Item Summary:

ATTACHMENTS
- 4-11-2023 Planning Board Minutes .pdf

Wake Forest Planning Board
Minutes

The Wake Forest Planning Board met on **Tuesday, April 11, 2023,** at **6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Planning Board Members present: Karin Kuropas, Michael Siderio, Michael Almquist, Michael Hickey, Lindsey Humphreys, and Sheila Bishop

Planning Board Members absent: Christopher Joyner

Staff Members present: Planning Director Courtney Tanner, Assistant Planning Director Jennifer Currin, Town Attorney Hassan Kingsberry, Planner I – Long Range Planning Antione Jordan, Long Range Planning Manager Brad West, and Deputy Town Clerk Ella Dowtin

1. Call to Order

Chair Kuropas called the meeting to order at 6:00 p.m.

2. Adoption of Agenda

ACTION:
Mover: Michael Hickey moved to adopt the agenda as presented.
Seconder: Michael Siderio.
Vote: Motion carried 6-0.

3. Approval of Minutes

ACTION:
Mover: Michael Hickey moved to approve February 14, 2023; minutes as presented.
Seconder: Michael Almquist.

Vote: Motion carried 6-0.

4. Presentations

No Presentations presented.

5. Old Business with Public Comment

No Old Business with Public Comment presented.

6. Old Business

No Old Business presented.

7. New Business with Public Comment

7. A. Consideration of LEGISLATIVE CASE CPA-23-01, 0 Heritage Lake Road, a Comprehensive Plan Amendment filed by the Town of Wake Forest to amend 2.64± acres located at 0 Heritage Lake Road, being Wake County Tax PIN 1850066925 from unclassified to Neighborhood Commercial

Planner I- Long Range Planning Antione Jordan provided staff report for Case CPA-23-01, 0 Heritage Lake Road, a Comprehensive Plan.

Discussion
Michael Hickey asked why this parcel was unclassified.

Planner 1 – Long Range Planning Antione Jordan responded that it was accidentally omitted during the Community Plan update.

Mr. Hickey asked if this is at the owner's request or the owner of the land.
Mr. Jordan responded the Town is the applicant; we are identifying the land use on the land use map.

Michael Siderio asked are they going to change this from residential to commercial.
Mr. Jordan responded the zoning will stay the same, we are just updating the land use map.

Mr. Siderio asked if someone buys that parcel will it change to commercial land.
Mr. Jordan responded no it will remain GR-10.

Lindsey Humphreys asked if it won't be zoned commercial land, then how does it support priority two in the strategic plan - goal five, which encourages and supports entrepreneurial small businesses?
Mr. Jordan responded the neighborhood commercial designation allows us to guide the development of the area, it doesn't change the zoning unless someone requests that the zoning be changed. The purpose of updating the land map is to identify that parcel as neighborhood commercial land.

Public Comment

Rev. Kenneth Steigler – 159 West Holding Ave. Wake Forest NC – spoke concerning the National Day of Prayer.

Public session closed.

ACTION:
Mover: Michael Siderio moved to approve CPA-23-01.
Seconder: Lindsey Humphreys.
Vote: Motion carried 6-0.

8. New Business

No New Business Presented.

9. Staff Comments

Planning Director Tanner asked the board to mark their calendars for Thursday, May 25, 2023 –Unified Development Ordinance (UDO) Open House at the Renaissance Center from 11 am – 1 p.m. and 6:30 – 8:30 p.m. You are required to attend at least one of the sessions. There will be a Planning Board Special Work Session on May 24, 2023, at 6:00 p.m related to the same topic that will be presented to the public at the open house; you are required to attend. Ms. Tanner provided a high level overview on land acquisition questions and how to answer them; one of the most popular questions is – how do we decide what we purchase and build? The answer would be to look at all the

adopted plans, such as the Strategic Plan, Community Plan, Northeast Community Plan, Parks and Recreation Plan, and Public Art Plan. All those drive certain requests that then go into Capital Improvement Plan (CIP) which thinks ahead five years; . The Town encourages citizens to attend the CIP and budget meetings. The Planning Director offered to provide more education on this subject by speaking with the board individually or providing a presentation on the CIP.

10. Planning Board Comments

No Planning Board Comments Presented.

11. Adjournment

ACTION:
Mover: Michael Hickey moved to adjourn at 6:27 p.m.
Seconder: Michael Siderio.
Vote: Motion carried 6-0.

Duly approved in open session this day of May 9, 2023.

Ella Dowtin	Karin Kuropas
Deputy Town Clerk	Planning Board Chair

Planning Board Agenda Item Report

Agenda Item No.: 2023-132-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: May 9, 2023

SUBJECT
Consideration of LEGISLATIVE CASE RZ-22-07, Amavi, a rezoning filed by McAdams Company to rezone 44.42± acres located at 0 and 1121 Jenkins Road and 12621 and 12631 Capital Boulevard, being Wake County Tax PINs 1831764251, 1831852918, 1831853681, and 1831855861 from General Residential 3 (GR3), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O) to General Residential 10 Conditional District (GR10-CD), Neighborhood Business Conditional District (NB-CD), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O).

Recommendation:

Item Summary:

ATTACHMENTS
- RZ-22-07 Staff Report.pdf
- Attachment A - Neighborhood Meeting Information.pdf
- Attachment B - Application.pdf
- Attachment C - Maps.pdf
- Attachment D - Plan Consistency Analysis.pdf
- Attachment E - Traffic Impact Analysis Executive Summary and NCDOT Review Report.pdf
- Exhibit 1 - Proposed Conditional District Plan.pdf

TOWN of WAKE FOREST

Staff Report
Case RZ-22-07: Amavi Conditional District

Meeting Date	May 9, 2023
Requested Actions	Consideration of the following items related to the Conditional Zoning Map Amendment request for 0 and 1121 Jenkins Road and 12621 and 12631 Capital Boulevard: 1. Act on Plan Consistency Statement 2. Rezone 44.42 acres on the Town of Wake Forest Zoning Map from General Residential 3 (GR3), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O) to General Residential 10 Conditional District (GR10-CD), Neighborhood Business Conditional District (NB-CD), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O).
Case Manager	Patrick Reidy, Senior Planner – Development Services

PUBLIC MEETINGS

Neighborhood Meetings	Public Comment Session	Public Hearing (tentative)
August 31, 2022 February 1, 2023 *(See Attachment A)*	May 9, 2023	June 20, 2023

CASE INFORMATION

Applicant	McAdams Company C/O Laura Holloman 2905 Meridian Parkway Durham, NC 27713
Developer	Mill Creek Residential C/O Lucas Shires 1001 Morehead Square Drive, Suite 300 Charlotte, NC 28203

Property Owners	E Hunt III LLC C/O William Andrews 1121 Jenkins Road Wake Forest, NC 27587 William and Emily Andrews 1121 Jenkins Road Wake Forest, NC 27587 Elizabeth Holding 12621 Capital Boulevard Wake Forest, NC 27587 SW Capital LLC 12631 Capital Boulevard Wake Forest, NC 27587
Location	Southwest corner of Jenkins Road and US-1
Addresses	0 and 1121 Jenkins Road and 12621 and 12631 Capital Boulevard
Wake County Tax PIN(s)	1831764251, 1831852918, 1831853681, and 1831855861
Acreage	44.42± acres
Zoning	Existing: General Residential 3 (GR3), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O) Proposed: General Residential 10 Conditional District (GR10-CD), Neighborhood Business Conditional District (NB-CD), Falls Lake Watershed Management Area Overlay (FL-WMA), and Special Highway 1 Overlay (SH1-O)
Land Use	Existing: Dwelling – Single Family Proposed: Dwelling – Multifamily (217 units maximum)
Future Land Use Map	Existing: Conventional Residential and Neighborhood Commercial; Activity Center; Residential Area Plan #3 Proposed: Conventional Residential and Neighborhood Commercial
Corporate Limits	This application is in the Town's Corporate Limits and extra-territorial jurisdiction.

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Community Plan Maps. See pages 37 and 40 in the Community Plan for a description of the Conventional

Residential and Neighborhood Commercial land use designations. See pages 48 and 51 in the Community Plan for a description of the Activity Center and Residential Areas Plan.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Dwelling – Single Family (Riverstone and others not in subdivisions); Bank (State Employees Credit Union); Open Space (Riverstone); ROW (Jenkins Road)	Conditional Use General Residential 3 (CU GR3); General Residential 3 (GR3); Conditional Use Neighborhood Business (CU NB)
South	Dwelling – Single Family (St. Ives) Open Space (St. Ives); Religious Institution (Wake Forest Presbyterian Church); Vacant	General Residential 3 (GR3); Residential Mixed-Use Conditional District (RMX CD)
East	Religious Institution (Wake Forest Presbyterian Church); ROW (US-1); General Commercial greater than 100,000sf (Wake Forest Crossing)	General Residential 3 (GR3); Highway Business (HB)
West	Dwelling – Single Family	Wake County's Residential 40W (R-40W)
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 (GR-10)	Required:	10% or 3.56 acres
	Proposed:	18.6% or 6.60 acres
	Summary:	The proposed Master Plan **complies** with the minimum open space percentage requirement in the UDO.
Park Space (GR10)	Required:	2.5% or 0.89 acres
	Proposed:	4.57% or 1.63 acres
	Summary:	The proposed active recreation uses are outlined in Attachment B, Condition #25. The proposed Master Plan **complies** with the minimum park space percentage requirement in the UDO.

Active Recreation (GR10)	Required:	25% of park space or 0.41 acres
	Proposed:	26.1% of park space or 0.43 acres
	Summary:	The proposed active recreation uses are outlined in Attachment B, Conditions #26 and 27. The proposed Master Plan **complies** with the minimum active recreation space percentage requirement 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 a 12" water line located along Jenkins Road. It is also served by an 8" sewer line located on the south end of the property that will be extended through the project. The developer is also committing to the responsibility of abandoning an existing 2" sewer line serving Wake Forest Presbyterian Church and providing a new connection to the extended 8" sewer main (See Attachment B, Condition #33).
	Summary:	The proposed Master Plan **complies** with the public utility requirements in the UDO.
Parking	Required:	Per UDO Chapter 9.4, the parking requirement for dwelling-multifamily is 1.8 spaces per unit or 391 parking spaces. The bike parking requirement for Dwelling – Multifamily is 2 per 40 auto spaces or 24 bike spaces; 1 per 30 units for recreation space or 8 spaces; and 4 spaces per ¼ acre of park space or 27 spaces for a total of 29 spaces.
	Proposed:	The applicant is proposing to provide 461 parking spaces through off-street, parallel, and perpendicular parking spaces. The applicant is proposing to provide at least 60 bike parking spaces. The final locations will be determined at the time of Construction Plan review.
	Summary:	The proposed Master Plan **complies** with the minimum parking requirements in the UDO.
Roads	Required:	The Comprehensive Transportation Plan (CTP) identifies Jenkins Road as a minor thoroughfare with a 2A road cross-section (ultimate 2 lane undivided) and the Wake Union Church Road extension as a collector with a US-1 Service Road cross-section (ultimate 3 lane undivided) through the site in accordance with the NCDOT U-5307 project for US-1. Based on the number of units proposed, the UDO required a Transportation Impact Analysis (TIA).

Proposed: The proposed Master Plan (Exhibit 1, Sheet C0.00) complies with the two-lane undivided 2A cross-section for Jenkins Road and the US-1 Service Road cross-section for Wake Union Church Road.

A TIA was provided for the project (Attachment E). The improvements required to mitigate the impact of the development are:

Jenkins Road/Stadium Drive and US-1

- Convert the intersection to a reduced conflict intersection (superstreet) with side streets restricted to right turns only.
- Provide a new exclusive eastbound right-turn lane with approximately 500 feet of storage and appropriate taper length. The right turn taper is anticipated to begin immediately east of Site Drive 1.
- Stripe the eastbound approach of Jenkins Road to provide dual right turn lanes.
- Restripe the westbound approach of Stadium Drive to provide dual right turn lanes.
- Extend the existing northbound left-turn lane on US Highway 1 to provide a minimum of 450 feet of storage plus appropriate deceleration and taper length.
- Modify the existing traffic signal to accommodate the new configuration and coordinate the signal with the new U-turn intersections.

Northern U-Turn/US-1

- Construct a new northbound U-turn lane on US Highway 1 with a minimum of 425 feet of storage and appropriate deceleration and taper.
- Construct a bulb out on US Highway 1 to accommodate U-turning vehicles.
- Install a traffic signal at the intersection with wooden poles and coordinate the new traffic signal with the intersection at US Highway 1 and Jenkins Road / Stadium Drive.

Southern U-Turn/US-1

- Construct a new southbound U-turn lane on US Highway 1 with a minimum of 425 feet of storage and appropriate deceleration and taper. Depending on the exact location of the new U-turn, it may be ideal to start the taper for the southbound U-turn lane at/near the intersection with Jenkins Road.
- Construct a bulb out on US Highway 1 to accommodate U-turning vehicles.
- Install a traffic signal at the intersection with wooden poles and coordinate the new traffic signal with the intersection at US Highway 1 and Jenkins Road / Stadium Drive.

Jenkins Road/Site Drive 1

- Construct Site Drive 1 with one ingress and one egress lane.

		• Provide an exclusive westbound left-turn lane on Jenkins Road with a minimum of 250 feet of storage and appropriate deceleration and taper length if necessary. The existing left turn lane on Jenkins Road can be utilized for this improvement since US 1/Jenkins Road will be converted to a superstreet/reduced conflict intersection (RCI). The left turn lane can be marked as a Two-Way Left Turn Lane (TWLTL) since there are other driveways along Jenkins Road (SECU). • Provide stop-control for the northbound approach. <u>Jenkins Road and Chillmark Avenue/Site Drive 3</u> • Construct Site Drive 1 with one ingress and one egress lane. • Provide an exclusive westbound left-turn lane on Jenkins Road with a minimum of 50 feet of storage and appropriate deceleration and taper length. • Provide stop-control for the northbound approach. <u>Wake Union Church Road/Agora Drive and US-1</u> • Convert the intersection to a reduced conflict intersection (superstreet) with side streets restricted to right turns onto US Highway 1. • Construct new exclusive U-turn lanes and median openings on US Highway 1 north of the intersection and south of the intersection. The developer has offered rezoning condition #31 that requires the TIA improvements. The developer is planning to revise the condition after the Planning Board meeting to state that they will provide metal poles at the U-turns on US-1.
	Summary:	The proposed Master Plan **complies** with the minimum roadway infrastructure requirements in the UDO.

PROPOSED MODIFICATIONS OF BASE GENERAL RESIDENTIAL 10/NEIGHBORHOOD BUSINESS ZONING DISTRICT STANDARDS

Article 2.2.5.B.2 Lot Width at Front Setback (min)	
Required:	50’ minimum lot width at Front Setback
Proposed:	The minimum lot width of 50’ shall not be applicable to this development.
Article 2.4.3.C&D Dimensional Standards Requirements	
Required:	50’ average buffer adjacent to US-1; 100’ building setback adjacent to US-1; 50’ parking setback adjacent to US-1
Proposed:	25’ average buffer adjacent to US-1; 50’ building setback adjacent to US-1; 25’ parking setback adjacent to US-1

Article 4.3.3 Dimensional Standards Requirements	
Required:	A building, structure or lot shall not be developed, used or occupied unless it meets the minimum setback requirements for the land development or overlay district in which it is located.
Proposed:	The buildings erected within this development shall not be subject to the traditional yard requirements and shall only be subject to a building separation requirement of 6 feet.
Article 5.5.6&7 Apartment Building Design Standards (Materials and Additional Multifamily Design Standards)	
Required:	Building Wall (5.5.6.A), Roof Materials (5.5.6.B), Materials Colors (5.5.6.C), Submittals (5.5.6.D), Building Entrances (5.5.7.A), Balconies and Patios (5.5.7.B), Upper Story Pedestrian Access (5.5.7.C), Multiple Buildings (5.5.7.D), Mass and Scale (5.5.7.E), and Utilities and Screening (5.5.7.F) Requirements.
Proposed:	The multifamily development shall comply with UDO Sections 5.5.6.B, C, and D and 5.5.7.F. All other multifamily design standards including other standards within UDO Section 5.5.6 and 5.5.7 shall not apply.

See Attachment B for proposed zoning conditions.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed zoning map amendment request is 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 Resources 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. The applicant has proposed to provide public art for the development (See condition #30 of Attachment B).

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.

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: Plan Consistency Analysis
Attachment E TIA Executive Summary and NCDOT Review Report

EXHIBITS

Exhibit 1: Proposed Conditional District Plan

Parker Poe

Collier R. Marsh
Partner
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Direct Fax: 919.835.4552
colliermarsh@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, D.C.

August 19, 2022

Re: Notice of Neighborhood Meeting

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on August 31, 2022, at 6:00PM at the Joyner Park Community Center, located at 701 Harris Road, Wake Forest, NC 27587. The purpose of the meeting is to discuss RZ-22-07, a requested rezoning of four parcels of land located at 0 Jenkins Road (PIN: 1831764251), 1121 Jenkins Road (PIN: 1831852918), 12621 Capital Boulevard (PIN: 1831853681), and 12631 Capital Boulevard (PIN: 1831855861) (collectively, the "Site"). The Site is currently zoned General Residential-3 – w/ Special Highway US-1 Overlay District (GR3 – w/ SH1-0). This proposal would rezone the Site to General Residential-10-Condtional District (GR10-CD) and Neighborhood Business-Conditional District (NB-CD) to allow for the construction of a single-family cottage court community and accompanying neighborhood business uses. During the meeting, the applicant will describe the nature of the proposed rezoning request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcels; and (2) a copy of the master site plan.

Prior to the legislative public hearing of any rezoning application, the Town of Wake Forest requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning. Any landowner who is interested in learning more about this project is invited to attend. This project will be taken up for future consideration by the Town's Planning Board for a public comment session and the Town's Board of Commissioners for a public hearing. You will be receiving a notices from the Town regarding the public comment session and public hearing at later dates.

If you have any questions about this rezoning, please contact me at (919) 835-4663 or via email at colliermarsh@parkerpoe.com.

Thank you,

Collier R. Marsh

0; 1121 Jenkins Road and 12621; 12631 Capital Boulevard

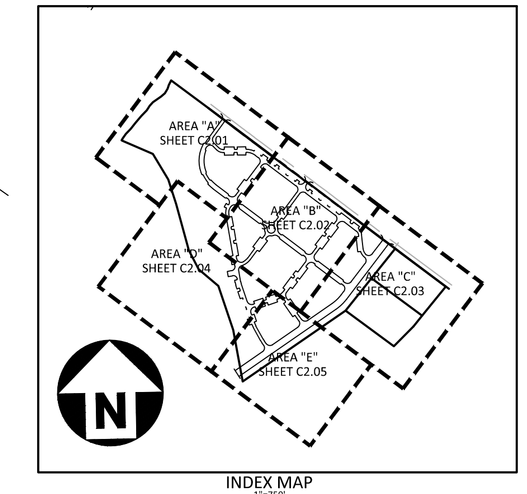
N

0 400 800 1600 ft

1 inch equals 800 feet

Vicinity Map

Disclaimer
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*



INDEX MAP
1"=750'

SITE DATA TABLE

3 BEDROOM UNITS =	75 (35.5%)
2 BEDROOM UNITS =	94 (44.5%)
1 BEDROOM DUPLEX =	21 DUPLEX or 42 UNITS (20%)
TOTAL UNITS =	211
PARKING GARAGES =	9 (45 Spaces)
PARKING SPACES =	416
TOTAL PARKING SPACES =	461(2.18 SPACES/LOT)

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- TYPE A, TYPE B, TYPE C — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- WETLAND
- PERIMETER BUFFER
- TREE SAVE
- OPEN SPACE
- PARK SPACE

N

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

MCRT SFR INVESTMENTS LLC
1710 CAMDEN ROAD, SUITE 5
CHARLOTTE, NORTH CAROLINA 28203

AMAVI WAKE FOREST
MASTER SITE PLAN
1121 JENKINS ROAD
WAKE FOREST, NORTH CAROLINA, 27587

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	MCR-21001
FILENAME	MCR21001-0AS1
CHECKED BY	JM
DRAWN BY	BB
SCALE	1"=100'
DATE	07. 08. 2022

SHEET

OVERALL SITE PLAN

C2.00

M:\Projects\MCR\MCR21001\04-Production\Engineering\Current Drawings\MCR21001-OAS1.dwg, 7/8/2022 12:59:12 PM, Brandon Bielat

Amavi Wake Forest Rezoning -- 500ft Property Owner List

OWNER	ADDR1	ADDR2	ADDR3
ADAMS FRY DEVELOPMENTS LLC	909 S MAIN ST	WAKE FOREST NC 27587-9277	
ADAMS, ASHLEE B	247 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
ALLEN, KENNETH RAY	1325 JENKINS RD	WAKE FOREST NC 27587-9069	
ANDREWS, EMILY H ANDREWS, WILLIAM P	1121 JENKINS RD	WAKE FOREST NC 27587-9064	
BARKER, KENNETH J BARKER, JACQUELINE S	100 TENBRIDGE CT	WAKE FOREST NC 27587-5332	
BILLAND, MICHAEL KENNETH BILLAND, KATHERINE E	231 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
BRIDGES, SARAH G	12737 WAKE UNION CHURCH RD	WAKE FOREST NC 27587-9743	
BUTTERFLY HOLDINGS LLC E HUNT II LLC	1121 JENKINS RD	WAKE FOREST NC 27587-9064	
CARLTON, MACIO III	1212 JENKINS RD	WAKE FOREST NC 27587-9066	
CHAPPELL, CARLTON E KRUSSOW, LESLIE CHAPPELL	1204 JENKINS RD	WAKE FOREST NC 27587-9066	
CLAUDIO, CINNAMON A CLAUDIO, ALEXI DAVID	242 BISHOP FALLS RD	WAKE FOREST NC 27587-1313	
CONLEY, JOHN T CONLEY, LYNN G	2525 CANONBIE LN	WAKE FOREST NC 27587-8766	
CRENSHAW, ANDREW THOMAS CRENSHAW, AMY P	227 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
DANIEL, TIMOTHY T DANIEL, PAMELA H	1218 CHILMARK AVE	WAKE FOREST NC 27587-5335	
DEVITA, THOMAS S DEVITA, MAYA G	234 CAPELLAN ST	WAKE FOREST NC 27587-1309	
DUTT LODGING LLC	ATTN:PROPERTY TAX DEPT	PO BOX 695019	ORLANDO FL 32869-5019
E HUNT III LLC	WILLIAM P ANDREWS	1121 JENKINS RD	WAKE FOREST NC 27587-9064
ECKHARDT, SAM E ECKHARDT, ALICIA C	1221 CHILMARK AVE	WAKE FOREST NC 27587-5336	
ELLWANGER, MARK BERNARD ELLWANGER, KARI LAUREN	234 BISHOP FALLS RD	WAKE FOREST NC 27587-1313	
FITZGERALD, PATRICK FITZGERALD, DEBORAH	1216 JENKINS RD	WAKE FOREST NC 27587-9066	
FOSTER, DAVID M FOSTER, CARRIE A	7617 HEURISTIC WAY	WAKE FOREST NC 27587-9000	
GORE, TODD GORE, CYNTHIA	250 CAPELLAN ST	WAKE FOREST NC 27587-1309	
HELASH, KEVIN HELASH, MICHELLE	242 CAPELLAN ST	WAKE FOREST NC 27587-1309	
HILL, DUSTIN E. HILL, KRISTINE M.	1308 FLEMMING HOUSE ST	WAKE FOREST NC 27587-4620	
HOLDING, ELIZABETH HUNT	12621 CAPITAL BLVD	WAKE FOREST NC 27587-5359	
HOLLEY, KENNETH E TRUSTEE HOLLEY, BELINDA M TRUSTEE	247 CAPELLAN ST	WAKE FOREST NC 27587-1310	
HOWE, ROY T HOWE, BEVERLY J	108 TENBRIDGE CT	WAKE FOREST NC 27587-5332	
HOWELL, ALBERTO S HOWELL, DIANNA	1225 CHILMARK AVE	WAKE FOREST NC 27587-5336	
KIRCHER, MARY L YOUNG, THOMAS H	1217 CHILMARK AVE	WAKE FOREST NC 27587-5336	
LANDON CUSTOM BUILDING, INC	PO BOX 1061	WAKE FOREST NC 27588-1061	
LARSEN, LINDA M	235 CAPELLAN ST	WAKE FOREST NC 27587-1310	
LATVALA, ROBERT J LATVALA, TRACY N	230 BISHOP FALLS RD	WAKE FOREST NC 27587-1313	
MARTIN, PHILLIP MARTIN, VICTORIA	243 CAPELLAN ST	WAKE FOREST NC 27587-1310	
MASSEY, ANDREW LEE II MASSEY, RENE P	7605 SOUTHWICK CT	WAKE FOREST NC 27587-8716	
MILLRIDGE INVESTMENTS INC	909 S MAIN ST	WAKE FOREST NC 27587-9277	
MITCHELL, ELIZABETH C TRUSTEE	PO BOX 1335	WAKE FOREST NC 27588-1335	
MKC DEVELOPMENT COMPANY LLC	WEATHERSPOON & VOLTZ LLP	3700 GLENWOOD AVE STE 250	RALEIGH NC 27612-5540
MOBRATEN, SARAH L MOBRATEN, JASON M	112 TENBRIDGE CT	WAKE FOREST NC 27587-5332	
MONTGOMERY, MARK A MONTGOMERY, CYNTHIA L	101 TENBRIDGE CT	WAKE FOREST NC 27587-5332	
NICHOLS, GRANT K NICHOLS, BONNIE S	243 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
PALUCH, EDWARD T PALUCH, AUTUMN P	238 BISHOP FALLS RD	WAKE FOREST NC 27587-1313	
PENNA, STEVEN PAUL PENNA, LEA ELIZABETH	104 TENBRIDGE CT	WAKE FOREST NC 27587-5332	
P.P.M., INC.	11010 RAVEN RIDGE RD	RALEIGH NC 27614	

RIVERSTONE HOMEOWNERS ASSOCIATION, INC.	1117 CHILLMARK AVE	WAKE FOREST, NC 27587	
RUSSELL, RENO RUSSELL, LAKEYA	1209 CHILMARK AVE	WAKE FOREST NC 27587-5336	
RUSSO, MICHAEL R RUSSO, MARIA L	246 CAPELLAN ST	WAKE FOREST NC 27587-1309	
SMITH, RICHARD C SMITH, CYNTHIA M	7605 HEURISTIC WAY	WAKE FOREST NC 27587-9000	
SOUTHEASTERN BAPTIST THEO	240 N WINGATE ST	WAKE FOREST NC 27587-2343	
SRA WAKE FOREST LLC	5345 PINE TREE DR	MIAMI BEACH FL 33140-2143	
STATE EMPLOYEES CREDIT UNION	PO BOX 26807	RALEIGH NC 27611-6807	
STORUS, MALLORY BROOKS DEUTS STORUS, KEVIN	239 CAPELLAN ST	WAKE FOREST NC 27587-1310	
STYLES, JACK B STYLES, JUANITA L	2524 CANONBIE LN	WAKE FOREST NC 27587-9010	
SW CAPITAL LLC	12631 CAPITAL BLVD	WAKE FOREST NC 27587-5359	
SWINDELL, KEVIN J SWINDELL, BERNADINE F	1213 CHILMARK AVE	WAKE FOREST NC 27587-5336	
TAYBRON, COREY L TAYBRON, STARR M	223 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
VIGARI, VINCENT F GALLOWAY, KAY C	7608 HEURISTIC WAY	WAKE FOREST NC 27587-9000	
WAKE FOREST CROSSING OWNER LLC	RYAN PTS DEPT 800	PO BOX 460169	HOUSTON TX 77056-8169
WAKE FOREST PARTNERS LLC	PO BOX 1268	MARCO ISLAND FL 34146-1268	
WAKE FOREST PRESBYTERIAN CHURCH	12605 CAPITAL BLVD	WAKE FOREST NC 27587-7490	
WAKE FOREST PRESBYTERIAN CHURCH (USA)	12605 CAPITAL BLVD	WAKE FOREST NC 27587-7490	
WARD, ERIC T PORTER, JONI RAE	1200 JENKINS RD	WAKE FOREST NC 27587-9066	
WEINGARTEN/INVESTMENTS INC	KIMCO REALTY	500 N BROADWAY STE 201	JERICHO NY 11753-2122
WILKINS, CHRISTOPHER WILKINS, LARA	239 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
YOUNG, KENT E	5220 COTTAGE OAKS LN	RALEIGH NC 27616-6176	

Town of Wake Forest

Neighborhood Meeting Attendance Sheet

Name	Address	Email
Ann Garrett	1132 Chilmark	ann.o.garrett@gmail.com
Debbie & Pat Fitzgerald	1216 Jenkins Road	fitz365@hotmail.com
Louis Engel	WFPC	louisengel@me.com
Dora Pearce	309 Berwick Court Wake Forest, NC 27687	
Macio Carlton	1212 Jenkins Road	ukool@hotmail.com
Bill Young	1208 Jenkins Road	bfy1934@hotmail.com
Holly & John Sibilia	308 Capellan Street	classic60z@hotmail.com
Margaret Watkins	407 Belmellen Court	mpwatkins@alumni.peace.edu
Karen Mallo	312 Bishop Falls Road	tkmallo95@gmail.com
Alberto Howell	1225 Chilmark Avenue	a.d.howell@verizon.net
Wanda Mukherjee	1208 Chilmark Avenue	train2study@gmail.com
Bill & Emily Andrews	1121 Jenkins Road Wake Forest, NC 27587	

Mary Kircher	1217 Chilmark Avenue	mkircher@nc.rr.com
Kristi Hill	235 Bishop Falls Road	kristihill2000@yahoo.com
Chris Wilkins	239 Bishop Falls Road Wake Forest, NC 27687	
Amy Crenshaw	227 Bishop Falls Road	apcrenshaw@gmail.com
Ken & Belinda Holley	247 Capellan Street	ke.bm.holley@gmail.com
Kevin Sharpe	Wake Forest Pres Church 12805 Capital Blvd.	kevin@southernseedsinc.com
Andy & Rene Massey	1242 Jenkins Road	andyrenemassey@gmail.com
Katie Billand	231 Bishop Falls Road	dennis.kate@gmail.com
Karen Dattito	250 Bishop Falls Road	karen.dattito@yahoo.com

RZ-22-07 Amavi Wake Forest Neighborhood Meeting Minutes

Date: August 31, 2022

Location: Joyner Community Center

Time: 6-8pm

Project Team Present: Collier Marsh, Parker Poe; Laura Holloman, McAdams; Joe DeStasio, Mill Creek Residential

Collier Marsh began by introducing the project team, gave an overview of the rezoning process, and then described the proposed rezoning. The floor was then opened to questions from the attending neighbors. The following is a summary of the questions asked by neighbors and the project team's responses:

1) Will you be sending out meeting minutes to everyone?

Answer: We will send the meeting minutes to everyone that provides an email address on the sign-in sheets.

2) You stated (in project overview) the products would primarily be single-family detached, where are those located on the plan and what is the percentage breakdown of each product? Where are the duplexes located?

Answer: The applicant team identified the locations of the different product types on the concept plan. Current plans call for 161 single-family detached homes and 28 duplex buildings.

3) What is the number of access points and traffic lights for the project?

Answer: The project will have two access points from Jenkins Road. The residential district will also have two access points from Wake Union Church Road and the neighborhood business district will also have access from Wake Union Church Road with the final number still to be determined. These access points will not be signalized.

4) Riverstone residents have been told that the stream location would prohibit an access point on the subject property lining up with Chilmark Ave, yet we see it on the plans, how is that possible? Neighbors are concerned with cut-thru traffic on Chilmark Drive and with safety at that access point. Can you revise your plan so that the access point does not align with Chilmark Drive?

Answer: Our analysis indicates that an access point to our site can line up with Chilmark Ave and that alignment of those two streets is a safer configuration. Our team appreciates neighbor concerns about cut-through traffic and the alignment of the two streets, and we will evaluate possible solutions.

5) Would developer consider providing a roundabout at our access point with Chilmark on Jenkins Road?

Answer: We will work with our traffic engineer, the Town, and the NCDOT to evaluate ways to improve the intersection with Chilmark Ave.

6) Will this project be reducing the speed limit on Jenkins Road to 35 MPH?

Answer: No.

7) I live on Jenkins Road, and I'm concerned about you or the Town coming back later to take my property to widen Jenkins Road, how can you help me from this not happening?

Answer: The developer will not be taking property on the other side of Jenkins Road for widening. As part of this project, the developer will account for its half of the future Jenkins Road cross section.

8) Will there be turning lanes at the access points on Jenkins Road?

Answer: Yes

9) Does the TIA take into account if the Capital project never happens?

Answer: Yes.

10) I don't see lot lines on this rendering, will these all be rental units?

Answer: These are proposed as rental units.

11) Jenkins Road can't handle all this new traffic; will the Town take my property to improve Jenkins Road?

Answer: This project will comply with all recommendations of the TIA to offset the traffic impacts created by this project. As part of this project, the developer will account for its half of the future Jenkins Road cross section.

12) Wake Forest is inundated with rentals, what is the long-term viability of this project? What did market analysis say?

Answer: The development team explained the overall concept of the project and the data that has been considered to evaluate the viability of this project. Mill Creek is confident that there is ample demand for the proposed units.

13) What other neighborhoods has Mill Creek done in this area that we can visit?

Answer: Mill Creek has several comparable projects in the works, but none are fully built yet. Mill Creek has other products types that are complete and operating. A portfolio of our properties can be found here: www.millcreekplaces.com/portfolio.

14) Is Mill Creek receiving any state or federal funding?

Answer: No.

15) This is part of the watershed, walk me through the stormwater process.

Answer: The team identified stormwater controls on the plans and explained the stormwater review process.

16) Are you complying with all watershed rules?

Answer: Yes. We are not seeking any deviations from watershed requitements.

17) What is the buffer being shown adjacent to St. Ives?

Answer: The required 25' minimum stream buffer will maintain existing vegetation, where possible, and Mill Creek will supplement with added plantings where necessary. Mill Creek is also evaluating where additional buffer widths can be maintained and/or implemented.

18) How is there demand for rental with everything going on in Wake Forest and in the Triangle?

Answer: Mill Creek's market analysis indicates that there is ample demand for this product type.

19) What percentage of the open space is useable?

Answer: The applicant identified the active open spaces on the project, greenway corridors, and amenity area.

20) What are the sizes and dimensions of the pocket parks?

Answer: In the initial submission, approximately 1.7 acres of park space was proposed. That amount is subject to change in the next submission.

21) What is the plan for sewer?

Answer: The property would be annexed and will connect to Town sewer.

22) Is the commercial being phased? Is the Town requiring a certain amount of commercial to be built with residential?

Answer: Our goal is to include the commercial as early as possible. We are in the process of evaluating the commercial options.

23) Will the commercial have architectural standards? Can you make that a zoning condition?

Answer: Architectural standards can be added.

24) Will the project have façade treatments on the garages along Jenkins?

Answer: Garage treatments are being explored.

25) Will the stormwater ponds always have water in them and look maintained? Can you make that a zoning condition?

Answer: The stormwater ponds have been designed to be wet ponds and will be maintained.

26) What is the project timeline?

Answer: If approved, construction of the residential neighborhood is estimated to be completed within four years.

27) Did the TIA take into account the ability for emergency vehicles to still have adequate response times with the added traffic?

Answer: The TIA ensures that we mitigate impacts of the traffic caused by our development and do not decrease levels of service below acceptable standards.

28) Could Mill Creek still get what they want without rezoning to GR-10?

Answer: Our proposal requires a GR-10 designation, but the actual proposed density of approximately 6.5 units per acre is well below the 10 units per acre allowed in a GR-10 district.

29) Who within the Town is looking at what potential pollutants could go into the watershed?

Answer: The project is currently undergoing review by Town departments related to the rezoning and will have more thorough reviews in subsequent processes, including review of the proposed stormwater controls.

30) What about reducing this project's impact to Jenkins Road? Can you add condition that you will build greater ROW than what the Town is requiring?

Answer: We are not proposing to add greater ROW than is required by the Town, but we will continue to explore ways to mitigate impacts on Jenkins Road.

31) I'm really concerned about property values, how are you planning for long-term viability?

Answer: The property will have on site management and will be operated like an apartment community. Mill Creek is a long-term holder of its properties, and is incentivized to ensure long-term viability.

32) What is the buffer being provided along Wake Union Church Road?

Answer: A 15' Type C Buffer is proposed on Wake Forest Presbyterian Church's side of Wake Union Church Road.

33) What is the buffer being provided for the commercial lots adjacent to Wake Forest Presbyterian Church?

Answer: Buffers will be provided, but those are not shown on the current plans. They will be included in a future submission.

34) Will there be gas stations or oil service businesses?

Answer: These uses are not proposed. We are working on a final list of permitted nonresidential uses.

35) Where will the church road stub be? Wake Forest Presbyterian Church would like to work directly with developer and approve where the project shows the stub.

Answer: The project team offered to discuss stub connections with the Wake Forest Presbyterian Church.

36) Wake Forest Presbyterian Church wants to discuss and help plan what buffer looks like and what plants get planted in it.

Answer: The project team offered to separately discuss buffers adjacent to the Wake Forest Presbyterian Church.

37) Can you provide us a list of companies that have done this type of project?

Answer: NexMetro Communities (www.nexmetro.com) and Christopher Todd Communities (www.christophertodd.com) were the pioneers in the cottage rental community industry.

38) If rezoning isn't approved, what's your backup plan?

Answer: This proposal requires a rezoning and there is no alternative plan in the works.

39) If this isn't approved, could you do a similar concept with just fewer units?

Answer: We have not evaluated alternative plans and are focusing on the current proposal.

40) As part of this rezoning, could the project get bigger?

Answer: The project will not be allowed to exceed to what is permitted by the rezoning.

41) If this project gets approved, can you put up a sign at the Riverstone entrance on Capital, saying no construction traffic allowed?

Answer: We can explore placing construction traffic signs. We will also work with contractors to keep construction traffic off of residential streets.

42) Can you add a zoning condition that no construction traffic on Chilmark Drive is allowed?

Answer: This would not be an enforceable zoning condition, but we will work with our contractors to keep construction traffic off of residential streets.

43) Will any of these zoning changes effect the church property?

Answer: No, the church property is not part of the rezoning, but we will work to ensure our project's compatibility with the church.

44) We are concerned when you sell this property in ten years, the property will go downhill, can you condition a certain dollar amount to be set aside for maintenance?

Answer: This would not be an enforceable zoning condition, but we will work to ensure this project will be compatible with the surrounding community.

45) Concerned about affordable housing in Wake Forest, can you provide a condition that a certain percent of your units will be rent controlled?

Answer: We have not explored affordable housing as a component of this project. The majority of requests from neighbors have been to add commitments that will make the project less affordable.

46) Will this community have key-access/be gated?

Answer: Although we would prefer a gated community, we are not permitted to have gates.

47) Will you have on-site security?

Answer: We will have on site property management.

48) Do your market studies say what demographics you're looking for?

Answer: We target a range of customers including people saving to buy their first home, older adults seeking a single-family home without maintenance obligations, and single parents seeking a single-family home to raise their children.

49) How long does your average tenant stay?

Answer: While the average stay in traditional multifamily apartments is two years, industry reports state that the average stay in single-family detached homes is approximately five years.

50) Was there a landscape plan as part of the Master Plan?

Answer: Yes.

51) Your plan and the NCDOT road plan do not match. Have you reviewed the NCDOT's plans?

Answer: We worked with the NCDOT to come up with a suitable alignment that is less impactful to the surrounding area. The NCDOT plans have not yet been updated to reflect this realignment.

52) Has your project contemplated both existing and future road project plans?

Answer: Yes.

53) Can you work with NCDOT to get a temporary right-turn lane on Jenkins going onto Capital?

Answer: The TIA is recommending a superstreet configuration. This configuration was explained to the neighbors.

54) Will the developer be installing the superstreet turn improvements?

Answer: Yes, the developer will be responsible for the improvements.

55) Will you be moving the overhead powers lines on Jenkins Road and putting them underground?

Answer: Potentially. We have not reached that level of engineering.

56) Why is the rendering a different plan than what was submitted to the Town?

Answer: We have already made revisions based on town feedback and are still in the process of updating our plans.

57) Has the Town told you to decrease density?

Answer: No.

58) Could you confirm what the new traffic movement will be at the intersection of Jenkins and Capital?

Answer: The optimal set of improvements resulting from our traffic study includes two right turn-only lanes on Jenkins Road approaching Capital Blvd, with no opportunity to make a left turn on or proceed straight across Capital Blvd. In order to go north on Capital or east on Stadium, traffic will need to turn right onto Capital Blvd, then make a U-turn heading north at a new, dedicated U-turn lane. Similarly, Stadium Drive approaching Capital with have two right-turn only lanes with no opportunity to make a left-turn or proceed straight across Capital Blvd. In order to go south on Capital or west on Jenkins, traffic will need to turn right onto Capital Blvd, then make a U-turn heading north at a new, dedicated U-turn lane. All turning movements (right-turning and left-turning) from Capital onto Jenkins and onto Stadium will remain. Only the Jenkins Road and Stadium Drive approaches will be restricted to right-turning only.

59) I'm concerned about traffic, did the TIA consider hot spots and at peak times of day?

Answer: Yes.

60) Can you petition to have a traffic light at the access point that lines up with Chilmark Drive?

Answer: We can explore this option.

61) Will the Chilmark entrance be the main project entrance?

Answer: That is not expected to be the main project entrance.

62) When will Mill Creek acquire the property?

Answer: Mill Creek is not scheduled to acquire the property until after the rezoning is complete.

Collier R. Marsh
Partner
Telephone: 919.828.4663
Direct Fax: 919.835.4552
colliermarsh@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, D.C.

January 20, 2023

Re: Notice of Second Neighborhood Meeting

Neighboring Property Owners:

You are invited to attend a second neighborhood meeting on February 1, 2023, at 6:00PM at the Fairfield Inn & Suites by Marriott Raleigh-Wake Forest, located at 12051 Retail Drive, Wake Forest, NC 27587. The purpose of the meeting is to discuss RZ-22-07, a requested rezoning of four parcels of land located at 0 Jenkins Road (PIN: 1831764251), 1121 Jenkins Road (PIN: 1831852918), 12621 Capital Boulevard (PIN: 1831853681), and 12631 Capital Boulevard (PIN: 1831855861) (collectively, the "Site"). The Site is currently zoned General Residential-3 – w/ Special Highway US-1 Overlay District (GR3 – w/ SH1-0). This proposal would rezone the Site to General Residential-10-Condtional District (GR10-CD) and Neighborhood Business-Conditional District (NB-CD) to allow for the construction of a single-family cottage court community and accompanying neighborhood business uses. During the meeting, the applicant will describe the nature of the proposed rezoning request, provide updates since the first neighborhood meeting, and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcels; and (2) a copy of the revised master site plan.

This project will be taken up for future consideration by the Town's Planning Board for a public comment session and the Town's Board of Commissioners for a public hearing. You will be receiving a notices from the Town regarding the public comment session and public hearing at later dates.

If you have any questions about this rezoning, please contact me at (919) 835-4663 or via email at colliermarsh@parkerpoe.com.

Thank you,

Collier R. Marsh

PPAB 8507544v1

0; 1121 Jenkins Road and 12621; 12631 Capital Boulevard

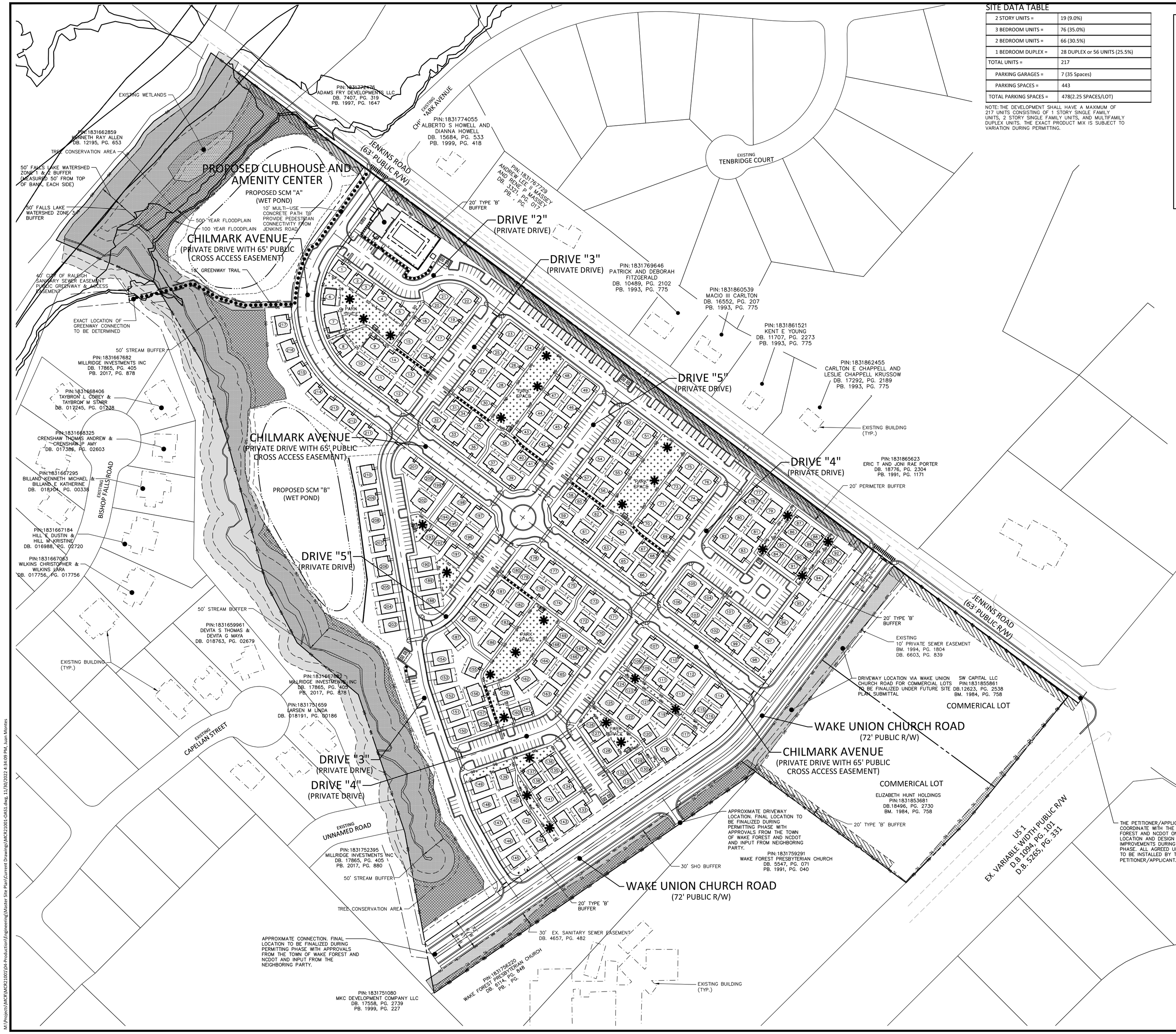
N

0 400 800 1600 ft

1 inch equals 800 feet

Vicinity Map

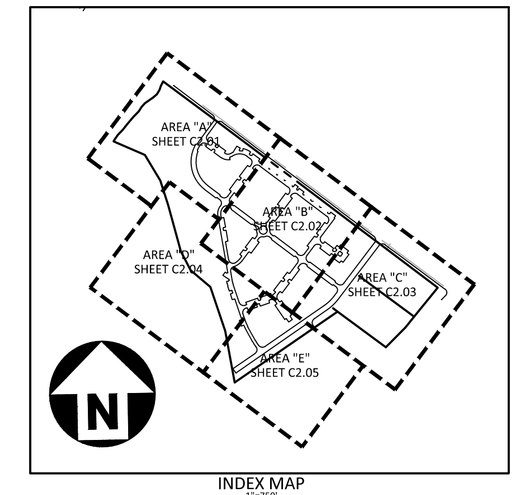
Disclaimer
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*



SITE DATA TABLE

2 STORY UNITS =	19 (9.0%)
3 BEDROOM UNITS =	76 (35.0%)
2 BEDROOM UNITS =	66 (30.5%)
1 BEDROOM DUPLEX =	28 DUPLEX or 56 UNITS (25.5%)
TOTAL UNITS =	217
PARKING GARAGES =	7 (35 Spaces)
PARKING SPACES =	443
TOTAL PARKING SPACES =	478(2.25 SPACES/LOT)

NOTE: THE DEVELOPMENT SHALL HAVE A MAXIMUM OF 217 UNITS CONSISTING OF 1 STORY SINGLE FAMILY UNITS, 2 STORY SINGLE FAMILY UNITS, AND MULTIFAMILY DUPLEX UNITS. THE EXACT PRODUCT MIX IS SUBJECT TO VARIATION DURING PERMITTING.



INDEX MAP
1"=750'

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- FENCE LINE
- CENTERLINE
- WETLAND
- PERIMETER BUFFER
- TREE SAVE
- OPEN SPACE
- PARK SPACE

PARK/OPEN SPACE FEATURE TO INCLUDE BUT NOT LIMITED TO

- CORNHOLE BOARDS
- SEAT WALLS
- BENCHES
- ENHANCED LANDSCAPING
- COMMUNITY GARDEN
- PLAYGROUND
- DOG PARK
- POLLINATOR GARDEN
- CUT FLOWER GARDEN

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

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CLIENT

MCRT SFR INVESTMENTS, LLC
1001 MOREHEAD SQUARE DRIVE, SUITE 350
CHARLOTTE, NORTH CAROLINA 28203

AMAVI WAKE FOREST
MASTER SITE PLAN
1121 JENKINS ROAD
WAKE FOREST, NORTH CAROLINA, 27587

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DAIEL
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	09. 30. 2022	RESPONSE TO TOWN COMMENTS
2	11. 30. 2022	SECOND RESPONSE TO TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	MCR-21001
FILENAME	MCR21001-0AS1
CHECKED BY	JM
DRAWN BY	BB
SCALE	1"=100'
DATE	07. 08. 2022

SHEET

OVERALL SITE PLAN

C2.00

M:\Projects\MCR\MCR21001\04-Production\Engineering\Master Site Plan\Current Drawings\MCR21001-0AS1.dwg, 11/30/2022 4:34:09 PM, Juan Montes

Amavi Wake Forest Rezoning -- 500ft Property Owner List

OWNER	ADDR1	ADDR2	ADDR3
ADAMS FRY DEVELOPMENTS LLC	909 S MAIN ST	WAKE FOREST NC 27587-9277	
ADAMS, ASHLEE B	247 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
ALLEN, KENNETH RAY	1325 JENKINS RD	WAKE FOREST NC 27587-9069	
ANDREWS, EMILY H ANDREWS, WILLIAM P	1121 JENKINS RD	WAKE FOREST NC 27587-9064	
BARKER, KENNETH J BARKER, JACQUELINE S	100 TENBRIDGE CT	WAKE FOREST NC 27587-5332	
BILLAND, MICHAEL KENNETH BILLAND, KATHERINE E	231 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
BRIDGES, SARAH G	12737 WAKE UNION CHURCH RD	WAKE FOREST NC 27587-9743	
BUTTERFLY HOLDINGS LLC E HUNT II LLC	1121 JENKINS RD	WAKE FOREST NC 27587-9064	
CARLTON, MACIO III	1212 JENKINS RD	WAKE FOREST NC 27587-9066	
CHAPPELL, CARLTON E KRUSSOW, LESLIE CHAPPELL	1204 JENKINS RD	WAKE FOREST NC 27587-9066	
CLAUDIO, CINNAMON A CLAUDIO, ALEXI DAVID	242 BISHOP FALLS RD	WAKE FOREST NC 27587-1313	
CONLEY, JOHN T CONLEY, LYNN G	2525 CANONBIE LN	WAKE FOREST NC 27587-8766	
CRENSHAW, ANDREW THOMAS CRENSHAW, AMY P	227 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
DANIEL, TIMOTHY T DANIEL, PAMELA H	1218 CHILMARK AVE	WAKE FOREST NC 27587-5335	
DEVITA, THOMAS S DEVITA, MAYA G	234 CAPELLAN ST	WAKE FOREST NC 27587-1309	
DUTT LODGING LLC	ATTN:PROPERTY TAX DEPT	PO BOX 695019	ORLANDO FL 32869-5019
E HUNT III LLC	WILLIAM P ANDREWS	1121 JENKINS RD	WAKE FOREST NC 27587-9064
ECKHARDT, SAM E ECKHARDT, ALICIA C	1221 CHILMARK AVE	WAKE FOREST NC 27587-5336	
ELLWANGER, MARK BERNARD ELLWANGER, KARI LAUREN	234 BISHOP FALLS RD	WAKE FOREST NC 27587-1313	
FITZGERALD, PATRICK FITZGERALD, DEBORAH	1216 JENKINS RD	WAKE FOREST NC 27587-9066	
FOSTER, DAVID M FOSTER, CARRIE A	7617 HEURISTIC WAY	WAKE FOREST NC 27587-9000	
GORE, TODD GORE, CYNTHIA	250 CAPELLAN ST	WAKE FOREST NC 27587-1309	
HELASH, KEVIN HELASH, MICHELLE	242 CAPELLAN ST	WAKE FOREST NC 27587-1309	
HILL, DUSTIN E. HILL, KRISTINE M.	1308 FLEMMING HOUSE ST	WAKE FOREST NC 27587-4620	
HOLDING, ELIZABETH HUNT	12621 CAPITAL BLVD	WAKE FOREST NC 27587-5359	
HOLLEY, KENNETH E TRUSTEE HOLLEY, BELINDA M TRUSTEE	247 CAPELLAN ST	WAKE FOREST NC 27587-1310	
HOWE, ROY T HOWE, BEVERLY J	108 TENBRIDGE CT	WAKE FOREST NC 27587-5332	
HOWELL, ALBERTO S HOWELL, DIANNA	1225 CHILMARK AVE	WAKE FOREST NC 27587-5336	
KIRCHER, MARY L YOUNG, THOMAS H	1217 CHILMARK AVE	WAKE FOREST NC 27587-5336	
LANDON CUSTOM BUILDING, INC	PO BOX 1061	WAKE FOREST NC 27588-1061	
LARSEN, LINDA M	235 CAPELLAN ST	WAKE FOREST NC 27587-1310	
LATVALA, ROBERT J LATVALA, TRACY N	230 BISHOP FALLS RD	WAKE FOREST NC 27587-1313	
MARTIN, PHILLIP MARTIN, VICTORIA	243 CAPELLAN ST	WAKE FOREST NC 27587-1310	
MASSEY, ANDREW LEE II MASSEY, RENE P	7605 SOUTHWICK CT	WAKE FOREST NC 27587-8716	
MILLRIDGE INVESTMENTS INC	909 S MAIN ST	WAKE FOREST NC 27587-9277	
MITCHELL, ELIZABETH C TRUSTEE	PO BOX 1335	WAKE FOREST NC 27588-1335	
MKC DEVELOPMENT COMPANY LLC	WEATHERSPOON & VOLTZ LLP	3700 GLENWOOD AVE STE 250	RALEIGH NC 27612-5540
MOBRATEN, SARAH L MOBRATEN, JASON M	112 TENBRIDGE CT	WAKE FOREST NC 27587-5332	
MONTGOMERY, MARK A MONTGOMERY, CYNTHIA L	101 TENBRIDGE CT	WAKE FOREST NC 27587-5332	
NICHOLS, GRANT K NICHOLS, BONNIE S	243 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
PALUCH, EDWARD T PALUCH, AUTUMN P	238 BISHOP FALLS RD	WAKE FOREST NC 27587-1313	
PENNA, STEVEN PAUL PENNA, LEA ELIZABETH	104 TENBRIDGE CT	WAKE FOREST NC 27587-5332	
P.P.M., INC.	11010 RAVEN RIDGE RD	RALEIGH NC 27614	

RIVERSTONE HOMEOWNERS ASSOCIATION, INC.	1117 CHILLMARK AVE	WAKE FOREST, NC 27587	
RUSSELL, RENO RUSSELL, LAKEYA	1209 CHILMARK AVE	WAKE FOREST NC 27587-5336	
RUSSO, MICHAEL R RUSSO, MARIA L	246 CAPELLAN ST	WAKE FOREST NC 27587-1309	
SMITH, RICHARD C SMITH, CYNTHIA M	7605 HEURISTIC WAY	WAKE FOREST NC 27587-9000	
SOUTHEASTERN BAPTIST THEO	240 N WINGATE ST	WAKE FOREST NC 27587-2343	
SRA WAKE FOREST LLC	5345 PINE TREE DR	MIAMI BEACH FL 33140-2143	
STATE EMPLOYEES CREDIT UNION	PO BOX 26807	RALEIGH NC 27611-6807	
STORUS, MALLORY BROOKS DEUTS STORUS, KEVIN	239 CAPELLAN ST	WAKE FOREST NC 27587-1310	
STYLES, JACK B STYLES, JUANITA L	2524 CANONBIE LN	WAKE FOREST NC 27587-9010	
SW CAPITAL LLC	12631 CAPITAL BLVD	WAKE FOREST NC 27587-5359	
SWINDELL, KEVIN J SWINDELL, BERNADINE F	1213 CHILMARK AVE	WAKE FOREST NC 27587-5336	
TAYBRON, COREY L TAYBRON, STARR M	223 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
VIGARI, VINCENT F GALLOWAY, KAY C	7608 HEURISTIC WAY	WAKE FOREST NC 27587-9000	
WAKE FOREST CROSSING OWNER LLC	RYAN PTS DEPT 800	PO BOX 460169	HOUSTON TX 77056-8169
WAKE FOREST PARTNERS LLC	PO BOX 1268	MARCO ISLAND FL 34146-1268	
WAKE FOREST PRESBYTERIAN CHURCH	12605 CAPITAL BLVD	WAKE FOREST NC 27587-7490	
WAKE FOREST PRESBYTERIAN CHURCH (USA)	12605 CAPITAL BLVD	WAKE FOREST NC 27587-7490	
WARD, ERIC T PORTER, JONI RAE	1200 JENKINS RD	WAKE FOREST NC 27587-9066	
WEINGARTEN/INVESTMENTS INC	KIMCO REALTY	500 N BROADWAY STE 201	JERICHO NY 11753-2122
WILKINS, CHRISTOPHER WILKINS, LARA	239 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
YOUNG, KENT E	5220 COTTAGE OAKS LN	RALEIGH NC 27616-6176	

RZ-22-07 Neighborhood Meeting Sign-In Sheet

Name	Address	Email
Eric & Joni Ward	1200 Jenkins Rd	Eward003@gmail.com
Carlton Chappell	1204 Jenkins Rd.	Cchappell5@nc.rr.com
Willard & Libby Ross	2722 Anderson Dr., Raleigh NC	Libbyholding03@gmail.com
Margaret Watkins	407 Belmellen Ct., Wake Forest, NC	mpwatkins@alumni.peace.edu
Louis Engel	3117 Batnam Pond Dr. WF	louisengel@me.com
Thomas Cass	2609 Dualoring Dr. WF	Tcass1@nc.rr.com
Man Leete	12737 Wake Union	sold@manleete.com
Roy & Dorothy Gibbs	401 Deep Woods Trail	dlgibbes@att.net
Eric Allgaier	7809 Fairlake Dr.	allgaier@gmail.com
Mario _____	1212 Jenkins Rd.	ukool@hotmail.com
Chris Wilkins	239 Bishop Falls	
Starr Taybron	223 Bishop Falls Rd.	taybronstarr@icloud.com
Mindy Hiderfetlter	2700 Bardeer Ct.	Mindy.hiderfelter@gmail.com
Kristi Hill	235 Bishop Falls	Kristihill2000@yahoo.com

Amavi Wake Forest Neighborhood Meeting Minutes

Date: February 1, 2023

Location: Fairfield Inn

Time: 6-7:45pm

Project Team Present: Collier Marsh, Parker Poe; Laura Holloman, McAdams; Joe DeStasio, Mill Creek Residential, Rynal Stephenson, Ramey Kemp

After a presentation of the project and the updates since the first neighborhood meeting, the development team answered questions about the project. The following is the list of questions asked by the neighbors in attendance:

1) Will the meeting minutes be made available to everyone?

Answer: Yes. Neighbors were given the development team's contact information and were asked to provide their contact information on the sign in sheet so that the meeting minutes could be shared.

2) What are the two addresses of the houses depicted in the St. Ives cross section exhibit?

Answer: 235 Capellan St and 223 Bishop Falls Rd.

3) When will the proposed superstreet be constructed?

Answer: The superstreet will be constructed in connection with this development, with the exact timing to be determined.

4) Where is entrance to Neighborhood Commercial occurring with superstreet?

Answer: The Neighborhood Commercial District's driveways will be on Wake Union Church Road.

5) Will there be a left turn from Wake Union Church Road onto Jenkins Road with no signal?

Answer: For the time being, there will not be a signal at the intersection of Wake Union Church Road and Jenkins Road. However, future NCDOT plans may include a signal at that intersection.

6) How do we account for future development on west the side of Capital?

Answer: Our TIA takes into account the existing development, projects in progress, and background growth. Future developments would also need to perform their own TIA's to evaluate necessary improvements.

7) What is the requirement to extend Wake Union Church Road?

Answer: We are constructing the section of Wake Union Church Road shown within our project boundary.

8) What are the peak numbers in the traffic study?

Answer: Several TIA numbers were referenced and copies of the TIA are available for further review.

9) Is there a potential (after superstreet goes in) that NCDOT sees its working well and reconsider its overall plan?

Answer: In theory the NCDOT could re-evaluate other plans, but there is not a direct connection between the projects.

10) Is there a potential to impact the left turn from Capital onto Jenkins?

Answer: That left turn would remain with our project.

11) How long until we can't turn left from Jenkins onto Capital?

Answer: The superstreet configuration would be built with our project, with the exact timing to be determined.

12) How far down will superstreet U-turns be?

Answer: Likely locations were shown on the concept plan.

13) Will the proposed U-turns be signalized?

Answer: yes

14) Will the superstreet be like 401?

Answer: Yes, there is a comparable Superstreet configuration on 401.

15) Will the superstreet configuration make things better?

Answer: The superstreet configuration is expected to substantially improve existing conditions.

16) If I'm coming from Stadium Drive, will I have to turn right?

Answer: With the superstreet, yes. You would turn right, and then could make a signalized U-turn.

17) Will the project's improvements on Jenkins only be along the project frontage?

Answer: Yes.

18) Who are you targeting in this community?

Answer: We are targeting a range of residents. Similar communities have young families, empty nesters looking to downsize, and other individuals seeking the space of a single family home without the maintenance obligations.

19) Do renters take care of their yards?

Answer: Yards and common areas are maintained by the ownership, through onsite property management.

20) Will tenants be allowed to have dogs?

Answer: Yes. There will also be a dog park within the community.

21) Is there a targeted median household income?

Answer: There is not a specific target.

22) What will the rents be?

Answer: Rents will be determined based on market conditions at the time of opening.

23) Do you hope clientele will be a good community?

Answer: Of course.

24) What is a typical lease length?

Answer: Starting leases are one year terms, but tenants typically stay longer in these communities.

25) Will the units have garages?

Answer: Some units have attached garages and there will also be detached garages available for other units.

26) What is the build-out time?

Answer: Following plan approvals, we anticipate that land development will take approximately 12 months to complete—a timeframe which includes the commercial parcel—plus another 18-20 months for vertical construction.

27) Will St. Ives look out at stormwater ponds?

Answer: The St. Ives buffers are substantial. The team shared exhibits of the St. Ives buffers that showed the distance between the communities.

28) How do you envision the stormwater ponds?

Answer: They will be wet ponds.

29) Would Mill Creek consider adding more of a buffer adjacent to St. Ives?

Answer: The St. Ives buffers are substantial. The team shared exhibits of the St. Ives buffers that showed the distance between the communities.

30) Are these units age restricted rentals?

Answer: No.

31) Will greenway be built in the flood zone?

Answer: Greenways will be built in the vicinity of the stream, consistent with the Town plans and regulations.

32) Can we build a wall between the neighborhood and St. Ives?

Answer: Walls are not proposed in the buffers.

33) Is the Chilmark pump station being upgraded?

Answer: No. The Chilmark pump station will not be receiving any flow from this development.

34) What about the existing water testing on-site – how will that be handled?

Answer: Water testing is required to continue on the site.

35) When do you envision starting construction?

Answer: Within two years.

36) When construction is happening, will traffic be bad?

Answer: Construction traffic is not expected to have a meaningful impact.

37) How long will road improvements on Capital take?

Answer: We estimate one year, but the exact timing is unknown

Conditional District Rezoning Application

(Conditional District Rezoning - Planning Board 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 #758774

Project Title: Amavi Wake Forest Conditional District Rezoning
Application Type: Conditional District Rezoning
Workflow: Conditional District Rezoning - Planning Board
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

*Note: This type of project requires a pre-application conference be completed prior to official submittal. If this has not been completed, 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
IDT Project Number: RZ-22-07

Address & Basic Site Information

Please Note:
In some cases, a parcel address may not verify. In the event that our system is unable to verify the address you enter, please submit the project as an *Unverified Parcel* and provide zoning and land use information as requested below. For verified addresses, the zoning and land use information will be added to the application automatically (you do not need to provide it below).

Project Address or PIN:

- 1121 JENKINS RD (1831852918)
- 12631 CAPITAL BLVD (1831855861)

Tax PIN:

- 1831852918
- 1831855861

- 12621 CAPITAL BLVD (1831853681)
- 1831853681

Acreage: 45.62

Name of Existing Development/Subdivision (if applicable--for reference only): Amavi Wake Forest

For unverified addresses/parcels only, please provide below 1) the current use of the parcel, 2) the zoning district(s) it is in, and 3) any overlay districts that apply. Reference the zoning map and the overlay districts map on the town's website.

Current Use & Zoning (required only if address/parcel is unverified):

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

GIS Site Information (Automatically Generated - Not Available for Unverified Addresses)

Parcel Area: GIS Acreage

- 1121 JENKINS RD: 3
- 12631 CAPITAL BLVD: 3.14
- 12621 CAPITAL BLVD: 3.13

Current Use: Land Use Development

- 12631 CAPITAL BLVD: Residential
- 12621 CAPITAL BLVD: Commercial

Wake Forest (WF):

Base District: Zoning

- 1121 JENKINS RD: GR3
- 12631 CAPITAL BLVD: GR3
- 12621 CAPITAL BLVD: GR3

Planning and Zoning:

In SH1-O Overlay:

In SH2-O Overlay:

In TND Overlay:

In HL-O Overlay:

In National Register of Historic Places:

In Water Supply Watershed Protection Overlay:

In SF Overlay:

In MVCP-O Overlay:

In Flood Hazard Area:

Additional 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:

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
Laura Holloman
McAdams Company
2905 Meridian Parkway
Durham, NC 27713
P:919-287-0770
holloman@mcadamsco.com

Project Contact - Property Owner
Bill Andrews
E Hunt III LLC
1121 Jenkins Road
Wake Forest, NC 27587
P:919-368-8885

Project Contact - Developer
Lucas Shires
Mill Creek Residential

Project Contact - Engineer
Mike Sanchez
McAdams

1001 Morehead Square Drive , Suite 300
Charlotte, NC 28203
P:704-300-9043
lshires@mcrtrust.com

2905 Meridian Parkway
Durham, NC 27713
P:919-815-4368
sanchez@mcadamsco.com

Transportation 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:

For projects requiring a TIA, a separate TIA application must be submitted in conjunction with this application. Please review the TIA submittal checklist and submit a ***Transportation Impact Analysis Review*** application in IDT.

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,NB-CD, Neighborhood Business

Proposed Land Use:
Amavi Wake Forest is a cottage court style development consisting of for rent single-family detached dwellings featuring numerous open space areas throughout the development. Multi-family developmetn is currently not present on the west side of Capital Blvd in Wake Forest. The cottage court design will give the appearance of single family homes, complementing the surrounding neighborhoods while diversifying the housing stock in this area of Wake Forest. Neighborhood Business is proposed for the parcels abutting Capital Blvd to remain consistenet with the community plan.

Proposed Number of Lots: 3

Number of Buildings: 191

Number of Single-Family Lots: 0

Number of Townhome Lots: 0

Number of Multi-Family Units: 211

Number of Stories: 1

Square Footage of All Buildings (non-residential): 30000

Plan Information - Conditional Rezoning

Description of Request:
Request to rezone parcels 1831764251, 1831852918, 1831855861, and 1831853681 from GR3 to GR10-CD and NB-CD.

Initial Proposed Conditions Offered by Applicant:
See Attached

Justification of Consistency with Comprehensive Plan:
This rezoning request is consistent with the land use plan included in the 2022 Community Plan. Parcels fronting Jenkins Road are proposed to be rezoned GR10-CD, a zoning classification consistent with conventional residential. This residential project will include single story cottage court homes, a use listed as an acceptable primary use in the conventional residential section of the Community Plan. Parcels with frontage along Capital Blvd will be zoned Neighborhood Business-CD, a zoning consistent with both surrounding existing commercial uses and the Community Plan Land Use Plan.

AMAVI – WAKE FOREST

Zoning Conditions

PROPOSED ZONING CONDITIONS

1. SITE MASTER SITE PLAN(SP-22-27) 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 ADOPTED MASTER SITE PLAN.

2. ALL DEVELOPMENT WILL COMPLY WITH ALL REQUIREMENTS OF THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UD0) UNLESS EXPRESSLY STATED AS AN EXCEPTION, AND WILL COMPLY WITH APPROVED MASTER PLAN AS SUBMITTED WITH THIS REZONING APPLICATION.

3. THE MULTIFAMILY DEVELOPMENT SHALL HAVE A MAXIMUM NUMBER OF 217 UNITS. UNITS SHALL BE DESIGNED TO APPEAR LIKE 1-STORY SINGLE FAMILY, 2-STORY SINGLE FAMILY AND DUPLEX UNITS. THE EXACT PRODUCT MIX IS SUBJECT TO VARIATION DURING PERMITTING. A MINIMUM OF 25 PERCENT OF THE TOTAL DWELLING UNITS SHALL BE DUPLEXES. A MINIMUM OF 10 PERCENT OF THE TOTAL DWELLING UNITS SHALL BE 2-STORY

4. VINYL SIDING SHALL NOT BE PERMITTED; HOWEVER, VINYL WINDOWS, DECORATIVE ELEMENTS, AND TRIM ARE PERMITTED.

5. FOR THE FRONT FACADE OF ALL UNITS, TRIM AROUND THE WINDOWS SHALL BE PROVIDED.

6. FOR THE FRONT FACADE OF ALL UNITS, AT LEAST THREE DECORATIVE ELEMENTS SHALL BE PROVIDED, SUCH AS, BUT NOT LIMITED TO, THE FOLLOWING:

a. BAY WINDOW;
b. RECESSED WINDOW;
c. DECORATIVE WINDOW;
d. SIDE PORCH;
e. TWO OR MORE BUILDING MATERIALS;
f. BRICK OR STONE;
g. TRIM; (6" WINDOW TRIM, 4" FRIEZE TRIM, 6" FASCIA, WINDOW AND DOOR CROSSHEAD)
h. SHAKE;
i. GABLE;
j. CORNICE;
k. PORTICO;
l. DORMER;

7. A VARIED COLOR PALETTE SHALL BE UTILIZED ON BUILDINGS THROUGHOUT THE DEVELOPMENT TO INCLUDE A MINIMUM OF FOUR COLOR FAMILIES FOR SIDING AND SHALL INCLUDE VARIED TRIM, SHUTTER, AND ACCENT COLORS COMPLIMENTING THE SIDING COLOR.

8. ALL DWELLING UNITS SHALL INCORPORATE FOUNDATIONAL LANDSCAPING (SEE TYPICAL UNIT LANDSCAPING ON SHEET L5.06) ALONG THE FRONT FACADE. ADDITIONALLY, THIS SHALL ALSO APPLY WHERE A SIDE AND/OR REAR FACADE ABUTS AN INTERNAL DRIVE AISLE, INTERNAL PARKING BAY OR ABUTS A PRIVATE STREET OR PUBLIC STREET.

9. DETACHED GARAGES SHALL BE DESIGNED IN ACCORDANCE WITH ELEVATIONS PROVIDED ON SHEET 5.1. ADDITIONAL DESIGN FEATURES MAY BE APPROVED BY THE ADMINISTRATOR.

10. NO UNITS OF THE SAME FLOOR PLAN AND EXTERIOR COLOR WILL BE LOCATED IMMEDIATELY ADJACENT TO EACH OTHER OR DIRECTLY ACROSS THE STREET FROM ONE ANOTHER.

11. IN AN EFFORT TO CREATE CONTINUITY FOR THE ENTIRE PROJECT (BOTH RESIDENTIAL AND NON-RESIDENTIAL PARCELS), A COMMON STONE OR BRICK SHALL BE PROVIDED THAT IS USED THROUGHOUT THE DEVELOPMENT. THE MATERIAL COULD BE USED IN A VARIETY OF WAYS INCLUDING, BUT NOT LIMITED TO; LANDSCAPING WALLS, SIGNAGE, ACCENT MATERIALS, ECT. PROVIDING A MINIMUM OF ONE ELEMENT SHALL SATISFY THIS CONDITION, BUT THE DEVELOPER MAY CHOOSE TO PROVIDE THE MATERIAL IN MULTIPLE FACETS IF DESIRED.

12. AT LEAST 15% OF THE AREA OF EACH FACADE THAT FACES A STREET/PARKING OR OPEN SPACE MUST BE WINDOWS AND/OR FRONT DOORS.

13. AT LEAST HALF THE TOTAL DWELLING UNITS SHALL REQUIRE COVERED FRONT STOOPS OR PORCHES. FRONT PORCHES SHALL HAVE A MINIMUM DEPTH OF 4 FEET.

14. BUILDINGS SHALL BE PERMITTED TO BE ERECTED ON THE MASTER LOT WITHIN THIS DEVELOPMENT AND WILL FRONT ON PRIVATE RIGHT-OF-WAY OR COMMON PARK SPACE (SECTION 4.3.1. B).

15. THE BUILDINGS ERECTED WITHIN THIS DEVELOPMENT SHALL NOT BE SUBJECT TO TRADITIONAL YARD REQUIREMENTS AND SHALL ONLY BE SUBJECT TO A BUILDING SEPARATION REQUIREMENT OF SIX FEET (SECTION 4.3.3).

16. THE MINIMUM LOT WIDTH OF 50' IS OUTLINED IN TABLE 2.2.5.B.2 SHALL NOT BE APPLICABLE TO THIS DEVELOPMENT.

17. SEE SHEET C0.00 FOR PROPOSED SECTIONS AND ALTERNATE CROSS SECTION "73' PRIVATE DRIVE CROSS SECTION".

18. THE DEVELOPMENT SHALL PROVIDE A MINIMUM OF EIGHT(8) EV CHARGING STATIONS. FINAL LOCATIONS SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION DRAWING SUBMITTAL. IN ADDITION, AT THE DEVELOPER'S EXPENSE, GARAGES SHALL BE WIRED FOR EV CAPABILITIES.

19. THE FOLLOWING USES SHALL BE PERMITTED WITHIN THE NB ZONING DISTRICT:
-LIVE/WORK UNITS
-ATM
-BANK, CREDIT UNION, FINANCIAL SERVICES
-BUSINESS SUPPORT SERVICES
-DRY CLEANING & LAUNDRY SERVICES
-MEDICAL CLINIC
-PERSONAL SERVICES
-POST OFFICE
-PROFESSIONAL SERVICES
-VETERINARY SERVICES
-ALCOHOLIC BEVERAGE SALES STORE
- AMUSEMENT, INDOOR
-BAR/TAVERN
-RESTAURANT
-THEATER, INDOOR MOVIE OR LIVE PERFORMANCE
-CIVIC MEETING FACILITY
-COMMUNITY OR CULTURAL FACILITY
-RECREATION FACILITY, INDOOR
-RECREATION FACILITY, OUTDOOR
-CHILD/ADULT DAY CARE (MORE THAN 8 PERSONS)
-COMMUNITY SUPPORT FACILITY
-AUTOMOTIVE- DRIVE-THRU/DRIVE-IN FACILITY

20. AT FULL BUILD-OUT, THE NB DISTRICT SHALL INCLUDE AT LEAST TWO OF THE PERMITTED USES LISTED IN CONDITION NO. 19.

21. PARKING SHALL BE AT THE SIDE OR REAR OF COMMERCIAL BUILDINGS FRONTING WAKE UNION CHURCH ROAD AND JENKINS ROAD. DRIVE AISLES AND DRIVE THROUGH LANES ARE PERMITTED BETWEEN THESE BUILDINGS AND THE ROAD(S) ON WHICH THEY FRONT.

22. AT FULL BUILD-OUT, THE NB DISTRICT SHALL CONTAIN AT LEAST ONE BUILDING WITH A MINIMUM HEIGHT OF TWO STORIES. THE SECOND STORY OF THIS BUILDING SHALL BE A MINIMUM OF 3,000 SQUARE FEET. THIS BUILDING SHALL COMPLY WITH THE REQUIREMENTS OF CONDITION 21.

23. SH-O BUILDING SETBACK SHALL BE REDUCED FROM 100' TO 50' FROM THE PROPERTY LINE ABUTTING US-1; SH-O OFF-STREET PARKING SETBACK SHALL BE REDUCED FROM 50' TO 25' ADJACENT TO US-1; SH-O BUFFER SHALL BE REDUCED FROM 50' TO 25' ADJACENT TO US-1 (ALL PLANT MATERIALS SHALL STILL BE PROVIDED). (SECTION 2.4.3.D)

24. THE COMMERCIAL PARCEL WILL BE CLEARED, ROUGH GRADED AND UNDERGROUND UTILITIES WILL BE STUBBED TO THE SITE AT PLAT RECORDATION.

25. EACH DEVELOPED OPEN SPACE SHALL INCLUDE AT LEAST ONE (1) OF THE FOLLOWING ACTIVE ELEMENTS: WALKING TRAIL, COMMUNITY GARDEN, BUTTERFLY GARDEN, PLAYGROUND OR DOG PARK. ADDITIONAL ELEMENTS MAY BE INCLUDED AS APPROVED BY THE ADMINISTRATOR.

26. THE PARK SPACES SHALL BE A MINIMUM OF 2,000 SF AND FOUR (4) SUCH PARKS SHALL BE PROVIDED THROUGHOUT THE COMMUNITY (SECTION 7.5.1).

27. EACH DEVELOPED PARK SPACE SHALL INCLUDE AT LEAST ONE (1) OF THE FOLLOWING ACTIVE ELEMENTS: CORNHOLE BOARDS, BOCCE BALL COURT, TABLE TENNIS, COMMUNITY GARDEN, OR SOCCER GOALS. A 1,000 SF MINIMUM CLUBHOUSE (WITH FITNESS CENTER) AND POOL WILL ALSO BE PROVIDED IN ADDITION TO THE ABOVE PARK SPACE REQUIREMENTS. ADDITIONAL ELEMENTS MAY BE INCLUDED AS APPROVED BY THE ADMINISTRATOR.

28. AT THE DEVELOPER'S EXPENSE, A MINIMUM BUFFER WIDTH OF 25' SHALL BE PROVIDED ALONG THE ADJACENT SOUTHERN PROPERTY LINE OF THE FUTURE COMMERCIAL LOTS WITH THE WAKE FOREST PRESBYTERIAN CHURCH PROPERTY (PIN:1831759291).

29. THE MULTIFAMILY DEVELOPMENT SHALL COMPLY WITH UDO SECTIONS 5.5.6B, C, AND D, AND 5.5.7F. ALL OTHER UDO MULTIFAMILY DESIGN STANDARDS INCLUDING OTHER STANDARDS WITHIN UDO SECTIONS 5.5.6 AND 5.5.7 SHALL NOT APPLY.

30. COORDINATING DECORATIVE BICYCLE RACKS AND BENCHES WILL BE PLACED THROUGHOUT THE COMMERCIAL AND RESIDENTIAL DEVELOPMENTS AS A FORM OF PUBLIC ART. THESE INTERVENTIONS WILL BE SITE-SPECIFIC WITH ATTENTION TO AUDIENCE, ENVIRONMENTAL CONDITIONS, CULTURAL HISTORY, AND NATURAL LANDSCAPE, AND WILL CREATE A SENSE OF SPACE CONNECTING THE RESIDENTIAL DEVELOPMENT WITH THE NB DEVELOPMENT. PAINTED CROSSWALK WILL BE PROVIDED SUBJECT TO NCDOT AND TOWN APPROVAL CONNECTING THE RESIDENTIAL AND NB COMPONENTS. DECORATIVE OUTDOOR SEATING WILL ALSO BE PROVIDED IN THE NB COMPONENT.

31. ASSOCIATED ROAD IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE PER THE APPROVED TIA AND UDO.

32. SUBJECT TO APPROVAL BY THE TOWN OF WAKE FOREST AND NCDOT, THE DEVELOPER SHALL PROVIDE SIGNAGE, STRIPING AND PEDESTRIAN SIGNALS FOR A PEDESTRIAN CROSSING BETWEEN JENKINS ROAD AND STADIUM DRIVE.

33. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ASSOCIATED WORK/COST OF ABANDONING THE EXISTING SEWER LINE ALONG WAKE UNION CHURCH ROAD. IN ADDITION, THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR PROVIDING A NEW SEWER CONNECTION FOR WAKE FOREST PRESBYTERIAN CHURCH PRIOR TO THE 1ST FINAL PLAT.

34. IF DEVELOPER IS ABLE TO ACQUIRE ALL NECESSARY LAND AND/OR EASEMENTS FROM THE ST. IVES HOMEOWNER'S ASSOCIATION, DEVELOPER SHALL EXTEND WAKE UNION CHURCH ROAD THROUGH THE ST. IVES OPEN SPACE TO STUB TO THE PROPOSED WAKE UNION DEVELOPMENT PRIOR TO THE 1ST FINAL PLAT.

35. A 20' TYPE 'B' - OPTION 1 STREETYARD BUFFER SHALL BE PROVIDED ON BOTH SIDES OF WAKE UNION CHURCH ROAD TO SATISFY THE SH-O SERVICE ROAD REQUIREMENTS. A 30' SH-O TYPE 'B' - OPTION 1 BUFFER SHALL BE ADJACENT TO THE WAKE FOREST PRESBYTERIAN CHURCH PROPERTY.

REGARDS,

LAURA HOLLOMAN, AICP

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: RZ-22-07 Submittal Date: _____

E Hunt III LLC 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
- [ ] Construction Drawings
- [ ] Variance
- [ ] Major Architectural Review

The property is located at: 0 Jenkins Rd, Wake Forest NC 27587

The agent for this project is Laura Holleman of McAdams Company

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

Name: William P Andrews

Address: 1121 Jenkins Rd, Wake Forest NC 27587

Telephone Number: _____ Fax: _____

Email Address: _____

Signature(s) of Owner(s):

William P. Andrews

Print or type name(s):

William P. Andrews

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 #: RZ-22-07 Submittal Date: _____

Emily H Andrews & William P Andrews 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
- [ ] Construction Drawings
- [ ] Variance
- [ ] Major Architectural Review

The property is located at: 1121 Jenkins Rd, Wake Forest NC 27587

The agent for this project is: Laura Holloman, McAdams Company

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

Name: Emily H Andrews & William P Andrews

Address: 1121 Jenkins Rd, Wake Forest NC 27587

Telephone Number: _____ Fax: _____

Email Address: _____

Signature(s) of Owner(s):

Emily H Andrews

William P. Andrews

Print or type name(s):

EMILY H. ANDREWS

William P. Andrews

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 #: RZ-22-07 Submittal Date: _____

SW Capital LLC 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
- [ ] Construction Drawings
- [ ] Variance
- [ ] Major Architectural Review

The property is located at: 12631 Capital Blvd, Wake Forest NC 27587

The agent for this project is Laura Hoffman, McAdams Company

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

Name: William P Andrews

Address: 1121 Jenkins Rd, Wake Forest NC 27587

Telephone Number: _____ Fax: _____

Email Address: _____

Signature(s) of Owner(s):

William P. Andrews

Print or type name(s):

William P. Andrews

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 #: RZ-22-07 Submittal Date: _____

Elizabeth Hunt Holding 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
- [ ] Construction Drawings
- [ ] Variance
- [ ] Major Architectural Review

The property is located at: 12621 Capital Blvd, Wake Forest NC 27587

The agent for this project is: Laura Holloman, McAdams Company

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

Name: Elizabeth Hunt Holding

Address: 12621 Capital Blvd, Wake Forest NC 27587

Telephone Number: _____ Fax: _____

Email Address: _____

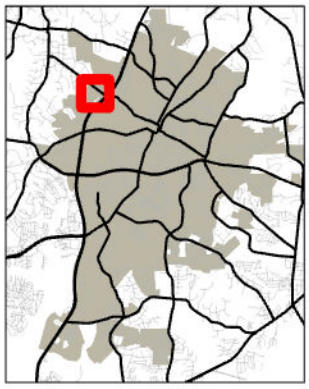
Signature(s) of Owner(s): Elizabeth Hunt Holding

Print or type name(s): Elizabeth Hunt Holding

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-22-07

Amavi Wake Forest (Conditional District Rezoning)

PINS: 1831764251,1831852918,1831855861 & 1831853681

5/2/2023

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.

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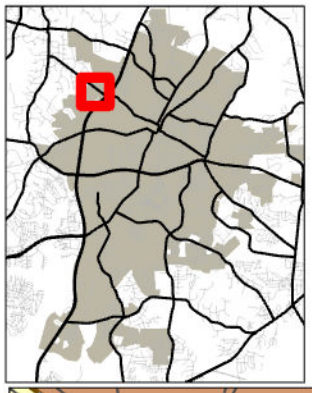


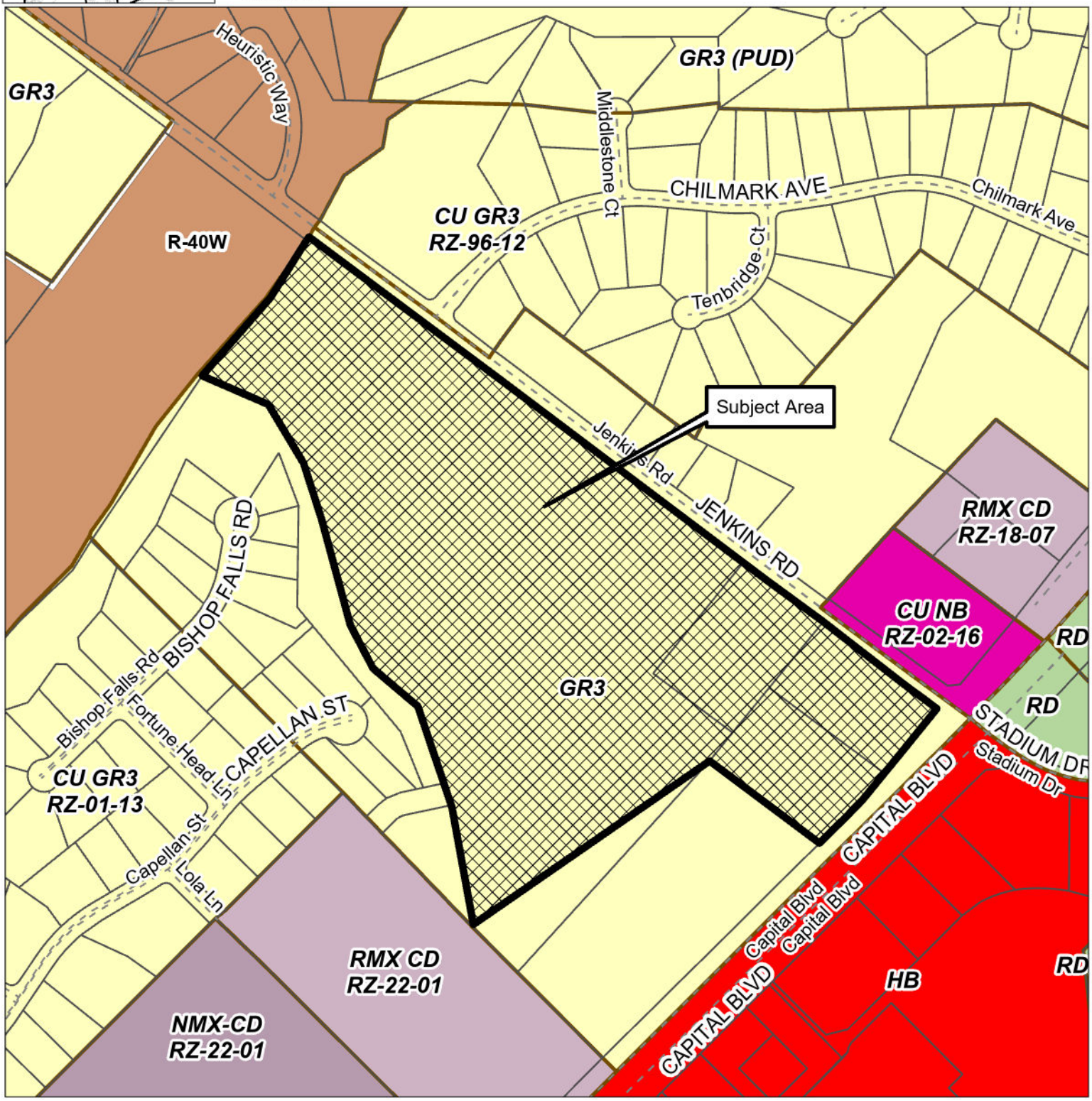
TOWN of WAKE FOREST

RZ-22-07

Amavi Wake Forest (Conditional District Rezoning)

PINS: 1831764251,1831852918,1831855861 & 1831853681

5/2/2023



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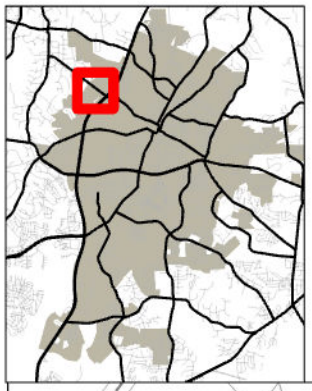


Land Use Plan

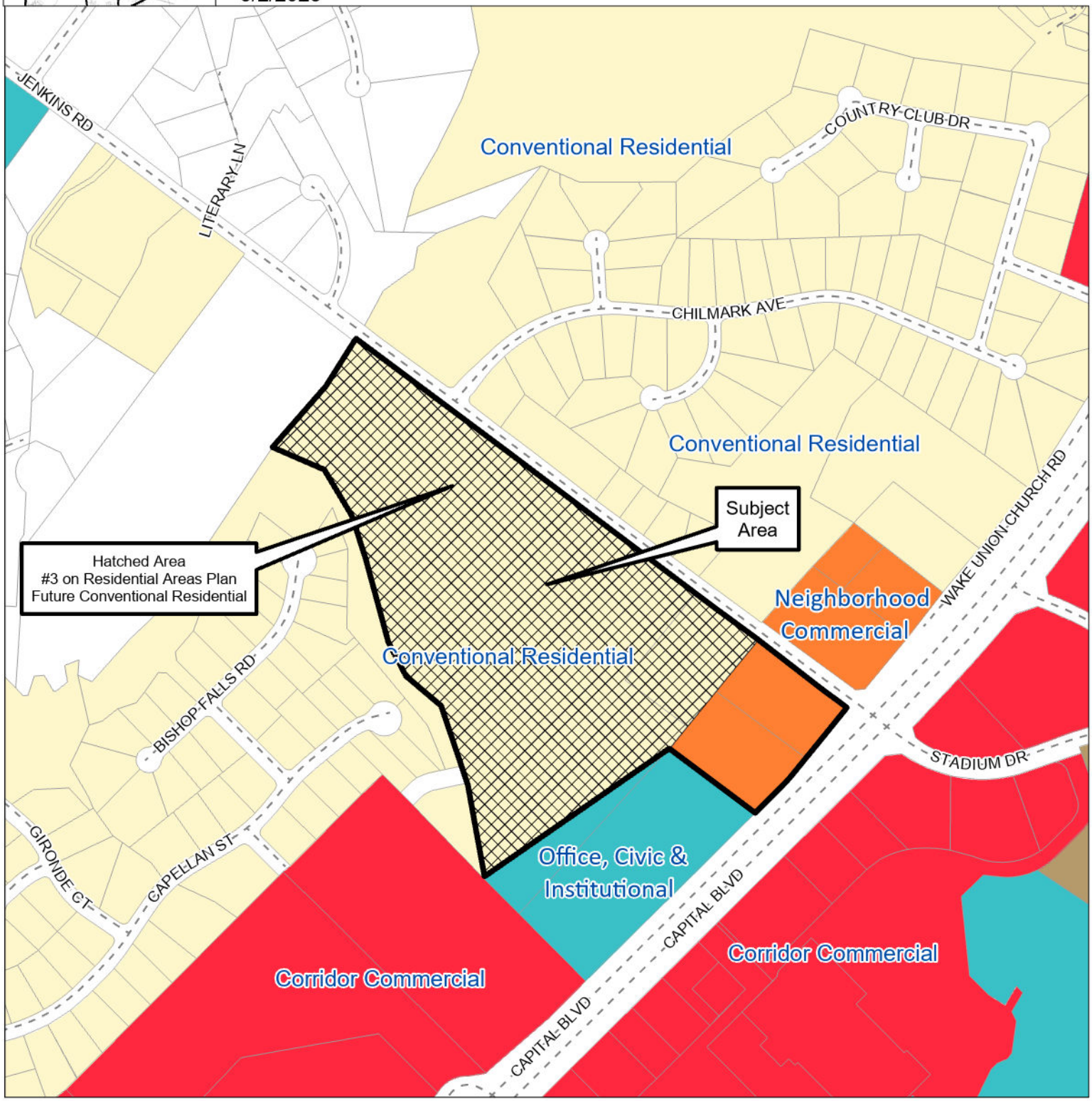
TOWN of WAKE FOREST

RZ-22-07

Amavi Wake Forest (Conditional District Rezoning)

PINS: 1831764251,1831852918,1831855861 & 1831853681

5/2/2023



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 Miles

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			

RAMEY KEMP ASSOCIATES

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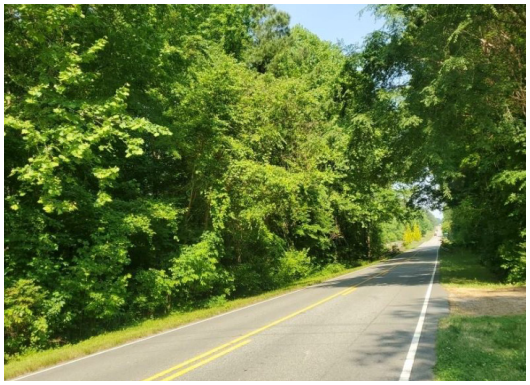


Horse Creek

Traffic Impact Analysis

Wake Forest, North Carolina

rameykemp.com

TRAFFIC IMPACT ANALYSIS

FOR

HORSE CREEK MIXED-USE

LOCATED

IN

WAKE FOREST, NORTH CAROLINA

Prepared For:
MCRT SFR Investment LLC
101 W. Washington Avenue
Charlotte, North Carolina

Prepared By:
Infrastructure Consulting Services, Inc.
dba
Ramey Kemp Associates
5808 Faringdon Place
Raleigh, NC 27609
License #F-1489

7/11/22

JULY 2022

Prepared By: DT

RKA Project No. 21674

Reviewed By: RS

TRAFFIC IMPACT ANALYSIS
HORSE CREEK
WAKE FOREST, NORTH CAROLINA

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Horse Creek development in accordance with the Wake Forest (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located in the southwest quadrant at the intersection of Jenkins Road / Stadium Drive and US Highway 1 / Capital Boulevard in Wake Forest, North Carolina. The proposed development is expected to consist of the following land uses and be built out by 2026:

- 240 multifamily housing units
- 9,600 square foot (sq. ft.) day care center
- 3,000 sq. ft. drive-in bank
- 7,200 sq. ft. high-turnover sit-down restaurant
- 7,800 sq. ft. fast-food restaurant with drive-through
- 2,400 sq. ft. automated car wash

Site access is proposed via three (3) full-movement driveways along Jenkins Road. Site Drive 1, the easternmost access is designed as a future service road for NCDOT STIP U-5307 which will convert US 1 to a freeway with full access control. Site Drive 1 will serve as the primary access for the commercial area of the proposed development. The location of Site Drive 1 was reviewed by the NCDOT to verify that the location can be accommodated by the US 1 freeway design plans as they are developed in the future.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2022 Existing Traffic Conditions
- 2026 No-Build Traffic Conditions
- 2026 Build Traffic Conditions

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

- Jenkins Road / Stadium Drive and US Highway 1 / Capital Boulevard
- Wake Union Church Road / Agora Drive and US Highway 1 / Capital Boulevard
- Jenkins Road and Chilmark Avenue
- Country Club Drive / Templeridge Road and US Highway 1 / Capital Boulevard
- Country Club Drive and Wake Union Church Road / Country Club Drive

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in May of 2022 by Quality Counts during typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods while schools were in session for in-person learning:

- Jenkins Road / Stadium Drive and US Highway 1 / Capital Boulevard
- Wake Union Church Road / Agora Drive and US Highway 1 / Capital Boulevard
- Jenkins Road and Chilmark Avenue
- Country Club Drive / Templeridge Road and US Highway 1 / Capital Boulevard
- Country Club Drive and Wake Union Church Road / Country Club Drive

Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate.

3. Site Trip Generation

The proposed development is assumed to consist of 240 townhomes, a 9,600 sq. ft. day care center, a 3,000 sq. ft. drive-in bank, a 7,200 sq. ft. high-turnover sit-down restaurant, a 7,800 sq. ft. fast-food restaurant with drive-through, and a 2,400 sq. ft. automated car wash. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 11th Edition. Table E-1, on the next page, provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Multifamily Housing (Low-Rise) (220)	240 units	1,614	23	74	78	46
Day Care Center (565)	9,600 sq. ft.	457	56	50	50	57
Drive-In Bank (912)	3,000 sq. ft.	301	17	13	31	32
High-Turnover (Sit-Down) Restaurant (932)	7,200 sq. ft.	772	38	31	40	25
Fast-Food Restaurant w/ Drive-Thru (934)	7,800 sq. ft.	3,646	177	171	134	124
Automated Car Wash (948)	2,400 sq. ft.	340*	--	--	17	17
Total Trips		**7,130**	**311**	**339**	**350**	**301**
Internal Capture (7% Entering AM & 6% Exiting AM) (24% Entering PM & 26% Existing PM)			*-22*	*-20*	*-84*	*-78*
Total External Trips			**289**	**319**	**266**	**223**
Pass-By Trips: *Drive-In Bank (29% AM, 35% PM)* *HTSD (44% PM)* *Fast-Food Restaurant with Drive-Thru (50% AM, 55% PM)*			*-4* *--* *-82*	*-4* *--* *-82*	*-11* *-11* *-53*	*-11* *-11* *-53*
Total Primary Trips			**203**	**233**	**191**	**148**

4. Future Traffic Conditions

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 3% would be used to generate 2026 projected weekday AM and PM peak hour traffic volumes. The following adjacent developments were identified to be considered under future conditions:

- Tru Hotel
- Devon Square

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2022 existing, 2026 no-build, and 2026 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

Recommended Improvements by Developer

Jenkins Road / Stadium Drive and US Highway 1 / Capital Boulevard

- Convert the intersection to a reduced conflict intersection (superstreet) with side streets restricted to right turns only.
- Provide a new exclusive eastbound right-turn lane with approximately 500 feet of storage and appropriate taper length. The right turn taper is anticipated to begin immediately east of Site Drive 1.
- Stripe the eastbound approach of Jenkins Road to provide dual right turn lanes.
- Restripe the westbound approach of Stadium Drive to provide dual right turn lanes.
- Extend the existing northbound left-turn lane on US Highway 1 to provide a minimum of 450 feet of storage plus appropriate deceleration and taper length.
- Modify the existing traffic signal to accommodate the new configuration and coordinate the signal with the new U-turn intersections.

Northern U-Turn and US Highway 1 / Capital Boulevard

- Construct a new northbound U-turn lane on US Highway 1 with a minimum of 425 feet of storage and appropriate deceleration and taper.
- Construct a bulb out on US Highway 1 to accommodate U-turning vehicles.
- Install a traffic signal at the intersection with wooden poles and coordinate the new traffic signal with the intersection at US Highway 1 and Jenkins Road / Stadium Drive.

Southern U-Turn and US Highway 1 / Capital Boulevard

- Construct a new southbound U-turn lane on US Highway 1 with a minimum of 425 feet of storage and appropriate deceleration and taper. Depending on the exact location of the new U-turn, it may be ideal to start the taper for the southbound U-turn lane at/near the intersection with Jenkins Road.
- Construct a bulb out on US Highway 1 to accommodate U-turning vehicles.

- Install a traffic signal at the intersection with wooden poles and coordinate the new traffic signal with the intersection at US Highway 1 and Jenkins Road / Stadium Drive.

Jenkins Road and Site Drive 1

- Construct the northbound approach with one (1) ingress lane and one (1) egress lane.
- Provide an exclusive westbound left-turn lane with a minimum of 175 feet of storage and appropriate deceleration and taper length.
- Provide stop-control for the northbound approach.

Jenkins Road and Site Drive 2

- Construct the northbound approach with one (1) ingress lane and one (1) egress lane.
- Provide an exclusive westbound left-turn lane with a minimum of 75 feet of storage and appropriate deceleration and taper length.
- Provide stop-control for the northbound approach.

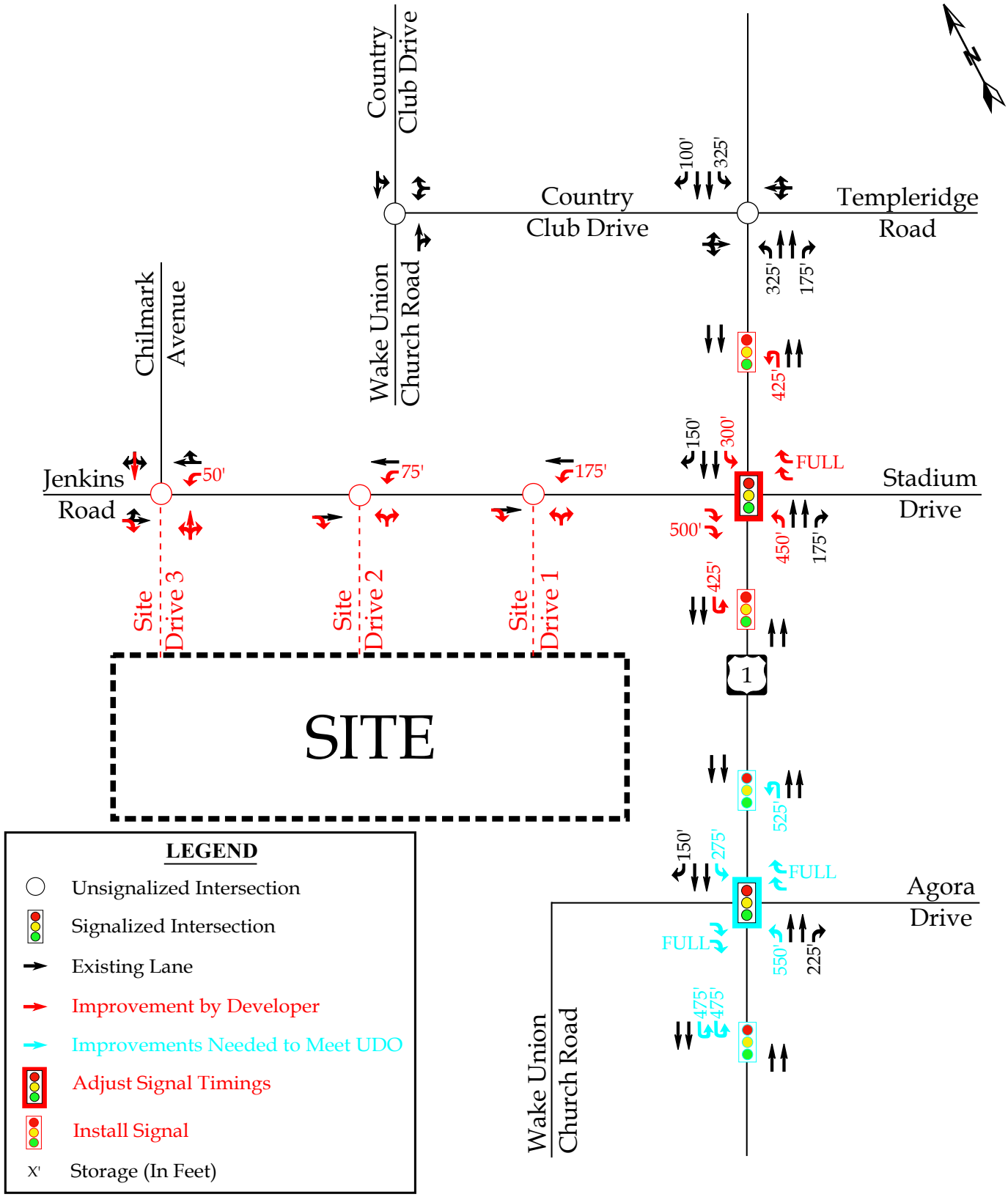
Jenkins Road and Chilmark Avenue / Site Drive 3

- Construct the northbound approach with one (1) ingress lane and one (1) egress lane.
- Provide an exclusive westbound left-turn lane with a minimum of 50 feet of storage and appropriate deceleration and taper length.
- Provide stop-control for the northbound approach.

Improvements Needed to Meet Town's UDO Requirements

Wake Union Church Road / Agora Drive and US Highway 1 / Capital Boulevard

- Convert the intersection to a reduced conflict intersection (superstreet) with side streets restricted to right turns onto US Highway 1.
- Construct new exclusive U-turn lanes and median openings on US Highway 1 north of the intersection and south of the intersection.



RAMEY KEMP ASSOCIATES

Horse Creek
Wake Forest, NC

Recommended Lane Configurations

Scale: Not to Scale | Figure E-1

RAMEY KEMP ASSOCIATES
TOGETHER WE ARE LIMITLESS

T 919 872 5115
5808 Faringdon Pl,
Raleigh, NC 27609

November 22, 2022

Joseph Guckavan, Jr., PE
Town of Wake Forest
301 S. Brooks Street
Wake Forest, NC 27587
P: 919-435-9510
E: jguckavan@wakeforestnc.gov

Reference: Horse Creek
Wake Forest, North Carolina

Subject: TIA Addendum for Jenkins Road Driveways

Dear Mr. Guckavan:

The following is an Addendum to the TIA report prepared for the proposed Horse Creek development located in the southwest quadrant at the intersection of Jenkins Road / Stadium Drive and US 1. The Addendum provides an analysis of the access intersections along Jenkins Road with a reduction in the number of site driveways on Jenkins Road from 3 driveways in the TIA to 2 driveways as shown on the current plan. The middle driveway in the TIA report (Site Drive 2 in the TIA) has been removed and the other two driveways remain as shown in the TIA report.

All existing and no-build traffic volumes remain the same as in the TIA report. In addition, the site land uses and trip generation remain the same as in the TIA. To account for removal of the middle driveway, site trip distribution and assignment at the two remaining driveways was updated for this analysis.

Site Trip Distribution

All external/regional site trip distribution percentages remain the same as in the TIA report. Trip distribution percentages were revised for the reduction to two driveways on Jenkins Road. A summary of the trip distribution revisions are as follows:

- 75% of site trips utilize Site Drive 1 to/from Jenkins Road
- 22.5% of site trips utilize Site Drive 3 to/from Jenkins Road
- 2.5% of site trips utilize Site Drive 3 to/from Chilmark Avenue (same as in TIA)

Refer to the attached site trip distribution figure and site trip assignment figure.

Capacity Analysis

The Build 2026 weekday AM and PM peak hour analyses were updated with the new site access plan. Build 2026 peak hour traffic volumes are attached. Since the superstreet scenario was recommended as part of the development, only the superstreet analysis scenario is included in this Addendum. Signal timings at US 1 were adjusted to account for the change in traffic patterns. All intersections are expected to operate the same as in the TIA report other than the Site Drive intersections on Jenkins Road. Because the analysis results are the same, only the capacity analysis results for the two site driveway intersections are included below.

Jenkins Road and Site Drive 1

Capacity analysis of build 2026 traffic conditions indicates that the major-street left-turn movement and the minor-street approach at the intersection of Jenkins Road and Site Drive 1 are expected to operate at LOS C or better during the weekday AM and PM peak hours with the revised traffic volumes. SimTraffic indicates westbound left turn queues are expected to be within the 175 feet of storage identified for this left turn movement.

Table 1: Analysis Summary of Jenkins Road and Site Drive 1

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2026 Build	EB WB **NB**	1 TH-**RT** **1 LT**, 1 TH **1 LT-RT**	-- A[1] (9 s) C[2] (18 s)	N/A	-- A[1] (9 s) B[2] (15 s)	N/A

Improvements to lane configurations are shown in bold.

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Based on the Driveway Manual, an exclusive westbound left-turn lane with a minimum of 175 feet of storage with appropriate deceleration and taper length is warranted and recommended by the proposed development. Although the westbound left turn volume increased, the opposing eastbound through volume decreased from the original TIA since Site Drive 2 is not considered.

Jenkins Road and Chilmark Avenue / Site Drive 3

Capacity analysis of build 2026 traffic conditions indicates that the major-street left-turn movements and the minor-street approaches at the intersection of Jenkins Road and Chilmark Avenue / Site

Drive 3 are expected to operate at LOS C or better during the weekday AM and PM peak hours. Analysis is similar to the original TIA report.

Table 2: Analysis Summary of Jenkins Road and Chilmark Avenue / Site Drive 3

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2022 Existing	EB WB SB	1 LT-TH 1 TH-RT 1 LT-RT	A[1] -- B[2]	N/A	A[1] -- B[2]	N/A
2026 No-Build	EB WB SB	1 LT-TH 1 TH-RT 1 LT-RT	A[1] -- B[2]	N/A	A[1] -- B[2]	N/A
2026 Build	EB WB **NB** SB	1 LT-TH-**RT** **1 LT**, 1 TH-RT **1 LT-TH-RT** 1 LT-TH-RT	A[1] (8 s) A[1] (8 s) B[2] (12 s) C[2] (16 s)	N/A	A[1] (8 s) A[1] (8 s) B[2] (12 s) C[2] (16 s)	N/A

Improvements to lane configurations are shown in bold.

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Based on the Driveway Manual, an exclusive westbound left-turn lane with a minimum of 50 feet of storage and appropriate deceleration and taper length is warranted by the proposed development.

Conclusions and Recommendations

This Addendum provides updated analysis for the removal of Site Drive 2 from the original TIA report. Site trips using Site Drive 2 in the previous TIA were redistributed to the other two driveways on Jenkins Road and build 2026 conditions were analyzed for the two driveway intersections. All other study intersections remain the same as in the previous TIA report.

Overall, site driveway intersections are expected to operate similar to the original TIA report. Although turning trips increased at Site Drive 1, eastbound traffic along Jenkins Road decreased with the removal of Site Drive 2 and the increased separation between Site Drive 1 and Site Drive 3 helps create more gaps in traffic along Jenkins Road.

A total of more than 300 feet of storage is available if needed for the westbound left turn lane on Jenkins Road into Site Drive 1. Queuing analysis indicates maximum queues of less than 150 feet are projected for the westbound left turn lane.

Recommendations for improvements at both site drive intersections remain the same as in the previous TIA report. The recommendations for the study intersections are below.

Jenkins Road and Site Drive 1

- Construct Site Drive 1 with one (1) ingress lane and one (1) egress lane.
- Provide an exclusive westbound left-turn lane on Jenkins Road with a minimum of 175 feet of storage and appropriate deceleration and taper length if necessary. The existing left turn lane on Jenkins Road can be utilized for this improvement since US 1/Jenkins Road will be converted to a superstreet/reduced conflict intersection (RCI). The left turn lane can be marked as a Two-Way Left Turn Lane (TWLTL) since there are other driveways along Jenkins Road (SECU).
- Provide stop-control for the northbound approach.

Jenkins Road and Chilmark Avenue / Site Drive 3

- Construct Site Drive 3 with one (1) ingress lane and one (1) egress lane.
- Provide an exclusive westbound left-turn lane on Jenkins Road with a minimum of 50 feet of storage and appropriate deceleration and taper length.
- Provide stop-control for the northbound approach.

All other recommendations remain the same at study intersections, and these recommendations were approved by NCDOT in their review of the TIA report.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

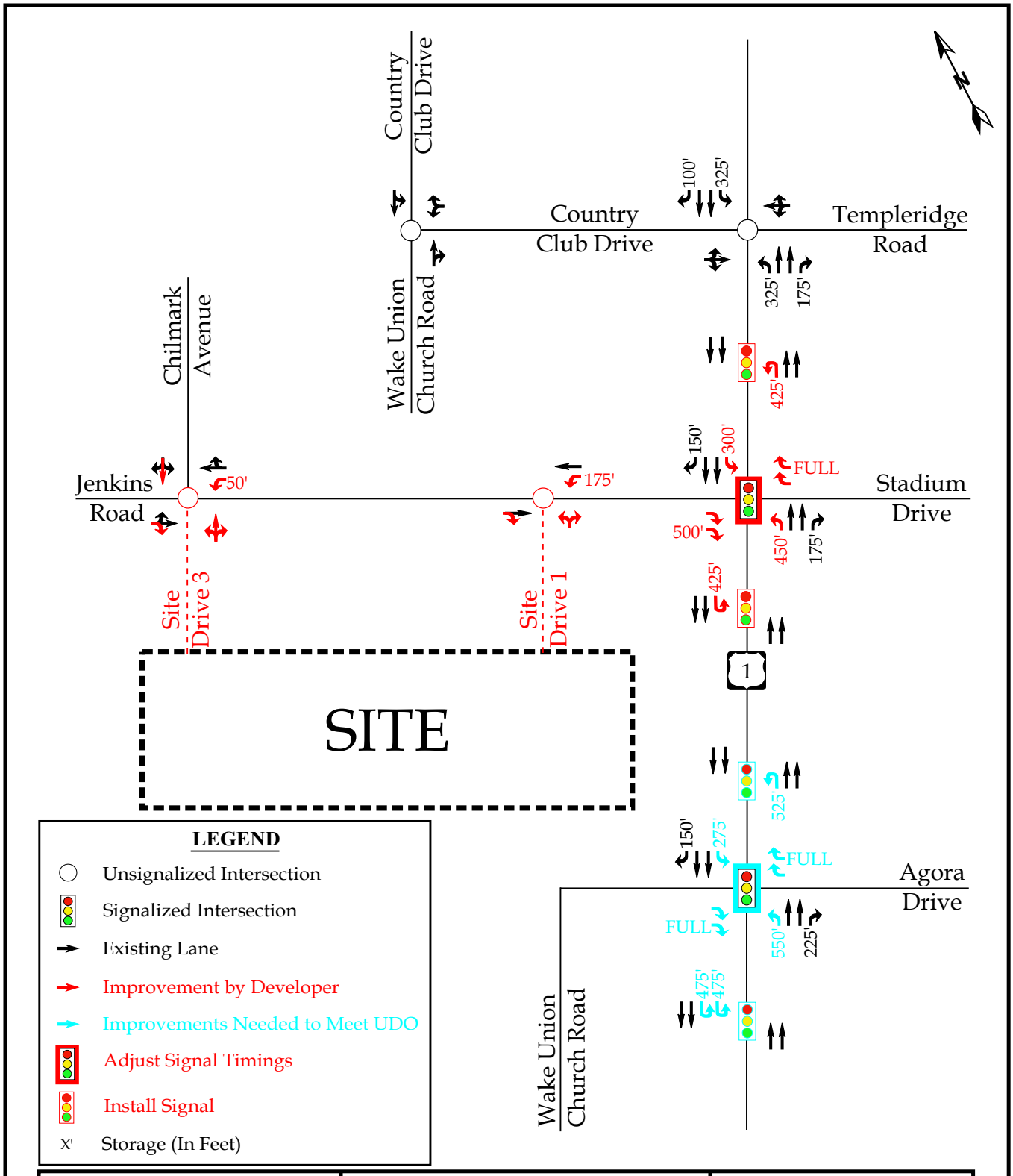
NORTH CAROLINA PROFESSIONAL SEAL 028926 ENGINEER RYNAL G. STEPHENSON

11/22/22

Rynal Stephenson, P.E.
Director of Traffic Engineering

Attachments: Figures
Synchro Analysis Reports

cc: Jeremy Warren, PE, NCDOT District



RAMEY KEMP ASSOCIATES

Horse Creek
Wake Forest, NC

Recommended Lane Configurations

Scale: Not to Scale | Figure 14

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

August 08, 2022

Horse Creek Mixed-Use

Traffic Impact Analysis Review Report
Congestion Management Section

TIA Project: SC-2022-248
Division: 5
County: Wake

Doumit Y. Ishak, Regional Engineer
Clarence B. Bunting, IV, P.E. Project Engineer
Daniel W. Collins, Project Design Engineer
Madonna Saleh, Transportation Engineering Associate

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

Horse Creek Mixed-Use

SC-2022-248	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	07/11/22	Date of Site Plan	07/08/22
Date of Complete Information	07/11/22	Date of Sealed TIA	07/11/22

Proposed Development

The TIA assumes the development is to be completed by 2026 and consist of the following:

Land Use	Land Use Code	Size
Multifamily Housing (Low-Rise)	220	240 d.u.
Day Care Center	565	9,600 sq.ft.
Drive-In Bank	912	3,000 sq.ft.
High-Turnover (Sit-Down) Restaurant	932	7,200 sq.ft.
Fast-Food Restaurant w/ Drive-Thru	934	7,800 sq.ft.
Automated Car Wash	948	2,400 sq.ft.

Trip Generation - Unadjusted Volumes During a Typical Weekday			
	IN	**OUT**	**TOTAL**
AM Peak Hour	311	339	650
PM Peak Hour	350	301	651
Daily Trips			7,130

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

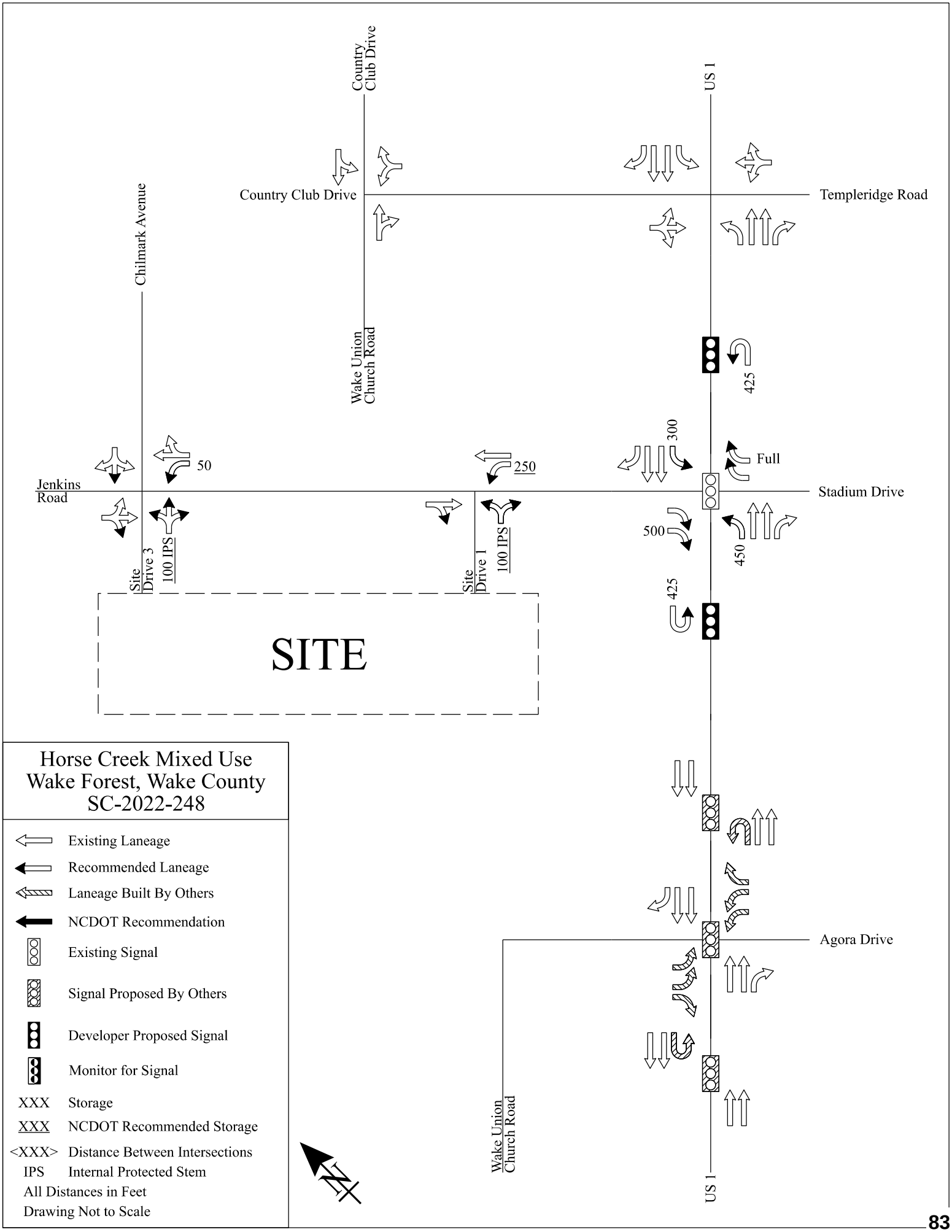
We defer to the District Engineer, the Division Traffic Engineer, and the Regional Traffic Engineer for final decisions regarding signalization.

Operations at Site Access

If operational issues develop at the site driveways, access at those locations should be restricted.

UDO Improvements

The analysis includes UDO improvements. 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.


Country Club Drive
US 1
Country Club Drive
Templeridge Road
Chilmark Avenue
Wake Union Church Road
425
300
Full
50
250
Jenkins Road
Stadium Drive
500
450
100 IPS
Site Drive 3
100 IPS
Site Drive 1
425
SITE
Horse Creek Mixed Use
Wake Forest, Wake County
SC-2022-248
Existing Laneage
Recommended Laneage
Laneage Built By Others
NCDOT Recommendation
Existing Signal
Signal Proposed By Others
Developer Proposed Signal
Monitor for Signal
XXX Storage
XXX NCDOT Recommended Storage
<XXX> Distance Between Intersections
IPS Internal Protected Stem
All Distances in Feet
Drawing Not to Scale
Agora Drive
Wake Union Church Road
US 1

AMAVI WAKE FOREST

1121 JENKINS ROAD,
WAKE FOREST, NORTH CAROLINA, 27587

RZ-22-07 AND SP-22-07

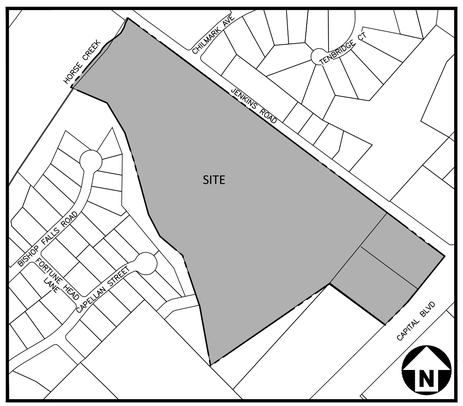
MASTER SITE PLAN

PROJECT NUMBER: MCR-21001

DATE: APRIL 18, 2023

SITE DATA

PIN	1831764251; 1831852918; 1831855861; 1831853681	
REAL ESTATE ID	0183008; 0193992; 0032066; 0100042	
SITE AREA	1,934,499 SF / 44.42 AC - GROSS 101,059 SF / 2.32 AC - R/W DEDICATION 1,833,440 SF / 42.09 AC - NET	
EXISTING ZONING	GR-3	
PROPOSED ZONING	GENERAL RESIDENTIAL 10 CONDITIONAL DISTRICT(GR-10 CD); NEIGHBORHOOD BUSINESS CONDITIONAL DISTRICT(NB CD)	
PROPOSED GR10 SITE AREA	35.23 AC	
PROPOSED NEIGHBORHOOD BUSINESS SITE AREA	6.87 AC	
EXISTING NUMBER OF LOTS	4 (TOTAL)	
PROPOSED NUMBER OF LOTS	3 (TOTAL)	
PROPOSED JENKINS ROAD R/W DEDICATION	0.08 AC	
PROPOSED WAKE UNION CHURCH ROAD R/W DEDICATION	2.24 AC	
WATERSHED OVERLAY	FALLS LAKE WATERSHED MANAGEMENT AREA (FL-WMA) US 1 SPECIAL HIGHWAY OVERLAY (SH1-O)	
WATER SUPPLY WATERSHED	FALLS LAKE; NEUSE-RICHLAND CREEK	
RIVER BASIN	NEUSE	
COMMUNITY PLAN DESIGNATION	CONVENTIONAL RESIDENTIAL; NEIGHBORHOOD COMMERCIAL	
EXISTING USE	SINGLE FAMILY DETACHED; FORESTRY	
PROPOSED USE	217 SINGLE AND MULTIFAMILY UNITS; NEIGHBORHOOD COMMERCIAL	
	• 26 - 2 STORY UNITS; SINGLE FAMILY UNITS • 28 - MULTIFAMILY DUPLEXES (56 UNITS) • 135 - 1 STORY; SINGLE FAMILY UNITS	
MAXIMUM UNITS ALLOWED	365 MULTIFAMILY UNITS (GR10 SITE AREA x 10 DU/AC)	
DENSITY	MAXIMUM	10 DU/AC
	PROPOSED	6.16 DU/AC (217 UNITS / 35.23 AC)
BUILDING HEIGHT	MAXIMUM	3 STORIES
	PROPOSED	1 STORY & 2 STORY
SETBACKS	REQUIRED FROM PERIMETER	FRONT: 20' MINIMUM STREET SIDE/SECONDARY FRONT: 20' MINIMUM SIDE (FROM ADJACENT LOT): 8' MINIMUM REAR: 25' MINIMUM
	REQUIRED	BUILDING SEPARATION: 6' MINIMUM BUILDING FRONT FROM SIDEWALK: 3' MINIMUM
PARKING	REQUIRED	217 UNITS x 1.8/UNIT = 391 SPACES
	PROPOSED	349 STANDARD SPACES 77 ON-STREET SPACES 35 GARAGE SPACES 461 TOTAL SPACES
ACCESSIBLE PARKING	REQUIRED	462 SPACES x 2% = 10 SPACES (2 VAN)
	PROPOSED	19 SPACES (18 VAN)
BICYCLE PARKING	REQUIRED	462 SPACES x 2/40 VEHICLE SPACES = 24 SPACES (UNITS) 217 UNITS x 1/30 UNITS = 8 SPACES (RECREATION) 1.69 AC x 4 PER 1/4 AC = 27 SPACES (PARK SPACE) 59 TOTAL SPACES (MIN. 28 SPACES SHELTERED TO ACCOMMODATE LONG-TERM STORAGE)
	PROPOSED	60 SPACES (28 SHELTERED)
IMPERVIOUS AREA	EXISTING	FUTURE COMMERCIAL LOTS = 0.54 AC RESIDENTIAL = 0.29 AC.
	PROPOSED	FUTURE COMMERCIAL LOTS = 5.89 AC RESIDENTIAL = 17.24 AC. TOTAL IMPERVIOUS = 23.13 AC (65%)
OPEN SPACE	REQUIRED	1,550,086 SF x 10% = 155,009 SF
	PROPOSED	287,584 SF (18.56%) (TREE SAVE & BUFFERS)
PARK SPACE	REQUIRED	1,550,086 SF x 2.5% = 38,752 SF
	PROPOSED	70,870 SF (4.57%) (12 AREAS)
ACTIVE OPEN SPACE	REQUIRED	70,870 SF x 25% = 17,717 SF
	PROPOSED	18,512 SF (AMENITY AREA)
TREE COVERAGE	SEE CALCULATIONS SHEET L5.06	
FLOODPLAIN	A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3720183100K DATED JULY 19, 2022. THE REMAINDER IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3720183100K DATED JULY 19, 2022.	



VICINITY MAP

N.T.S.

PROPOSED AMAVI WAKE FOREST ZONING CONDITIONS

1. SITE MASTER SITE PLAN(SP-22-27) 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 ADOPTED MASTER SITE PLAN.

2. ALL DEVELOPMENT WILL COMPLY WITH ALL REQUIREMENTS OF THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO) UNLESS EXPRESSLY STATED AS AN EXCEPTION, AND WILL COMPLY WITH APPROVED MASTER PLAN AS SUBMITTED WITH THIS REZONING APPLICATION.

3. THE MULTIFAMILY DEVELOPMENT SHALL HAVE A MAXIMUM NUMBER OF 217 UNITS. UNITS SHALL BE DESIGNED TO APPEAR LIKE 1-STORY SINGLE FAMILY, 2-STORY SINGLE FAMILY AND DUPLEX UNITS. THE EXACT PRODUCT MIX IS SUBJECT TO VARIATION DURING PERMITTING. A MINIMUM OF 25 PERCENT OF THE TOTAL DWELLING UNITS SHALL BE DUPLEXES. A MINIMUM OF 10 PERCENT OF THE TOTAL DWELLING UNITS SHALL BE 2-STORY

4. VINYL SIDING SHALL NOT BE PERMITTED; HOWEVER, VINYL WINDOWS, DECORATIVE ELEMENTS, AND TRIM ARE PERMITTED.

5. FOR THE FRONT FACADE OF ALL UNITS, TRIM AROUND THE WINDOWS SHALL BE PROVIDED.

6. FOR THE FRONT FACADE OF ALL UNITS, AT LEAST THREE DECORATIVE ELEMENTS SHALL BE PROVIDED, SUCH AS, BUT NOT LIMITED TO, THE FOLLOWING:

a. BAY WINDOW;
b. RECESSED WINDOW;
c. DECORATIVE WINDOW;
d. SIDE PORCH;
e. TWO OR MORE BUILDING MATERIALS;
f. BRICK OR STONE;
g. TRIM: (6" WINDOW TRIM, 4" FRIEZE TRIM, 6" FASCIA, WINDOW AND DOOR CROSSHEAD)
h. SHAKE;
i. GABLE;
j. CORNICE;
k. PORTICO;
l. DORMER;

7. A VARIED COLOR PALETTE SHALL BE UTILIZED ON BUILDINGS THROUGHOUT THE DEVELOPMENT TO INCLUDE A MINIMUM OF FOUR COLOR FAMILIES FOR SIDING AND SHALL INCLUDE VARIED TRIM, SHUTTER, AND ACCENT COLORS COMPLIMENTING THE SIDING COLOR.

8. ALL DWELLING UNITS SHALL INCORPORATE FOUNDATIONAL LANDSCAPING (SEE TYPICAL UNIT LANDSCAPING ON SHEET L5.06) ALONG THE FRONT FACADE. ADDITIONALLY, THIS SHALL ALSO APPLY WHERE A SIDE AND/OR REAR FACADE ABUTS AN INTERNAL DRIVE AISLE, INTERNAL PARKING BAY OR ABUTS A PRIVATE STREET OR PUBLIC STREET.

9. DETACHED GARAGES SHALL BE DESIGNED IN ACCORDANCE WITH ELEVATIONS PROVIDED ON SHEET 5.1. ADDITIONAL DESIGN FEATURES MAY BE APPROVED BY THE ADMINISTRATOR.

10. NO UNITS OF THE SAME FLOOR PLAN AND EXTERIOR COLOR WILL BE LOCATED IMMEDIATELY ADJACENT TO EACH OTHER OR DIRECTLY ACROSS THE STREET FROM ONE ANOTHER.

11. IN AN EFFORT TO CREATE CONTINUITY FOR THE ENTIRE PROJECT (BOTH RESIDENTIAL AND NON-RESIDENTIAL PARCELS), A COMMON STONE OR BRICK SHALL BE PROVIDED THAT IS USED THROUGHOUT THE DEVELOPMENT. THE MATERIAL COULD BE USED IN A VARIETY OF WAYS INCLUDING, BUT NOT LIMITED TO; LANDSCAPING WALLS, SIGNAGE, ACCENT MATERIALS, ECT. PROVIDING A MINIMUM OF ONE ELEMENT SHALL SATISFY THIS CONDITION, BUT THE DEVELOPER MAY CHOOSE TO PROVIDE THE MATERIAL IN MULTIPLE FACETS IF DESIRED.

12. AT LEAST 15% OF THE AREA OF EACH FACADE THAT FACES A STREET/PARKING OR OPEN SPACE MUST BE WINDOWS AND/OR FRONT DOORS.

13. AT LEAST HALF THE TOTAL DWELLING UNITS SHALL REQUIRE COVERED FRONT STOOPS OR PORCHES. FRONT PORCHES SHALL HAVE A MINIMUM DEPTH OF 4 FEET.

14. BUILDINGS SHALL BE PERMITTED TO BE ERECTED ON THE MASTER LOT WITHIN THIS DEVELOPMENT AND WILL FRONT ON PRIVATE RIGHT-OF-WAY OR COMMON PARK SPACE (SECTION 4.3.1. B).

15. THE BUILDINGS ERECTED WITHIN THIS DEVELOPMENT SHALL NOT BE SUBJECT TO TRADITIONAL YARD REQUIREMENTS AND SHALL ONLY BE SUBJECT TO A BUILDING SEPARATION REQUIREMENT OF SIX FEET (SECTION 4.3.3).

16. THE MINIMUM LOT WIDTH OF 50' IS OUTLINED IN TABLE 2.2.5.B.2 SHALL NOT BE APPLICABLE TO THIS DEVELOPMENT.

17. SEE SHEET C0.00 FOR PROPOSED SECTIONS AND ALTERNATE CROSS SECTION "73' PRIVATE DRIVE CROSS SECTION".

18. THE DEVELOPMENT SHALL PROVIDE A MINIMUM OF EIGHT(8) EV CHARGING STATIONS. FINAL LOCATIONS SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION DRAWING SUBMITTAL. IN ADDITION, AT THE DEVELOPER'S EXPENSE, GARAGES SHALL BE WIRED FOR EV CAPABILITIES.

19. THE FOLLOWING USES SHALL BE PERMITTED WITHIN THE NB ZONING DISTRICT:
-LIVE/WORK UNITS
-ATM
-BANK, CREDIT UNION, FINANCIAL SERVICES
-BUSINESS SUPPORT SERVICES
-DRY CLEANING & LAUNDRY SERVICES
-MEDICAL CLINIC
-PERSONAL SERVICES
-POST OFFICE
-PROFESSIONAL SERVICES
-VETERINARY SERVICES
-ALCOHOLIC BEVERAGE SALES STORE
- AMUSEMENT, INDOOR
-BAR/TAVERN
-RESTAURANT
-THEATER, INDOOR MOVIE OR LIVE PERFORMANCE
-CIVIC MEETING FACILITY
-COMMUNITY OR CULTURAL FACILITY
-RECREATION FACILITY, INDOOR
-RECREATION FACILITY, OUTDOOR
-CHILD/ADULT DAY CARE (MORE THAN 8 PERSONS)
-COMMUNITY SUPPORT FACILITY
-AUTOMOTIVE- DRIVE-THRU/DRIVE-IN FACILITY

20. AT FULL BUILD-OUT, THE NB DISTRICT SHALL INCLUDE AT LEAST TWO OF THE PERMITTED USES LISTED IN CONDITION NO. 19.

21. PARKING SHALL BE AT THE SIDE OR REAR OF COMMERCIAL BUILDINGS FRONTING WAKE UNION CHURCH ROAD AND JENKINS ROAD. DRIVE AISLES AND DRIVE THROUGH LANES ARE PERMITTED BETWEEN THESE BUILDINGS AND THE ROAD(S) ON WHICH THEY FRONT.

22. AT FULL BUILD-OUT, THE NB DISTRICT SHALL CONTAIN AT LEAST ONE BUILDING WITH A MINIMUM HEIGHT OF TWO STORIES. THE SECOND STORY OF THIS BUILDING SHALL BE A MINIMUM OF 3,000 SQUARE FEET. THIS BUILDING SHALL COMPLY WITH THE REQUIREMENTS OF CONDITION 21.

23. SH-O BUILDING SETBACK SHALL BE REDUCED FROM 100' TO 50' FROM THE PROPERTY LINE ABUTTING US-1; SH-O OFF-STREET PARKING SETBACK SHALL BE REDUCED FROM 50' TO 25' ADJACENT TO US-1; SH-O BUFFER SHALL BE REDUCED FROM 50' TO 25' ADJACENT TO US-1 (ALL PLANT MATERIALS SHALL STILL BE PROVIDED). (SECTION 2.4.3.D)

24. THE COMMERCIAL PARCEL WILL BE CLEARED, ROUGH GRADED AND UNDERGROUND UTILITIES WILL BE STUBBED TO THE SITE AT PLAT RECORDATION.

25. EACH DEVELOPED OPEN SPACE SHALL INCLUDE AT LEAST ONE (1) OF THE FOLLOWING ACTIVE ELEMENTS: WALKING TRAIL, COMMUNITY GARDEN, BUTTERFLY GARDEN, PLAYGROUND OR DOG PARK. ADDITIONAL ELEMENTS MAY BE INCLUDED AS APPROVED BY THE ADMINISTRATOR.

26. THE PARK SPACES SHALL BE A MINIMUM OF 2,000 SF AND FOUR (4) SUCH PARKS SHALL BE PROVIDED THROUGHOUT THE COMMUNITY (SECTION 7.5.1).

27. EACH DEVELOPED PARK SPACE SHALL INCLUDE AT LEAST ONE (1) OF THE FOLLOWING ACTIVE ELEMENTS: CORNHOLE BOARDS, BOCCE BALL COURT, TABLE TENNIS, COMMUNITY GARDEN, OR SOCCER GOALS. A 1,000 SF MINIMUM CLUBHOUSE (WITH FITNESS CENTER) AND POOL WILL ALSO BE PROVIDED IN ADDITION TO THE ABOVE PARK SPACE REQUIREMENTS. ADDITIONAL ELEMENTS MAY BE INCLUDED AS APPROVED BY THE ADMINISTRATOR.

28. AT THE DEVELOPER'S EXPENSE, A MINIMUM BUFFER WIDTH OF 25' SHALL BE PROVIDED ALONG THE ADJACENT SOUTHERN PROPERTY LINE OF THE FUTURE COMMERCIAL LOTS WITH THE WAKE FOREST PRESBYTERIAN CHURCH PROPERTY (PIN:1831759291).

29. THE MULTIFAMILY DEVELOPMENT SHALL COMPLY WITH UDO SECTIONS 5.5.6B, C, AND D, AND 5.5.7F. ALL OTHER UDO MULTIFAMILY DESIGN STANDARDS INCLUDING OTHER STANDARDS WITHIN UDO SECTIONS 5.5.6 AND 5.5.7 SHALL NOT APPLY.

30. COORDINATING DECORATIVE BICYCLE RACKS AND BENCHES WILL BE PLACED THROUGHOUT THE COMMERCIAL AND RESIDENTIAL DEVELOPMENTS AS A FORM OF PUBLIC ART. THESE INTERVENTIONS WILL BE SITE-SPECIFIC WITH ATTENTION TO AUDIENCE, ENVIRONMENTAL CONDITIONS, CULTURAL HISTORY, AND NATURAL LANDSCAPE, AND WILL CREATE A SENSE OF SPACE CONNECTING THE RESIDENTIAL DEVELOPMENT WITH THE NB DEVELOPMENT. PAINTED CROSSWALK WILL BE PROVIDED SUBJECT TO NCDOT AND TOWN APPROVAL CONNECTING THE RESIDENTIAL AND NB COMPONENTS. DECORATIVE OUTDOOR SEATING WILL ALSO BE PROVIDED IN THE NB COMPONENT.

31. ASSOCIATED ROAD IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE PER THE APPROVED TIA AND UDO.

32. SUBJECT TO APPROVAL BY THE TOWN OF WAKE FOREST AND NCDOT, THE DEVELOPER SHALL PROVIDE SIGNAGE, STRIPING AND PEDESTRIAN SIGNALS FOR A PEDESTRIAN CROSSING BETWEEN JENKINS ROAD AND STADIUM DRIVE.

33. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ASSOCIATED WORK/COST OF ABANDONING THE EXISTING SEWER LINE ALONG WAKE UNION CHURCH ROAD. IN ADDITION, THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR PROVIDING A NEW SEWER CONNECTION FOR WAKE FOREST PRESBYTERIAN CHURCH PRIOR TO THE 1ST FINAL PLAT.

34. IF DEVELOPER IS ABLE TO ACQUIRE ALL NECESSARY LAND AND/OR EASEMENTS FROM THE ST. IVES HOMEOWNER'S ASSOCIATION, DEVELOPER SHALL EXTEND WAKE UNION CHURCH ROAD THROUGH THE ST. IVES OPEN SPACE TO STUB TO THE PROPOSED WAKE UNION DEVELOPMENT PRIOR TO THE 1ST FINAL PLAT.

35. A 20' TYPE 'B' - OPTION 1 STREETYARD BUFFER SHALL BE PROVIDED ON BOTH SIDES OF WAKE UNION CHURCH ROAD TO SATISFY THE SH-O SERVICE ROAD REQUIREMENTS. A 30' SH-O TYPE 'B' - OPTION 1 BUFFER SHALL BE ADJACENT TO THE WAKE FOREST PRESBYTERIAN CHURCH PROPERTY.

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C1.03	EXISTING CONDITIONS - AREA "C"
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5.1	DETACHED GARAGE ELEVATIONS

PROJECT WATER SYSTEM DATA:

1. Are the total # domestic water services ≥ 15, OR the total # people served ≥ 25?

YES / NO

2. Type of development? (select one)
- Commercial Property
- Residential Condos or Townhomes
- Residential Apartments

3. *NOTE: permitting by City of Raleigh on projects having ≥ 15 domestic water services, OR serving ≥ 25 people, requires Developer NOT to re-sell water (or must have a WR designation from NCUC for Apartment projects only)*

These plans have been electronically approved for construction by the Town of Wake Forest Public Works and Engineering Department. This approval may not be edited once issued.

Public Works/Engineering

These plans have been electronically approved for construction by the Town of Wake Forest Planning Department. This approval may not be edited once issued.

Planning

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS

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PROJECT DIRECTORY

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2023.04.26 17:13:35-04'00'

REVISIONS

NO. DATE

MASTER SITE PLAN FOR:

AMAVI WAKE FOREST
WAKE FOREST, NC, 27587
PROJECT NUMBER: MCR-21001

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GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
2. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION CONFERENCE WITH THE TOWN OF WAKE FOREST, A REPRESENTATIVE OF THE OWNER, THE GRADING COMPANY, THE EROSION CONTROL INSTALLER, AND A REPRESENTATIVE FOR THE ENGINEER OF RECORD.
3. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SEE EROSION CONTROL PLAN FOR SEQUENCING.
4. GRADING CONTRACTOR SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT POSITIVE DRAINAGE FROM THE HOUSE FOUNDATION IS PROVIDED AND WATER FROM A HIGHER ELEVATION ON ADJOINING LOTS IS DIVERTED THROUGH THE USE OF SWALES ALONG LOT LINES. THE GRADING CONTRACTOR SHALL ALSO ENSURE THAT PONDING ON INDIVIDUAL LOTS WILL NOT BE CREATED.
5. EXISTING VEGETATION AND NATURAL AREAS SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE.
6. ALL PUBLIC STREETS & LANES MUST BE INSTALLED TO THE MINIMUM TOWN OF WAKE FOREST STANDARDS SET FORTH IN THE STREET/SUBDIVISION DESIGN MANUAL OR THE CONDITIONS NOTED ON THE PLANS, WHICHEVER IS MORE STRINGENT.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF WAKE FOREST, CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.
8. ALL EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ACTUAL LOCATIONS AND DEPTHS TO BE CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
9. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
10. PRIOR TO STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR NCDOT STREET OR HIGHWAY RIGHT-OF-WAY, THE FOLLOWING PROCEDURES SHALL BE UNDERTAKEN: TOWN RIGHT-OF-WAY: CONTACT TOWN OF WAKE FOREST ENGINEERING DEPARTMENT (919-435-9510) FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY. NCDOT RIGHT-OF-WAY: CONTACT McADAMS COMPANY PROJECT ENGINEERS (919-361-5000) AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE). ALSO CONTACT NCDOT DISTRICT OFFICE (919-733-3213) 24 HOURS IN ADVANCE PRIOR TO PLACING CURB AND GUTTER AND TOWN OF WAKE FOREST FOR SIDEWALKS AND RAMPS WITHIN NCDOT R/W.
11. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADING CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY.
13. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE TAKEN OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL MUNICIPAL REQUIREMENTS.
14. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
15. NO SUBSTITUTION FOR SPECIFIED MATERIALS SHALL TAKE PLACE WITHOUT WRITTEN APPROVAL FROM THE OWNER. SAID APPROVAL MUST BE ACQUIRED PRIOR TO INSTALLATION. ANY COSTS FOR TESTING OR ENGINEERING SERVICES REQUIRED TO PROVE PROPOSED SUBSTITUTIONS ARE ACCEPTABLE SHALL BE PAID BY THE CONTRACTOR.
16. ALL SIGNS AND TRAFFIC CONTROL DEVICES SHALL BE IN COMPLIANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
17. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
18. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
19. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
20. STREET LIGHTING WILL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE – CHAPTER 10.3.7. LIGHTING PLANS SHALL BE BY OTHERS.
21. NONE OF THE SUBJECT PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA.
22. CURB & GUTTER DETAILS ARE SPECIFIC TO TOWN OF WAKE FOREST UDO AND MSSD STANDARDS.
23. PAVEMENT DESIGN IS SHOWN AS A MINIMUM AND FINAL DESIGN TO BE DETERMINED BY GEOTECHNICAL ENGINEER.
24. SPECIFIC AMENITY AREA DESIGNS SHALL BE SUBMITTED AT THE TIME OF CONSTRUCTION

STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST WAKE FOREST STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
11. CONTRACTOR SHALL ENSURE 2' MINIMUM COVER OVER ALL STORM PIPE.
12. CONTRACTOR SHALL GRADE & INSTALL PREFORMED SCOUR HOLES, LEVEL SPREADERS AND VELOCITY DISSIPATERS PER DETAILS.
13. CONTRACTOR SHALL DETERMINE SPILL CURB LOCATIONS PRIOR TO PLACEMENT TO PROVIDE POSITIVE DRAINAGE TO DRAINAGE STRUCTURES. NO BIRD-BATHS SHALL BE ALLOWED WITHIN CURB AND GUTTER OR ASPHALT AREAS.

GRADING NOTES

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST TOWN OF WAKE FOREST, CITY OF RALEIGH AND NCDOT (WHERE APPLICABLE) STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION CONFERENCE WITH THE TOWN OF WAKE FOREST, A REPRESENTATIVE OF THE OWNER, THE GRADING COMPANY, THE EROSION CONTROL INSTALLER, UTILITY CONTRACTOR, AND A REPRESENTATIVE FOR THE ENGINEER OF RECORD.
6. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
9. GRADING CONTRACTOR SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT POSITIVE DRAINAGE FROM THE HOUSE FOUNDATION IS PROVIDED AND WATER FROM A HIGHER ELEVATION ON ADJOINING LOTS IS DIVERTED THROUGH THE USE OF SWALES ALONG LOT LINES. THE GRADING CONTRACTOR SHALL ALSO ENSURE THAT PONDING ON INDIVIDUAL LOTS WILL NOT BE CREATED.
10. EXISTING VEGETATION AND NATURAL AREAS SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE.

ADDITIONAL UTILITY NOTES

1. ALL WATER SERVICE LINES WHERE 1 UNIT CONNECTS SHALL BE 3/4" COPPER LINE. ALL WATER SERVICE LINES WHERE 2 OR MORE UNITS CONNECT SHALL BE 1-1/2" HDPE SDR9 LINE.
2. ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AS DEFINED IN THE LATEST ISSUE OF THE PUBLIC UTILITIES HANDBOOK AND/OR UNIFIED DEVELOPMENT ORDINANCE (UDO).
3. ALL FIRE HYDRANTS ALONG PUBLIC R/W LINES SHALL HAVE A 3'Wx3'L CITY OF RALEIGH WATERLINE EASEMENT ONTO ADJACENT PROPERTY.
4. ALL SANITARY SEWER INTERCEPTOR LINES (12" AND LARGER), AS WELL AS MANHOLES AND FITTINGS ASSOCIATED WITH THE INTERCEPTOR LINE, SHALL BE INTERNALLY LINED WITH PROTECTO 401 OR APPROVED EQUAL TO PREVENT HYDROGEN SULFIDE CORROSION. SEE THE CURRENT CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK FOR APPROVED COATINGS AND APPLICATION METHODS.
5. IN ACCORDANCE WITH GENERAL STATUTE 87-121(G), ALL UNDERGROUND UTILITIES INSTALLED AFTER OCTOBER 1, 2014 SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
6. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF RALEIGH.
8. ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
9. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
10. ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2' MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED.

SITE NOTES

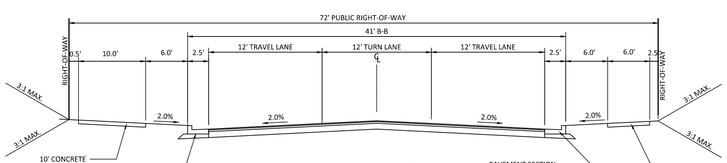
1. OPEN SPACE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
2. LANDSCAPE, IRRIGATION AND SITE LIGHTING DESIGN TO BE PROVIDED BY OTHERS AND SHALL BE SUBMITTED UNDER SEPARATE COVER.
3. ALL HOUSING DESIGN INFORMATION SHALL BE SUBMITTED TO THE TOWN OF WAKE FOREST IN CONJUNCTION WITH BUILDING PERMIT PROCESS.
4. SITE PLANS WILL BE SUBMITTED TO THE TOWN OF WAKE FOREST AND THE CITY OF RALEIGH FOR THE REMAINING FUTURE DEVELOPMENT AREAS WITHIN THE REMAINING PHASES.
5. EXISTING VEGETATION AND NATURAL AREAS SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE AND THAT MINIMUM CLEARING OF LAND SHALL BE UNDERTAKEN DURING DEVELOPMENT.
6. ALL PUBLIC SIDEWALKS/CROSSWALKS ACROSS ALLEY ENTRANCES SHALL BE FLUSH, CONCRETE PAVEMENT (SEE DETAIL).
7. CURB RADII ARE DIMENSIONED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
8. ALL DIRECTIONAL ARROWS, PEDESTRIAN CROSSINGS, AND STOP BARS ON THE DEVELOPMENT SHALL BE THERMOPLASTIC.

RETAINING WALL NOTES

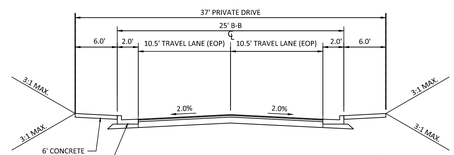
1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT/BOTTOM FACE OF THE RETAINING WALL.
2. RETAINING WALLS SHALL BE DESIGNED BY A REGISTERED NORTH CAROLINA PROFESSIONAL ENGINEER AND PROVIDED AS A STANDALONE CONSTRUCTION DRAWING SET TO THE TOWN OF WAKE FOREST FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
3. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL UNLESS DESIGN ENGINEER CAN PROVIDE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
4. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL EXTEND BELOW GRADE TO THE FOOTING SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
5. RETAINING WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE A RAILING OR FENCE INSTALLED AT THE TOP OF WALL. RAILING DESIGN SHALL BE INCLUDED IN THE RETAINING WALL CONSTRUCTION DRAWINGS.
6. RETAINING WALL DESIGNER SHALL BE RESPONSIBLE FOR IDENTIFYING AND REPORTING TO THE ENGINEER THE REQUIRED SPACING, CLEARANCE, OR CONFLICTS BETWEEN THE FOOTPRINT OF THE WALL AND ANY ADJACENT SURFACE/SUB-SURFACE UTILITIES. WALL DESIGNER SHALL ALSO BE RESPONSIBLE FOR REVIEW AND APPROVAL OF ALL WALL RELATED SHOP DRAWINGS/SUBMITTALS.
7. CONTRACTOR SHALL ENSURE THAT WALL BATTER DOES NOT ENCROACH INTO BUFFERS, ADJACENT PROPERTIES, SIDEWALKS, ETC.

STANDARD UTILITY NOTES (AS APPLICABLE)

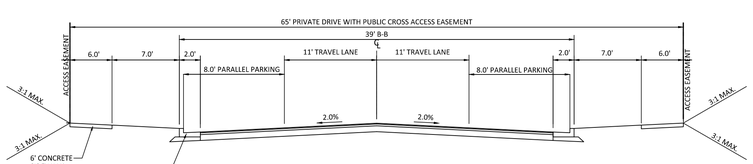
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
   A. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC 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.



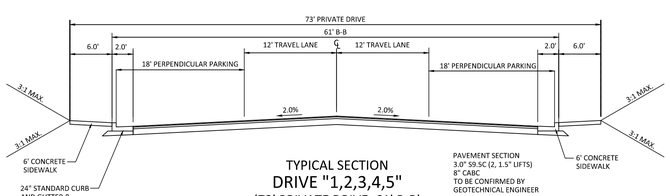
TYPICAL SECTION
WAKE UNION CHURCH ROAD
(72' R/W, 41' B-B)
(N.T.S)



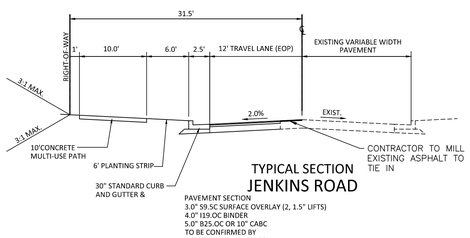
TYPICAL SECTION
DRIVE "1,2,3,4,5"
(37' PRIVATE DRIVE, 25' B-B)



TYPICAL SECTION
CHILLMARK AVENUE
(65' PUBLIC CROSS ACCESS EASEMENT, 39' B-B)
PARALLEL PARKING
(N.T.S)



TYPICAL SECTION
DRIVE "1,2,3,4,5"
(73' PRIVATE DRIVE, 61' B-B)
PERPENDICULAR PARKING
(N.T.S)
(ALTERNATE DESIGN)



TYPICAL SECTION
JENKINS ROAD

NOTE: THE PAVEMENT SECTIONS SHOWN ABOVE ARE PRELIMINARY AND HAVE NOT BEEN DESIGNED BASED ON EXISTING ON-SITE SOIL CONDITIONS. FINAL DESIGN BY THE GEOTECHNICAL ENGINEER SHALL SUPERCEDE THE ABOVE PAVEMENT SECTION.

These plans have been electronically approved for construction by the Town of Wake Forest Public Works and Engineering Department. This approval may not be edited once issued.

Public Works/Engineering

These plans have been electronically approved for construction by the Town of Wake Forest Planning Department. This approval may not be edited once issued.

Planning

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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jmurphy@mctrust.com
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AMAVI WAKE FOREST
MASTER SITE PLAN
1121 JENKINS ROAD
WAKE FOREST, NORTH CAROLINA, 27587

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

William T O'Daniel
DN: cn=William T O'Daniel, c=US, o=North Carolina, email=wdaniel@mcadamsco.com
2023.04.18 16:08:04 -04'00'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	MCR-21001
FILENAME	MCR21001-N1
CHECKED BY	JM
DRAWN BY	BB
SCALE	N.T.S
DATE	04. 18. 2023

SHEET

PROJECT NOTES

C0.00

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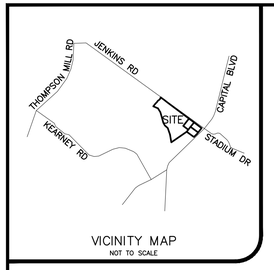
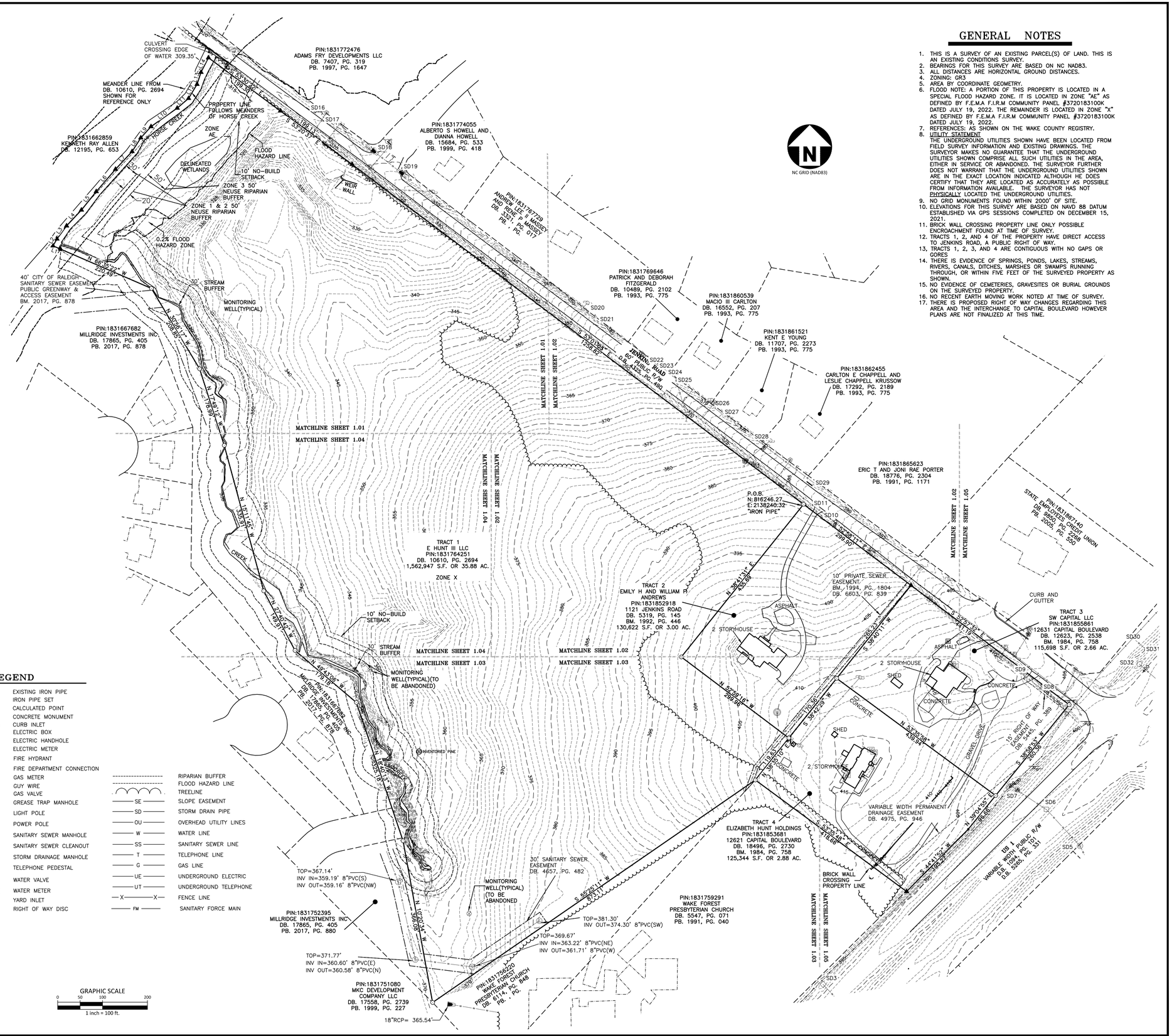


VICINITY MAP
NOT TO SCALE



SD3 TOP=292.09'
INV OUT(SE)=389.54' 15"RCP

SD5 TOP=392.06'
INV IN(NW)=388.49' 18"RCP
INV OUT(SE)=382.93' 18"RCP

SD6 TOP=397.19'
INV IN(NW)=392.49' 18"RCP
INV OUT(SE)=392.39' 18"RCP

SD7 TOP=394.89'
INV IN(NW)=393.24 15"RCP
INV OUT(SE)=392.75' 18"RCP

SD8
INV OUT(SE)=404.02 15"RCP

SD9
INV IN(NW)=404.56' 15"RCP

SD10
INV IN(SE)=387.10' 15"RCP

SD11
INV OUT(NW)=386.30' 15"RCP

SD16
INV OUT(NW)=316.13' 15"RCP

SD17
INV IN(SE)=317.50' 15"RCP

SD18
INV OUT(NW)=318.76' 18"FES

SD19
INV IN(SE)=321.96' 18"FES

SD20
INV OUT(NW)=350.75' 15"RCP

SD21
INV IN(SE)=351.93' 15"RCP

SD22
INV OUT(NW)=360.29' 15"RCP

SD23
INV IN(SE)=360.81' 15"RCP

SD24
INV OUT(NW)=363.52' 15"RCP

SD25
INV IN(SE)=364.06' 15"RCP

SD26
INV OUT(NW)=370.61' 15"RCP

SD27
INV IN(SE)=371.61' 15"RCP

SD28
INV OUT(NW)=376.63' 15"CMP

SD29
INV IN(SE)=384.54' 15"RCP

SD30
INV IN(NW)=400.09' 15"RCP

SD31
INV OUT(SE)=398.71' 15"RCP

SD32 TOP=396.31'
INV OUT(SE)=393.81' 15"RCP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 66°35'29" E	18.36'
L2	N 30°18'25" E	17.72'
L3	N 36°17'43" E	36.12'
L4	N 42°58'48" E	48.42'
L5	N 38°46'19" E	52.71'
L6	N 40°49'11" E	65.79'
L7	N 43°01'59" E	54.00'
L8	N 32°33'55" E	36.18'
L9	N 42°26'02" E	33.82'
L10	N 54°48'02" E	71.31'
L11	N 49°18'00" E	33.35'
L12	N 31°01'55" E	36.60'
L13	N 18°18'36" E	28.16'
L14	N 27°04'09" E	36.37'

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- CONCRETE MONUMENT
- CURB INLET
- ELECTRIC BOX
- ELECTRIC HANDHOLE
- ELECTRIC METER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- GAS METER
- GUY WIRE
- GAS VALVE
- GREASE TRAP MANHOLE
- LIGHT POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAINAGE MANHOLE
- TELEPHONE PEDESTAL
- WATER VALVE
- WATER METER
- YARD INLET
- RIGHT OF WAY DISC
- RIPARIAN BUFFER
- FLOOD HAZARD LINE
- TREELINE
- SE — SLOPE EASEMENT
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- X — X — FENCE LINE
- FM — SANITARY FORCE MAIN

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN EXISTING CONDITIONS SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC NAD83.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: GR3
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720183100K DATED JULY 19, 2022. THE REMAINDER IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720183100K DATED JULY 19, 2022.
7. REFERENCES: AS SHOWN ON THE WAKE COUNTY REGISTRY.
8. UTILITY STATEMENT
   THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
10. ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88 DATUM ESTABLISHED VIA GPS SESSIONS COMPLETED ON DECEMBER 15, 2021.
11. BRICK WALL CROSSING PROPERTY LINE ONLY POSSIBLE ENCROACHMENT FOUND AT TIME OF SURVEY.
12. TRACTS 1, 2, AND 4 OF THE PROPERTY HAVE DIRECT ACCESS TO JENKINS ROAD, A PUBLIC RIGHT OF WAY.
13. TRACTS 1, 2, 3, AND 4 ARE CONTIGUOUS WITH NO GAPS OR GORES
14. THERE IS EVIDENCE OF SPRINGS, PONDS, LAKES, STREAMS, RIVERS, CANALS, DITCHES, MARSHES OR SWAMPS RUNNING THROUGH, OR WITHIN FIVE FEET OF THE SURVEYED PROPERTY AS SHOWN.
15. NO EVIDENCE OF CEMETERIES, GRAVESITES OR BURIAL GROUNDS ON THE SURVEYED PROPERTY.
16. NO RECENT EARTH MOVING WORK NOTED AT TIME OF SURVEY.
17. THERE IS PROPOSED RIGHT OF WAY CHANGES REGARDING THIS AREA AND THE INTERCHANGE TO CAPITAL BOULEVARD HOWEVER PLANS ARE NOT FINALIZED AT THIS TIME.

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AMAVI WAKE FOREST
EXISTING CONDITIONS
1121 JENKINS ROAD
WAKE FOREST, NORTH CAROLINA, 27587

NORTH CAROLINA PROFESSIONAL SEAL L-5472 LAND SURVEYOR JOHN BRYAN TAYLOR
APRIL 18, 2023

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	MCR-21001
FILENAME	MCR-21001-EC1
CHECKED BY	JBT
DRAWN BY	JSS
SCALE	1"=100'
DATE	04. 20. 2022

SHEET

EXISTING CONDITIONS
C1.00

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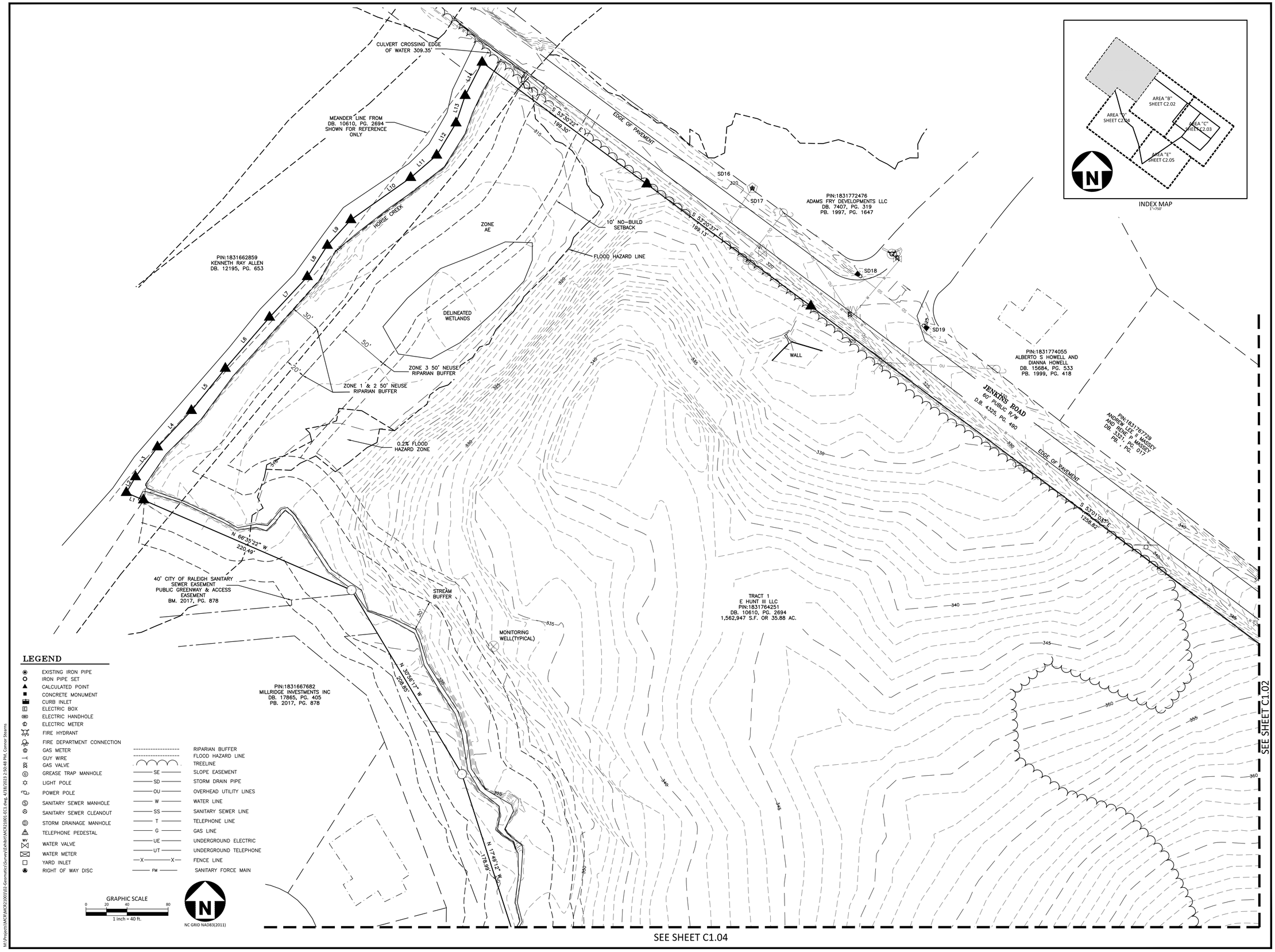

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jmurphy@mctrust.com
PHONE: 794.307.3018

AMAVI WAKE FOREST

EXISTING CONDITIONS

1121 JENKINS ROAD

WAKE FOREST, NORTH CAROLINA, 27587

NORTH CAROLINA PROFESSIONAL SEAL L-5472 LAND SURVEYOR JAMES B. TAYLOR

APRIL 18, 2023

REVISIONS

DATE

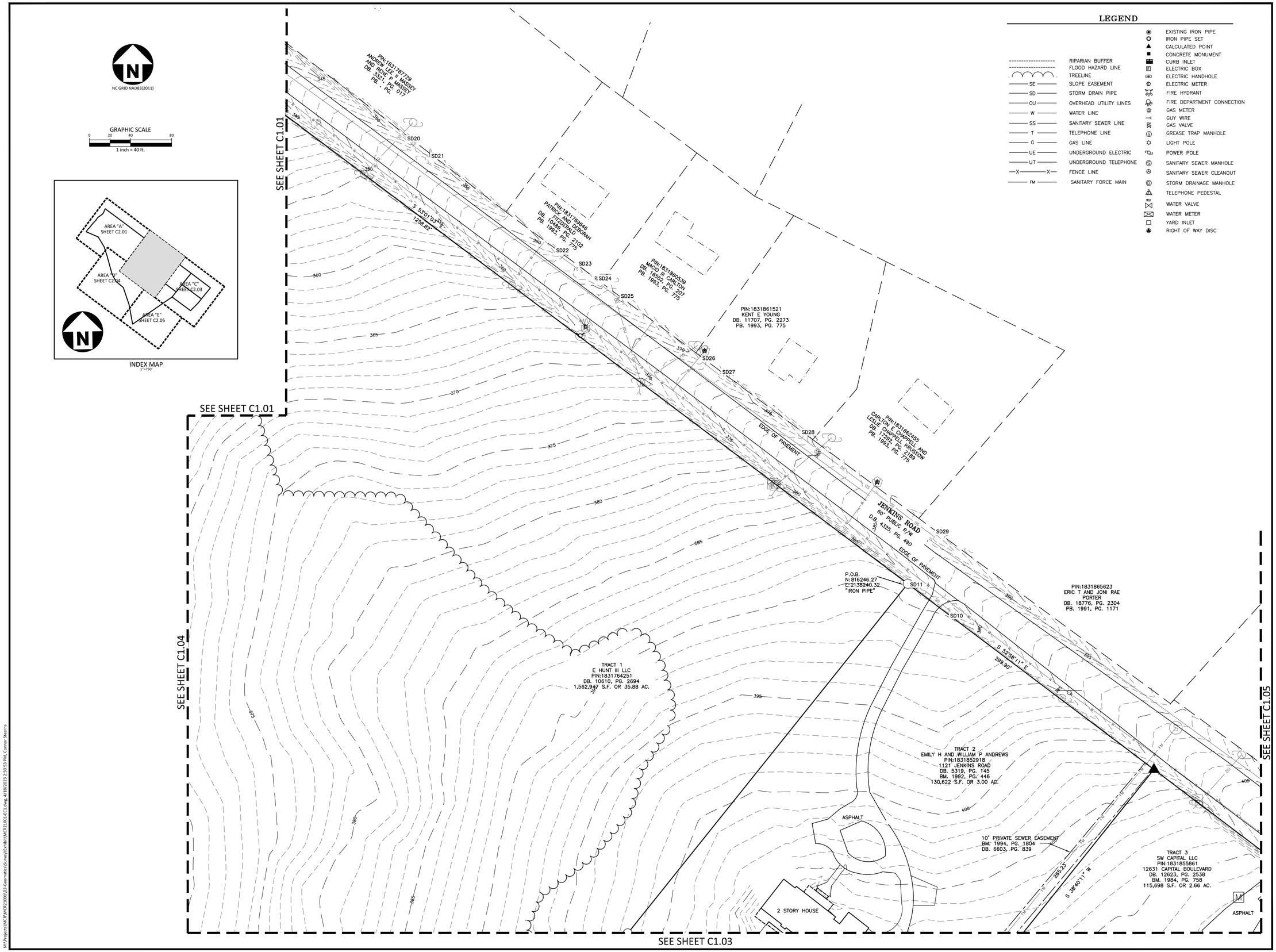
PLAN INFORMATION

PROJECT NO.	MCR-21001
FILENAME	MCR-21001-EC1
CHECKED BY	JBT
DRAWN BY	JSS
SCALE	1"=40'
DATE	04. 20. 2022

SHEET

EXISTING CONDITIONS

C1.01



LEGEND

RIPARIAN BUFFER	EXISTING IRON PIPE
FLOOD HAZARD LINE	IRON PIPE SET
TREELINE	CALCULATED POINT
SE — SLOPE EASEMENT	CONCRETE MONUMENT
SD — STORM DRAIN PIPE	CURB INLET
OU — OVERHEAD UTILITY LINES	ELECTRIC BOX
W — WATER LINE	ELECTRIC HANDHOLE
SS — SANITARY SEWER LINE	ELECTRIC METER
T — TELEPHONE LINE	FIRE HYDRANT
G — GAS LINE	FIRE DEPARTMENT CONNECTION
UE — UNDERGROUND ELECTRIC	GAS METER
UT — UNDERGROUND TELEPHONE	GUY WIRE
X — X — FENCE LINE	GAS VALVE
FM — SANITARY FORCE MAIN	GREASE TRAP MANHOLE
	LIGHT POLE
	POWER POLE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	STORM DRAINAGE MANHOLE
	TELEPHONE PEDESTAL
	WATER VALVE
	WATER METER
	YARD INLET
	RIGHT OF WAY DISC

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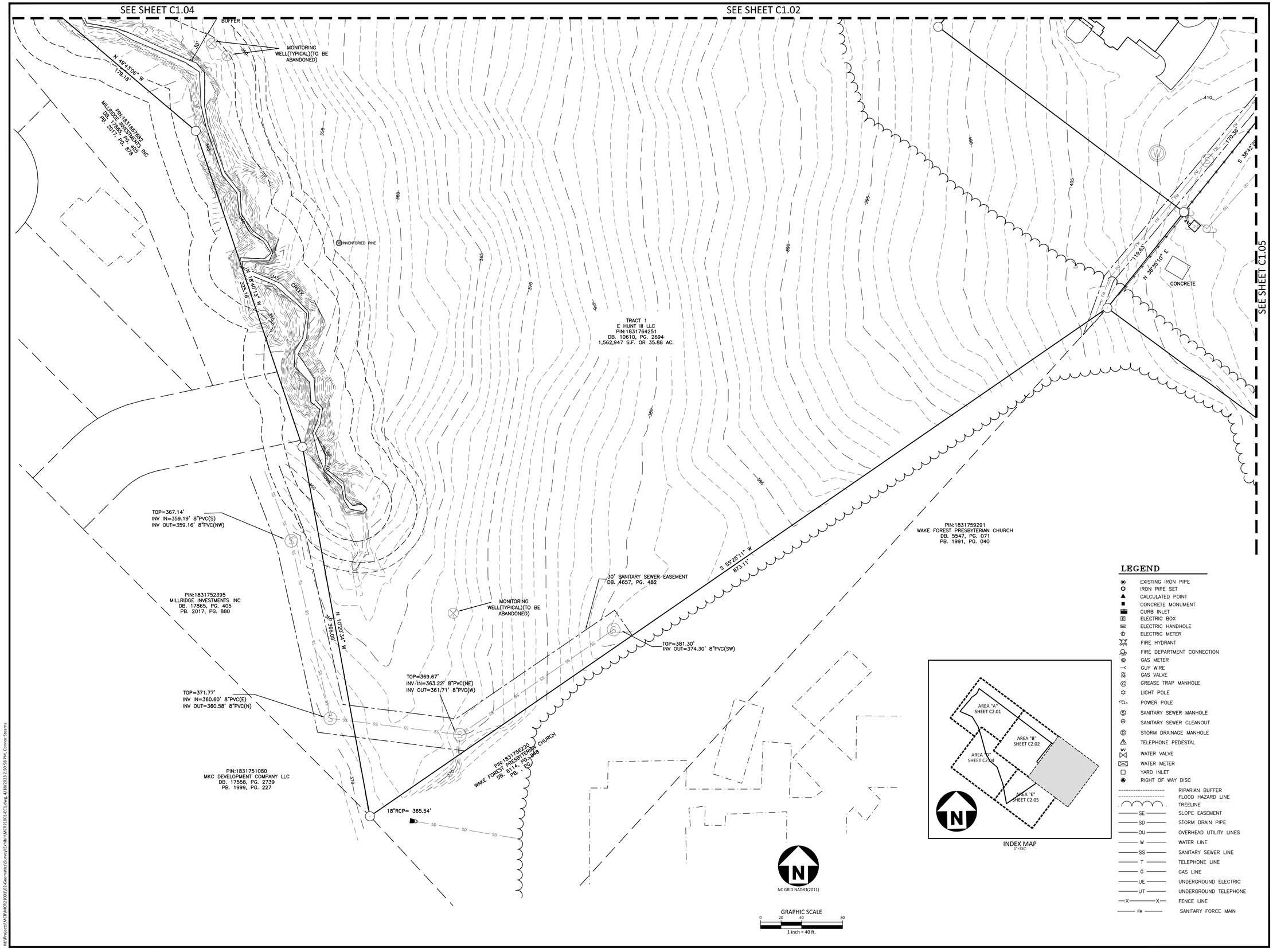

INDEX MAP
1"=750'

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- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- CONCRETE MONUMENT
- CURB INLET
- ELECTRIC BOX
- ELECTRIC HANDHOLE
- ELECTRIC METER
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- GAS VALVE
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- POWER POLE
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- SANITARY SEWER CLEANOUT
- STORM DRAINAGE MANHOLE
- TELEPHONE PEDESTAL
- WV WATER VALVE
- WATER METER
- YARD INLET
- RIGHT OF WAY DISC
- RIPARIAN BUFFER
- FLOOD HAZARD LINE
- TREELINE
- SE — SLOPE EASEMENT
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
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- X — FENCE LINE
- FM — SANITARY FORCE MAIN

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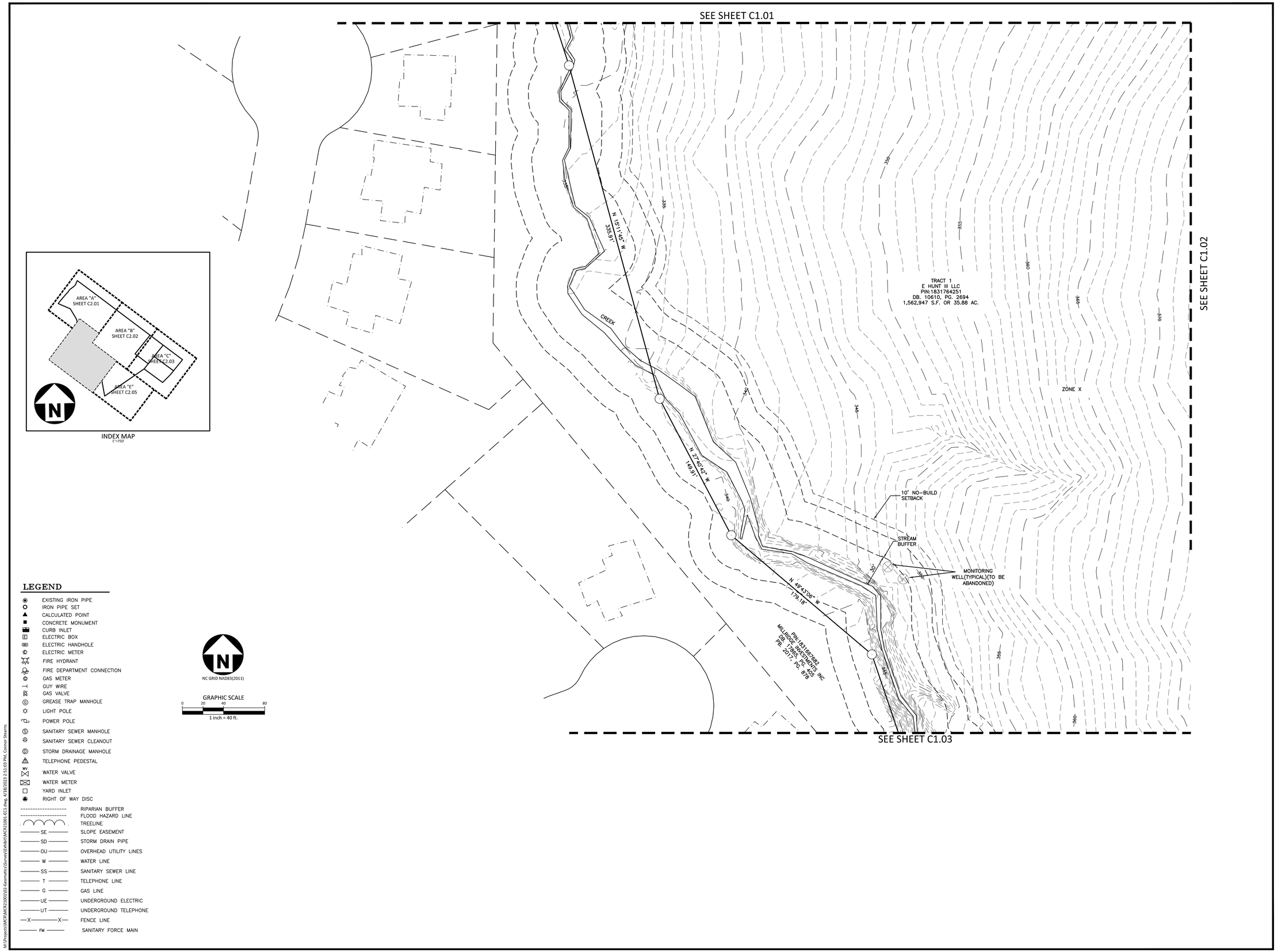

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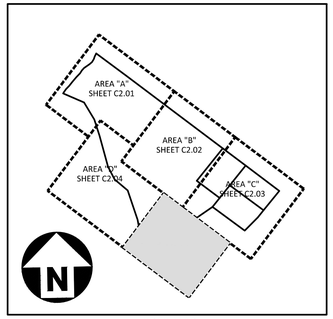
C1.04



INDEX MAP
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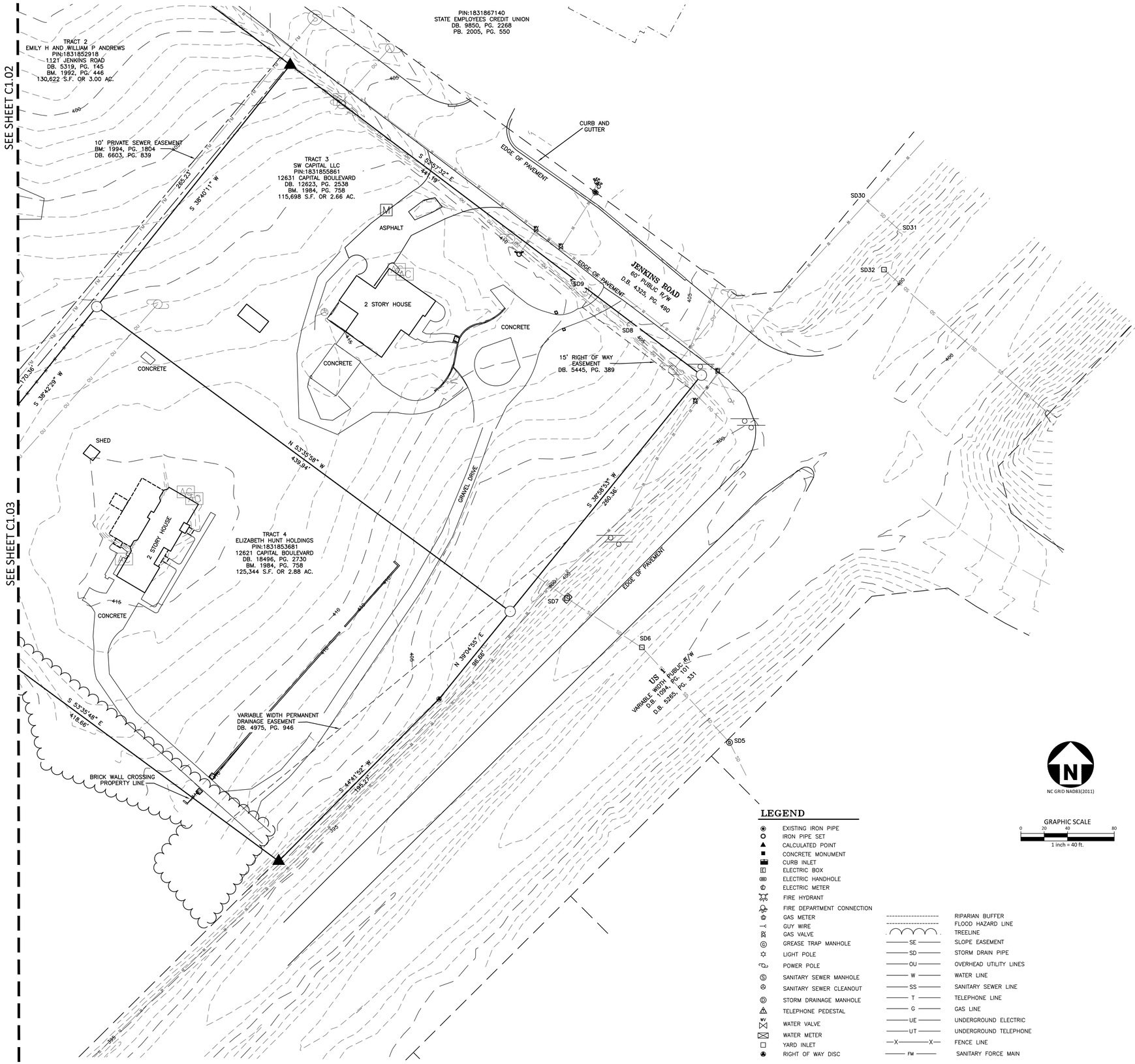

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AMAVI WAKE FOREST

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NORTH CAROLINA PROFESSIONAL SEAL L-5472 LAND SURVEYOR JAY B. TAYLOR
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SHEET

EXISTING CONDITIONS

C1.05

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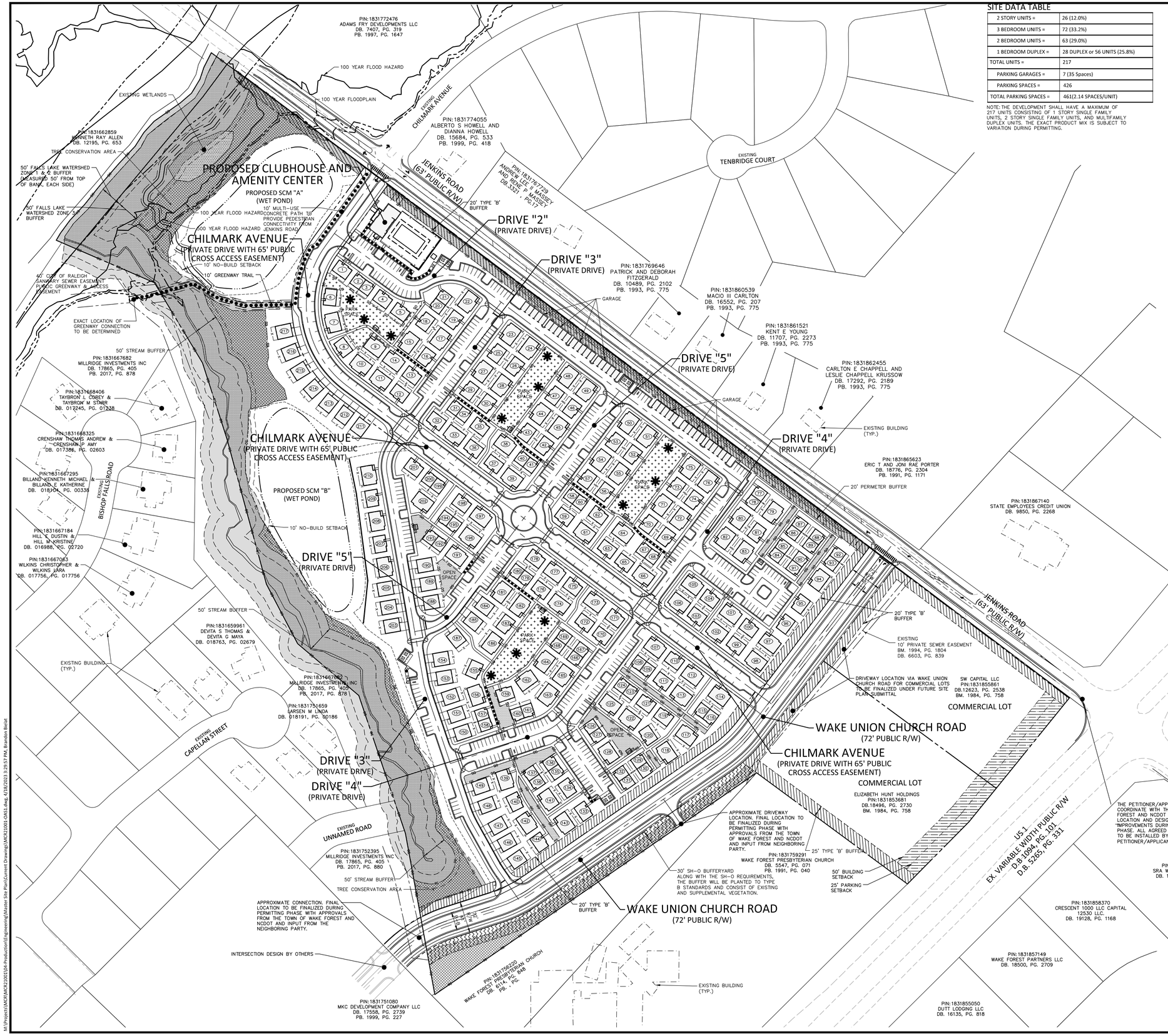
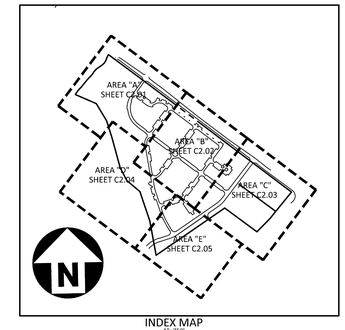


SITE DATA TABLE

2 STORY UNITS =	26 (12.0%)
3 BEDROOM UNITS =	72 (33.2%)
2 BEDROOM UNITS =	63 (29.0%)
1 BEDROOM DUPLEX =	28 DUPLEX or 56 UNITS (25.8%)
TOTAL UNITS =	217
PARKING GARAGES =	7 (35 Spaces)
PARKING SPACES =	426
TOTAL PARKING SPACES =	461(2.14 SPACES/UNIT)

NOTE: THE DEVELOPMENT SHALL HAVE A MAXIMUM OF 217 UNITS CONSISTING OF 1 STORY SINGLE FAMILY UNITS, 2 STORY SINGLE FAMILY UNITS, AND MULTIFAMILY DUPLEX UNITS. THE EXACT PRODUCT MIX IS SUBJECT TO VARIATION DURING PERMITTING.



INDEX MAP
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- PARK SPACE
- BUILDING/PARKING SETBACK

PARK SPACE FEATURE TO INCLUDE BUT NOT LIMITED TO;

- CORNHOLE BOARDS
- BOCCE BALL COURT
- TABLE TENNIS
- COMMUNITY GARDEN
- SOCCER GOALS

(SEE ZONING CONDITION #29 ON COVERSHEET)

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Public Works/Engineering

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Planning

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NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

W.T. O'Daniel

William T O'Daniel
cn=William T O'Daniel, c=US, o=North Carolina, email=wodaniel@mcadamsco.com
2023.04.18 16:08:04 -04'00'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	MCR-21001
FILENAME	MCR21001-0AS1
CHECKED BY	JM
DRAWN BY	BB
SCALE	1"=100'
DATE	04. 18. 2023

SHEET

OVERALL SITE PLAN

C2.00

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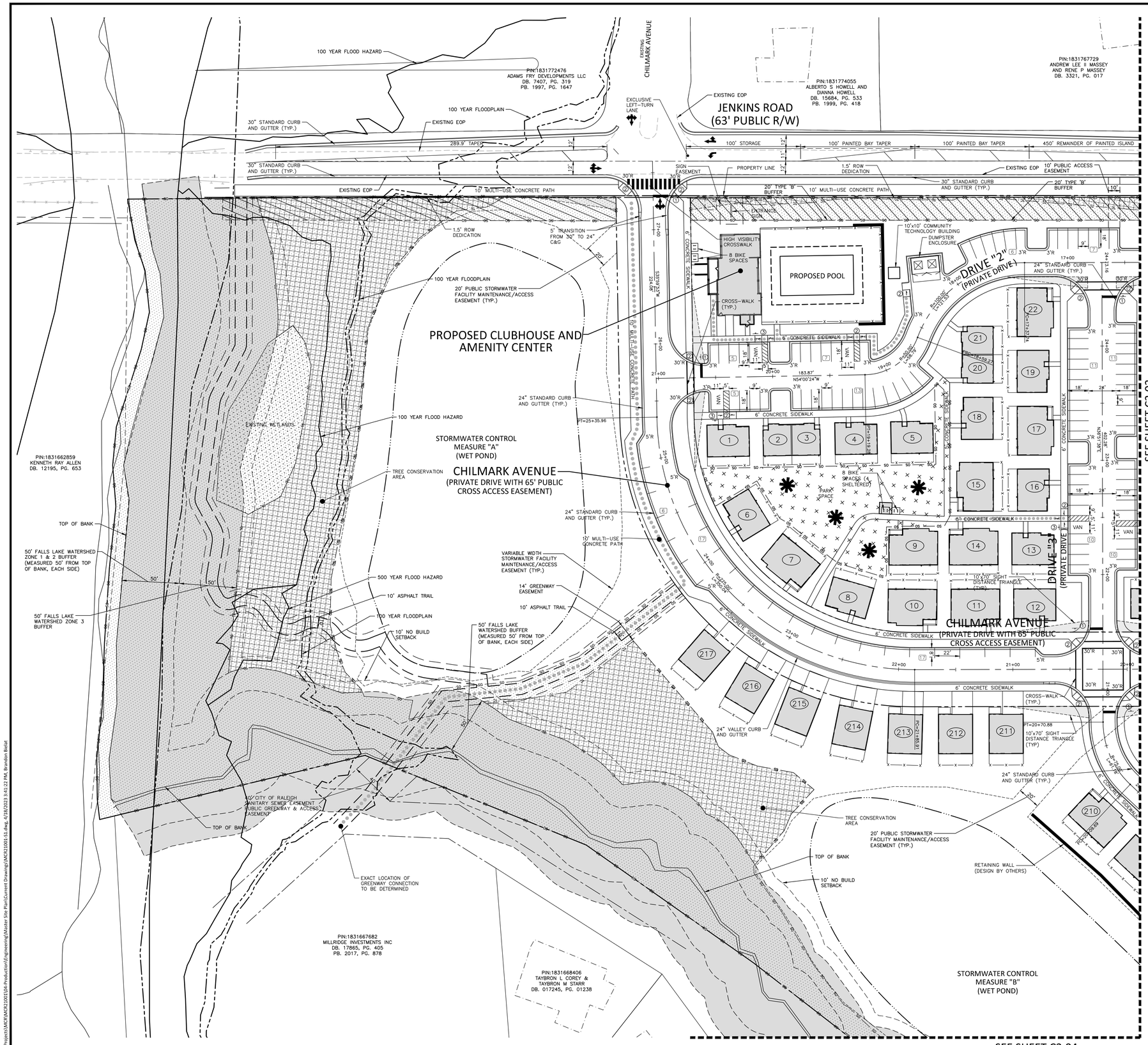

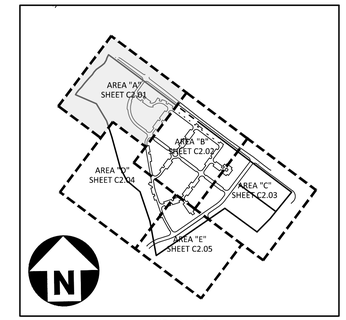

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(SEE ZONING CONDITION #29 ON COVERSHEET)

KEY LEGEND

1. STOP SIGN
2. ACCESSIBLE RAMP
3. HANDICAP PARKING SIGN

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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SHEET

SITE PLAN
AREA "A"
C2.01

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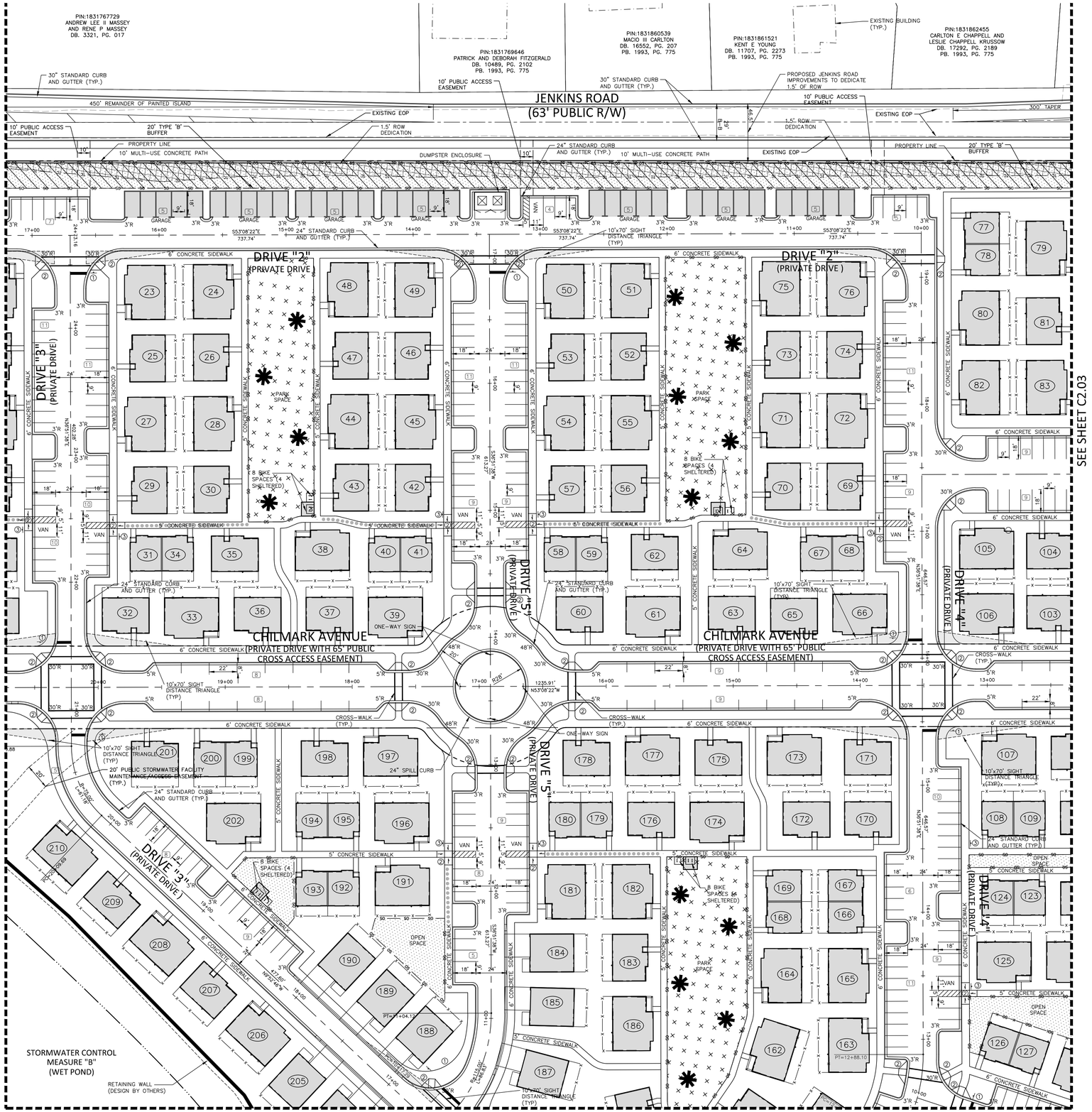

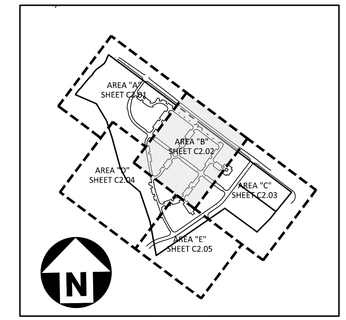

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SHEET

SITE PLAN
AREA "B"

C2.02

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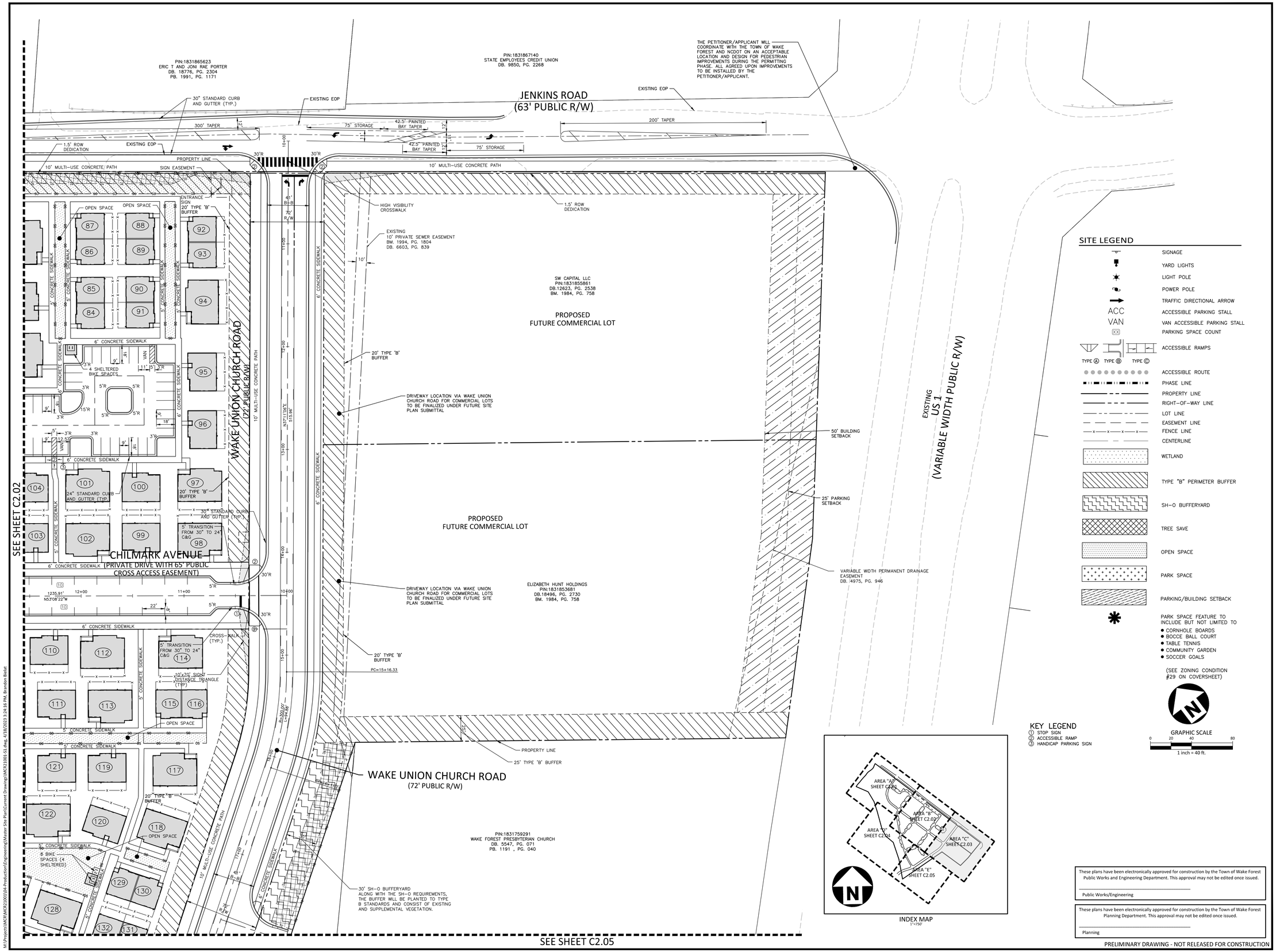

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SHEET

SITE PLAN
AREA "C"
C2.03

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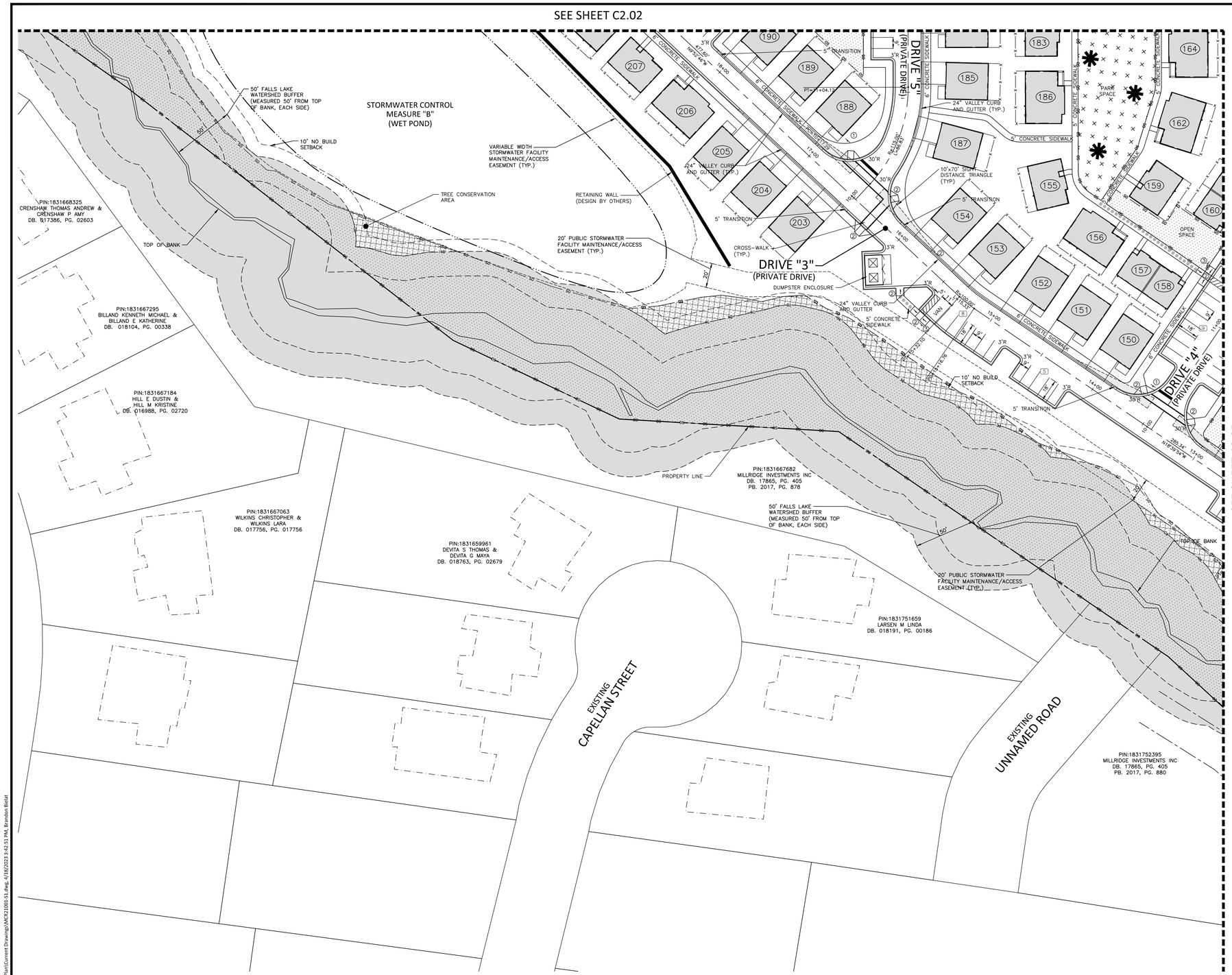

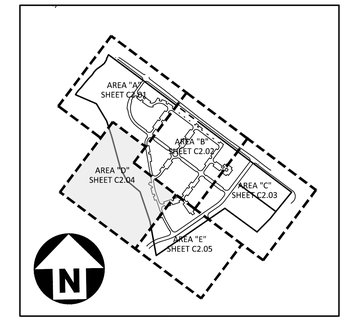

INDEX MAP
1"=750'

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- TYPE A, TYPE B, TYPE C — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- FENCE LINE
- CENTERLINE
- WETLAND
- TYPE "B" PERIMETER BUFFER
- SH-O BUFFERYARD
- TREE SAVE
- OPEN SPACE
- PARK SPACE
- PARKING/BUILDING SETBACK
- * — PARK SPACE FEATURE TO INCLUDE BUT NOT LIMITED TO
  - CORNHOLE BOARDS
  - BOCCE BALL COURT
  - TABLE TENNIS
  - COMMUNITY GARDEN
  - SOCCER GOALS

(SEE ZONING CONDITION #29 ON COVERSHEET)

KEY LEGEND

1. STOP SIGN
2. ACCESSIBLE RAMP
3. HANDICAP PARKING SIGN

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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jmurphy@mctrust.com
PHONE:794.307.3018

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WAKE FOREST, NORTH CAROLINA, 27587

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

William T O'Daniel
DN: William T O'Daniel, c=US, o=North Carolina, email=odaniel@mcadamsco.com
2023.04.18 16:08:04 -04'00'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	MCR-21001
FILENAME	MCR21001-S1
CHECKED BY	JM
DRAWN BY	BB
SCALE	1"=40'
DATE	04. 18. 2023

SHEET

SITE PLAN
AREA "D"
C2.04

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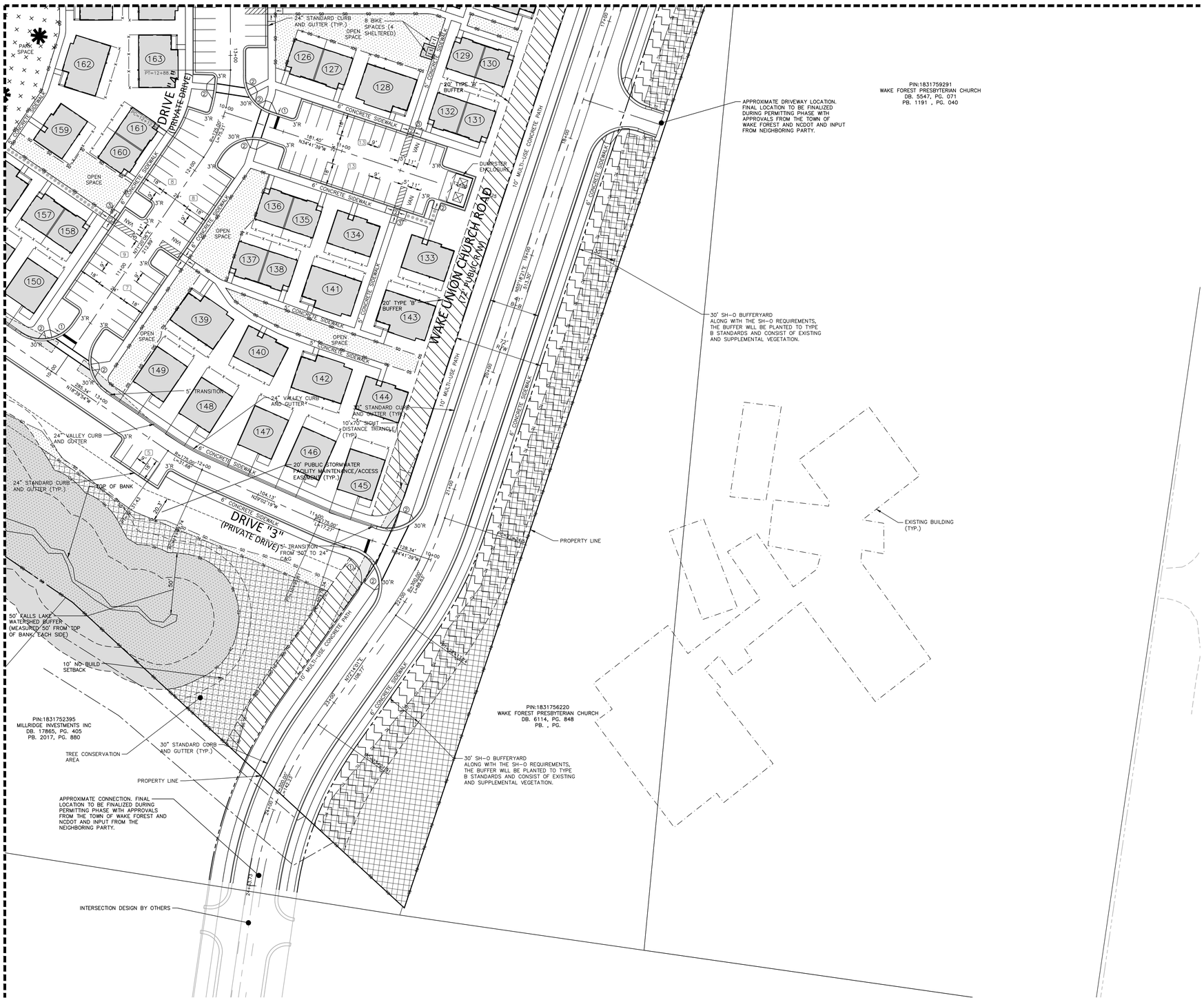
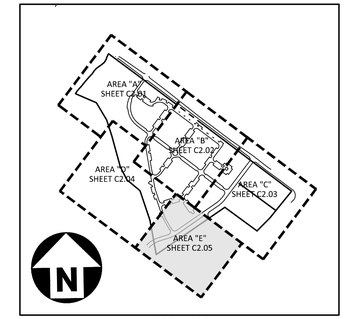
SEE SHEET C2.03



SEE SHEET C2.04



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2023.04.18 16:08:04 -04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	MCR-21001
FILENAME	MCR21001-S1
CHECKED BY	JM
DRAWN BY	BB
SCALE	1"=40'
DATE	04. 18. 2023

SHEET

SITE PLAN
AREA "E"
C2.05

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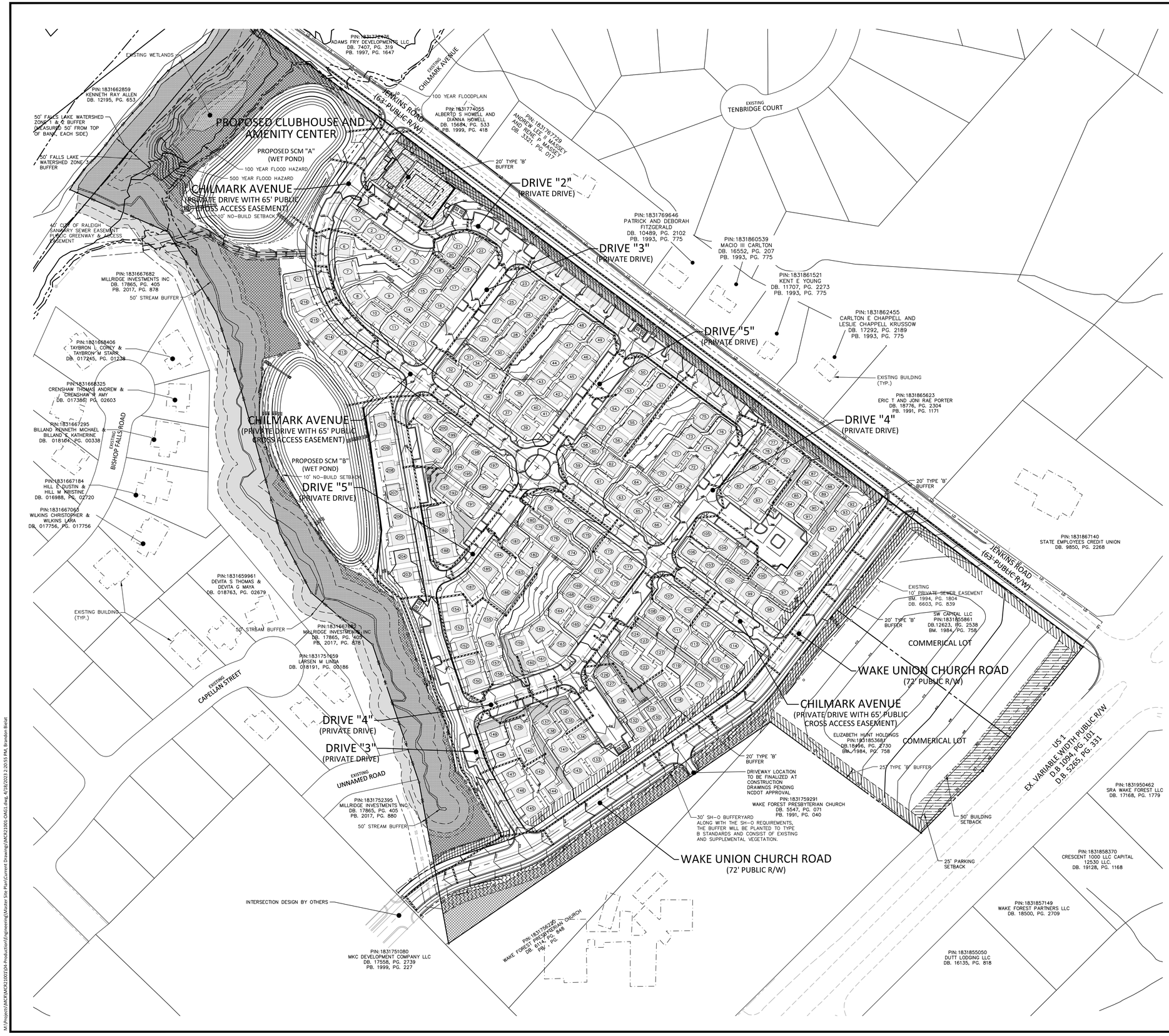

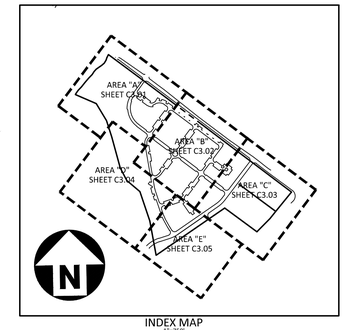

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- STORM SERVICE ROOF-DRAIN
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N

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

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2023.04.18 16:08:04 -04'00'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	MCR-21001
FILENAME	MCR21001-0AG1
CHECKED BY	JM
DRAWN BY	BB
SCALE	1"=100'
DATE	04. 18. 2023

SHEET

OVERALL GRADING AND STORM DRAINAGE PLAN

C3.00

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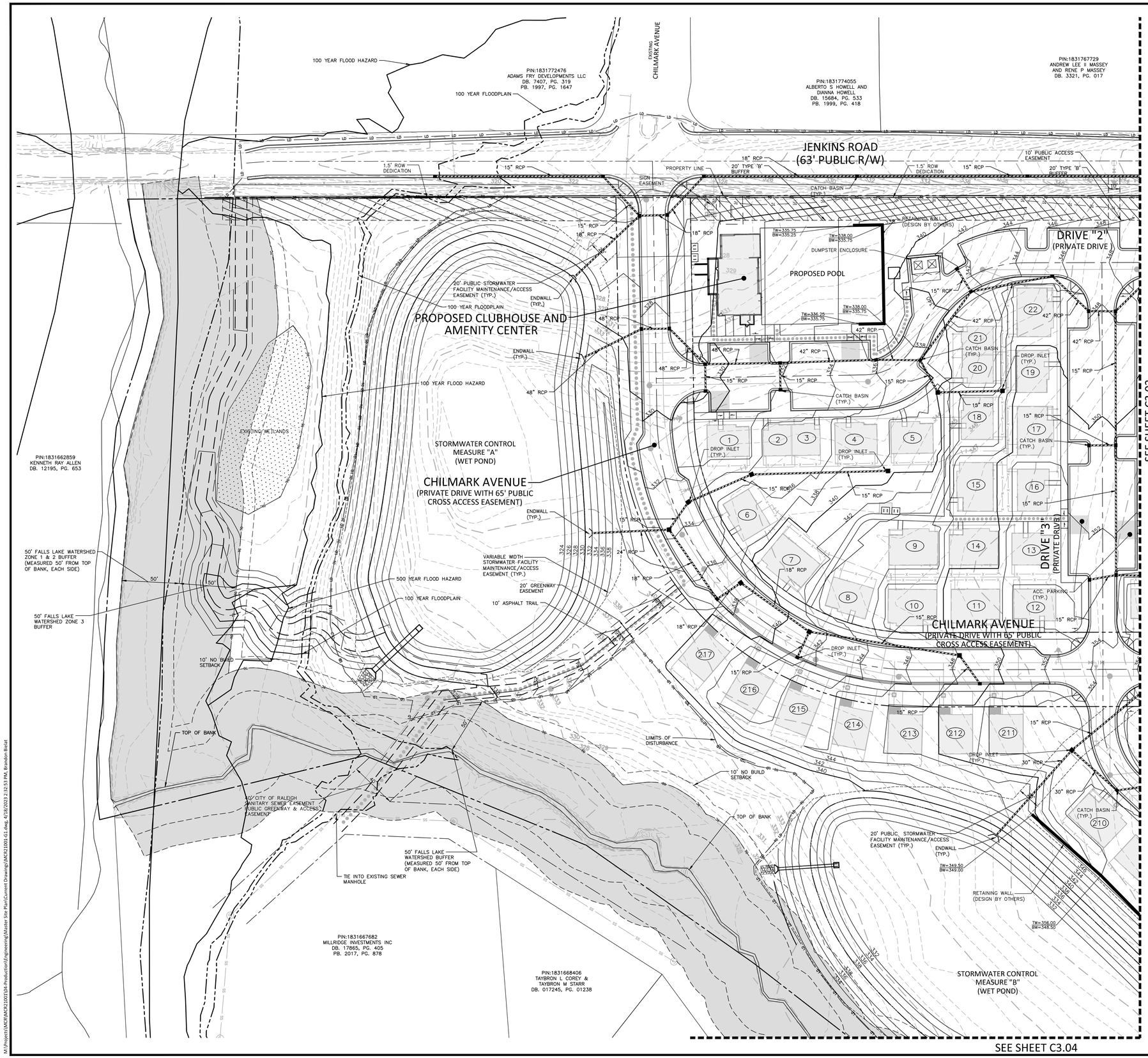

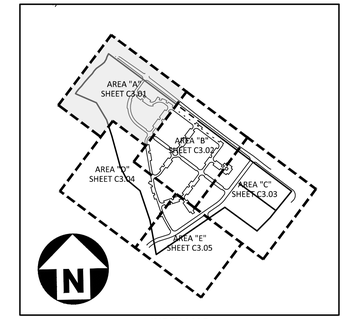

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2023.04.18 16:08:04 -04'00'

REVISIONS

NO. DATE

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PROJECT NO.	MCR-21001
FILENAME	MCR21001-G1
CHECKED BY	JM
DRAWN BY	BB
SCALE	1"=40'
DATE	04. 18. 2023

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "A"

C3.01

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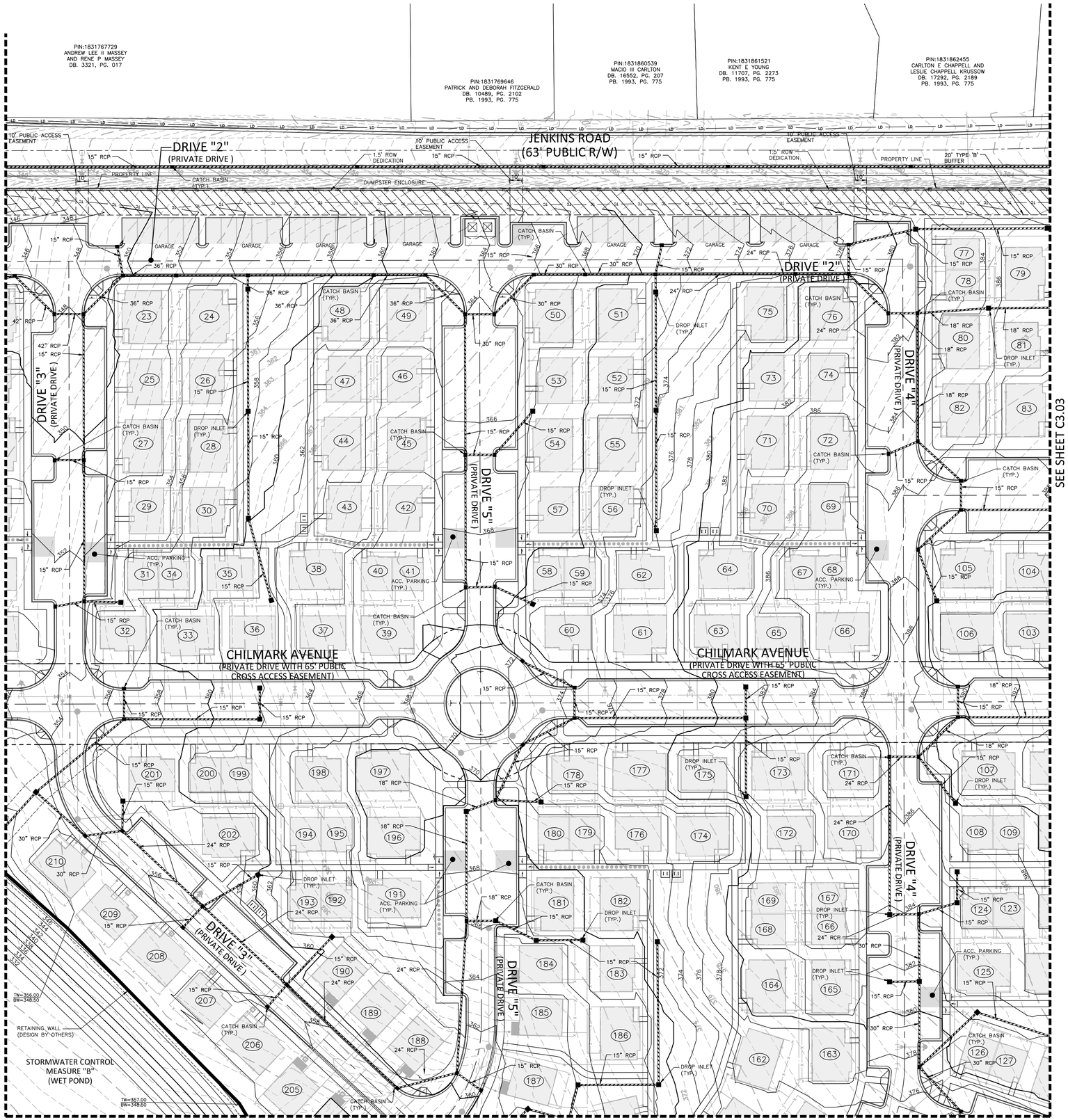

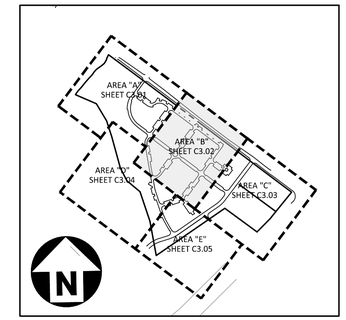

INDEX MAP
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SCALE	1"=40'
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SHEET

GRADING AND STORM DRAINAGE PLAN AREA "B"

C3.02

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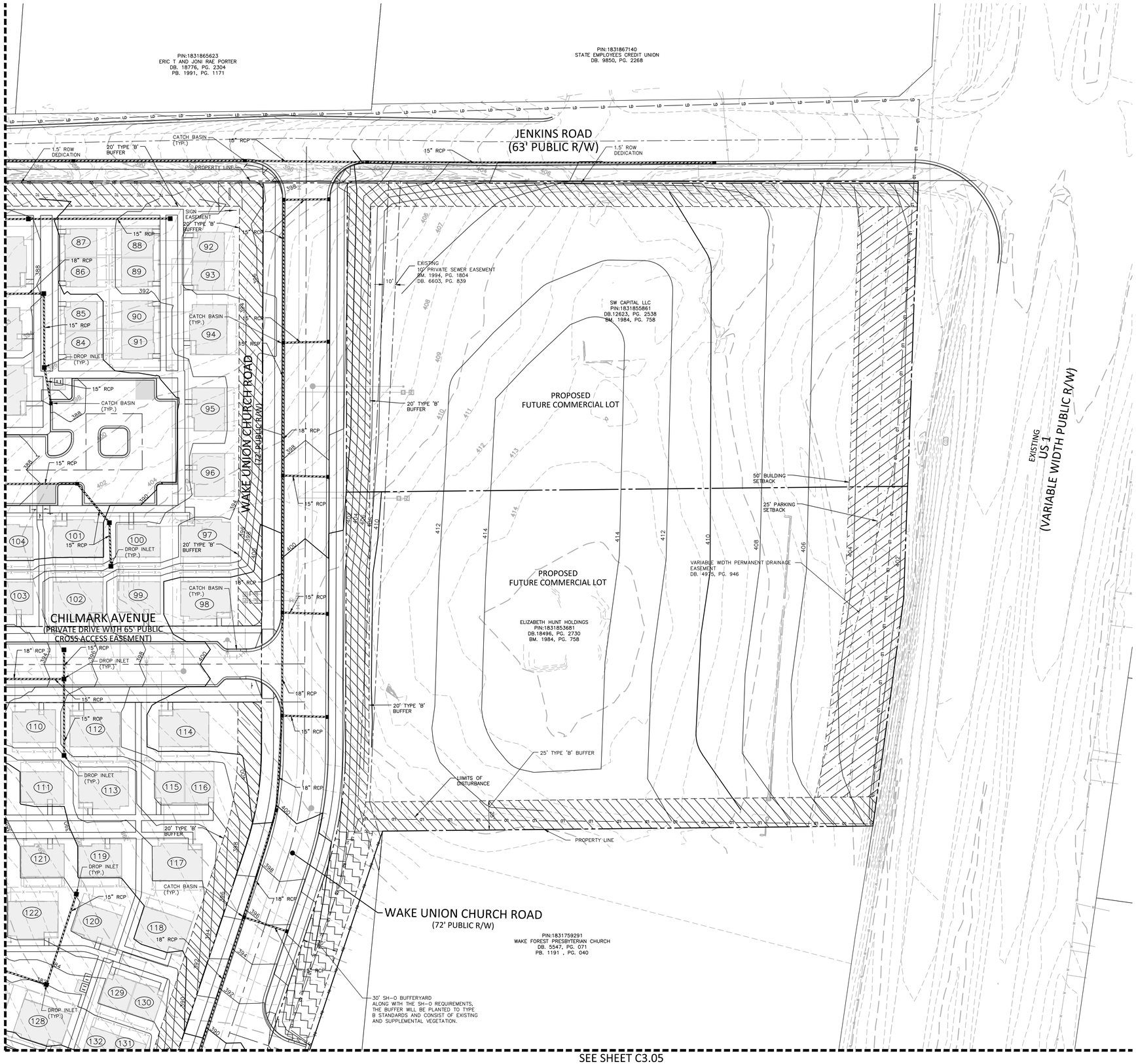

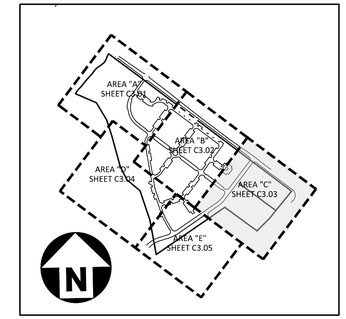

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CHECKED BY	JM
DRAWN BY	BB
SCALE	1"=40'
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SHEET

GRADING AND STORM DRAINAGE PLAN AREA "C"

C3.03

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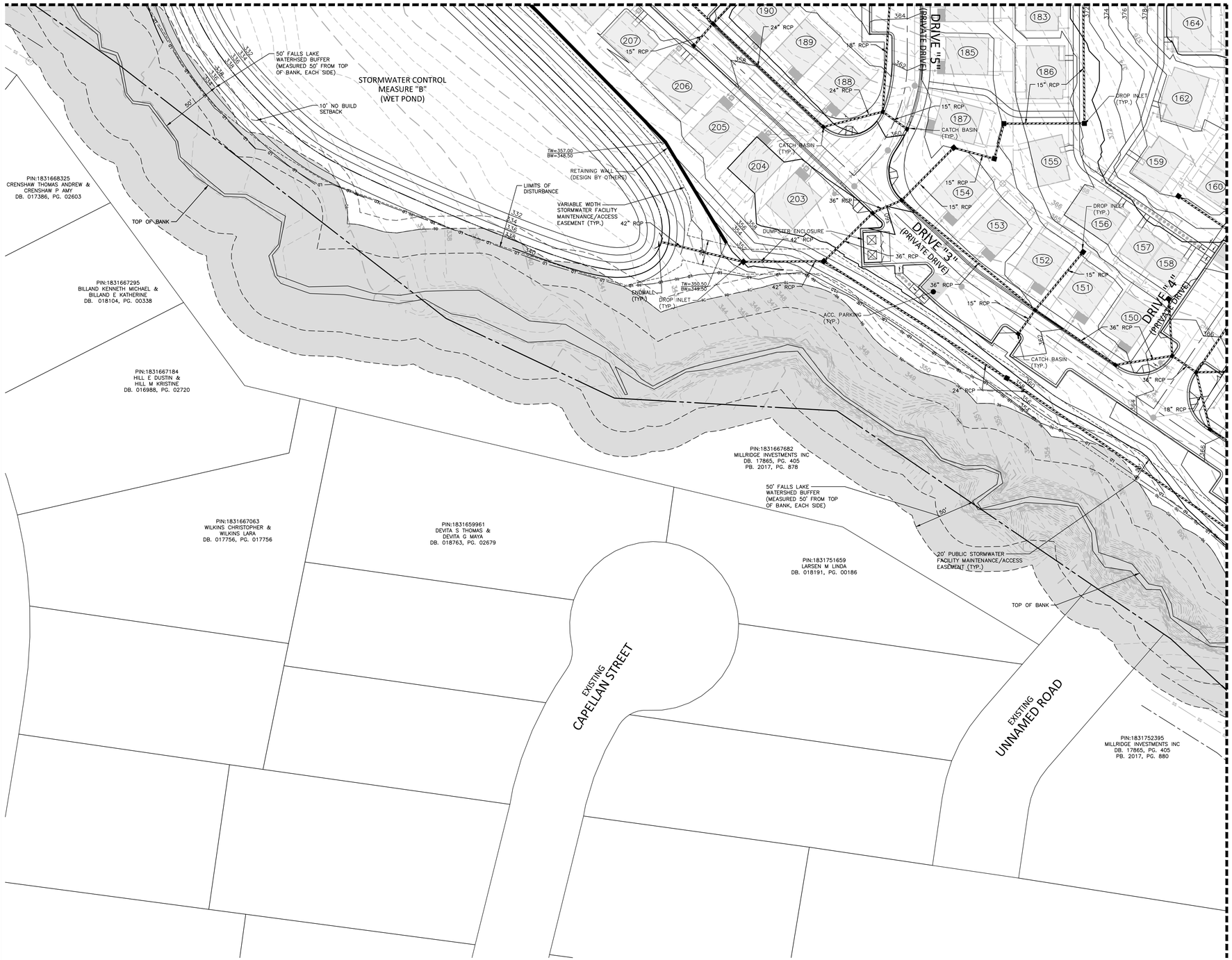
SEE SHEET C3.02



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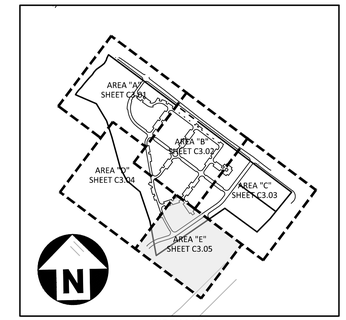

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William T O'Daniel
cn=William T O'Daniel, c=US, o=North Carolina, email=odaniel@mcadamsco.com
2023.04.18 16:08:04 -04'00'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	MCR-21001
FILENAME	MCR21001-G1
CHECKED BY	JM
DRAWN BY	BB
SCALE	1"=40'
DATE	04. 18. 2023

SHEET

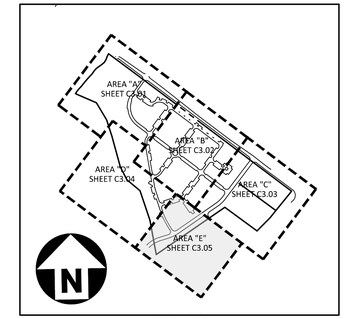
GRADING AND STORM DRAINAGE PLAN AREA "D"

C3.04

M:\Projects\MCR\MCR21001\04-Production\Engineering\Master Site Plan\Current Drawings\MCR21001-G1.dwg, 4/18/2023 2:39:27 PM, Brandon Billet

SEE SHEET C3.03

SEE SHEET C3.04



INDEX MAP
1"=750'

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- RD — RD — RD — ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TP — TP — TP — TREE PROTECTION FENCE
- LD — LD — LIMITS OF DISTURBANCE
- WOODED AREA
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE ROUTE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
- TYPE "B" PERIMETER BUFFER
- SH-O BUFFERYARD
- PARKING/BUILDING SETBACK

N

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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SHEET

GRADING AND STORM DRAINAGE PLAN AREA "E"

C3.05

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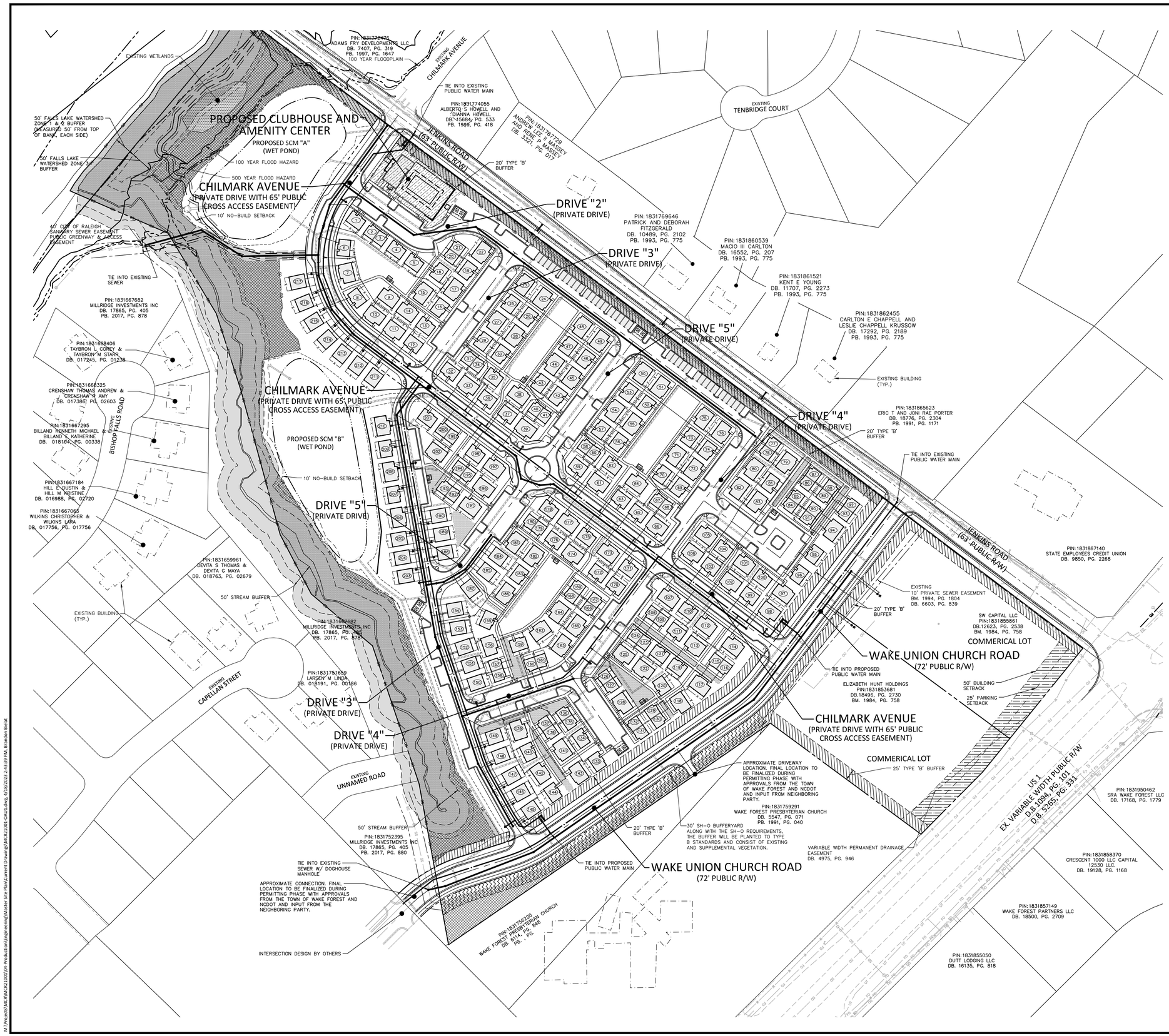

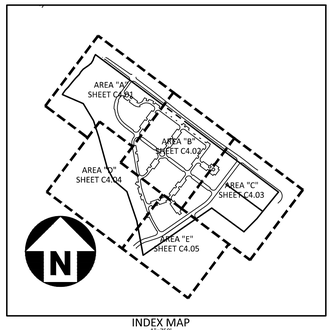

INDEX MAP
1"=750'

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER FLOW DIRECTION ARROW
- WATERLINE
- SANITARY SEWER
- SEWER SERVICE LINE
- EASEMENT LINE
- WETLAND
- TYPE "B" PERIMETER BUFFER
- SH-O BUFFERYARD
- TREE SAVE
- OPEN SPACE
- PARK SPACE
- PARKING/BUILDING SETBACK

NOTE: ALL UTILITIES WITHIN PROPOSED DEVELOPMENT ARE PRIVATE UNLESS OTHERWISE NOTED.

N

GRAPHIC SCALE
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PLAN INFORMATION

PROJECT NO.	MCR-21001
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SHEET

OVERALL UTILITY PLAN

C4.00

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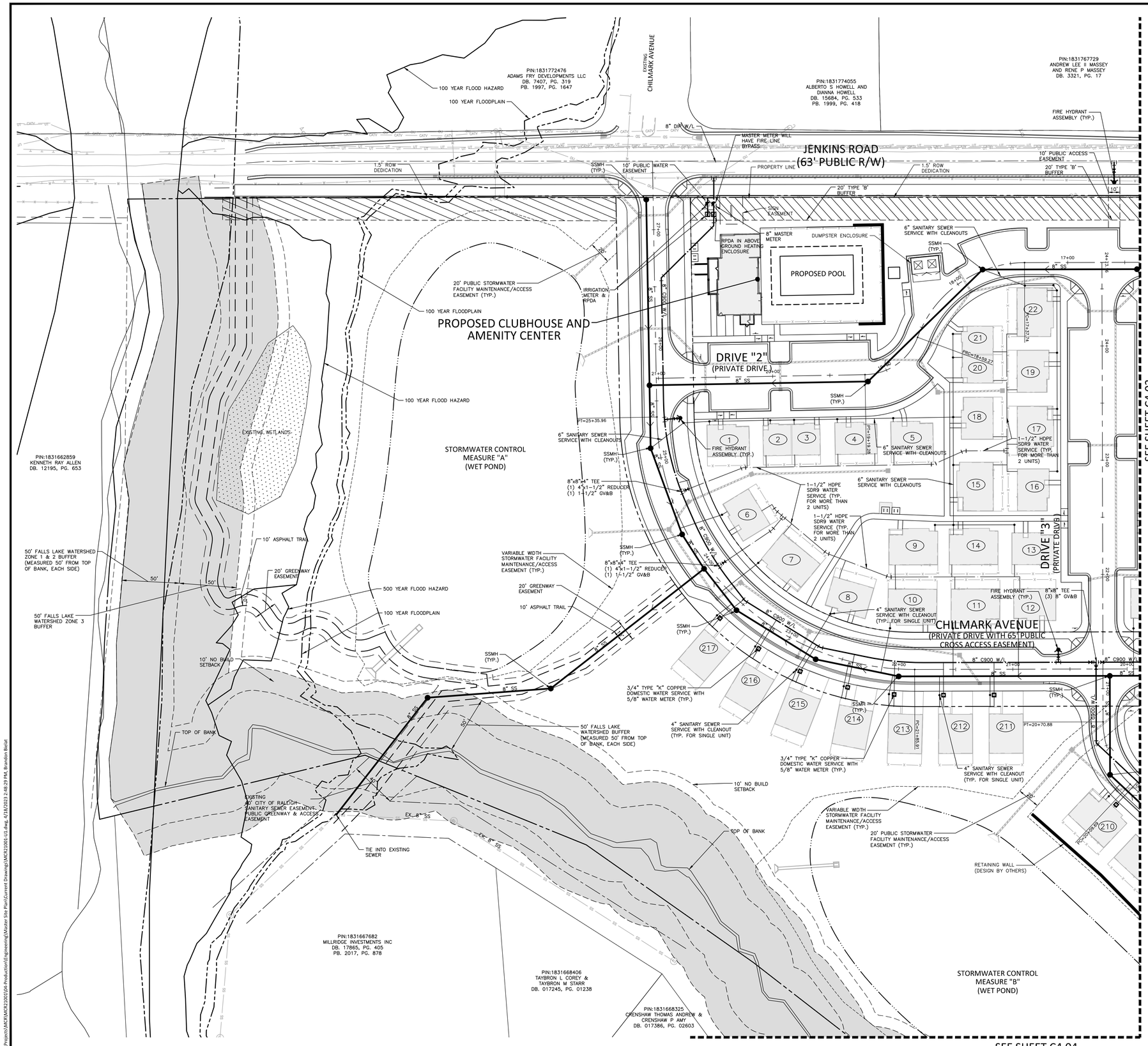

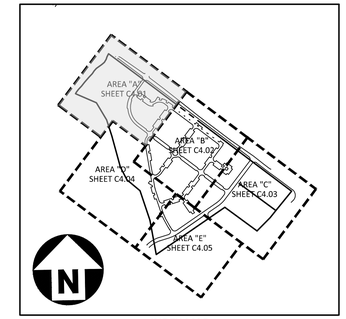

INDEX MAP
1"=750'

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- METER & VAULT
- BACKFLOW PREVENTER
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- WATERLINE
- SANITARY SEWER
- SEWER SERVICE LINE
- EASEMENT LINE
- TYPE "B" PERIMETER BUFFER
- SH-O BUFFERYARD
- PARKING/BUILDING SETBACK

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Digitally signed by William T O'Daniel, c=US, o=North Carolina, email=odaniel@mcadamsco.com
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SHEET

UTILITY PLAN AREA "A"

C4.01

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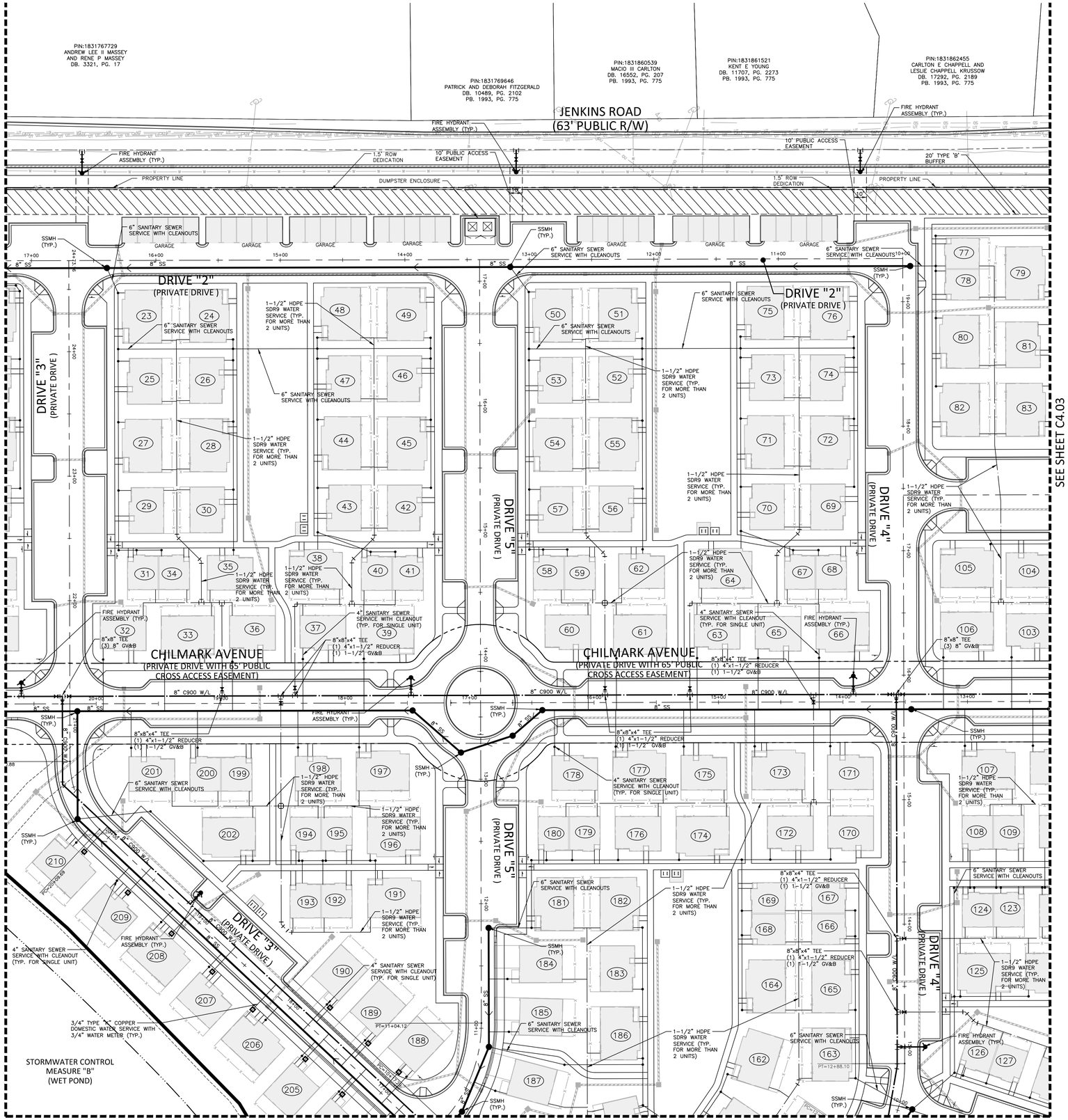

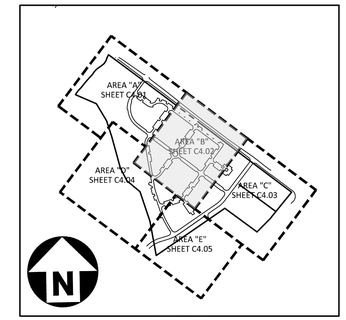

INDEX MAP
1"=750'

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
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REVISIONS

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DATE	04. 18. 2023

SHEET

UTILITY PLAN AREA "B"

C4.02

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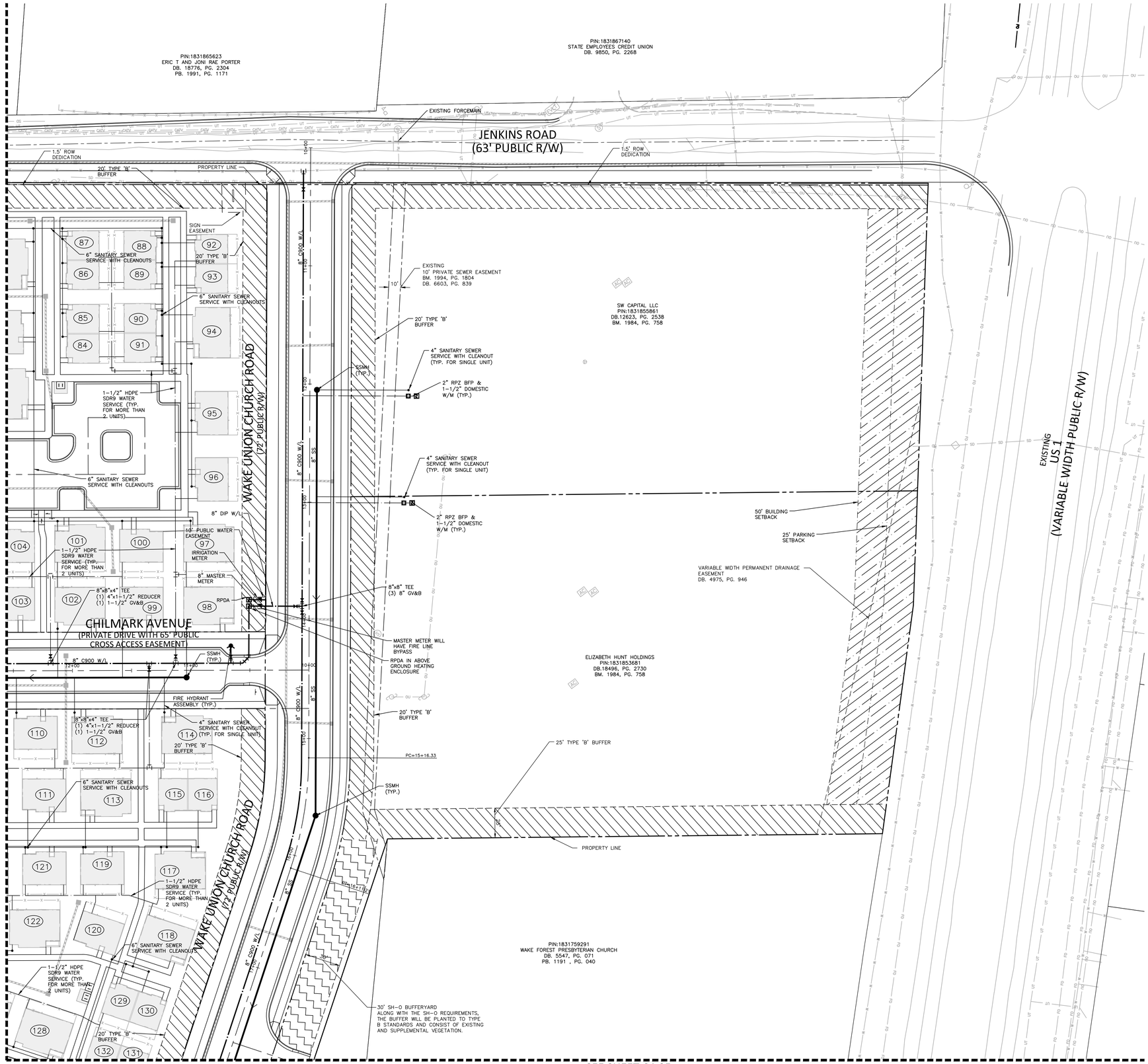

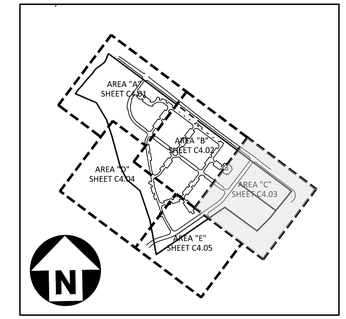

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GRAPHIC SCALE
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SHEET

UTILITY PLAN
AREA "C"
C4.03

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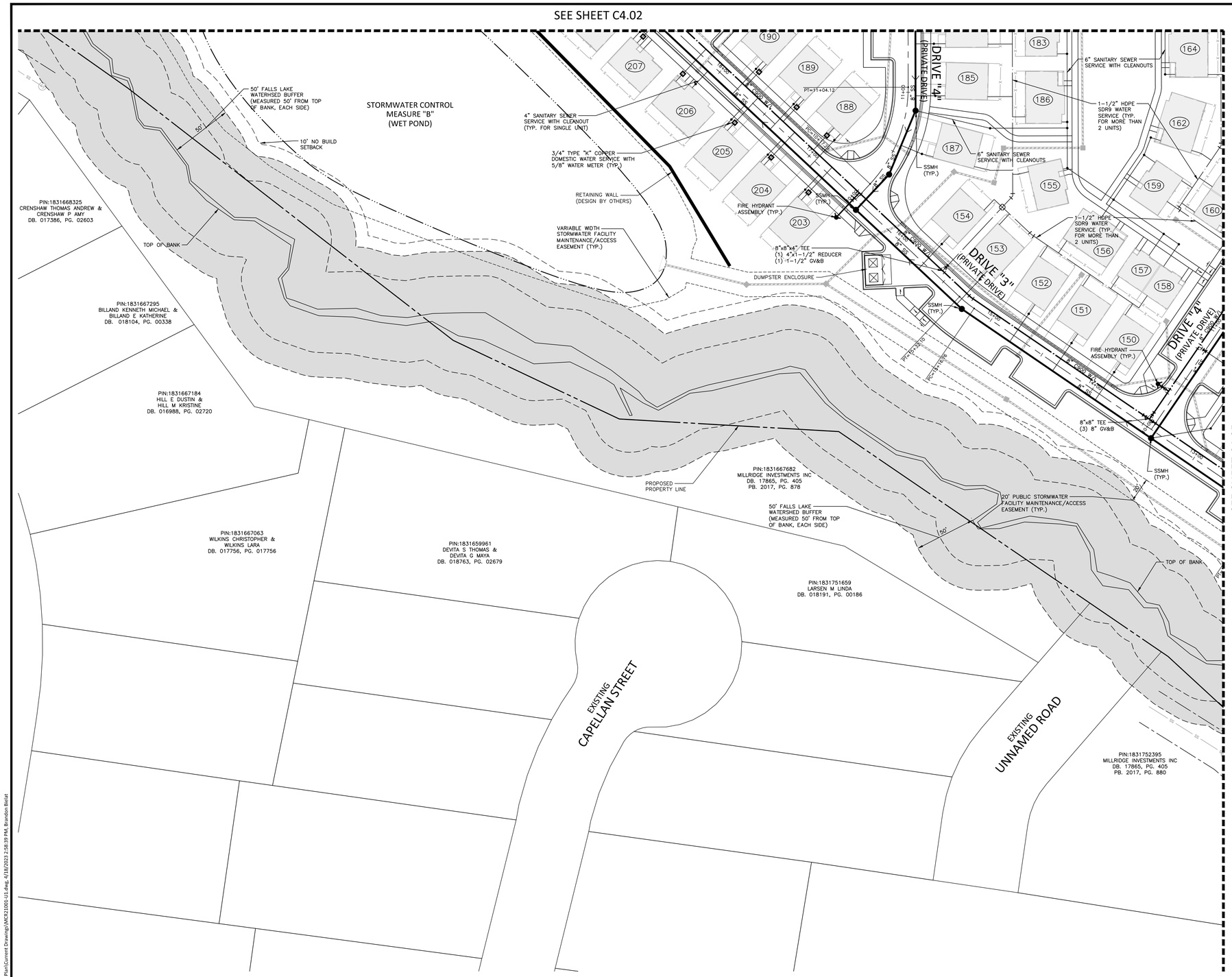

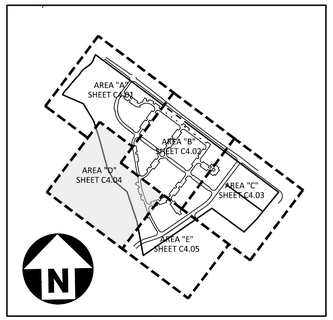

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UTILITY PLAN AREA "D"

C4.04

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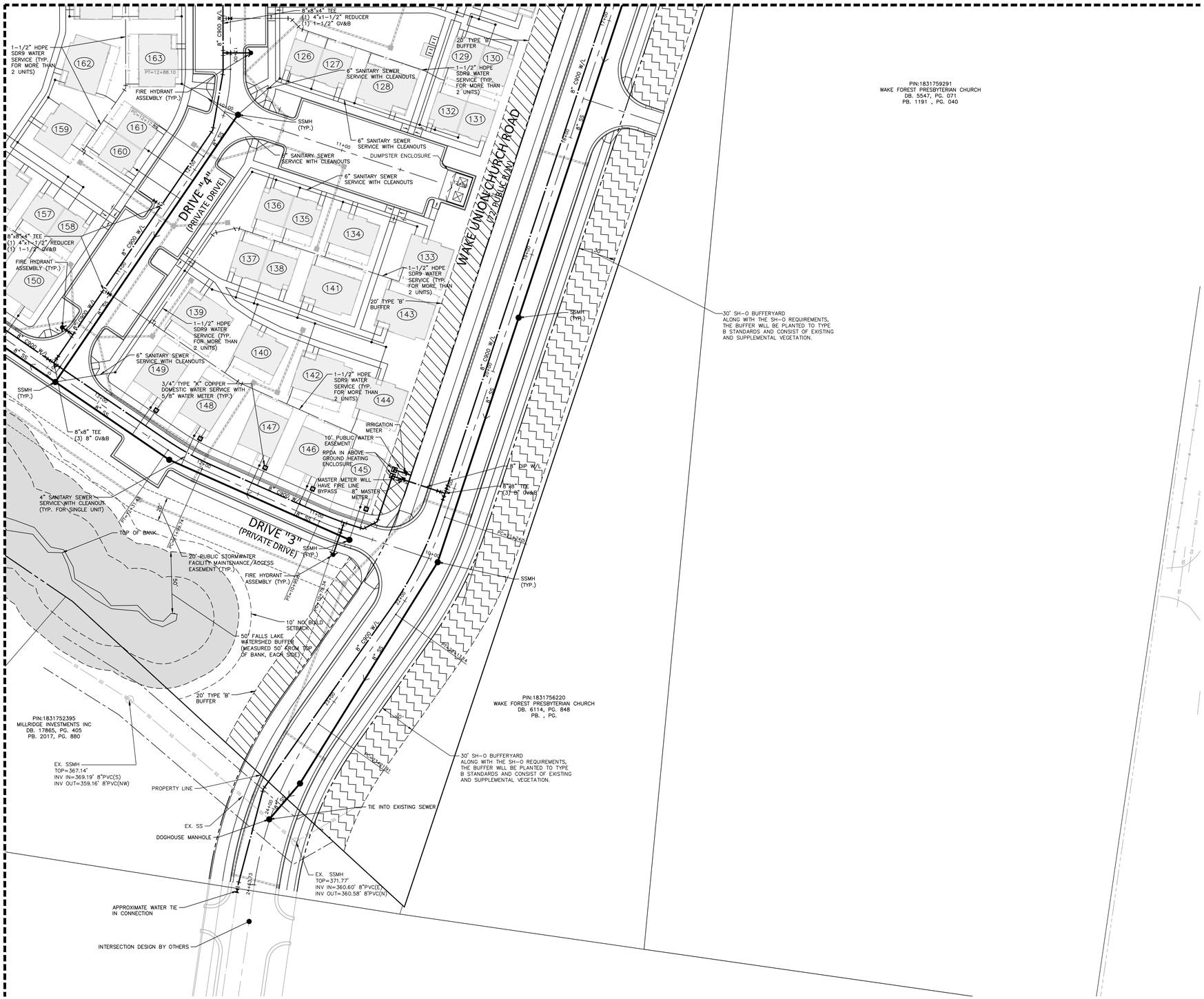
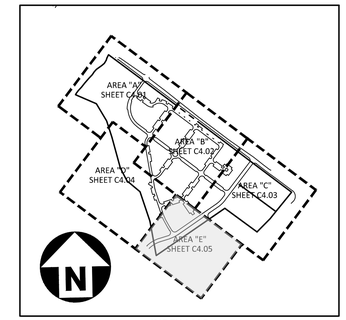
SEE SHEET C4.03





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UTILITY PLAN
AREA "E"
C4.05

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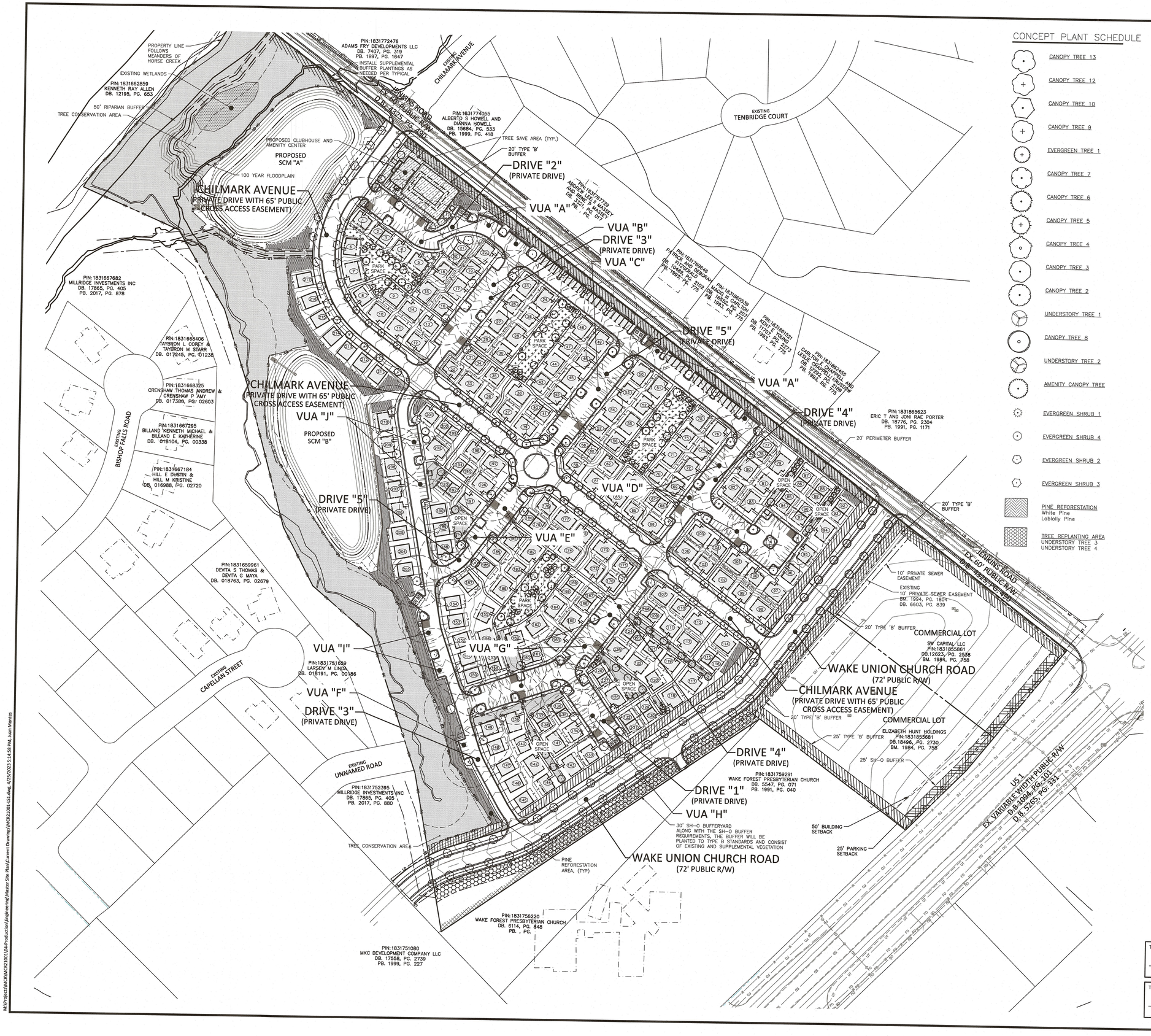
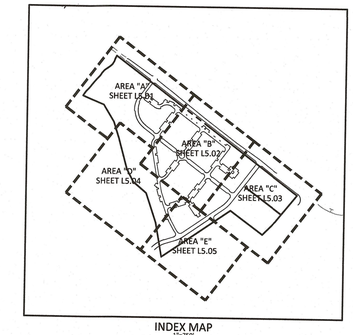


CONCEPT PLANT SCHEDULE

- CANOPY TREE 13
- CANOPY TREE 12
- CANOPY TREE 10
- CANOPY TREE 9
- EVERGREEN TREE 1
- CANOPY TREE 7
- CANOPY TREE 6
- CANOPY TREE 5
- CANOPY TREE 4
- CANOPY TREE 3
- CANOPY TREE 2
- UNDERSTORY TREE 1
- CANOPY TREE 8
- UNDERSTORY TREE 2
- AMENITY CANOPY TREE
- EVERGREEN SHRUB 1
- EVERGREEN SHRUB 4
- EVERGREEN SHRUB 2
- EVERGREEN SHRUB 3
- PINE REFORESTATION
  White Pine
  Loblolly Pine
- TREE REPLANTING AREA
  UNDERSTORY TREE 3
  UNDERSTORY TREE 4



INDEX MAP
1"=750'

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 25' HIGHWAY OVERLAY DISTRICT BUFFER
- SH-O BUFFERYARD
- TYPE 'B' PERIMETER BUFFER
- TREE SAVE AREA
- PARK SPACE
- OPEN SPACE
- ACTIVE OPEN SPACE
- STREAM BUFFER

N

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jmurphy@mctrust.com
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AMAVI WAKE FOREST
MASTER SITE PLAN
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WAKE FOREST, NORTH CAROLINA, 27587

NORTH CAROLINA PROFESSIONAL LICENSED LANDSCAPE ARCHITECT 2088 CHARLES MICHAEL VAUGHAN, JR.
4-26-23

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	MCR-21001
FILENAME	MCR21001-LS1
CHECKED BY	CMV
DRAWN BY	AAH
SCALE	1"=100'
DATE	7. 08. 2022

SHEET

OVERALL LANDSCAPE PLAN

L5.00

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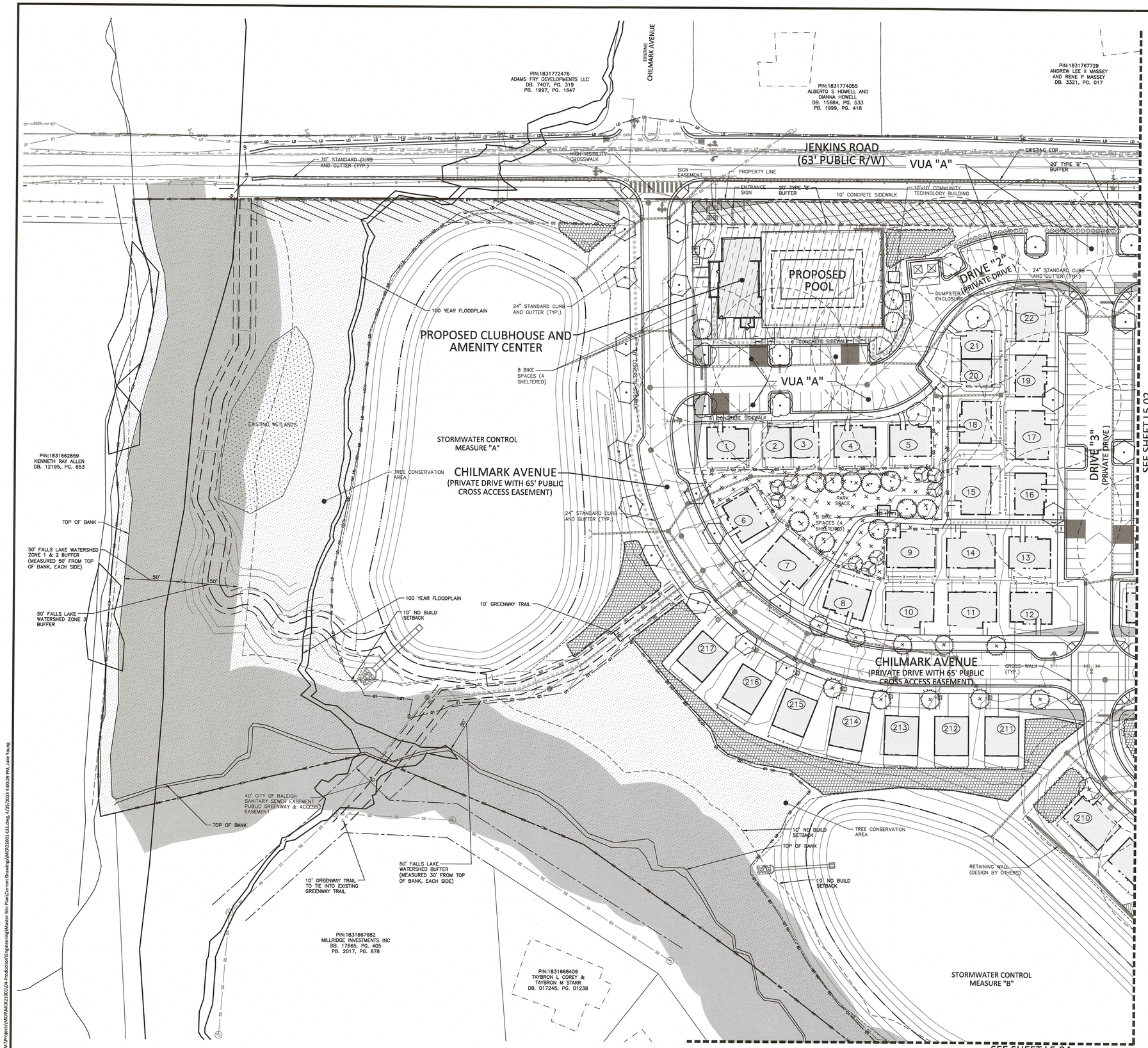

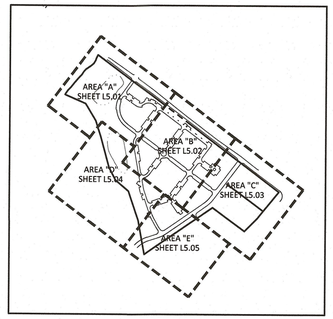

INDEX MAP
1"=750'

SITE LEGEND

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- PARK SPACE
- OPEN SPACE
- ACTIVE OPEN SPACE
- STREAM BUFFER

CONCEPT PLANT SCHEDULE AREA 'A'

- CANOPY TREE 13
- CANOPY TREE 12
- CANOPY TREE 10
- CANOPY TREE 5
- CANOPY TREE 2
- UNDERSTORY TREE 2
- AMENITY CANOPY TREE
- EVERGREEN SHRUB 1
- TREE REPLANTING AREA
  UNDERSTORY TREE 3
  UNDERSTORY TREE 4

GRAPHIC SCALE
0 20 40 80
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NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT 2088 CARL VAN METER

4-26-23

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	MCR-21001
FILENAME	MCR21001-LS1
CHECKED BY	CMV
DRAWN BY	AAH
SCALE	1"=40'
DATE	7. 08. 2022

SHEET

LANDSCAPE PLAN - AREA 'A'

L5.01

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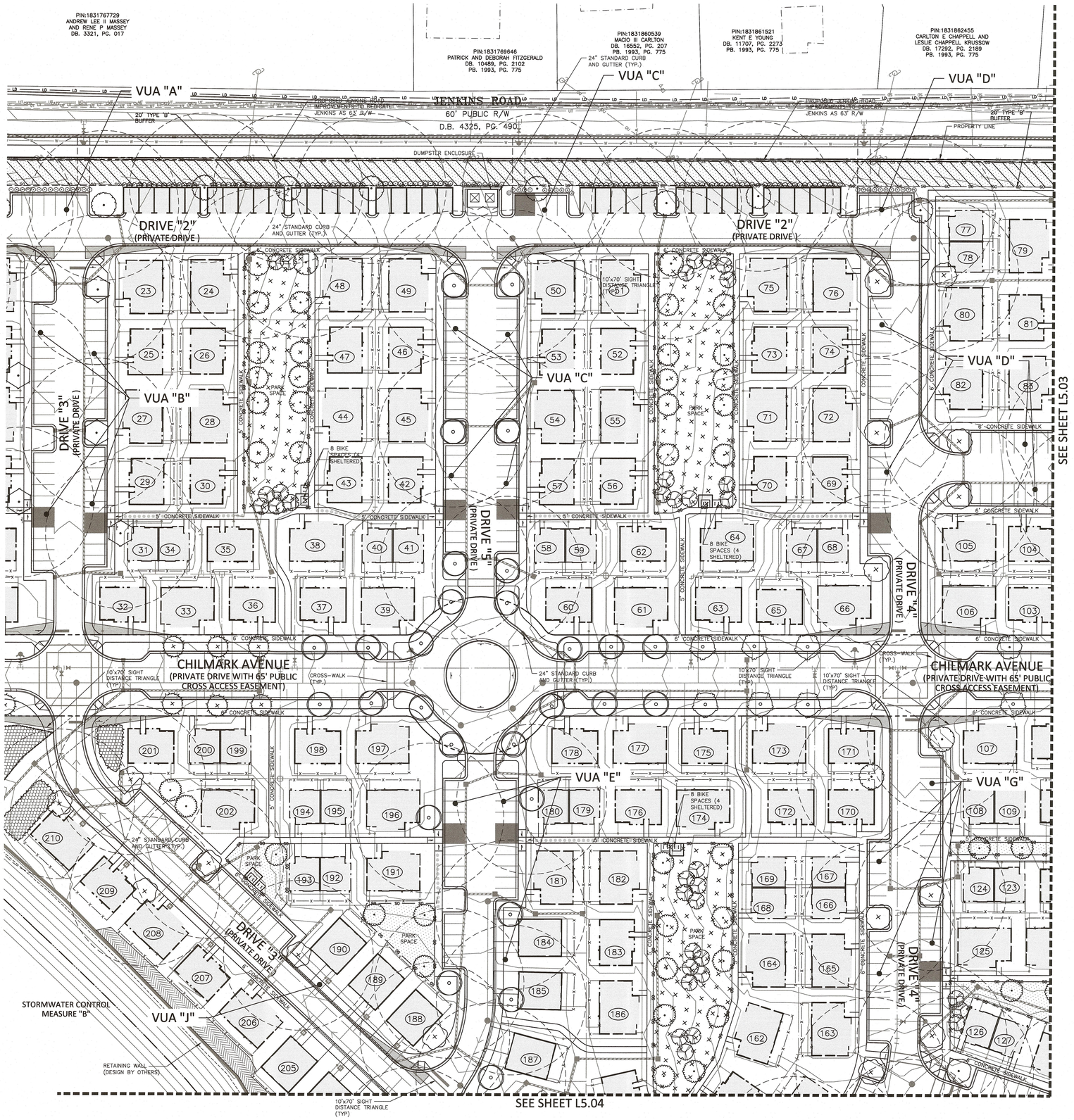

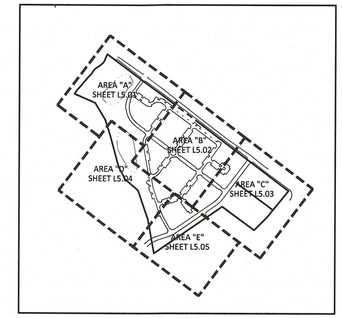

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CONCEPT PLANT SCHEDULE AREA 'B'

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- CANOPY TREE 10
- CANOPY TREE 9
- CANOPY TREE 7
- CANOPY TREE 5
- CANOPY TREE 4
- CANOPY TREE 3
- CANOPY TREE 2
- CANOPY TREE 8
- UNDERSTORY TREE 2
- AMENITY CANOPY TREE
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2088 CHARLES MICHAEL VANDERBURG
4.26.22

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LANDSCAPE PLAN - AREA 'B'

L5.02

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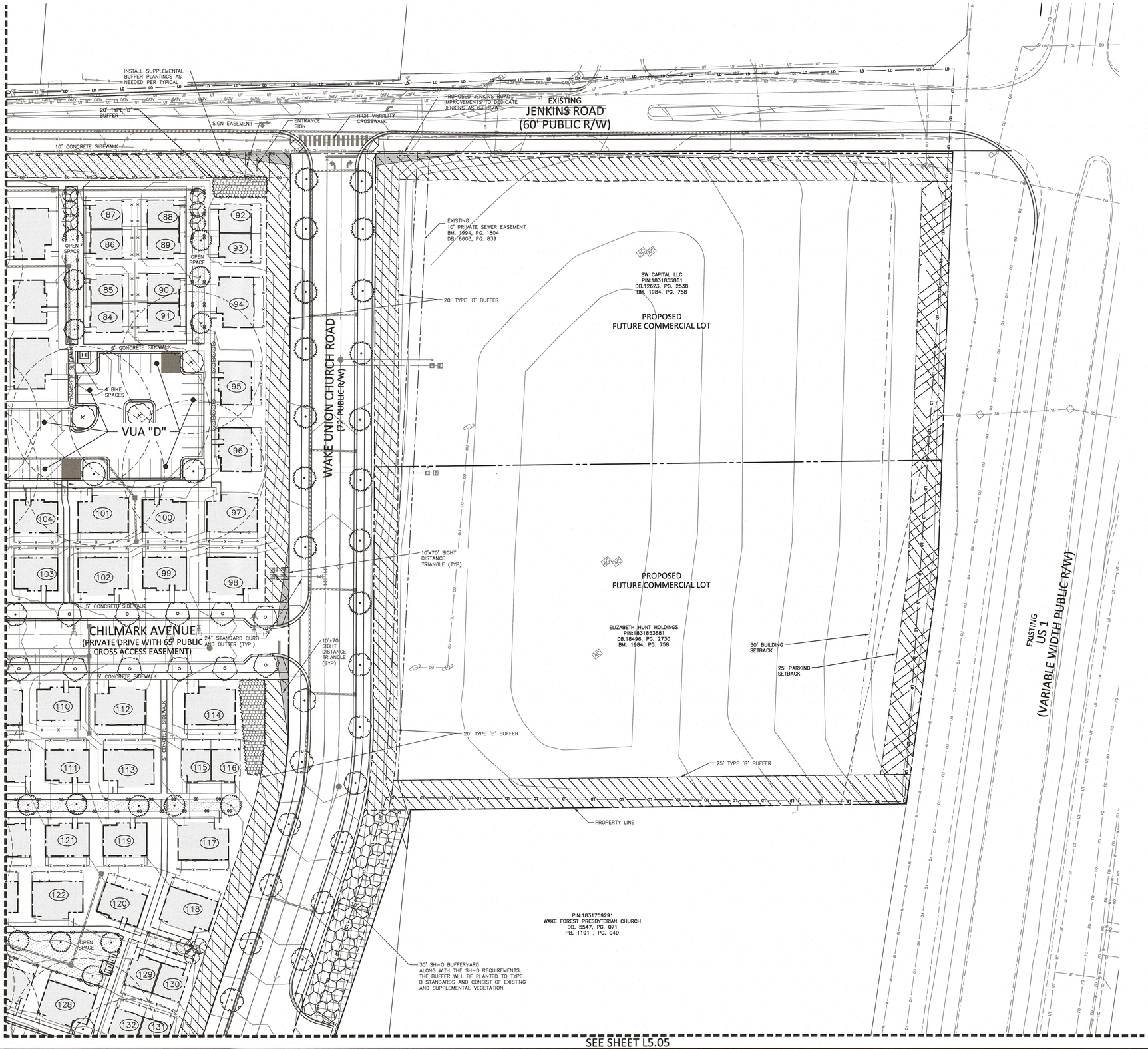

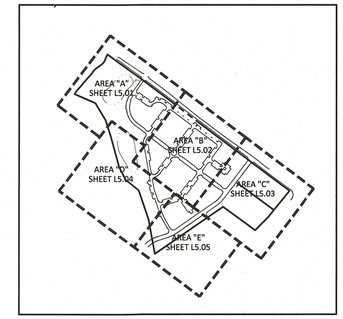

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CONCEPT PLANT SCHEDULE AREA 'C'

- CANOPY TREE 9
- CANOPY TREE 7
- CANOPY TREE 6
- CANOPY TREE 4
- CANOPY TREE 2
- UNDERSTORY TREE 2
- AMENITY CANOPY TREE
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2088 CARMEL VAMERVILLE
4-26-23

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SHEET

LANDSCAPE PLAN - AREA 'C'

L5.03

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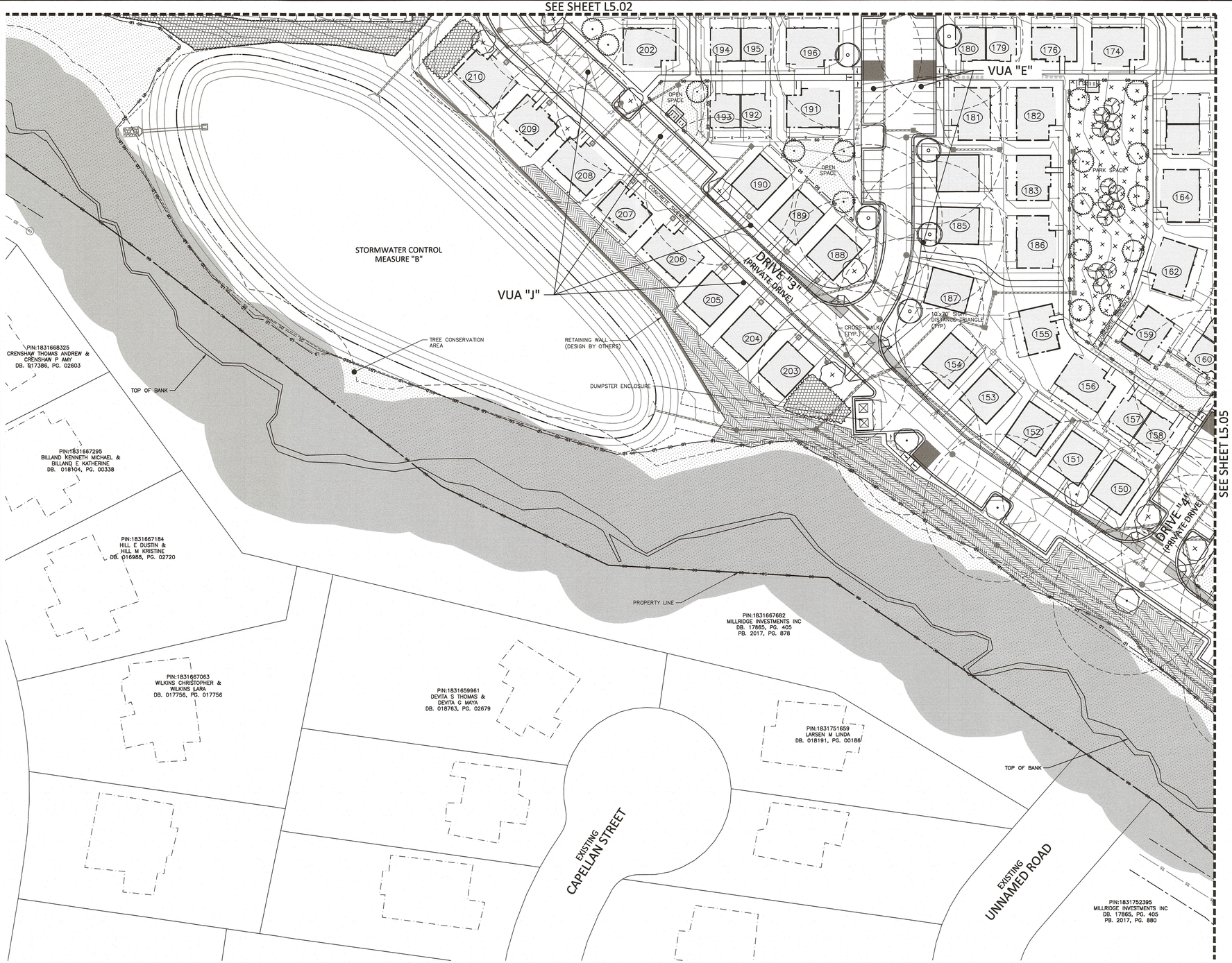

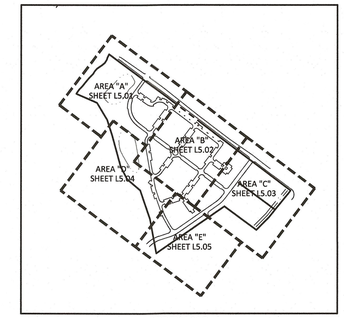

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CONCEPT PLANT SCHEDULE AREA 'D'

- CANOPY TREE 12
- CANOPY TREE 9
- CANOPY TREE 3
- PINE REFORESTATION
  White Pine
  Loblolly Pine
- TREE REPLANTING AREA
  UNDERSTORY TREE 3
  UNDERSTORY TREE 4

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2088 CHARLES MICHAEL VAMPIN
4-21-23

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LANDSCAPE PLAN - AREA 'D'

L5.04

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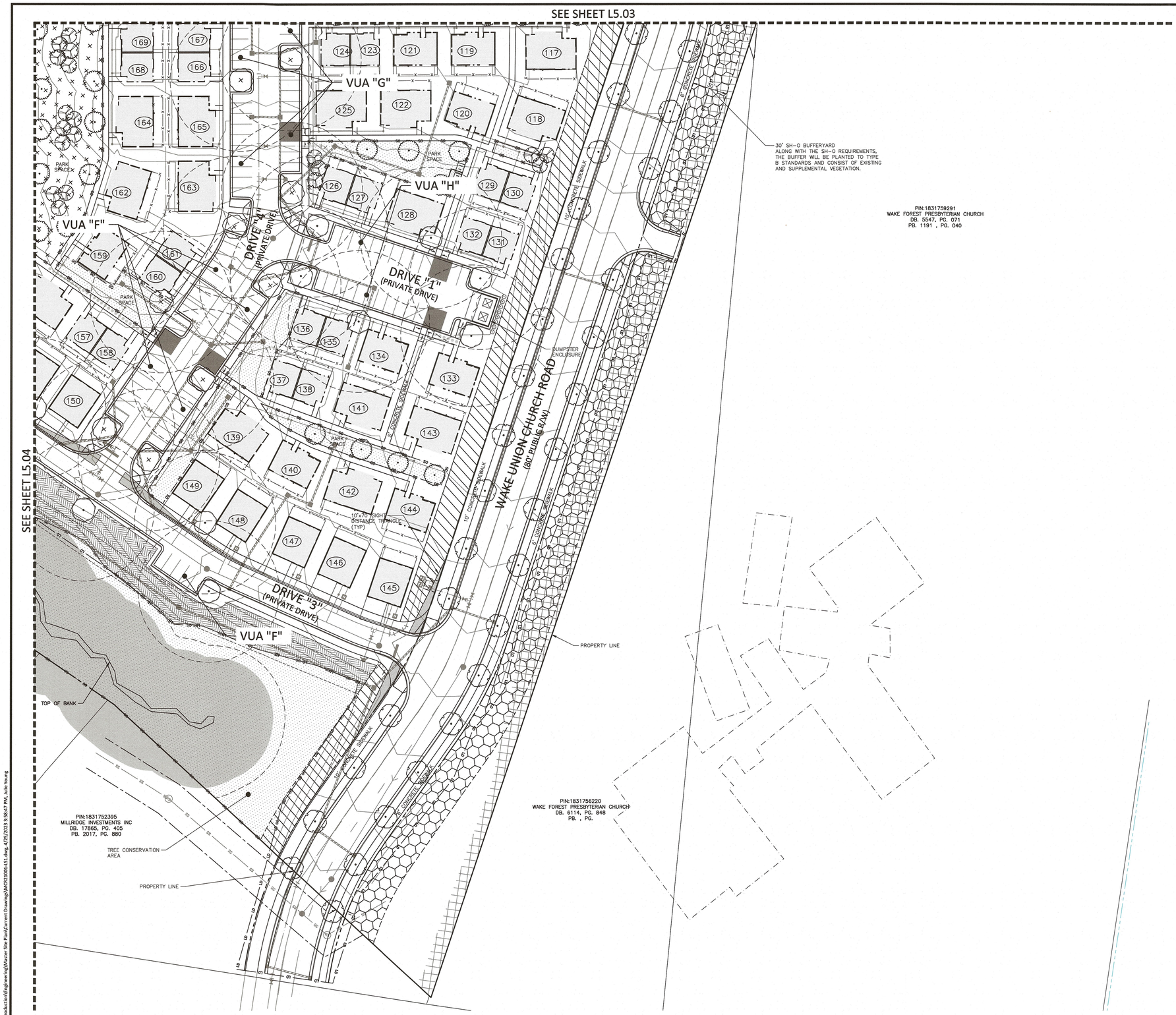

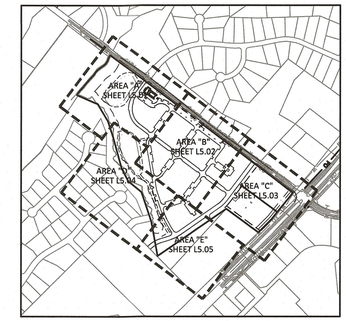

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CONCEPT PLANT SCHEDULE AREA 'E'

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4.26.23

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LANDSCAPE PLAN - AREA 'E'

L5.05

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LANDSCAPE CALCULATIONS

STREET YARD BUFFERS

JENKINS RD - 20' TYPE B STREET YARD — 1664 LF*
1739 TOTAL LF SUBTRACTING 75 LF DRIVEWAY

EVERGREEN TREES:
REQUIRED: 35 (2/100 LF)
PROVIDED: 35*

CANOPY TREES
REQUIRED: 35 (2/100 LF)
PROVIDED: 35*

UNDERSTORY TREES
REQUIRED: 35 (2/100 LF)
PROVIDED: 35*

SHRUBS (50% EVERGREEN)
REQUIRED: 399 (24/100 LF)
PROVIDED: 400*

WAKE UNION CHURCH ROAD - 20' TYPE B STREET YARD — 1204 LF*

EVERGREEN TREES:
REQUIRED: 25 (2/100 LF)
PROVIDED: 25*

CANOPY TREES
REQUIRED: 25 (2/100 LF)
PROVIDED: 35*

UNDERSTORY TREES
REQUIRED: 25 (2/100 LF)
PROVIDED: 25*

SHRUBS (50% EVERGREEN)
REQUIRED: 289 (24/100 LF)
PROVIDED: 289*

SPECIAL HIGHWAY OVERLAY DISTRICT BUFFERS

US HWY 1 - 25' SH-O BUFFER — 549 LF*

TREES:
REQUIRED: 55 (5/50 LF)
PROVIDED: 55*

WAKE UNION CHURCH ROAD - 30' SH-O BUFFER — 885 LF*
PLANTED PER TYPE B BUFFER REQIREMENTS

EVERGREEN TREES:
REQUIRED: 18 (2/100 LF)
PROVIDED: 18*

CANOPY TREES
REQUIRED: 18 (2/100 LF)
PROVIDED: 18*

UNDERSTORY TREES
REQUIRED: 18 (2/100 LF)
PROVIDED: 18*

SHRUBS (50% EVERGREEN)
REQUIRED: 212 (24/100 LF)
PROVIDED: 212*

PERIMETER BUFFERS

SOUTHERN PERIMETER BUFFER- 20' TYPE B BUFFER — 376 LF*

CANOPY TREES
REQUIRED: 8 (2/100 LF)
PROVIDED: 8*

UNDERSTORY TREES
REQUIRED: 8 (2/100 LF)
PROVIDED: 8*

SHRUBS (50% EVERGREEN)
REQUIRED: 46 (12/100 LF)
PROVIDED: 46*

*BUFFER PLANTS TO BE INSTALLED PER STANDARD BUFFER DETAILS THIS SHEET. FINAL LOCATIONS OF PLANTINGS TO BE COORDINATED WHEN ENHANCED LANDSCAPE PLANS ARE DEVELOPED.
**SUPPLEMENTAL PLANTINGS (UNDERSTORY TREES AND SHRUBS) TO BE ADDED TO BUFFER WHERE TREE SAVE AREA DOES NOT PROVIDE MINIMUM OPACITY AND SPACING REQUIREMENTS.

STREET TREES

WAKE UNION CHURCH ROAD — 2600 LF

TREES
REQUIRED: 52 (1/50 LF)
PROVIDED: 52

CHILLMARK AVENUE — 3072 LF

TREES
REQUIRED: 62 (1/50 LF)
PROVIDED: 65

VEHICLE USE AREAS

VUA "A" — 53 SPACES

CANOPY TREES
REQUIRED: ALL SPACES WITHIN 60' FROM PLANTED TREE
PROVIDED: 17

SHRUBS
PROVIDED: 166 (TO SCREEN HEADLIGHTS)

VUA "B" — 42 SPACES

CANOPY TREES
REQUIRED: ALL SPACES WITHIN 60' FROM PLANTED TREE
PROVIDED: 5

VUA "C" — 40 SPACES

CANOPY TREES
REQUIRED: ALL SPACES WITHIN 60' FROM PLANTED TREE
PROVIDED: 6

VUA "D" — 64 SPACES

CANOPY TREES
REQUIRED: ALL SPACES WITHIN 60' FROM PLANTED TREE
PROVIDED: 11

SHRUBS
PROVIDED: 24 (TO SCREEN HEADLIGHTS)

VUA "E" — 24 SPACES

CANOPY TREES
REQUIRED: ALL SPACES WITHIN 60' FROM PLANTED TREE
PROVIDED: 6

VUA "F" — 5 SPACES

CANOPY TREES
REQUIRED: ALL SPACES WITHIN 60' FROM PLANTED TREE
PROVIDED: 2

VUA "G" — 69 SPACES

CANOPY TREES
REQUIRED: ALL SPACES WITHIN 60' FROM PLANTED TREE
PROVIDED: 11

VUA "H" — 26 SPACES

CANOPY TREES
REQUIRED: ALL SPACES WITHIN 60' FROM PLANTED TREE
PROVIDED: 6

VUA "I" — 12 SPACES

CANOPY TREES
REQUIRED: ALL SPACES WITHIN 60' FROM PLANTED TREE
PROVIDED: 4

VUA "J" — 17 SPACES

CANOPY TREES
REQUIRED: ALL SPACES WITHIN 60' FROM PLANTED TREE
PROVIDED: 5

LANDSCAPE CALCULATIONS

BASELINE CANOPY COVERAGE

BASELINE CANOPY COVERAGE — 1,550,086 SF
PER UDO - A MINIMUM CANOPY COVERAGE OF **2 CANOPY TREES PER 5,000 SF** OR 1 CANOPY AND 1 UNDERSTORY PER 4,000 SF OF PARCEL AREA.

PARCEL AREA: 1,550,086 SF
LESS RIPARIAN AREAS & WETLANDS: - 192,380 SF
1,357,706 SF

CANOPY TREES

REQUIRED: 543(2/5000 SF PARCEL AREA)
692 (173 PINE SPECIMEN TREES REMOVED X 4) SEE NOTE 1 BELOW
+460 (115 CANOPY SPECIMEN TREES REMOVED X 4) SEE NOTE 1 BELOW
1695 CANOPY TREES

PROVIDED: 229 CANOPY AND EVERGREEN TREES IN BUFFER CALCULATIONS
196 CANOPY TREES IN STREETS AND VEHICLE USE AREAS
152 (1 PER 700 SF PRIORITY TREE SAVE AREA)**
926 (PINE REFORESTATION AREAS)**
70 (AMENITY AREA CANOPY TREE)**
+ 101 (SPECIMEN CANOPY TREE PRESERVATION CREDIT)
1674 CANOPY TREES

**TREES COUNTED TOWARD CANOPY SPECIMEN TREE REPLACEMENT REQUIREMENT. SEE SHEET L5.07

UNDERSTORY TREES

REQUIRED: 344 (86 UNDERSTORY SPECIMEN TREES REMOVED X 4) SEE NOTE 1 BELOW

PROVIDED: 86 UNDERSTORY TREES SHOWN IN BUFFER CALCULATIONS
290 UNDERSTORY TREES IN TREE REPLANTING AREA***
52 AMENITY AREA UNDERSTORY TREES***
+ 2 (SPECIMEN UNDERSTORY TREE PRESERVATION CREDIT)
430 UNDERSTORY TREES

***TREES COUNTED TOWARD UNDERSTORY SPECIMEN TREE REPLACEMENT REQUIREMENT. SEE SHEET L5.07

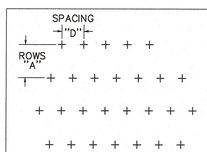
TOTAL

REQUIRED: 1695 CANOPY + 344 UNDERSTORY = **2039** TOTAL
PROVIDED: 1674 CANOPY + 430 UNDERSTORY = **2104** TOTAL

NOTES:
1) PER CODE SECTION 8.4.3.D WHEN A SPECIMEN TREE (20" CAL. OR GREATER FOR CANOPY; 8" CAL. OR GREATER FOR UNDERSTORY) IS REMOVED IT SHALL BE REPLACED AT A RATE OF 4 TREES PER CANOPY SPECIMEN TREE AND 2 TREES PER UNDERSTORY SPECIMEN TREE (UDO SECTION 8.4.1.B)
2) PER CODE SECTION 8.7.2.C, ALL PORTIONS OF PARKING AREA SHALL BE WITHIN 60 FEET OF A PLANTED CANOPY TREE TRUNK.
3) FINAL LOCATION AND SPECIES OF AMENITY AREA CANOPY AND UNDERSTORY TREES TO BE CONFIRMED ON ENHANCED LANDSCAPING PLANS.
4) BUFFER VEGETATION ALONG JENKINS ROAD MUST NOT OBSTRUCT WITH SIGHT DISTANCE TRIANGLES. LOCATIONS OF SPECIFIC PLANTINGS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION DRAWINGS.

CONCEPT PLANT SCHEDULE

CANOPY TREE 13	–	22
CANOPY TREE 12	–	33
CANOPY TREE 10	–	21
CANOPY TREE 9	–	53
EVERGREEN TREE 1	–	35
CANOPY TREE 7	–	37
CANOPY TREE 6	–	15
CANOPY TREE 5	–	66
CANOPY TREE 4	–	43
CANOPY TREE 3	–	26
CANOPY TREE 2	–	38
UNDERSTORY TREE 1	–	42
CANOPY TREE 8	–	28
UNDERSTORY TREE 2	–	77
AMENITY CANOPY TREE	–	70
EVERGREEN TREE 2	–	25
EVERGREEN SHRUB 1	–	230
EVERGREEN SHRUB 4	–	95
EVERGREEN SHRUB 2	–	237
EVERGREEN SHRUB 3	–	264
EVERGREEN SHRUB 5	–	95
PINE REFORESTATION		22,238 sf
Pinus strobus / White Pine		463
Pinus taeda / Loblolly Pine		463
TREE REPLANTING AREA		19,360 sf
UNDERSTORY TREE 3 / UNDERSTORY TREE 3		145
UNDERSTORY TREE 4 / UNDERSTORY TREE 4		145

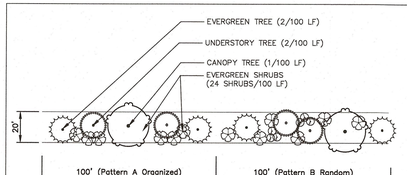


TRIANGULAR SPACING FOR PINE SAPLING REFORESTATION

LOBLOLLY PINE SAPLING SPACING CHART

SPACING "D"	ROW "A"
10' o.c.	15' o.c.

NOTE: UPON ESTABLISHMENT, TREE REFORESTATION AREAS SHALL FOLLOW THE SAME UDO REQUIREMENTS AS TREE SAVE AREAS.



TYPE 'B' BUFFER – OPTION 1
NOT TO SCALE

PLANTING REQUIREMENT:

TYPE 'B' BUFFER
CREATE A SEMI-OPAQUE BUFFER HAVING ONLY SEASONAL HORIZONTAL OPENINGS, NOT TO EXCEED 10% OF THE TOTAL WIDTH FROM THE GROUND TO A HEIGHT OF 8' WITHIN 2 YEARS OF PLANTING.

50% OF SHRUBS SHALL BE EVERGREEN.

***CANOPY TREES IN BUFFER ADJACENT TO ON-STREET PARKING TO BE WITHIN 60' FROM PARKING SPACES.

STREETSCAPE AND INTERNAL BUFFER PLANT SPECIES

CANOPY TREE SPECIES
(INSTALLED AT 1.5" CAL., 8' HT. MIN.)
LIRIODENDRON TULIPIFERA
LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'
NYSSA SYLVATICA
QUERCUS NUTTALLII
QUERCUS PHELLOS
QUERCUS RUBRA
PLATANUS OCCIDENTALIS
ULMUS AMERICANA 'PRINCETON'

EVERGREEN TREE SPECIES
(INSTALLED AT 1" CAL., 8' HT. MIN.)
CEDRUS DEODORA
MAGNOLIA GRANDIFLORA
PINUS TAEDA
THUJA OCCIDENTALIS 'GREEN GIANT'

UNDERSTORY TREE SPECIES
(INSTALLED AT 1" CAL, 6' HT. MIN.)
CARPINUS CAROLINIANA
CERCIS CANADENSIS
CHIONANTHUS RETUSUS
CORNUS 'SPP'
ILEX OPACA 'CAROLINA #2'
ILEX X EMILY BRUNER'
ILEX VOMITORIA
JUNIPERUS VIRGINIANA
PISTACHIA CHINENSIS
VIBURNUM AWABUKI
VIBURNUM DENTATUM

EVERGREEN SHRUB SPECIES
(INSTALLED AT 36" HT. MIN.)
CALLICARPA AMERICANA
ILEX CORNUTA 'NEEDLEPOINT'
ILEX GLABRA 'NIGRA'
ILEX CRENATA 'COMPACTA'
AZALEA HYBRIDS
ILLICIUM PARVIFOLIUM
MYRICA SP.
ILEX VOMITORIA 'NANA'
CAMELLIA SASANQUA
OSMANTHUS X FORTUNEI
PRUNUS CAROLINIANA
HYDRANGEA MACROPHYLLA

GENERAL LANDSCAPE NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WAKE FOREST AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCRPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
13. SUBSTITUTIONS OF SPECIFIC PLANTS CAN ONLY OCCUR WITH PRIOR WRITTEN PERMISSION OF BOTH OWNER AND LANDSCAPE ARCHITECT.
14. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
15. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY AMERICAN HORT - AMERICANHORT.ORG.
16. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
17. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
18. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
19. ALL TREES MUST BE PLANTED AFTER OCTOBER 1 AND BEFORE MARCH 31.
20. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
21. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
22. PROPOSED TREES TO BE PLANTED A MINIMUM 15 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
23. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
24. ALL TREE PLANTINGS SHALL BE MULCHED WITH 3 INCHES OF SHREDDED BARK OR 4 INCHES OF PINE STRAW IN A 3 FOOT RADIUS AROUND THE TREE, OR TO THE DRIPLINE, WHICHEVER IS GREATER. THE MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE THEREAFTER. MULCH SHALL NOT COVER THE ROOT COLLAR.
25. ALL CANOPY TREES INSTALLED SHALL BE A MINIMUM 1.5 INCH CALIPER AND 8 FOOT HEIGHT.

MAINTENANCE NOTES:

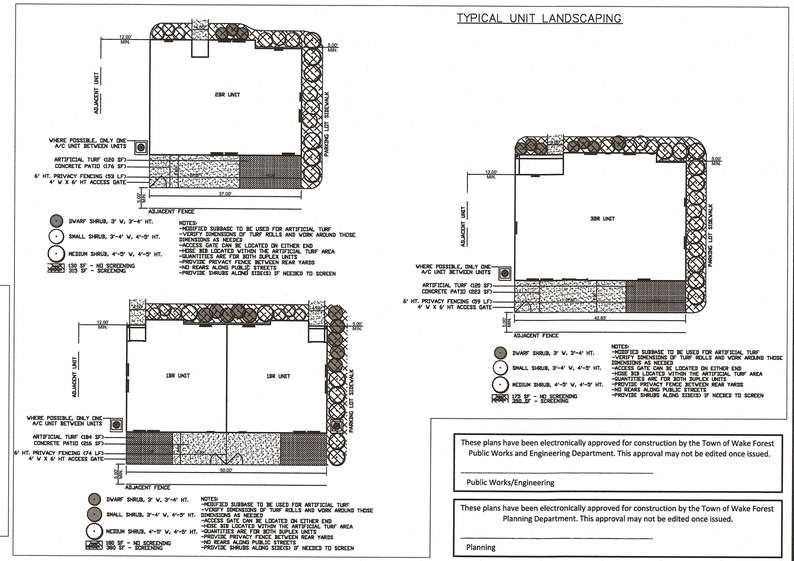
1. WARRANTY: INSTALLER SHALL REPAIR OR REPLACE ANY PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT, ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
   - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
2. THE OWNER OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES ON THIS PLAN. FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN MAY CONSTITUTE A VIOLATION OF THIS ORDINANCE AND MAY RESULT IN FINES. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE VEGETATION, INCLUDING BUT NOT LIMITED TO:
   - FERTILIZATION
   - PRUNING WITHIN LIMITS
   - PEST CONTROL
   - MULCHING
   - MOWING
   - PROTECTION OF THE ROOT ZONES FROM EQUIPMENT, CONSTRUCTION AND RELATED MATERIALS, ETC.
   - METHOD OF IRRIGATION
   - OTHER CONTINUING MAINTENANCE OPERATIONS

LIGHTING NOTES:

1. ALL SITE LIGHTING SHALL COMPLY WITH CHAPTER 10 OF THE TOWN OF WAKE FOREST UDO.
2. A LIGHTING PHOTOMETRIC PLAN SHALL BE PROVIDED WITH THE CONSTRUCTION DRAWING SUBMITTAL.
3. MAXIMUM LIGHT LEVELS SHALL ADHERE TO THE BELOW STANDARDS:

LIGHT TRESPASS OFF PROPERTY:	0.8 FOOTCANDLES
DISPLAY/CANOPY AREAS:	20 FOOTCANDLES
PARKING AREAS:	6 FOOTCANDLES
ALL OTHER ON SITE AREAS:	10 FOOTCANDLES

TYPICAL UNIT LANDSCAPING



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Planning

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jmurphy@mctrust.com
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AMAVI WAKE FOREST
MASTER SITE PLAN
1121 JENKINS ROAD
WAKE FOREST, NORTH CAROLINA, 27587

NORTH CAROLINA LANDSCAPE ARCHITECT 2088 CHRISTOPHER A. VAMPOLA 4.26.23

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	MCR-21001
FILENAME	MCR21001-LS1
CHECKED BY	CMV
DRAWN BY	AAH
SCALE	N/A
DATE	04. 18. 2023

SHEET

LANDSCAPE NOTES AND SCHEDULE

L5.06

M:\Projects\MCR\MCR21001\04-Production\Engineering\Master Site Plan\Current Drawings\MCR21001-LS1.dwg, 4/25/2023 3:55:10 PM, Julie Young

HARDWOODS

PRESERVED			REMOVED		REMOVED continued...	
SIZE	SPECIES	CREDITS	SIZE	SPECIES	SIZE	SPECIES
26	GUM	3	20	GUM	30	POPLAR
20	GUM	3	25	WILLOW OAK	27	POPLAR
26	POPLAR	3	20	RIVER BIRCH	26	POPLAR
29	POPLAR	3	23	GUM	21	GUM
25	POPLAR	3	20	GUM	28	POPLAR
30	POPLAR	3	25	GUM	25	POPLAR
22	MAPLE	3	20	ELM	31	LAUREL OAK
25	POPLAR	3	23	SYCAMORE	23	GUM
21	POPLAR	3	30	POPLAR	32	POPLAR
24	POPLAR	3	26	RED OAK	25	POPLAR
32	SYCAMORE	4	22	POPLAR	29	POPLAR
24	POPLAR	3	20	POPLAR	25	POPLAR
25	GUM	3	20	GUM	24	GUM
21	RED OAK	3	23	RED OAK	21	GUM
21	SYCAMORE	3	26	POPLAR	21	POPLAR
27	SYCAMORE	3	23	POPLAR	20	WHITE OAK
33	POPLAR	4	25	RED OAK	26	POPLAR
27	POPLAR	3	29	HICKORY	28	POPLAR
25	GUM	3	22	ELM	25	RED OAK
29	GUM	3	22	POPLAR	20	RED OAK
22	MAPLE	3	21	GUM		
25	SYCAMORE	3	24	SYCAMORE		
20	GUM	3	28	SYCAMORE		
20	POPLAR	3	20	GUM		
27	SYCAMORE	3	20	GUM		
27	POPLAR	3	20	GUM		
32	SYCAMORE	4	22	GUM		
32	SYCAMORE	4	24	POPLAR		
			20	HICKORY		
			35	HICKORY		
			21	WHITE OAK		
			49	WILLOW OAK		
			22	MAPLE		
			24	RED OAK		
			24	RED OAK		
			22	RED OAK		
			22	GUM		
			24	GUM		
			21	GUM		
			21	RED OAK		
			21	WILLOW OAK		
			27	WILLOW OAK		
			22	ELM		
			21	GUM		
			20	WHITE OAK		
			24	POPLAR		
			20	POPLAR		
			26	WHITE OAK		
			34	POPLAR		
			21	GUM		
			25	POPLAR		
			33	POPLAR		
			27	POPLAR		
			24	WHITE OAK		
			25	POPLAR		
			30	POPLAR		
			37	POPLAR		
			33	POPLAR		
			30	POPLAR		
			23	WHITE OAK		
			21	MAPLE		
			23	POPLAR		
			29	GUM		
			20	POPLAR		
			22	MAPLE		
			20	RIVER BIRCH		
			27	RED OAK		
			36	LIVE OAK		
			29	PECAN		
			39	WHITE OAK		
			45	WHITE OAK		
			20	PECAN		
			32	POST OAK		
			28	WILLOW OAK		
			39	WHITE OAK		
			23	HICKORY		
			21	LIVE OAK		
			27	MAPLE		
			44	POST OAK		
			46	WHITE OAK		
			22	RED OAK		
			42	WHITE OAK		
			32	POST OAK		
			23	POST OAK		
			29	POST OAK		
			46	WHITE OAK		
			35	WHITE OAK		
			32	WHITE OAK		
			20	RED OAK		
			24	RED OAK		
			21	GUM		
			28	HICKORY		
			22	GUM		
			20	GUM		
			20	POPLAR		

PINES

PRESERVED			REMOVED		REMOVED continued...	
SIZE	SPECIES	CREDITS	SIZE	SPECIES	SIZE	SPECIES
20	PINE	3	21	PINE	22	PINE
22	PINE	3	20	PINE	21	PINE
31	PINE	4	21	PINE	20	PINE
21	PINE	3	22	PINE	20	PINE
			22	PINE	21	PINE
			21	PINE	22	PINE
			20	PINE	21	PINE
			20	PINE	22	PINE
			20	PINE	20	PINE
			21	PINE	23	PINE
			20	PINE	20	PINE
			22	PINE	28	PINE
			21	PINE	21	PINE
			21	PINE	27	PINE
			22	PINE	20	PINE
			20	PINE	21	PINE
			22	PINE	23	PINE
			21	PINE	22	PINE
			20	PINE	23	PINE
			21	PINE	28	PINE
			20	PINE	23	PINE
			21	PINE	26	PINE
			21	PINE	21	PINE
			21	PINE	23	PINE
			20	PINE	22	PINE
			21	PINE	32	PINE
			23	PINE	21	PINE
			23	PINE	22	PINE
			22	PINE	32	PINE
			22	PINE	20	PINE
			22	PINE	21	PINE
			21	PINE	24	PINE
			24	PINE	29	PINE
			25	PINE	26	PINE
			20	PINE	20	PINE
			20	PINE	21	PINE
			21	PINE	22	PINE
			21	PINE	21	PINE
			22	PINE	23	PINE
			20	PINE	25	PINE
			20	PINE	23	PINE
			21	PINE	25	PINE
			23	PINE	21	PINE
			20	PINE	21	PINE
			21	PINE	20	PINE
			22	PINE	20	PINE
			21	PINE	26	PINE
			20	PINE	20	PINE
			23	PINE	20	PINE
			20	PINE	20	PINE
			21	PINE	20	PINE
			23	PINE	20	PINE
			20	PINE	23	PINE
			21	PINE	21	PINE
			21	PINE	20	PINE
			20	PINE	24	PINE
			21	PINE	21	PINE
			20	PINE	20	PINE
			25	PINE	57	PINE
			21	PINE	23	PINE
			21	PINE	22	PINE
			20	PINE	22	PINE
			22	PINE	20	PINE
			25	PINE	21	PINE
			23	PINE	20	PINE
			20	PINE	30	PINE
			25	PINE	21	PINE
			22	PINE	21	PINE
			20	PINE	28	PINE
			21	PINE	29	PINE
			22	PINE	25	PINE
			20	PINE	26	PINE
			24	PINE	23	PINE
			21	PINE	20	PINE
			29	PINE	32	PINE
			23	PINE	27	PINE
			21	PINE	23	PINE
			21	PINE	20	PINE
			22	PINE	22	PINE
			23	PINE		
			21	PINE		
			20	PINE		
			22	PINE		
			23	PINE		
			25	PINE		
			22	PINE		
			21	PINE		
			22	PINE		
			21	PINE		
			20	PINE		
			20	PINE		
			20	PINE		
			20	PINE		
			20	PINE		

UNDERSTORY

PRESERVED			REMOVED	
SIZE	SPECIES	CREDITS	SIZE	SPECIES
12	SOURWOOD	2	8	CEDAR
			15	CREPE
			30	CREPE
			25	CREPE
			30	CREPE
			22	CHERRY
			19	CHERRY
			20	CHERRY
			25	CHERRY
			25	CHERRY
			21	CHERRY
			30	CHERRY
			20	CHERRY
			8	CHERRY
			10	DOGWOOD
			13	CREPE
			13	CREPE
			10	JAP. MAPLE
			12	JAP. MAPLE
			12	CHERRY
			15	JAP. MAPLE
			22	CREPE
			18	CREPE
			8	CEDAR
			28	CREPE
			10	CEDAR
			8	CEDAR
			12	CEDAR
			18	CHERRY
			18	CHERRY
			16	CHERRY
			14	CHERRY
			24	CHERRY
			30	CREPE
			20	PEAR
			11	CEDAR
			13	CHERRY
			11	CHERRY
			13	CEDAR
			18	CREPE
			11	CREPE
			17	CREPE
			15	CREPE
			15	CREPE
			32	CEDAR
			27	CEDAR
			8	DOGWOOD
			15	CEDAR
			26	HOLLY
			20	CEDAR
			11	CEDAR
			14	CEDAR
			14	CEDAR
			16	CYPRESS
			9	CYPRESS
			17	CYPRESS
			14	CYPRESS
			19	CYPRESS
			23	CYPRESS
			21	CYPRESS
			20	CYPRESS
			26	CYPRESS
			20	CYPRESS
			20	CYPRESS
			20	CYPRESS
			13	CYPRESS
			12	CYPRESS
			17	CYPRESS
			17	CYPRESS
			20	CYPRESS
			15	CYPRESS
			20	CYPRESS
			20	CYPRESS
			20	CYPRESS
			20	CYPRESS
			10	CYPRESS
			20	CYPRESS
			17	CYPRESS
			18	CYPRESS
			23	MAGNOLIA
			15	CREPE
			30	CREPE
			30	CHINABERRY
			19	CEDAR
			15	CYPRESS
			15	CYPRESS

TREE PRESERVATION AND REPLACEMENT SUMMARY

SEE TABLE AT LEFT FOR INDIVIDUAL TREES AND SPECIES INFORMATION

CANOPY TREES

HARDWOOD TREES

115 HARDWOOD TREES REMOVED = 460 REPLACEMENT TREES
28 HARDWOOD TREES PRESERVED = 88 CREDITS

PINE TREES

173 HARDWOOD TREES REMOVED = 692 REPLACEMENT TREES
4 PINE TREES PRESERVED = 13 CREDITS

CANOPY TREE TOTAL:

REPLACEMENT TREES REQUIRED: 1152
CANOPY TREES PRESERVED = 101 CREDITS

REPLACEMENT TREES REQUIRED: 1051**

** TREE SAVE AREAS, AMENITY TREES AND REFORESTATION AREAS TO COUNT TOWARD REPLACEMENT TREES.

UNDERSTORY TREES

86 UNDERSTORY TREES REMOVED = 344 REPLACEMENT TREES
1 UNDERSTORY TREE PRESERVED = 2 CREDITS

REPLACEMENT TREES REQUIRED: 342***

*** AMENITY TREES AND REFORESTATION AREAS TO COUNT TOWARD REPLACEMENT TREES.

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AMAVI WAKE FOREST

MASTER SITE PLAN
1121 JENKINS ROAD
WAKE FOREST, NORTH CAROLINA, 27587

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2088 MICHAEL VAN VOORHIS 7/24/23

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	MCR-21001
FILENAME	MCR21001-LS1
CHECKED BY	CMV
DRAWN BY	AAH
SCALE	VARIES
DATE	07. 08. 2022

SHEET

LANDSCAPE NOTES

L5.07

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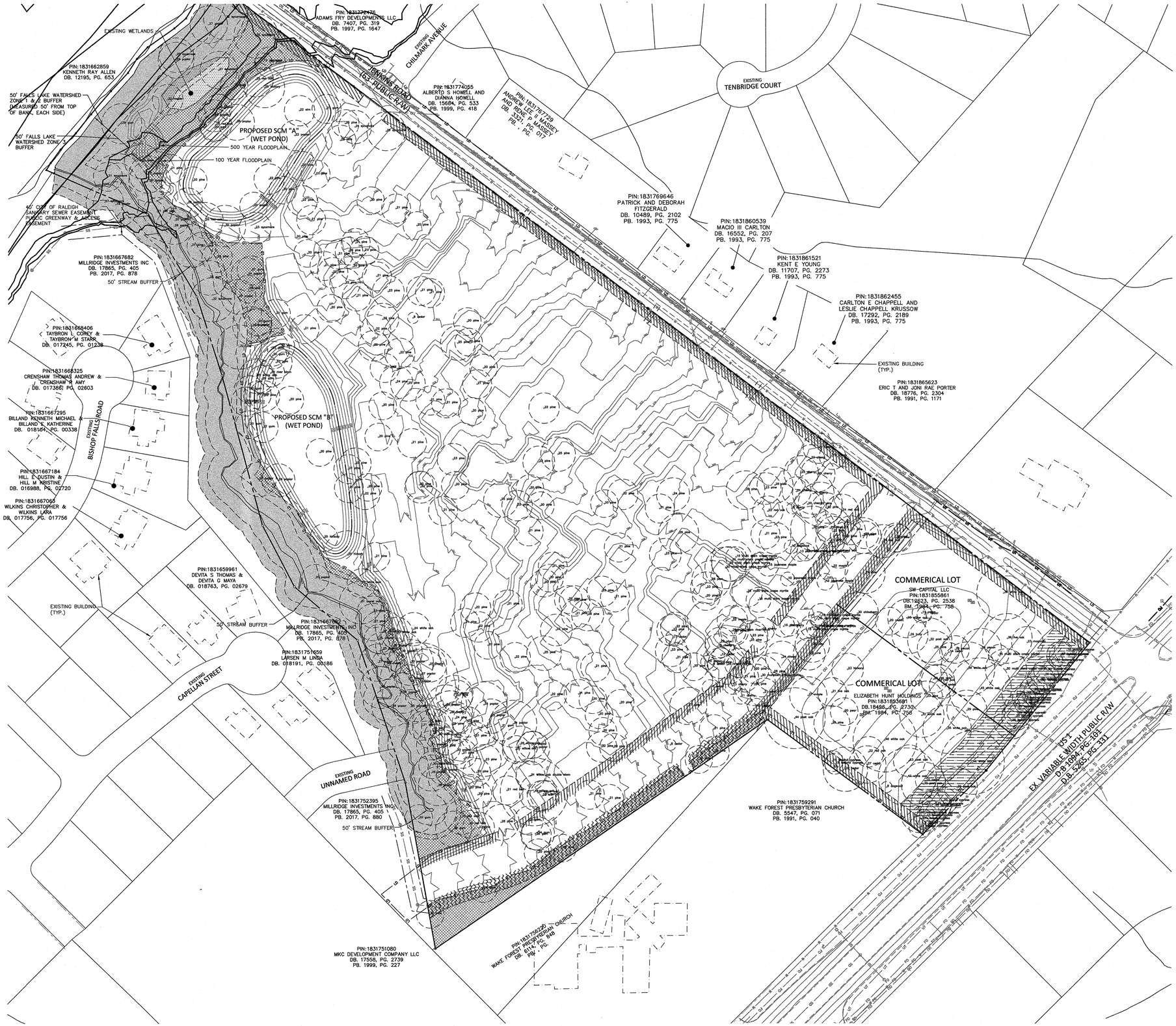

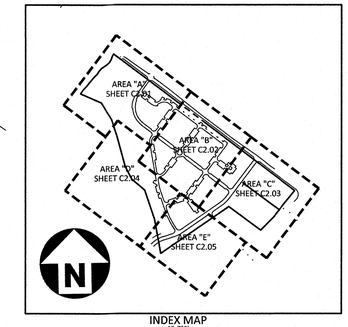

INDEX MAP
1"=750'

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AMAVI WAKE FOREST

MASTER SITE PLAN
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WAKE FOREST, NORTH CAROLINA, 27587

4-18-23

REVISIONS

NO.	DATE	
1	09. 30. 2022	RESPONSE TO TOWN COMMENTS
2	11. 30. 2022	SECOND RESPONSE TO TOWN COMMENTS
3	02. 22. 2023	THIRD RESPONSE TO TOWN COMMENTS
4	03. 21. 2023	FOURTH RESPONSE TO TOWN COMMENTS

PLAN INFORMATION

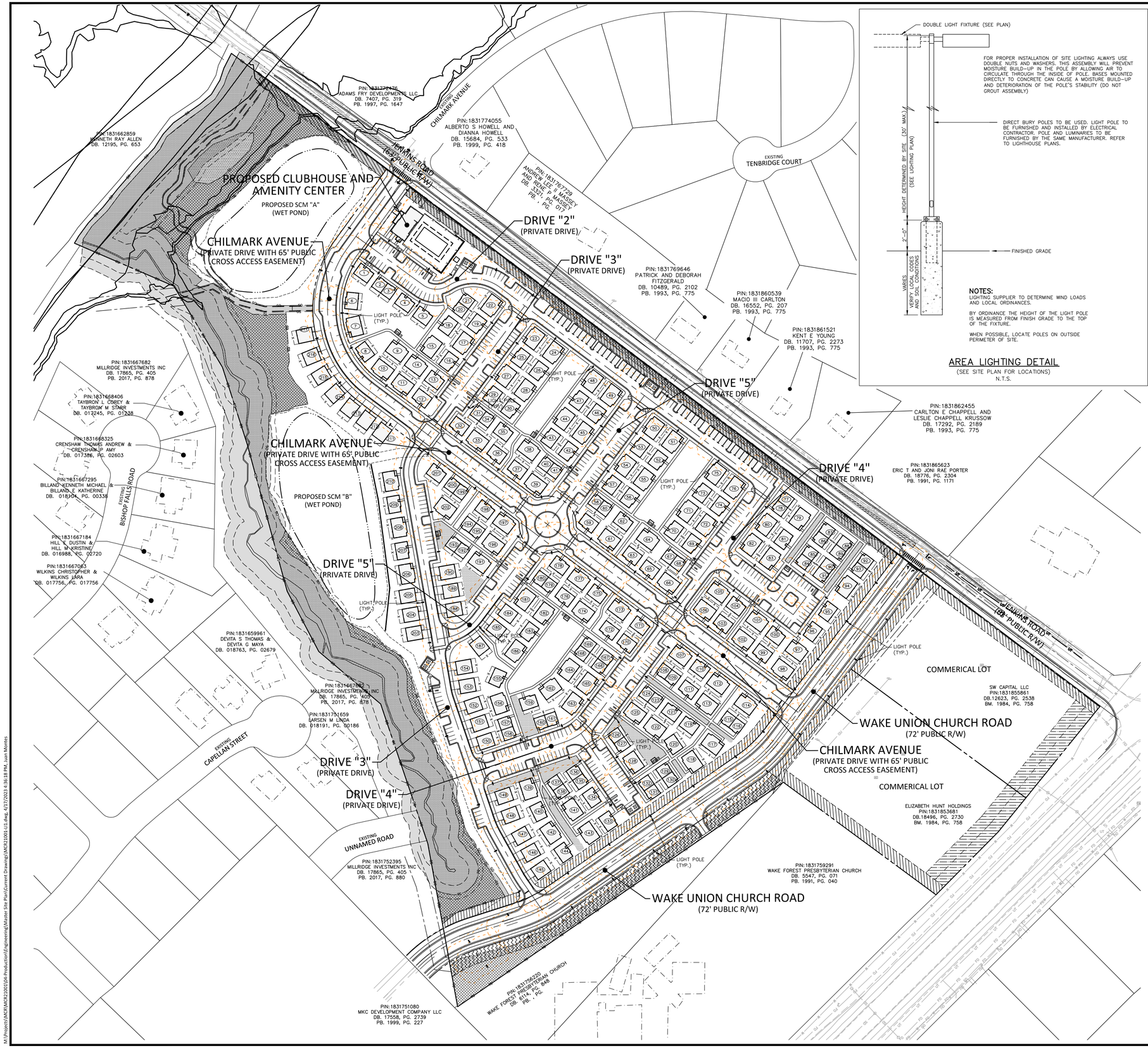
PROJECT NO.	MCR-21001
FILENAME	MCR21001-TR1
CHECKED BY	JM
DRAWN BY	BB
SCALE	1"=100'
DATE	07. 08. 2022

SHEET

SPECIMEN TREE MAP

L5.08

M:\Projects\MCR\MCR21001\04-Production\Engineering\Master Site Plan\2023-04-05 Snapshot before Adding in Commercial Linework\MCR21001-TR1.dwg, 4/18/2023 10:34:01 AM, Julie Young



AREA LIGHTING DETAIL
(SEE SITE PLAN FOR LOCATIONS)
N.T.S.

THIS PROJECT WILL MEET THE FOLLOWING LIGHTING STANDARDS AT THE TIME OF CONSTRUCTION PLANS. IN ADDITION, LIGHT POLES WILL BE LOCATED SO AS TO AVOID ANY CONFLICTS WITH EASEMENTS, RETAINING WALLS OR TREES.

OUTDOOR LIGHTING

THE LIGHTING STANDARDS FOR THIS SITE PLAN WILL MEET ALL THE REQUIREMENTS AS LISTED BELOW.

PURPOSE

THE PURPOSE OF THESE STANDARDS IS TO ASSURE THAT ADEQUATE EXTERIOR LIGHTING IS PROVIDED FOR NONRESIDENTIAL AND MULTI-FAMILY DEVELOPMENTS TO FACILITATE CRIME PREVENTION, SECURITY, AND SAFE PASSAGE, AND THAT EXTERIOR LIGHTS BE SHIELDED SO THAT THE LIGHT CAST BEYOND THE PROPERTY LINE DOES NOT EXCEED THE LIMITS IN ACCORDANCE WITH THESE STANDARDS.

APPLICABILITY

A. ADEQUATE LIGHTING SHALL BE PROVIDED IN NONRESIDENTIAL AND MULTIFAMILY DEVELOPMENTS CONFORMING TO PROFESSIONAL ENGINEERING STANDARDS.

B. THE FOLLOWING SHALL BE EXEMPT FROM THESE PROVISIONS:

1. OUTDOOR LIGHTS USED FOR A TEMPORARY EVENT; PERMITTED THROUGH A TEMPORARY USE PERMIT.

2. OUTDOOR LIGHTS USED EXCLUSIVELY FOR RECREATIONAL ACTIVITIES, CONCERTS, PLAYS OR OTHER OUTDOOR EVENTS THAT ARE OPEN TO THE PUBLIC, PROVIDED THAT THE LIGHT FIXTURES ARE LOCATED AT LEAST 100 FEET FROM ANY ADJACENT RESIDENTIAL USE AND THE EVENT OR FUNCTION MEETS ALL OTHER APPLICABLE ZONING REQUIREMENTS. SUCH LIGHTING SHALL NOT BE ILLUMINATED BETWEEN THE HOURS OF 12:00AM AND 6 A.M. AND BETWEEN 1:00 A.M. AND 8 A.M. FRIDAY AND SATURDAY EXCEPT IN THE UC DISTRICT AND THE DOWNTOWN TIER.

3. OUTDOOR LIGHTING EXEMPTED PURSUANT TO 1 AND 2 ABOVE SHALL ONLY BE ILLUMINATED WHILE THE ACTIVITY TAKES PLACE AND DURING HIGH TRAFFIC PERIODS IMMEDIATELY BEFORE AND AFTER THE EVENT.

STANDARDS

A. ALL SITE LIGHTING SHALL BE DESIGNED SO THAT THE LEVEL OF ILLUMINATION AS MEASURED IN FOOT-CANDLES (FC) AT ANY ONE POINT MEETS THE STANDARDS IN THE TABLE BELOW WITH MINIMUM AND MAXIMUM LEVELS MEASURED ON THE PAVEMENT WITHIN THE LIGHTED AREA.

TYPE OF LIGHTING	LIGHT LEVEL (FOOT-CANDLES) MIN.	MAX
ARCHITECTURAL LIGHTING, LANDSCAPE OR DECORATIVE LIGHTING, WALKWAYS EXCEPT FOR THOSE LISTED BELOW	0.0	5.0
CANOPY AREA LIGHTING	2.0	24.0
PEDESTRIAN PASSAGES AND MALLS (ARTICLE 16)	1.0	15.0
MULTIFAMILY PARKING LOT	0.5	8.0
NONRESIDENTIAL AND MULTIFAMILY ENTRANCES	1.0	15.0
NONRESIDENTIAL PARKING LOT	0.5	10.0
ON-SITE WALKWAYS BETWEEN BUILDING ENTRANCES, BETWEEN PARKING & A BUILDING ENTRANCE, OR SERVING TO MEET SIDEWALK REQUIREMENTS PER SEC. 12.4, PEDESTRIAN AND BICYCLE MOBILITY	0.2	5.0
STORAGE AREA (SECURITY LIGHTING)	0.5	10.0
VEHICLE SALES AND DISPLAY	0.5	24.0

B. THE MAXIMUM ILLUMINATION PERMITTED AT THE EDGE OF A PROPERTY LINE SHALL BE AS SET FORTH BELOW. WHERE A DEVELOPMENT IS UNIFIED WITH SHARED PARKING OR OTHER MEASURES SHOWN ON A SITE PLAN, THE MAXIMUM ILLUMINATION LEVELS SHALL APPLY ONLY TO THE EXTERIOR LOT LINES OF THE PROJECT (ANY INTERIOR LOT LINES SHALL BE EXEMPT FROM THIS PARAGRAPH).

1. THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO A RESIDENTIAL ZONING DISTRICT SHALL BE 0.5 FOOT-CANDLES.

2. THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO NONRESIDENTIAL ZONING DISTRICT SHALL BE 5.0 FOOT-CANDLES.

3. THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO A STREET SHALL BE 5.0 FOOT-CANDLES.

C. FULL-CUTOFF LIGHTING
THE MAXIMUM HEIGHT FOR DIRECTIONAL OR FULL CUT-OFF LIGHTING FIXTURES (FIXTURES DESIGNED TO ENSURE THAT NO LIGHT IS EMITTED ABOVE A HORIZONTAL LINE PARALLEL TO THE GROUND) SHALL BE 30 FEET ABOVE GRADE.

D. NON-DIRECTIONAL LIGHTING
THE MAXIMUM HEIGHT FOR NON-DIRECTIONAL LIGHTING FIXTURES (FIXTURES DESIGNED TO ALLOW LIGHT TO BE EMITTED ABOVE A HORIZONTAL LINE PARALLEL TO THE GROUND) SHALL BE 15 FEET ABOVE GRADE. NON-DIRECTIONAL LIGHTING FIXTURES SHALL BE TRANSLUCENT OR HAVE BAFFLES TO PREVENT VIEWS OF THE LIGHT SOURCE.

E. CANOPY LIGHTING
UNDER CANOPY LIGHTING SHALL BE RESTRICTED TO LIGHTING FIXTURES (INCLUDING LENSES) THAT DO NOT PROJECT BELOW THE BOTTOM OF THE CANOPY.

F. GLARE
LIGHTING SHALL BE ORIENTED NOT TO DIRECT GLARE OR EXCESSIVE ILLUMINATION ONTO STREETS IN A MANNER THAT MAY DISTRACT OR INTERFERE WITH THE VISION OF DRIVERS ON SUCH STREETS.

G. ACCENT LIGHTING
LIGHTING FIXTURES USED TO ACCENT ARCHITECTURAL FEATURES, LANDSCAPING OR ART SHALL BE LOCATED, AIMED OR SHIELDED TO MINIMIZE LIGHT SPILL INTO THE NIGHT SKY.

H. BLINKING OR FLASHING LIGHTS
BLINKING OR FLASHING LIGHTS SHALL BE PROHIBITED UNLESS THE LIGHTS ARE REQUIRED AS A SAFETY FEATURE (E.G. BEACONS ON TOWERS) OR PERMITTED AS PART OF A SIGN IN ACCORDANCE WITH ARTICLE 11, SIGN STANDARDS.

I. NON-CONFORMITIES
LIGHTING FIXTURES EXISTING AS OF JUNE 12, 2000 MAY REMAIN, AND SHALL BE CONSIDERED NONCONFORMING STRUCTURES. MODIFICATIONS, REPLACEMENT OR EXPANSIONS, SHALL CONFORM WITH THE STANDARDS OF THIS ORDINANCE.

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

These plans have been electronically approved for construction by the Town of Wake Forest Public Works and Engineering Department. This approval may not be edited once issued.

Public Works/Engineering

These plans have been electronically approved for construction by the Town of Wake Forest Planning Department. This approval may not be edited once issued.

Planning

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS
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CLIENT

MCRT SFR INVESTMENTS, LLC
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CHARLOTTE, NORTH CAROLINA 28203
jmurphy@mctrust.com
PHONE:794.307.3018

AMAVI WAKE FOREST
MASTER SITE PLAN
1121 JENKINS ROAD
WAKE FOREST, NORTH CAROLINA, 27587

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	MCR-21001
FILENAME	MCR21001-LI1
CHECKED BY	JM
DRAWN BY	BB
SCALE	1"=100'
DATE	04. 18. 2023

SHEET

LIGHTING PERFORMANCE PLAN

L6.00

M:\Projects\MCR\MCR21001\04-Production\Engineering\Master Site Plan\Current Drawings\MCR21001-LI1.dwg, 4/17/2023 4:36:18 PM, Juan Montes

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING CONTROL DEVICES COMPLYING WITH THE 2018 NCRC SECTION R312.2.

NOTES:

-GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

-WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS
3RD FLOOR = 7'-0" U.N.O. ON ELEVATIONS.

-ROOFING: PITCHED SHINGLES PER BUILDER. INSTALL ALL LOW SLOPE ROOFING IN ACCORDANCE WITH R905 AND MANUFACTURERS SPECS.

-WINDOWS: MANUFACTURER PER BUILDER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

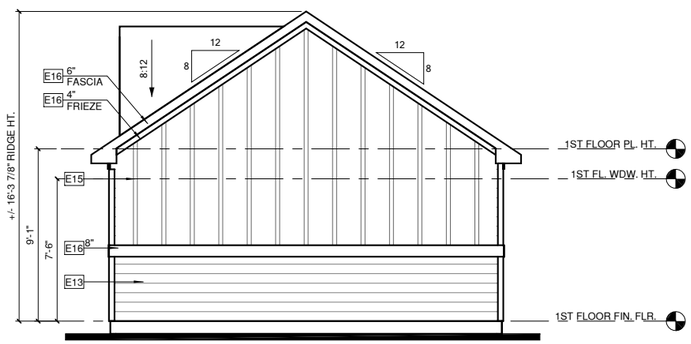
-ENTRY DOOR: AS SELECTED BY BUILDER

-CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.

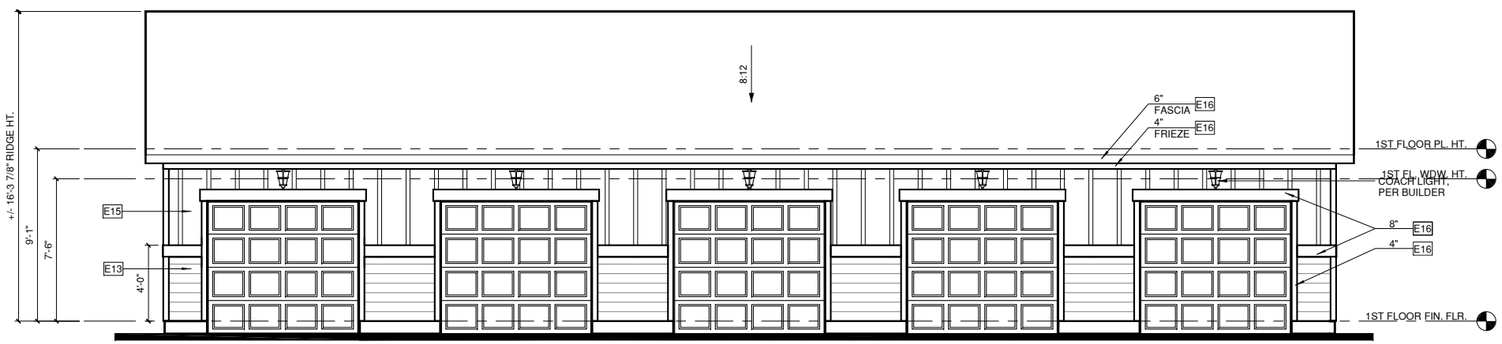
-ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

ELEVATION KEYNOTE LEGEND

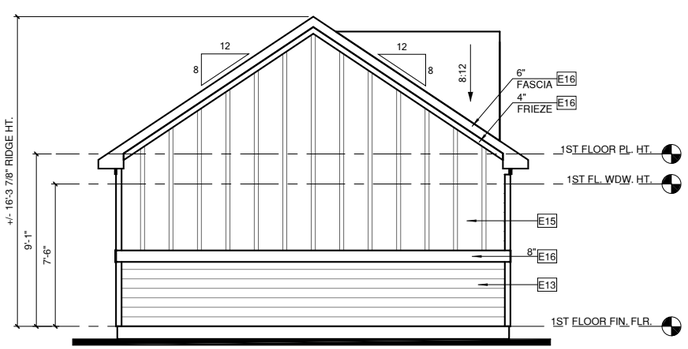
E9	CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS
E13	FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E15	FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 16" O.C.
E16	1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED. PROVIDE CAP FLASHING AS REQUIRED FOR ALL TRIM W/ AN EXPOSED TOP EDGE.



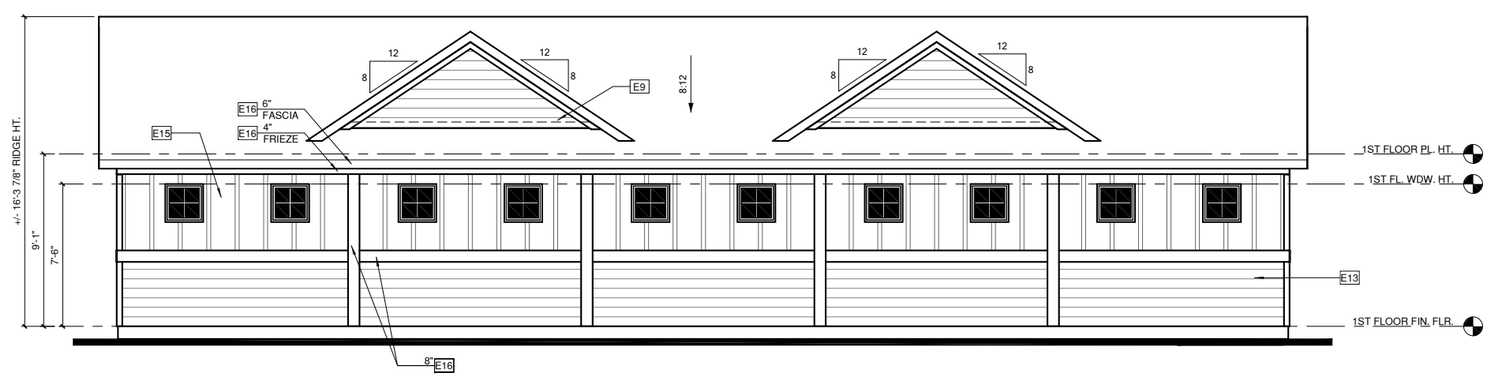
3 LEFT ELEVATION
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



1 FRONT ELEVATION
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



4 RIGHT ELEVATION
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



2 REAR ELEVATION
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

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www.gmddesigngroup.com

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SUITE C
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NCGS 83A-13(e) COMPLIANCE: CORPORATE OFFICER: DEAN GARDNER, ADDRESS: 1005 RUSSELL DRIVE, UNIT 6, HIGHLAND BEACH, FL 33487
SIGNATURE: Dean Gardner

PROJECT TITLE:

MILL CREEK RESIDENTIAL

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

CLIENTS NAME:
DETACHED GARAGES

PROJECT NO:
MILL CREEK

SHEET TITLE:
ELEVATIONS

PRINT DATE:
04.18.2023

SHEET NO:
5.1

Planning Board Agenda Item Report

Agenda Item No.: 2023-134-
Submitted by: Timothy Richards
Submitting Department: Planning
Meeting Date: May 9, 2023

SUBJECT
Consideration of LEGISLATIVE CASE RZ-22-10, Burlington Mills at Capital Blvd. SE, a conditional rezoning request filed by GGP Wake Forest LLC, to rezone 16.87 acres located at 0 Burlington Mills Road, being Wake County Tax PIN 1738487937, from Conditional Use Highway Business (CU-HB) and Special Highway 1 Overlay (SH1-O) to Residential Mixed-Use Conditional District (RMX-CD) and Special Highway 1 Overlay (SH1-O), and 2.99 acres located at 0 Burlington Mills Road, being Wake County Tax PIN 1738595101, from Conditional Use Highway Business (CU-HB) to Highway Business Conditional District (HB-CD).

Recommendation:

Item Summary:

ATTACHMENTS

- RZ-22-10 Staff Report.pdf
- Attachment A - Neighborhood Meeting Information.pdf
- Attachment B - Application.pdf
- Attachment C - Maps.pdf
- Attachment D - Applicable CU HB District Regulations.pdf
- Attachment E - TIA Executive Summary Addendum and NCDOT Report Review.pdf
- Attachment F - Plan Consistency Analysis.pdf
- Exhibit 1 - Proposed Master Plan.pdf

Staff Report
Case RZ-22-10: Burlington Mills at Capital Blvd. SE Conditional Rezoning

Meeting Date	May 9, 2023
Requested Actions	Consideration of the following items related to the Conditional Zoning request for Burlington Mills: 1. Act on Plan Consistency Statement 2. Rezone 19.86 acres on the Town of Wake Forest Zoning Map from Conditional Use Highway Business (CU HB) to Residential Mixed-Use (RMX-CD) and Highway Business Conditional District (HB-CD)
Case Manager	Tim Richards, Senior Planner - Development Services

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (tentative)
January 12, 2023 *(See Attachment A)*	May 9, 2023	June 20, 2023

CASE INFORMATION

Applicant/Developer/ Property Owner	David Bookhout GGP Wake Forest LLC 2077 Somerville Rd, Ste 310 Annapolis, MD 21401
Location	Fronting along the south side of Burlington Mills Road, just east of its intersection with Capital Boulevard, abutting and north of the Shearon Farms development.
Addresses	0 Burlington Mills Rd
Wake County Tax PIN(s)	1738487937, 1738595101
Acreage	Total area: 19.86 acres Tax PIN 1738487937: 16.87 acres Tax PIN 1738595101: 2.99 acres

Zoning	Existing:	Conditional Use Highway Business (CU-HB)
	Proposed:	Tax PIN 1738487937: Residential Mixed-Use Conditional District (RMX-CD) Tax PIN 1738595101: Highway Business Conditional District (HB-CD)
Land Use	Existing:	Vacant (Buildings and other structures from prior use present)
	Proposed:	Tax PIN 1738487937: Multifamily (346 units) Tax PIN 1738595101: Commercial
Corporate Limits	This application is located in the Town's corporate limits.	
Community Plan Designation	Transit-Supportive Residential Also identified in the Residential Areas Plan as appropriate for workforce housing. Multifamily is listed as an appropriate housing type. Close to a Transit-Oriented Development area centered on one of three potential S-Line rail stations, which is located west of Capital Boulevard.	

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Land Use Maps. See Community Plan page 39 in a description of Transit-Supportive Residential areas, page 52 for guidance on this particular Transit-Supportive Residential area in the Residential Areas Plan, and page 48 for guidance on Transit-Oriented Development areas . See Attachment D for applicable CU HB District regulations.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Commercial (Automobile sales and services), Residential (Single-family detached)	Highway Business (HB), General Residential (GR3), Special Highway 1 Overlay (SH1-O)
South	Residential (Shearon Farms townhomes)	Conditional Use General Residential (CU GR10), Highway Business Conditional District (HB-CD), Special Highway 1 Overlay (SH1-O)
East	Residential (Single-family detached), Agriculture/Forestry	Wake County Zoning: Residential-30 (R-30)
West	Commercial (Gas station, Automobile sales and services), Vacant	Highway Business (HB), Special Highway 1 Overlay (SH1-O)

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 (PROPOSED RMX-CD AREA)

Open Space	Required: Proposed: *Summary:*	5% or 0.84 acres 5% or 0.84 acres *The percentage stated on the proposed Master Plan* **complies** *with the minimum open space percentage requirement in the UDO. The applicant has counted only lands within the fenced Stormwater Control Measure (SCM) toward this requirement.*
Park Space	Required: Proposed: Summary:	2% or 0.34 acres 2% or 0.34 acres The proposed Master Plan **complies** with the minimum park space percentage requirement in the UDO. A proposed outdoor amenity area is located in the central portion of the multifamily development.
Parking	Required: Proposed: Summary:	Under UDO Chapter 9.4, the minimum parking ratio for multifamily dwellings is 1.8 spaces per unit. The developer proposes 346 multifamily units, requiring a total of 623 parking spaces. Bicycle parking spaces are required at a ratio of two spaces per each 40 automobile parking spaces provided. A total of 28 bicycle parking spaces are required. Condition #6 proposes a minimum parking ratio of 1.6 dwelling units per dwelling unit, or 1 space per bedroom, whichever is greater. The proposed Master Plan includes calculations for each ratio, based on a mix of one-bedroom, two-bedroom, and three-bedroom units. The required per-bedroom minimum parking totals 547 spaces, whereas the required per unit minimum parking totals 554 spaces. The Master Plan shows a total of 576 parking spaces, including 35 garage spaces. Thirty bicycle parking spaces are proposed. The proposed Master Plan **does not comply** with the minimum parking requirements in the UDO.

Public Utilities	Required:	Under UDO Section 6.3.1, the developer must connect to the municipal water and sewer systems.
	Proposed:	The proposed Master Plan shows 8” water and sewer lines within the RMX-CD area connecting respectively to an existing 12” water line that runs along Meadstone Way and an existing 8” sewer line that runs along Clover Bank Street.
	Summary:	The proposed Master Plan **complies** with the public utility requirements in the UDO.
Roads	Required:	The Town’s Comprehensive Transportation Plan (CTP) identifies Burlington Mills Road as a Major Thoroughfare, Meadstone Way as a Collector, and Urial Drive as a Local Street. Meadstone Way is further shown as a future service road extending from its current terminus at Urial Drive to intersect with Burlington Mills Road to the east of Urial Drive. An exit roadway from US-1 is shown on the western edge of the site. The service road improvements and the exit roadway, as well as realignment and regrading of Burlington Mills Road, are anticipated to be completed as a part of NCDOT’s U-5307 project. Two options are under consideration by NCDOT for the configuration of the Burlington Mills/US-1 interchange. Under UDO Section 6.11.1, a Transportation Impact Analysis (TIA) is required based on the number of residential units and the commercial development proposed.
	Proposed:	The developer has coordinated with NCDOT to ensure both interchange options can be accomplished if the site is developed under the proposed Master Plan. Conditions 7 and 11 state that the developer will dedicate right-of-way and grant easements on the site that NCDOT determines are reasonably necessary for U-5307 improvements. The US 1 Council of Planning determined that the proposed Master Plan is generally in compliance with the US 1 Corridor Study at its March 30, 2023 meeting. The developer completed a TIA as required (see Attachment E). Condition 2 states the developer will construct improvements recommended by the TIA, which include the following: <u>Burlington Mills Road at Urial Drive:</u> • Provide exclusive northbound left and right-turn lanes on Urial Drive extending back to Site Driveway 2 • Monitor for a traffic signal and install when warranted <u>Meadstone Way at Clover Bank Street/Site Driveway 1:</u> • Construct a full-movement site driveway for the planned development north of Meadstone with one ingress and one egress lane <u>Urial Drive at Site Driveway 2:</u>

	• Construct a full-movement site driveway for the planned development west of Urial with one ingress and one egress lane • Construct a full-movement site driveway for the outparcel east of Urial to tie into this intersection with one ingress lane and one egress lane whenever the outparcel is developed <u>Capital Boulevard at Burlington Mills Road:</u> • Modify traffic signal timings Summary: The proposed Master Plan **complies** with the minimum roadway infrastructure requirements in the UDO, and the proposed conditions include measures to ensure streets in and abutting the site are developed in accordance with the CTP.

PROPOSED ZONING CONDITIONS

See Attachment B for proposed zoning conditions.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed zoning map amendment request is generally consistent with the adopted 2022 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 F 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. Other plans that are not applicable are not included in Attachment F.	

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:	Applicable CU HB District Regulations
Attachment E:	TIA Executive Summary, Addendum, and NCDOT Review Report
Attachment F:	Plan Consistency Analysis

EXHIBITS

Exhibit 1:	Proposed Master Plan

PEYTON SMITH
517 MORNINGHOME ROAD
DANVILLE, CA 94526-3611

OMAR ABI SAAB & RIMA DAKDOUK
4457 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4188

MEENA EMIL SADEK & MONICA WANAS
2200 UP ABOVE LANE
RALEIGH, NC 27614-8508

SUKUMAR SAHU & MAMTA PANDA
230 WEBSTER AVENUE, FL. 2
JERSEY CITY, NJ 07307-1429

NATASHA GIRI & VENKATA RAMANA VELLANKI
8243 RANCHVIEW DRIVE, APT. 2075
IRVING, TX 75063-4139

CARLA SEVILLA
1015 PINEHURST DRIVE
CHAPEL HILL, NC 27517-5656

VIVEK PRATAPA & PRLLAVI NAGA VISWANATH
111 SAND DOLLAR ROAD
CARY, NC 24519-6450

MAHANANDI NANDYALA & ARUNDHATHI PULKURTHI
109 WILLIAM HENRY WAY
CARY, NC 27519-9368

ROSA ALVAREZ
4437 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4188

ANDRE & ROCHELLE NOEL
11236 176TH STREET
JAMAICA, NY 11433-4110

BNR GROUP, LLC.
105 LEVEL RIDGE DRIVE
CARY, NC 24519

CONNIE SIDBERRY
4502 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4189

SARADA PENUMATCHA & LAXMI KANUMURI
631 PIPER STREAM CIRCLE
CARY, NC 275119-4164

JENNILEE & MICHAEL RICHARDSON
9844 PRECIOUS STONE DRIVE
WAKE FOREST, NC 27587-4164

BILLY RAY & ANGELA JONES
9832 PRECIOUS STONE DRIVE
WAKE FOREST, NC 27587-4164

BRITTNEY MAIOLO
4485 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4188

ROBERT & RHONDA WILLIAMS
2525 BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587-8854

LESLIE DETTINGER
2629 GROSS AVENUE
WAKE FOREST, NC 27587-4323

KIMBERLY DEBNAM
12605 LEATHERWOOD COURT
RALEIGH, NC 27613

CROSSROADS HOLDINGS, LLC.
PO BOX 2069
WAKE FOREST, NC 27588-2069

RIVER PLACE, LLC.
313 WOODCLIFF DRIVE
RALEIGH, NC 27609-7029

SWAPNA POVULA & RAJENDER RAJALINGARI
413 RENSFORD PLACE
CARY, NC 27513-8454

NARSA & BHARGAVI GADDAM
203 SHAKESPEARE STREET
MORRISVILLE, NC 27560-6719

MICHAEL JARVI
4436 HILLSGROVE ROAD
WAKE FOREST, NC 27587-4193

VENKATA APPA RAO KOTTAPALLI & VIJAYALAKSHMI DOPPALAPUDI
5608 ASBURY COVE CIRCLE
RALEIGH, NC 27612-5012

RANJIT & SIRISH GOTTIMUKKALA
230 NORTHLANDS DRIVE
CARY, NC 27519-8673

KRISHNA NAGARAM & PADMAJA MADAP
909 RIVER SONG PLACE
CARY, NC 27519-0881

KONERU, LLC.
1016 AUSTIN POND DRIVE
CARY, NC 27519-6519

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RALEIGH, NC 27624-9149

SHEARON FARMS TOWNHOME OWNERS' ASSOCIATION II, INC.
1033 WADE AVE, SUITE 208
RALEIGH, NC 27605-1155

SHEARON FARMS DEVELOPMENT, LLC.
PO BOX 307
WRIGHTSVILLE BEACH, NC 28480-0307

QIULIN WANG & QIANG XU
12310 ANGEL FALLS ROAD
RALEIGH, NC 27614-7619

VASAVI KOTHA & SPRINIVASA MANDAVILLI
96 HAMILTON HEDGE PLACE
CARY, NC 27519-9102

HAREESH GUNTAKANDLA & LEENA KUNDER
1017 WHISPER ROCK TRAIL
CARY, NC 27519

RAJASEKHAR REDDY & LAVANYA RANABOTHU
229 SHILLINGS CHASE DRIVE
CARY, NC 27518-6484

DOMENICK & CAROLYN PALUMBO
4209 GINGER SPROUT DRIVE
WAKE FOREST, NC 27587-4129

CHENIQUA GARDINER
4202 GINGER SPROUT DRIVE
WAKE FOREST, NC 27587-4129

JULIA & WESLEY CHLOPECKI
27 ENTRADA W.
IRVINE, CA 92620-1908

SANTOSH KUMAR MURKI
737 DAVENBURY WAY
CARY, NC 27513-2621

RAVINDRANATH & SRILAKSHMI KANDUKURI
619 APRIL BLOOM LANE
CARY, NC 27519

ABDELLA SADIK
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WAKE FOREST, NC 27587-4188

EDWARD JAMES
PO BOX 26415
RALEIGH, NC 27611-6415

10012 CBM, LLC. & 2517 BMC, LLC.
1001 COLLEGE COURT
NEW BERN, NC 28562

ALICE & JACK ADAMS
& ADCON FARMS, LLC.
2624 BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587-8855

JEFF & NICOLE ADKINS
9940 SWEET BASIL DRIVE
WAKE FOREST, NC 27587-4127

WILLONA & JEREMY AEKINS
4205 GINGER SPROUT DRIVE
WAKE FOREST, NC 27587-4129

SHISHIR RMAMOORTHY & BABY ROGINI AGRAWAL
8512 BRATT AVENUE
WAKE FOREST, NC 27587-4319

ALI & AZADA AHMADI
4203 GINGERSPROUT DRIVE
WAKE FOREST, NC 27587-4129

RIGINIA & EDUARD ALTUNOV
4408 HILLSGROVE ROAD
WAKE FOREST, NC 27587-4193

AMERICAN IRA, LLC.
FBO KENNETH MARKS IRA
9508 KIRKHILL DRIVE
RALEIGH, NC 27615-1900

AMH NC PROPERTIES, LP.
30601 AGOURA ROAD, SUITE 200PT
AGOURA HILL, CA 91301-2150

ANDEST PROPERTIES, LLC.
PO BOX 1733
WAKE FOREST, NC 27588-1733

RENETTE ANTOINE
4457 HILLSGROVE ROAD
WAKE FOREST, NC 27587-4194

SANJEEV & JASVIR ARORA
4484 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4187

NELTONIA ATKINSON
4467 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4188

ATLANTIS DREAMS, LLC.
204 TENNESEE AVE.
CAROLINA BEACH, NC 28428-5527

TRACY AVERY
4500 TARKILN PL.
WAKE FOREST, NC 27587-4180

AVIQUZZAMAN, MD.
9900 PRECIOUS STONE DRIVE
WAKE FOREST, NC 27587-4172

LISA BAILEY
4449 HILLSGROVE ROAD
WAKE FOREST, NC 27587-4194

JENNIFER & PATRICIA BAKEWICZ
4506 TARKILN PL.
WAKE FOREST, NC 27587-4180

GWENDOLYN BARNES
4433 IYAR WAY
WAKE FOREST, NC 27587-4167

ENZO BASKOVICH
4511 TARKILN PL.
WAKE FOREST, NC 27587-4180

CHARLES BINEY, JR.
9848 PREVIOUS STONE DRIVE
WAKE FOREST, NC 27587-4164

ALBERT & DONNA BISCHKE
9834 PRECIOUS STONE DRIVE
WAKE FOREST, NC 27587-4164

GEORGIA BODDIE
4501 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4190

DENISE BROWN
9934 SWEET BASIL DRIVE
WAKE FOREST, NC 27587-4127

ELLIOT & VERONICA BROWN
9716 CLOVER BANK STREET
WAKE FOREST, NC 27587-4149

OMAR BUHISI
9935 SWEET BASIL DRIVE
WAKE FOREST, NC 27587-4127

DAWN BURWELL
4479 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4188

CAPITAL AUTOMOTIVE PROPERTIES, LLC.
4900 LWIGH DRIVE
RALEIGH, NC 27616-2804

JUSTIN CARRINGTON
4505 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4190

SHERARD CARRINGTON
4521 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4190

SHANNON & MARGARET CASSIDY
2112 TREVERTON PLACE
RALEIGH, NC 27609-8517

WAYNE CASSIDY
4447 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4127

SAI CHARAN CHALASANI
9938 SWEET BASIL DRIVE
WAKE FOREST, NC 27587-4127

CHARDOR PROPERTIES, LLC.
PO BOX 315
HENRICO, NC 27842-0315

LING CHEN
2648 CASHLIN DRIVE
RALEIGH, NC 27616-5565

SHARON COTTON
4513 TARKILN PL.
WKE FOREST, NC 27587-4180

NYSIA COVINGTON
4445 IYAR WAY
WAKE FOREST, NC 27587-4167

TANITA COX
4402 HILLSGROVE ROAD
WAKE FOREST, NC 27587-4193

COZY PROPERTIES, LLC.
12228 THE GATES DRIVE
RALEIGH, NC 27614-7320

CHARLENE & DAVID DARK
4447 IYAR WAY
WAKE FOREST, NC 27587-4167

JOHN & CAMRYN DELUCA
4425 IYAR WAY
WAKE FOREST, NC 27587-4167

SUGANCHAND SHAH & SUHABEN DHOKA
34 FELA DRIVE
PARLIN, NJ 08859-3111

RAVI D'SOUZA
203 HALEY HOUSE LANE
CARY, NC 27519-5508

E&D MIDDLETOWN, LLC.
267 CENTURY WAY
MANALAPAN, NJ 07726-8767

ENDEAVER CHARTER SCHOOL FOUNDATION, INC.
4879 ONE WORLD WAY
WAKE FOREST, NC 27587-5902

LATORIA FELDER
4434 HILLSGROVE ROAD
WAKE FOREST, NC 27587-4193

ALEKSEY & OKSANA FETEROVSKIY
2070 TORDELO PL.
APEX, NC 27502-4749

SHANA FIELDS
9838 PRECIOUS STONE DRIVE
WAKE FOREST, NC 27587-4164

LAURA & CALEB FRAZIER
4518 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587

STEPHANIE FREEMAN
9850 PREVIOUS STONE DRIVE
WAKE FOREST, NC 27587-4164

CHANDRAHASA & LAKSHMANA GADDA
13428 BURROUGH FAMR DRIVE
HERNDON, VA 20171-4376

JEREMY GAGE
4302 HILLSGROVE ROAD
WAKE FOREST, NC 27587-4191

NIANCI & WENLI GAN
122 CASTLE GARDEN STREET
CARY, NC 27513-1674

KIMBERLY GATLING
4427 IYAR WAY
WAKE FOREST, NC 27587-4167

SUREN & MIRA GOMES
5140 HOLLY RIDGE FARM ROAD
RALEIGH, NC 27616-6106

REGINA GOODS
9902 PRECIOUS STONE DRIVE
WAKE FOREST, NC 27587-4172

MAISON ZAPPIA & NICHIOLAS GORDEN
4523 TARKILN PL.
WAKE FOREST, NC 27587-4180

GRACE POINTE PROPERTIES, LLC.
1532 HERITAGE LINKS DRIVE
WAKE FOREST, NC 27587-3819

LAURA GRAHAM
4459 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4188

RICHARD & COURTNEY GREENING
9836 PRECIOUS STONE DRIVE
WAKE FOREST, NC 27587-4164

SHARAE HARRIS
4416 HILLSGROVE ROAD
WAKE FOREST, NC 27587-4193

MARY HONBARRIER
6588 WAKEFALLS DRIVE
WAKE FOREST, NC 27587-6296

DAVID & DEBBIE HOPKINS
9846 PRECIOUS STONE DRIVE
WAKE FOREST, NC 27587-4164

HP NORTH CAROLINA I, LLC.
120 S. RIVERSIDE PLAZA, SUITE 2000
CHICAGO, IL 60606-6995

DARYL & BRIANA HUTCHINSON
4488 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4187

JAG 99 PROPERTIES, LLC.
31 BLACKTHORN DRIVE
WORCESTER, MA 01609-1189

JANKO IMPORT CARS, INC.
9912B CAPITAL BLVD.
WAKE FOREST, NC 27587-7784

ITNUIT & ANTHONY JANOVITZ-FREIREICH
10740 GRASSY CREEK PL.
RALEIGH, NC 27614-9863

KIMBERLY & ANDREW JONES
4513 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4190

KAYLA JOYNER
4469 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4188

KARMA RENTAL, LLC.
14007 GALLOP TERRACE
GERMANTOWN, MD 20874-6130

VIPAL & ANSHU KARUNDIA
812 GRAND STREET, APT. 318
HOBOKEN, NJ 07030-6382

JAGADEESH & ARAVINDA KASUGANTI
536 TRANQUIL SOUND DRIVE
CARY, NC 27519-6416

SHARICA & QUENTIN KEARNEY
4437 IYAR WAY
WAKE FOREST, NC 27587-4167

LATASHA KELLY
4422 HILLSGROVE ROAD
WAKE FOREST, NC 27587-4193

JOHN & JOLYNN KNAUS
204 PLANTATION DRIVE
YOUNGSVILLE, NC 27596-2004

CATHERINE & CHARLES LAMBETH
4418 HILLSGROVE ROAD
WAKE FOREST, NC 27587-4193

JASON & TUUL LESLIE
104 MELVILLE LOOP, APT. 22
CHAPEL HILL, NC 27514-6909

CHRIS LINDSAY
4523 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4190

KELVIN LITTLE
4460 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4187

KAREN & CHARLES LIU
194 GARTH ROAD, APT. 1J
SCARSDALE, NY 10583-3818

MEIR & DANA MAGAL
4470 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4187

SRINIVASARAO & LAKSHMI MALLUPEDDI
605 SHALE GRAY CT.
CARY, NC 27519-1846

JADE SMITH & XAVIER MANLEY
4466 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4187

LAWRENCE FRECHETTE & CATHLEEN MARCINIAK
9941 SWEET BASIL DRIVE
WAKE FOREST, NC 27587-4127

MURALI MOTURU & RANJEETA MARNI
511 SILTSTONE PL.
CARY, NC 27519-1829

PATRICK MARSHALL
4509 TARKILN PL.
WAKE FOREST, NC 27587-4180

BARBARA MCGEE
9908 PRECIOUS STONE DRIVE
WAKE FOREST, NC 27587-4172

MILISSA MCGRIFF
4504 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4189

ASEM MANSOUR SABBAH & LUNA MIQDAD
4300 HILSGROVE ROAD
WAKE FOREST, NC 27587-4191

ROBIN & MICHAEL KEELEY
4435 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4188

DEEPIKA CHINTAKUL & GOUTAM MUNNALURI
301 MATILDA PL.
CARY, NC 27513-9677

SRIHARI & HARITHA NADENDLA
3034 KILARNEY RIDGE LOOP
CARY, NC 27511-5173

NAUGHT 1, LLC.
5839 CAPITAL BLVD.
RALEIGH, NC 27616-2937

TONY & YIM NG
4615 194TH STREET
FLUSHING, NY 11358-3917

GLENDA NICHOLS
4517 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4190

ASHWINI BILLURI & KRISHNA NUKALAPATI
9936 SWEET BASIL DRIVE
WAKE FOREST, NC 27587-4127

JESUS & NELCI ORTEGA
9910 PRECIOUS STONE DRIVE
WAKE FOREST, NC 27587-4172

RENEE ORTIZ
9852 PRECIOUS STONE DRIVE
WAKE FOREST, NC 27587-4164

VIJAYYAKUMAR & VIDHYA PALANIAPPAN
45 DAWN COURT
MONMOUTH JUNCTION, NJ, 08852-2604

SWARNA VELURI & VIJAYA PARIMI
14755 BUNKER HILL CT.
FRISCO, TX 75035-0933

TYLER PARKER
4310 HILLSGROVE ROAD
WAKE FOREST, NC 27587-4191

PRAKASH & SRI VALLI PATTISAPU
1024 AUSTIN POND DRIVE
CARY, NC 27519-6519

KRISTIN PEARCE
4444 IYAR WAY
WAKE FOREST, NC 27587-4166

JARNESHIA & WILLIE PEARSON
4420 HILLSGROVE ROAD
WAKE FOREST, NC 27612

DARCY & SCOTT PISCITELLI
6024 BATTLEFORD DRIVE
RALEIGH, NC 27612-6628

LEXI & JUNE POTTER
9911 SWEET BASIL DRIVE
WAKE FOREST, NC 27587-4127

VIHARI DURGA GOLLAPUDI & MANI SUNDARA PRAGADA
320 HILLIARD FOREST DRIVE
CARY, NC 27519-8207

PRECISION INVESTMENTS, LLC.
9912B CAPITAL BLVD.
WAKE FOREST, NC 27587-7784

PREMIER PROPERTIES & REAL ESTATE, LLC.
5 SAINT ALFRED ROAD
SAINT LOUIS, MO 63132-4118

PSC HOMES, LLC.
2133 ROLLING ROCK ROAD
WAKE FOREST, NC 27587-6266

LUKE & MARGARET REYNOLDS
4462 MIDDLETOWN DRIVE
WAKE FORST, NC 27587-4187

RODOLFO RUIZ-TOLEDO
4451 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4188

RUSTIC LANE, LLC.
2920 FORESTVILLE ROAD, SUITE 100
RALEIGH, NC 2761-8774

JYOTHIRMAYEE PAPINENI & SIVA PRAKASH SABBINENI
9933 SWEET BASIL DRIVE
WAKE FOREST, NC 27587-4127

KATHRYN SANDERS
3101 BARNSLEY LANE
RALEIGH, NC 27604-5903

JOHN & BRITTNEY SANTHOUSE
4508 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4189

DUSTIN & HEATHER SCHUEMANN
4468 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4187

JASMINE SEWARD
4455 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4188

GLENN & ELIZABETH SHARPE
13100 TOWNFIELD DRIVE
RALEIGH, NC 27614-8828

ANAND KUMAR TRUSTEE & ANUPAMA TRUSTEE SINGH
1100 NOVEMBER DRIVE
CUPERTINO, CA 95014-4130

LYNDA SINK
9931 SWEET BASIL DRIVE
WAKE FOREST, NC 27587-4127

RICHARD & JUDITH SLATER
4308 HILLSGROVE ROAD
WAKE FOREST, NC 27587-4191

COLIN & BARBARA SMITH
9213 YARDLEY TOWN DRIVE
WAKE FOREST, NC 27587-8095

CHRISTIAN & MEAGHAN SOWERS
4404 HILLSGROVE ROAD
WAKE FOREST, NC 27587-4139

CHRISTINE SPENCER
9840 PRECIOUS STONE DRIVE
WAKE FOREST, NC 27587-4164

SSAI PROPERTIES, LLC.
102 REVERSE FOREST COURT
CARY, NC 27519-7713

XAVIER STOKES
4473 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4188

PAUL STRYER
9906 PRECIOUS STONE DRIVE
WAKE FOREST, NC 27587-4172

CHESTER & JULIE SWIFT
9937 SWEET BASIL DRIVE
WAKE FOREST, NC 27587-4127

PRAVEEN & SREELATHA TATINENI
2004 JADEWOOD DRIVE
MORRISVILLE, NC 27560-6687

ELLEN POLLOCK & ADAM THOMPSON
4449 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4188

LYNDA THUM
4455 HILLSGROVE ROAD
WAKE FOREST, NC 27587-4194

NIRANJAN VENKAT PRASAD & AHALYA TIPPA
23120 TIMBER CREEK LANE
CLARKSBURG, MD 20871-4019

ALEKSANDRA & MICHAL TRPKA
2833 DALLAS VELLEY LANE
APEX, NC 27502-6632

HEZHOU JIN & HONG TU
306 ROYAL TOWER WAY
CARY, NC 27513-1659

UMA, CORP.
205 CASTLE HAYNE DRIVE
CARY, NC 27519-9214

CHRISTINE VAN SPANKEREN
4521 TARKILN PL.
WAKE FOREST, NC 27587-4180

FLAVIO HERNANDEZ & JULIA CASTRO
VELASQUEZ VILLATORO
4516 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4189

ELDRIDGE WALKER
4505 TARKILN PL.
WAKE FOREST, NC 27587-4180

GUY PAUL WILKINS
9905 SWEET BASIL DRIVE
WAKE FOREST, NC 27587-4127

KEVIN WOICYK
1701 ALEXANDER SPRINGS LANE
APT. 6
WAKE FOREST, NC 27587-3996

HENRY WONG
52 W. EDSALL BLVD.
PALISADES PARK, NJ 07650-1353

FRANCOIS YOUAKIM
7319 LITCHFORD ROAD
RALEIGH, NC 27615-5538

MARIA & BRIAN AMBRANO-GILER
4501 TARKILN PL.
WAKE FOREST, NC 27587-4180

XIAONA ZHANG
4493 MIDDLETOWN DRIVE
WAKE FOREST, NC 27587-4188

YAO ZHAO
511 WESTONRIDGE CT.
WILDWOOD, MO 63021-2030

BCSC
BATEMAN CIVIL SURVEY COMPANY

2524 Reliance Avenue
Apex, North Carolina 27539

Phone: 919.577.1080
info@batemancivilsurvey.com

DATE: December 30, 2022

PROPERTY OWNER / APPLICANT: GGP Wake Forest, LLC.
2077 Somerville Road, Suite 310
Annapolis, MD 21401

RE: ***Burlington Mills Road at Capital Blvd. SE – Neighborhood Meeting***
Conditional District Rezoning & Master Plan

Dear Property Owner:

We have applied for a Conditional District Rezoning & Master Plan approval near property you own. The subject property is located at the following address(es) and Parcel Identification Numbers:

0 Burlington Mills Road (Pin: 1738-48-6714) and 2608 Burlington Mills Road (1738-59-4108)

Attached is a map showing the properties within 500' of this development.

The intent of this development is to enhance and expand housing within the Wake Forest area, particularly on the eastern side of town with the most opportunity for growth. The proposed RMX-CD allows for the development of NCDOT's U-5307 configuration bringing necessary updates to transportation. The residential site blends in with the current adjoining residential uses and brings a commercial / retail site adding in some mixed-use.

Please join us at the project neighborhood meeting for questions or comments:

Burlington Mills Road @ Capital Blvd. SE - Neighborhood Meeting

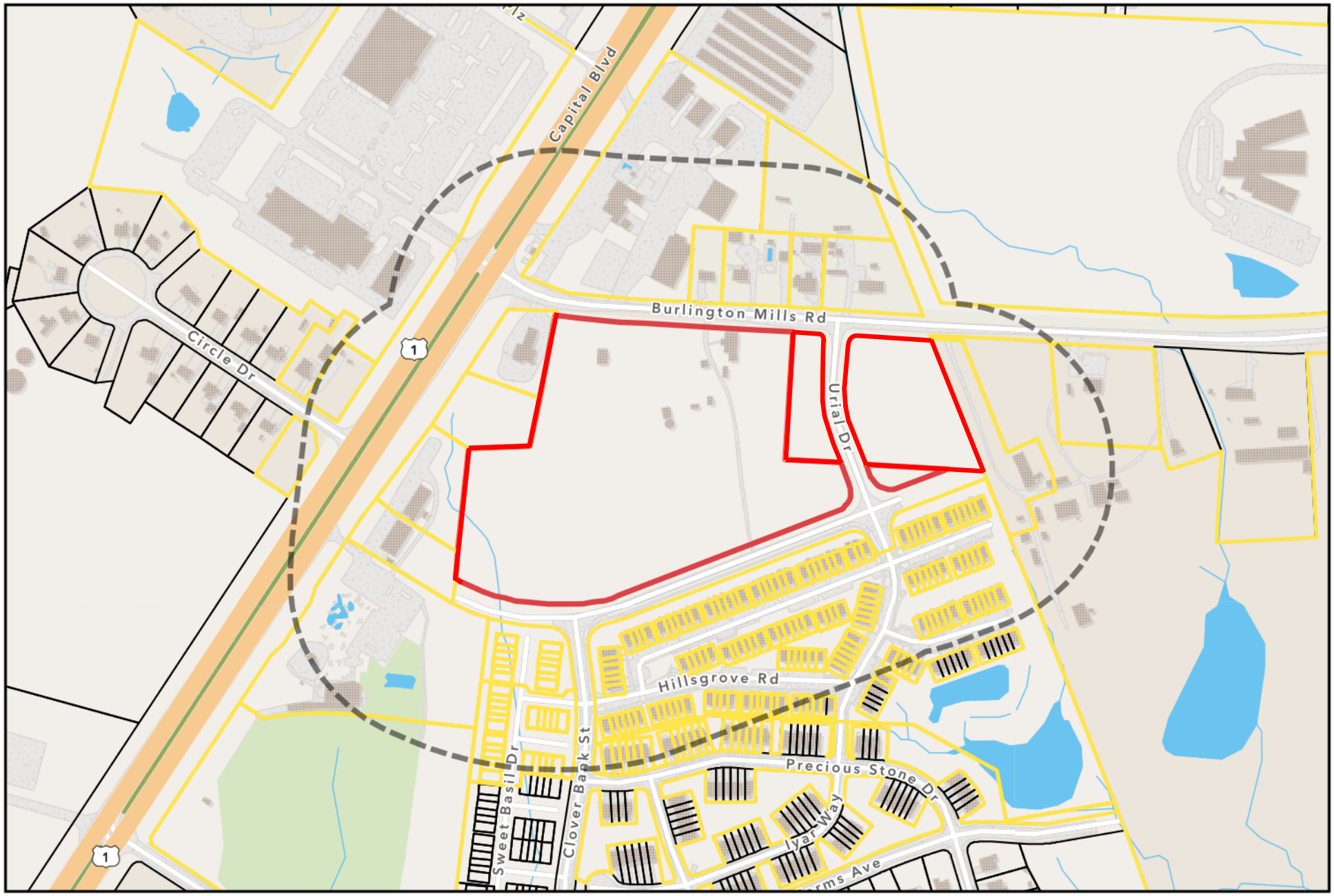
Location: ***Abbotts Creek Community Center***
9950 Durant Road
Raleigh, NC 27614

Date / Time: ***January 12th, 2023 @ 5:30 pm – 8:30 pm***

Per Section 15.3.5 of the Wake Forest Unified Development Ordinance, we are required to provide this mailed notice to all properties within 500'. Please contact NCDOT on any questions involving the U-5307 Configuration. More information can be found by contacting the Town of Wake Forest at (919) 435-9510.

Kind Regards,

David Bookhout
Greenberg Gibbons Properties
P: 919.259.8323
dbookhout@ggcommercial.com



N

0 200 400 800 ft

1 inch equals 400 feet

Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*

GREENBERG GIBBONS COMMERCIAL

10096 Red Run Blvd. • Suite 100 • Owings Mills, MD 21117 • p: 410.559.2500 • f: 410.581.2032 • www.ggcommercial.com

January 23rd, 2023

Re: Burlington Mills, Community Meeting Notes from January 12th, 2023

To Whom It May Concern:

Greenberg Gibbons ("GG") formally held a community meeting with the neighbors adjacent to our proposed development located at 0 Burlington Mills Rd., Wake Forest, NC 27587. Below represents the meeting notes:

- **Meeting Date/Time/Location** – The meeting was held at Abbot's Creek Community Center in Raleigh, NC from 6-8pm on January 12th, 2022.
- Boards that were presented were as follows: (I) rendered site plan outlining residential concept plan w/ bubble for retail, (II) prior approved master plan & (III) pg. 47 of the community plan outlining the transit-supportive residential for the property.
- **Introduction and Project History** – Each member on behalf of Greenberg Gibbons ("GG") introduced themselves which included: David Bookhout (GG), Alex Laperouse (GG), Jay Diamond (GG), Rick Williams (GG), Toby Coleman (Smith Anderson, Land Use Attorney), & Tim Grissinger (Bateman Civil Survey Company, Civil Engineer). We discussed GG's history/expertise with retail/residential developments in addition to talking about the prior flex use GG was pursuing. We noted due to the Town of Wake Forest adopting the Wake Forest Community Plan in April 2022, the site is now identified/targeted as Transit-Supportive Development. The Community Plan and Future Land Use Map (Community Plan) is Wake Forest's new comprehensive land use plan that creates a long-term vision for the Town to implement over the next 10 to 20 years. Furthermore, we noted the Community Plan is a product of a 21-month planning process that included considerable community engagement. Therefore, GG pivoted to the Town's desired use of residential (CU-RMX zoning). During this time, we referenced the II & III boards above to the public. We noted the staff officials were in process of reviewing our submission and exhibits I & III displayed have not been approved by Wake Forest. This meeting was the first of two community meetings we will be holding with the second to likely be in mid/late-February. There were 31 people in attendance for the first meeting.
- **Site Plan** – The team walked through the master plan noting the current plan for 329 residential units plus the 8-10k of commercial retail (referenced board I above). The residential was noted to consist of 329 surface parked units with Bldg. 2 consisting of an elevator with unconditioned corridors and Bldg. 5 would

be a wood framed, elevator building with conditioned corridors. We discussed the best-in-class amenities that would be offered to the project (i.e. clubhouse, dog park, storage, etc.)

- Retail - We also discussed how the retail entitlements will follow the residential due to rezoning efforts (retail to be zoned as CU-HB). As GG receives more leasing interest, we can advance our design further. At this time, our rezoning requests a maximum of 10k sf of retail. We noted our preferred tenant mix would include a coffee shop, restaurant, and medical/financial service user but could be subject to change.
- A community member asked if we had knowledge on a proposed residential development closer to Ligon Mills Rd.

❖ **Traffic** - Community members who expressed traffic concerns were largely from Shearon Farms with a few from Caddell Woods. Discussion topics were as follows:

- Larger traffic concerns exiting Urial Dr. going east & west onto Burlington Mills. The members from Caddell Woods noted Burlington Mills queuing can create delays getting onto Rt. 1.
  - It was asked if we had looked into modifying the traffic signal timing to help mitigate traffic from Burlington Mills.
- Discussed the prior approved master plan's impact on traffic relative to the proposed plan. We expressed the approved master plan calls for 177k sf of retail which would result in a higher traffic frequency than the proposed development.
- It was noted the proposed prior flex use would have had semi-trucks at the front of Sheron Farms and the community generally agreed that the proposed residential/retail would be more vehicular friendly.
- Discussed with the community if a temporary traffic signal would help mitigate traffic issues turning out of Urial Dr. based on the Community's concerns with this intersection. GG noted Burlington Mills Rd. is an NCDOT road.
- Community members mentioned that Chevrolet Capital is using Meadstone to test drive vehicles which has caused concerns within Sheron Farms.
  - It was asked if we intend to program any speed bumps/cameras to monitor Meadstone.
- We discussed NDCOT's U-5307 capital plan in conjunction with the property and larger Wake Forest community.
  - The community members asked what was the timing for NCDOT's project – we did not disclose any information on their project other than the information was public and a decision has yet to be made on when start date.
  - The community members asked if we had been coordinating directly with NCDOT.
  - The community members asked what improvements we would make to Burlington Mills as it relates to our development and are there parts of our property that would be dedicated.
  - The community members asked if Wake Forest has plans to upgrade Burlington Mills to Ligon Mill Rd.

        - The community members asked if we could delay the start of our project to coincide with NCDOT's capital improvements.
        - The owners of N/F UMA Corp (gas station owners at the corner of US-1 and Burlington Mills). were in attendance and expressed their concerns that the capital improvement would result in a condemnation of their property.
- **Property Values** – A few members asked how our development will impact property values. GGC noted historically, mixed use project have increased home values over time.
- **View Points** – A few members at Sheron Farms expressed concerns that our residential property will be "towering over" their townhomes. GGC noted Bldg. 2 & 3 (as they are programmed today) are approximately 126' from back-of-curb ("BOC") with Sheron Farms being roughly 66' BOC. With the apartment building BOC to Sheron Farms BOC being roughly 36', there is approximately over 225' of separation between the two structures.
- **Partnering with Community** – The community asked how we intended to support/interact with the community going forward. We will continue to be transparent with the community and pass along updates as they are received. We notified the community that we would be holding a second community meeting, shared contact information for GG personal, and will be actively engaged in the Town's public process.
- **Environmental** – One of the community members asked if we had performed a specimen tree analysis and how we are managing the stormwater on site.
    - Sheron Farms members noted they are suing their former developer as they are having drainage issues on their site. Note this is not a result of our plan and is a complaint unrelated to our site or proposed development.

Exhibits – Two pictures of GG staff interacting with the community at the end of the meeting.

All Stars
Reebok

ATTENDANCE ROSTER	
NAME	ADDRESS
Jordan & Neltonia Prince	4467 Middletown DR
Vilma mieses	4424 Overglen AV
Jeryl Shapper	4410 Iyar Way
Latoria Mitchell & Jason Mitchell	4434 Hillsgrove Rd.
Andy Kennell	9713 Corktree Ct.
John Hughes	9709 Corktree Ct
Kristin Pearce	4444 Iyar Way
Joe Bradley	4444 Iyar Way
Robin Keeley	4435 Middletown Dr
Michael Keeley	" "
WAYNE CASSIDY	4449 MIDDLETOWN DRIVE
MARK HARRISON	8925 LEE Brown Ridge Dr.
Alex Luck	8925 LEE Brown Ridge Dr.
Alex Feferovskiy	4443 Middletown Dr
Willona Aekins	4205 Ginger Sprout Dr.
Jeremy Aekins	" "
MILLER LAWSON	9728 Precious STONE Dr.
David Bisgerstall	4418 Iyar Way
Kristi Bisgerstall	4418 Iyar Way
GARY LOPES	4420 Iyar Way
APRIL McCULLOCH BOWDEN	9716 Precious Stone Drive
JON BOWDEN	9716 Precious Stone Drive
Will South	9717 Precious Stone Drive
Latishia Clement	9807 Precious Stone Drive

ATTENDANCE ROSTER

NAME	ADDRESS
UMA CORP.	205 CASTLE HAYNE DR., CARY NC-27519
Leif Sederholt	9705 Precious Stone Dr
Tim O'Brien	~~[illegible]~~
	194 Sposato Lane, Clayton, NC 27527
CJ O'Brien	238 Hillmont Dr Garner NC 27529
Nick Hobbs	9700 Precious Stone Dr
BRAD ALTICE	9713 CLOVER BANK ST.
Laura Frazier	4518 Middletown Dr.
Nicki Wilson	4523 Middletown Dr.
CHRIS LINDSAY	" "
Jack Adams	2624 Burlington Mills Rd

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 #851064

Project Title: Burlington Mills Road Residential 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

*Note: This type of project requires a pre-application conference be completed prior to official submittal. If this has not been completed, 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: 09/19/2022
Staff Member Met With: Tim Richards
IDT Project Number: SP-22-36/ RZ-22-10

Address & Basic Site Information

Please Note:
In some cases, a parcel address may not verify. In the event that our system is unable to verify the address you enter, please submit the project as an *Unverified Parcel* and provide zoning and land use information as requested below. For verified addresses, the zoning and land use information will be added to the application automatically (you do not need to provide it below).

Project Address or PIN:

- 2508 Burlington Mills Rd (1738487937)
- 2608 Burlington Mills Rd (1738595101)

Tax PIN:

- 1738487937
- 1738595101

Acreage: 19.86

Name of Existing Development/Subdivision (if applicable--for reference only): Burlington Mills

For unverified addresses/parcels only, please provide below 1) the current use of the parcel, 2) the zoning district(s) it is in, and 3) any overlay districts that apply. Reference the zoning map and the overlay districts map on the town's website.

Current Use & Zoning (required only if address/parcel is unverified):

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

GIS Site Information (Automatically Generated - Not Available for Unverified Addresses)

Parcel Area: GIS Acreage

- 2508 Burlington Mills Rd: 16.87
- 2608 Burlington Mills Rd: 2.99

Current Use: Land Use Development

- 2508 Burlington Mills Rd: Commercial
- 2608 Burlington Mills Rd: Commercial

Wake Forest (WF): Town Limits

- 2508 Burlington Mills Rd: WF
- 2608 Burlington Mills Rd: WF

Planning and Zoning: Jurisdiction

- 2508 Burlington Mills Rd: WAKE FOREST
- 2608 Burlington Mills Rd: WAKE FOREST

Base District: Zoning

- 2508 Burlington Mills Rd: CU HB
- 2608 Burlington Mills Rd: CU HB

In SH1-O Overlay: Special Highway Overlay - US 1

- 2508 Burlington Mills Rd: yes

In SH2-O Overlay:

In TND Overlay:

In HL-O Overlay:

In National Register of Historic Places:

In Water Supply Watershed Protection Overlay:

In SF Overlay:

In MVCP-O Overlay:

In Flood Hazard Area:

Additional Zoning Information

Currently a Conditional District?: Yes

Currently a Conditional Use?: Yes

Is there an existing Special Use Permit for the Property?: Yes

Related Town of Wake Forest Case Numbers: SP-22-36/ RZ-22-10

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
David Bookhout

2077 Somerville Road, 310
Annapolis, MD 21401
P:919.259.8323
dbookhout@ggcommercial.com

Project Contact - Property Owner
David Bookhout

2077 Somerville Road, 310
Annapolis, MD 21401
P:919.259.8323
dbookhout@ggcommercial.com

Project Contact - Developer
David Bookhout

Project Contact - Engineer
Tim Grissinger
Bateman Civil Survey

2077 Somerville Road, 310
Annapolis, MD 21401
P:919.259.8323
dbookhout@ggcommercial.com

2524 Reliance Avenue
apex, NC 27539
P:9195389955
t.grissinger@batemandcivilsurvey.com

Project Contact - Traffic Engineer
Travis Fluitt
Kimley Horn and Associates, Inc.
421 fayetteville Street, 600
Raleigh, NC 27601
P:919.677.2000
travis.fluitt@kimley-horn.com

Transportation 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?: Yes

Project Number: TBD

For projects requiring a TIA, a separate TIA application must be submitted in conjunction with this application. Please review the TIA submittal checklist and submit a ***Transportation Impact Analysis Review*** application in IDT.

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: RMX-CD, Residential Mixed-Use,HB-CD, Highway Business

Proposed Land Use:
Proposed Rezoning to RMX-CD and HB-CD

Proposed Number of Lots: 0

Number of Buildings: 5

Number of Single-Family Lots: 0

Number of Townhome Lots: 0

Number of Multi-Family Units: 346

Number of Stories: 5

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

Plan Information - Conditional Rezoning

Description of Request:
Pin: 1738-48-7937, Acreage: 16.87 AC., Proposed Max Units Allowed 346 (Multifamily)

Proposed Rezoning (Multifamily) - RMX-CD

Pin: 1738-59-5101, Acreage: 2.99 AC., Max. Building Type: 10,000 SF

Proposed Rezoning (Commercial / Retail) - HB-CD

Initial Proposed Conditions Offered by Applicant:
The list of proposed conditions are in included on the cover sheet of the proposed master plan and a seperate document attached with this submittal.

Justification of Consistency with Comprehensive Plan:
This is an opportunity to enhance and expand housing within the Wake Forest area particularly on the eastern side of town with the most opportunity for growth. The proposed RMX-CD allows for the development of NCDOT's U-5307 configuration bringing necessary updates to transportation. The residential site blends in with the current adjoining residential uses in the area, and the commercial / retail site brings a mixed use development to blend

in with the area's future developments.

BCSC
BATEMAN CIVIL SURVEY COMPANY

Bateman Civil Survey Company, PC
2524 Reliance Avenue
Apex, North Carolina 27539

Phone: 919.577.1080
Fax: 919.577.1081
info@batemancivilsurvey.com

Town of Wake Forest Planning Department
Attn: Tim Richards
301 S. Brook Street
Wake Forest, NC 27587

April 27, 2023

Re: Burlington Mills Residential—Conditional Rezoning (SP-22-36)

Zoning Conditions:

The following zoning conditions shall apply to the properties at 0 Burlington Mills Road, Wake Forest, NC (PINs 1738487937 and 1738595101) (the "Property"):

1. The Property shall be developed in accordance with the associated master plan (SP-22-36), except deviations from the master plan that are not defined as substantial changes by UDO Sec. 15.15.3.B, and that the Administrator determines are consistent with applicable UDO standards and do not alter the basic development concept or run contrary to the spirit and intent of the adopted master plan may be reviewed and approved by the Administrator.

2. Roadway improvements recommended by the Traffic Impact Analysis (the "TIA") (as approved by NCDOT and the Town of Wake Forest) shall be constructed as per final requirements and timing. No traffic signals shall be required to be installed pursuant to this condition unless expressly permitted by the North Carolina Department of Transportation.

3. No permanent structures shall be located in the areas designated as "NCDOT Proposed ROW" and "NCDOT Grading Limits" on the Overall NCDOT Dedication Plan included in the associated master plan (SP-22-36) until right-of-way acquisition for the portion of NC Department of Transportation project U-5307 adjoining the Property is complete.

<u>The Following Conditions Shall Apply to the Portion of the Property zoned RMX-CD:</u>

4. The lot line separating the lot from Urial Drive shall be the Principal Front Lot Line and the lot lines separating the lot from Burlington Mills Road and Meadstone Way shall be Street Side/Secondary Front lot lines. This is a modification of the UDO definition of the terms "Principal Front Lot Line" and, to the extent necessary, "Secondary Front or Street Side Lot Line".

5. The landscaping and buffering requirements of UDO Section 2.4.3 (Special Highway Overlay) shall not apply.

6. Consistent with national trends and local experience finding that apartments require approximately 1.6 parking spaces per unit to avoid "spillover" into adjoining public streets, the minimum auto parking required for Multifamily Dwellings uses under Section 9.4.A of the UDO is modified to to 1.6 spaces per unit. To further ensure that this modified parking requirement will provide adequate parking, the overall number of off-street

auto parking spaces provided for Multifamily Dwelling uses shall be equal to or greater than 1 space per bedroom.

7. The initial Site Construction Plan for the portion of the Property zoned RMX-CD shall provide for the dedication of right-of-way and/or grant of easements that NCDOT determines is reasonably necessary for improvements to US 1 and Meadstone Way shown in the plans for NCDOT STIP Project Number U-5307 (Capital Boulevard North Upgrade). Dedication of right-of-way and grant of easements required by this zoning condition shall be recorded after approval of Site Construction Plans.

The Following Conditions Shall Apply to the Portion of the Property zoned HB-CD:

8. Only the following uses shall be permitted, subject to all applicable supplemental use standards in the UDO:

    5.1. Office / Service: *Principal Uses*: bank, credit union, financial services, business support services, dry cleaning & laundry services, medical clinic, personal services, professional services, veterinary services. *Accessory Uses*: ATM.

    5.2. Commercial / Entertainment: *Principal Uses*: alcoholic beverage sales store, amusement-indoor, bar / tavern, general commercial, restaurant & theater / indoor movie or live performance. *Accessory Uses*: outdoor seating, outside or display sales.

    5.3. Civic: *Principal Uses*: community or cultural facility, recreation facility - indoor.

    5.4. Educational / institutional: *Principal Uses*: child / adult day care center (more than 8 persons), community support facility, studio - art, dance, martial arts or music.

    5.5. Automotive: *Principal Uses*: gas / fueling station. *Accessory Uses*: drive-thru / drive-in facility.

    5.6. Industry / wholesale / storage: *Principal Use*: light manufacturing workshop.

    5.7. Agriculture: *Principal Uses*: garden (community and private), kennel.

    5.8. Infrastructure: *Principal or Accessory Use*: wireless telecommunications facility (non-tower).

9. The maximum building height shall be 3 stories not to exceed 35'.

10. At the time of the initial Site Master Plan submittal for the portion of the Property zoned HB-CD, the applicant shall submit a trip generation analysis for the proposed development using the Institute of Transportation Engineers' Trip Generation Guide. If the trip generation analysis determines that the proposed development on the portion of the Property zoned HB-CD will generate more daily or peak hour trips than included in the approved TIA, and if the Town Engineering Department determines that the increase in trips is significant or that traffic conditions in the area have substantially changed, the Master Site Plan applicant shall conduct a new traffic impact analysis ("TIA") and shall construct the roadway improvements recommended by that TIA (and approved by NCDOT and the Town of Wake Forest)or provide a fee-in-lieu payment for such improvements where approved by the Town Engineering and Planning departments, consistent with the Town's fee-in-lieu requirements.

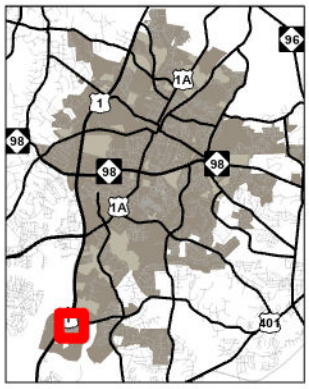
11. The initial Site Master Plan for the portion of the Property zoned HB-CD shall provide for the dedication of right-of-way and/or grant of easements that NCDOT determines is reasonably necessary for improvements to Meadstone Way shown in the plans for NCDOT STIP Project Number U-5307 (Capital Boulevard North Upgrade). Dedication of right-of-way and grant of easements required by this zoning condition shall be recorded after approval of Site Construction Plans.

Sincerely,

GGP Wake Forest LLC

Brian Gibbons, Authorized Signatory

4/27/23
Date



TOWN *of* WAKE FOREST

RZ-22-10
Burlington Mills at Capital Blvd. SE
Pin#s 1738487937 & 1738595101

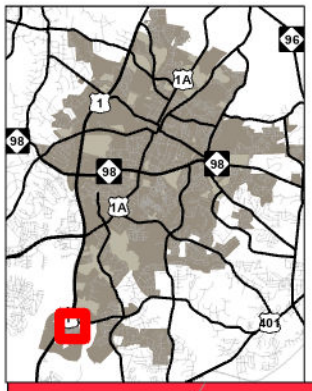
4/26/2023

Teletec Plz
Subject Area
Burlington Mills Rd
Capital Blvd
Capital Blvd
Circle Dr
Urial Dr
Meadstone Way
Middletown Dr
Tarkiln Pl
Clover Bank St
Hillsgrove Rd
Sweet Basil Dr
Precious Stone Dr
Rainsong Dr
Iyar Way
Govan Ferry Dr
Shearon Farms Ave

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 Feet

N W E

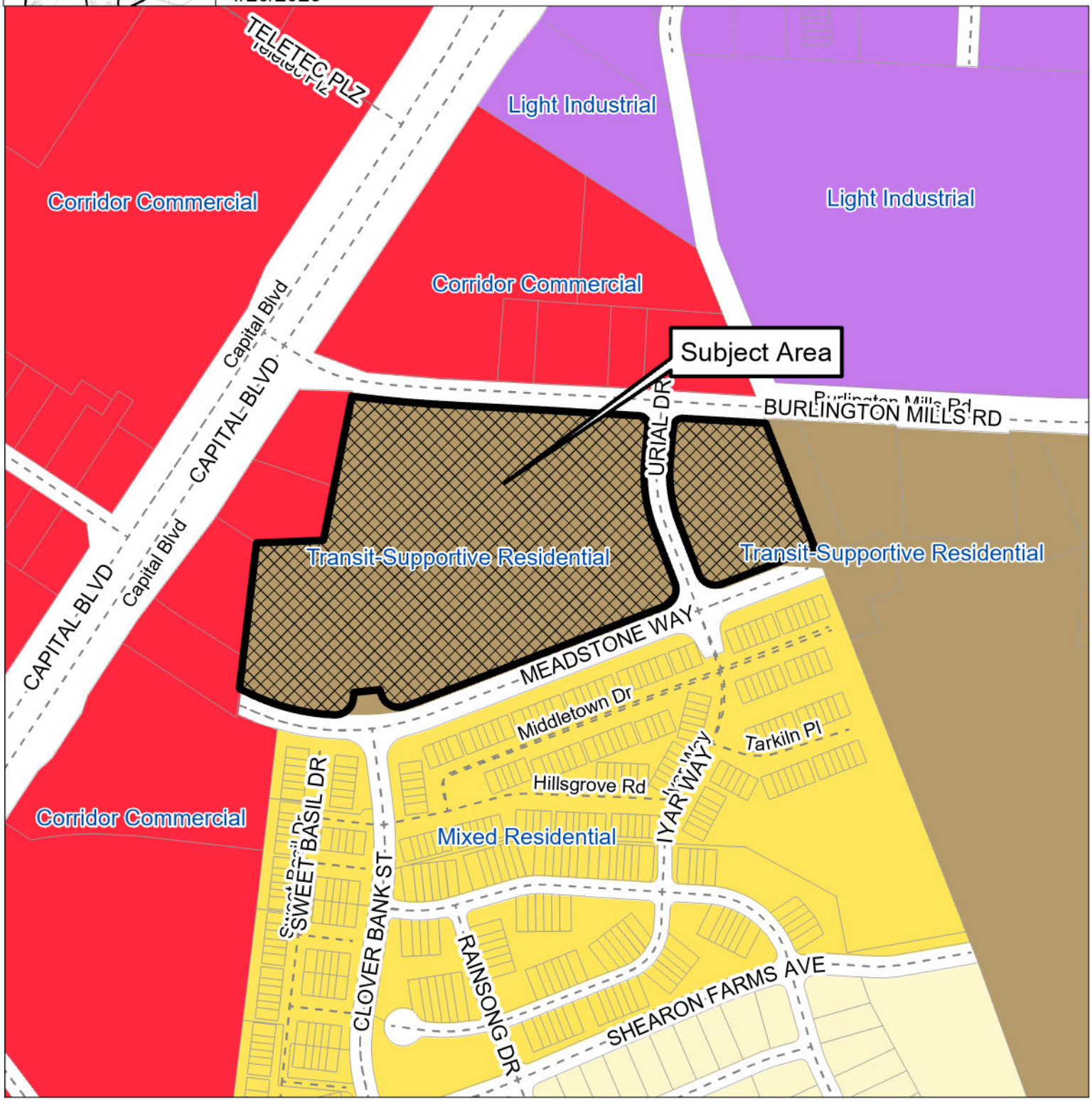


Land Use Plan

TOWN *of* WAKE FOREST

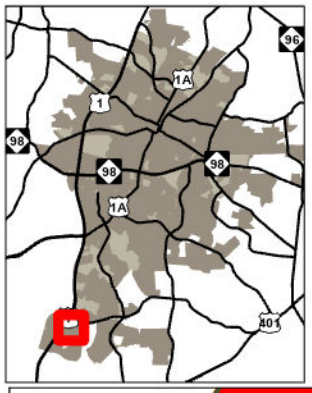
RZ-22-10
Burlington Mills at Capital Blvd. SE
Pin#s 1738487937 & 1738595101

4/26/2023



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.

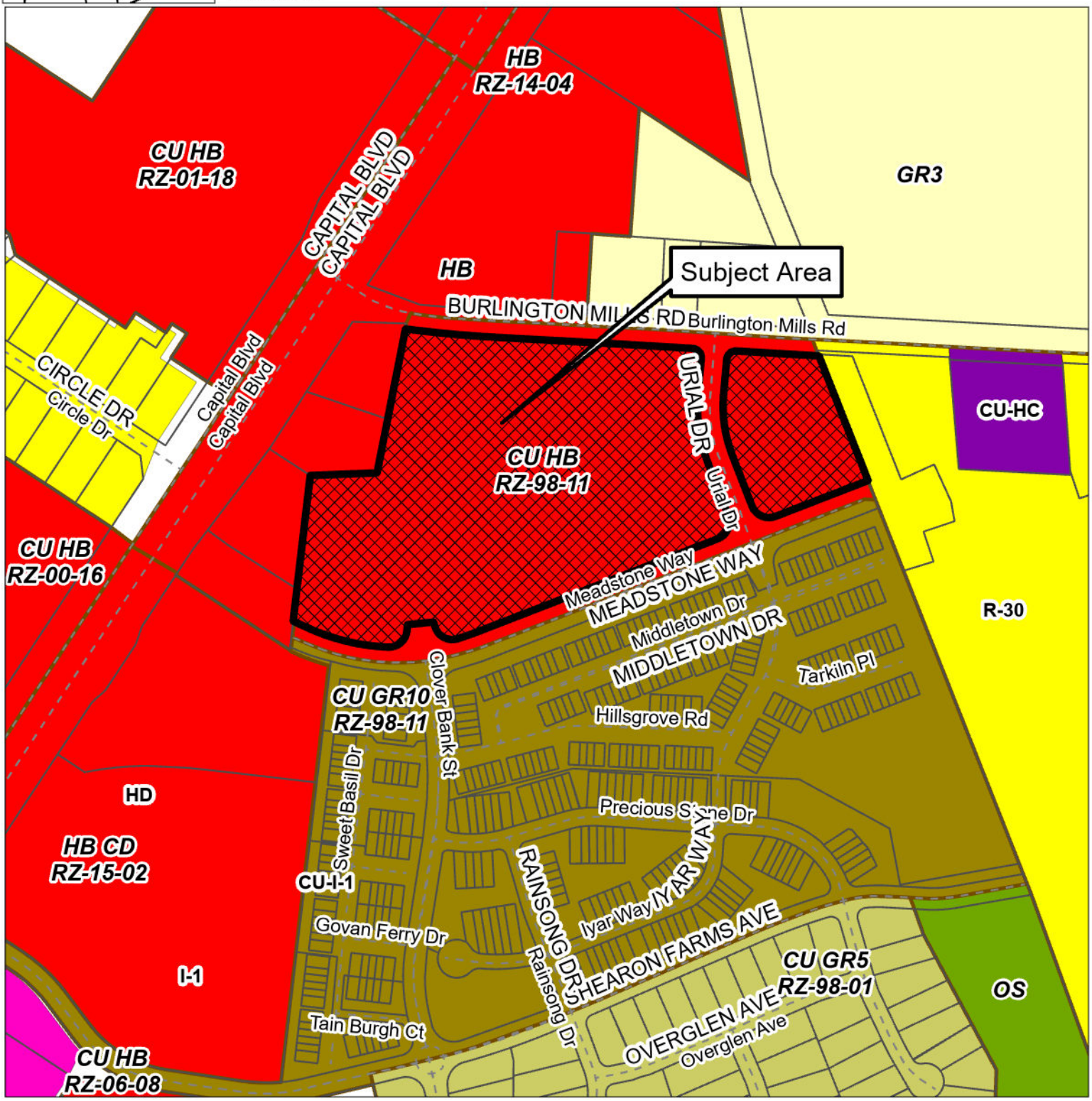
0 — 0.25 Miles



TOWN of WAKE FOREST

RZ-22-10
Burlington Mills at Capital Blvd. SE
Pin#s 1738487937 & 1738595101

4/26/2023



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 Feet

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 Request No.: RZ-98-11

Date Issued: July 21, 1998

Petitioner: Rice and Associates

Mailing Address: 116 New Edition Court

Cary, NC 27511

Property location: 2500 block of Burlington Mill Road, south side

Tax Parcel No./PIN: 1738.02-57-5508

Property Size: 125.2 acres

The Wake Forest Board of Commissioners considered your request on July 21, 1998 for a conditional use permit based on the submitted conceptual master plan.

The Wake Forest Board of Commissioners voted to approve your request for a rezoning to Conditional Use R-10, Residential-10 District (55.5 acres), Conditional O&I, Office and Institution District (36.9 acres), Conditional Use HB, Highway Business District (22.4 acres) and approved the issuance of a conditional use permit.

The conditional use permit is hereby issued subject to the following conditions:

1. Provide lane widening to Burlington Mill Road along the frontage of the property. Provide all improvements recommended by the traffic impact analysis.
2. Connect/physically link land use components by the use of sidewalks, driveways, streets and open space. Plan for the accommodation of alternate transportation modes.
3. To the extent most possible, incorporate the cultural and natural resources present on the site into development plans.

4. Develop a uniform "aesthetic" design which visually links the different land use components and also links the overall development with the Town of Wake Forest.

The zoning change and conditional use permit will be effective upon the annexation of the property.

Mayor

July 21, 1998
Date

LINE TABLE

CURVE TABLE

EXISTING CONTOURS

GENERAL NOTES:

LAND USE TABULATION

PROPOSED LAND USE	PROPOSED ZONING	ACRES	# UNITS
SINGLE FAMILY	[illegible]	[illegible]	[illegible]
TOWNHOUSE	[illegible]	[illegible]	[illegible]
APARTMENTS	[illegible]	[illegible]	[illegible]
COMMERCIAL	[illegible]	[illegible]	[illegible]
OFFICE	[illegible]	[illegible]	N/A
OPEN SPACE	-	[illegible]	N/A
TOTAL	-	[illegible]	[illegible]

SITE DATA

PARKING CALCULATIONS

PROPOSED OIA ZONING

PROPOSED HB ZONING

PROPOSED R-40 ZONING

VICINITY MAP

NORTH

GRAPHIC SCALE

TYPICAL STREET CROSS-SECTION

TYPICAL STREET CROSS-SECTION

CONDITIONAL USE REZONING EXHIBIT

PRELIMINARY SITE PLAN

REVISIONS

RICE & ASSOCIATES

CIVIL ENGINEERING & PLANNING

PROJECT: MIXED-USE DEVELOPMENT

PRELIMINARY SITE PLAN & REZONING

Sp-1

CONDITIONAL USE PERMIT

Conditional Use Permit Number: RZ-98-11

Date Issued: January 20, 2004

Mailing Address: Rice and Associates
978 Trinity Road
Wake Forest, NC 27607

Property Location: 2500 block of Burlington Mill Road

Property Owners: Shearon Farms LLC
P.O. Box 10688
Raleigh, NC 27605

Tax PIN: 1738-58-2536

Property Size: 8.48 acres

The Wake Forest Board of Commissioners considered your request on January 20, 2004 for an amendment to the Conditional Use Permit and conceptual master plan for Shearon Farms to change the use in Tract 4 from 64,000 square feet of office space to 59 town homes.

The Wake Forest Board of Commissioners voted to approve your request with the conditions as approved in 1998.

The Conditional Use Permit is hereby amended subject to the following conditions:

1. Provide lane widening to Burlington Mill Road along the frontage of the property.

2. Provide all improvements recommended by the traffic impact analysis.

3. Connect/physically link land use components by the use of sidewalks, driveways, streets and open space. Plan for the accommodation of alternate transportation modes.

4. To the extent most possible, incorporate the cultural and natural resources present on the site into development plans.

5. Develop a uniform "aesthetic" design which visually links the different land use components and also links the overall development with the Town of Wake Forest.

_____	January 20, 2004
Mayor	Date

AMENDMENT TO
CONDITIONAL USE PERMIT

Conditional Use Permit Number:	RZ-98-11
Date Issued:	September 20, 2005
Petitioner:	Rice and Associates
Mailing Address:	978 Trinity Road Wake Forest, NC 27607
Tax PIN:	1738-58-2536
Location:	Shearon Farms Blvd., east of Capital Blvd.
Size:	30.11 acres
Existing Zoning:	Conditional Use O-I, Office and Institution District

The Wake Forest Board of Commissioners considered an amendment to the conditional use permit and master plan approved with zoning case RZ-98-11. The Wake Forest Board of Commissioners voted to approve the amendment on September 20, 2005 with the original conditions as amended:

1. Provide lane widening to Burlington Mill Road along the frontage of the property.
2. Provide all improvements recommended by the traffic impact analysis.
3. Connect/physically link land use components by the use of sidewalks, driveways, streets and open space. Plan for the accommodation of alternate transportation modes.
4. To the extent most possible, incorporate the cultural and natural resources present on the site into development plans.
5. Develop a uniform "aesthetic" design which visually links the different land use components and also links the overall development with the Town of Wake Forest.
6. Construct the connection to Burlington Mills Road with the development of Tract 3 and Tract 4.

_____ September 20, 2005
Mayor Date

Traffic Impact Analysis

Burlington Mills Residential
Wake Forest, NC

Prepared for:

Greenberg Gibbons Properties

Kimley»Horn

© Kimley-Horn and Associates, Inc. 202

Traffic Impact Analysis for

Burlington Mills Residential

Wake Forest, North Carolina

Prepared for:

Greenberg Gibbons Properties
Charlotte, North Carolina

Prepared by:

Kimley-Horn and Associates, Inc.
NC License #F-0102
421 Fayetteville Street, Suite 600
Raleigh, NC 27601
(919) 677-2000

September 2022

014380001

NORTH CAROLINA PROFESSIONAL SEAL 034394 ENGINEER TRAVIS FLUITT

DocuSigned by:
E9D325BFBC3E429...

9/30/2022

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Executive Summary

Kimley-Horn and Associates, Inc. has performed a Traffic Impact Analysis for the Burlington Mills Residential site, which is proposed to be located in the southwest quadrant of Burlington Mills Road at Urial Drive in Wake Forest, NC. The property is currently vacant and as currently envisioned, will include up to 325 multifamily residential units. The applicant also controls the parcel in the southeast quadrant of Burlington Mills Road at Urial Drive. While there are no development plans for this outparcel at this time, it was assumed for purposes of this traffic study to consist of a drive-in bank and a fast-food restaurant with a drive-through window. The site is proposed to be accessed by one full-movement driveway onto Urial Drive and a connection to the intersection of Meadstone Way and Clover Bank Street. Build-out of the development is anticipated by 2024.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development. The traffic conditions studied include the existing (2022) traffic condition and the projected (2024) background and build-out traffic conditions. The weekday AM and PM peak hours were studied.

As shown in Table ES-1, the proposed development has the potential to generate 2,696 net new daily trips, 185 net new trips during the AM peak hour, and 179 net new trips during the PM peak hour on a typical weekday.

Table ES-1
ITE Traffic Generation (Vehicles)

Land Use Code	Land Use	Intensity		Daily		AM Peak Hour		PM Peak Hour	
				In	Out	In	Out	In	Out
220	Multifamily Housing (Low-Rise)	324	d.u.	1,076	1,076	30	93	101	59
912	Drive-In Bank	3	lanes	194	194	15	10	40	41
934	Fast-Food Restaurant with Drive-Through Window	3,500	s.f.	818	818	80	76	60	56
Subtotal				2,088	2,088	125	179	201	156
Internal Capture Reduction				*391*	*391*	*22*	*22*	*65*	*65*
Pass-By Reduction				*349*	*349*	*36*	*39*	*28*	*20*
Total Net New Trips				**1,348**	**1,348**	**67**	**118**	**108**	**71**

Capacity analyses were performed using Synchro Version 10 software. Table ES-2 summarizes the operation of the study intersections for the AM and PM peak hour traffic conditions.

Table ES-2 - Level of Service Summary									
Intersection and Approach/Movement	Traffic Control	Existing (2022) Traffic		Background (2024) Traffic		Build-out (2024) Traffic		Build-out (2024) Traffic - Improved	
		AM	PM	AM	PM	AM	PM	AM	PM
Capital Boulevard at Burlington Mills Road	Signalized	**D (50.0)**	**D (45.1)**	**F (87.0)**	**E (62.3)**	**F (98.7)**	**E (68.2)**	N/A	
Eastbound		E (67.3)	F (105.9)	E (66.1)	F (127.5)	E (65.8)	F (149.4)		
Westbound		E (69.9)	F (86.2)	E (65.6)	F (96.8)	E (65.7)	F (98.7)		
Northbound		D (44.3)	C (33.0)	E (74.3)	D (48.0)	F (88.0)	D (49.8)		
Southbound		D (49.0)	D (46.4)	F (103.8)	E (65.8)	F (117.9)	E (77.1)		
Burlington Mills Road at Urial Drive	Unsignalized/ Signalized	**- (-)**	**- (-)**	**- (-)**	**- (-)**	**- (-)**	**- (-)**	**B (13.0)**	**B (10.2)**
Northbound		D (31.5)	C (24.1)	F (71.1)	E (44.5)	F (223.7)	F (70.4)	C (25.1)	B (19.6)
Westbound*		A (8.8)	A (8.9)	A (9.6)	A (9.4)	B (9.9)	A (9.7)	B (11.9)	A (9.1)
Eastbound		N/A						B (10.4)	A (8.6)
Burlington Mills Road at 1 World Way	Signalized	**B (17.3)**	**B (11.6)**	**D (39.3)**	**B (11.6)**	**D (39.5)**	**B (11.8)**	N/A	
Eastbound		B (15.6)	A (7.5)	E (66.1)	A (8.2)	E (65.0)	A (8.3)		
Westbound		B (17.8)	B (17.8)	C (24.1)	B (18.8)	C (24.3)	B (18.9)		
Southbound		B (18.5)	B (11.5)	C (24.7)	A (9.7)	C (26.0)	B (10.3)		
Iyar Way/Urial Drive at Meadstone Way	Unsignalized	**A (7.4)**	**A (7.6)**	**A (7.4)**	**A (7.7)**	**A (7.5)**	**A (7.8)**	N/A	
Eastbound		A (7.6)	A (7.9)	A (7.6)	A (8.0)	A (7.7)	A (8.1)		
Northbound		A (7.5)	A (7.6)	A (7.5)	A (7.7)	A (7.6)	A (7.8)		
Southbound		A (7.1)	A (7.4)	A (7.1)	A (7.5)	A (7.2)	A (7.5)		
Capital Boulevard at U-Haul Driveway/Shearon Farms	Unsignalized	**- (-)**	**- (-)**	**- (-)**	**- (-)**	**- (-)**	**- (-)**	N/A	
Eastbound		E (39.4)	C (21.7)	F (53.8)	D (27.4)	F (55.8)	D (28.0)		
Westbound		C (22.9)	D (27.3)	D (30.8)	E (36.0)	E (36.6)	E (42.3)		
Northbound Left		D (31.2)	C (18.2)	E (43.8)	C (23.3)	E (45.6)	C (23.7)		
Southbound Left		C (18.8)	C (22.7)	D (25.3)	D (29.2)	D (26.3)	D (32.4)		
Shearon Farms at Clover Bank Street	Roundabout*	**A (3.0) V/C - 0.033**	**A (3.2) V/C - 0.078**	**A (3.0) V/C - 0.034**	**A (3.2) V/C - 0.083**	**A (3.2) V/C - 0.064**	**A (3.5) V/C - 0.125**	N/A	
Eastbound		A (3.1)	A (3.3)	A (3.1)	A (3.4)	A (3.1)	A (3.7)		
Westbound		A (3.0)	A (3.0)	A (3.0)	A (3.0)	A (3.1)	A (3.2)		
Northbound		A (2.9)	A (3.1)	A (2.9)	A (3.1)	A (2.9)	A (3.3)		
Southbound		A (3.0)	A (2.9)	A (3.0)	A (2.9)	A (3.2)	A (3.0)		
Meadstone Way at Clover Bank Street/Site Driveway 1	Unsignalized	**- (-)**	**- (-)**	**- (-)**	**- (-)**	**- (-)**	**- (-)**	N/A	
Northbound		A (8.7)	A (8.7)	A (8.7)	A (8.8)	A (9.3)	A (9.7)		
Southbound		N/A	N/A	N/A	N/A	B (10.2)	B (9.9)		
Eastbound Left		A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (7.3)	A (7.3)		
Westbound Left		A (4.8)	A (5.5)	A (4.8)	A (5.4)	A (7.3)	A (7.4)		
Urial Drive at Site Driveway 2	Unsignalized	N/A				**- (-)**	**- (-)**	N/A	
Eastbound						B (12.7)	B (12.3)		
Westbound						A (9.7)	A (9.8)		
Northbound Left						A (7.4)	A (7.5)		
Southbound Left						A (7.6)	A (7.6)		

*Major street left delay reported in unsignalized scenarios

The proposed Burlington Mills Residential site development is in the immediate vicinity of NCDOT Project # U-5307 which proposes to convert the existing intersection of US 1 at Burlington Mills Road to an interchange. Plans for this project are not yet finalized; therefore, NCDOT Project # U-5307 will not be analyzed in this study.

The following roadway improvements are recommended to be performed to accommodate existing traffic and the projected Burlington Mills Residential site traffic for the study year 2024 based on the capacity analysis presented herein:

Burlington Mills Road at Urial Drive:

- Provide exclusive northbound left and right-turn lanes on Urial Drive extending back to Site Driveway 2
- Monitor for a traffic signal and install when warranted

Meadstone Way at Clover Bank Street/Site Driveway 1:

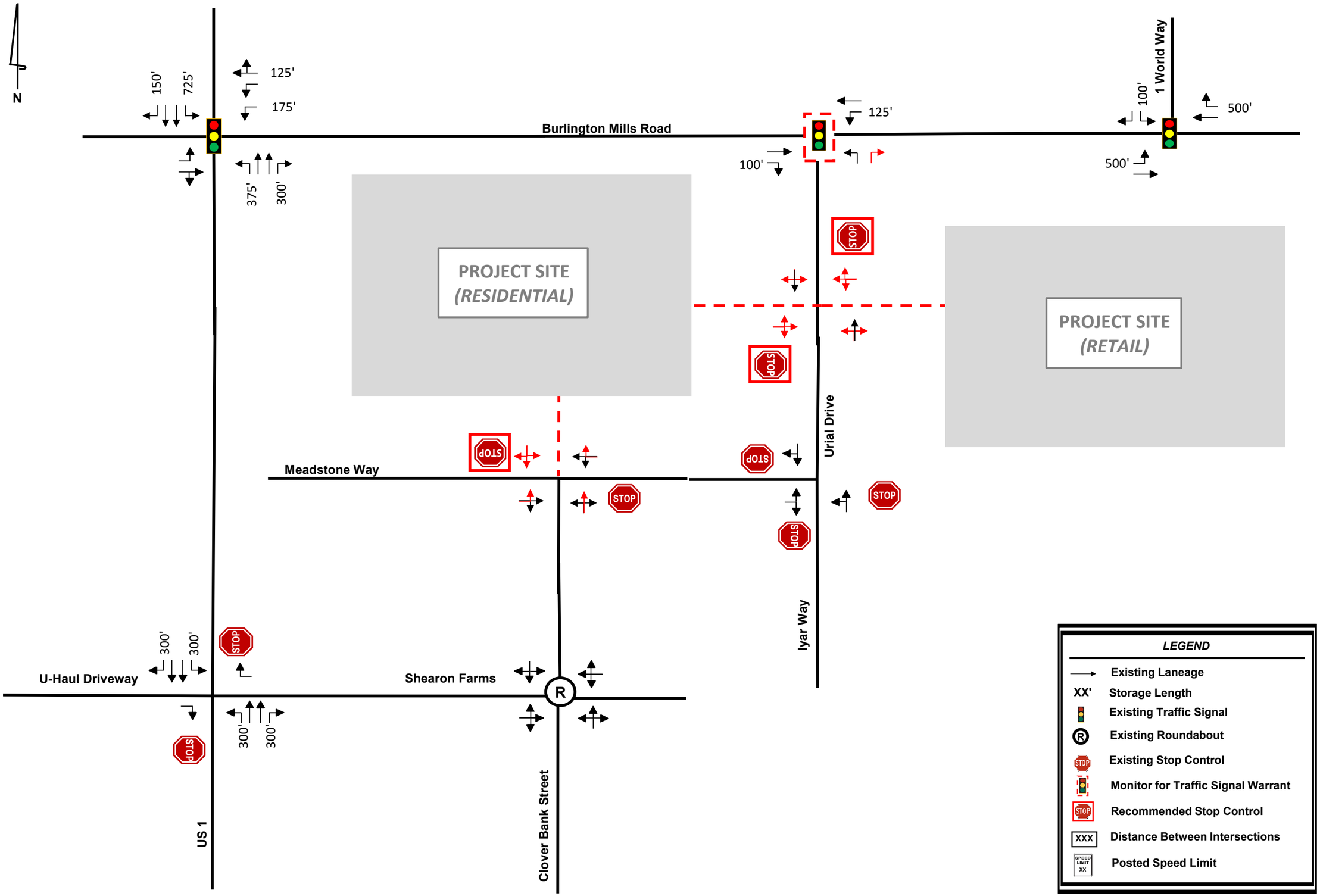
- Construct a full-movement site driveway for the planned development north of Meadstone with one ingress and one egress lane

Urial Drive at Site Driveway 2:

- Construct a full-movement site driveway for the planned development west of Urial with one ingress and one egress lane
- Construct a full-movement site driveway for the outparcel east of Urial to tie into this intersection with one ingress lane and one egress lane whenever the outparcel is developed

Analysis indicates that with the recommended improvements in place, all of the study intersections are expected to operate at an acceptable LOS in the projected (2024) build-out traffic condition with the exception of US 1 at Burlington Mills Road. The intersection of US 1 at Burlington Mills Road is projected to operate with unacceptable LOS starting in the projected (2024) traffic condition. As previously discussed, NCDOT Project #U-5307 proposes to convert this intersection to an interchange, therefore, no mitigation is recommended to be performed at this intersection as part of the Burlington Mills Residential project.

The recommended laneage is shown on **Figure ES-1**.



Recommended Roadway Laneage

Burlington Mills Residential
Wake Forest, North Carolina
Traffic Impact Analysis

Kimley»Horn

Figure ES-1

KIMLEY-HORN AND ASSOCIATES, INC
NC License #F-0102

NORTH CAROLINA PROFESSIONAL SEAL 034394 ENGINEER TRAVIS FLUITT

DocuSigned by:
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2/14/2023

MEMORANDUM

To: Liz Palermo, Town of Wake Forest

From: Travis Fluitt, PE, Kimley-Horn and Associates

Date: February 14, 2023

Subject: ***Burlington Mills Residential - TIA Addendum***

Based on discussions with the Town of Wake Forest, Kimley-Horn has prepared an addendum to the *Burlington Mills Residential TIA* dated September 30, 2022. This addendum provides updated build-out (2024) traffic scenarios with three proposed improvements. These improved scenarios include adjusted signal timings, dual southbound left-turn lanes, and converting the intersection of US 1 at Burlington Mills Road to a through-cut intersection, which prohibits through-movements on the side streets (i.e. crossing US 1 in this case). This analysis considered both levels of service and delays as well as the Town of Wake Forest's (Town) Uniform Development Ordinance (UDO) requirements for the volume-to-capacity (v/c) ratio thresholds at the intersection of US 1 at Burlington Mills Road.

Capacity Analysis

At the request of the Town, the build-out (2024) traffic volumes were analyzed with additional improvements. The v/c ratio thresholds outlined in the Town's UDO were used to determine the improvement scenario with the least amount of impact. The intersection of US 1 at Burlington Mills Road currently has a maximum v/c ratio of 0.95 in the AM peak hour and 1.17 in the PM peak hour. Per **Table 1** below, the allowable increase in v/c ratio from the background to build-out conditions is 0.02.

Table 1: V/C Threshold Table, per Town of Wake Forest

Existing V/C	***Allowable Increase in V/C by Development***
0.00-0.60	0.10
0.61-0.70	0.07
0.71-0.80	0.05
0.81-0.90	0.03
0.91-1.00+	0.02

It should be noted that the site traffic volumes from the original study were used in this analysis. For the through-cut improvement analysis scenario, through traffic on the eastbound and westbound approaches were rerouted as right-turns and then to the appropriate U-turn locations along US 1 and are expected to use the northbound or southbound right-turn lane to reach their destination across US 1. The eastbound and westbound through-movements at their intersection are very low (16 combined AM and 22 combined PM). Therefore, the prohibition of these movements is not expected to be a major inconvenience to the motoring public.

Table 2 summarizes the level of service at the intersection of US 1 at Burlington Mills Road for the build-out (2024) traffic conditions for each improvement scenario. The attached **Table 3** summarizes the v/c ratios for the build-out (2024) traffic conditions for each improvement scenario.

Recommendations

Based on the update analyses presented herein, to meet the v/c ratio threshold outlined in the Town's UDO, the following improvement is recommended:

Capital Boulevard at Burlington Mills Road

- Modify traffic signal timings

All three improvement scenarios are expected to satisfy the v/c ratio for the overall intersection of US 1 at Burlington Mills Road under build-out (2024) traffic conditions; however, all improvement scenarios have specific movements that exceed the allowable increase in the v/c ratio. While overall delays are expected to improve from background to build-out traffic conditions with a through-cut configuration or dual southbound left-turn lanes at this intersection, signal timing adjustments are expected to have the least amount of impact at the minor-street westbound approach of Burlington Mills Road.

With signal timing modifications, the overall v/c ratio of the intersection is expected to be within the allowable 0.02 threshold as outlined in the Town's UDO. The v/c ratio is expected to increase by 0.02 during the AM peak hour and decrease by 0.01 during the PM peak hour from background to build-out traffic conditions with this improvement.

All other study intersections are expected to meet the v/c ratio threshold defined by the Town.

Should you have any questions or comments, please do not hesitate to contact me at (919) 653-2948 or travis.fluitt@kimley-horn.com.

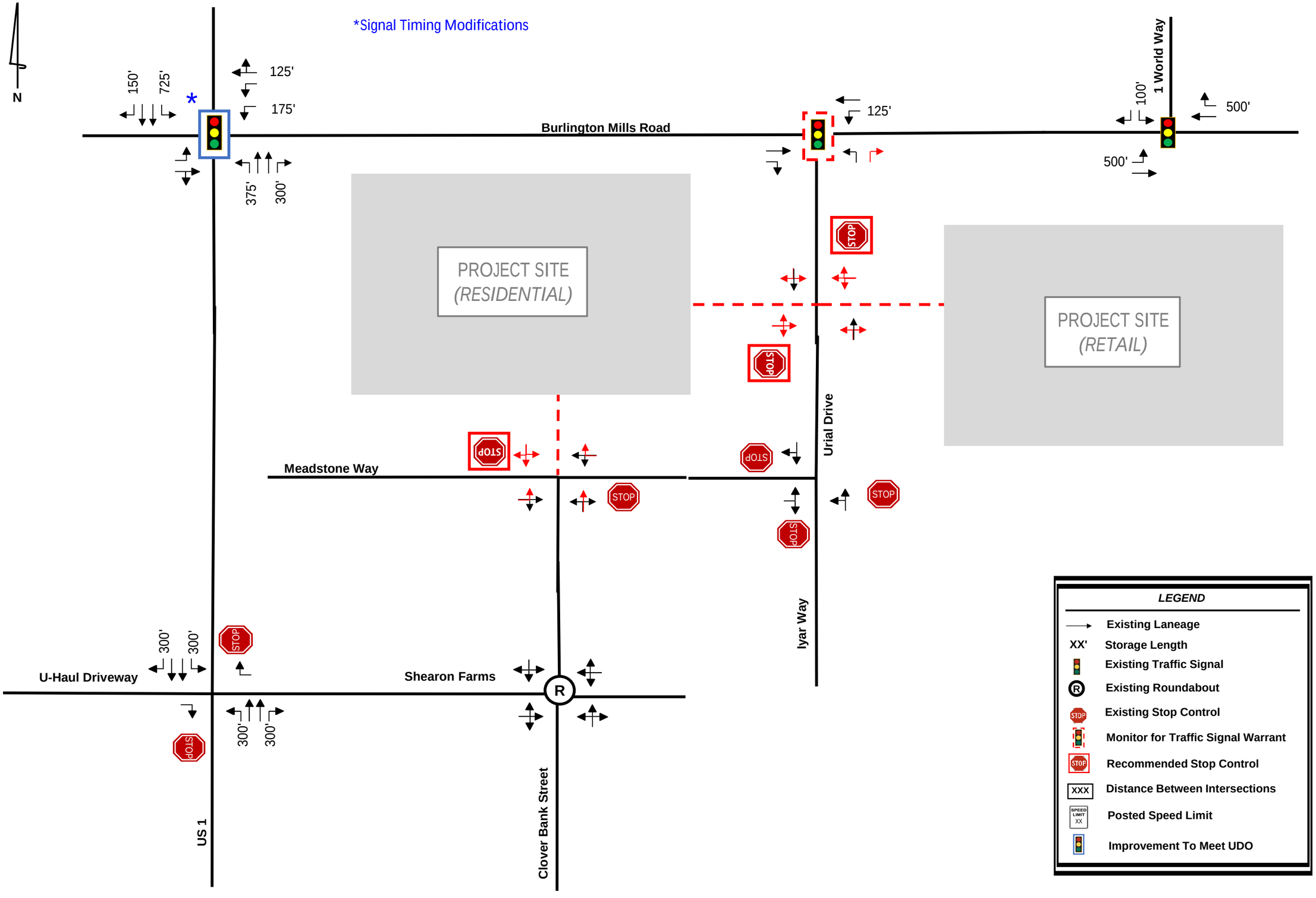
Burlington Mills Road Residential
Table 2 - Level of Service Summary

Intersection and Approach/Movement	Existing (2022) Traffic		Background (2024) Traffic		Build-out (2024) Traffic		Build-out (2024) Traffic w/ Adjusted Signal Timings		Build-out (2024) Traffic w/ Dual SB Left-Turn Lanes		Build-out (2024) Traffic w/ Through-Cut	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Capital Boulevard at Burlington Mills Road	D (50.0)	D (45.1)	F (87.0)	E (62.3)	F (98.7)	E (68.2)	F (97.3)	E (66.3)	F (86.9)	E (57.3)	F (82.6)	E (58.9)
Eastbound	E (67.3)	F (105.9)	E (66.1)	F (127.5)	E (65.8)	F (149.4)	E (65.9)	F (149.4)	E (67.0)	F (131.1)	C (26.8)	D (50.3)
Westbound	E (69.9)	F (86.2)	E (65.6)	F (96.8)	E (65.7)	F (98.7)	E (66.0)	F (94.0)	E (71.3)	F (96.2)	F (81.5)	F (104.2)
Northbound	D (44.3)	C (33.0)	E (74.3)	D (48.0)	F (88.0)	D (49.8)	F (88.0)	E (55.0)	E (68.3)	D (49.9)	E (69.0)	D (45.9)
Southbound	D (49.0)	D (46.4)	F (103.8)	E (65.8)	F (117.9)	E (77.1)	F (114.6)	E (67.8)	F (107.5)	D (50.9)	F (94.9)	E (59.1)

Burlington Mills Road Residential
Table 3: V/C Ratio Comparison

Intersection and Approach/Movement	Existing (2022) Traffic		Background (2024) Traffic		Build-out (2024) Traffic		Build-out (2024) Traffic w/ Adjusted Signal Timings		Build-out (2024) Traffic w/ Dual SB Left-Turn Lanes		Build-out (2024) Traffic w/ Through-Cut	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Capital Boulevard at Burlington Mills Road	0.95	1.17	1.13	1.39	1.16	1.56	1.15	1.38	1.14	0.95	1.11	1.33
Eastbound Left	0.02	0.40	0.02	0.67	0.03	0.84	0.03	0.84	0.03	0.70	0.04	0.11
Eastbound Through/Right*	0.18	0.38	0.18	0.41	0.18	0.41	0.18	0.41	0.18	0.39	0.05	0.08
Westbound Left	0.71	0.64	0.71	0.72	0.72	0.73	0.73	0.73	0.75	0.71	0.77	0.77
Westbound Through/Right*	0.43	0.66	0.46	0.82	0.50	0.84	0.50	0.80	0.54	0.82	0.45	0.69
Northbound Left	0.44	0.51	0.43	0.54	0.53	0.60	0.56	0.60	0.55	0.64	0.53	0.60
Northbound Through	0.86	0.80	1.06	0.94	1.10	0.95	1.10	0.97	1.04	0.95	1.04	0.93
Northbound Right	0.22	0.27	0.32	0.33	0.32	0.33	0.32	0.34	0.31	0.33	0.31	0.34
Southbound Left	0.63	1.17	0.85	1.39	0.89	1.56	0.89	1.38	0.54	0.84	0.89	1.33
Southbound Through	0.95	0.70	1.13	0.83	1.16	0.83	1.15	0.83	1.14	0.83	1.11	0.80
Southbound Right	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.02	0.02

*Right-turn V/C ratio reported in scenario with through-cut as through movement is not allowed with this intersection configuration
Note: Improved scenarios include recommended traffic signal at



Recommended Roadway Laneage

Burlington Mills Residential
Wake Forest, North Carolina
Traffic Impact Analysis

Kimley»Horn

Figure 1

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

March 14, 2023

Burlington Mills Residential

Traffic Impact Analysis Review Report
Congestion Management Section

TIA Project: SC-2023-060
Division: 5
County: Wake

NORTH CAROLINA PROFESSIONAL SEAL 046043 ENGINEER NICHOLAS C LINEBERGER

Nicholas C. Lineberger, P.E. Regional Engineer
Daniel W. Collins, 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

Burlington Mills Residential		
SC-2023-60	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	02/14/23	Date of Site Plan	N/A
Date of Complete Information	02/14/23	Date of Sealed TIA	09/30/22

Proposed Development

The TIA assumes the development is completed by 2024 and consists of the following:

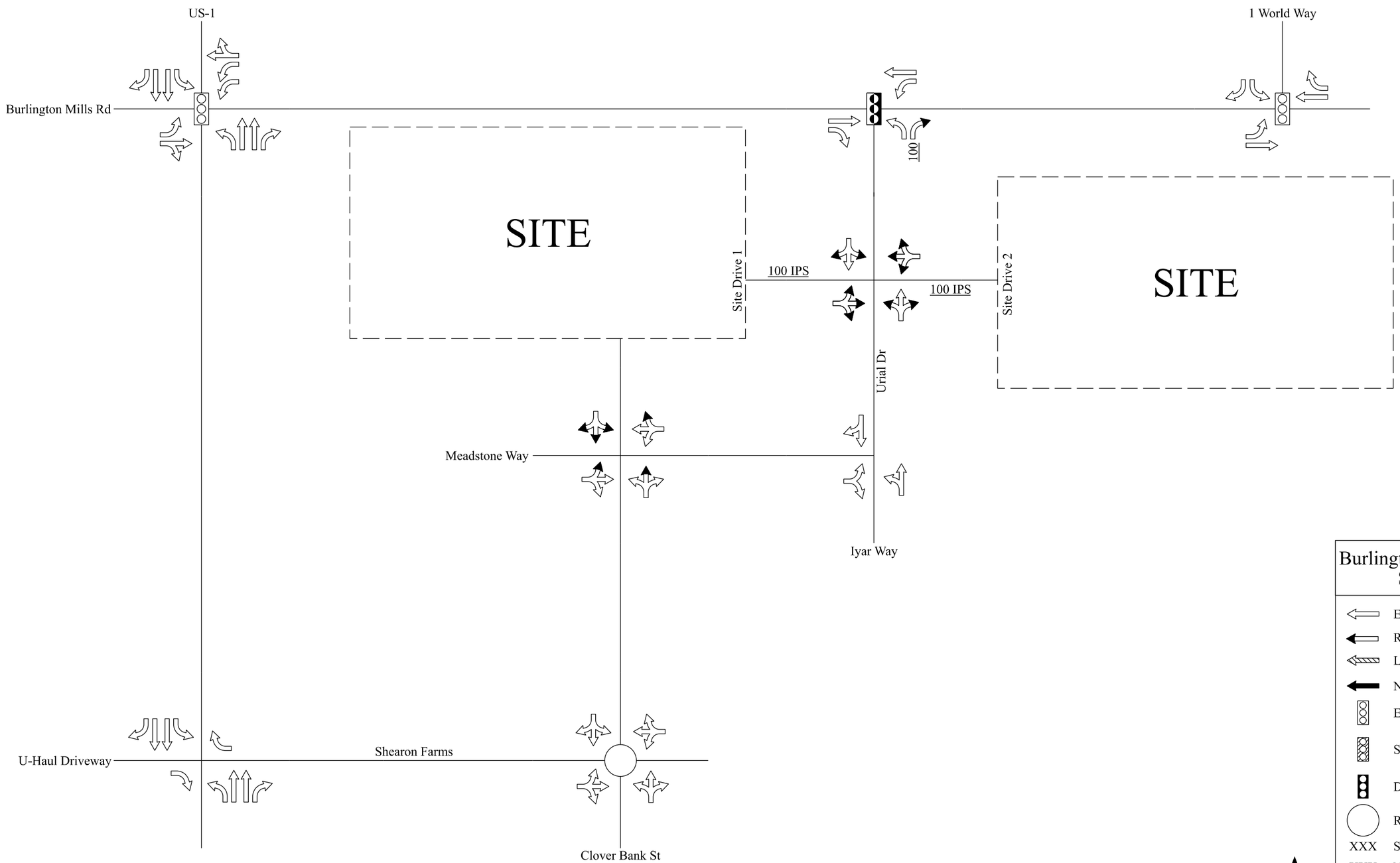
Land Use	Land Use Code	Size
Multifamily Housing (Low-Rise)	220	324 d.u.
Drive-In Bank	912	3 lanes
Fast-Food Restaurant with Drive-Through Window	934	3,500 sq.ft.

Trip Generation - Unadjusted Volumes During a Typical Weekday			
	IN	**OUT**	**TOTAL**
AM Peak Hour	125	179	304
PM Peak Hour	201	156	357
Daily Trips			2,088

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.



Burlington Mills Residential
SC-2023-060

- Existing Laneage
- Recommended Laneage
- Laneage Built By Others
- NCDOT Recommendation
- Existing Signal
- Signal Proposed By Others
- Developer Proposed Signal
- Roundabout
- XXX Storage
- XXX NCDOT Recommended Storage
- <XXX> Distance Between Intersections
- IPS Internal Protected Stem

All Distances in Feet
Drawing Not to Scale

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			

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BURLINGTON MILLS AT CAPITAL BLVD. SE
CONDITIONAL DISTRICT REZONING & MASTER PLAN
SP-22-36

SUBMITTAL 1: 10.20.22
SUBMITTAL 2: 12.08.22
SUBMITTAL 3: 03.09.23
SUBMITTAL 4: 05.01.23

2508 & 2608 BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587

WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL — THOMAS S. SPEIGHT, JR. — 20234 — 5/1/2023

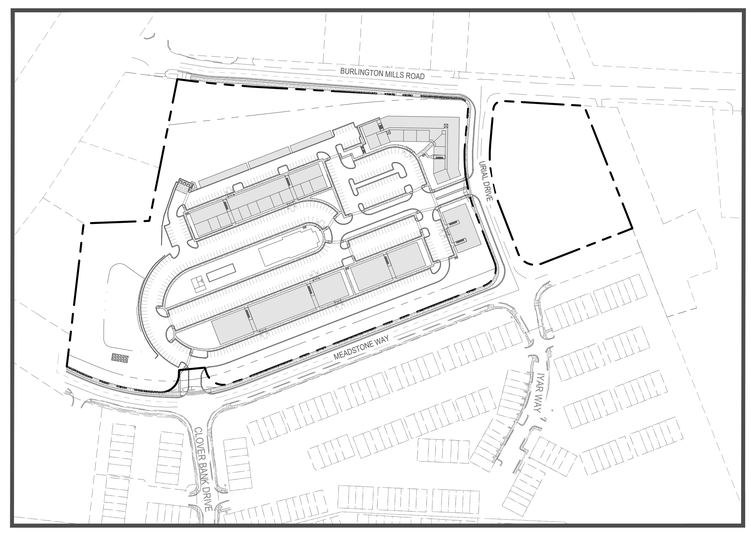
P220468_BURLINGTON MILLS - CONDITIONAL DISTRICT REZONING

SITE DATA	
OWNER	GGP WAKE FOREST, LLC.
ADDRESS	2508 & 2608 BURLINGTON MILLS ROAD
	WAKE FOREST, NC 27587
PIN	1738-48-7937
REAL ID	63680
ACREAGE	16.87 AC.
OVERLAY	SH1-O DISTRICT
EXISTING USE	VACANT
PROPOSED USE	APARTMENTS
ZONING	CU HB (RZ-98-11)
PROPOSED REZONING	RMX-CD
PIN	1738-59-5101
REAL ID	63661
ACREAGE	2.99 AC.
OVERLAY	SH1-O DISTRICT
EXISTING USE	VACANT
PROPOSED USE	IN ACCORDANCE WITH PROPOSED CONDITIONS
ZONING	CU HB (RZ-98-11)
PROPOSED REZONING	HB-CD
WATERSHED	MILBURNIE LAKE-NEUSE RIVER
RIVER BASIN	NEUSE
FEMA MAP	MAP#3720173800K DATE 07/19/22
TOTAL REZONING ACREAGE	19.86 AC.
DEVELOPMENT TYPE (RMX-CD ONLY - 16.87 AC.)	
BUILDING HEIGHT	5-STORY MAXIMUM
UNITS ALLOWED	346 UNITS (MAX.)
SETBACKS (RMX-CD ONLY)	
FRONT / CORNER	18' MAX.
STREET SIDE	5' MIN.
REAR	5' MIN.
TREE COVERAGE (RMX-CD ONLY - 16.87 AC.)	
COVERAGE REQUIRED	1 TREE / 10,000 SF (74 TREES)
COVERAGE PROVIDED	268 TREES PROVIDED / SAVED
OPEN SPACE & PARK SPACE (RMX-CD ONLY - 16.87 AC.)	
OPEN SPACE CALCS	5% = 0.84 AC. (UNIMPROVED)
OPEN SPACE REQUIRED / PROVIDED	5% = 0.84 AC.
PARK SPACE CALCS.	2% = 0.34 AC. (IMPROVED)
PARK SPACE REQUIRED / PROVIDED	2% = 0.34 AC.
IMPERVIOUS (RMX-CD ONLY)	
NET TRACT AREA	16.87 AC. (734,857.2 SF)
EXISTING IMPERVIOUS	7,474 SF (UTILITY STATION ROAD)
ROW IMPROVEMENTS	81,819 SF
BUILDINGS	111,000 SF
SIDEWALKS	34,259 SF
ROADWAY B-B	214,863 SF
PROPOSED IMPERVIOUS	449,405 SF (61.1%)

PARKING (RMX-CD ONLY)	
TOTAL UNITS	346 UNITS
TOTAL BEDROOMS	547 BEDROOMS
UDO PARKING CALCS.	1.8 SPACES / UNIT
UDO PARKING REQUIRED	623 SPACES
RMX-CD PARKING CALCS.	1.6 SPACES / UNIT
RMX-CD PARKING REQUIRED	554 SPACES REQUIRED
PARKING SPACES REQUIRED PER BEDRM (1:1 RATIO)	(1) BDRM UNITS AT 1 SPACE / 182 BDRM = 182 SPACES PROVIDED
	(2) BDRM UNITS AT 2 SPACES / 127 BDRM = 254 SPACES PROVIDED
	(3) BDRM UNITS AT 3 SPACES / 37 BDRM = 111 SPACES PROVIDED
TOTAL PARKING SPACES REQUIRED PER BDRM	547 SPACES (1:1 RATIO)
RMX-CD PARKING PROVIDED	541 SPACES + 35 GARAGE SPACES (1.66 SPACES / UNIT PROVIDED)
TOTAL RMX-CD PARKING PROVIDED	576 SPACES
ADA PARKING CALCS.	501 - 1,000 (2% OF TOTAL)
ADA PARKING REQUIRED	12 SPACES
ADA PARKING PROVIDED	16 SPACES
BIKE PARKING (RMX-CD ONLY)	
BIKE PARKING CALCS.	2 SPACES / 40 AUTO SPACES
	576 TOTAL SPACES / 40 = 14 * 2 = 28
BIKE PARKING REQUIRED	28 BIKE SPACES REQUIRED
BIKE PARKING PROVIDED	30 BIKE SPACES PROVIDED

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C000	COVER
C100	OVERALL EXISTING CONDITIONS & DEMOLITION PLAN
C101	EXISTING TREE SURVEY
C102	EXISTING TREE CHARTS
C103	EXISTING AERIAL
C200	OVERALL MASTERPLAN
C201	OVERALL NCDOT DEDICATION PLAN
C202	SITE PLAN
C300	UTILITY PLAN
C400	GRADING & DRAINAGE PLAN
C401	STORM PIPE & STRUCTURE TABLES
C500	SCM GRADING PLAN
C600	BURLINGTON MILLS & MEADOWSTONE WAY ROADWAY PLANS
C601	URIAL DRIVE ROADWAY PLANS
C700	UTILITY DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
L200	LIGHTING PLAN

VICINITY MAP
SCALE: 1" = 400'



PROJECT PLAN
SCALE: 1" = 200'

THE FOLLOWING ZONING CONDITIONS APPLY TO THE PROPERTIES AT 0 BURLINGTON MILLS ROAD, WAKE FOREST, NC (PINS 1738487937 AND 1738595101) (THE "PROPERTY"):

1. THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE ASSOCIATED MASTER PLAN (SP-22-36), EXCEPT DEVIATIONS FROM THE MASTER PLAN THAT ARE NOT DEFINED AS SUBSTANTIAL CHANGES BY UDO SEC. 15.15.3.B, AND THAT THE ADMINISTRATOR DETERMINES ARE CONSISTENT WITH APPLICABLE UDO STANDARDS AND DO NOT ALTER THE BASIC DEVELOPMENT CONCEPT OR RUN CONTRARY TO THE SPIRIT AND INTENT OF THE ADOPTED MASTER PLAN MAY BE REVIEWED AND APPROVED BY THE ADMINISTRATOR.

2. ROADWAY IMPROVEMENTS RECOMMENDED BY THE TRAFFIC IMPACT ANALYSIS (THE "TIA") (AS APPROVED BY NCDOT AND THE TOWN OF WAKE FOREST) SHALL BE CONSTRUCTED AS PER FINAL REQUIREMENTS AND TIMING. NO TRAFFIC SIGNALS SHALL BE REQUIRED TO BE INSTALLED PURSUANT TO THIS CONDITION UNLESS EXPRESSLY PERMITTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

3. NO PERMANENT STRUCTURES SHALL BE LOCATED IN THE AREAS DESIGNATED AS "NCDOT PROPOSED ROW" AND "NCDOT GRADING LIMITS" ON THE OVERALL NCDOT DEDICATION PLAN INCLUDED IN THE ASSOCIATED MASTER PLAN (SP-22-36) UNTIL RIGHT-OF-WAY ACQUISITION FOR THE PORTION OF NC DEPARTMENT OF TRANSPORTATION PROJECT U-5307 ADJOINING THE PROPERTY IS COMPLETE.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROPERTY ZONED RMX-CD:

4. THE LOT LINE SEPARATING THE LOT FROM URIAL DRIVE SHALL BE THE PRINCIPAL FRONT LOT LINE AND THE LOT LINES SEPARATING THE LOT FROM BURLINGTON MILLS ROAD AND MEADSTONE WAY SHALL BE STREET SIDE/SECONDARY FRONT LOT LINES. THIS IS A MODIFICATION OF THE UDO DEFINITION OF THE TERMS "PRINCIPAL FRONT LOT LINE" AND, TO THE EXTENT NECESSARY, "SECONDARY FRONT OR STREET SIDE LOT LINE".

5. THE LANDSCAPING AND BUFFERING REQUIREMENTS OF UDO SECTION 2.4.3 (SPECIAL HIGHWAY OVERLAY) SHALL NOT APPLY.

6. CONSISTENT WITH NATIONAL TRENDS AND LOCAL EXPERIENCE FINDING THAT APARTMENTS REQUIRE APPROXIMATELY 1.6 PARKING SPACES PER UNIT TO AVOID "SPILLOVER" INTO ADJOINING PUBLIC STREETS, THE MINIMUM AUTO PARKING REQUIRED FOR MULTIFAMILY DWELLINGS USES UNDER SECTION 9.4.A OF THE UDO IS MODIFIED TO TO 1.6 SPACES PER UNIT. TO FURTHER ENSURE THAT THIS MODIFIED PARKING REQUIREMENT WILL PROVIDE ADEQUATE PARKING, THE OVERALL NUMBER OF OFF-STREET AUTO PARKING SPACES PROVIDED FOR MULTIFAMILY DWELLING USES SHALL BE EQUAL TO OR GREATER THAN 1 SPACE PER BEDROOM.

7. THE INITIAL SITE CONSTRUCTION PLAN FOR THE PORTION OF THE PROPERTY ZONED RMX-CD SHALL PROVIDE FOR THE DEDICATION OF RIGHT-OF-WAY AND/OR GRANT OF EASEMENTS THAT NCDOT DETERMINES IS REASONABLY NECESSARY FOR IMPROVEMENTS TO US 1 AND MEADSTONE WAY SHOWN IN THE PLANS FOR NCDOT STIP PROJECT NUMBER U-5307 (CAPITAL BOULEVARD NORTH UPGRADE). DEDICATION OF RIGHT-OF-WAY AND GRANT OF EASEMENTS REQUIRED BY THIS ZONING CONDITION SHALL BE RECORDED AFTER APPROVAL OF SITE CONSTRUCTION PLANS.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROPERTY ZONED HB-CD:

8. ONLY THE FOLLOWING USES SHALL BE PERMITTED, SUBJECT TO ALL APPLICABLE SUPPLEMENTAL USE STANDARDS IN THE UDO:

   5.1. OFFICE / SERVICE: *PRINCIPAL USES*: BANK, CREDIT UNION, FINANCIAL SERVICES, BUSINESS SUPPORT SERVICES, DRY CLEANING & LAUNDRY SERVICES, MEDICAL CLINIC, PERSONAL SERVICES, PROFESSIONAL SERVICES, VETERINARY SERVICES. *ACCESSORY USES*: ATM.

   5.2. COMMERCIAL / ENTERTAINMENT: *PRINCIPAL USES*: ALCOHOLIC BEVERAGE SALES STORE, AMUSEMENT-INDOOR, BAR / TAVERN, GENERAL COMMERCIAL, RESTAURANT & THEATER / INDOOR MOVIE OR LIVE PERFORMANCE. *ACCESSORY USES*: OUTDOOR SEATING, OUTSIDE OR DISPLAY SALES.

   5.3. CIVIC: *PRINCIPAL USES*: COMMUNITY OR CULTURAL FACILITY, RECREATION FACILITY - INDOOR.

   5.4. EDUCATIONAL / INSTITUTIONAL: *PRINCIPAL USES*: CHILD / ADULT DAY CARE CENTER (MORE THAN 8 PERSONS), COMMUNITY SUPPORT FACILITY, STUDIO - ART, DANCE, MARTIAL ARTS OR MUSIC.

   5.5. AUTOMOTIVE: *PRINCIPAL USES*: GAS / FUELING STATION. *ACCESSORY USES*: DRIVE-THRU / DRIVE-IN FACILITY.

   5.6. INDUSTRY / WHOLESALE / STORAGE: *PRINCIPAL USE*: LIGHT MANUFACTURING WORKSHOP.

   5.7. AGRICULTURE: *PRINCIPAL USES*: GARDEN (COMMUNITY AND PRIVATE), KENNEL.

   5.8. INFRASTRUCTURE: *PRINCIPAL OR ACCESSORY USE*: WIRELESS TELECOMMUNICATIONS FACILITY (NON-TOWER).

9. THE MAXIMUM BUILDING HEIGHT SHALL BE 3 STORIES NOT TO EXCEED 35'.

10. AT THE TIME OF THE INITIAL SITE MASTER PLAN SUBMITTAL FOR THE PORTION OF THE PROPERTY ZONED HB-CD, THE APPLICANT SHALL SUBMIT A TRIP GENERATION ANALYSIS FOR THE PROPOSED DEVELOPMENT USING THE INSTITUTE OF TRANSPORTATION ENGINEERS' TRIP GENERATION GUIDE. IF THE TRIP GENERATION ANALYSIS DETERMINES THAT THE PROPOSED DEVELOPMENT ON THE PORTION OF THE PROPERTY ZONED HB-CD WILL GENERATE MORE DAILY OR PEAK HOUR TRIPS THAN INCLUDED IN THE APPROVED TIA, AND IF THE TOWN ENGINEERING DEPARTMENT DETERMINES THAT THE INCREASE IN TRIPS IS SIGNIFICANT OR THAT TRAFFIC CONDITIONS IN THE AREA HAVE SUBSTANTIALLY CHANGED, THE MASTER SITE PLAN APPLICANT SHALL CONDUCT A NEW TRAFFIC IMPACT ANALYSIS ("TIA") AND SHALL CONSTRUCT THE ROADWAY IMPROVEMENTS RECOMMENDED BY THAT TIA (AND APPROVED BY NCDOT AND THE TOWN OF WAKE FOREST) OR PROVIDE A FEE-IN-LIEU PAYMENT FOR SUCH IMPROVEMENTS WHERE APPROVED BY THE TOWN ENGINEERING AND PLANNING DEPARTMENTS, CONSISTENT WITH THE TOWN'S FEE-IN-LIEU REQUIREMENTS.

11. THE INITIAL SITE MASTER PLAN FOR THE PORTION OF THE PROPERTY ZONED HB-CD SHALL PROVIDE FOR THE DEDICATION OF RIGHT-OF-WAY AND/OR GRANT OF EASEMENTS THAT NCDOT DETERMINES IS REASONABLY NECESSARY FOR IMPROVEMENTS TO MEADSTONE WAY SHOWN IN THE PLANS FOR NCDOT STIP PROJECT NUMBER U-5307 (CAPITAL BOULEVARD NORTH UPGRADE). DEDICATION OF RIGHT-OF-WAY AND GRANT OF EASEMENTS REQUIRED BY THIS ZONING CONDITION SHALL BE RECORDED AFTER APPROVAL OF SITE CONSTRUCTION PLANS.

OWNER / DEVELOPER:
GREENBERG GIBBONS PROPERTIES
CONTACT: DAVID BOOKHOUT
2077 SOMERVILLE ROAD, SUITE 310
ANNAPOLIS, MD 21401

ENGINEER:
BATEMAN CIVIL SURVEY COMPANY
CONTACT: THOMAS SPEIGHT, JR., PE / PLS
2524 RELIANCE AVE.
APEX, NC 27539

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

REV #	DATE	DESCRIPTION
1	12.08.22	TOWF REVIEW COMMENTS: 11.18.22
2	03.09.23	TOWF REVIEW COMMENTS: 02.09.23
3	05.01.23	TOWF REVIEW COMMENTS: 03.31.23

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD
DATE: _____

APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS
DATE: _____

811 KNOW WHAT IS BELOW CALL BEFORE YOU DIG

Date:	10.20.22
Project #:	220468
SHEET	C000

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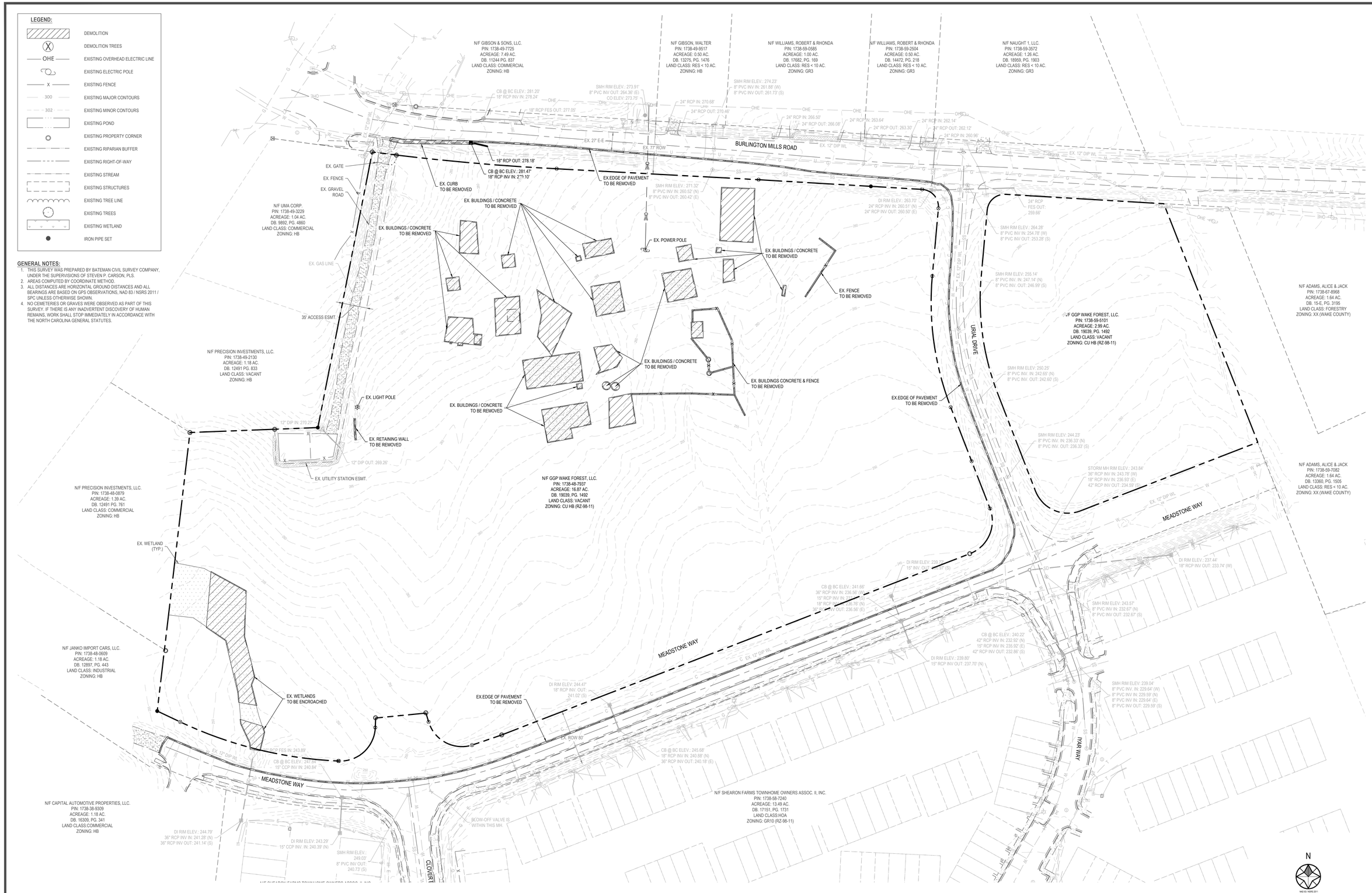
LEGEND:

- DEMOLITION
- DEMOLITION TREES
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC POLE
- X — EXISTING FENCE
- 300 — EXISTING MAJOR CONTOURS
- 302 — EXISTING MINOR CONTOURS
- EXISTING POND
- EXISTING PROPERTY CORNER
- EXISTING RIPARIAN BUFFER
- EXISTING RIGHT-OF-WAY
- EXISTING STREAM
- EXISTING STRUCTURES
- EXISTING TREE LINE
- EXISTING TREES
- EXISTING WETLAND
- IRON PIPE SET

GENERAL NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISIONS OF STEVEN P. CARSON, PLS.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD 83 / NSRS 2011 / SPC UNLESS OTHERWISE SHOWN.
4. NO CEMETERIES OR GRAVES WERE OBSERVED AS PART OF THIS SURVEY. IF THERE IS ANY INADVERTENT DISCOVERY OF HUMAN REMAINS, WORK SHALL STOP IMMEDIATELY IN ACCORDANCE WITH THE NORTH CAROLINA GENERAL STATUTES.



REV #	DATE	DESCRIPTION
1	12.08.22	TOWF REVIEW COMMENTS: 11.18.22
2	03.09.23	TOWF REVIEW COMMENTS: 02.09.23
3	04.xx.23	TOWF REVIEW COMMENTS: 03.31.23

NORTH CAROLINA PROFESSIONAL SEAL L-4544 S. SEAL 20234 4/5/2023 THOMAS SPEIGHT, JR. ENGINEER

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2624 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

BURLINGTON MILLS AT CAPITAL BLVD. SE
CONDITIONAL DISTRICT REZONING
SP-22-36

BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587
WAKE COUNTY

OVERALL EXISTING CONDITIONS & DEMOLITION PLAN

Project Engineer:	TSG
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
C100

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LEGEND:

- DEMOLITION
- DEMOLITION TREES
- OHE — EXISTING OVERHEAD ELECTRIC LINE
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- X — EXISTING FENCE
- 300 — EXISTING MAJOR CONTOURS
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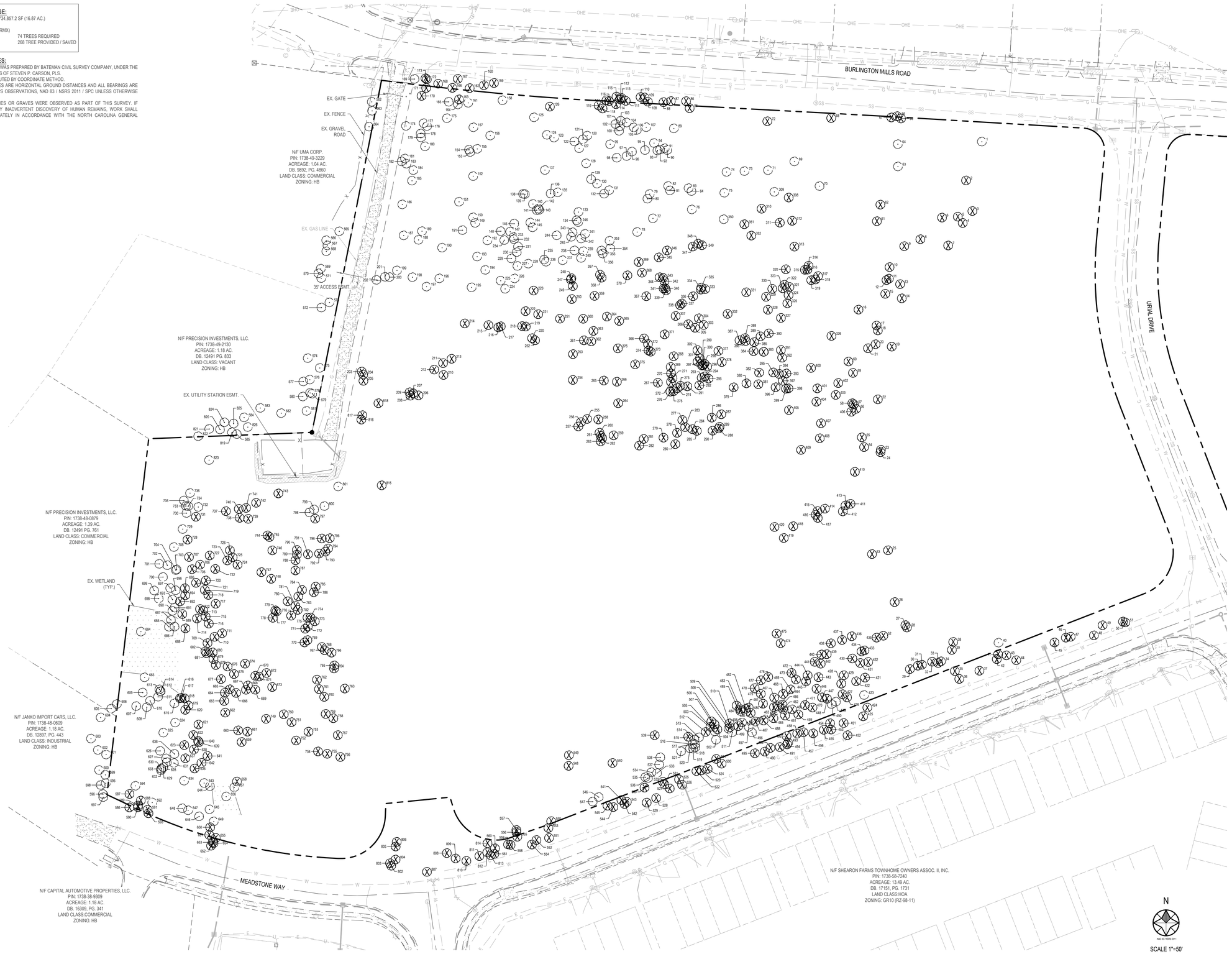
- EXISTING POND
- EXISTING PROPERTY CORNER
- EXISTING RIPARIAN BUFFER
- EXISTING RIGHT-OF-WAY
- EXISTING STREAM
- EXISTING STRUCTURES
- EXISTING TREE LINE
- EXISTING TREES
- EXISTING WETLAND
- IRON PIPE SET

TREE COVERAGE:
TOTAL SITE AREA: 734,857.2 SF (16.87 AC.)

1 TREE / 10,000 SF (RMX)
734,857.2 / 10,000= 74 TREES REQUIRED
268 TREE PROVIDED / SAVED

GENERAL NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISIONS OF STEVEN P. CARSON, PLS.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD 83 / NSRS 2011 / SPC UNLESS OTHERWISE SHOWN.
4. NO CEMETERIES OR GRAVES WERE OBSERVED AS PART OF THIS SURVEY. IF THERE IS ANY INADVERTENT DISCOVERY OF HUMAN REMAINS, WORK SHALL STOP IMMEDIATELY IN ACCORDANCE WITH THE NORTH CAROLINA GENERAL STATUTES.



REV #	DATE	DESCRIPTION
1	12.08.22	TOWF REVIEW COMMENTS: 11.18.22
2	03.09.23	TOWF REVIEW COMMENTS: 02.09.23
3	04.xx.23	TOWF REVIEW COMMENTS: 03.31.23

NORTH CAROLINA PROFESSIONAL SEAL
L-4945
STEVEN P. CARSON, PLS
20234
03/13/2023
THOMAS S. SPECHT, JR.
ENGINEER

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
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NCBELS FIRM No. C-2378

BURLINGTON MILLS AT CAPITAL BLVD. SE CONDITIONAL DISTRICT REZONING

SP-22-36

BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587
WAKE COUNTY

EXISTING TREE SURVEY

Project Engineer:	TSG
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
C101

p:\2022 projects\220468 burlington mills road\ENGDWG\Sheets\P220468_C100_EXST.dwg

DocuSign Envelope ID: 62312CB6-01E1-4122-9CDA-C6DB6C4B38F7

EXISTING TREES TO REMAIN	
POINT #	TREE TYPE
1	42" OAK
40	12" BRADFORD PEAR
63	17" HW
64	17" HW
69	10" BRADFORD PEAR
70	24" HW
71	8" 6" TWIN HW
73	37" HW
74	28" HW
75	27" HW
76	9" HW
77	32" HW
78	9" HW
79	24" HW
80	19" HW
81	12" HW
82	13" HW
83	16" HW
84	26" TWIN HW
89	9" HW
90	8" PINE

EXISTING TREES TO REMAIN	
POINT #	TREE TYPE
91	8" PINE
92	9" PINE
93	10" PINE
94	8" PINE
95	11" PINE
96	9" PINE
97	10" PINE
98	12" PINE
99	8" PINE
100	9" PINE
101	9" PINE
102	10" PINE
103	8" PINE
104	8" PINE
105	8" PINE
106	10" PINE
107	11" PINE
120	9" PINE
121	10" PINE
122	10" PINE
123	19" TWIN HW

EXISTING TREES TO REMAIN	
POINT #	TREE TYPE
124	14" HW
125	9" HW
127	12" PINE
128	10" PINE
129	10" PINE
130	10" PINE
131	10" PINE
132	11" PINE
133	8" HW
134	13" HW
135	9" OAK
136	30" HW
137	10" HW
138	12" PINE
139	9" PINE
140	11" HW
141	9" HW
142	9" HW
143	12" HW
144	12" HW
145	28" HW

EXISTING TREES TO REMAIN	
POINT #	TREE TYPE
146	11" PINE
147	12" PINE
148	9" PINE
149	15" HW
150	21" HW
151	8" HW
152	8" HW
153	15" PINE
154	9" PINE
155	9" PINE
156	13" PINE
157	26" PINE
158	48" OAK
161	9" OAK
164	15" OAK
165	10" OAK
169	9" PINE
174	9" HW
175	9" HW
176	8" HW
177	11" HW

EXISTING TREES TO REMAIN	
POINT #	TREE TYPE
178	9" HW
179	12" PINE
180	8" PINE
181	9" HW
182	9" HW
183	13" HW
184	10" HW
185	10" HW
186	9" HW
187	10" HW
188	8" HW
189	8" HW
190	11" 7" 5" 9" 9" 9" HW
191	13" 8" 10" 12" HW
192	8" HW
193	15" 9" 12" HW
194	38" PINE
195	32" HW
196	54" OAK
197	11" HW
198	11" 8" TWIN HW

EXISTING TREES TO REMAIN	
POINT #	TREE TYPE
199	12" HW
200	10" HW
201	8" HW
202	12" HW
224	9" PINE
225	11" PINE
226	9" HW
227	12" PINE
228	10" HW
229	11" PINE
230	10" PINE
231	8" PINE
232	13" PINE
233	10" PINE
234	12" PINE
235	19" HW
236	9" HW
237	12" HW
238	9" HW
239	12" HW
240	8" HW

EXISTING TREES TO REMAIN	
POINT #	TREE TYPE
241	20" HW
242	11" HW
243	15" HW
244	11" TRIPLE HW
245	9" HW
246	12" HW
309	8" HW
350	10" HW
353	13" HW
354	15" HW
355	12" HW
356	8" HW
423	11" CEDAR
449	12" PINE
450	14" PINE
496	12" PINE
497	14" PINE
502	10" PINE
503	12" PINE
508	9" PINE
511	10" PINE

EXISTING TREES TO REMAIN	
POINT #	TREE TYPE
513	10 PINE
514	9" PINE
516	8" PINE
517	10" PINE
518	13" PINE
519	9" PINE
520	12" PINE
521	8" PINE
533	8" PINE
534	8" PINE
535	10" PINE
536	9" PINE
537	12" PINE
538	12" PINE
546	12" PINE
547	8" PINE
562	8" PINE
563	9" PINE
564	12" PINE
565	10" HW
566	46" OAK

EXISTING TREES TO REMAIN	
POINT #	TREE TYPE
567	8" HW
568	8" HW
569	14" OAK
570	18" OAK
571	13" OAK
572	8" HW
573	14" HW
574	12" HW
575	16" CEDAR
576	11" HW
577	13" HW
578	14" CEDAR
579	17" CEDAR
580	12" CEDAR
581	10" OAK
582	12" HW
583	12" CEDAR
584	13" HW
585	9" CEDAR
592	13" PINE
594	11" PINE

EXISTING TREES TO REMAIN	
POINT #	TREE TYPE
595	9" OAK
596	10" SWEET GUM
597	10" OAK
598	10" BIRCH
599	10" OAK
600	21" OAK
601	10" OAK
602	15" OAK
603	9" OAK
604	16" OAK
605	12" BIRCH
606	8" BIRCH
607	9" PINE
608	11" PINE
609	8" PINE
610	9" HW
611	8" PINE
612	9" PINE
613	12" PINE
614	11" PINE
615	12" PINE

EXISTING TREES TO REMAIN	
POINT #	TREE TYPE
624	9" OAK
625	12" PINE
626	11" PINE
627	11" PINE
628	9" PINE
629	9" PINE
630	8" OAK
631	10" PINE
632	9" PINE
633	8" OAK
634	10" TWIN OAK
636	10" PINE
643	16" PINE
644	10" MAPLE
645	8" PINE
646	9" PINE
647	10" OAK
648	8" TWIN BRADFORD PEAR
649	9" PINE
656	19" PINE
657	10" OAK

EXISTING TREES TO REMAIN	
POINT #	TREE TYPE
683	12" PINE
684	11" OAK
685	12" PINE
686	10" PINE
687	8" PINE
690	8" PINE
691	10" PINE
693	10" PINE
696	9" PINE
697	10" PINE
698	12" PINE
699	8" PINE
700	10" PINE
701	8" PINE
702	8" PINE
703	10" PINE
704	10" PINE
708	9" PINE
729	12" PINE
730	12" PINE
732	8" PINE

EXISTING TREES TO REMAIN	
POINT #	TREE TYPE
733	8" PINE
734	9" PINE
735	9" PINE
736	9" PINE
798	12" PINE
799	8" PINE
800	10" PINE
801	14" PINE
819	10" CYPRESS
820	10" CYPRESS
821	11" OAK
822	8" OAK
823	9" SWEETGUM
824	9" SWEETGUM
825	8" OAK
826	10" OAK

SPECIMEN TREE LEGEND:

CANOPY (20" DBH MIN.)

UNDERSTORY (8" DBH MIN.)

EXISTING TREES TO BE REMOVED	
POINT #	TREE TYPE
2	8" BRADFORD PEAR
3	9" HW
4	10" HW
5	8" BIRCH
6	12" HW
7	14" HW
8	11" TRIPLE HW
9	9" HW
10	14" 17" TWIN HW
11	12" HW
12	9" HW
13	9" MAPLE
14	12" HW
15	11" HW
16	31" OAK
17	19" OAK
18	9" OAK
19	10" HW
20	11" HW
21	13" OAK
22	8" HW
23	12" BRADFORD PEAR
24	11" BRADFORD PEAR
25	12" PINE
26	15" PINE
27	9" BRADFORD PEAR
28	10" 11" TWIN BRADFORD PEAR
29	17" PINE
30	13" PINE
31	13" PINE
32	11" PINE
33	12" PINE
34	13" PINE
35	11" PINE
36	12" PINE
37	10" PINE
38	14" BRADFORD PEAR
39	12" BRADFORD PEAR
41	10" PINE
42	10" PINE
43	8" PINE
44	8" PINE
45	12" PINE
46	8" PINE

EXISTING TREES TO BE REMOVED	
POINT #	TREE TYPE
47	10" PINE
48	10" PINE
49	12" PINE
50	12" PINE
51	8" TWIN PINE
52	15" BIRCH
53	16" PINE
54	15" PINE
55	15" OAK
56	9" OAK
57	8" HW
58	9" HW
59	10" HW
60	8" TWIN HW
61	34" OAK
62	60" OAK
65	8" PINE
66	9" PINE
67	10" PINE
68	49" OAK
72	10" PINE
85	12" PINE
86	12" PINE
87	13" PINE
88	13" PINE
108	13" PINE
109	9" PINE
110	12" PINE
111	12" PINE
112	10" PINE
113	10" PINE
114	10" PINE
115	10" PINE
116	9" PINE
117	10" PINE
118	15" PINE
119	15" PINE
126	8" HW
159	16" OAK
160	16" OAK
162	45" OAK
163	20" PINE
166	10" OAK
167	15" GUM

EXISTING TREES TO BE REMOVED	
POINT #	TREE TYPE
168	16" PINE
170	8" PINE
171	9" PINE
172	13" PINE
173	19" PINE
203	8" HW
204	13" BRADFORD PEAR
205	10" HW
206	21" HW
207	8" HW
208	8" HW
209	8" HW
210	8" HW
211	11" HW
212	12" HW
213	10" HW
214	12" HW
215	8" 4" 6" 8" HW
216	9" 9" 11" 9" HW
217	12" 11" HW
218	10" HW
219	8" HW
220	12" HW
221	10" HW
222	10" HW
223	13" HW
247	14" HW
248	13" HW
249	11" HW
250	16" HW
251	20" 12" 8" 8" 8" 13" HW
252	12" HW
253	36" HW
254	8" HW
255	8" HW
256	10" HW
257	10" HW
258	8" HW
259	10" HW
260	8" HW
261	10" HW
262	8" HW
263	9" HW
264	29" HW

EXISTING TREES TO BE REMOVED	
POINT #	TREE TYPE
265	22" HW
266	22" HW
267	17" HW
268	20" HW
269	10" HW
270	9" TWIN HW
271	8" HW
272	10" HW
273	10" HW
274	9" HW
275	10" HW
276	10" HW
277	10" HW
278	12" BRADFORD PEAR
279	8" HW
280	12" HW
281	8" HW
282	10" HW
283	8" HW
284	9" HW
285	9" HW
286	9" HW
287	10" HW
288	22" HW
289	22" HW
290	12" HW
291	13" HW
292	13" HW
293	8" HW
294	10" HW
295	12" HW
296	9" HW
297	11" HW
298	11" HW
299	12" HW
300	9" HW
301	11" HW
302	24" HW
303	12" MAPLE
304	17" HW
305	12" HW
306	11" HW
307	13" HW
308	9" HW

EXISTING TREES TO BE REMOVED	
POINT #	TREE TYPE
310	42" HW
311	11" HW
312	9" HW
313	9" HW
314	12" HW
315	11" HW
316	38" OAK
317	12" HW
318	12" 8" TWIN HW
319	10" HW
320	26" HW
321	15" HW
322	13" HW
323	18" HW
324	12" HW
325	16" HW
326	10" HW
327	22" HW
328	20" HW
329	14" HW
330	23" HW
331	8" HW
332	12" HW
333	19" HW
334	8" HW
335	10" 18" TWIN HW
336	10" HW
337	17" HW
338	16" HW
339	12" HW
340	9" HW
341	12" HW
342	10" HW
343	10" HW
344	8" HW
345	16" 25" TWIN HW
346	17" HW
347	17" HW
348	15" HW
349	12" HW
351	15" HW
352	10" HW
357	24" HW
358	26" HW

EXISTING TREES TO BE REMOVED	
POINT #	TREE TYPE
359	11" HW
360	17" HW
361	22" HW
362	15" HW
363	11" HW
364	15" HW
365	29" HW
366	23" HW
367	16" 17" 18" TRIPLE HW
368	10" 18" TWIN HW
369	13" HW
370	9" HW
371	12" 8" 6" 7" HW
372	16" HW
373	12" HW
374	8" HW
375	8" HW
376	9" HW
377	13" HW
378	9" HW
379	12" HW
380	11" HW
381	10" HW
382	12" HW
383	13" HW
384	14" TRIPLE HW
385	23" HW
386	12" 8" TWIN HW
387	12" 15" 16" TRIPLE HW
388	14" HW
389	13" HW
390	20" HW
391	24" HW
392	9" 15" TWIN HW
393	17" HW
394	8" 11" TWIN HW
395	12" HW
396	20" 6" 10" 3" 4" 20" HW
397	9" HW
398	18" HW
399	8" HW
400	9" HW
401	8" HW
402	8" OAK

EXISTING TREES TO BE REMOVED	
POINT #	TREE TYPE
403	8" HW
404	11" HW
405	8" HW
406	11" 6" TWIN PINE
407	10" HW
408	14" HW
409	12" TWIN BRADFORD PEAR
410	8" 10" TWIN HW
411	8" HW
412	8" HW
413	8" HW
414	13" HW
415	8" 6" 4" TRIPLE HW
416	11" 15" 9" TRIPLE HW
417	14" HW
418	9" HW
419	15" HW
420	9" HW
421	8" HW
422	14" PINE
424	10" PINE
425	10" PINE
426	18" PINE
427	13" PINE
428	16" PINE
429	13" PINE
430	17" PINE
431	12" BRADFORD PEAR
432	8" HW
433	9" BIRCH
434	8" BIRCH
435	10" 6" 6" 5" 8" BRADFORD PEAR
436	10" HW
437	10" HW
438	9" BIRCH
439	12" PINE
440	14" PINE
441	15" PINE
442	15" PINE
443	9" PINE
444	9" PINE
445	15" PINE
446	13" PINE
447	12" PINE

EXISTING TREES TO BE REMOVED	
POINT #	TREE TYPE
448	8" PINE
451	10" PINE
452	8" PINE
453	8" PINE
454	9" PINE
455	8" PINE
456	8" PINE
457	8" PINE
458	8" PINE
459	11" PINE
460	14" PINE
461	11" PINE
462	11" PINE
463	13" PINE
464	10" PINE
465	13" PINE
466	8" PINE
467	12" PINE
468	11" PINE
469	13" PINE
470	10" PINE
471	15" PINE
472	9" PINE
473	14" PINE
474	8" BRADFORD PEAR
475	8" HW
476	19" BRADFORD PEAR
477	12" BRADFORD PEAR
478	12" BRADFORD PEAR
479	11" PINE
480	12" PINE
481	13" PINE
482	9" PINE
483	8" PINE
484	9" PINE
485	13" PINE
486	10" PINE
487	11" PINE
488	14" PINE
489	8" PINE
490	9" PINE
491	8" PINE
492	8" PINE
493	8" PINE

EXISTING TREES TO BE REMOVED	
POINT #	TREE TYPE
494	9" PINE
495	9" PINE
498	10" PINE
499	11" PINE
500	8" PINE
501	8" PINE
504	10" PINE
505	10" PINE
506	9" PINE
507	10" HW
509	9" PINE
510	13" PINE
512	9" PINE
515	12" BRADFORD PEAR
522	9" PINE
523	9" PINE
524	12" PINE
525	10" PINE
526	8" PINE
527	10" PINE
528	9" PINE
529	10" PINE
530	8" PINE
531	8" PINE
532	11" PINE
539	8" BRADFORD PEAR
540	15" PINE
541	8" PINE
542	8" PINE
543	8" PINE
544	8" PINE
545	9" PINE
548	8" GUM
549	T 10 GUM
550	9" PINE
551	8" 6" TWIN PINE
552	8" 6" TWIN PINE
553	8" PINE
554	8" PINE
555	11" PINE
556	9" PINE
557	13" PINE
558	8" PINE
559	12" PINE

EXISTING TREES TO BE REMOVED	
POINT #	TREE TYPE
560	9" PINE
561	9" PINE
586	10" TWIN PINE
587	11" PINE
588	12" PINE
589	9" PINE
590	9" PINE
591	10" TRIPLE PINE
593	9" PINE
616	8" PINE
617	9" PINE
618	12" PINE
619	14" PINE
620	13" PINE
621	13" PINE
622	12" PINE
623	11" PINE
635	10" PINE
637	9" PINE
638	12" PINE
639	11" PINE
640	9" OAK
641	14" PINE
642	15" PINE
650	8" PINE
651	8" PINE
652	10" PINE
653	10" PINE
654	10" PINE
655	12" PINE
658	8" BIRCH
659	10" PINE
660	8" OAK
661	8" PINE
662	18" PINE
663	14" PINE
664	9" PINE
665	11" PINE
666	10" PINE
667	10" PINE
668	12" PINE
669	15" PINE
670	12" PINE
671	9" PINE

EXISTING TREES TO BE REMOVED	
POINT #	TREE TYPE
672	10" PINE
673	12" PINE
674	14" PINE
675	10" PINE
676	10" PINE
677	12" PINE
678	10" PINE
679	9" PINE
680	13" PINE
681	9" PINE
682	9" PINE
688	10" PINE
689	10" PINE
692	10" PINE
694	9" PINE
695	10" PINE
705	8" PINE
706	10" PINE
707	10" PINE
709	9" TWIN PINE
710	12" PINE
711	9" PINE
712	9" PINE
713	8" PINE
714	9" PINE
715	10" PINE
716	8" PINE
717	9" PINE
718	10" PINE
719	9" PINE
720	9" PINE
721	8" PINE
722	9" PINE
723	12" PINE
724	8" PINE
725	10" PINE
726	12" PINE
727	12" PINE
728	8" BIRCH
731	8" PINE
737	13" PINE
738	10" PINE
739	8" PINE
740	9" PINE

EXISTING TREES TO BE REMOVED	
POINT #	TREE TYPE
741	13" PINE
742	10" PINE
743	9" PINE
744	10" PINE
745	10" PINE
746	13" PINE
747	10" PINE
748	10" PINE
749	11" PINE
750	9" PINE
751	8" SWEETGUM
752	9" SWEETGUM
753	14" TWIN PINE
754	10" PINE
755	8" SWEETGUM
756	14" PINE
757	10" OAK
758	12" PINE
759	12" PINE
760	8" TWIN PINE
761	10" PINE
762	10" PINE
763	16" PINE
764	12" PINE
765	10" PINE
766	10" PINE
767	8" PINE
768	10" TWIN PINE
769	10" PINE
770	10" PINE
771	10" PINE
772	15" PINE
773	9" PINE
774	9" PINE
775	10" PINE
776	12" PINE
777	10" PINE
778	10" PINE
779	10" PINE
780	9" PINE
781	10" PINE
782	10" PINE
783	10" PINE
784	12" PINE

EXISTING TREES TO BE REMOVED	
POINT #	TREE TYPE
785	15" PINE
786	10" PINE
787	10" PINE
788	9" PINE
789	10" PINE
790	12" PINE
791	8" PINE
792	12" PINE
793	10" PINE
794	14" PINE
795	14" PINE
796	10" PINE
797	8" PINE
802	8" PINE
803	8" PINE
804	8" PINE
805	10" PINE
806	9" PINE
807	10" TWIN
808	10" PINE
809	10" PINE
810	12" PINE
811	10" PINE
812	9" PINE
813	10" PINE
814	9" PINE
815	12" TRIPLE BRADFORD PEAR
816	8" SWEETGUM
817	8" SWEETGUM
818	9" OAK

SUMMARY TABLE:

TOTAL SPECIMEN TREES TO BE REMOVED / REPLACED: ***28***
CANOPY TOTAL: 24
UNDERSTORY TOTAL: 4

TOTAL SPECIMEN TREES TO BE SAVED: ***16***
CANOPY TOTAL: 13
UNDERSTORY TOTAL: 3

SPECIMEN TREE CREDITS
TO APPLY TO THE MIN. CANOPY COVERAGE: ***56***
8"+ UNDERSTORY: 2 / UNDERSTORY = 3*2 = 6
20" - 30": 3 / CANOPY: 6*3 = 18
31" - 41": 4 / CANOPY: 3*4 = 12
42" + : 5 / CANOPY: 4*5 = 20

REGULAR TREE CREDITS: ***252***
1 / TREE =

TOTAL TREE CREDITS: ***324***
56 + 252 = 308

* *REFER TO L100 FOR TREE REPLACEMENT.*
* NO CREDIT SHALL BE PERMITTED FOR BRADFORD PEAR.

REV #	DATE	DESCRIPTION
1	12.08.22	TOWF REVIEW COMMENTS: 11.18.22
2	03.09.23	TOWF REVIEW COMMENTS: 02.09.23
3	04.xx.23	TOWF REVIEW COMMENTS: 03.31.23

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 20234 THOMAS S. SPEIGHT, JR. 3/31/2023

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2624 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

BURLINGTON MILLS AT CAPITAL BLVD. SE
CONDITIONAL DISTRICT REZONING
SP-22-36
BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587
WAKE COUNTY

EXISTING TREE CHARTS

Project Engineer:	TSG
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
C102

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REV #	DATE	DESCRIPTION
1	12.08.22	TOWF REVIEW COMMENTS: 11.18.22
2	03.09.23	TOWF REVIEW COMMENTS: 02.09.23
3	04.xx.23	TOWF REVIEW COMMENTS: 03.31.23

NORTH CAROLINA PROFESSIONAL SEAL
20234
3/31/2023
THOMAS S. SPEIGHT, JR.
ENGINEER

Bateman Civil Survey Company
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2624 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

BURLINGTON MILLS AT CAPITAL BLVD. SE
CONDITIONAL DISTRICT REZONING
SP-22-36

BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587
WAKE COUNTY

EXISTING AERIAL

Project Engineer:	TSG
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
C103

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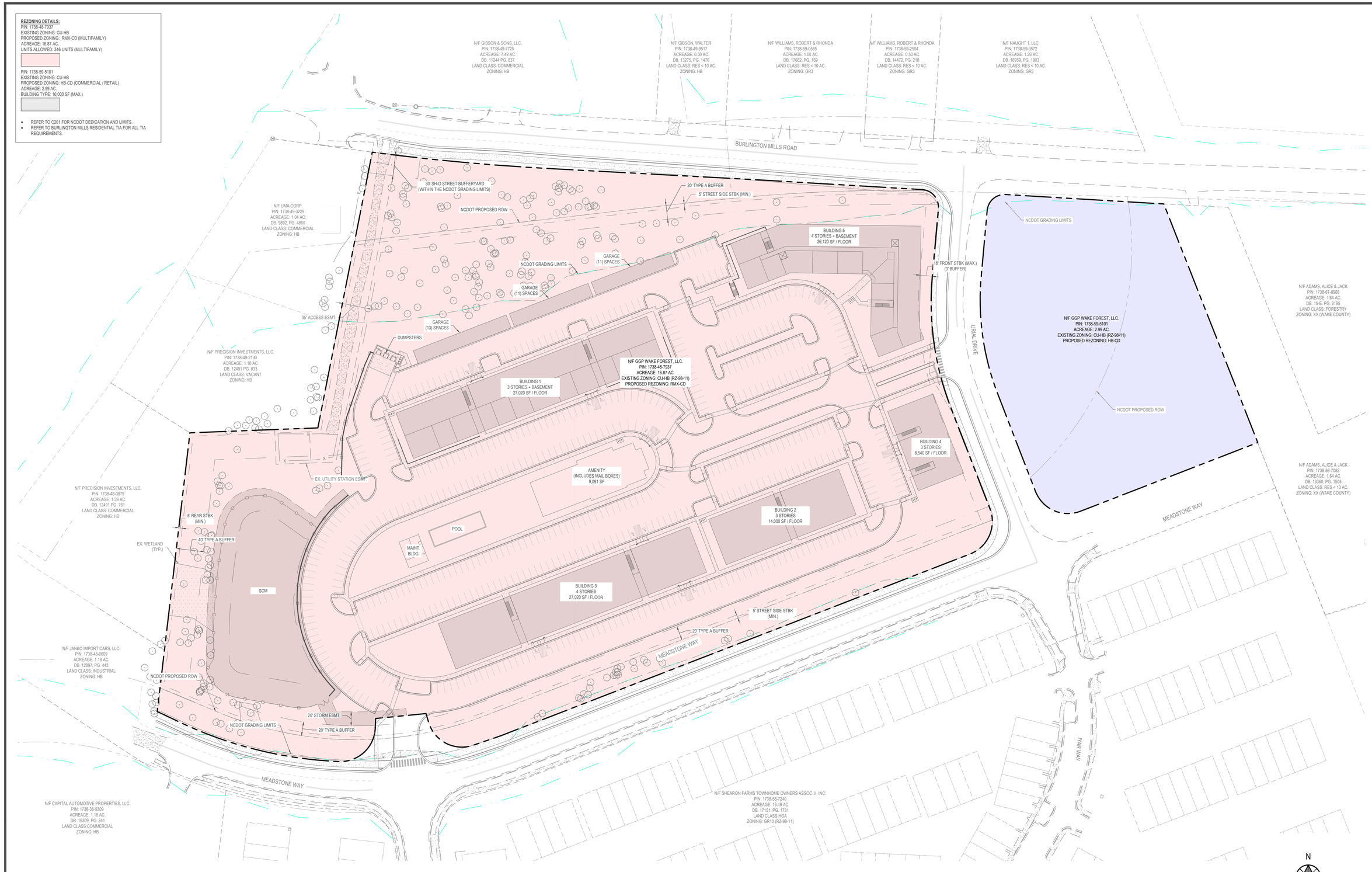
REZONING DETAILS:
PIN: 1738-48-7937
EXISTING ZONING: CU-HB
PROPOSED ZONING: RMX-CD (MULTIFAMILY)
ACREAGE: 16.87 AC.
UNITS ALLOWED: 346 UNITS (MULTIFAMILY)

PIN: 1738-59-5101
EXISTING ZONING: CU-HB
PROPOSED ZONING: HB-CD (COMMERCIAL / RETAIL)
ACREAGE: 2.99 AC.
BUILDING TYPE: 10,000 SF (MAX.)

- REFER TO C201 FOR NCDOT DEDICATION AND LIMITS.
- REFER TO BURLINGTON MILLS RESIDENTIAL TIA FOR ALL TIA REQUIREMENTS.



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3	04.xx.23	TOWF REVIEW COMMENTS: 03.31.23

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
THOMAS S. SPECHT, JR.
20234
03/31/2023

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2624 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

BURLINGTON MILLS AT CAPITAL BLVD. SE
CONDITIONAL DISTRICT REZONING
SP-22-36

BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587
WAKE COUNTY

OVERALL MASTERPLAN

Project Engineer:	TSG
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
C200

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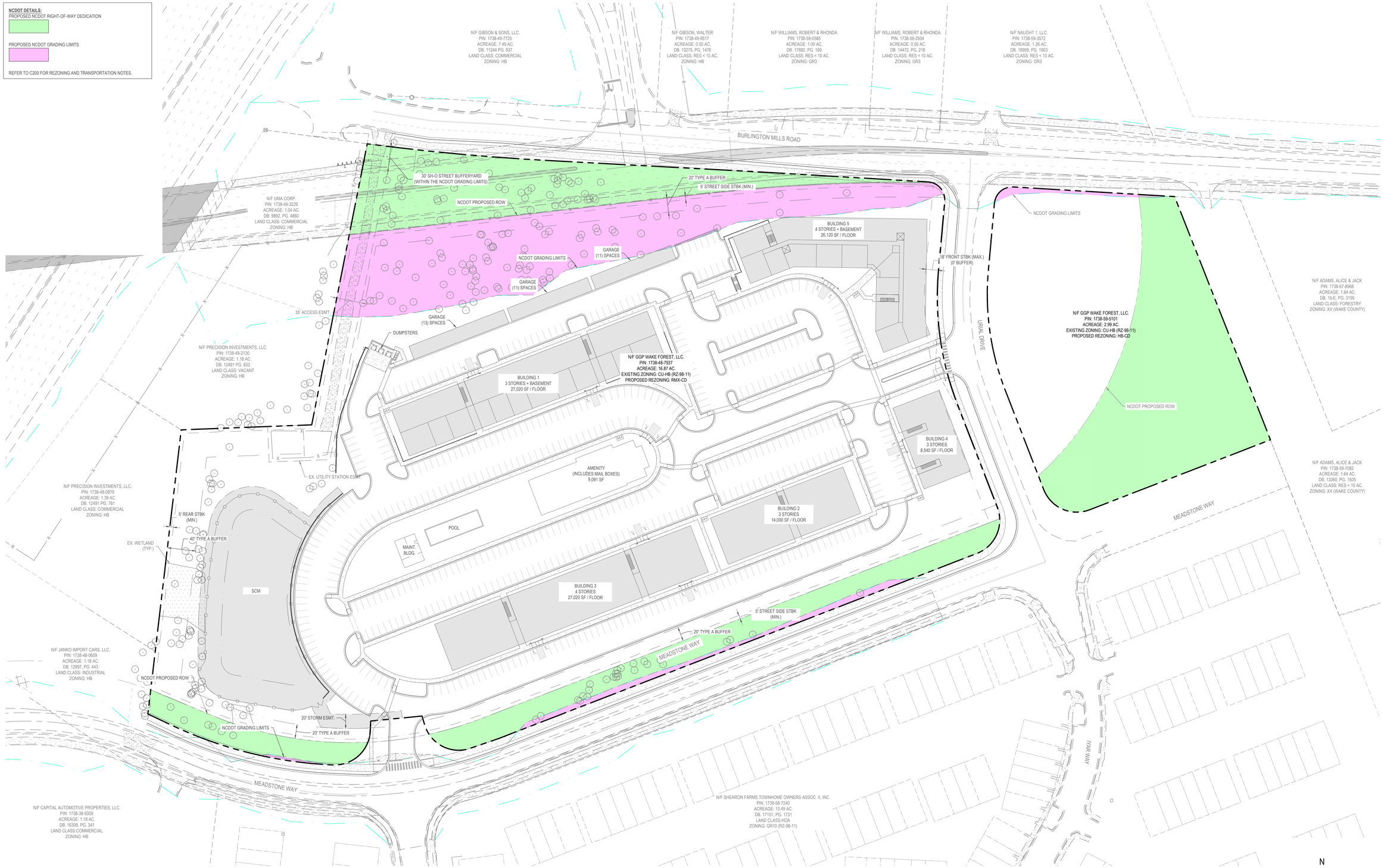
NCDOT DETAILS:
PROPOSED NCDOT RIGHT-OF-WAY DEDICATION

PROPOSED NCDOT GRADING LIMITS

REFER TO C200 FOR REZONING AND TRANSPORTATION NOTES.



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2	03.09.23	TOWF REVIEW COMMENTS: 02.09.23
3	04.xx.23	TOWF REVIEW COMMENTS: 03.31.23

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NORTH CAROLINA PROFESSIONAL SEAL 20234 ENGINEER THOMAS S. SPECHT, JR.
Thomas S. Specht, Jr., P.E.
3/31/2023

Bateman Civil Survey Company
Engineers • Surveyors • Planners
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NCBELS FIRM No. C-2378

BURLINGTON MILLS AT CAPITAL BLVD. SE
CONDITIONAL DISTRICT REZONING
SP-22-36

BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587
WAKE COUNTY

OVERALL NCDOT DEDICATION PLAN

Project Engineer:	TSG
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
C201

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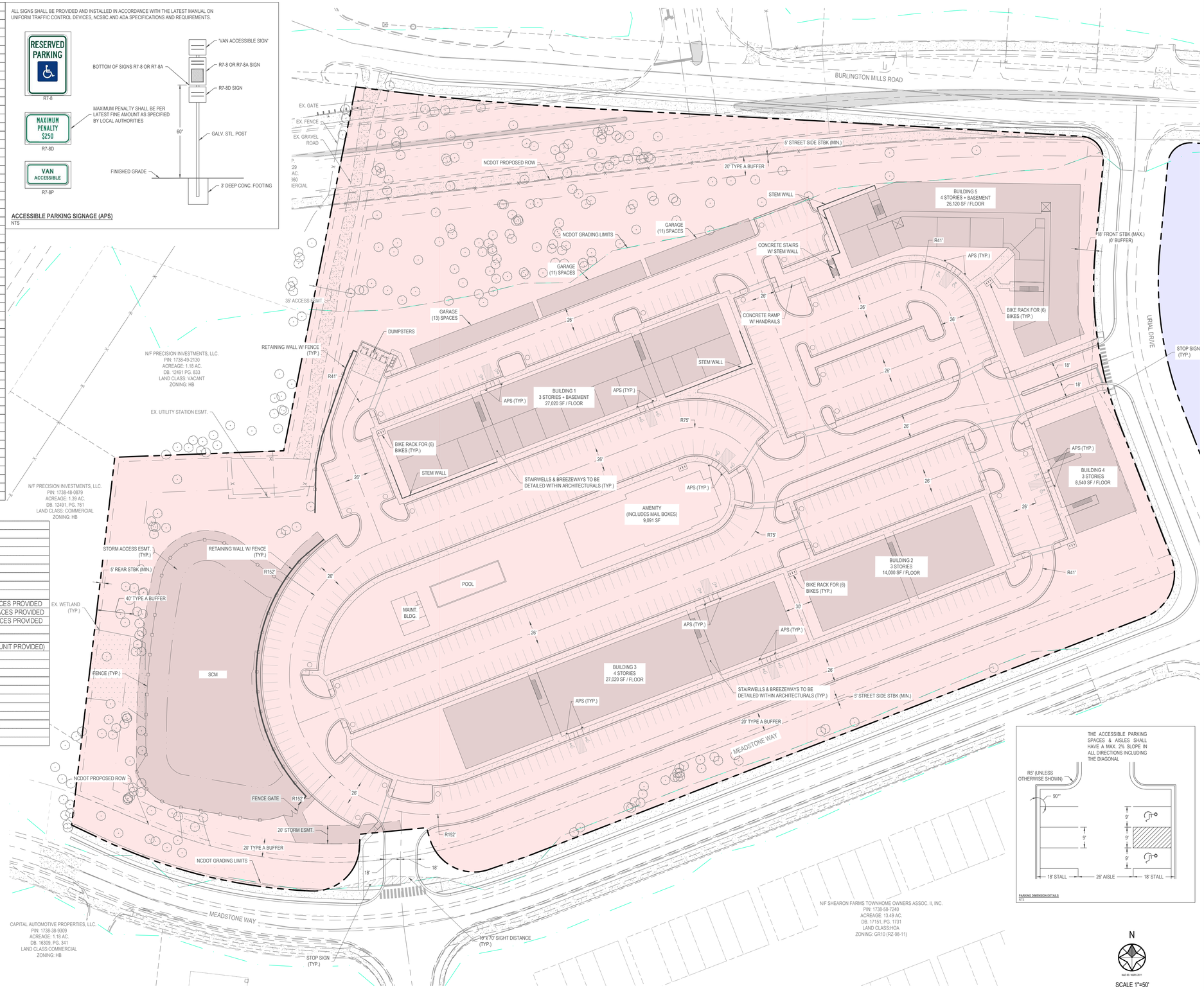
SITE DATA	
OWNER	GGP WAKE FOREST, LLC.
ADDRESS	2508 & 2608 BURLINGTON MILLS ROAD
	WAKE FOREST, NC 27587
PIN	1738-48-7937
REAL ID	63680
ACREAGE	16.87 AC.
OVERLAY	SH1-O DISTRICT
EXISTING USE	VACANT
PROPOSED USE	APARTMENTS
ZONING	CU HB (RZ-98-11)
PROPOSED REZONING	RMX-CD
PIN	1738-59-5101
REAL ID	63661
ACREAGE	2.99 AC.
OVERLAY	SH1-O DISTRICT
EXISTING USE	VACANT
PROPOSED USE	IN ACCORDANCE WITH PROPOSED CONDITIONS
ZONING	CU HB (RZ-98-11)
PROPOSED REZONING	HB-CD
WATERSHED	MILBURNIE LAKE-NEUSE RIVER
RIVER BASIN	NEUSE
FEMA MAP	MAP#3720173800K DATE 07/19/22
TOTAL REZONING ACREAGE	19.86 AC.
DEVELOPMENT TYPE (RMX-CD ONLY - 16.87 AC.)	
BUILDING HEIGHT	5-STORY MAXIMUM
UNITS ALLOWED	346 UNITS (MAX.)
SETBACKS (RMX-CD ONLY)	
FRONT / CORNER	18' MAX.
STREET SIDE	5' MIN.
REAR	5' MIN.
TREE COVERAGE (RMX-CD ONLY - 16.87 AC.)	
COVERAGE REQUIRED	1 TREE / 10,000 SF (74 TREES)
COVERAGE PROVIDED	268 TREES PROVIDED / SAVED
OPEN SPACE & PARK SPACE (RMX-CD ONLY - 16.87 AC.)	
OPEN SPACE CALCS	5% = 0.84 AC. (UNIMPROVED)
OPEN SPACE REQUIRED / PROVIDED	5% = 0.84 AC.
PARK SPACE CALCS.	2% = 0.34 AC. (IMPROVED)
PARK SPACE REQUIRED / PROVIDED	2% = 0.34 AC.
IMPERVIOUS (RMX-CD ONLY)	
NET TRACT AREA	16.87 AC. (734,857.2 SF)
EXISTING IMPERVIOUS	7,474 SF (UTILITY STATION ROAD)
ROW IMPROVEMENTS	81,819 SF
BUILDINGS	111,000 SF
SIDEWALKS	34,259 SF
ROADWAY B-B	214,853 SF
PROPOSED IMPERVIOUS	449,405 SF (61.1%)

PARKING (RMX-CD ONLY)	
TOTAL UNITS	346 UNITS
TOTAL BEDROOMS	547 BEDROOMS
UDO PARKING CALCS.	1.8 SPACES / UNIT
UDO PARKING REQUIRED	623 SPACES
RMX-CD PARKING CALCS.	1.6 SPACES / UNIT
RMX-CD PARKING REQUIRED	554 SPACES REQUIRED
PARKING SPACES REQUIRED PER BEDRM (1:1 RATIO)	(1) BDRM UNITS AT 1 SPACE / 182 BDRM = 182 SPACES PROVIDED
	(2) BDRM UNITS AT 2 SPACES / 127 BDRM = 254 SPACES PROVIDED
	(3) BDRM UNITS AT 3 SPACES / 37 BDRM = 111 SPACES PROVIDED
TOTAL PARKING SPACES REQUIRED PER BDRM	547 SPACES (1:1 RATIO)
RMX-CD PARKING PROVIDED	541 SPACES + 35 GARAGE SPACES (1.66 SPACES / UNIT PROVIDED)
TOTAL RMX-CD PARKING PROVIDED	576 SPACES
ADA PARKING CALCS.	501 - 1,000 (2% OF TOTAL)
ADA PARKING REQUIRED	12 SPACES
ADA PARKING PROVIDED	16 SPACES
BIKE PARKING (RMX-CD ONLY)	
BIKE PARKING CALCS.	2 SPACES / 40 AUTO SPACES
	576 TOTAL SPACES / 40 = 14 * 2 = 28
BIKE PARKING REQUIRED	28 BIKE SPACES REQUIRED
BIKE PARKING PROVIDED	30 BIKE SPACES PROVIDED

ALL SIGNS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, NCSBC AND ADA SPECIFICATIONS AND REQUIREMENTS.

ACCESSIBLE PARKING SIGNAGE (APS)
NTS



PARKING DIMENSION DETAILS
NTS

SITE DATA:
PIN: 1738-48-6714
EXISTING ZONING: CU-HB
PROPOSED ZONING: ***RMX-CD (MULTIFAMILY)***
ACREAGE: ***16.87 AC.***
UNITS ALLOWED: 346 UNITS (MULTIFAMILY)
PROPOSED MASTER PLAN MODIFICATION: ELIMINATE PREVIOUS 1998 AND 2004 MASTER PLAN CONDITIONS. MAINTAIN THE APPROVED DENSITY ALLOWING FOR THE MAXIMUM 360 UNITS.

PIN: 1738-59-4108
EXISTING ZONING: CU-HB
PROPOSED ZONING: ***HB-CD (COMMERCIAL / RETAIL)***
ACREAGE: ***2.99 AC.***
BUILDING DETAILS: 10,000 SF (MAX.)
PROPOSED MASTER PLAN MODIFICATION: ELIMINATE PREVIOUS 1998 AND 2004 MASTER PLAN CONDITIONS. ALLOW FOR COMMERCIAL / RETAIL USE WITHIN THE HB-CD ZONING.

REFER TO C200 FOR REZONING AND TRANSPORTATION NOTES.
REFER TO C201 FOR NCDOT DEDICATION AND LIMITS.

GENERAL NOTES:

1. ALL LANDSCAPE BUFFERS AND BUILDING SETBACKS ARE BASED OFF OF THE MOST CURRENT NCDOT LINE WORK FOR THE PROPOSED RIGHT-OF-WAY AND TAKING INTO CONSIDERATION THE GRADING LIMITS. REFER TO C201 FOR CLARIFICATION.
2. ALL ROAD IMPROVEMENTS INCLUDING BUT NOT LIMITED TO ROAD WIDENING, LANE DIMENSIONS, SIDEWALKS, GREENWAY TRAILS, ETC. ARE OFFSET FROM THE CURRENT, EXISTING AND SURVEYED CENTERLINE FOR BURLINGTON MILLS ROAD, URIAL DRIVE AND MEADSTONE WAY. THIS DIRECTLY REFERENCES THE WAKE FOREST CTP.
3. ALL SIDEWALKS ARE CONCRETE; THEY ARE 6' AGAINST BACK OF CURB (BOC) AND 5' AT ALL OTHER CONNECTING POINTS.
4. WHEN REQUIRED, POOL SHALL BE PUMPED TO SANITARY SEWER SYSTEM WITH A 50 GPM MAX DISCHARGE RATE.
5. HVAC UNITS TO BE ROOF MOUNTED AND SCREENED FROM PUBLIC VIEW.
6. REFER TO C400 SHEETS FOR RETAINING WALL DETAILS AND ADDITIONAL ACCESS EASEMENT NOTES.

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
THOMAS S. SPEIGHT, JR.
20234
3/3/2023
THOMAS S. SPEIGHT, JR.

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2624 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

BURLINGTON MILLS AT CAPITAL BLVD. SE
CONDITIONAL DISTRICT REZONING
SP-22-36

BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587
WAKE COUNTY

SITE PLAN (RMX-CD)

Project Engineer:	TSG
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
C202

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STANDARD UTILITY NOTES (AS APPLICABLE):

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:
3. 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
4. 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.
5. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
6. 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
7. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
8. 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 W411 & S-49)
9. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
10. 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
11. 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
12. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
13. 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
14. 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
15. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
16. 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
17. 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.
18. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
19. 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
20. 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
21. 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

LEGEND:

- BACK WATER VALVE
- CABLE STRUCTURE
- ELECTRIC STRUCTURE
- EXISTING CABLE LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC POLE
- EXISTING LIGHT POLE
- EXISTING SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING TREES
- EXISTING ELECTRICAL LINE
- EXISTING WATER LINE
- FDC
- FIRE HYDRANT ASSEMBLY
- GAS LINE
- GRINDER PUMP
- HAND HOLE
- PROPOSED LIGHT POLE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- SEWER CLEAN OUT (4" DIA)
- SEWER MANHOLE
- SEWER SERVICE
- TELEPHONE STRUCTURE
- TRANSFORMER
- WATER MANHOLE
- WATER METER
- WATER REDUCER
- WATER SERVICE
- WATER VALVE

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SEWER SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL
SSMH - 4	SSMH - 5	8	111.05	3.00%	PVC
SSMH - 3	SSMH - 4	8	91.96	4.00%	PVC
SSMH - 6	SSMH - 5	8	101.72	0.40%	PVC
SSMH - 7	SSMH - 6	8	388.12	0.55%	PVC
SSMH - 5	EX-SSMH	8	114.62	0.56%	PVC
SSMH - 2	SSMH - 3	8	91.00	4.00%	PVC
SSMH - 1	SSMH - 2	8	316.00	1.00%	PVC

SANITARY SEWER STRUCTURE TABLE

STRUCTURE	RIM EL	STRUCTURE IN	INVERT IN	INVERT OUT
EX-SSMH	249.03	SSMH - 5	240.83	
SSMH - 1	262.22			255.76
SSMH - 2	259.44	SSMH - 1	252.60	252.47
SSMH - 3	256.03	SSMH - 2	248.83	248.73
SSMH - 4	252.78	SSMH - 3	245.05	244.93
SSMH - 5	248.66	SSMH - 4 SSMH - 6	241.60 241.60	241.47
SSMH - 6	248.61	SSMH - 7	242.15	242.00
SSMH - 7	249.53			244.28

GENERAL NOTES:

1. MASTERED 8" WATER METER (WM) AT MEADSTONE WAY.
2. ALL BUILDING WATERLINES HAVE A 4" FIRE LINE AND A 1.5" DOMESTIC LINE.
3. ALL WATERLINE BENDS PROVIDE THRUST BLOCKING.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 20234 THOMAS SPEIGHT, JR.
Thomas S. Speight, Jr., P.E.
3/31/2023

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NCBELS FIRM No. C-2378

BURLINGTON MILLS AT CAPITAL BLVD. SE
CONDITIONAL DISTRICT REZONING

SP-22-36
BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587
WAKE COUNTY

UTILITY PLAN

Project Engineer:	TSG
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
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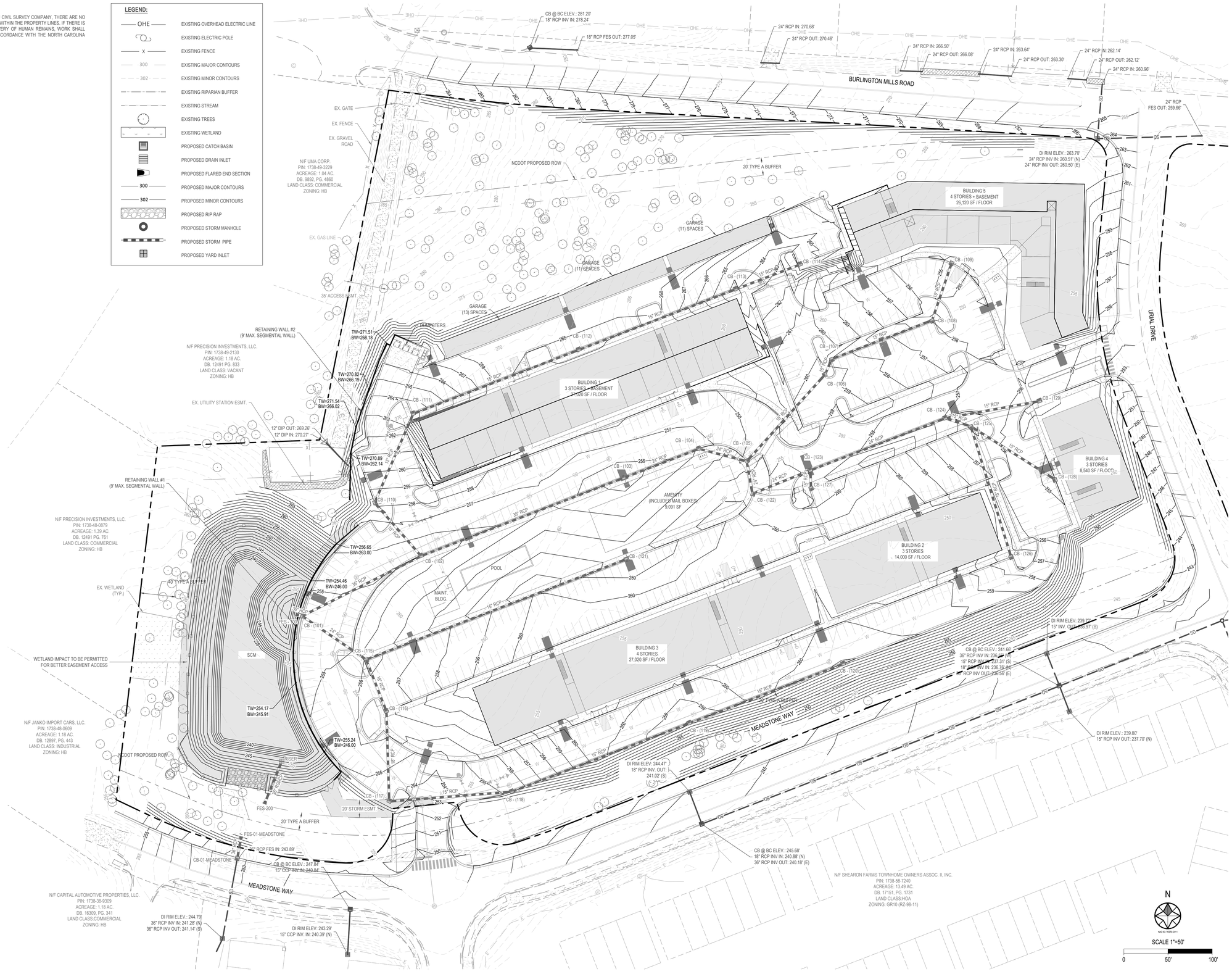
GENERAL NOTES:
PER SURVEY BY BATEMAN CIVIL SURVEY COMPANY, THERE ARE NO CEMETERIES OR GRAVES WITHIN THE PROPERTY LINES. IF THERE IS AN INADVERTENT DISCOVERY OF HUMAN REMAINS, WORK SHALL STOP IMMEDIATELY IN ACCORDANCE WITH THE NORTH CAROLINA GENERAL STATUTES.

LEGEND:

- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC POLE
- X — EXISTING FENCE
- 300 — EXISTING MAJOR CONTOURS
- 302 — EXISTING MINOR CONTOURS
- EXISTING RIPARIAN BUFFER
- EXISTING STREAM
- EXISTING TREES
- EXISTING WETLAND
- PROPOSED CATCH BASIN
- PROPOSED DRAIN INLET
- PROPOSED FLARED END SECTION
- 300 — PROPOSED MAJOR CONTOURS
- 302 — PROPOSED MINOR CONTOURS
- PROPOSED RIP RAP
- PROPOSED STORM MANHOLE
- PROPOSED STORM PIPE
- PROPOSED YARD INLET



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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 20234 THOMAS S. SPEIGHT, JR. 03/13/2023

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

BURLINGTON MILLS AT CAPITAL BLVD. SE
CONDITIONAL DISTRICT REZONING
SP-22-36
BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587
WAKE COUNTY

GRADING & DRAINAGE PLAN

Project Engineer:	TSG
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

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STORM STRUCTURE TABLE

STRUCTURE	RIM EL	STRUCTURE IN	INVERT 1N	INVERT OUT
CB - (101)	254.51	CB - (102) CB - (115)	247.68 247.68	247.68
CB - (102)	255.45	CB - (103) CB - (110)	248.38 250.27	248.38
CB - (103)	255.59	CB - (104)	249.37	249.37
CB - (104)	257.07	CB - (105)	249.73	249.73
CB - (105)	258.43	CB - (106) CB - (122)	249.96 249.96	249.96
CB - (106)	259.61	CB - (107)	250.49	250.49
CB - (107)	258.98	CB - (108)	250.56	250.56
CB - (108)	256.48	CB - (109)	251.05	251.05
CB - (109)	254.83			251.33
CB - (110)	258.75	CB - (111)	253.47	253.47
CB - (111)	263.65	CB - (112)	256.77	256.77
CB - (112)	267.61	CB - (113)	257.71	257.77
CB - (113)	264.07	CB - (114)	258.66	258.66
CB - (114)	265.05			259.05
CB - (115)	256.06	CB - (121) CB - (116)	251.82 248.08	248.08
CB - (116)	256.67	CB - (117)	248.39	248.39
CB - (117)	254.58	CB - (118)	248.90	248.90
CB - (118)	255.67	CB - (119)	249.60	249.60
CB - (119)	258.38	CB - (120)	250.68	250.68
CB - (120)	259.30			251.74

STORM STRUCTURE TABLE

STRUCTURE	RIM EL	STRUCTURE IN	INVERT 1N	INVERT OUT
CB - (121)	258.40			253.40
CB - (122)	259.46	CB - (123)	250.14	250.14
CB - (123)	259.08	CB - (124) CB - (127)	250.50 253.60	250.50
CB - (124)	257.47	CB - (129) CB - (125)	251.32 251.32	251.32
CB - (125)	256.37	CB - (126) CB - (128)	251.47 251.47	251.47
CB - (126)	257.33			252.24
CB - (127)	258.46			254.80
CB - (128)	255.00			252.03
CB - (129)	256.31			251.86
FES-200	242.82	RISER	239.41	
FES - 100	250.92	CB - (101)	247.50	
RISER	245.00			239.67

STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL
CB - (127)	CB - (123)	15	19.97	6.03%	RCP
CB - (105)	CB - (122)	24	37.24	0.50%	RCP
CB - (124)	CB - (129)	15	108.67	0.50%	RCP
CB - (123)	CB - (124)	24	163.85	0.50%	RCP
CB - (122)	CB - (123)	24	70.69	0.50%	RCP
CB - (115)	CB - (121)	15	315.81	0.50%	RCP
CB - (115)	CB - (116)	18	63.00	0.50%	RCP
CB - (125)	CB - (128)	15	113.46	0.50%	RCP
CB - (125)	CB - (126)	15	154.36	0.50%	RCP
CB - (124)	CB - (125)	15	30.28	0.50%	RCP
CB - (119)	CB - (120)	15	186.69	0.57%	RCP
CB - (118)	CB - (119)	15	215.59	0.50%	RCP
CB - (117)	CB - (118)	15	139.43	0.50%	RCP
CB - (116)	CB - (117)	18	101.99	0.50%	RCP
CB - (101)	CB - (115)	24	87.63	0.45%	RCP
CB - (113)	CB - (114)	15	78.07	0.50%	RCP
CB - (112)	CB - (113)	15	190.64	0.50%	RCP
CB - (111)	CB - (112)	15	201.09	0.50%	RCP
CB - (110)	CB - (111)	15	109.82	3.00%	RCP
CB - (102)	CB - (110)	15	80.06	4.00%	RCP

STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL
CB - (106)	CB - (107)	18	18.72	0.40%	RCP
CB - (107)	CB - (108)	15	122.00	0.40%	RCP
CB - (108)	CB - (109)	15	68.91	0.40%	RCP
CB - (105)	CB - (106)	18	132.74	0.40%	RCP
CB - (104)	CB - (105)	24	55.91	0.40%	RCP
CB - (103)	CB - (104)	24	91.32	0.40%	RCP
CB - (102)	CB - (103)	36	246.03	0.40%	RCP
CB - (101)	CB - (102)	36	150.86	0.46%	RCP
FES - 100	CB - (101)	36	7.43	2.49%	RCP
RISER	FES-200	36	51.95	0.50%	RGRCP

REV #	DATE	DESCRIPTION
1	12.08.22	TOWF REVIEW COMMENTS: 11.18.22
2	03.09.23	TOWF REVIEW COMMENTS: 02.09.23
3	04.xx.23	TOWF REVIEW COMMENTS: 03.31.23

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 20234 THOMAS S. SPEIGHT, JR.
THOMAS S. SPEIGHT, JR., P.E., R.S.
4/5/2023

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2624 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

BURLINGTON MILLS AT CAPITAL BLVD. SE
CONDITIONAL DISTRICT REZONING
SP-22-36

BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587
WAKE COUNTY

STORM PIPE & STRUCTURE TABLES

Project Engineer:	TSG
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
C401

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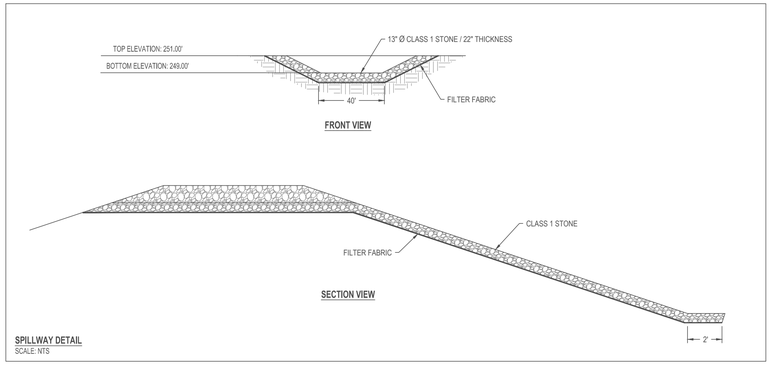
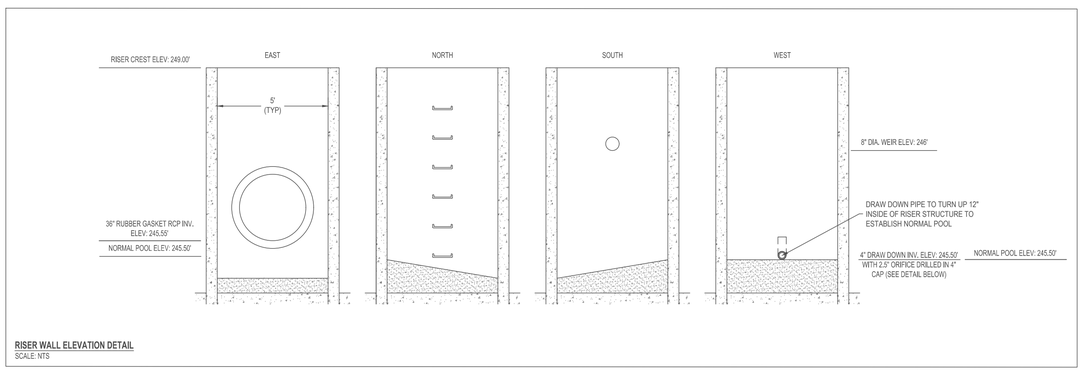
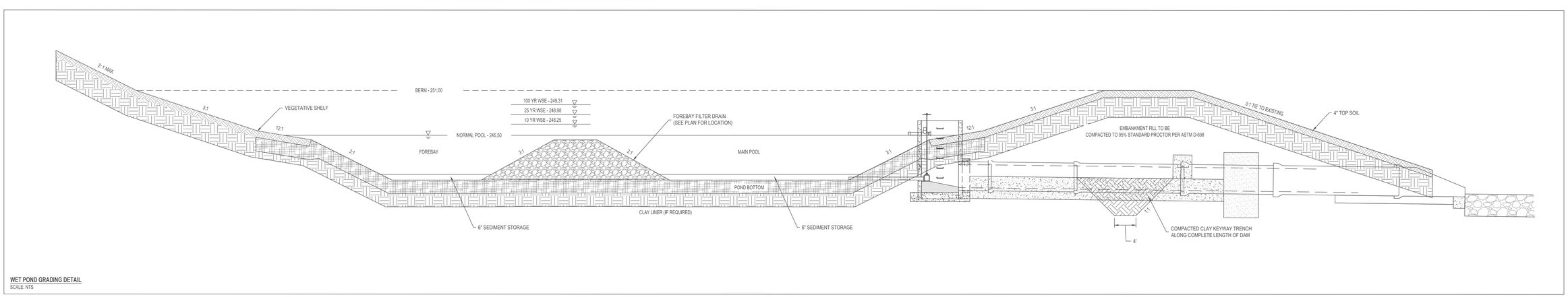


SPILLWAY DETAIL
SCALE: NTS



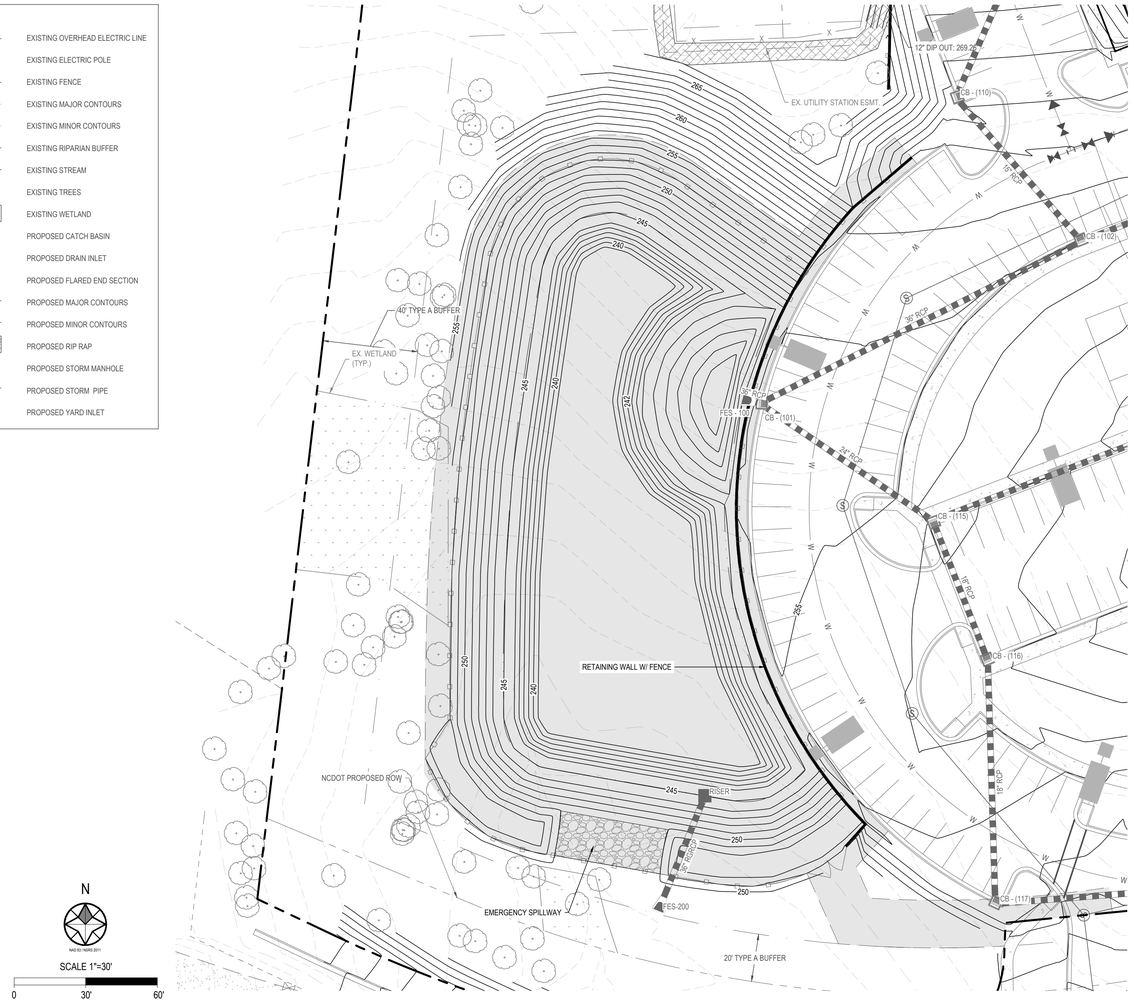
RISER WALL ELEVATION DETAIL
SCALE: NTS



WET POND GRADING DETAIL
SCALE: NTS

LEGEND:

- OHE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC POLE
- X — EXISTING FENCE
- 300 — EXISTING MAJOR CONTOURS
- 302 — EXISTING MINOR CONTOURS
- EXISTING RIPARIAN BUFFER
- EXISTING STREAM
- EXISTING TREES
- EXISTING WETLAND
- PROPOSED CATCH BASIN
- PROPOSED DRAIN INLET
- PROPOSED FLARED END SECTION
- 300 — PROPOSED MAJOR CONTOURS
- 302 — PROPOSED MINOR CONTOURS
- PROPOSED RIP RAP
- PROPOSED STORM MANHOLE
- PROPOSED STORM PIPE
- PROPOSED YARD INLET



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2	03.09.23	TOWF REVIEW COMMENTS: 02.09.23
3	04.xx.23	TOWF REVIEW COMMENTS: 03.31.23

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 20234 THOMAS S. SPEIGHT, JR. 4/3/2023

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BURLINGTON MILLS AT CAPITAL BLVD. SE CONDITIONAL DISTRICT REZONING

SP-22-36

BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587
WAKE COUNTY

SCM GRADING PLAN

Project Engineer:	TSG
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
C500

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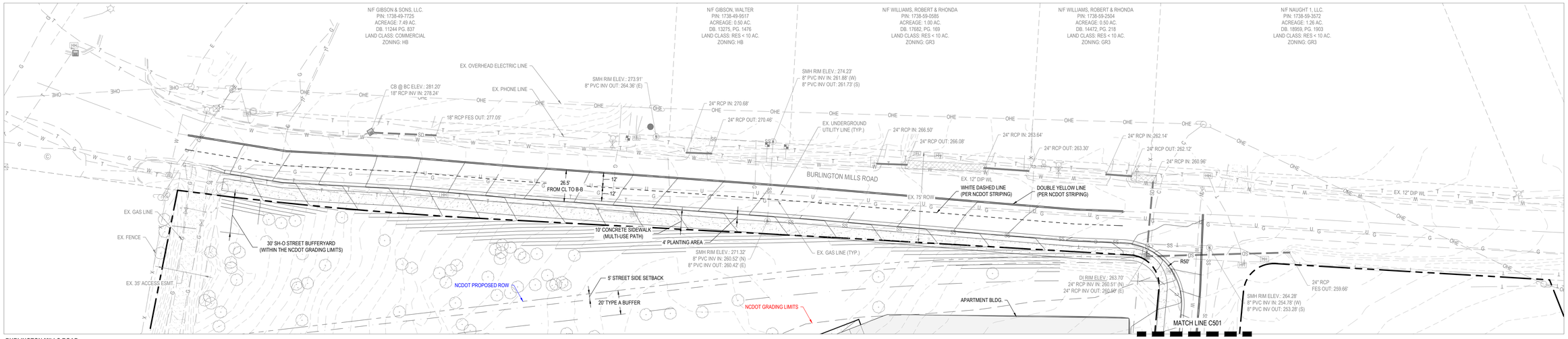
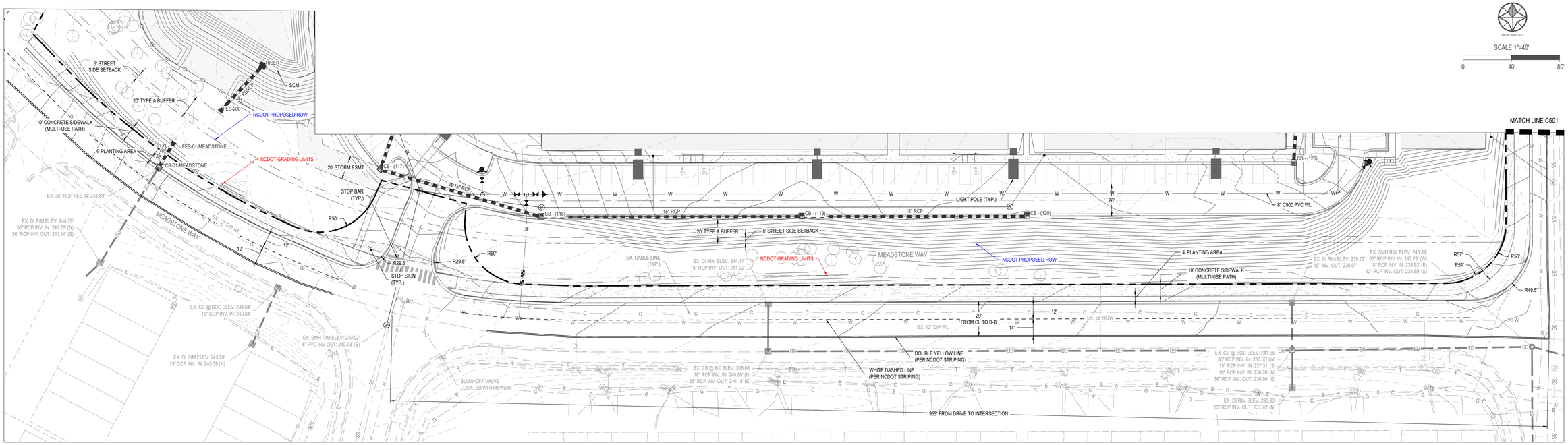
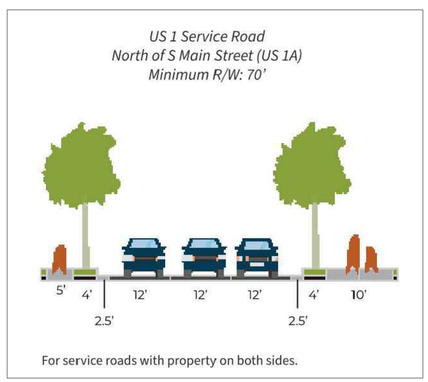


BURLINGTON MILLS ROAD
SCALE: 1" = 40'



MEADSTONE WAY
SCALE: 1" = 40'

N
SCALE 1"=40'
0 40' 80'



N
SCALE 1"=40'
0 40' 80'

REV #	DATE	DESCRIPTION
1	12.08.22	TOWF REVIEW COMMENTS: 11.18.22
2	03.09.23	TOWF REVIEW COMMENTS: 02.09.23
3	04.xx.23	TOWF REVIEW COMMENTS: 03.31.23

NORTH CAROLINA PROFESSIONAL SEAL ENGINEER 20234 3/3/2023 THOMAS SPEICHER, JR.

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NCBELS FIRM No. C-2378

BURLINGTON MILLS AT CAPITAL BLVD. SE CONDITIONAL DISTRICT REZONING

SP-22-36
BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587
WAKE COUNTY

BURLINGTON MILLS & MEADOWSTONE WAY ROADWAY PLANS

Project Engineer:	TSG
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
C600

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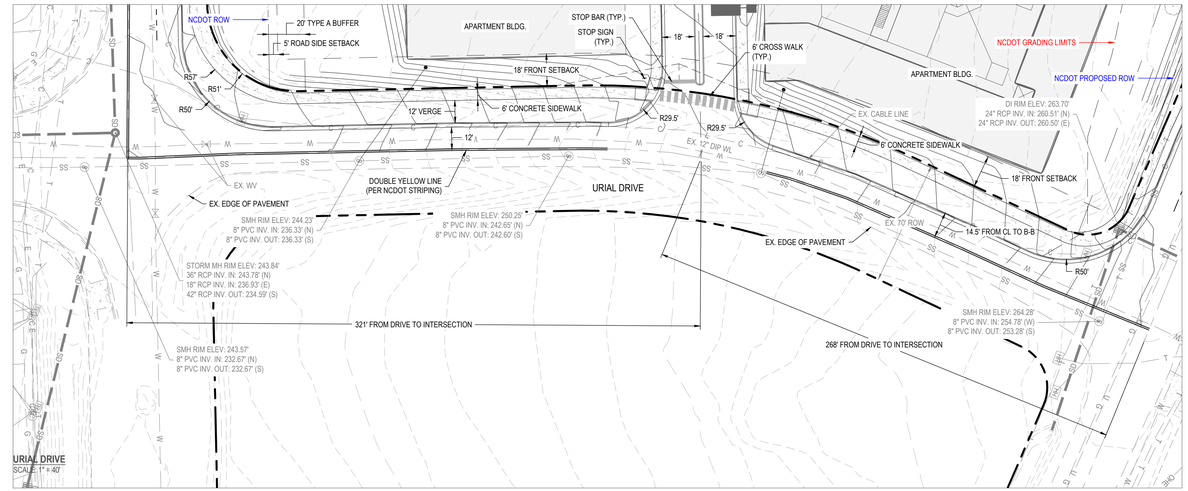

2A - Two Lane Undivided
Minimum R/W: 55'

	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Bike Lane	N/A	5-6 feet
Parking	N/A	N/A
Curb and Gutter	2.5 feet	N/A
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

N

SCALE 1"=40'

0 40' 80'

REV #	DATE	DESCRIPTION
1	12.08.22	TOWF REVIEW COMMENTS: 11.18.22
2	03.09.23	TOWF REVIEW COMMENTS: 02.09.23
3	04.xx.23	TOWF REVIEW COMMENTS: 03.31.23

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
Tyler S. Speight, P.E., R.L.S.
20234
3/31/2023
TYLER S. SPEIGHT, JR.

Bateman Civil Survey Company
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NCBELS FIRM No. C-2378

BURLINGTON MILLS AT CAPITAL BLVD. SE
CONDITIONAL DISTRICT REZONING
SP-22-36
BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587
WAKE COUNTY

URIAL DRIVE ROADWAY PLANS

Project Engineer:	TSG
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

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C601

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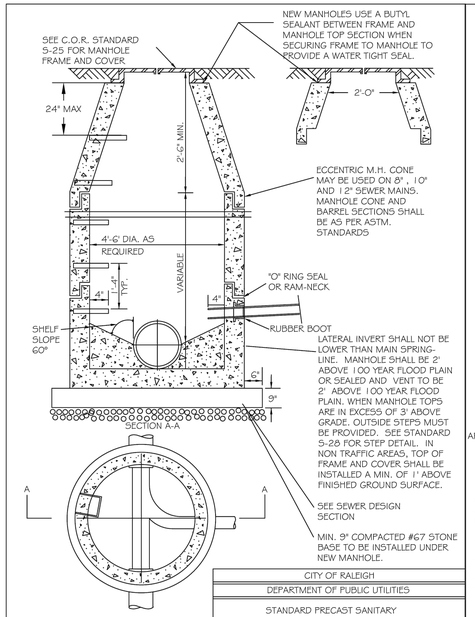
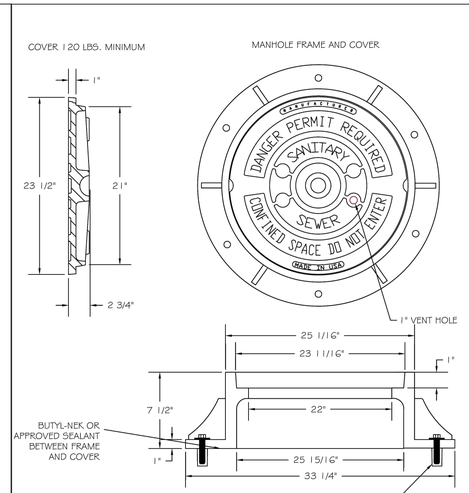


CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD PRECAST SANITARY SEWER MANHOLE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-20	Y.C.A.	12-31-92	ABB	2-21-05
	RRH	3-30-00	D.H.L.	6-16-08

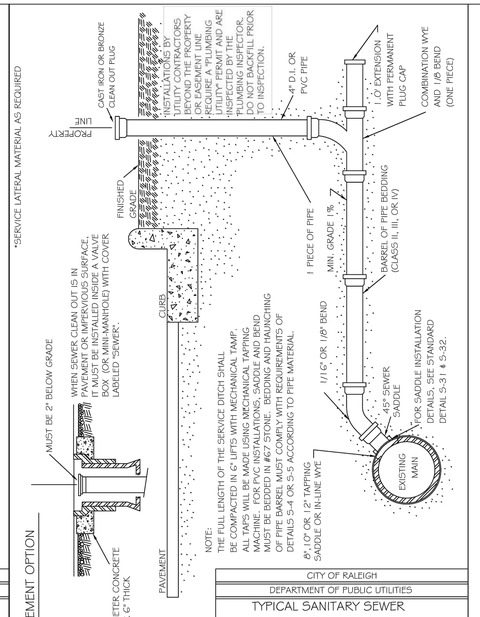


NOTES:
1) ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
2) FRAME SHALL BE A MINIMUM WEIGHT OF 182 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
3) COVER SHALL WEIGH A MIN. OF 120 LBS.
4) ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACES SHALL BE BOLTED TO THE CONE SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.

5/8"X3" LAGSHIELD IN HOLE DRILLED INTO CONE OR RING WITH ANCHOR SUNK TO DESIGN DEPTH, AND 3/8"X3" HOT DIPPED GALVANIZED LAG BOLT AND WASHER.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD MANHOLE COVER

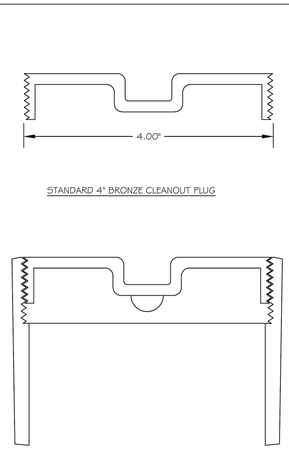
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-25	3-1-87	3-1-87	A.B.B.	2-9-05
	RRH	3-30-00	D.H.L.	6-18-08



NOTE:
THE FULL LENGTH OF THE SERVICE DITCH SHALL BE COMPACTED IN 6" LIFTS WITH MECHANICAL TAMP. ALL TAPS WILL BE MADE USING MECHANICAL TAPPING MACHINE. FOR PVC INSTALLATIONS, SADDLE AND BEND MATERIAL SHALL BE PVC. SADDLE AND TAPPING OF FIPE BARREL MUST COMPLY WITH REQUIREMENTS OF DETAILS 5-4 OR 5-5 ACCORDING TO PIPE MATERIAL.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TYPICAL SANITARY SEWER LATERAL CONNECTION

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30	Y.C.A.	6-92	A.B.B.	4-8-04
	RRH	3-30-00	D.H.L.	6-18-08



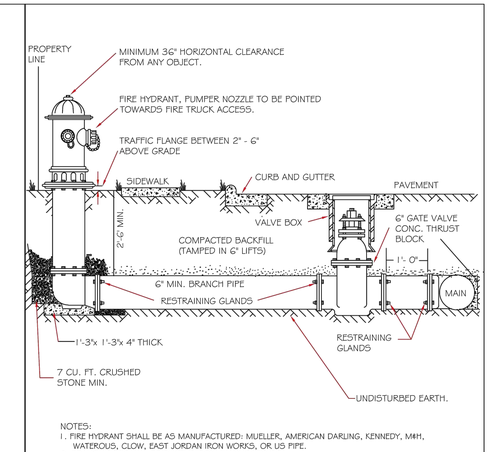
STANDARD 4" BRONZE CLEANOUT PLUG

CLEANOUT FERRULE WITH PLUG

STYLES ACCEPTED:
INVERTED NUT
RAISED NUT

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
4" CLEANOUT PLUG

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-34		3-1-87	RRH	3-30-00
	D.W.C.	3-27-98		

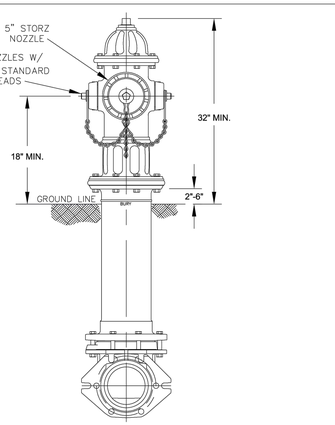


NOTES:
1. FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY, M&H, WATEROUS, CLOW, EAST JORDAN IRON WORKS, OR US PIPE.
2. BRANCH PIPE SHALL BE DUCTILE IRON AWWA C150-96
3. 6" GATE VALVE SHALL BE AWWA C500-86 OPEN LEFT
4. STEEL RODS AND BOLTS SHALL BE ¾" HOT DIPPED GALVANIZED
5. FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION
RODS SHALL NOT BE COUPLED MORE THAN ONCE. IF THE LENGTH FROM THE VALVE TO THE HYDRANT EXCEEDS 20' THEN A MECHANICAL RESTRAINING GLAND WITH A REBAR CAGE SHALL BE INSTALLED NO MORE THAN 10' FROM HYDRANT AND POURED IN CONCRETE.
FIRE HYDRANTS TO BE LOCATED IN ROW OR 2 FOOT EASEMENT ADJACENT TO ROW

ANYTIME SITE WORK, CONSTRUCTION, ROAD WORK, OR ANY OTHER WORK CHANGES THE GRADE OF THE FIRE HYDRANT, THE PERSON RESPONSIBLE FOR THE WORK IS RESPONSIBLE FOR ADJUSTING THE FIRE HYDRANT TO STAY WITHIN COMPLIANCE.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD FIRE HYDRANT INSTALLATION DETAIL

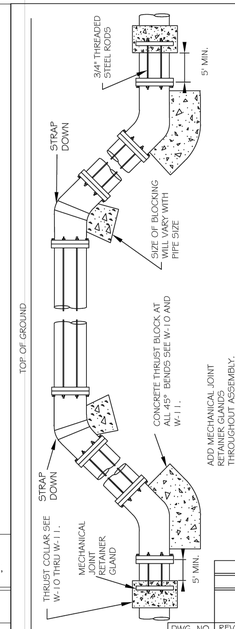
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-4	ABB	4-6-04	PAP	2/17/09
	DHL	2/14/08		



NOTES:
1. ALL PUBLIC FIRE HYDRANTS IN THE CITY OF RALEIGH AND THE MERGER TOWNS OF GARNER, ROLESVILLE, WAKE FOREST, KNIGHTDALE, WENDELL AND ZEBULON SHALL BE PAINTED CHROME YELLOW WITH HIGH REFLECTIVE ALUMINUM SILVER CAPS, BONNETS AND OPERATING NUTS.
2. ALL PRIVATE FIRE HYDRANTS SHALL BE RED.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
RALEIGH, GARNER, KNIGHTDALE, ROLESVILLE, WAKE FOREST, WENDELL & ZEBULON
STANDARD FIRE HYDRANT WITH 5" STORZ PUMPER NOZZLE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-5	MAB	6-30-16		
	KAT	9-15-17		



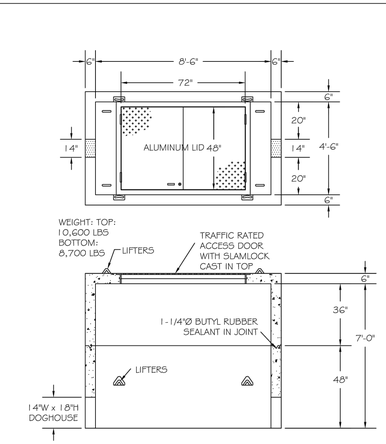
ROD REQUIREMENTS

SIZE OF 45° BEND	STATIC THRUST IN POUNDS	NO. OF RODS REQUIRED
6"	4,328	2
8"	7,694	4
12"	17,312	4
16"	30,779	6
24"	69,252	6

GENERAL NOTES:
1. STEEL RODS AND BOLTS SHALL BE 3/4" HOT DIPPED GALVANIZED.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
3. RESTRAINED MECHANICAL GLANDS TO BE USED AT ALL FITTINGS.
4. MUST USE DUCTILE IRON EYE BOLTS WHERE NECESSARY.
5. 3" MINIMUM COVER MUST BE MAINTAINED ON ALL WATER MAINS

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD VERTICAL BEND

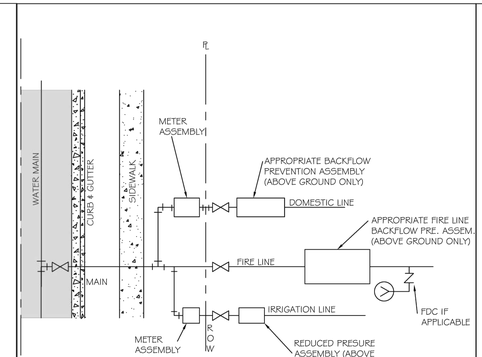
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-12	ABB	4-6-04	J.P.S.	11-1-10
	D.H.L.	6-18-08		



NOTES:
1) REINFORCEMENT: #4 @ 6" OCEW
2) CONCRETE: 4,000 PSI @ 28 DAYS
3) 6" OF #67 STONE SHALL BE PLACED IN BOTTOM OF VAULT
4) METER FLANGE SHALL BE PLACED 49 " BELOW FINISHED GRADE

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TYPICAL 6" THRU 10" WATER METER VAULT

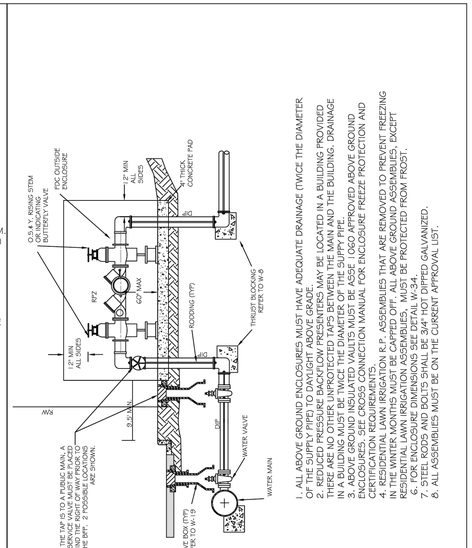
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-33	A.B.B.	8-26-04		
	D.H.L.	6-18-08		



1. SERVICE TAPS FOR 2" AND SMALLER DOMESTIC SERVICES MAY BE BY CORPORATION COCKS. LARGER SERVICES WILL REQUIRE A TEE AND GATE VALVE OR TAPPING SLEEVE AND VALVE ASSEMBLY AND 90° BEND.
2. DOMESTIC SERVICE TAPS SHALL BE ALLOWED ONLY ON 6" OR LARGER FIRE LINES BEFORE THE BACKFLOW ASSEMBLY.
3. ONE DOMESTIC TAP PER FIRE LINE ON STREET SIDE OF BACKFLOW. 4. FIRE LINE SHALL HAVE A FIRE HYDRANT OR BLOW OFF ASSEMBLY AT ITS END TO FACILITATE FLUSHING WHEN NEEDED.
5. IRRIGATION METER SHALL BE LOCATED ON THE SIDE OF DOMESTIC METER WITH INCREASING ADDRESSES.
6. THE BACKFLOW SHALL BE INSTALLED NO MORE THAN 10' FROM THE METER IN A VISIBLE LOCATION.
7. DOMESTIC/IRRIGATION BACKFLOW RISER/STANDPIPE SHALL BE OF COPPER OR BRASS.
8. THE RP RELIEF VALVE SHALL BE A MINIMUM OF 12" ABOVE ANY MATERIAL (MULCH INCLUDED) OR GRADE.
9. A SERVICE VALVE IS REQUIRED AFTER THE METER BUT BEFORE THE BACKFLOW ASSEMBLY FOR MAINTENANCE AND REPLACEMENT PURPOSES.
10. THE INSTALLATION MUST ALSO MEET ALL CODE REQUIREMENTS PER THE NC PLUMBING CODE.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
FIRE, DOMESTIC & IRRIGATION OPTIONS SCHEMATIC

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-34	D.W.C.	11-18-99	A.B.B.	7-10-04
	RRH	3-31-00	D.H.L.	6/18/08



1. ALL ABOVE GROUND ENCLOSURES MUST HAVE ADEQUATE DRAINAGE (TWICE THE DIAMETER OF THE SUPPLY PIPE) TO DAYLIGHT ABOVE GRADE.
2. REDUCED PRESSURE BACKFLOW PRESENTERS MAY BE LOCATED IN A BUILDING PROVIDED THERE ARE NO OTHER UNPROTECTED TAPS BETWEEN THE MAIN AND THE BUILDING. DRAINAGE IN ACCORDANCE WITH THE NC PLUMBING CODE MUST BE PROVIDED.
3. ABOVE GROUND INSULATED VAULTS MUST BE ASSE 1060 APPROVED ABOVE GROUND ENCLOSURES. SEE CROSS CONNECTION MANUAL FOR ENCLOSURE FREEZE PROTECTION AND CERTIFICATION REQUIREMENTS.
4. ESTIMATED IRRIGATION R.P. ASSEMBLIES THAT ARE REMOVED TO PREVENT FREEZING IN THE WINTER MONTHS MUST BE CAPPED OFF. ALL ABOVE GROUND ASSEMBLIES, EXCEPT RESIDENTIAL LAWN IRRIGATION ASSEMBLIES, MUST BE PROTECTED FROM FROST.
5. ALL ASSEMBLIES MUST BE PAINTED SAFETY YELLOW.
6. STEEL RODS AND BOLTS SHALL BE ¾" HOT DIPPED GALVANIZED.
7. ALL ASSEMBLIES MUST BE ON THE CURRENT APPROVAL LIST.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TYPICAL REDUCED PRESSURE ZONE BACKFLOW PREVENTER ASSEMBLY

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-36	Y.C.A.	12-31-91	A.B.B.	7-10-04
	D.W.C.	11-8-99	D.H.L.	6/18/08

REV #	DATE	DESCRIPTION
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2	03.09.23	TOWF REVIEW COMMENTS: 02.09.23
3	04.xx.23	TOWF REVIEW COMMENTS: 03.31.23

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
Thomas S. Speichi, P.E., R.S. 20234
3/31/2023
THOMAS S. SPEICHI, JR.

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2624 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

BURLINGTON MILLS AT CAPITAL BLVD. SE
CONDITIONAL DISTRICT REZONING
SP-22-36
BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587
WAKE COUNTY

UTILITY DETAILS

Project Engineer:	TSG
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

SHEET
C700

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COVERAGE PROVIDED	268 TREES PROVIDED / SAVED
OPEN SPACE & PARK SPACE (RMX-CD ONLY - 16.87 AC.)	
OPEN SPACE CALCS	5% = 0.84 AC. (UNIMPROVED)
OPEN SPACE REQUIRED / PROVIDED	5% = 0.84 AC.
PARK SPACE CALCS.	2% = 0.34 AC. (IMPROVED)
PARK SPACE REQUIRED / PROVIDED	2% = 0.34 AC.
IMPERVIOUS (RMX-CD ONLY)	

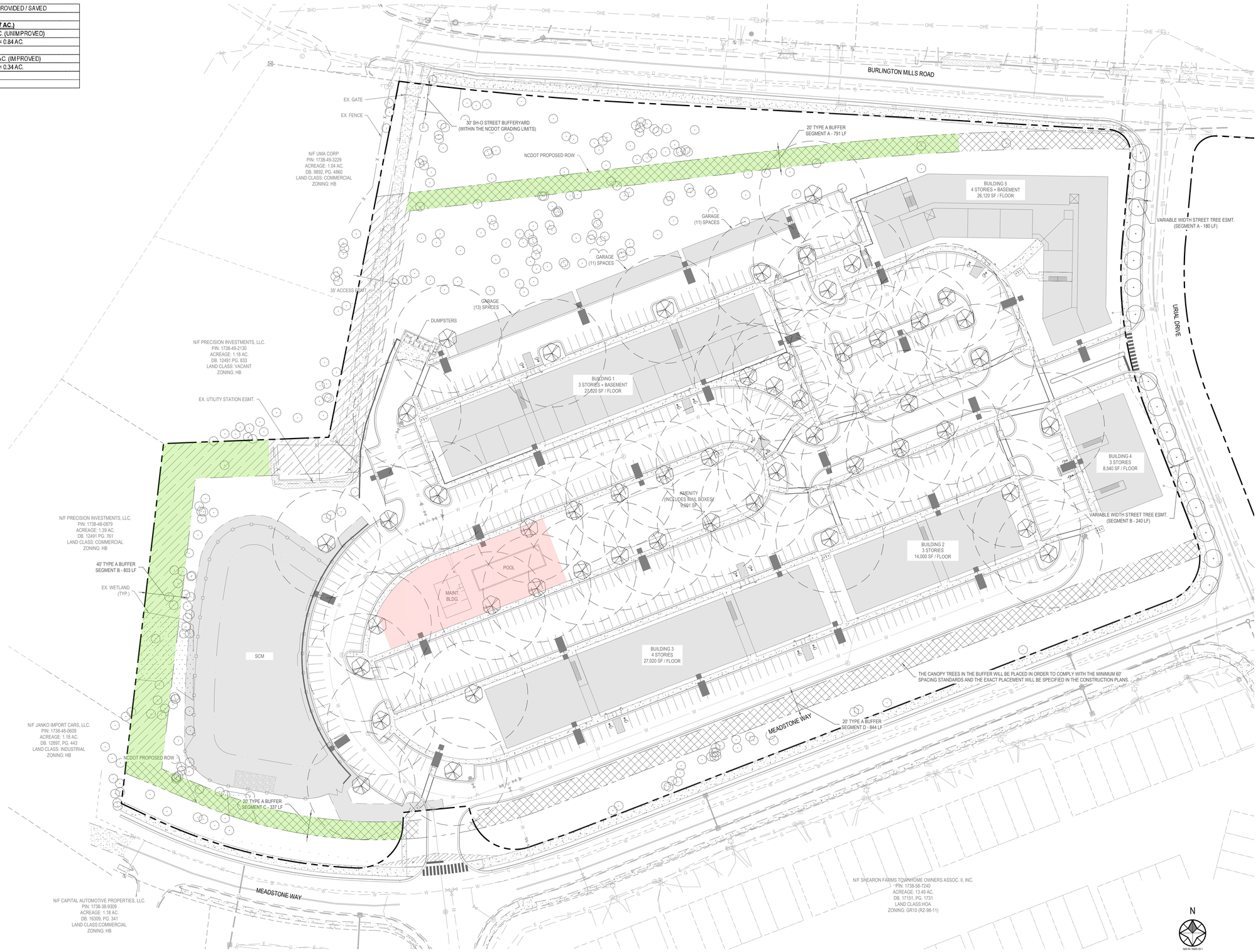
LEGEND:

- 60' TREE RADIUS - PARKING
- CANOPY TREE
- EXISTING TREES TO REMAIN
- OPEN SPACE (0.84 AC.)
- PARK SPACE (0.34 AC.)
- TYPE A BUFFER - OPTION 1
- TYPE A BUFFER - OPTION 3

RECREATION, PARKS & OPEN SPACE:
SEC. 7.4.1: URBAN RMX
5% REQUIRED OPEN SPACE (UNIMPROVED)
2% REQUIRED PARK SPACE (IMPROVED)

TREE REPLACEMENT:
* SPECIMEN TREE REPLACEMENT SHALL BE MET WITH PROPOSED PARKING LOT TREES, SCREENING AND BUFFERING. DETAIL REQUIRED AT CD LEVEL. ALL TREE REPLACEMENT SHALL MEET UDO SEC. 8.4.3.D.

* REFER TO L101 FOR ALL LANDSCAPE DETAILS & CALCULATIONS.



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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 20234 THOMAS SPEIGHT, JR.
Thomas S. Speight, Jr., P.E.
3/31/2023

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2624 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

BURLINGTON MILLS AT CAPITAL BLVD. SE CONDITIONAL DISTRICT REZONING

SP-22-36
BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587
WAKE COUNTY

LANDSCAPE PLAN

Project Engineer:	TSG
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

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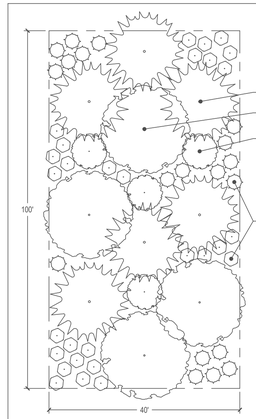
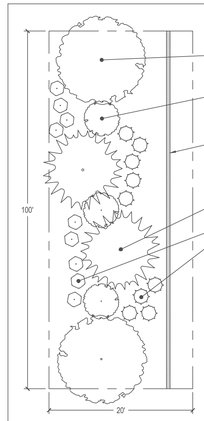


TYPE A BUFFER INTENT:
CREATE A COMPLETELY OPAQUE BUFFER, HAVING NO HORIZONTAL OPENINGS FROM THE GROUND TO A HEIGHT OF 8' WITHIN 2 YEARS OF PLANTING.

MINIMUM PLANTINGS PER 100 LF:
6 EVERGREEN TREES
4 CANOPY TREE
4 UNDERSTORY TREES
48 SHRUBS

* NO BARRIER REQUIRED
* 50% OF REQUIRED PLANTINGS SHALL BE EVERGREEN

TYPE A BUFFER: OPTION 1
NTS



TYPE A BUFFER INTENT:
CREATE A COMPLETELY OPAQUE BUFFER, HAVING NO HORIZONTAL OPENINGS FROM THE GROUND TO A HEIGHT OF 8' WITHIN 2 YEARS OF PLANTING.

MINIMUM PLANTINGS PER 100 LF:
2 EVERGREEN TREES
2 CANOPY TREES
3 UNDERSTORY TREES
18 SHRUBS

* 50% OF REQUIRED PLANTINGS SHALL BE EVERGREEN

TYPE A BUFFER: OPTION 3
NTS

BUFFER CALCULATIONS:

BURLINGTON MILLS ROAD: 20' SEGMENT A (791 LF)
2 EVERGREEN TREES / 100 LF
2 CANOPY TREES / 100 LF
3 UNDERSTORY TREES / 100 LF
18 SHRUBS / 100 LF

16 EVERGREEN TREES REQUIRED / PROVIDED
16 CANOPY TREES REQUIRED / PROVIDED
24 UNDERSTORY TREES REQUIRED / PROVIDED
142 SHRUBS TREES REQUIRED / PROVIDED

WEST PROPERTY BUFFER: 40' SEGMENT B (803 LF)
6 EVERGREEN TREES / 100 LF
4 CANOPY TREES / 100 LF
4 UNDERSTORY TREES / 100 LF
48 SHRUBS / 100 LF

48 EVERGREEN TREES REQUIRED / PROVIDED
32 CANOPY TREES REQUIRED / PROVIDED
32 UNDERSTORY TREES REQUIRED / PROVIDED
385 SHRUBS TREES REQUIRED / PROVIDED

MEADSTONE WAY: 20' SEGMENT C (337 LF)
2 EVERGREEN TREES / 100 LF
2 CANOPY TREES / 100 LF
3 UNDERSTORY TREES / 100 LF
18 SHRUBS / 100 LF

7 EVERGREEN TREES REQUIRED / PROVIDED
7 CANOPY TREES REQUIRED / PROVIDED
10 UNDERSTORY TREES REQUIRED / PROVIDED
61 SHRUBS TREES REQUIRED / PROVIDED

MEADSTONE WAY: 20' SEGMENT D (844 LF)
2 EVERGREEN TREES / 100 LF
2 CANOPY TREES / 100 LF
3 UNDERSTORY TREES / 100 LF
18 SHRUBS / 100 LF

17 EVERGREEN TREES REQUIRED / PROVIDED
17 CANOPY TREES REQUIRED / PROVIDED
25 UNDERSTORY TREES REQUIRED / PROVIDED
152 SHRUBS TREES REQUIRED / PROVIDED

LANDSCAPE CALCULATIONS:

STREET TREES:
* LINEAR FEET OF PLANTING SHALL EXCLUDE DRIVEWAYS
* 1 CANOPY TREE / 50 LF, OR FRACTION THEREOF EQUAL TO OR GREATER THAN 25'
  - 30' O.C. FOR TREES
  - 20' O.C. FOR TREES AND UNDERSTORY

STREET TREES w. OHE:
* 1 UNDERSTORY / 35 LF, OR FRACTION THEREOF EQUAL TO OR GREATER THAN 18'
  - 15' O.C. FOR UNDERSTORY

URBAN BOULEVARD, AVENUE, COMMERCIAL STREET, LARGE RESIDENTIAL STREET, RESIDENTIAL YIELD STREET, LANE:
* 1 CANOPY TREE / 50' OF STREET FRONTAGE (SEE ALSO 8.6.1)

STREET TREE CALCULATIONS:

URIAL DRIVE: SEGMENT A (180 LF)
1 TREE / 30 LF

6 TREES REQUIRED
7 TREES PROVIDED

URIAL DRIVE: SEGMENT B (240 LF)
1 TREES / 30 LF

8 TREES REQUIRED
9 TREES PROVIDED

PARKING REQUIREMENTS:
* ALL SPACES WITHIN 60' OF A CANOPY TREE

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Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

BURLINGTON MILLS AT CAPITAL BLVD. SE CONDITIONAL DISTRICT REZONING

SP-22-36
BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587
WAKE COUNTY

LANDSCAPE DETAILS

Project Engineer:	TSG
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

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L101

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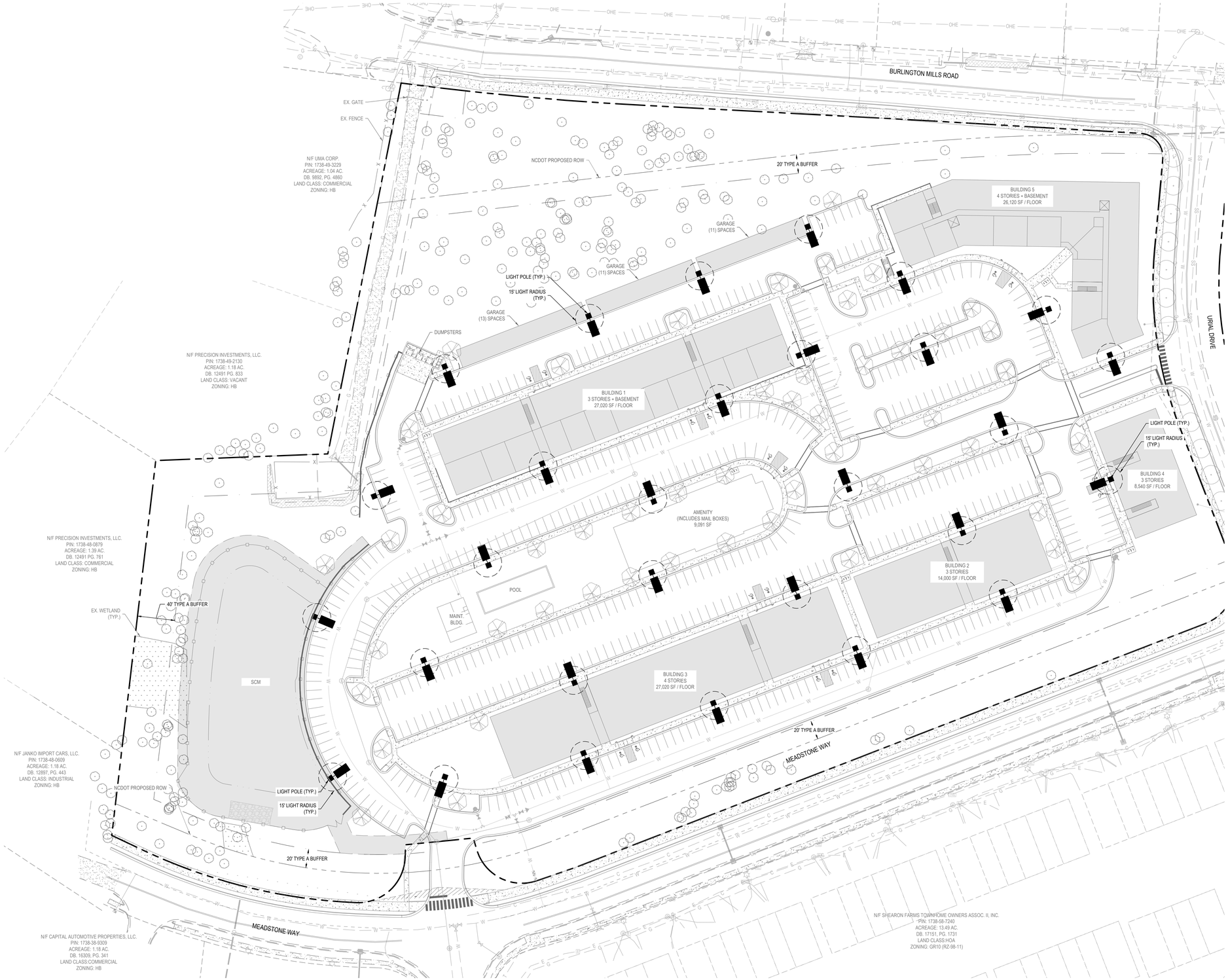

LIGHTING NOTES:

1. MAXIMUM LIGHTING LEVELS SHALL ADHERE TO THE RMX STANDARDS; PARKING AREAS ARE 4. ALL NUMERICAL VALUES REPRESENT MEASUREMENTS IN FOOTCANDLES.
2. LIGHT POLES SHALL BE INSTALLED BY DUKE ENERGY AND CUT SHEETS SHALL BE PROVIDED AT CD SUBMITTAL.
3. PHOTOMETRIC SCHEDULE SHALL BE PROVIDED AT CD SUBMITTAL
4. ALL LIGHT POLES SHALL MAINTAIN 15' FROM REQUIRED CANOPY TREES.

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N

NAD 83 / NSRS 2011

SCALE 1"=50'

0 50' 100'

NORTH CAROLINA PROFESSIONAL SEAL
THOMAS SPEIGHT, JR.
20234
5/3/2023
ENGINEER

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2624 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

BURLINGTON MILLS AT CAPITAL BLVD. SE
CONDITIONAL DISTRICT REZONING
SP-22-36

BURLINGTON MILLS ROAD
WAKE FOREST, NC 27587
WAKE COUNTY

LIGHTING PLAN

Project Engineer:	TSG
Designed By:	TSG
Scale:	AS SHOWN
Date:	10.20.22
Project #:	220468

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Planning Board Agenda Item Report

Agenda Item No.: 2023-135-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: May 9, 2023

SUBJECT
Consideration of LEGISLATIVE CASE RZ-22-09, Burlington Mills Mixed-Use, a rezoning filed by The Site Group, PLLC to rezone 10.46± acres located at 3133 Burlington Mills Road and 8993 Ligon Mill Road, being Wake County Tax PINs 1749007207 and 1749006732 from Rural Holding District (RD) to Residential-Mixed Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD).

Recommendation:

Item Summary:

ATTACHMENTS
- RZ-22-09 Staff Report.pdf
- Attachment A - Neighborhood Meeting Information.pdf
- Attachment B - Application.pdf
- Attachment C - Maps.pdf
- Attachment D - Plan Consistency Analysis.pdf
- Attachment E - Traffic Impact Analysis Executive Summary and NCDOT Review Report.pdf
- Exhibit 1 - Proposed Conditional District Plan.pdf

Staff Report
Case RZ-22-09: Burlington Mills Road Mixed-Use Conditional District

Meeting Date	May 9, 2023
Requested Actions	Consideration of the following items related to the Conditional Zoning Map Amendment request for 3133 Burlington Mills Road and 8993 Ligon Mill Road: 1. Act on Plan Consistency Statement 2. Rezone 10.46 acres on the Town of Wake Forest Zoning Map from Rural Holding District (RD) to Residential-Mixed Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD).
Case Manager	Patrick Reidy, Senior Planner – Development Services

PUBLIC MEETINGS

Neighborhood Meetings	Public Comment Session	Public Hearing (tentative)
December 15, 2022 January 24, 2023 *(See Attachment A)*	May 9, 2023	June 20, 2023

CASE INFORMATION

Applicant	The Site Group, PLLC C/O Sam Nye 1111 Oberlin Road Raleigh, NC 27605
Developer	Park Grove Realty C/O Andrew Bodewes 46 Prince Street Rochester, NY 14607
Property Owners	Eunice M Rogers Heirs C/O Alan Davis 301 Greenhill Road Louisburg, NC 27549
Location	Northwest quadrant of Burlington Mills Road and Ligon Mill Road
Addresses	3133 Burlington Mills Road and 8993 Ligon Mill Road
Wake County Tax PIN(s)	1749007207 and 1749006732

Acreage	10.46± acres (includes existing right-of-way)
Zoning	Existing: Rural Holding District (RD) Proposed: Residential-Mixed Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD)
Land Use	Existing: Dwelling – Single Family Proposed: Dwelling – Multifamily (144 units) Mixed-Use (future development)
Future Land Use Map	Existing: Transit-Supportive Residential and Neighborhood Commercial Proposed: Transit-Supportive Residential and Neighborhood Commercial
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 39 and 40 in the Community Plan for a description of the Transit-Supportive Residential and Neighborhood Commercial land use designations.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Dwelling – Single Family	Rural Holding District (RD)
South	Dwelling –Vacant; ROW (Burlington Mills Road)	Wake County's Residential 30 (R-30)
East	Religious Institution (Richland Creek Community Church); ROW (Ligon Mill Road)	Institutional Campus Development (ICD)
West	Dwelling – Single Family (The Preserve at Kitchin Farms)	General Residential 10 Conditional District (GR10-CD)
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 (RMX)	Required:	5% or 0.37 acres
	Proposed:	10.2% or 0.74 acres
	Summary:	The proposed Master Plan **complies** with the minimum open space percentage requirement in the UDO.
Park Space (RMX)	Required:	2% or 0.15 acres
	Proposed:	2% or 0.15 acres
	Summary:	The proposed Master Plan **complies** with the minimum park space percentage requirement in the UDO.
Active Recreation (RMX)	Required:	25% of park space or 0.0.4 acres
	Proposed:	36.7% of park space or 0.06 acres
	Summary:	The proposed active recreation uses are outlined in Attachment B, Condition #11. The proposed Master Plan **complies** with the minimum active recreation space percentage requirement 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 12" water lines located along Burlington Mills Road and Ligon Mill Road. It is also served by an 8" sewer line located along Slomo Court that will be extended through the project.
	Summary:	The proposed Master Plan **complies** with the public utility requirements in the UDO.
Parking	Required:	Per UDO Chapter 9.4, the parking requirement for dwelling-multifamily is 1.8 spaces per unit or 260 parking spaces. The bike parking requirement for Dwelling – Multifamily is 2 per 40 auto spaces or 7 bike spaces and 1 per 30 units for recreation space or 5 spaces; for a total of 12 spaces.
	Proposed:	The applicant is proposing to provide 266 parking spaces through off-street parking spaces. The applicant is proposing to provide at least 14 bike parking spaces. The final locations will be determined at the time of Construction Plan review.
	Summary:	The proposed Master Plan **complies** with the minimum parking requirements in the UDO.
Roads	Required:	The Comprehensive Transportation Plan (CTP) identifies Burlington Mills Road as a major thoroughfare with a 4A road cross-section

		(ultimate 4 lane divided road). The CTP also identifies Ligon Mill Road as a major thoroughfare with a 3A road cross-section (ultimate 3 lane undivided road). Based on the number of units proposed, the UDO required a Transportation Impact Analysis (TIA).
	Proposed:	The proposed Master Plan (Exhibit 1, Sheets MP5.0 and MP5.1) complies with the 4A cross-section for Burlington Mills Road and the 3A cross-section for Ligon Mill Road. A TIA was provided for the project (Attachment E). The improvements required to mitigate the impact of the development are: <u>Burlington Mills Road and Kitchin Farms Way</u> • Monitor for signalization once the retail portion of the development is developed. <u>Burlington Mills Road and Ligon Mill Road</u> • Provide exclusive eastbound left-turn lane with a minimum of 100 feet of storage with appropriate deceleration and taper. • Provide exclusive southbound right-turn lane with a minimum of 200 feet of storage with appropriate deceleration and taper. <u>Ligon Mill and Church Driveway/Site Drive 1</u> • Construct a western leg (Site Drive 1) with one egress lane and one egress lane striped as a shared left-/ through / right-turn lane. • Provide an exclusive northbound left-turn lane with minimum of 50 feet of storage with appropriate deceleration and taper. Provide stop control for the eastbound approach. • Provide "Do Not Block Intersection" signage on the southbound approach along Ligon Mill Road. <u>Burlington Mills Road and Site Drive 2</u> • Construct a northern leg (Site Drive 2) with one egress lane and one egress lane striped as a right-turn lane. Restrict this driveway to a left-over intersection. • Provide an exclusive eastbound left-turn lane with a minimum of 100 feet of storage with appropriate deceleration and taper. • Provide an exclusive westbound right-turn lane with a minimum of 150 feet of storage with appropriate deceleration and taper. • Provide stop-control for the southbound approach. The developer has offered rezoning condition #13 that requires the TIA improvements.
	Summary:	After the Planning Board meeting, the applicant is prepared to make an amendment to Condition #13 to state that the developer is responsible for the signal monitoring at in intersection of Burlington Mills Road and Kitchin Farms Way and if a signal is warranted, they will provide a proportional fee-in-lieu towards the construction. The proposed Master Plan **complies** with the minimum roadway infrastructure requirements in the UDO.

Proposed Modifications of Base Residential Mixed-Use/Neighborhood Mixed-Use Zoning District Standards

Article 2.2.3.D.1 Principal Front Setback (max) Required: 12’ maximum Principal Front Setback (Burlington Mills Road) Proposed: 30’ maximum Principal Front Setback
Article 2.2.3.D.5 Frontage Building (Primary Street Frontage) Required: 60% minimum Proposed: 30% minimum along a combination of Burlington Mills Road and Ligon Mill Road
Article 2.2.3.G.2 Maximum Height Required: 6 stories Proposed: 3 stories
Article 8.5.2.B Streetyard Buffers Required: 20’ Type B – Option 1 Buffer Proposed: 16’ Type B – Option 1 Buffer (adjacent to Building 3 only)

See Attachment B for proposed zoning conditions.

Comprehensive Plan Consistency

Community Plan (2022)	The proposed zoning map amendment request is 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 Resources 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. The applicant has proposed to provide public art for the development (See condition #14 of Attachment B).
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.

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: Plan Consistency Analysis
Attachment E TIA Executive Summary and NCDOT Review Report

EXHIBITS

Exhibit 1: Proposed Conditional District Plan

THE SITE GROUP

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

PGBMR

To: Neighboring Property Owner

From: The Site Group, PLLC

Date: November 30th, 2022

Re: Notice of meeting to discuss potential zoning map change and annexation located at 3133 Burlington Mills Road & 8993 Ligon Mill Road and having Wake County Parcel Identification Numbers 1749-00-7207 & 1749-00-6732.

This letter is to invite you to a neighborhood meeting regarding the annexation and rezoning of your neighboring properties – 3133 Burlington Mills Road & 8993 Ligon Mill Road. The properties are highlighted in red on the context map included with this mailing. The other parcels highlighted in yellow on the context map indicate the property owners within 500 feet of the two properties. 3133 Burlington Mills Road & 8993 Ligon Mill Road are currently zoned Rural Holding by the Town of Wake Forest and the project proposes to rezone the parcels to Residential Mixed-Use-Conditional District and Neighborhood Business-Conditional District. The rezoning and annexation of this property will facilitate future development of apartments with a commercial outparcel.

The applicant, The Site Group, PLLC, will be hosting this meeting to answer questions and hear any concerns you may have. Plans for the proposed project will be shown and you will have the opportunity to ask questions to people who are knowledgeable about the project and voice any concerns. Our plans may be revised based on your input before we submit to the Town.

The neighborhood meeting will be held on Thursday, December 15th, 2022 lasting from 6:00 PM to 8:00 PM at Richland Creek Community Church located at 3229 Burlington Mills Road in Wake Forest, NC. Please use the parking lot to the east of the property and east entrance to the Church. The purpose of this neighborhood meeting is to ensure that nearby property owners are made aware of the proposed rezoning and annexation. We also want a better understanding of how this project could impact you, and look forward to hearing your questions, comments, and concerns.

Please do not hesitate to contact Sam Nye with The Site Group, PLLC at srn@thesitegroup.net with any inquiries.

Sincerely,

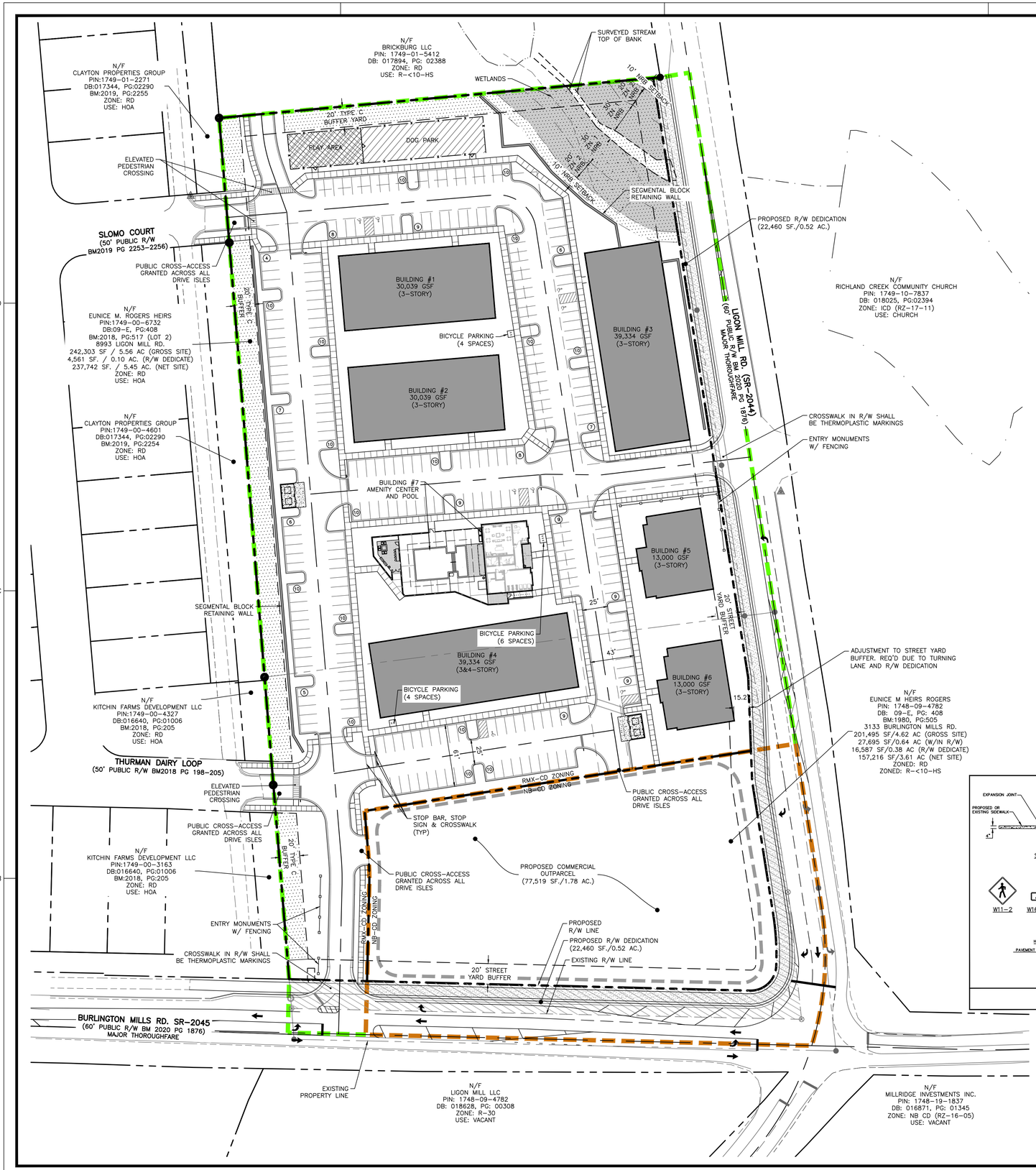
Samuel R. Nye, PE
Principal

The SITE Group
1111 Oberlin Road
Raleigh NC 27605

919-835-4787 (o)
919-839-2255 (f)

3133 Burlington Mills Road

8993 Ligon Mill Road



SITE DENSITY BREAKDOWN

BUILDINGS 1 & 2 (BUILDING TYPE A)

3-STORY - 30,039 GSF PER BUILDING

UNIT MIX PER BUILDING

(9) 1 BED UNITS	(9) BEDS
(18) 2 BED UNITS	(36) BEDS
(27) TOTAL UNITS	(45) TOTAL BEDS

BUILDINGS 3 & 4 (BUILDING TYPE B)

3-STORY - 39,334 GSF PER BUILDING

UNIT MIX PER BUILDING

(12) 1 BED UNITS	(12) BEDS
(24) 2 BED UNITS	(48) BEDS
(36) TOTAL UNITS	(60) TOTAL BEDS

BUILDINGS 5 & 6 (BUILDING TYPE C)

3-STORY - 13,000 GSF PER BUILDING

UNIT MIX PER BUILDING

(3) 2 BED UNITS	(6) BEDS
(6) 3 BED UNITS	(18) BEDS
(9) TOTAL UNITS	(23) TOTAL BEDS

TOTAL SITE DENSITY

(42) 1 BED UNITS	(42) BEDS
(90) 2 BED UNITS	(180) BEDS
(12) 3 BED UNITS	(36) BEDS
(144) TOTAL UNITS	(258) TOTAL BEDS

(260) REQUIRED RESIDENTIAL PARKING [1 SPACE/1.8 UNITS]
(271) PROVIDED RESIDENTIAL PARKING

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
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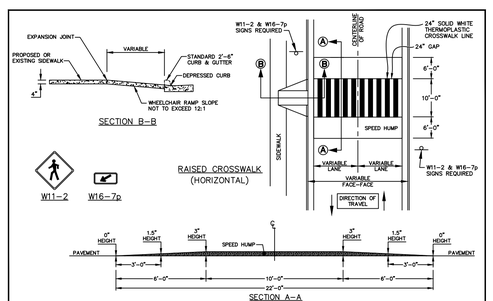
4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY BATEMAN CIVIL SURVEY COMPANY DATED 09/09/2022. WETLANDS AND STREAM DELINEATION PROVIDED BY KELLER ENVIRONMENTAL.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

LINE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT LOT LINE
- SETBACK LINE
- EXISTING EASEMENTS
- EXISTING BUFFER LINE
- EXISTING FENCE LINE
- EXISTING ROW LINE
- PROPOSED ROW LINE
- SS — EX. SANITARY SEWER LINE
- W — EX. WATER LINE
- SD — EXISTING STORM DRAIN LINE
- OU — EXISTING OVERHEAD POWER
- RMX-CD ZONING BOUNDARY
- NB-CD ZONING BOUNDARY



RAISED PEDESTRIAN CROSSWALK

HATCH LEGEND

- OPEN SPACE
- ACTIVE OPEN SPACE
- PARK SPACE
- RIGHT OF WAY DEDICATION

SITE DATA SUMMARY

PROJECT NAME:	BURLINGTON MILLS RD. MIXED USE
SITE ADDRESS:	3133 BURLINGTON MILLS RD. / 8993 LIGON MILL RD.
PIN(S):	1749-00-7207 / 1749-00-6732
PROPERTY OWNER:	EUNICE M ROGERS HEIRS
EXISTING ZONING:	RD, RURAL HOLDING DISTRICT
GROWTH STRATEGIES MAP DESIGNATION:	
3133 BURLINGTON MILLS RD.	NEIGHBORHOOD COMMERCIAL
8993 LIGON MILL RD.	TRANSIT-SUPPORTIVE RESIDENTIAL
GROSS SITE AREA:	
8993 LIGON MILL RD.	242,303 SF. / 5.56 AC.
3133 BURLINGTON MILLS RD.	201,495 SF. / 4.62 AC.
EX. AREA WITHIN RIGHT OF WAY:	27,695 SF. / 0.64 AC.
TOTAL GROSS SITE:	416,103 SF. / 9.55 AC.
RIGHT OF WAY DEDICATION:	22,484 SF. / 0.52 AC.
NET SITE AREA:	393,619 SF. / 9.04 AC.
NEW MULTI-FAMILY SITE AREA:	316,100 SF. / 7.26 AC.
NEW COMMERCIAL SITE AREA:	77,519 SF. / 1.78 AC.
JURISDICTION:	WAKE FOREST
PROPOSED ZONING: (AREAS CALCULATED TO C/L OF ROAD)	RESIDENTIAL MIXED USE-CONDITIONAL DISTRICT (RMX-CD) (343,824 SF. / 7.89 AC.) NEIGHBORHOOD BUSINESS-CONDITIONAL DISTRICT (NB-CD) (111,834 SF./ 2.57 AC.)
OVERLAY DISTRICT:	N/A
WATERSHED:	LOWER NEUSE RIVER
RIVER BASIN:	NEUSE
RMX BUILDING SETBACKS:	
PRINCIPAL FRONT SETBACK:	18' MAX.
SIDE STREET SETBACK:	5' MIN.
SIDE (ADJ. LOT) SETBACK:	0' MIN.
REAR SETBACK:	5' MIN.
NB BUILDING SETBACKS:	
PRINCIPAL FRONT SETBACK:	20' MIN.
SIDE STREET/SECONDARY SETBACK:	20' MIN.
SIDE (ADJ. LOT) SETBACK:	15' MIN.
REAR SETBACK:	20' MIN.
MAX DENSITY:	24 DU/AC
PROPOSED NUMBER OF MULTI-FAMILY UNITS:	144
PROPOSED GROSS DENSITY:	18.5 DU/AC
PROPOSED NET DENSITY:	19.8 DU/AC
PROPOSED USE:	MIXED USE (COMMERCIAL & MULTIFAMILY)
CURRENT USE:	RESIDENTIAL <10 AC. / VACANT
EXISTING BUILDING AREA:	1,568 SF.
PROPOSED BUILDING AREA:	
APARTMENTS:	164,746 SF.
CLUBHOUSE:	±4,000 SF.
COMMERCIAL:	±5,300 SF.
MAX BUILDING HEIGHT:	6 STORIES
PROPOSED RMX BUILDING HEIGHT:	50 FT. (3 STORIES)
PROPOSED NB BUILDING HEIGHT:	UP TO 3 STORIES
PARKING REQUIREMENTS:	
MULTIFAMILY (1.8/UNIT)	260 REQ'D/271 PROVIDED
GENERAL COMMERCIAL (1/350 SF)	AS REQ'D AT SITE PLAN
BICYCLE PARKING:	
MULTIFAMILY (2/40 AUTO SPACES)	7 REQ'D/8 PROVIDED
MF REC FACILITY (4 OR 1/30 UNITS)	5 REQ'D/6 PROVIDED
GENERAL COMMERCIAL (2/40 AUTO SPACES)	AS REQ'D AT SITE PLAN
MIN. OPEN SPACE (5% RMX ZN AREA):	15,805 SF. REQ'D, 32,364 SF. PRO'D
MIN. PARK SPACE (2% RMX ZN AREA):	6,322 SF. REQ'D, 6,596 SF. PRO'D
MIN. ACTIVE OPEN (25% OF PARK SP):	1,649 SF. REQ'D, 2,420 SF. PRO'D
EXISTING IMPERVIOUS AREA (%):	
PROPOSED IMPERVIOUS AREA (%):	

MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE
PLANNING BOARD: _____ DATE: _____
BOARD OF COMM.: _____ DATE: _____
SUBJECT TO ADDRESSING OUTSTANDING CONDITIONS OF APPROVAL WITHIN THE ISSUED COMMENT LETTER. PLANS ARE NOT RELEASED FOR CONSTRUCTION. APPROVAL IS VALID FOR TWO YEARS FROM THE DATE ABOVE.

NORTH

SITE MASTER PLAN

SCALE: 1" = 50'

(DRAWING SCALED FOR 24x36 INCH PLOTS)

0 50 100 150 200

SP-22-39

THE SITE GROUP, PLLC.
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, N.C.
NC ENGINEERING LICENSE NO. P-0803

PROGRESS
04 JAN 2023

PRELIMINARY FOR REVIEW ONLY

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

MASTER SITE PLAN FOR:
BURLINGTON MILLS RD. MIXED USE
3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.
WAKE FOREST, NORTH CAROLINA

Drawn By: NLB
Checked By: SRN

DATE:
30 SEP 2022
REVISED:
1 PROGRESS

MASTER SITE PLAN

SITE MASTER PLAN

Job Code: PGBMR

Dwg No.
MP 2.0

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OWNER	ADDR1	ADDR2	ADDR3
GOMES, MARK S GOMES, SWORNA J	3300 QUAIL BLUFF CT	WAKE FOREST NC 27587-4952	
BAILEY, MICHAEL LEWIS	7717 HALIFAX RD	YOUNGSVILLE NC 27596-9553	
BAILEY, LORIE ANN	35 WILLOWS DEN CT	YOUNGSVILLE NC 27596-7340	
ROGERS, EUNICE M HEIRS	ALAN DAVIS	301 GREEN HILL RD	LOUISBURG NC 27549-9598
FEINBERG, SAMUEL J FEINBERG, SHOSHANAH	8933 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
TKL REALTY LLC	16 PORTOFINO PL	DURHAM NC 27707-9205	
KITCHIN FARMS DEVELOPMENT LLC	441 WESTERN LN	IRMO SC 29063-9230	
TWO MS HOLDINGS LLC	441 WESTERN LN	IRMO SC 29063-9230	
PALMETTO RESIDENTIAL RENTALS LLC	441 WESTERN LN	IRMO SC 29063-9230	
NEUGEBAUER, MICHAEL L NEUGEBAUER, PRUDENCE S	3120 THURMAN DAIRY LOOP	WAKE FOREST NC 27587-5624	
FAISON ALSTON, GENEVIEVE S	3124 THURMAN DAIRY LOOP	WAKE FOREST NC 27587-5624	
LIU, HELEN	3108 THURMAN DAIRY LOOP	WAKE FOREST NC 27587-5624	
EVANS, SHERWOOD DEYON EVANS, TAMMY	8916 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
CLAYTON PROPERTIES GROUP	5000 CLAYTON RD	MARYVILLE TN 37804-5550	
HINES, MARISHA	3104 THURMAN DAIRY LOOP	WAKE FOREST NC 27587-5624	
SHANEYBROOK, RICHARD T SHANEYBROOK, JO A	8920 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
KINARD, CAITLIN S KINARD, CLAUDE A R	8940 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
DAVIS, STEPHANIE	8908 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
MORIN, JILL A MORIN, TONY	8908 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
RICHLAND CREEK COMMUNITY CHURCH	3229 BURLINGTON MILLS RD	WAKE FOREST NC 27587-8866	
COPPOCK, ROBERT CAYTON, KRYSTAL	9004 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
FRITZ, AMANDA	8924 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
TALLITSCH, WILLIAM TALLITSCH, JULIE	8928 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
CHARALIDIS, LORI A	8920 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
BELARDINELLI, ROBERT BELARDINELLI, SHERRY L	8932 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
TARR, RYAN JAMES DELBONO, MARIA VICTORIA	8913 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
MCNEAL, SHANDALEE R	9008 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
DEEDS, DONALD BROWN III DEEDS, COURTNEY HANNA	8928 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
DRUGAN, OWEN WILLIAM DRUGAN, OWEN WILLIAM	8916 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
JOYNER, CEDRIC JOYNER, TIANA	8936 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
LEWIS, JONATHAN RICHARD	8909 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
JACKSON, JENNIFER	9005 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
SMITH, STEVEN SMITH, ILA	9004 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
GAILEY, ELEANOR L	8936 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
KELLER, FRANK J. IV KELLER, MIYUKI RUTH	8912 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
LANDESMAN, SETH LANDESMAN, MICHELLE	9036 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
LAGUNAS-OCAMPO, RAFAEL JIMENEZ, ANA V	9037 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
EVANS, ANDREW EVANS, PALOMA	9016 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
SHELLEY, BRAXTON D HILTON, DOROTHY SHELLEY	9017 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
GREER, MARIA F LAYNG, MADONNA	9028 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
MALPEDE, JAMES	9029 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
BRUBAKER, MALAAK NASSER	9016 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
WASHINGTON, PAULA D	9021 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
WELLS, JANIS ARLEEN	8912 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
ESTRADA, JESUS	9032 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
DAVIS, ALYSSA DAVIS, PRESTON	9008 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	

GEORGHIOU, TIM BENJAMIN GEORGHIOU, SAVANNAH KING	9012 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259
GIL, VALERIE A GIGANTE, MATTHEW E	9104 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-3549
COPETE, JENNY M SOTO CAICEDO, LUIS F ALVAR	8943 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292
COLYER, ALEXA DIEHL COLYER, NATHAN AARON	8937 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292
VIEWMONT REAL ESTATE INVESTMENTS LLC	9025 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259
BRIGIDO, DANIEL HASELTINE, TARA	9012 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695
LUCK, ALEX CHRISTIAN HARRISON, MARK ALLEN ROY	8925 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292
GORDON, ADAM H TRUSTEE GORDON, AMY C TRUSTEE	9024 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695
ANDERSON, CHRIS	8917 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292
BOYCE, JAMEL BOYCE, MERCED	8921 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292
CREAMER-HURDLE, EDEN R HURDLE, DANDRIDGE P III	8929 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292
VILLAMARIN, CARLOS ANDRES	9009 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259
OATES, CHESTER RAY JR	9013 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259
WIGGINS, ROBERT BRUCE WIGGINS, JENNIFER KURTZ	8932 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292
VU, KATE MAYLIN	9020 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695
MOREY, SUSAN	9020 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259
HARTIS, THOMAS HARTIS, STACY	3112 THURMAN DAIRY LOOP	WAKE FOREST NC 27587-5624
TAM, KING L.	1461 BONGATE CT	SAN JOSE CA 95130-1027
AYNLENDER, ALEKSANDRA TRUSTEE TRUSTEE OF THE ALEKSANDRA AYNLENDER LIVING TRUST	1560 NEWBURY RD STE 1171	NEWBURY PARK CA 91320-3452
LIGON MILL LLC	5144 OLIVIAS LN	RALEIGH NC 27606-4085
MILLRIDGE INVESTMENTS INC	818 S WHITE ST	WAKE FOREST NC 27587-2961
BRICKSBURG LLC	10911 RAVEN RIDGE RD STE 103-59	RALEIGH NC 27614-8362
PFISTERER, KATELYNN	8924 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181
NICHOLSON, KENNETH NICHOLSON, LINDA P	5221 TROPHY TRL	WAKE FOREST NC 27587-6717
JACKS, JONATHA M JACKS, LAURA A	8725 POTEAT DR	WAKE FOREST NC 27587-4354
WILKINSON, LUANNE I	8820 LIGON MILL RD	WAKE FOREST NC 27587-7706
CADDELL WOODS HOMEOWNERS ASSOC INC	441 WESTERN LN	IRMO SC 29063-9230
HOBSON, KENNETH HOBSON, MARIA	5217 TROPHY TRL	WAKE FOREST NC 27587-6717
MORIN, TONY MORIN, JILL	8816 LIGON MILL RD	WAKE FOREST NC 27587-7706
RS RENTAL I LLC	31 HUDSON YARDS	NEW YORK NY 10001-2170
PHAM, MY THI THAO	8808 LIGON MILL RD	WAKE FOREST NC 27587-7706
NEELAM, DENNIS ANTHONY JONES-NEELAM, BRANDY NICOLE	3068 THURMAN DAIRY LOOP	WAKE FOREST NC 27587-5621
NEWTON, LAUNIECE DEVORN NEWTON, DERRICK M	3065 THURMAN DAIRY LOOP	WAKE FOREST NC 27587-5621
LAB PROPERTY LLC	35 WILLOWS DEN CT	YOUNGSVILLE NC 27596-7340
TRAYLOR, KIMMIE E TRAYLOR, JOHNNY L	3308 QUAIL BLUFF CT	WAKE FOREST NC 27587-4952
XU, YUN	PO BOX 144	CARY NC 27512-0144
YOST, ANDREW L YOST, MICHELLE E	9108 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-3549
OTT, MYLES CHRISTOPHER OTT, LAUREN TAYLOR	9105 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-3549
WARR, CASSANDRIA ELIZABETH PHILLIPS, JEFFREY RYAN	412 SLOMO CT	WAKE FOREST NC 27587-3534
THOMPSON, BRICE T SR	9109 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-3549
PATEL, TEJAS PATEL, TRISHNA	405 SLOMO CT	WAKE FOREST NC 27587-3534
BINGHAM, RACHEL SPELL	9113 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-3549
FORTUNE, BARBARA BISCHOFF	9100 KITCHIN FARMS WAY	WAKE FOREST NC 27587-3548
MALPICA, VICTOR MANUEL NAVAS, SUSANA BEATRIZ	408 SLOMO CT	WAKE FOREST NC 27587-3534
WYSOCKY, MICHAEL R WYSOCKY, REBECCA BARNES	5213 TROPHY TRL	WAKE FOREST NC 27587-6717
SALMON, SOPHIA LORRAINE	5220 TROPHY TRL	WAKE FOREST NC 27587-6716
LEE, PHILIP D	5205 DEERCHASE TRL	WAKE FOREST NC 27587-4975

SMINKEY, MARY JO	8720 POTEAT DR	WAKE FOREST NC 27587-4352
CADDELL WOODS HOMEOWNERS ASSOCIATION	4112 BLUE RIDGE ROAD, SUITE 100	RALEIGH, NC 27612
CARRIAGE RUN HOMEOWNERS ASSOCIATION	10224 DURANT ROAD, SUITE 209	RALEIGH, NC 27614

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

PROJECT: Burlington Mills Rd. Mixed Use
LOCATION: Richland Creek Community Church
DATE: 12/15/2022
PAGE: of

NAME	ADDRESS
JOHN WRIGHT	3229 BURLINGTON MILLS RD
Tim Haas	" " " "
DONNA LAYNG	9028 Kitchin Farms Way
Maria Green	9028 Kitchin Farms Way

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

PGBMR
16 December 2022

Town of Wake Forest
Att: Patrick Reidy, AICP, CZO
301 S. Brooks St.
Wake Forest, NC 27587
Ph.: (919) 435-9510
E-mail: preidy@wakeforestnc.gov

RE: Neighborhood Meeting
Burlington Mills Rd. Mixed Use Subdivision
3133 Burlington Mills Rd. & 8993 Ligon Mill Rd.

This document is to serve as official meeting notes for the community meeting held at Richland Creek Community Church located at 3229 Burlington Mills Road on December 15th, 2022 from 6:00 PM to 8:00 PM. These notes address the basis of the project being proposed and the concerns from residents living at a minimum 500 feet away from the project site.

- Park Grove Realty, LLC introduced themselves as the developers for this project and gave a detailed background of Park Grove Realty, LLC and the services they provide.
  - They provided examples of apartments they have done in the past:
    - Examples include the Ramsey Apartments located in Durham, North Carolina.
    - Introduced the interior layout of the Ramsey Apartments, including provided amenities for residents.

- The Site Group introduced themselves as the civil engineers and landscape architects for the project
  - Project details presented include:
    - Total project site acreage: 9.55 acres with 1.75 acres being dedicated to commercial use.
    - 0.5 acres being dedicated to future right-of-way
    - Existing zoning RD being rezoned to RMX-CD & NB-CD
    - Burlington Mills Road widening to ½ of a four-lane road with ½ of 104' wide right-of-way. This new road includes new left turning lanes for access to the development. It also includes a 10-foot multi use pathway.
    - Ligon Mill Road widening to a three-lane road with ½ of 76' wide right-of-way. These road improvements include new right turning lanes onto Burlington Mills Road. It also includes a 10-foot multi use pathway.
    - We introduced the proposed protective/transitional yards shown on all perimeters of the property. We have explained that new trees and existing mature trees that a tree surveyor identified would remain for natural screening.
    - Pointed out the tree save areas on the property along with the 50' Neuse River buffers.

- Concerns Addressed:
  - Existing issue with a lack of sight distance at the traffic light at the Burlington Mills Road and Ligon Mill Road intersection. We addressed this concern by stating the new road improvements, such as road widening, new turning lanes, and new signal timing that would at least help, if not resolve the issue.
  - The question of if there would be future right of way modifications to the east of the Burlington Mills Road and Ligon Mills Road intersection was asked. We made known that no alterations for said area is being proposed at this time.
  - Concerns on the proposed use of the out parcel and what may be developed. We addressed the questions by stating there we anticipate a neighborhood retail use but it is too soon to know for the future use for sure.

THE SITE GROUP

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

PGBMR

To: Neighboring Property Owner

From: The Site Group, PLLC

Date: January 10th, 2023

Re: Notice of meeting to discuss potential zoning map change and annexation located at 3133 Burlington Mills Road & 8993 Ligon Mill Road and having Wake County Parcel Identification Numbers 1749-00-7207 & 1749-00-6732.

This letter is to invite you to a neighborhood meeting regarding the annexation and rezoning of your neighboring properties – 3133 Burlington Mills Road & 8993 Ligon Mill Road. The properties are highlighted in red on the context map included with this mailing. The other parcels highlighted in yellow on the context map indicate the property owners within 500 feet of the two properties. 3133 Burlington Mills Road & 8993 Ligon Mill Road are currently zoned Rural Holding by the Town of Wake Forest and the project proposes to rezone the parcels to Residential Mixed-Use-Conditional District and Neighborhood Business-Conditional District. The rezoning and annexation of this property will facilitate future development of apartments with a commercial outparcel.

The applicant, The Site Group, PLLC, will be hosting this meeting to answer questions and hear any concerns you may have. Plans for the proposed project will be shown and you will have the opportunity to ask questions to people who are knowledgeable about the project and voice any concerns. Our plans may be revised based on your input before we submit to the Town.

The neighborhood meeting will be held on Tuesday, January 24th, 2023 lasting from 6:00 PM to 8:00 PM at Richland Creek Community Church located at 3229 Burlington Mills Road in Wake Forest, NC. Please use the parking lot to the east of the property and east entrance to the Church. The purpose of this neighborhood meeting is to ensure that nearby property owners are made aware of the proposed rezoning and annexation. We also want a better understanding of how this project could impact you, and look forward to hearing your questions, comments, and concerns.

Please do not hesitate to contact Sam Nye with The Site Group, PLLC at srn@thesitegroup.net with any inquiries.

Sincerely,

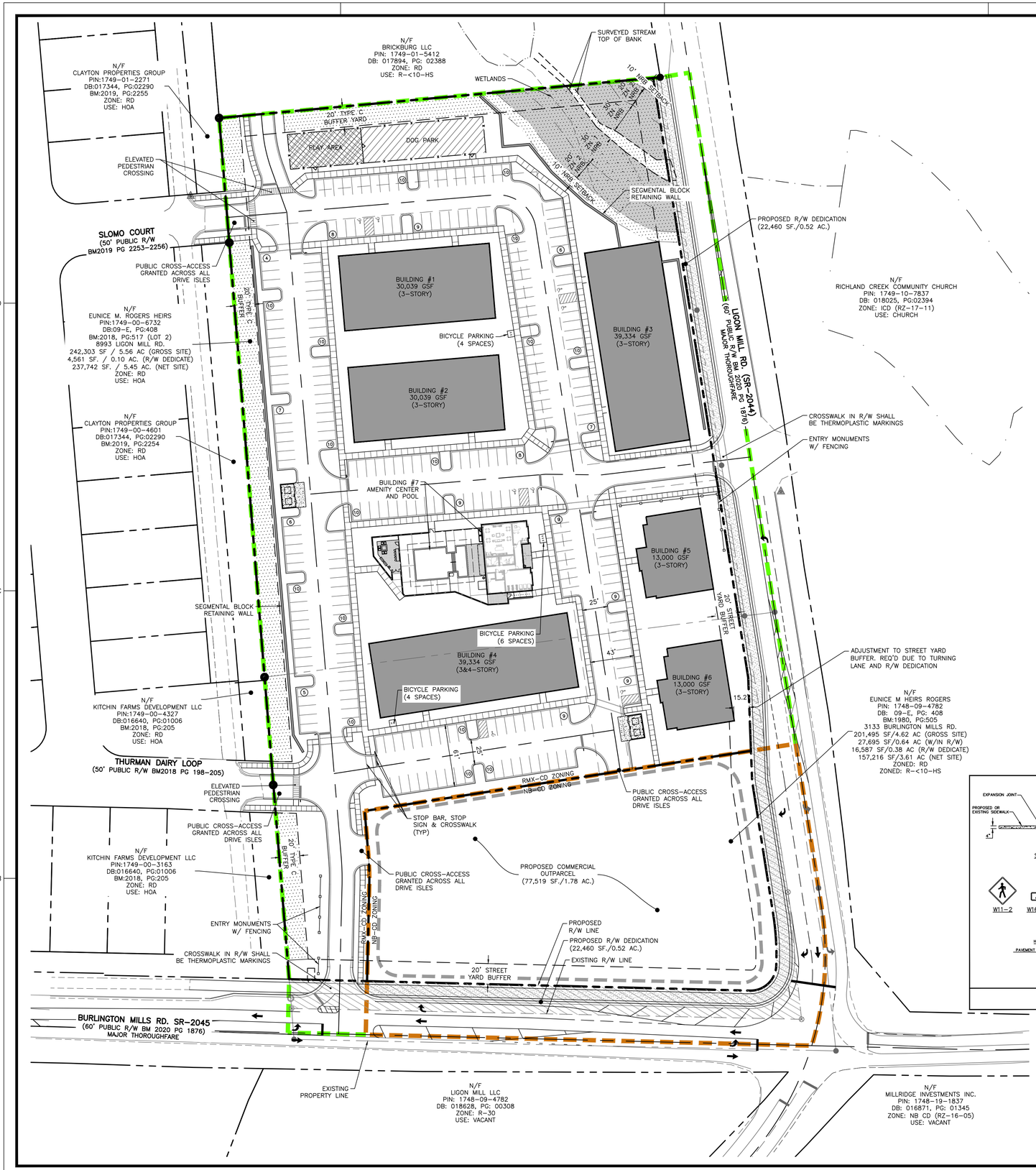
Samuel R. Nye, PE
Principal

The SITE Group
1111 Oberlin Road
Raleigh NC 27605

919-835-4787 (o)
919-839-2255 (f)

3133 Burlington Mills Road

8993 Ligon Mill Road



SITE DENSITY BREAKDOWN

BUILDINGS 1 & 2 (BUILDING TYPE A)

3-STORY - 30,039 GSF PER BUILDING

UNIT MIX PER BUILDING

(9) 1 BED UNITS	(9) BEDS
(18) 2 BED UNITS	(36) BEDS
(27) TOTAL UNITS	(45) TOTAL BEDS

BUILDINGS 3 & 4 (BUILDING TYPE B)

3-STORY - 39,334 GSF PER BUILDING

UNIT MIX PER BUILDING

(12) 1 BED UNITS	(12) BEDS
(24) 2 BED UNITS	(48) BEDS
(36) TOTAL UNITS	(60) TOTAL BEDS

BUILDINGS 5 & 6 (BUILDING TYPE C)

3-STORY - 13,000 GSF PER BUILDING

UNIT MIX PER BUILDING

(3) 2 BED UNITS	(6) BEDS
(6) 3 BED UNITS	(18) BEDS
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TOTAL SITE DENSITY

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- ADJACENT LOT LINE
- SETBACK LINE
- EXISTING EASEMENTS
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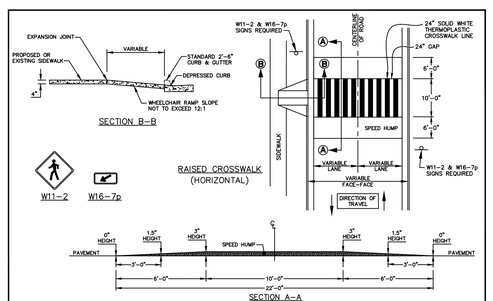
- EXISTING FENCE LINE
- EXISTING ROW LINE
- PROPOSED ROW LINE
- SS — EX. SANITARY SEWER LINE
- W — EX. WATER LINE
- SD — EXISTING STORM DRAIN LINE
- OU — EXISTING OVERHEAD POWER
- RMX-CD ZONING BOUNDARY
- NB-CD ZONING BOUNDARY



RAISED PEDESTRIAN CROSSWALK

HATCH LEGEND

- OPEN SPACE
- ACTIVE OPEN SPACE
- PARK SPACE
- RIGHT OF WAY DEDICATION

SITE DATA SUMMARY

PROJECT NAME:	BURLINGTON MILLS RD. MIXED USE
SITE ADDRESS:	3133 BURLINGTON MILLS RD. / 8993 LIGON MILL RD.
PIN(S):	1749-00-7207 / 1749-00-6732
PROPERTY OWNER:	EUNICE M ROGERS HEIRS
EXISTING ZONING:	RD, RURAL HOLDING DISTRICT
GROWTH STRATEGIES MAP DESIGNATION:	
3133 BURLINGTON MILLS RD.	NEIGHBORHOOD COMMERCIAL
8993 LIGON MILL RD.	TRANSIT-SUPPORTIVE RESIDENTIAL
GROSS SITE AREA:	
8993 LIGON MILL RD.	242,303 SF. / 5.56 AC.
3133 BURLINGTON MILLS RD.	201,495 SF. / 4.62 AC.
EX. AREA WITHIN RIGHT OF WAY:	27,695 SF. / 0.64 AC.
TOTAL GROSS SITE:	416,103 SF. / 9.55 AC.
RIGHT OF WAY DEDICATION:	22,484 SF. / 0.52 AC.
NET SITE AREA:	393,619 SF. / 9.04 AC.
NEW MULTI-FAMILY SITE AREA:	316,100 SF. / 7.26 AC.
NEW COMMERCIAL SITE AREA:	77,519 SF. / 1.78 AC.
JURISDICTION:	WAKE FOREST
PROPOSED ZONING: (AREAS CALCULATED TO C/L OF ROAD)	RESIDENTIAL MIXED USE-CONDITIONAL DISTRICT (RMX-CD) (343,824 SF. / 7.89 AC.) NEIGHBORHOOD BUSINESS-CONDITIONAL DISTRICT (NB-CD) (111,834 SF./ 2.57 AC.)
OVERLAY DISTRICT:	N/A
WATERSHED:	LOWER NEUSE RIVER
RIVER BASIN:	NEUSE
RMX BUILDING SETBACKS:	
PRINCIPAL FRONT SETBACK:	18' MAX.
SIDE STREET SETBACK:	5' MIN.
SIDE (ADJ. LOT) SETBACK:	0' MIN.
REAR SETBACK:	5' MIN.
NB BUILDING SETBACKS:	
PRINCIPAL FRONT SETBACK:	20' MIN.
SIDE STREET/SECONDARY SETBACK:	20' MIN.
SIDE (ADJ. LOT) SETBACK:	15' MIN.
REAR SETBACK:	20' MIN.
MAX DENSITY:	24 DU/AC
PROPOSED NUMBER OF MULTI-FAMILY UNITS:	144
PROPOSED GROSS DENSITY:	18.5 DU/AC
PROPOSED NET DENSITY:	19.8 DU/AC
PROPOSED USE:	MIXED USE (COMMERCIAL & MULTIFAMILY)
CURRENT USE:	RESIDENTIAL <10 AC. / VACANT
EXISTING BUILDING AREA:	1,568 SF.
PROPOSED BUILDING AREA:	
APARTMENTS:	164,746 SF.
CLUBHOUSE:	±4,000 SF.
COMMERCIAL:	±5,300 SF.
MAX BUILDING HEIGHT:	6 STORIES
PROPOSED RMX BUILDING HEIGHT:	50 FT. (3 STORIES)
PROPOSED NB BUILDING HEIGHT:	UP TO 3 STORIES
PARKING REQUIREMENTS:	
MULTIFAMILY (1.8/UNIT)	260 REQ'D/271 PROVIDED
GENERAL COMMERCIAL (1/350 SF)	AS REQ'D AT SITE PLAN
BICYCLE PARKING:	
MULTIFAMILY (2/40 AUTO SPACES)	7 REQ'D/8 PROVIDED
MF REC FACILITY (4 OR 1/30 UNITS)	5 REQ'D/6 PROVIDED
GENERAL COMMERCIAL (2/40 AUTO SPACES)	AS REQ'D AT SITE PLAN
MIN. OPEN SPACE (5% RMX ZN AREA):	15,805 SF. REQ'D, 32,364 SF. PRO'D
MIN. PARK SPACE (2% RMX ZN AREA):	6,322 SF. REQ'D, 6,596 SF. PRO'D
MIN. ACTIVE OPEN (25% OF PARK SP):	1,649 SF. REQ'D, 2,420 SF. PRO'D
EXISTING IMPERVIOUS AREA (%):	
PROPOSED IMPERVIOUS AREA (%):	

MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE
PLANNING BOARD: _____ DATE: _____
BOARD OF COMM.: _____ DATE: _____
SUBJECT TO ADDRESSING OUTSTANDING CONDITIONS OF APPROVAL WITHIN THE ISSUED COMMENT LETTER. PLANS ARE NOT RELEASED FOR CONSTRUCTION. APPROVAL IS VALID FOR TWO YEARS FROM THE DATE ABOVE.

NORTH

SITE MASTER PLAN

SCALE: 1" = 50'

(DRAWING SCALED FOR 24x36 INCH PLOTS)

0 50 100 150 200

SP-22-39

THE SITE GROUP, PLLC.
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, N.C.
NC ENGINEERING LICENSE NO. P-0803

PROGRESS
04 JAN 2023

PRELIMINARY FOR REVIEW ONLY

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

MASTER SITE PLAN FOR:
BURLINGTON MILLS RD. MIXED USE
3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.
WAKE FOREST, NORTH CAROLINA

Drawn By: NLB
Checked By: SRN

DATE:
30 SEP 2022
REVISED:
1 PROGRESS

MASTER SITE PLAN

SITE MASTER PLAN

Job Code: PGBMR

Dwg No.
MP 2.0

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OWNER	ADDR1	ADDR2	ADDR3
GOMES, MARK S GOMES, SWORNA J	3300 QUAIL BLUFF CT	WAKE FOREST NC 27587-4952	
BAILEY, MICHAEL LEWIS	7717 HALIFAX RD	YOUNGSVILLE NC 27596-9553	
BAILEY, LORIE ANN	35 WILLOWS DEN CT	YOUNGSVILLE NC 27596-7340	
ROGERS, EUNICE M HEIRS	ALAN DAVIS	301 GREEN HILL RD	LOUISBURG NC 27549-9598
FEINBERG, SAMUEL J FEINBERG, SHOSHANAH	8933 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
TKL REALTY LLC	16 PORTOFINO PL	DURHAM NC 27707-9205	
KITCHIN FARMS DEVELOPMENT LLC	441 WESTERN LN	IRMO SC 29063-9230	
TWO MS HOLDINGS LLC	441 WESTERN LN	IRMO SC 29063-9230	
PALMETTO RESIDENTIAL RENTALS LLC	441 WESTERN LN	IRMO SC 29063-9230	
NEUGEBAUER, MICHAEL L NEUGEBAUER, PRUDENCE S	3120 THURMAN DAIRY LOOP	WAKE FOREST NC 27587-5624	
FAISON ALSTON, GENEVIEVE S	3124 THURMAN DAIRY LOOP	WAKE FOREST NC 27587-5624	
LIU, HELEN	3108 THURMAN DAIRY LOOP	WAKE FOREST NC 27587-5624	
EVANS, SHERWOOD DEYON EVANS, TAMMY	8916 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
CLAYTON PROPERTIES GROUP	5000 CLAYTON RD	MARYVILLE TN 37804-5550	
HINES, MARISHA	3104 THURMAN DAIRY LOOP	WAKE FOREST NC 27587-5624	
SHANEYBROOK, RICHARD T SHANEYBROOK, JO A	8920 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
KINARD, CAITLIN S KINARD, CLAUDE A R	8940 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
DAVIS, STEPHANIE	8908 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
MORIN, JILL A MORIN, TONY	8908 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
RICHLAND CREEK COMMUNITY CHURCH	3229 BURLINGTON MILLS RD	WAKE FOREST NC 27587-8866	
COPPOCK, ROBERT CAYTON, KRYSTAL	9004 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
FRITZ, AMANDA	8924 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
TALLITSCH, WILLIAM TALLITSCH, JULIE	8928 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
CHARALIDIS, LORI A	8920 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
BELARDINELLI, ROBERT BELARDINELLI, SHERRY L	8932 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
TARR, RYAN JAMES DELBONO, MARIA VICTORIA	8913 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
MCNEAL, SHANDALEE R	9008 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
DEEDS, DONALD BROWN III DEEDS, COURTNEY HANNA	8928 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
DRUGAN, OWEN WILLIAM DRUGAN, OWEN WILLIAM	8916 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
JOYNER, CEDRIC JOYNER, TIANA	8936 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
LEWIS, JONATHAN RICHARD	8909 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
JACKSON, JENNIFER	9005 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
SMITH, STEVEN SMITH, ILA	9004 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
GAILEY, ELEANOR L	8936 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
KELLER, FRANK J. IV KELLER, MIYUKI RUTH	8912 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292	
LANDESMAN, SETH LANDESMAN, MICHELLE	9036 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
LAGUNAS-OCAMPO, RAFAEL JIMENEZ, ANA V	9037 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
EVANS, ANDREW EVANS, PALOMA	9016 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
SHELLEY, BRAXTON D HILTON, DOROTHY SHELLEY	9017 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
GREER, MARIA F LAYNG, MADONNA	9028 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
MALPEDE, JAMES	9029 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
BRUBAKER, MALAAK NASSER	9016 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
WASHINGTON, PAULA D	9021 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	
WELLS, JANIS ARLEEN	8912 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181	
ESTRADA, JESUS	9032 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695	
DAVIS, ALYSSA DAVIS, PRESTON	9008 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259	

GEORGHIOU, TIM BENJAMIN GEORGHIOU, SAVANNAH KING	9012 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259
GIL, VALERIE A GIGANTE, MATTHEW E	9104 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-3549
COPETE, JENNY M SOTO CAICEDO, LUIS F ALVAR	8943 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292
COLYER, ALEXA DIEHL COLYER, NATHAN AARON	8937 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292
VIEWMONT REAL ESTATE INVESTMENTS LLC	9025 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259
BRIGIDO, DANIEL HASELTINE, TARA	9012 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695
LUCK, ALEX CHRISTIAN HARRISON, MARK ALLEN ROY	8925 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292
GORDON, ADAM H TRUSTEE GORDON, AMY C TRUSTEE	9024 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695
ANDERSON, CHRIS	8917 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292
BOYCE, JAMEL BOYCE, MERCED	8921 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292
CREAMER-HURDLE, EDEN R HURDLE, DANDRIDGE P III	8929 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292
VILLAMARIN, CARLOS ANDRES	9009 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259
OATES, CHESTER RAY JR	9013 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259
WIGGINS, ROBERT BRUCE WIGGINS, JENNIFER KURTZ	8932 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-5292
VU, KATE MAYLIN	9020 KITCHIN FARMS WAY	WAKE FOREST NC 27587-8695
MOREY, SUSAN	9020 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-2259
HARTIS, THOMAS HARTIS, STACY	3112 THURMAN DAIRY LOOP	WAKE FOREST NC 27587-5624
TAM, KING L.	1461 BONGATE CT	SAN JOSE CA 95130-1027
AYNLENDER, ALEKSANDRA TRUSTEE TRUSTEE OF THE ALEKSANDRA AYNLENDER LIVING TRUST	1560 NEWBURY RD STE 1171	NEWBURY PARK CA 91320-3452
LIGON MILL LLC	5144 OLIVIAS LN	RALEIGH NC 27606-4085
MILLRIDGE INVESTMENTS INC	818 S WHITE ST	WAKE FOREST NC 27587-2961
BRICKSBURG LLC	10911 RAVEN RIDGE RD STE 103-59	RALEIGH NC 27614-8362
PFISTERER, KATELYNN	8924 KITCHIN FARMS WAY	WAKE FOREST NC 27587-5181
NICHOLSON, KENNETH NICHOLSON, LINDA P	5221 TROPHY TRL	WAKE FOREST NC 27587-6717
JACKS, JONATHA M JACKS, LAURA A	8725 POTEAT DR	WAKE FOREST NC 27587-4354
WILKINSON, LUANNE I	8820 LIGON MILL RD	WAKE FOREST NC 27587-7706
CADDELL WOODS HOMEOWNERS ASSOC INC	441 WESTERN LN	IRMO SC 29063-9230
HOBSON, KENNETH HOBSON, MARIA	5217 TROPHY TRL	WAKE FOREST NC 27587-6717
MORIN, TONY MORIN, JILL	8816 LIGON MILL RD	WAKE FOREST NC 27587-7706
RS RENTAL I LLC	31 HUDSON YARDS	NEW YORK NY 10001-2170
PHAM, MY THI THAO	8808 LIGON MILL RD	WAKE FOREST NC 27587-7706
NEELAM, DENNIS ANTHONY JONES-NEELAM, BRANDY NICOLE	3068 THURMAN DAIRY LOOP	WAKE FOREST NC 27587-5621
NEWTON, LAUNIECE DEVORN NEWTON, DERRICK M	3065 THURMAN DAIRY LOOP	WAKE FOREST NC 27587-5621
LAB PROPERTY LLC	35 WILLOWS DEN CT	YOUNGSVILLE NC 27596-7340
TRAYLOR, KIMMIE E TRAYLOR, JOHNNY L	3308 QUAIL BLUFF CT	WAKE FOREST NC 27587-4952
XU, YUN	PO BOX 144	CARY NC 27512-0144
YOST, ANDREW L YOST, MICHELLE E	9108 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-3549
OTT, MYLES CHRISTOPHER OTT, LAUREN TAYLOR	9105 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-3549
WARR, CASSANDRIA ELIZABETH PHILLIPS, JEFFREY RYAN	412 SLOMO CT	WAKE FOREST NC 27587-3534
THOMPSON, BRICE T SR	9109 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-3549
PATEL, TEJAS PATEL, TRISHNA	405 SLOMO CT	WAKE FOREST NC 27587-3534
BINGHAM, RACHEL SPELL	9113 LEE BROWN RIDGE DR	WAKE FOREST NC 27587-3549
FORTUNE, BARBARA BISCHOFF	9100 KITCHIN FARMS WAY	WAKE FOREST NC 27587-3548
MALPICA, VICTOR MANUEL NAVAS, SUSANA BEATRIZ	408 SLOMO CT	WAKE FOREST NC 27587-3534
WYSOCKY, MICHAEL R WYSOCKY, REBECCA BARNES	5213 TROPHY TRL	WAKE FOREST NC 27587-6717
SALMON, SOPHIA LORRAINE	5220 TROPHY TRL	WAKE FOREST NC 27587-6716
LEE, PHILIP D	5205 DEERCHASE TRL	WAKE FOREST NC 27587-4975

SMINKEY, MARY JO	8720 POTEAT DR	WAKE FOREST NC 27587-4352
CADDELL WOODS HOMEOWNERS ASSOCIATION	4112 BLUE RIDGE ROAD, SUITE 100	RALEIGH, NC 27612
CARRIAGE RUN HOMEOWNERS ASSOCIATION	10224 DURANT ROAD, SUITE 209	RALEIGH, NC 27614

NEIGHBORGHOOD MEETING ATTENDANCE ROSTER

PROJECT: Burlington Mills Rd. Mixed Use

LOCATION: Richland Creek Community Church

DATE: 01/24/2023

NAME	ADDRESS	PHONE	E-MAIL
Amanda Fritz	8924 Lee Brown Ridge	919-521-3541	amandabfritz18@yahoo.com
Tiana + Cedric Joyner	8936 Lee Brown Rdg.	(732) 492-3004	Tianaterry@hotmail.com
VICKIE WEBB	9216 WINSLADE WAY	919-556-2879	VLWEBB777@gmail.com
Connie Powers	3025 Frieberg Ct	919-880-0515	cpburnsinne@aol.com
Dennis Murray	1017 Lightfoot Ct.	Wake Forest	sinned.yarrum.123@gmail
Janice Davis	1009 Lightfoot Ct	" "	wfarg@ns3.us
Cory Shaffer	3700 Willow Stone Ln	" "	
Natasha Williams	9721 Rainsong Dr	(660)346-0528	NABISHA400@yahoo.com
Elizabeth Blevins	10911 Raven Ridge Rd. Ste 130-59, Raleigh, NC	(919) 200-0746	ligonmill@bricksburgllc.com
Stephanie Davis	8908 Lee Brown Ridge Dr.	(919) 820-6010	stephdavis923@gmail.com
Andrei Denisov	2048 Sweet Samson St	916-280-9279	andrew.denisov@live.com
Steven Gage	3613 Herring Gull Place	919-810-7023	SMG8393@gmail.com
MARLOWE & TOM SILVA	5508 REDSTART CT	919-606-6361	T.SILVA03241984@GMAIL
Rod + Sheretta Jenkins	2056 Sweet Samson St.	984-260-5963	rodretajenkins@gmail.com
Drew Corley	3424 Lonesome Spur Cir	803-979-0206	drewcorley@aol.com
Shannon Cassidy	2828 Thurman Dairy Dr	919 8786648	Shanrcas@aol.com

NEIGHBORGHOOD MEETING ATTENDANCE ROSTER

PROJECT: Burlington Mills Rd. Mixed Use

LOCATION: Richland Creek Community Church

DATE: 01/24/2023

NAME	ADDRESS	PHONE	E-MAIL
Terry & Jacqueline Henderson	8813 Cochran Ct Wake Forest, NC 27587		jack22005@yahoo.com
Jamel Boyce	8921 Lee Brown Rd. Dr Wake Forest, NC 27587		JameldBoyce@gmail.com
Bryan Diamond	3501 Coach Lantern Ave Wake Forest, NC 27587		brydiamond@gmail.com
Leah & Dwayne Davis	3012 Tubberson Trl Wake Forest, NC 27587		lgerberdavis@gmail.com dcdavis2251@gmail.com
Marie Green	9028 Kitchin Farms Way		mgreer33@gmail.com
Michael Saubora	3024 Thurman Dairy Loop Wake Forest, NC 27587		Mike@brightvp.com
Steve Clark	2008 Sweet Samson St Wake Forest		thesteveclark@icloud.com
Lisa Clark	2008 Sweet Samson St. Wake Forest		the.clarks@mac.com
Donna Oakes	2008 Sweet Samson St Wake Forest		dlo123@sbcglobal.net
Anita MacLean	3616 Song Sparrow Wake Forest NC		asm435@gmail.com
Eric Rosendall	3049 Thurman Dairy Loop Wake Forest, NC 27587		eric.rosendall@gmail.com
DAVID & LOIS GUPTON	5324 CHIMNEY SWIFT DR. WAKE FOREST, N.C. 27587		DFITGUP@GMAIL.com
Tejas Patel	405 Slomo Court Wake Forest, NC 27587		patelte3@gmail.com
Tammy Evans	8916 Lee Brown Ridge Dr WF NC 27587		evans.tammy37@yahoo.com
RAFAEL LAGUNAS	9037 LEE BROWN RIDGE DR WF NC 27587	919 412 1592	RAFAEL-LAGUNAS@AOL.COM
Michael & Jessica Ellington	2964 Thurman Dairy Loop		jessellington@gmail.com
Kaye Moore	5025 Huntmaster Tr. Wake Forest, NC 27587		Kayemoore63@gmail.com

NEIGHBORGHOOD MEETING ATTENDANCE ROSTER

PROJECT: Burlington Mills Rd. Mixed Use

LOCATION: Richland Creek Community Church

DATE: 01/24/2023

NAME	ADDRESS	PHONE	E-MAIL
Nancy Brisita Henry Brisita	2929 Gross Ave W.F.	919-800-9732	NBrisita77@gmail.com
Kathleen Richmond Bonnie & Tom Howard	2927 Gross Ave W.F	301-641-6148	Grandmamtio06@yahoo.com
Ben + Kara Karpowicz	3504 Sons Sparrow Dr WF	703.489.6136	Ben.karpowicz@gmail.com
Jim + Chuck Marks	2337 Carriage Manor Dr		ctmacks@juno.com
Sesús Estrada	9032 Kitchin Farm ways W.F.		jlemjob@Gmail.com
Nick & Barbara Honeycutt ~~Nick & Barbara Honeycutt~~	3536 Kemble Ridge Dr. WF		barbnick@centurylink.net
Amy Mayhew	9001 Ligon Mill WF		amy@bricksburgllc.com
Victor M. Malpica	408 Slomo Ct. WF		
William & Michelle Wood	405 Slomo Ct WF		bmwood124@gmail.com
Robert Coppock	9004 Lee Brown Ridge dr		Bobbyprayer@gmail.com
David Durrette	3016 Tubberson Trail		dj.durrette@gmail.com
Brad Williams	417 Slomo Ct		Deckoz2302@gmail.com
Jan Weller	8912 Kitchin Farm		fourandonemore@hotmail.com
Courtney Payne	3044 Thurman Dairy Loop (TDL)	202-302-2641	ctillots@gmail.com
STEVE HILL	11220 CENTAUR RD	919 880 5225	steve27587@GMAIL.COM
Angela JORDAN	3101 Gross Ave	919.523.7580	angie@bellaroserealty.com

NEIGHBORGHOOD MEETING ATTENDANCE ROSTER

PROJECT: Burlington Mills Rd. Mixed Use

LOCATION: Richland Creek Community Church

DATE: 01/24/2023

NAME	ADDRESS	PHONE	E-MAIL
Jennings, Kelly + Dan	3901 Burlington Mills Rd WF NC		harvestmoontrading@yahoo.com
Gary L. Klein	3425 Song Sparrow Dr WF NC	832-600-3255	gkleindrn@gmail.com
Chris Moody	2953 Thurman Dairy Loop		chrismoody8@gmail.com
Lori Charalidis	8920 Kitchin Farms Way	480-319-4872	Lori charalidis@yahoo
Luke & Melody Allen	3829 Song Sparrow Dr.	919-801-7318	melmacon@yahoo.com
Gerald Richardson	9400 philbeck ln Margots Pond	919-612-0770	fulofit76@yahoo.com
Scott Schroeder	8317 ISRATT WF.	919 845 0288	SCSSSINC@GMAIL.com
David Soper	1208 Dunn Creek	508-272-7190	dwsoper@gmail.com
Lindsay + Nick Wynne	2969 Thurman Dairy Loop		Lindsayholoman03@gmail.com
Alex D. Martino	8713 Reindeer Moss Dr		Alexander91229@hotmail.com
Regina Exum	3021 Thurman Dairy Loop		exumregi@hotmail.com
Cynthia & Joseph Rizzo	1639 Winter Wren Circle	984-235-4049	cynthia.a.rizzo@gmail.com
Margaret Watkins	407 Belmellen Ct.	919-426-3850	mpwatkins@alumni.peace.edu
Sonet Weber	2141 Rainy Lake St.		sonetweber@hotmail.com
Steve LaLuna Vickie LaLuna	3013 Tubberson Trl.	516-428-8273	SteveLaLuna@outlook.com VickieLaLuna@RocketMortgage.com
Joe Rizzo	1639 Winter Wren Cir	982 235-~~1639~~ 4049	J.Rizzo@Gmail.com

NEIGHBORGHOOD MEETING ATTENDANCE ROSTER

PROJECT: Burlington Mills Rd. Mixed Use

LOCATION: Richland Creek Community Church

DATE: 01/24/2023

NAME	ADDRESS	PHONE	E-MAIL
Tom & Stacy Harris	3112 Thurman Dairy Loop, WF 27587	919.988.2034	stacyharris@gmail.com trharris@gmail.com
Tim & Alisa Hinton	3217 Greenville Loop Rd WF NC 27587	919 610 6865	workkwithalisa@gmail.com
Liz + Chris Tetley	8916 Mother Nancy Dr Wake Forest, NC 27587	203.928.7067	ctetley12@gmail.com
MIKE & JAN BOCKMASTER & MARK	3305 BUCK RUN TRL WKFS, NC	919-554-2255	MS_BUCK@EMBARQMAIL.COM
Caitlin Kinard	8940 Lee Brown Ridge Dr WF NC 27587	910 316 9538	caitlinlstone@gmail.com
Rick + Jo Shaneybrook	8920 Lee Brown Rdg Dr WF NC 27587	410-227-2696	jas2826@verizon.net
Robert Wiggins	8932 Lee Brown Ridge Wake Forest, NC 27587	910-263-7888	rbwiggins77@yahoo.com
Jenny Wiggins	8932 Lee Brown Ridge Dr Wake Forest NC 27587	727.698.6411	jwiggins2108@gmail.com
Eden Creamer-Hurdle	8929 Lee Brown Ridge Dr Wake Forest, NC 27587	980.245.6133	edencreame@gmail.com
Pete Hurdle	8929 Lee Brown Ridge Dr Wake Forest, NC 27587	704.763.1993	petehurdle@gmail.com
DENNIS NEELAM	3068 THURMAN DAIRY LP WAKEFOREST, NC, 27587	614-668-4575	daneelam1985@gmail.com
Alex Luck	8925 Lee Brown Ridge Dr Wake Forest NC 27587	570-269-0212	alex.c.luck18@gmail.com
Mark Harrison	8925 Lee Brown Ridge Dr Wake Forest NC 27587	717-343-5711	markarHarrison@gmail.com
Laurias Eugene	3001 Thurman Dairy Loop Wake Forest, NC 27587	(786) 201-4556	Lfeugene@ejahoo.com
Seth & Michelle Landesman	9036 Kitchin Farms Way WF NC 27587	440-429-7699	michelle.landesman@gmail.com
Dorothy & Jessie Hilton Dr. Braxton D. Shelley	9017 Lee Brown Ridge Dr. Wake Forest, NC 27587	919-819-7036	dshelley1@yahoo.com

NEIGHBORGHOOD MEETING ATTENDANCE ROSTER

PROJECT: Burlington Mills Rd. Mixed Use

LOCATION: Richland Creek Community Church

DATE: 01/24/2023

NAME	ADDRESS	PHONE	E-MAIL
Paula Washington	9021 Lee Brown Ridge Dr Wake Forest, NC 27587	4789551893	pdwash76@yahoo.com
Eileen McIntyre	3508 Sparrowwood Dr Wake Forest NC 27587	whepponwheel 919-215-0293	eileenisnore@mc.rr.com
Irette Rivas	2908 Thurman Dairy Loop, Wake Forest	305-799.9371	gmeyz416@gmail.com
[illegible]	1425 Ben Dr WF 27587	9195816331	[illegible]@gmail.com
Rick Pyburn	3509 Coach Lantern Ave W.F. 27587	919-395-1993	raleighrick@yahoo.com
Tom PRICE	3200 Buck Run TR W.F. 27587	919 349 7874	tom.PRICE@EARTHLINK.NET
Andy Kennell	9713 Corktree Ct. W.F. 27587	919 457 6740	schul1001@aol.com
Rachel Bingham	9113 Lee Brown Ridge Dr Wake Forest 27587	704-201-2179	rsbingham@bellsouth.net
Ignacio Hernandez	2808 Thurman Dairy Loop Wake Forest 27587	919-746 5256	ialejandro.hn@gmail.com
ANABELL JIMENEZ	9037 LEE BROWN RIDGE DR WF NC 27587	919-412-1592	ANNABELLJMZ@YAHOO.COM
ANURAG RAJ	2060 Sweet Sawmill St WF, NC 27587	941 222 0482	ANURAGRAJ@GMAIL.COM
JAMES A JOHNSON	3212 COACH LANTERN AVE	919-448-7030	43JimJohnson@GMAIL.COM
Matt Kuntz	3005 Thurman Dairy Loop Wake Forest NC 27587	9194379691	mkuntz@nc.rr.com

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

PGBMR
25 January 2023

Town of Wake Forest
Att: Patrick Reidy, AICP, CZO
301 S. Brooks St.
Wake Forest, NC 27587
Ph.: (919) 435-9510
E-mail: preidy@wakeforestnc.gov

RE: Neighborhood Meeting
Burlington Mills Rd. Mixed Use Subdivision
3133 Burlington Mills Rd. & 8993 Ligon Mill Rd.

This document is to serve as official meeting notes for the community meeting held at Richland Creek Community Church located at 3229 Burlington Mills Road on January 24th, 2023 from 6:00 PM to 8:00 PM. These notes address the basis of the project being proposed and the concerns from residents who attended the meeting.

Notes on the Presentation:

- Park Grove Realty, LLC introduced themselves as the developers for this project and gave a detailed background of Park Grove Realty, LLC and the services they provide.
  - They provided examples of apartments they have developed.
    - Examples include the Ramsey Apartments located in Durham and Pines at Wake Forest, as well as others from other States.
    - Introduced the interior layout of the Ramsey Apartments, including provided amenities for residents.
    - Detailed that Pines at Wake Forest Apartments have a similar layout to the proposed Burlington Mills development.
- Park Grove Realty, LLC reviewed the background on Wake County and Wake Forest growth in population and development
  - Provided data of the population growth over the past three decades:
    - Wake County is the third fastest growing county in the United States
    - More than 20,000 people moved into the county in 2021.
    - Wake County adds an average of 62.5 people per day.
    - Wake Forest adds an average of 4.6 people per day
    - Wake Forest is the fourth fastest growing municipality in Wake County
    - 725% increase in Population between 1990 and 2020.
    - Town projects population to be 119,000 by 2040.
  - Displayed a visual of the developmental progress of the surrounding land over the past six years
  - Reviewed the Town of Wake Forest's Future Land Use Map within the Community Plan and explained that the project site was located within the Neighborhood Commercial and Transit-Supportive Residential areas.
    - Provided Wake Forest's supportive uses for Neighborhood Commercial and Transit-Supportive Residential
- The Site Group introduced themselves as the civil engineers and landscape architects for the project
  - Project details presented include:
    - Total project site acreage: 9.55 acres with 1.78 acres being dedicated to commercial use.
      - Pointed out the reduced the commercial usage.
    - Max density of 24 DU/AC and a total of 144 units.
    - 0.5 acres being dedicated as right-of-way
    - Existing zoning RD being rezoned to RMX-CD & NB-CD

        - Burlington Mills Road widening to ½ of a four-lane road with ½ of 104' wide right-of-way. This new road includes new left turning lanes for access to the development. It also includes a 10-foot multi use pathway.
        - Ligon Mill Road widening to a three-lane road with ½ of 76' wide right-of-way. These road improvements include new right turning lanes onto Burlington Mills Road. It also includes a 10-foot multi use pathway.
        - We introduced the proposed protective/transitional yards shown on all perimeters of the property. We have explained that new trees and existing mature trees that a tree surveyor identified would remain for natural screening.
        - Pointed out the tree save areas on the property along with the 50' Neuse River buffers and existing wetlands
- Park Grove Realty, LLC went over a potential alternative proposal under the Land Use Plan (maximum density)
    - Compared our current proposal to the maximum allowed alternative proposal
        - 1.78 versus 3.89 net acres of commercial area
        - 1 story commercial building versus 6 story buildings with ground floor retail and residential above
        - Compared potential commercial building sizes: approximately 5,300 SF. versus 40,000 SF.
        - 7.26 net acres of residential versus 5.16 net acres of residential area
        - 19.88 units per acre being proposed versus 24 units per acre
    - Provided a visual comparison
- The Site Group clarified that Wake Forest requires water quality and quantity data to be provided
    - Went over the storm drains and underground sand filter being proposed.
    - Presented how underground storm water infiltration will allow elimination of various pollutants and mitigate potential drainage issues
- The Site Group discussed the UDO requirements for tree protection & buffering
    - Mentioned the 20' wide Type C buffers places on the north, south, and west border
    - Explained the proposed varied width buffer on the east side of the property due to building frontage requirements and the proposed turning lane at Ligon Mill Road
    - Explained that a licensed surveyor has performed a tree survey on the property.
    - Showed a visual of the proposed Type C buffer next to Kitchin Farms 25' buffer.
- Ramey Kemp Associates introduced themselves as the traffic engineers for the project
    - Explained that they prepared the full Traffic Impact Analysis (TIA) reviewed by local municipalities, such as NCDOT, Wake County, and Wake Forest
    - Explained how the TIA took into account existing traffic counts and future increases
    - Reviewed the changes to Ligon Mill and Burlington Mills Road as described above
    - Addressed the traffic signal adjustments needed to accommodate the road improvements
- The presentation ended by introducing the current property owners and why they have decided to sell
    - Explained how they and family members have lived in Wake Forest for generations
    - Said they've witness the Town's development growth first hand
    - Told audience that they were selling due to timing and no usage of the land. They chose Park Grove Realty, LLC for the developers of this project because of quality of the developer and their willingness to meet the Town's requirements and expectations

Notes on Adjacent Residents' Concerns:

Concerns addressed in the meeting by adjacent residents are listed below. The presenter's responses are in **bold** following the comments.

- Given that many in attendance lived in Kitchin Farms, the main cause for concern was traffic
    - The residents expressed their concerns for the proposed connectivity into Kitchin Farms. Mentioned their distress of traffic and cars speeding through their neighborhood to reach US1
        - Suggestions the residents provided were to put up gates at the connectivity points for the new development
        - Some recommended and other opposed the use of speedbumps along Kitchin Farms Way
        - Residents questioned if more access points (driveways) will be constructed on the property to prevent this connectivity
            - **The proposed driveways connecting to Burlington Mills and Ligon Mill Road should encourage the use of those roads to head west towards US1 instead of driving through Kitchin Farms**
            - **The installation of more driveways on the commercial property is not being proposed**
            - **This project does not include the installation of speedbumps in surrounding developments**
            - **Explained how the Town Of Wake Forest promotes and requires these connection points**
        - The issue of sight distance at the intersection of Burlington Mills Road and Ligon Mill Road was addressed
            - **Explained how the new turning lanes, widening of the right-of-way, and traffic signal adjustment should at least help, if not resolve the issue**
        - Residents addressed their issues with the current traffic congestions on Burlington Mills and Ligon Mills Road
            - **Communicated that our proposed right-of-way widening and turning lanes should decrease the traffic congestion, as displayed in the TIA**
        - Multiple questions of road improvements beyond our project area, such as the bridge improvements on Ligon Mill Road
            - **Noted these areas are beyond the scope of our project**
        - Various questions were asked about if the TIA – Did the TIA took into account the streets they lived on and here to find the TIA.
            - **Ramey Kemp Associates said they would reach out to the Town to post the TIA somewhere that would be easy to access for the public. Given that this meeting had a time limit, we could not address every street the TIA took into account. By posting the TIA somewhere, it will allow the residents to review and see the data.**
        - A complaint about the absence of a restricted left turning signal heading north bound at the intersection of Burlington Mills Road and Ligon Mills Road was conveyed by a resident
            - **As the meeting was over, we told the resident we would convey the issue to the Town and wrote down their contact information**
                - **Shannon Cassidy**
                Phone: (919) 878-6648
                E-mail: shanrcas@aol.com
        - One resident conveyed her concern about fire truck access into the proposed development.
            - **We informed the resident that any road improvement of future development will require easy convenient truck access. The requirements can be found within the UDO and all Plans are reviewed by a Fire Marshal.**
- Buffering and screening concerns
    - Provided that many of the attendees live in the adjacent Kitchin Farms neighborhood, they communicated their worries about the positioning of the parking lot for the apartments. They do not want headlights or sound encroaching onto the back-side of their property
    - Concerns about apartment windows facing the neighborhood homes

        - Suggestions the residents provided were to plant larger, evergreen trees to those perimeters
        - Suggestion to install a 7 foot high opaque fence and shrubbery
            - **Stated that all of these suggestion will be measured and collaboration with the Town will be required.**
            - **The apartments will have windows. Wake Forest UDO & NC Building Code specifies the amount of windows need in each unit.**
    - Dumpster Placement concerns were presented by several residents who live on the properties fronting the proposed dumpster.
        - **We explained that the presented plan could be altered to change the dumpster location or provide heavier screening.**
- Issues with the proposed rezoning (Rural District to Residential Mixed Use and Neighborhood Business) and the change of density were made known by the residents
    - The residents stated they contest the idea of new development and more people moving into the area
    - Residents stated they don't want the current rural aesthetic to change
        - **We referred back to the Community Plan and the population growth chart shown on the pervious slides. We stated that we have no control over population growth. We stated that the Community Plan requirements have been laid forth on the Town's website.**
    - One resident asked if the Town of Wake Forest will require the apartments to have a higher density.
        - **We informed the resident that we think it is unlikely.**
    - Questioned the effects that the apartments would have on their property value
        - **We noted the developer's track record and that many studies throughout the country have shown apartment development near multi-family actually results in an increase of home values. Furthermore, it was noted that home values in the area have been rising for years. Finally, it was pointed out that many of the single family neighborhoods in town have apartments in close proximity.**
- Questions arose about the possible usages for the commercial out parcel and commercial parking
    - Residents expressed their disapproval of a potential gas station
    - Some residents emphasized that the usage should be family friendly and accommodating to the residents
        - **At this point in the project we have no way of knowing what will be constructed on the commercial out parcel**
        - **The usage of the commercial parcel will need to compliment the size of the property**
    - Comments on the size of the commercial parcel will affect the number of parking and spill onto the streets.
        - **Referred to Wake Forest's parking requirements within the UDO**
- Not many stormwater questions were asked but there was a main concern about the sand filter and if the proposed meets state requirements.
    - Can the proposed sand filter withstand the amount of potential drainage?
    - Will the sand filter last a reasonable amount of time?
        - **We addressed that the sandfilter will not be approved if it does not meet load & state requirements.**
- General question of the projected timeline was asked by residents and where we were within Wake Forest's review process.
    - **Stated we were addressing the first around of review comments and a projected 3-4 months left with the Town until approval.**
- There was a questions about whether the road improvements or development will be constructed first.
    - **It was made known that the road improvements would be put into action prior to certificate of occupancy.**
- Resident made clear their safety concerns and if security will be provided at the new apartments.
    - **Park Grove Realty, LLC confirmed that on-site staff will be present.**

Conditional District Rezoning Application

(Conditional District Rezoning - Planning Board 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 #870289

Project Title: Burlington Mills RD Mixed Use Rezoning
Application Type: Conditional District Rezoning
Workflow: Conditional District Rezoning - Planning Board
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

*Note: This type of project requires a pre-application conference be completed prior to official submittal. If this has not been completed, 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: 04/11/2022
Staff Member Met With: Patrick Reidy
IDT Project Number: RZ-22-09

Address & Basic Site Information

Please Note:
In some cases, a parcel address may not verify. In the event that our system is unable to verify the address you enter, please submit the project as an *Unverified Parcel* and provide zoning and land use information as requested below. For verified addresses, the zoning and land use information will be added to the application automatically (you do not need to provide it below).

Project Address or PIN:

- 3133 BURLINGTON MILLS RD (1749007207)
- 8993 LIGON MILL RD (1749006732)

Tax PIN:

- 1749007207
- 1749006732

Acreage: 10.46

Name of Existing Development/Subdivision (if applicable--for reference only): Burlington Mills Rd Mixed Use

For unverified addresses/parcels only, please provide below 1) the current use of the parcel, 2) the zoning district(s) it is in, and 3) any overlay districts that apply. Reference the zoning map and the overlay districts map on the town's website.

Current Use & Zoning (required only if address/parcel is unverified):

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

GIS Site Information (Automatically Generated - Not Available for Unverified Addresses)

Parcel Area: GIS Acreage

- 3133 BURLINGTON MILLS RD: 4.62
- 8993 LIGON MILL RD: 5.56

Current Use: Land Use Development

- 3133 BURLINGTON MILLS RD: Residential
- 8993 LIGON MILL RD: Residential

Wake Forest (WF):

Base District: Zoning

- 3133 BURLINGTON MILLS RD: RD
- 8993 LIGON MILL RD: RD

Planning and Zoning:

In SH1-O Overlay:

In SH2-O Overlay:

In TND Overlay:

In HL-O Overlay:

In National Register of Historic Places:

In Water Supply Watershed Protection Overlay:

In SF Overlay:

In MVCP-O Overlay:

In Flood Hazard Area:

Additional 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:

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
Sam Nye
The Site Group, PLLC
1111 Oberlin Road
Raleigh, NC 27605
P:9198354787
F:9198392255
srn@thesitegroup.net

Project Contact - Property Owner
Alan (Emmitt) Davis
Eunice M Rogers Heirs
301 Greenhill Road
Louisburg, NC 27549
P:919-996-9136

Project Contact - Developer
Andrew Bodewes
Park Grove Realty
46 Prince Street
Rochester, NY 14607

Project Contact - Engineer
Sam Nye
The Site Group, PLLC
1111 Oberlin Road
Raleigh, NC 27605

P:585-481-6091
abodewes@parkgrovellc.com

P:9198354787
F:9198392255
srn@thesitegroup.net

Project Contact - Traffic Engineer
Mary Lynn Smith
Ramey Kemp
5808 Faringdon Pl #100
Raleigh, NC 27609
P:919-872-0642
msmith@rameykemp.com

Transportation 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?: Yes

Project Number: Unknown

For projects requiring a TIA, a separate TIA application must be submitted in conjunction with this application. Please review the TIA submittal checklist and submit a ***Transportation Impact Analysis Review*** application in IDT.

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: RMX-CD, Residential Mixed-Use,NMX-CD, Neighborhood Mixed-Use

Proposed Land Use:
RMX proposed for apartment community. NMX proposed for the commercial outparcel. Master Plan documents call out conditions and proposed allowable uses.

Proposed Number of Lots: 2

Number of Buildings: 7

Number of Single-Family Lots: 0

Number of Townhome Lots: 0

Number of Multi-Family Units: 144

Number of Stories: 3

Square Footage of All Buildings (non-residential): 2800

Plan Information - Conditional Rezoning

Description of Request:
Rezoning property to allow for a mixed use development. Commercial on the corner and apartments to the north.

Initial Proposed Conditions Offered by Applicant:
RMX-CD

1. Maximum building height shall be limited to 4 stories.

2. Allowed uses for this conditional zoning include: Multi-family, home occupation.

NMX-CD

1. Allowed uses for this conditional zoning include: ATM (incorporated into a building only), dry cleaning, medical clinic, personal services, professional services, alcoholic beverage sales store, amusement indoor, bar/tavern, general commercial, outdoor seating (accessory to a primary use), restaurant, recreation facility/indoor, studio (art, dance, martial arts, music)

Justification of Consistency with Comprehensive Plan:

Corner property is shown as "Neighborhood Commercial" on Future Land Use Plan. Parcel to the north is shown as "Future Transit-Supportive Residential".

THE SITE GROUP

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

PGBMR
28 April 2023

Project Site: 3133 Burlington Mills Rd. & 8993 Ligon Mill Rd.
Wake Forest, NC

ZONING CONDITIONS: (RZ-22-09)

ZONING CONDITIONS COMMON TO ENTIRE PROJECT

1. SITE MASTER PLAN (SP-22-39) IS A CONDITION OF THE REZONING REQUEST. AMENDMENTS TO 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 ADOPTED SITE MASTER PLAN.
2. MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO 3 STORIES.
3. TRAFFIC CALMING MEASURES SHALL BE INSTALLED AT THURMAN DAIRY LOOP AND SLOMO COURT CONNECTIONS AS SHOWN ON THE MASTER PLANS. MEASURES INCLUDE NARROWED PAVEMENT, ELEVATED PEDESTRIAN CROSSINGS AND ALL-WAY STOPS AS APPROVED BY THE TOWN OF WAKE FOREST DURING CONSTRUCTION PLAN REVIEW.
4. A 6' TALL WOODEN SCREENING FENCE SHALL BE PLACED AT OR NEAR THE PROPERTY LINE TO THE WEST BETWEEN THURMAN DAIRY LOOP AND THE NORTHERN PROPERTY LINE. THE FENCE SHALL BE PAINTED BLACK TO MATCH THE NEIGHBORHOOD TO THE WEST. THE FENCE SHALL BE INSTALLED PRIOR TO BUILDING PERMIT ISSUANCE.
5. DEVELOPER WILL INSTALL ADDITIONAL UNDERSTORY EVERGREEN PLANTINGS IN AREAS WHERE SPACE IS AVAILABLE WITHIN THE 20' TYPE C BUFFER ALONG THE WESTERN PROPERTY LINE. ANY AREA WITH A 10 FOOT DIAMETER RADIUS WITH NO TREES GREATER THAN 3 INCHES IN DIAMETER SHALL BE PLANTED WITH UNDERSTORY EVERGREEN PLANTINGS. MINIMUM SEPARATION TO EXISTING TREES IS FIVE FEET.
6. DEVELOPER WILL EXTEND SIDEWALKS OR MULTI-USE PATHS BEYOND PROPERTY FRONTAGE TO CONNECT TO EXISTING PEDESTRIAN INFRASTRUCTURE AS SHOWN ON THE MASTER PLANS. THESE CONNECTIONS ARE PROPOSED WITHIN THE EXISTING RIGHT OF WAY OF EXISTING ROADWAYS. THE EXTENSIONS ARE SHOWN ALONG SLOWMO COURT, THURMAN DAIRY LOOP AND BURLINGTON MILLS ROAD.
7. AN EASEMENT WILL BE PROVIDED FOR A FUTURE BUS SHELTER ON LIGON MILL ROAD. FINAL DETERMINATION OF LOCATION WILL BE MADE DURING CONSTRUCTION DRAWING PROCESS.

MULTI-FAMILY/APARTMENTS (RMX-CD)

8. ALLOWED USES FOR THIS CONDITIONAL ZONING INCLUDE:
   - MULTI-FAMILY
   - HOME OCCUPATION
9. FOUNDATION PLANTINGS WILL BE PROVIDED ALONG THE FRONT AND SIDE OF EACH APARTMENT BUILDING AT 4 FEET ON-CENTER.
10. WHERE BUILDING NUMBER THREE IS ADJACENT TO LIGON MILL ROAD THE DEVELOPER REQUESTS A STREET YARD BUFFER REDUCTION FROM 20 FEET TO 16.1 FEET IN THE AREA SHOWN ON SHEET MP 2.0. THIS REQUEST IS DUE TO A JOG IN THE RIGHT-OF-WAY CREATED BY THE PROPOSED RIGHT TURN LANE.
11. ACTIVE RECREATION AMENITIES SHALL INCLUDE A POOL, CLUBHOUSE WITH GYM, DOG PARK, AND OUTDOOR PLAYGROUND.

MIXED-USE OUTPARCEL (NMX-CD)

12. ALLOWED USES FOR THIS CONDITIONAL ZONING INCLUDE:
    - DWELLING-MULTIFAMILY-ABOVE GROUND FLOOR ONLY
    - ATM (INCORPORATED INTO A BUILDING ONLY)
    - DRY CLEANING
    - MEDICAL CLINIC
    - PERSONAL SERVICES
    - PROFESSIONAL SERVICES
    - ALCOHOLIC BEVERAGE SALES STORE
    - AMUSEMENT, INDOOR
    - BAR/TAVERN
    - GENERAL COMMERCIAL
    - OUTDOOR SEATING (ACCESSORY TO A PRIMARY USE)
    - RESTAURANT
    - RECREATION FACILITY/INDOOR
    - STUDIO-ART, DANCE, MARTIAL ARTS, MUSIC
    - GAS/FUELING STATION
13. THE AREA ZONED NMX WILL BE CLEARED OF EXISTING STRUCTURES IN PREPARATION FOR THE SALE/DEVELOPMENT OF FUTURE COMMERCIAL USES. LAND DISTURBING ACTIVITY RELATED TO ROADWAY IMPROVEMENTS REQUIRED BY THE TIA AND TOWN OF WAKE FOREST FRONTAGE WIDENING IMPROVEMENTS WILL BE INSTALLED PRIOR TO THE 1ST RESIDENTIAL CERTIFICATE OF OCCUPANCY. NO OTHER LAND DISTURBING ACTIVITIES WILL OCCUR WITHIN THIS AREA UNTIL PERMITS AND APPROVALS HAVE BEEN GRANTED BY THE TOWN OF WAKE FOREST.
14. DEVELOPER WILL INSTALL A PUBLIC ART FEATURE NEAR THE CORNER OF BURLINGTON MILLS ROAD AND LIGON MILL ROAD. IT MAY BE INCORPORATED WITH AN OUTDOOR PATIO OR GATHERING SPACE. PUBLIC ART MAY BE A SCULPTURE, FOUNTAIN OR MURAL.
15. VEHICULAR PARKING FOR THE COMMERCIAL USES SHALL BE ORIENTED TO THE SIDE AND REAR OF THE BUILDINGS.
16. GAS/FUELING STATION MUST BE INCORPORATED WITH OTHER USES INTO A MIXED-USE PROJECT WHERE BUILDING OR BUILDINGS FRONT BOTH BURLINGTON MILLS ROAD AND LIGON MILL ROAD. FUEL PUMPS MUST BE LOCATED TO THE REAR OF THE PRIMARY STRUCTURE.
17. THE DEVELOPER WILL PROVIDE AN OUTDOOR SEATING/GATHERING AREA OR PATIO ABUTTING EITHER BURLINGTON MILLS ROAD, LIGON MILL ROAD, OR BOTH. PATIO MAY ENCROACH INTO STREETYARD BUFFER UP TO 5'.
18. A THIRTY FOOT WIDE MAXIMUM BUILDING SETBACK FROM THE PRINCIPAL FRONT STREET WILL BE PROVIDED WITH THIS PROJECT. BURLINGTON MILLS ROAD IS THE PRIMARY FRONTAGE FOR THIS PROJECT.
19. THE DEVELOPER SHALL PROVIDE MINIMUM 30% OF THE FIRST FLOOR BUILDING AREA AS AN UPPER FLOOR USABLE AREA. USES ENVISIONED FOR UPPER FLOOR INCLUDE OFFICE, RESTAURANT, ROOFTOP BAR, ROOFTOP PATIO, MULTI-FAMILY, STUDIO, OR INDOOR RECREATION. ALLOWED USES FOR UPPER STORIES MAY INCLUDE ANY USES LISTED UNDER MIXED-USE OUTPARCEL (NMX-CD) CONDITION #12.
20. THE DEVELOPER SHALL PROVIDE MINIMUM 30% BUILDING FRONTAGE COVERAGE ALONG A COMBINATION OF BOTH BURLINGTON MILLS AND LIGON MILL ROADS.

Samuel R. Wye

The SITE Group
1111 Oberlin Road
Raleigh NC 27605

919-835-4787 (o)
919-839-2255 (f)

DocuSign Envelope ID: 86AE14A5-3B78-419C-955A-377E3A961438

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: _____ Submittal Date: 9/22/2022

ROGERS, EUNICE M HEIRS & ALAN DAVIS 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
- [ ] Construction Drawings
- [ ] Variance
- [ ] Major Architectural Review

The property is located at: 3133 Burlington Mills Rd & 8993 Ligon Mill Rd, Wake Forest NC

The agent for this project is: Samuel R. Nye, PE w/ The Site Group

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

Name: Samuel R. Nye, PE w/ The Site Group

Address: 1111 Oberlin Road

Telephone Number: 919-835-4787 Fax: N/A

Email Address: SRN@thesitegroup.net

Signature(s) of Owner(s):

9/23/2022 DocuSigned by: [signature] 8EDC8FEA0B8C46...

9/22/2022 DocuSigned by: [signature] 3D0489AD28C544C...

9/22/2022 Marshall Edward Davis DA964B59B18A43C...

Print or type name(s):

ROGERS, EUNICE M HEIRS & ALAN DAVIS

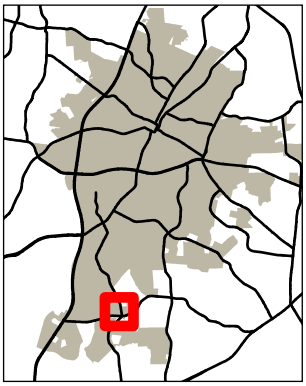
301 Green Hill Road

Louisburg, NC 27549-9598

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.**

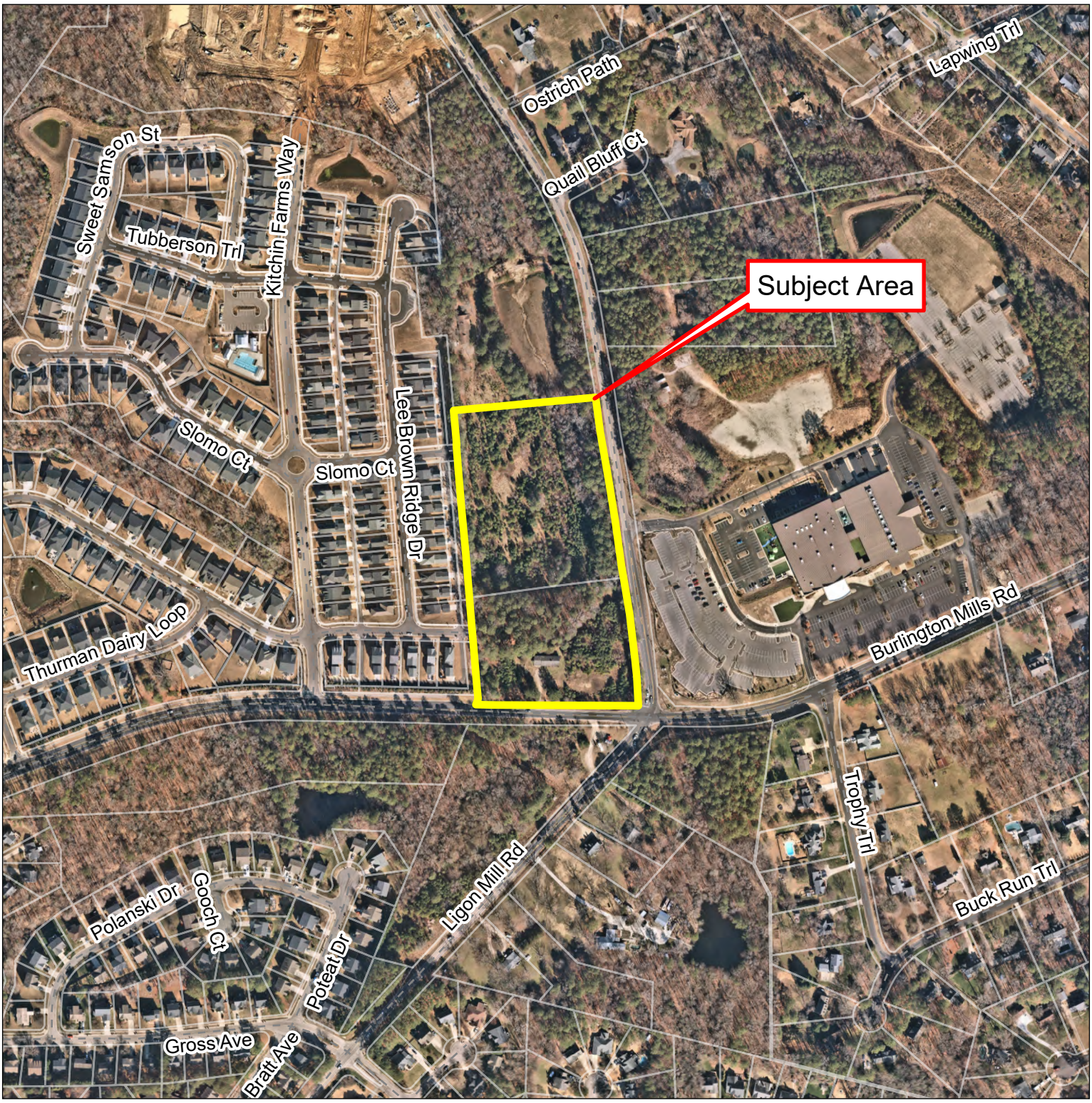
Last update: August 2018



TOWN of WAKE FOREST

RZ-22-09
Burlington Mills RD (Mixed Use Rezoning)
PINS: 1749007207 & 1749006732

4/17/2023



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.

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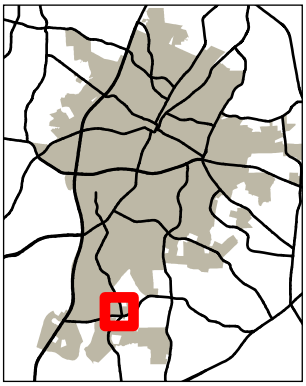
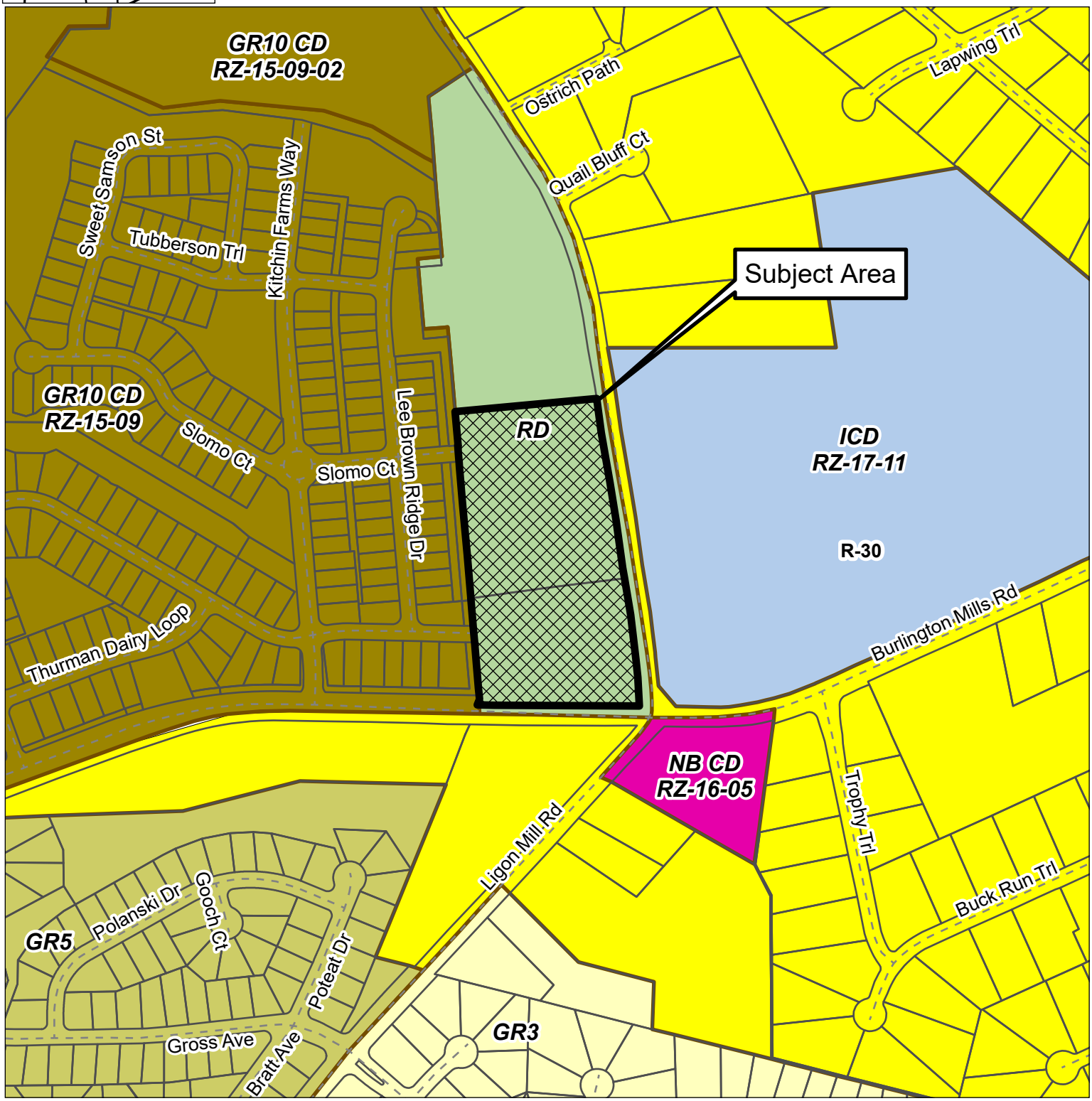


TOWN of WAKE FOREST

RZ-22-09
Burlington Mills RD (Mixed Use Rezoning)
PINS: 1749007207 & 1749006732

4/17/2023



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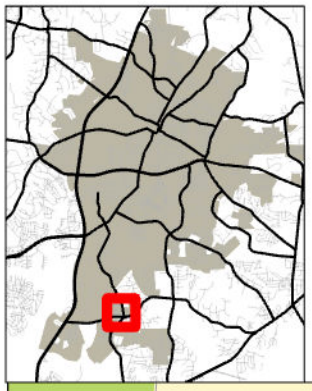
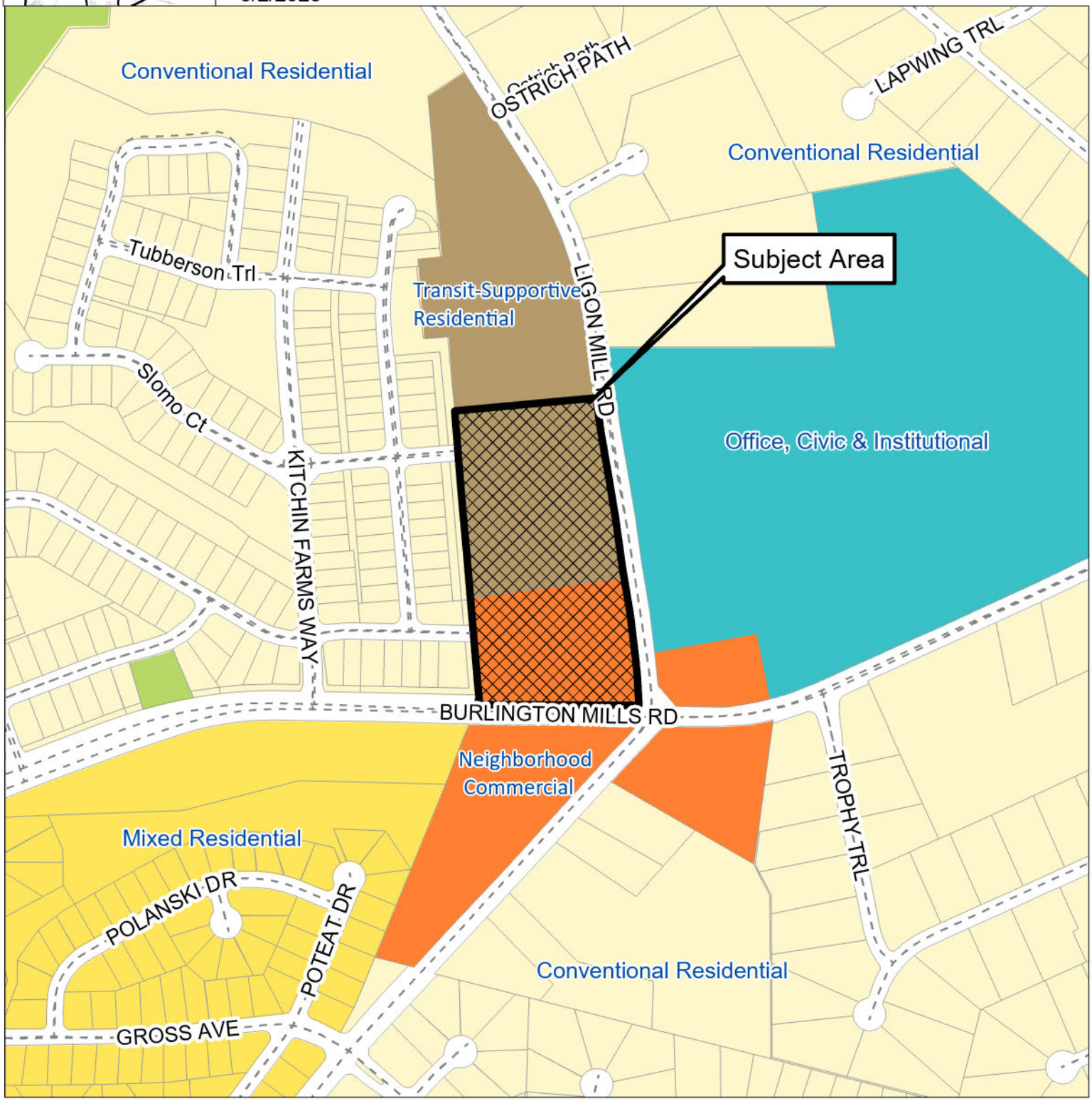


Land Use Plan

TOWN *of* WAKE FOREST

RZ-22-09
Burlington Mills RD (Mixed Use Rezoning)
PINS: 1749007207 & 1749006732

5/2/2023



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0 — 0.25 Miles

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			

Community Plan Consistency Grid				
DWF-6	Identify strategies to create an “experience-based” Downtown retail environment with unique local businesses and a pedestrian-oriented environment			
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			

RAMEY KEMP ASSOCIATES

TOGETHER WE ARE LIMITLESS

Burlington Mills Road Mixed-Use

Traffic Impact Analysis

Wake Forest, North Carolina

rameykemp.com

TRAFFIC IMPACT ANALYSIS

FOR

BURLINGTON MILLS ROAD MIXED-USE

LOCATED

IN

WAKE FOREST, NC

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NORTH CAROLINA PROFESSIONAL SEAL 050578 ENGINEER CAROLINE A. CHEEVES

1/11/2023

Caroline Cheeves

JANUARY 2023

Prepared By: VT

RKA Project No. 22243

Reviewed By: CC

TRAFFIC IMPACT ANALYSIS
BURLINGTON MILLS ROAD MIXED-USE
WAKE FOREST, NORTH CAROLINA

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Burlington Mills Road Mixed-Use development in accordance with the Wake Forest (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located west of Ligon Mill Road and north of Burlington Mills Road in Wake Forest, North Carolina. The proposed development is expected to be a maximum of 189 apartment units and a 16 fueling position gas station with a max 6,000 square foot (sq. ft.) convenience market.

It should be noted that the gas station is currently unknown, and this intensity was assumed to provide conservative analysis results. The proposed development is expected to be built out in 2024. Site access is proposed via one (1) full movement driveway along Ligon Mill Road to be aligned with the Richland Creek Community Church Driveway (Church Driveway) (Site Drive 1), one (1) left-over driveway along Burlington Mills Road (Site Drive 2), and two (2) driveway connections to the residential development to the west (providing access via Kitchin Farms Way). It should be noted that interconnectivity to the Kitchin Farms Way development is anticipated to offer an alternative way into and out of the site. These interconnectivity points were not considered for the residential portion of the proposed development to provide conservative results at the main access points and because residents of Kitchin Farms Way development may also utilize the additional interconnectivity to eh the east provided by the proposed development. The main access for the gas station is expected to be via the Burlington Mills Road access (Site Drive 2) through an internal driveway.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2022 Existing Traffic Conditions
- 2024 No-Build Traffic Conditions
- 2024 Build Traffic Conditions
- 2024 Build Traffic Conditions with Improvements

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

- Ligon Mill Road and Burlington Mills Road
- Burlington Mills Road and Kitchin Farms Way
- Burlington Mills Road and US 1
- Ligon Mill Road and Church Driveway

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersection listed below, in June of 2022 during typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- Ligon Mill Road and Burlington Mills Road
- Burlington Mills Road and Kitchin Farms Way
- Burlington Mills Road and US 1
- Ligon Mill Road and Church Driveway

Counts at the intersections above were collected when some schools were not in session. It is important to note that Endeavor Charter School, west of the proposed development, was still in session when counts were collected at the study intersections. Previous data within the study area was considered to see if any adjustments would be needed for the new count data to account for other schools being in session. Count data from 2020, prior to the COVID-19 pandemic, was available at the intersection of Burlington Mills Road and Ligon Mill Road. These counts were grown to 2022 utilizing a 3% annually compounded growth rate and then were compared to counts collected in 2022. An adjustment factor was not needed based on the comparison between grown 2022 counts and counts collected in 2022. This methodology was approved scoping

documentation. Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate.

3. Site Trip Generation

The proposed development is assumed to consist of a maximum of 189 apartment units and a 16 fueling positions gas station with a 6,000 sq. ft. convenience market. It is important to note that the gas station use is currently unknown, and this intensity was assumed to provide conservative analysis results. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 11th Edition. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

LAND USE (ITE Code)	INTENSITY	DAILY TRIPS (VPD)	WEEKDAY AM PEAK HOUR (VPH)		WEEKDAY PM PEAK HOUR (VPH)	
			Enter	Exit	Enter	Exit
Multifamily Housing (Low-Rise) (220)	189 dwellings	1,290	19	62	64	38
Gasoline / Service Station with Convenience Market (945)	16 fueling positions	5,530	253	253	215	215
Total Trips		**6,820**	**272**	**315**	**279**	**253**
*Pass-By Trips: Gas Station with Convenience Market (62% AM, 56% PM) **			*-108***	*-108***	*-100***	*-100***
Total Primary Trips			**164****	**207****	**179****	**153****

*The ITE 11th Edition was utilized for the trip generation and the ITE 10th Edition NCDOT Rates vs Equations sheet was referenced for variable used and percentages of pass-by.
**It should be noted that pass-by trips were limited at 10% of the adjacent street traffic, resulting in an increase in primary trips. This which is expected to provided conservative results, because it is likely the gas station will operate at the pass-by percentages included above due to the heavy amount of residential development within the vicinity of the site.

4. Future Traffic Conditions

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 3% would be used to generate 2024 projected weekday AM and PM peak hour traffic volumes. It is important to note that based on recent historical AADT data trends near the study intersections, the historical annual growth rate is approximately 1%. Using a 3% annually compounded growth rate is expected to provide conservative analysis results. Through coordination with the Town and NCDOT, the Marshall Village development and Kitchin Farms development were considered but were not included as part of this TIA. Refer to Section 3.2 for more information.

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2022 existing, 2024 no-build, and 2024 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

Improvements Installed by Others

Burlington Mills Road and Ligon Mill Road

- Provide exclusive northbound and southbound left-turn lanes with 200 feet of storage with appropriate deceleration and taper.

Recommended Improvements by the Developer

Burlington Mills Road and Kitchin Farms Way

- Monitor for signalization once the retail portion of the development is developed.

Burlington Mills Road and Ligon Mill Road

- Provide exclusive eastbound left-turn lane with a minimum of 100 feet of storage with appropriate deceleration and taper.
- Provide exclusive southbound right-turn lane with a minimum of 200 feet of storage with appropriate deceleration and taper.

Ligon Mill Road and Church Driveway / Site Drive 1

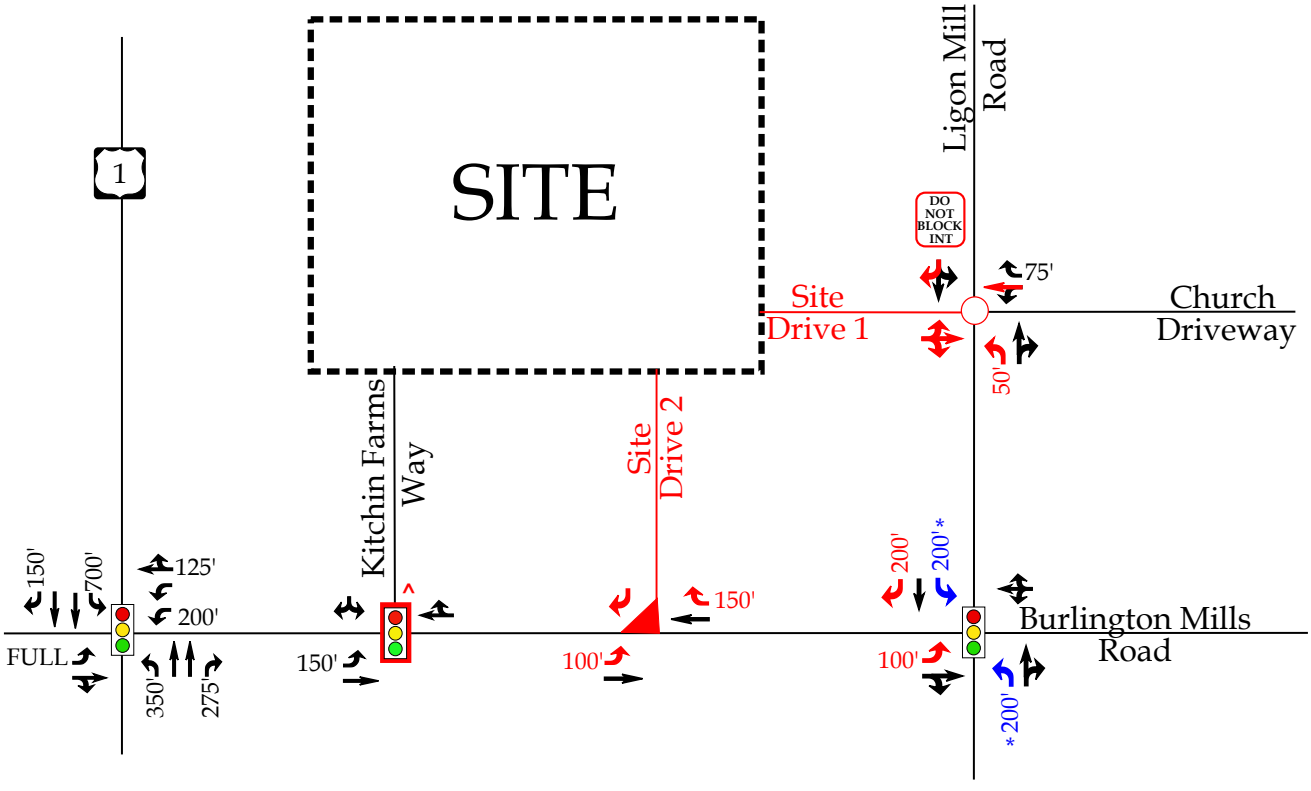
- Construct a western leg (Site Drive 1) with one egress lane and one egress lane striped as a shared left-/ through / right-turn lane.
- Provide an exclusive northbound left-turn lane with minimum of 50 feet of storage with appropriate deceleration and taper.
- Provide stop control for the eastbound approach.
- Provide "Do Not Block Intersection" signage on the southbound approach along Ligon Mill Road.

Burlington Mills Road and Site Drive 2

- Construct a northern leg (Site Drive 2) with one egress lane and one egress lane striped as a right-turn lane. Restrict this driveway to a left-over intersection.
- Provide an exclusive eastbound left-turn lane with a minimum of 100 feet of storage with appropriate deceleration and taper.
- Provide an exclusive westbound right-turn lane with a minimum of 150 feet of storage with appropriate deceleration and taper
- Provide stop control for the southbound approach.

*Improvement was constructed after count data was collected.

^ Once the retail portion of the development is developed.



LEGEND

- Unsignalized Intersection
- Signalized Intersection
- Left-Over Intersection
- Existing Lane
- X' Storage (In Feet)
- Monitor for Signalization by Developer
- Improvement by Others
- Improvement by Developer
- Signage by Developer

RKA RAMEY KEMP ASSOCIATES	Burlington Mills Road Mixed-Use Wake Forest, NC	Recommended Lane Configurations Scale: Not to Scale | Figure E-1

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

October 04, 2022

Burlington Mills Road Mixed Use

Traffic Impact Analysis Review Report
Congestion Management Section

TIA Project: SC-2022-289
Division: 5
County: Wake

NORTH CAROLINA PROFESSIONAL SEAL 046043 ENGINEER NICHOLAS C LINEBERGER

Nicholas C. Lineberger, P.E. Project Engineer
Daniel W. Collins, 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

Burlington Mills Road Mixed Use

SC-2022-289	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	09/06/22	Date of Site Plan	03/28/22
Date of Complete Information	09/06/22	Date of Sealed TIA	09/06/22

Proposed Development

The TIA assumes the development is completed by 2024 and consists of the following:

Land Use	Land Use Code	Size
Multifamily Housing (Low Rise)	220	189 d.u.
Gasoline / Service Station	945	16 f.p.

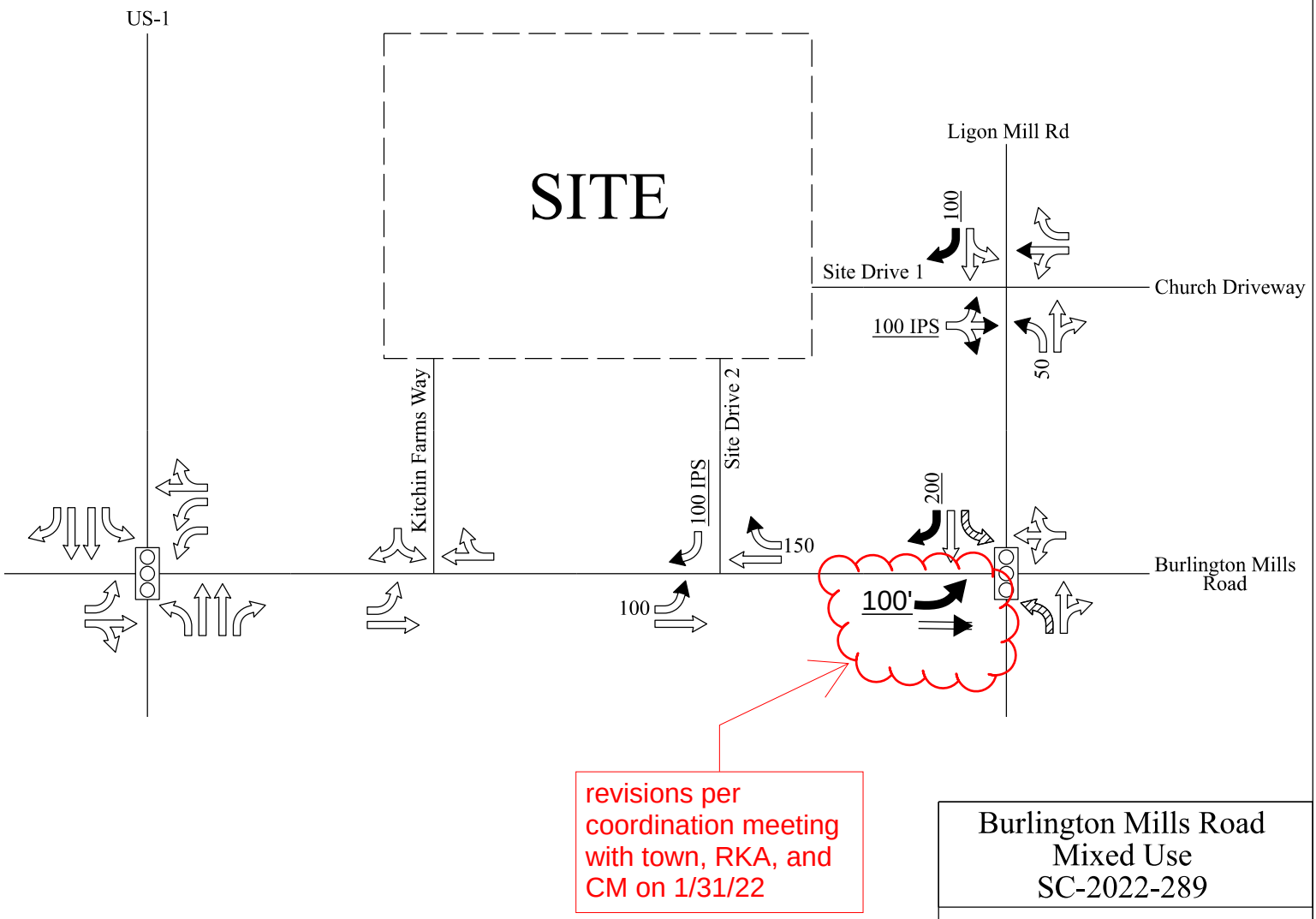
Trip Generation - Unadjusted Volumes During a Typical Weekday			
	IN	**OUT**	**TOTAL**
AM Peak Hour	272	315	587
PM Peak Hour	279	253	532
Daily Trips			6,820

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.

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.



Burlington Mills Road
Mixed Use
SC-2022-289

Existing Laneage
Recommended Laneage
Laneage Built By Others
NCDOT Recommendation
Existing Signal
Signal Proposed By Others
Developer Proposed Signal
XXX Storage
XXX NCDOT Recommended Storage
<XXX> Distance Between Intersections
IPS Internal Protected Stem
All Distances in Feet
Drawing Not to Scale

N

BURLINGTON MILLS RD. MIXED USE

3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.

Wake Forest, North Carolina

MASTER SITE PLAN
SP-22-39 RZ-22-09

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. 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.
5. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY BATEMAN CIVIL SURVEY COMPANY DATED 09/09/2022. WETLANDS AND STREAM DELINEATION PROVIDED BY KELLER ENVIRONMENTAL.
6. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

MAXIMUM BUILDING SETBACK NOTE

WAKE FOREST UDO 8.5.2.B.4
WHEN MAXIMUM FRONT SETBACKS ARE REQUIRED BY THE ZONING DISTRICT AND THE REQUIRED STREET YARD BUFFER EXCEEDS THE DEPTH OF THE SETBACK, THE STREET YARD BUFFER SHALL DETERMINE THE SETBACK DIMENSION.

COMPLIANCE NOTES

WAKE FOREST UDO 3.2.1.A
"WHEN PERMITTED IN ONE OF THESE DISTRICTS, DWELLING TYPES SHALL BE LOCATED WITHIN ONE-QUARTER MILE OF AN OFFICE/SERVICE, COMMERCIAL/ENTERTAINMENT OR CIVIL USE. THIS REQUIREMENT SHALL NOT APPLY TO EXISTING RESIDENTIAL DEVELOPMENTS OR LOTS OF RECORD."

- MULTI-FAMILY COMPLIES – PROJECT PROPOSING NEW COMMERCIAL AT INTERSECTION AND RICHLAND CREEK CHURCH WITHIN ONE-QUARTER MILE.

ZONING CONDITIONS: (RZ-22-09)

ZONING CONDITIONS COMMON TO ENTIRE PROJECT

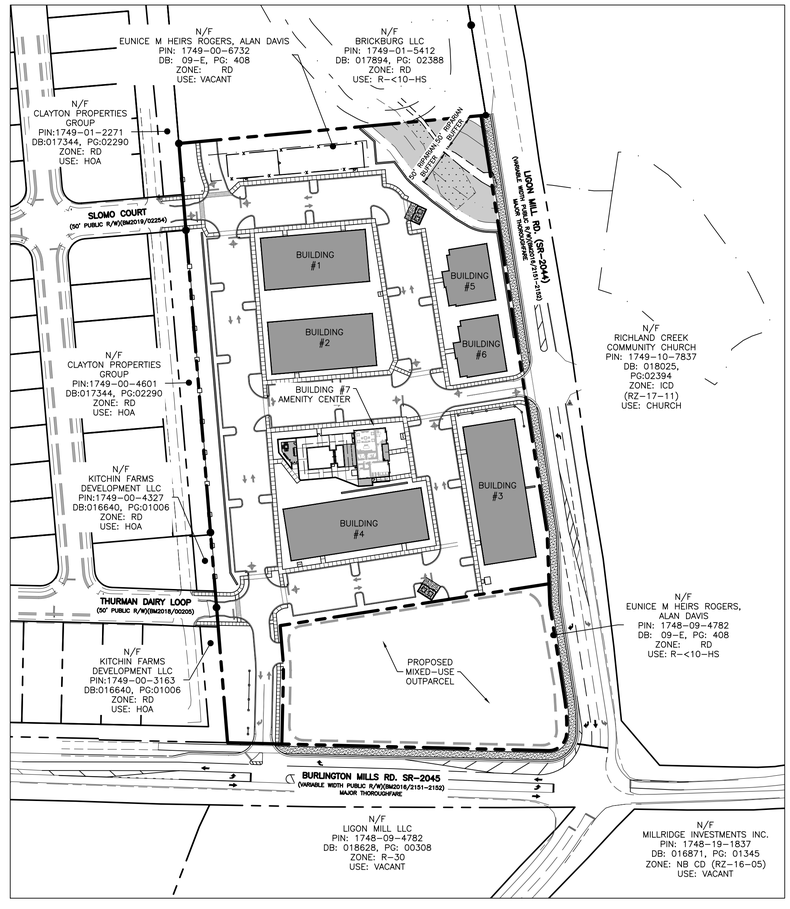
1. SITE MASTER PLAN (SP-22-39) IS A CONDITION OF THE REZONING REQUEST. AMENDMENTS TO THE MASTER PLAN SHALL REQUIRE A REZONING AMENDMENT UNLESS THE ADMINISTRATOR FINDS THE MODIFICATION TO BE MINOR AND IN KEEPING WITH THE SPIRIT AND INTENT OF THE ADOPTED SITE MASTER PLAN.
2. MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO 3 STORIES.
3. TRAFFIC CALMING MEASURES SHALL BE INSTALLED AT THURMAN DAIRY LOOP AND SLOMO COURT CONNECTIONS AS SHOWN ON THE MASTER PLANS. MEASURES INCLUDE NARROWED PAVEMENT, ELEVATED PEDESTRIAN CROSSINGS AND ALL-WAY STOPS AS APPROVED BY THE TOWN OF WAKE FOREST DURING CONSTRUCTION PLAN REVIEW.
4. A 6' TALL WOODEN SCREENING FENCE SHALL BE PLACED AT OR NEAR THE PROPERTY LINE TO THE WEST BETWEEN THURMAN DAIRY LOOP AND THE NORTHERN PROPERTY LINE. THE FENCE SHALL BE PAINTED BLACK TO MATCH THE NEIGHBORHOOD TO THE WEST. THE FENCE WILL BE INSTALLED PRIOR TO BUILDING PERMIT ISSUANCE.
5. DEVELOPER WILL INSTALL ADDITIONAL UNDERSTORY EVERGREEN PLANTINGS IN AREAS WHERE SPACE IS AVAILABLE WITHIN THE 20' TYPE C BUFFER ALONG THE WESTERN PROPERTY LINE. ANY AREA WITH A 10 FOOT DIAMETER RADIUS WITH NO TREES GREATER THAN 3 INCHES IN DIAMETER SHALL BE PLANTED WITH UNDERSTORY EVERGREEN PLANTINGS. MINIMUM SEPARATION TO EXISTING TREES IS FIVE FEET.
6. DEVELOPER WILL EXTEND SIDEWALKS OR MULTI-USE PATHS BEYOND PROPERTY FRONTAGE TO CONNECT TO EXISTING PEDESTRIAN INFRASTRUCTURE AS SHOWN ON THE MASTER PLANS. THESE CONNECTIONS ARE PROPOSED WITHIN THE EXISTING RIGHT OF WAY OF EXISTING ROADWAYS. THE EXTENSIONS ARE SHOWN ALONG SLOWMO COURT, THURMAN DAIRY LOOP AND BURLINGTON MILLS ROAD.
7. AN EASEMENT WILL BE PROVIDED FOR A FUTURE BUS SHELTER ON LIGON MILL ROAD. FINAL DETERMINATION OF LOCATION WILL BE MADE DURING CONSTRUCTION DRAWING PROCESS.

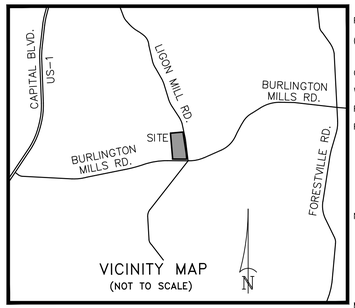
MULTI-FAMILY/APARTMENTS (RMX-CD)

1. ALLOWED USES FOR THIS CONDITIONAL ZONING INCLUDE:
   - MULTI-FAMILY
   - HOME OCCUPATION
2. FOUNDATION PLANTINGS WILL BE PROVIDED ALONG THE FRONT AND SIDE OF EACH APARTMENT BUILDING AT 4 FEET ON-CENTER.
3. WHERE BUILDING NUMBER THREE IS ADJACENT TO LIGON MILL ROAD THE DEVELOPER REQUESTS A STREET YARD BUFFER REDUCTION FROM 20 FEET TO 16.1 FEET IN THE AREA SHOWN ON SHEET MP 2.0. THIS REQUEST IS DUE TO A JOG IN THE RIGHT-OF-WAY CREATED BY THE PROPOSED RIGHT TURN LANE.
4. ACTIVE RECREATION AMENITIES SHALL INCLUDE A POOL, CLUBHOUSE WITH GYM, DOG PARK, AND OUTDOOR PLAYGROUND.

MIXED-USE OUTPARCEL (NMX-CD)

1. ALLOWED USES FOR THIS CONDITIONAL ZONING INCLUDE:
   - DWELLING-MULTIFAMILY-ABOVE GROUND FLOOR ONLY
   - ATM (INCORPORATED INTO A BUILDING ONLY)
   - DRY CLEANING
   - MEDICAL CLINIC
   - PERSONAL SERVICES
   - PROFESSIONAL SERVICES
   - ALCOHOLIC BEVERAGE SALES STORE
   - AMUSEMENT, INDOOR
   - BAR/TAVERN
   - GENERAL COMMERCIAL
   - OUTDOOR SEATING (ACCESSORY TO A PRIMARY USE)
   - RESTAURANT
   - RECREATION FACILITY/INDOOR
   - STUDIO-ART, DANCE, MARTIAL ARTS, MUSIC
   - GAS/FUELING STATION
2. THE AREA ZONED NMX WILL BE CLEARED OF EXISTING STRUCTURES IN PREPARATION FOR THE SALE/DEVELOPMENT OF FUTURE COMMERCIAL USES. LAND DISTURBING ACTIVITY RELATED TO ROADWAY IMPROVEMENTS REQUIRED BY THE TIA AND TOWN OF WAKE FOREST FRONTAGE WIDENING IMPROVEMENTS WILL BE INSTALLED PRIOR TO THE 1ST RESIDENTIAL CERTIFICATE OF OCCUPANCY. NO OTHER LAND DISTURBING ACTIVITIES WILL OCCUR WITHIN THIS AREA UNTIL PERMITS AND APPROVALS HAVE BEEN GRANTED BY THE TOWN OF WAKE FOREST.
4. DEVELOPER WILL INSTALL A PUBLIC ART FEATURE NEAR THE CORNER OF BURLINGTON MILLS ROAD AND LIGON MILL ROAD. IT MAY BE INCORPORATED WITH AN OUTDOOR PATIO OR GATHERING SPACE. PUBLIC ART MAY BE A SCULPTURE, FOUNTAIN OR MURAL.
5. VEHICULAR PARKING FOR THE COMMERCIAL USES SHALL BE ORIENTED TO THE SIDE AND REAR OF THE BUILDINGS.
6. GAS/FUELING STATION MUST BE INCORPORATED WITH OTHER USES INTO A MIXED-USE PROJECT WHERE BUILDING OR BUILDINGS FRONT BOTH BURLINGTON MILLS ROAD AND LIGON MILL ROAD. FUEL PUMPS MUST BE LOCATED TO THE REAR OF THE PRIMARY STRUCTURE.
7. THE DEVELOPER WILL PROVIDE AN OUTDOOR SEATING/GATHERING AREA OR PATIO ABUTTING EITHER BURLINGTON MILLS ROAD, LIGON MILL ROAD, OR BOTH. PATIO MAY ENCROACH INTO STREETYARD BUFFER UP TO 5'.
8. A THIRTY FOOT WIDE MAXIMUM BUILDING SETBACK FROM THE PRINCIPAL FRONT STREET WILL BE PROVIDED WITH THIS PROJECT. BURLINGTON MILLS ROAD IS THE PRIMARY FRONTAGE FOR THIS PROJECT.
9. THE DEVELOPER SHALL PROVIDE MINIMUM 30% OF THE FIRST FLOOR BUILDING AREA AS AN UPPER FLOOR USABLE AREA. USES ENVISIONED FOR UPPER FLOOR INCLUDE OFFICE, RESTAURANT, ROOFTOP BAR, ROOFTOP PATIO, MULTI-FAMILY, STUDIO, OR INDOOR RECREATION. ALLOWED USES FOR UPPER STORIES MAY INCLUDE ANY USES LISTED UNDER MIXED-USE OUTPARCEL (NMX-CD) CONDITION #1.
10. THE DEVELOPER SHALL PROVIDE MINIMUM 30% BUILDING FRONTAGE COVERAGE ALONG A COMBINATION OF BOTH BURLINGTON MILLS AND LIGON MILL ROADS.





VICINITY MAP
(NOT TO SCALE)

TRAFFIC IMPACT ANALYSIS (TIA) NOTE:

THE INTENT OF THE GAS STATION IN THE TIA WAS TO PROVIDE A WORST CASE TRAFFIC SCENARIO. A TRIP GENERATION TABLE WILL NEED TO BE PROVIDED WHEN THE COMMERCIAL/ MIXED USE PARCEL IS DEVELOPED TO ENSURE THE ACTUAL USE TRIPS DO NOT EXCEED THE TRIPS ACCOUNTED FOR IN THE TIA. IF THERE IS A SUBSTANTIAL DIFFERENCE, THE TIA WILL NEED TO BE UPDATED.

FLOODPLAIN NOTE:

FEMA REFERENCE DATA:
FEMA FIRM PANEL No.: 3720174900K
EFFECTIVE DATE: JUL 19, 2022

THIS SITE DOES NOT CONTAIN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720174900K DATED 07/19/2022

THE PROPOSED LIMITS OF DISTURBANCE FOR THIS PROJECT ARE WITHIN ZONE X OF THE FEMA FIRM PANEL No. 3720174900K.

DRAWINGS INDEX:

MP 0.1	COVER SHEET
MP 1.0	EXISTING CONDITIONS & DEMO PLAN
MP 2.0	SITE MASTER PLAN
MP 3.0	PRELIMINARY GRADING & DRAINAGE PLAN
MP 4.0	UTILITY PLAN
MP 5.0	ROADWAY PLAN
MP 6.0	TREE SURVEY
MP 7.0	LANDSCAPE PLAN
MP 8.0	PRELIMINARY LIGHTING PLAN

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EMAIL: srn@thesitegroup.net

CLIENT:
PARK GROVE REALTY, LLC
ATTN: ANDREW BODEWES
46 PRINCE STREET, STE 2003
ROCHESTER NY, 14607
PHONE: (585) 435-4766
E-MAIL: abodewes@parkgrovellc.com

SITE DATA SUMMARY

PROJECT NAME:	BURLINGTON MILLS RD. MIXED USE
SITE ADDRESS:	3133 BURLINGTON MILLS RD. / 8993 LIGON MILL RD.
PIN(S):	1749-00-7207 / 1749-00-6732
PROPERTY OWNER:	EUNICE M ROGERS HEIRS
EXISTING ZONING:	RD, RURAL HOLDING DISTRICT
GROWTH STRATEGIES MAP DESIGNATION:	
3133 BURLINGTON MILLS RD.	NEIGHBORHOOD COMMERCIAL
8993 LIGON MILL RD.	TRANSIT-SUPPORTIVE RESIDENTIAL
GROSS SITE AREA:	
8993 LIGON MILL RD.	242,303 SF. / 5.56 AC.
3133 BURLINGTON MILLS RD.	201,495 SF. / 4.62 AC.
EX. AREA WITHIN RIGHT OF WAY:	27,695 SF. / 0.64 AC.
TOTAL GROSS SITE:	416,103 SF. / 9.55 AC.
RIGHT OF WAY DEDICATION:	22,484 SF. / 0.52 AC.
NET SITE AREA:	393,619 SF. / 9.04 AC.
NEW MULTI-FAMILY SITE AREA:	316,100 SF. / 7.26 AC.
NEW MIXED-USE SITE AREA:	77,519 SF. / 1.78 AC.
JURISDICTION:	WAKE FOREST
PROPOSED ZONING: (AREAS CALCULATED TO C/L OF ROAD)	RESIDENTIAL MIXED USE-CONDITIONAL DISTRICT (RMX-CD) (343,824 SF. / 7.89 AC.) NEIGHBORHOOD MIXED USE-CONDITIONAL DISTRICT (NMX-CD) (111,834 SF./ 2.57 AC.)
OVERLAY DISTRICT:	N/A
WATERSHED:	LOWER NEUSE RIVER
RIVER BASIN:	NEUSE
RMX BUILDING SETBACKS:	
PRINCIPAL FRONT SETBACK:	18' MAX.
SIDE STREET SETBACK:	5' MIN.
SIDE (ADJ. LOT) SETBACK:	0' MIN.
REAR SETBACK:	5' MIN.
NMX BUILDING SETBACKS:	
PRINCIPAL FRONT SETBACK:	20' MIN., 30' MAX.
SIDE STREET/SECONDARY SETBACK:	20' MIN.
SIDE (ADJ. LOT) SETBACK:	15' MIN.
REAR SETBACK:	20' MIN.
MAX DENSITY:	24 DU/AC
PROPOSED NUMBER OF MULTI-FAMILY UNITS:	144
PROPOSED GROSS DENSITY:	18.5 DU/AC
PROPOSED NET DENSITY:	19.8 DU/AC
PROPOSED USE:	MIXED USE (COMMERCIAL & MULTIFAMILY)
CURRENT USE:	RESIDENTIAL <10 AC. / VACANT
EXISTING BUILDING AREA:	1,568 SF.
PROPOSED BUILDING AREA:	82,372 SF MULTI-FAMILY
APARTMENTS:	164,746 SF.
CLUBHOUSE:	±4,000 SF.
COMMERCIAL:	±5,300 SF.
MAX BUILDING HEIGHT:	6 STORIES
PROPOSED RMX BUILDING HEIGHT:	50 FT. (3 STORIES)
PROPOSED NMX BUILDING HEIGHT:	UP TO 3 STORIES
PARKING REQUIREMENTS:	
MULTI-FAMILY (1.8/UNIT)	260 REQ'D/266 PROVIDED
GENERAL COMMERCIAL (1/350 SF)	AS REQ'D AT SITE PLAN
BICYCLE PARKING:	
MULTI-FAMILY (2/40 AUTO SPACES)	7 REQ'D/8 PROVIDED
MF REC FACILITY (4 OR 1/30 UNITS)	5 REQ'D/6 PROVIDED
GENERAL COMMERCIAL (2/40 AUTO SPACES)	AS REQ'D AT SITE PLAN
MIN. OPEN SPACE (5% RMX ZN AREA):	16,137 SF. REQ'D, 32,364 SF. (10.2%) PRO'D
MIN. PARK SPACE (2% RMX ZN AREA):	6,455 SF. REQ'D, 6,596 SF. (2.1%) PRO'D
MIN. ACTIVE OPEN (25% OF PARK SP):	1,649 SF. REQ'D, 2,420 SF. (36.7%) PRO'D
EXISTING IMPERVIOUS AREA (%):	5,260 SF. / 0.12 AC. (1.3%)
PROPOSED IMPERVIOUS AREA (%):	251,896 SF. / 5.78 AC. (64%) INCLUDES 54,773 SF. FOR FUTURE MIXED-USE PARCEL

OPEN SPACE CALCULATIONS NOTE:

OPEN SPACE REQUIREMENTS FOR RMX ZONED PORTIONS OF THE PROPERTY ARE CALCULATED USING THE TOTAL AREA FOR THE RMX ZONED PROPERTY MINUS THE EXISTING PROPERTY AREA WITHIN THE EXISTING PUBLIC RIGHT-OF-WAY. RIGHT-OF-WAY DEDICATIONS REQUIRED AS PART OF THIS DEVELOPMENT ARE NOT REMOVED FROM THE TOTAL FOR PURPOSES OF THIS CALCULATION.
TOTAL RMX ZONED PROPERTY FOR CALCULATION = 322,740 SF./ 7.41 AC.

NORTH

MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE
PLANNING BOARD: _____ DATE: _____
BOARD OF COMM.: _____ DATE: _____
SUBJECT TO ADDRESSING OUTSTANDING CONDITIONS OF APPROVAL WITHIN THE ISSUED COMMENT LETTER. PLANS ARE NOT RELEASED FOR CONSTRUCTION. APPROVAL IS VALID FOR TWO YEARS FROM THE DATE ABOVE.

COVER SHEET

SCALE: 1" = 100' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 100 200 300 400

SP-22-39

THE SITE GROUP, PLLC. LANDSCAPE ARCHITECTURAL CORPORATION CERT. NO. 353 NORTH CAROLINA RALEIGH, N.C.

NC ENGINEERING LICENSE NO. P-0803

NORTH CAROLINA PROFESSIONAL SEAL 34981 ENGINEER SAMUEL R. NYE

PRELIMINARY FOR REVIEW ONLY

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E Mail: SRN@thesitegroup.net

MASTER SITE PLAN FOR:
BURLINGTON MILLS RD. MIXED USE
3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.
WAKE FOREST, NORTH CAROLINA

Drawn By NLB
Checked By SRN

DATE:
30 SEP 2022
REVISED:
1 21 FEB 2023
2 27 MAR 2023
3 21 APR 2023
4 26 APR 2023
5 03 MAY 2023

MASTER SITE PLAN

COVER SHEET

Job Code PGBMR

Dwg No. MP 0.1

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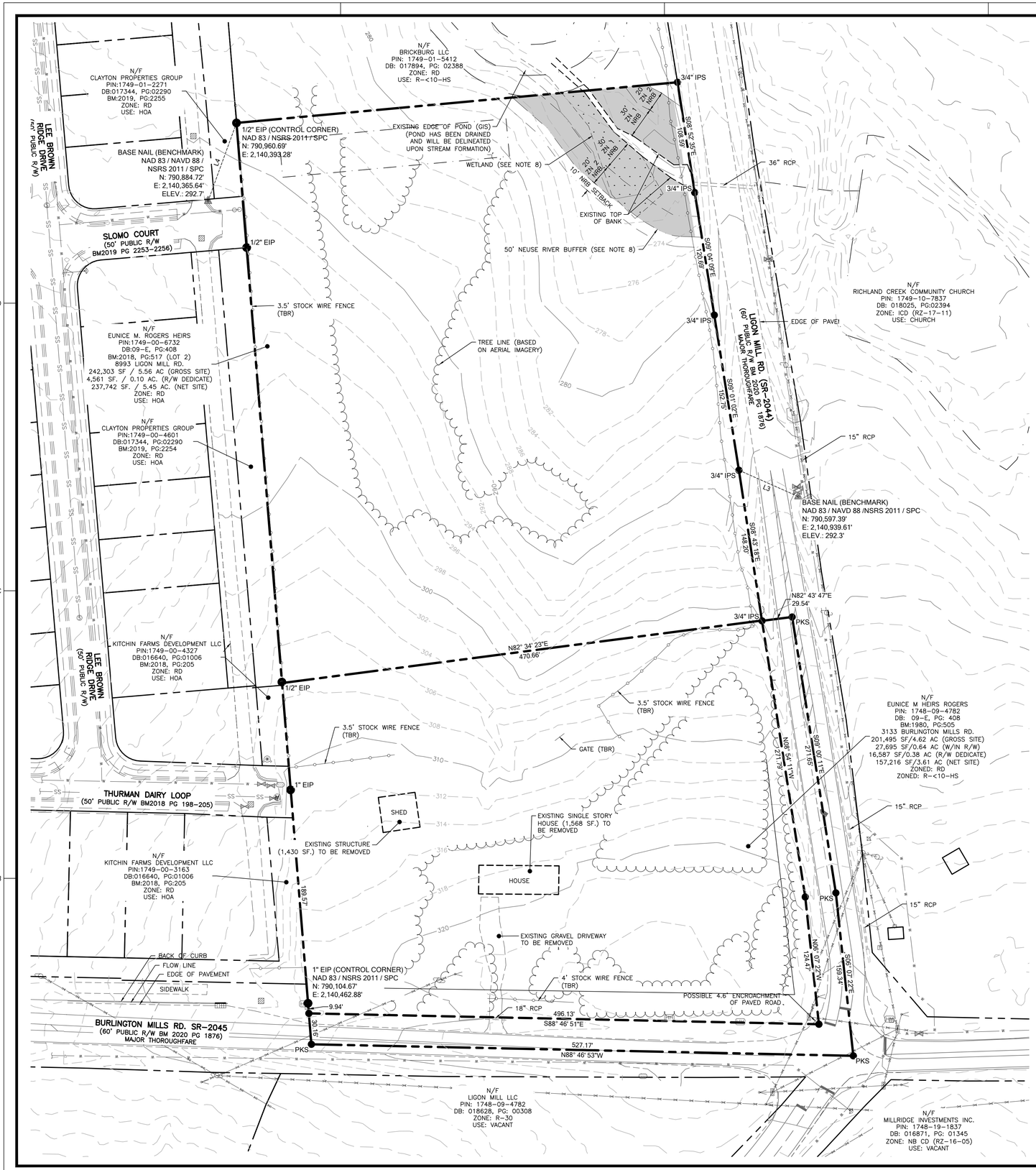


GENERAL NOTES

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.

2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD 83 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN.

3. AREAS COMPUTED BY COORDINATE METHOD.

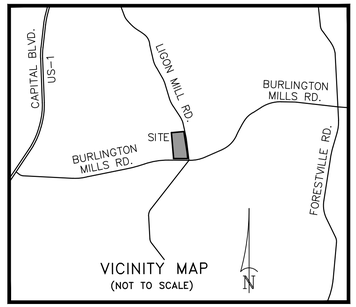
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.

5. PROPERTY LIES IN ZONE "X" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #3720174900K, DATED 07/19/2022.

6. SITE ZONED "RD" PER WAKE COUNTY GIS.

7. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

8. STREAMS AND WETLANDS ARE PER STREAMS AND WETLAND IDENTIFICATION REPORT BY KELLER ENVIRONMENTAL, LLC, DATED JUNE 9TH, 2022.



VICINITY MAP
(NOT TO SCALE)

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S66° 06' 05"E	63.12'
L2	S19° 59' 31"W	80.84'

LEGEND

BM	BOOK OF MAPS
DB	BOOK
PG	PAGE
PKS	PK NAIL SET
EIP	EXISTING IRON PIPE
IPS	IRON PIPE SET
R/W	RIGHT OF WAY
	SITE BENCHMARK
	BOUNDARY CORNER FOUND
	BOUNDARY CORNER SET
	COMPUTED POINT
	MANHOLE
	WELL
	UTILITY HANDHOLE
	UTILITY METER
	UTILITY POLE
	GUY WIRE
	FIRE HYDRANT
	TRAFFIC SIGNAL POLE
	CLEAN OUT
	TELEPHONE PEDESTAL
	DROP INLET
	CURB INLET
	UTILITY VALVE
	FENCE
	OVERHEAD UTILITY LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	PROPERTY LINE
	RIGHT OF WAY
	NON-SURVEYED LINE
	STREAM TOP OF BANK

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
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4. 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.
5. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY BATEMAN CIVIL SURVEY COMPANY DATED 09/09/2022. WETLANDS AND STREAM DELINEATION PROVIDED BY KELLER ENVIRONMENTAL.
6. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

LINE LEGEND

	PROPERTY BOUNDARY LINE
	ADJACENT LOT LINE
	SETBACK LINE
	EXISTING EASEMENTS
	EXISTING BUFFER LINE
	EXISTING FENCE LINE
	EXISTING ROW LINE
	PROPOSED ROW LINE
SS	EX. SANITARY SEWER LINE
W	EX. WATER LINE
SD	EXISTING STORM DRAIN LINE
OU	EXISTING OVERHEAD POWER

EXISTING WELL AND SEPTIC SYSTEM NOTES:

THE FIELD SURVEY DOES NOT INDICATE A WELL OR SEPTIC SYSTEM ONSITE. WE SUSPECT THERE IS ONE BUT THERE IS NO FIELD EVIDENCE TO LOCATE IT. ANY WELLS OR SEPTIC SYSTEMS SHALL BE ABANDONED PER WAKE COUNTY STANDARDS AND SPECIFICATIONS.

FLOODPLAIN NOTE:

FEMA REFERENCE DATA:
FEMA FIRM PANEL No.: 3720174900K
EFFECTIVE DATE: JUL 19, 2022

THIS SITE DOES NOT CONTAIN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720174900K DATED 07/19/2022

THE PROPOSED LIMITS OF DISTURBANCE FOR THIS PROJECT ARE WITHIN ZONE X OF THE FEMA FIRM PANEL No. 3720174900K.

MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE
PLANNING BOARD: _____ DATE: _____
BOARD OF COMM.: _____ DATE: _____
SUBJECT TO ADDRESSING OUTSTANDING CONDITIONS OF APPROVAL WITHIN THE ISSUED COMMENT LETTER. PLANS ARE NOT RELEASED FOR CONSTRUCTION. APPROVAL IS VALID FOR TWO YEARS FROM THE DATE ABOVE.

NORTH

EXISTING CONDITIONS & DEMO PLAN

SCALE: 1" = 50' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 50 100 150 200

SP-22-39

THE SITE GROUP, PLLC. LANDSCAPE ARCHITECTURAL CORPORATION CERT. NO. 353 NORTH CAROLINA RALEIGH, N.C.

NC ENGINEERING LICENSE NO. P-0803

NORTH CAROLINA PROFESSIONAL SEAL 34981 ENGINEER SAMUEL R. NTE

PRELIMINARY FOR REVIEW ONLY

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

MASTER SITE PLAN FOR:
BURLINGTON MILLS RD. MIXED USE
3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.
WAKE FOREST, NORTH CAROLINA

Drawn By NLB
Checked By SRN

DATE:
30 SEP 2022
REVISED:
1 21 FEB 2023
2 27 MAR 2023
3 21 APR 2023

MASTER SITE PLAN

EXISTING CONDITIONS & DEMO PLAN

Job Code PGBMR

Dwg No. MP 1.0

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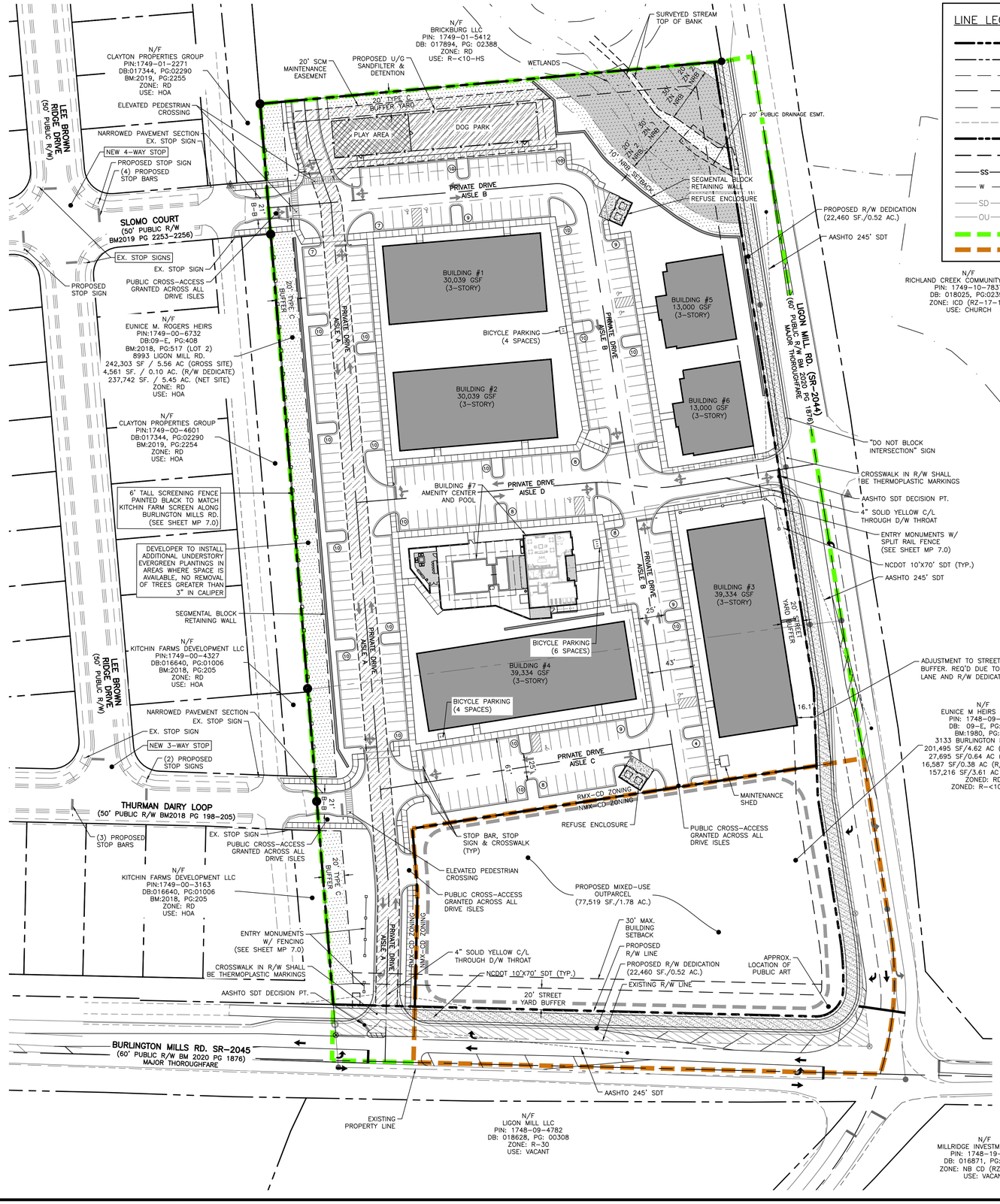

LINE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT LOT LINE
- SETBACK LINE
- EXISTING EASEMENTS
- EXISTING BUFFER LINE
- EXISTING FENCE LINE
- EXISTING ROW LINE
- PROPOSED ROW LINE
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING OVERHEAD POWER
- RMX-CD ZONING BOUNDARY
- NB-CD ZONING BOUNDARY

SITE DENSITY BREAKDOWN

BUILDINGS 1 & 2 (BUILDING TYPE A)
3-STORY - 30,039 GSF PER BUILDING
UNIT MIX PER BUILDING
(9) 1 BED UNITS (9) BEDS
(18) 2 BED UNITS (36) BEDS
(27) TOTAL UNITS (45) TOTAL BEDS

BUILDINGS 3 & 4 (BUILDING TYPE B)
3-STORY - 39,334 GSF PER BUILDING
UNIT MIX PER BUILDING
(12) 1 BED UNITS (12) BEDS
(24) 2 BED UNITS (48) BEDS
(36) TOTAL UNITS (60) TOTAL BEDS

BUILDINGS 5 & 6 (BUILDING TYPE C)
3-STORY - 13,000 GSF PER BUILDING
UNIT MIX PER BUILDING
(3) 2 BED UNITS (6) BEDS
(6) 3 BED UNITS (18) BEDS
(9) TOTAL UNITS (23) TOTAL BEDS

TOTAL SITE DENSITY
(42) 1 BED UNITS (42) BEDS
(90) 2 BED UNITS (180) BEDS
(12) 3 BED UNITS (36) BEDS
(144) TOTAL UNITS (258) TOTAL BEDS

(260) REQUIRED RESIDENTIAL PARKING [1 SPACE/1.8 UNITS]
(271) PROVIDED RESIDENTIAL PARKING

GENERAL NOTES

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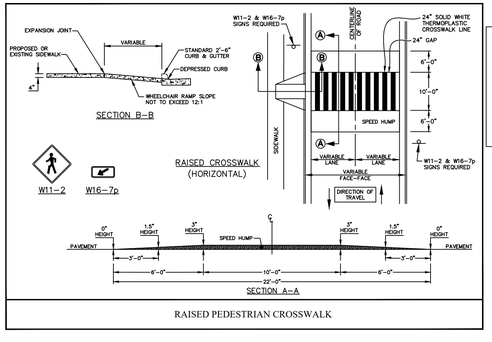
6. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

HATCH LEGEND

- OPEN SPACE
- ACTIVE OPEN SPACE
- PARK SPACE
- RIGHT OF WAY DEDICATION
- STORMWATER MAINTENANCE ESMT.



RAISED PEDESTRIAN CROSSWALK

SITE DATA SUMMARY

PROJECT NAME:	BURLINGTON MILLS RD. MIXED USE
SITE ADDRESS:	3133 BURLINGTON MILLS RD. / 8993 LIGON MILL RD.
PIN(S):	1749-00-7207 / 1749-00-6732
PROPERTY OWNER:	EUNICE M ROGERS HEIRS
EXISTING ZONING:	RD, RURAL HOLDING DISTRICT
GROWTH STRATEGIES MAP DESIGNATION:	
3133 BURLINGTON MILLS RD.	NEIGHBORHOOD COMMERCIAL
8993 LIGON MILL RD.	TRANSIT-SUPPORTIVE RESIDENTIAL
GROSS SITE AREA:	
8993 LIGON MILL RD.	242,303 SF. / 5.56 AC.
3133 BURLINGTON MILLS RD.	201,495 SF. / 4.62 AC.
EX. AREA WITHIN RIGHT OF WAY:	27,695 SF. / 0.64 AC.
TOTAL GROSS SITE:	416,103 SF. / 9.55 AC.
RIGHT OF WAY DEDICATION:	22,484 SF. / 0.52 AC.
NET SITE AREA:	393,619 SF. / 9.04 AC.
NEW MULTI-FAMILY SITE AREA:	316,100 SF. / 7.26 AC.
NEW MIXED-USE SITE AREA:	77,519 SF. / 1.78 AC.
JURISDICTION:	WAKE FOREST
PROPOSED ZONING:	RESIDENTIAL MIXED USE-CONDITIONAL DISTRICT (RMX-CD) (343,824 SF. / 7.89 AC.)
(AREAS CALCULATED TO C/L OF ROAD)	NEIGHBORHOOD MIXED USE-CONDITIONAL DISTRICT (NMX-CD) (111,834 SF./ 2.57 AC.)
OVERLAY DISTRICT:	N/A
WATERSHED:	LOWER NEUSE RIVER
RIVER BASIN:	NEUSE
RMX BUILDING SETBACKS:	
PRINCIPAL FRONT SETBACK:	18' MAX.
SIDE STREET SETBACK:	5' MIN.
SIDE (ADJ. LOT) SETBACK:	0' MIN.
REAR SETBACK:	5' MIN.
NMX BUILDING SETBACKS:	
PRINCIPAL FRONT SETBACK:	20' MIN., 30' MAX.
SIDE STREET/SECONDARY SETBACK:	20' MIN.
SIDE (ADJ. LOT) SETBACK:	15' MIN.
REAR SETBACK:	20' MIN.
MAX DENSITY:	24 DU/AC
PROPOSED NUMBER OF MULTI-FAMILY UNITS:	144
PROPOSED GROSS DENSITY:	18.5 DU/AC
PROPOSED NET DENSITY:	19.8 DU/AC
PROPOSED USE:	MIXED USE (COMMERCIAL & MULTIFAMILY)
CURRENT USE:	RESIDENTIAL <10 AC. / VACANT
EXISTING BUILDING AREA:	1,568 SF.
PROPOSED BUILDING AREA:	82,372 SF MULTI-FAMILY
APARTMENTS:	164,746 SF.
CLUBHOUSE:	±4,000 SF.
COMMERCIAL:	±5,300 SF.
MAX BUILDING HEIGHT:	6 STORIES
PROPOSED RMX BUILDING HEIGHT:	50 FT. (3 STORIES)
PROPOSED NMX BUILDING HEIGHT:	UP TO 3 STORIES
PARKING REQUIREMENTS:	
MULTI-FAMILY (1.8/UNIT)	260 REQ'D/266 PROVIDED
GENERAL COMMERCIAL (1/350 SF)	AS REQ'D AT SITE PLAN
BICYCLE PARKING:	
MULTI-FAMILY (2/40 AUTO SPACES)	7 REQ'D/8 PROVIDED
MF REC FACILITY (4 OR 1/30 UNITS)	5 REQ'D/6 PROVIDED
GENERAL COMMERCIAL (2/40 AUTO SPACES)	AS REQ'D AT SITE PLAN
MIN. OPEN SPACE (5% RMX ZN AREA):	16,137 SF. REQ'D, 32,364 SF. (10.2%) PRO'D
MIN. PARK SPACE (2% RMX ZN AREA):	6,455 SF. REQ'D, 6,596 SF. (2.1%) PRO'D
MIN. ACTIVE OPEN (25% OF PARK SP):	1,649 SF. REQ'D, 2,420 SF. (36.7%) PRO'D
EXISTING IMPERVIOUS AREA (%):	5,260 SF. / 0.12 AC. (1.3%)
PROPOSED IMPERVIOUS AREA (%):	251,896 SF. / 5.78 AC. (64%) INCLUDES 54,773 SF. FOR FUTURE MIXED-USE PARCEL

OPEN SPACE CALCULATIONS NOTE:

OPEN SPACE REQUIREMENTS FOR RMX ZONED PORTIONS OF THE PROPERTY ARE CALCULATED USING THE TOTAL AREA FOR THE RMX ZONED PROPERTY MINUS THE EXISTING PROPERTY AREA WITHIN THE EXISTING PUBLIC RIGHT-OF-WAY. RIGHT-OF-WAY DEDICATIONS REQUIRED AS PART OF THIS DEVELOPMENT ARE NOT REMOVED FROM THE TOTAL FOR PURPOSES OF THIS CALCULATION.
TOTAL RMX ZONED PROPERTY FOR CALCULATION = 322,740 SF./ 7.41 AC.

MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE
PLANNING BOARD: _____ DATE: _____
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NORTH

SITE MASTER PLAN

SCALE: 1" = 50' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 50 100 150 200

SP-22-39

THE SITE GROUP, PLLC.
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, NC
NC ENGINEERING LICENSE NO. P-0803

NORTH CAROLINA PROFESSIONAL SEAL 34981 ENGINEER SAMUEL R. NYE

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MASTER SITE PLAN FOR:
BURLINGTON MILLS MIXED USE
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Drawn By NLB
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REVISED:
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2 27 MAR 2023
3 21 APR 2023
4 26 APR 2023
5 03 MAY 2023

MASTER SITE PLAN

SITE MASTER PLAN

Job Code PGBMR

Dwg No.
MP 2.0

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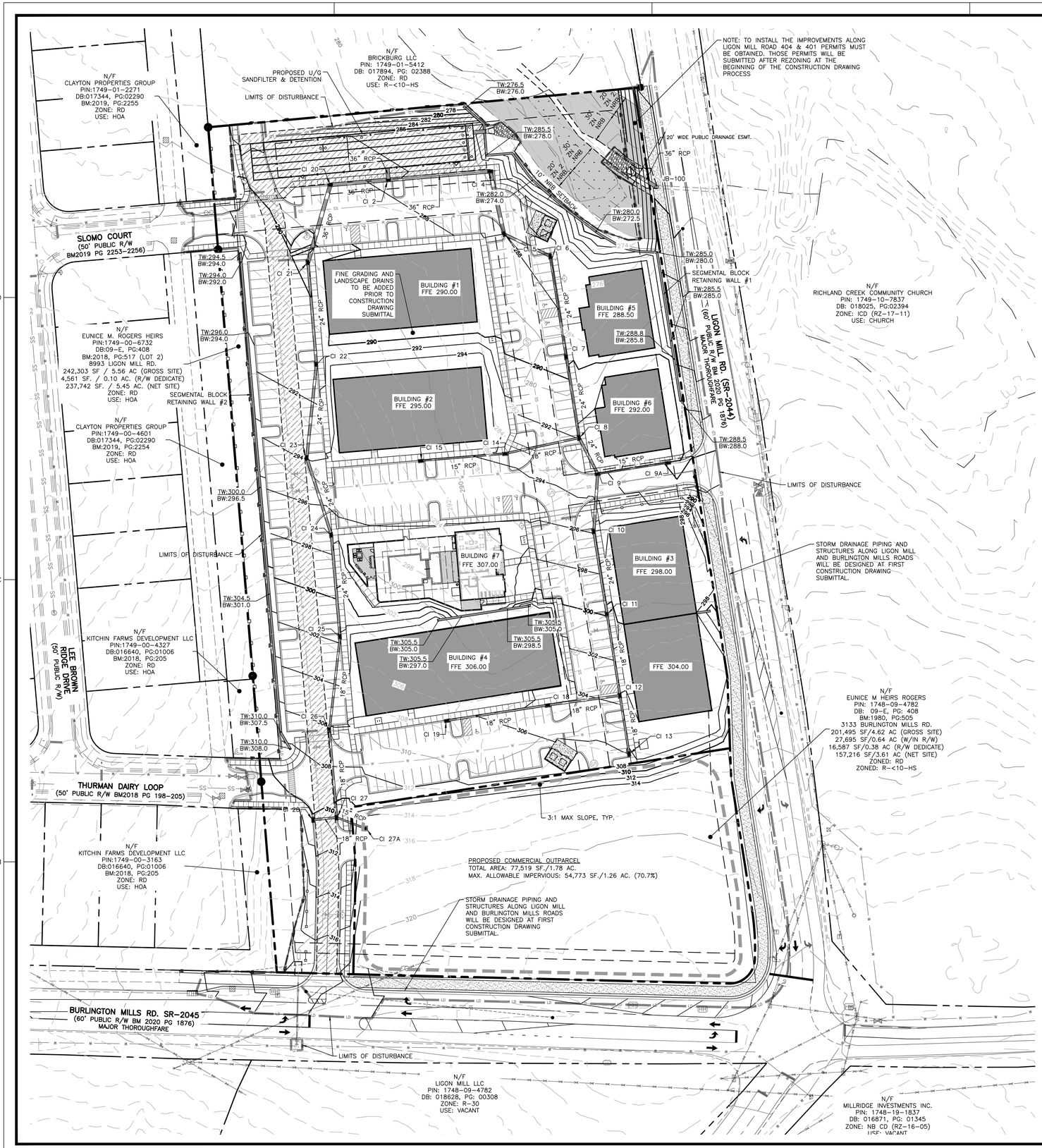

GRADING NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM WAKE COUNTY GIS. WETLANDS AND STREAM DELINEATION PROVIDED BY KELLER ENVIRONMENTAL.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING DEMOLITION, EXCAVATION, OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OR ANY DISCREPANCIES OR CONFLICTS.
7. 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.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL PERMITS, INSPECTIONS, CERTIFICATIONS, AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT ARE OBTAINED.
9. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFOR SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
10. THE ENGINEER DISCLAIMS ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
11. THE STREETS IN FRONT OF THE PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.

GENERAL NOTES

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STORM SEWER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
CI 27A	RIM = 314.73 INV OUT = 306.11 (30.2 LF 15" RCP @ 4.86%)
CI 28	RIM = 310.27 INV OUT = 304.84 (23.8 LF 18" RCP @ 2.00%)
CI 27	RIM = 310.26 INV IN = 304.36 (23.8 LF 18" RCP @ 2.00%) INV IN = 304.64 (30.2 LF 15" RCP @ 4.86%) INV OUT = 304.16 (86.9 LF 18" RCP @ 3.51%)
CI 19	RIM = 306.30 INV OUT = 302.00 (100.9 LF 18" RCP @ 0.94%)
CI 26	RIM = 306.22 INV IN = 301.11 (86.9 LF 18" RCP @ 3.51%) INV OUT = 300.91 (93.5 LF 18" RCP @ 4.99%)
CI 13	RIM = 306.11 INV OUT = 303.08 (58.6 LF 18" RCP @ 6.10%)
CI 18	RIM = 305.28 INV IN = 301.05 (100.9 LF 18" RCP @ 0.94%) INV OUT = 300.85 (72.4 LF 18" RCP @ 1.74%)
CI 12	RIM = 303.58 INV IN = 299.59 (72.4 LF 18" RCP @ 1.74%) INV IN = 299.51 (58.6 LF 18" RCP @ 6.10%) INV OUT = 299.31 (81.7 LF 18" RCP @ 8.64%)
CI 25	RIM = 301.69 INV IN = 296.25 (93.5 LF 18" RCP @ 4.99%) INV OUT = 295.75 (101.1 LF 24" RCP @ 4.84%)
CI 11	RIM = 299.91 INV IN = 292.27 (81.7 LF 18" RCP @ 8.64%) INV OUT = 291.77 (83.2 LF 24" RCP @ 2.36%)
CI 24	RIM = 297.10 INV IN = 290.86 (101.1 LF 24" RCP @ 4.84%) INV OUT = 290.66 (80.5 LF 24" RCP @ 3.68%)
CI 10	RIM = 295.89 INV IN = 289.81 (83.2 LF 24" RCP @ 2.36%) INV OUT = 289.61 (57.5 LF 24" RCP @ 7.46%)
CI 15	RIM = 294.39 INV OUT = 290.45 (83.7 LF 15" RCP @ 0.77%)
CI 23	RIM = 293.92 INV IN = 287.70 (80.5 LF 24" RCP @ 3.68%) INV OUT = 287.50 (93.2 LF 24" RCP @ 2.49%)
CI 14	RIM = 293.77 INV IN = 289.80 (83.7 LF 15" RCP @ 0.77%) INV OUT = 289.55 (75.1 LF 18" RCP @ 3.67%)

STORM SEWER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
CI 9	RIM = 292.40 INV IN = 286.19 (70.4 LF 15" RCP @ 0.59%) INV IN = 285.33 (57.5 LF 24" RCP @ 7.46%) INV OUT = 285.13 (39.9 LF 24" RCP @ 0.68%)
CI 8	RIM = 291.96 INV IN = 286.80 (75.1 LF 18" RCP @ 3.67%) INV IN = 284.86 (39.9 LF 24" RCP @ 0.68%) INV OUT = 284.66 (81.2 LF 24" RCP @ 0.60%)
CI 22	RIM = 290.73 INV IN = 285.18 (93.2 LF 24" RCP @ 2.49%) INV OUT = 284.98 (101.1 LF 24" RCP @ 0.72%)
CI 9A	RIM = 290.00 INV OUT = 286.60 (70.4 LF 15" RCP @ 0.59%)
CI 21	RIM = 289.74 INV IN = 284.26 (101.1 LF 24" RCP @ 0.72%) INV OUT = 283.26 (80.1 LF 36" RCP @ 0.64%)
CI 7	RIM = 289.23 INV IN = 284.17 (81.2 LF 24" RCP @ 0.60%) INV OUT = 283.97 (100.9 LF 24" RCP @ 0.76%)
CI 20	RIM = 288.55 INV IN = 282.74 (80.1 LF 36" RCP @ 0.64%) INV OUT = 282.54 (57.8 LF 36" RCP @ 4.85%)
CI 5	RIM = 287.99 INV IN = 282.52 (51.3 LF 24" RCP @ 0.94%) INV OUT = 281.52 (63.5 LF 36" RCP @ 0.74%)
CI 2	RIM = 287.81 INV IN = 279.74 (57.8 LF 36" RCP @ 4.85%) INV IN = 279.99 (101.4 LF 36" RCP @ 0.17%) INV OUT = 279.80 (11.4 LF 36" RCP @ 3.12%)
SF 1	RIM = 287.65
CI 6	RIM = 287.46 INV IN = 283.20 (100.9 LF 24" RCP @ 0.76%) INV OUT = 283.00 (51.3 LF 24" RCP @ 0.94%)
CI 4	RIM = 287.05 INV IN = 281.05 (63.5 LF 36" RCP @ 0.74%) INV OUT = 280.16 (101.4 LF 36" RCP @ 0.17%)
JB-100	RIM = 279.80 INV OUT = 270.50 (25.0 LF 36" RCP @ 2.00%)

LINE LEGEND

- PROPERTY BOUNDARY LINE
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- SETBACK LINE
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- EXISTING FENCE LINE
- EXISTING ROW LINE
- PROPOSED ROW LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- TREE PROTECTION FENCE LINE
- LIMITS OF DISTURBANCE LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE

MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE
PLANNING BOARD:_____ DATE:_____
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NORTH

PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: 1" = 50' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 50 100 150 200

SP-22-39

THE SITE GROUP, PLLC.
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, N.C.

NC ENGINEERING LICENSE NO. P-0803

NORTH CAROLINA PROFESSIONAL SEAL 34981 ENGINEER SAMUEL R. NYE

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WAKE FOREST, NORTH CAROLINA

Drawn By NLB
Checked By SRN

DATE:
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2 27 MAR 2023
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MASTER SITE PLAN

PRELIMINARY GRADING & DRAINAGE PLAN

Job Code PGBMR

Dwg No. MP 3.0

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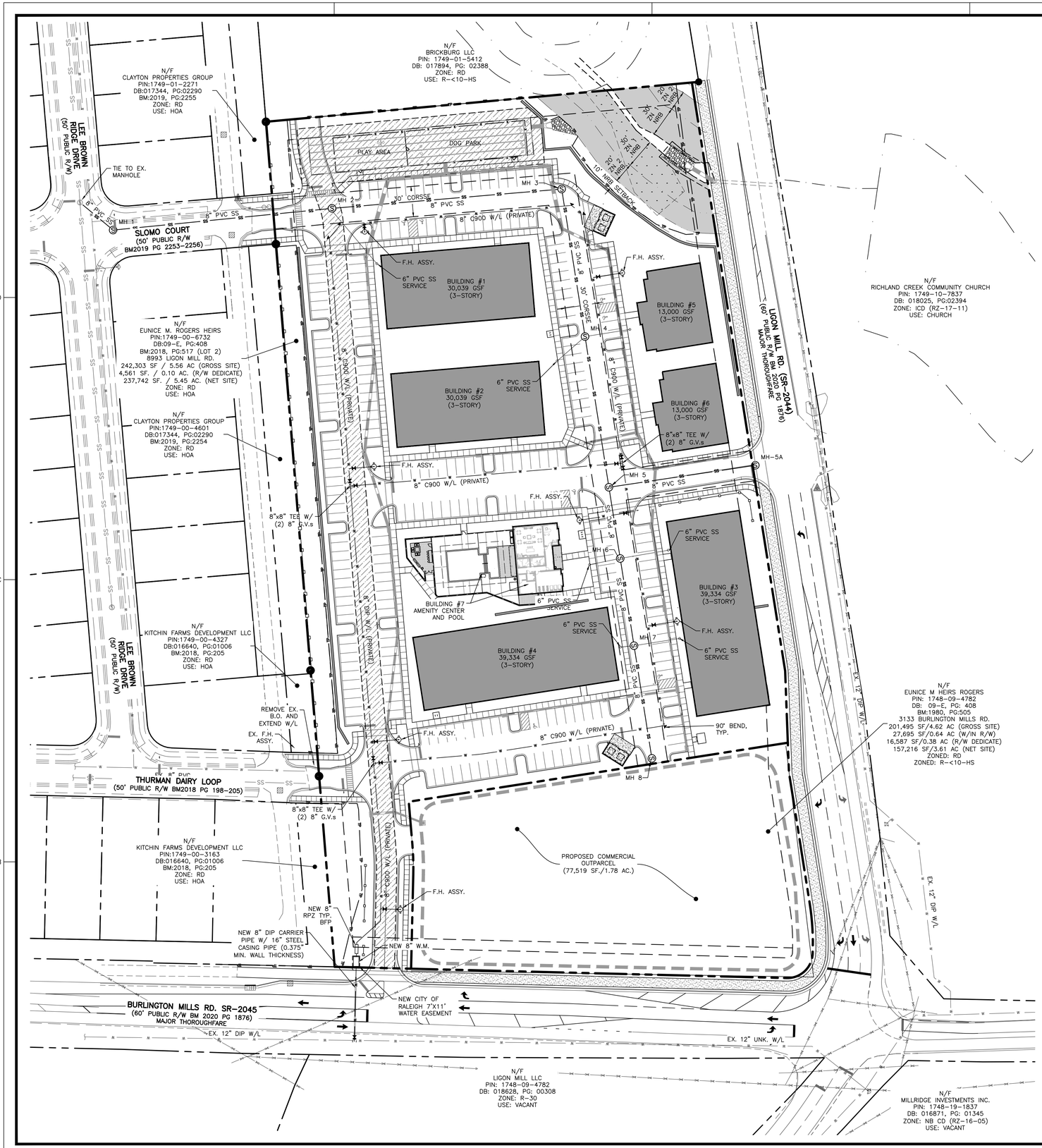

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- EXISTING ROW LINE
- PROPOSED ROW LINE
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING OVERHEAD POWER

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. 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.
5. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY BATEMAN CIVIL SURVEY COMPANY DATED 09/09/2022. WETLANDS AND STREAM DELINEATION PROVIDED BY KELLER ENVIRONMENTAL.
6. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

STANDARD UTILITY NOTES (AS APPLICABLE):

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.
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.

UTILITY NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
5. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
6. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
7. ALL EXISTING UTILITY SERVICES (UNUSED) SHALL BE ABANDONED AT TAP (MAIN) & REMOVED FROM ROW OF EASEMENT.
8. CONTRACTOR TO COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.(CHAPTER 14, 2012 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2012 NC BUILDING CODE).
9. A NCDOT PERMIT IS REQUIRED PRIOR TO STARTING ANY WORKING IN THE NCDOT RIGHT OF WAY.

MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE
PLANNING BOARD:_____ DATE:_____
BOARD OF COMM.:_____ DATE:_____
SUBJECT TO ADDRESSING OUTSTANDING CONDITIONS OF APPROVAL WITHIN THE ISSUED COMMENT LETTER. PLANS ARE NOT RELEASED FOR CONSTRUCTION. APPROVAL IS VALID FOR TWO YEARS FROM THE DATE ABOVE.

NORTH

UTILITY PLAN

SCALE: 1" = 50' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 50 100 150 200

SP-22-39

THE SITE GROUP, PLLC. LANDSCAPE ARCHITECTURAL CORPORATION CERT. NO. 353 RALEIGH, N.C.

NC ENGINEERING LICENSE NO. P-0803

NORTH CAROLINA PROFESSIONAL SEAL 34981 ENGINEER SAMUEL R. NTE

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E Mail: SRN@thesitegroup.net

MASTER SITE PLAN FOR:
BURLINGTON MILLS RD.
MIXED USE
3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.
WAKE FOREST, NORTH CAROLINA

Drawn By NLB
Checked By SRN

DATE:
30 SEP 2022
REVISED:
1 21 FEB 2023
2 27 MAR 2023
3 21 APR 2023

MASTER SITE PLAN

UTILITY PLAN

Job Code PGBMR

Dwg No. MP 4.0

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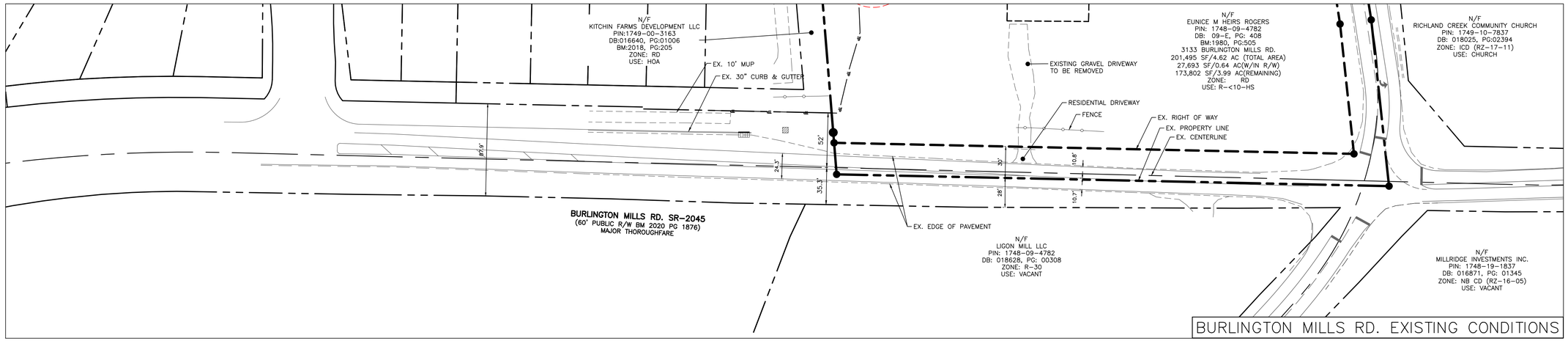
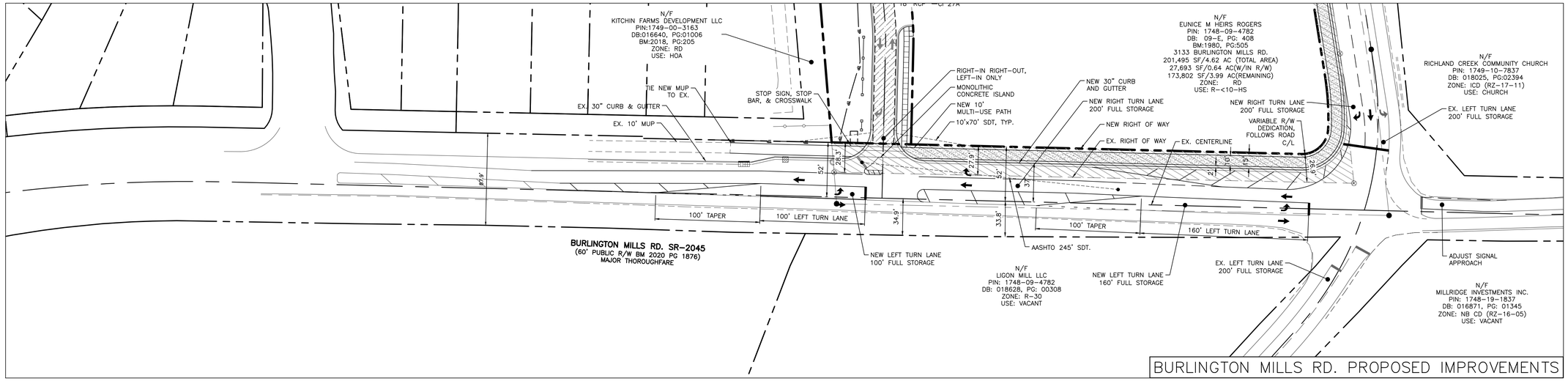
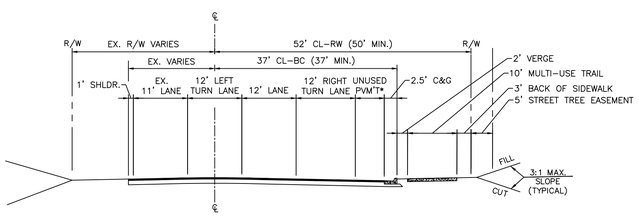


BURLINGTON MILLS RD. EXISTING CONDITIONS



BURLINGTON MILLS RD. PROPOSED IMPROVEMENTS



BURLINGTON MILLS RD.
TYPICAL SECTION
4A-FOUR LANE DIVIDED
(NOT TO SCALE)

*UNUSED PAVEMENT DUE TO TAPERING TO EXISTING ROAD SECTION

GENERAL NOTES

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6. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

LINE LEGEND

	PROPERTY BOUNDARY LINE
	ADJACENT LOT LINE
	SETBACK LINE
	EXISTING EASEMENTS
	EXISTING BUFFER LINE
x	EXISTING FENCE LINE
	EXISTING ROW LINE
	PROPOSED ROW LINE
SS	EX. SANITARY SEWER LINE
W	EX. WATER LINE
SD	EXISTING STORM DRAIN LINE
OU	EXISTING OVERHEAD POWER

NORTH

BURLINGTON MILLS
ROAD IMPROVEMENTS

SCALE: 1" = 50' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 50 100 150 200

MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE
PLANNING BOARD: _____ DATE: _____
BOARD OF COMM.: _____ DATE: _____
SUBJECT TO ADDRESSING OUTSTANDING CONDITIONS OF APPROVAL WITHIN THE ISSUED COMMENT LETTER. PLANS ARE NOT RELEASED FOR CONSTRUCTION. APPROVAL IS VALID FOR TWO YEARS FROM THE DATE ABOVE.

SP-22-39

THE SITE GROUP, PLLC. LANDSCAPE ARCHITECTURAL CORPORATION CERT. NO. 353 RALEIGH, N.C.

NC ENGINEERING LICENSE NO. P-0803

NORTH CAROLINA PROFESSIONAL SEAL 34981 ENGINEER SAMUEL R. NYE

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MASTER SITE PLAN FOR:
BURLINGTON MILLS RD. MIXED USE
3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.
WAKE FOREST, NORTH CAROLINA

Drawn By NLB
Checked By SRN

DATE:
30 SEP 2022
REVISED:
1 21 FEB 2023
2 27 MAR 2023
3 21 APR 2023

MASTER SITE PLAN

BURLINGTON MILLS ROAD IMPROVEMENTS

Job Code PGBMR

Dwg No.
MP 5.0

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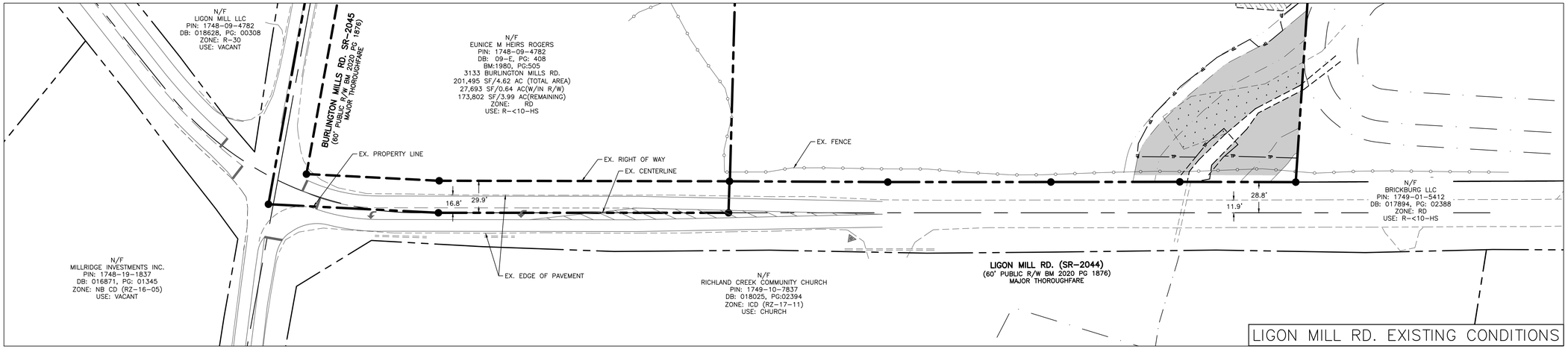

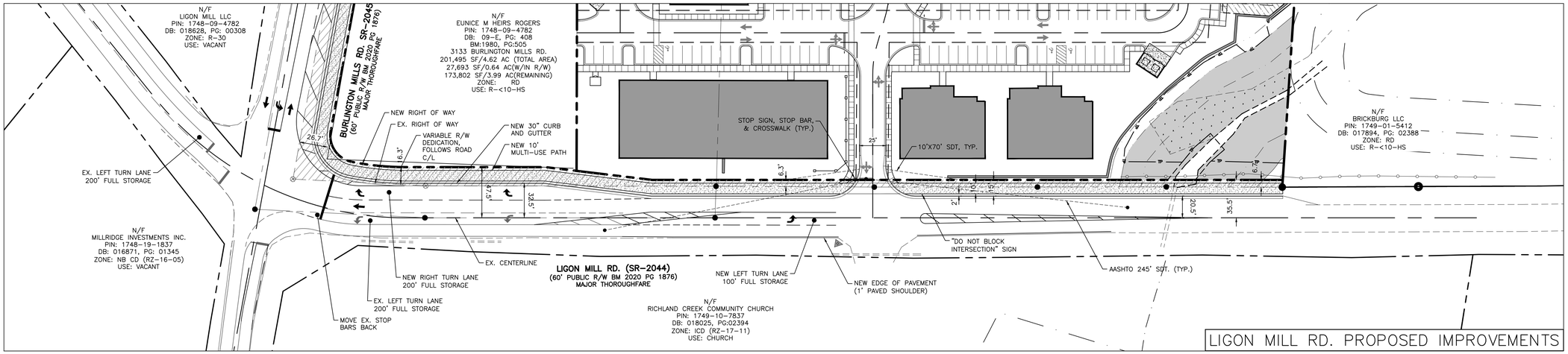

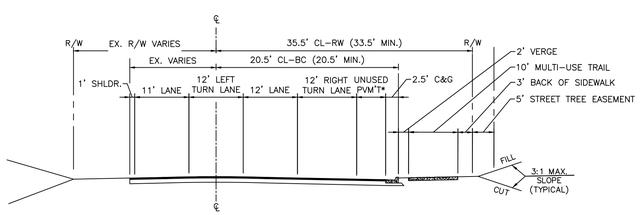

LIGON MILL RD.
TYPICAL SECTION
3A-THREE LANE UNDIVIDED
(NOT TO SCALE)

*UNUSED PAVEMENT DUE TO TAPERING TO EXISTING ROAD SECTION

GENERAL NOTES

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NORTH

MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE
PLANNING BOARD: _____ DATE: _____
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LIGON MILL
ROAD IMPROVEMENTS

SCALE: 1" = 50' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 50 100 150 200

SP-22-39

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MASTER SITE PLAN FOR:
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3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.
WAKE FOREST, NORTH CAROLINA

Drawn By NLB
Checked By SRN

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MASTER SITE PLAN

LIGON MILL ROAD IMPROVEMENTS

Job Code PGBMR

Dwg No. MP 5.1

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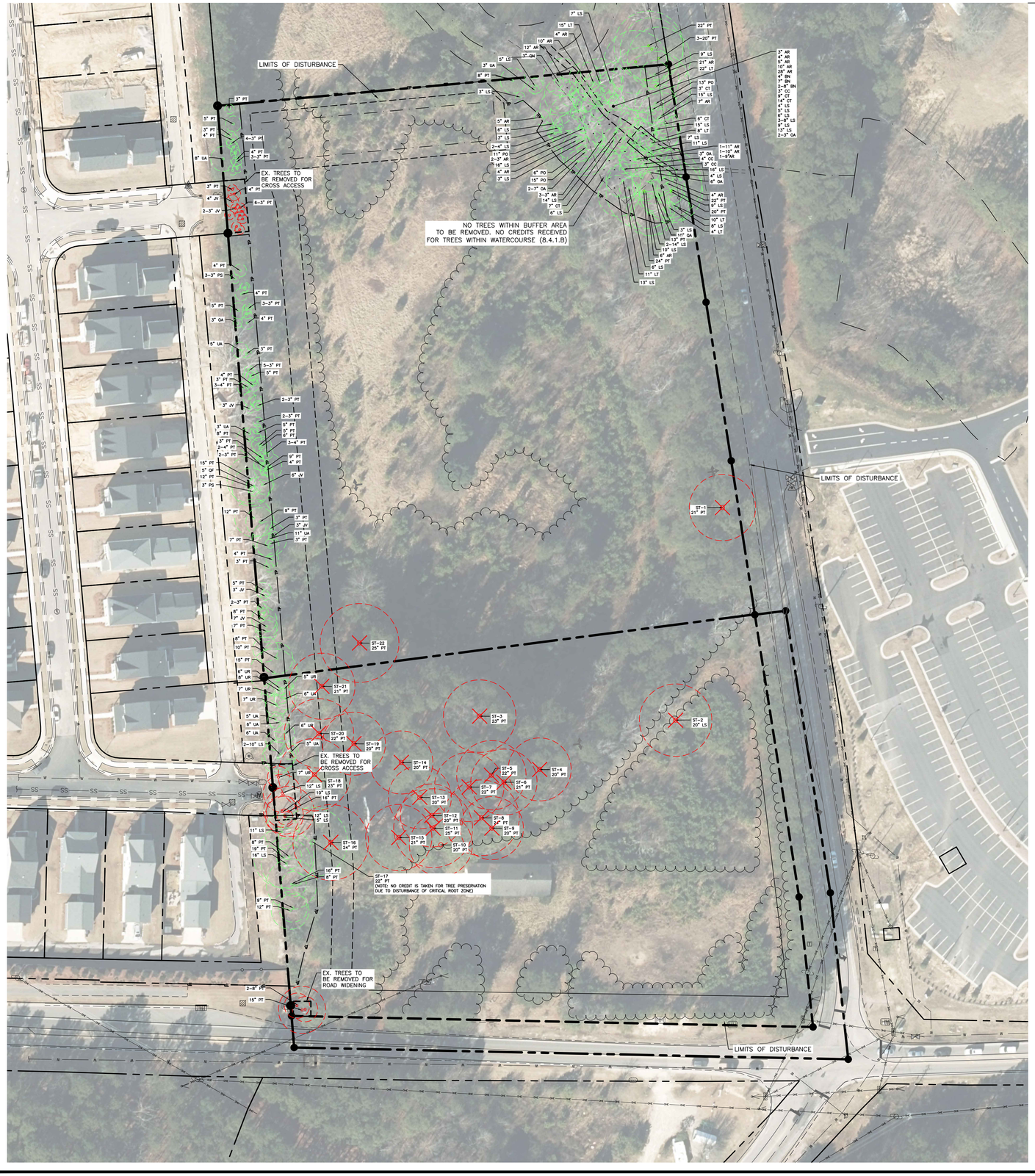

TREE SURVEY LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CANOPY OR UNDERSTORY
AR	ACER RUBRUM	RED MAPLE	C
BN	BETULA NIGRA	RIVER BIRCH	C
CC	CARPINUS CAROLINIANA	IRONWOOD	C
CT	CARYA TOMENTOSA	MOCKERNUT HICKORY	C
JV	JUNIPER VIRGINIANA	EASTERN RED CEDAR	U
LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	C
LS	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	C
OA	OXYDENDRON ARBOREUM	SOURWOOD	C
PO	PLANTANUS OCCIDENTALIS	SYCAMORE	C
PS	PRUNUS SEROTINA	CHERRY	U
PT	PINUS TAEDA	LOBLOBBY PINE	C
QA	QUERCUS ALBA	WHITE OAK	C
QF	QUERCUS FALCATA	S. RED OAK	C
QL	QUERCUS LYRATA	OVERCUP OAK	C
QN	QUERCUS NIGRA	WATER OAK	C
UA	ULMUS ALATA	WINGED ELM	C
UR	ULMUS RUBRA	SLIPPERY ELM	C

SPECIMEN TREE DISPOSITION

ST#	BOTANICAL NAME	COMMON NAME	DISPOSITION	STATUS
ST-1	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-2	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	FAIR OR BETTER	REMOVED
ST-3	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-4	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-5	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-6	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-7	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-8	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-9	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-10	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-11	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-12	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-13	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-14	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-15	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-16	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-17	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	TO REMAIN/ NO CREDIT TAKEN DUE TO DIST.
ST-18	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-19	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-20	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-21	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED
ST-22	PINUS TAEDA	LOBLOBBY PINE	FAIR OR BETTER	REMOVED

TREE SURVEY NOTES

1. TREE SURVEY PREFORMED BY BATEMAN CIVIL SURVEY COMPANY DATED SEPTEMBER 23, 2022
2. TREES TO BE REMOVED HAVE BEEN GIVEN THE COLOR RED ON PLAN SHEET. TREES TO BE PRESERVED HAVE BEEN GIVEN THE COLOR OF GREEN ON PLAN SHEET.

NORTH

MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE
PLANNING BOARD: _____ DATE: _____
BOARD OF COMM.: _____ DATE: _____
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TREE SURVEY

SCALE: 1" = 50' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 50 100 150 200

SP-22-39

THE SITE GROUP, PLLC. LANDSCAPE ARCHITECTURAL CORPORATION CERT. NO. 353 NORTH CAROLINA RALEIGH, N.C.

NC ENGINEERING LICENSE NO. P-0803

NORTH CAROLINA PROFESSIONAL SEAL 34981 ENGINEER SAMUEL R. NTE

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MASTER SITE PLAN FOR:
BURLINGTON MILLS MIXED USE
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WAKE FOREST, NORTH CAROLINA

Drawn By WRR
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MASTER SITE PLAN

TREE SURVEY

Job Code PGBMR

Dwg No. MP 6.0

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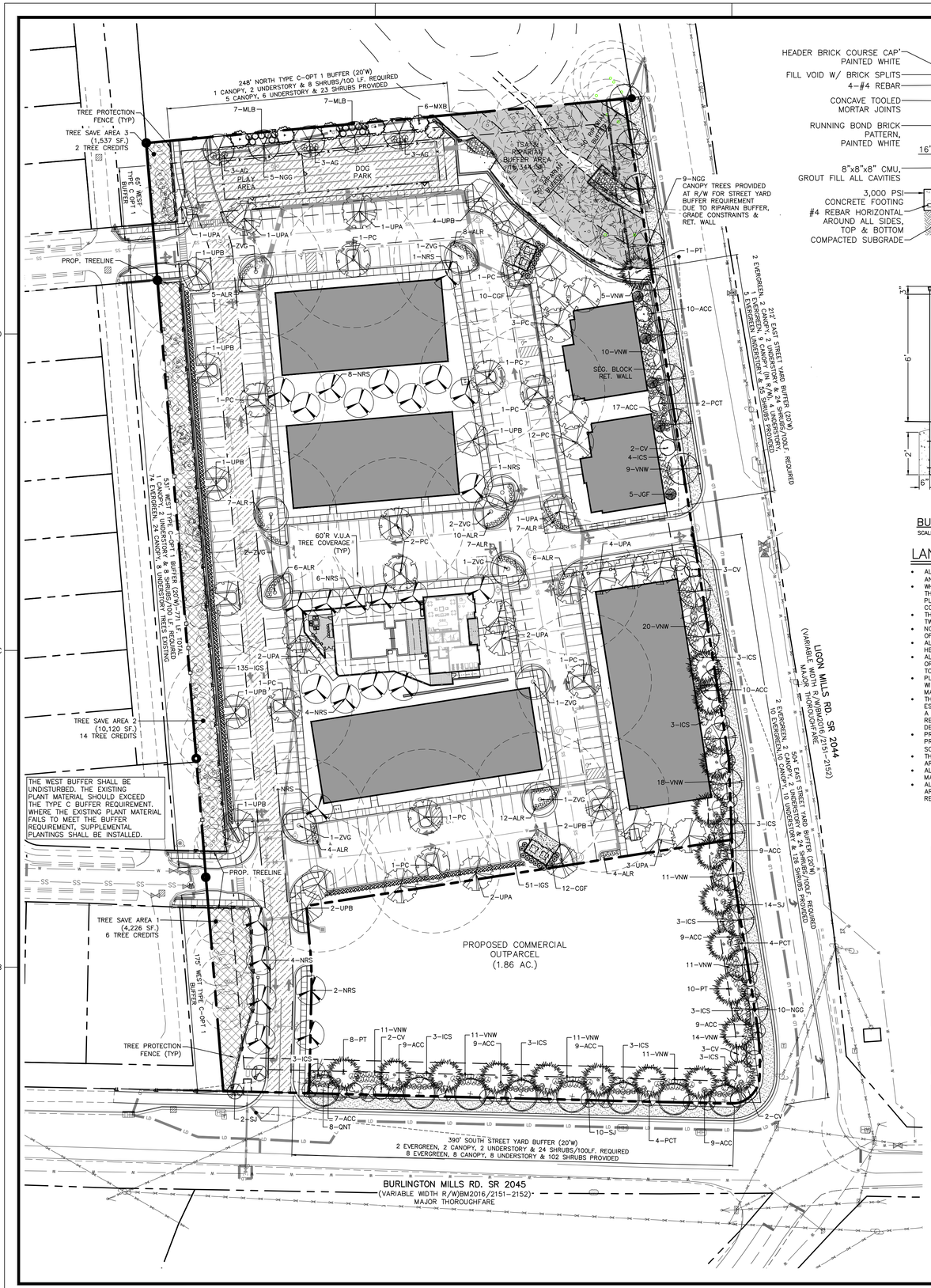
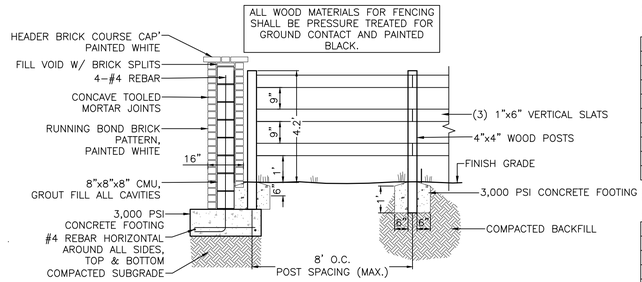
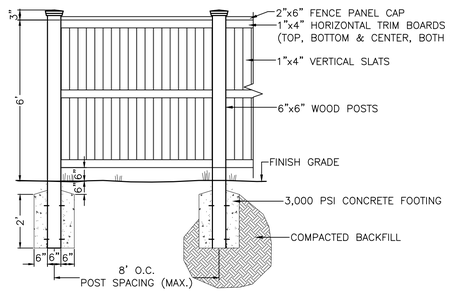




SPLIT RAIL FENCE & BRICK PIER

SCALE: 3/8"=1'-0"



BUFFER SCREEN FENCE – Elevation

SCALE: 3/8"=1'-0"

LANDSCAPE NOTES:

- ALL MECHANICAL EQUIPMENT, WASTEDISPOSAL FACILITIES, AND VEHICULAR USE AREAS (DRIVES AND PARKING) SHALL BE SCREENED FROM PUBLIC VIEW.
- WHERE EXISTING OR PROPOSED VEGETATION FAILS TO FUNCTION ADEQUATELY AS REQUIRED, THE TOWN OF WAKE FOREST SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE LANDSCAPE PLAN BASED ON ACTUAL FIELD CONDITIONS.
- THE SIZE OF THE PLANTING AREA AND OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A TWO AND ONE-HALF FEET WIDE BUMPER OVERHANG MEASURED FROM THE BACK OF CURB.
- NO CANOPY TREE SHALL BE LOCATED WITHIN A ROADWAY RIGHT-OF-WAY, WITHIN FIVE FEET OF A SIDEWALK, OR WITHIN FIFTEEN FEET OF A LIGHTING LOCATION.
- ALL SHRUBS INSTALLED AS VEHICULAR USE SCREENING WILL BE MAINTAINED AS A CONTINUOUS HEDGE AT A MINIMUM HEIGHT OF 36 INCHES.
- ALL ABOVE-GROUND EQUIPMENT ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS, OR SIMILAR UTILITY SHALL BE LOCATED TO THE SIDE OR REAR OF THE SITE AND BE SCREENED, TO THE EXTENT PRACTICAL, WITH EVERGREEN PLANTS.
- PLANTINGS SHALL ALLOW A MINIMUM OF FIVE FEET OF CLEARANCE AROUND THE STRUCTURE WITH TEN FEET OF CLEARANCE ON ANY SIDE CONTAINING A DOOR ALLOW ACCESS FOR MAINTENANCE.
- THE CLEARANCES SHALL ACCOUNT FOR THE MATURE SIZE OF THE PLANT MATERIAL. UPON ESTABLISHMENT OF FINISHED GRADES AND PRIOR TO BEGINNING INSTALLATION OF ANY TREES, A SOIL AMENDMENT SCHEDULE FOR ALL TREE PLANTINGS SHALL BE PREPARED BY A REGISTERED LANDSCAPE ARCHITECT AND BE PROVIDED TO THE TOWN OF CARY PLANNING DEPARTMENT.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A CERTIFIED STATEMENT SHALL BE PROVIDED TO THE SITE INSPECTOR ATTESTING TO THE FACT THAT THE SOIL AMENDMENT SCHEDULE WAS FOLLOWED AS SPECIFIED IN THE APPROVED SITE AND/OR SUBDIVISION PLAN.
- THIS STATEMENT SHALL BE CERTIFIED BY A REGISTERED LANDSCAPE ARCHITECT, CERTIFIED ARBORIST, OR OTHER SUCH SPECIALISTS.
- ALL PLANT MATERIAL INSTALLED WITHIN A SIGHT DISTANCE MAINTENANCE EASEMENT SHALL BE MAINTAINED AT A HEIGHT ABOVE SIX FEET OR BELOW TWO FEET.
- ALL IRRIGATION SYSTEM PLANS ARE SUBMITTED THROUGH THE BUILDING PERMIT PROCESS AND ARE EVALUATED SEPARATELY FROM AND IN ADDITION TO THE SITE PLAN AND BUILDING PLAN REVIEWS.

TREE PRESERVATION CREDIT CALCULATIONS:

CREDITS FOR PRESERVATION IN WOODED AREAS (8.4.1.A):
TREE SAVE AREA 1 – 4,222 SF = 6 TREE CREDITS
TREE SAVE AREA 2 – 10,120 SF. = 14 TREE CREDITS
TREE SAVE AREA 3 – 1,537 SF. = 2 TREE CREDITS
15,879 SF. = 22 TOTAL TREE CREDITS EARNED

CREDITS FOR PRESERVATION OF SPECIMEN TREE (8.4.1.B):
1 22" LOBLOLLY PINE PRESERVED = 3 TREE CREDITS EARNED

TREE SAVE AREA INCENTIVES (8.4.2.F):
15,879 SF. TREE SAVE AREAS ADJACENT TO PARKING LOT PROVIDED
INCENTIVE IS A REDUCTION BY UP TO 50% OF REQUIRED PARKING LOT PLANTINGS AT A RATE OF ONE TREE FOR EACH 200 SF. OF TREE SAVE AREA = 79 TREE CREDITS EARNED

TREE CANOPY COVERAGE REQUIREMENT	= 152 TREES REQUIRED
SPECIMEN TREE REPLACEMENT REQUIREMENT	+ 88 TREES REQUIRED
TOTAL CANOPY TREES REQUIRED	= 240 TREES REQUIRED
TOTAL TREE CREDITS EARNED	– 104 TREE CREDITS EARNED
TOTAL CANOPY TREES REQUIRED	= 136 TREES REQUIRED
TOTAL CANOPY TREES PROVIDED	= 136 TREES PROVIDED

SPECIMEN TREE REPLACEMENT CALCULATIONS:

22 SPECIMEN TREES TO BE REMOVED (SEE MP 6.0), 4:1 REPLACEMENT REQUIRED
88 REPLACEMENT TREES REQUIRED

TREE CANOPY CALCULATIONS:

REQUIRED:
2 CANOPY TREES PER 5,000 SF. OF PARCEL AREA, OR
1 CANOPY TREE & 1 UNDERSTORY TREE PER 4,000 SF. OF PARCEL AREA
PARCEL AREA (394,987)–RIPARIAN BUFFER AREA (15,344) = 379,634 SF./ 5,000 x 2 = 152 TREES REQ'D

STREET TREE CALCULATIONS:

BURLINGTON MILLS ROAD – 407 LF. OF FRONTAGE

1 UNDERSTORY TREE PER 35 LF. OF FRONTAGE REQUIRED
407 LF. FRONTAGE / 35 = 12 UNDERSTORY TREES REQUIRED, 12 PROVIDED

LIGON MILLS ROAD – 859 LF. OF FRONTAGE TOTAL (504 LF. SOUTH SIDE, 355 LF. NORTH SIDE)

1 CANOPY TREE PER 50 LF. OF FRONTAGE REQUIRED
1 UNDERSTORY TREE PER 35 LF. OF FRONTAGE REQUIRED
504 LF. FRONTAGE (SOUTH SIDE) / 35 = 14 UNDERSTORY TREES REQUIRED, 14 PROVIDED
355 LF. FRONTAGE (NORTH SIDE) / 50 = 7 CANOPY TREES REQUIRED, 9 PROVIDED

SOUTH STREET YARD BUFFER PLANT LIST (390'L x 20'W)

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	SPACING	REMARKS
CANOPY TREES								
PT	8	PINUS TAEDA	LOBLOLLY PINE	8" HT. MIN.	2" CAL. MIN.	B&B	45' O.C.	MATCHING
QNT	8	QUERCUS NUTTALLI 'TYLEST'	TYLEST NUTTAL OAK	8" HT. MIN.	2" CAL. MIN.	B&B	45' O.C.	MATCHING
UNDERSTORY TREES								
CV	4	CHIONANTHUS VIRGINICUS	NATIVE FRINGE TREE	6" HT. MIN.	1" CAL. MIN.	B&B	AS SHOWN	MATCHING
PCT	4	PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PURPLE PLUM	6" HT. MIN.	1" CAL. MIN.	B&B	AS SHOWN	MATCHING
SHRUBS								
ACC	43	ABELIA GRANDIFLORA 'CANYON CREEK'	CANYON CREEK ABELIA	24" HT. MIN.	3 GAL.	CONT.	5' O.C.	MATCHING
ICS	15	ILEX CRENATA 'STEEDS'	STEEDS HOLLY	30" HT. MIN.	10 GAL.	CONT.	5' O.C.	MATCHING
VNW	44	VIBURNUM NUDUM 'WINTERTHUR'	WINTERTHUR VIBURNUM	24" HT. MIN.	3 GAL.	CONT.	5' O.C.	MATCHING

EAST STREET YARD BUFFER PLANT LIST (716'L x 20'W)

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	SPACING	REMARKS
CANOPY TREES								
PT	11	PINUS TAEDA	LOBLOLLY PINE	8" HT. MIN.	2" CAL. MIN.	B&B	40' O.C.	MATCHING
NGG	10	NYSSA SYLVATICA 'GREEN GABLE'	GREEN GABLE BLACK GUM	8" HT. MIN.	2" CAL. MIN.	B&B	40' O.C.	MATCHING
UNDERSTORY TREES								
CV	8	CHIONANTHUS VIRGINICUS	NATIVE FRINGE TREE	6" HT. MIN.	1" CAL. MIN.	B&B	AS SHOWN	MATCHING
PCT	6	PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PURPLE PLUM	6" HT. MIN.	1" CAL. MIN.	B&B	AS SHOWN	MATCHING
EVERGREEN UNDERSTORY TREES								
JGF	5	JUNIPERUS CHINENSIS 'GIN FIZZ'	GIN FIZZ JUNIPER	48" HT. MIN.	7 GAL.	CONT.	AS SHOWN	MATCHING
SHRUBS								
ACC	64	ABELIA GRANDIFLORA 'CANYON CREEK'	CANYON CREEK ABELIA	24" HT. MIN.	3 GAL.	CONT.	5' O.C.	MATCHING
ICS	19	ILEX CRENATA 'STEEDS'	STEEDS HOLLY	30" HT. MIN.	10 GAL.	CONT.	5' O.C.	MATCHING
VNW	98	VIBURNUM NUDUM 'WINTERTHUR'	WINTERTHUR VIBURNUM	24" HT. MIN.	3 GAL.	CONT.	5' O.C.	MATCHING

NORTH BUFFER PLANT LIST–TYPE C OPTION 1 (248'L x 20'W)

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	SPACING	REMARKS
CANOPY TREES								
NGG	5	NYSSA SYLVATICA 'GREEN GABLE'	GREEN GABLE BLACK GUM	8' HT. MIN.	2" CAL. MIN.	B&B	40' O.C.	MATCHING
UNDERSTORY TREES								
MXB	6	MAGNOLIA X 'BETTY'	BETTY MAGNOLIA	6' HT. MIN.	1" CAL. MIN.	B&B	AS SHOWN	MATCHING
SHRUBS								
AG	9	ABELIA GRANDIFLORA	GLOSSY ABELIA	24" HT. MIN.		CONT.	5' O.C.	MATCHING
MLB	14	MYRICA CERIFERA 'LITTLE BULL'	LITTLE BULL WAX MYRTLE	24" HT. MIN.		CONT.	5' O.C.	MATCHING

INTERIOR SITE PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	SPACING	REMARKS
CANOPY TREES								
NRS	27	NYSSA SYLVATICA 'RED SPLYNDOR'	RED SPLYNDOR BLACK GUM	8–10'	2" CAL.	B&B	AS SHOWN	MATCHING
PC	17	PISTACHIA CHINENSIS	CHINESE PISTACHE	8–10'	2" CAL.	B&B	AS SHOWN	MATCHING
UPA	17	ULMUS PARVIFOLIA 'ALLEE'	ALLEE CHINESE ELM	8–10'	2" CAL.	B&B	AS SHOWN	MATCHING
UPB	14	ULMUS PARVIFOLIA 'BOSQUE'	BOSQUE CHINESE ELM	8–10'	2" CAL.	B&B	AS SHOWN	MATCHING
ZVG	10	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	8–10'	2" CAL.	B&B	AS SHOWN	MATCHING
UNDERSTORY TREES								
CV	7	CHIONANTHUS VIRGINICUS	NATIVE FRINGE TREE	8' HT. MIN.	2" CAL.	B&B	AS SHOWN	MATCHING
MLG	5	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	8' HT. MIN.		B&B	AS SHOWN	MATCHING
PO	14	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	8' HT. MIN.	2" CAL.	B&B	AS SHOWN	MATCHING
SHRUBS								
ALR	79	ABELIA GRANDIFOLIA 'LITTLE RICHARD'	LITTLE RICHARD ABELIA	24" HT. MIN.		CONT.	4' O.C.	MATCHING
IGS	186	ILEX GLABRA 'SHAMROCK'	SHAMROCK HOLLY	24" HT. MIN.		CONT.	3.5' O.C.	MATCHING
CGF	22	CHAMAECYPARIS OBTUSA 'GOLDEN FERNSPRAY'	GOLDEN FERSPRAY CYPRESS	3' HT. MIN.		CONT.	4' O.C.	MATCHING

STREET TREE PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	SPACING	REMARKS
CANOPY TREES								
NGG	9	NYSSA SYLVATICA 'GREEN GABLE'	GREEN GABLE BLACK GUM	8' HT. MIN.	2" CAL.	B&B	40' O.C.	MATCHING
UNDERSTORY TREES								
SJ	26	STYRAX JAPONICUS	JAPANESE SNOWBELL	8' HT. MIN.	2" CAL.	B&B	AS SHOWN	MATCHING

VUA CANOPY TREE COMPLIANCE

REQUIREMENT:	PROVIDED:
60' CANOPY RING MUST COVER ALL PROPOSED PARKING SPACES.	24 CANOPY TREES PROVIDED TO MEET REQUIREMENT

PLANTING NOTES:

LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.

SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER, O.C. = ON-CENTER, (R) = TO REMAIN

MULCH: MULCH ALL BED AREAS WITH SHREDDED PINE MULCH TO A DEPTH OF 3". PINE STRAW IS PROHIBITED AS A LANDSCAPE COVER MATERIAL WITHIN 10' OF BUILDINGS WITH COMBUSTIBLE EXTERIOR CONSTRUCTION.

NOTE:

1. ANY BRANCHES IN SIGHT TRIANGLES WILL BE LIMBED UP TO A HEIGHT OF 6'. ALL SHRUBS LOCATED IN SIGHT TRIANGLES WILL BE MAINTAINED BELOW 3'.

NORTH

MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE
PLANNING BOARD: _____ DATE: _____
BOARD OF COMM.: _____ DATE: _____
SUBJECT TO ADDRESSING OUTSTANDING CONDITIONS OF APPROVAL WITHIN THE ISSUED COMMENT LETTER. PLANS ARE NOT RELEASED FOR CONSTRUCTION. APPROVAL IS VALID FOR TWO YEARS FROM THE DATE ABOVE.

LANDSCAPE PLAN

SCALE: 1" = 50' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 50 100 150 200

SP-22-39

THE SITE GROUP, PLLC. LANDSCAPE ARCHITECTURAL CORPORATE NO. C-353 RALEIGH, NORTH CAROLINA

CERT. NO. 353

NC ENGINEERING LICENSE NO. P-0803

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1419 BRANDON D. MOORE

PRELIMINARY NOT FOR CONSTRUCTION

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC.
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Raleigh, NC 27605-1136 USA
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E Mail: SRN@thesitegroup.net

MASTER SITE PLAN FOR:
BURLINGTON MILLS RD. MIXED USE
3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.
WAKE FOREST, NORTH CAROLINA

Drawn By JHJ
Checked By SRN

DATE:
30 SEP 2022
REVISED:
1 21 FEB 2023
2 27 MAR 2023
3 21 APR 2023

MASTER SITE PLAN

LANDSCAPE PLAN

Job Code PGBMR

Dwg No. MP 7.0

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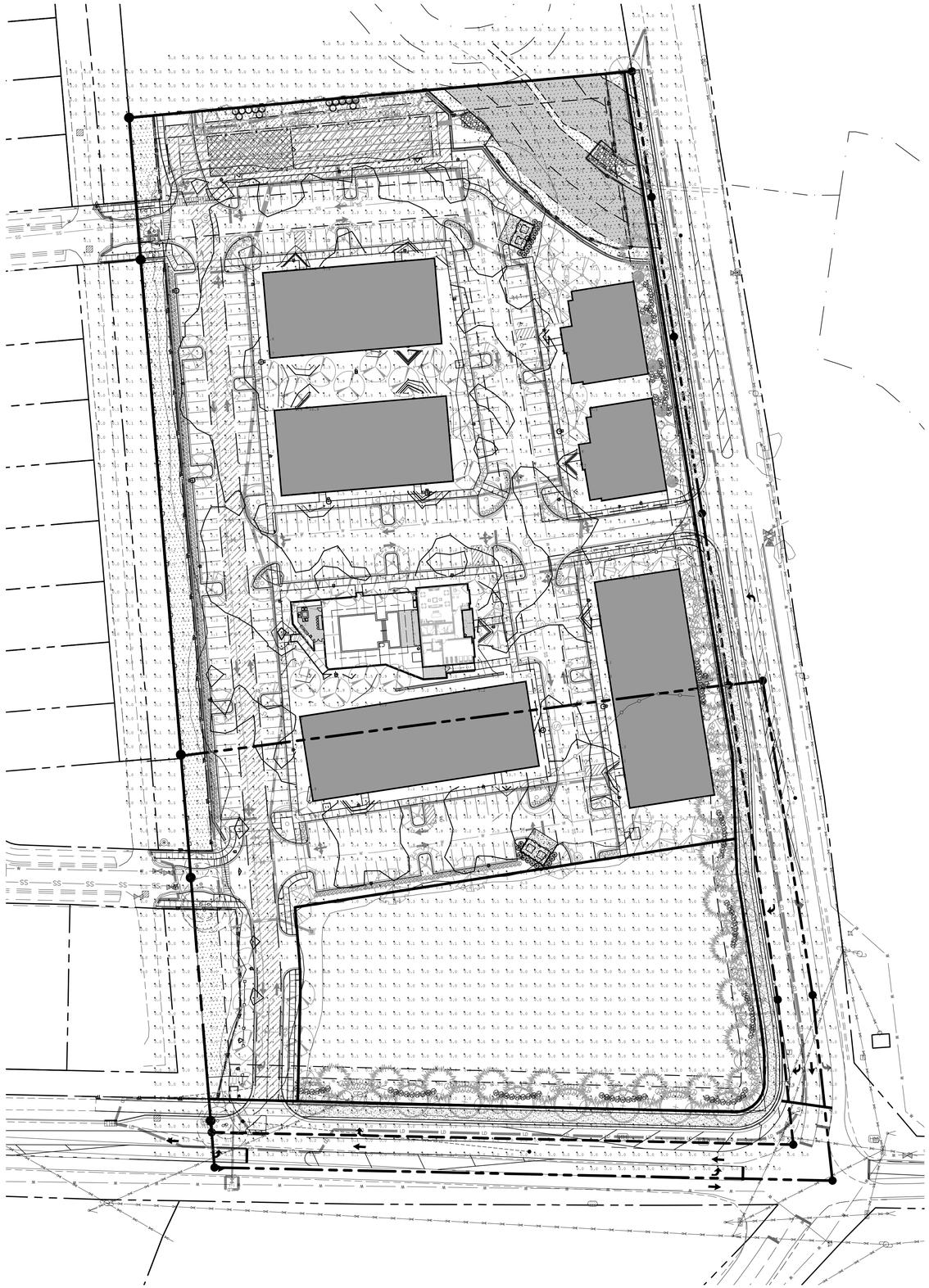
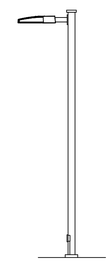


Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Tag	Cutoff Class	BUG Rating
	29	PRV-C25-D-UNV-T4-BZ-HSS	SINGLE	N.A.	0.850	PRV-C25-D-UNV-T4-BZ-HSS	T4	N.A.	B1-U0-G4
	2	RL560WH9930	SINGLE	N.A.	0.850	RL560WH9930	RL	N.A.	B1-U0-G0
	2	PRV-C15-D-UNV-T3-BZ	SINGLE	N.A.	0.850	PRV-C15-D-UNV-T3-BZ	SL3	N.A.	B1-U0-G2
	9	PRV-C15-D-UNV-T4-BZ	SINGLE	N.A.	0.850	PRV-C15-D-UNV-T4-BZ	SL4	N.A.	B1-U0-G3
	15	XTOR3B-Y	SINGLE	N.A.	0.850	XTOR3B-Y	T3K	N.A.	B1-U0-G0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Grid	Illuminance	Fc	0.78	13.7	0.0	N.A.	N.A.
Overall Site	Illuminance	Fc	1.10	13.7	0.0	N.A.	N.A.

Luminaire Tag Summary	
Tag	Qty
RL	2
SL3	2
SL4	9
T3K	15
T4	29

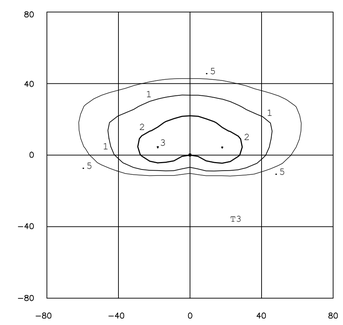


T3/T4

POLE MOUNTED
LIGHT CONFIGURATION

ISOFOOTCANDLE CURVE

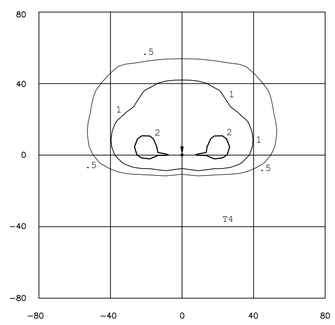
FIXTURE: PRV-C25-D-UNV-T3-BZ-HSS
MOUNTING HEIGHT: 22'-6"
PATTERN: TYPE III



LEGEND (OUTER to INNER): 0.5 , 1.0 , 2.0

ISOFOOTCANDLE CURVE

FIXTURE: PRV-C25-D-UNV-T4-BZ-HSS
MOUNTING HEIGHT: 22'-6"
PATTERN: TYPE IV



LEGEND (OUTER to INNER): 0.5 , 1.0 , 2.0

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY BATEMAN CIVIL SURVEY COMPANT DATED 09/09/2022. WETLANDS AND STREAM DELINEATION PROVIDED BY KELLER ENVIRONMENTAL.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE
PLANNING BOARD: _____ DATE: _____
BOARD OF COMM.: _____ DATE: _____
SUBJECT TO ADDRESSING OUTSTANDING CONDITIONS OF APPROVAL WITHIN THE ISSUED COMMENT LETTER. PLANS ARE NOT RELEASED FOR CONSTRUCTION. APPROVAL IS VALID FOR TWO YEARS FROM THE DATE ABOVE.

NORTH

PRELIMINARY LIGHTING PLAN

SCALE: 1" = 50'

(DRAWING SCALED FOR 24x36 INCH PLOTS)

0 50 100 150 200

SP-22-39

THE SITE GROUP, PLLC. LANDSCAPE ARCHITECTURAL CORPORATION CERT. NO. 353 NORTH CAROLINA RALEIGH, N.C.

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1419 BRANDON D. MOORE

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MASTER SITE PLAN FOR:
BURLINGTON MILLS RD.
MIXED USE
3133 BURLINGTON MILLS RD. & 8993 LIGON MILL RD.
WAKE FOREST, NORTH CAROLINA

Drawn By JHJ
Checked By SRN

DATE:
30 SEP 2022
REVISED:
1 21 FEB 2023
2 27 MAR 2023
3 21 APR 2023

MASTER SITE PLAN

PRELIMINARY LIGHTING PLAN

Job Code PGBMR

Dwg No.
MP 8.0

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