



TOWN *of* WAKE FOREST

Planning Board Meeting Agenda September 12, 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

4.Presentations

- 4.A. Proposed Updates to the Fire Protection Facility Fees
 - [Agenda Summary](#)
 - [Raftelis Report \(Calculation of Update\)](#)
 - [Board of Commissioners Presentation](#)

5.Old Business with Public Comment

6.Old Business

7.New Business with Public Comment

- 7.A. Consideration of LEGISLATIVE CASE RZ-23-05, 2117 Averette Road, a rezoning map amendment filed by Douglas and Sarah Machado to rezone 2.822 acres located at 2117 Averette Road, being Wake County Tax PIN 1851-90-8235, from Wake County's Residential-30 (R-30) to General Residential 5 (GR5).
 - [RZ-23-05 Staff Report.pdf](#)
 - [Attachment A - Neighborhood Meeting Information.pdf](#)

[Attachment B - Application.pdf](#)

[Attachment C - Maps.pdf](#)

- 7.B. Consideration of LEGISLATIVE CASE RZ-20-05-01, Fuller Capital Boulevard Property, a rezoning map amendment filed by Red Line Engineering to rezone 29.367 acres located at 4925 Unicon Drive, 4975 Unicon Drive, and 10200 Capital Blvd (portion), being Wake County Tax PINs 1739-51-8319, 1739-61-2717, 1739-51-4482 (portion) from Rural Holding District (RD) and Light Industrial Conditional District (LI-CD) to Light Industrial Conditional District (LI-CD).

[RZ-20-05-01 Staff Report.pdf](#)

[Attachment A - Neighborhood Meeting Information.pdf](#)

[Attachment B - Application.pdf](#)

[Attachment C - Maps.pdf](#)

[Attachment D - Ordinance 2020-16 RZ-20-05.pdf](#)

- 7.C. Consideration of LEGISLATIVE CASE RZ-21-08, Joyner Property, a rezoning filed by McAdams Company to rezone 124.68 acres located at 1180 and 1200 (portion) Club Villas Dr, being Wake County Tax PINs 1841091336 and 1831895139 (portion) from General Residential 3 Planned Unit Development* (GR3 PUD*); Falls Lake Watershed Protection Overlay (FL-WMA); and Special Highway Overlay (SH1-O) to General Residential 10 Conditional District (GR10-CD); Falls Lake Watershed Protection Overlay (FL-WMA); and Special Highway Overlay (SH1-O). (*While these parcels are labeled as GR3 (PUD), the parcels are not subject to any PUD regulations as the PUD regulations were removed when SU-99-02-01 was approved. Due to the zoning map label, staff will refer to the current zoning as GR3 PUD until such time the official zoning map is amended to remove the PUD text.)

[RZ-21-08 Staff Report.pdf](#)

[Attachment A - Neighborhood Meeting Information.pdf](#)

[Attachment B - Application.pdf](#)

[Attachment C - Maps.pdf](#)

[Attachment D - Special Use Permit SU-99-02 Approvals.pdf](#)

[Attachment F - Plan Consistency Analysis.pdf](#)

[Attachment E - Special Use Permit SU-99-02-01 Approval.pdf](#)

[Attachment G - TIA 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.: 2023-233-

Submitted by: Courtney Tanner

Submitting Department: Planning

Meeting Date: September 12, 2023

SUBJECT

Proposed Updates to the Fire Protection Facility Fees

Recommendation:

Item Summary:

ATTACHMENTS

- [Agenda Summary](#)
- [Rafelis Report \(Calculation of Update\)](#)
- [Board of Commissioners Presentation](#)

Agenda Item: Proposed Updates to the Fire Protection Facility Fees

Summary: The Town received local legislation to enact facility (also known as impact) fees in 1989 for various purposes – Chapter 502 – SB 576. Development impact fees are one-time capital charges assessed to new development or new customers to recover a proportional share of the costs of capital facilities required to provide service to the new customers.

In the mid-2000's, the Town recognized the need for additional fire stations given the amount of growth occurring in the area. The Town retained Raftelis to conduct the initial evaluation and development of an impact fee specifically for fire protection services. Specific methodology is required to compute the calculation and includes future growth projections along with planned capital resulting from growth (Capital Improvements Plan also known as CIP).

The Town implemented the initial fee and started collecting in 2007-2008. With changes in growth, costs, and other factors, it is customary to regularly update the fee to account for changes that occur. The fee was last updated in 2015-2016. At that time, the Town decided these fees needed to be analyzed, reviewed, and updated every three to five years. In July 2020, the Fire Department transitioned to the town's municipal structure. This resulted in delaying the update to account for changes relative to the merger.

Over the last several months, staff has worked with the consultants to complete this recent update of the fire impact fee. Per the local legislation, the fee ordinance cannot be adopted or amended without first giving the Planning Board an opportunity to make comments or recommendations to the Board of Commissioners.

The attached information was presented to the Board of Commissioners on September 5 at their work session. The public hearing and approval are scheduled for September 19.

Attachments: Raftelis Report (Calculation of Update)
Board of Commissioners Presentation

August 25, 2023

Ms. Candace Davis
Assistant Town Manager
Town of Wake Forest
401 Elm Avenue
Wake Forest, NC 27587

Subject: Fire System Development Fee Study Update

Dear Ms. Davis:

Raftelis Financial Consultants, Inc. (“Raftelis”) has completed an evaluation to develop cost-justified fire system development fees for fiscal year (“FY”) 2024 for consideration by the Town of Wake Forest (“Town”). The purpose of this report is to summarize Raftelis’ conclusion related to the cost justified fire system development fees to be charged to the Town of Wake Forest and Wakette Rural District residents and businesses who receive fire protection services through the Town. It is not intended to address anything else associated with the system development fees, such as the administration of these fees, etc.

The preparation of this report was developed by Raftelis for the Town based on a specific scope of work agreed to by both parties. The scope of Raftelis’ work consisted of completing a calculation of cost justified fire system development fees using common industry practices and industry standards. We provide no opinion on the legality of the system development fees implemented by the Town. It is the responsibility of the Town to ensure compliance of the system development fees with North Carolina statutes. The scope of work did not include any additional work other than the calculation associated with the system development fees, such as opinions or recommendations on the administration of these fees, the timing and application of revenues from the collection of these fees, etc., as that is the responsibility of the Town.

In developing the conclusions contained within this report, Raftelis has relied on certain assumptions and information provided by the Town and its consultant, NC Fire Chief Consulting, who are the most knowledgeable parties of the fire system, its finances, etc. Raftelis has not independently verified the accuracy of the information provided by the Town. We believe such sources are reliable and the information obtained to be reasonable and appropriate for the analysis undertaken and the conclusions reached. The conclusions contained in this report are as of the stated date, for a specific use and purpose, and made under specific assumptions and limiting conditions. The reader is cautioned and reminded that the conclusions presented in this report apply only to the effective date indicated. Raftelis makes no warranty, expressed or implied, with respect to the opinions and conclusions contained in this report. Any statement in this report involving estimates or matters of opinion, whether or not specifically designated, is intended as such, and not as a representation of fact.

Background

System development fees are one-time charges assessed to new growth for the benefit that the new growth derives from the fire system. They serve as an equitable method by which to recover up-front system costs of expansion required to serve new developed properties that will receive benefit from the system expansion. Industry practice indicates that system development fees should be prepared by a financial professional or licensed professional engineer, qualified by experience and training or education, who shall:

- Document in reasonable detail the facts and data used in the analysis and their sufficiency and reliability.
- Employ generally accepted accounting, engineering, and planning methodologies, including the buy-in, incremental cost or marginal cost, and combined cost approaches, setting forth appropriate analysis to the consideration and selection of an approach appropriate to the circumstances and adapted as necessary to satisfy all requirements of the Article.
- Document and demonstrate the reliable application of the methodologies to the facts and data, including all reasoning, analysis, and interim calculations underlying each identifiable component of the system development fee and the aggregate thereof.
- Identify all assumptions and limiting conditions affecting the analysis and demonstrate that they do not materially undermine the reliability of conclusions reached.
- Calculate a final system development fee per service unit of new development and include an equivalency or conversion table for use in determining the fees applicable for various categories of demand.
- Consider a planning horizon of not less than five years, nor more than 20 years.

This letter report documents the results of the calculation of fire system development fees for FY 2024 in accordance with these requirements. In general, system development fees are calculated based on (1) a cost analysis of the existing or planned infrastructure that is in place, or will be constructed, to serve new demands, and (2) the existing or additional demands associated with these assets.

There are three methodologies that could be used to calculate system development fees. These include the buy-in method, the incremental cost method, and the combined cost method. The Incremental method was used to calculate the fire system development fees for the Town, following the same methodology as the previous fee study, and was used due to the Town needing to construct a new fire station to serve the demands of growth. The following steps were completed to calculate the fees:

1. The Fire Department related capital improvement projects (“CIP”) were reviewed with Town staff, and the growth related projects were identified. The CIP was allocated to residential and non-residential classes based on the percentage split of population to employment.
2. The additional population and employment growth was developed using Town planning documentation to project current level of population and employment 10 years out.

3. The unit cost of was estimated by dividing the growth related CIP from step 1 by the additional population and employees from step 2.
4. The amount of capacity assumed to be demanded by one person/employee was identified.
5. The system development fee for one person or employee was scaled up for the single-family residential home, and for various categories of commercial development as described below.

Calculation of System Development Fees

Step 1 – Estimate the Growth Related CIP

The Wake Forest Fire Department (“Department”) currently provides fire protection services within its Town limits with a current population of approximately 54,274 and an employment base of approximately 21,024. In addition, the Department also serves the rural Wakette Fire District and its current population of approximately 11,511. Thus, the entire fire protection service area served by the Town of Wake Forest has a total population and employment base served of approximately 65,785 and 21,024, respectively.

The Town has developed a fire protection capital improvements plan to address deficiencies in its existing levels of service, and to provide a consistent level of service to anticipated increases in population and employment over the next ten years (FY 2023 through FY 2033). Those capital costs required to address deficiencies in the existing levels of service, or replacement of existing capacity, are not eligible to be recovered through the fire protection system development fees. As a result, our analysis includes only those capital facilities and equipment required to address the needs of growth throughout the ten-year planning period and specifically excludes capital projects intended to cure existing deficiencies or to replace existing capacity.

The growth related CIP was identified as the fire logistics facility, and the new Station 6. The table below summarizes the growth related CIP utilized to calculate the updated system development fees.

Table 1. Growth Related CIP

CIP	Total Projections
Fire Logistics Facility	\$1,200,000
Station 6 ¹	\$10,450,000
Total	\$11,650,000

These growth related capital costs are then allocated to residential and non-residential development based on the share of facilities and services demanded by each type of development. The demand for services is estimated based on projection of growth in population over the ten-year projection period, and the proportion of that growth in population to growth in employees located within the Town’s fire protection service area.

¹ The Station 6 CIP projections allocated to the fire system development fees do not include land cost.

The Town provided population and employment information for 2023, as well as population estimates from planning documents for 2033. The table below summarizes the current and projected population levels, as well as current and projected employee level. The employees were projected to increase based on the same assumptions of population projection. Based on 2023 demographic data and anticipated growth rates provided by the Town, in 2033 the 2033 residential population is estimated to be 85,851, while the employment is estimated to be 27,437 within the Departments fire protection service area.

Table 2. Population and Employment Projections

Category	2023	2033	Projected Growth (2023-2033)
Population ²	65,785	85,851	20,066
Employment	21,024	27,437	6,413

The 2033 population and employment numbers were utilized to determine a residential/non-residential allocation of the planned capital. Based upon the Projected Growth from 2022 – 2023 in the above chart , this results in a 75.8% (20,066/(20,006+6,413)) residential development allocation and a 24.2% non-residential development allocation for the growth related capital costs. As a result, of the \$11.650 million capital cost identified above, 75.8%, or approximately \$8.8 million is allocated to residential service and 24.2%, or approximately \$2.8 million is allocated to commercial and industrial service.

Step 2 – Calculate the Unit Cost

The residential capital costs are then divided by the additional population anticipated in the Town’s fire protection service area during the ten-year planning period to determine a capital cost of approximately \$440 per person (\$11.65 million/20,066 growth in population). The non-residential capital costs are divided by the additional employees anticipated in the Town’s fire protection service area over the ten-year planning period to determine a capital cost of approximately \$411 per employee (\$8.8 million/6,413 growth in employees). Since the Town does not plan to finance any of the capital improvements through bonds, a debt principal credit is not required to be offset against the system development fees in order to ensure that new development is not charged twice for these capital costs through property taxes and the system development fees.

Step 4 – Calculate the System Development Fee for One ERU

Once the net cost per person and employee is determined, the residential cost per person is allocated to new single family residential development based on a “service unit” that represents the average number of persons per household in the Town’s fire protection service area of 1.77. For multi-family residential customers, the residential cost per person is allocated based on a “service unit” that represents the average number of persons (1.55) estimated per multi-family dwelling unit. This average is based on data provided

² Population includes 54,274 current 2023 Town of Wake Forest population, and 11,511 current Wakette Rural Service Area population.

by the Town for total population and housing units, and an assumption of 100 hours spent at home out of the total 168 hours per week.

For non-residential development, the non-residential cost per employee is allocated based on a service unit that represents the average number of employees per 1,000 square feet of non-residential development categorized as either Commercial & Institutional (2.31 employees) or Industrial & Manufacturing (1.73 employees). These averages are based on square foot data provided by the Town.

Table 2 provides a summary of the recommended fire protection system development fee to be assessed to all new residential and non-residential development.

Table 3. Calculation of Fire System Development Fees

Description	Unit of Service	Current Fee	100% Calculated Fee
Residential			
Single-Family	1.77 ppl per household	\$337	\$780
Multi-Family	1.55 ppl per household	\$253	\$681
Non-Residential			
Commercial & Institutional	2.31 employees per 1,000 sq. ft.	\$569	\$1,015
Industrial & Manufacturing	1.73 employees per 1,000 sq. ft.	\$197	\$762

The fire system development fees shown in Table 2 represent the maximum cost justified level of system development fees that can be assessed by the Town. If the Town chooses to assess fees that are less than those shown in the table, the fees should be adjusted across the board for both residential and non-residential development.

Also, the Town can develop an implementation plan to implement the new development fees over two (2) or more years. It is our recommendation that if the Town desires to implement these fees over time that the implementation period be no longer than three (3) years. The implementation plan must implement the same percentage of the total cost fees each year for the residential and non-residential fees.

We appreciate the opportunity to assist the Town with this important engagement. Should you have questions, please do not hesitate to contact Michael Burton at (904) 923-1466, or Mihaela Coopersmith at (843) 523-0357.

Very truly yours,

RAFTELIS FINANCIAL CONSULTANTS, INC.



Michael Burton
Executive Vice President



Mihaela Coopersmith
Manager

TOWN of **WAKE FOREST**

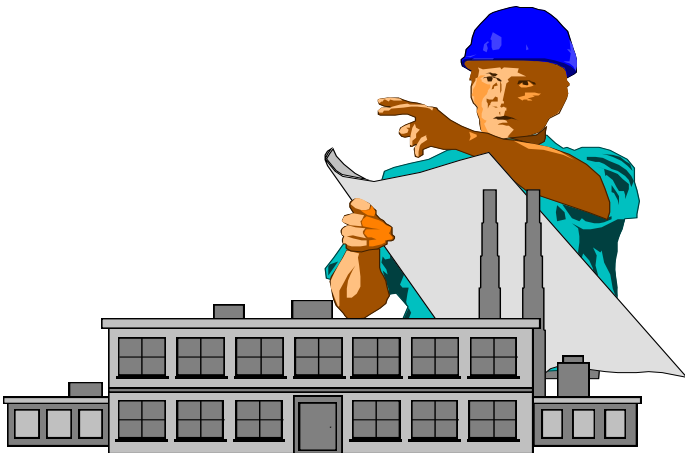
Fire Protection Impact Fee Update

SEPTEMBER 5, 2023

What Are Impact Fees?

What are Development Impact Fees?

Enabled by North Carolina state legislation, these are one-time capital charges assessed to new development or new customers to recover a proportional share of the costs of capital facilities required to provide service to the new customers.



Objective:
*“Intergenerational
Equity”*

Relative Dynamic Changes Occurring in Fire and Rescue Services Post COVID

1. Cost of building construction (including fire station construction) has risen significantly.
2. Cost as well as accessibility to fire apparatus and major equipment and tools has increased.
3. The Town of Wake Forest decided in 2016 to update fire impact fee every 3 to 5 years. Department transition occurred in 2020. Significant growth has occurred over the last several years.

Fire Impact Fee Uses – Growth

1. Wake Forest Fire Station 4 - 1505 Jenkins Road - 2015-2017
2. Expansion of Fire Station 2 – 9925 Ligon Mill Road - 2021-2022
3. Funding designated towards future Fire Station 6 - Planned
4. Purchase of a Fire Engine and Ladder truck – Engine 4/Future



Timeline – Fire Protection Impact Fees

- 1989 – Town received local legislation to enact facility (impact fees) - Chapter 502 – SB 576.
- 2006 – Town retained Raftelis to conduct initial evaluation and development of impact fee.
- 2007 – 2008 Implemented and started collecting fire impact fees.
- 2015-2016 – Town retained Raftelis to update fee structure.
- 2020 – Wake Forest Fire Department becomes part of town's municipal structure.
- 2022 – Town retained NC Fire Chiefs to assist with impact fee update.

Partnering with Raftelis

Importance in the Knowledge of the Town of Wake Forest and Wakette Fire District:

- NCFCC has worked closely with the Town of Wake Forest since 2018.
- Coordinated and facilitated transition of fire department to town operating department.

Partnering with Raftelis

- NCFCC partnered with **Raftelis**:
 - Conducted initial analysis in 2006.
 - Updated in 2015.
 - Highly specialized work involved in development impact fee review.
 - Same methodology applied for **consistency** in conducting update.
- **Ms. Mihaela Coopersmith** from Raftelis will review the technical provisions of the analysis.



Rational Nexus Test

- Basis for Cost Justification
 - Must demonstrate a linkage between the service needs of new customers and additional facilities and equipment needed to meet those needs.
 - Must demonstrate a linkage between the level of fees and benefits received by new development.
 - Must not exceed the proportional share of costs for the additional facilities and equipment.

Methodology

Methodology for Calculating Fire Protection Impact Fees:

1. Define the service area and standard of service.
2. Define capital needs to address service requirements.
3. Allocate costs between current and future beneficiaries.
4. Allocate costs between residential and non-residential (employment) base.
5. Calculate cost justified level of fees.

Service Area And Projected Growth

Wake Forest Fire Protection Service Area		
	Current 2023	Projected Growth (2024-2033) ⁽²⁾
Population ⁽¹⁾	65,785	20,066
Employees	21,024	6,413
Square Footage		
Commercial and Institutional	7,724,695	2,356,236
Manufacturing and Industrial	1,848,567	563,862
Ten Year CIP (2024-2033)	Total	Growth Related
Capital Improvement Plan	15,436,000	11,650,000

(1) Population includes Town of Wake Forest and Wakette Fire District.

(2) Growth Rate for both Population and Employment 2024-2033 is 31%.

Calculation of Cost per Person

Assumptions

- 75.8% of growth driven by residential demand
 - Equates to \$8.82 million of CIP for residential growth
- 24.2% of growth driven by non-residential demand
 - Equates to \$2.82 million of CIP for commercial/industrial growth

Calculation

- \$8.82 million / 20,066 new residents = \$440 / resident
- \$2.82 million / 6,413 new employees = \$440 / employee

Addresses proportionality concerns related to development impact fees.

Residential Fee Based On Functional Population Units

Schedule 1: Functional/Population Unit Analysis
(Persons per Housing Unit)

Housing Type	Population ⁽¹⁾	Housing Unit ⁽¹⁾	Average Household Size	Occupancy Factor ⁽²⁾	Functional Population Unit
<i>Town of Wake Forest</i>					
Single Family	38,772	13,129	2.95	60%	1.77
Multi Family	12,626	4,895	2.58	60%	1.55
Group Home	660	660	1.00	60%	0.60
Total	52,058	18,684			

(1) Population and Housing data obtained from 2022 Estimated Population By Type of Dwelling Unit (Town of Wake Forest Corporate Limits)

(2) Occupancy Factor assumes 100 hours spent at home out of a 168 hour week

Residential Fire Protection Fee

Calculation

- Single Family Residence
 - \$440 per resident * 1.77 = \$780 per unit
- Multi-Family Residence
 - \$440 per resident * 1.55 = \$681 per unit

Non-Residential Fee

Assumptions

- 2.31 Commercial and Institutional employees per 1,000 square feet.
- 1.73 Industrial and Manufacturing employees per 1,000 square feet.

Source: Town of Wake Forest NAICS employment by use and square footage by use data used to calculate these factors.

Non-Residential Fee

Schedule 2: Employees per 1,000 Square Feet Calculation - Town of Wake Forest

<i>Square Footage</i>		
Type of Use	Total Square Feet in 2023	Forecast Increase in Square Feet 2024 to 2033 ⁽¹⁾
Commercial and Institutional	7,724,695	2,356,236
Manufacturing and Industrial	1,848,567	563,862

<i>Employees</i>		
Forecast Incremental Employees Added from 2023 to 2033 ⁽²⁾		6,413
Breakdown of Employees by Industry	Percent ⁽²⁾	Employees
Commercial and Institutional	84.8%	5,436
Manufacturing and Industrial	15.2%	976

<i>Employees per 1,000 Square Feet</i>	
Type of Use	Employees per 1,000 Square Feet
Commercial and Institutional	2.307
Manufacturing and Industrial	1.732

(1) Assumes same growth rate of 31% utilized to project residents and employees.

(2) Percentages based on Town of Wake Forest 2021 NAICS industry sector data

Non-Residential Fee

Calculation

- Commercial & Institutional
 - \$440 per employee * 2.31 employees per 1,000 square feet = \$1,015 per 1,000 square feet.
- Industrial & Manufacturing
 - \$440per employee * 1.73 employees per 1,000 square feet = \$762 per 1,000 square feet.

Summary and Comparison To Prior Fire Protection Fees

Recommended Fire Protection Fees per:	2017	2023	% Change
Single Family Residential Unit	\$ 337	\$ 780	131.2%
Multi Family Residential Unit	\$ 253	\$ 681	169.2%
1,000 square feet of Commercial and Institutional	\$ 569	\$ 1,015	78.5%
1,000 square feet of Industrial and Manufacturing	\$ 197	\$ 762	287.0%

Next Steps

- Local legislation requires public hearing and giving the town planning board reasonable opportunity to make comments or recommendations to Board of Commissioners.
- September 12 – Planning Board
- September 19 – Public Hearing and Approval
 - » January 1, 2024 Effective Date

QUESTIONS and DISCUSSION?

THANK YOU !



Planning Board Agenda Item Report

Agenda Item No.: 2023-219-

Submitted by: Emma Linn

Submitting Department: Planning

Meeting Date: September 12, 2023

SUBJECT

Consideration of LEGISLATIVE CASE RZ-23-05, 2117 Averette Road, a rezoning map amendment filed by Douglas and Sarah Machado to rezone 2.822 acres located at 2117 Averette Road, being Wake County Tax PIN 1851-90-8235, from Wake County's Residential-30 (R-30) to General Residential 5 (GR5).

Recommendation:

Item Summary:

ATTACHMENTS

- [RZ-23-05 Staff Report.pdf](#)
- [Attachment A - Neighborhood Meeting Information.pdf](#)
- [Attachment B - Application.pdf](#)
- [Attachment C - Maps.pdf](#)



Staff Report

Case RZ-23-05: 2117 Averette Road Rezoning

Meeting Date	September 12, 2023
Requested Actions	Consideration of the following items related to the Zoning Map Amendment request for 2117 Averette Road: 1. Act on Plan Consistency Statement 2. Rezone 2.822 acres on the Town of Wake Forest Zoning Map from Wake County Residential 30 (R-30) to General Residential 5 (GR5).
Case Manager	Emma Linn, Planner II - Long Range Planning

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (tentative)
July 12, 2023 <i>(See Attachment A)</i>	September 12, 2023	October 17, 2023

CASE INFORMATION

Applicant	Douglas and Sarah Machado 2117 Averette Rd Wake Forest, NC 27587
Property Owners	Douglas and Sarah Machado 2117 Averette Rd Wake Forest, NC 27587
Location	Directly to the north of Rosedale Subdivision Phase 4 and south of Copper Beech Lane.
Addresses	2117 Averette Road
Wake County Tax PIN	1851908235
Acreage	2.822

Zoning	Existing: Wake County R-30 Proposed: General Residential 5 (GR5)
Land Use	Existing: Dwelling - Single-Family Proposed: Dwelling - Single-Family
Corporate Limits	This application is outside the Town's corporate limits and within the Town's Long Range Urban Service Area. An annexation petition has been filed.
Community Plan Designation	Mixed Residential

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Land Use Maps. See Community Plan [page 40](#) for a description of Mixed Residential.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Dwelling – Single-Family (non-subdivision parcels)	Wake County R-30
South	Dwelling – Townhome (Rosedale Subdivision)	Planned Unit Development (PUD)
East	Dwelling – Single Family (Rosedale Subdivision and non-subdivision parcels) and Vacant	Wake County R-30 and PUD
West	Dwelling-Townhome (Rosedale Subdivision)	Planned Unit Development (PUD)

The proposed land use is generally **compatible** with surrounding land uses.

The proposed zoning is generally **compatible** with surrounding zoning.

See Attachment C for associated maps.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed zoning map amendment request is generally consistent with the adopted 2022 Community Plan.
Comprehensive Transportation Plan (2021)	The Comprehensive Transportation Plan is not applicable to the proposed zoning map amendment request.

Historic Preservation Plan (2022)	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.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.

There is no detailed Plan Consistency Analysis since the Land Use Map is the only applicable section of the Community 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

Douglas Machado
Sarah Machado
2117 Averette Rd
Wake Forest, NC 27587

June 30, 2023

RE: Neighborhood Meeting Notice

Dear Neighboring Property Owner:

Douglas Machado and Sarah Machado are hosting a neighborhood meeting for property owners within close proximity to the site to discuss a rezoning proposal.

Meeting Date: Wednesday, July 12, 2023
Meeting Time: 6:00pm-6:30pm
Meeting Location: Gatehouse Tavern, 960 Gateway Commons Cir, Wake Forest, NC 27587

Project Name: 2117 Averette Rd Rezoning
Project Location: 2117 Averette Rd, Wake Forest, NC 27587

Application Type: Map Amendment (Rezoning)
Size of Project: 2.83 acres
PIN: 1851908235

Project Description: Douglas Anthony Machado and Sarah Renee Machado are proposing to rezone 2.83 acres located at 2117 Averette Rd from Wake County's Residential-30 (R-30) zone to Wake Forest's General Residential 5 (GR5) zone.

If you have any questions regarding this matter, please feel free to contact me directly at (941) 928-7889 or srmachado37@gmail.com

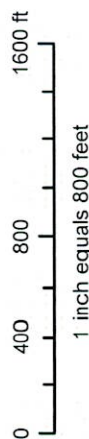
Sincerely,

Sarah Machado

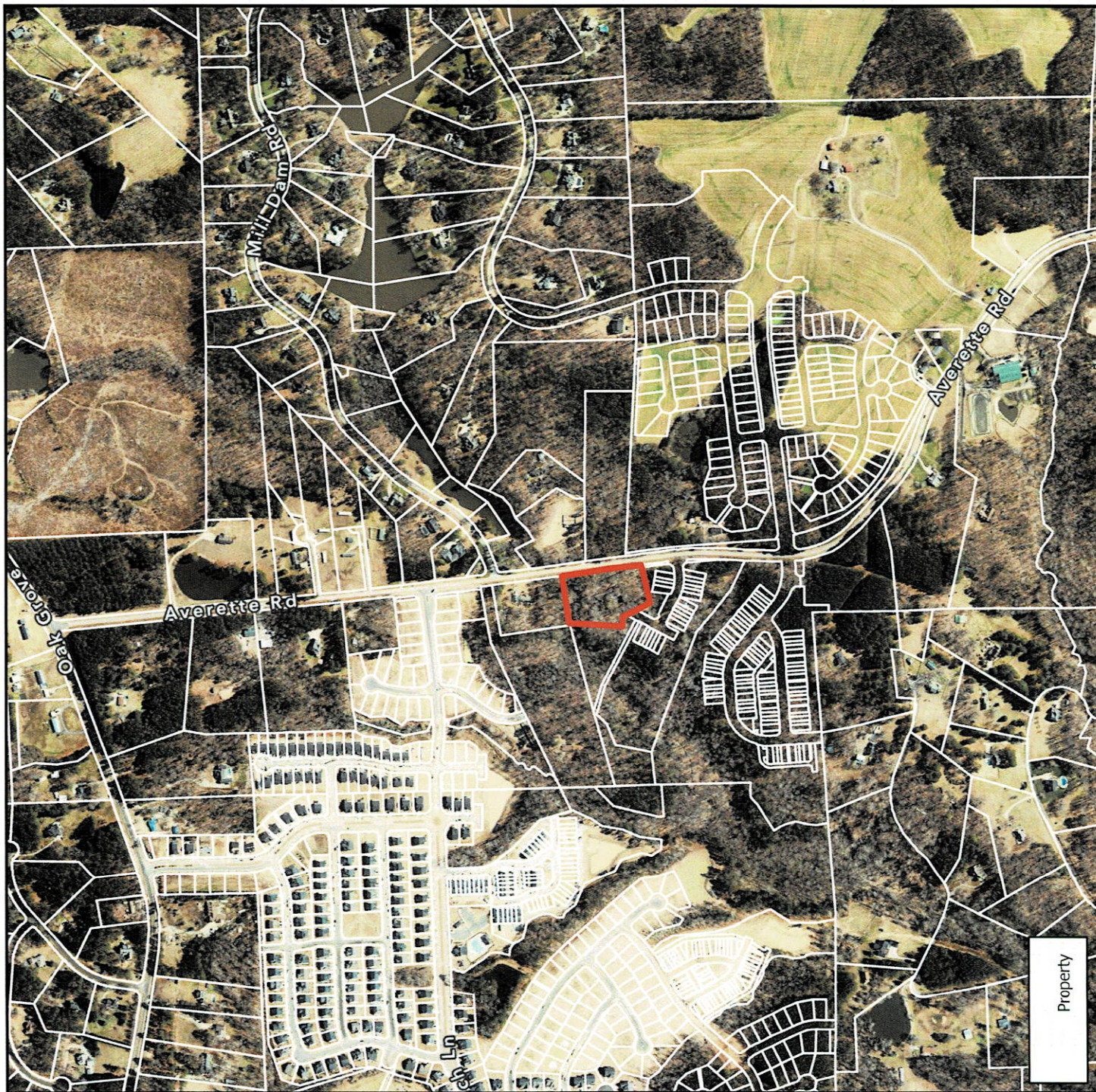
Enclosures: subject area map
Cc: Town of Wake Forest Planning Department

2117 Averette Rd Rezoning - Subject Area

REID: 0110658
 PIN: 1851908235
 PIN Extension: 000
 Land Value: \$88260
 Building Value: \$249743
 Total Value Assessed: \$338003
 Deed Acres: 2.83
 Total Sale Price: \$600000
 Sale Date: 4/12/2023
 Year Built: 1980
 Heated Area: 3002
 Type and Use: SINGLFAM
 Design Style: Conventional
 Planning Jurisdiction: WC
 Township: Wake Forest
 Owner: MACHADO, DOUGLAS ANTHONY
 MACHADO, SARAH RENEE
 Mailing Address 1: 2117 AVERETTE RD
 Mailing Address 2: WAKE FOREST NC
 27587-8230
 Deed Book: 019307
 Deed Page: 01187
 Deed Date: 4/12/2023
 Land Class: Residential Less Than 10 Acres
 Map Name: 1851 04
 Billing Class: Individual
 Property Description: PROP ARTHUR IVEY &
 ANGELA IVEY BM1991 -932
 Site Address: 2117 AVERETTE RD
 Street Name: AVERETTE RD
 Old Parcel Number: 207-00000-0039
 Units: 2
 Total Structures: 2
 Total Units: 2



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.



Property

Douglas Machado
Sarah Machado
2117 Averette Rd
Wake Forest, NC 27587

June 30, 2023

RE: Neighborhood Meeting Notice

To Whom it May Concern:

Per UDO Section 15.3.5, a Neighborhood Meeting Notice letter has been sent to all property owners within 500 feet of subject area 2117 Averette Rd via first class mail postmarked 6/30/23.

If you have any questions regarding this matter, please feel free to contact me directly at (941) 928-7889 or srmachado37@gmail.com

Sincerely,

A handwritten signature in black ink, appearing to read 'SMA', with a large, stylized 'S' and 'M'.

Sarah Machado

Enclosures:

- Neighborhood Meeting Notice
- Subject Area Map
- iMaps screenshot of subject area and properties within 500 ft of it
- List of property owners within 500 feet of subject area to which the Neighborhood Meeting Notice was mailed

Meeting Minutes for Neighborhood Meeting

Meeting Date: Wednesday, July 12, 2023
Meeting Time: 6:00pm-6:30pm
Meeting Location: Gatehouse Tavern, 960 Gateway Commons Cir, Wake Forest, NC 27587

Facilitator: Sarah Machado

Attendees Present: Douglas Machado 941-840-3033
Sarah Machado 941-928-7889

Meeting Purpose: 2117 Averette Rd Rezoning

Discussion: Explained proposed project to rezone 2.83 acres located at 2117 Averette Rd from Wake County's Residential-30 (R-30) zone to Wake Forest's General Residential 5 (GR5) zone.

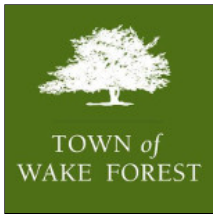
Conclusion: No surrounding property owners were present and therefore no concerns or objections were raised.

Property Owners within 500 feet of subject area 2117 Averette Rd per iMaps on 6/30/23

PIN_NUM	OWNER	ADDR1	ADDR2	ADDR3	SITE_ADDRESS	ZIPNUM
1851907998	TRYON WEST HOMEOWNERS ASSOCIATION INC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1133 COPPER BEECH LN	27587
1861001771	MILLRACE HOMEOWNERS ASSOCIATION INC	PO BOX 1914	WAKE FOREST NC 27588-1914		0 AVERETTE RD	27587
1851904622	BYCZKOWSKI, ELIZABETH	2201 AVERETTE RD	WAKE FOREST NC 27587-8232		2201 AVERETTE RD	27587
1861005214	ELL, KAREN HOPE ELL, PETER CHARLES	680 SPRINGLAKE DR	FRANKLIN TN 37064-4747		0 AVERETTE RD	27587
1860092554	LOGAN, JERMAINE D WHITE, PHYLLIS	1701 GOLDEN HONEY DR	WAKE FOREST NC 27587-3754		1701 GOLDEN HONEY DR	27587
1851904083	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1629 EMORY RIDGE WAY	27587
1851909040	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1604 EMORY RIDGE WAY	27587
1860090927	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		0 AVERETTE RD	27587
1860090741	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		0 AVERETTE RD	27587
1850998800	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	1611 EMORY RIDGE WAY	27587
1850997871	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	1609 EMORY RIDGE WAY	27587
1850997852	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	1607 EMORY RIDGE WAY	27587
1850997833	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	1605 EMORY RIDGE WAY	27587
1850997814	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	1603 EMORY RIDGE WAY	27587
1850996895	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	1601 EMORY RIDGE WAY	27587
1850995985	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	220 LENNOX SPRING DR	27587
1850995997	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	218 LENNOX SPRING DR	27587
1850996909	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	216 LENNOX SPRING DR	27587
1851906011	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	214 LENNOX SPRING DR	27587
1851906045	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	210 LENNOX SPRING DR	27587
1851906023	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	212 LENNOX SPRING DR	27587
1850999766	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	1625 EMORY RIDGE WAY	27587
1850999736	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	1623 EMORY RIDGE WAY	27587
1850999716	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	1621 EMORY RIDGE WAY	27587
1850998796	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	1619 EMORY RIDGE WAY	27587
1850998777	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	1617 EMORY RIDGE WAY	27587
1850998747	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	1615 EMORY RIDGE WAY	27587
1850994665	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1655 SINGING BIRD TRL	27587
1850994684	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1657 SINGING BIRD TRL	27587
1850995614	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1659 SINGING BIRD TRL	27587
1850995661	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1663 SINGING BIRD TRL	27587
1850995680	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1665 SINGING BIRD TRL	27587
1850996508	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1667 SINGING BIRD TRL	27587
1850996517	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1669 SINGING BIRD TRL	27587
1850996535	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1671 SINGING BIRD TRL	27587
1850996563	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1675 SINGING BIRD TRL	27587
1850997500	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1679 SINGING BIRD TRL	27587
1850997428	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1681 SINGING BIRD TRL	27587
1850997437	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1683 SINGING BIRD TRL	27587
1850997455	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1685 SINGING BIRD TRL	27587
1850991525	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1705 SINGING BIRD TRL	27587
1851900221	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		0 SINGING BIRD TRL	27587
1861011026	WYANT, LANDON GLENN WYANT, YIJING TENG	5205 MILL DAM RD	WAKE FOREST NC 27587-6366		5205 MILL DAM RD	27587

1861002502	YOUNG, GILBERT ALAN YOUNG, SHANNON P	2124 AVERETTE RD	WAKE FOREST NC 27587-8229		5509 FOREVER YOUNG DR	27587
1861009515	YOUNG, GILBERT ALAN YOUNG, SHANNON P	2124 AVERETTE RD	WAKE FOREST NC 27587-8229		5533 FOREVER YOUNG DR	27587
1861004672	YOUNG, GILBERT ALAN YOUNG, SHANNON P	2124 AVERETTE RD	WAKE FOREST NC 27587-8229		5521 FOREVER YOUNG DR	27587
1860094853	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1908 AVERETTE RD	27587
1860091519	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		0 AVERETTE RD	
1851908235	MACHADO, DOUGLAS ANTHONY MACHADO, SARAH RENEE	2117 AVERETTE RD	WAKE FOREST NC 27587-8230		2117 AVERETTE RD	27587
1860093633	NULL, MICHAEL NULL, COURTNEY	1705 GOLDEN HONEY DR	WAKE FOREST NC 27587-3754		1705 GOLDEN HONEY DR	27587
1851902757	MORGAN, ELENA COLON DE MEDINA, EDITH SANCHEZ	716 PRECIPICE WAY	WAKE FOREST NC 27587-2501		716 PRECIPICE WAY	27587
1851907677	BERCIK, FRANK J	504 W HOLDING AVE	WAKE FOREST NC 27587-2845		2133 AVERETTE RD	27587
1850998983	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	1616 EMORY RIDGE WAY	27587
1850999912	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	1618 EMORY RIDGE WAY	27587
1850999932	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	1620 EMORY RIDGE WAY	27587
1850999962	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	1622 EMORY RIDGE WAY	27587
1850994645	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1653 SINGING BIRD TRL	27587
1850996581	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1677 SINGING BIRD TRL	27587
1850994615	TRYON INVESTMENT PARTNERS II LLC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		1651 SINGING BIRD TRL	27587
1851905921	TRYON WEST HOMEOWNERS ASSOCIATION INC	8311 BANDFORD WAY STE 7	RALEIGH NC 27615-2761		712 PRECIPICE WAY	27587

40



Map Amendment (Rezoning) Application

(Map Amendment (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

#1010808

Project Title: 2117 Averette Rd Rezoning

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Map Amendment (Rezoning)

State: NC

Workflow: Map Amendment (Rezoning) - Planning Board

County: Wake

Checklist - Map Amendment (Rezoning)

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

**VIEW MAP AMENDMENT (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: 03/20/2023

Staff Member Met With: Patrick Reidy

IDT Project Number: Rz-23-05

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:

- 2117 Averette Rd (1851908235)
- 2117 B Averette Rd (1851908235)

Tax PIN:

- 1851908235
- 1851908235

Acreage: 2.879

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

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

- 2117 Averette Rd: 2.83
- 2117 B Averette Rd: 2.83

Current Use:

Wake Forest (WF):

Base District:

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: Floodplain Zones**

- 2117 Averette Rd: AE
- 2117 B Averette Rd: AE

Additional Zoning Information**Currently a Conditional District?:** No**Is there an existing Special Use Permit for the Property?:** No**Currently a Conditional Use?:** No**Related Town of Wake Forest Case Numbers:** RZ-23-05**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

Douglas and Sarah Machado

2117 Averette Road

Wake Forest, NC 27587

P: (Phone)9419287889

srmachado37@gmail.com

Project Contact - Property Owner

Douglas and Sarah Machado

2117 Averette Road

Wake Forest, NC 27587

P: (Phone)9419287889

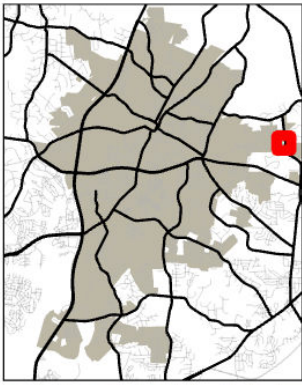
srmachado37@gmail.com

Map Amendment: Rezoning**Proposed Zoning:** GR5, General Residential 5**Description of Request:**

Requesting rezoning and annexation in order to apply for city water and sewer

Justification of Consistency with Comprehensive Plan:

Requesting rezoning and annexation in order to apply for city water and sewer



Aerials

8/21/2023



TOWN of
WAKE FOREST

RZ-23-05
2117 Averette Rd
PIN: 1851908235

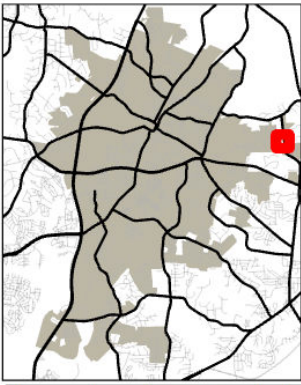


Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

0 500
US Feet



43



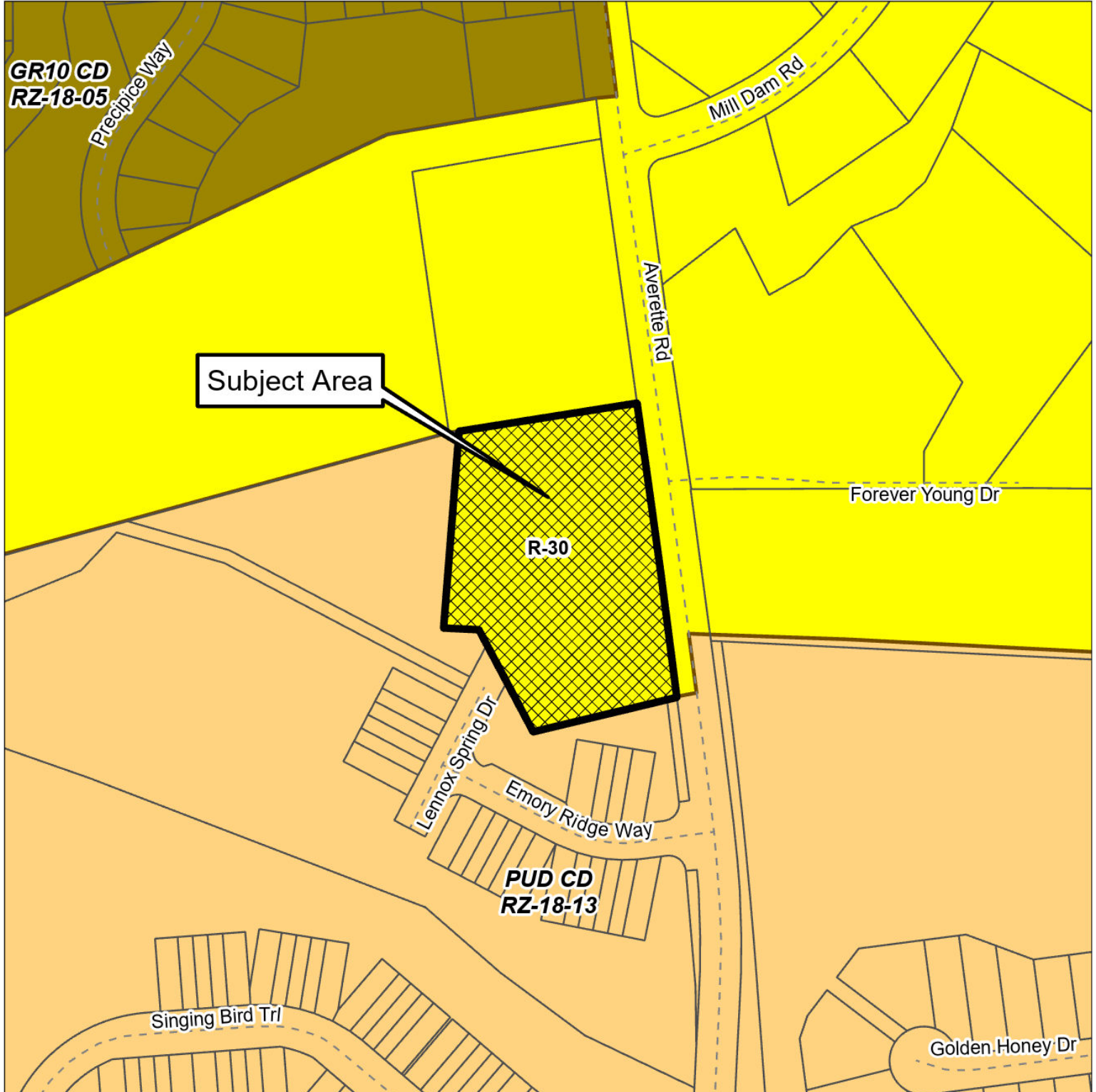
Current Zoning



TOWN of
WAKE FOREST

RZ-23-05
2117 Averette Rd
PIN: 1851908235

8/21/2023



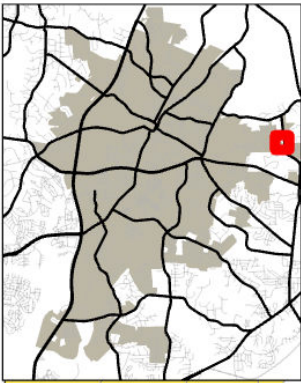
Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

0

500

Feet





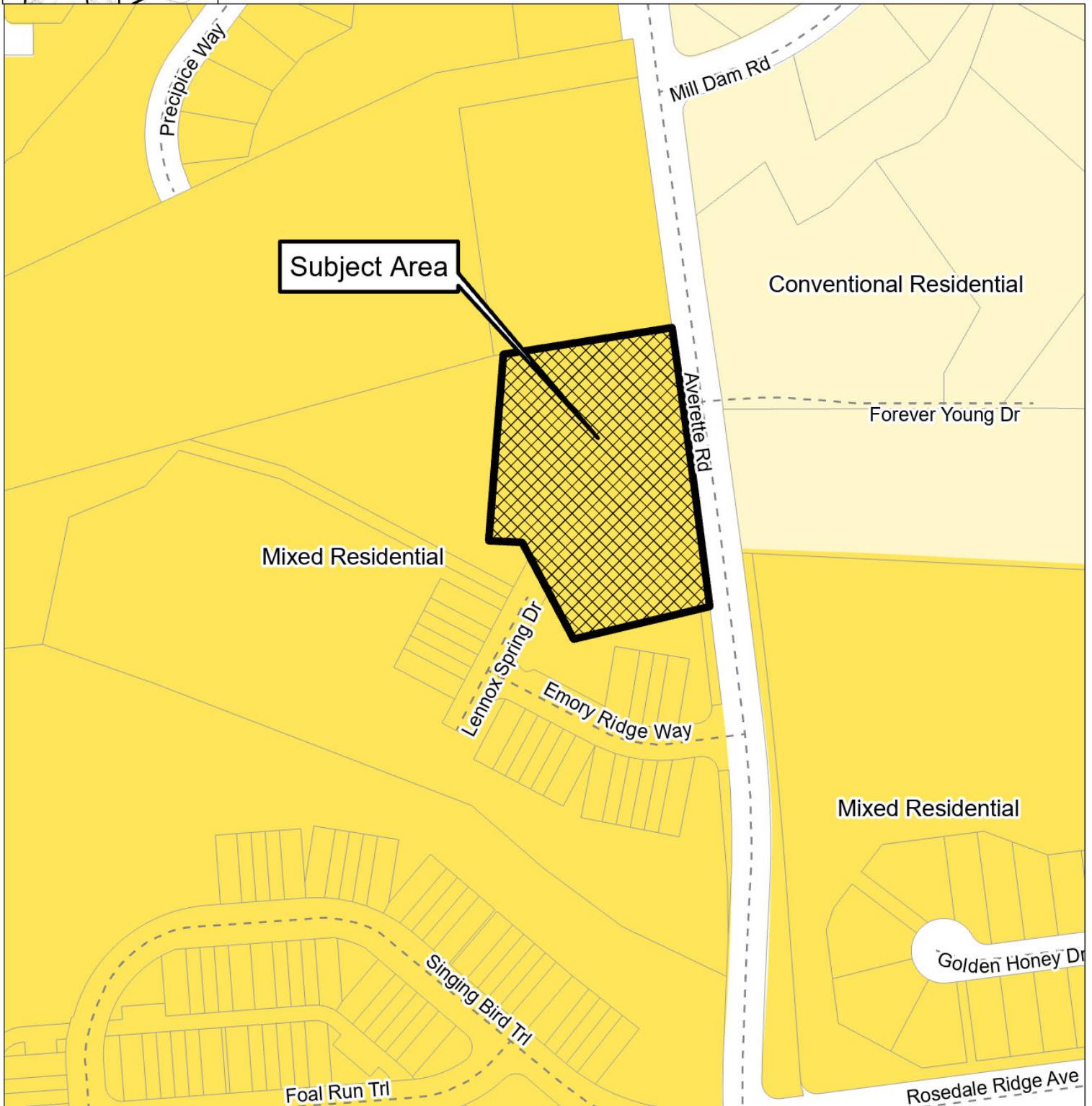
Land Use Plan



TOWN of
WAKE FOREST

RZ-23-05
2117 Averette Rd
PIN: 1851908235

8/21/2023



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 Feet





Planning Board Agenda Item Report

Agenda Item No.: 2023-220-

Submitted by: Emma Linn

Submitting Department: Planning

Meeting Date: September 12, 2023

SUBJECT

Consideration of LEGISLATIVE CASE RZ-20-05-01, Fuller Capital Boulevard Property, a rezoning map amendment filed by Red Line Engineering to rezone 29.367 acres located at 4925 Unicon Drive, 4975 Unicon Drive, and 10200 Capital Blvd (portion), being Wake County Tax PINs 1739-51-8319, 1739-61-2717, 1739-51-4482 (portion) from Rural Holding District (RD) and Light Industrial Conditional District (LI-CD) to Light Industrial Conditional District (LI-CD).

Recommendation:

Item Summary:

ATTACHMENTS

- [RZ-20-05-01 Staff Report.pdf](#)
- [Attachment A - Neighborhood Meeting Information.pdf](#)
- [Attachment B - Application.pdf](#)
- [Attachment C - Maps.pdf](#)
- [Attachment D - Ordinance 2020-16 RZ-20-05.pdf](#)



Staff Report

Case RZ-20-05-01: Fuller Capital Boulevard Property Rezoning Amendment

Meeting Date	September 12, 2023
Requested Actions	Consideration of the following items related to the Conditional Zoning request for Fuller Capital Boulevard Property: 1. Act on Plan Consistency Statement 2. Rezone 29.367 acres on the Town of Wake Forest Zoning Map from Rural Holding District (RD) and Light Industrial Conditional District (LI-CD) to Light Industrial Conditional District (LI-CD).
Case Manager	Emma Linn, Planner II - Long Range Planning

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (tentative)
June 29, 2023 (See Attachment A)	September 12, 2023	October 17, 2023

CASE INFORMATION

Applicant	Timothy Lance Red Line Engineering 123 Raleigh Street Fuquay-Varina, NC 27526
Property Owners	5000 Stroller Ridge Drive LLC 701 Finger Lakes Drive Wake Forest, NC 27587
	Young Group Holdings LLC 2808 Connector Drive Wake Forest, NC 27587
	Patricia Williams Brothers 10200 Capital Boulevard Wake Forest, NC 27587
Location	North of Unicon Drive and Leighton Ridge Drive intersection

Addresses	4925 Unicon Dive, 4975 Unicon Drive, 10200 Capital Boulevard (portion)
Wake County Tax PIN(s)	1739518319, 1739612717, and 1739514482 (portion)
Acreage	29.367 acres
Zoning	Existing: Rural Holding District (RD) and Light Industrial Conditional District (LI-CD) Proposed: Light Industrial Conditional District (LI-CD)
Land Use	Existing: Vacant Proposed: Industrial
Corporate Limits	This application is outside the Town's corporate limits and within the Town's extraterritorial planning jurisdiction (ETJ). An annexation petition has not been filed at this time but will be required prior to construction drawing approval.
Community Plan Designation	Light Industrial

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Land Use Maps. See Community Plan [Page 46](#) in a description of Light Industrial.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Light Industrial and Heavy Industrial	Light Industrial (LI) and Heavy Industrial (HI)
South	Vehicle Services – Major Repair/Body Work and Light Industrial	Conditional Use Light Industrial (CU-LI), Highway Business (HB)
East	Heavy Industrial	Heavy Industrial (HI)
West	Dwelling – Single-Family (non-subdivision parcel)	Rural Holding District (RD), Highway Business (HB), Capital Boulevard

The proposed land use is generally **compatible** with surrounding land uses.

The proposed zoning is generally **compatible** with surrounding zoning.

See Attachment C for associated maps.

ZONING CASE HISTORY

The zoning map amendment is a modification to the previous rezoning case RZ-20-05 (Ordinance 2020-16) adding approximately 1 acre. The additional 1 acre is to provide supplemental buffering

from the adjacent residential property. RZ-20-05 rezoned 4925 and 4975 Unicon Drive, approximately 28.13 acres to Light Industrial Conditional District (LI-CD). 10200 Capital Boulevard was zoned Rural Holding District (RD) in 2013 when the UDO was adopted. *See Attachment D for Ordinance 2020-16.*

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 Comprehensive Transportation Plan is not applicable to the zoning map amendment request.
Historic Preservation Plan (2021)	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.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.

There is no detailed Plan Consistency Analysis since the Land Use Map is the only applicable section of the Community 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: RZ-20-05 Ordinance

June 15th, 2023

Moffat Properties, LLC
701 Finger Lakes Drive
Wake Forest, North Carolina 27587

Re: 4925 Unicon Drive Rezoning Application

Dear Neighbor:

Please be advised that a formal application has been submitted to the Town of Wake Forest seeking approval for rezoning for the property located at 4925 Unicon Drive, Wake Forest, NC 27587. This parcel is currently split-zoned. 1.00 acre of the parcel is zoned RD (Rural Holding District), 15.38 acres of the parcel is zoned LI-CD (Light Industrial Conditional District), with a total area of approximately 16.38 acres.

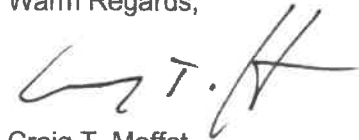
As the owner of the property, we are requesting the Town of Wake Forest to approve this rezoning application to amend the zoning of the 1.00 acre. This will make the zoning consistent with the remainder of the site, which is zoned LI-CD. Currently, we do not have a masterplan for the development of this property.

In compliance with the Town of Wake Forest Rezoning Process, a Neighborhood Information Meeting will be held to provide you an opportunity to become familiar with the property and our rezoning request and to create an opportunity for you to provide valuable feedback as our neighbors. The Neighborhood Information Meeting will be held at **7:00pm on Thursday, June 29th, 2020**, at the Holiday Inn Express, near the site.

Holiday Inn Express
11400 Common Oaks Drive
Raleigh, North Carolina 27614

If you have any questions or comments regarding the meeting, please feel free to contact me at (919) 261-7781 or at cmoffat@moffatproperties.com. Thank you in advance for your participation in this very important meeting.

Warm Regards,



Craig T. Moffat
Member
Moffat Properties, LLC

NEIGHBORHOOD MEETING SIGN-IN SHEET

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Meeting Address: Holiday Inn Express (11400 Common Oaks Drive, Raleigh, North Carolina 27614)

Date of meeting: June 29th, 2023 Time of meeting: 7:00 pm

Property Owner(s) name(s): 5000 Stroller Ridge Drive, LLC & Young Group Holdings, LLC

Applicant(s): 5000 Stroller Ridge Drive, LLC (c/o Craig Moffat, Member)

*Mtg Start 7:00pm
End 8:00pm*

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only. For virtual meetings, applicants must include all known participants and request the information below.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	<i>Gary McCabe/RLF</i>	<i>123 Raleigh St Fayetteville NC 27526</i>	<i>(919) 775 6851</i>	<i>gary.mccabe@rlenc.com</i>	
2.	<i>Timothy Lance/RLF</i>	<i>"</i>	<i>"</i>	<i>tim.lance@rlenc.com</i>	
3.	<i>PARKER HUDSON</i>	<i>701 FINGER LAKES DR.</i>	<i>(252)-714-8189</i>	<i>phudson@moffatproperties.com</i>	
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town’s website or disclosed to third parties.

Property Owner(s) name(s): 5000 Stroller Ridge Drive, LLC & Young Group Holdings, LLC

Applicant(s): 5000 Stroller Ridge Drive, LLC (c/o Craig Moffat, Member)

Contact information (email/phone): cmoffat@moffatproperties.com

Meeting Address: Holiday Inn Express (11400 Common Oaks Drive, Raleigh, North Carolina 27614)

Date of meeting: June 29th, 2023 Time of meeting: 7:00 pm - 8:00 pm

Please summarize the questions/comments and your responses from the Neighborhood Meeting or emails/phone calls received in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be “Noted” or “No Response”. There has to be documentation of what consideration the neighbor’s concern was given and justification for why no change was deemed warranted.

Question/Concern #1:
No neighboring parcel owners were in attendance.

Applicant’s Response:

Question/Concern #2:

Applicant’s Response:

Question/Concern #3:

Applicant’s Response:

Question/Concern #4:

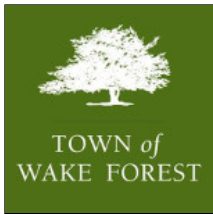
Applicant’s Response:

Haddock Properties III LLC c/o Caliber Bodyworks of North Carolina 548 Glenville School Rd Glenville, NC 28736	Trident Realty LLC c/o Scott Moore 2627 Leighton Ridge Dr, Suite #100 Wake Forest, NC 27587	L2 Partners, LLC 5208 Parker Manor Ct Raleigh, NC 27614
ETS Property, LLC 3227 Wellington Ct Raleigh, NC 27615	Puryear Investments, LLC 5844 Lease Ln Raleigh, NC 27617	Meen, LLC 2624 Leighton Ridge Dr, Suite #140 Wake Forest, NC 27587
Capcitcur Properties, LLC 2607 Leighton Ridge Dr Wake Forest, NC 27587	Robert William & Nancy Fan Lenfestey 2717 Leighton Ridge Dr Wake Forest, NC 27587	Keith R & Mary Locker 6021 Glenthorne Dr Raleigh, NC 27613
Mark & Karen White 115 Oak Grove Church Rd Youngsville, NC 27596	PS NC I LP Ltd Partnership 701 Western Ave Glendale, CA 91201	Vantagecpi, LLC 2624 Leighton Ridge Dr, Suite #116 Wake Forest, NC 27587
Carolina Sunrock Corp. PO Box 25 Butner, NC 27509	JMS Properties of Durham, LLC c/o Stephen Lewis 8536 Windsong Valley Dr Wake Forest, NC 8536	South End LLC 88 Intracoastal Overlook Hampstead, NC 28443
Family Trust u/w Walter R Lane 2522 E Woodlyn Way Greensboro, NC 27407	Nora Properties, LLC 2624 Leighton Ridge Dr, Suite #108 Wake Forest, NC 27587	Patricia Williams Brothers 10200 Capital Blvd Wake Forest, NC 27587
Flexx, LLC PO Box 250 Middlesex, NC 27557	Paws At Play Of Wake Forest, Inc 779 Fleming Rd Youngsville, NC 27596	Young Group Holdings, LLC 2808 Connector Dr Wake Forest, NC 27587
Toy Storage, LLC 417 S Main St Rolesville, NC 27571	Jajd Holdings, LLC 222 N Bickett Blvd Louisburg, NC 27549	Buth Na Bodhaige, Inc 148 Lafayette St, Floor #5 New York, NY 10013
Starr Road, LLC 2125 Rolling Rock Rd Wake Forest, NC 27587	M-Kal Enterprises, LLC 2616 Leighton Ridge Dr Wake Forest, NC 27587	Turner Real Estate Holdings, LLC 5805 Lease Ln Raleigh, NC 27617
SMBC Leasing and Finance, Inc. 277 Park Ave New York, NY 10172	Northpoint Business Condominiums Real Estate Trust Patrick L Fleming, Jr Trustee PO Box 3299 Wilson, NC 27895	Argos Ready Mix (Carolinas) Corp 3015 Windward Plz, Suite #300 Alpharetta, GA 30005

Town of Wake Forest
301 Brooks St
Wake Forest, NC 27587

RSE Properties, LLC
7412 Churchill Dr
Wake Forest, NC 27587

South Forest Service Center Condo
PO Box 1125
Wake Forest, NC 27588



Map Amendment (Rezoning) Application

(Map Amendment (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

#1003407

Project Title: 4925 Unicon Drive Rezoning

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Map Amendment (Rezoning)

State: NC

Workflow: Map Amendment (Rezoning) - Planning Board

County: Wake

Checklist - Map Amendment (Rezoning)

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

**VIEW MAP AMENDMENT (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: 03/20/2023

Staff Member Met With: Tim Richards, Michelle Michael, & Timothy Beasley

Pre-application Conference Project Number:

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:

- 4925 Unicon Dr (1739518319)
- 4975 Unicon Dr (1739612717)
- 4975 Unicon Dr (1739612717)

Tax PIN:

- 1739518319
- 1739612717
- 1739612717

Acreage: 1.00

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

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

- 4925 Unicon Dr: 15.38
- 4975 Unicon Dr: 12.75
- 4975 Unicon Dr: 12.75

Current Use: Land Use Development

- 4925 Unicon Dr: Industrial
- 4975 Unicon Dr: Industrial
- 4975 Unicon Dr: Industrial

Wake Forest (WF):**Planning and Zoning: Jurisdiction**

- 4925 Unicon Dr: WAKE FOREST
- 4975 Unicon Dr: WAKE FOREST
- 4975 Unicon Dr: WAKE FOREST

Base District: Zoning

- 4925 Unicon Dr: LI CD
- 4975 Unicon Dr: LI CD
- 4975 Unicon Dr: LI CD

In SH1-O Overlay: Special Highway Overlay - US 1

- 4925 Unicon Dr: yes
- 4975 Unicon Dr: yes
- 4975 Unicon Dr: 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**Is there an existing Special Use Permit for the Property?:** No**Case Numbers of other related approvals:** RZ-20-05**Currently a Conditional Use?:** No**Case Number of related site plan (if applicable):****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

Timothy Lance, E.I.
 Red Line Engineering, P.C.
 123 Raleigh Street
 Fuquay-Varina, NC 27526
 P: (Phone)9197996851

Project Contact - Property Owner

Craig Moffat
 Moffat Pipe Inc.
 4901 Unicon Drive
 Wake Forest, NC 27587
 P: (Phone)9196697469
 cmoffat@moffatproperties.com

Map Amendment: Rezoning**Proposed Zoning:** LI, Light Industrial**Description of Request:**

This application is for the rezoning of 1.00 acre of 4925 Unicon Drive, recently recombined from 10200 Capital Boulevard. This portion of the parcel is currently zoned RD (Rural Holding District) and is proposed to be rezoned to LI-CD (Light Industrial Conditional District), to match the existing zoning of 4925 Unicon Dr.

Justification of Consistency with Comprehensive Plan:

The rezoning will match the existing zoning of the rest of the parcel and the surrounding area for industrial use, as shown in the Current Zoning Map in Wake Forest Community Plan Update.

July 27, 2023

5000 Stroller Ridge Drive, LLC
701 Finger Lakes Drive
Wake Forest, North Carolina 27587

Re: 4925 Unicon Drive Conditional Rezoning Application

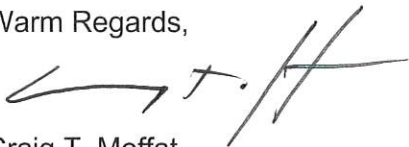
To Whom It May Concern:

The following rezoning conditions are proposed for the property addressed at 4925 Unicon Drive (PIN# 1739-51-8319):

- A 50' landscaped buffer (Type A) and 6' tall opaque wooden fence (painted a neutral color) shall be provided along the entirety of the shared property line adjacent to the Powell House property.
- The LI Zoning District Perimeter 50' buffer along the western property line that is required by Section 2.2.5.A.2 shall be a Type A landscaped buffer as defined in Section 8.5.3.A of the Udo. This buffer shall remain undisturbed and supplemental plantings added where necessary.
- At the time of development of the subject site, the applicant shall provide a Sanitary Sewer Easement to PIN 1739-53-6077. The easement location shall be approved by City of Raleigh Water. A plat shall be recorded showing the easement.
- The allowable uses for the property are limited to:
 - Industry, Light (Ps)
 - Light Manufacturing Workshops
 - Storage – Outdoor Storage Yard
 - Storage – Warehouse, Indoor Storage
 - Wholesaling & Distribution
 - Heavy Equipment/Manufactured Home Rental/Sales
 - Vehicle Services – Minor Maintenance/Repair
 - Vehicle Services – Major Repair/Body Work
 - Amusements, Indoor
 - Amusements, Outdoor
 - Public Safety Station
 - Parking Lot/Structure – Principle Use
 - Gardens (Community and Private)
 - A distributed antenna system (DAS) node
 - DAS hub (Ps)
 - Concealed attached antennae are permitted (Ps)
 - Utilities – Class 1
 - Utilities – Class 2
 - Utilities – Class 3 (SUP)

If you have any questions or comments regarding the proposed conditions, please feel free to contact me at (919) 261-7781 or at cmoffat@moffatproperties.com; or the authorized agent for the 4925 Unicon Drive Conditional Rezoning, Gary J. McCabe, PE at (919) 779-6851 or at gary.mccabe@rlenc.com. Thank you in advance for your acceptance of these conditions.

Warm Regards,



Craig T. Moffat
Member

5000 Stoller Ridge Drive, LLC

Agent Authorization Form



TOWN of
WAKE FOREST

The Wake Forest Unified Development Ordinance (UDO) states that applications for development approvals may only be made by the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner (see [Sec. 15.2.5.C](#)). This agent authorization form must be signed by the landowner and included with any application not submitted by the landowner or lessee as specified above. If more than one landowner is involved, a separate agent authorization form must be submitted by each landowner.

Address(es) and Tax PIN(s) for which authorization is granted: 4975 Unicon Drive (PIN: 1739-61-2717)

Landowner's name*: Young Group Holdings, LLC

Application(s) for which authorization is granted (e.g., Rezoning, Special Use Permit): Rezoning

Person authorized to submit application(s) as landowner's agent (*must be the same person listed as the applicant on the application form*): Timothy Lance; Gary J. McCabe, PE

Landowner's Signature:

Date:

Jason W. Young
6/29/23

Please provide below the name, address, and other information of the person signing this form.

Name: Jason Young

Address: 2808 Connector Drive

Telephone number:

919-435-9922

Email address:

jason@yccllc.com

If signing for a corporation or other entity, please specify title and/or relationship to the corporation or other entity (e.g., Member, Executive Officer):

Member

*Owner of record as shown on the latest equalized assessment rolls of Wake County, or, if ownership has recently been transferred, the grantee shown on the recorded deed (a copy of the deed must accompany this form).

Agent Authorization Form



TOWN of
WAKE FOREST

The Wake Forest Unified Development Ordinance (UDO) states that applications for development approvals may only be made by the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner (see [Sec. 15.2.5.C](#)). This agent authorization form must be signed by the landowner and included with any application not submitted by the landowner or lessee as specified above. If more than one landowner is involved, a separate agent authorization form must be submitted by each landowner.

Address(es) and Tax PIN(s) for which authorization is granted: 4925 Unicon Drive (PIN: 1739-51-8319)

Landowner's name*: 5000 Stroller Ridge Drive LLC

Application(s) for which authorization is granted (e.g., Rezoning, Special Use Permit): Conditional Rezoning

Person authorized to submit application(s) as landowner's agent (must be the same person listed as the applicant on the application form): Timothy Lance; Gary J. McCabe, PE

Landowner's Signature: _____

Date: _____

Please provide below the name, address, and other information of the person signing this form.

Name: Craig Moffat

Address: 701 Finger Lakes Drive

Telephone number: 9192954630

Email address: cmoffat@moffatproperties.com

If signing for a corporation or other entity, please specify title and/or relationship to the corporation or other entity (e.g., Member, Executive Officer):

 member/manager

**Owner of record as shown on the latest equalized assessment rolls of Wake County, or, if ownership has recently been transferred, the grantee shown on the recorded deed (a copy of the deed must accompany this form).*

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: _____

Submittal Date: February 23, 2023

Patricia Williams Brothers is the owner of the property for which the attached application is being submitted:

- ☒ General Use Rezoning or Conditional District Rezoning
☐ Site Master Plan
☐ Subdivision Master Plan
☐ Construction Drawings
☐ Variance
☐ Major Architectural Review

The property is located at: 10200 Capital Blvd. (PIN: 1739-51-4482)

The agent for this project is: Red Line Engineering, PC

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

Name: PATRICIA BROTHERS

Address: _____

Telephone Number: 919 622 1958 Fax: _____

Email Address: cpbro@earthlink.net

Signature(s) of Owner(s):

Patricia Brothers

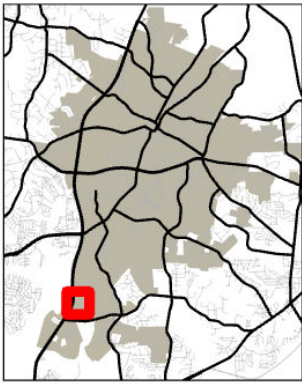
Print or type name(s):

PATRICIA BROTHERS

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



Aerials



TOWN of
WAKE FOREST

RZ-20-05-01

Fuller Property

PINs: 1739612717, 1739518319 & 1739514482 (portion)

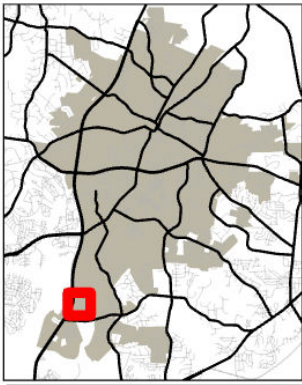
8/21/2023



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
US Feet





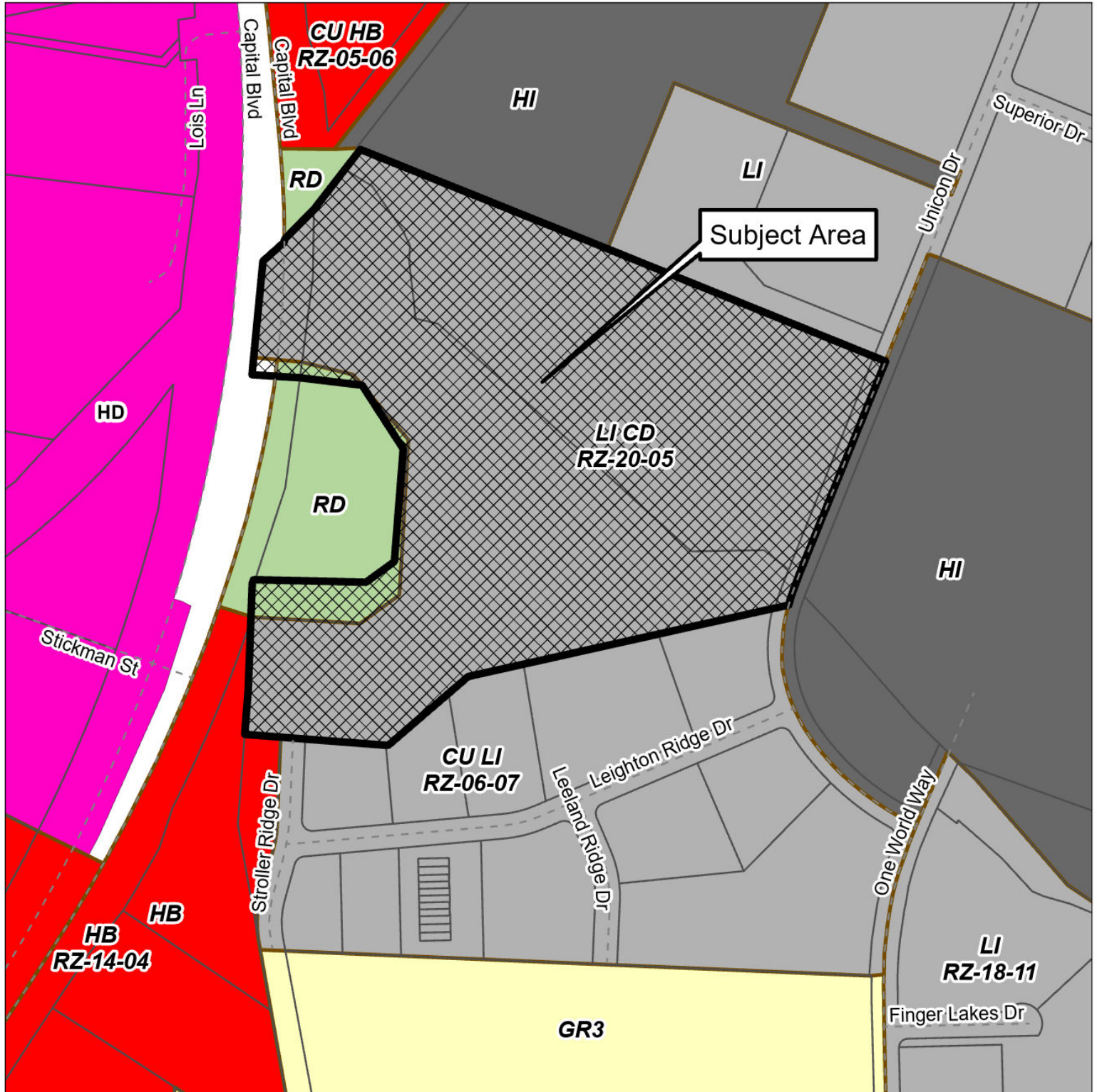
Current Zoning



TOWN of
WAKE FOREST

RZ-20-05-01
Fuller Property
PINs: 1739612717, 1739518319 & 1739514482 (portion)

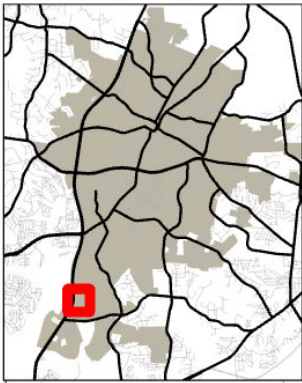
8/21/2023



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





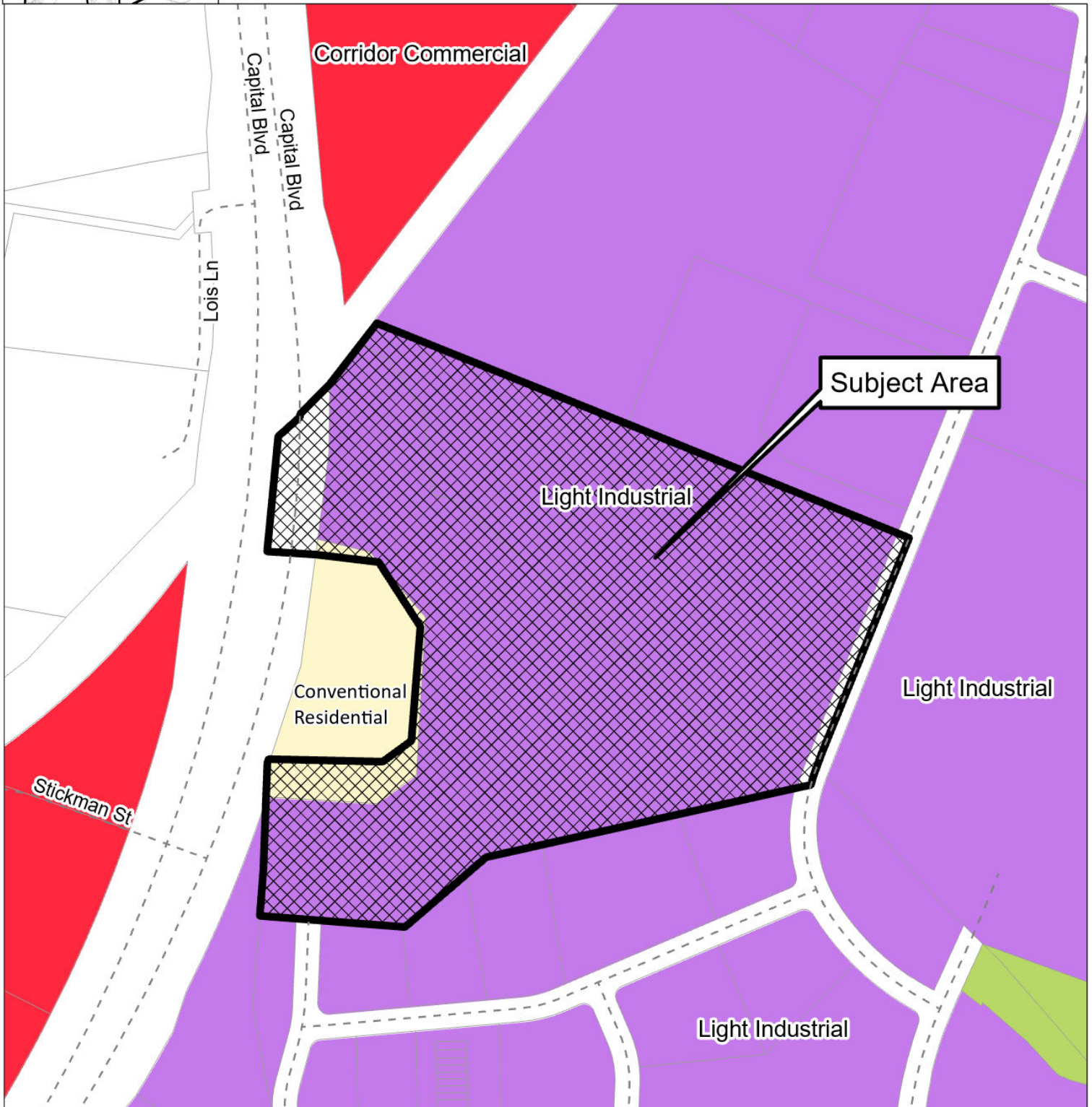
Land Use Plan



TOWN of
WAKE FOREST

RZ-20-05-01
Fuller Property
PINs:1739612717, 1739518319 & 1739514482 (portion)

8/21/2023



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



ORDINANCE 2020-16

ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF WAKE FOREST TO CHANGE THE ZONING OF APPROXIMATELY 28.13 ACRES LOCATED AT 0 CAPITAL BOULEVARD FROM RESIDENTIAL HOLDING DISTRICT (RD) TO LIGHT INDUSTRIAL CONDITIONAL DISTRICT (LI-CD)

RZ-20-05, Fuller Capital Boulevard Property

WHEREAS, the application submitted by Moffat Properties, LLC for the rezoning of lands hereinafter described was duly filed with the Planning Department and thereafter a public hearing was held hereon on the 5th day of May, 2020 before the Planning Board and the Board of Commissioners, pursuant to due notice mailed, the property posted and notice published pursuant to G.S. § 160A-384. Thereafter, the Planning Board submitted its recommendation to the Board of Commissioners recommending approval of said application for the rezoning of the lands hereinafter described, all in accordance with the requirements of the Town of Wake Forest Unified Development Ordinance and the provisions of Chapter 160A, Article 19, of the North Carolina General Statutes; **NOW, THEREFORE**,

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF WAKE FOREST

Section 1: The lands that are the subject of the Ordinance are those certain lands described in Attachment "A" – Legal Description which is incorporated herein by reference, and said lands are hereafter referred to as the "Rezoned Lands."

Section 2: The parcel identified by the Wake County Tax Parcel Identification Number, 1739-51-9596, and described in Attachment "A", is located within the Town of Wake Forest's planning jurisdiction and/or corporate limits.

Section 3: The Town of Wake Forest Unified Development Ordinance, including the Town of Wake Forest North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the "Rezoned Lands" from Residential Holding District (RD) to Light Industrial Conditional District (LI-CD), subject to the conditions stated herein.

Section 4: The Administrator is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Wake Forest, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 5: After reviewing all the information presented at the public hearing and the Wake Forest plans, policies and ordinances, the Wake Forest Board of Commissioners find the zoning map amendment request reasonable in the public interest and consistent with the Community Plan Unified Development Ordinance and adopted a written consistency statement, which is on file with the Wake Forest Planning Department.

Section 6: The “Rezoned Lands” are subject to all of the following conditions which are imposed as part of this rezoning:

1. A 50’ landscaped buffer (Type A) and 6’ tall opaque wooden fence (painted a neutral color) shall be provided along the entirety of the shared property line adjacent to the Powell House property.
2. The LI Zoning District Perimeter 50’ buffer along the western property line that is required by Section 2.2.5.A.2 shall be a Type A landscaped buffer as defined in Section 8.5.3.A of the UDO. This buffer shall remain undisturbed and supplemental plantings added where necessary.
3. At the time of development of the subject site, the applicant shall provide a Sanitary Sewer Easement to PIN 1739-53-6077. The easement location shall be approved by City of Raleigh Water. A plat shall be recorded showing the easement.
4. Uses shall be limited to the following:
 - Industry, Light
 - Light Manufacturing Workshops
 - Storage – Outdoor Storage Yard
 - Storage – Warehouse, Indoor Storage
 - Wholesaling and Distribution
 - Heavy Equipment/Manufactured Home Rental/Sales
 - Vehicle Services – Minor Maintenance/Repair
 - Vehicle Services – Major Repair/Body Work
 - Amusements, Indoor
 - Amusements, Outdoor
 - Public Safety Station
 - Parking Lot/Structure – Principle Use
 - Gardens (Community and Private)
 - A distributed antenna system (DAS) node
 - DAS hub
 - Concealed attached antennae are permitted
 - Utilities – Class 1
 - Utilities – Class 2
 - Utilities – Class 3

Section 8: The “Rezoned Lands” shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance.

Section 9: This ordinance shall be in full force and effect from and after its adoption.

This the 19th day of May 2020.

Motion by Commissioner Jim Dyer

Seconded by Commissioner Chad Sary

With 5 Commissioner(s) voting "aye."

With 0 Commissioner (s) voting "no."

This the 19th day of May 2020.



Mayor

APPROVED AS TO FORM:

Eric A. Vernon
Town Attorney

ATTEST:



Town Clerk



Planning Board Agenda Item Report

Agenda Item No.: 2023-222-

Submitted by: Patrick Reidy

Submitting Department: Planning

Meeting Date: September 12, 2023

SUBJECT

Consideration of LEGISLATIVE CASE RZ-21-08, Joyner Property, a rezoning filed by McAdams Company to rezone 124.68 acres located at 1180 and 1200 (portion) Club Villas Dr, being Wake County Tax PINs 1841091336 and 1831895139 (portion) from General Residential 3 Planned Unit Development* (GR3 PUD*); Falls Lake Watershed Protection Overlay (FL-WMA); and Special Highway Overlay (SH1-O) to General Residential 10 Conditional District (GR10-CD); Falls Lake Watershed Protection Overlay (FL-WMA); and Special Highway Overlay (SH1-O). (*While these parcels are labeled as GR3 (PUD), the parcels are not subject to any PUD regulations as the PUD regulations were removed when SU-99-02-01 was approved. Due to the zoning map label, staff will refer to the current zoning as GR3 PUD until such time the official zoning map is amended to remove the PUD text.)

Recommendation:

Item Summary:

ATTACHMENTS

- [RZ-21-08 Staff Report.pdf](#)
- [Attachment A - Neighborhood Meeting Information.pdf](#)
- [Attachment B - Application.pdf](#)
- [Attachment C - Maps.pdf](#)
- [Attachment D - Special Use Permit SU-99-02 Approvals.pdf](#)
- [Attachment F - Plan Consistency Analysis.pdf](#)
- [Attachment E - Special Use Permit SU-99-02-01 Approval.pdf](#)
- [Attachment G - TIA Executive Summary and NCDOT Review Report.pdf](#)
- [Exhibit 1 - Proposed Conditional District Plan.pdf](#)



Staff Report

Case RZ-21-08: Joyner Property Conditional District

Meeting Date	September 12, 2023
Requested Actions	Consideration of the following items related to the Conditional Zoning Map Amendment request for 1180 and 1200 (portion) Club Villas Dr: 1. Act on Plan Consistency Statement 2. Rezone 124.68 acres on the Town of Wake Forest Zoning Map from General Residential 3 Planned Unit Development* (GR3 PUD*); Falls Lake Watershed Protection Overlay (FL-WMA); and Special Highway Overlay (SH1-O) to General Residential 10 Conditional District (GR10-CD); Falls Lake Watershed Protection Overlay (FL-WMA); and Special Highway Overlay (SH1-O). *While these parcels are labeled as GR3 (PUD), the parcels are not subject to any PUD regulations as the PUD regulations were removed when SU-99-02-01 was approved. Due to the zoning map label, staff will refer to the current zoning as GR3 PUD until such time the official zoning map is amended to remove the PUD text.
Case Manager	Patrick Reidy, Senior Planner – Development Services

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (tentative)
March 30, 2022 <i>(See Attachment A)</i>	September 12, 2023	October 17, 2023

CASE INFORMATION

Applicant	McAdams Company C/O Laura Holloman 2905 Meridian Parkway Durham, NC 27713
Developer	Mill Ridge Investments C/O James Adams Jr. 919 S. Main Street Wake Forest, NC 27587

Property Owners	Green Timber Foundation C/O Carroll Joyner 394 Fleming Road Youngsville, NC 27596
Location	Frontage along US-1, in between the intersections of Purnell Road and Jenkins Road
Addresses	1180 and 1200 (portion) Club Villas Dr
Wake County Tax PIN(s)	1841091336 and 1831895139 (portion)
Acreage	124.68 acres
Zoning	Existing: General Residential 3 Planned Unit Development ¹ (GR3 PUD ¹); Falls Lake Watershed Protection Overlay (FL-WMA); and Special Highway Overlay (SH1-O) Proposed: General Residential 10 Conditional District (GR10-CD); Falls Lake Watershed Protection Overlay (FL-WMA); and Special Highway Overlay (SH1-O)
Land Use	Existing: Vacant with abandoned recreation facilities Proposed: Dwelling – Single Family (176 shown) Dwelling – Townhome (113 shown)
Community Plan (2009)	Growth Strategies: Sub-urban Zone Neighborhood Planning Area: 5
Corporate Limits	This application is in the Town’s corporate limits.

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Community Plan Maps. See pages 28-123 and 270 for descriptions of Town Areas and Sub-urban Zone in the [2009 Community Plan](#).

¹ While these parcels are labeled as GR3 (PUD), the parcels are not subject to any PUD regulations as the PUD regulations were removed when SU-99-02-01 was approved. Due to the zoning map label, staff will refer to the current zoning as GR3 PUD until such time the official zoning map is amended to remove the PUD text.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Single-Family Dwellings (Hawkshead); Undeveloped/Vacant	Wake County's Residential-40W (R-40W)
South	Single-Family Dwellings (Wake Forest Country Club Subdivision, Riverstone, and Clubhouse Villas at Wake Forest Golf Club); Open Space (Riverstone)	General Residential-3 (GR-3) and General Residential 3 Planned Unit Development (GR3 PUD)
East	Townhouses (Fairway Villas at Wake Forest Golf Club); Vacant/Undeveloped; US1 Right-of-Way	General Residential 3 Planned Unit Development (GR3 PUD)
West	Single-Family Dwellings (Country Club Downs and Canonbie)	Conditional Use General Residential 3 (CU GR3) (RZ-88-7-1); 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. <i>See Attachment C for associated maps.</i>		

ZONING AND SUP CASE HISTORY

On May 18, 1999, the Board of Commissioners granted a Special Use Permit (SUP) (Attachment D) in accordance with the Planned Unit Development (PUD) and Cluster Development regulations. The PUD had a base zoning district of Residential-40 Watershed Protection District (R-40W). The SUP allowed for the Wake Forest Golf Course property to be developed with a limited number of dwelling units. Tract 1 was permitted up to 20 dwelling units and was developed with 20 townhome lots. Tract 1 is commonly referred to as Fairway Villas. Tract 2 was approved for and developed with 10 dwelling units and is often referred to as Clubhouse Villas. Tract 5, located adjacent to Capital Boulevard, is approximately 5.0 acres in size, and was approved for commercial uses. This Tract is vacant and is owned by the Wake Union Baptist Church. The 1999 ordinance required that 40% of the gross acreage (or 41.45 acres) within the PUD remain as open space. The open space could include areas such as conservation-related uses, passive recreation uses, limited active recreation uses, and agricultural uses. The developer exceeded this 40% minimum with the inclusion of the entire golf course and environmental features. This area is outside of the zoning boundary request, but this information is provided for context of the development history of this property.

On January 21, 2004, a perpetual Conservation Easement was granted by the property owner to the State of North Carolina. The easement was granted as part of the State's Ecosystem Enhancement Program and as part of the Horse Creek stream restoration project performed by the North Carolina Department of Environmental and Natural Resources. As required by the state, the easement must remain under single owner ownership and activity allowed within the easement is restricted to recreational and educational uses. This area is outside of the zoning boundary request, but this information is provided for context of the development history of this property.

In 2004, the Town approved construction drawings for Tract 2 to develop a 10-lot subdivision (known as Clubhouse Villas). The golf course and country club closed in November 2007.

On September 1, 2009, an SUP amendment was submitted requesting to increase the developable area of the property by reducing the PUD from 165.5 acres to 40 acres to comply with the minimum requirements for the PUD's cluster development that included Fairway Villas and Clubhouse Villas. Tract 4 was also proposed to be deleted from the PUD. On December 15, 2006, the Board of Commissioners chose not to hold a public hearing or consider the application, as allowed by law.

When the UDO was adopted on July 16, 2013, the base zoning district R-40W was changed to General Residential 3 (GR3) and the Falls Lake Watershed Protection Overlay (FL-WMA) district was added. The PUD designation and associated SU-99-02 restrictions remained in place.

On March 23, 2023, the Board of Commissioners held a public hearing for an amendment to the SUP, SU-99-02-01. During the SUP amendment public hearing, Ben Kuhn, attorney with Ragsdale Liggett and witness for the applicant, noted that the Town's Community Plan discussed the future redevelopment of these parcels and noted it as a potential cluster subdivision. (See [March 23, 2023 video clip](#) beginning at 1:49:12 mark.) It is the Town's practice to review applications against Plans in effect based on the application submittal dates. The 2009 Community Plan was in effect when the rezoning application was submitted. The Plan Mr. Kuhn referenced in his presentation is the 2022 Community Plan; and if staff reviewed the current rezoning application against the 2022 Community Plan, we would find it inconsistent with those policies. The applicant requested to remove approximately 125.79± acres from the SUP and PUD. This acreage represented most of the former golf course that was held as open space with the original SUP approval as well as the abandoned clubhouse, pool, and tennis courts. The SUP amendment was approved and reduced the overall size of the original Special Use Permit (PUD) (Attachment E). The PUD and SUP requirements remain in place for the Clubhouse Villas, Fairway Villas, and the 5.01 acres of future Highway Business, along with the newly designated open space.

MASTER PLAN ANALYSIS

Open Space	Required: 10% or 12.47 acres Proposed: 40.29% or 50.24 acres Summary: The proposed Master Plan complies with the minimum open space percentage requirement in the UDO.
Park Space	Required: 2.5% or 3.12 acres Proposed: 5.0% or 6.33 acres Summary: The proposed passive recreation uses are outlined in Attachment B, Condition #15. The proposed Master Plan complies with the minimum park space percentage requirement in the UDO.
Active Recreation	Required: 25% of park space or 1.58 acres Proposed: 30.04% of park space or 1.90 acres Summary: The proposed active recreation uses are outlined in Attachment B, Condition #16. The proposed Master Plan complies with the minimum park 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 8" water lines located along Club Villas Drive and Hogan Drive. It is also served by an 8" sewer line located along Club Villas Drive, Hogan Drive, and adjacent to the streams within the project 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-single family is 2 spaces per unit if parking is provided in an enclosed garage or 352 parking spaces. The parking requirement for Dwelling - Townhome is 1.8 spaces per unit or 204 parking spaces. A total of 556 parking spaces are required. There are no bike parking requirements for Dwelling – Single Family. The bike parking requirement for Dwelling – Townhome is 2 per 40 auto spaces for townhomes and 1 per 30 units for private recreation facilities or 45 bike spaces. Proposed: The applicant is proposing to provide 694 parking spaces through off-street parking spaces and parallel parking spaces. The developer will provide at least 46 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 requires a US-1 Service Road North of S. Main Street cross section adjacent to US-1. Based on the number of lots proposed, the UDO required a Transportation Impact Analysis (TIA). Proposed: The proposed Master Plan (Exhibit 1, Sheet C0.0) complies with the US-1 service road cross sections for the new service road adjacent to US-1. A TIA was provided for the project (Attachment G). The improvements required to mitigate the impact of the development are: <u>US-1/Club Villas Drive</u> Stripe the existing eastbound approach of Club Villas Drive to provide two egress lanes on the stem that exists between Capital Boulevard and Wake Union Church Road. The developer has also offered rezoning condition #20 that requires developer to request to the Town and NCDOT that Country Club Drive be a one-way drive to prohibit access to Chillmark Avenue from the proposed development or service road. Staff is not supportive of this condition due to potential emergency service

	response time delays. If the Board of Commissioners were to approve the rezoning request, staff recommends this condition be removed since it does not create a complete street network and could cause delays in emergency response times. The developer has also offered rezoning condition #22 that allows the Town to potentially waive street improvements on the south side of the existing Club Villas Drive if it would interfere with the preservation of the existing landscaping adjacent to Fairway Villas townhomes. Staff is not supportive of this condition due to altering a required cross-section. If the Board of Commissioners were to approve the rezoning request, staff recommends this condition be removed. The developer has also offered rezoning condition #24 that requires that the developer to construct a channelized left-over at Club Villas Drive and US-1 and a U-turn south of that intersection to facilitate traffic from Club Villas Drive to travel northbound on US-1. Summary: The proposed Master Plan complies with the minimum roadway infrastructure requirements in the UDO.
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PROPOSED MODIFICATIONS OF BASE GENERAL RESIDENTIAL 10 ZONING DISTRICT STANDARDS

Article 2.2.5.A.2 Max Density	
Required:	10/units per acre max
Proposed:	3/units per acre max
Article 2.2.5.B.1 Minimum Lot Area	
Required:	5,000 SF min
Proposed:	30,000 SF min for lots west of Horse Creek
Article 2.4.3.C Special Highway Overlay Landscaping and Buffering	
Required:	30' average street bufferyard adjacent to access road
Proposed:	10' street bufferyard adjacent to access road
Article 2.4.3.D Special Highway Overlay Dimensional Requirements	
Required:	Building Setback: 100 feet from property line abutting major access corridor.
Proposed:	Building Setback: 75 feet from property line abutting major access corridor.
Article 6.5.1.C Block Lengths	
Required:	Maximum block lengths shall be 800'.

Proposed: Simpson Court may exceed maximum block length requirements.
Article 8.5.3.C Buffer Yard Composition – Type B Buffer
Required: Option 1 Minimum depth: 25'
Proposed: Option 1 Minimum depth: 25' or 20' as shown on Exhibit 1, Sheet L5.00
<i>See Attachment B for proposed zoning conditions.</i>

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2009)	The proposed zoning map amendment request is generally inconsistent with the adopted 2009 Community Plan. The four main areas of inconsistency are: • Sub-Urban Zone (page 270): It states that the policy emphasis for Sub-Urban zones is very similar to the General Urban Zone. On Page 269, the Community Plan states that regardless of whether a particular development is of the post-war suburban model or the traditional neighborhood model, the Town wishes to see more well-designed services and places of employment proximate to and well-integrated with nearby residential development. The proposed development is adjacent to US-1 and integrates a portion of the future service road through the development. Staff believes that by not providing any non-residential development, the development is not in keeping with the policy emphasis of the Sub-Urban Zone. • General Policy Recommendation Policy 1 (page 28): Develop complete neighborhoods built around gathering spaces with a mix of housing types, lot sizes, and integrated commercial uses versus monolithic subdivisions. Only single-family dwellings and townhomes are proposed with this development and no commercial uses have been integrated. • Future Neighborhood Policies 3 and 5 (pages 62 and 63): Consider future transit corridors and reinforce these corridors with development mixtures and densities appropriate for transit services and encourage neighborhood serving businesses in neighborhood design. No commercial is being proposed as part of the development even though it is within the US-1 corridor. Also, townhomes are proposed to front on the service road, which is not an appropriate use along a service road. • Small Scale Neighborhood Businesses Policies 1 and 3 (Pages 85 and 86): Encourage small scale, pedestrian-oriented shopping and workplaces in the design of new neighborhoods and that they are designed at a residential scale and character. No non-residential development is being proposed within the
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	neighborhood. - Major Street Policies 7 and 10 (Page 133): Provide contrasting streetyards along major streets for change in visual character and employ Special Highway Overlay Zoning to help implement roadway corridor plans particularly with regard to development standards for buildings within sight of the roadway. The SHOD-1 zoning is in place, which requires a 30' buffer from the service road and the applicant is proposing to reduce the planting width to 10' in front of the proposed townhouses. This is an inadequate amount of buffering when a townhouse is facing a service road. - Regional Transportation Policy 2 (Page 206): The Town should continue to anticipate and plan for the transformation of US-1 Capital Boulevard into a limited access freeway and multi-modal transportation corridor. The proposed plan does not provide any non-residential uses along this corridor and proposes townhouses adjacent to the service road, which is not the long term highest and best use of property adjacent to US-1 and a service road. Future residents of Wake Forest should not have a service road out their front door with a reduced streetyard as their only separation from the road.
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 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.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.
<i>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.</i>	

STAFF RECOMMENDATION

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

If the Board of Commissioners were to approve the rezoning request, staff would suggest the following changes to the proposed conditions:

- Condition 19: Staff recommends that this condition be altered to state “At the time of construction drawing submittal, the Developer shall be required to conduct a Phase 2 Environmental Site Assessment for the entire tract. The data from the Phase 2 Environmental Site Assessment shall meet the requirements of statutes for Soil Sample Collection under the Inactive Hazardous Sites Branch (IHSB) regulatory authority and be submitted to the Eastern Unit of the IHSB. A response from the Eastern Unit of the IHSB shall be obtained prior to the Issuance of a grading permit.”
- Condition 20 - Staff recommends this condition be removed since it does not create a complete street network and could cause delays in emergency response times.
- Condition 22 – Staff recommends that this condition be removed since it alters the required cross-section and could allow sidewalk, street trees, and curb and gutter to not be installed along a street.

ATTACHMENTS

- Attachment A: Neighborhood Meeting Information
- Attachment B: Application
- Attachment C: Maps
- Attachment D: Special Use Permit SU-99-02 Approvals
- Attachment E: Special Use Permit SU-99-02-01 Approval
- Attachment F: Plan Consistency Analysis
- Attachment G: TIA Executive Summary and NCDOT Review Report

EXHIBITS

- Exhibit 1: Proposed Conditional District Plan

REZONING AND SPECIAL USE PERMIT AMENDMENT OF CARROLL JOYNER PROPERTY

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON MARCH 30, 2022

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential amendment to an existing Special Use Permit (SUP) and rezoning with adjacent property owners on Wednesday, March 30, 2022, at 6:00 p.m. This meeting was held virtually through the Zoom platform. All owners of property within the required notification area were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A



Nil Ghosh | Associate
112 W Main St | Second Floor
Durham, NC 27701
919-590-0362
nghosh@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner

From: Nil Ghosh

Date: March 11, 2022

Re: Notice of meeting to discuss potential amendment to Special Use Permit and rezoning of parcels located north of Jenkins Road and west of Capital Boulevard containing approximately 157.45 acres and having Wake County Parcel Identification Numbers 1831895139; 1841091336; 1832712652; 1831773725; & 1831772476 (the "Property").

We are counsel for property owners which are considering developing the above-captioned Property as a mixed-use community consisting of traditional single-family detached homes, townhomes, and some opportunities for commercial uses. Pursuant to §15.3.5 of the Town of Wake Forest Unified Development Ordinance, you are receiving this notice because our records indicate you own property within the 500-foot notification area around the Property.

You probably know a portion of the Property previously operated as a golf course. The golf course closed about 15 years ago and its owners now wish to convert the defunct course into a mixed-use community. This project will require (1) an amendment to the existing Special Use Permit (SU-99-02) which designates a portion of the Property as Open Space; and (2) a rezoning. The base zoning for the parcels currently is General Residential 3 (GR3). The developer is considering rezoning the Property to General Residential 10 Conditional District (GR10 CD) and Highway Business Conditional District (HB CD).

Based on feedback from the community and Town staff, we will hold a second neighborhood meeting on Wednesday, March 30, 2022, starting at 6:00 P.M. via Zoom to discuss changes to our original plans. The purpose of the neighborhood meeting is to ensure that nearby property owners are made aware of the proposed project and can inform us of their questions or comments.

Instructions for registering for and joining the meeting are on the backside of this page.

For more information about rezoning, you may want to visit <https://www.wakeforestnc.gov/planning/zoning> or contact the Wake Forest Planning Department at (919) 435-9515.

How to Participate in the March 30, 2022 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device,
 - Go to <https://morningstarlaw.group/03302022mtg> to register for the meeting. (*Registration is necessary to have a record of attendance.*)
 - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
 - Dial one of the following numbers:
 - +1 301 715 8592
 - +1 312 626 6799
 - +1 929 436 2866
 - +1 253 215 8782
 - +1 346 248 7799
 - +1 669 900 6833
 - Enter Webinar ID: 885 0564 5332
 - Enter password: 983688

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at meetings@mstarlaw.com or call 919-590-0366.

You are encouraged to join the meeting via your computer or smartphone so that you will have access to Zoom Webinar's interactive features including Raise Hand and Chat.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at meetings@mstarlaw.com. At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.

EXHIBIT B

LIST OF PROPERTY OWNERS TO WHOM NOTICES WERE SENT

599 RALEIGH ROAD LLC 7208 FALLS OF NEUSE RD STE 101 RALEIGH NC 27615-3244	ADAMS FRY DEVELOPMENTS LLC 909 S MAIN ST WAKE FOREST NC 27587-9277	ALLEN, KENNETH RAY 1325 JENKINS RD WAKE FOREST NC 27587-9069
ALSTON, VERNELL PIERCE 3665 W RIVER RD FRANKLINTON NC 27525-8206	AMH 2015-2 BORROWER LLC AMERICAN HOMES 4 RENT 30601 AGOURA RD STE 200 AGOURA HILLS CA 91301-2148	ANDERSON, DANIEL W 8026 HOGAN DR WAKE FOREST NC 27587-6661
BAGWELL, CAITLIN ELIZABETH 7811 HOGAN DR WAKE FOREST NC 27587-6696	BARKER, KENNETH J BARKER, JACQUELINE S 100 TENBRIDGE CT WAKE FOREST NC 27587-5332	BARKLEY, HUBERT MERRILL III BARKLEY, MONICA NABORS 7732 KINGS WAY CT WAKE FOREST NC 27587-6670
BARR, ARNOLD L BARR, CHIORENE L 1306 COUNTRY CLUB DR WAKE FOREST NC 27587-8771	BEAL, JASON WAYNE KARAGEORGE, NANCY ANNA 8028 HAWKSHEAD RD WAKE FOREST NC 27587-9420	BEASLEY, DARYL BERNARD BEASLEY, CUBIE T 7720 KINGS WAY CT WAKE FOREST NC 27587-6670
BIELIK, EDWARD A PACE, KAYLA N 1310 CLUB VILLAS DR WAKE FOREST NC 27587-4536	BOGGS, ANDREW KEITH BOGGS, KRISTINA M 8008 HAWKSHEAD RD WAKE FOREST NC 27587-9420	BONE, MALCOLM BONE, ELIZABETH 132 ARBORVITAE DR PINE KNOLL SHORES NC 28512-6200
BOWERS, JAMES S BOWERS, DELIA B 1230 COUNTRY CLUB DR WAKE FOREST NC 27587-9545	BRASWELL, GEORGE WILBUR JR BRASWELL, MARGARET O 1113 CHILMARK AVE WAKE FOREST NC 27587-5334	BREWER, KATHRYN C 8040 HOGAN DR WAKE FOREST NC 27587-6661
BRYLSKI, JAMES J GANGI, JUDITH A 2538 PALMER CT WAKE FOREST NC 27587-6445	BYRNE, THOMAS J JR BYRNE, MARY COLLINS 280 SWEETWATER HILLS DR HENDERSONVILLE NC 28791-8005	CALDERON, NILO CALDERON, REBECCA Y 205 MIDDLESTONE CT WAKE FOREST NC 27587-5331
CARLE, JACQUELINE D 2509 PALMER CT WAKE FOREST NC 27587-6445	CARLETON, BETH A CARLETON, JOHN M 7822 HOGAN DR WAKE FOREST NC 27587-6695	CHEGUE, DAVID RAMIREZ, JUDITH 1306 CLUB VILLAS DR WAKE FOREST NC 27587-4536

CIMA, DAVID A CIMA, CINDY
1104 CHILMARK AVE
WAKE FOREST NC 27587-5358

COLLINS, KEVIN D COLLINS, SUSAN
M
204 MIDDLESTONE CT
WAKE FOREST NC 27587-5331

CORBETT, MICHAEL P CORBETT,
VIRGINIA L
1107 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5180

COWPERTHWAIT, DANIEL P
COWPERTHWAIT, SHELLEY M
2516 CANONBIE LN
WAKE FOREST NC 27587-9010

DAYE, LANISHA
998 TEMPLERIDGE RD
WAKE FOREST NC 27587-9006

DICKENS, KIMBERLY POWERS
7732 FAIRLAKE DR
WAKE FOREST NC 27587-5452

DOBLITZ, MICHELE-ANGELLA EJIMA
DOBLITZ, STEFAN
1148 CHILMARK AVE
WAKE FOREST NC 27587-5333

DRY TIMBER LLC
394 FLEMING RD
YOUNGSVILLE NC 27596-9698

E HUNT III LLC
WILLIAM P ANDREWS
1121 JENKINS RD
WAKE FOREST NC 27587-9064

CLUBHOUSE VILLAS AT WAKE
FOREST GOLF CLUB HOA, INC
CLUBHOUSE VILLAS AT WAKE
FOREST GOL
PO BOX 79032
CHARLOTTE NC 28271-0030

COMER, GWENDOLYN ANN
990 KINTAIL CT
WAKE FOREST NC 27587-4918

CORRIVEAU, NANCY
407 SHANNONFORD CT
WAKE FOREST NC 27587-9005

DA COSTA, GISELE CANCESSU
8025 HOGAN DR
WAKE FOREST NC 27587-6662

DEFORE, JOHN T DEFORE, MARY
ANNE
7914 HOGAN DR
WAKE FOREST NC 27587-6659

DINGBAUM, THOMAS W DINGBAUM,
JUDITH ANNE
2537 PALMER CT
WAKE FOREST NC 27587-6445

DOMINICK, JOHN M DOMINICK,
BETSY S
1105 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5180

DUNN, KENNETH III DUNN, JUDY
983 SAINT CATHERINES DR
WAKE FOREST NC 27587-6642

EBERLE, JOHN C TRUSTEE EBERLE,
SUSAN R TRUSTEE
2521 CANONBIE LN
WAKE FOREST NC 27587-8766

COLEY, KENNETH S COLEY,
KATHLEEN C
8006 HOGAN DR
WAKE FOREST NC 27587-6661

CONLEY, JOHN T CONLEY, LYNN G
2525 CANONBIE LN
WAKE FOREST NC 27587-8766

COSGROVE, DONALD R COSGROVE,
DANIELLE L
1101 CHILMARK AVE
WAKE FOREST NC 27587-5334

DANIEL, TIMOTHY T DANIEL,
PAMELA H
1218 CHILMARK AVE
WAKE FOREST NC 27587-5335

DIAZIT COMPANY INC
8105 DIAZIT DR
WAKE FOREST NC 27587-6684

DION, KATHRYN ANNE
998 SAINT CATHERINES DR
WAKE FOREST NC 27587-6641

DRIBUS, JOHN ALEXANDER DRIBUS,
CAMMIE RENEE
7716 KINGS WAY CT
WAKE FOREST NC 27587-6670

DURHAM, MICHAEL J DURHAM,
CAROL I
2421 CANONBIE LN
WAKE FOREST NC 27587-8765

ECKHARDT, SAM E ECKHARDT,
ALICIA C
1221 CHILMARK AVE
WAKE FOREST NC 27587-5336

EVALDI, FRANK D EVALDI, KAREN
SCHLETT
8004 HAWKSHEAD RD
WAKE FOREST NC 27587-9420

FAIRCHILD, JACQUELYN J
FAIRCHILD, MARK
8010 HOGAN DR
WAKE FOREST NC 27587-6661

FAIRLAKE COMMUNITY
ASSOCIATION
5300 FALLS OF NEUSE RD
RALEIGH NC 27609-4756

FAIRWAY VILLAS AT WF GOLF CLUB
&
PPM
11010 RAVEN RIDGE RD
RALEIGH NC 27614-8837

FAIRWAY VILLAS AT WF GOLF CLUB
& TOWNHOMES OWNERS ASSOC INC
PPM
11010 RAVEN RIDGE RD
RALEIGH NC 27614-8837

FERN, RICHARD J FERN, MARY M
998 KINTAIL CT
WAKE FOREST NC 27587-4918

FICHERA, JOHN L FICHERA, WENDY
M
1240 COUNTRY CLUB DR
WAKE FOREST NC 27587-9545

FINNEGAN, JOSEPH T FINNEGAN,
LESLEY E
1102 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5179

FISHER, C P JR
1430 COUNTRY CLUB DR
WAKE FOREST NC 27587-8773

FISHER, JERRY W FISHER, SARAH H
635 GALASHIELS PL
WAKE FOREST NC 27587-6636

FOSTER, DAVID M FOSTER, CARRIE A
7617 HEURISTIC WAY
WAKE FOREST NC 27587-9000

FOZDAR, MANISH A FOZDAR, RITA M
1109 CHILMARK AVE
WAKE FOREST NC 27587-5334

FREEMAN, JAMES LOUIS JR
FREEMAN, JOAN OUTLAND
1336 COUNTRY CLUB DR
WAKE FOREST NC 27587-8771

GADD, CHARLES WEARN JR GADD,
SALLY M
8108 HAWKSHEAD RD
WAKE FOREST NC 27587-6679

GADD, DAVID C GADD, STEPHANIE M
2512 CANONBIE LN
WAKE FOREST NC 27587-9010

GAIL M BOWEN REVOCABLE TRUST
7724 FAIRLAKE DR
WAKE FOREST NC 27587-5452

GAYLORD, TRINA RENE GAYLORD,
JOHN PATRICK JR
1103 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5180

GERLITZ, KYLE A TRUSTEE GERLITZ,
ANN M TRUSTEE
7909 HOGAN DR
WAKE FOREST NC 27587-6660

GIBBS, LAWRENCE F GIBBS, MITZI
KING
2601 WENDLER CT
WAKE FOREST NC 27587-5456

GIBSON, PATRICIA CLIFFORD
GIBSON, GARY STEVE
7701 FAIRLAKE DR
WAKE FOREST NC 27587-5453

GIORDANO, GLENN E GIORDANO,
JOHNNA D
7736 KINGS WAY CT
WAKE FOREST NC 27587-6670

GOK, KEN Y AYUN, H. LIM
1301 CLUB VILLAS DR
WAKE FOREST NC 27587-4537

GONZALEZ, JOSE L GOMEZ, DENICE E
8014 HOGAN DR
WAKE FOREST NC 27587-6661

GOSSETT, LINDA M
1204 COUNTRY CLUB DR
WAKE FOREST NC 27587-9545

GRADY, DOUGLAS H GRADY,
MARTHA S
1106 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5179

GRAFF, JOSEPH N GRAFF, BARBARA
A
38725 DELAFIELD RD
OCONOMOWOC WI 53066-9104

GREEN TIMBER FOUNDATION
394 FLEMING RD
YOUNGSVILLE NC 27596-9698

GREENBERG, MICHAEL HOWARD
GREENBERG, JANN HARRIS
8017 HAWKSHEAD RD
WAKE FOREST NC 27587-6681

GREENE, CHEKITA HULBERT
8038 HOGAN DR
WAKE FOREST NC 27587-6661

GRIMMETT, ANDREW O WRIGHT,
ANGELA M
1320 COUNTRY CLUB DR
WAKE FOREST NC 27587-8771

GUILMETTE, GEORGE
2405 CANONBIE LN
WAKE FOREST NC 27587-8765

HADDAD, KHALIL A /TR HADDAD,
RITA R /TR
8101 HAWKSHEAD RD
WAKE FOREST NC 27587-6680

HAMILTON, EUGENE D HAMILTON,
BARBARA A
8030 HOGAN DR
WAKE FOREST NC 27587-6661

HANSON, CATHERINE W
2526 PALMER CT
WAKE FOREST NC 27587-6445

HARGRAVE, GAIL P
2600 WENDLER CT
WAKE FOREST NC 27587-5456

HARGROVE, JILL LYNN MAY, MARK
W
409 SHANNONFORD CT
WAKE FOREST NC 27587-9005

HARKLEY, JOSEPH LEE HARKLEY,
MARIA J
7910 HOGAN DR
WAKE FOREST NC 27587-6659

HARRIS, JAMES TODD
2608 LORING LAKE DR
WAKE FOREST NC 27587-5454

HARTLEY, EDITH A HARTLEY,
TIMOTHY L
1351 COUNTRY CLUB DR
WAKE FOREST NC 27587-8772

HAUSER, THOMAS BRENT HAUSER,
LINDA MARGARET
6625 SPRINGIRTH TER
ALEXANDRIA VA 22315-5585

HEATH, CHARLES LARRY HEATH,
MARY EDITH
1112 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5179

HENDERSON, KAREN W HENDERSON,
TIMOTHY L
1105 CHILMARK AVE
WAKE FOREST NC 27587-5334

HODGES, THOMAS R HODGES, SUSAN
C
7728 KINGS WAY CT
WAKE FOREST NC 27587-6670

HOLCOMBE, DANIEL ELTON
984 SAINT CATHERINES DR
WAKE FOREST NC 27587-6641

HOLDER, ADAM G HOLDER,
JENNIFER L
990 SAINT CATHERINES DR
WAKE FOREST NC 27587-6641

HOLDING, BETH KELLY HOLDING,
STEPHEN VICK SR
2520 CANONBIE LN
WAKE FOREST NC 27587-9010

HORNBUCKLE, CASSANDRA
HORNBUCKLE, KEN
7903 HOGAN DR
WAKE FOREST NC 27587-6660

HORNER, WESLEY HORNER,
MIKAYLA
7915 HOGAN DR
WAKE FOREST NC 27587-6660

HORTON, ROBIN RANDALL SR
HORTON, MARY HOLLAND
1101 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5180

HOWELL, ALBERTO S HOWELL,
DIANNA
1225 CHILMARK AVE
WAKE FOREST NC 27587-5336

JACKSON, DAVID E
2519 PALMER CT
WAKE FOREST NC 27587-6445

JACKSON, WESLEY W JACKSON,
MELANIE C
992 W DURNESSE CT
WAKE FOREST NC 27587-4919

JAFFEE, IRA W JAFFEE, EVA E
994 TEMPLERIDGE RD
WAKE FOREST NC 27587-9006

JALLORINA, CLAUDE H HABON,
LORNA D
1305 CLUB VILLAS DR
WAKE FOREST NC 27587-4537

JAREMA, JOHN BLAINE JAREMA,
PAMELA JOANN
1205 CHILMARK AVE
WAKE FOREST NC 27587-5336

JEFFREYS, WILLIAM SR JEFFREYS,
KIMBERLY
991 SAINT CATHERINES DR
WAKE FOREST NC 27587-6642

JENKS, J HUBERT JENKS, JUDITH W
2513 MCGOWAN CT
WAKE FOREST NC 27587-6658

JOHNS, JASON JOSEPH
2420 PURNELL RD
WAKE FOREST NC 27587-9461

JONES, JO ANNA FINCH
1415 COUNTRY CLUB DR
WAKE FOREST NC 27587-8774

JORDAN, REBECCA ANN JORDAN,
JAMES DOUGLAS
629 TOWNSVILLE LANDING RD
HENDERSON NC 27537-5688

JOYNER, SAMUEL H JOYNER,
PATRICIA S
1426 COUNTRY CLUB DR
WAKE FOREST NC 27587-8773

KAISER, PETER LAWRENCE KAISER,
SHARON MARIE
8042 HOGAN DR
WAKE FOREST NC 27587-6661

KEARNEY, GLORIA
990 TEMPLERIDGE RD
WAKE FOREST NC 27587-9006

KENNEDY, JANET A
7819 HOGAN DR
WAKE FOREST NC 27587-6696

KING, JOHN C JR KING, NETANIS E
1309 CLUB VILLAS DR
WAKE FOREST NC 27587-4537

KIRCHER, MARY L YOUNG, THOMAS
H
1217 CHILMARK AVE
WAKE FOREST NC 27587-5336

KOON, JOEL A KOON, SONJA M
209 MIDDLESTONE CT
WAKE FOREST NC 27587-5331

KUMAR, DHRUVA KUMAR, USHA
8040 HAWKSHEAD RD
WAKE FOREST NC 27587-9420

KUSIBAB, GREGORY G KUSIBAB,
KATHRYN A
2552 PALMER CT
WAKE FOREST NC 27587-6445

LAINHART, MICHAEL S LAINHART,
SANDRA J
2609 WENDLER CT
WAKE FOREST NC 27587-5456

LAMANDO, ANTHONY J LAMANDO,
WRONDA
7621 HEURISTIC WAY
WAKE FOREST NC 27587-9000

LEARY, CHRISTOPHER R LEARY,
SHARON L
2601 LORING LAKE DR
WAKE FOREST NC 27587-5455

LEATHERMAN, MARK STEPHEN
1213 COUNTRY CLUB DR
WAKE FOREST NC 27587-8770

LEE, WILLIAM JOHN JR LEE, CARRIE
LYNNE
2600 LORING LAKE DR
WAKE FOREST NC 27587-5454

LENNAR CAROLINAS LLC
TROY J GEORGE
1100 PERIMETER PARK DR STE E112
MORRISVILLE NC 27560-0180

LERNER, MICHELLE GOLDBERG
7902 HOGAN DR
WAKE FOREST NC 27587-6659

LESTER, JEFFREY A LESTER, JO ANNE
D
1352 COUNTRY CLUB DR
WAKE FOREST NC 27587-8771

LILE, TRAVIS LILE, LYNDSEY
7806 HOGAN DR
WAKE FOREST NC 27587-6695

LOVING, JOHN C LOVING, LENNIS F
1115 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5180

LUFT FAMILY TRUST
179 BRUSH CRK
BEAUMONT CA 92223-7302

LUKOWIAK, PETER ALOYSIUS
LUKOWIAK, JENNIFER ANNE
2605 WENDLER CT
WAKE FOREST NC 27587-5456

MAIOLO, THOMAS
1106 LANDRUM RD
COLUMBUS NC 28722-6485

MANLEY, THOMAS J MANLEY,
ELIZABETH P
8024 HAWKSHEAD RD
WAKE FOREST NC 27587-9420

MARINOS, DEMETRIOS J MARINOS,
ANNAMARIA V
2604 LORING LAKE DR
WAKE FOREST NC 27587-5454

MARTIN, TIMOTHY DAVID MARTIN,
D'ETTA JOHNSON
7814 HOGAN DR
WAKE FOREST NC 27587-6695

MASSEY, ANDREW LEE II MASSEY,
RENE P
7605 SOUTHWICK CT
WAKE FOREST NC 27587-8716

MASSEY, GEORGE DENNIS MASSEY,
CHIKAKO S
2513 CANONBIE LN
WAKE FOREST NC 27587-8766

MATTHEWS, KENNETH MARK
MATTHEWS, TRACIE R
7700 FAIRLAKE DR
WAKE FOREST NC 27587-5452

MAYO, RICHARD E MAYO, DEIDRE
LYNN
7810 HOGAN DR
WAKE FOREST NC 27587-6695

MCANALLY, DAVID R MCANALLY,
PATRICIA M
987 KINTAIL CT
WAKE FOREST NC 27587-4918

MCGRATH, PAUL MCGRATH, CAROL
COCHRAN
1414 COUNTRY CLUB DR
WAKE FOREST NC 27587-8773

MCILWAIN, GARY E MCILWAIN,
CAROL A
2144 PETRUCHIO WAY
ROSEVILLE CA 95661-3221

MCVAY, GLEN A. MCVAY, KIMBERLY
2517 CANONBIE LN
WAKE FOREST NC 27587-8766

MEAD, DAVID W MEAD, KAILYN R
121 KEETER CIR
WAKE FOREST NC 27587-6688

MELVIN, ROGER W MELVIN,
ELIZABETH T
1427 COUNTRY CLUB DR
WAKE FOREST NC 27587-8774

MEYER, ROGER P MEYER, KATHLEEN
F
2417 CANONBIE LN
WAKE FOREST NC 27587-8765

MICCHIA, JOSEPH M JR TRUSTEE
MICCHIA, GINA L TRUSTEE
212 MIDDLESTONE CT
WAKE FOREST NC 27587-5331

MILLER, DYANNE
1116 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5179

MILLER, GILBERT BENTON JR
MILLER, SHELLEY S
8000 HAWKSHEAD RD
WAKE FOREST NC 27587-9420

MILLER, JAMES
1140 CHILMARK AVE
WAKE FOREST NC 27587-5333

MOFFATTE, IAN M MOFFATTE,
MICHELLE L
2527 PALMER CT
WAKE FOREST NC 27587-6445

MONTGOMERY, MARK A
MONTGOMERY, CYNTHIA L
101 TENBRIDGE CT
WAKE FOREST NC 27587-5332

MOSELEY, THEDRIC JACKSON
MOSELEY, KAREN HARRIS
8100 HAWKSHEAD RD
WAKE FOREST NC 27587-6679

MUKHERJEE, SUBIRENDU
MUKHERJEE, WANDA
1208 CHILMARK AVE
WAKE FOREST NC 27587-5335

NACITA, ELIJAH Q NACITA, CHRISTY
W
8052 HOGAN DR
WAKE FOREST NC 27587-6661

NANCE, DEBORAH A
1205 COUNTRY CLUB DR
WAKE FOREST NC 27587-8770

NASSIF, CHARLES M
8012 HAWKSHEAD RD
WAKE FOREST NC 27587-9420

NASSIF, CHARLES MARTIN NASSIF,
RUTH K
8012 HAWKSHEAD RD
WAKE FOREST NC 27587-9420

NEAL, GARY WAYNE NEAL,
KATHLEEN FRANCES
1144 CHILMARK AVE
WAKE FOREST NC 27587-5333

NEEB, LINDA S
8120 DIAZIT DR
WAKE FOREST NC 27587-6683

NEISES, GAIL ELAINE
1111 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5180

NEWSOME, JOHNATHAN H
NEWSOME, PEGGY D
983 KINTAIL CT
WAKE FOREST NC 27587-4918

NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION
1546 MAIL SERVICE CTR
RALEIGH NC 27699-1500

OAKMARK DEVELOPMENT CO LLC
PO BOX 99277
RALEIGH NC 27624-9277

OBRIEN, THOMAS E OBRIEN, MARY A
2503 MCGOWAN CT
WAKE FOREST NC 27587-6658

O'DELL, MARK A O'DELL, BETH M
2509 CANONBIE LN
WAKE FOREST NC 27587-8766

O'NEAL, ELIZABETH A O'NEAL,
KEITH A
8020 HAWKSHEAD RD
WAKE FOREST NC 27587-9420

OSTERGARD, RICHARD A
OSTERGARD, YONG S
8032 HAWKSHEAD RD
WAKE FOREST NC 27587-9420

PACKETT, MITCHELL G PACKETT,
ANNE A
8104 HAWKSHEAD RD
WAKE FOREST NC 27587-6679

PALMERTON, JEFFREY DALE
PALMERTON, ELIZABETH
7802 HOGAN DR
WAKE FOREST NC 27587-6695

PACHEL, THOMAS H PACHEL,
JEAN M
8002 HOGAN DR
WAKE FOREST NC 27587-6661

PATE, JANE HARRIS
3511 MEADOWRUN DR
DURHAM NC 27707-6626

PATRICK, HENRY W PATRICK,
BRENDA T
8009 HAWKSHEAD RD
WAKE FOREST NC 27587-6681

PAYNE, DAVIE PAYNE, ANGELA D
994 SAINT CATHERINES DR
WAKE FOREST NC 27587-6641

PENKUNAS, JOSEPH J PENKUNAS,
PATRICIA A
7725 KINGS WAY CT
WAKE FOREST NC 27587-6670

PERRY, MICHAEL K PERRY, LEE B
208 MIDDLESTONE CT
WAKE FOREST NC 27587-5331

PERVEILER, KEVIN J PERVEILER,
MARIA
2605 LORING LAKE DR
WAKE FOREST NC 27587-5455

PETERSON, GREGORY CLARK
TRUSTEE PETERSON, BARBARA
MELVIN TRUSTEE
2420 CANONBIE LN
WAKE FOREST NC 27587-5450

PIMENTEL, JESSE G PIMENTEL,
ROSEMARY
8044 HOGAN DR
WAKE FOREST NC 27587-6661

PLEASANTS FAMILY LLC
3023 DEVONSHIRE DR
RALEIGH NC 27607-6619

PLEASANTS, CHRIS
9142 JACKSON RD
WAKE FOREST NC 27587-7985

PLUEDDEMANN, MICHAEL L
PLUEDDEMANN, NANCY W
8022 HOGAN DR
WAKE FOREST NC 27587-6661

PONSOLLE, DAWN
1329 COUNTRY CLUB DR
WAKE FOREST NC 27587-8772

POOLE, TARA C
994 W DURNES CT
WAKE FOREST NC 27587-4919

POTTER, MARCUS H III TRUSTEE
POTTER, CATHERINE O TRUSTEE
8048 HOGAN DR
WAKE FOREST NC 27587-6661

POWELL, ANNE H
2505 CANONBIE LN
WAKE FOREST NC 27587-8766

PRATT, JOEL MICHAEL PRATT, LINDA
2409 CANONBIE LN
WAKE FOREST NC 27587-8765

PRUITT, DELORES
1109 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5180

QUALLS, JEREMY B QUALLS,
THOMAS
1100 CHILMARK AVE
WAKE FOREST NC 27587-5358

RAMSARAN, MICHAEL RAMSARAN,
CHARMAINE
1303 CLUB VILLAS DR
WAKE FOREST NC 27587-4537

REDMAN, JOHN MICHAEL
1212 COUNTRY CLUB DR
WAKE FOREST NC 27587-9545

REITMANN, ROBERT
1304 CLUB VILLAS DR
WAKE FOREST NC 27587-4536

RETTIG, THOMAS RETTIG, AMY
8021 HAWKSHEAD RD
WAKE FOREST NC 27587-6681

RIDDLE, SHERRY JAYNE RIDDLE,
JAMES CARL
7729 KINGS WAY CT
WAKE FOREST NC 27587-6670

RINDONI, CAROL F
1431 COUNTRY CLUB DR
WAKE FOREST NC 27587-8774

RITCHEY, BRIAN C TRUSTEE
RITCHEY, MARY ELLEN TRUSTEE
8033 HOGAN DR
WAKE FOREST NC 27587-6662

ROBERTS, ANGELIKA LESMANA
ROBERTS, JAMES CARTER
986 W DURNES CT
WAKE FOREST NC 27587-4919

RODRIGUEZ, PATRICK ANTHONY
RODRIGUEZ, BRENDA KAYLANEY
1231 COUNTRY CLUB DR
WAKE FOREST NC 27587-8770

ROGGE, BEVERLY J TRUSTEE GAIL E
AND BEVERLY J ROGGE TRUST
1117 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5180

ROSE, MELINDA FLETCHER TRUSTEE
THE MELINDA FLETCHER ROSE
REVOCABLE TRUST
7704 FAIRLAKE DR
WAKE FOREST NC 27587-5452

ROUSSEAU, CHERYLL E
1110 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5179

RUDA, EMILY
1104 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5179

RUPRICH, MARK A RUPRICH, KAREN
M
7708 FAIRLAKE DR
WAKE FOREST NC 27587-5452

RUPSKY, MARK J RUPSKY, PENNY L
1311 CLUB VILLAS DR
WAKE FOREST NC 27587-4537

RUSSELL, RENO RUSSELL, LAKEYA
1209 CHILMARK AVE
WAKE FOREST NC 27587-5336

RYAN, BARBARA A
2609 LORING LAKE DR
WAKE FOREST NC 27587-5455

SAMUEL, NEELAM JEWELL, JEFFREY
1116 CHILMARK AVE
WAKE FOREST NC 27587-5333

SAPP, ANDREW J SAPP, JO ANN
7801 HOGAN DR
WAKE FOREST NC 27587-6696

SCHRIER, MARK E SCHRIER, TARA
EILEEN
7733 KINGS WAY CT
WAKE FOREST NC 27587-6670

SEAMSTER, IRA SEAMSTER, DENISE
994 KINTAIL CT
WAKE FOREST NC 27587-4918

SFR JV-1 2020-1 BORROWER LLC
TRICON AMERICAN HOMES LLC
1508 BROOKHOLLOW DR
SANTA ANA CA 92705-5426

SIMS, YVONNE M
1307 CLUB VILLAS DR
WAKE FOREST NC 27587-4537

SLIWINSKI, NICOLAS SILWINSKI,
CARISSA
8034 HOGAN DR
WAKE FOREST NC 27587-6661

SMITH, KYLE CHRISTOPHER SMITH,
CAROLINE ROSE
995 SAINT CATHERINES DR
WAKE FOREST NC 27587-6642

SMITH, MARY ELIZABETH K
120 KEETER CIR
WAKE FOREST NC 27587-6687

SMITH, RICHARD C SMITH, CYNTHIA
M
7605 HEURISTIC WAY
WAKE FOREST NC 27587-9000

SNOW, WILLIAM T SNOW, AMY M
1200 CHILMARK AVE
WAKE FOREST NC 27587-5335

SOTELO, NASHELY G SANCHEZ,
BRYAN VALLEJO
3302 COMSTOCK RD
RALEIGH NC 27604-3464

SOWA, AUDREY
405 SHANNONFORD CT
WAKE FOREST NC 27587-9005

SPEAS, EDWIN M III SPEAS, POLLY
ANNA
7612 LITERARY LN
WAKE FOREST NC 27587-9053

SPRUILL, LORENZA DALLAS III
SPRUILL, KAREN
2506 PALMER CT
WAKE FOREST NC 27587-6445

STAFFORDSHIRE HOMEOWNERS
ASSOC INC
SENTRY MGMT INC
2180 W SR 434 STE 5000
LONGWOOD FL 32779-5042

STALLINGS, RICHARD N STALLINGS,
ROBIN A
7620 HEURISTIC WAY
WAKE FOREST NC 27587-9000

STEVENSON, PETER STEVENSON,
CATHI A
1108 CHILMARK AVE
WAKE FOREST NC 27587-5358

STYLES, JACK B STYLES, JUANITA L
2524 CANONBIE LN
WAKE FOREST NC 27587-9010

SUCHER, AARON SUCHER, SOU
7724 KINGS WAY CT
WAKE FOREST NC 27587-6670

SUTHERLAND PTNR LLC
818 S WHITE ST
WAKE FOREST NC 27587-2961

SWINDELL, KEVIN J SWINDELL,
BERNADINE F
1213 CHILMARK AVE
WAKE FOREST NC 27587-5336

THARPE, JOHN W JR STRONG,
PATRICIA MITCHELL
8025 HAWKSHEAD RD
WAKE FOREST NC 27587-6681

TOLLENS, MARY
991 W DURNESST CT
WAKE FOREST NC 27587-4919

TORRENCE, TARA MAPLES
7625 HEURISTIC WAY
WAKE FOREST NC 27587-9000

TOWN OF WAKE FOREST
PLANNING DEPT
301 S BROOKS ST
WAKE FOREST NC 27587-2932

TURNER, LEO R JR
8001 HAWKSHEAD RD
WAKE FOREST NC 27587-6681

UPTON, KEVIN C UPTON, MITZI M
1358 COUNTRY CLUB DR
WAKE FOREST NC 27587-8771

VAN, ORDEN JOHN E VAN, ORDEN
AMARILIS
8036 HAWKSHEAD RD
WAKE FOREST NC 27587-9420

VARNEDOE, WILLIAM S VARNEDOE,
WANDA C
2412 CANONBIE LN
WAKE FOREST NC 27587-5450

VELASQUEZ, NOEMY VELASQUEZ,
WERNER ROLANDO
999 W DURNESST CT
WAKE FOREST NC 27587-4919

VIGARI, VINCENT F GALLOWAY,
KAY C
7608 HEURISTIC WAY
WAKE FOREST NC 27587-9000

VOLLMER, CHARLES B VOLLMER,
STELLA
1118 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5179

VUKOVICH, FRED M VUKOVICH,
NADINE M
8033 HAWKSHEAD RD
WAKE FOREST NC 27587-6681

WADFORD, NYLE F WADFORD,
TERESA H
8019 HOGAN DR
WAKE FOREST NC 27587-6662

WAKE UNION BAPTIST CHURCH
13345 WAKE UNION CHURCH RD
WAKE FOREST NC 27587-7451

WAKE UNION BAPTIST CHURCH
EARL PLEASANT TRUSTEES
13345 WAKE UNION CHURCH RD
WAKE FOREST NC 27587-7451

WALLACE, MARK FRANKLIN
WALLACE, NICOLE J
7906 HOGAN DR
WAKE FOREST NC 27587-6659

WALSH, DANIEL F WALSH,
MICHELLE R
1204 CHILMARK AVE
WAKE FOREST NC 27587-5335

WARE, VALERIE T WARE, ARCHIE L
7807 HOGAN DR
WAKE FOREST NC 27587-6696

WEBER, KEITH A WEBER,
CATHERINE J
1136 CHILMARK AVE
WAKE FOREST NC 27587-5333

WENNINGER, STEPHAN FRIEDRICH
WENNINGER, SARAH LESLIE
2501 CANONBIE LN
WAKE FOREST NC 27587-8766

WILLIAMS, TRAMPAS
1113 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5180

WU, THUAN WU, MINH LUU
7818 HOGAN DR
WAKE FOREST NC 27587-6695

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE AZ 85261-4090

YARMOLIK, TATSIANA YARMOLIK,
ANDREI
995 W DURNES CT
WAKE FOREST NC 27587-4919

YAROSH, DANIEL YAROSH, LORI
7815 HOGAN DR
WAKE FOREST NC 27587-6696

YATES, SANDRA J YATES, BURL E
8005 HAWKSHEAD RD
WAKE FOREST NC 27587-6681

ZELVIS, MICHELE HOFFMAN
1120 FAIRWAY VILLAS DR
WAKE FOREST NC 27587-5179

ZENESKI, ANDREW JOSEPH SR
ZENESKI, ANNE BRUMMITT
1214 CHILMARK AVE
WAKE FOREST NC 27587-5335

ZHAO, BAIRU
12310 ANGEL FALLS RD
RALEIGH NC 27614-7619

Owner	Mail Address	City State Zip
599 RALEIGH ROAD LLC	7208 FALLS OF NEUSE RD STE 101	RALEIGH NC 27615-3244
ADAMS FRY DEVELOPMENTS LLC	909 S MAIN ST	WAKE FOREST NC 27587-9277
ALLEN, KENNETH RAY	1325 JENKINS RD	WAKE FOREST NC 27587-9069
ALSTON, VERNELL PIERCE	3665 W RIVER RD	FRANKLINTON NC 27525-8206
AMH 2015-2 BORROWER LLC %AMERICAN HOMES 4 RENT	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148
ANDERSON, DANIEL W	8026 HOGAN DR	WAKE FOREST NC 27587-6661
BAGWELL, CAITLIN ELIZABETH	7811 HOGAN DR	WAKE FOREST NC 27587-6696
BARKER, KENNETH J BARKER, JACQUELINE S	100 TENBRIDGE CT	WAKE FOREST NC 27587-5332
BARKLEY, HUBERT MERRILL III BARKLEY, MONICA NABORS	7732 KINGS WAY CT	WAKE FOREST NC 27587-6670
BARR, ARNOLD L BARR, CHIORENE L	1306 COUNTRY CLUB DR	WAKE FOREST NC 27587-8771
BEAL, JASON WAYNE KARAGEORGE, NANCY ANNA	8028 HAWKSHEAD RD	WAKE FOREST NC 27587-9420
BEASLEY, DARYL BERNARD BEASLEY, CUBIE T	7720 KINGS WAY CT	WAKE FOREST NC 27587-6670
BIELIK, EDWARD A PACE, KAYLA N	1310 CLUB VILLAS DR	WAKE FOREST NC 27587-4536
BOGGS, ANDREW KEITH BOGGS, KRISTINA M	8008 HAWKSHEAD RD	WAKE FOREST NC 27587-9420
BONE, MALCOLM BONE, ELIZABETH	132 ARBORVITAE DR	PINE KNOLL SHORES NC 28512-6200
BOWERS, JAMES S BOWERS, DELIA B	1230 COUNTRY CLUB DR	WAKE FOREST NC 27587-9545
BRASWELL, GEORGE WILBUR JR BRASWELL, MARGARET O	1113 CHILMARK AVE	WAKE FOREST NC 27587-5334
BREWER, KATHRYN C	8040 HOGAN DR	WAKE FOREST NC 27587-6661
BRYLSKI, JAMES J GANGI, JUDITH A	2538 PALMER CT	WAKE FOREST NC 27587-6445
BYRNE, THOMAS J JR BYRNE, MARY COLLINS	280 SWEETWATER HILLS DR	HENDERSONVILLE NC 28791-8005
CALDERON, NILO CALDERON, REBECCA Y	205 MIDDLESTONE CT	WAKE FOREST NC 27587-5331
CARLE, JACQUELINE D	2509 PALMER CT	WAKE FOREST NC 27587-6445
CARLETON, BETH A CARLETON, JOHN M	7822 HOGAN DR	WAKE FOREST NC 27587-6695
CHEGUE, DAVID RAMIREZ, JUDITH	1306 CLUB VILLAS DR	WAKE FOREST NC 27587-4536
CIMA, DAVID A CIMA, CINDY	1104 CHILMARK AVE	WAKE FOREST NC 27587-5358
CLUBHOUSE VILLAS AT WAKE FOREST GOLF CLUB HOA, INC	PO BOX 79032	CHARLOTTE NC 28271-0030
COLEY, KENNETH S COLEY, KATHLEEN C	8006 HOGAN DR	WAKE FOREST NC 27587-6661
COLLINS, KEVIN D COLLINS, SUSAN M	204 MIDDLESTONE CT	WAKE FOREST NC 27587-5331
COMER, GWENDOLYN ANN	990 KINTAIL CT	WAKE FOREST NC 27587-4918

CONLEY, JOHN T CONLEY, LYNN G	2525 CANONBIE LN	WAKE FOREST NC 27587-8766
CORBETT, MICHAEL P CORBETT, VIRGINIA L	1107 FAIRWAY VILLAS DR	WAKE FOREST NC 27587-5180
CORRIVEAU, NANCY	407 SHANNONFORD CT	WAKE FOREST NC 27587-9005
COSGROVE, DONALD R COSGROVE, DANIELLE L	1101 CHILMARK AVE	WAKE FOREST NC 27587-5334
COWPERTHWAIT, DANIEL P COWPERTHWAIT, SHELLEY M	2516 CANONBIE LN	WAKE FOREST NC 27587-9010
DA COSTA, GISELE CANCISSU	8025 HOGAN DR	WAKE FOREST NC 27587-6662
DANIEL, TIMOTHY T DANIEL, PAMELA H	1218 CHILMARK AVE	WAKE FOREST NC 27587-5335
DAYE, LANISHA	998 TEMPLERIDGE RD	WAKE FOREST NC 27587-9006
DEFORE, JOHN T DEFORE, MARY ANNE	7914 HOGAN DR	WAKE FOREST NC 27587-6659
DIAZIT COMPANY INC	8105 DIAZIT DR	WAKE FOREST NC 27587-6684
DICKENS, KIMBERLY POWERS	7732 FAIRLAKE DR	WAKE FOREST NC 27587-5452
DINGBAUM, THOMAS W DINGBAUM, JUDITH ANNE	2537 PALMER CT	WAKE FOREST NC 27587-6445
DION, KATHRYN ANNE	998 SAINT CATHERINES DR	WAKE FOREST NC 27587-6641
DOBLITZ, MICHELE-ANGELLA EJIMA DOBLITZ, STEFAN	1148 CHILMARK AVE	WAKE FOREST NC 27587-5333
DOMINICK, JOHN M DOMINICK, BETSY S	1105 FAIRWAY VILLAS DR	WAKE FOREST NC 27587-5180
DRIBUS, JOHN ALEXANDER DRIBUS, CAMMIE RENEE	7716 KINGS WAY CT	WAKE FOREST NC 27587-6670
DRY TIMBER LLC	394 FLEMING RD	YOUNGSVILLE NC 27596-9698
DUNN, KENNETH III DUNN, JUDY	983 SAINT CATHERINES DR	WAKE FOREST NC 27587-6642
DURHAM, MICHAEL J DURHAM, CAROL I	2421 CANONBIE LN	WAKE FOREST NC 27587-8765
E HUNT III LLC %WILLIAM P ANDREWS	1121 JENKINS RD	WAKE FOREST NC 27587-9064
EBERLE, JOHN C TRUSTEE EBERLE, SUSAN R TRUSTEE	2521 CANONBIE LN	WAKE FOREST NC 27587-8766
ECKHARDT, SAM E ECKHARDT, ALICIA C	1221 CHILMARK AVE	WAKE FOREST NC 27587-5336
EVALDI, FRANK D EVALDI, KAREN SCHLETT	8004 HAWKSHEAD RD	WAKE FOREST NC 27587-9420
FAIRCHILD, JACQUELYN J FAIRCHILD, MARK	8010 HOGAN DR	WAKE FOREST NC 27587-6661
FAIRLAKE COMMUNITY ASSOCIATION	5300 FALLS OF NEUSE RD	RALEIGH NC 27609-4756
FAIRWAY VILLAS AT WF GOLF CLUB & PPM	11010 RAVEN RIDGE RD	RALEIGH NC 27614-8837
FAIRWAY VILLAS AT WF GOLF CLUB & TOWNHOMES OWNERS ASSOC INC PPM	11010 RAVEN RIDGE RD	RALEIGH NC 27614-8837
FERN, RICHARD J FERN, MARY M	998 KINTAIL CT	WAKE FOREST NC 27587-4918
FICHERA, JOHN L FICHERA, WENDY M	1240 COUNTRY CLUB DR	WAKE FOREST NC 27587-9545
FINNEGAN, JOSEPH T FINNEGAN, LESLEY E	1102 FAIRWAY VILLAS DR	WAKE FOREST NC 27587-5179

FISHER, C P JR	1430 COUNTRY CLUB DR	WAKE FOREST NC 27587-8773
FISHER, JERRY W FISHER, SARAH H	635 GALASHIELS PL	WAKE FOREST NC 27587-6636
FOSTER, DAVID M FOSTER, CARRIE A	7617 HEURISTIC WAY	WAKE FOREST NC 27587-9000
FOZDAR, MANISH A FOZDAR, RITA M	1109 CHILMARK AVE	WAKE FOREST NC 27587-5334
FREEMAN, JAMES LOUIS JR FREEMAN, JOAN OUTLAND	1336 COUNTRY CLUB DR	WAKE FOREST NC 27587-8771
GADD, CHARLES WEARN JR GADD, SALLY M	8108 HAWKSHEAD RD	WAKE FOREST NC 27587-6679
GADD, DAVID C GADD, STEPHANIE M	2512 CANONBIE LN	WAKE FOREST NC 27587-9010
GAIL M BOWEN REVOCABLE TRUST	7724 FAIRLAKE DR	WAKE FOREST NC 27587-5452
GAYLORD, TRINA RENE GAYLORD, JOHN PATRICK JR	1103 FAIRWAY VILLAS DR	WAKE FOREST NC 27587-5180
GERLITZ, KYLE A TRUSTEE GERLITZ, ANN M TRUSTEE	7909 HOGAN DR	WAKE FOREST NC 27587-6660
GIBBS, LAWRENCE F GIBBS, MITZI KING	2601 WENDLER CT	WAKE FOREST NC 27587-5456
GIBSON, PATRICIA CLIFFORD GIBSON, GARY STEVE	7701 FAIRLAKE DR	WAKE FOREST NC 27587-5453
GIORDANO, GLENN E GIORDANO, JOHNNA D	7736 KINGS WAY CT	WAKE FOREST NC 27587-6670
GOK, KEN Y AYUN, H. LIM	1301 CLUB VILLAS DR	WAKE FOREST NC 27587-4537
GONZALEZ, JOSE L GOMEZ, DENICE E	8014 HOGAN DR	WAKE FOREST NC 27587-6661
GOSSETT, LINDA M	1204 COUNTRY CLUB DR	WAKE FOREST NC 27587-9545
GRADY, DOUGLAS H GRADY, MARTHA S	1106 FAIRWAY VILLAS DR	WAKE FOREST NC 27587-5179
GRAFF, JOSEPH N GRAFF, BARBARA A	38725 DELAFIELD RD	OCONOMOWOC WI 53066-9104
GREEN TIMBER FOUNDATION	394 FLEMING RD	YOUNGSVILLE NC 27596-9698
GREENBERG, MICHAEL HOWARD GREENBERG, JANN HARRIS	8017 HAWKSHEAD RD	WAKE FOREST NC 27587-6681
GREENE, CHEKITA HULBERT	8038 HOGAN DR	WAKE FOREST NC 27587-6661
GRIMMETT, ANDREW O WRIGHT, ANGELA M	1320 COUNTRY CLUB DR	WAKE FOREST NC 27587-8771
GUILMETTE, GEORGE	2405 CANONBIE LN	WAKE FOREST NC 27587-8765
HADDAD, KHALIL A /TR HADDAD, RITA R /TR	8101 HAWKSHEAD RD	WAKE FOREST NC 27587-6680
HAMILTON, EUGENE D HAMILTON, BARBARA A	8030 HOGAN DR	WAKE FOREST NC 27587-6661
HANSON, CATHERINE W	2526 PALMER CT	WAKE FOREST NC 27587-6445
HARGRAVE, GAIL P	2600 WENDLER CT	WAKE FOREST NC 27587-5456
HARGROVE, JILL LYNN MAY, MARK W	409 SHANNONFORD CT	WAKE FOREST NC 27587-9005
HARKLEY, JOSEPH LEE HARKLEY, MARIA J	7910 HOGAN DR	WAKE FOREST NC 27587-6659
HARRIS, JAMES TODD	2608 LORING LAKE DR	WAKE FOREST NC 27587-5454

HARTLEY, EDITH A HARTLEY, TIMOTHY L	1351 COUNTRY CLUB DR	WAKE FOREST NC 27587-8772
HAUSER, THOMAS BRENT HAUSER, LINDA MARGARET	6625 SPRINGIRTH TER	ALEXANDRIA VA 22315-5585
HEATH, CHARLES LARRY HEATH, MARY EDITH	1112 FAIRWAY VILLAS DR	WAKE FOREST NC 27587-5179
HENDERSON, KAREN W HENDERSON, TIMOTHY L	1105 CHILMARK AVE	WAKE FOREST NC 27587-5334
HODGES, THOMAS R HODGES, SUSAN C	7728 KINGS WAY CT	WAKE FOREST NC 27587-6670
HOLCOMBE, DANIEL ELDON	984 SAINT CATHERINES DR	WAKE FOREST NC 27587-6641
HOLDER, ADAM G HOLDER, JENNIFER L	990 SAINT CATHERINES DR	WAKE FOREST NC 27587-6641
HOLDING, BETH KELLY HOLDING, STEPHEN VICK SR	2520 CANONBIE LN	WAKE FOREST NC 27587-9010
HORNBUCKLE, CASSANDRA HORNBUCKLE, KEN	7903 HOGAN DR	WAKE FOREST NC 27587-6660
HORNER, WESLEY HORNER, MIKAYLA	7915 HOGAN DR	WAKE FOREST NC 27587-6660
HORTON, ROBIN RANDALL SR HORTON, MARY HOLLAND	1101 FAIRWAY VILLAS DR	WAKE FOREST NC 27587-5180
HOWELL, ALBERTO S HOWELL, DIANNA	1225 CHILMARK AVE	WAKE FOREST NC 27587-5336
JACKSON, DAVID E	2519 PALMER CT	WAKE FOREST NC 27587-6445
JACKSON, WESLEY W JACKSON, MELANIE C	992 W DURNES CT	WAKE FOREST NC 27587-4919
JAFFEE, IRA W JAFFEE, EVA E	994 TEMPLERIDGE RD	WAKE FOREST NC 27587-9006
JALLORINA, CLAUDE H HABON, LORNA D	1305 CLUB VILLAS DR	WAKE FOREST NC 27587-4537
JAREMA, JOHN BLAINE JAREMA, PAMELA JOANN	1205 CHILMARK AVE	WAKE FOREST NC 27587-5336
JEFFREYS, WILLIAM SR JEFFREYS, KIMBERLY	991 SAINT CATHERINES DR	WAKE FOREST NC 27587-6642
JENKS, J HUBERT JENKS, JUDITH W	2513 MCGOWAN CT	WAKE FOREST NC 27587-6658
JOHNS, JASON JOSEPH	2420 PURNELL RD	WAKE FOREST NC 27587-9461
JONES, JO ANNA FINCH	1415 COUNTRY CLUB DR	WAKE FOREST NC 27587-8774
JORDAN, REBECCA ANN JORDAN, JAMES DOUGLAS	629 TOWNSVILLE LANDING RD	HENDERSON NC 27537-5688
JOYNER, SAMUEL H JOYNER, PATRICIA S	1426 COUNTRY CLUB DR	WAKE FOREST NC 27587-8773
KAISER, PETER LAWRENCE KAISER, SHARON MARIE	8042 HOGAN DR	WAKE FOREST NC 27587-6661
KEARNEY, GLORIA	990 TEMPLERIDGE RD	WAKE FOREST NC 27587-9006
KENNEDY, JANET A	7819 HOGAN DR	WAKE FOREST NC 27587-6696
KING, JOHN C JR KING, NETANIS E	1309 CLUB VILLAS DR	WAKE FOREST NC 27587-4537
KIRCHER, MARY L YOUNG, THOMAS H	1217 CHILMARK AVE	WAKE FOREST NC 27587-5336
KOON, JOEL A KOON, SONJA M	209 MIDDLESTONE CT	WAKE FOREST NC 27587-5331
KUMAR, DHIRUVA KUMAR, USHA	8040 HAWKSHEAD RD	WAKE FOREST NC 27587-9420

KUSIBAB, GREGORY G KUSIBAB, KATHRYN A	2552 PALMER CT	WAKE FOREST NC 27587-6445
LAINHART, MICHAEL S LAINHART, SANDRA J	2609 WENDLER CT	WAKE FOREST NC 27587-5456
LAMANDO, ANTHONY J LAMANDO, WRONDA	7621 HEURISTIC WAY	WAKE FOREST NC 27587-9000
LEARY, CHRISTOPHER R LEARY, SHARON L	2601 LORING LAKE DR	WAKE FOREST NC 27587-5455
LEATHERMAN, MARK STEPHEN	1213 COUNTRY CLUB DR	WAKE FOREST NC 27587-8770
LEE, WILLIAM JOHN JR LEE, CARRIE LYNNE	2600 LORING LAKE DR	WAKE FOREST NC 27587-5454
LENNAR CAROLINAS LLC %TROY J GEORGE	1100 PERIMETER PARK DR STE E112	MORRISVILLE NC 27560-0180
LERNER, MICHELLE GOLDBERG	7902 HOGAN DR	WAKE FOREST NC 27587-6659
LESTER, JEFFREY A LESTER, JO ANNE D	1352 COUNTRY CLUB DR	WAKE FOREST NC 27587-8771
LILE, TRAVIS LILE, LYNDSEY	7806 HOGAN DR	WAKE FOREST NC 27587-6695
LOVING, JOHN C LOVING, LENNIS F	1115 FAIRWAY VILLAS DR	WAKE FOREST NC 27587-5180
LUFT FAMILY TRUST	179 BRUSH CRK	BEAUMONT CA 92223-7302
LUKOWIAK, PETER ALOYSIUS LUKOWIAK, JENNIFER ANNE	2605 WENDLER CT	WAKE FOREST NC 27587-5456
MAIOLO, THOMAS	1106 LANDRUM RD	COLUMBUS NC 28722-6485
MANLEY, THOMAS J MANLEY, ELIZABETH P	8024 HAWKSHEAD RD	WAKE FOREST NC 27587-9420
MARINOS, DEMETRIOS J MARINOS, ANNAMARIA V	2604 LORING LAKE DR	WAKE FOREST NC 27587-5454
MARTIN, TIMOTHY DAVID MARTIN, D'ETTA JOHNSON	7814 HOGAN DR	WAKE FOREST NC 27587-6695
MASSEY, ANDREW LEE II MASSEY, RENE P	7605 SOUTHWICK CT	WAKE FOREST NC 27587-8716
MASSEY, GEORGE DENNIS MASSEY, CHIKAKO S	2513 CANONBIE LN	WAKE FOREST NC 27587-8766
MATTHEWS, KENNETH MARK MATTHEWS, TRACIE R	7700 FAIRLAKE DR	WAKE FOREST NC 27587-5452
MAYO, RICHARD E MAYO, DEIDRE LYNN	7810 HOGAN DR	WAKE FOREST NC 27587-6695
MCANALLY, DAVID R MCANALLY, PATICIA M	987 KINTAIL CT	WAKE FOREST NC 27587-4918
MCGRATH, PAUL MCGRATH, CAROL COCHRAN	1414 COUNTRY CLUB DR	WAKE FOREST NC 27587-8773
MCILWAIN, GARY E MCILWAIN, CAROL A	2144 PETRUCHIO WAY	ROSEVILLE CA 95661-3221
MCVAY, GLEN A. MCVAY, KIMBERLY	2517 CANONBIE LN	WAKE FOREST NC 27587-8766
MEAD, DAVID W MEAD, KAILYN R	121 KEETER CIR	WAKE FOREST NC 27587-6688
MELVIN, ROGER W MELVIN, ELIZABETH T	1427 COUNTRY CLUB DR	WAKE FOREST NC 27587-8774
MEYER, ROGER P MEYER, KATHLEEN F	2417 CANONBIE LN	WAKE FOREST NC 27587-8765
MICCHIA, JOSEPH M JR TRUSTEE MICCHIA, GINA L TRUSTEE	212 MIDDLESTONE CT	WAKE FOREST NC 27587-5331
MILLER, DYANNE	1116 FAIRWAY VILLAS DR	WAKE FOREST NC 27587-5179

MILLER, GILBERT BENTON JR MILLER, SHELLEY S	8000 HAWKSHEAD RD	WAKE FOREST NC 27587-9420
MILLER, JAMES	1140 CHILMARK AVE	WAKE FOREST NC 27587-5333
MOFFATTE, IAN M MOFFATTE, MICHELLE L	2527 PALMER CT	WAKE FOREST NC 27587-6445
MONTGOMERY, MARK A MONTGOMERY, CYNTHIA L	101 TENBRIDGE CT	WAKE FOREST NC 27587-5332
MOSELEY, THEDRIC JACKSON MOSELEY, KAREN HARRIS	8100 HAWKSHEAD RD	WAKE FOREST NC 27587-6679
MUKHERJEE, SUBIRENDU MUKHERJEE, WANDA	1208 CHILMARK AVE	WAKE FOREST NC 27587-5335
NACITA, ELIJAH Q NACITA, CHRISTY W	8052 HOGAN DR	WAKE FOREST NC 27587-6661
NANCE, DEBORAH A	1205 COUNTRY CLUB DR	WAKE FOREST NC 27587-8770
NASSIF, CHARLES M	8012 HAWKSHEAD RD	WAKE FOREST NC 27587-9420
NASSIF, CHARLES MARTIN NASSIF, RUTH K	8012 HAWKSHEAD RD	WAKE FOREST NC 27587-9420
NEAL, GARY WAYNE NEAL, KATHLEEN FRANCES	1144 CHILMARK AVE	WAKE FOREST NC 27587-5333
NEEB, LINDA S	8120 DIAZIT DR	WAKE FOREST NC 27587-6683
NEISES, GAIL ELAINE	1111 FAIRWAY VILLAS DR	WAKE FOREST NC 27587-5180
NEWSOME, JOHNATHAN H NEWSOME, PEGGY D	983 KINTAIL CT	WAKE FOREST NC 27587-4918
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	1546 MAIL SERVICE CTR	RALEIGH NC 27699-1500
OAKMARK DEVELOPMENT CO LLC	PO BOX 99277	RALEIGH NC 27624-9277
OBRIEN, THOMAS E OBRIEN, MARY A	2503 MCGOWAN CT	WAKE FOREST NC 27587-6658
O'DELL, MARK A O'DELL, BETH M	2509 CANONBIE LN	WAKE FOREST NC 27587-8766
O'NEAL, ELIZABETH A O'NEAL, KEITH A	8020 HAWKSHEAD RD	WAKE FOREST NC 27587-9420
OSTERGARD, RICHARD A OSTERGARD, YONG S	8032 HAWKSHEAD RD	WAKE FOREST NC 27587-9420
PACKETT, MITCHELL G PACKETT, ANNE A	8104 HAWKSHEAD RD	WAKE FOREST NC 27587-6679
PALMERTON, JEFFREY DALE PALMERTON, ELIZABETH	7802 HOGAN DR	WAKE FOREST NC 27587-6695
PATCHEL, THOMAS H PATCHEL, JEAN M	8002 HOGAN DR	WAKE FOREST NC 27587-6661
PATE, JANE HARRIS	3511 MEADOWRUN DR	DURHAM NC 27707-6626
PATRICK, HENRY W PATRICK, BRENDA T	8009 HAWKSHEAD RD	WAKE FOREST NC 27587-6681
PAYNE, DAVIE PAYNE, ANGELA D	994 SAINT CATHERINES DR	WAKE FOREST NC 27587-6641
PENKUNAS, JOSEPH J PENKUNAS, PATRICIA A	7725 KINGS WAY CT	WAKE FOREST NC 27587-6670
PERRY, MICHAEL K PERRY, LEE B	208 MIDDLESTONE CT	WAKE FOREST NC 27587-5331
PERVEILER, KEVIN J PERVEILER, MARIA	2605 LORING LAKE DR	WAKE FOREST NC 27587-5455
PETERSON, GREGORY CLARK TRUSTEE PETERSON, BARBARA MELVIN TRUSTEE	2420 CANONBIE LN	WAKE FOREST NC 27587-5450

PIMENTEL, JESSE G PIMENTEL, ROSEMARY	8044 HOGAN DR	WAKE FOREST NC 27587-6661
PLEASANTS FAMILY LLC	3023 DEVONSHIRE DR	RALEIGH NC 27607-6619
PLEASANTS, CHRIS	9142 JACKSON RD	WAKE FOREST NC 27587-7985
PLUEDDEMANN, MICHAEL L PLUEDDEMANN, NANCY W	8022 HOGAN DR	WAKE FOREST NC 27587-6661
PONSOLLE, DAWN	1329 COUNTRY CLUB DR	WAKE FOREST NC 27587-8772
POOLE, TARA C	994 W DURNES CT	WAKE FOREST NC 27587-4919
POTTER, MARCUS H III TRUSTEE POTTER, CATHERINE O TRUSTEE	8048 HOGAN DR	WAKE FOREST NC 27587-6661
POWELL, ANNE H	2505 CANONBIE LN	WAKE FOREST NC 27587-8766
PRATT, JOEL MICHAEL PRATT, LINDA	2409 CANONBIE LN	WAKE FOREST NC 27587-8765
PRUITT, DELORES	1109 FAIRWAY VILLAS DR	WAKE FOREST NC 27587-5180
QUALLS, JEREMY B QUALLS, THOMAS	1100 CHILMARK AVE	WAKE FOREST NC 27587-5358
RAMSARAN, MICHAEL RAMSARAN, CHARMAINE	1303 CLUB VILLAS DR	WAKE FOREST NC 27587-4537
REDMAN, JOHN MICHAEL	1212 COUNTRY CLUB DR	WAKE FOREST NC 27587-9545
REITMANN, ROBERT	1304 CLUB VILLAS DR	WAKE FOREST NC 27587-4536
RETTIG, THOMAS RETTIG, AMY	8021 HAWKSHEAD RD	WAKE FOREST NC 27587-6681
RIDDLE, SHERRY JAYNE RIDDLE, JAMES CARL	7729 KINGS WAY CT	WAKE FOREST NC 27587-6670
RINDONI, CAROL F	1431 COUNTRY CLUB DR	WAKE FOREST NC 27587-8774
RITCHEY, BRIAN C TRUSTEE RITCHEY, MARY ELLEN TRUSTEE	8033 HOGAN DR	WAKE FOREST NC 27587-6662
ROBERTS, ANGELIKA LESMANA ROBERTS, JAMES CARTER	986 W DURNES CT	WAKE FOREST NC 27587-4919
RODRIGUEZ, PATRICK ANTHONY RODRIGUEZ, BRENDA KAYLANEY	1231 COUNTRY CLUB DR	WAKE FOREST NC 27587-8770
ROGGE, BEVERLY J TRUSTEE GAIL E AND BEVERLY J ROGGE TRUST	1117 FAIRWAY VILLAS DR	WAKE FOREST NC 27587-5180
ROSE, MELINDA FLETCHER TRUSTEE THE MELINDA FLETCHER ROSE REVOCABLE TRUST	7704 FAIRLAKE DR	WAKE FOREST NC 27587-5452
ROUSSEAU, CHERYLL E	1110 FAIRWAY VILLAS DR	WAKE FOREST NC 27587-5179
RUDA, EMILY	1104 FAIRWAY VILLAS DR	WAKE FOREST NC 27587-5179
RUPRICH, MARK A RUPRICH, KAREN M	7708 FAIRLAKE DR	WAKE FOREST NC 27587-5452
RUPSKY, MARK J RUPSKY, PENNY L	1311 CLUB VILLAS DR	WAKE FOREST NC 27587-4537
RUSSELL, RENO RUSSELL, LAKEYA	1209 CHILMARK AVE	WAKE FOREST NC 27587-5336
RYAN, BARBARA A	2609 LORING LAKE DR	WAKE FOREST NC 27587-5455
SAMUEL, NEELAM JEWELL, JEFFREY	1116 CHILMARK AVE	WAKE FOREST NC 27587-5333
SAPP, ANDREW J SAPP, JO ANN	7801 HOGAN DR	WAKE FOREST NC 27587-6696

SCHRIER, MARK E SCHRIER, TARA EILEEN	7733 KINGS WAY CT	WAKE FOREST NC 27587-6670
SEAMSTER, IRA SEAMSTER, DENISE	994 KINTAIL CT	WAKE FOREST NC 27587-4918
SFR JV-1 2020-1 BORROWER LLC TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR	SANTA ANA CA 92705-5426
SIMS, YVONNE M	1307 CLUB VILLAS DR	WAKE FOREST NC 27587-4537
SLIWINSKI, NICOLAS SILWINSKI, CARISSA	8034 HOGAN DR	WAKE FOREST NC 27587-6661
SMITH, KYLE CHRISTOPHER SMITH, CAROLINE ROSE	995 SAINT CATHERINES DR	WAKE FOREST NC 27587-6642
SMITH, MARY ELIZABETH K	120 KEETER CIR	WAKE FOREST NC 27587-6687
SMITH, RICHARD C SMITH, CYNTHIA M	7605 HEURISTIC WAY	WAKE FOREST NC 27587-9000
SNOW, WILLIAM T SNOW, AMY M	1200 CHILMARK AVE	WAKE FOREST NC 27587-5335
SOTELO, NASHELY G SANCHEZ, BRYAN VALLEJO	3302 COMSTOCK RD	RALEIGH NC 27604-3464
SOWA, AUDREY	405 SHANNONFORD CT	WAKE FOREST NC 27587-9005
SPEAS, EDWIN M III SPEAS, POLLY ANNA	7612 LITERARY LN	WAKE FOREST NC 27587-9053
SPRUILL, LORENZA DALLAS III SPRUILL, KAREN	2506 PALMER CT	WAKE FOREST NC 27587-6445
STAFFORDSHIRE HOMEOWNERS ASSOC INC SENTRY MGMT INC	2180 W SR 434 STE 5000	LONGWOOD FL 32779-5042
STALLINGS, RICHARD N STALLINGS, ROBIN A	7620 HEURISTIC WAY	WAKE FOREST NC 27587-9000
STEVENSON, PETER STEVENSON, CATHI A	1108 CHILMARK AVE	WAKE FOREST NC 27587-5358
STYLES, JACK B STYLES, JUANITA L	2524 CANONBIE LN	WAKE FOREST NC 27587-9010
SUCHER, AARON SUCHER, SOU	7724 KINGS WAY CT	WAKE FOREST NC 27587-6670
SUTHERLAND PTNR LLC	818 S WHITE ST	WAKE FOREST NC 27587-2961
SWINDELL, KEVIN J SWINDELL, BERNADINE F	1213 CHILMARK AVE	WAKE FOREST NC 27587-5336
THARPE, JOHN W JR STRONG, PATRICIA MITCHELL	8025 HAWKSHEAD RD	WAKE FOREST NC 27587-6681
TOLLENS, MARY	991 W DURNESS CT	WAKE FOREST NC 27587-4919
TORRENCE, TARA MAPLES	7625 HEURISTIC WAY	WAKE FOREST NC 27587-9000
TOWN OF WAKE FOREST %PLANNING DEPT	301 S BROOKS ST	WAKE FOREST NC 27587-2932
TURNER, LEO R JR	8001 HAWKSHEAD RD	WAKE FOREST NC 27587-6681
UPTON, KEVIN C UPTON, MITZI M	1358 COUNTRY CLUB DR	WAKE FOREST NC 27587-8771
VAN, ORDEN JOHN E VAN, ORDEN AMARILIS	8036 HAWKSHEAD RD	WAKE FOREST NC 27587-9420
VARNEDOE, WILLIAM S VARNEDOE, WANDA C	2412 CANONBIE LN	WAKE FOREST NC 27587-5450
VELASQUEZ, NOEMY VELASQUEZ, WERNER ROLANDO	999 W DURNESS CT	WAKE FOREST NC 27587-4919
VIGARI, VINCENT F GALLOWAY, KAY C	7608 HEURISTIC WAY	WAKE FOREST NC 27587-9000

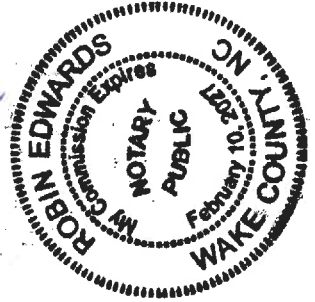
VOLLMER, CHARLES B VOLLMER, STELLA	1118 FAIRWAY VILLAS DR	WAKE FOREST NC 27587-5179
VUKOVICH, FRED M VUKOVICH, NADINE M	8033 HAWKSHEAD RD	WAKE FOREST NC 27587-6681
WADFORD, NYLE F WADFORD, TERESA H	8019 HOGAN DR	WAKE FOREST NC 27587-6662
WAKE UNION BAPTIST CHURCH	13345 WAKE UNION CHURCH RD	WAKE FOREST NC 27587-7451
WAKE UNION BAPTIST CHURCH %EARL PLEASANT TRUSTEES	13345 WAKE UNION CHURCH RD	WAKE FOREST NC 27587-7451
WALLACE, MARK FRANKLIN WALLACE, NICOLE J	7906 HOGAN DR	WAKE FOREST NC 27587-6659
WALSH, DANIEL F WALSH, MICHELLE R	1204 CHILMARK AVE	WAKE FOREST NC 27587-5335
WARE, VALERIE T WARE, ARCHIE L	7807 HOGAN DR	WAKE FOREST NC 27587-6696
WEBER, KEITH A WEBER, CATHERINE J	1136 CHILMARK AVE	WAKE FOREST NC 27587-5333
WENNINGER, STEPHAN FRIEDRICH WENNINGER, SARAH LESLIE	2501 CANONBIE LN	WAKE FOREST NC 27587-8766
WILLIAMS, TRAMPAS	1113 FAIRWAY VILLAS DR	WAKE FOREST NC 27587-5180
WU, THUAN WU, MINH LUU	7818 HOGAN DR	WAKE FOREST NC 27587-6695
YAMASA CO LTD	PO BOX 4090	SCOTTSDALE AZ 85261-4090
YARMOLIK, TATSIANA YARMOLIK, ANDREI	995 W DURNES CT	WAKE FOREST NC 27587-4919
YAROSH, DANIEL YAROSH, LORI	7815 HOGAN DR	WAKE FOREST NC 27587-6696
YATES, SANDRA J YATES, BURL E	8005 HAWKSHEAD RD	WAKE FOREST NC 27587-6681
ZELVIS, MICHELE HOFFMAN	1120 FAIRWAY VILLAS DR	WAKE FOREST NC 27587-5179
ZENESKI, ANDREW JOSEPH SR ZENESKI, ANNE BRUMMITT	1214 CHILMARK AVE	WAKE FOREST NC 27587-5335
ZHAO, BAIRU	12310 ANGEL FALLS RD	RALEIGH NC 27614-7619

PREPARED BY: NZC G1084 PRINTED NAME

SIGNATURE

SWORN AND SUBSCRIBED BEFORE ME ON THIS THE 4th DAY OF APRIL 2022

Robin Edwards
NOTARY PUBLIC



MY COMMISSION EXPIRES: 2/10/2027

EXHIBIT C

SUMMARY OF DISCUSSION ITEMS

On Wednesday, March 30, 2022, at 6:00 p.m., the applicant held a neighborhood meeting for a proposed project on the former Wake Forest Golf Club Property. This was the second of two community wide meetings held by the applicant regarding this project. A number of additional meetings with members of surrounding neighborhoods also were held. A summary of the questions asked and answered is offered below.

What methodology did you use to determine who was within 500 ft of the planned development? Parcel 0164255 (the island) is not fully shown on your map so did you measure 500 ft from it? Was the Fairlake HOA notified? We do not like the short notice provided. It appears calculated to minimize neighborhood participation.

The island parcel inadvertently was included on the original application and was not used to calculate the notification area for the previous meeting. For the latest meeting, we notified the property owner of record, according to Wake County Tax Records, for properties within 500-ft of the parcels with PIN#s 1831895139; 1841091336; 1832712652; 1831773725; & 1831772476.

What is planned for the 4 acre island of land between Hawkshead and Country Club Downs (Parcel 0164255)?

Nothing is planned for that parcel. It is not part of the project.

Joyner now has another LLC Green Timber (Feb 2021) and it is now a 50% owner (Jan 2022) What is the relationship between Dry and Green Timber?

Our understanding is that Mr. Joyner is involved with both entities and that they current ownership structure is for both estate and tax planning purposes.

Are you aware of the Town's comment that the Riverstone open space (2 lots) should not be included in the plan? (REID: 0237544; 0230586.) Will they be removed from the next plan submitted?

Those parcels no longer will be included in the application.

Once the community is built, who will own the open space?

If this project is built out, there will be one or more HOA entities which will own the private open space after the community is built. The project also contemplates dedicated/donating 19-acres of land to the Town for a public park and as part of the Town's greenway system.

What is your understanding of the restrictive covenants for the area west of Horse Creek? Do you plan to respect those covenants?

While we cannot speak to their validity, the plan has been revised in a manner which we believe complies with the spirit of those covenants.

How many parks are planned for the neighborhood? At least 25% of the park space must be active. What are your plans for active open space?

There are 4 neighborhood parks planned as amenities for the proposed community. We have planned about 5.32 acres in this project for neighborhood parks. We do not yet have a design for the active amenities, but the UDO does require a certain percentage to be active. We will be meeting that requirement and possibly exceeding it. Those active areas can include any number of amenities, but that has not yet been determined. There also is a set aside of 19 acres for a public park and the planned greenway, which ultimately will be a public amenity. We do not yet have plans for how the open spaces will be programmed.

How are you addressing the UDO requirement to for all residences to be within ¼ mile of a park?

We believe the proposed layout complies with this UDO requirement.

Are there no trees in your parks? How will shade be provided?

All areas that are classified as meeting the neighborhood park requirement will meet UDO requirements which require trees within the park areas.

How is your “proposed” park area along Horse Creek Accessible to the Town residents? Where is the parking? What waivers are required to create park structures like paths and picnic tables etc.? Have you applied for them? To whom? Contact information? How is this park to be connected to the TOWN since there is no access to Purnell or Jenkins?

We are proposing to dedicate approximately 19 acres of land to the Town of Wake Forest for use as a park and as part of the Town’s planned Greenway system. The Town is proposing a greenway trail along Horse Creek where it traverses our property and beyond. Access, parking, structures, connectivity and all those things about both the park and the greenway trail probably will not be determined until sometime in the future when the Town designs those features.

Were you aware that the property was zoned R40W when the SUP was approved? Did you have any indication from the city or the planners that you did not need to take that zoning into consideration?

We were aware of the previous zoning, but we had no involvement in the original SUP or zoning. The current zoning is GR-3, PUD; we also had no involvement in that change either. The Town did not tell us we needed to take into consideration the previous R40W zoning district that was changed over 20 years ago.

According to your calculations on your application, there will be fewer than 3 houses per acre. That is consistent with GR3. Why do you want to rezone to GR10?

We plan to offer housing types like townhomes and lot sizes that are not available in the GR-3 zoning. Nevertheless, our proposed zoning limits our density to no more than 3 units per acre.

Are you willing to take 3 water quality samples on Horse Creek if your plan is approved? Before during and after at both edges of the property and in the middle?

We will conduct all testing as required by local, state, and national agencies. We do not know whether this specific test will be required.

If the proposed construction takes place, it could potentially alter the water quality in adjacent neighborhoods that rely on well water. Is the developer willing to pay for public water access to these houses? It is no good to say we will test your well water once after construction since this could happen years later and then where will the developer be?

Our development will use water provided by the City of Raleigh Water Department which draws its water from Falls Lake, Lake Benson and Lake Wheeler. We do not know of any nexus between this project's public drinking water supply and the adjacent lots' well water. We have seen no information which suggests that underground reservoirs are impacted by municipal utility systems. In fact, it is our understanding that adding more wells, for example, would have a greater impact on existing well water supply than bringing in municipal utilities.

Have you gotten permission to build a road across the ponds? What are the issues? Who is the DEWQ POC you are dealing with? We want to see the drawings of the bridge.

No, we do not have permission to cross the stream at this time. We have not yet sought it, but we do think the crossing is likely to be a culvert rather than a bridge.

What are the calculations that show the area drained by this Storm Control Ponds and that it will hold that flow? UDO states 2 year flood requirement but this seems too lenient for an actual watershed area as well as flood prone zone.

Design of the stormwater control measures will be completed during the construction drawings preparation following rezoning and site plan approval. For High-Density developments as proposed for the Joyner Parcel, stormwater control measures (SCMs) will be designed such that the post-development runoff will be controlled to be equal or less than the pre-development runoff for the 1 year, 24 hour and the 10-year, 24 hour storms. In addition, the SCMs will have to be designed to meet maximum nutrient (i.e., nitrogen and phosphorous) loading rates.

Has any study of the environmental impacts of the proposed development been conducted-especially the impact of such a radical change in the density of the proposed housing units? (E.g. wetlands survey, environmental impact study, etc.) If yes, by whom and can the residents get a copy? If no, will such a study be conducted?

Wetland and streams have been delineated and the next step will be to get Corps concurrence. As design progresses during the construction drawings phase, impact maps will be prepared that detail the proposed impacts to wetlands, streams, and stream buffer. An environmental impact study is not required and will not be conducted.

Has there been any thought as to the availability of water with the growing number of residences in Wake Forest? The 2008 drought drove water supply down drastically. What would happen if another drought occurred?

Drinking water supply for the Town of Wake Forest is served by the City of Raleigh. Per recent information obtained from the City of Raleigh, the City's long term drinking water position is very strong. The City's current average daily water demand is around 52 million gallons/day (MGD), which almost is exactly what it was in 2007. This means that 15 years after the last major drought, the City is using approximately the same amount of water, despite adding 10,000 to 11,000 new residents per year to their service area. The reason behind this strong position is water conservation measures, which have extended the City's current water resource portfolio by probably 20 to 25 years. Additionally, in a bold move that literally required an Act of Congress, the City was able to reallocate 4.1 billion gallons of water in Falls Lake. As a result, the City was able to add water storage without actually constructing a new reservoir, which is an incredibly expensive and long process. In short, based on conservative projected water use scenarios, the City's current resources would provide sufficient water supply through 2047 or so. Using more realistic water use projections, water use would trend significantly lower, which extend water supply well beyond the City's traditional planning boundary.

Is the Horse Creek floodplain area sufficiently large to protect the proposed residences in the event of flooding such as occurred in 1996 with Hurricane Fran? How much regrading will be required in the vicinity of the horse Creek Corridor and floodplain? How will regrading affect the ecological balance of the corridor both in the short and long term? What kind of storm water control measures will there be to protect the corridor?

The applicant is not the authority which determines the floodplain area. FEMA puts out Flood Rate Insurance Maps; the Army Corp also has some involvement in these types of determinations; and there probably are other governmental entities involved. Whatever the case, we are going to have to follow all local, state, and federal regulations in designing this project with reference to Horse Creek and the flood plain.

What is the amount of impervious surface area in the developed areas---not in relation to the whole property?

I cannot answer this question because that is not how impervious is calculated for new development. Impervious surface is looked at wholistically. The Town's UDO specifically states that *Impervious surface/built-upon area calculations are made based on the total acreage of built-upon area within a proposed development, divided by the total acreage of the lot area.* We are proposing to build this under the high impervious development option, so the maximum impervious coverage, per the UDO, cannot exceed 70%.

Will peripheral lots and houses be developed consistent with the abutting communities per UDO? This means ¾ acre lots and compatible housing sizes and design.

The section west of Horse Creek has been revised to be consistent with the previous agreement put in pace for new development in that section of the property. The minimum lot size there is 30,000 sf.

We want to see scale drawings all the dwelling type units you plan to build with a properly scaled human next to it. Square Footage for Each type. Representative floor plan and price ranges for each house type.

Toll Brothers has a contract option on the Property. They are designing new product line for this site and do not have elevations at this time. Regardless, their average sales price nationwide in 2020 was \$816,500.00. Locally, the data through October of 2021 suggests that Toll has sold about 226 homes in the Triangle with an average sales price of \$667,961. Toll's average sales price locally is about 50% higher than other national builders in this market. They have positioned themselves as a luxury builder, and that is what they plan to build within this community.

Do you have covenants prepared? Can we see them?

No, we do not have covenants prepared. That step does not come until much later in the process.

Are you going to delete the TOWN homes along Capital BLVD as the Town Planning department recommended?

We are leaning towards a fully residential project, but Town staff have been adamant about commercial along Capital. There has been a vacant commercial property right next to this project for some time which still has not been pursued. So, we have our doubts about the viability of even more commercial.

Have you rearranged houses that are in the Capital Blvd access RD overlay? What is the current total proposed housing count? Do you have a master plan we can see? When can we see it?

The section along Capital has been revised on account of the service road NCDOT is requiring in this area.

Why have you not consistently met the Wake Forest 100 ft set back from creeks and ponds in you planning?
Does your new plan address that? When can we see it?

The project will be required to meet the UDO standards. Town staff will be reviewing these plans to ensure compliance with those standards. So, if we have shown development in an area where a riparian buffer is required, the Town will make us move it. That having been said, we believe the layout shown is compliant with required riparian buffers.

with the new housing in the northwest, what is the buffer

The buffer against Country Club Downs in the revised drawing is the same as it was in the previous drawing; 20 feet. The buffer along Hawkshead has been revised. It varies from a width of about 150 feet to 120 feet.

Will existing homeowners be grandfathered into any amenities memberships?

This is something we can ask the builder about.

How will the units west of Horse Creek be accessed and how will Hogan drive be expanded?

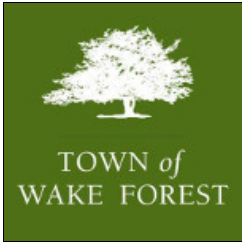
Those lots are proposed to be accessed via existing Simpson Court which stubs to the property. We have not yet been told that Hogan Drive will need to be improved or expanded as a result of this project.

EXHIBIT D

NEIGHBORHOOD MEETING ATTENDEES

APPLICANT TEAM		
Name	Email	Organization
Laura Holloman	holloman@mcadamsco.com	McAdams
Nil Ghosh	nghosh@morningstarlawgroup.com	Morningstar Law Group
Mike Sanchez	sanchez@mcadamsco.com	McAdams
ATTENDEES		
Name	Email	Address
Carol Pelosi	cwpelosi@aol.com	1255 South Main Street
Mary Horton	beth.horton88@yahoo.com	1101 Fairway Villas Dr
Patrick Rodriguez	patriklos@netscape.net	1231 Country Club Dr
Mary Kircher	mkircher@nc.rr.com	-
David Michaels	dmichaels659@gmail.com	-
Travis Lile	tjl0809@gmail.com	7806 Hogan Dr
TARA SCHRIER	tara.schrier@systemsnnhand.com	7733 KINGS WAY COURT
Karen Schlett-Evaldi	Kschlett@nc.rr.com	-
Mark Ruprich	mkruprich@icloud.com	-
Tom Anhut	tjanhut@anhutprop.com	610 Presidents Walk Lane
Richard Ostergard	richard.ostergard@gmail.com	-
Lynn Joyner	lynn.joyner@duke.edu	-
Subir Mukherjee	Keepitopen27587@gmail.com	-
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John DeFore	jd41117@msn.com	7914 Hogan Drive
Eugene Hamilton	mylincolns@hotmail.com	8030 Hogan Drive
Gina Micchia	Micchiag@gmail.com	-
John Iapalucci	yappi2020@gmail.com	2514 McGowan Court
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Mikayla	Mikaylahorner@gmail.com	Hogan Dr
Lee Perry	leebperry12@gmail.com	208 Middlestone Court
Maria Harkley	Mgarcia02909@yahoo.com	7910 Hogan Drive
Ruth Nassif	uncann69@aol.com	8012 Hawkshead Rd
Keith Weber	snoops.coleus-01@icloud.com	-
Carissa Sliwinski	carissasliwinski@hotmail.com	8034 Hogan Drive
Delia Bowers	deebowers5@gmail.com	1230 Country Club Drive
George MASSEY	Gdennismassey0618@gmail.com	2513 Canonbie Lane
Michael Durham	m14durham@gmail.com	2421 CANONBIE LN
Ann Van Orden	vanordenbookkeeping@gmail.com	8036 Hawkshead Road
Jo Anne Lester	jozillabone@gmail.com	1352 Country Club Dr
Timothy Sexton	timothyrs Sexton@gmail.com	400 E CEDAR AVE
Thomas Patchel	tompatchel@gmail.com	8002 Hogan Drive
Mary Defore	apple27803@aol.com	7914 Hogan Drive
Nyle Wadford	dixieblitz@hotmail.com	8019 Hogan Dr.
Jean	Jeanpatchel@gmail.com	-

Angie Wright	Awright25@nc.rr.com	-
Kevin Upton	kupto@aol.com	1358 country club drive
CALL-IN PARTICIPANTS		
1-919-949-1947		
1-919-427-2572		
1-516-522-1740		
1-919-614-2645		
1-919-302-2651		



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

#620129

Project Title: Joyner Property Conditional District Rezoning

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Conditional District Rezoning

State: NC

Workflow: Conditional District Rezoning

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-21-08

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: 1200 CLUB VILLAS DR
(1831895139)

Tax PIN: 1831895139

Acreage: 149.66

**Name of Existing Development/Subdivision (if applicable--
for reference only):** Joyner Property Conditional Rezoning

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

- 1200 CLUB VILLAS DR: 147.1

Current Use:

Wake Forest (WF):

Base District: Zoning

- 1200 CLUB VILLAS DR: CU 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?: Yes

Is there an existing Special Use Permit for the Property?:
Yes

Currently a Conditional Use?: Yes

Related Town of Wake Forest Case Numbers: SU-99-02; RZ-96-12

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:919-361-5000
holloman@mcadamsco.com

Project Contact - Developer

James Adams Jr
Mill Ridge Investments
919 S. Main Street
Wake Forest, NC 27587
P:919-556-5418

Project Contact - Traffic Engineer

Project Contact - Property Owner

Carroll Joyner
Green Timber Foundation
394 Fleming Road
Youngsville, NC 27596
P:(919) 556-5418

Project Contact - Engineer

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

Project Contact - Attorney

Brittany Chase
Exult Engineering
P.O. BOX 99277
Raleigh, NC 27624
P:984-500-5428
brittany@exultengineering.com

Nil Ghosh
Morningstar Law Group
112 W. Main St
Durham, NC 27701
P:919-590-0362
ngghosh@morningstarlawgroup.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.

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

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

Proposed Land Use:
Residential Subdivision; town park.

Proposed Number of Lots: 336

Number of Buildings: 0

Number of Single-Family Lots: 208

Number of Townhome Lots: 128

Number of Multi-Family Units: 0

Number of Stories: 2

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

Plan Information - Conditional Rezoning

Description of Request:

A residential subdivision consisting of 208 single-family lots and 128 townhome lots, for a total of 336 lots.

Initial Proposed Conditions Offered by Applicant:

1. ALL DEVELOPMENT WILL COMPLY WILL 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.
2. THE DEVELOPMENT SHALL HAVE A MAXIMUM DENSITY OF 3 UNITS PER ACRE.
3. VINYL SIDING SHALL NOT BE PERMITTED; HOWEVER, VINYL WINDOWS, DECORATIVE ELEMENTS, AND TRIM ARE PERMITTED.
4. ANY EXTERIOR WALL OF A UNIT VISIBLE FROM A STREET SHALL CONTAIN AT LEAST THREE DECORATIVE ELEMENTS SUCH AS, BUT NOT LIMITED TO, THE FOLLOWING ELEMENTS:
 - a. WINDOWS;
 - b. BAY WINDOW;
 - c. RECESSED WINDOW;

- d. DECORATIVE WINDOW;
 - e. TRIM AROUND WINDOWS;
 - f. SIDE PORCH;
 - g. TWO OR MORE BUILDING MATERIALS;
 - h. DECORATIVE BRICK OR STONE;
 - i. DECORATIVE TRIM;
 - j. DECORATIVE SHAKE;
 - k. DECORATIVE GABLE;
 - l. DECORATIVE CORNICE;
 - m. PORTICO;
 - n. DORMER.
5. A VARIED COLOR PALETTE SHALL BE UTILIZED ON BUILDINGS THROUGHOUT THE DEVELOPMENT TO INCLUDE A MINIMUM OF THREE COLOR FAMILIES FOR SIDING AND SHALL INCLUDE VARIED TRIM, SHUTTER, AND ACCENT COLORS COMPLIMENTING THE SIDING COLOR.
6. DEVELOPED OPEN SPACE AND PARK SPACE MAY CONTAIN, BUT NOT LIMITED TO, THE FOLLOWING ELEMENTS: WALKING TRAILS; SWIMMING POOL; CLUBHOUSE; BUTTERFLY GARDENS; FITNESS CENTER; DOG PARK; COMMUNITY GARDEN; HAMMOCK LOUNGE; FIREPITS. THE PARK SPACES PROVIDED IN THE DEVELOPMENT SHALL BE A MINIMUM OF 2,000 SQUARE FEET AND A MINIMUM OF FOUR (4) PARKS SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT (SECTION 7.5.1).
7. TRADITIONAL BUILDING SETBACKS AS OUTLINED IN TABLE 2.2.5. C. SHALL NOT BE APPLICABLE TO BUILDINGS SHOWN WITHIN THIS DEVELOPMENT. YARD REQUIREMENTS SHALL BE REQUIRED PER THE SITE DATA TABLE.
8. 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 4.4.3). YARD REQUIREMENTS SHALL BE REQUIRED PER THE SITE DATA TABLE.
9. ALTERNATIVE STREET SECTION DESIGN SEE TYPICAL SECTION C0.00 (SECTION 6.7.2).

Justification of Consistency with Comprehensive Plan:
The Growth Strategies Map identifies the subject property as part of the Sub-Urban Zone, which falsely states that land within this designation does not have access to utilities. However, as previously stated, the project area does have access to public utilities at this time.

The following policies are applicable to our request:

Principles for Neighborhood Planning Areas:

- Principle 4: Design the streets (layout and width primarily) according to their intended use.

Principle 5: Rather than building large, single-use subdivisions, build full-service neighborhoods, with residentially services close at hand. Vary the types and price-points of housing to encourage social and economic diversity in each planning area.

The associated Conditional Use Rezoning master plan proposes a variety of housing types on the subject property: traditional front-loaded single-family lots, alley-loaded single-family lots, as well as townhomes. All these differing housing types equates to multiple price points within the community, something the Towns Community Plan is striving to create.

Policies for Future Neighborhoods:

Policy FN-1: To minimize sprawl and land consumption, and to promote a walkable community, most new neighborhoods should be compact in form.

Policy FN-2: New neighborhood streets should be no wider than necessary to serve their intended purpose.

Policy FN-7: As new neighborhoods are developed, a mixture of housing types, sizes, and prices shall be encouraged within the bounds of each neighborhood planning area.

Policy FN-9: New neighborhoods should be connected to other neighborhoods, shopping, and work areas within the neighborhood planning area.

Policy FN-10: Street designs in new neighborhoods should give equal priority to the pedestrian and the automobile.

The proposed residential development will be required to provide sidewalks on both sides of internal streets throughout the development. Additionally, a public greenway will be constructed along Horse Creek, consistent with the Towns Park and Recreation plan and will result in a walkable community, which both local and regional residents alike can enjoy. Streets will be designed to be no wider than necessary to serve the intended local traffic. As mentioned elsewhere, the proposed development will feature a mixture of housing types and sizes which will result in varying price points offered within the community. Street design is also focused on safe and efficient street networks, and avoids long straight-ways whenever possible, which minimizes high vehicular speeds.

Policies for Parks, Open Space, and Recreation:

Policy PR-1: The Town, in cooperation with private sector

interests, should continue to develop a system of open space greenways and walking trails to connect residential areas with, especially, schools and park facilities. The use of (1) natural corridors such as streams and floodplains, and (2) man-made corridors such as utility and transportation rights-of-way and easements, should be emphasized.

Policy PR-2: Mini parks should continue to be supported in existing and proposed neighborhoods to meet the needs of small children and the elderly, and to encourage social interaction and mutual support among area families. Arrangements for some maintenance of new mini parks by volunteers should be preferred.

As previously mentioned, there will be a public greenway built along Horse Creek that will allow the connection of neighborhoods and set a precedent for a regional greenway to be established as adjacent properties develop. A public park will also be developed on-site and will result in an environment where residents, young and old, can gather to enjoy the outdoors and natural open spaces.

Policies for Community Character:

Policy CC-5: Large Trees, ponds, creeks, or other natural features of the landscape should be saved when locating new streets, buildings, parking lots, etc.

As shown on the Special Use Permit Master Plan, Horse Creek will be maintained in its natural state and will be incorporated into overall open space for the Town, as it is planned to be a Town Park. Additionally, there are two existing ponds on-site that are also included within the developments open space, neither of which will be drained.

Policies for Street Trees:

Policy ST-5: The planting or preservation of street trees of appropriate size and species should continue to be required as part of the upfront costs of all new development, in accordance with the Town's Street tree planting master plan.

As shown on the Conditional Rezoning Master Plan, street trees are proposed throughout the proposed development.

Therefore, on balance, the proposed plan is consistent with officially adopted plans and policies of the Town.

PROPOSED JOYNER PROPERTY ZONING CONDITIONS (DATED 9/6/23)

1. SITE MASTER PLAN (SP-21-02) 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 SUBDIVISION MASTER PLAN.
2. THE DEVELOPMENT SHALL HAVE A MAXIMUM DENSITY OF 3 UNITS PER ACRE.
3. VINYL SIDING SHALL NOT BE PERMITTED; HOWEVER, VINYL WINDOWS, DECORATIVE ELEMENTS, AND TRIM ARE PERMITTED.
4. THE FOLLOWING SHALL APPLY TO ALL SINGLE-FAMILY DETACHED AND TOWNHOMES (EXCEPT FOR LOTS 157-182; 201-206), ANY EXTERIOR WALL OF A UNIT VISIBLE FROM A STREET SHALL CONTAIN AT LEAST THREE DECORATIVE ELEMENTS SUCH AS, BUT NOT LIMITED TO, THE FOLLOWING ELEMENTS:
 - a. BAY WINDOW;
 - b. RECESSED WINDOW;
 - c. DECORATIVE WINDOW;
 - d. SIDE PORCH;
 - e. TWO OR MORE BUILDING MATERIALS;
 - f. DECORATIVE BRICK OR STONE;
 - g. DECORATIVE TRIM;
 - h. DECORATIVE SHAKE;
 - i. DECORATIVE GABLE;
 - j. DECORATIVE CORNICE;
 - k. PORTICO;
 - l. DORMER.
5. TOWNHOMES IN THE AREA NUMBERED 157-182; 201-206 WITHIN THE MASTER PLAN SHALL BE SUBJECT TO THE FOLLOWING ARCHITECTURAL CONDITIONS:
 - a. END UNITS SHALL BE AT LEAST 34' WIDE. INTERIOR UNITS SHALL BE AT LEAST 28' WIDE.
 - b. EACH UNIT SHALL HAVE AT LEAST A 2-CAR GARAGE.
 - c. EACH UNIT SHALL BE ACCESSED OFF A REAR ALLEY.
 - d. NO UNIT SHALL EXCEED TWO FULL STORIES IN HEIGHT.
 - e. EACH UNIT SHALL CONTAIN A MINIMUM OF 1,600 SQUARE FEET OF LIVABLE SPACE. THE ACTUAL NUMBER OF UNITS AND LOCATION WILL BE FINALIZED DURING THE CONSTRUCTION DRAWING PROCESS.
 - f. ANY EXTERIOR WALL FRONTING A STREET SHALL CONTAIN AT LEAST 3 DECORATIVE ELEMENTS SUCH AS, BUT NOT LIMITED TO, THE FOLLOWING:
 1. BAY, RECESSED, OR DECORATIVE WINDOW.
 2. 3.5" MINIMUM TRIM AROUND WINDOWS.
 3. SHUTTERS.
 4. BALCONY.

5. PORCH, COVERED STOOP, OR PORTICO. ALL WILL BE A MINIMUM OF 5' IN DEPTH.
 6. DECORATIVE TRIM.
 7. BRICK OR STONE COVERING THE FIRST FLOOR (TO INCLUDE EXPOSED FOUNDATION), PATTERNED FINISH (SCALES, WAINSCOTTING, ETC.) FOR SECOND FLOOR AND WALLS NOT FACING THE STREET.
 8. ROOF ELEMENT (DORMER, TURNED GABLE, CUPOLA). ROOF SHALL NOT VISUALLY REPRESENT ONE LONG SINGLE GABLE.
 - g. EXTERIOR WALL MATERIALS SHALL BE SOLELY OR A COMBINATION OF; WOOD CLAPBOARD; CEMENTITIOUS FIBER BOARD SIDING; SHINGLE/SHAKE; OR BOARD AND BATTEN; BRICK; AND CULTURED OR NATURAL STONE.
 - h. VINYL SIDING WILL NOT BE ALLOWED. VINYL WINDOWS, DECORATIVE ELEMENTS, TRIM, AND SOFFITS SHALL BE PERMITTED.
 - i. EACH BUILDING SHALL INCLUDE A MINIMUM OF PREDOMINANT COLORS/(EXCLUDING TRIM COLORS). NO TWO ADJACENT UNITS SHALL HAVE THE SAME PREDOMINANT COLORS. FRONT DOORS SHALL BE AN ACCENT COLOR DIFFERENT THAN THE PREDOMINANT UNIT COLOR. IN ADDITION, FRONT DOORS SHALL HAVE EITHER A TRANSOM OVER THE DOOR, A SIDELIGHT OR A GLASS DOOR INSERT.
 - j. ALL FRONT ENTRANCES SHALL BE RAISED FROM THE FINISHED GRADE (AT THE RIGHT-OF-WAY LINE) A MINIMUM OF ONE INCHES AND ANY EXPOSED FOUNDATION ON THE FRONT OF THE UNITS SHALL BE BRICK OR STONE.
 - k. ROOF MATERIALS SHALL BE COMPRISED OF ASPHALT SHINGLES. STANDING SEAM METAL ROOFS SHALL BE PERMITTED ON PORCH ROOFS OR COVERED FRONT ENTRY ONLY.
 - l. FRONT EAVES SHALL PROJECT AT LEAST 2 INCHES FROM THE WALL OF THE STRUCTURE, SIDE EAVES SHALL PROJECT A MINIMUM OF 8 INCHES FROM THE WALL OF THE STRUCTURE. EAVES WILL BE ALLOWED TO ENCROACH INTO SETBACKS AS ALLOWED IN THE UDO.
6. A VARIED COLOR PALETTE SHALL BE UTILIZED ON BUILDINGS THROUGHOUT THE DEVELOPMENT TO INCLUDE A MINIMUM OF THREE COLOR FAMILIES FOR SIDING AND SHALL INCLUDE VARIED TRIM, SHUTTER, AND ACCENT COLORS COMPLIMENTING THE SIDING COLOR.
 7. TRADITIONAL BUILDING SETBACKS AS OUTLINED IN TABLE 2.2.5. C. SHALL NOT BE APPLICABLE TO BUILDINGS SHOWN WITHIN THIS DEVELOPMENT. YARD REQUIREMENTS SHALL BE REQUIRED PER THE SITE DATA TABLE. SETBACKS AS SHOWN IN THE SITE DATA TABLE ARE AS FOLLOWS:

TRADITIONAL SINGLE FAMILY
DWELLING (MIN):
FRONT: 20'
SIDE: 5'
CORNER: 8'
REAR: 25'

REAR LOADED SINGLE FAMILY
DWELLING (MIN):
FRONT: 5'
SIDE: 5'
CORNER: 8'
REAR: 5'

REAR LOADED
TOWNHOME
DWELLING (MIN):
FRONT: 10'
SIDE: 5'
CORNER: 8'
REAR: 25'

8. FOR SINGLE FAMILY AND TOWNHOME DWELLINGS, AT LEAST 15% OF AREA OF EACH FAÇADE THAT FACES A STREET LOT LINE MUST BE WINDOWS OR MAIN ENTRANCE DOORS, AS MEASURED FROM THE FINISHED FLOOR ELEVATION TO THE EAVE.
9. ROOF MATERIALS: RESIDENTIAL ROOFS SHALL BE CLAD IN WOOD SHINGLES, STANDING SEAM METAL (PORCH ROOF OR COVERED ENTRY ONLY), TERNE, SLATE, ASPHALT SHINGLES, OR SYNTHETIC MATERIALS SIMILAR AND/OR SUPERIOR IN APPEARANCE AND DURABILITY, THE PRIMARY MATERIALS USED FOR ROOFS SHOULD REFLECT THE CONTEXT OF THE SURROUNDING AREA OR NEIGHBORHOOD.
10. ALL RESIDENTIAL LOTS WEST OF HORSE CREEK SHALL HAVE A MINIMUM LOT SIZE OF 30,000 SQUARE FEET.
11. IN ACCORDANCE WITH RESTRICTIVE COVENANTS RECORDED IN WAKE COUNTY REGISTRY AT BOOK 4662, PAGE 0366, ADJCENT TO WAKE COUNTY PINS: 1832706809 AND 1832707851 A 160' BUFFER ZONE SHALL BE ESTABLISHED; ADJACENT TO WAKE COUNTY PINS: 1832709714 AND 1832800697 A 120' BUFFER ZONE SHALL BE ESTABLISHED.
12. AS NECESSARY TO MINIMIZE ENVIRONMENTAL IMPACTS AND MAXIMIZE DEVELOPABLE AREA, "SIMPSON COURT" MAY EXCEED MAXIMUM BLOCK LENGTH REQUIREMENTS (SECTION 6.5.1.C).
13. DUE TO PRESCRIBED ALIGNMENT OF THE PROPOSED SERVICE ROAD, THE REQUIRED STREET BUFFERYARD SHALL BE REDUCED FROM 30' TO 10'. (SECTION 2.4.3.C.).
14. THE BUILDING SETBACK SHALL BE REDUCED FROM 100' TO 75' FROM THE PROPERTY LINE ABUTTING THE MAJOR ACCESS CORRIDOR (US-1 ROW) (SECTION 2.4.3. D.).
15. DEVELOPED PASSIVE PARK SPACES SHALL CONTAIN A MINIMUM OF 3 OF THE FOLLOWING ELEMENTS, BUT NOT LIMITED TO: WALKING TRAILS; BUTTERFLY/POLLINATOR GARDENS; CUT FLOWER GARDENS; COMMUNITY GARDEN; DOG PARK; HAMMOCK LOUNGE; FIREPITS; CORNHOLE. THE PARK SPACES PROVIDED IN THE DEVELOPMENT SHALL BE A MINIMUM OF 2,000 SQUARE FEET.
16. DEVELOPED ACTIVE PARK SPACES SHALL CONTAIN A MINIMUM OF 3 OF THE FOLLOWING ELEMENTS, BUT NOT LIMITED TO: CLUBHOUSE; SWIMMING POOL; FITNESS CENTER; PLAYGROUND; VOLLEYBALL COURT; TENNIS/PICKLEBALL COURT. THE PARK SPACES PROVIDED IN THE DEVELOPMENT SHALL BE A MINIMUM OF 2,000 SQUARE FEET.
17. PARK #1 AS SHOWN WITHIN THE MASTER PLAN, SHALL BE CONSTRUCTED BY THE DEVELOPER AND THEN CONVEYED BY NON-WARRANTY THE FAIRWAY VILLAS AT WAKE FOREST GOLF CLUB AND CLUBHOUSE VILLAS AT WAKE FOREST GOLF CLUB TOWNHOMES OWNERS ASSOCIATION, INC. THIS PARK SHALL NOT BE LESS THAN 90,000 SQUARE FEET IN SIZE. A MINIMUM OF THREE DECORATIVE BENCHES WILL BE INSTALLED IN THE PARK. A BERM AT LEAST 4' IN HEIGHT AND

LANDSCAPED WITH A TOWN OF WAKE FOREST UDO TYPE A LANDSCAPE BUFFER (USING OPTION #2) SHALL BE INSTALLED ADJACENT TO THE PROPOSED SERVICE ROAD DEPICTED WITHIN THE MASTER PLAN THAT BORDER SAID PARK. PIN OAKS AND MAGNOLIAS SHALL BE PROHIBITED FROM THE BUFFER. SHRUBS ARE TO BE EVERGREENS AND NON-FLOWERING. SECTION 7.5.5.A. SHALL BE PROVIDED EXCEPT FOR TRASH AND RECYCLING BINS IN SECTION 7.5.5.A.3.

18. THERE WILL BE NO NEW DEVELOPMENT SOUTH OF THE THREE EXISTING PONDS, WITH THE POSSIBLE EXCEPTION OF ANY UTILITY IMPROVEMENTS REQUIRED BY CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THE LAND WILL REMAIN IN ITS CURRENT STATE AS A COMMUNITY OPEN SPACE. THE LAND SHALL BE DEEDED PRIOR TO FIRST PLAT APPROVAL, TO THE TOWN, COUNTY, STATE, NON-PROFIT ORGANIZATION (UNAFFILIATED WITH THE DEVELOPER) OR HOA.
19. PRIOR TO ISSUANCE OF A GRADING PERMIT, THE DEVELOPER SHALL BE REQUIRED TO CONDUCT A PHASE 2 ENVIRONMENTAL SITE ASSESSMENT FOR THE ENTIRE TRACT. THE DATA FROM THE PHASE 2 ENVIRONMENTAL SITE ASSESSMENT SHALL BE SUBMITTED TO THE TOWN FOR REVIEW WITH INITIAL SUBMITTAL OF CONSTRUCTION DRAWINGS TO THE TOWN.
20. AT THE TIME OF INITIAL CONSTRUCTION DRAWING APPROVAL, THE DEVELOPER SHALL BE REQUIRED TO REQUEST THAT THE TOWN OF WAKE FOREST AND NCDOT DESIGNATE COUNTRY CLUB DRIVE AS "ONE WAY" ALONG THE EAST-WEST SEGMENT TO THE INTERSECTION WITH THE PROPOSED STREET "H" TO PROHIBIT ACCESS TO CHILLMARK AVENUE DIRECTLY FROM THE PROPOSED DEVELOPMENT OR THE PROPOSED SERVICE ROAD. THIS CONDITION SHALL BE SATISFIED UPON THE MAKING OF THE REQUEST REGARDLESS OF WHETHER SUCH REQUEST IS GRANTED.
21. A 20' TYPE B PERIMETER BUFFER SHALL BE PROVIDED AND SHALL BE PLANTED IN ACCORDANCE WITH LANDSCAPE DETAILS ONLY AS ALLOWED ON SHEET LS 5.00 WITHIN THE MASTER PLAN.
22. IN ORDER TO NOT INTERFERE WITH THE EXISTING BERM AND LANDSCAPING BETWEEN CLUB VILLAS DRIVE AND THE EXISTING TOWNHOMES; THE SIDEWALK, CURB, AND/OR UPGRADES MAY BE WAIVED ON THE SOUTH SIDE OF CLUB VILLAS DRIVE. THE DETERMINATION OF REQUIREMENTS SHALL BE MADE BY THE TOWN OF WAKE FOREST PLANNING DEPARTMENT AT TIME OF CONSTRUCTION PLANS.
23. IF ANY OF THE EXISTING PONDS ADJACENT TO LOTS 45-62 ARE DRAINED AND ARE NOT RE-ESTABLISHED, THE ADJACENT PROPOSED LOTS TO THE NORTH WILL BE ALLOWED TO REMAIN AS SHOWN ON THE MASTER PLAN. IF THE EXISTING PONDS ARE NOT DRAINED, THE ADJACENT PROPOSED LOTS TO THE NORTH WILL EITHER BE ELIMINATED OR REVISED TO ENSURE THAT THE REQUIRED 100-FOOT BUFFER IS NOT ON ANY OF THE SINGLE-FAMILY DETACHED LOTS.
24. TO FACILITATE THIS DEVELOPMENT'S TRAFFIC TO TRAVEL NORTHBOUND ON CAPITAL BOULEVARD AND SUBJECT TO NCDOT APPROVAL AND ADEQUATE EXISTING RIGHT-OF-WAY, THE DEVELOPER SHALL DESIGN CONSTRUCTION PLANS THAT CREATE A NORTHBOUND U-TURN

SOUTH OF CLUB VILLAS DRIVE AND A CHANNELIZED LEFTOVER ONTO CLUB VILLAS DRIVE FROM CAPITAL BOULEVARD. THE CONSTRUCTION PLANS SHALL BE SUBMITTED TO NCDOT WHEN ON-SITE CONSTRUCTION PLANS ARE SUBMITTED TO THE TOWN FOR INITIAL REVIEW. CONSTRUCTION OF THESE IMPROVEMENTS SHALL BE STARTED WITHIN 90 DAYS OF NCDOT APPROVAL AND COMPLETED WITHIN ONE YEAR OF NCDOT APPROVAL OF THE CONSTRUCTION PLANS.

RESPECTFULLY SUBMITTED BY,

A handwritten signature in black ink, appearing to read "Laura Helt", with a long horizontal flourish extending to the right.

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: SU-99-02-01

Submittal Date: 4/5/22

Green Timber Foundation is the owner of the property for which the attached application is being submitted:

- ☐ General Use Rezoning or Conditional District Rezoning
☐ Site Master Plan
☐ Subdivision Master Plan
☐ Construction Drawings
☐ Variance
☐ Major Architectural Review
☒ Special Use Permit Amendment

The property is located at: 1200 Club Villas Drive

The agent for this project is: Morningstar Law Group

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

Laura Holloman, McAdams

Name: Nil Ghosh, Morningstar Law Group

McAdams: 621 Hillsborough Street, Suite 500, Raleigh, NC 27603

Address: Morningstar Law Group: 700 W Main Street, Second Floor, Durham, NC 27701

Laura Holloman: (919) 610-7377

Telephone Number: Nil Ghosh: (919) 590-0362 Fax: N/A

Laura Holloman: holloman@mcadamsco.com

Email Address: Nil Ghosh: nghosh@morningstarlawgroup.com

Signature(s) of Owner(s):



Print or type name(s):

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 #: SU-99-02-01

Submittal Date: 4/5/22

Dry Timber LLC is the owner of the property for which the attached application is being submitted:

- ☐ General Use Rezoning or Conditional District Rezoning
☐ Site Master Plan
☐ Subdivision Master Plan
☐ Construction Drawings
☐ Variance
☐ Major Architectural Review
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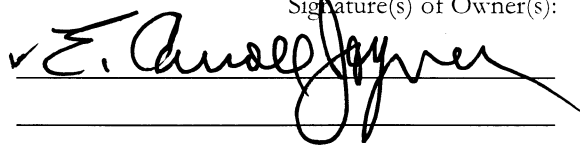
Laura Holloman: (919) 610-7377

Telephone Number: Nil Ghosh: (919) 590-0362 Fax: N/A

Laura Holloman: holloman@mcadamsco.com

Email Address: Nil Ghosh: nghosh@morningstarlawgroup.com

Signature(s) of Owner(s):



Print or type name(s):

Attach additional sheets if there are additional owners.

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Last update: August 2018

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: RZ-21-08

Submittal Date: 4/5/22

Green Timber Foundation is the owner of the property for which the attached application is being submitted:

- ☒ General Use Rezoning or Conditional District Rezoning
☐ Site Master Plan
☐ Subdivision Master Plan
☐ Construction Drawings
☐ Variance
☐ Major Architectural Review

The property is located at: 1200 Club Villas Drive

The agent for this project is: Morningstar Law Group

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

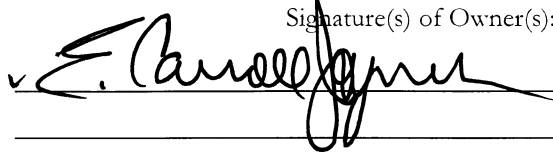
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Email Address: Laura Holloman: holloman@mcadamsco.com
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Signature(s) of Owner(s):



Print or type name(s):

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Last update: August 2018

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: RZ-21-08

Submittal Date: 4/5/22

Dry Timber LLC is the owner of the property for which the attached application is being submitted:

- ☒ General Use Rezoning or Conditional District Rezoning
☐ Site Master Plan
☐ Subdivision Master Plan
☐ Construction Drawings
☐ Variance
☐ Major Architectural Review

The property is located at: 1200 Club Villas Drive

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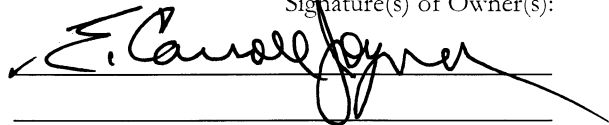
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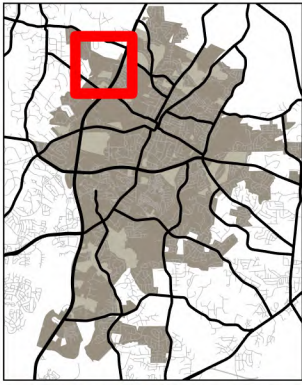


Print or type name(s):

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

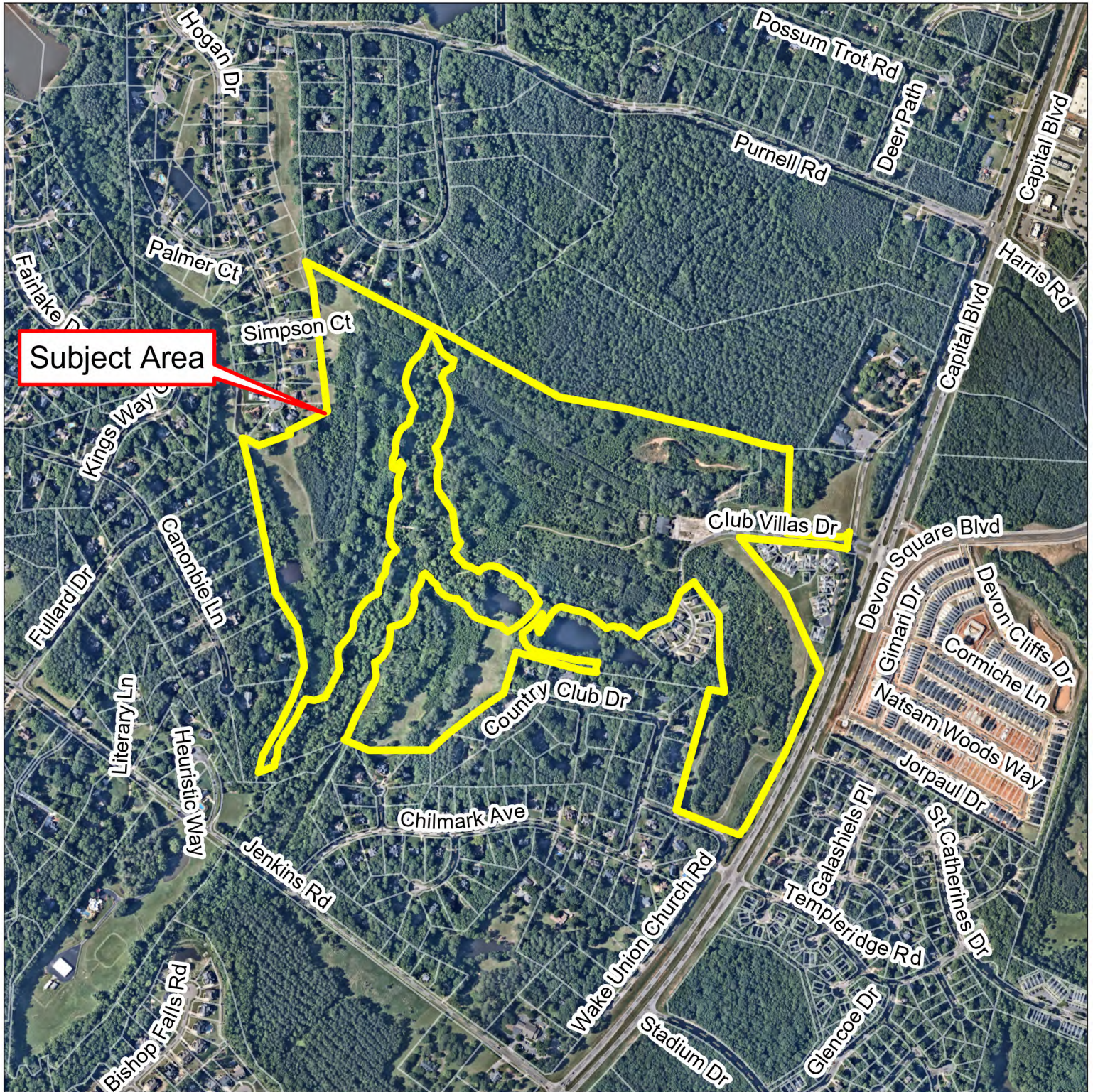


TOWN of
WAKE FOREST

RZ-21-08

Joyner Property Conditional District Rezoning PIN: 1831895139 (Portion) & 1841091336

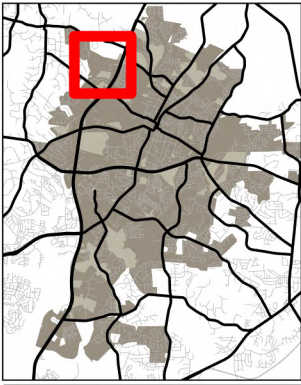
8/28/2023



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 1,500 2,000
Feet

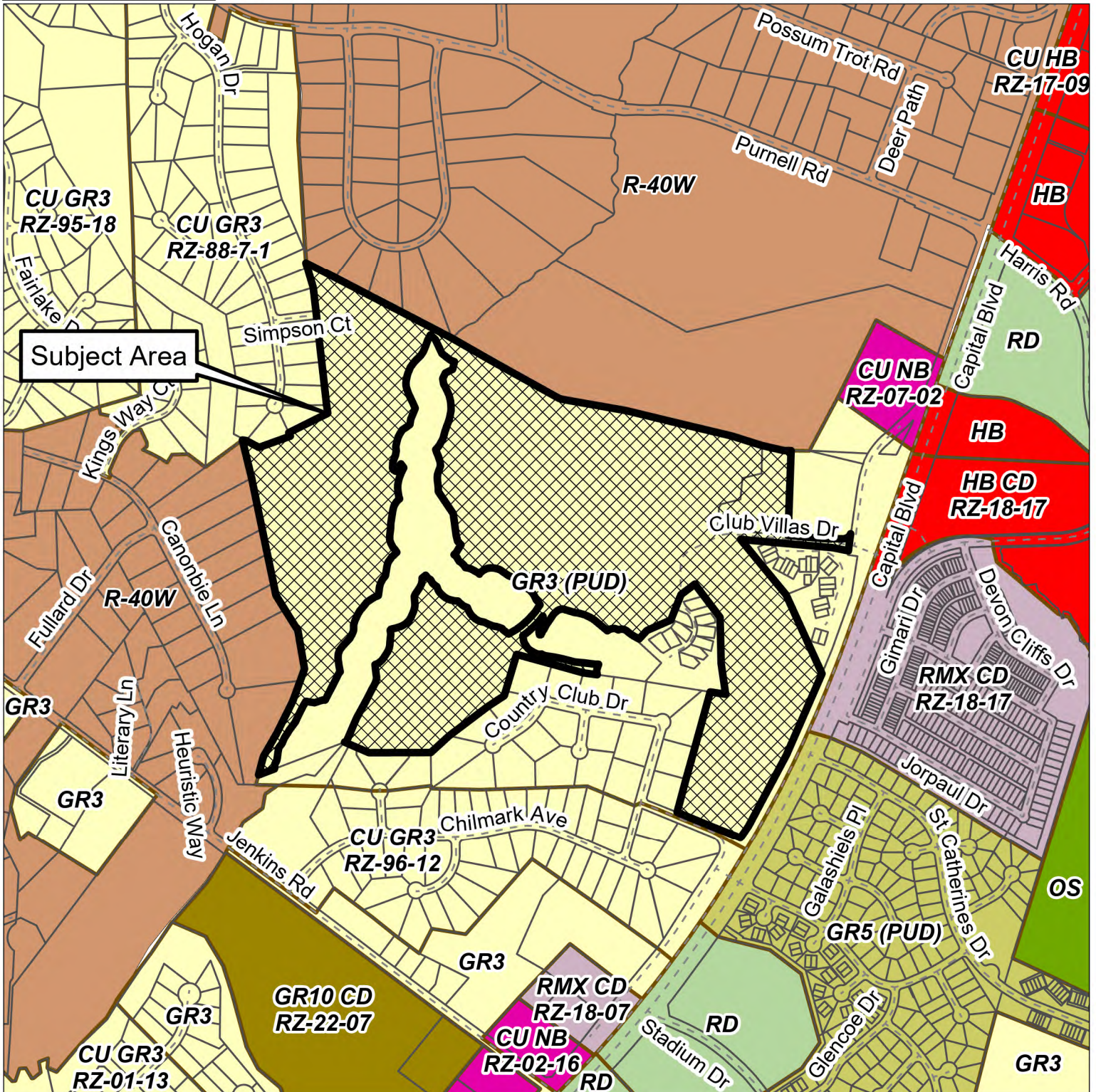




RZ-21-08

Joyner Property Conditional District Rezoning PIN: 1831895139 (Portion) & 1841091336

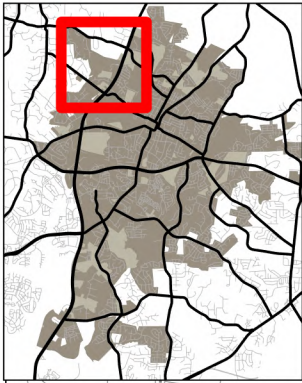
8/28/2023



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





Neighborhood Planning Areas

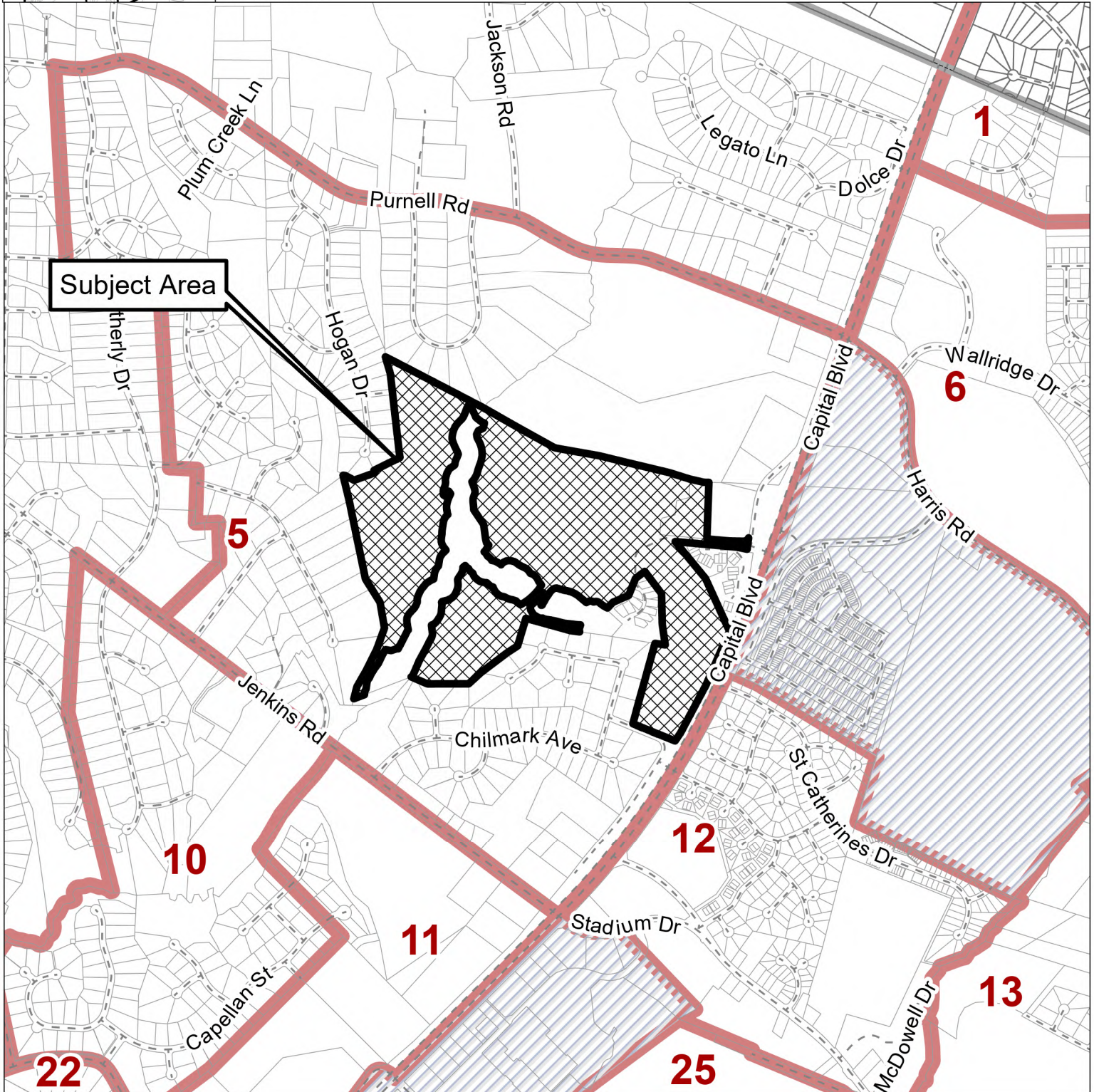


TOWN of
WAKE FOREST

RZ-21-08

Joyner Property Conditional District Rezoning PIN: 1831895139 (Portion) & 1841091336

8/28/2023



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For specific inquiries regarding zoning boundaries, contact the
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0 0.25 0.5 0.75
Miles

N
124



Town of Wake Forest

401 ELM AVENUE WAKE FOREST, N. C. 27587-2932
PHONE 919/554-6100 FAX 919/554-6195

SPECIAL USE PERMIT

Special Use Permit No.: SU-99-02

Date Issued: May 18, 1999

Petitioner: Oakmark Development Co., LLC
P.O. Box 99277
Raleigh, NC 27624

Property Location: 13239 Capital Boulevard

Tax PIN: 1831.08-89-2193

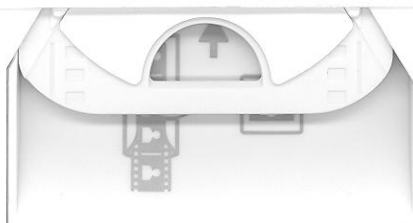
Property Size: 165.79 acres

Land Use: Planned Unit Development (30 dwelling units)

The Wake Forest Board of Commissioners considered your request on May 18, 1999 for a special use permit for a planned unit development.

The Wake Forest Board of Commissioners voted to approve your request for a Planned Unit Development (30 dwelling units) on the Wake Forest Golf Club property, being tracts 1, 2 and 4, based on the development master plan and the following findings of fact:

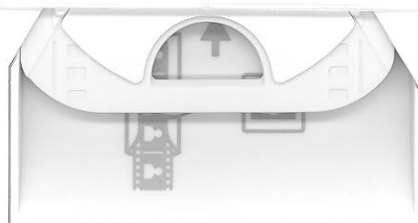
- Finding 1:** The proposed use or development is located, designed and proposed to be operated as not to be detrimental to the public health, safety and general welfare, in that the site, upon annexation, will be zoned R-40W, Residential-40 Watershed Protection District which allows planned unit developments; the proposed use involves the annexation of the entire Golf Club property affording the provision of municipal services; and, the proposed locations of dwelling units allow traffic to be routed directly to US-1, a major thoroughfare, thereby maintaining low traffic volume in any given residential area.
- Finding 2:** The proposed use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar facilities, in that site has frontage and access to a major thoroughfare (Capital Boulevard /US-1); and, the site will be located in the town limits and municipal services will be provided; and, municipal water and sewer service is available on-site and will sufficiently service the proposed use.



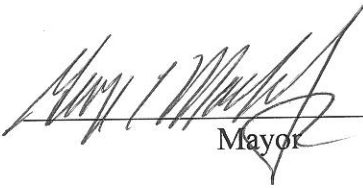
- Finding 3:** The proposed use will not substantially injure the value of adjoining or abutting property, in that buffering and screening as required by Town Ordinances will be provided; the club owner will have approval of architectural design to insure quality and uniformity to the WF Golf Club thereby preserving the quality and beauty of the area; each residential area will be landscaped so as to provide beauty and protection of surrounding property values; and, the townhomes will be priced between \$150,000 and \$200,000.
- Finding 4:** The proposed use will not cause undue traffic congestion or create a traffic hazard, in that the proposed use will generate 176 vehicle trips per day, which can be accommodated by US-1 and adjoining streets without effecting the level of service; and, the proposed dwelling units will be clustered in different locations on the golf course allowing traffic to be routed through two separate locations, with the bulk of traffic directly accessing US-1, thereby maintaining low traffic volumes in any given residential area.
- Finding 5:** The proposed use will not create undue noise, dust, and gasses, in that the proposed use is a residential use to which noise, dust and gasses are not normally associated; and, all vehicle access areas will be paved thus alleviating potential dust problems.
- Finding 6:** The proposed use if developed according to the plan submitted and approved, will be in harmony with the area in which it is located, in that the proposed use is comprised of single-family, attached dwellings priced in a range consistent with the surrounding residential areas.
- Finding 7:** The proposed use or development conforms with the general plans for the physical development of the town, in that the proposed use and Master Plan presents no conflicts with the general plans for the physical development of the Town, including the Land Use Management Plan, Land Development Plan, and the Official Zoning Map.
- Finding 8:** The proposed use or development meets all other rules and regulations within the zoning ordinance and all existing Town policies, in that the proposed plan submitted with the special-use permit application complies with the requirements of the R-40W, Residential-40 Watershed Protection District and the requirements for planned unit developments.

The special use permit is hereby issued subject to the following conditions:

1. Within sixty (60) days of the date of issuance of the special use permit and approval of the master plan, a petition of annexation for the entire Wake Forest Golf Club property shall be filed with the Town of Wake Forest. The effective date of the annexation ordinance shall be the effective date of the special use permit.

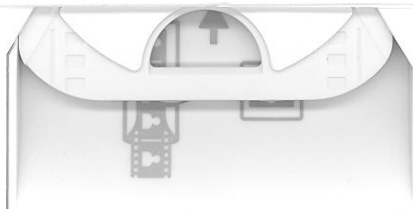


2. In accordance with Article V. Section 23.B.3 of the Wake Forest Zoning Ordinance, the property shall be zoned R-40W, Residential-40 Watershed Protection District upon the effective date of the annexation ordinance.
3. The entire acreage of the Wake Forest Golf Club shall be subject to the provisions and conditions of the special use permit and master plan as approved including, but not limited to, calculations of density, open space, and impervious surface area.
4. The commercial area shall require rezoning.
5. The facades of the townhomes shall be constructed with brick and hardi-plank.
6. The homeowner association of the development shall be responsible for the maintenance of the cemetery located on tract #1. Plans for the improvement of the cemetery shall be reviewed by the DAR and the Town of Wake Forest. The cemetery shall not be moved and the existing stone wall shall be kept in its historic condition with repairs as necessary.



Mayor

May 18, 1999
Date





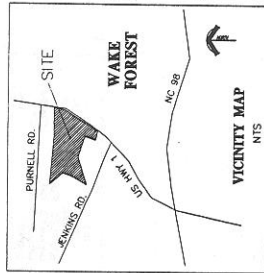
ALL RIGHTS IN THIS PLAN OR ANY PART THEREOF ARE RESERVED BY CLINE DAVIS ARCHITECTS P.A. NO PART OF THIS PLAN OR ANY PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION AND SIGNATURE OF CLINE DAVIS ARCHITECTS P.A.

Project #P014
Date 01.22.99
Revisions 04.22.99

Drawn By RSM
Checked By
Contract

**MASTER LAND
USE PLAN**

Sheet 1



TRACT	PROPOSED USE	AREA
TRACT #1	20 TOWNHOMES	+/- 5.55 AC.
TRACT #2	10 TOWNHOMES	+/- 1.45 AC.
TRACT #3	10 LOT LINE HOMES	+/- 1.45 AC.
TRACT #4	COMMERCIAL	+/- 5.01 AC.
WFGC	GOLF COURSE	+/- 148.08 AC.
TOTAL		+/- 165.79 AC.

PROPOSED DWELLING UNITS:
2 STORY, 3 BEDROOM, 1650 SF TO 2500 SF
PROPOSED OPEN SPACE (GOLF COURSE): 147.05 AC.
(87% OF THE ENTIRE WFGC PUD)
PROPOSED COMMON AREA (RESIDENTIAL):
TRACT #1: 2.5 AC. (SHARED ACCESS DRIVES)
TRACT #2: 0.7 AC. (SHARED ACCESS DRIVES)
TRACT #3: 0.7 AC. (INDIVIDUAL D.U. LOTS)
EXISTING IMPERVIOUS SURFACE AREA: +/- 2.0 AC.
(ENTIRE WAKE FOREST GOLF CLUB PUD)
PROPOSED IMPERVIOUS SURFACE AREA: +/- 6.0 AC.
(3.6 % OF ENTIRE WFGC PUD)

NOTE: EXISTING VEGETATION AND NATURAL AREAS AS SHOWN ON THE MASTER PLAN WILL BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE DURING DEVELOPMENT. CLEARING OF LAND SHALL BE UNDERTAKEN DURING DEVELOPMENT.

NOTE: STORM DRAINAGE FOR TRACTS 1, 2 AND THE EASTERN PART OF TRACT 3 SHALL BE VIA THE EXISTING WFGC DRAINAGE SYSTEM. STORM DRAINAGE FOR THE WESTERN PART OF TRACT 3 AND TRACT 4 SHALL BE VIA SUB-SURFACE STRUCTURES TO EXISTING STORM SYSTEMS OR EXISTING DRAINAGE WAYS.



DRAWN BY: RSM
CHECKED BY: RSM
DATE: 01.22.99
PROJECT: WAKE FOREST GOLF CLUB, INC.
13229 CAPITAL BOULEVARD
WAKE FOREST, NC 27609
DEVELOPER: WAKE FOREST GOLF CLUB, INC.
P.O. BOX 99277
RALEIGH, NC 27609

THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. CONSULT YOUR FINANCIAL ADVISOR FOR MORE INFORMATION.

Community Plan Consistency Grid					
GENERAL POLICY RECOMMENDATIONS			YES	NO	NA
GPR-1	Develop complete neighborhoods built around gathering spaces with a mix of housing types, lot sizes, and integrated commercial uses versus monolithic subdivisions				
GPR-2	Appropriately transition large-scale commercial, institutional, and industrial uses into surrounding neighborhoods				
GPR-3	Integrate alternative modes of transportation, such as transit and biking, into development				
GPR-4	Carefully configure street patterns to allow for multiple outlets from neighborhoods, and to continue the policy of providing for connections between neighborhoods, without encouraging through traffic				
GPR-5	Require sidewalks, bikeways and greenways as part of the necessary infrastructure for new development				
GPR-6	Require regularly spaced street trees, selected and planted in accordance with a street tree master plan, in new developments, whether commercial, office or residential				
GPR-7	Place new public and private buildings of architectural significance in locations of prominence and visual importance				
GPR-8	Ensure neighborhoods have adequate open space areas designed into the development				
GPR-9	Ensure residential architecture respects the value of the street upon which it faces with houses pulled up to the street, porches in the front, garages to the rear or setback from the rest of the home's front facade, and front walkways to the sidewalk				
POLICIES FOR OLDER NEIGHBORHOODS			YES	NO	NA
ON-1	Concentrate police protection, preferably in the form of foot and bicycle patrols, as part of a comprehensive strategy for neighborhood revitalization and crime prevention				
ON-2	Encourage pedestrian-level streetlights and appropriately designed private property lights , particularly in the town's older walkable neighborhoods				
ON-3	Implement housing programs, code enforcement activities, and public improvements in partnership with residents in targeted neighborhood areas and include restoration and rehabilitation activities				
ON-4	Ensure new infill development is architecturally compatible with existing structures, site layout and the streetscape within its vicinity				
ON-5	Continually reinvest in the infrastructure of older urban neighborhoods, including but not limited to: park improvements, sidewalks, street paving and maintenance, street trees, street lights, water and sewer lines, and drainage				
ON-6	Encourage pedestrian-oriented, designed and scaled stores and services providing basic necessities to residents of the town's older neighborhoods				
ON-7	Facilitate mass transit services through recognition of planned transit routes, development mix and density, and accommodation for future transit stop locations in redevelopment and infill projects in older neighborhoods				
POLICIES FOR NEWER NEIGHBORHOODS			YES	NO	NA
NN-1	Encourage architecturally compatible accessory housing on developed lots within existing neighborhood areas, especially for the elderly				
NN-2	Working in cooperation with neighborhood residents, support the provision of greenways, bikeways and walkways within existing neighborhoods				
NN-3	Architecturally compatible, residentially scaled office and institutional development may be permitted along major streets forming a boundary of a neighborhood planning area				
NN-4	Existing, less intensive development (i.e. residential or office uses) located at the intersection of two or more major streets may be allowed to undergo an orderly transition to appropriate commercial use, provided that original use is no longer viable and that careful site design will allow for compatibility with adjoining areas				

Community Plan Consistency Grid					
POLICIES FOR FUTURE NEIGHBORHOODS			YES	NO	NA
FN-1	Promote a walkable community to minimize sprawl, as most new neighborhoods should be compact in form				
FN-2	Ensure new neighborhood streets are no wider than necessary to serve their intended purpose				
FN-3	Consider future transit service corridors and reinforce these corridors with development mixtures and densities appropriate for transit services				
FN-4	Include at least one neighborhood center or focal point in neighborhood planning areas				
FN-5	Encourage neighborhood serving businesses in neighborhood design				
FN-6	Encourage centrally located amenity centers and discourage them on the periphery of neighborhoods				
FN-7	Encourage a mixture of housing types, sizes, and prices for each neighborhood planning area				
FN-8	Encourage higher density housing that is served by transit and located close to adjoining work and shopping areas				
FN-9	Ensure new neighborhoods are connected to other neighborhoods, shopping, and work areas within the neighborhood planning area				
FN-10	Ensure street design gives equal priority to pedestrians and automobiles				
FN-11	Recognize bike routes and greenways in neighborhoods at the time of development				
POLICIES FOR EXISTING COMMERCIAL AREAS			YES	NO	NA
EC-1	Encourage appropriate landscaping and reconfiguration of large, existing unlandscaped parking areas.				
EC-2	Encourage the provision of convenience clusters for pedestrians, bicyclists and future transit services at strategic locations in existing commercial areas				
EC-3	Encourage the consolidation of commercial driveways onto major streets and the connection of adjacent parking lots				
EC-4	Encourage businesses to replace existing, non-conforming signage with more attractive, conforming signage.				
EC-5	Encourage new infill development across the front street face of existing, over-designed parking lots				
EC-6	Continue to prohibit billboards within the planning jurisdiction of Wake Forest				
EC-7	Ensure bicycle and pedestrian access to existing commercial areas				
POLICIES FOR FUTURE LARGE-SCALE COMMERCIAL AREAS			YES	NO	NA
LSC-1	Encourage large-scale commercial developments where appropriate, to contain a diverse mixture of retail, office, restaurant and service uses				
LSC-2	Locate large-scale commercial uses on the corners of neighborhood planning areas, that is, at the intersection of two or more major streets				
LSC-3	Allow planned mixed-use developments which allow for a compatible mixture of residential and non-residential uses with a pedestrian scale and design should be encouraged				
LSC-4	In planning for a new large scale development, buffer large-scale uses from adjacent residential areas by smaller scale buildings or by buffer strips				
LSC-5	Except for limited access highways, pull up new commercial buildings to the street; parking should be placed to the rear or side of the structure				
LSC-6	When appropriate, require the use of all around architecture (high quality facades on all sides of a building)				
LSC-7	Plan ahead for new large-scale commercial development in regards to future public transit stops and convenience clusters				
LSC-8	Limit driveway access for new large-scale commercial development to major thoroughfares and connect all adjacent parking lots				
LSC-9	Cluster together auto dealerships, large equipment sales and other businesses primarily dependent upon expansive outdoor sales lots for both functional and economic reasons				
LSC-10	Strongly discourage the abandonment of "big box" retail stores, for the purpose of relocating to another "bigger box" location in the community				

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

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

Community Plan Consistency Grid					
POLICIES FOR MINOR STREETS			YES	NO	NA
S-12	Encourage street patterns that respond to site topography, accentuate focal points and interesting vistas, create interesting public spaces and intersections, and that are coordinated with the placement of significant structures or open spaces				
S-13	Consider incorporation of medians in neighborhood axial streets				
S-14	Create short blocks of 300-500 feet in length to allow for many alternative routes for walking and biking, as well as a beneficial network of local streets				
S-15	Design street widths to fit the intended use of the street, corresponding to the traffic load and planned development types				
S-16	Employ a fully-connected honeycomb of streets to promote convenient circulation within the neighborhood and provide for multiple, alternative outlets from the area to adjoining neighborhoods and major streets				
S-17	Encourage on-street parking in compact neighborhoods				
S-18	Utilize grass swales to capture runoff in conservation subdivisions				
S-19	Ensure turning radius of corners at intersections are as small as possible to shorten the street crossing distance for pedestrians at intersections				
S-20	Install traffic calming methods as necessary to enhance livability				
POLICIES FOR SIDEWALKS			YES	NO	NA
SW-1	Where no sidewalks are present, provide sidewalks in existing developed areas to connect residential areas to walkable pedestrian destinations				
SW-2	Ensure sidewalks are required on both sides of the street in new developments when along thoroughfares and collectors, in multi-family developments, in "front porch" developments, and along local streets within walking distance of a major pedestrian trip attractor				
SW-3	Ensure sidewalk widths correspond with anticipated pedestrian traffic volumes, adjoining land uses, and sidewalk activities with minimum sidewalk widths at 5 feet, or 6 feet if along the verge of a street				
SW-4	Continue curb stamp installation and retrofit curb ramps in existing sidewalks				
SW-5	Ensure crosswalks are plainly marked and well lit, especially where significant pedestrian activity is observed or expected				
POLICIES FOR BIKEWAYS			YES	NO	NA
B-1	The bicycle facility selection guide, as used by the Federal Highway Administration, shall be employed for determining the most suitable type of bicycle facility for any new or upgraded roads in Wake Forest				
B-2	Facilitate bicycle and pedestrian way connections between neighborhoods, either by street or connecting path, to enable the effective use of local, minor streets for pedestrian and bicycle travel				
B-3	Install striped bicycle lanes and appropriate signage along existing streets where called for in the Bicycle Plan				
B-4	Install striped bicycle lanes and appropriate signage along new collector streets				
B-5	Install bicycle-responsive signals at intersections where appropriate				
B-6	Ensure all new public and private developments have bike parking and bicycle access				
B-7	Examine all future road construction and improvements for bikeway feasibility and conformity with the Town of Wake Forest Bicycle Plan				
B-8	Examine all future developments and site plans for bicycle compatibility and conformity with the town Bicycle Plan				
B-9	Include bicycle facilities and their impacts in traffic impact analyses for new private developments				
B-10	Establish and implement pedestrian and bicycle friendly schools zones around all schools				
B-11	Ensure bicycle-related improvements are an integral component of the Town's annual budget for public infrastructure investment				

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

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

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

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



TOWN of WAKE FOREST

301 S. Brooks Street
Wake Forest, NC 27587
(919) 435.9400

www.wakeforestnc.gov

SPECIAL USE PERMIT AMENDMENT ORDER OF APPROVAL

Special Use Permit Case #: SU-99-02-01

Date Issued: May 4, 2023

Applicant: McAdams Company
C/O Laura Holloman
2905 Meridian Parkway
Durham, NC 27713

Owner: Green Timber Foundation
C/O Carroll Joyner
394 Fleming Road
Youngsville, NC 27596

Property Location: 1180 and 1200 Club Villas Drive

Tax PINs: 1841091336 and 1831895139 (portion)

Property Size: Property Acreage for PINs - 165± acres
Area removed from original SUP acreage - 125± acres
Revised SUP acreage - 40± acres

Development Name: Joyner Property

Zoning: General Residential 3 Planned Unit Development (GR3 PUD) Falls
Lake Watershed Protection Overlay (FL-WMA); Special Highway
Overlay (SH1-O)

The Wake Forest Board of Commissioners conducted a public hearing on **March 21, 2023** to consider **Case No. SU-99-02-01**; a request to amend the existing Special Use Permit SU-99-02 to reduce the acreage from 165.79 acres to 40.0 acres. **The Wake Forest Board of Commissioners voted 3-2 to approve your request.**

Based on the evidence presented during the public hearing, the Wake Forest Board of Commissioners made the following FINDINGS OF FACT:

Finding 1: The proposed special use conforms to the character of the neighborhood, considering the location, type, and height of the buildings or structures and

the type and extent of landscaping on the site.

The SUP amendment removes the former golf course and the abandoned clubhouse, pool, and tennis courts from the previously approved plan which reduced the open space provided to the minimum required. No additional housing units, commercial space or the like are granted by approving this amendment, and the Clubhouse Villas and Fairway Villas neighborhoods are to remain as currently developed. The 5± acre vacant tract, identified in the PUD as commercial, also remains as part of the SUP. No additional entitlements are granted as part of this amendment request; therefore the request conforms to the character of the neighborhood, considering the location, type, and height of building and structures and the landscaping on site.

Finding 2: The proposed use will not cause undue traffic congestion or create a traffic hazard.

No additional uses (e.g., housing units, commercial space, etc.) are approved as part of this amendment. Therefore, the amendment does not cause undue traffic congestion or create a traffic hazard.

Finding 3: Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use.

The existing development is served by public water, sewer, and other utilities, and no additional uses (e.g., housing units or commercial space) are part of this amendment. Therefore, adequate utilities are in place.

Finding 4: The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

There are no noxious or offensive uses by reason of vibration, noise, odor, dust, smoke, or gas within the SUP amendment area since no additional uses are included in this amendment.

Finding 5: The establishment of the proposed use shall not impede orderly development and improvement of surrounding property.

There are no new uses included as part of the amendment request; therefore, the orderly development and improvement of the surrounding area is not impeded.

Finding 6: The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety or general welfare.

The SUP amendment removes a former golf course as well as the club house, pool and tennis courts that are currently in disrepair from the SUP. There is no new proposed use; therefore, this SUP amendment is not detrimental to and does not endanger the public health, safety, or general welfare.

Finding 7: The application will not substantially injure the value of adjoining or abutting property.

No new uses are proposed as part of the amendment request; therefore, it does not

substantially injury the value of adjoining or abutting property.

Finding 8: The proposed use is consistent with the officially adopted plans and policies of the town.

No new uses proposed as part of this request. Therefore, the amendment is consistent with adopted plans and policies of the town.


Vivian Jones, Mayor

5-5-2023
Date

NOTE: If you are dissatisfied with the decision of this Board, an appeal may be taken to the Superior Court of Wake County within thirty (30) days after the date of this order.

JOYNER PROPERTY

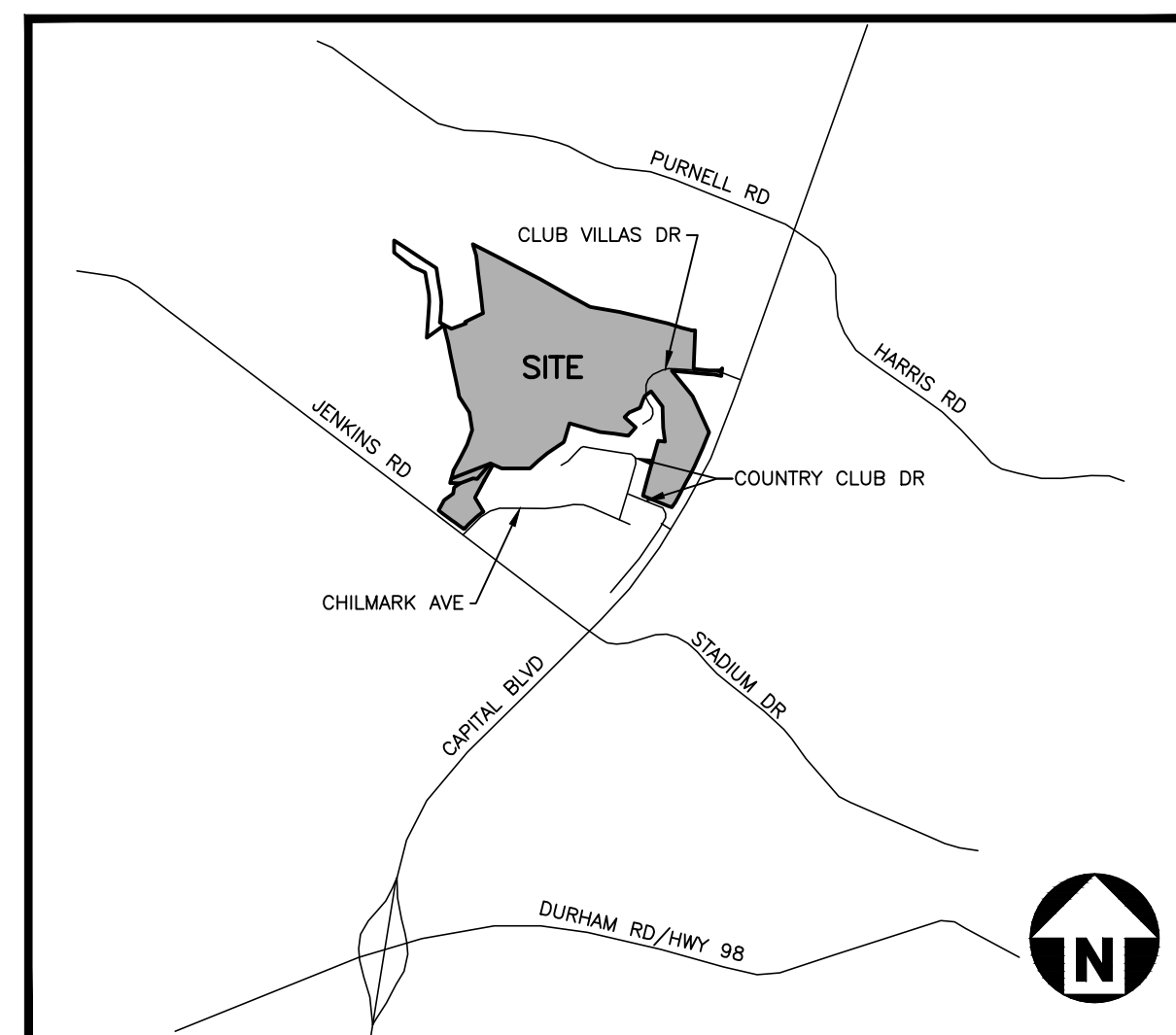
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA

SPECIAL USE PERMIT AMENDMENT MASTER LAND USE PLAN

PROJECT NUMBER: 202011075

DATE: FEBRUARY 27, 2023

TOWN OF WAKE FOREST
PROJECT #SU-99-02-01



VICINITY MAP
N.T.S.

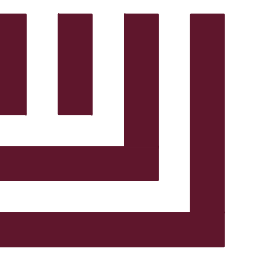
SHEET INDEX

C-1	EXISTING CONDITIONS
C-2	PROPOSED CONDITIONS
C-3	TRACT #1 ILLUSTRATIVE PLAN
C-4	TRACT #2 ILLUSTRATIVE PLAN
C-5	TRACT #4 ILLUSTRATIVE PLAN

APPROVAL BY THE
WAKE FOREST BOARD
OF COMMISSIONERS

DATE _____

AMENDMENT TO PORTION OF EXISTING SPECIAL USE PERMIT IS SOUGHT
PURSUANT TO NCGS 160D-705(C). MODIFICATIONS SHALL APPLY ONLY TO
THE PROPERTIES INDICATED HEREIN.



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

CONTACT

LAURA HOLLOMAN
holloman@mcadamsco.com
PHONE: 919. 361. 5000

PROPERTY OWNER

DRY TIMBER LLC
394 FLEMING ROAD
YOUNGSVILLE, NC 27596-9698



REVISIONS

NO.	DATE	
1	04.05.2022	PER TOWN COMMENTS
2	12.08.2022	PER TOWN COMMENTS
3	02.27.2023	PER TOWN COMMENTS

SPECIAL USE PERMIT FOR:

JOYNER PROPERTY
WAKE FOREST, NORTH CAROLINA
PROJECT NUMBER: 2021110197

CLIENT

DRY TIMBER LLC
394 FLEMING ROAD
YOUNGSVILLE, NC 27596-9698

JOYNER PROPERTY
OPEN SPACE EXHIBIT
MASTER LAND USE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



REVISIONS

NO.	DATE	
1	04.05.2022	PER TOWN COMMENTS
2	12.08.2022	PER TOWN COMMENTS
3	02.27.2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	202011075
FILENAME	202011075-XC1
CHECKED BY	LPH
DRAWN BY	JAR
SCALE	1"=200'
DATE	02.27.2023

SHEET

EXISTING
CONDITIONS
C-1

APPROVED SITE DATA

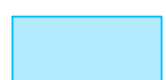
TRACT	PROPOSED USE	AREA
TRACT #1	20 TOWNHOMES	+/- 5.55 AC
TRACT #2	10 TOWNHOMES	+/- 4.45 AC
TRACT #5	COMMERCIAL	+/- 5.01 AC
TOTAL		+/- 15.01 AC

PROPOSED DWELLING UNITS
2 STORY, 3 BEDROOM, 1650 SF TO 2500 SF

PROPOSED OPEN SPACE:
TRACT #1 2.6 AC
TRACT #2 2.5 AC

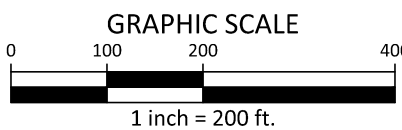
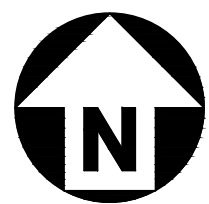
EXISTING IMPERVIOUS SURFACE AREA : +/- 2.0 AC
(ENTIRE WAKE FOREST GOLF CLUB PUD)
PROPOSED IMPERVIOUS SURFACE AREA : +/- 6.0 AC
(3.6% OF ENTIRE WAKE FOREST GOLF CLUB PUD)

LEGEND

	EXISTING VACANT COMMERCIAL 5.01 AC
	EXISTING RESIDENTIAL 10 AC
	EXISTING CONSERVATION EASEMENT 10.35 AC PER WAKE COUNTY REGISTER OF DEEDS BMZ003, PG 02044

GENERAL NOTES:

- ALL TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS
- ALL PROPERTY BOUNDARY AND OWNER INFORMATION TAKEN FROM WAKE COUNTY GIS AND WAKE COUNTY IMAPS
- ALL EXISTING SANITARY SEWER AND WATER INFORMATION TAKEN FROM WAKE COUNTY IMAPS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CLIENT

DRY TIMBER LLC
394 FLEMING ROAD
YOUNGVILLE, NC 27596-9698

JOYNER PROPERTY
OPEN SPACE EXHIBIT
MASTER LAND USE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



REVISIONS

NO.	DATE	PER TOWN COMMENTS
1	04. 05. 2022	PER TOWN COMMENTS
2	12. 08. 2022	PER TOWN COMMENTS
3	02. 27. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	202011075
FILENAME	202011075-S1
CHECKED BY	LPH
DRAWN BY	JAR
SCALE	1"=200'
DATE	02. 27. 2023

SHEET

PROPOSED
CONDITIONS

C-2



LEGEND

- TRACT #1 - EXISTING RESIDENTIAL
5.55 AC
- TRACT #3 - PROPOSED OPEN SPACE AREA
10.00 AC
- TRACT #2 - EXISTING RESIDENTIAL
4.45 AC
- TRACT #4 - PROPOSED OPEN SPACE AREA
14.99 AC
- TRACT #5 - EXISTING VACANT COMMERCIAL
5.01 AC
- EXISTING CONSERVATION EASEMENT
10.35 AC PER WAKE COUNTY REGISTER OF DEEDS
BM2003, PG 02044

OPEN SPACE

TRACT 1
10.00 AC PROPOSED

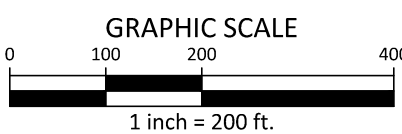
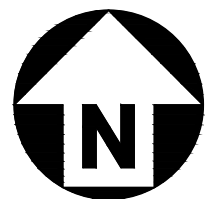
TRACT 2
14.99 AC PROPOSED

TOTAL OPEN SPACE PROVIDED = 24.99 AC

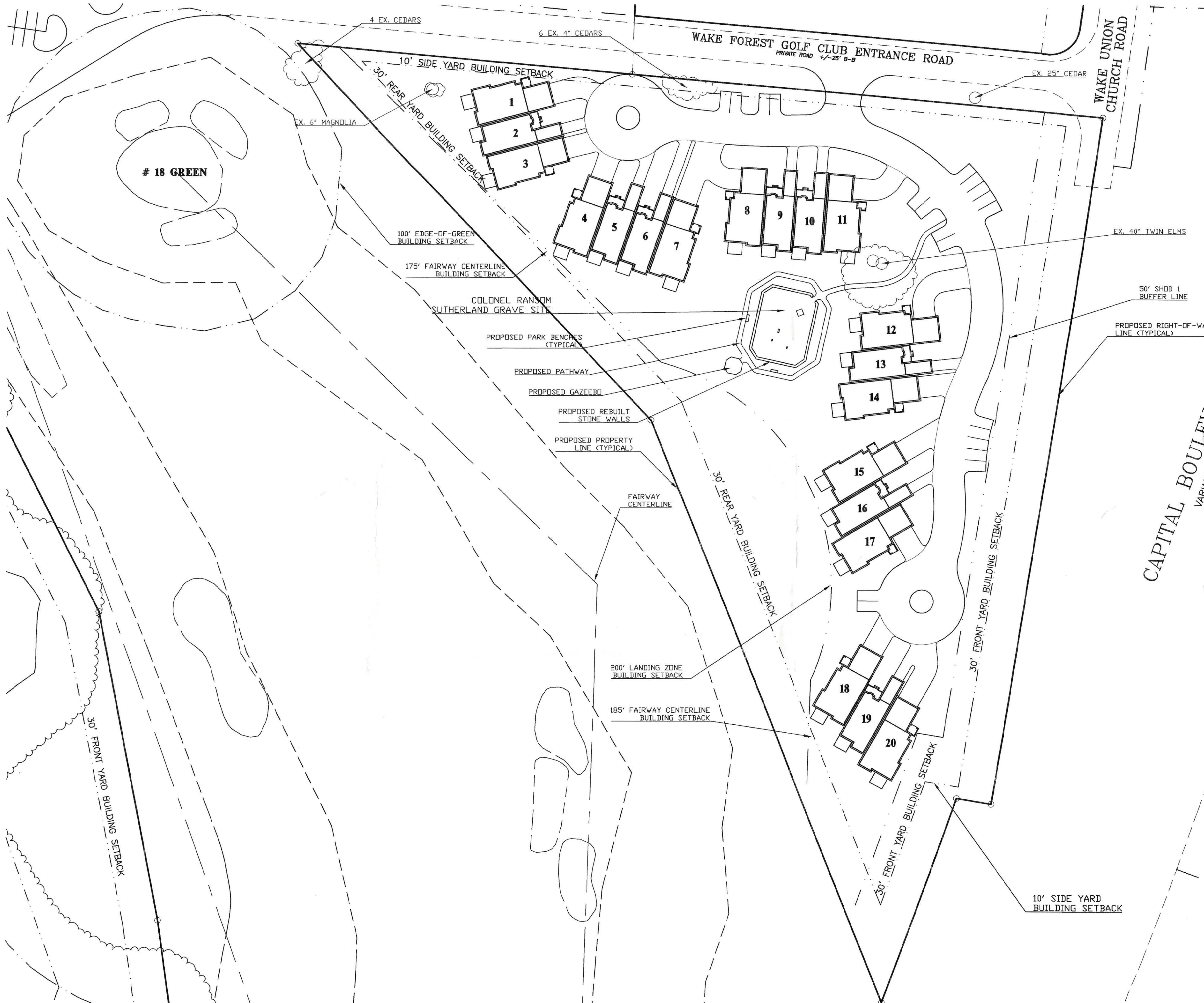
- OPEN SPACE SHALL BE MAINTAINED BY PROPERTY OWNER(S) OF SUBJECT PROPERTY. AT A FUTURE DATE, THE OPEN SPACE'S OWNERSHIP MAY BE TRANSFERRED TO A NON-PROFIT CONSERVATION ORGANIZATION, GOVERNMENT ENTITY, OR HOMEOWNERS ASSOCIATION.
- EXISTING CART PATHS WITHIN OPEN SPACE MAY BE UTILIZED FOR PEDESTRIAN TRAILS IN THE FUTURE.

GENERAL NOTES

- ALL TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS
- ALL PROPERTY BOUNDARY AND OWNER INFORMATION TAKEN FROM WAKE COUNTY GIS AND WAKE COUNTY IMAPS
- ALL EXISTING SANITARY SEWER AND WATER INFORMATION TAKEN FROM WAKE COUNTY IMAPS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SITE DATA - TRACT #1	
TOTAL AREA:	+/-5.55 AC.
ZONING:	R-40W
PROPOSED SPECIAL USE:	P.U.D.
PROPOSED USE:	TOWNHOMES
REQUIRED SETBACKS:	
FRONT:	30 FT.
SIDES:	10 FT.
REAR:	30 FT.

**CLINE
DAVIS**
ARCHITECTS PA

414 West Jones St.
Raleigh, NC 27603
919/833-6413
919/836-1280 FAX
CDA@INTERPATH.COM

**WAKE FOREST
GOLF CLUB**

Town of Wake Forest,
North Carolina

CAPITAL BOULEVARD - US 1
VARIABLE WIDTH PUBLIC R.O.W.

OWNER
WAKE FOREST GOLF AND COUNTRY CLUB, INC.
13,239 CAPITAL BOULEVARD
WAKE FOREST, NORTH CAROLINA 27587
556-1709

DEVELOPER
OAKMARK DEVELOPMENT COMPANY, LLC
P. O. BOX 99277
RALEIGH, NORTH CAROLINA 27624
846-9981

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ANY THIRD PARTY WITH OUT
FIRST OBTAINING THE EXPRESSED
WRITTEN PERMISSION AND
CONSENT OF CLINE DAVIS
ARCHITECTS, PA.

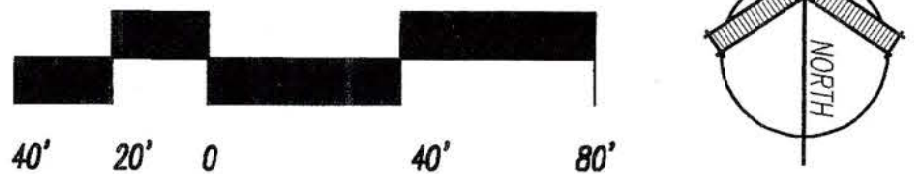
Project #98014
Date 12.03.98
Revisions

Drawn By PRM
Checked By
Content

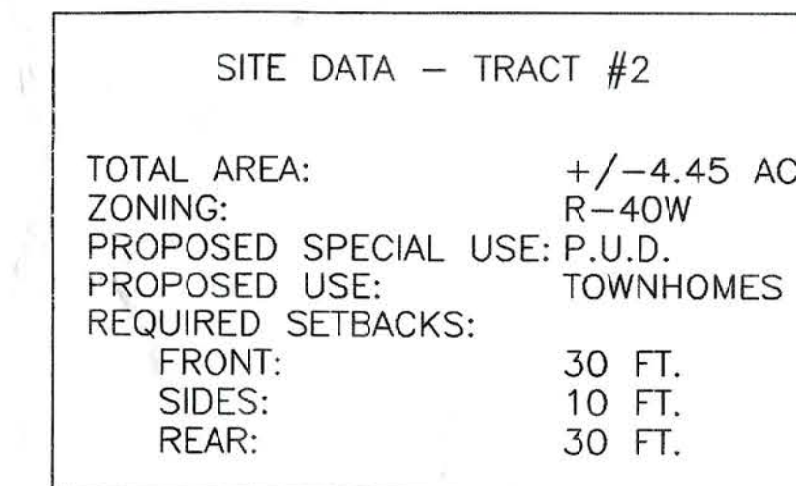
TRACT #1
ILLUSTRATIVE
SITE PLAN

Sheet **C-3**

NOTE:
THIS PLAN IS FOR INFORMATIONAL
PURPOSES ONLY. CHANGES MAY
OCCUR PRIOR TO APPROVAL,
CONSTRUCTION OR COMPLETION
OF THE PROJECT.



*Town of Wake Forest,
North Carolina*



OWNER
WAKE FOREST GOLF AND COUNTRY CLUB, INC.
13,239 CAPITAL BOULEVARD
WAKE FOREST, NORTH CAROLINA 27587
556-1709

DEVELOPER
OAKMARK DEVELOPMENT COMPANY, LLC
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Project #98014

Date 12.03.98

Revisions

Drawn By *PRM*

Checked By

Content

TRACT #2
ILLUSTRATIVE
SITE PLAN

Sheet **C-4**

**WAKE FOREST
GOLF CLUB**

Town of Wake Forest,
North Carolina

**TRACT #4
PROPOSED FUTURE COMMERCIAL
SITE +/- 5.01 ACRES**

SITE DATA - TRACT #4

TOTAL AREA:	+/- 5.01 AC.
ZONING:	R-40W
PROPOSED SPECIAL USE:	P.U.D.
PROPOSED USE:	OFFICE/SERVICE/RETAIL
REQUIRED BUILDING SETBACKS	
FRONT:	30 FT.
SIDES:	10 FT.*
REAR:	30 FT.*
*ADJACENT TO RESIDENTIAL ZONING:	50 FT.
REQUIRED PARKING SETBACKS	
FRONT:	10 FT.
LOT REQUIREMENTS	
MIN. REQUIRED LOT AREA:	20,000 SQ. FT.
MIN. REQUIRED LOT WIDTH:	150 FT.

EXISTING TENNIS COURTS

EXISTING SWIMMING POOL

EXISTING GOLF COURSE
EASEMENT LINE

**CAPITAL BLVD.
U.S. HWY. 1**

WAKE FOREST GOLF CLUB ENTRANCE ROAD
PRIVATE ROAD +/- 25' B-B

4 EX. CEDARS

6 EX. 4" CEDARS

EX. 25" CEDAR

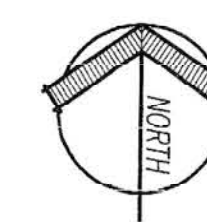
EX. 6" MAGNOLIA

EX. 40" TWIN ELMS

OWNER
WAKE FOREST GOLF AND COUNTRY CLUB, INC.
13,239 CAPITAL BOULEVARD
WAKE FOREST, NORTH CAROLINA 27587
556-1709

DEVELOPER
OAKMARK DEVELOPMENT COMPANY, LLC
P. O. BOX 99277
RALEIGH, NORTH CAROLINA 27624
846-9981

NOTE:
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ARCHITECTS, PA.

Project #98014

Date 12.03.98

Revisions

Drawn By PRM

Checked By

Content

**TRACT #4
ILLUSTRATIVE
SITE PLAN**

Sheet **C-5**

May 2021



CARROLL JOYNER RESIDENTIAL

Traffic Impact Analysis

LOCATED IN WAKE FOREST, NC

Prepared for:

Dr. E. Carroll Joyner
394 Fleming Road
Youngsville, NC 28596

Prepared by:

Exult Engineering, PC
P.O. Box 99277
Raleigh, NC 27624



This document entitled Carroll Joyner Residential Traffic Impact Analysis was prepared by Exult Engineering, PC for the account of Dr. E. Carroll Joyner. The material in it reflects Exult Engineering's best judgement in light of the information available to them at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Exult Engineering, PC accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Carroll Joyner Residential Traffic Impact Analysis

Prepared by: Lisa Lundeen (sign)Date: 5-24-2021

Lisa Lundeen, PE

Reviewed by: Brittany Chase (sign)Date: 5-24-21

Brittany Chase, PE

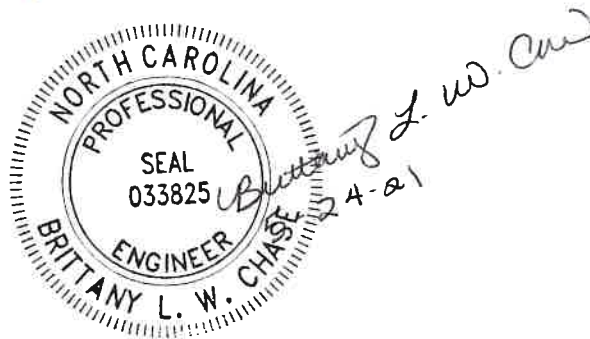


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EXECUTIVE SUMMARY

The proposed 131.65-acre site is situated on the west side of Capital Boulevard south of Purnell Road in Wake Forest, North Carolina. The property is currently zoned as General Residential 3 Planned Unit Development (GR3 PUD). The proposed development consists of 168 single family residential units, 137 residential townhomes, and 90 senior adult detached residential units and does require rezoning to the GR-10 Conditional District. The proposed site is to be developed within six years by the year 2027. The proposed development will be accessed via connectivity to the existing Club Villas Drive and the existing Country Club Drive, both of which currently provide full movement access to Capital Boulevard. The western portion of the site will serve the senior adult detached residential units and will have access to Purnell Road via connectivity to Simpson Court. The purpose of this TIA is to analyze the potential traffic impacts of the proposed development on the surrounding roadway network and to identify any roadway improvements necessary to mitigate the impact of the project traffic.

A TIA Scoping Meeting was held on Tuesday, April 6, 2021 and a follow-up Memorandum of Understanding was prepared and submitted to the Town of Wake Forest and North Carolina Department of Transportation (NCDOT). The MOU and subsequent correspondence regarding the scope of the TIA is included in the Appendix of this report. The *NCDOT Congestion Management Capacity Analysis Guidelines* were referenced to perform this traffic study.

As determined by the Town of Wake Forest and NCDOT, the study area includes:

1. Purnell Road and Hogan Drive
2. Capital Boulevard and Purnell Road/Harris Road
3. Capital Boulevard and Club Villas Drive
4. Capital Boulevard and Country Club Drive/Templeridge Road
5. Capital Boulevard and Jenkins Road/Stadium Drive

The proposed development is expected to generate 3,186 daily trips, 228 AM peak hour trips (59 entering, 169 exiting), and 292 PM peak hour trips (183 entering, 109 exiting).

Based on coordination with the Town, a 3% annual growth rate was applied to the existing traffic volumes to determine 2027 background traffic volumes. Approved developments are developments in the area of the proposed site that have been approved but not yet constructed. The traffic from these approved developments is expected to contribute to the background traffic volumes projected for the study intersections. According to the Town and NCDOT, the following approved developments were to be considered in the future year analysis scenarios:

1. Devon Square - 135 single family homes and 150 townhomes located on the east side of Capital Boulevard to the south of Harris Road in Wake Forest with an anticipated buildout year of 2022.
2. Glen Oaks – 225 single family homes and 73 townhomes located on the east side of Capital Boulevard to the north of Wall Road in Wake Forest with an anticipated buildout year of 2022.

To determine the traffic impacts of the proposed development, capacity analyses were performed at the study intersections under the following scenarios:

- Existing (2021) Traffic Conditions
- No-Build (2027) Traffic Conditions

- Buildout (2027) Traffic Conditions
- Buildout (2027) Traffic Conditions with Recommended Improvements

NCDOT and the Town have indicated there are no roadway improvements committed to by others to include in the future analysis for the study intersections.

Based on the capacity analysis presented herein, the following roadway improvements are recommended to be completed **by the developer** to accommodate project traffic:

U.S. 1/Capital Boulevard at Club Villas Drive:

- Stripe the existing eastbound approach of Club Villas Drive to provide two egress lanes on the stem that exists between Capital Boulevard and Wake Union Church Road.

In addition to the improvement listed above, the Town of Wake Forest is requiring the developer to construct the service road along Capital Boulevard within the site in accordance with the Town of Wake Forest's *Comprehensive Transportation Plan*. The service road will provide connectivity when Capital Boulevard is upgraded to a controlled-access facility (NCDOT TIP# U-5307).



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

June 1, 2021

**Toll Brothers - Carroll Joyner
Residential
Traffic Impact Analysis Review Report
Congestion Management Section**

TIA Project: SC-2021-119
Division: 5
County: Wake



Doumit Y. Ishak, Regional Engineer
Clarence B. Bunting, IV, P.E. Project Engineer
Braden M. Walker, P.E. Project Design Engineer

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
TRANSPORTATION MOBILITY & SAFETY DIVISION
1561 MAIL SERVICE CENTER
RALEIGH, NC 27699-1561

Telephone: (919) 814-5000
Fax: (919) 771-2745
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

Toll Brothers - Carroll Joyner Residential

SC-2021-119	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	05/03/21	Date of Site Plan	N/A
Date of Complete Information	05/03/21	Date of Sealed TIA	05/03/21

Proposed Development

The TIA assumes the development is to be completed by 2027 and consist of the following:

Land Use	Land Use Code	Size
Single Family	210	168 d.u.
Multi-Family Housing (Low-Rise)	220	137 d.u.
Senior Adult Housing	251	90 d.u.

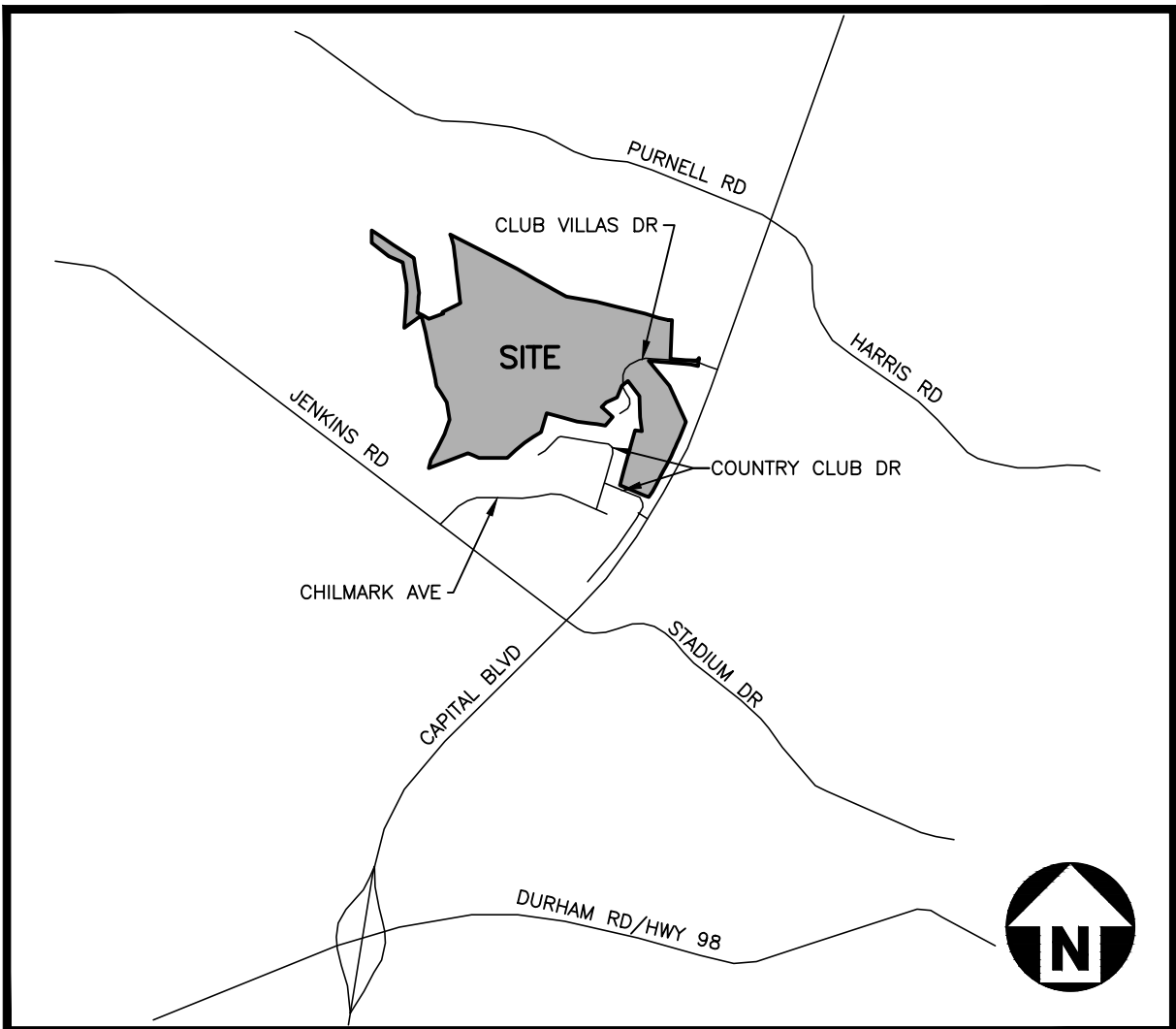
Trip Generation - Unadjusted Volumes During a Typical Weekday			
	IN	OUT	TOTAL
AM Peak Hour	59	169	228
PM Peak Hour	183	109	292
Daily Trips			3,186

General Reference

For reference to various documents applicable to this review please reference the following link: <http://www.ncdot.org/doh/preconstruct/traffic/tepl/Topics/C-37/C-37.html>

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.

SITE DATA		
PIN	1831895139 (PORTION OF); 1841091336	
REAL ESTATE ID	0132708; 0338557	
SITE AREA	5,430,882 SF (124.68 AC) - GROSS 68,917 SF (1.58 AC) - R/W DEDICATION 5,361,965 SF / 123.10 AC - NET	
EXISTING ZONING	GR-3-PUD	
PROPOSED ZONING	GR-10-CD	
WATERSHED OVERLAY	FALLS LAKE WATERSHED MANAGEMENT AREA DISTRICT (FL-WMA)	
WATER SUPPLY WATERSHED	FALLS LAKE	
RIVER BASIN	NEUSE	
COMMUNITY PLAN DESIGNATION	GENERAL URBAN	
EXISTING USE	VACANT; GOLF COURSE	
PROPOSED USE	176 SINGLE FAMILY UNITS, 113 TOWNHOME UNITS (289 UNITS TOTAL)	
MAXIMUM UNITS ALLOWED	448 UNITS	
DENSITY	MAXIMUM	3 DU/AC
	PROPOSED	289 UNITS / 149.66 AC = 1.93 DU/AC
BUILDING HEIGHT	MAXIMUM	3 STORIES
	PROPOSED	2 STORIES
SETBACKS	REQUIRED	TRADITIONAL SINGLE FAMILY DWELLING FRONT: 20' SIDE: 5' CORNER: 8' REAR: 25' REAR LOADED SINGLE FAMILY DWELLING FRONT: 5' SIDE: 5' CORNER: 8' REAR: 5' REAR LOADED TOWNHOME DWELLING FRONT: 10' SIDE: 5' CORNER: 8' REAR: 25'
PARKING	REQUIRED	289 UNITS x 1.8/UNIT = 520 SPACES
	PROPOSED	116 SPACES (SURFACE PARKING, PARKING LOTS) 578 SPACES (DRIVEWAYS, GARAGES) TOTAL SPACES: 694
ACCESSIBLE PARKING	REQUIRED	694 SPACES x 2% = 14 SPACES (2 VAN)
	PROPOSED	15 SPACES (15 VAN)
BICYCLE PARKING	REQUIRED	694 SPACES x 2/40 VEHICLE SPACES = 35 SPACES 289 UNITS x 1/30 UNITS = 10 SPACES
	PROPOSED	444 TOTAL SPACES 46 SPACES (13 SPACES FOR PARK SPACE AREA)
IMPERVIOUS AREA	PROPOSED	35% (OF TOTAL PROJECT AREA)
IMPERVIOUS AREA ALLOWED	WEST OF HORSE CREEK: 70% HIGH DENSITY OPTION EAST OF HORSE CREEK: 70% HIGH DENSITY OPTION	
EXISTING CONSERVATION EASEMENT AREA	450,841 SF (10.35 AC) PER WAKE COUNTY REGISTER OF DEEDS BOOK: BM2003; PAGE: 02044	
TREE COVERAGE	SEE CALCULATIONS SHEET LS-11	
FLOODPLAIN	THIS SITE IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA MAPS 3720183200K DATED 04/16/2013 AND 3720183100I DATED 05/02/2006	
PROPOSED SCMs	4	
EXISTING SCMs	4 (NOT TO BE USED AS SCMs)	
OPEN SPACE (UNIMPROVED)	REQUIRED	5,430,882 SF x 10% = 543,088 SF
	PROPOSED	2,188,322 SF (40.29%)
OPEN SPACE W/IN:	TREE SAVE	1,004,444 SF (45.9%)
	REFORESTATION	63,901 SF (2.92%)
	CONSERVATION ESMTS	0 SF (EXCLUDED)
OPEN SPACE OUTSIDE OF FLOOD HAZARD, WATERCOURSES, AND WATERSHED BUFFERS	REQUIRED	2,188,322 SF x 35% = 54,708 SF
	PROPOSED	1,119,977 SF (51.18%)
PARK SPACE	REQUIRED	5,430,882 SF x 2.5% = 135,772 SF
	PROPOSED	275,886 SF (5.0%)
	ACTIVE REQUIRED	68,971 SF (25% PARK SPACE)
	ACTIVE PROPOSED	82,881 SF (30.04%)
PARK SPACE OUTSIDE OF PONDS, LAKES, WETLANDS, AND POWER EASEMENTS	REQUIRED	275,886 SF x 50% = 91,306 SF
	PROPOSED	275,886 SF (100%)



VICINITY MAP

N.T.S.

PROPOSED JOYNER PROPERTY ZONING CONDITIONS

- SITE MASTER PLAN (SP-21-02) 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 SUBDIVISION MASTER PLAN.
- THE DEVELOPMENT SHALL HAVE A MAXIMUM DENSITY OF 3 UNITS PER ACRE.
- VINYL SIDING SHALL NOT BE PERMITTED; HOWEVER, VINYL WINDOWS, DECORATIVE ELEMENTS, AND TRIM ARE PERMITTED.
- THE FOLLOWING SHALL APPLY TO ALL SINGLE-FAMILY DETACHED AND TOWNHOMES [EXCEPT FOR LOTS 157-182; 201-206]. ANY EXTERIOR WALL OF A UNIT VISIBLE FROM A STREET SHALL CONTAIN AT LEAST THREE DECORATIVE ELEMENTS SUCH AS, BUT NOT LIMITED TO, THE FOLLOWING ELEMENTS:
 - BAY WINDOW;
 - RECESSED WINDOW;
 - DECORATIVE WINDOW;
 - SIDE PORCH;
 - TWO OR MORE BUILDING MATERIALS;
 - DECORATIVE BRICK OR STONE;
 - DECORATIVE SHAKE;
 - DECORATIVE GABLE;
 - DECORATIVE CORNICE;
 - PORCHICO;
 - DORMER.
- TOWNHOMES IN THE AREA NUMBERED 157-182; 201-206 WITHIN THE MASTER PLAN SHALL BE SUBJECT TO THE FOLLOWING ARCHITECTURAL CONDITIONS:
 - END UNITS SHALL BE AT LEAST 34' WIDE. INTERIOR UNITS SHALL BE AT LEAST 28' WIDE.
 - EACH UNIT SHALL HAVE AT LEAST A 2-CAR GARAGE.
 - EACH UNIT SHALL BE ACCESSED OFF A REAR ALLEY.
 - NO UNIT SHALL EXCEED TWO FULL STORIES IN HEIGHT.
 - EACH UNIT SHALL CONTAIN A MINIMUM OF 1,600 SQUARE FEET OF LIVABLE SPACE. THE ACTUAL NUMBER OF UNITS AND LOCATION WILL BE FINALIZED DURING THE CONSTRUCTION DRAWING PROCESS.
 - ANY EXTERIOR WALL FRONTING A STREET SHALL CONTAIN AT LEAST 3 DECORATIVE ELEMENTS SUCH AS, BUT NOT LIMITED TO, THE FOLLOWING:
 - BAY, RECESSED, OR DECORATIVE WINDOW;
 - 3.5" MINIMUM TRIM AROUND WINDOWS;
 - SHUTTERS;
 - BALCONY;
 - PORCH, COVERED STOOP, OR PORTICO. ALL WILL BE A MINIMUM OF 5' IN DEPTH.
 - DECORATIVE TRIM.
 - BRICK OR STONE COVERING THE FIRST FLOOR (TO INCLUDE EXPOSED FOUNDATION), PATTERNED FINISH (SCALES, WAINSCOTTING, ETC.) FOR SECOND FLOOR AND WALLS NOT FACING THE STREET.
 - ROOF ELEMENT (DORMER, TURNED GABLE, CUPOLA). ROOF SHALL NOT VISUALLY REPRESENT ONE LONG SINGLE GABLE.
 - EXTERIOR WALL MATERIALS SHALL BE SOLELY OR A COMBINATION OF: WOOD CLAPBOARD; CEMENTITIOUS FIBER BOARD SIDING; SHINGLE/SHAKE; OR BOARD AND BATTEN; BRICK; AND CULTURED OR NATURAL STONE.
 - VINYL SIDING WILL NOT BE ALLOWED. VINYL WINDOWS, DECORATIVE ELEMENTS, TRIM, AND SOFFITS SHALL BE PERMITTED.
 - EACH BUILDING SHALL INCLUDE A MINIMUM OF PREDOMINANT COLORS/EXCLUDING TRIM COLORS). NO TWO ADJACENT UNITS SHALL HAVE THE SAME PREDOMINANT COLORS. FRONT DOORS SHALL BE AN ACCENT COLOR DIFFERENT THAN THE PREDOMINANT UNIT COLOR. IN ADDITION, FRONT DOORS SHALL HAVE EITHER A TRANSOM OVER THE DOOR, A SIDELIGHT OR A GLASS DOOR INSERT.
 - ALL FRONT ENTRANCES SHALL BE RAISED FROM THE FINISHED GRADE (AT THE RIGHT-OF-WAY LINE) A MINIMUM OF ONE INCHES AND ANY EXPOSED FOUNDATION ON THE FRONT OF THE UNITS SHALL BE BRICK OR STONE.
 - ROOF MATERIALS SHALL BE COMPRISED OF ASPHALT SHINGLES. STANDING SEAM METAL ROOFS SHALL BE PERMITTED ON PORCH ROOFS OR COVERED FRONT ENTRY ONLY.
 - FRONT EAVES SHALL PROJECT AT LEAST 2 INCHES FROM THE WALL OF THE STRUCTURE. SIDE EAVES SHALL PROJECT A MINIMUM OF 8 INCHES FROM THE WALL OF THE STRUCTURE. EAVES WILL BE ALLOWED TO ENCRoACH INTO SETBACKS AS ALLOWED IN THE UDO.
 - A VARIED COLOR PALETTE SHALL BE UTILIZED ON BUILDINGS THROUGHOUT THE DEVELOPMENT TO INCLUDE A MINIMUM OF THREE COLOR FAMILIES FOR SIDING AND SHALL INCLUDE VARIED TRIM, SHUTTER, AND ACCENT COLORS COMPLEMENTING THE SIDING COLOR.
 - TRADITIONAL BUILDING SETBACKS AS OUTLINED IN TABLE 2.2.5. C. SHALL NOT BE APPLICABLE TO BUILDINGS SHOWN WITHIN THIS DEVELOPMENT. YARD REQUIREMENTS SHALL BE REQUIRED PER THE SITE DATA TABLE. SETBACKS AS SHOWN IN THE SITE DATA TABLE ARE AS FOLLOWS:

TRADITIONAL SINGLE FAMILY DWELLING (MINIMUM)	REAR LOADED SINGLE FAMILY DWELLING (MINIMUM)	REAR LOADED TOWNHOME DWELLING (MINIMUM)
FRONT: 20'	FRONT: 5'	FRONT: 10'
SIDE: 5'	SIDE: 5'	SIDE: 5'
CORNER: 8'	CORNER: 8'	CORNER: 8'
REAR: 25'	REAR: 5'	REAR: 25'
 - FOR SINGLE FAMILY AND TOWNHOME DWELLINGS, AT LEAST 15% OF AREA OF EACH FACADE THAT FACES A STREET LOT LINE MUST BE WINDOWS OR MAIN ENTRANCE DOORS, AS MEASURED FROM THE FINISHED FLOOR ELEVATION TO THE EAVE.
 - ROOF MATERIALS: RESIDENTIAL ROOFS SHALL BE CLAD IN WOOD SHINGLES, STANDING SEAM METAL (PORCH ROOF OR COVERED ENTRY ONLY), TERNE, SLATE, ASPHALT SHINGLES, OR SYNTHETIC MATERIALS SIMILAR AND/OR SUPERIOR IN APPEARANCE AND DURABILITY. THE PRIMARY MATERIALS USED FOR ROOFS SHOULD REFLECT THE CONTEXT OF THE SURROUNDING AREA OR NEIGHBORHOOD.
 - ALL RESIDENTIAL LOTS WEST OF HORSE CREEK SHALL HAVE A MINIMUM LOT SIZE OF 30,000 SQUARE FEET.
 - IN ACCORDANCE WITH RESTRICTIVE COVENANTS RECORDED IN WAKE COUNTY REGISTRY AT BOOK 4662, PAGE 0366, ADJACENT TO WAKE COUNTY PINS: 1832706809 AND 1832707851 A 160' BUFFER ZONE SHALL BE ESTABLISHED; ADJACENT TO WAKE COUNTY PINS: 1832709714 AND 1832800697 A 120' BUFFER ZONE SHALL BE ESTABLISHED.
 - FOR SINGLE FAMILY AND TOWNHOME DWELLINGS, AT LEAST 15% OF AREA OF EACH FACADE THAT FACES A STREET LOT LINE MUST BE WINDOWS OR MAIN ENTRANCE DOORS, AS MEASURED FROM THE FINISHED FLOOR ELEVATION TO THE EAVE.
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CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - 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.
 - 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.
 - 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.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" 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).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- 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.
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- 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.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- 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.
- INSTALL 3/4" 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.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- 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.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
- 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. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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PROJECT DIRECTORY



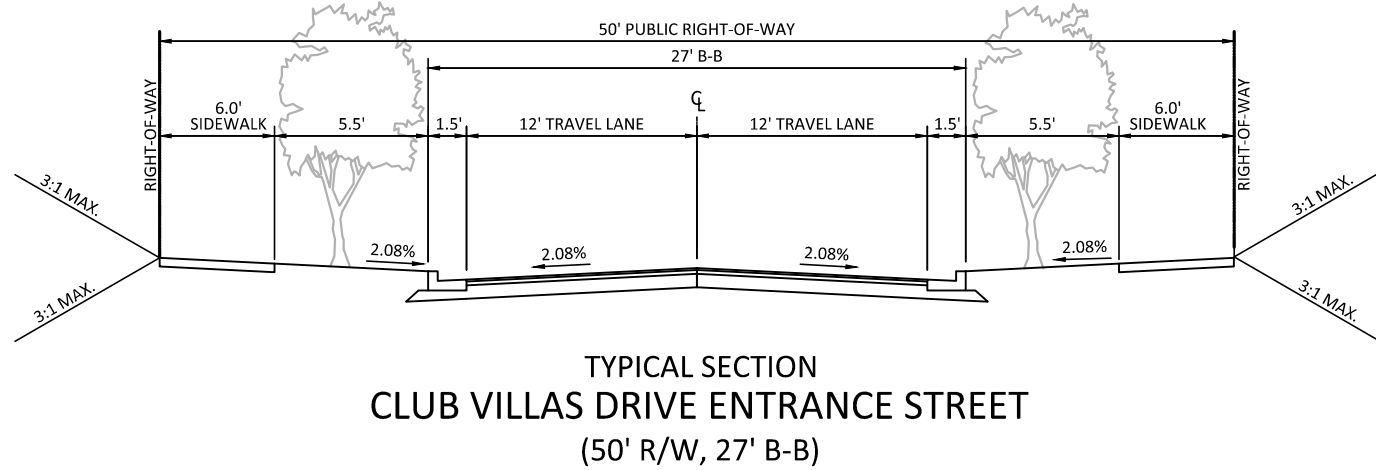
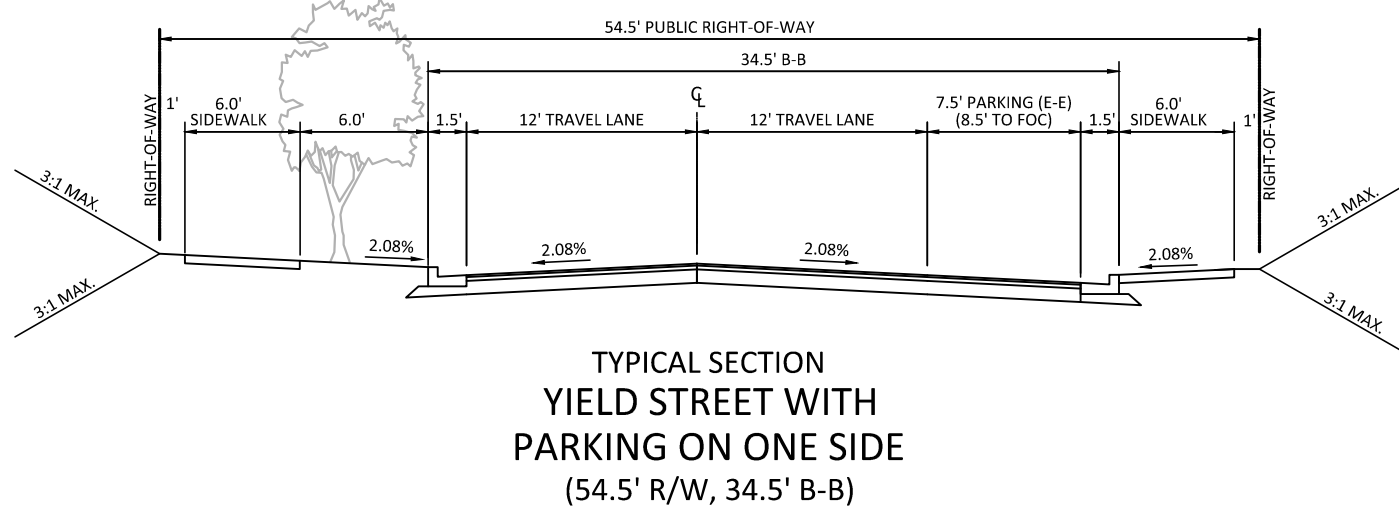
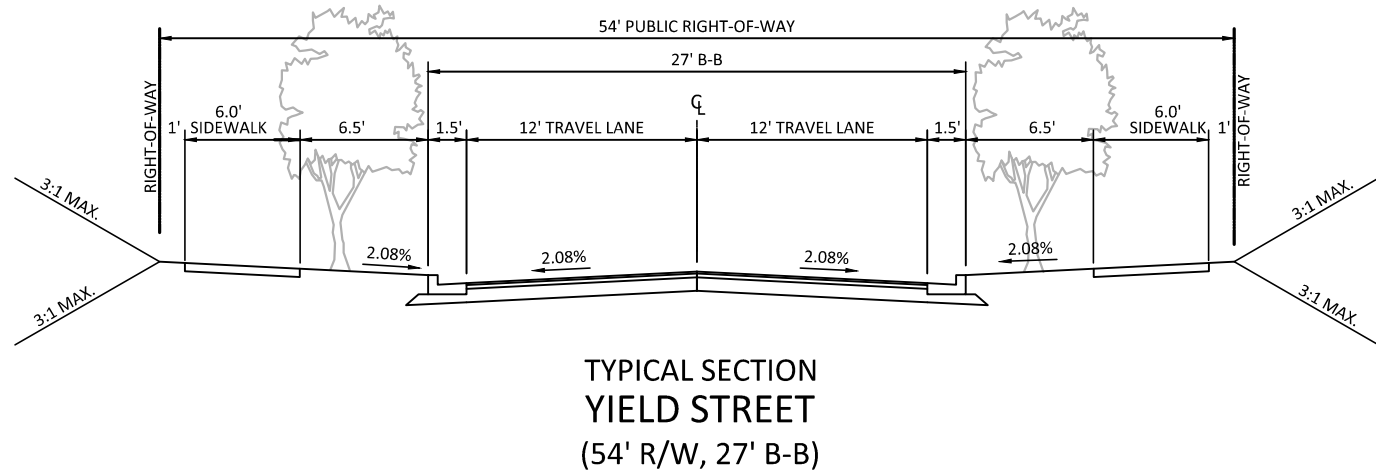
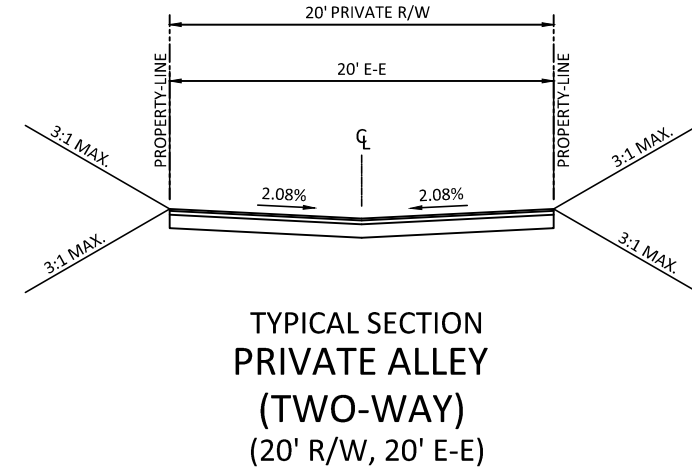
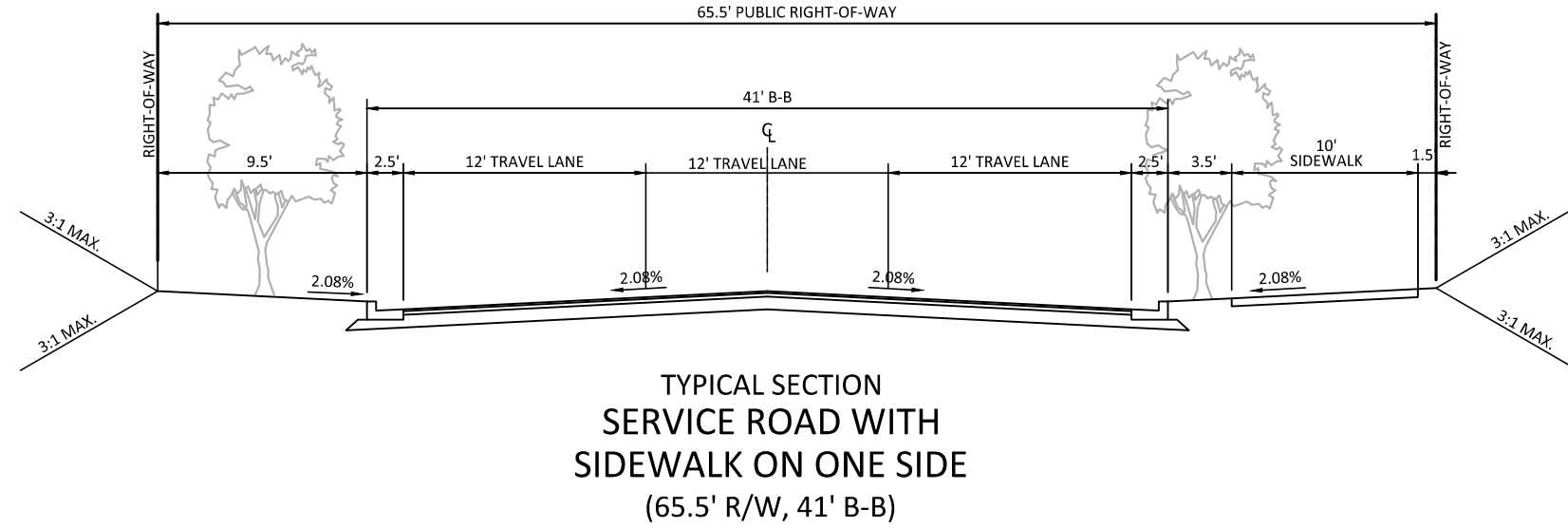
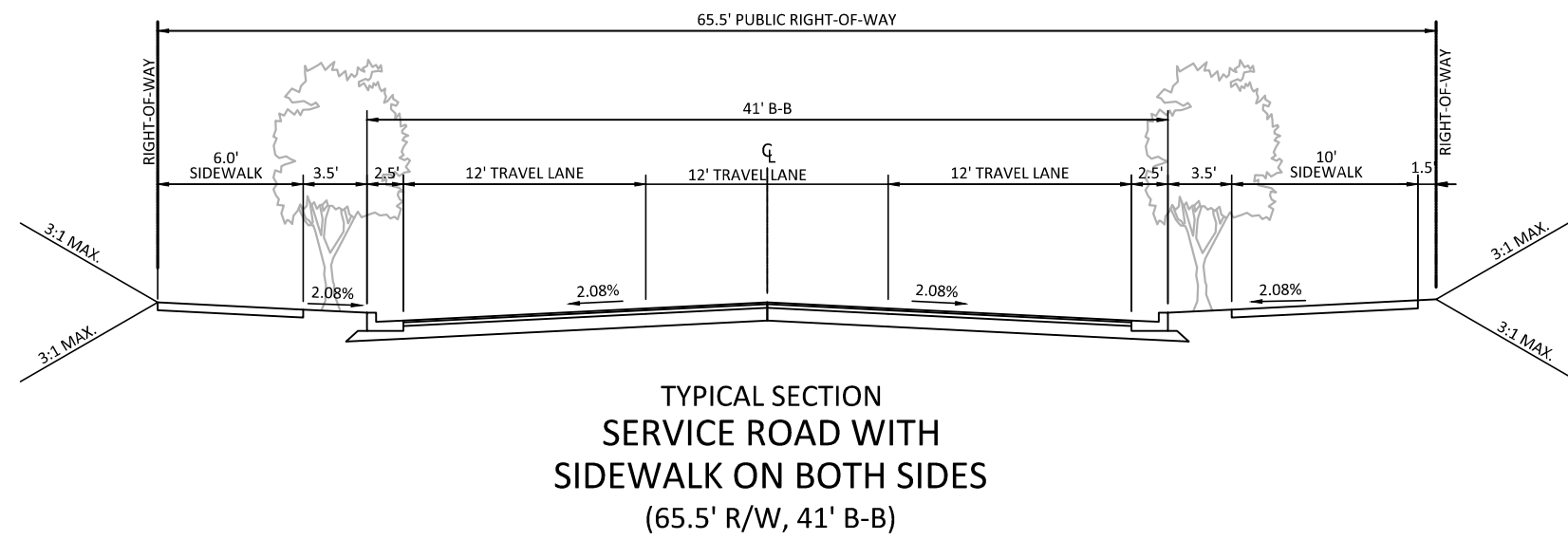
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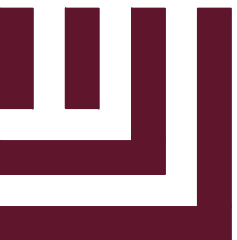
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MASTER SITE PLAN FOR:

JOYNER PROPERTY
WAKE FOREST, NORTH CAROLINA
PROJECT NUMBER: 2021110197

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JOYNER PROPERTY

MASTER SITE PLAN

CLUB VILLAS DRIVE

WAKE FOREST, NORTH CAROLINA



William T. O'Daniel
Professional Engineer
Seal 22630
North Carolina
2023.08.24 16:41:33 -04'00'

REVISIONS

NO.	DATE
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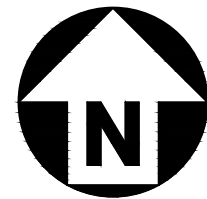
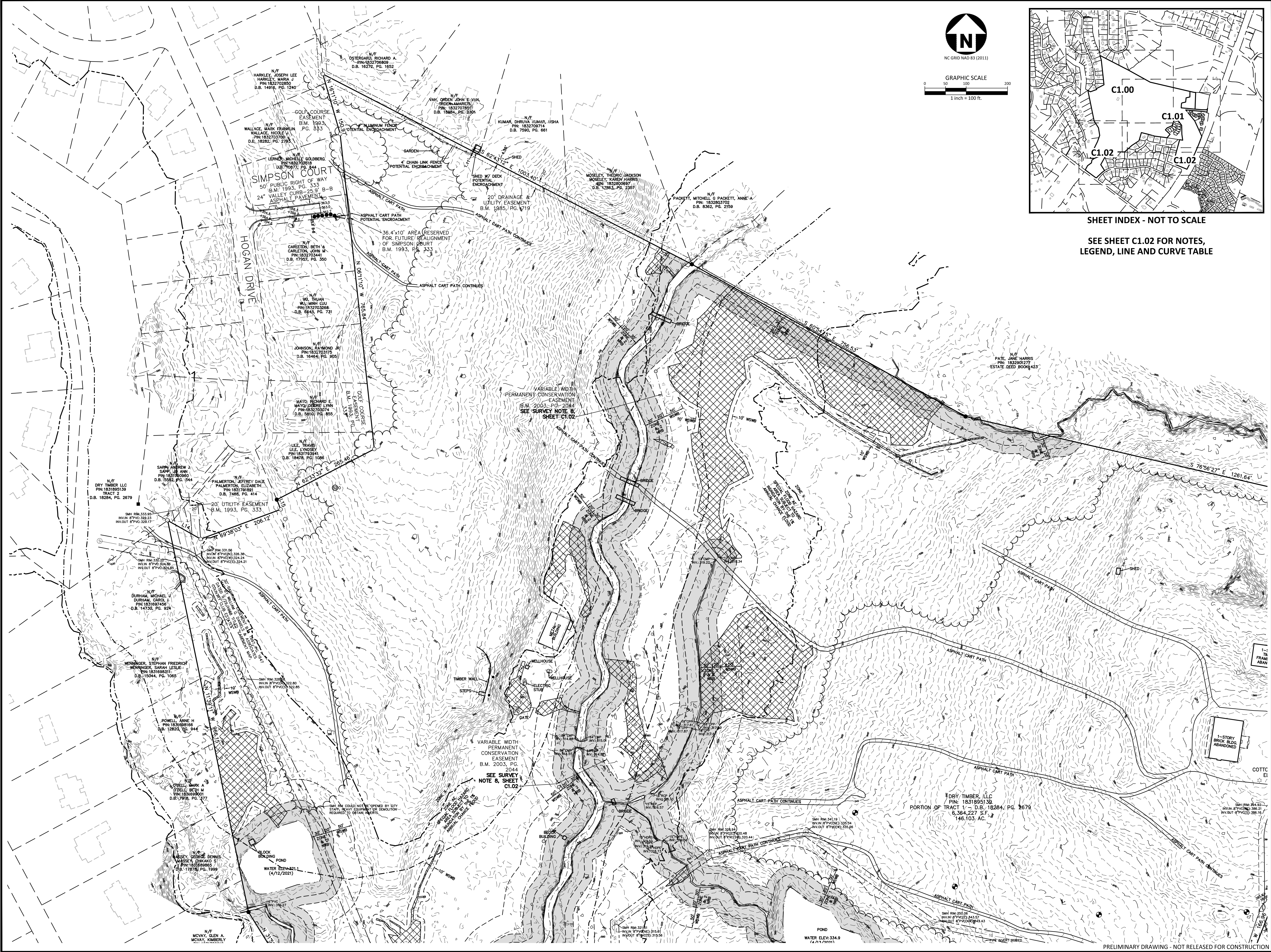
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DRAWN BY	JPM
SCALE	N/A
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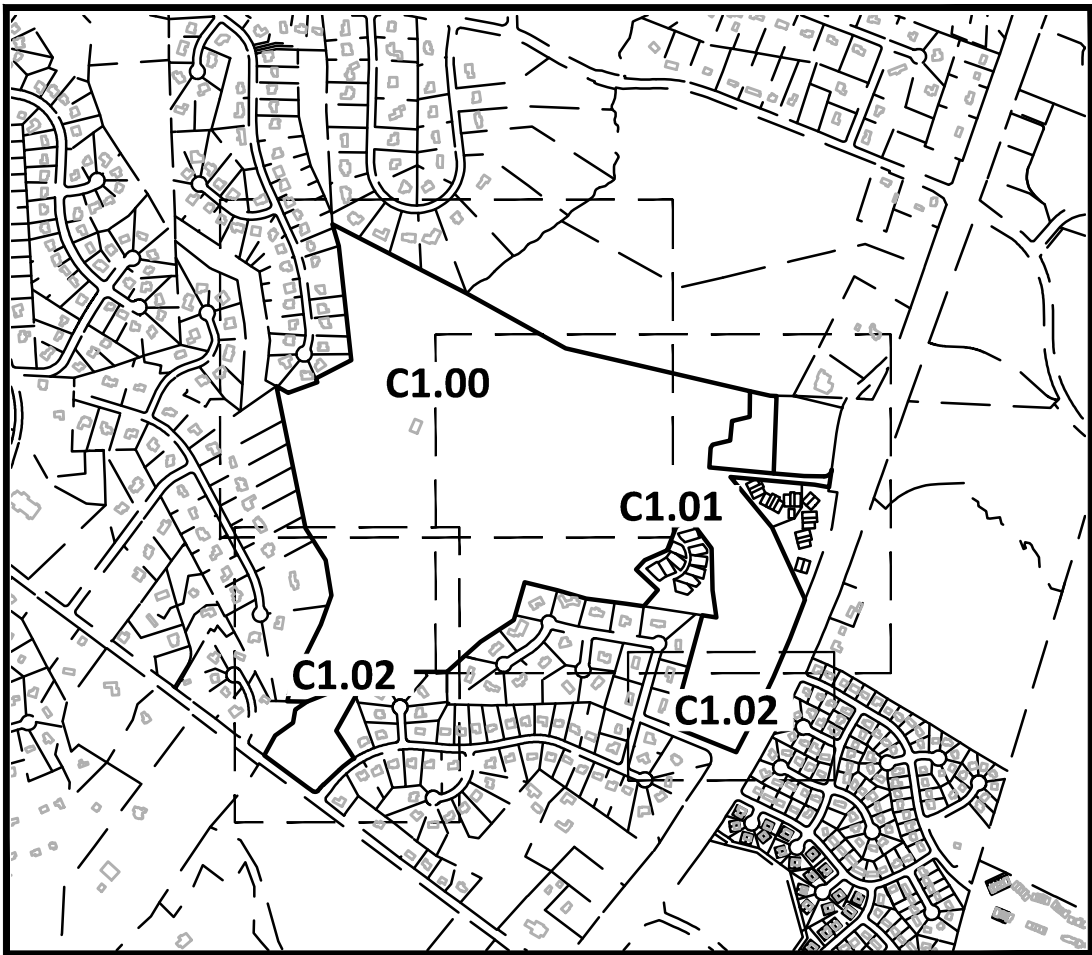
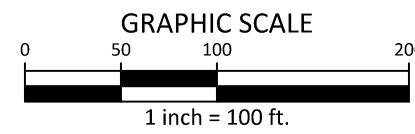
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TYPICAL SECTIONS

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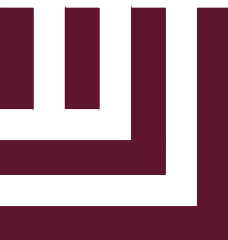


NC GRID NAD 83 (2011)



SHEET INDEX - NOT TO SCALE

SEE SHEET C1.02 FOR NOTES,
LEGEND, LINE AND CURVE TABLE



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JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



08-09-2023

REVISIONS

NO.	DATE
1	

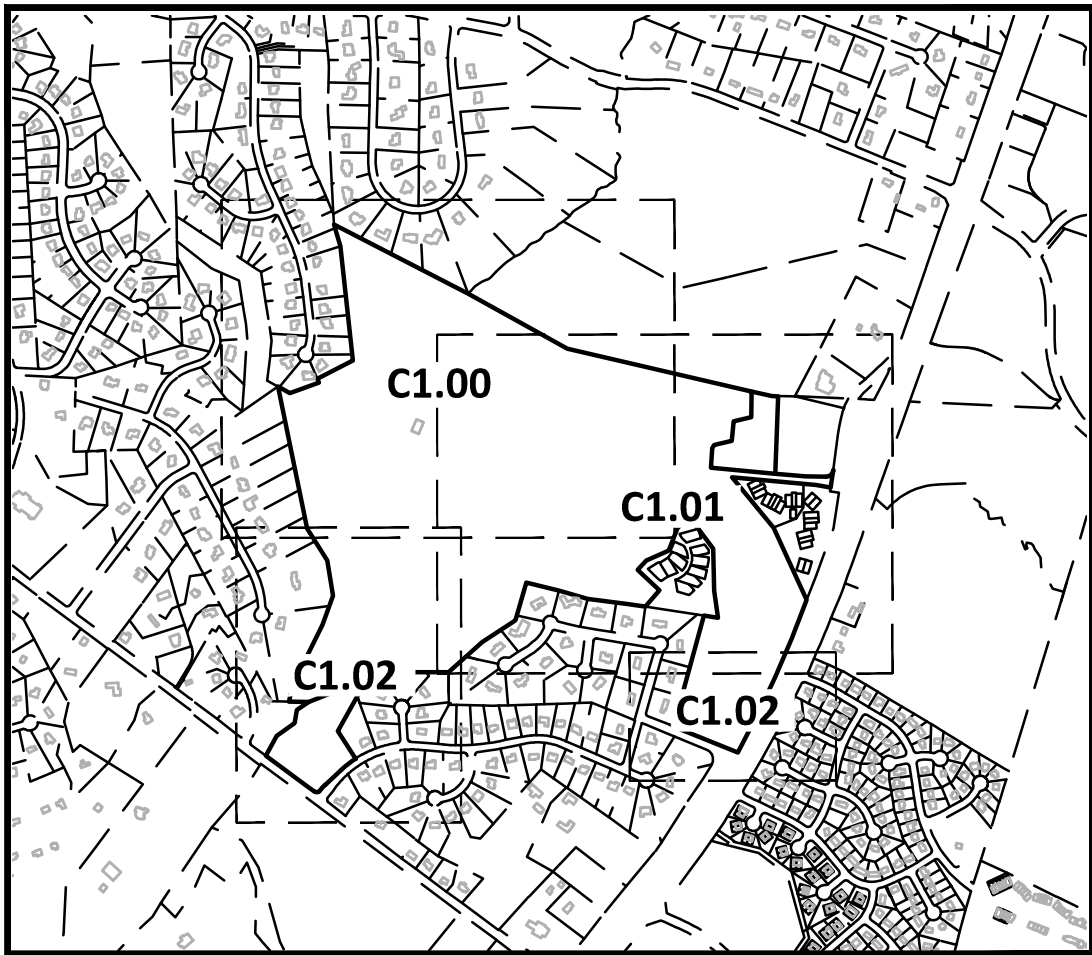
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CHECKED BY	EMC
DRAWN BY	EMC
SCALE	1"=100'
DATE	06.07.2021

SHEET

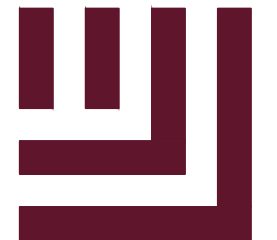
EXISTING CONDITIONS

C1.00



SHEET INDEX - NOT TO SCALE

SEE SHEET C1.02 FOR NOTES,
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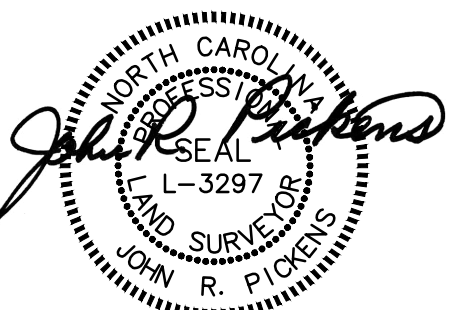
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WAKE FOREST, NORTH CAROLINA



08-09-2023

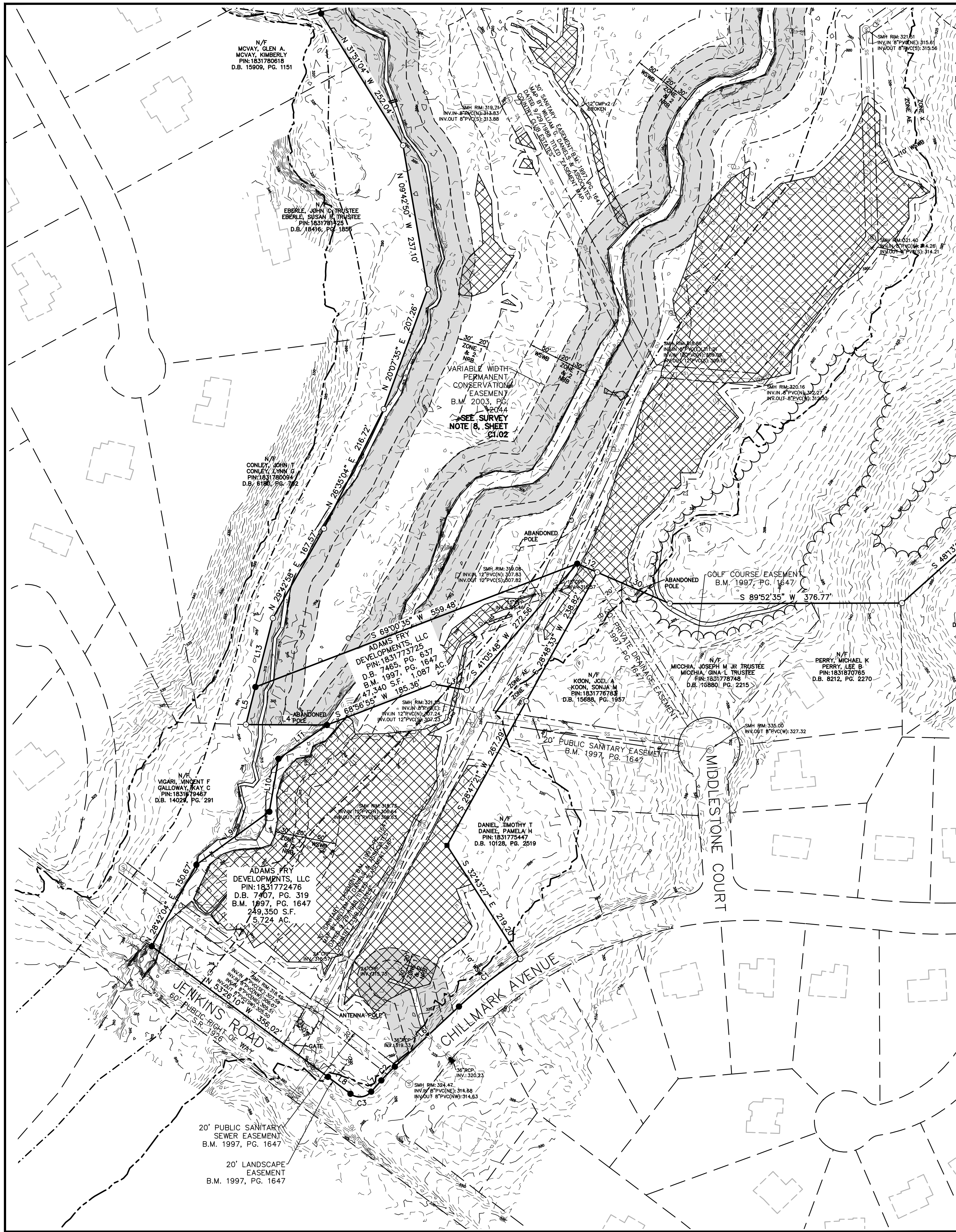
REVISIONS	
NO.	DATE
1	

PLAN INFORMATION	
PROJECT NO.	2021110197
FILENAME	2021110197-C1
CHECKED BY	EMC
DRAWN BY	EMC
SCALE	1"=100'
DATE	06.07.2021
SHEET	

EXISTING
CONDITIONS

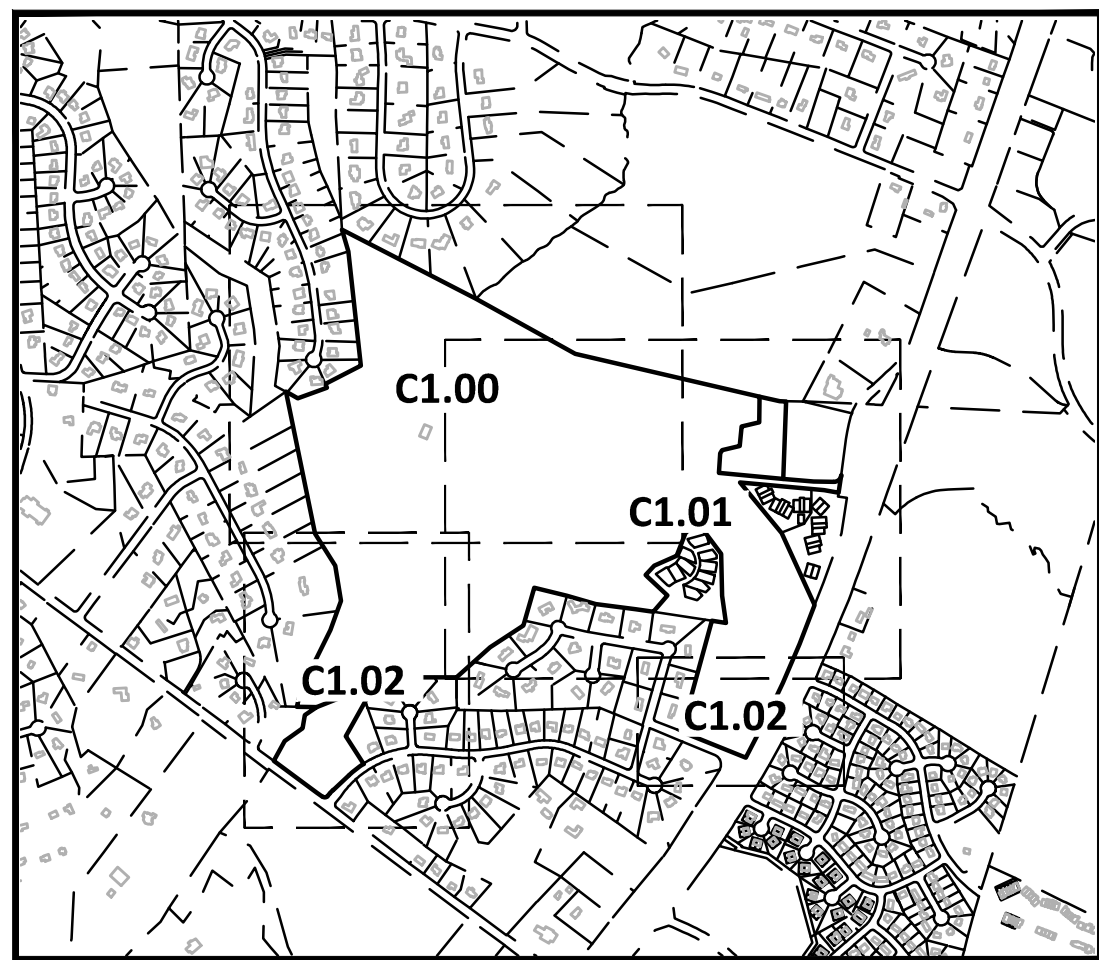
C1.01

John R. Pickens
JOHN R. PICKENS, PLS L-3297



1. THIS EXISTING CONDITIONS SURVEY WAS COMPLETED ON JUNE 6, 2021.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NCD GRID NAD 83 (2011).
3. ALL DISTANCES ARE HORIZONTAL. DISTANCES ARE UNLESS NOTED OTHERWISE.
4. AREA IS BY COORDINATE GEOMETRY.
5. THIS SURVEY IS IN A SPECIAL FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3720183100J, DATED MAY 2, 2008.
6. THIS SURVEY WAS PERFORMED AND THE MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY IS NOT A TITLE REPORT AND ANY EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
7. ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88.
8. THE EASEMENT LINES ON THIS MAP OF THE CREEK WAS DEDICATED IN A PLAT PREPARED BY DEMBERY & DAVIS, INC. IN BOOK OF EASEMENTS 2003, PAGE 2044. THE CALLS FOR THE EASEMENT LINES DO NOT MATCH THE LINES SHOWN ON THE PLAT. THE EASEMENT LINES DO NOT CLOSE. THE EASEMENT LINES WERE DEDICATED TO THE CREEK. THE PLAT IS THE PAGE OF THE PLAT AND DIGITIZING THE EASEMENT LINES, THE TRUE LOCATION OF THE EASEMENT LINES IS NOT OBTAINABLE.

- (1) CLASS OF SURVEY: CLASS A
- (2) POSITIONAL ACCURACY: 0.06' (95%)
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME NETWORK (NC RTN)
- (4) DATE OF SURVEY: MARCH 17, 2021
- (5) DATUM/EPOCH: NAD 83 (2011)
- (6) PUBLISHED/FIXED-CONTROL USED: NGS "POWER" & "T 217"
- (7) VERTICAL DATUM: NAVD 88 (GEOID12B)
- (8) COMBINED GRID FACTOR(S): 0.99995005
- (9) UNITS: US SURVEY FEET



SHEET INDEX - NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°05'38" E	136.80'
L2	S 77°03'20" E	42.92'
L3	N 72°44'44" W	122.44'
L4	N 89°40'56" W	131.55'
L5	N 14°10'34" E	62.84'
L6	S 46°52'54" W	142.80'
L7	S 41°14'14" W	24.52'
L8	S 35°33'38" W	44.38'
L9	N 53°58'58" E	146.49'
L10	N 09°52'08" E	87.28'
L11	N 56°56'54" E	95.82'
L12	N 69°38'11" W	35.33'
L13	N 41°01'34" E	101.34'
L14	S 60°41'32" E	91.53'
L15	N 21°46'12" W	25.32'
L16	S 75°54'40" W	120.05'
L17	S 05°36'45" W	129.92'
L18	N 70°30'36" W	133.76'
L19	S 33°04'21" W	13.76'
L20	S 03°51'36" W	23.73'
L21	S 88°44'51" E	132.76'
L22	S 88°17'23" W	116.94'
L23	N 72°01'17" E	98.10'
L24	S 81°23'09" W	94.87'
L25	S 52°23'00" W	103.34'
L26	S 40°40'49" W	86.52'
L27	S 45°38'35" E	20.60'
L28	S 72°01'36" W	118.82'
L29	N 81°21'36" W	119.82'
L30	N 36°38'08" W	128.17'

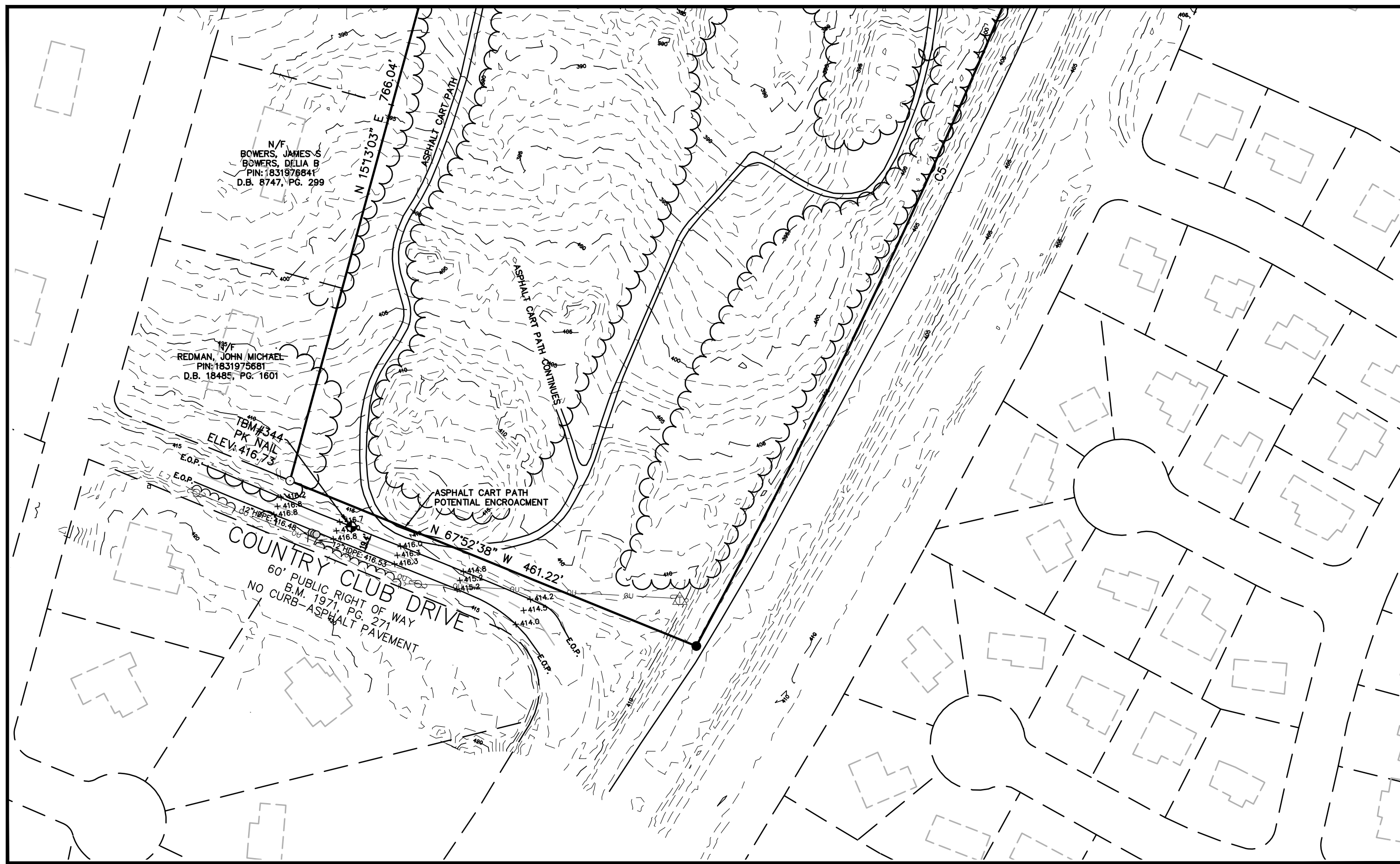
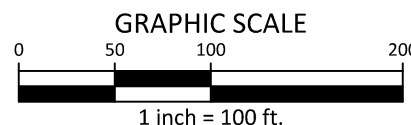
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	693.44'	125.80'	S 52°04'42" W	125.63'
C2	345.69'	31.34'	S 44°17'04" W	31.33'
C3	25.00'	37.23'	S 84°20'59" W	33.88'
C4	49.10'	72.80'	N 49°31'16" E	66.31'
C5	7581.08'	1116.61'	S 24°13'57" W	1115.60'

	PROPERTY BOUNDARY
	ADJOINING GIS PARCEL
	TOPOGRAPHIC CONTOUR
	TOPOGRAPHIC INDEX CONTOUR
	SANITARY SEWER EASEMENT
	STORM DRAINAGE EASEMENT
	GOLF COURSE EASEMENT
	CONSERVATION EASEMENT
	WOOD LINE
	LANDSCAPED AREA
	POND
	BUFFER
	FLOODPLAIN
	FLOODWAY
	OVERHEAD UTILITY
	CHAIN LINK FENCE
	PRIVACY FENCE
	WETLANDS
	STREAM BUFFER

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- IRON PIPE SET
- ▲ GEODETIC MONUMENT
- ◆ TEMPORARY BENCHMARK
- ⊙ SANITARY SEWER MANHOLE
- ⊕ SANITARY SEWER VENT
- ⚡ STORM FLARED END SECTION
- BOREHOLE
- SIGN
- ▲ TELEPHONE PEDESTAL
- ⊙ FIBER OPTIC MARKER
- ★ LIGHT POLE
- ⚡ UTILITY POLE
- GUY WIRE
- BOLLARD



NC GRID NAD 83 (2011)



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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CONTACT:
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jmas@millridgeco.com
PHONE: 919. 556. 5418

JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA

REVISIONS

NO.	DATE
1	

PLAN INFORMATION

PROJECT NO.	2021110197
FILENAME	2021110197-C1
CHECKED BY	EMC
DRAWN BY	EMC
SCALE	1"=100'
DATE	06.03.2021

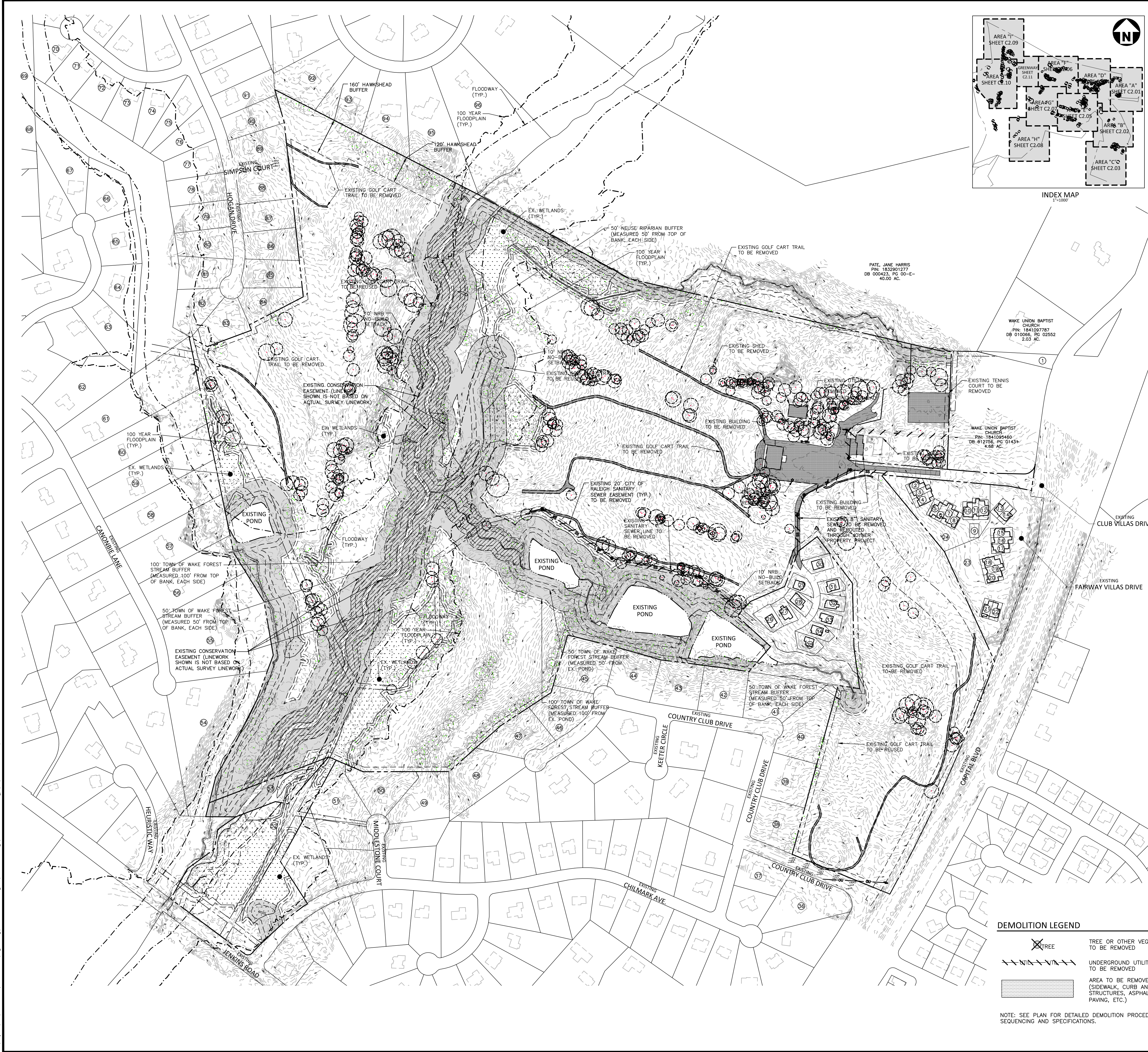
SHEET

EXISTING CONDITIONS

C1.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

\\projects\VT01\2021110197\04-Production\Engineering\Master Plan - Pricing Set\Current Drawings\2021110197.DWG, 8/24/2023 3:23:07 PM, Julia Shult



DEMOLITION LEGEND

- TREE OR OTHER VEGETATION TO BE REMOVED
- UNDERGROUND UTILITY TO BE REMOVED
- AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

ADJACENT PROPERTY OWNERS

- | | | |
|---|--|--|
| 1 WAKE UNION BAPTIST CHURCH
PIN: 1810197615
DB 010066, PG 02552
0.26 AC. | 37 GOSSET, LINDA M
PIN: 1831975411
DB 010391, PG 00784
0.79 AC. | 72 MOFFATTE, IAN M
PIN: 1831975411
DB 010391, PG 00784
0.69 AC. |
| 2 HORTON, ROBIN
PIN: 1831975681
DB 013569, PG 01957
0.69 AC. | 38 REDMAN, J MICHAEL
PIN: 1831975681
DB 013569, PG 01957
0.69 AC. | 73 JACKSON, DAVID E
PIN: 1832607746
DB 007273, PG 00186
0.69 AC. |
| 3 FINNIGAN, JOSEPH T
PIN: 1841092027
DB 015051, PG 02043
0.06 AC. | 39 BOWERS, JAMES S
PIN: 1831975681
DB 008747, PG 00299
1.20 AC. | 74 CARLE, JACQUELINE D
PIN: 183200775
DB 017342, PG 01980
0.69 AC. |
| 4 CARTER, TERRY W
PIN: 1841092027
DB 015051, PG 02043
0.06 AC. | 40 FICHERA, JOHN L
PIN: 1831975681
DB 010374, PG 02097
0.69 AC. | 75 HORNER, WESLEY
PIN: 183200775
DB 018368, PG 01295
0.69 AC. |
| 5 BRUNHORST, WILLIAM
PIN: 1841092027
DB 015051, PG 02043
0.06 AC. | 41 BARR, ARNOLD L BARR
PIN: 1831975681
DB 002964, PG 00773
1.14 AC. | 76 GERLITZ, KYLE A
PIN: 1832700611
DB 018153, PG 01396
0.69 AC. |
| 6 DOMINICK, JOHN M
PIN: 1841092027
DB 015051, PG 02043
0.06 AC. | 42 GRIMMETT, ANDREW O
PIN: 1831975681
DB 017994, PG 01725
0.51 AC. | 77 HORNBUCKLE, CASSANDRA
PIN: 1832700540
DB 016163, PG 00500
0.69 AC. |
| 7 GRADY, DOUGLAS H
PIN: 1841092027
DB 009563, PG 00022
0.90 AC. | 43 FREEMAN, JAMES LOUIS
PIN: 1831975681
DB 015051, PG 02043
0.06 AC. | 78 KENNEDY, JANET A
PIN: 1832700611
DB 018153, PG 01396
0.69 AC. |
| 8 CORRETT, MICHAEL P
PIN: 1841092027
DB 015051, PG 02043
0.06 AC. | 44 LESTER, JEFFREY A
PIN: 1832700611
DB 018153, PG 01396
0.69 AC. | 79 YAROSH, DANIEL
PIN: 1832700611
DB 018153, PG 01396
0.69 AC. |
| 9 OAKMARK DEVELOPMENT
PIN: 1841092027
DB 006876, PG 00285
0.08 AC. | 45 UFTON, KEVIN C
PIN: 1831975681
DB 007686, PG 00928
1.13 AC. | 80 BAGWELL, CATHY L
PIN: 1832700611
DB 018153, PG 01396
0.69 AC. |
| 10 BYRNE, THOMAS J JR
PIN: 1841092027
DB 013727, PG 02265
0.82 AC. | 46 WILLIAMS, PATRICK
PIN: 1831975681
DB 018153, PG 01396
0.69 AC. | 81 PORTER, RYAN S
PIN: 1832700611
DB 018153, PG 01396
0.69 AC. |
| 11 PRUITT, DELORES
PIN: 1841092027
DB 009225, PG 00583
0.06 AC. | 47 JOYNER, SAMUEL H
PIN: 1831975681
DB 018153, PG 01396
0.69 AC. | 82 SAPP, ANDREW J SAPP
PIN: 1832700611
DB 005542, PG 00544
0.71 AC. |
| 12 ROUSSEAU, CHERYL E
PIN: 1841092027
DB 017774, PG 00544
0.08 AC. | 48 FISHER, C P JR
PIN: 1831975681
DB 002417, PG 00449
1.30 AC. | 83 PALMERTON, JEFFREY
PIN: 1831975681
DB 007468, PG 00414
0.75 AC. |
| 13 NEISS, GAIL ELANE
PIN: 1841092027
DB 017774, PG 00544
0.08 AC. | 49 PERRY, MICHAEL K
PIN: 1831975681
DB 009212, PG 02270
1.10 AC. | 84 LEAVENWOOD, EUGENE
PIN: 1832700611
DB 008586, PG 00333
0.69 AC. |
| 14 HEATH, CHARLES LARRY
PIN: 1841092027
DB 018073, PG 01028
0.08 AC. | 50 MCCOY, JOSEPH W JR
PIN: 1831975681
DB 018080, PG 02215
0.99 AC. | 85 MAYO, RICHARD E
PIN: 1832700611
DB 008586, PG 00333
0.69 AC. |
| 15 WALSH, DONNA L
PIN: 1841092027
DB 010897, PG 00088
0.09 AC. | 51 KOON, JOEL A KOON
PIN: 1831975681
DB 018080, PG 02215
0.99 AC. | 86 JOHNSON, RAYMOND JR
PIN: 1832700611
DB 018080, PG 02215
0.99 AC. |
| 16 BONE, MALCOLM BONE
PIN: 1841092027
DB 013245, PG 01171
0.06 AC. | 52 ADAMS FRY DEVELOPMENT LLC
PIN: 1831975681
DB 007407, PG 00319
5.76 AC. | 87 WU, THUAN WU, MINH
PIN: 1832700611
DB 008648, PG 00731
0.69 AC. |
| 17 LOVING, JOHN C
PIN: 1841092027
DB 010355, PG 00066
0.08 AC. | 53 ADAMS FRY DEVELOPMENT LLC
PIN: 1831975681
DB 007407, PG 00319
5.76 AC. | 88 CARLETON, BETH A
PIN: 1832700611
DB 017957, PG 00350
0.69 AC. |
| 18 MATZKEVICH, DYANNE M
PIN: 1841092027
DB 017937, PG 02274
0.09 AC. | 54 ROGGE, BEVERLY J
PIN: 1831975681
DB 018080, PG 02215
0.99 AC. | 89 LERNER, MICHELLE
PIN: 1832700611
DB 008648, PG 00731
0.69 AC. |
| 19 ROGGE, BEVERLY J
PIN: 1831975681
DB 018080, PG 02215
0.99 AC. | 55 EBERLE, JOHN C
PIN: 1831975681
DB 018080, PG 02215
0.99 AC. | 90 CARLETON, BETH A
PIN: 1832700611
DB 017957, PG 00350
0.69 AC. |
| 20 VOLLMER, CHARLES B
PIN: 1841092027
DB 014827, PG 00672
0.08 AC. | 56 MCWAY, GLEN A
PIN: 1831975681
DB 018080, PG 02215
0.99 AC. | 91 HARKLEY, JOSEPH LEE
PIN: 1832700611
DB 018080, PG 02215
0.99 AC. |
| 21 MAULD, THOMAS
PIN: 1841092027
DB 017711, PG 02381
0.08 AC. | 57 MASSEY, GEORGE
PIN: 1832700611
DB 018080, PG 02215
0.99 AC. | 92 OSTERGARD, RICHARD A
PIN: 1832700611
DB 018080, PG 02215
0.99 AC. |
| 22 ZELUS, MICHELLE
PIN: 1841092027
DB 018923, PG 00340
0.08 AC. | 58 O'DELL, MARK A
PIN: 1831975681
DB 007918, PG 00377
1.81 AC. | 93 VAN, ORDEN JOHN E
PIN: 1832700611
DB 018080, PG 02215
0.99 AC. |
| 23 FAIRWAY VILAS AT WF
PIN: 1841092027
DB 018923, PG 00340
0.08 AC. | 59 POWELL, ANNE H
PIN: 1831975681
DB 018080, PG 02215
0.99 AC. | 94 KUMAR, DHIRVA
PIN: 1832700611
DB 007950, PG 00661
1.15 AC. |
| 24 FAIRWAY VILAS AT WF
PIN: 1841092027
DB 018923, PG 00340
0.08 AC. | 60 WEININGER, STEPHAN
PIN: 1831975681
DB 018080, PG 02215
0.99 AC. | 95 MOSELEY, THEODORE
PIN: 1832700611
DB 018080, PG 02215
0.99 AC. |
| 25 CLUBHOUSE VILAS AT
PIN: 1841092027
DB 018923, PG 00340
0.08 AC. | 61 DURHAM, MICHAEL J
PIN: 1831975681
DB 018080, PG 02215
0.99 AC. | 96 PACKETT, MITCHELL G
PIN: 1832700611
DB 008362, PG 02159
3.63 AC. |
| 26 BELUK, EDWARD A
PIN: 1831975681
DB 017423, PG 02305
0.19 AC. | 62 MEYER, ROGER P
PIN: 1831975681
DB 008223, PG 00200
1.63 AC. | |
| 27 ZHAO, BARRI
PIN: 1831975681
DB 017010, PG 01441
0.18 AC. | 63 BEASLEY, DARYL
PIN: 1831975681
DB 017181, PG 02551
1.04 AC. | |
| 28 HODGES, JOHN W III
PIN: 1831975681
DB 017059, PG 00072
0.19 AC. | 64 SUCHER, AARON
PIN: 1831975681
DB 014805, PG 01066
0.98 AC. | |
| 29 REITMANN, ROBERT
PIN: 1831975681
DB 017165, PG 00638
0.16 AC. | 65 HODGES, THOMAS R
PIN: 1832607117
DB 016741, PG 01362
0.94 AC. | |
| 30 GOK, KEN Y
PIN: 1831975681
DB 016844, PG 00697
0.18 AC. | 66 BARKLEY, HUBERT
PIN: 1832607117
DB 017355, PG 01588
0.98 AC. | |
| 31 RAMSARAN, MICHAEL
PIN: 1831975681
DB 015098, PG 00453
0.15 AC. | 67 GORDON, GLENN E
PIN: 1832607117
DB 006833, PG 00871
1.17 AC. | |
| 32 JALLORINA, CLAUDE H
PIN: 1831975681
DB 017656, PG 00904
0.17 AC. | 68 LEARY, CHRISTOPHER R
PIN: 1832607117
DB 017656, PG 00904
0.17 AC. | |
| 33 SIMS, YVONNE M
PIN: 1831975681
DB 017009, PG 02679
0.17 AC. | 69 KING, JOHN C JR
PIN: 1831975681
DB 016902, PG 01921
0.18 AC. | |
| 34 KING, JOHN C JR
PIN: 1831975681
DB 016902, PG 01921
0.18 AC. | 70 RUPSKY, PENNY L
PIN: 1831975681
DB 016902, PG 01921
0.18 AC. | |
| 35 RUPSKY, MARK J
PIN: 1831975681
DB 016902, PG 01921
0.18 AC. | 71 CIMA, DAVID A CIMA
PIN: 1831975681
DB 013665, PG 02375
1.25 AC. | |
| 36 CIMA, DAVID A CIMA
PIN: 1831975681
DB 013665, PG 02375
1.25 AC. | | |



GRAPHIC SCALE

1 inch = 200 ft.

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jmas@mlrlidgco.com
PHONE: 919. 556. 5418

JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILAS DRIVE
WAKE FOREST, NORTH CAROLINA

William T. O'Daniel
c/o William T. O'Daniel, c/o US
c/o North Carolina,
email=odaniel@mcadamsco.com
2023.08.24 16:41:33 -0400

REVISIONS

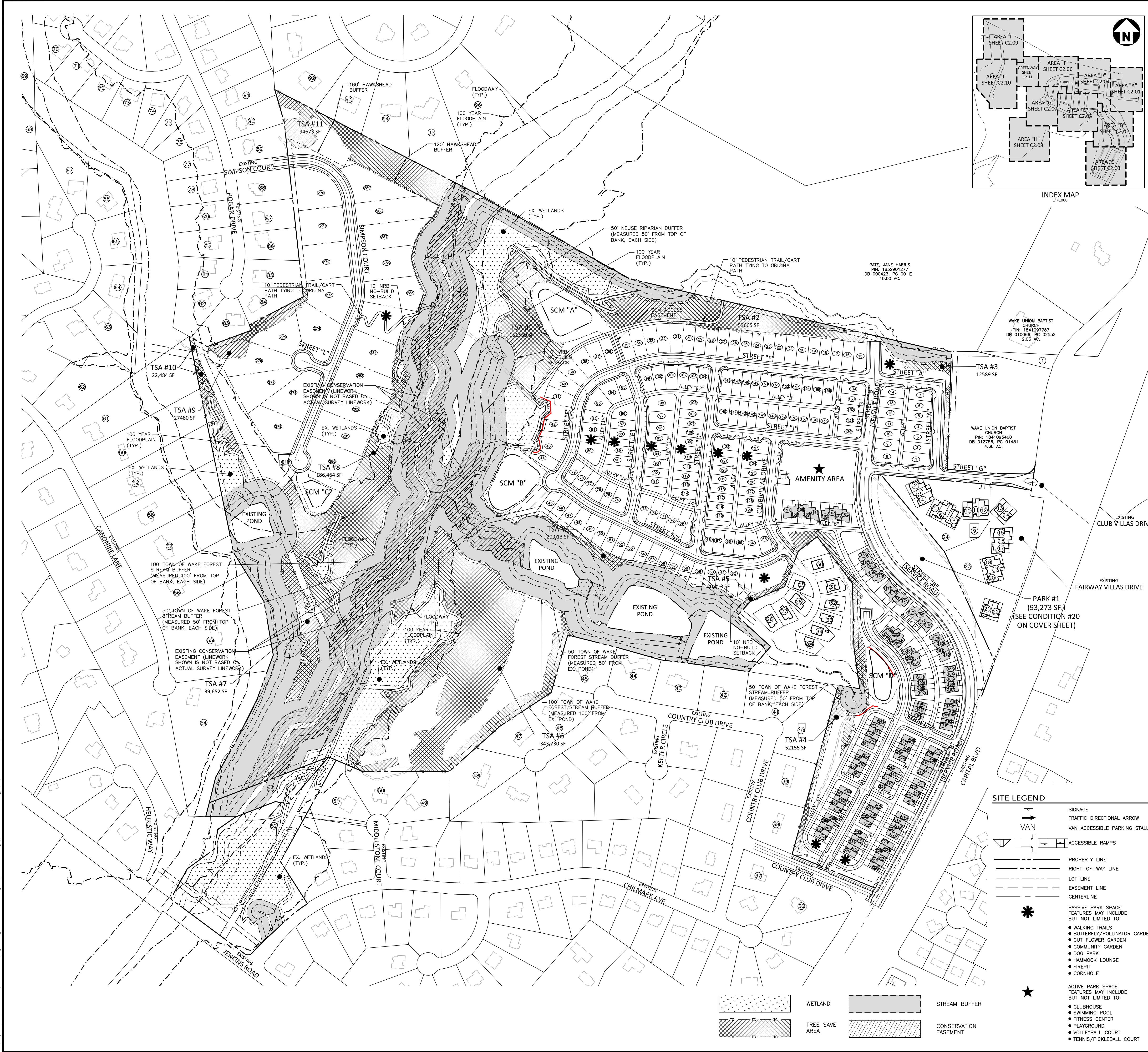
NO.	DATE
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PLAN INFORMATION

PROJECT NO.	2021110197
FILENAME	2021110197-DM1
CHECKED BY	WTO
DRAWN BY	JPM
SCALE	1"=200'
DATE	08. 25. 2023

OVERALL
DEMOLITION PLAN
C1.03

\\s\Projects\VT01_2021110197\04-Production\Engineering\Master Plan - Pricing Set\Current Drawings\2021110197-OAS1.dwg, 8/24/2023 10:06:04 AM, Julia Shurt



ADJACENT PROPERTY OWNERS

1 WAKE UNION BAPTIST CHURCH PIN: 1810197615 DB 010066, PG 02252 0.26 AC.	37 GOSSET, LINDA M PIN: 1831975411 DB 010391, PG 00784 0.79 AC.	72 MOFFATTE, IAN M PIN: 1831975411 DB 010391, PG 00784 0.69 AC.
2 HORTON, ROBIN PIN: 1831975681 DB 013569, PG 01957 0.69 AC.	38 REDMAN, J MICHAEL PIN: 1831975681 DB 013569, PG 01957 0.69 AC.	73 JACKSON, DAVID E PIN: 1832607746 DB 007273, PG 00186 0.69 AC.
3 FINNEGAN, JOSEPH T PIN: 1831978411 DB 008747, PG 00299 0.69 AC.	39 BOWERS, JAMES S PIN: 1831978411 DB 008747, PG 00299 0.69 AC.	74 CARLE, JACQUELINE D PIN: 1832008775 DB 017342, PG 01980 0.69 AC.
4 CARTER, TERRY W PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	40 FICHERA, JOHN L PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	75 HORNER, WESLEY PIN: 1832607746 DB 017342, PG 01980 0.69 AC.
5 BRUNHORST, WILLIAM PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	41 CARTER, SUSAN S PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	76 HORNER, MIKALA PIN: 1832607746 DB 017342, PG 01980 0.69 AC.
6 DOMINICK, JOHN M PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	42 DOMINICK, BETSY S PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	77 HORNBUCKLE, CASSANDRA PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
7 GRADY, DOUGLAS H PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	43 GRADY, DOUGLAS H PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	78 KENNEDY, JANET A PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
8 CORRETT, MICHAEL P PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	44 CORRETT, MICHAEL P PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	79 YAROSH, DANIEL PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
9 OAKMARK DEVELOPMENT PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	45 OAKMARK DEVELOPMENT PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	80 YAROSH, DANIEL PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
10 BYRNE, THOMAS J JR PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	46 BYRNE, THOMAS J JR PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	81 PORTER, RYAN S PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
11 PRUITT, DELORES PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	47 PRUITT, DELORES PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	82 SAPP, ANDREW J SAPP, JO ANN PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
12 ROUSSEAU, CHERYL E PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	48 ROUSSEAU, CHERYL E PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	83 PALMERTON, JEFFREY DALE PALMERTON, FLORIAN PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
13 NEISS, GAIL ELAINE PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	49 NEISS, GAIL ELAINE PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	84 LEAVENWOOD, EUGENE L LEAVENWOOD, TERI L PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
14 HEATH, CHARLES LARRY PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	50 HEATH, CHARLES LARRY PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	85 MAYO, RICHARD E PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
15 WALSH, DONNA L PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	51 WALSH, DONNA L PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	86 JOHNSON, RAYMOND JR PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
16 BONE, MALCOLM BONE, ELIZABETH PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	52 BONE, MALCOLM BONE, ELIZABETH PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	87 WU, THUAN WU, MINH PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
17 LOVING, JOHN C PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	53 LOVING, JOHN C PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	88 CARLETON, BETH A PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
18 MATZKEVICH, DYNANE M PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	54 MATZKEVICH, DYNANE M PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	89 LERNER, MICHELLE PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
19 ROGGE, BEVERLY J PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	55 ROGGE, BEVERLY J PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	90 CONLEY, JOHN T PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
20 VOLLMER, CHARLES B PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	56 VOLLMER, CHARLES B PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	91 HARKLEY, JOSEPH LEE PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
21 MAULD, THOMAS PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	57 MAULD, THOMAS PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	92 OSTERGARD, RICHARD A PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
22 ZEUS, MICHELLE PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	58 ZEUS, MICHELLE PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	93 VAN, ORDEN JOHN E PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
23 FAIRWAY VILAS AT WF GOLF CLUB PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	59 FAIRWAY VILAS AT WF GOLF CLUB PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	94 KUMAR, DHIRVA PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
24 FAIRWAY VILAS AT WF GOLF CLUB & TOWNHOMES OWNERS ASSOC INC PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	60 FAIRWAY VILAS AT WF GOLF CLUB & TOWNHOMES OWNERS ASSOC INC PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	95 MOSELEY, THEODORE PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
25 CLUBHOUSE VILAS AT WAKE FOREST GOLF CLUB PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	61 CLUBHOUSE VILAS AT WAKE FOREST GOLF CLUB PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	96 DURHAM, MICHAEL J PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
26 BELUK, EDWARD A PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	62 BELUK, EDWARD A PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	97 MEYER, ROGER P PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
27 ZHANG, BARRU PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	63 ZHANG, BARRU PIN: 1841092027 DB 015041, PG 02043 0.06 AC.	98 BEASLEY, DARRYL PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
28 HODGES, JOHN W III PIN: 1831985502 DB 017059, PG 00072 0.19 AC.	64 HODGES, JOHN W III PIN: 1831985502 DB 017059, PG 00072 0.19 AC.	99 SUCHER, AARON PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
29 REITMANN, ROBERT PIN: 1831985502 DB 017059, PG 00072 0.19 AC.	65 REITMANN, ROBERT PIN: 1831985502 DB 017059, PG 00072 0.19 AC.	100 HODGES, THOMAS R PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
30 GOK, KEN Y PIN: 1831985502 DB 017059, PG 00072 0.19 AC.	66 GOK, KEN Y PIN: 1831985502 DB 017059, PG 00072 0.19 AC.	101 BARKLEY, HUBERT PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
31 RAMSARAN, MICHAEL PIN: 1831985502 DB 017059, PG 00072 0.19 AC.	67 RAMSARAN, MICHAEL PIN: 1831985502 DB 017059, PG 00072 0.19 AC.	102 GORDANO, JOHNNA D PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
32 JALLORINA, CLAUDE H PIN: 1831985502 DB 017059, PG 00072 0.19 AC.	68 JALLORINA, CLAUDE H PIN: 1831985502 DB 017059, PG 00072 0.19 AC.	103 LEARY, CHRISTOPHER R PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
33 SIMS, YVONNE M PIN: 1831985502 DB 017059, PG 00072 0.19 AC.	69 SIMS, YVONNE M PIN: 1831985502 DB 017059, PG 00072 0.19 AC.	104 LEARY, SHARON L PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
34 KING, JOHN C JR PIN: 1831985502 DB 017059, PG 00072 0.19 AC.	70 KING, JOHN C JR PIN: 1831985502 DB 017059, PG 00072 0.19 AC.	105 FAIRLAKE COMMUNITY ASSOCIATION PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
35 RUPSKY, MARK J PIN: 1831985502 DB 017059, PG 00072 0.19 AC.	71 RUPSKY, MARK J PIN: 1831985502 DB 017059, PG 00072 0.19 AC.	106 GRAFF, JOSEPH N PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
36 CIMA, DAVID A CIMA, CINDY PIN: 1831985502 DB 017059, PG 00072 0.19 AC.	72 CIMA, DAVID A CIMA, CINDY PIN: 1831985502 DB 017059, PG 00072 0.19 AC.	107 DINGBAUM, THOMAS W PIN: 1832700540 DB 016163, PG 00500 0.69 AC.

SITE LEGEND

- TRAFFIC DIRECTIONAL ARROW
- VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PASSIVE PARK SPACE FEATURES MAY INCLUDE BUT NOT LIMITED TO:
 - WALKING TRAILS
 - BUTTERFLY/POLLINATOR GARDEN
 - CUT FLOWER GARDEN
 - COMMUNITY GARDEN
 - DOG PARK
 - HAMMOCK LOUNGE
 - FIREPIT
 - CORNHOLE
- ACTIVE PARK SPACE FEATURES MAY INCLUDE BUT NOT LIMITED TO:
 - CLUBHOUSE
 - SWIMMING POOL
 - FITNESS CENTER
 - PLAYGROUND
 - VOLLEYBALL COURT
 - TENNIS/PICKLEBALL COURT



GRAPHIC SCALE

1 inch = 200 ft.

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GREEN TIMBER FOUNDATION
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JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILAS DRIVE
WAKE FOREST, NORTH CAROLINA

W.T. O'Daniel
NORTH CAROLINA
PROFESSIONAL
SEAL
22630
ENGINEER
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o=North Carolina,
email=rodaniel@mcadamsco.com
2023.08.24 16:41:33 -0400

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	2021110197
FILENAME	2021110197-OAS1
CHECKED BY	WTO
DRAWN BY	JPM
SCALE	1"=200'
DATE	08.25.2023

SHEET

OVERALL SITE PLAN

C2.00

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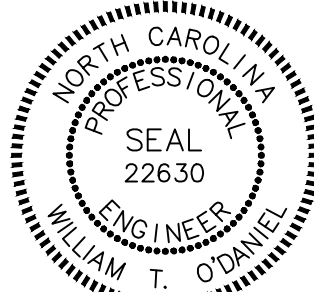
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jmas@millridgeco.com
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CLUB VILLAS DRIVE
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o=North Carolina,
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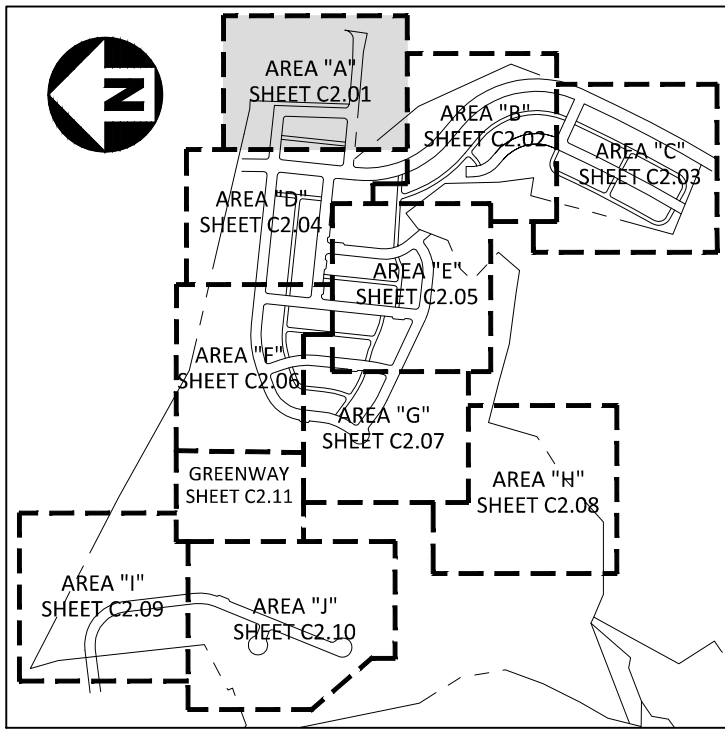
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CHECKED BY WTO
DRAWN BY JPM
SCALE 1"=40'
DATE 08.25.2023

SHEET

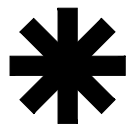
SITE PLAN
AREA "A"

C2.01



SITE LEGEND

	SIGNAGE
	TRAFFIC DIRECTIONAL ARROW
	VAN ACCESSIBLE PARKING
	STALL
	ACCESSIBLE RAMP
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	WETLAND
	OPEN SPACE
	TREE SAVE AREA
	STREAM BUFFER
	PARK SPACE
	CONSERVATION EASEMENT



PASSIVE PARK SPACE
FEATURES MAY INCLUDE
BUT NOT LIMITED TO:

- WALKING TRAILS
- BUTTERFLY/POLLINATOR GARDEN
- CUT FLOWER GARDEN
- COMMUNITY GARDEN
- DOG PARK
- HAMMOCK LOUNGE
- FIREPIT
- CORNHOLE

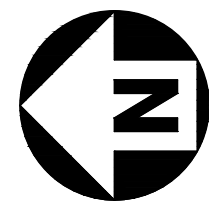
ACTIVE PARK SPACE
FEATURES MAY INCLUDE
BUT NOT LIMITED TO:

- CLUBHOUSE
- SWIMMING POOL
- FITNESS CENTER
- PLAYGROUND
- VOLLEYBALL COURT
- TENNIS/PICKLEBALL COURT

SEE SHEET C2.02

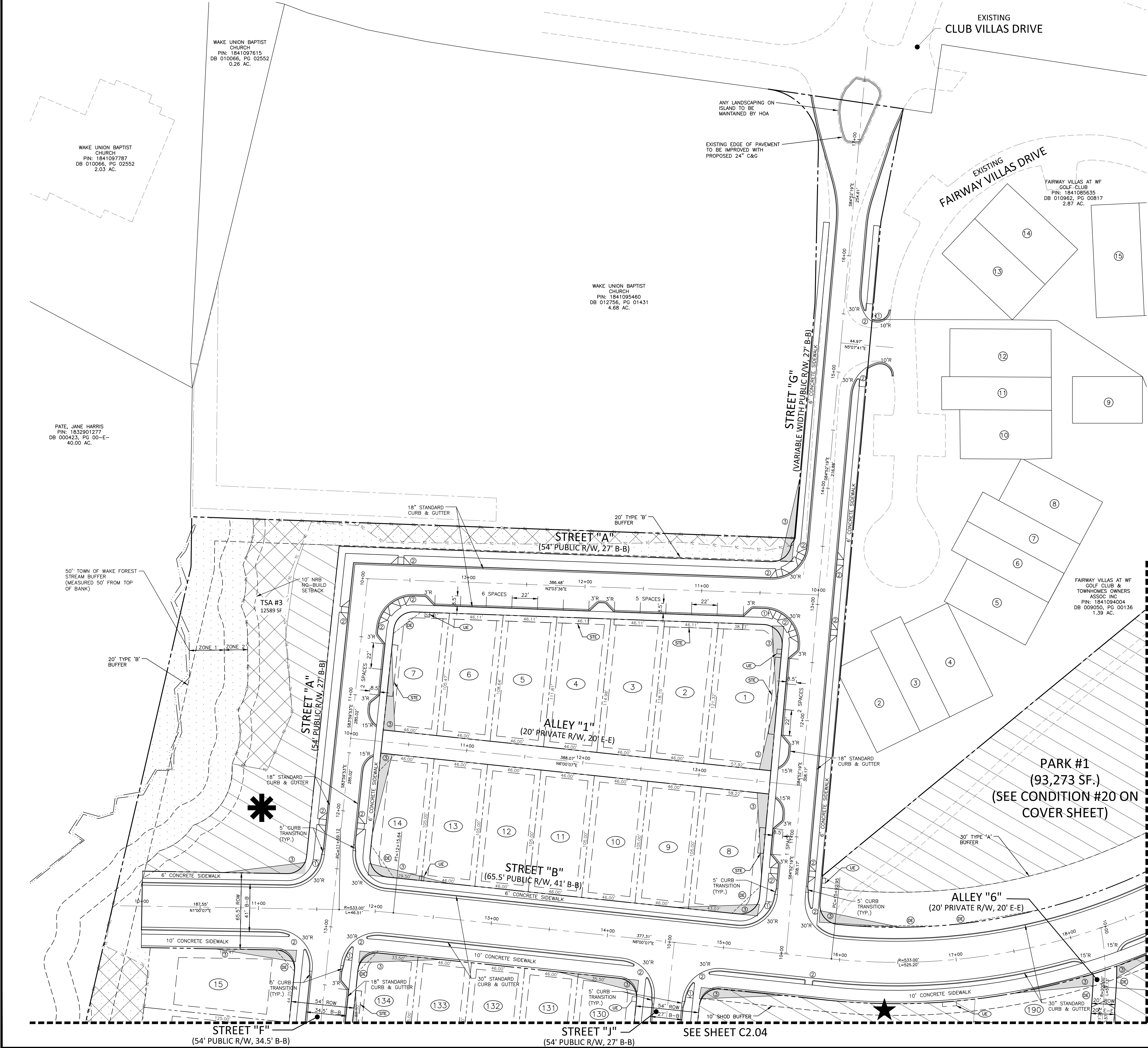
KEY LEGEND
① STOP SIGN
② ACCESSIBLE RAMP
③ 10'X70' SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND
⑥ STORM DRAINAGE EASEMENT
⑦ UTILITY EASEMENT
⑧ 5' STREET TREE EASEMENT



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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





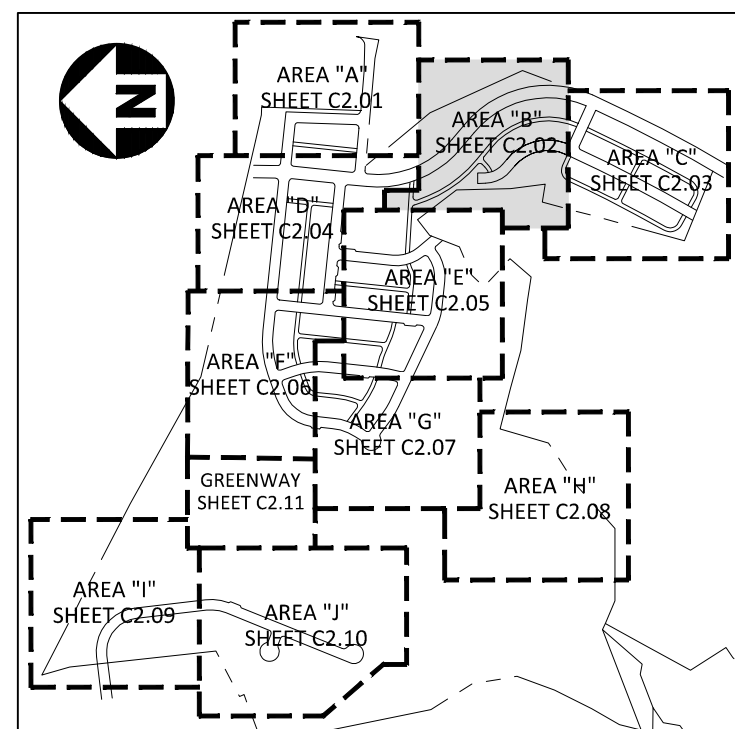
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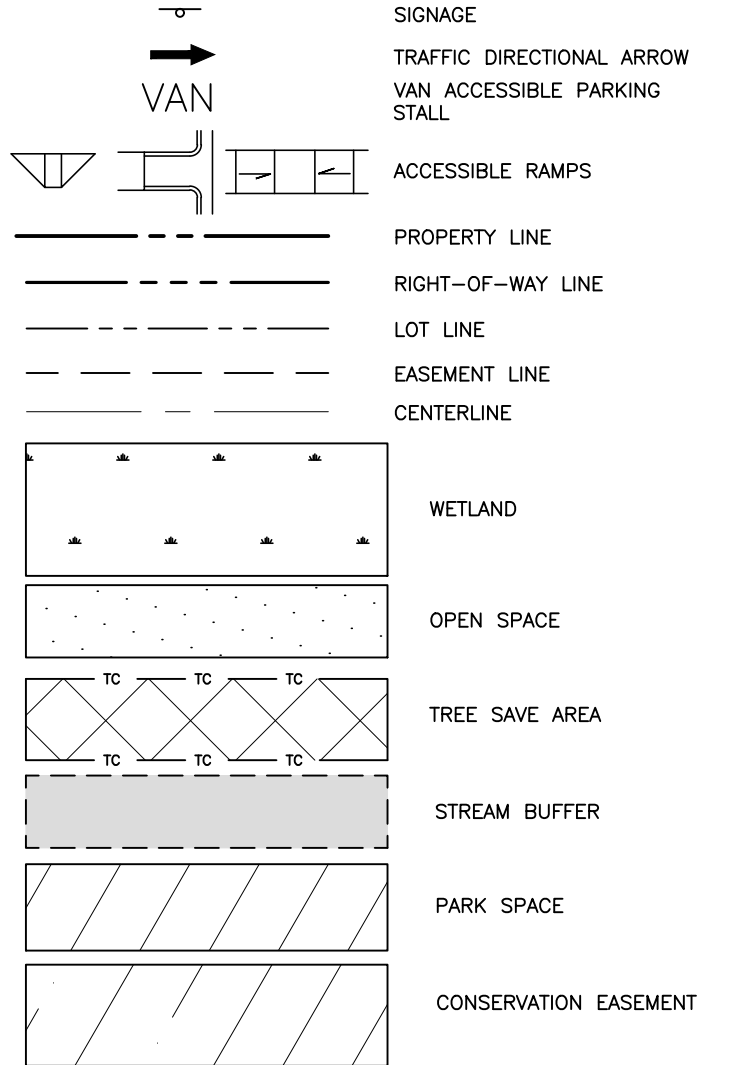
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jmas@millridgeco.com
PHONE: 919. 556. 5418



INDEX MAP

SITE LEGEND



PASSIVE PARK SPACE
FEATURES MAY INCLUDE
BUT NOT LIMITED TO:

- WALKING TRAILS
- BUTTERFLY/POLLINATOR GARDEN
- CUT FLOWER GARDEN
- COMMUNITY GARDEN
- DOG PARK
- HAMMOCK LOUNGE
- FIREPIT
- CORNHOLE

ACTIVE PARK SPACE
FEATURES MAY INCLUDE
BUT NOT LIMITED TO:

- CLUBHOUSE
- SWIMMING POOL
- FITNESS CENTER
- PLAYGROUND
- VOLLEYBALL COURT
- TENNIS/PICKLEBALL COURT



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o=North Carolina,
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NO.	DATE
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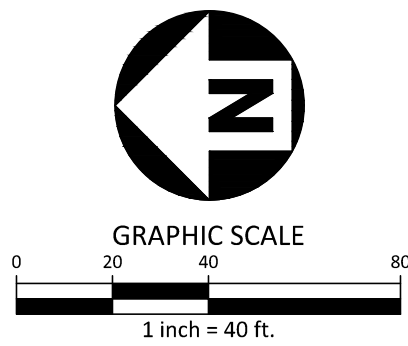
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CHECKED BY	WTO
DRAWN BY	JPM
SCALE	1"=40'
DATE	08. 25. 2023

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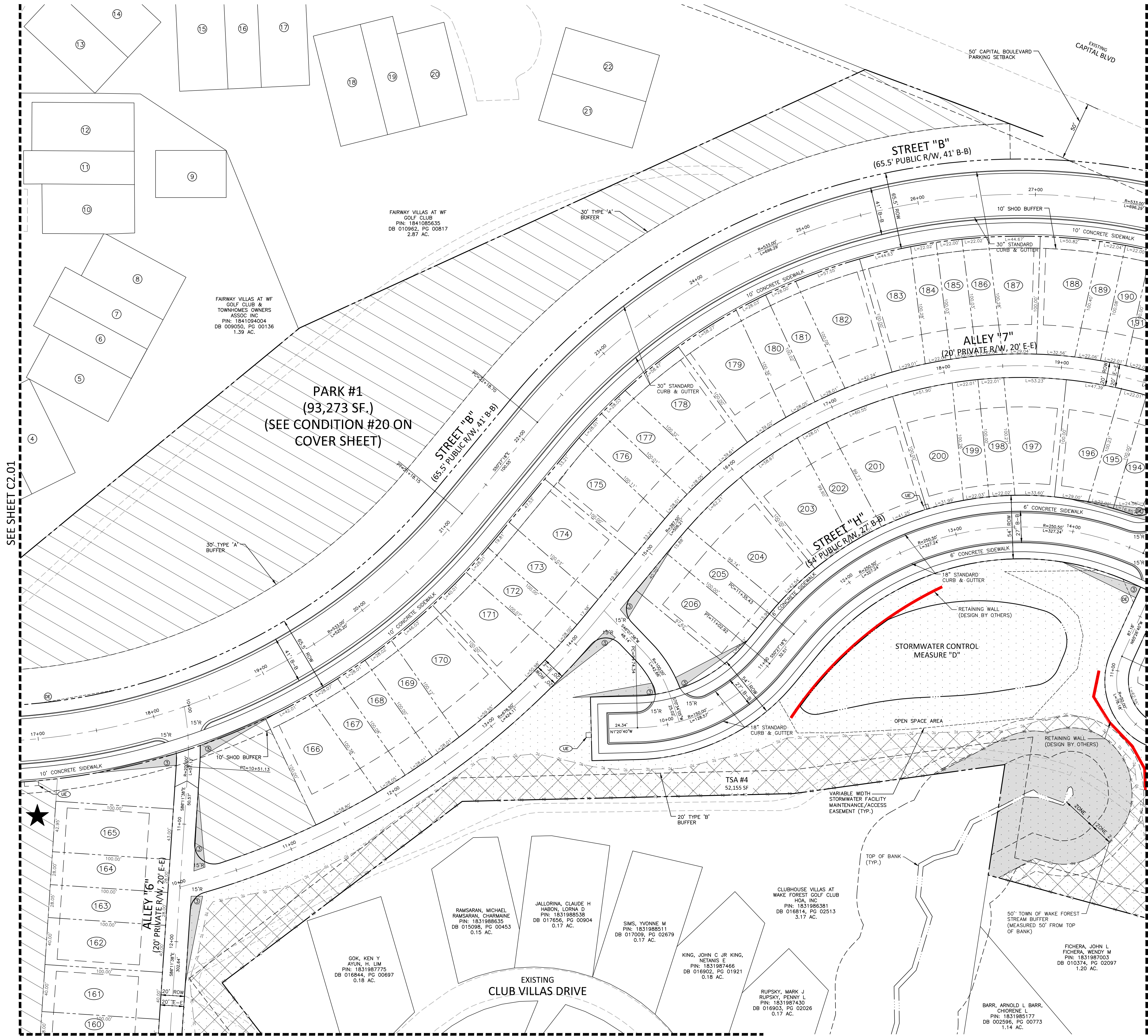
SITE PLAN AREA "B"

C2.02



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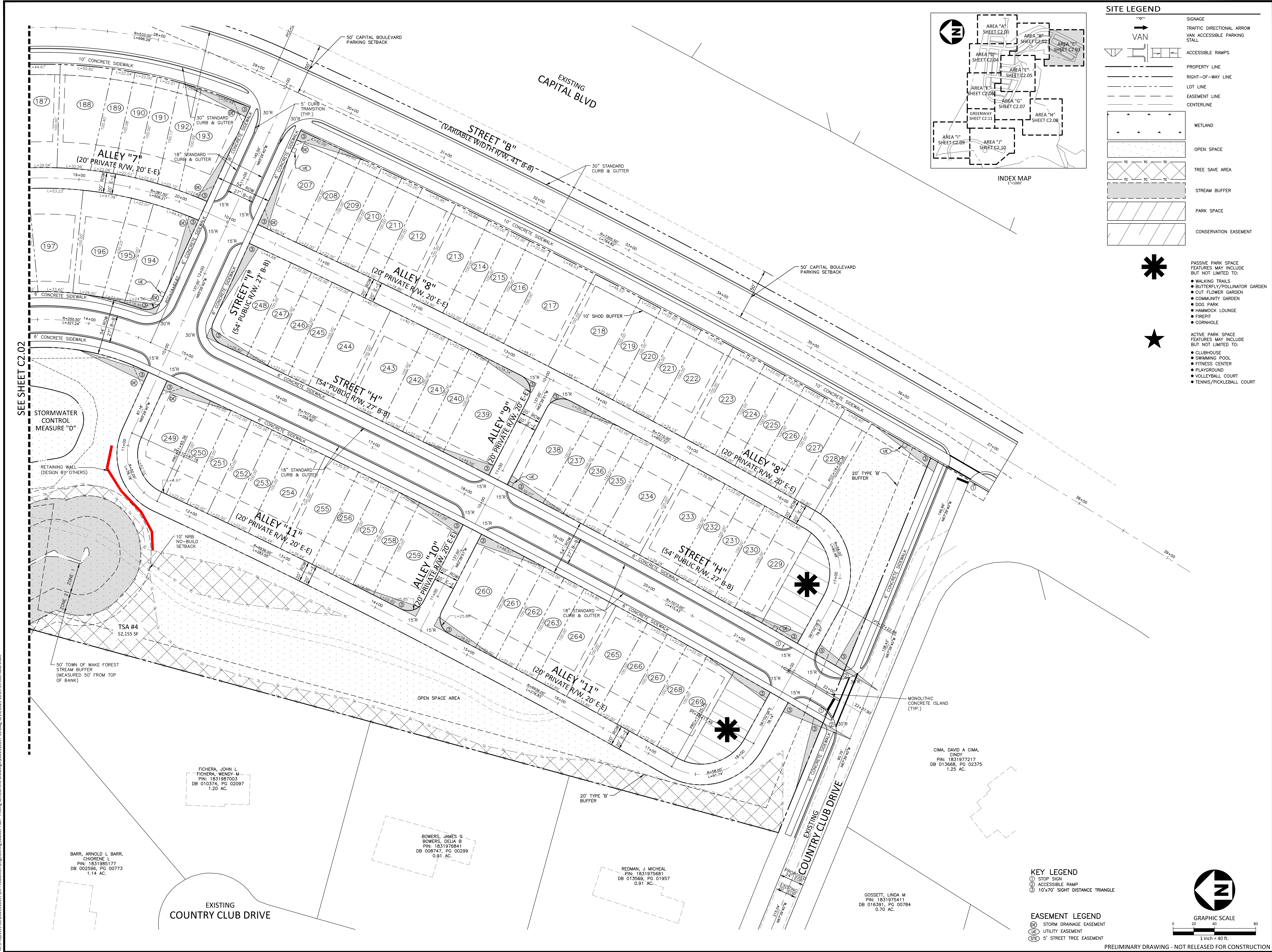
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SEE SHEET C2.05

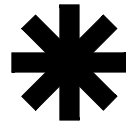
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SITE LEGEND

- SIGNAGE
 - TRAFFIC DIRECTIONAL ARROW
 - VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- WETLAND
- OPEN SPACE
- TREE SAVE AREA
- STREAM BUFFER
- PARK SPACE
- CONSERVATION EASEMENT



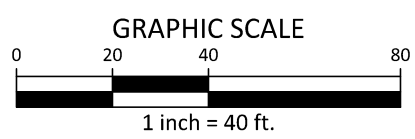
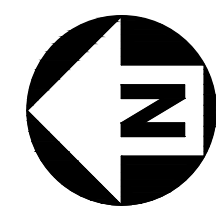
- PASSIVE PARK SPACE
FEATURES MAY INCLUDE
BUT NOT LIMITED TO:
- WALKING TRAILS
 - BUTTERFLY/POLLINATOR GARDEN
 - CUT FLOWER GARDEN
 - COMMUNITY GARDEN
 - DOG PARK
 - HAMMOCK LOUNGE
 - FIREPIT
 - CORNHOLE
- ACTIVE PARK SPACE
FEATURES MAY INCLUDE
BUT NOT LIMITED TO:
- CLUBHOUSE
 - SWIMMING POOL
 - FITNESS CENTER
 - PLAYGROUND
 - VOLLEYBALL COURT
 - TENNIS/PICKLEBALL COURT

KEY LEGEND

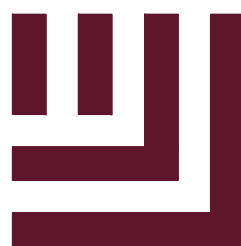
- 1 STOP SIGN
- 2 ACCESSIBLE RAMP
- 3 10'x70' SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND

- 66 STORM DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- ST5 5' STREET TREE EASEMENT



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MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



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c/o William T. O'Daniel, c/o US,
c/o North Carolina,
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NO. DATE

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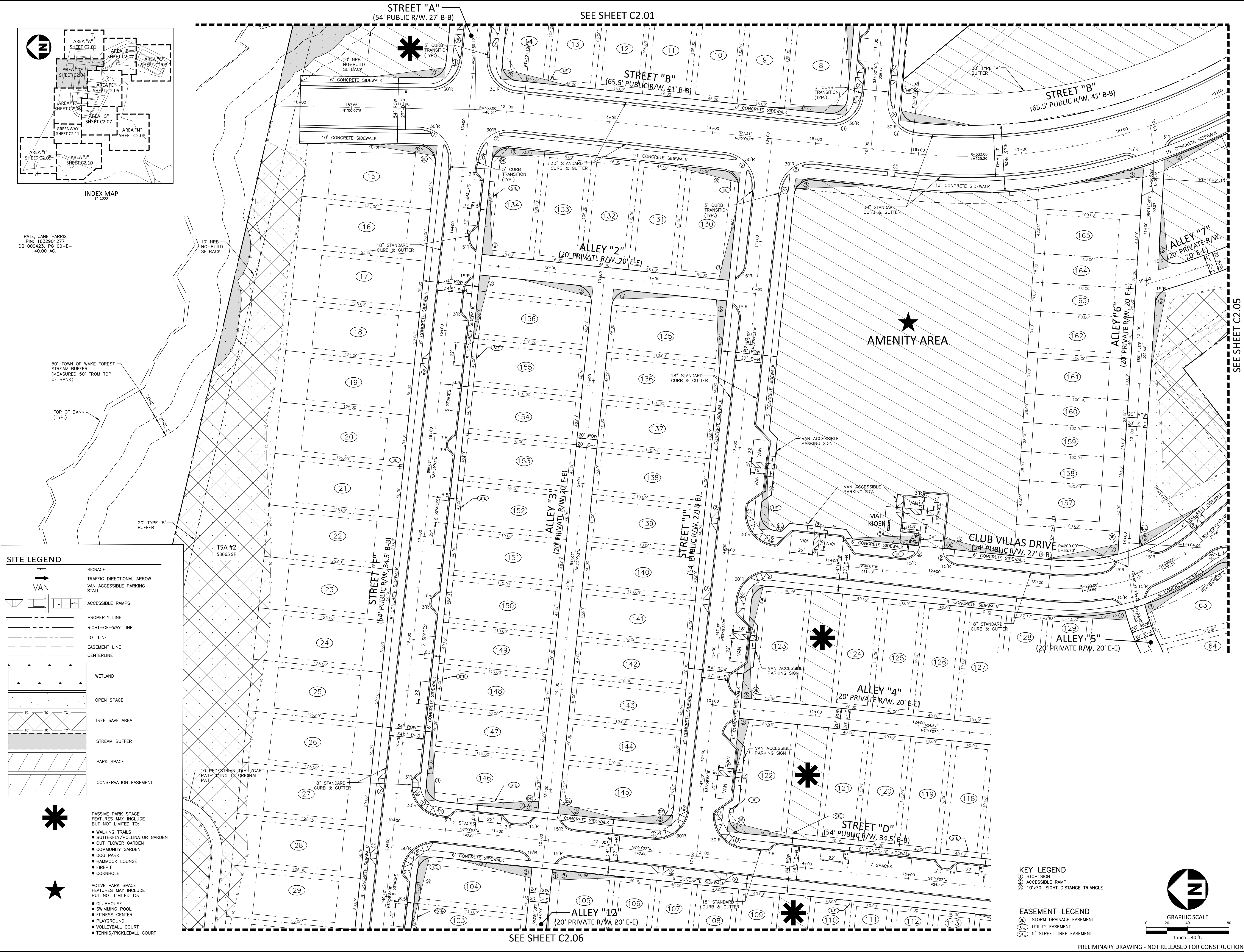
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FILENAME 2021110197-51
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DRAWN BY JPM
SCALE 1"=40'
DATE 08.25.2023

SHEET

SITE PLAN
AREA "C"

C2.03

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o=North Carolina,
email=odaniel@mcadamsco.com
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PLAN INFORMATION

PROJECT NO. 2021110197
FILENAME 2021110197-51
CHECKED BY WTO
DRAWN BY JPM
SCALE 1"=40'
DATE 08.25.2023

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SITE PLAN
AREA "D"
C2.04



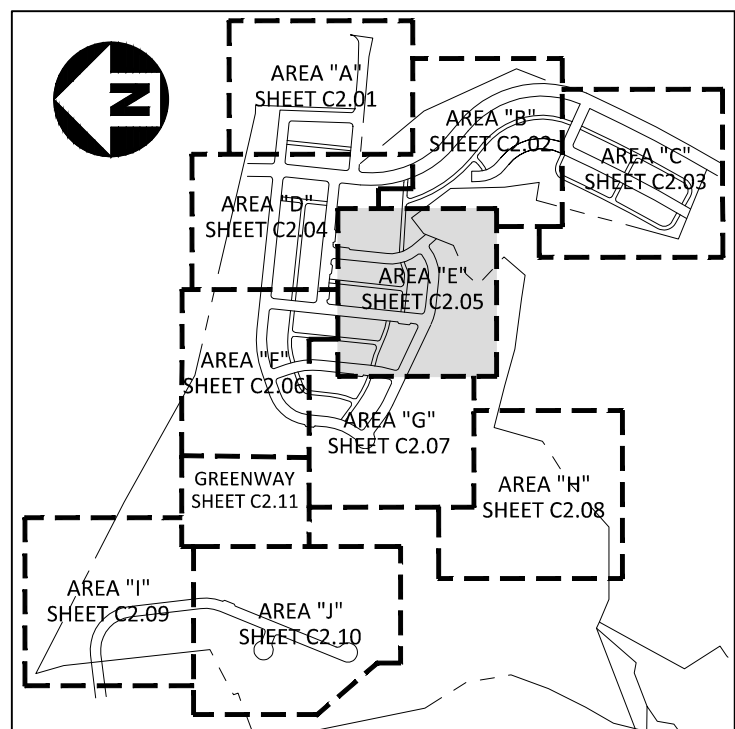
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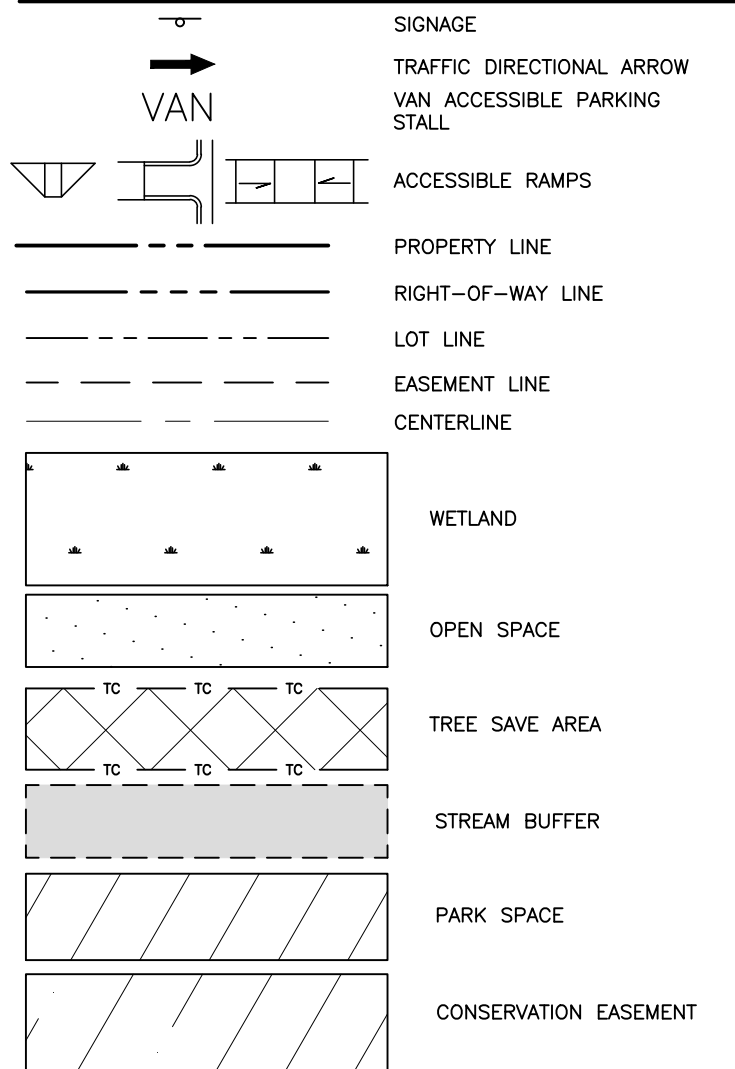
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CONTACT:
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jmas@millridgeco.com
PHONE: 919. 556. 5418



INDEX M

SITE LEGEND

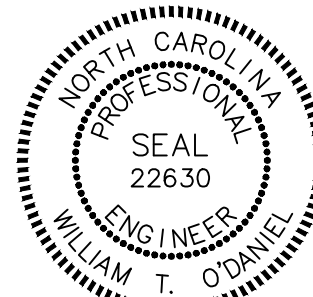


**PASSIVE PARK SPACE
FEATURES MAY INCLUDE
BUT NOT LIMITED TO:**

- WALKING TRAILS
- BUTTERFLY/POLLINATOR GARDEN
- CUT FLOWER GARDEN
- COMMUNITY GARDEN
- DOG PARK
- HAMMOCK LOUNGE
- FIREPIT
- CORNHOLE

**ACTIVE PARK SPACE
FEATURES MAY INCLUDE
BUT NOT LIMITED TO:**

- CLUBHOUSE
- SWIMMING POOL
- FITNESS CENTER
- PLAYGROUND
- VOLLEYBALL COURT
- TENNIS/PICKLEBALL COURT



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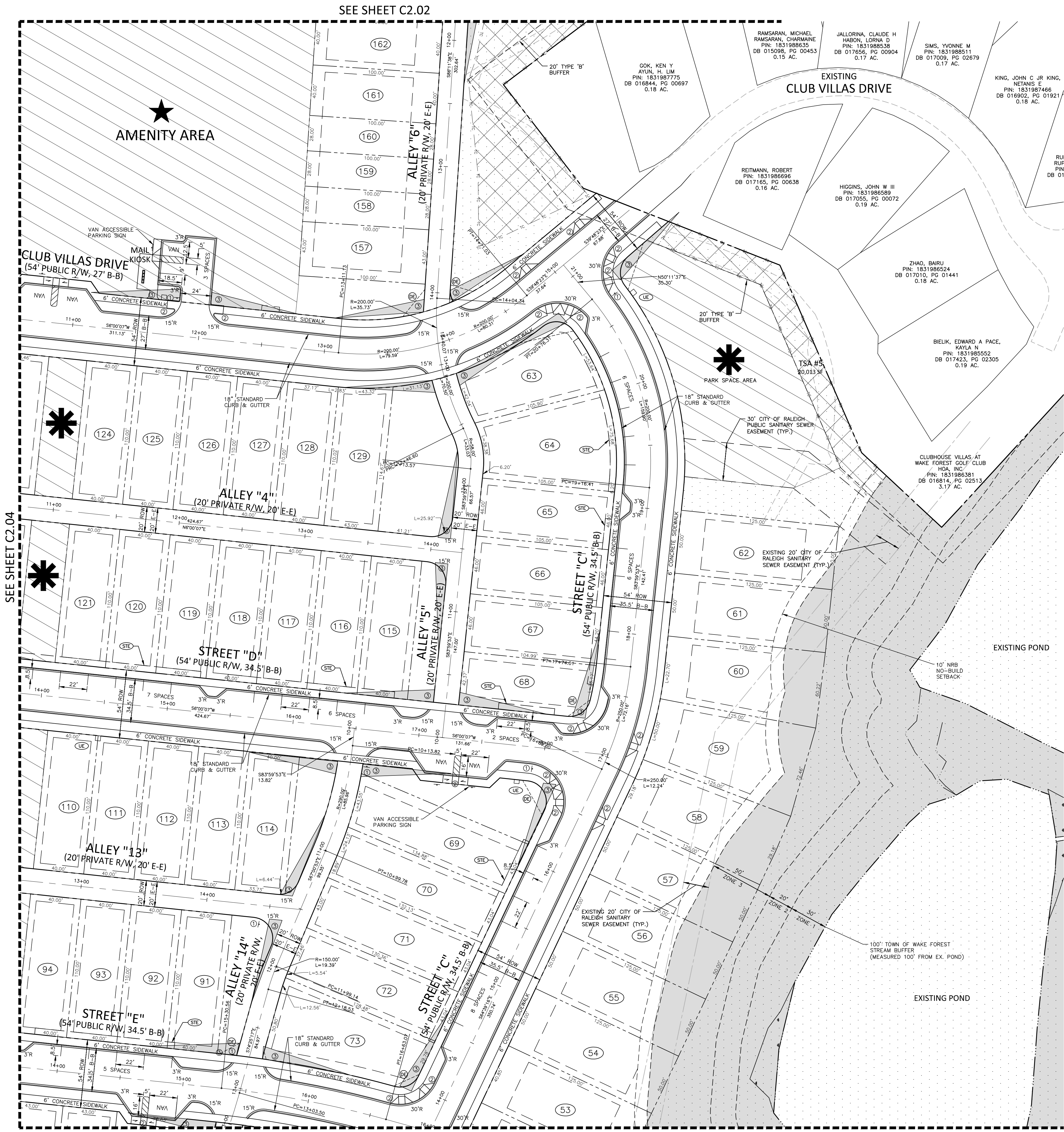
PLAN INFORMATION

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FILENAME	2021110197-S1
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SCALE	1"=40'
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SITE PLAN AREA "E"

C2.05

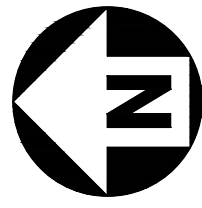


KEY LEGEND

- ① STOP SIGN
- ② ACCESSIBLE RAMP
- ③ 10'x70' SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND

- (DE) STORM DRAINAGE EASEMENT
(UE) UTILITY EASEMENT
(STE) 5' STREET TREE EASEMENT



GRAPHIC SCALE

1 inch = 40 ft

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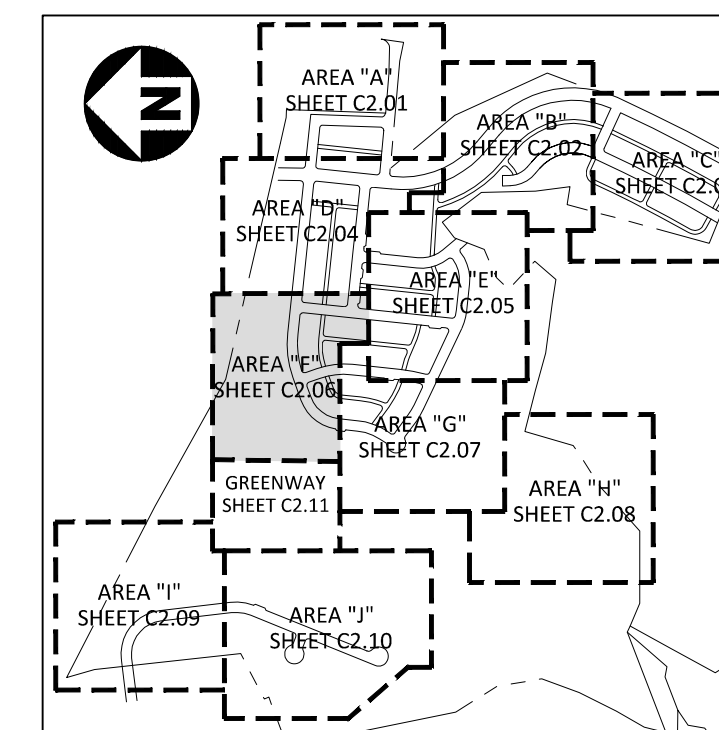
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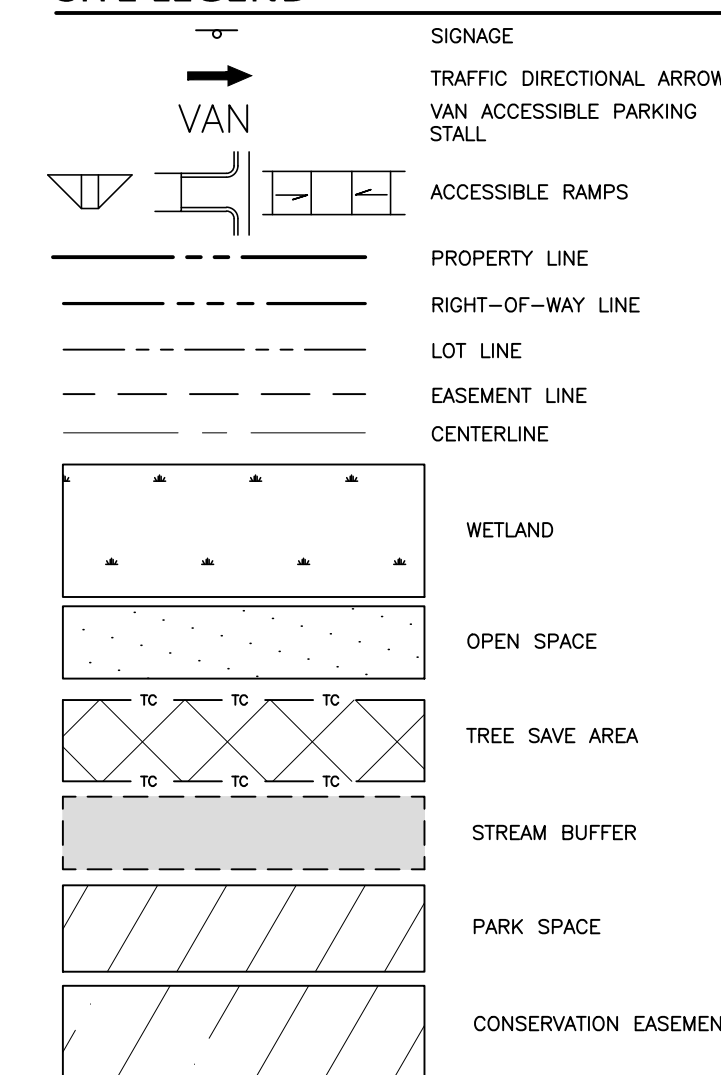
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jmas@millridgeco.com
PHONE: 919. 556. 5418



INDEX MA

SITE LEGEND



- WALKING TRAILS
- BUTTERFLY/POLLINATOR GARDEN
- CUT FLOWER GARDEN
- COMMUNITY GARDEN
- DOG PARK
- HAMMOCK LOUNGE
- FIREPIT
- CORNHOLE

- CLUBHOUSE
- SWIMMING POOL
- FITNESS CENTER
- PLAYGROUND
- VOLLEYBALL COURT
- TENNIS/PICKLEBALL COURT



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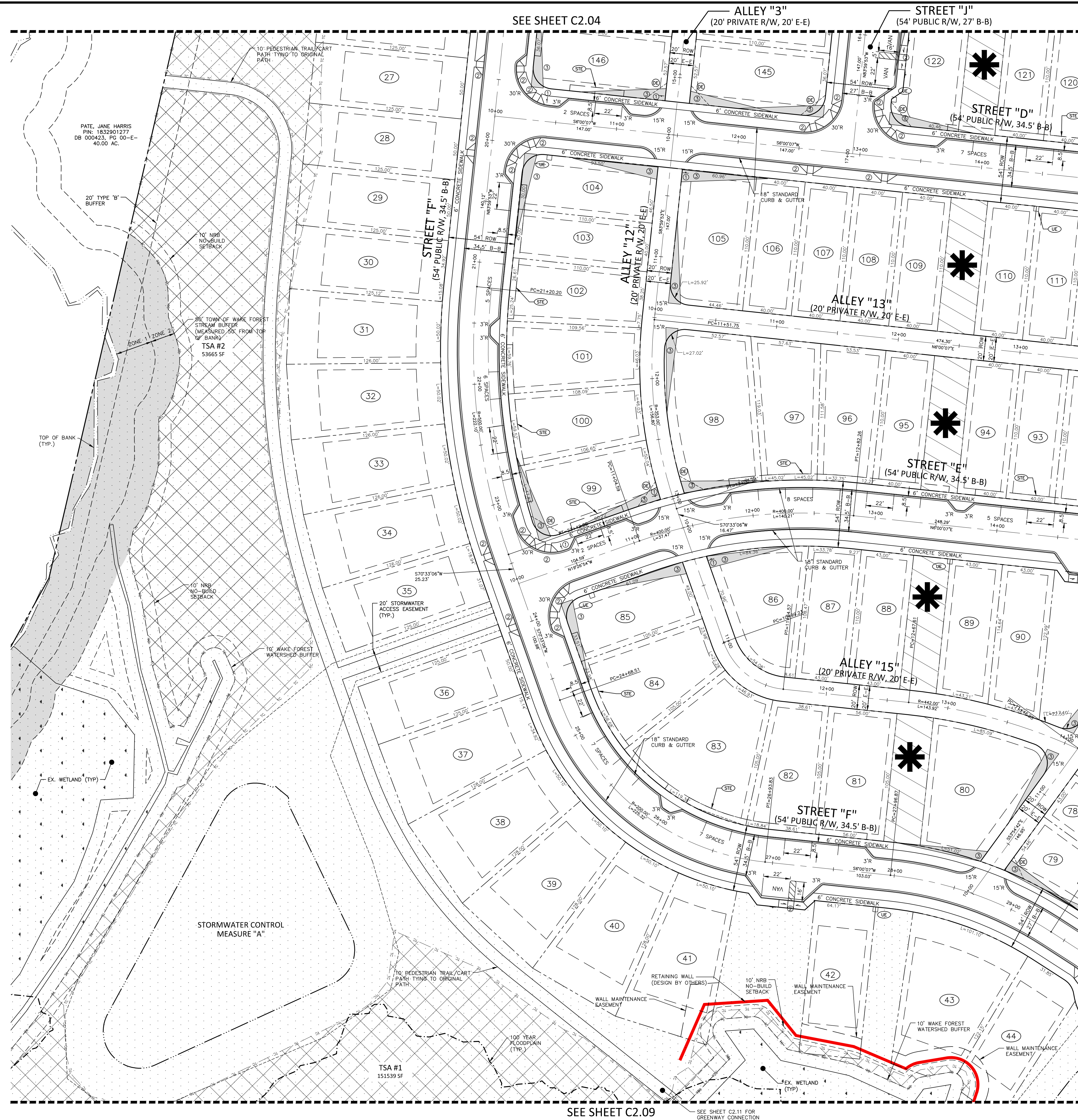
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**SITE PLAN
AREA "F"**

C2.06



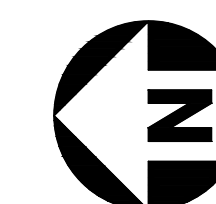
KEY LEGEND

- KEY LEGEND**
- ① STOP SIGN
 - ② ACCESSIBLE RAMP
 - ③ 10'x70' SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND

- EASEMENT LEGEND**
 (DE) STORM DRAINAGE EASEMENT
 (UE) UTILITY EASEMENT
 (STE) 5' STREET TREE EASEMENT

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

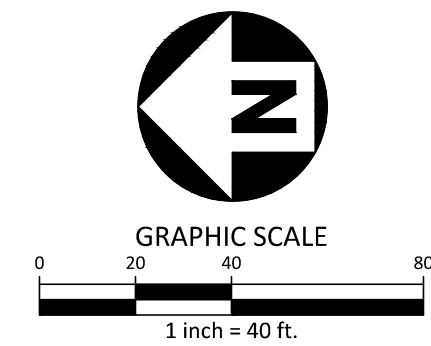
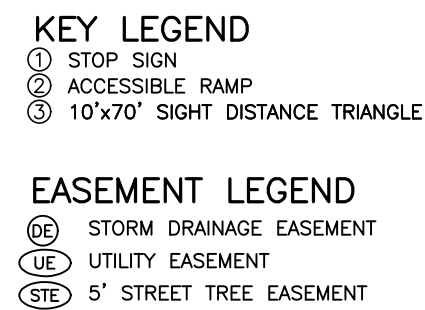
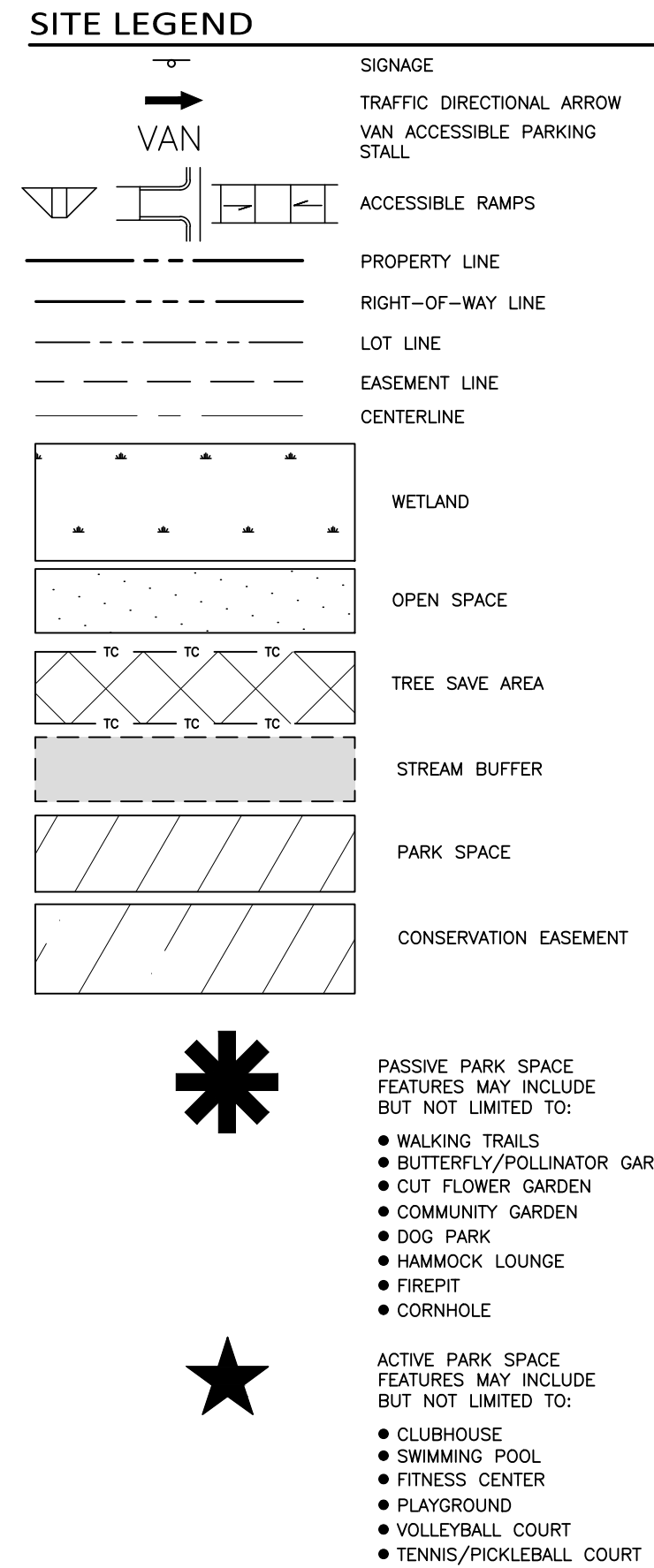
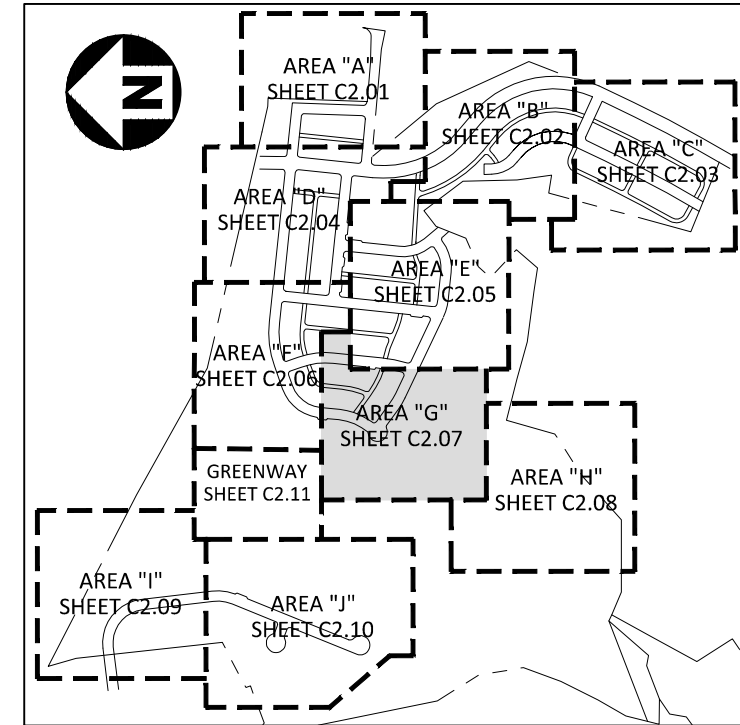
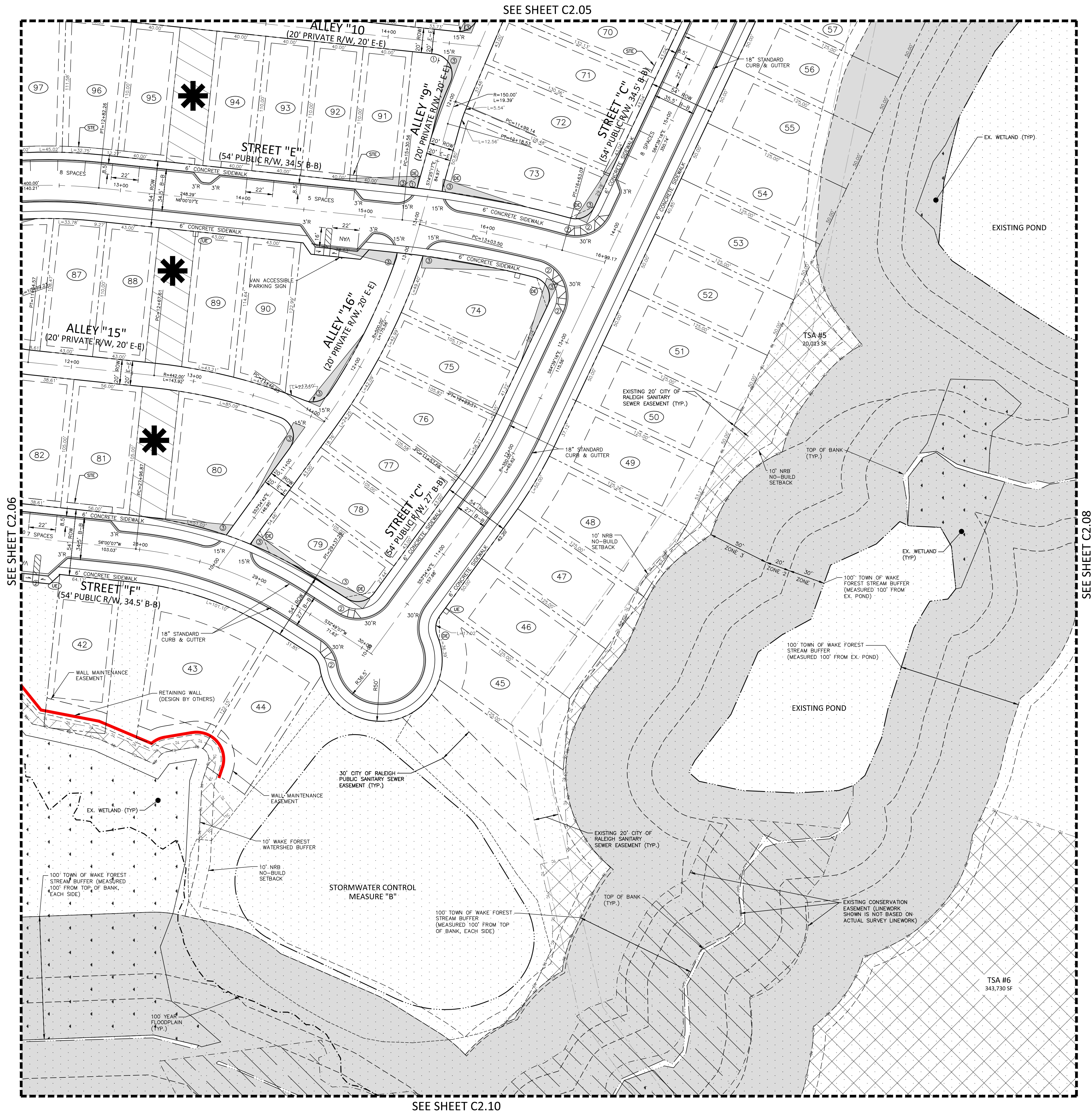


GRAPHIC SCALE

0 20 40

1 inch = 40 ft.

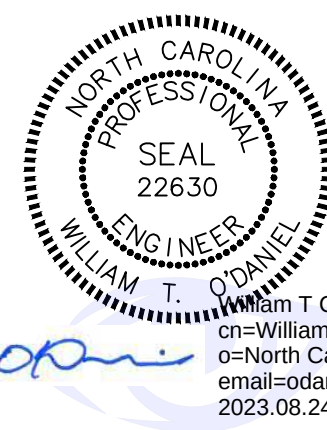
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CLIENT
DRY TIMBER LLC
394 FLEMING ROAD
YOUNGSVILLE, NC 27596-9698
GREEN TIMBER FOUNDATION
394 FLEMING ROAD
YOUNGSVILLE, NC 27596-9698
CONTACT:
JAMES ADAMS
jmas@mllridgco.com
PHONE: 919. 556. 5418

JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 2021110197
FILENAME 2021110197-S1
CHECKED BY WTO
DRAWN BY JPM
SCALE 1"=40'
DATE 08.25.2023

SHEET

SITE PLAN
AREA "G"
C2.07



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

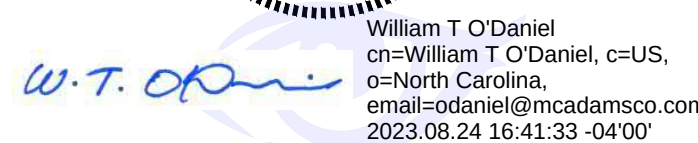
www.mcadamsco.com

CLIENT

GREEN TIMBER FOUNDATION
394 FLEMING ROAD
YOUNGSVILLE, NC 27596-9698

CONTACT:
JAMES ADAMS
jmas@millridgeco.com
PHONE: 919. 556. 5418

JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



REVISIONS

NO.	DATE
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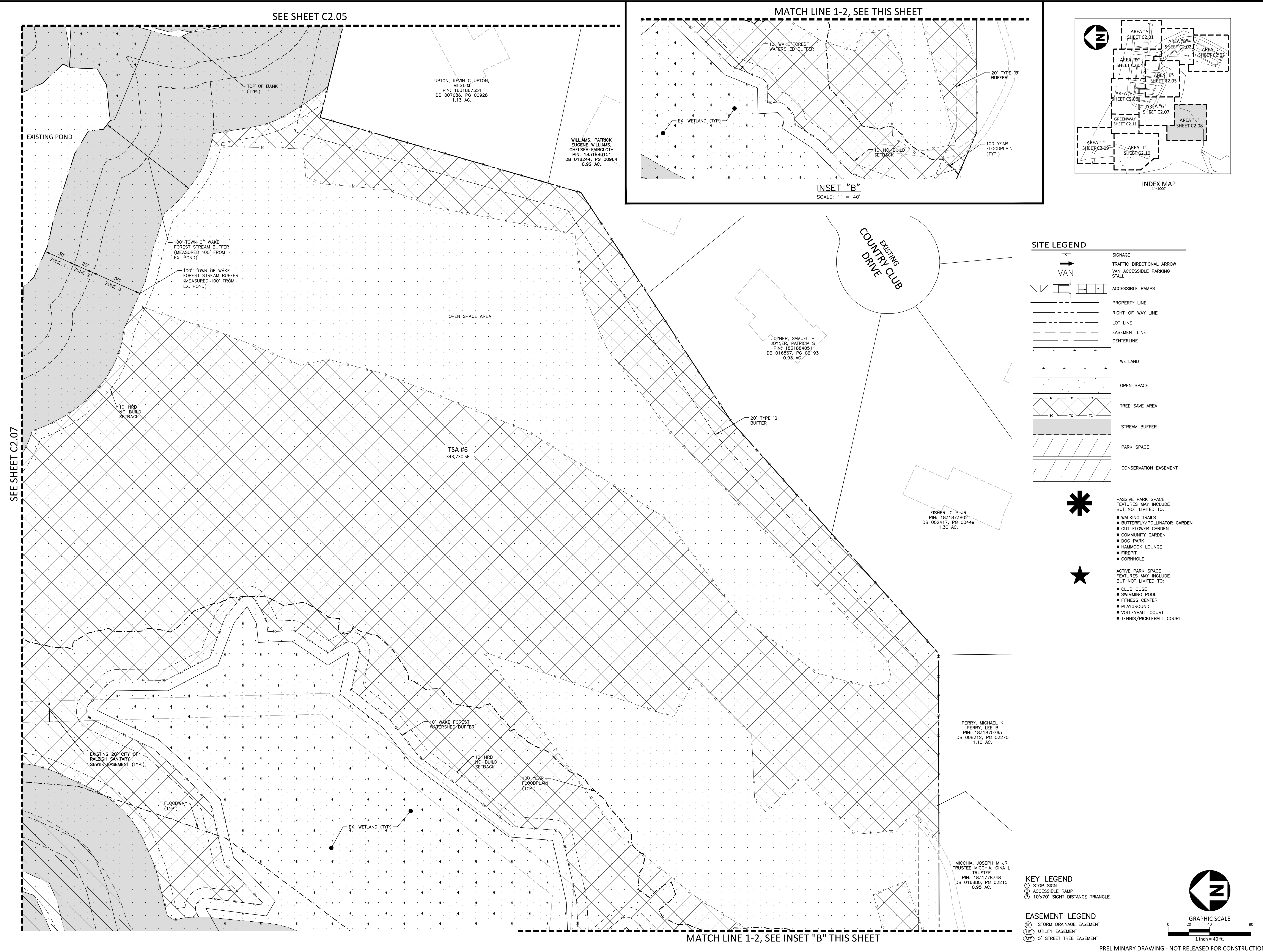
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FILENAME	2021110197-S1
CHECKED BY	WTO
DRAWN BY	JPM
SCALE	1"=40'
DATE	08. 25. 2023

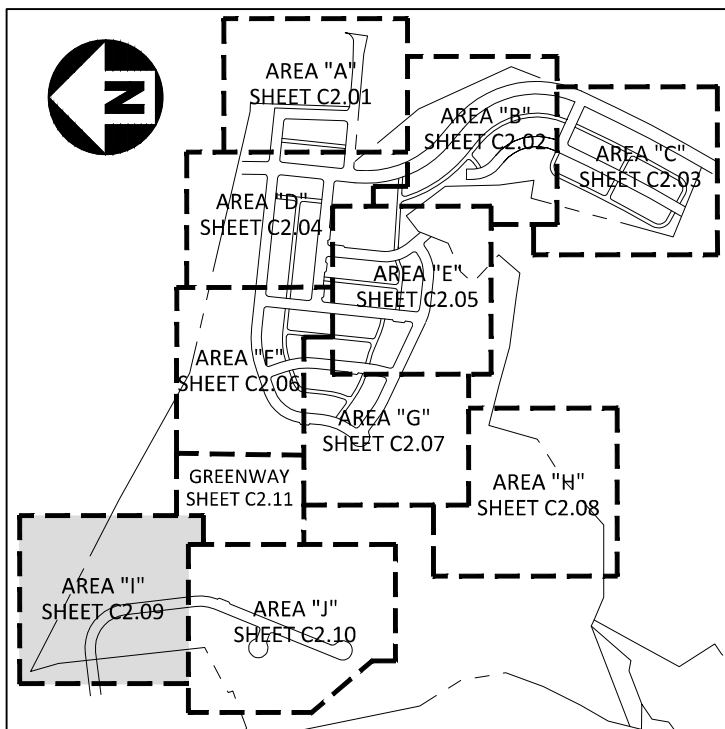
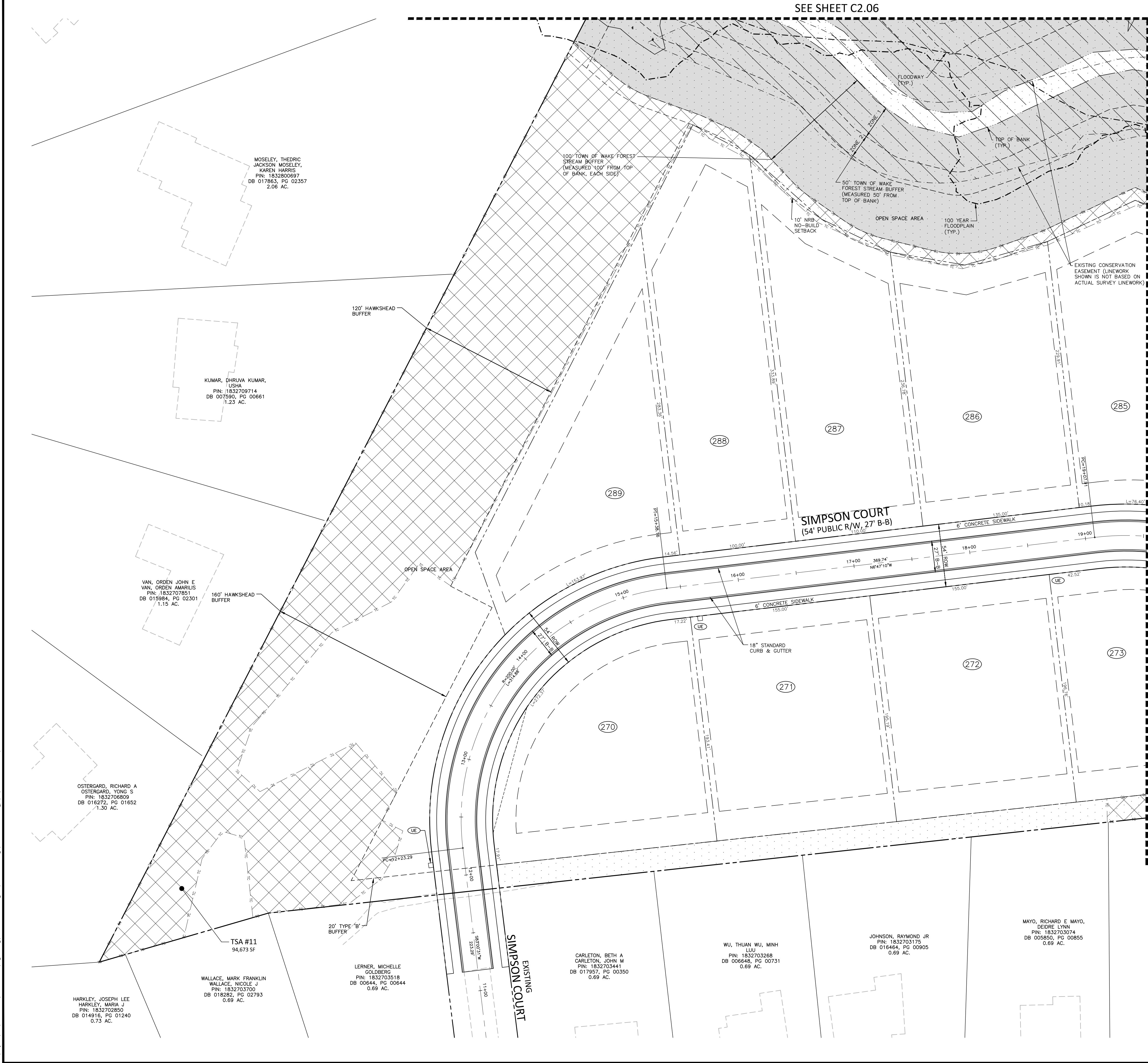
SHEET

**SITE PLAN
AREA "H"**

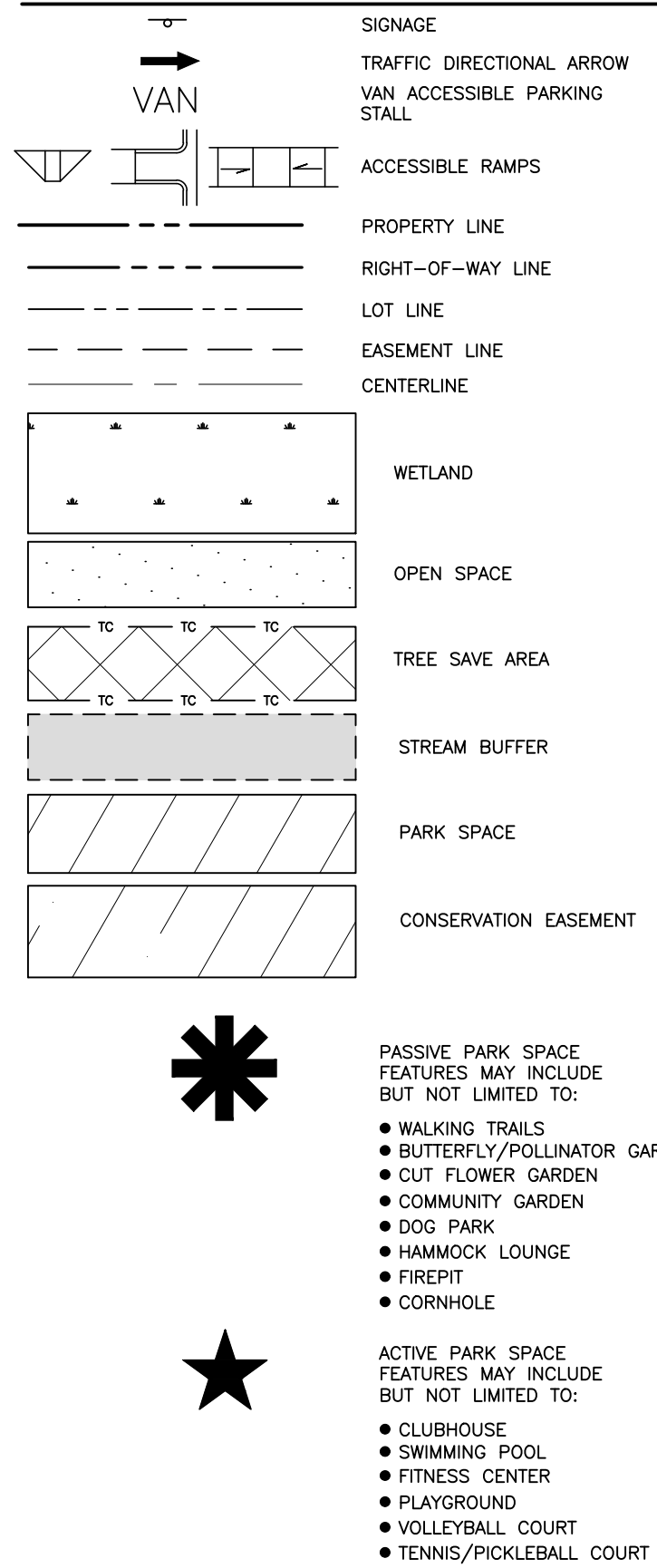
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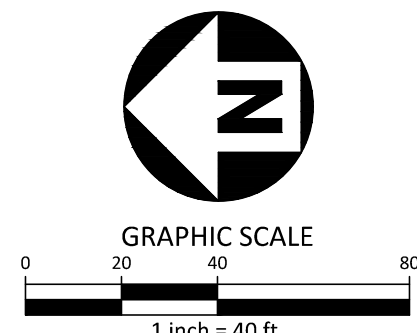
SITE LEGEND



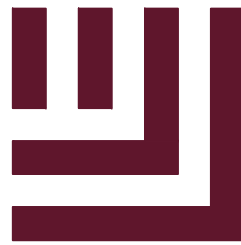
SEE SHEET C2.10

- KEY LEGEND
- ① STOP SIGN
② ACCESSIBLE RAMP
③ 10'x70' SIGHT DISTANCE TRIANGLE

- EASEMENT LEGEND
- SD STORM DRAINAGE EASEMENT
UE UTILITY EASEMENT
STE 5' STREET TREE EASEMENT



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

DRY TIMBER LLC
394 FLEMING ROAD
YOUNGSVILLE, NC 27596-9698

GREEN TIMBER FOUNDATION
394 FLEMING ROAD
YOUNGSVILLE, NC 27596-9698

CONTACT:
JAMES ADAMS
jmas@millridgeco.com
PHONE: 919. 556. 5418

JOYNER PROPERTY MASTER SITE PLAN CLUB VILLAS DRIVE WAKE FOREST, NORTH CAROLINA



William T. O'Daniel
on=William T. O'Daniel, c=US,
o=North Carolina,
email=odaniel@mcadamsco.com
2023.08.24 16:41:33 -04'00'

REVISIONS

NO. DATE

PLAN INFORMATION

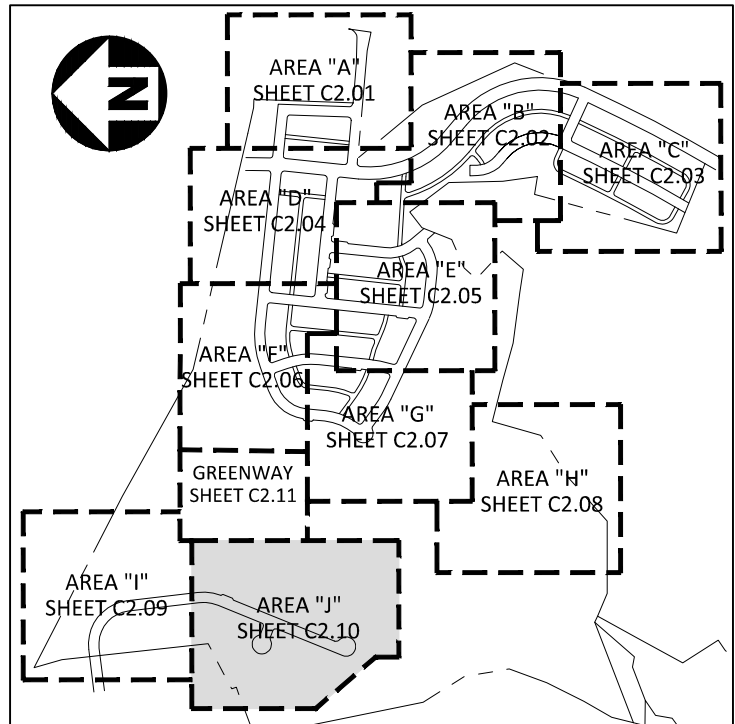
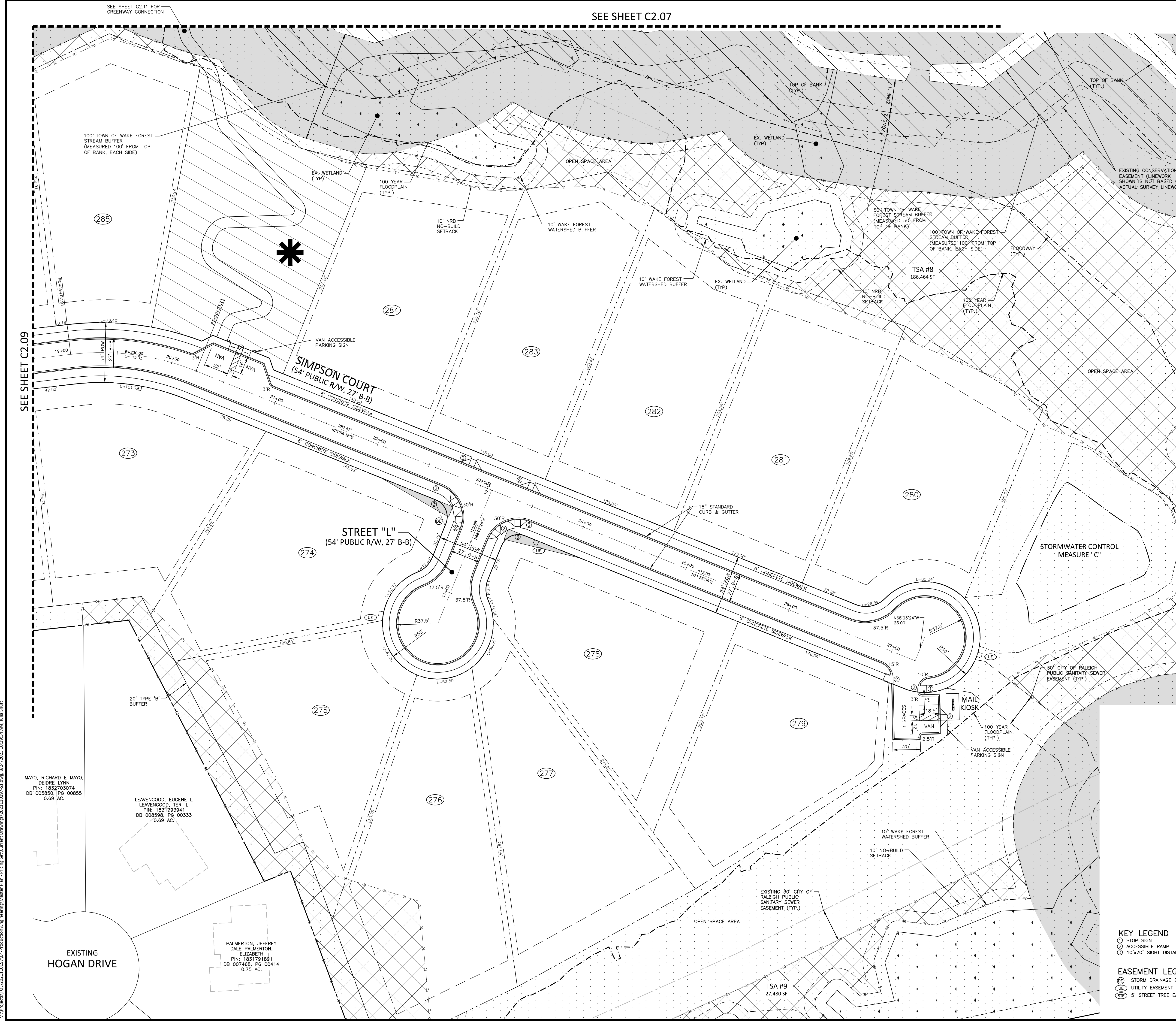
PROJECT NO. 2021110197
FILENAME 2021110197-51
CHECKED BY WTO
DRAWN BY JPM
SCALE 1"=40'
DATE 08.25.2023

SHEET

SITE PLAN
AREA "I"

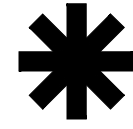
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SITE LEGEND

- 0' 1" = 40' ft.
- VAN
- ACCESSIBLE RAMP
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- WETLAND
- OPEN SPACE
- TREE SAVE AREA
- STREAM BUFFER
- PARK SPACE
- CONSERVATION EASEMENT



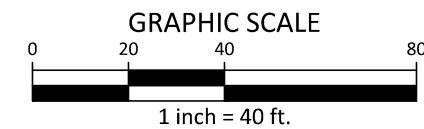
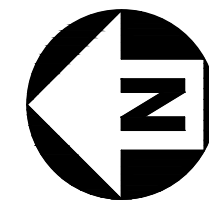
- PASSIVE PARK SPACE
FEATURES MAY INCLUDE
BUT NOT LIMITED TO:
- WALKING TRAILS
 - BUTTERFLY/POLLINATOR GARDEN
 - CUT FLOWER GARDEN
 - COMMUNITY GARDEN
 - DOG PARK
 - HAMMOCK LOUNGE
 - FIREPIT
 - CORNHOLE
- ACTIVE PARK SPACE
FEATURES MAY INCLUDE
BUT NOT LIMITED TO:
- CLUBHOUSE
 - SWIMMING POOL
 - FITNESS CENTER
 - PLAYGROUND
 - VOLLEYBALL COURT
 - TENNIS/PICKLEBALL COURT

KEY LEGEND

- ① STOP SIGN
② ACCESSIBLE RAMP
③ 10'x70' SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND

- SD STORM DRAINAGE EASEMENT
UE UTILITY EASEMENT
STE 5' STREET TREE EASEMENT



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CONTACT:
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JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



William T. O'Daniel
en=William T O'Daniel, c=US,
o=North Carolina,
email=odaniel@mcadamsco.com
2023.08.24 16:41:33 -04'00'

REVISIONS

NO. DATE

PLAN INFORMATION

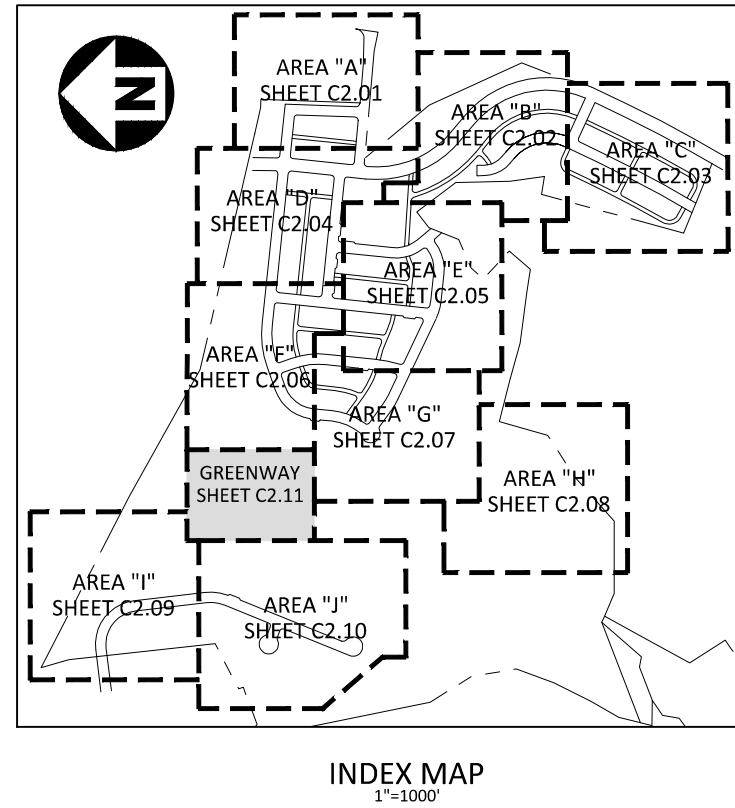
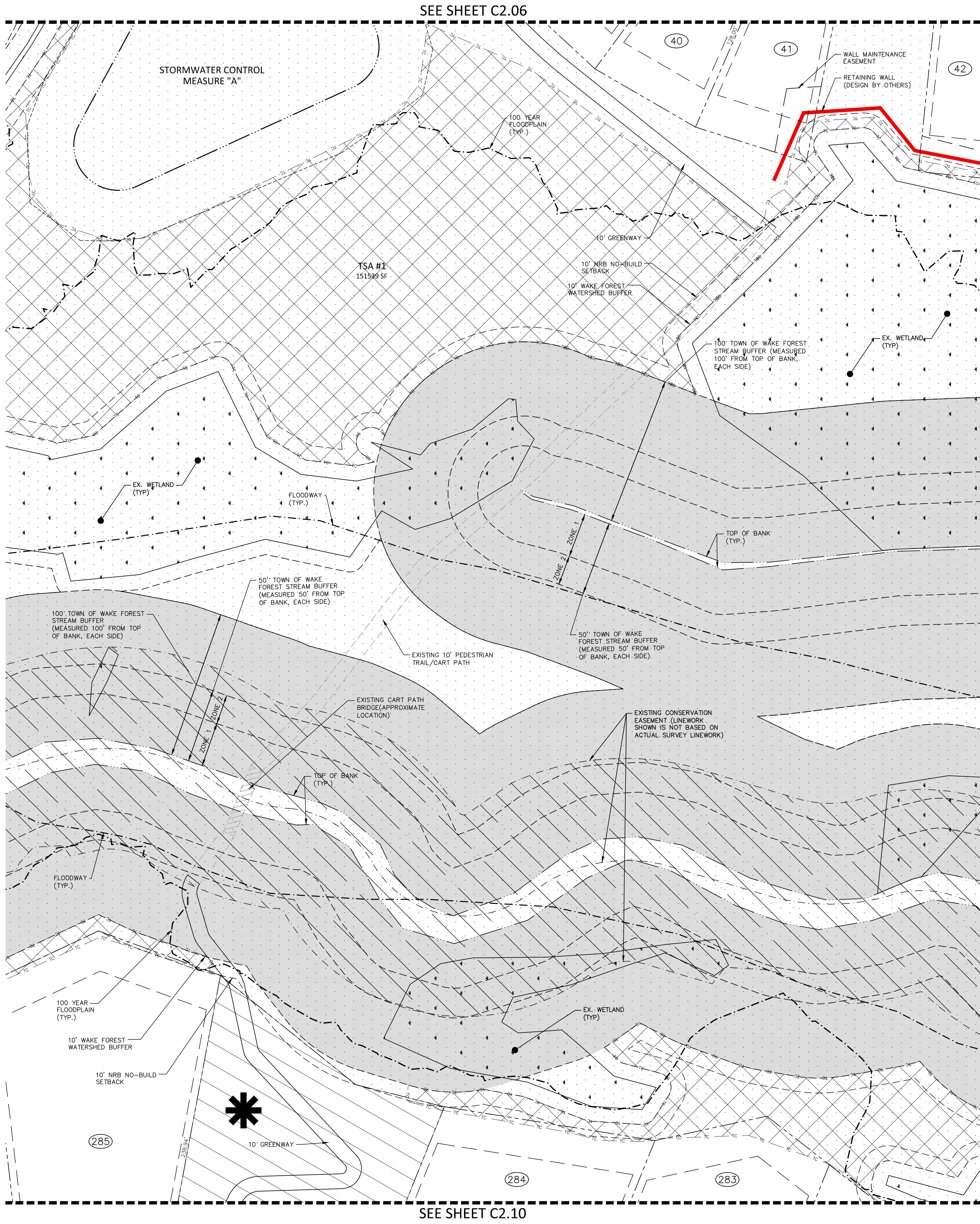
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FILENAME 2021110197-51
CHECKED BY WTO
DRAWN BY JPM
SCALE 1"=40'
DATE 08.25.2023

SHEET

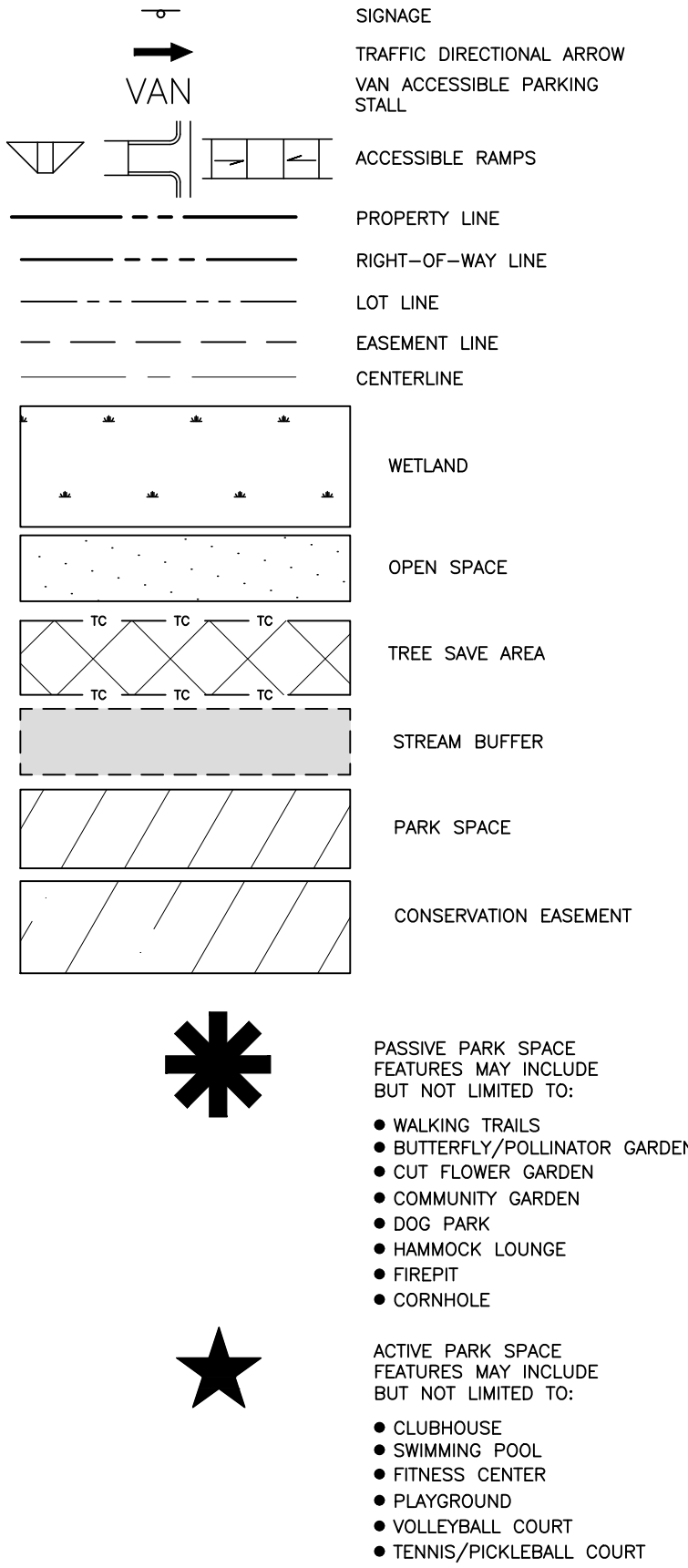
SITE PLAN
AREA "J"

C2.10

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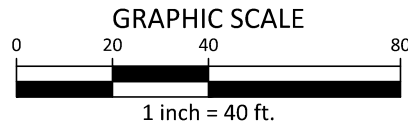
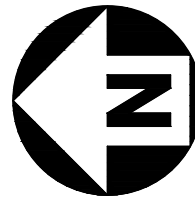


SITE LEGEND

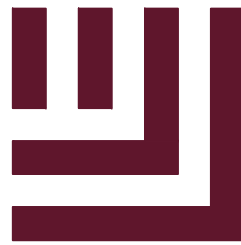


- KEY LEGEND
- ① STOP SIGN
- ② ACCESSIBLE RAMP
- ③ 10'x70' SIGHT DISTANCE TRIANGLE

- EASEMENT LEGEND
- SD STORM DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- STE 5' STREET TREE EASEMENT



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JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



William T. O'Daniel
c=William T. O'Daniel, c=US,
o=North Carolina,
email=odaniel@mcadamsco.com
2023.08.24 16:41:33 -04'00'

REVISIONS

NO. DATE

PLAN INFORMATION

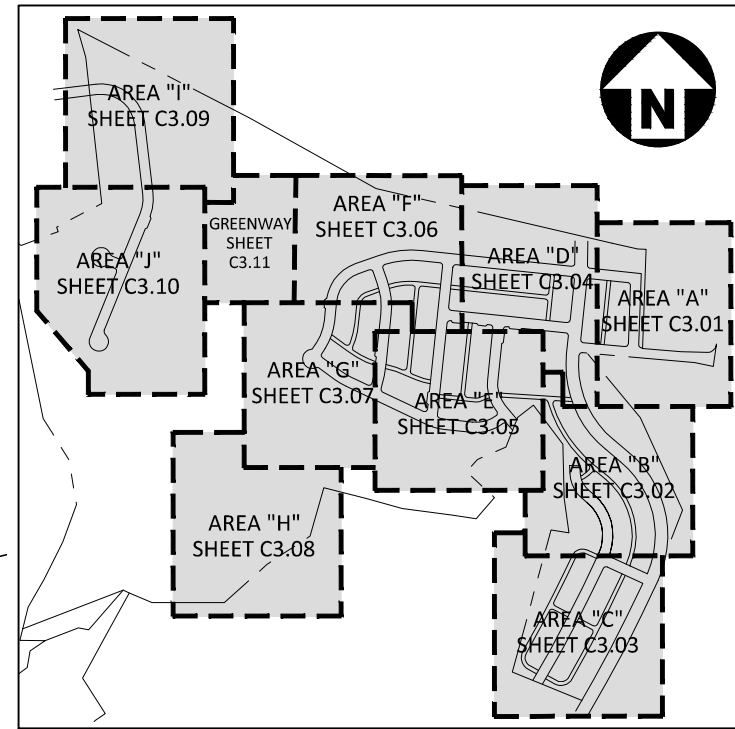
PROJECT NO. 2021110197
FILENAME 2021110197-51
CHECKED BY WTO
DRAWN BY JPM
SCALE 1"=40'
DATE 08. 25. 2023

SHEET

SITE PLAN
GREENWAY

C2.11

\\projects\VT01\2021110197\04-Production\Engineering\Master Plan - Pricing Set\Current Drawings\2021110197-04-01-17 PM, Juan Montes



GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- STORM DRAINAGE
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- WOODED AREA
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
- RETAINING WALL

ADJACENT PROPERTY OWNERS

- | | | |
|---|---|--|
| 1 WAKE UNION BAPTIST CHURCH
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0.26 AC. | 37 GOSSETT, LINDA M
PIN: 1831975411
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0.79 AC. | 72 MOFFATTE, IAN M
PIN: 1831975411
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| 2 HORTON, ROBIN
PIN: 1831975411
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PIN: 1831975411
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PIN: 1832607746
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| 3 FINNEGAN, JOSEPH T
PIN: 1841092027
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PIN: 1831975411
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PIN: 183200775
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| 4 CARTER, TERRY W
PIN: 1841092027
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PIN: 183260775
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| 5 BRUNHOFST, WILLIAM
PIN: 1841092027
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PIN: 1831975411
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PIN: 1832700611
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| 6 DOMINICK, JOHN M
PIN: 1841092027
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PIN: 1831975411
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| 7 GRADY, DOUGLAS H
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PIN: 1831975411
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PIN: 1832700611
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| 8 CORBETT, MICHAEL P
PIN: 1841092027
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PIN: 1831975411
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PIN: 1832700611
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0.69 AC. |
| 9 OAKMARK DEVELOPMENT
PIN: 1841092027
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PIN: 1831975411
DB 007686, PG 00928
1.13 AC. | 80 BAGWELL, CATLIN
PIN: 1832700611
DB 017418, PG 01644
0.69 AC. |
| 10 BYRNE, THOMAS J JR
PIN: 1841092027
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0.07 AC. | 46 WILLIAMS, PATRICK
PIN: 1831975411
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| 12 ROUSSEAU, CHERYL E
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PIN: 1831975411
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| 13 NEISS, GAIL ELAINE
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| 15 WALSH, DONNA L
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| 17 LOVING, JOHN C
PIN: 1841092027
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PIN: 1831975411
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PIN: 1832700611
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| 18 MATZKEVICH, DYANNE M
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PIN: 1831975411
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| 19 ROGGE, BEVERLY J
PIN: 1841092027
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0.06 AC. | 55 CONLEY, JOHN T
PIN: 1831975411
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PIN: 1832700611
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| 20 VOLLMER, CHARLES B
PIN: 1841092027
DB 014871, PG 00672
0.08 AC. | 56 EBERLE, JOHN C
PIN: 1831975411
DB 015007, PG 00718
3.80 AC. | 91 HARKLEY, JOSEPH LEE
PIN: 1832700611
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0.73 AC. |
| 21 MAULD, THOMAS
PIN: 1841092027
DB 017711, PG 02381
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PIN: 1831975411
DB 015093, PG 01151
1.76 AC. | 92 OSTERGARD, RICHARD A
PIN: 1832700611
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1.30 AC. |
| 22 ZELUS, MICHELE
PIN: 1841092027
DB 016923, PG 00340
0.08 AC. | 58 MASSEY, GEORGE
PIN: 1832700611
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PIN: 1832700611
DB 015984, PG 02301
1.15 AC. |
| 23 FAIRWAY VILAS AT WF
PIN: 1831975411
DB 016923, PG 00340
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PIN: 1831975411
DB 016923, PG 00340
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PIN: 1832700611
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| 24 FAIRWAY VILAS AT WF
PIN: 1831975411
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PIN: 1832700611
DB 017953, PG 02357
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| 25 CLUBHOUSE VILAS AT
PIN: 1831975411
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PIN: 1831975411
DB 016923, PG 00340
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| 27 ZHANG, BAIJU
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| 29 REITMANN, ROBERT
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| 30 GOK, KEN Y
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| 31 RAMSARAN, MICHAEL
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PIN: 1831975411
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1.11 AC. | |
| 32 JALLORINA, CLAUDE H
PIN: 1831975411
DB 017656, PG 00904
0.17 AC. | 68 LEARY, CHRISTOPHER R
PIN: 1832607746
DB 012850, PG 01160
0.86 AC. | |
| 33 SIMS, YVONNE M
PIN: 1831975411
DB 017009, PG 02679
0.17 AC. | 69 FAIRLAKE COMMUNITY
PIN: 1832607746
DB 016932, PG 00579
0.69 AC. | |
| 34 KING, JOHN C JR
PIN: 1831975411
DB 016902, PG 01921
0.18 AC. | 70 GRAFF, JOSEPH N
PIN: 1831975411
DB 017097, PG 01191
0.69 AC. | |
| 35 RUPSKY, MARK J
PIN: 1831975411
DB 016903, PG 02026
0.17 AC. | 71 DINGBAUM, THOMAS W
PIN: 1831975411
DB 007917, PG 00070
0.69 AC. | |
| 36 CIMA, DAVID A CIMA
PIN: 1831975411
DB 013665, PG 02375
1.25 AC. | | |

JOYNER PROPERTY MASTER SITE PLAN CLUB VILAS DRIVE WAKE FOREST, NORTH CAROLINA

REVISIONS

NO. DATE

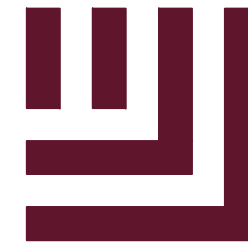
PLAN INFORMATION

PROJECT NO. 2021110197
FILENAME 2021110197-OAG1
CHECKED BY WTO
DRAWN BY JPM
SCALE 1"=200'
DATE 08.25.2023

SHEET

OVERALL GRADING AND STORM DRAINAGE PLAN

C3.00



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YOUNGSVILLE, NC 27596-9698

GREEN TIMBER FOUNDATION
394 FLEMING ROAD
YOUNGSVILLE, NC 27596-9698

CONTACT:

JAMES ADAMS
jmas@millridgeco.com
PHONE: 919.556.5418



William T O'Daniel
cn=William T O'Daniel, c=US,
o=North Carolina,
email=odaniel@mcadamsco.com
2023.08.24 16:41:33 -0400



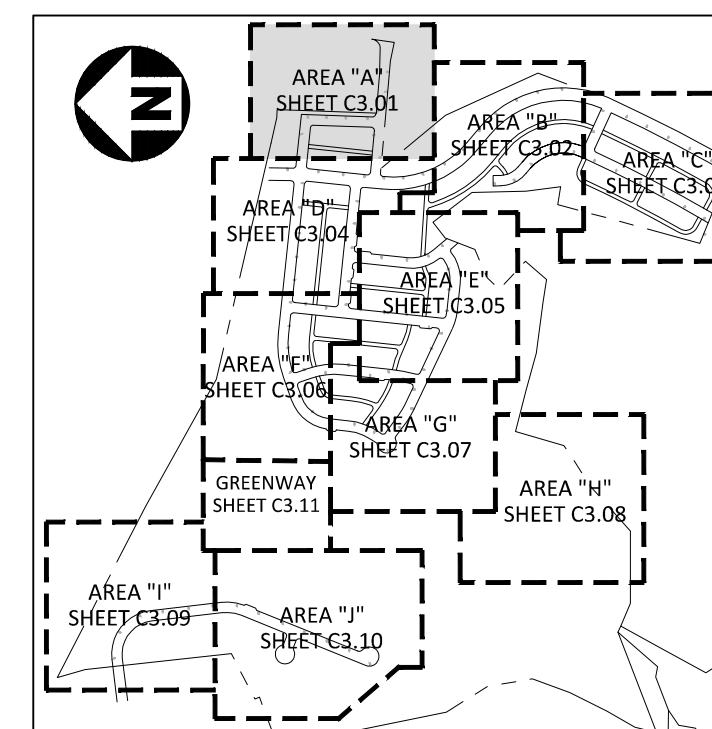
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fax 919. 361. 2269
license number: C-0293, C-

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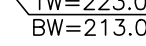
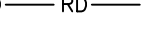
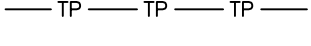
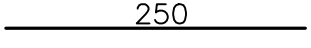
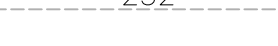
CONTACT:
JAMES ADAMS
jmas@millridgeco.com
PHONE: 919. 556. 5418



EASEMENT LEGEND

- ☐ **DE** STORM DRAINAGE EASEMENT
☐ **UE** UTILITY EASEMENT
☐ **STE** STREET TREE EASEMENT

GRADING LEGEND

- | | |
|---|---|
|  | FLARED END SECTION |
|  | ENDWALL SECTION |
|  | CATCH BASIN |
|  | DROP INLET |
|  | STORM SERVICE INLET |
|  | STORM SERVICE ROOF-RAIN |
|  | JUNCTION BOX |
|  | DRAINAGE FLOW ARROW |
|  | LINE BREAK SYMBOL |
|  | TOP & BOTTOM CURB ELEVATIONS |
|  | TOP OF WALL ELEVATION |
|  | BOTTOM OF WALL ELEVATION
(NOTE: BOTTOM OF WALL IS GROUND
ELEVATION NOT WALL FOUNDATION) |
|  | SPOT ELEVATION |
|  | STORM DRAINAGE |
|  | STORM SERVICE LINE |
|  | ROOF DRAIN, 8" ADS
NON-PERFORATED TUBING OR
EQUAL 1.0% MIN. SLOPE 3' MIN. |
|  | COVER PVC SCHEDULE 40 IN
FENCE AREAS |
|  | TREE PROTECTION FENCE |
|  | LIMITS OF DISTURBANCE |
|  | WOODED AREA |
|  | MAJOR CONTOUR |
|  | MINOR CONTOUR |
|  | EXISTING MAJOR CONTOUR |
|  | EXISTING MINOR CONTOUR |
|  | EASEMENT LINE |
|  | ACCESSIBLE PARKING AREA
(2% MAX. SLOPE IN ALL DIRECTIONS) |
|  | RETAINING WALL |

JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



 William T O'Daniel
cn=William T O'Daniel, c=US
o=North Carolina,
email=odaniel@mcadamsco
2023.08.24 16:41:33 -04'00'

REVISIONS

NO.	DATE
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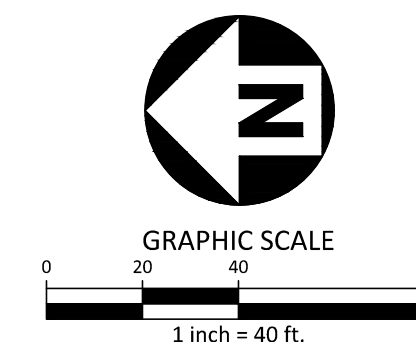
PLAN INFORMATION

PROJECT NO.	2021110197
FILENAME	2021110197-G1
CHECKED BY	WTO
DRAWN BY	JPM
SCALE	1"=40'
DATE	08. 25. 2023

SHEET

**GRADING AND
STORM DRAINAGE PLAN
AREA "A"**

C3.01

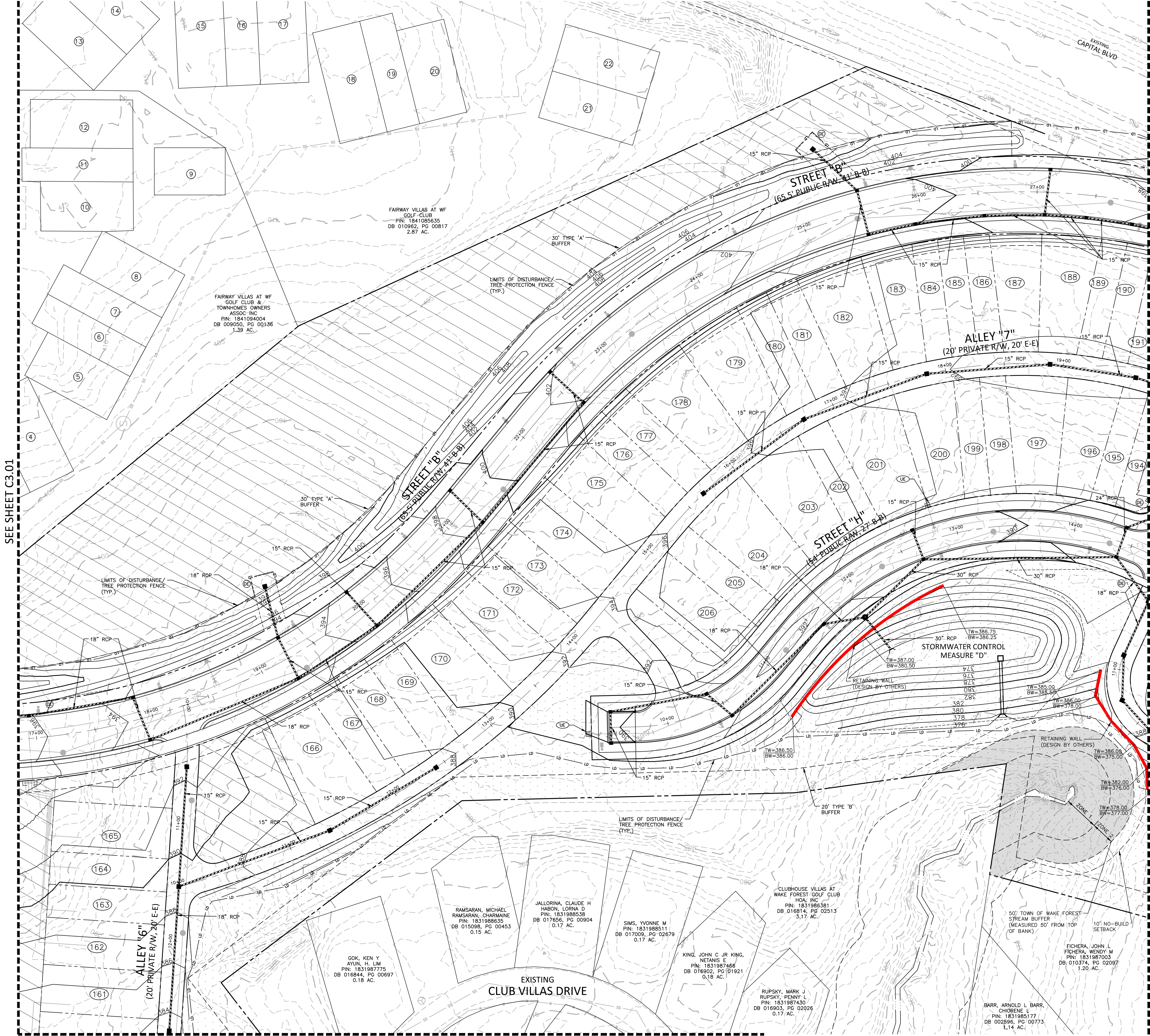


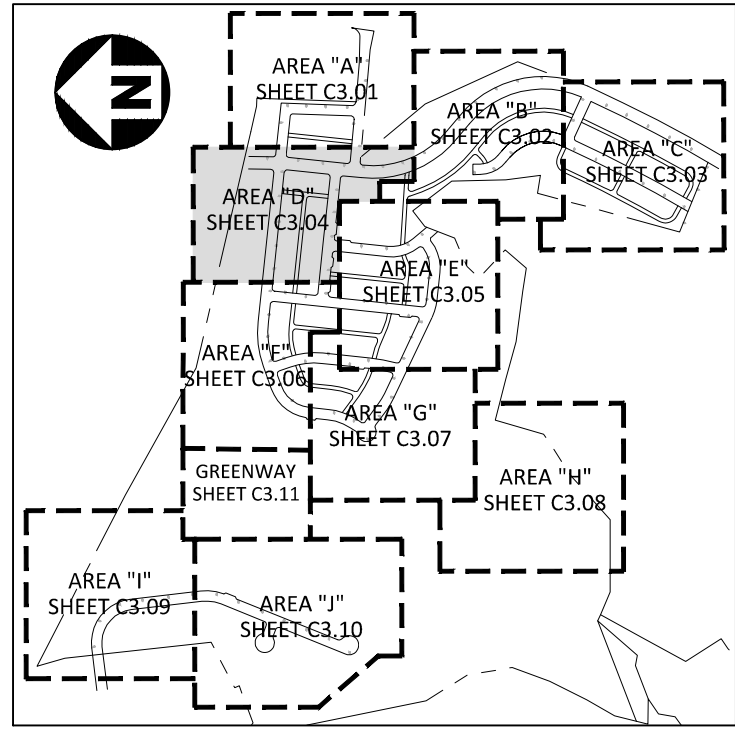
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INDEX MAP
1"=1000'

- EASEMENT LEGEND**
- RD STORM DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - STE STREET TREE EASEMENT

PATE, JANE HARRIS
PIN: 1832901277
DB 000423, PG. 00-E-
40.00 AC.

80' TOWN OF WAKE FOREST
STREAM BUFFER
(MEASURED 50' FROM TOP
OF BANK)

20' TYPE 'B'
BUFFER

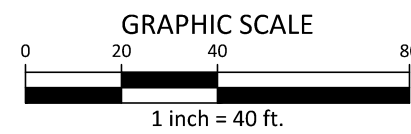
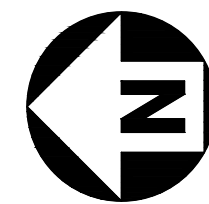
LIMITS OF DISTURBANCE/
TREE PROTECTION FENCE
(TYP.)

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
- TOP & BOTTOM CURB ELEVATIONS
- TOP OF WALL ELEVATION
BW=213.00
- BOTTOM OF WALL ELEVATION
(NOTE: BOTTOM OF WALL IS GROUND
ELEVATION NOT WALL FOUNDATION)
- SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- ROOF DRAIN, 8" ADS
NON-PERFORATED TUBING OR
EQUAL 1.0% MIN. SLOPE 3' MIN.
COVER PVC SCHEDULE 40 IN
TRAFFIC AREAS
- TREE PROTECTION FENCE
- LD LD LIMITS OF DISTURBANCE
- WOODED AREA
- 250 MAJOR CONTOUR
- 250 MINOR CONTOUR
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA
(2% MAX. SLOPE IN ALL DIRECTIONS)
- RETAINING WALL



SEE SHEET C3.05



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JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



William T. O'Daniel
c=William T. O'Daniel, c=US,
o=North Carolina,
email=rodaniel@mcadamsco.com,
2023.08.24 16:41:33 -04'00'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 2021110197
FILENAME 2021110197-G1
CHECKED BY WTO
DRAWN BY JPM
SCALE 1"=40'
DATE 08.25.2023

SHEET

**GRADING AND
STORM DRAINAGE PLAN
AREA "D"**

C3.04

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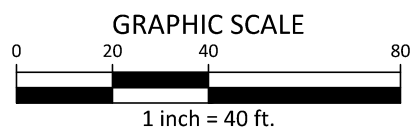
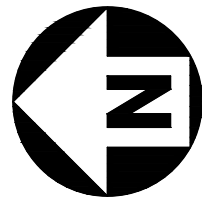
INDEX MAP
1"=500'

EASEMENT LEGEND

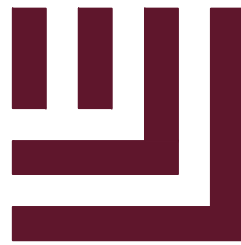
- SD STORM DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- STE STREET TREE EASEMENT

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
- TOP & BOTTOM CURB ELEVATIONS
- SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- ROOF DRAIN, 8" ADS
- NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- WOODED AREA
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
- RETAINING WALL



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GREEN TIMBER FOUNDATION
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YOUNGSVILLE, NC 27596-9698

CONTACT:
JAMES ADAMS
jmas@millridgeco.com
PHONE: 919. 556. 5418

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MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



W.T. O'Daniel
William T O'Daniel, c=US,
o=North Carolina,
email=odaniel@mcadamsco.com
2023-08-24 16:41:33 -0400

REVISIONS

NO. DATE

PLAN INFORMATION

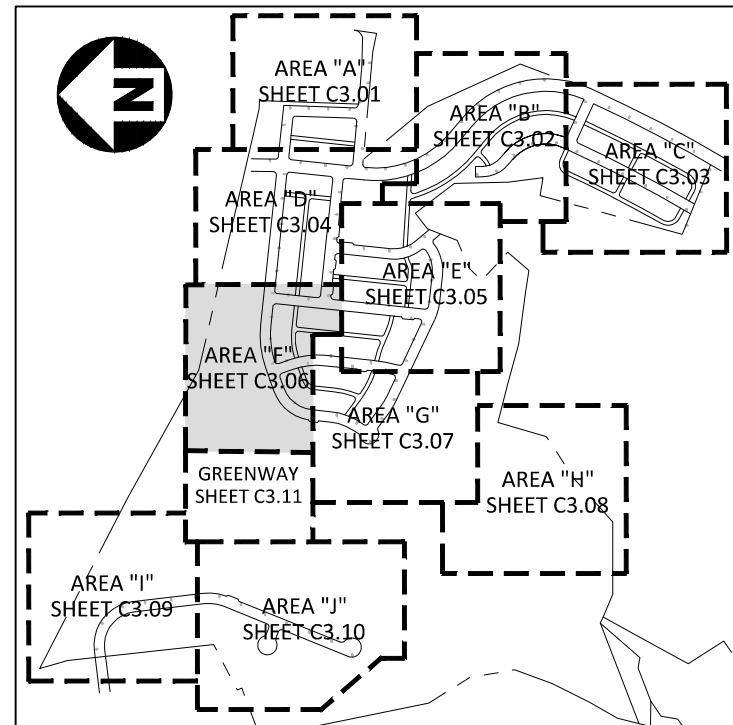
PROJECT NO. 2021110197
FILENAME 2021110197-G1
CHECKED BY WTO
DRAWN BY JPM
SCALE 1"=40'
DATE 08. 25. 2023

SHEET

GRADING AND
STORM DRAINAGE PLAN
AREA "E"

C3.05

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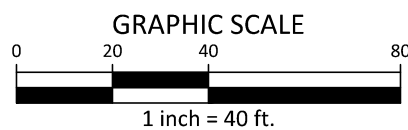
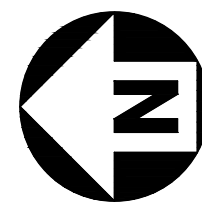
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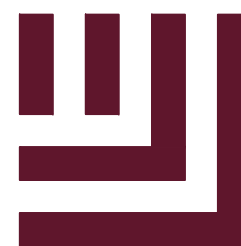
- SD STORM DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- STE STREET TREE EASEMENT

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
- 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 PARKING AREA
(2% MAX. SLOPE IN ALL DIRECTIONS)
- RETAINING WALL



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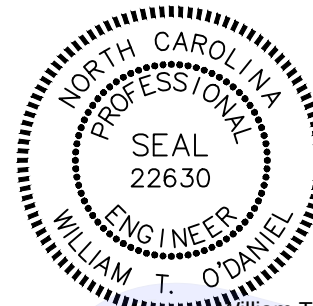
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en=William T O'Daniel, c=US,
o=North Carolina,
email=odaniel@mcadamsco.com
2023.08.24 16:41:33 -0400

REVISIONS

NO. DATE

PLAN INFORMATION

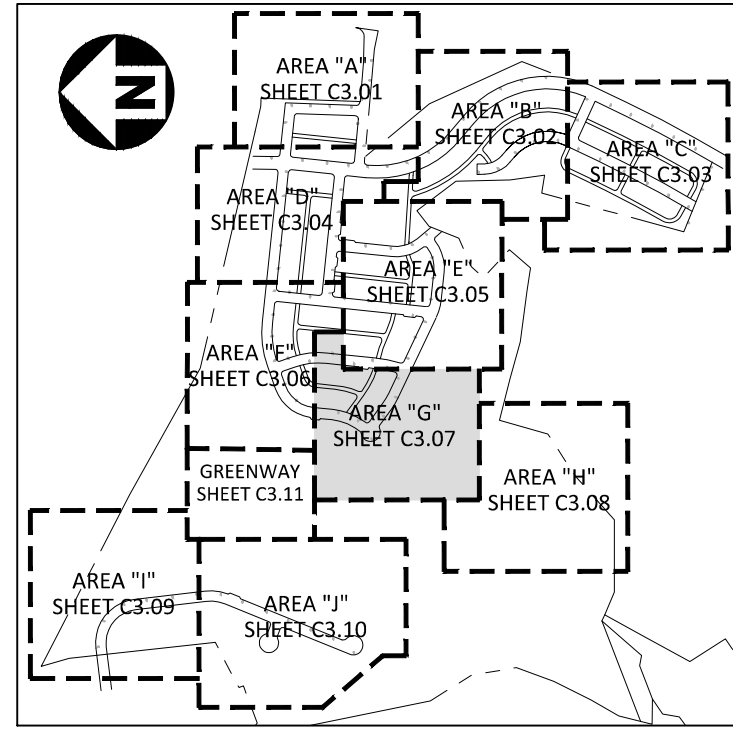
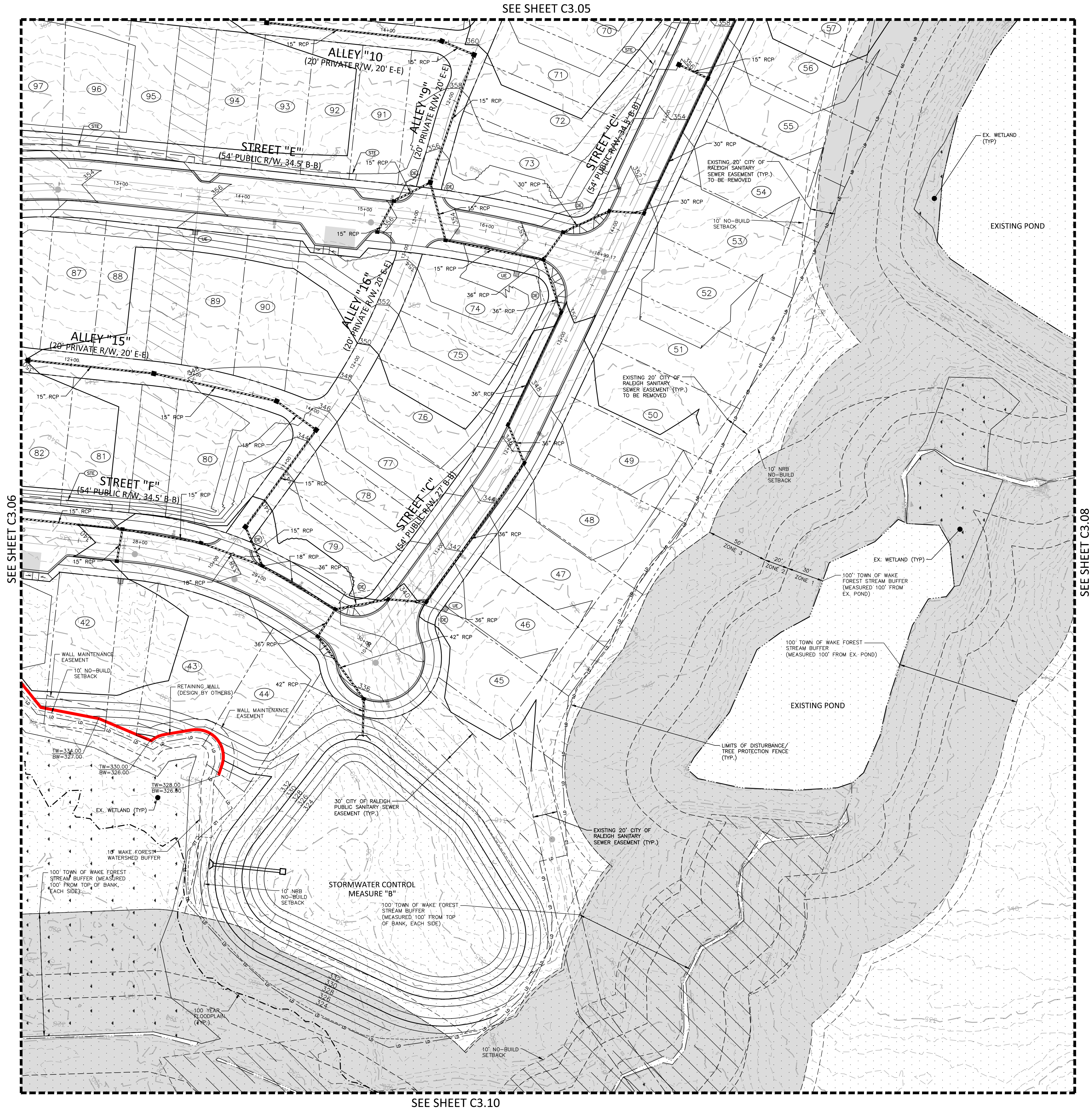
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FILENAME 2021110197-G1
CHECKED BY WTO
DRAWN BY JPM
SCALE 1"=40'
DATE 08.25.2023

SHEET

GRADING AND
STORM DRAINAGE PLAN
AREA "F"

C3.06

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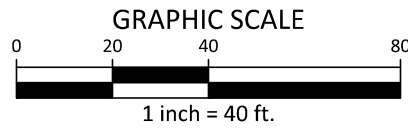
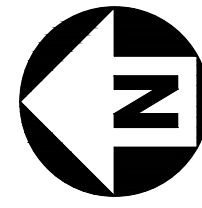
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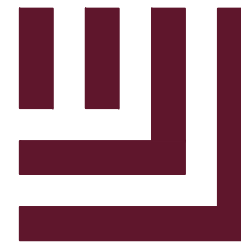
- SD STORM DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- STE STREET TREE EASEMENT

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
- TOP & BOTTOM CURB ELEVATIONS
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BW=213.00 TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
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- STORM DRAINAGE
- STORM SERVICE LINE
- RD RD RD RD ROOF DRAIN, 8" ADS
NON-PERFORATED TUBING OR
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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
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- 252 EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA
(2% MAX. SLOPE IN ALL DIRECTIONS)
- RETAINING WALL



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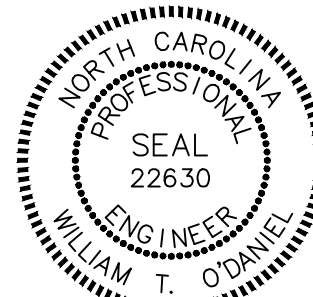
CLIENT

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YOUNGSVILLE, NC 27596-9698

GREEN TIMBER FOUNDATION
394 FLEMING ROAD
YOUNGSVILLE, NC 27596-9698

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2023.08.24 16:41:33 -0400

REVISIONS

NO. DATE

PLAN INFORMATION

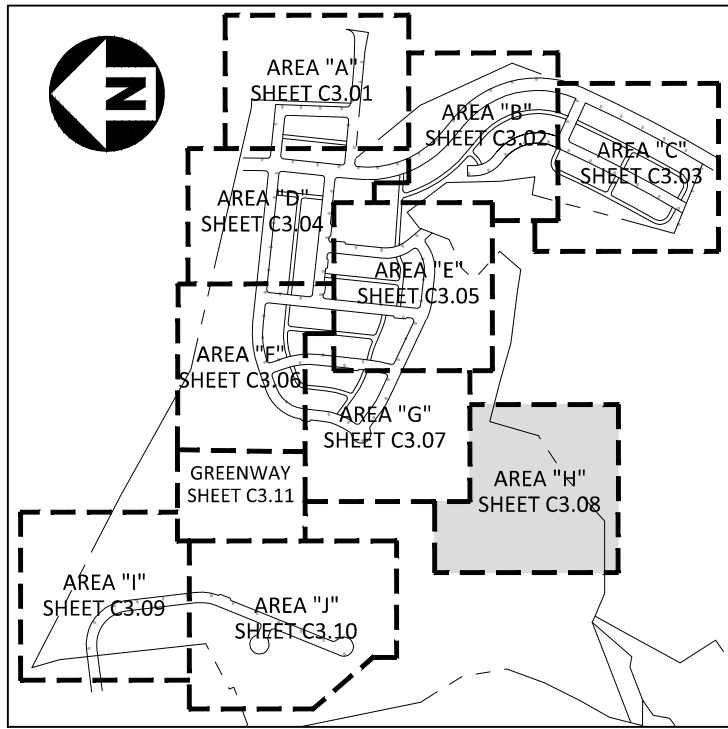
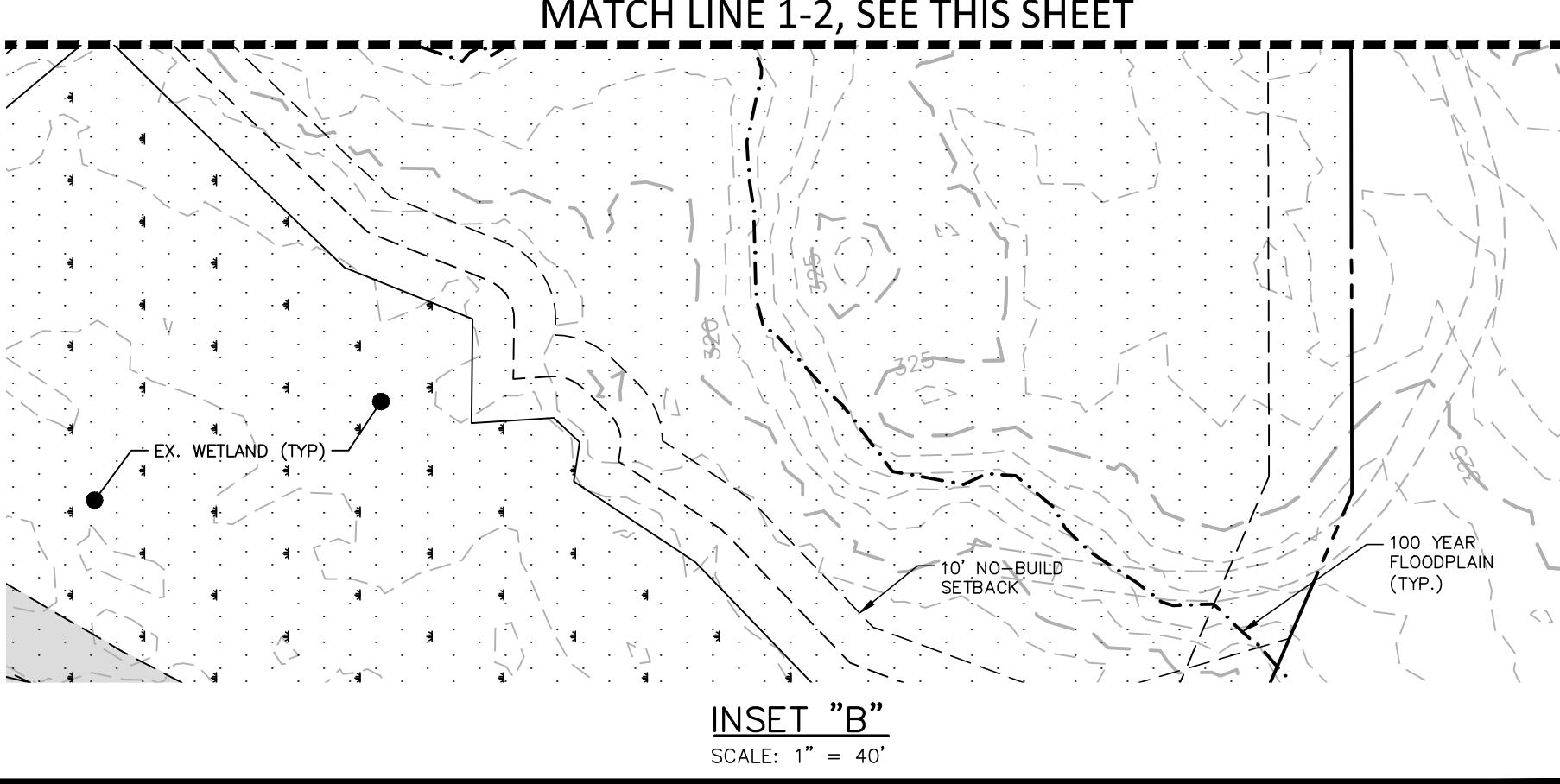
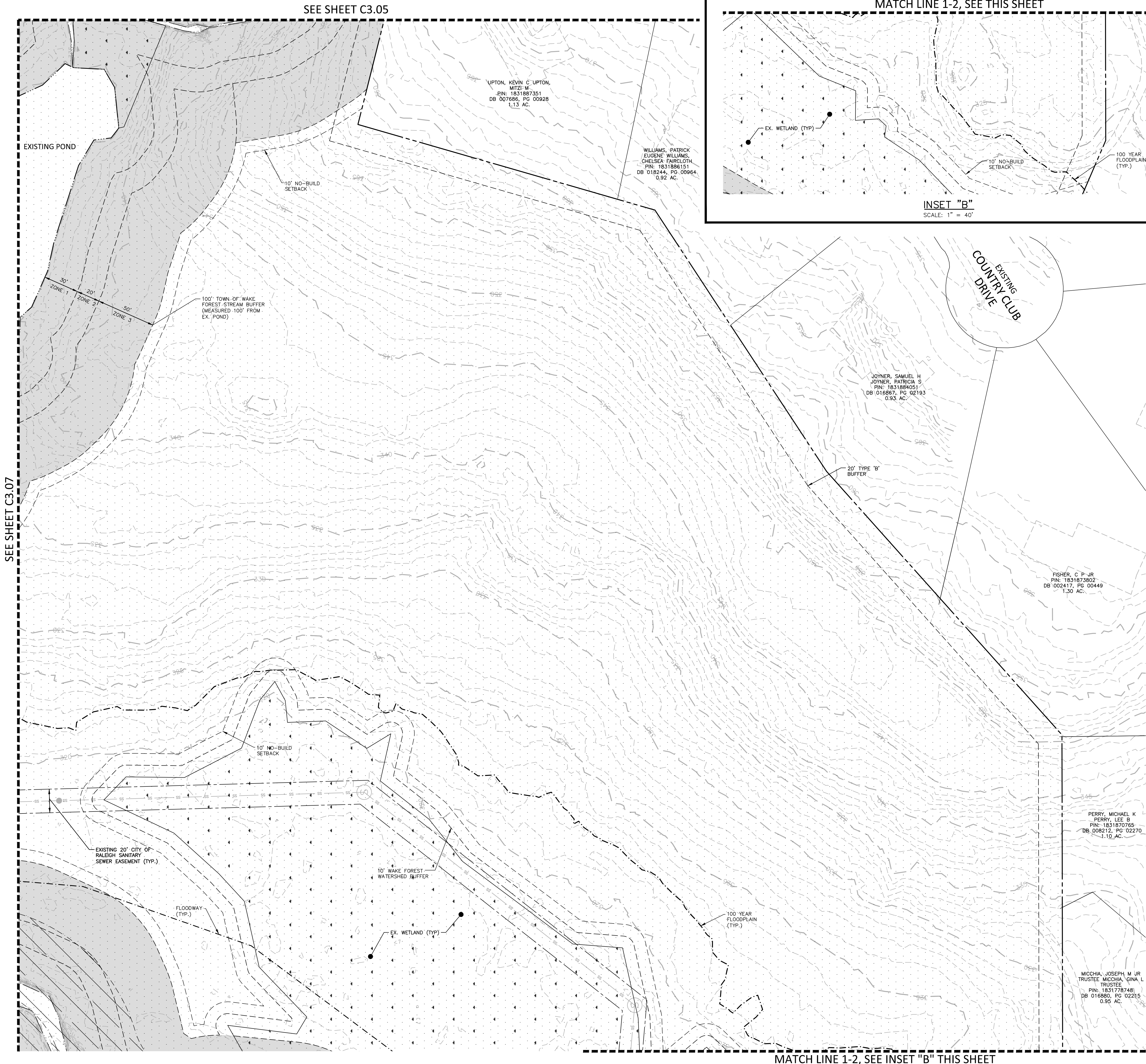
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FILENAME 2021110197-G1
CHECKED BY WTO
DRAWN BY JPM
SCALE 1"=40'
DATE 08. 25. 2023

SHEET

GRADING AND
STORM DRAINAGE PLAN
AREA "G"

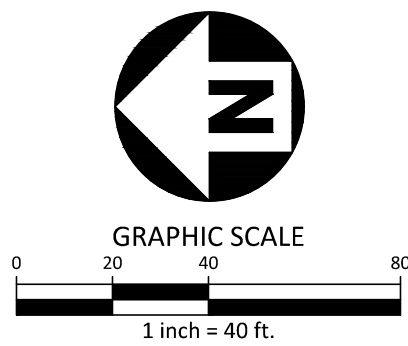
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- EASEMENT LEGEND
- SD STORM DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - STE STREET TREE EASEMENT

- 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
 - TOP & BOTTOM CURB ELEVATIONS
 - TOP OF WALL ELEVATION
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 - ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
 - TREE PROTECTION FENCE
 - LIMITS OF DISTURBANCE
 - WOODED AREA
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EASEMENT LINE
 - ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
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JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA

PROFESSIONAL SEAL
22630
ENGINEER
WILLIAM T. O'DANIEL

William T O'Daniel
c/o-William T O'Daniel, c=US,
c=North Carolina,
email=odaniel@mcadamsco.com
2023.08.24 16:41:33 -0400

REVISIONS

NO.	DATE
-----	------

PLAN INFORMATION

PROJECT NO.	2021110197
FILENAME	2021110197-G1
CHECKED BY	WTO
DRAWN BY	JPM
SCALE	1"=40'
DATE	08. 25. 2023

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "H"

C3.08



license number: C-0293, C-187

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CLIENT

GREEN TIMBER FOUNDATION
394 FLEMING ROAD
YOUNGSVILLE, NC 27596-9698

CONTACT:
JAMES ADAMS
jmas@millridgeco.com
PHONE: 919. 556. 5418

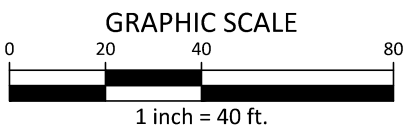


EASEMENT LEGEND

- ☐ (DE) STORM DRAINAGE EASEMENT
☐ (UE) UTILITY EASEMENT
☐ (STE) STREET TREE EASEMENT

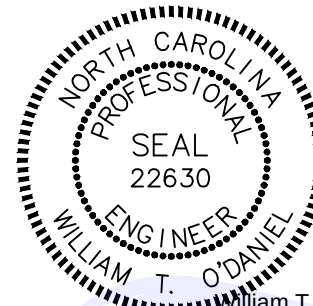
GRADING LEGEND

- | | |
|---|--|
|  | FLARED END SECTION |
|  | ENDWALL SECTION |
|  | CATCH BASIN |
|  | DROP INLET |
|  | STORM SERVICE INLET |
|  | STORM SERVICE ROOF-DRAIN |
|  | JUNCTION BOX |
|  | DRAINAGE FLOW ARROW |
|  | LINE BREAK SYMBOL |
|  | TOP & BOTTOM CURB ELEVATIONS |
|  | TOP OF WALL ELEVATION |
|  | BOTTOM OF WALL ELEVATION |
|  | (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION) |
|  | SPOT ELEVATION |
|  | STORM DRAINAGE |
|  | STORM SERVICE LINE |
|  | ROOF DRAIN, 8" ADS |
|  | NON--PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3" MIN. |
|  | COVER PVC SCHEDULE 40 IN TRAFFIC AREAS |
|  | TREE PROTECTION FENCE |
|  | LIMITS OF DISTURBANCE |
|  | WOODED AREA |
|  | MAJOR CONTOUR |
|  | MINOR CONTOUR |
|  | EXISTING MAJOR CONTOUR |
|  | EXISTING MINOR CONTOUR |
|  | EASEMENT LINE |
|  | ACCESSIBLE PARKING AREA
(2% MAX. SLOPE IN ALL DIRECTIONS) |
|  | RETAINING WALL |



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



William T O'Daniel
cn=William T O'Daniel, c=US,
o=North Carolina,
email=odaniel@mcadamsco.com
2023.08.24 16:41:33 -04'00'

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SHEET

**GRADING AND
STORM DRAINAGE PLAN
AREA "J"**

C3.10





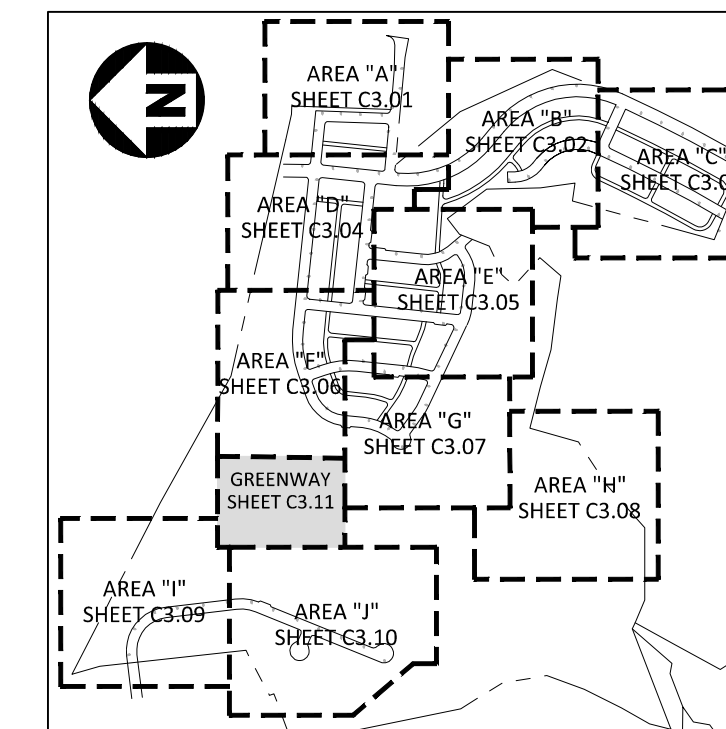
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-

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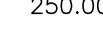
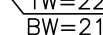
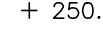
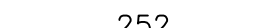
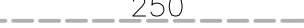
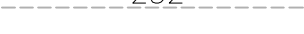
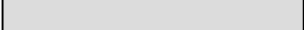
GREEN TIMBER FOUNDATION
394 FLEMING ROAD
YOUNGSVILLE, NC 27596-9698

CONTACT:
JAMES ADAMS
jmas@millridgeco.com
PHONE: 919. 556. 5418



INDEX MAP
1"=1000'

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
	TOP & BOTTOM CURB ELEVATIONS
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
	SPOT ELEVATION
	STORM DRAINAGE
	STORM SERVICE LINE
	ROOF DRAIN, 8" ADS
	NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
	TREE PROTECTION FENCE
	LIMITS OF DISTURBANCE
	WOODED AREA
	250 MAJOR CONTOUR
	252 MINOR CONTOUR
	250 EXISTING MAJOR CONTOUR
	252 EXISTING MINOR CONTOUR
	EASEMENT LINE
	ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
	RETAINING WALL

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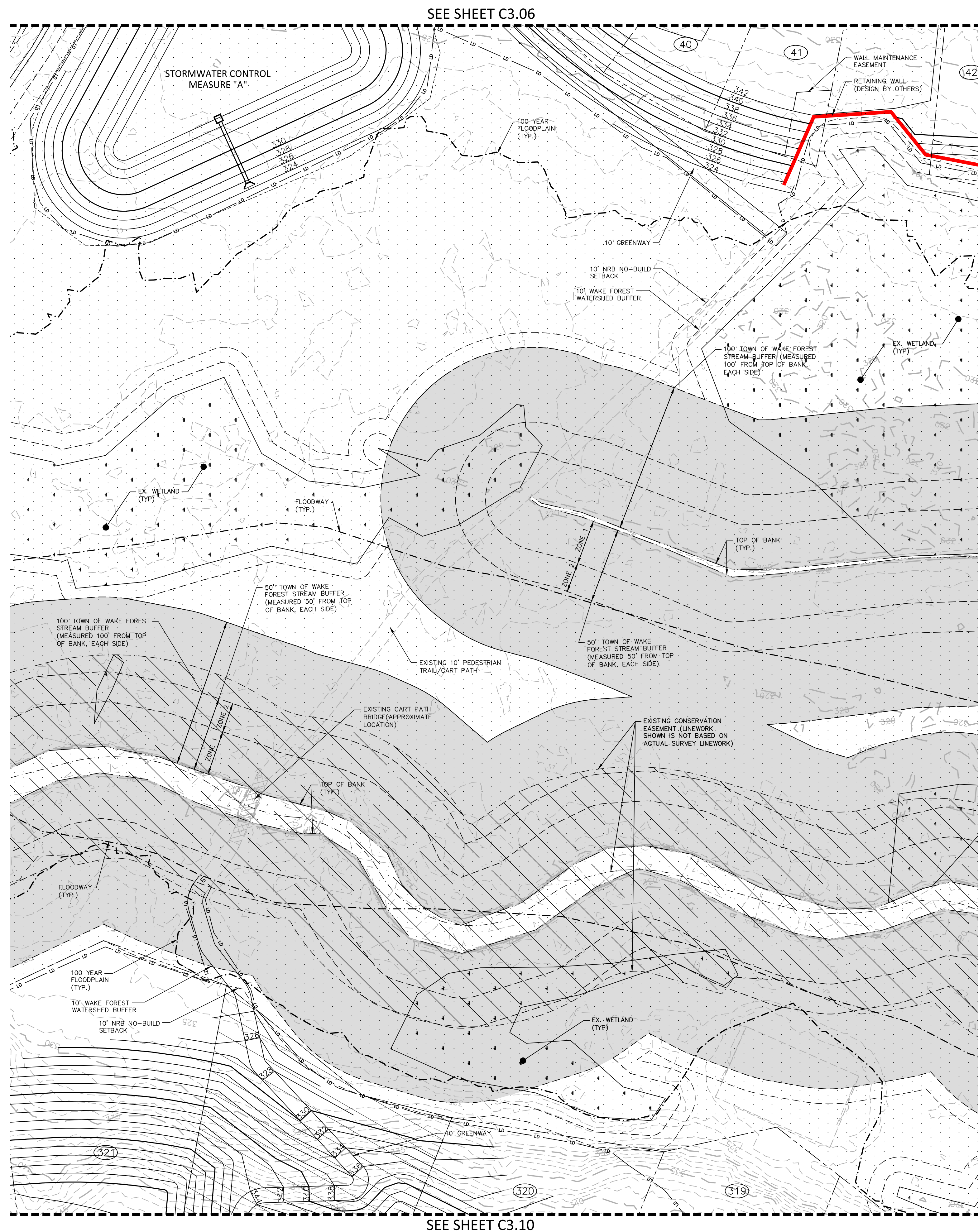
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DRAWN BY	JPM
SCALE	1"=40'
DATE	08. 25. 2023

SHEET

GRADING AND STORM DRAINAGE PLAN GREENWAY

C3.11



KEY LEGEND

- KEY LEGEND
- ① STOP SIGN
 - ② ACCESSIBLE RAMP
 - ③ 10'x70' SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND

- ☐ STORM DRAINAGE EASEMENT
☐ UTILITY EASEMENT
☐ STREET TREE EASEMENT



GRAPHIC SCALE

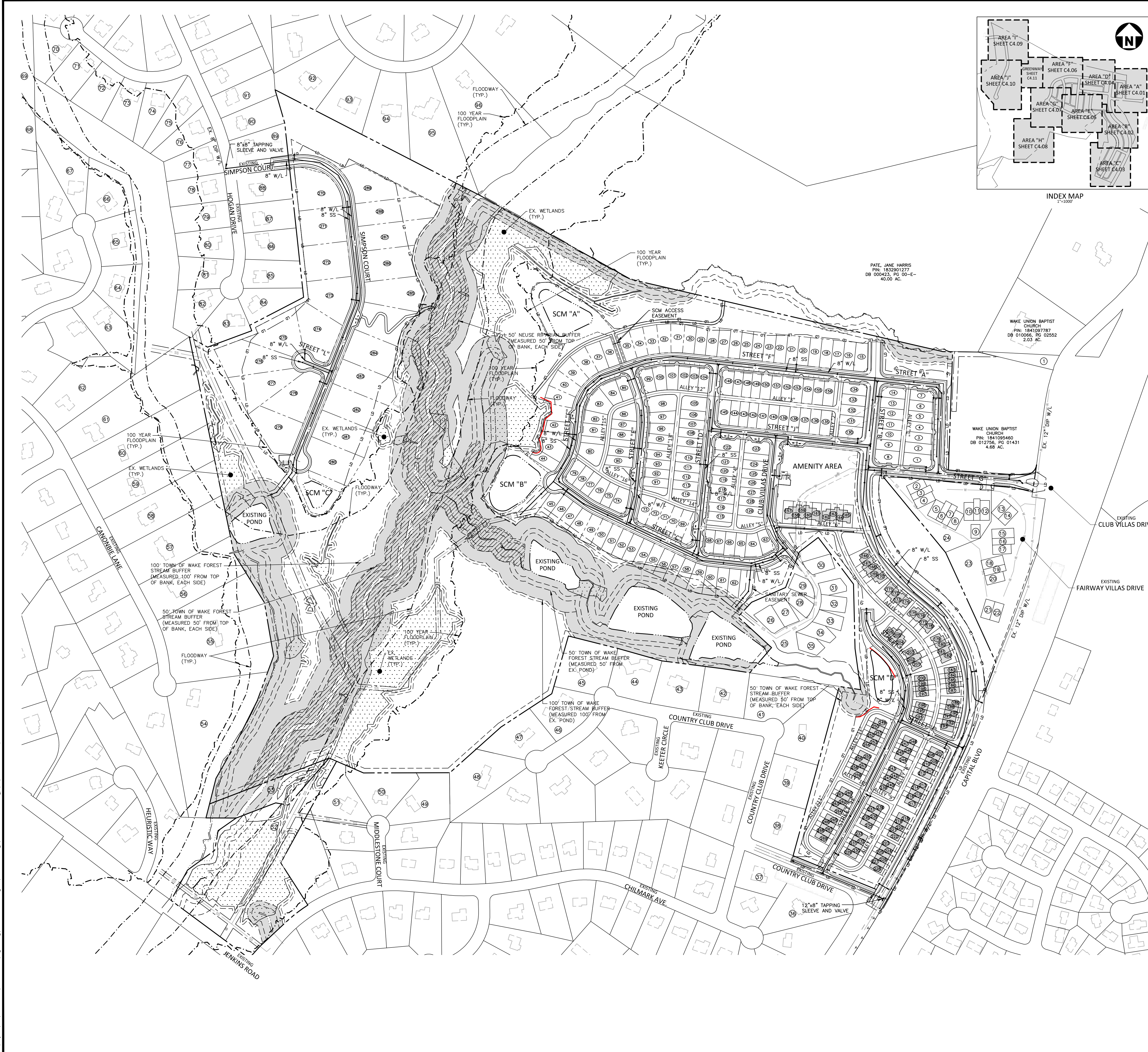
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1 inch = 40 ft.

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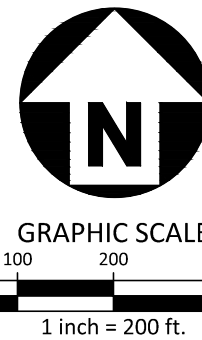
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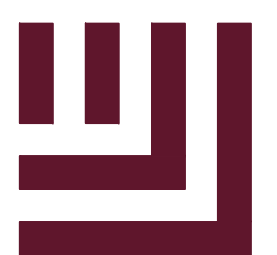


ADJACENT PROPERTY OWNERS

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2 HORTON, ROBIN PIN: 1831975681 DB 013569, PG 01957 0.91 AC.	38 REDMAN, J MICHAEL PIN: 1831975681 DB 013569, PG 01957 0.91 AC.	73 JACOBSON, DAVID E PIN: 1832607746 DB 007273, PG 00186 0.69 AC.
3 FINNIGAN, JOSEPH T PIN: 1841092027 DB 015051, PG 02043 0.06 AC.	39 BOWERS, JAMES S PIN: 1831975681 DB 008747, PG 00299 0.69 AC.	74 CARLE, JACQUELINE D PIN: 1832008775 DB 017342, PG 01980 0.69 AC.
4 CARTER, TERRY W PIN: 1841092033 DB 015046, PG 01361 0.08 AC.	40 FICHERA, JOHN L PIN: 1831975681 DB 010374, PG 02097 1.20 AC.	75 HORNER, WESLEY PIN: 1832700611 DB 018368, PG 01295 0.69 AC.
5 BRUNHORST, WILLIAM PIN: 1841092989 DB 14-E, PG 3763 0.07 AC.	41 BARR, ARNOLD L BARR PIN: 1831985777 DB 002966, PG 00773 1.14 AC.	76 GERLITZ, KYLE A PIN: 1832700611 DB 018153, PG 01396 0.69 AC.
6 DOMINICK, JOHN M PIN: 1841093918 DB 016125, PG 00408 0.06 AC.	42 GRIMMETT, ANDREW O PIN: 1831985777 DB 002966, PG 00773 1.14 AC.	77 HORNBUCKLE, CASSANDRA PIN: 1832700540 DB 016163, PG 00500 0.69 AC.
7 GRADY, DOUGLAS H PIN: 1841093918 DB 009563, PG 00022 0.07 AC.	43 FREEMAN, JAMES LOUIS PIN: 1831985777 DB 002966, PG 00773 1.14 AC.	78 KENNEDY, JANET A PIN: 1832700611 DB 018153, PG 01396 0.69 AC.
8 CORRETT, MICHAEL P PIN: 1841093918 DB 016125, PG 00408 0.06 AC.	44 LESTER, JEFFREY A PIN: 1832700611 DB 018153, PG 01396 0.69 AC.	79 YAROSH, DANIEL PIN: 1832700611 DB 018153, PG 01396 0.69 AC.
9 OAKMARK DEVELOPMENT PIN: 1841094950 DB 006786, PG 00285 0.08 AC.	45 UFTON, KEVIN C PIN: 1831987551 DB 007686, PG 00928 1.13 AC.	80 BAGWELL, CATLIN PIN: 1832700611 DB 018153, PG 01396 0.69 AC.
10 BYRNE, THOMAS J JR PIN: 1841094950 DB 013727, PG 02265 0.07 AC.	46 WILLIAMS, PATRICK PIN: 1831987551 DB 007686, PG 00928 1.13 AC.	81 PORTER, RYAN S PIN: 1832700611 DB 018153, PG 01396 0.69 AC.
11 PRUITT, DELORES PIN: 1841094950 DB 006786, PG 00285 0.08 AC.	47 JOYNER, SAMUEL H PIN: 1831987551 DB 007686, PG 00928 1.13 AC.	82 SAPP, ANDREW J SAPP PIN: 1832700611 DB 018153, PG 01396 0.69 AC.
12 ROUSSEAU, CHERYL E PIN: 1841094950 DB 006786, PG 00285 0.08 AC.	48 FISHER, C P JR PIN: 1831987551 DB 007686, PG 00928 1.13 AC.	83 PALMERTON, JEFFREY PIN: 1832700611 DB 018153, PG 01396 0.69 AC.
13 HEATH, CHARLES LARRY PIN: 1841094950 DB 013727, PG 02265 0.07 AC.	49 PERRY, MICHAEL K PIN: 1831987551 DB 007686, PG 00928 1.13 AC.	84 LEAVENWOOD, EUGENE PIN: 1832700611 DB 018153, PG 01396 0.69 AC.
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17 ADAMS FRY DEVELOPMENTS LLC PIN: 1832700611 DB 018153, PG 01396 0.69 AC.	53 ADAMS FRY DEVELOPMENTS LLC PIN: 1832700611 DB 018153, PG 01396 0.69 AC.	88 LERNER, MICHELLE PIN: 1832700611 DB 018153, PG 01396 0.69 AC.
18 MATZKEVICH, DYANNE M PIN: 1841094950 DB 013727, PG 02265 0.07 AC.	54 CONLEY, JOHN T PIN: 1831987551 DB 007686, PG 00928 1.13 AC.	89 CARLETON, BETH A PIN: 1832700611 DB 018153, PG 01396 0.69 AC.
19 ROGGE, BEVERLY J PIN: 1841094950 DB 013727, PG 02265 0.07 AC.	55 EBERLE, SUSAN R PIN: 1831987551 DB 007686, PG 00928 1.13 AC.	90 WALLACE, MARK PIN: 1832700611 DB 018153, PG 01396 0.69 AC.
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McAdams

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CLIENT

DRY TIMBER LLC
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YOUNGSVILLE, NC 27596-9698

GREEN TIMBER FOUNDATION
394 FLEMING ROAD
YOUNGSVILLE, NC 27596-9698

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JOYNER PROPERTY
MASTER SITE PLAN
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WAKE FOREST, NORTH CAROLINA



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PLAN INFORMATION	
PROJECT NO.	2021110197
FILENAME	2021110197-0AU1
CHECKED BY	WTO
DRAWN BY	JPM
SCALE	1"=200'
DATE	08. 25. 2023

SHEET	
OVERALL UTILITY PLAN C4.00	



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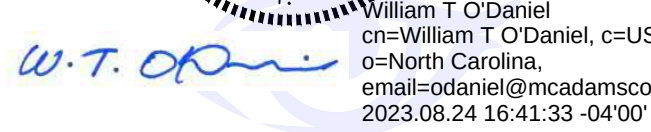
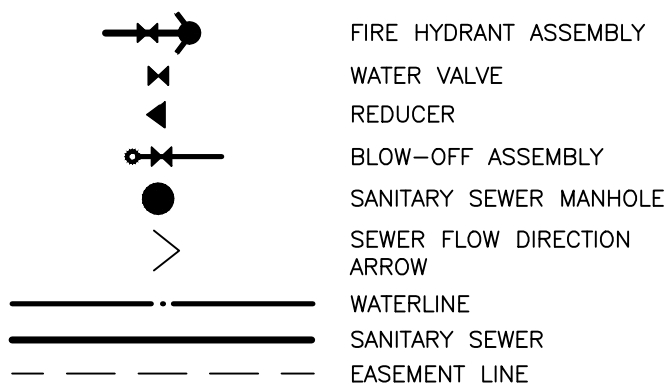
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EASEMENT LEGEND

- ☐ (DE) STORM DRAINAGE EASEMENT
☐ (UE) UTILITY EASEMENT
☐ (STE) STREET TREE EASEMENT

UTILITY LEGEND



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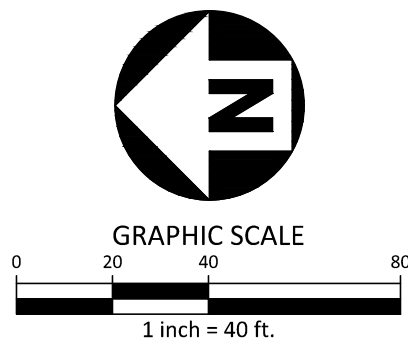
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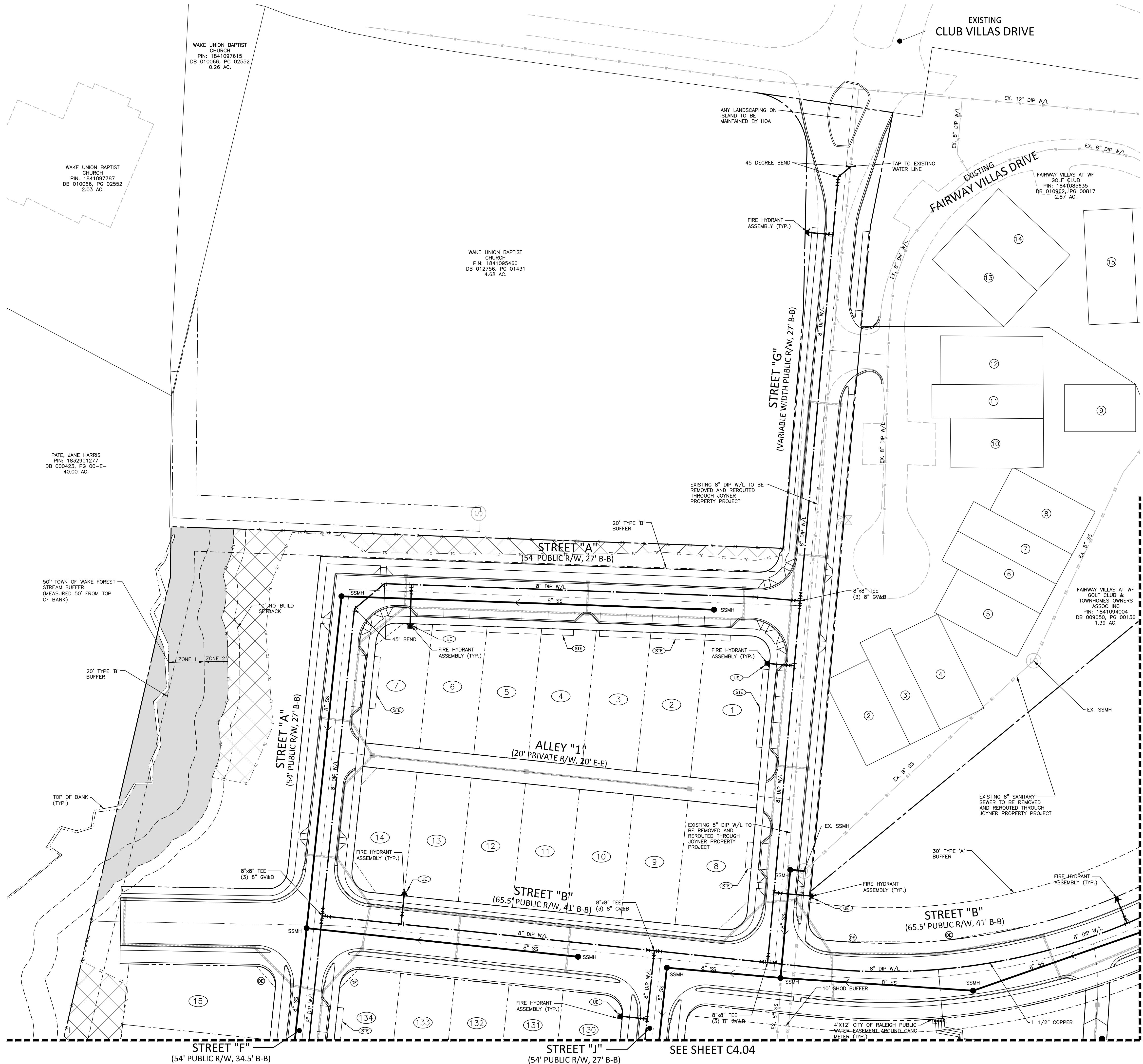
UTILITY PLAN AREA "A"

C4.01



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McAdams

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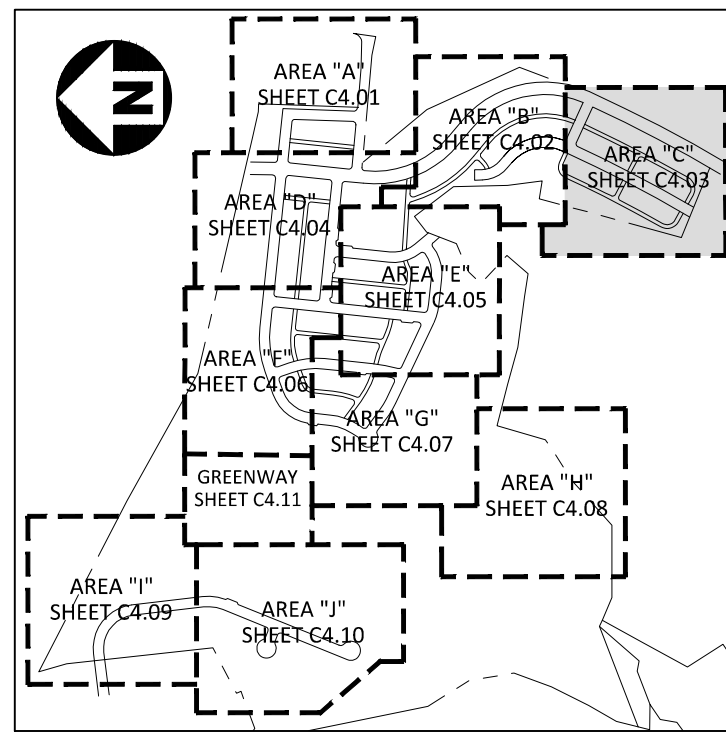
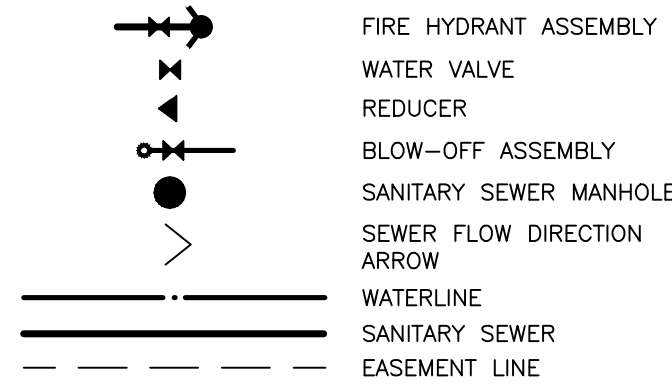
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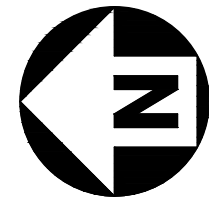
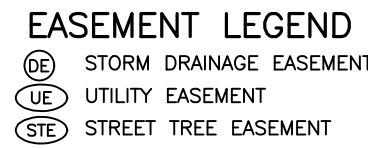
UTILITY PLAN
AREA "C"

C4.03

UTILITY LEGEND

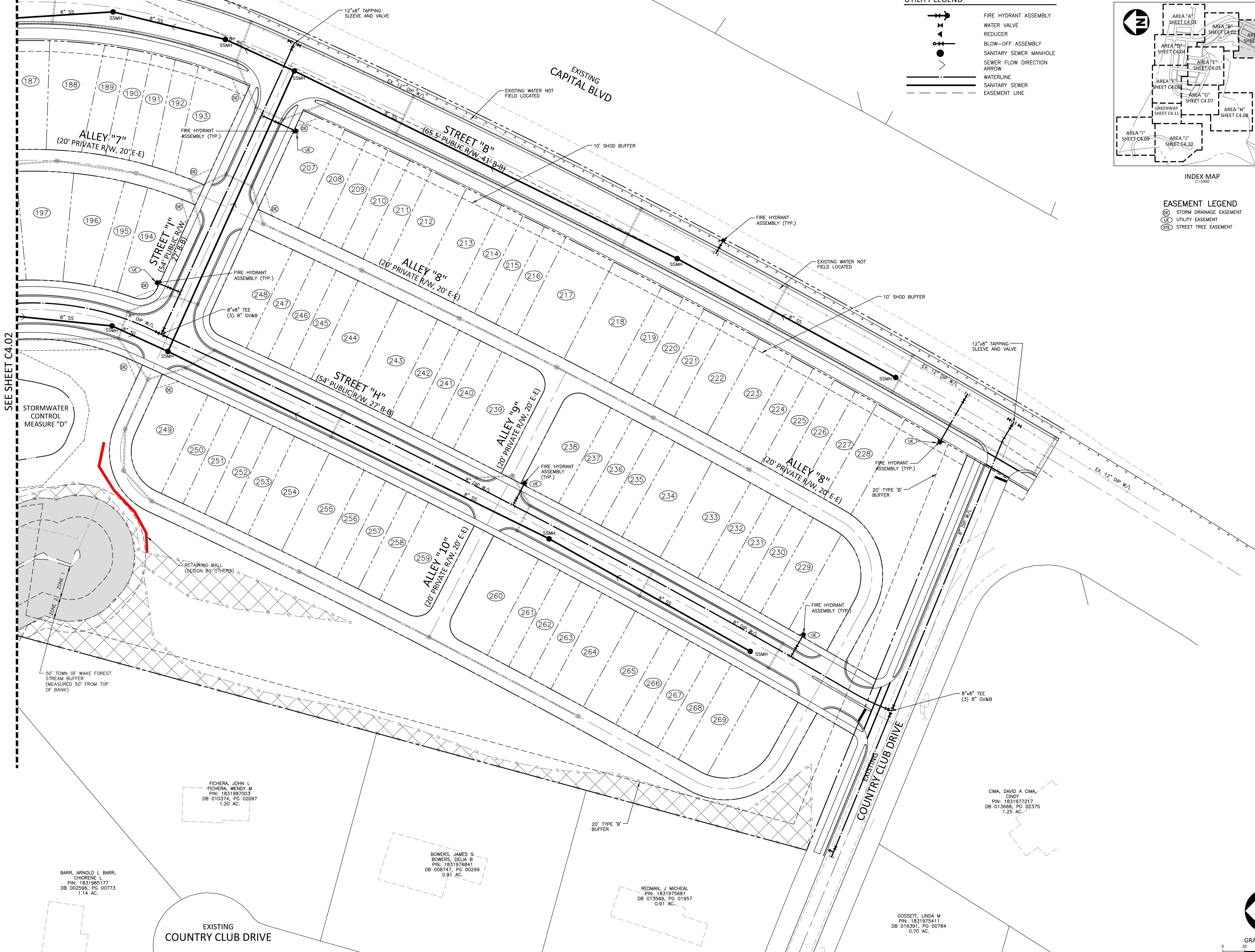


EASEMENT LEGEND



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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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FICHERA, WENDY M.
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DB 010374, PG 02097
1.20 AC.

BARR, ARNOLD L. BARR,
CHORENE L.
PIN: 1831985177
DB 002596, PG 00773
1.14 AC.

BOWERS, JAMES S.
BOWERS, DELIA B.
PIN: 1831976841
DB 008747, PG 00299
0.91 AC.

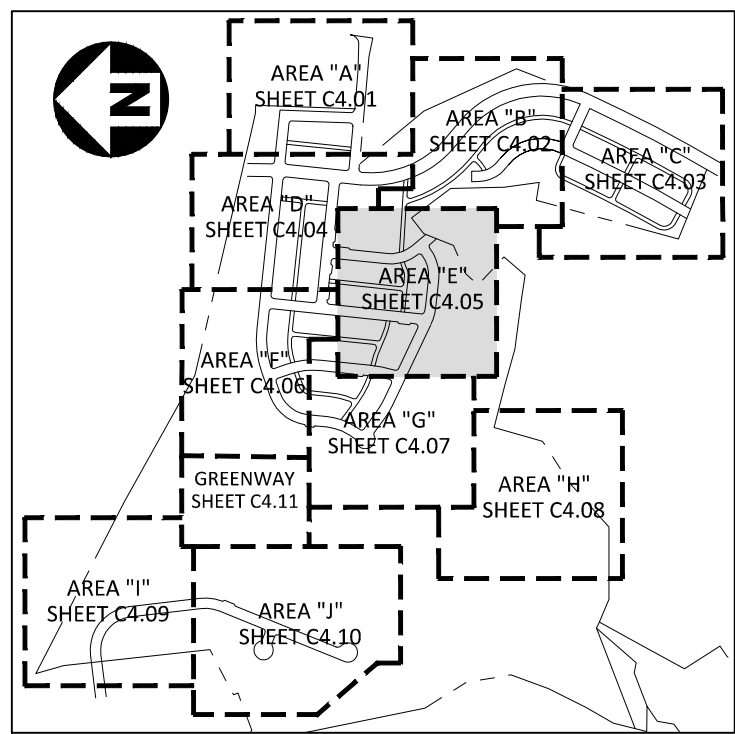
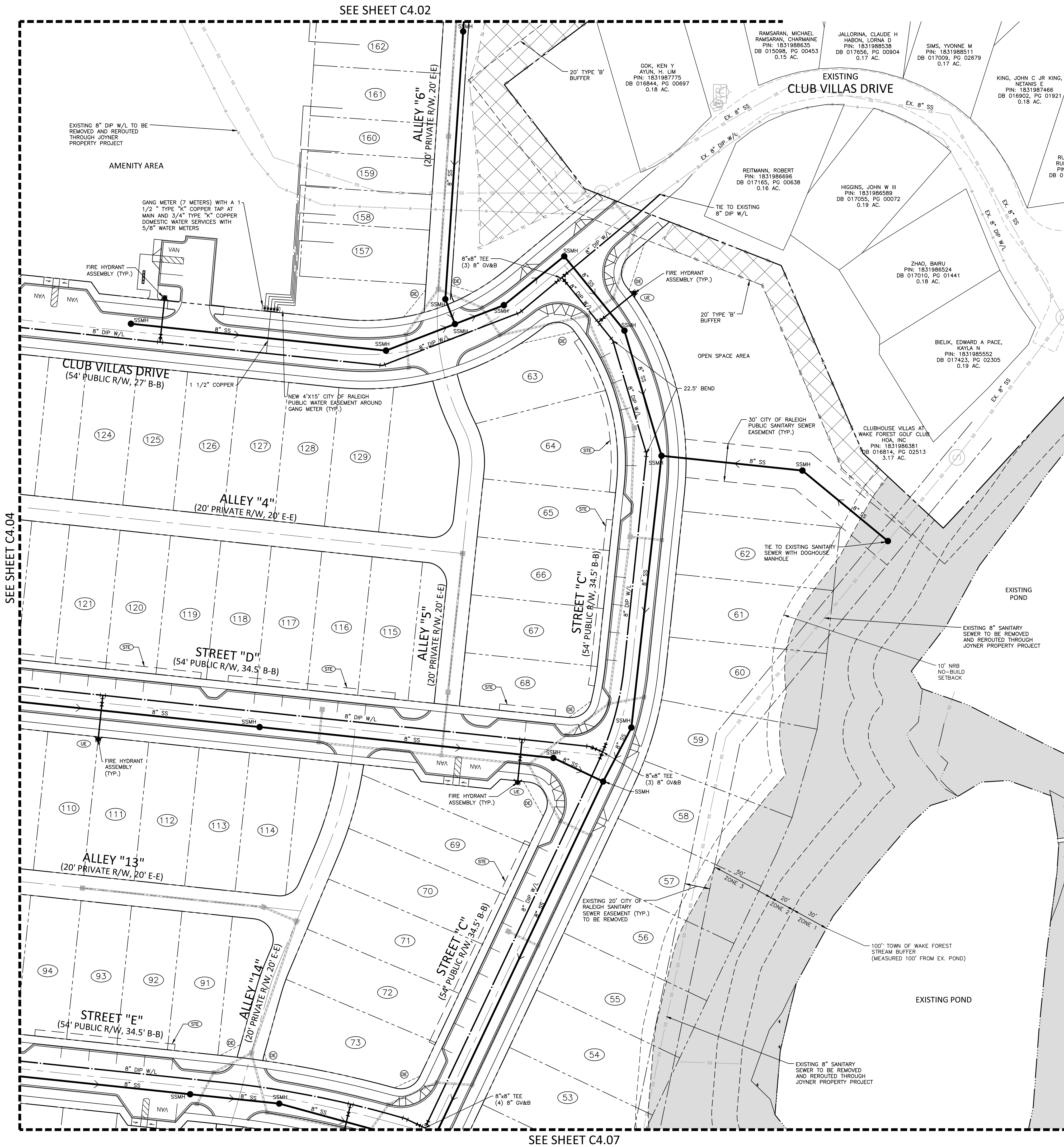
REDMAN, J MICHAEL
PIN: 1831975681
DB 013568, PG 01957
0.91 AC.

CIMA, DAVID A CIMA,
CINDY
PIN: 1831977217
DB 013668, PG 02375
1.25 AC.

GOSSETT, LINDA M
PIN: 1831975411
DB 016391, PG 00784
0.70 AC.

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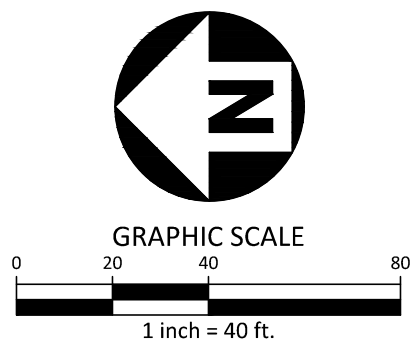
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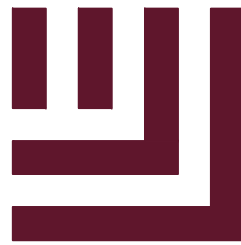
INDEX MAP
1"=500'

- EASEMENT LEGEND**
- DE STORM DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - STE STREET TREE EASEMENT

- UTILITY LEGEND**
- FIRE HYDRANT ASSEMBLY
 - WATER VALVE
 - REDUCER
 - BLOW-OFF ASSEMBLY
 - SANITARY SEWER MANHOLE
 - SEWER FLOW DIRECTION
 - ARROW
 - WATERLINE
 - SANITARY SEWER
 - EASEMENT LINE



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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CLIENT

DRY TIMBER LLC
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YOUNGSVILLE, NC 27596-9698

GREEN TIMBER FOUNDATION
394 FLEMING ROAD
YOUNGSVILLE, NC 27596-9698

CONTACT:
JAMES ADAMS
jmas@millridgeco.com
PHONE: 919. 556. 5418

JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



W.T. O'Daniel
William T. O'Daniel
c=William T O'Daniel, c=US,
o=North Carolina,
email=odaniel@mcadamsco.com
2023.08.24 16:41:33 -0400

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 2021110197
FILENAME 2021110197-U1
CHECKED BY WTO
DRAWN BY JPM
SCALE 1"=40'
DATE 08. 25. 2023

SHEET

UTILITY PLAN
AREA "E"

C4.05



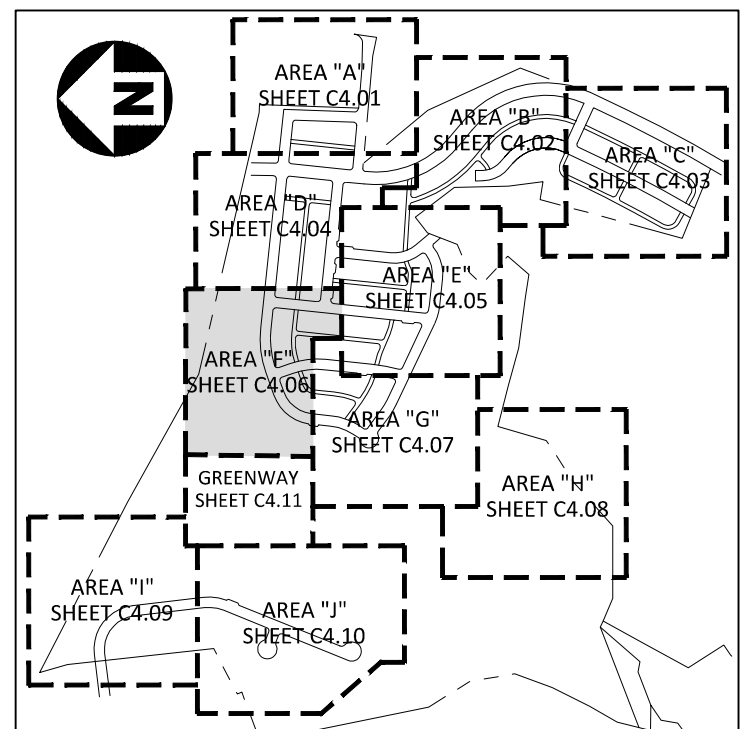
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CONTACT:
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jmas@millridgeco.com
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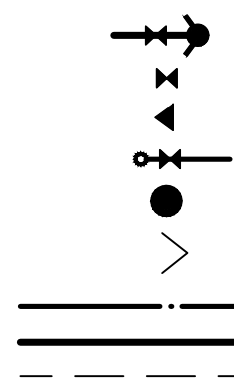


INDEX MAP
1"=1000'

EASEMENT LEGEND

- (DE) STORM DRAINAGE EASEMENT
 (UE) UTILITY EASEMENT
 (STE) STREET TREE EASEMENT

UTILITY LEGEND



- FIRE HYDRANT ASSEMBLY
WATER VALVE
REDUCER
BLOW-OFF ASSEMBLY
SANITARY SEWER MANHOLE
SEWER FLOW DIRECTION
ARROW
WATERLINE
SANITARY SEWER
EASEMENT LINE



William T O'Daniel
cn=William T O'Daniel, c=US,
o=North Carolina,
email=odaniel@mcadamsco.com
2023.08.24 16:41:33 -04'00'

REVISIONS

NO.	DATE
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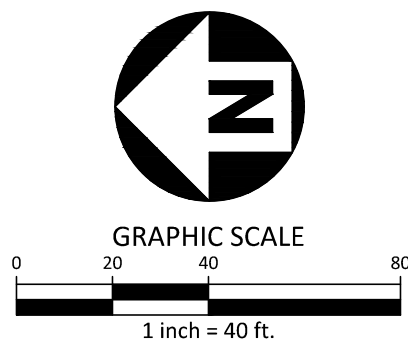
PLAN INFORMATION

PROJECT NO.	2021110197
FILENAME	2021110197-U1
CHECKED BY	WTO
DRAWN BY	JPM
SCALE	1"=40'
DATE	08. 25. 2023

SHEET

UTILITY PLAN AREA "F"

C4.06



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SEE SHEET C4.07

192



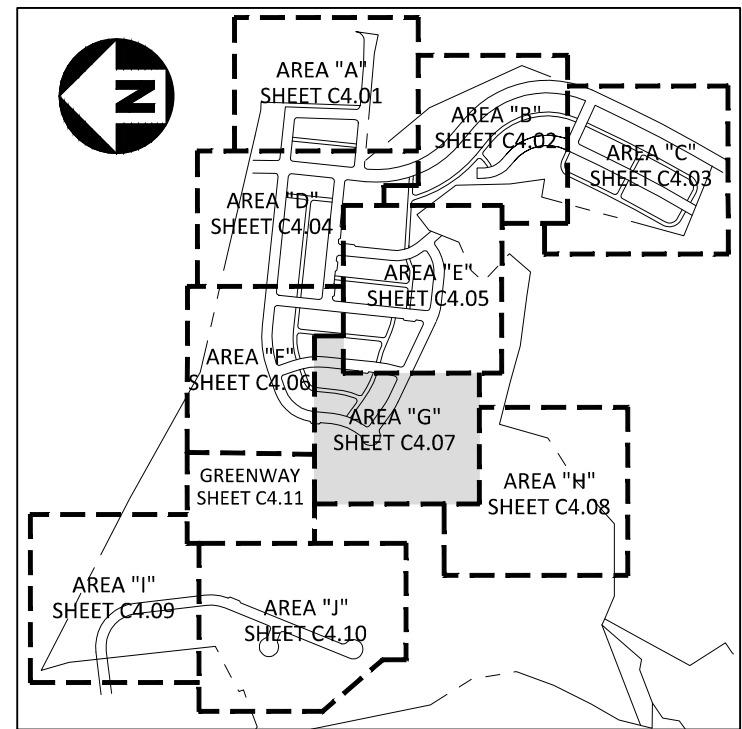
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CONTACT:
JAMES ADAMS
jmas@millridgeco.com
PHONE: 919. 556. 5418



EASEMENT LEGEND

- ☐ STORM DRAINAGE EASEMENT
☐ UTILITY EASEMENT
☐ STREET TREE EASEMENT

UTILITY LEGEND

- | | |
|--|------------------------|
| | FIRE HYDRANT ASSEMBLY |
| | WATER VALVE |
| | REDUCER |
| | BLOW-OFF ASSEMBLY |
| | SANITARY SEWER MANHOLE |
| | SEWER FLOW DIRECTION |
| | WATERLINE |
| | SANITARY SEWER |
| | EASEMENT LINE |



William T O'Daniel
cn=William T O'Daniel, c=US,
o=North Carolina,
email=odaniel@mcadamsco.co
2023.08.24 16:41:33 -04'00'

REVISIONS

NO.	DATE
-----	------

PLAN INFORMATION

PROJECT NO.	2021110197
FILENAME	2021110197-U1
CHECKED BY	WTO
DRAWN BY	JPM
SCALE	1"=40'
DATE	08. 25. 2023

SHEET

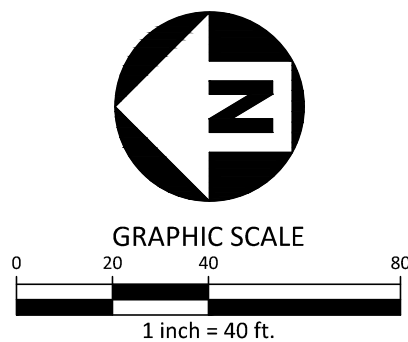
UTILITY PLAN AREA "G"

C4.07

SEE SHEET C4.05

SEE SHEET C4.08

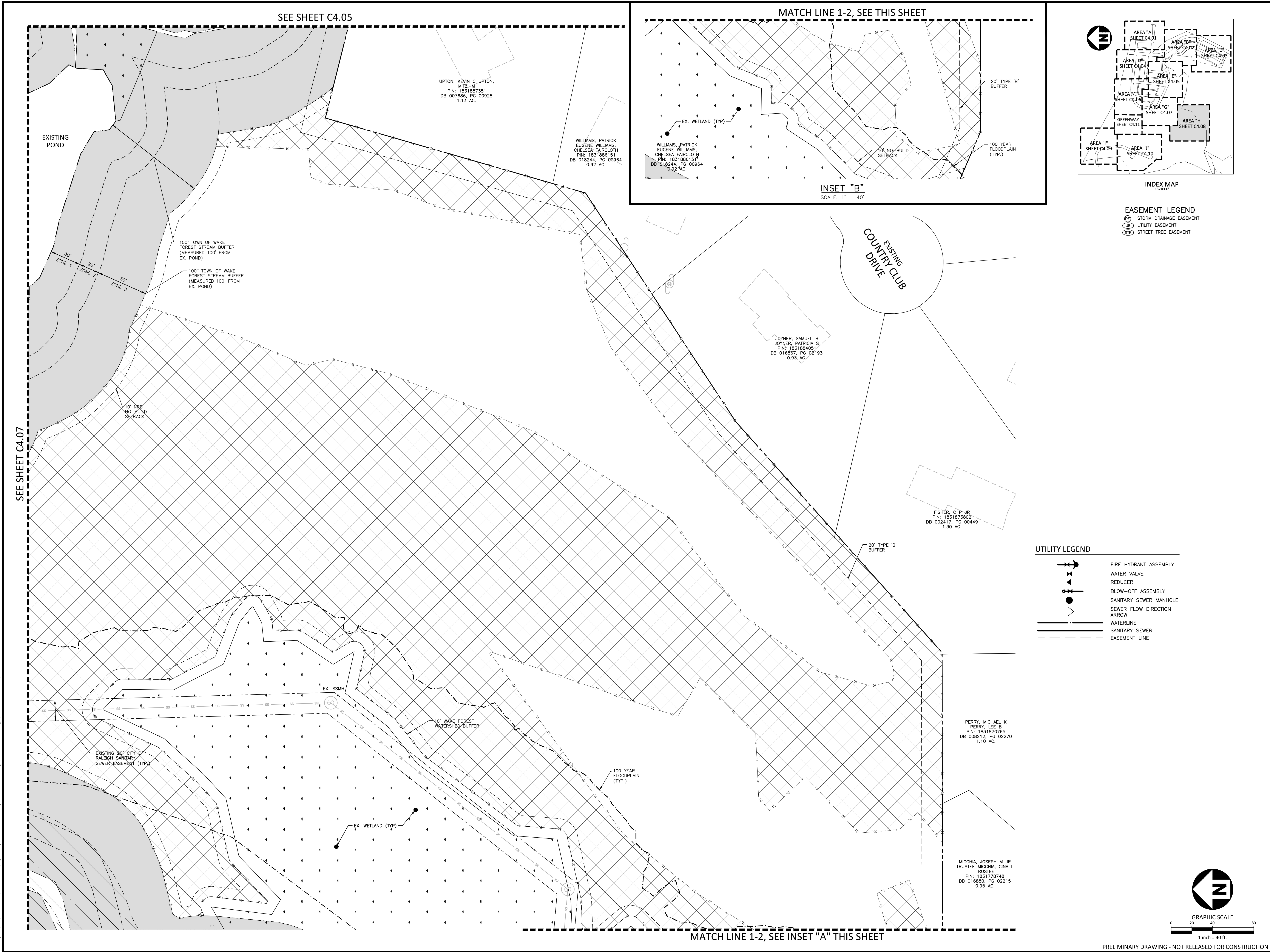
SEE SHEET C4.10



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YOUNGSVILLE, NC 27596-9698

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JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA

PROFESSIONAL SEAL
22630
ENGINEER
WILLIAM T. O'DANIEL

William T O'Daniel
cn=William T O'Daniel, c=US,
o=North Carolina,
email=odaniel@mcadamsco.com
2023.08.24 16:41:33 -04'00'

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	2021110197
FILENAME	2021110197-U1
CHECKED BY	WTO
DRAWN BY	JPM
SCALE	1"=40'
DATE	08. 25. 2023

SHEET

UTILITY PLAN
AREA "H"

C4.08



license number: C-0293, C-187

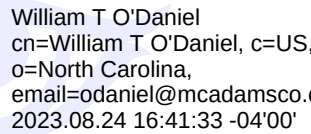
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CONTACT:
JAMES ADAMS
jmas@millridgeco.com
PHONE: 919. 556. 5418

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MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



REVISIONS

NO.	DATE	DESCRIPTION	AMOUNT
1	10/1/20	...	...
2	10/2/20	...	...
3	10/3/20	...	...
4	10/4/20	...	...
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7	10/7/20	...	...
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31	10/31/20	...	...

PLAN INFORMATION

PROJECT NO.	2021110197
FILENAME	2021110197-U1
CHECKED BY	WTO
DRAWN BY	JPM
SCALE	1"=40'
DATE	08. 25. 2023

SHEET

UTILITY PLAN AREA "I"

C4.09

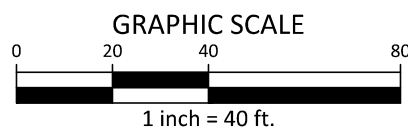


EASEMENT LEGEND

- ☐ (DE) STORM DRAINAGE EASEMENT
☐ (UE) UTILITY EASEMENT
☐ (STE) STREET TREE EASEMENT

UTILITY LEGEND

- | | |
|--|------------------------|
| | FIRE HYDRANT ASSEMBLY |
| | WATER VALVE |
| | REDUCER |
| | BLOW-OFF ASSEMBLY |
| | SANITARY SEWER MANHOLE |
| | SEWER FLOW DIRECTION |
| | WATERLINE |
| | SANITARY SEWER |
| | EASEMENT LINE |



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SEE SHEET C4.06

SEE SHEET C4.10

SIMPSON COURT
(54' PUBLIC R/W, 27' B-B)

MOSELEY, THEDRIC
JACKSON MOSELEY,
KAREN HARRIS
PIN: 1832800697
DB 017863, PG 02357
2.06 AC.

KUMAR, DHIRUVA KUMAR,
USHA
PIN: 1832709714
DB 007590, PG 00661
1.23 AC.

VAN, ORDEN JOHN E
VAN, ORDEN AMARILIS
PIN: 1832707851
DB 015984, PG 02301

OSTERGARD, RICHARD A
OSTERGARD, YONG S
PIN: 1832706809
DB 016272, PG 01652
1.30 AC.

HARKLEY, JOSEPH LEE
HARKLEY, MARIA J
PIN: 1832702850
DB 014916, PG 01240
0.73 AC.

WALLACE, MARK FRANKLIN
WALLACE, NICOLE J
PIN: 1832703700
DB 018282, PG 02793
0.69 AC.

LERNER, MICHELLE
GOLDBERG
PIN: 1832703518
DB 00644, PG 0064
0.69 AC.

CARLETON, BETH A
CARLETON, JOHN M
PIN: 1832703441
DB 017957, PG 00350
0.69 AC.

WU, THUAN WU, MINH
LUU
PIN: 1832703268
DB 006648, PG 00731
0.69 AC.

JOHNSON, RAYMOND JR
PIN: 1832703175
DB 016464, PG 00905
0.69 AC.

MAYO, RICHARD E MAYO
DEIDRE LYNN
PIN: 1832703074
DB 005850, PG 00855
0.69 AC.

SEE SHEET C4.00 FOR
ATERLINE CONTINUATION



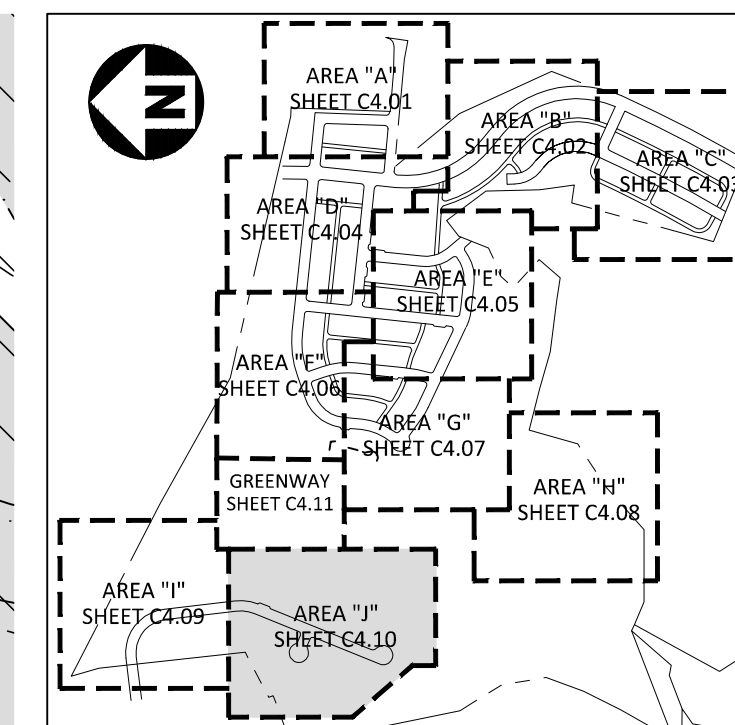
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fax 919. 361. 2269
license number: C-0293, C-187

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CONTACT:
JAMES ADAMS
jmas@millridgeco.com
PHONE: 919. 556. 5418



INDEX MAP
1"=1000'

EASEMENT LEGEND

- (DE) STORM DRAINAGE EASEMENT
 (UE) UTILITY EASEMENT
 (STE) STREET TREE EASEMENT

UTILITY LEGEND

- | | |
|---|------------------------|
|  | FIRE HYDRANT ASSEMBLY |
|  | WATER VALVE |
|  | REDUCER |
|  | BLOW-OFF ASSEMBLY |
|  | SANITARY SEWER MANHOLE |
|  | SEWER FLOW DIRECTION |
|  | WATERLINE |
|  | SANITARY SEWER |
|  | EASEMENT LINE |



William T O'Daniel
cn=William T O'Daniel, c=US,
o=North Carolina,
email=odaniel@mcadamsco.com
2023.08.24 16:41:33 -04'00'

REVISIONS

NO.	DATE
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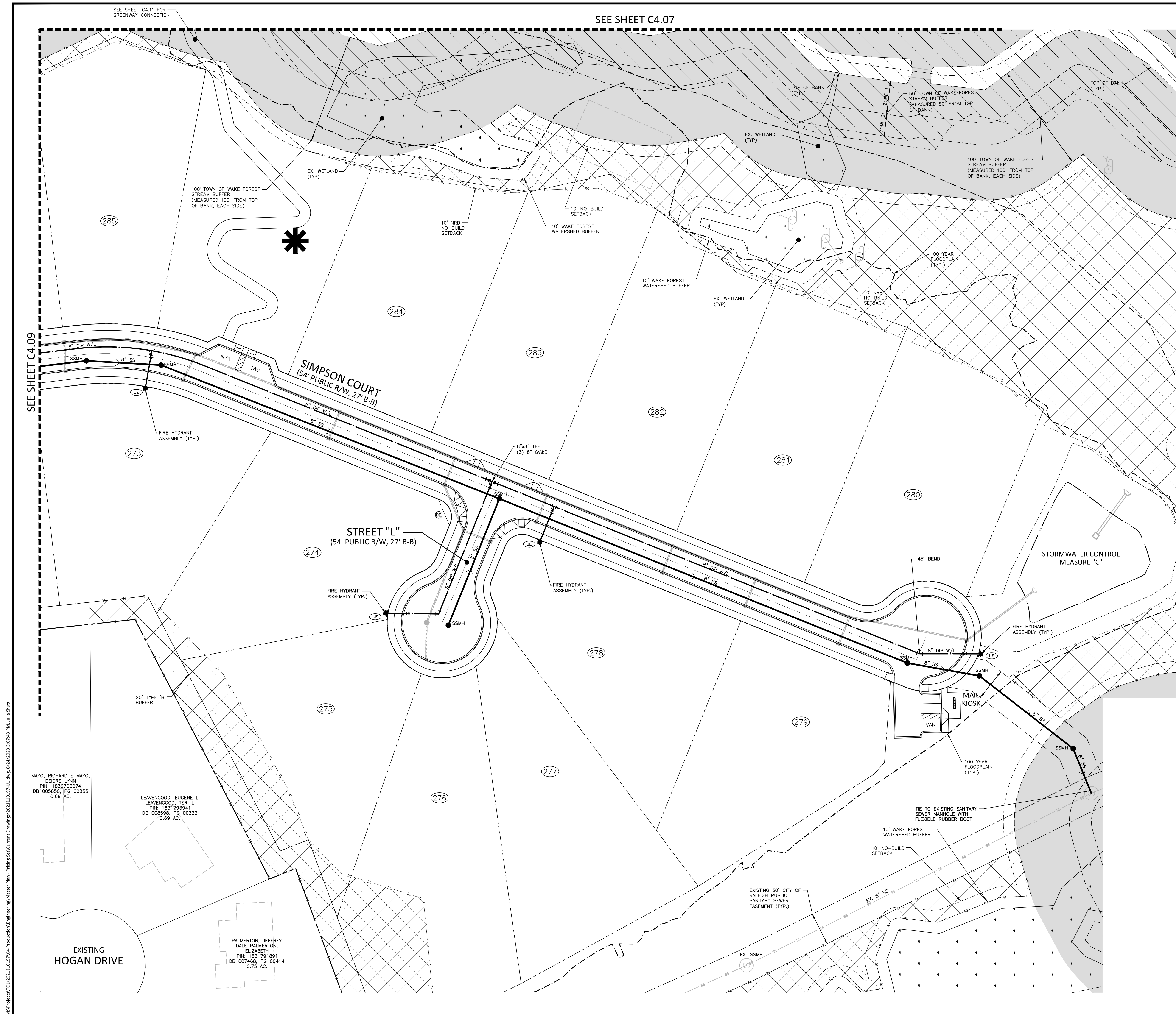
PLAN INFORMATION

PROJECT NO.	2021110197
FILENAME	2021110197-U1
CHECKED BY	WTO
DRAWN BY	JPM
SCALE	1"=40'
DATE	08. 25. 2023

SHEET

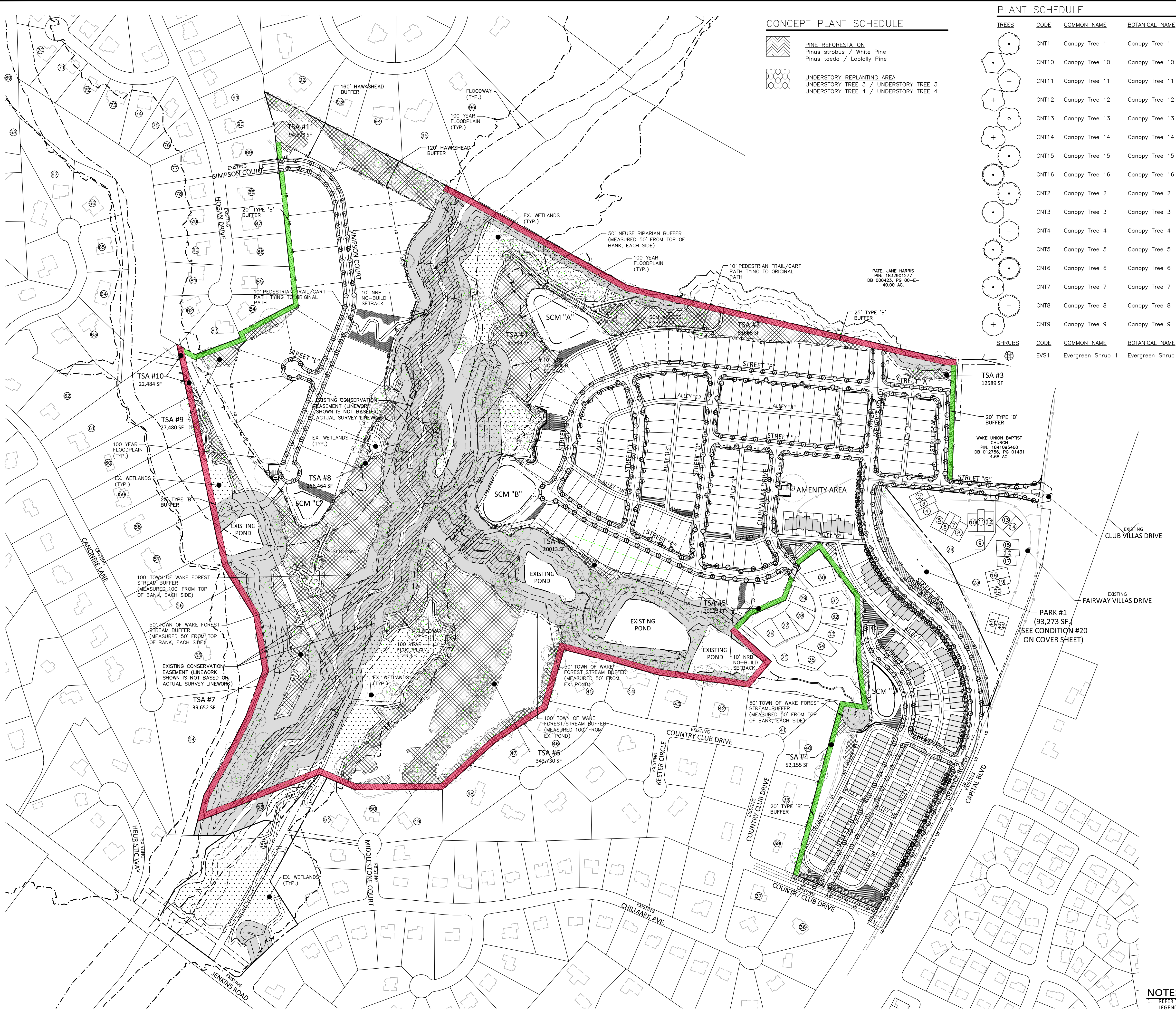
UTILITY PLAN AREA "J"

C4.10



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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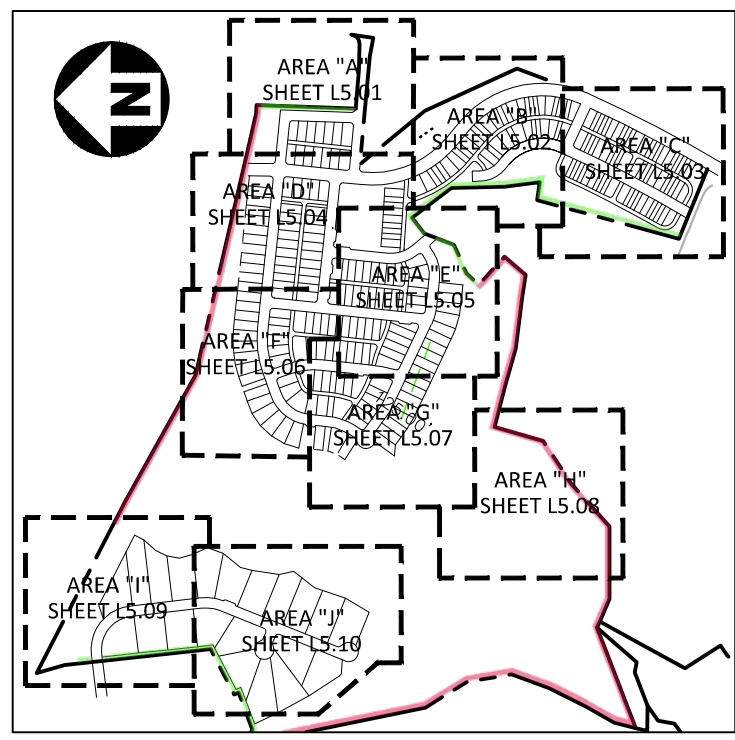


CONCEPT PLANT SCHEDULE

- PINE REFORESTATION
Pinus strobus / White Pine
Pinus taeda / Loblolly Pine
- UNDERSTORY REPLANTING AREA
UNDERSTORY TREE 3 / UNDERSTORY TREE 3
UNDERSTORY TREE 4 / UNDERSTORY TREE 4

PLANT SCHEDULE

TREES	CODE	COMMON NAME	BOTANICAL NAME
	CNT1	Canopy Tree 1	Canopy Tree 1
	CNT10	Canopy Tree 10	Canopy Tree 10
	CNT11	Canopy Tree 11	Canopy Tree 11
	CNT12	Canopy Tree 12	Canopy Tree 12
	CNT13	Canopy Tree 13	Canopy Tree 13
	CNT14	Canopy Tree 14	Canopy Tree 14
	CNT15	Canopy Tree 15	Canopy Tree 15
	CNT16	Canopy Tree 16	Canopy Tree 16
	CNT2	Canopy Tree 2	Canopy Tree 2
	CNT3	Canopy Tree 3	Canopy Tree 3
	CNT4	Canopy Tree 4	Canopy Tree 4
	CNT5	Canopy Tree 5	Canopy Tree 5
	CNT6	Canopy Tree 6	Canopy Tree 6
	CNT7	Canopy Tree 7	Canopy Tree 7
	CNT8	Canopy Tree 8	Canopy Tree 8
	CNT9	Canopy Tree 9	Canopy Tree 9
	SHRUBS		
	EVS1	Evergreen Shrub 1	Evergreen Shrub 1



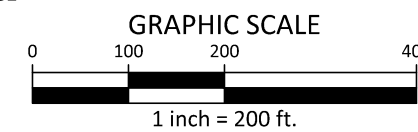
INDEX MAP
1"=1000'

SITE LEGEND

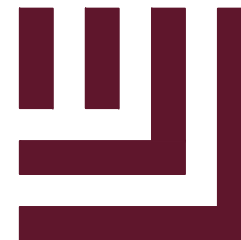
- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- WETLAND
- STREAM BUFFER
- TREE SAVE AREA
- TYPE 'A' BUFFER
- TYPE 'B' BUFFER
- STREET YARD
- TREE TO REMAIN
- 25' TYPE 'B' BUFFER
- 20' TYPE 'B' BUFFER

NOTES:

- REFER TO SHEET C2.00 FOR ADJACENT PROPERTY LEGEND AND OWNER INFORMATION.
- STREET TREE LOCATIONS TO BE FINALIZED AT CONSTRUCTION DRAWINGS WITH FINALIZED DRIVEWAY AND UTILITY SERVICE LOCATIONS.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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YOUNGVILLE, NC 27596-9698

GREEN TIMBER FOUNDATION
394 FLEMING ROAD
YOUNGVILLE, NC 27596-9698

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jmas@millridgeco.com
PHONE: 919. 556. 5418

JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 2021110197
FILENAME 2021110197-L51
CHECKED BY MPT
DRAWN BY SM
SCALE 1"=200'
DATE 08. 25. 2023

SHEET

OVERALL
LANDSCAPE PLAN
L5.00



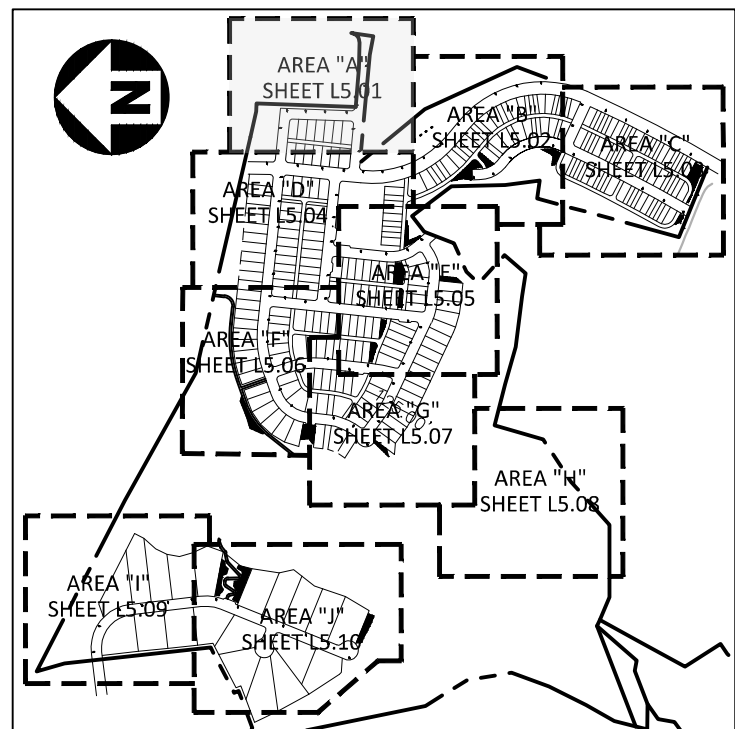
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license number: C-0293, C-187

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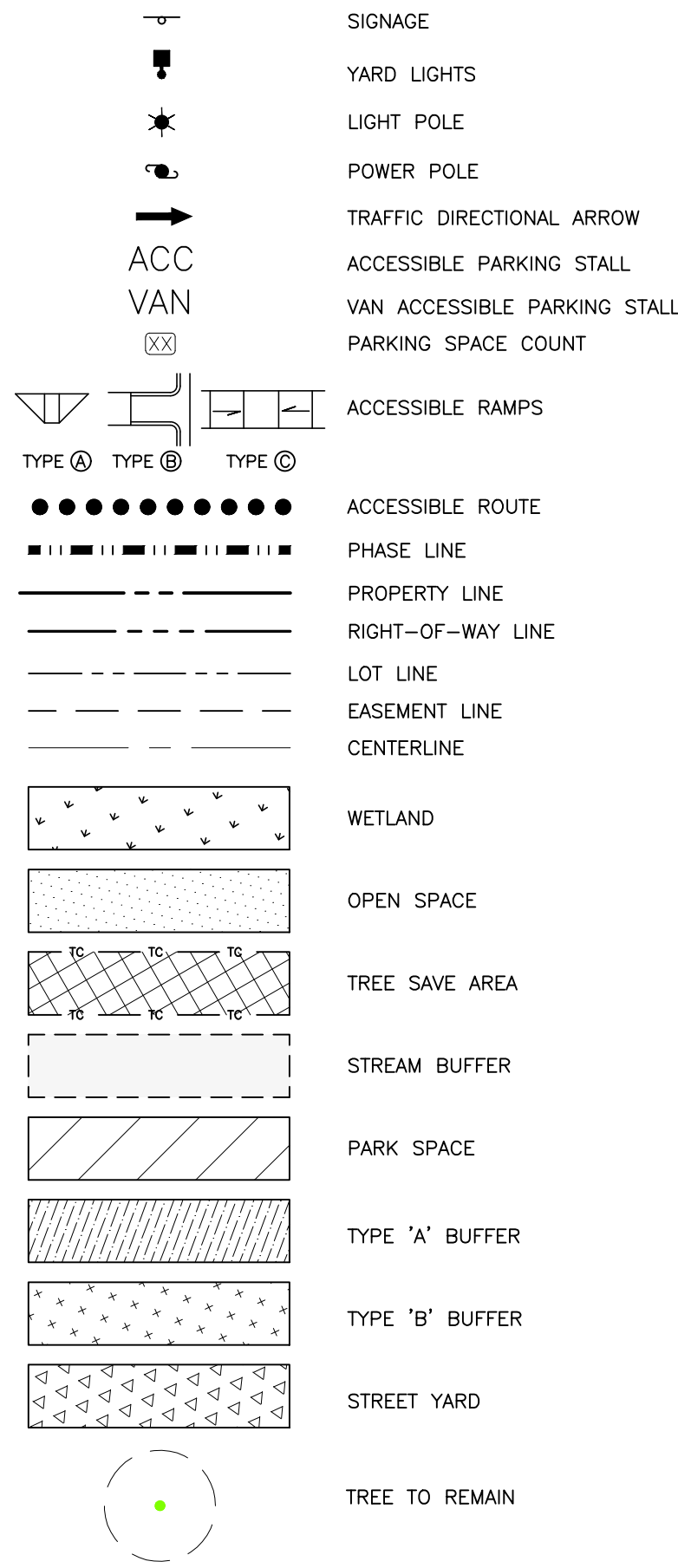
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394 FLEMING ROAD
YOUNGSVILLE, NC 27596-9698

CONTACT:
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jmas@millridgeco.com
PHONE: 919. 556. 5418



INDEX MAP
1"=1000'

SITE LEGEND

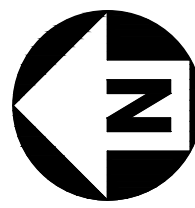


KEY LEGEND

- ① STOP SIGN
- ② ACCESSIBLE RAMP
- ③ 10'x70' SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND

- (DE) STORM DRAINAGE EASEMENT
 (UE) UTILITY EASEMENT
 (STE) 5' STREET TREE EASEMENT



GRAPHIC SCALE

0 20 40 80

1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	2021110197
FILENAME	2021110197-LS1
CHECKED BY	MPT
DRAWN BY	SM
SCALE	1"=40'
DATE	08. 25. 2023

SHEET

LANDSCAPE PLAN
AREA "A"

L5.01

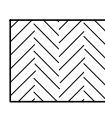


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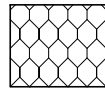
PLANT SCHEDULE AREA A

TREES	CODE	COMMON NAME	BOTANICAL NAME
	CNT1	Canopy Tree 1	Canopy Tree 1
	CNT14	Canopy Tree 14	Canopy Tree 14
	CNT16	Canopy Tree 16	Canopy Tree 16
	CNT2	Canopy Tree 2	Canopy Tree 2
	CNT3	Canopy Tree 3	Canopy Tree 3
	CNT4	Canopy Tree 4	Canopy Tree 4
	CNT8	Canopy Tree 8	Canopy Tree 8

CONCEPT PLANT SCHEDULE



PINE REFORESTATION
Pinus strobus / White Pine
Pinus taeda / Loblolly Pine



UNDERSTORY REPLANTING AREA
 UNDERSTORY TREE 3 / UNDERSTORY TREE 3
 UNDERSTORY TREE 4 / UNDERSTORY TREE 4

PATE, JANE HARRIS
PIN: 1832901277
DB 000423, PG 00-E-
40.00 AC.

WAKE UNION BAPTIST
CHURCH
PIN: 1841095460
DB 012756, PG 01431
4.68 AC.

EXISTING
CLUB VILLAS DRIVE

FAIRWAY VILLAS AT W
GOLF CLUB
PIN: 1841085635
DB 010962, PG 00817
2.87 AC.

FAIRWAY VILLAS AT W
GOLF CLUB &
TOWNHOMES OWNERS
ASSOC INC
PIN: 1841094004
DB 009050, PG 0013
1.39 AC.

PARK #1
(93,273 SF.)
(SEE CONDITION #20 ON
COVER SHEET)

STREET "F" —
(54' PUBLIC R/W, 34.5' B-B)

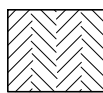
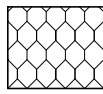
STREET "J" —
(54' PUBLIC R/W, 27' B-B)

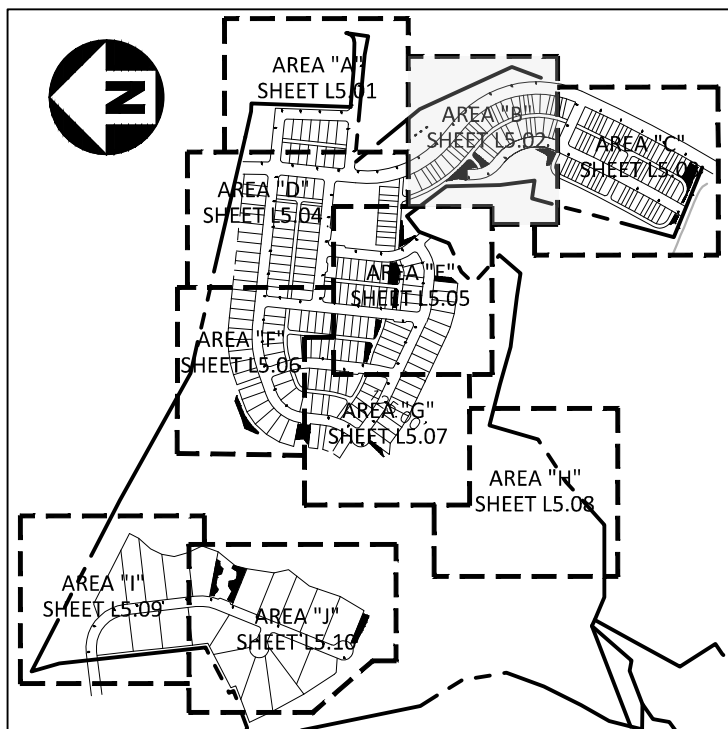
SEE SHEET L5.04

PLANT SCHEDULE AREA B

TREES	CODE	COMMON NAME	BOTANICAL NAME
	CNT1	Canopy Tree 1	Canopy Tree 1
	CNT14	Canopy Tree 14	Canopy Tree 14
	CNT15	Canopy Tree 15	Canopy Tree 15
	CNT16	Canopy Tree 16	Canopy Tree 16
	CNT2	Canopy Tree 2	Canopy Tree 2
	CNT3	Canopy Tree 3	Canopy Tree 3
	CNT4	Canopy Tree 4	Canopy Tree 4

CONCEPT PLANT SCHEDULE

	PINE REFORESTATION Pinus strobus / White Pine Pinus taeda / Loblolly Pine
	UNDERSTORY REPLANTING AREA UNDERSTORY TREE 3 / UNDERSTORY TREE 3 UNDERSTORY TREE 4 / UNDERSTORY TREE 4



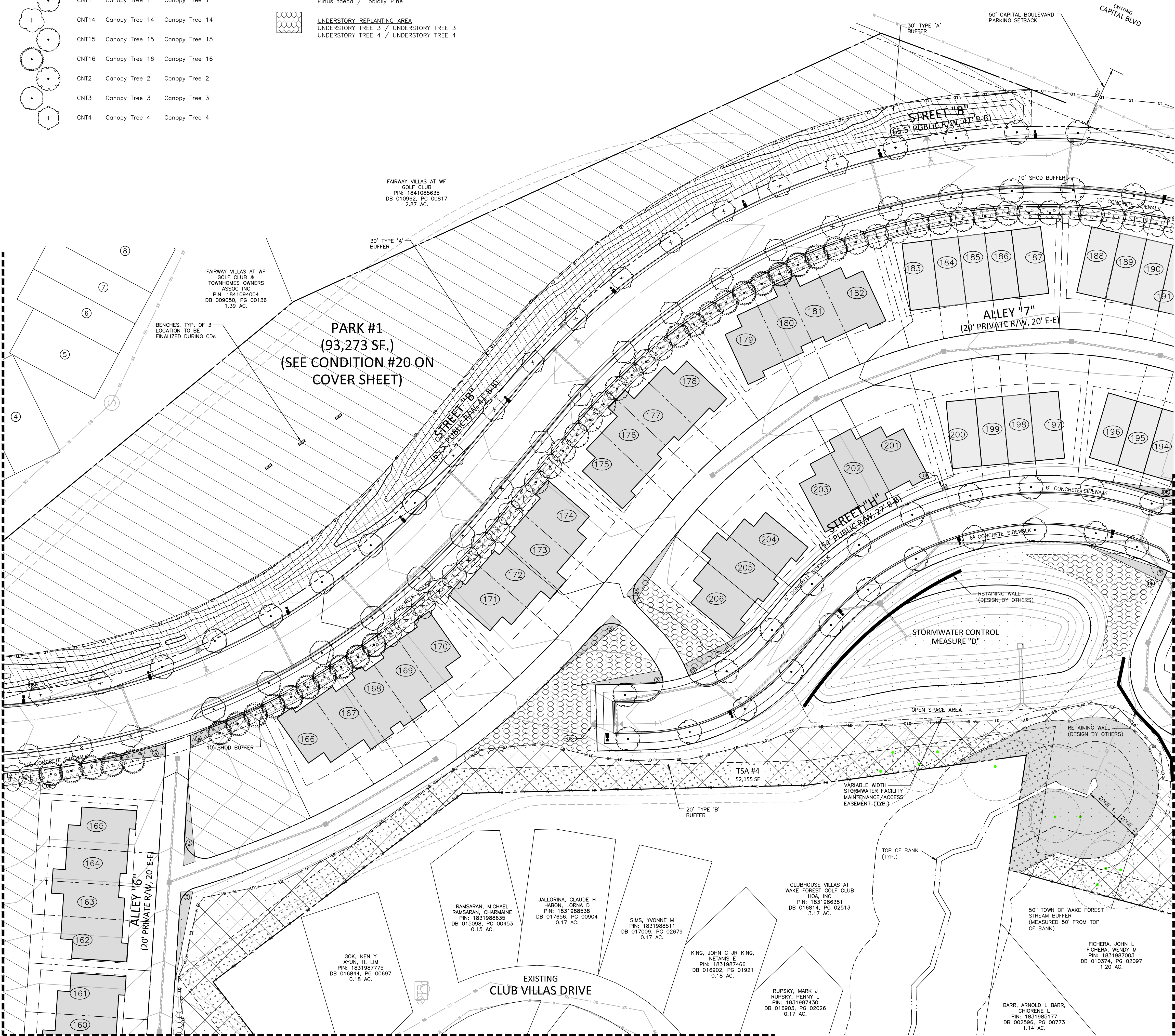
INDEX MAP
1"=1000'

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	WETLAND
	OPEN SPACE
	TREE SAVE AREA
	STREAM BUFFER
	PARK SPACE
	TYPE 'A' BUFFER
	TYPE 'B' BUFFER
	STREET YARD
	TREE TO REMAIN

SEE SHEET L5.03

SEE SHEET L5.01

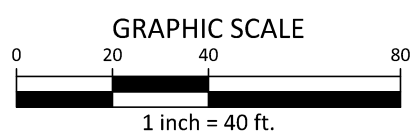
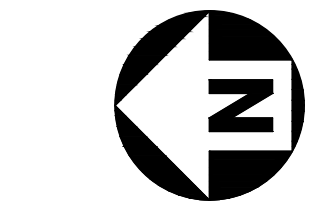


KEY LEGEND

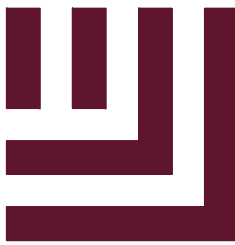
- ① STOP SIGN
- ② ACCESSIBLE RAMP
- ③ 10'-0" SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND

- ④ STORM DRAINAGE EASEMENT
- ⑤ UTILITY EASEMENT
- ⑥ 5' STREET TREE EASEMENT



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jmas@millridgeco.com
PHONE: 919. 556. 5418

JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



REVISIONS

NO. DATE

PLAN INFORMATION

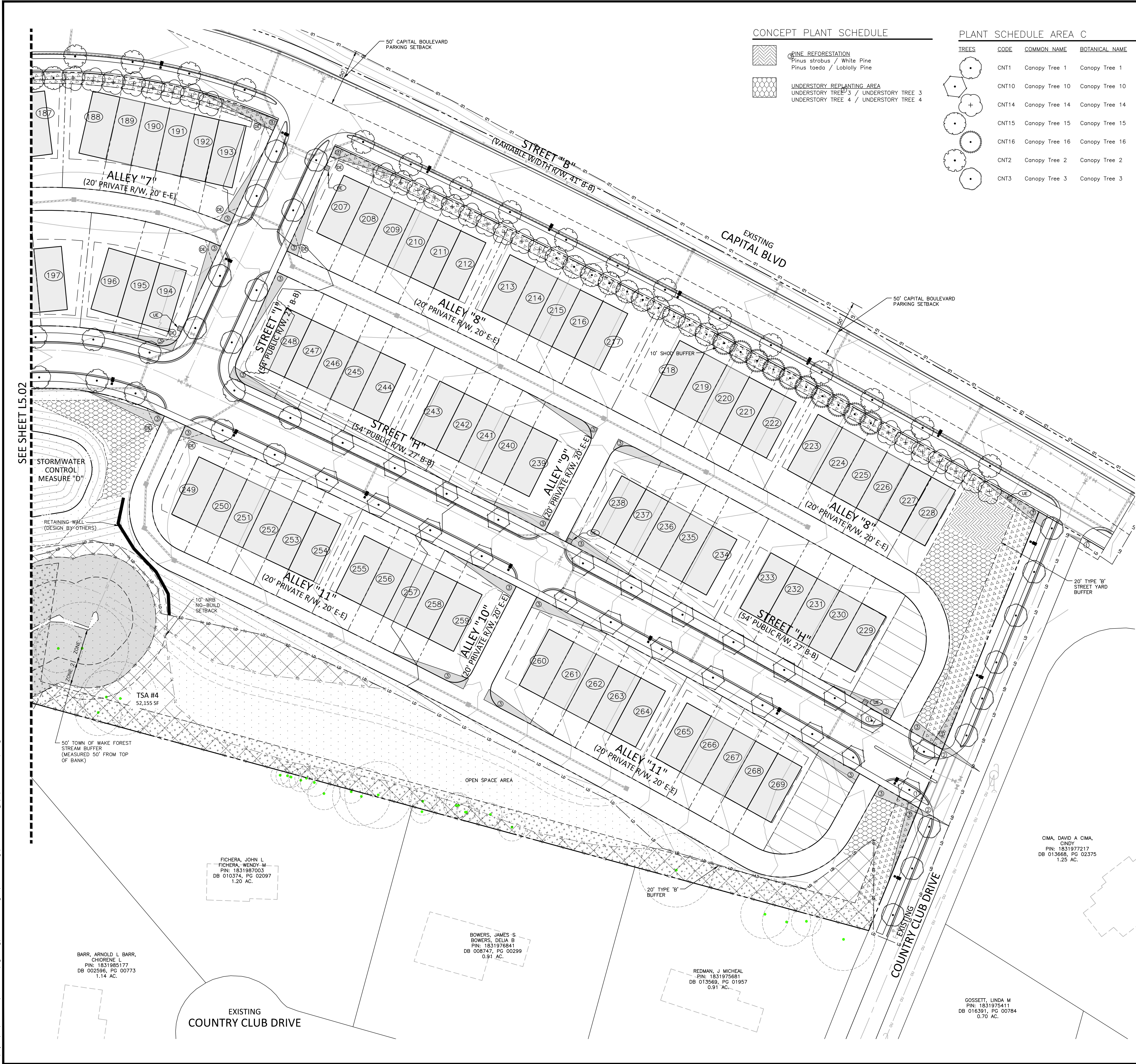
PROJECT NO. 2021110197
FILENAME 2021110197-L51
CHECKED BY MPT
DRAWN BY SM
SCALE 1"=40'
DATE 08. 25. 2023

SHEET

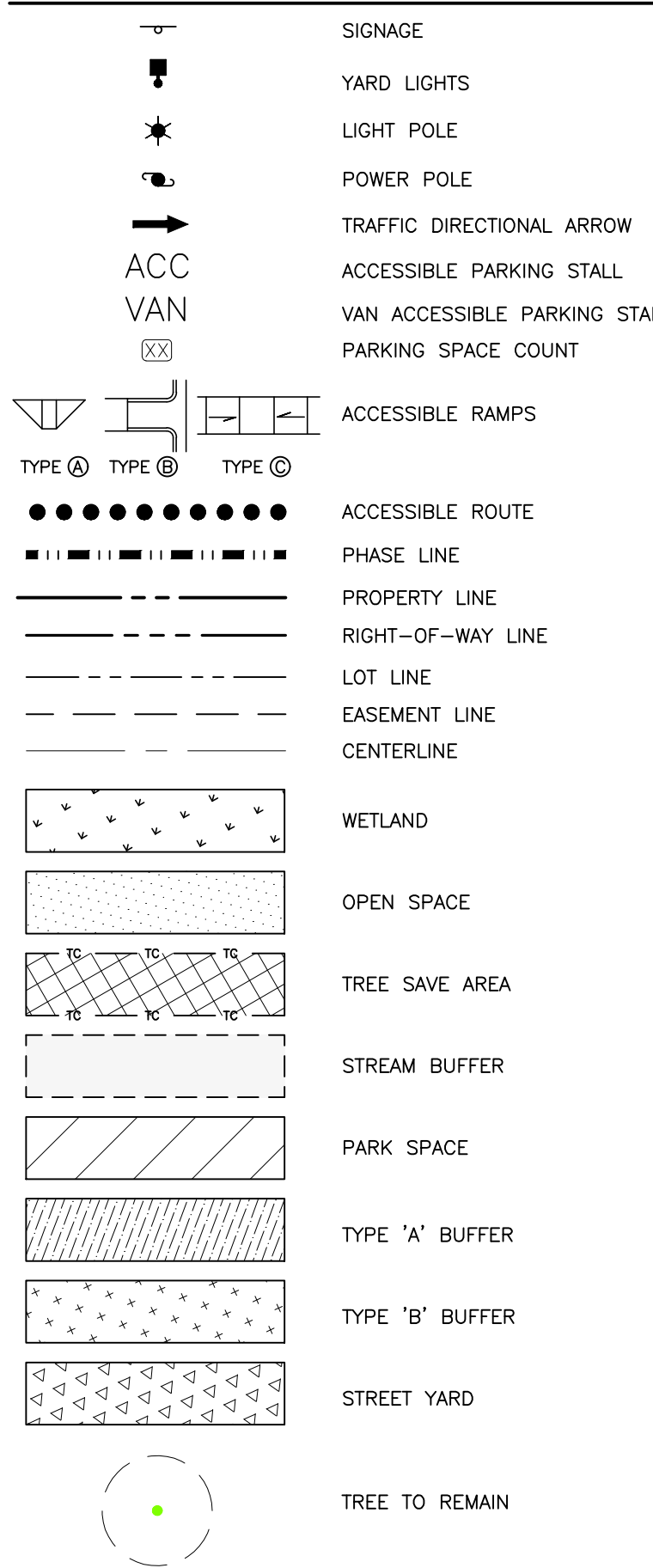
LANDSCAPE PLAN
AREA "B"

L5.02

I:\Projects\1010197\1010197-04-Production\Engineering\Master Plan - Pricing Set\Current Drawings\2021110197-L5.03.dwg, 9/17/2023 5:00:03 PM, Second Ma



SITE LEGEND

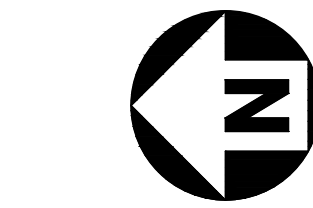


KEY LEGEND

- ① STOP SIGN
- ② ACCESSIBLE RAMP
- ③ 10'x20' SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND

- ④ STORM DRAINAGE EASEMENT
- ⑤ UTILITY EASEMENT
- ⑥ 5' STREET TREE EASEMENT



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PLAN INFORMATION

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FILENAME 2021110197-L51
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DRAWN BY SM
SCALE 1"=40'
DATE 08. 25. 2023

SHEET

LANDSCAPE PLAN
AREA "C"

L5.03



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT

- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

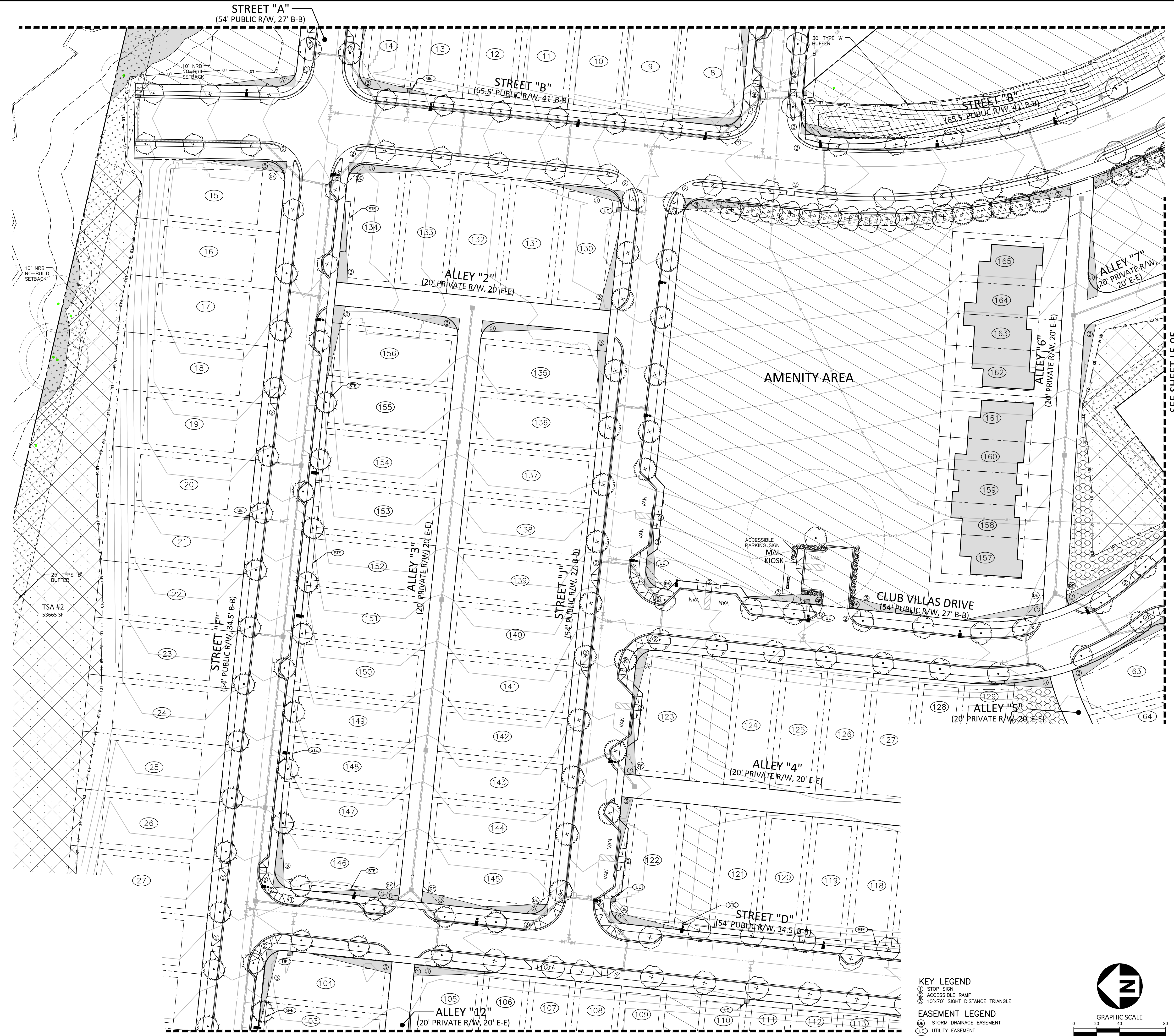
- WETLAND
- OPEN SPACE
- TREE SAVE AREA
- STREAM BUFFER
- PARK SPACE
- TYPE 'A' BUFFER
- TYPE 'B' BUFFER
- STREET YARD
- TREE TO REMAIN

PLANT SCHEDULE AREA D

TREES	CODE	COMMON NAME	BOTANICAL NAME
	CNT14	Canopy Tree 14	Canopy Tree 14
	CNT16	Canopy Tree 16	Canopy Tree 16
	CNT2	Canopy Tree 2	Canopy Tree 2
	CNT3	Canopy Tree 3	Canopy Tree 3
	CNT4	Canopy Tree 4	Canopy Tree 4
	CNT5	Canopy Tree 5	Canopy Tree 5
	CNT7	Canopy Tree 7	Canopy Tree 7
	CNT8	Canopy Tree 8	Canopy Tree 8
	CNT9	Canopy Tree 9	Canopy Tree 9
SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
	EV51	Evergreen Shrub 1	Evergreen Shrub 1

CONCEPT PLANT SCHEDULE

- PINE REFORESTATION
- Pinus strobus / White Pine
- Pinus taeda / Loblolly Pine
- UNDERSTORY REPLANTING AREA
- UNDERSTORY TREE 3 / UNDERSTORY TREE 3
- UNDERSTORY TREE 4 / UNDERSTORY TREE 4



KEY LEGEND

- STOP SIGN
- ACCESSIBLE RAMP
- 10'x10' SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND

- STORM DRAINAGE EASEMENT
- UTILITY EASEMENT
- 5' STREET TREE EASEMENT

GRAPHIC SCALE

1 inch = 40 ft.

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CLUB VILLAS DRIVE
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REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO. 2021110197
FILENAME 2021110197-L51
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DATE 08.25.2023

SHEET

LANDSCAPE PLAN
AREA "D"
L5.04

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CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



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NO. DATE

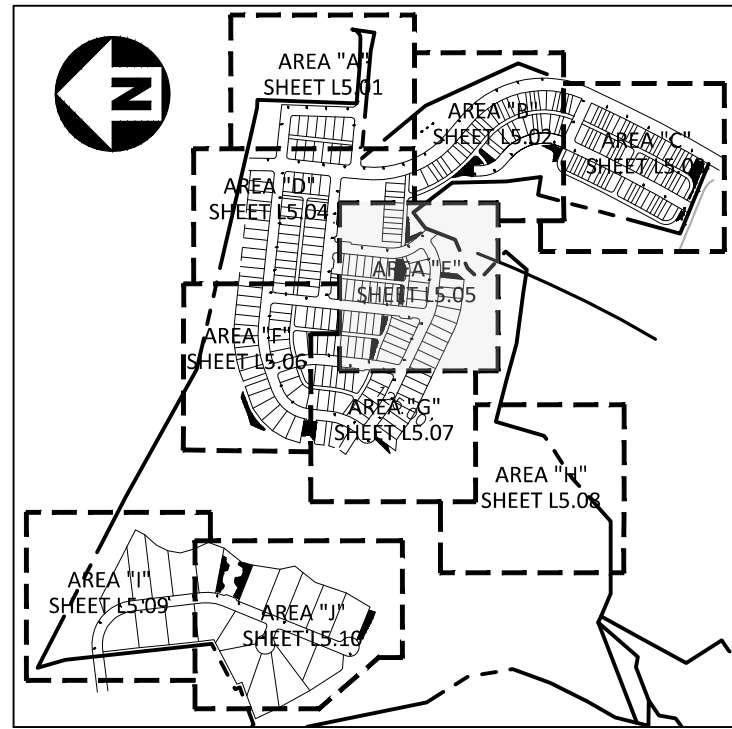
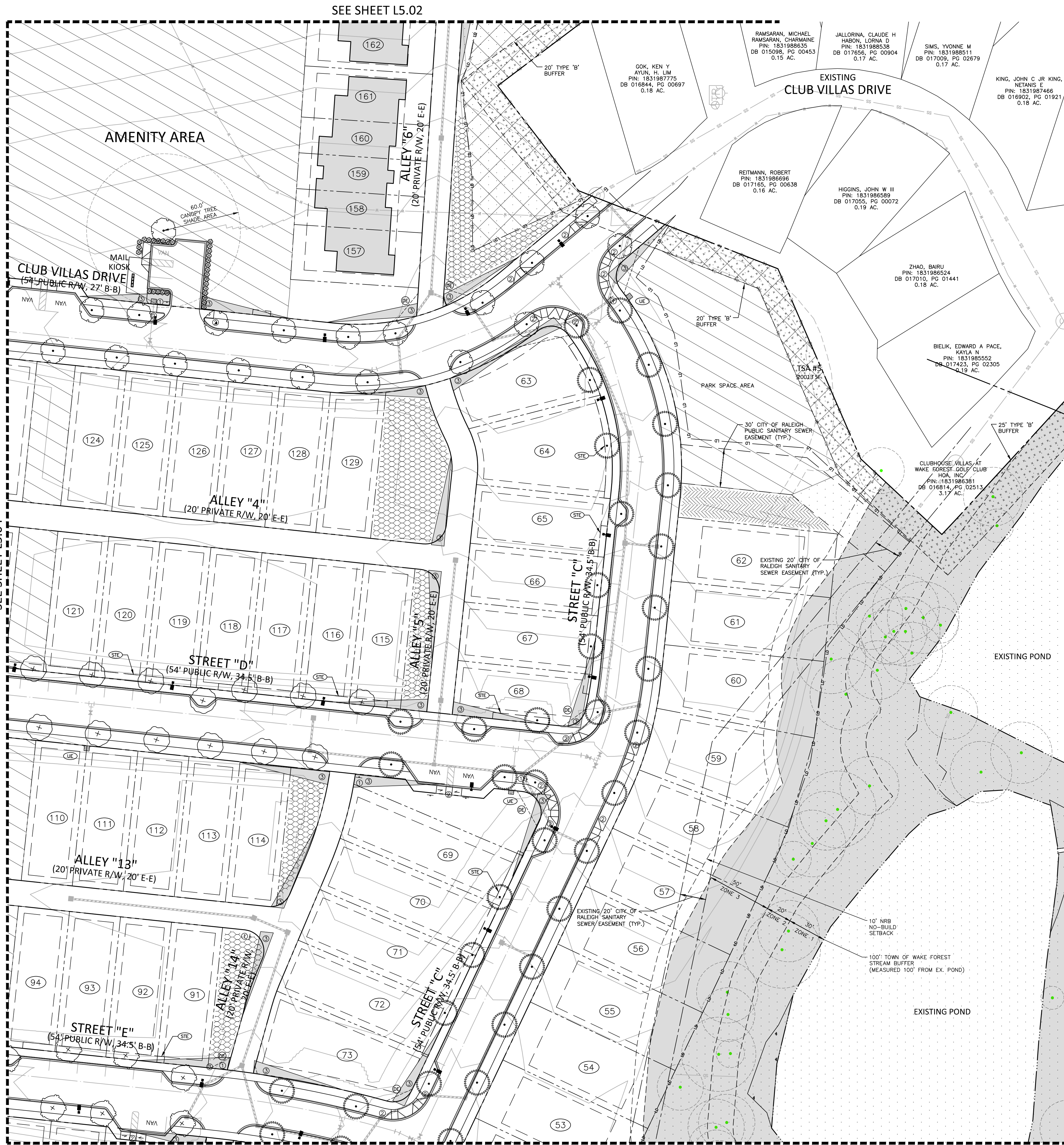
PLAN INFORMATION

PROJECT NO. 2021110197
FILENAME 2021110197-L51
CHECKED BY MPT
DRAWN BY SM
SCALE 1"=40'
DATE 08. 25. 2023

SHEET

LANDSCAPE PLAN
AREA "E"

L5.05



INDEX MAP

1"=1000'

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT

- ACCESSIBLE RAMP
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

- WETLAND
- OPEN SPACE
- TREE SAVE AREA
- STREAM BUFFER
- PARK SPACE
- TYPE 'A' BUFFER
- TYPE 'B' BUFFER
- STREET YARD
- TREE TO REMAIN

PLANT SCHEDULE AREA E

TREES	CODE	COMMON NAME	BOTANICAL NAME
CNT11	Canopy Tree 11	Canopy Tree 11	
CNT6	Canopy Tree 6	Canopy Tree 6	
CNT7	Canopy Tree 7	Canopy Tree 7	
CNT9	Canopy Tree 9	Canopy Tree 9	
SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
EVS1	Evergreen Shrub 1	Evergreen Shrub 1	

CONCEPT PLANT SCHEDULE

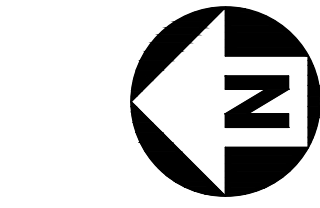
- PINE REFORESTATION
Pinus strobus / White Pine
Pinus taeda / Loblolly Pine
- UNDERSTORY REPLANTING AREA
UNDERSTORY TREE 3 / UNDERSTORY TREE 3
UNDERSTORY TREE 4 / UNDERSTORY TREE 4

KEY LEGEND

- STOP SIGN
- ACCESSIBLE RAMP
- 10'x70' SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND

- STORM DRAINAGE EASEMENT
- UTILITY EASEMENT
- STREET TREE EASEMENT



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

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JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	2021110197
FILENAME	2021110197-LS1
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DRAWN BY	SM
SCALE	1"=40'
DATE	08. 25. 2023

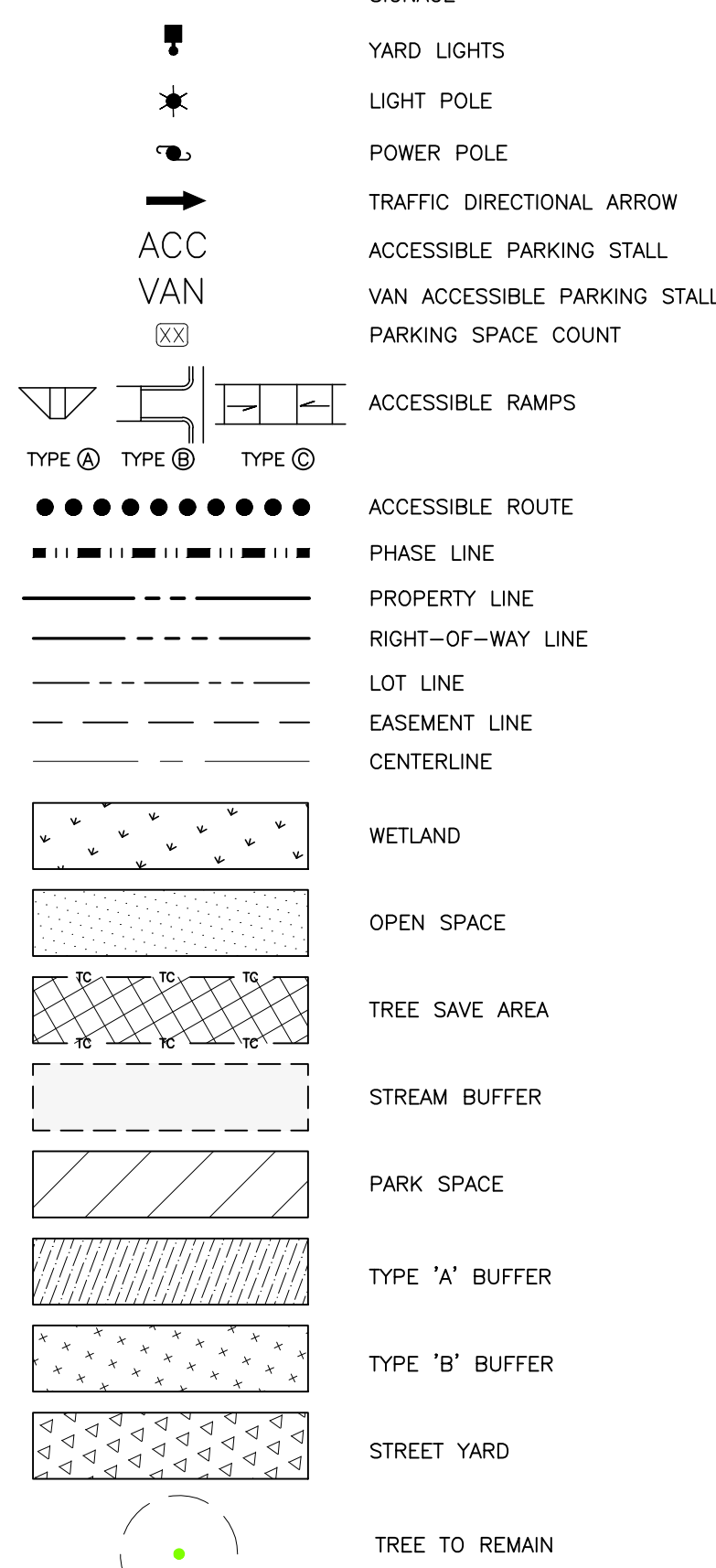
SHEET

**LANDSCAPE PLAN
AREA "F"**

L5.06



SITE LEGEND



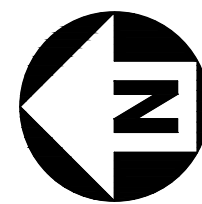
KEY LEGEND

- ① STOP SIGN
- ② ACCESSIBLE RAMP
- ③ 10'x70' SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND

- (DE) STORM DRAINAGE EASEMENT
 (UE) UTILITY EASEMENT
 (STE) 5' STREET TREE EASEMENT

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GRAPHIC SCALE

0 20 40 80

1 inch = 40 ft.



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JOYNER PROPERTY MASTER SITE PLAN CLUB VILLAS DRIVE WAKE FOREST, NORTH CAROLINA



REVISIONS

NO. DATE

PLAN INFORMATION

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FILENAME 2021110197-LS1
CHECKED BY MPT
DRAWN BY SM
SCALE 1"=40'
DATE 08. 25. 2023

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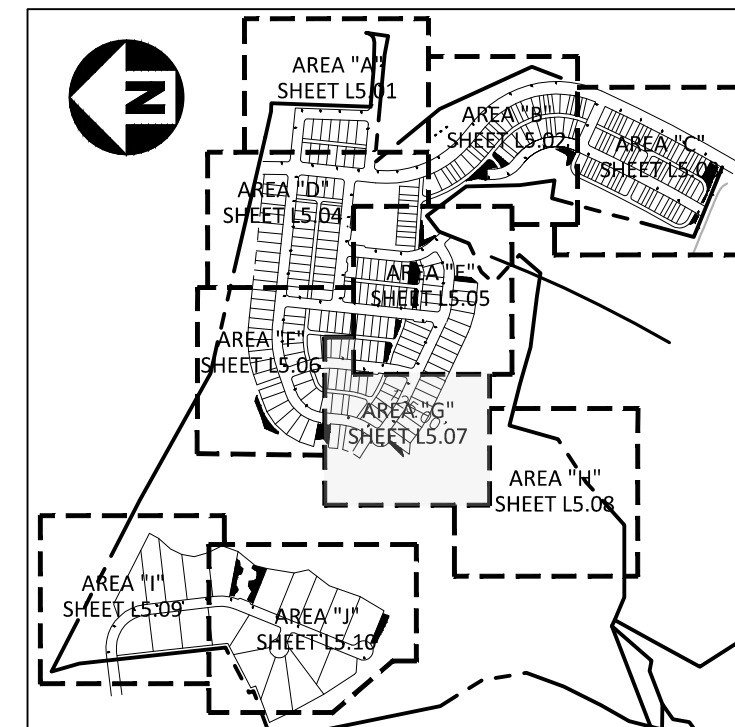
LANDSCAPE PLAN
AREA "G"

L5.07

SEE SHEET L5.05

CONCEPT PLANT SCHEDULE

	PINE REFORESTATION Pinus strobus / White Pine Pinus taeda / Loblolly Pine
	UNDERSTORY REPLANTING AREA UNDERSTORY TREE 3 / UNDERSTORY TREE 3 UNDERSTORY TREE 4 / UNDERSTORY TREE 4



INDEX MAP
1"=1000'

SITE LEGEND

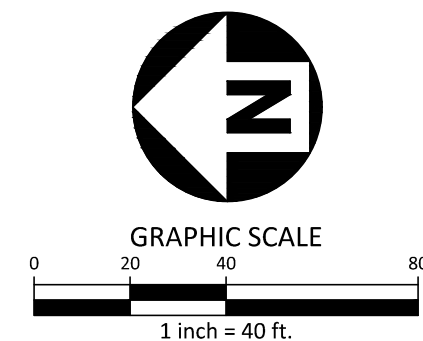
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	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMP
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	WETLAND
	OPEN SPACE
	TREE SAVE AREA
	STREAM BUFFER
	PARK SPACE
	TYPE 'A' BUFFER
	TYPE 'B' BUFFER
	STREET YARD
	TREE TO REMAIN

PLANT SCHEDULE AREA G

TREES	CODE	COMMON NAME	BOTANICAL NAME
	CNT11	Canopy Tree 11	Canopy Tree 11
	CNT13	Canopy Tree 13	Canopy Tree 13
	CNT6	Canopy Tree 6	Canopy Tree 6

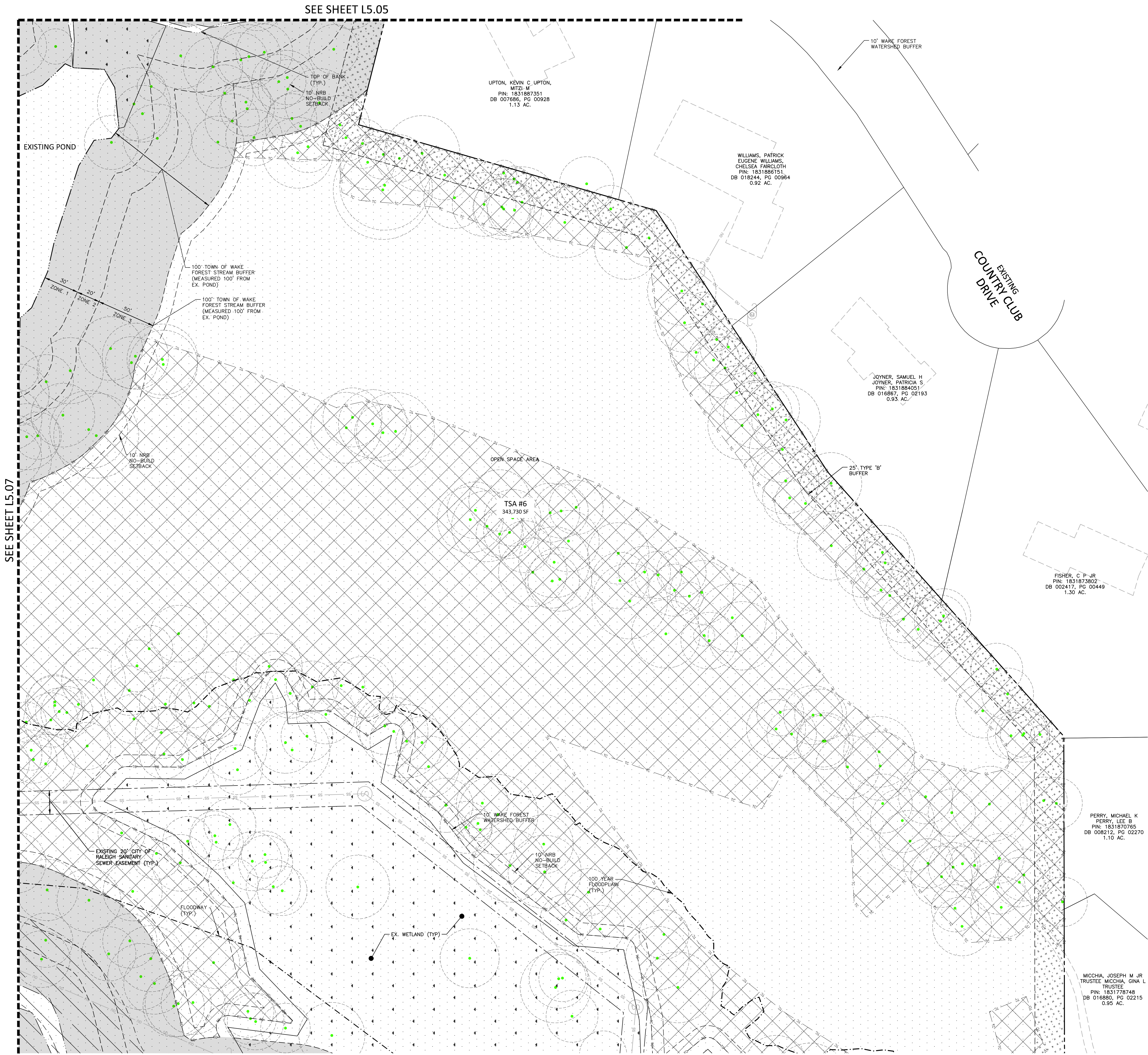
KEY LEGEND
① STOP SIGN
② ACCESSIBLE RAMP
③ 10'x70' SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND
⑥ STORM DRAINAGE EASEMENT
⑦ UTILITY EASEMENT
⑧ 5' STREET TREE EASEMENT



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INDEX MAP
1"=100'

SITE LEGEND

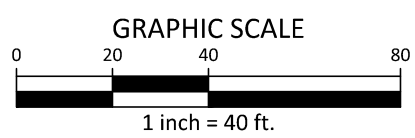
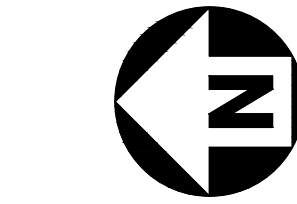
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMP
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	WETLAND
	OPEN SPACE
	TREE SAVE AREA
	STREAM BUFFER
	PARK SPACE
	TYPE 'A' BUFFER
	TYPE 'B' BUFFER
	STREET YARD
	TREE TO REMAIN

KEY LEGEND

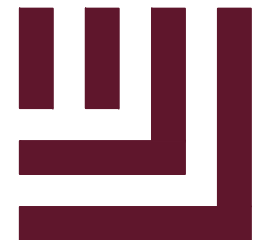
- ① STOP SIGN
- ② ACCESSIBLE RAMP
- ③ 10'x70' SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND

- SD STORM DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- ST 5' STREET TREE EASEMENT



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JOYNER PROPERTY MASTER SITE PLAN CLUB VILLAS DRIVE WAKE FOREST, NORTH CAROLINA



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 2021110197
FILENAME 2021110197-L51
CHECKED BY MPT
DRAWN BY SM
SCALE 1"=40'
DATE 08. 25. 2023

SHEET

LANDSCAPE PLAN
AREA "H"

L5.08

PLANT SCHEDULE AREA I

TREES	CODE	COMMON NAME	BOTANICAL NAME
-------	------	-------------	----------------

CNT11	Canopy Tree 11	Canopy Tree 11
CNT12	Canopy Tree 12	Canopy Tree 12

MOSELEY, THEDRIC
JACKSON MOSELEY,
KAREN HARRIS
PIN: 1832800697
DB 017883, PG 02357
2.06 AC.

KUMAR, DHIRUVA KUMAR,
USHA
PIN: 1832709714
DB 007590, PG 00661
1.23 AC.

VAN, ORDEN JOHN E
VAN, ORDEN AMARILIS
PIN: 1832707851
DB 015984, PG 02301
1.15 AC.

OSTERGARD, RICHARD A
OSTERGARD, YONG S
PIN: 1832708609
DB 016272, PG 01652
1.30 AC.

HARKLEY, JOSEPH LEE
HARKLEY, MARIA J
PIN: 1832702850
DB 014916, PG 01240
0.73 AC.

WALLACE, MARK FRANKLIN
WALLACE, NICOLE J
PIN: 1832703700
DB 018282, PG 02793
0.69 AC.

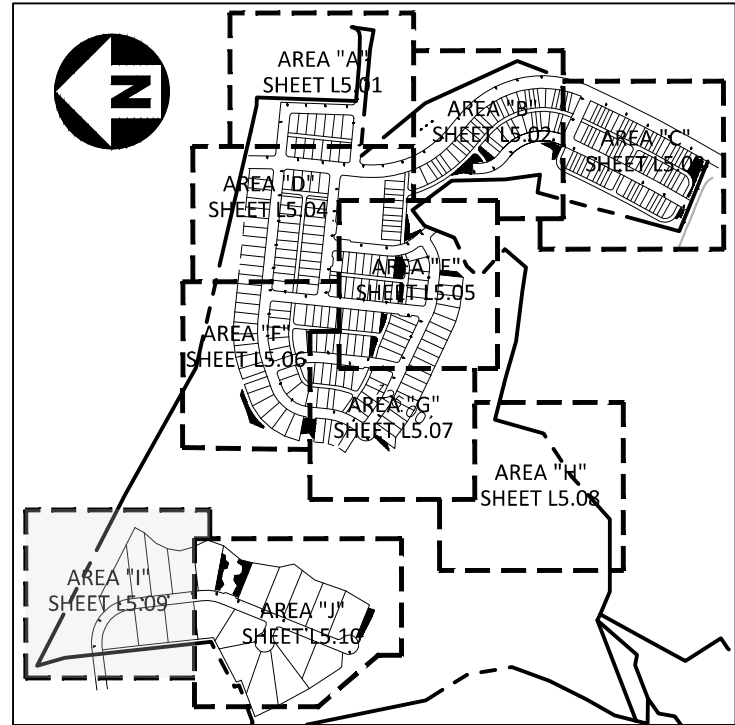
LERNER, MICHELLE
GOLDBERG
PIN: 1832703518
DB 00644, PG 00644
0.69 AC.

CARLETON, BETH A
CARLETON, JOHN M
PIN: 1832703441
DB 017857, PG 00350
0.69 AC.

WU, THUAN WU, MINH
LUU
PIN: 1832703268
DB 006848, PG 00731
0.69 AC.

JOHNSON, RAYMOND JR
PIN: 1832703175
DB 016464, PG 00905
0.69 AC.

MAYO, RICHARD E MAYO,
DEIDRE LYNN
PIN: 1832703074
DB 008850, PG 00855
0.69 AC.



INDEX MAP
1"=100'

SITE LEGEND

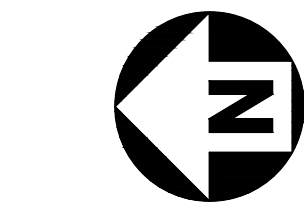
- | | |
|--|------------------------------|
| | SIGNAGE |
| | YARD LIGHTS |
| | LIGHT POLE |
| | POWER POLE |
| | TRAFFIC DIRECTIONAL ARROW |
| | ACCESSIBLE PARKING STALL |
| | VAN ACCESSIBLE PARKING STALL |
| | PARKING SPACE COUNT |
| | ACCESSIBLE RAMPS |
| | ACCESSIBLE ROUTE |
| | PHASE LINE |
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | CENTERLINE |
| | WETLAND |
| | OPEN SPACE |
| | TREE SAVE AREA |
| | STREAM BUFFER |
| | PARK SPACE |
| | TYPE 'A' BUFFER |
| | TYPE 'B' BUFFER |
| | STREET YARD |
| | TREE TO REMAIN |

KEY LEGEND

- ① STOP SIGN
② ACCESSIBLE RAMP
③ 10'x70' SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND

- SD STORM DRAINAGE EASEMENT
UE UTILITY EASEMENT
STE STREET TREE EASEMENT



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

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PHONE: 919. 556. 5418

JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 2021110197
FILENAME 2021110197-L51
CHECKED BY MPT
DRAWN BY SM
SCALE 1"=40'
DATE 08. 25. 2023

SHEET

LANDSCAPE PLAN
AREA "I"

L5.09

LANDSCAPE CALCULATIONS

STREET YARD

COUNTRY CLUB DRIVE - 20' TYPE B STREET YARD	285 LF*
EVERGREEN TREES: REQUIRED: PROVIDED:	6 (2/100 LF) 6*
CANOPY TREES REQUIRED: PROVIDED:	6 (2/100 LF) 6*
UNDERSTORY TREES REQUIRED: PROVIDED:	6 (2/100 LF) 6*
SHRUBS REQUIRED: PROVIDED:	69 (24/100 LF) 69*
SERVICE ROAD - 10' TYPE B STREET YARD	1866 LF*
EVERGREEN TREES: REQUIRED: PROVIDED:	38 (2/100 LF) 38*
CANOPY TREES REQUIRED: PROVIDED:	19 (1/100 LF) 19*
UNDERSTORY TREES REQUIRED: PROVIDED:	38 (2/100 LF) 38*
SHRUBS REQUIRED: PROVIDED:	224 (12/100 LF) 224*

PERIMETER BUFFERS

SOUTHERN PROPERTY 20' & 25' TYPE B BUFFER	5121 LF**
EVERGREEN TREES: REQUIRED: PROVIDED:	103 (2/100 LF) EXISTING TREES TO FULFILL REQUIREMENT**
CANOPY TREES REQUIRED: PROVIDED:	103 (2/100 LF) EXISTING TREES TO FULFILL REQUIREMENT**
UNDERSTORY TREES REQUIRED: PROVIDED:	103 (2/100 LF) EXISTING TREES TO FULFILL REQUIREMENT**
SHRUBS REQUIRED: PROVIDED:	1229 (24/100 LF) EXISTING SHRUBS TO FULFILL REQUIREMENT**
EASTERN PROPERTY 20' & 25' TYPE B BUFFER	496 LF*
EVERGREEN TREES: REQUIRED: PROVIDED:	10 (2/100 LF) 10*
CANOPY TREES REQUIRED: PROVIDED:	10 (2/100 LF) 10*
UNDERSTORY TREES REQUIRED: PROVIDED:	10 (2/100 LF) 10*
SHRUBS REQUIRED: PROVIDED:	120 (24/100 LF) 120*
EASTERN PROPERTY 30' TYPE A BUFFER	1,093 LF*
EVERGREEN TREES: REQUIRED: PROVIDED:	44 (4/100 LF) 44*
CANOPY TREES REQUIRED: PROVIDED:	22 (2/100 LF) 22*
UNDERSTORY TREES REQUIRED: PROVIDED:	44 (4/100 LF) 44*
SHRUBS REQUIRED: PROVIDED:	394 (36/100 LF) 394*
WESTERN PROPERTY 20' & 25' TYPE B BUFFER	3626 LF**
EVERGREEN TREES: REQUIRED: PROVIDED:	73 (2/100 LF) EXISTING TREES TO FULFILL REQUIREMENT**
CANOPY TREES REQUIRED: PROVIDED:	73 (2/100 LF) EXISTING TREES TO FULFILL REQUIREMENT**
UNDERSTORY TREES REQUIRED: PROVIDED:	73 (2/100 LF) EXISTING TREES TO FULFILL REQUIREMENT**
SHRUBS REQUIRED: PROVIDED:	870 (24/100 LF) EXISTING SHRUBS TO FULFILL REQUIREMENT**
NORTHERN PROPERTY 20' & 25' TYPE B BUFFER	3100 LF**
EVERGREEN TREES: REQUIRED: PROVIDED:	62 (2/100 LF) EXISTING TREES TO FULFILL REQUIREMENT**
CANOPY TREES REQUIRED: PROVIDED:	62 (2/100 LF) EXISTING TREES TO FULFILL REQUIREMENT**
UNDERSTORY TREES REQUIRED: PROVIDED:	62 (2/100 LF) EXISTING TREES TO FULFILL REQUIREMENT**
SHRUBS REQUIRED: PROVIDED:	744 (24/100 LF) EXISTING SHRUBS TO FULFILL REQUIREMENT**

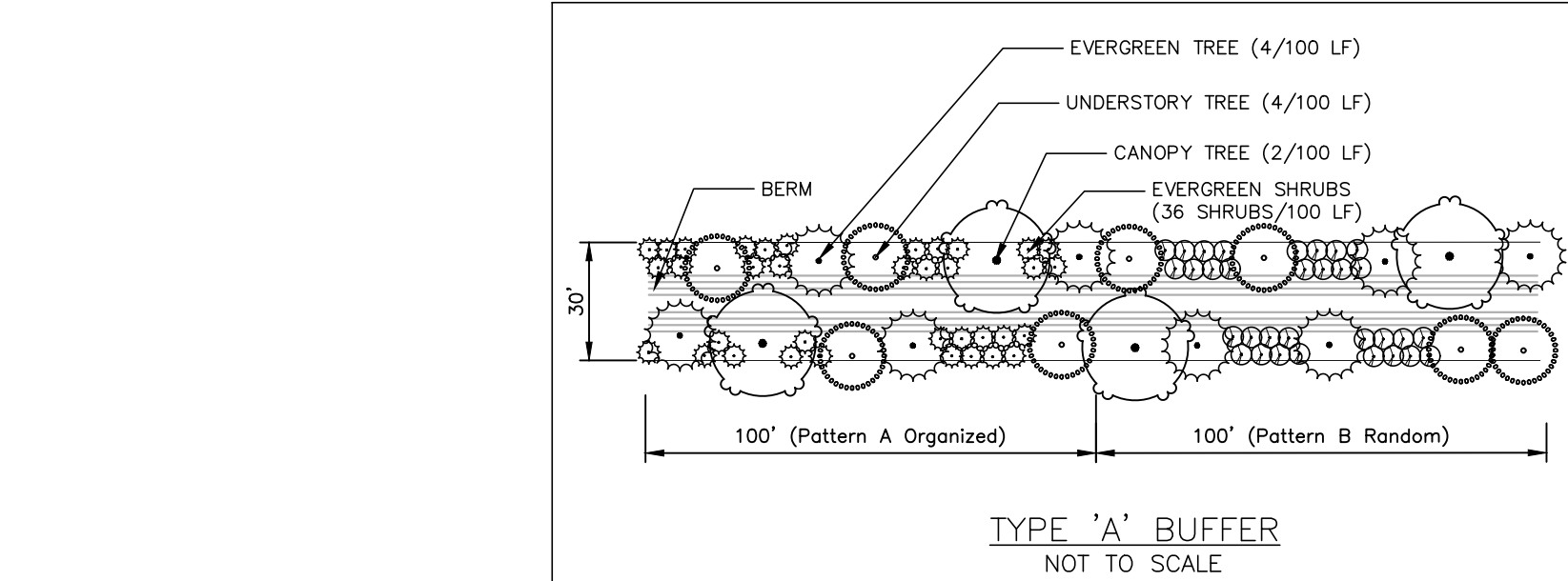
*BUFFER PLANTS TO BE INSTALLED PER STANDARD BUFFER DETAILS THIS SHEET.
FINAL LOCATIONS OF PLANTINGS TO BE COORDINATED WHEN ENHANCED
LANDSCAPE PLANS ARE DEVELOPED
**PRESERVED VEGETATION SHALL BE UTILIZED TO MEET BUFFER STANDARDS.
SUPPLEMENTAL PLANTING MAY BE REQUIRED UPON FIELD INSPECTION.

LANDSCAPE CALCULATIONS

STREET TREES

CLUB VILLAS DRIVE	1002 LF
TREES REQUIRED: PROVIDED:	20 (1/50 LF) 20
STREET "A"	1086 LF
TREES REQUIRED: PROVIDED:	22 (1/50 LF) 25
STREET "B"	3410 LF
TREES REQUIRED: PROVIDED:	69 (1/50 LF) 69
STREET "C"	1746 LF
TREES REQUIRED: PROVIDED:	36 (1/50 LF) 42
STREET "D"	1400 LF
TREES REQUIRED: PROVIDED:	28 (1/50 LF) 31
STREET "E"	1218 LF
TREES REQUIRED: PROVIDED:	25 (1/50 LF) 25
STREET "F"	3200 LF
TREES REQUIRED: PROVIDED:	64 (1/50 LF) 65
STREET "G"	1400 LF
TREES REQUIRED: PROVIDED:	28 (1/50 LF) 30
STREET "H"	2256 LF
TREES REQUIRED: PROVIDED:	46 (1/50 LF) 51
STREET "I"	350 LF
TREES REQUIRED: PROVIDED:	7 (1/50 LF) 8
STREET "J"	1086 LF
TREES REQUIRED: PROVIDED:	22 (1/50 LF) 24
SIMPSON COURT	2952 LF
TREES REQUIRED: PROVIDED:	60 (1/50 LF) 62
COUNTRY CLUB DRIVE	340 LF
TREES REQUIRED: PROVIDED:	9 (1/50 LF) 9

10' TYPE 'B' BUFFER NOT TO SCALE	194 LF
TREES REQUIRED: PROVIDED:	4 (1/50 LF) 7
20' TYPE 'B' BUFFER NOT TO SCALE	340 LF
TREES REQUIRED: PROVIDED:	9 (1/50 LF) 9



LANDSCAPE CALCULATIONS

BASELINE CANOPY COVERAGE

BASELINE CANOPY COVERAGE	3,348,625 SF
PER UDO - A MINIMUM CANOPY COVERAGE OF 1 CANOPY TREE PER 10,000 SF OF PARCEL AREA.	
NET PARCEL AREA:	5,361,965 SF
RIPARIAN AREAS:	-2,013,340 SF
	3,348,625 SF
CANOPY TREES REQUIRED:	335 (1/ 10,000 SF PARCEL AREA)
PROVIDED:	448 CANOPY TREES IN STREET TREE PLANTING 25 CANOPY TREES IN STREET YARD PLANTING 270 CANOPY TREES IN BUFFER 1435 CANOPY TREES IN TREE SAVE AREA (1 TREE PER 700 SF OF TREE SAVE AREA - 1,004,444 SF) 3,063 SPECIMEN TREE PRESERVATION CREDIT
SPECIMEN TREE REPLACEMENT REQUIRED: PROVIDED:	1236 CANOPY + 492 UNDERSTORY = 1728 TOTAL 1274 CANOPY + 498 UNDERSTORY = 1772 TOTAL 1274 PINE REFORESTATION 498 UNDERSTORY REPLANTING

TREE COVERAGE	1,004,444 SF
TSA #1	151,539 SF
TSA #2	53,665 SF
TSA #3	12,589 SF
TSA #4	52,155 SF
TSA #5	20,013 SF
TSA #6	343,730 SF
TSA #7	39,652 SF
TSA #8	186,464 SF
TSA #9	27,480 SF
TSA #10	22,484 SF
TSA #11	94,673 SF
TOTAL:	1,004,444 SF

NEIGHBORHOOD PARK

MIN. 1 TREE (2 INCH CALIPER MIN MEASURED 6" ABOVE THE GROUND AT INSTALLATION) TO BE PLANTED IN AT LEAST 350 SQUARE FEET OF SOIL OR 1 PRESERVED EXISTING CANOPY TREE A MIN. OF 12 INCH CALIPER FOR EVERY 2,500 SQUARE FEET OF REQUIRED PARK SPACE. (UDO 7.5.5.A.2)
REQUIRED:
55 (135,772 / 2500)
PROVIDED:
55*

*AMENITY CANOPY TREES SHALL BE PLANTED IF PRESERVED EXISTING CANOPY TREES DO NOT MEET THE REQUIREMENT. REPLANTING TO BE FINALIZED DURING CDS.

SPECIAL HIGHWAY OVERLAY DISTRICT

ALONG STREET "B"	1866 LF
TREES REQUIRED: PROVIDED:	112 (3/50 LF) 112*

*TREES SHALL INCLUDE CANOPY, UNDERSTORY AND EVERGREEN

VEHICLE USE AREA

MAIL KIOSK #1	3 SPACES
CANOPY TREES REQUIRED: PROVIDED:	ALL SPACES WITHIN 60' FROM PLANTED TREE 1
SHRUBS REQUIRED: PROVIDED:	EVERGREEN SHRUBS PLACED MAXIMUM OF 5' ON CENTER (150 LF) 30 SHRUBS 30 SHRUBS
MAIL KIOSK #2	3 SPACES
CANOPY TREES REQUIRED: PROVIDED:	ALL SPACES WITHIN 60' FROM PLANTED TREE 1
SHRUBS REQUIRED: PROVIDED:	EVERGREEN SHRUBS PLACED MAXIMUM OF 5' ON CENTER (143 LF) 29 SHRUBS 29 SHRUBS

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	CNT1	37	Canopy Tree 1	Canopy Tree 1	1.5" min	8' min
	CNT10	24	Canopy Tree 10	Canopy Tree 10	1.5" min	8' min
	CNT11	33	Canopy Tree 11	Canopy Tree 11	1.5" min	8' min
	CNT12	34	Canopy Tree 12	Canopy Tree 12	1.5" min	8' min
	CNT13	25	Canopy Tree 13	Canopy Tree 13	1.5" min	8' min
	CNT14	47	Canopy Tree 14	Canopy Tree 14	1.5" min	8' min
	CNT15	30	Canopy Tree 15	Canopy Tree 15	1.5" min	8' min
	CNT16	35	Canopy Tree 16	Canopy Tree 16	1.5" min	8' min
	CNT2	58	Canopy Tree 2	Canopy Tree 2	1.5" min	8' min
	CNT3	38	Canopy Tree 3	Canopy Tree 3	1.5" min	8' min
	CNT4	49	Canopy Tree 4	Canopy Tree 4	1.5" min	8' min
	CNT5	36	Canopy Tree 5	Canopy Tree 5	1.5" min	8' min
	CNT6	52	Canopy Tree 6	Canopy Tree 6	1.5" min	8' min
	CNT7	46	Canopy Tree 7	Canopy Tree 7	1.5" min	8' min
	CNT8	29	Canopy Tree 8	Canopy Tree 8	1.5" min	8' min
	CNT9	18	Canopy Tree 9	Canopy Tree 9	1.5" min	8' min
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT
	EVS1	59	Evergreen Shrub 1	Evergreen Shrub 1	36"	min

CONCEPT PLANT SCHEDULE

	PINE REFORESTATION Pinus strobus / White Pine Pinus taeda / Loblolly Pine	30,634 sf 637 637
	UNDERSTORY REPLANTING AREA UNDERSTORY TREE 3 / UNDERSTORY TREE 3 UNDERSTORY TREE 4 / UNDERSTORY TREE 4	33,267 sf 249 249

TRIANGULAR SPACING
FOR PINE SAPLING REFORESTATION

SPACING "D"	ROW "A"
10' o.c.	5' o.c.

NOTE: UPON ESTABLISHMENT, TREE REFORESTATION AREAS SHALL FOLLOW THE SAME UDO REQUIREMENTS AS TREE SAVE AREAS. DECIDUOUS HARDWOOD MAY BE USED TO SUBSTITUTE PINES. EXACT SPECIES TO BE FINALIZED DURING CDS.

GENERAL LANDSCAPE NOTES:

- 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.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCRANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- SUBSTITUTIONS OF SPECIFIC PLANTS CAN ONLY OCCUR WITH PRIOR WRITTEN PERMISSION OF BOTH OWNER AND LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- 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.
- 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.
- 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.
- 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.
- ALL TREES MUST BE PLANTED AFTER OCTOBER 1 AND BEFORE MARCH 31.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- PROPOSED TREES TO BE PLANTED A MINIMUM 15 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- 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 DRUPLINE, WHICHEVER IS GREATER. THE MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE THEREAFTER. MULCH SHALL NOT COVER THE ROOT COLLAR.

MAINTENANCE NOTES:

- 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.
- 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

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.



CLIENT

DRY TIMBER LLC
394 FLEMING ROAD
YOUNGSVILLE, NC 27596-9698

GREEN TIMBER FOUNDATION
394 FLEMING ROAD
YOUNGSVILLE, NC 27596-9698

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JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



REVISIONS

NO. DATE

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LANDSCAPE NOTES
AND DETAILS

L5.11

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

I:\Projects\TDO_2021110197\04-Production\Engineering\Master Plan - Pricing Set\Current Drawings\2021110197-L5.dwg, 8/17/2023 5:04:39 PM, Scott Ma

DECIDUOUS CANOPY				REMOVED			
PRESERVED			CREDIT	SPECIES			QTY
SIZE	SPECIES	QTY		SIZE	SPECIES	QTY	
20	ash	3	3	30	ash	1	
21	ash	4	3	26	ash	1	
22	ash	3	3	24	ash	1	
23	ash	1	3	22	ash	1	
24	ash	1	3	25	beech	1	
25	ash	1	3	37	beech	1	
26	ash	1	3	30	beech	1	
27	ash	1	3	32	beech	1	
28	ash	1	3	23	beech	2	
29	ash	1	3	28	beech	2	
35	esh	1	4	30	chestnut oak	1	
20	beech	3	3	23	elm	1	
21	beech	3	3	47	gum	1	
24	beech	1	3	31	gum	1	
25	beech	1	3	32	gum	1	
26	beech	1	3	29	gum	2	
28	beech	1	3	30	gum	3	
34	beech	1	4	24	gum	3	
36	beech	1	4	22	gum	3	
40	beech	1	4	21	gum	3	
26	chestnut oak	1	3	27	gum	4	
23	elm	1	3	26	gum	4	
26	elm	1	3	25	gum	7	
27	elm	1	3	20	gum	9	
28	elm	1	3	28	gum	9	
29	elm	1	3	23	gum	12	
20	gum	43	3	36	hackberry	1	
21	gum	1	3	31	hickory	1	
21	gum	34	3	28	hickory	1	
22	gum	35	3	20	hickory	2	
23	gum	25	3	21	hickory	3	
24	gum	29	3	23	hickory	3	
25	gum	22	3	27	maple	1	
26	gum	22	3	20	maple	1	
27	gum	20	3	23	maple	1	
28	gum	13	3	21	maple	1	
29	gum	9	3	29	maple	3	
30	gum	10	3	26	pecan	1	
31	gum	6	4	31	poplar	1	
32	gum	9	4	44	poplar	1	
33	gum	1	4	36	poplar	1	
34	gum	1	4	28	poplar	1	
35	gum	1	4	59	poplar	1	
36	gum	1	4	41	poplar	1	
37	gum	1	4	33	poplar	2	
24	gum double s	1	3	29	poplar	2	
27	gumsaw	1	3	27	poplar	2	
26	hackberry	1	3	32	poplar	2	
20	hickory	2	3	40	poplar	3	
21	hickory	1	3	22	poplar	3	
22	hickory	1	3	38	poplar	3	
24	hickory	1	3	25	poplar	3	
25	hickory	1	3	23	poplar	3	
27	hickory	1	3	21	poplar	4	
28	hickory	1	3	26	poplar	4	
20	maple	5	3	24	poplar	5	
21	maple	5	3	31	red oak	1	
22	maple	7	3	25	red oak	1	
23	maple	4	3	43	red oak	1	
24	maple	2	3	48	red oak	1	
25	maple	2	3	23	red oak	1	
26	maple	5	3	26	red oak	1	
27	maple	4	3	52	red oak	1	
28	maple	6	3	21	red oak	1	
29	maple	2	3	27	red oak	1	
30	maple	3	3	41	red oak	1	
31	maple	1	4	20	red oak	2	
32	maple	2	4	36	red oak	2	
33	maple	1	4	33	red oak	2	
34	maple	1	4	42	red oak	2	
36	maple	2	4	30	red oak	3	
39	maple	1	4	35	red oak	3	
40	maple	1	4	34	swamp white o	1	
47	maple	1	5	21	walnut	1	
20	poplar	11	3	21	white oak	1	
21	poplar	7	3	37	white oak	1	
22	poplar	11	3	25	white oak	2	
23	poplar	8	3	24	white oak	2	
24	poplar	6	3	30	white oak	2	
25	poplar	8	3	40	white oak	2	
26	poplar	7	3	32	white oak	3	
27	poplar	1	3	26	white oak	4	
28	poplar	6	3	40	willow oak	1	
29	poplar	5	3	33	willow oak	1	
30	poplar	7	3	20	willow oak	1	
31	poplar	5	4	50	willow oak	1	
32	poplar	2	4	38	willow oak	1	
33	poplar	7	4	34	willow oak	2	
34	poplar	1	4				
35	poplar	2	4				
36	poplar	1	4				
37	poplar	2	4				
38	poplar	1	4				
43	poplar	1	5				
45	poplar	1	5				
20	red oak	1	3				
22	red oak	2	3				
24	red oak	1	3				
25	red oak	1	3				
27	red oak	1	3				
28	red oak	1	3				
31	red oak	1	4				
32	red oak	1	4				
33	red oak	1	4				
35	red oak	1	4				
36	red oak	1	4				
37	red oak	1	4				
38	red oak	2	4				
44	red oak	1	5				
20	river birch	2	3				
21	river birch	2	3				
22	river birch	1	3				

DECIDUOUS CANOPY				REMOVED			
PRESERVED			CREDIT	SPECIES			QTY
SIZE	SPECIES	QTY		SIZE	SPECIES	QTY	
26	river birch	2	3				
33	river birch	1	4				
34	river birch	1	4				
40	river birch	1	4				
27	swamp oak	1	3				
25	swamp white	1	3				
32	swamp white	1	4				
20	sycamore	1	3				
21	sycamore	2	3				
22	sycamore	1	3				
23	sycamore	1	3				
26	sycamore	1	3				
28	sycamore	1	3				
29	sycamore	1	3				
30	sycamore	1	3				
32	sycamore	1	4				
33	sycamore	1	4				
20	walnut	1	3				
20	white oak	1	3				
21	white oak	1	3				
22	white oak	2	3				
24	white oak	2	3				
27	white oak	1	3				
28	white oak	2	3				
32	white oak	1	4				
34	willow oak	3	3				
30	willow oak	1	3				
31	willow oak	1	4				
33	willow oak	1	4				
35	willow oak	1	4				
42	willow oak	1	5				
52	willow oak	1	5				
21	wilow oak	1	3				
23	wilow oak	1	3				
25	wilow oak	1	3				
26	wilow oak	1	3				

UNDERSTORY				REMOVED			
PRESERVED			CREDIT	SPECIES			QTY
SIZE	SPECIES	QTY		SIZE	SPECIES	QTY	
16	cedar	1	2	9	cedar	1	
30	cedar	1	2	25	cedar	1	
27	cedar	1	2	12	cedar	1	
29	cedar	1	2	30	cedar	1	
26	cedar	1	2	8	cedar	2	
21	cedar	1	2	17	cedar	2	
22	cedar	2	2	21	cedar	3	
23	cedar	2	2	24	cedar	3	
13	cedar	2	2	28	cedar	3	
20	cedar	3	2	23	cedar	3	
15	cedar	4	2	20	cedar	4	
14	cedar	4	2	11	cedar	4	
17	cedar	4	2	18	cedar	4	
18	cedar	6	2	13	cedar	5	
8	cedar	6	2	14	cedar	5	
9	cedar	6	2	19	cedar	5	
12	cedar	7	2	22	cedar	6	
10	cedar	8	2	16	cedar	6	
11	cedar	8	2	10	cedar	6	
13	cherry	1	2	15	cedar	7	
8	cherry	2	2	8	cherry	1	
10	cypress	1	2	27	cherry	1	
9	cypress	1	2	26	cherry	2	
10	dogwood	1	2	19	cypress	1	
8	dogwood	3	2	12	dogwood	1	
10	holly	1	2	9	dogwood	1	
12	holly	1	2	11	dogwood	1	
21	leyland cyp	1	2	10	dogwood	1	
12	redbud	1	2	14	holly	1	
8	black willow	4	2	13	leyland cypress	1	
9	black willow	1	2	38	leyland cypress	1	
11	black willow	1	2	16	leyland cypress	1	
13	black willow	2	2	21	leyland cypress	1	
				24	leyland cypress	2	
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				11	leyland cypress	4	
				18	leyland cypress	5	
				14	leyland cypress	5	
				20	magnolia	1	
				24	magnolia	1	
				26	magnolia	1	

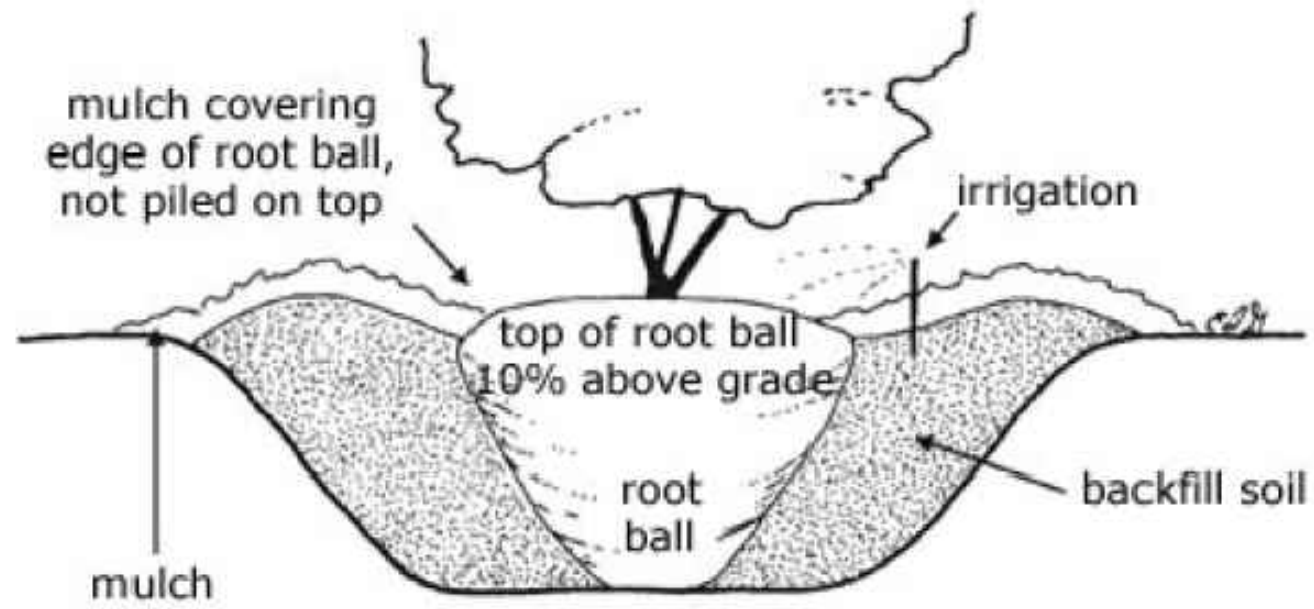
EVERGREEN CANOPY				REMOVED			
PRESERVED			CREDIT	SPECIES			QTY
SIZE	SPECIES	QTY		SIZE	SPECIES	QTY	
10	pine	1	3	40	pine	1	
20	pine	33	3	38	pine	1	
21	pine	30	3	34	pine	1	
22	pine	40	3	35	pine	2	
23	pine	35	3	31	pine	2	
24	pine	36	3	36	pine	2	
25	pine	31	3	33	pine	3	
26	pine	32	3	32	pine	3	
27	pine	35	3	29	pine	5	
28	pine	24	3	26	pine	6	
29	pine	24	3	30	pine	7	
30	pine	25	3	27	pine	9	
31	pine	1	4	28	pine	10	
32	pine	9	4	22	pine	11	
33	pine	5	4	23	pine	11	
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35	pine	4	4	21	pine	16	
36	pine	1	4	25	pine	16	
37	pine	1	4	24	pine	17	
39	pine	1	4				
42	pine	1	5				

TREE PRESERVATION AND REPLACEMENT SUMMARY

SEE TABLE AT LEFT FOR INDIVIDUAL TREES AND SPECIES INFORMATION

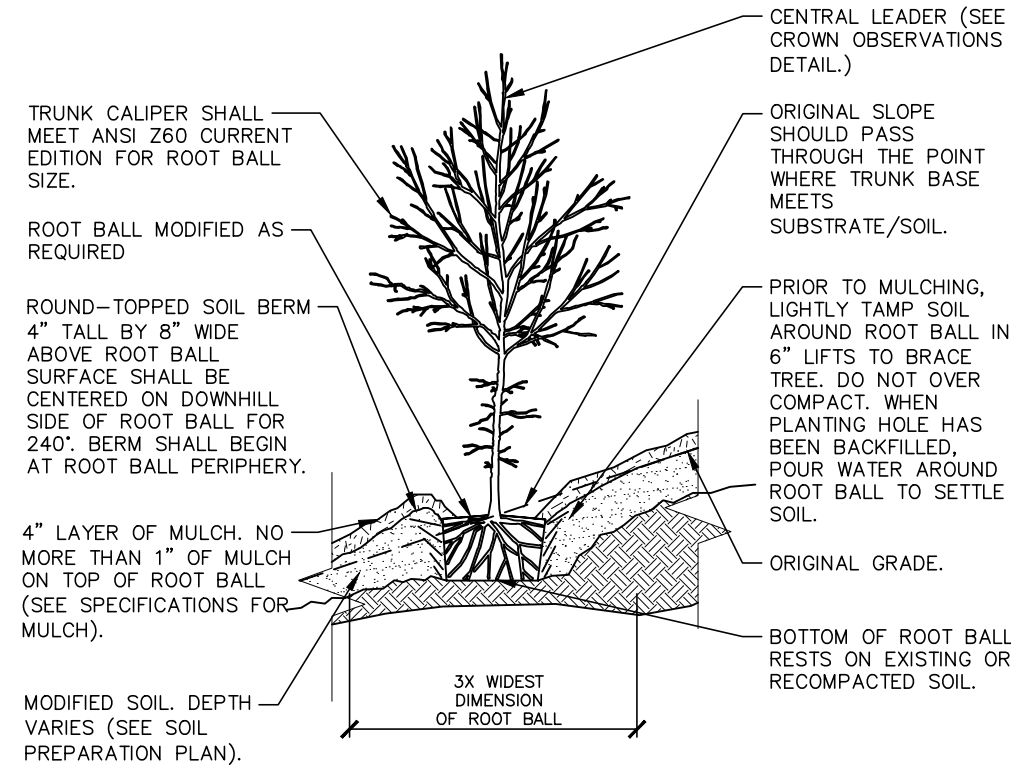
CANOPY TREES

I:\Projects\TOWN OF WAKE FOREST\Production\Engineering\Master Plan - Pricing Set\Current Drawings\2021110197-L5.dwg, 8/31/2023 5:04:44 PM, Seong Ma



01 TREE INSTALLATION (TOWN OF WAKE FOREST TYP. DETAIL)

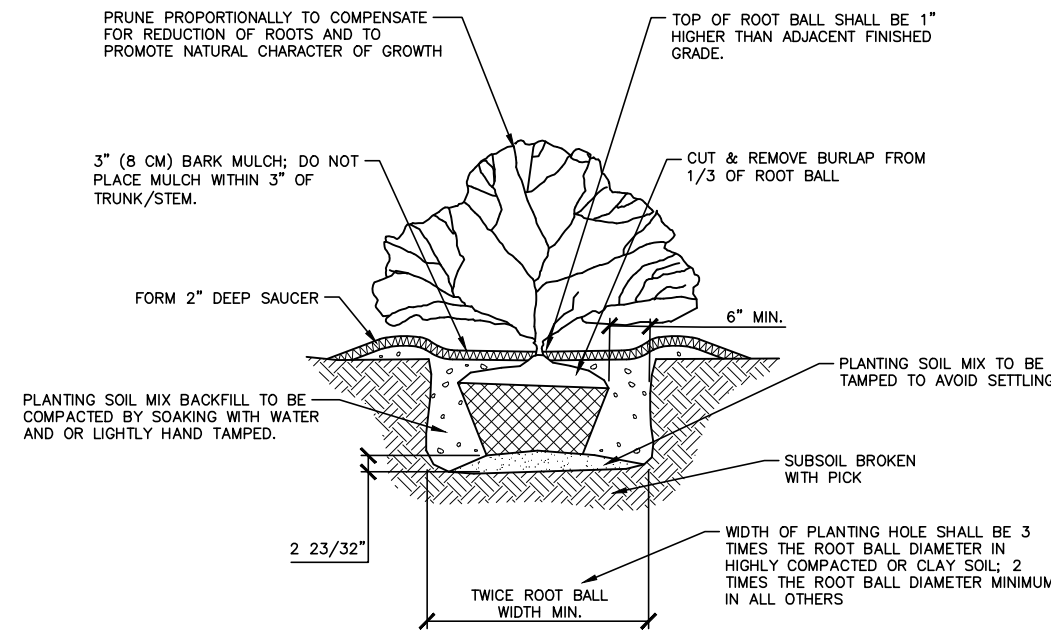
SCALE: NTS



- NOTES:
1. TREES SHALL BE OF QUALITY DESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
 2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

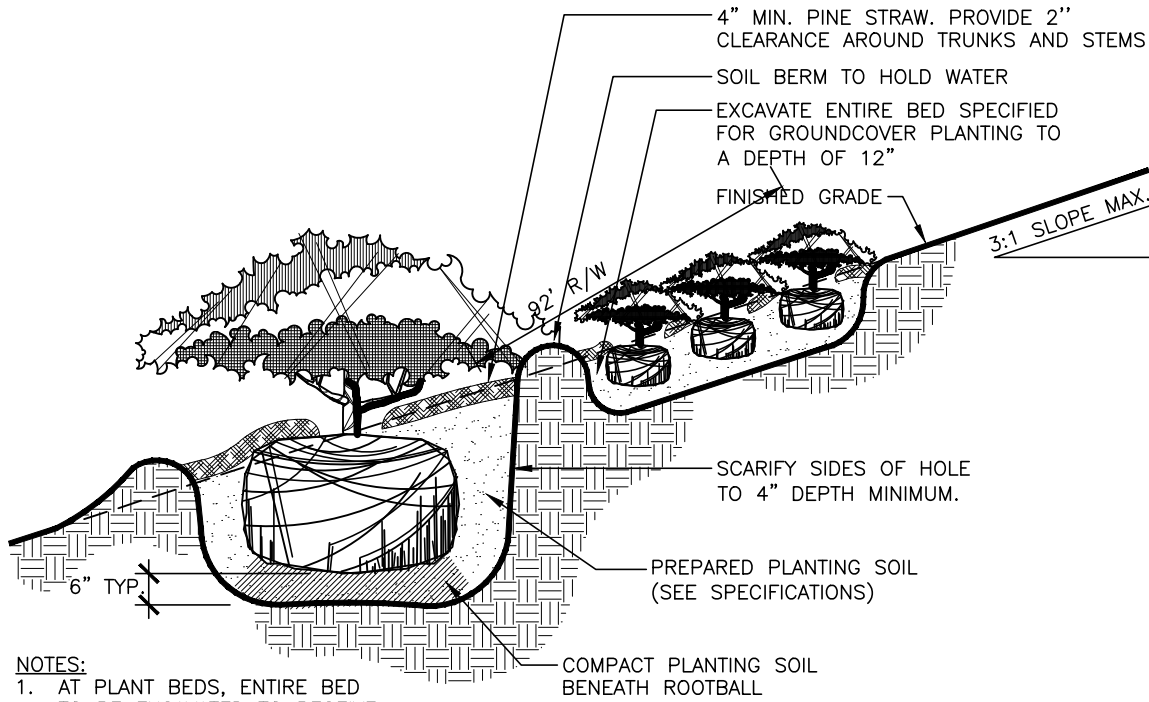
04 TREE ON SLOPE 5% (20:1) TO 50% (2:1) - MODIFIED SOIL

SCALE: N.T.S.



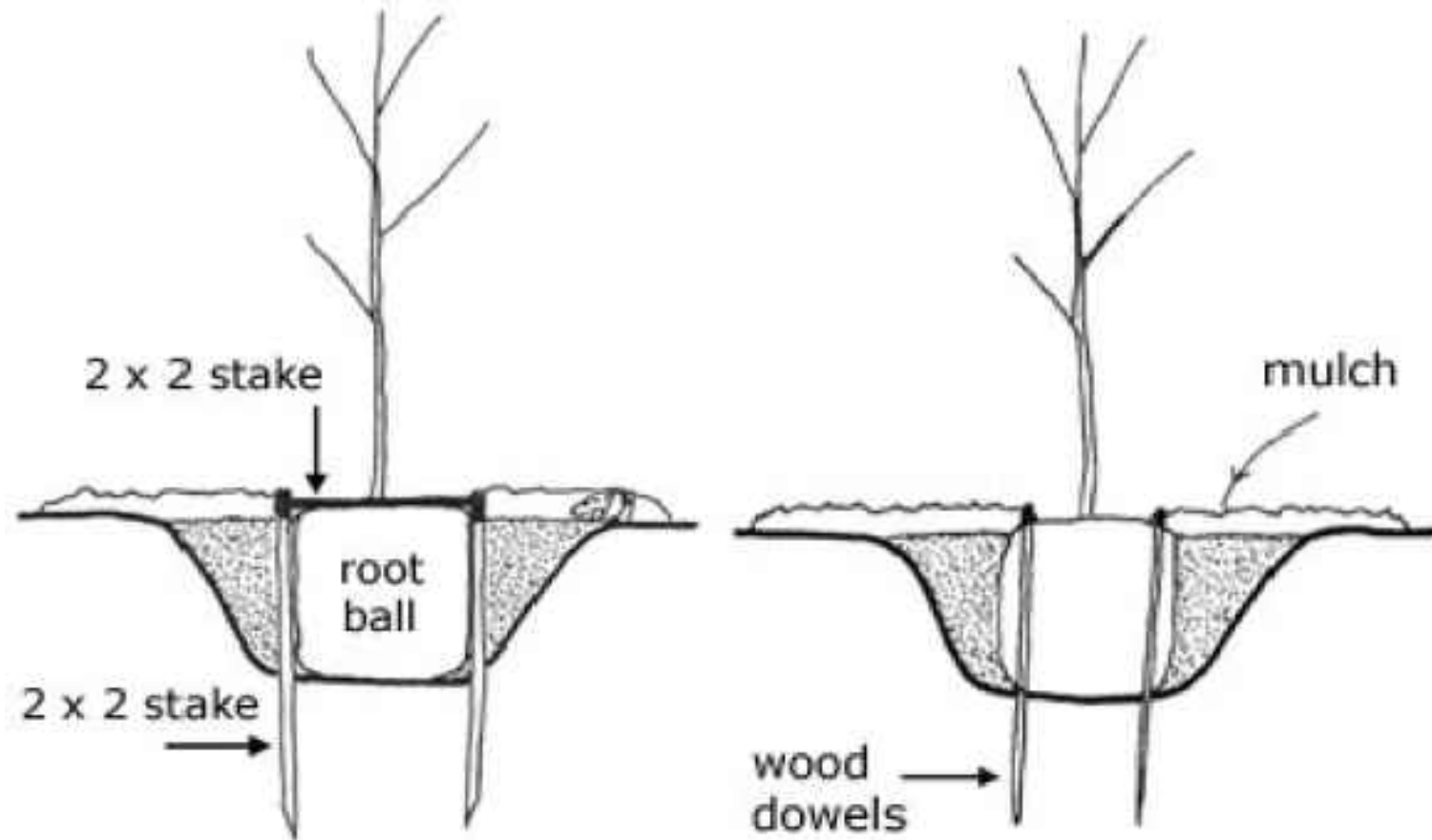
02 SHRUB INSTALLATION

SCALE: 3/8"=1'-0"



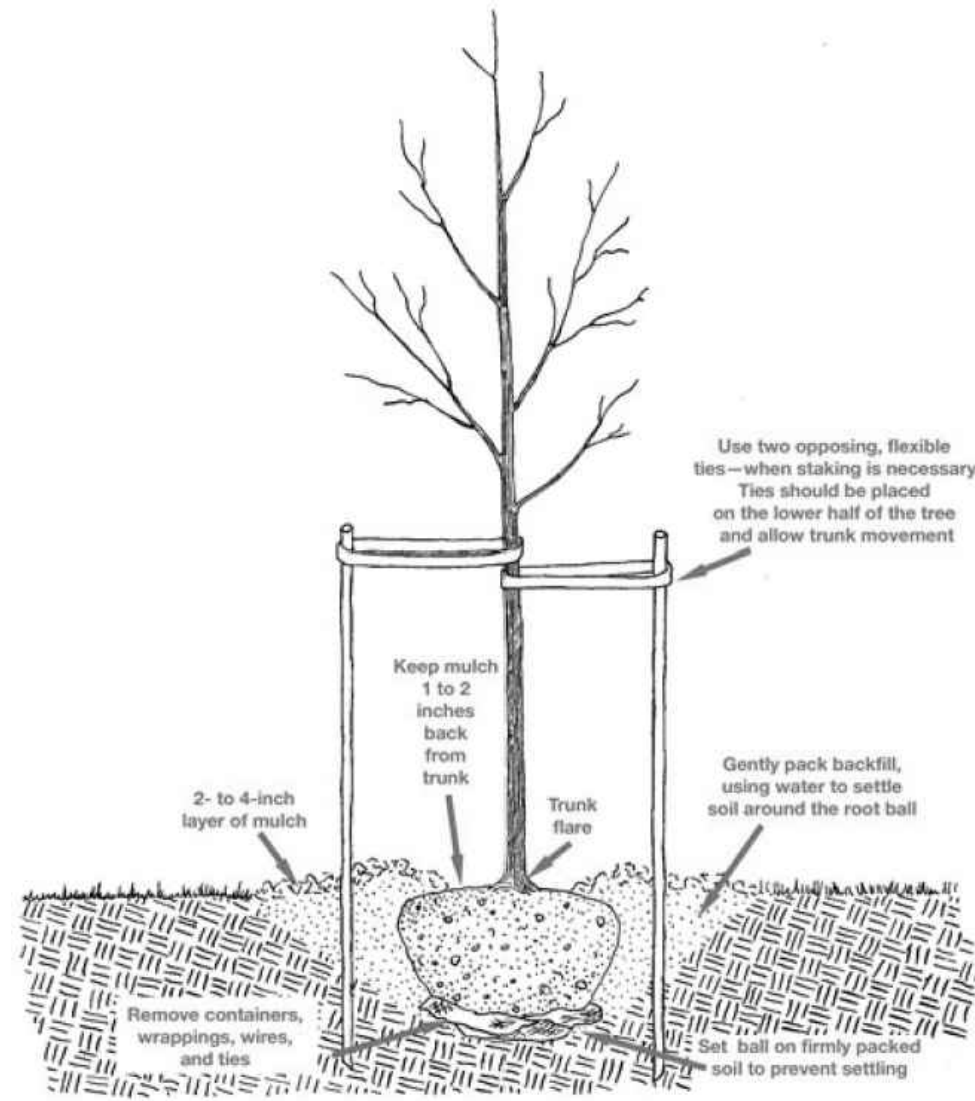
05 SHRUB PLANTING ON SLOPE

SCALE: 3/4"=1'-0"



03 PREFERRED TREE STAKING METHODS (TOWN OF WAKE FOREST TYP. DETAIL)

SCALE: NTS



06 ALTERNATE TREE STAKING METHOD (TOWN OF WAKE FOREST TYP. DETAIL)

SCALE: NTS



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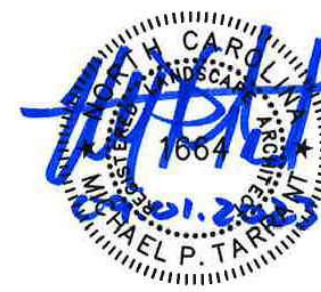
CLIENT

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GREEN TIMBER FOUNDATION
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JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 2021110197
FILENAME 2021110197-L51
CHECKED BY MPT
DRAWN BY SM
SCALE N/A
DATE 08. 25. 2023

SHEET

LANDSCAPE DETAILS

L5.13

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

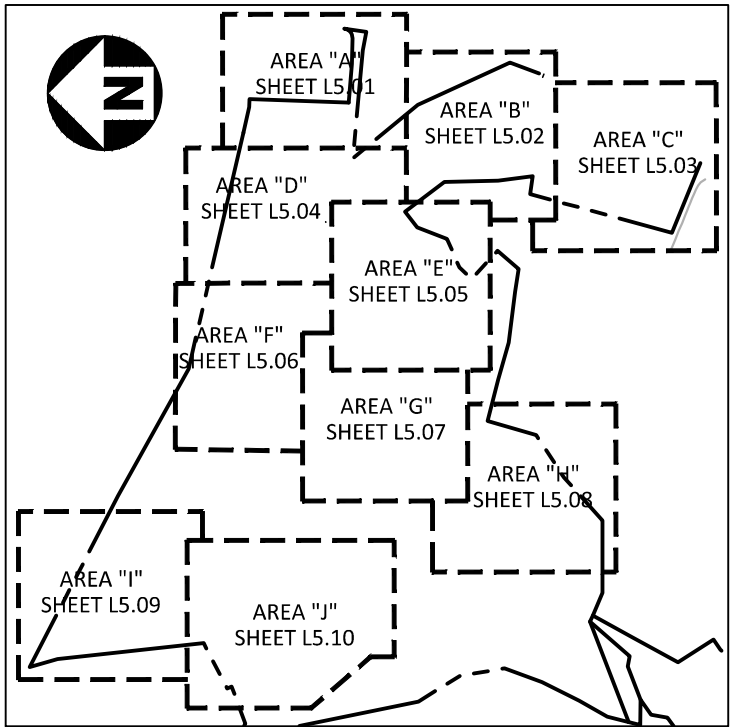


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INDEX M.
1"=1000'

LEGEND

— LD — LD — LIMITS OF DISTURBANCE
250 PROPOSED CONTOUR

WETLAND

TREE SAVANNA

JOYNER PROPERTY
MASTER SITE PLAN
CLUB VILLAS DRIVE
WAKE FOREST, NORTH CAROLINA



REVISIONS

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PLAN INFORMATION

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CHECKED BY	SRD
DRAWN BY	CTM
SCALE	1"=200'
DATE	08. 25. 2023

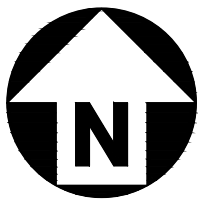
SHEET

SPECIMEN TREE MAP

L5.14

NOTES:

1. REFER TO SHEET C2.00 FOR ADJACENT PROPERTY
LEGEND AND OWNER INFORMATION.

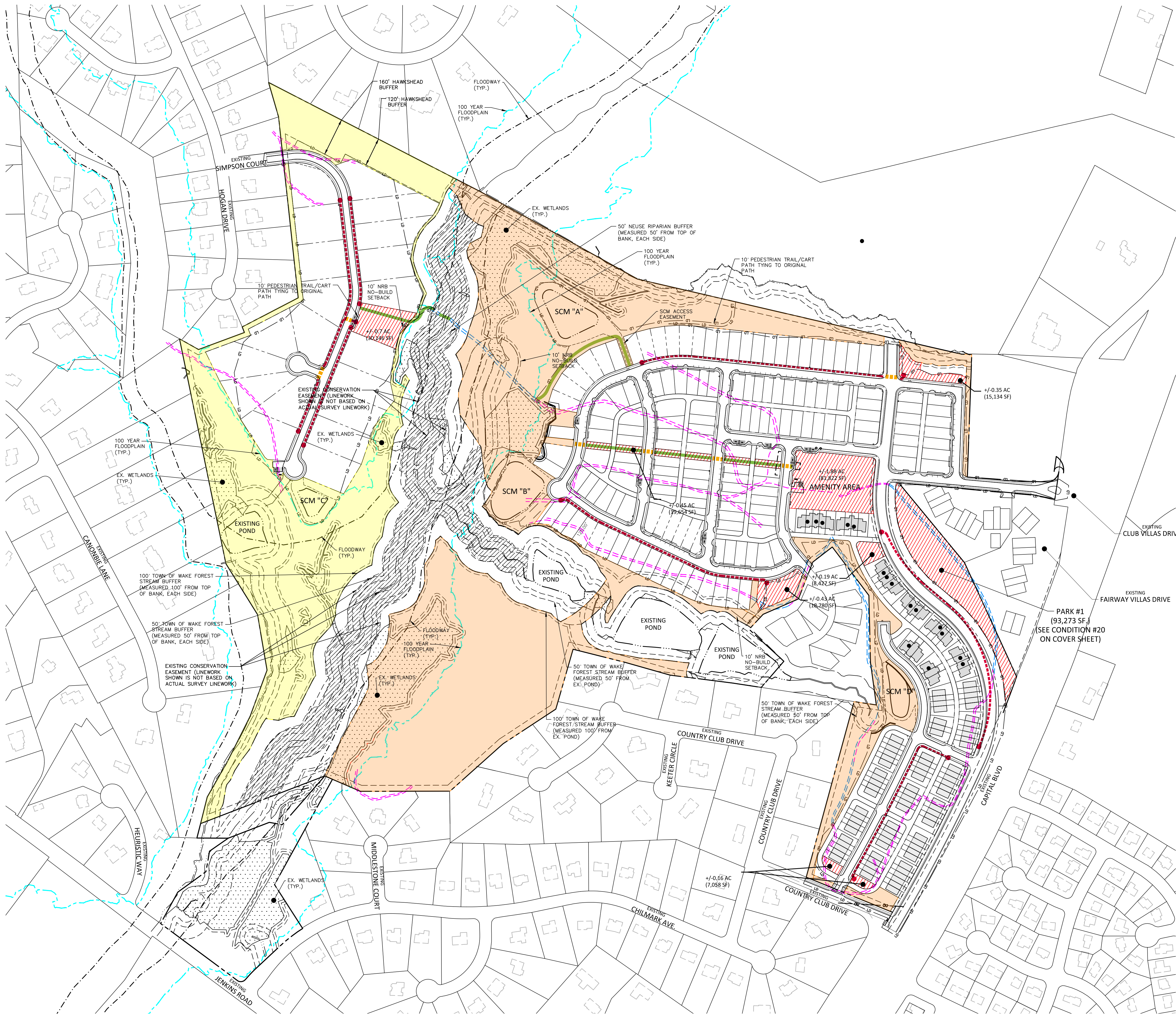


GRAPHIC SCALE

1 inch = 200 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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LEGEND

SYMBOL	DESCRIPTION	APPROXIMATE LAND AREA
	OPEN SPACE AREA WEST OF STREAM BUFFER USED TOWARD TOWN OPEN SPACE REQUIREMENT	+/-17.38 AC (756,992 SF)
	OPEN SPACE AREA EAST OF STREAM BUFFER USED TOWARD TOWN OPEN SPACE REQUIREMENT	+/-37.13 AC (1,617,223 SF)
	NEIGHBORHOOD PARK SPACE WEST OF CREEK EAST OF CREEK	+/-5.85 AC (275,886 SF) +/-0.70 AC (30,146 SF) +/-5.15 AC (245,740 SF)
	EXISTING CART PATH TO BE REMOVED	+/-6,563 LF
	TO REMAIN	+/-3,262 LF
	EXISTING CONSERVATION EASEMENT (FOR REFERENCE ONLY; CONSERVATION EASEMENT AREA INCLUDED AS PART OF THE OPEN SPACE CALCULATIONS OF SUP UNDER SEPARATE COVER)	+/-10.35 AC (450,842 SF)

SITE LEGEND

	SIGNAGE
	TRAFFIC DIRECTIONAL ARROW
	VAN ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	100 YEAR FLOOD PLAIN
	PEDESTRIAN TRAIL/SIDEWALK (DEMONSTRATING FURTHEST DISTANCES FROM RECREATION SPACE)
	CROSSWALK
	PEDESTRIAN ASPHALT TRAILS

OPEN SPACE CALCULATIONS

OPEN SPACE (UNIMPROVED)	REQUIRED	5,430,882 SF x 10% = 543,088 SF
	PROPOSED	2,188,322 SF (40.29%)
OPEN SPACE W/IN:	TREE SAVE	1,004,444 SF (45.9%)
	REFORESTATION	63,901 SF (2.92%)
	CONSERVATION ESMTS	0 SF (EXCLUDED)
OPEN SPACE OUTSIDE OF FLOOD HAZARD, WATERCOURSES, AND WATERSHED BUFFERS	REQUIRED	2,188,322 SF x 25% = 54,708 SF
	PROPOSED	1,119,977 SF (51.18%)
PARK SPACE	REQUIRED	5,430,882 SF x 2.5% = 135,772 SF
	PROPOSED	275,886 SF (5.0%)
	ACTIVE REQUIRED	68,971 SF (25% PARK SPACE)
	ACTIVE PROPOSED	82,881 SF (30.04%)
PARK SPACE OUTSIDE OF PONDS, LAKES, WETLANDS, AND POWER EASEMENTS	REQUIRED	275,886 SF x 50% = 91,306 SF
	PROPOSED	275,886 SF (100%)



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JOYNER PROPERTY MASTER SITE PLAN CLUB VILLAS DRIVE WAKE FOREST, NORTH CAROLINA



REVISIONS

NO. DATE

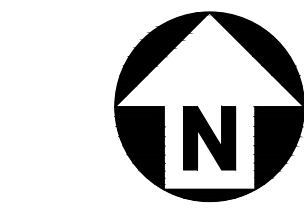
PLAN INFORMATION

PROJECT NO. 2021110197
FILENAME 2021110197-051
CHECKED BY SRD
DRAWN BY CTM
SCALE 1"=200'
DATE 08. 25. 2023

SHEET

OVERALL
OPEN SPACE PLAN

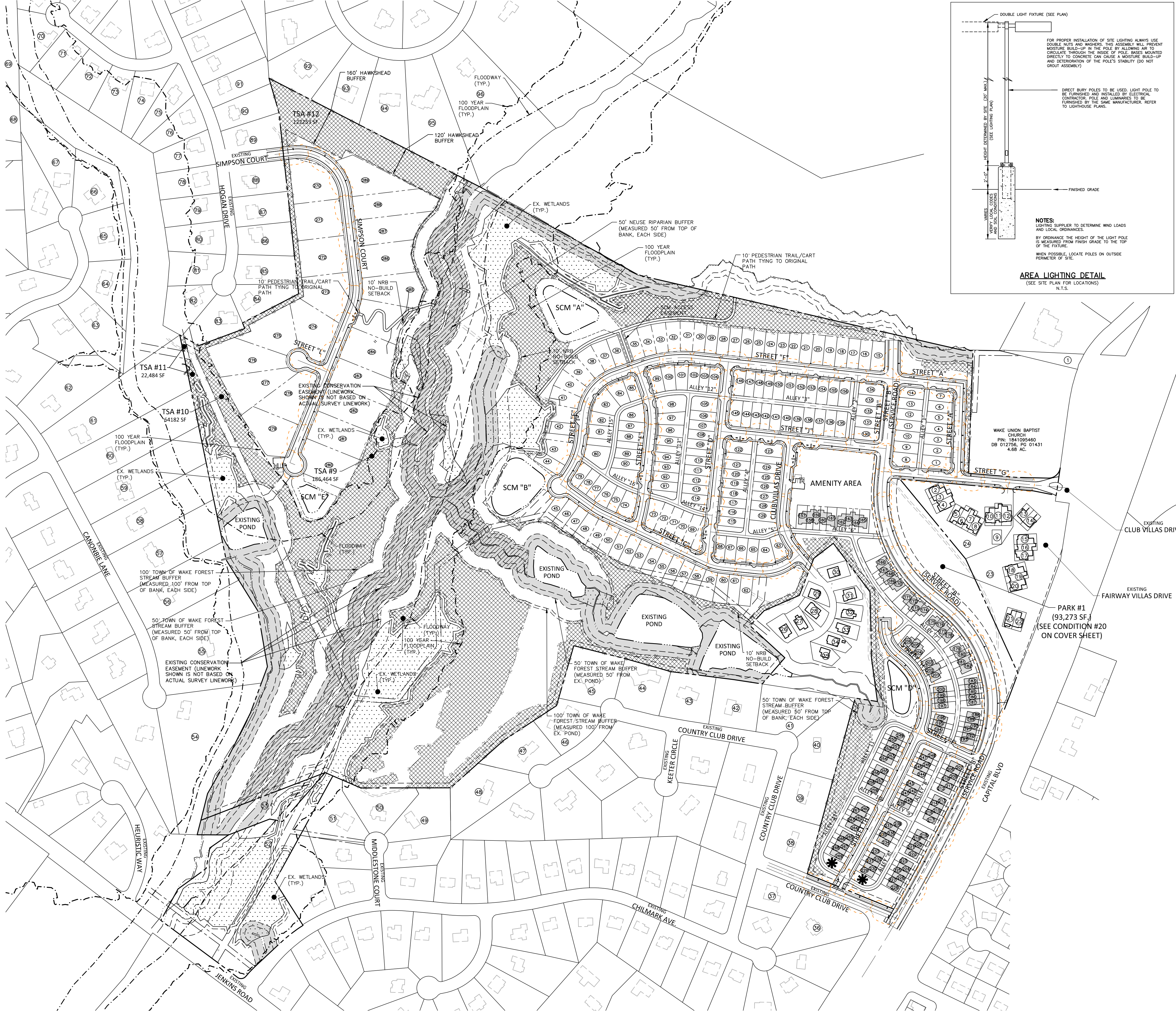
L6.00



GRAPHIC SCALE
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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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 8 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-CANDELS (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-CANDELS)	
	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-CANDELS.
2. THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO NONRESIDENTIAL ZONING DISTRICT SHALL BE 5.0 FOOT-CANDELS.
3. THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO A STREET SHALL BE 5.0 FOOT-CANDELS.

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.

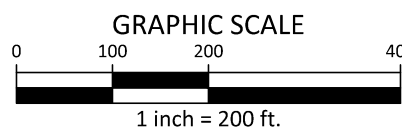
E. CANOPY LIGHTING
UNDER CANOPY LIGHTING SHALL BE RESTRICTED TO LIGHTING FIXTURES (INCLUDING LENSES) THAT DO NOT PROJECT BELOW THE BOTTOM OF THE CANOPY.

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.

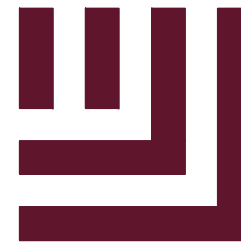
G. ACCENT LIGHTING
LIGHTING FIXTURES USED TO ACCENT ARCHITECTURAL FEATURES, LANDSCAPING OR ART SHALL BE LOCATED, AIMED OR SHIELDED TO MINIMIZE LIGHT SPILL INTO THE NIGHT SKY.

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.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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JOYNER PROPERTY MASTER SITE PLAN CLUB VILLAS DRIVE WAKE FOREST, NORTH CAROLINA

REVISIONS

NO.	DATE	RESPONSE TO TOWN COMMENTS
1	04.06.2022	RESPONSE TO TOWN COMMENTS
2	07.07.2022	RESPONSE TO TOWN COMMENTS
3	09.29.2022	RESPONSE TO TOWN COMMENTS
4	06.27.2023	RESPONSE TO TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	2021110197
FILENAME	2021110197-L11
CHECKED BY	-
DRAWN BY	-
SCALE	1"=200'
DATE	08.19.2021

SHEET

**LIGHTING
PERFORMANCE PLAN**

L7.00