TOWN *of*
WAKE FOREST

Planning Board
Meeting Agenda
June 14, 2022 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 Terry Savary at 919-435-9432 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 noon the day of the meeting. In lieu of speaking in person, written comments can be provided via the public comment portal. Written comments received less than 24 hours before the scheduled meeting may not be included in the record. The forms to register to speak and provide written comments are available at https://www.wakeforestnc.gov/ph.

At the appropriate time, the Planning Board Chair will acknowledge those persons who have registered to speak. They will be called upon in the order registered. Speakers will address the Board as a whole, from the podium at the front of the room, and begin their remarks by stating their

name and address. At the end of public comment, the Chair may summarize the discussion from the public comment. While not required, the Chair may ask staff or the applicant to respond. Speakers needing additional information or questions answered will be contacted by the Deputy Town Clerk and provided contact information for the appropriate staff person.

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

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

1.Call to Order

2.Adoption of Agenda

3.Approval of Minutes

3.A. Approval of Minutes
DraftPBMinutesMay202210.pdf

4.Presentations

4.A. Historic Preservation Plan Update Presentation

5.Old Business with Public Comment

6.Old Business

7.New Business with Public Comment

7.A. LEGISLATIVE CASE RZ-21-09; Hawthorne Wake Forest Phase 2; Consideration of a rezoning filed by Evolve Companies to rezone 5.83± acres located at 0 Star Road, being Wake County Tax PIN 1739662623, from Highway Business (HB) to General

Residential 10 Conditional District (GR10-CD).
RZ-21-09 Staff Report.pdf
Attachment A - Neighborhood Meeting Minutes.pdf
Attachment B - Application.pdf
Attachment C - Maps.pdf
Attachment D - Plan Consistency Matrix.pdf
Attachment E - Trip Generation Letter.pdf
Exhibit 1 - Proposed Conditional District Plan.pdf

7.B. LEGISLATIVE CASE RZ-22-01; Wake Union; Consideration of a rezoning filed by Kimley-Horn to rezone 71.46± acres located at 0 Wake Union Church Road, 0 and 12415 Capital Boulevard, and 0 Kearney Road, being Wake County Tax PINs 1831644698, 1831751080, 1831646036, and 1831537516, from Conditional Use Highway Business (CU HB) to Residential Mixed- Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD).
RZ-22-01 Staff Report_pb.pdf
Attachment A - Neighborhood Meeting Minutes.pdf
Attachment B - Application.pdf
Attachment C - Maps.pdf
Attachment D - RZ-99-08 Approval Letter.pdf
Attachment E - RZ-05-13 Approval Letter.pdf
Attachment F - Plan Consistency Analysis.pdf
Attachment G - Transportation Impact Analysis Executive Summary and NCDOT Review Report.pdf
Attachment H - Recorded Brownfields Agreement.pdf
Exhibit 1 - Proposed Conditional District Plan.pdf

7.C. Consideration of TA-22-03: Unified Development Ordinance Text Amendment to update Chapters 1 and 8
TA-22-03 Staff Report.pdf
Attachment A - TA-22-03 Application.pdf
Attachment B - Proposed Changes.pdf
Attachment C - Plan Consistency Analysis.pdf
Exhibit 1 - UDO Chapter 1.pdf
Exhibit 2 - UDO Chapter 8.pdf

8.New Business

9.Staff Comments

10.Planning Board Comments

11.Adjournment

Planning Board Agenda Item Report

Agenda Item No.: 2021-587-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: June 14, 2022

SUBJECT
Approval of Minutes

Recommendation:

Item Summary:

ATTACHMENTS
- DraftPBMinutesMay202210.pdf

Wake Forest Planning Board
Minutes

The Wake Forest Planning Board met on **Tuesday, May 10, 2022,** at **6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Planning Board Members present: Joe Kimray, Karin Kuropas *(arrived at 6:03 p.m.)*, Thomas Ballman, Christopher Joyner, Michael Siderio *(arrived at 6:22 p.m.)*, Michael Hickey, and Sheila Bishop

Planning Board Members absent: None

Staff Members present: Planning Director Courtney Tanner, Assistant Planning Director Jennifer Currin, Senior Planner Patrick Reidy, Deputy Town Clerk Theresa Savary, Town Attorney Hassan Kingsberry, Stormwater Engineering Manager Monica Sarna, and Zoning Enforcement Officer Ben Coleman

1. Call to Order

Chair Kimray called the meeting to order at 6:01 p.m.

2. Adoption of Agenda

ACTION:
Mover: Mike Hickey moved to adopt the agenda as presented.
Seconder: Chris Joyner.
Vote: Motion carried 5-0.

3. Approval of Minutes

ACTION:
Mover: Mike Hickey moved to approve the March 8, 2022 minutes as presented.
Seconder: Chris Joyner.

Vote: Motion carried 5-0.

4. Presentations

No Presentations.

5. Old Business with Public Comment

No Old Business with Public Comment presented.

6. Old Business

No Old Business presented.

7. New Business with Public Comment

7.A. Consideration of and Public Comment on LEGISTLATIVE ITEM TA-22-02 Text Amendment to the Unified Development Ordinance

Senior Planner Patrick Reidy provided an overview of the Text Amendment to the Unified Development Ordinance (UDO).

A copy of the proposed text amendments are attached to the minutes available in the Minutes Books filed in the Town Clerk's Office.

Mr. Hickey asked if there is a formatting issue in the header of Chapter 16. Mr. Reidy replied yes, the issue will be corrected once it's put into the whole UDO.

Mr. Ballman remarked he's not sure of the technical aspects of code enforcement. Mr. Reidy said this is for items such as putting an illegal sign out, erosion control measures knowingly failing and sediment getting into the stream, and protected trees cut down.

Mr. Joyner asked about ramifications of Demolition by Neglect in Chapter 17. Mr. Reidy explained the different violation processes and said the goal is to work with folks to make the necessary repairs.

DRAFT

Mr. Hickey said Section 16.2.4 has Demolition by Neglect of historic properties only. He asked if a definition is needed for commercial and other properties. Mr. Reidy replied, the Board can make a motion for staff to clarify historic properties and confirm Chapters 16 and 17 clearly state that.

Ms. Bishop asked how a Homeowners Association (HOA) plays into this and if there's a hierarchy. Mr. Reidy said they like when the HOA handles it before it becomes a problem but that doesn't always happen.

Ms. Bishop asked staff to elaborate further on Demolition by Neglect. Mr. Reidy provided a couple of examples of Demolition by Neglect: walls that could fall in on somebody, a chimney that is falling apart that could fall on somebody, and waterproofing issues of exterior walls. Mr. Reidy stated it's really about the structural integrity of the historic properties.

Public Comment Session

Chair Kimray asked if anyone was present that wanted to speak in favor of Item TA-22-02. No one spoke in favor of Item TA-22-02.

Mr. Kimray asked if anyone was present that wanted to speak in opposition of Item TA-22-02. No one spoke in opposition of Item TA-22-02.

Mr. Kimray declared the public comment session closed.

Discussion

Mr. Hickey suggested adding an additional Demolition by Neglect section that includes either residential and/or commercial that clearly defines it's not only historic property that this applies to. Ms. Tanner said it actually does only apply to historic properties. Chair Kimray added, it's for structures that are fifty years or older. Mr. Joyner asked if it could be residential or commercial. Ms. Tanner replied, correct. Mr. Joyner asked that it's clarified with the approval. Ms. Tanner stated staff is fully supportive of clarifying by definition what gets classified under the historic Demolition by Neglect properties, including commercial and residential properties.

ACTION:
Mover: Chris Joyner moved to approve with the following clarification: Better define demolition by neglect when it's applicable
Seconder: Thomas Ballman.

DRAFT

Vote: Motion carried 6-0.

8. New Business

No New Business presented.

9. Staff Comments

Ms. Tanner reminded the Board there will be a Special "called" Work Session on the Unified Development Ordinance (UDO) Update on June 8, 2022.

Ms. Tanner stated there will be an Open House on the UDO Update, 11:00 a.m. to 1:00 p.m. and 6:30 – 8:30 p.m. at Flaherty Park on June 9, 2022. The Board will be required to attend one of the open houses.

Ms. Tanner said, as stated in the Personnel Policy, Board members will be required to attend all the different Comprehensive Plan Open Houses. She encouraged the Board to attend the Historic Preservation Plan Open House at the Renaissance Centre after tonight's meeting.

10. Planning Board Comments

Chair Kimray asked if there are any specific projects coming up. Ms. Tanner stated she's not aware of any. She said, at some point, there will be an upcoming quasi-judicial hearing for the Smoot Parcel. She reminded the Board not to respond to any communication regarding the Smoot Parcel.

Mr. Joyner stated he would not be in attendance for the June 14, 2022, Planning Board Meeting.

11. Adjournment

ACTION:
Mover: Mike Hickey moved to adjourn at 6:25 p.m.
Seconder: Karin Kuropas.
Vote: Motion carried 7-0.

DRAFT

Duly approved in open session this 14th day of June 2022.

_____
Joe Kimray
Planning Board Chair

_____
Theresa Savary
Town Clerk

DRAFT

Planning Board Agenda Item Report

Agenda Item No.: 2021-607-
Submitted by: Michelle Michael
Submitting Department: Planning
Meeting Date: June 14, 2022

SUBJECT
Historic Preservation Plan Update Presentation

Recommendation:
No Action

Item Summary:

ATTACHMENTS

-

Planning Board Agenda Item Report

Agenda Item No.: 2021-596-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: June 14, 2022

SUBJECT
LEGISLATIVE CASE RZ-21-09; Hawthorne Wake Forest Phase 2; Consideration of a rezoning filed by Evolve Companies to rezone 5.83± acres located at 0 Star Road, being Wake County Tax PIN 1739662623, from Highway Business (HB) to General Residential 10 Conditional District (GR10-CD).

Recommendation:

Item Summary:

ATTACHMENTS

- RZ-21-09 Staff Report.pdf
- Attachment A - Neighborhood Meeting Minutes.pdf
- Attachment B - Application.pdf
- Attachment C - Maps.pdf
- Attachment D - Plan Consistency Matrix.pdf
- Attachment E - Trip Generation Letter.pdf
- Exhibit 1 - Proposed Conditional District Plan.pdf

Staff Report
Case RZ-21-09: Hawthorne Wake Forest Phase 2 Conditional District

Meeting Date	June 14, 2022
Requested Actions	Consideration of the following items related to the Conditional Zoning request for 0 Star Road: 1. Act on Plan Consistency Statement 2. Rezone 6.47 acres on the Town of Wake Forest Zoning Map from to Highway Business (HB) General Residential 10 Conditional District (GR10-CD).
Case Manager	Patrick Reidy, Senior Planner

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (tentative)
December 16, 2021 *(See Attachment A)*	June 14, 2022	July 19, 2022

CASE INFORMATION

Applicant	Evolve Companies C/O Matt Rogers 2012 Eastwood Road Wilmington, NC 28403
Property Owner	Forest Greenery Group LLC 500 Avenue P Newark, NJ 07105
Location	Near the intersection of Star Road and Capital Boulevard
Address	0 Star Road
Wake County Tax PIN(s)	1739662623
Acreage	6.47 acres (includes right-of-way)

Zoning	Existing:	Highway Business (HB), US 1 Special Highway Overlay (SH1-O)
	Proposed:	General Residential 10 Conditional District (GR10-CD)
Land Use	Existing:	Vacant
	Proposed:	Dwelling - Multifamily (56 units)
Future Land Use Map	Existing:	Corridor Commercial
	Proposed:	Transit-Supportive Residential
Corporate Limits	This application is in the Town's corporate limits.	
See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Community Plan Maps. See pages 39, 42, and 54 for descriptions of Corridor Commercial, Transit-Supportive Residential, and Commercial & Industrial Area: Capital Boulevard in the Community Plan.		

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Dwelling - Multi-family (Hawthorne at Wake Forest Phase 1) (Under Construction)	Conditional Use General Residential 10
South	Industry, Light (City of Raleigh Northern Operations Center)	Highway Business
East	Dwelling - Multi-family (Hawthorne at Wake Forest Phase 1) (Under Construction	Conditional Use General Residential 10
West	Star Road/Capital Boulevard ROW	Highway Business
The proposed land use is generally **incompatable** with surrounding land uses. The proposed zoning is generally **incompatable** with surrounding zoning. *See Attachment C for associated maps.*		

MASTER PLAN ANALYSIS

Size	6.47 ± Acres	
Open Space	*Required:*	*10% or 0.6 acres*
	Proposed:	*0% or 0.0 acres*
	Summary:	*The applicant has proposed a rezoning condition to allow excess open space in Phase 1 to count towards the requirements of Phase*

		2. The proposed Master Plan does not comply with the minimum open space percentage requirement in the UDO.
Park Space	Required: Proposed: Summary:	2.5% or 0.15 acres 0% or 0.0 acres The applicant has proposed a rezoning condition to allow excess open space in Phase 1 to count towards the requirements of Phase 2. The proposed Master Plan **does not comply** with the minimum open space percentage requirement in the UDO.
Roads	Required: Proposed: Summary:	The Comprehensive Transportation Plan requires the US 1 Service Road cross-section for Star Road. Based on trip generation, a TIA is not required for this project. See Attachment E for details. The proposed Master Plan (Exhibit 1, Sheet C-100) proposed to provide the US-1 Service Road cross section for Star Road. The proposed Master Plan **complies** with the minimum roadway infrastructure requirements in the UDO.
Parking	Required: Proposed: Summary:	Per UDO Chapter 9.4, the parking requirement for dwelling-multifamily is 1.8 spaces per unit or 101 parking spaces. The bike parking requirement is 2 spaces per 40 automobile spaces or 6 bike spaces. The applicant is proposing to provide 103 parking spaces through off-street parking spaces and 8 bike parking spaces. The proposed Master Plan **complies** with the minimum parking requirements in the UDO.
Public Utilities	Required: Proposed: Summary:	The UDO requires that public water and sewer mains are extended to serve the site. This property is served by an 8” water line located along Moonbow Trail that is currently under construction. It is also served by an 8” sewer line located along Moonbow Trail that is currently under construction. The proposed Master Plan **complies** with the public utility requirements in the UDO.

PROPOSED MODIFICATIONS OF BASE GENERAL RESIDENTIAL 10 ZONING DISTRICT STANDARDS

No modifications of the General Residential 10 district standards are proposed.

See Exhibit 1, Sheet C-000 for proposed zoning condition.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed zoning map amendment request is generally inconsistent with the adopted Community Plan. (Note: Applicant has requested that the application be reviewed against the recently adopted Community Plan, which is permitted by law)
Comprehensive Transportation Plan (2019)	The Comprehensive Transportation Plan is not applicable to the zoning map amendment request.
Historic Preservation Plan (2012)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2007)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Recourses Master Plan is not applicable to the zoning map amendment request.
Public Art Vision Plan (2009)	The Public Art Vision Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.
See Attachment D for detailed Plan Consistency Analysis.	

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.

ATTACHMENTS

Attachment A: Neighborhood Meeting Information
Attachment B: Application
Attachment C: Maps
Attachment D: Plan Consistency Analysis
Attachment E: Trip Generation Letter

EXHIBITS

Exhibit 1: Proposed Conditional District Plan

December 1, 2021

To: MARTIN, CHRISTOPHER DAVID MARTIN, TAMI LEA
3025 THURMAN DAIRY LOOP, WAKE FOREST NC 27587-5621

Re: Hawthorne Wake Forest Apartments Phase 2
0 Star Road
Wake Forest NC 27587
PIN: 1739-66-2623

To Whom It May Concern:

Evolve Companies proposes to develop a 56 unit apartment complex on the property located on the south west corner of Star Road and Moonbow Trail (currently under construction), see address and PIN listed above. As part of the Town's Rezoning approval process for this project a Neighborhood Meeting is required to discuss with the nearby residents of the proposed development. At a later date, there will be additional public meetings with the Town of Wake Forest Planning Board and Board of Commissioners. The proposed site plan is attached for your review.

The virtual Neighborhood Meeting (Zoom) will be held from 6:00 P.M. to 8:00 P.M. on Thursday December 16th, 2021 to discuss this project. The information for the meeting can be found below:

Join Zoom Meeting
https://us02web.zoom.us/j/82576504337?pwd=RGE1QTJ1aDFyR2xqYk9HdmZURU94Zz09

Meeting ID: 825 7650 4337
Passcode: 201277

Dial by your location
+1 301 715 8592 US (Washington DC)

If you are unable to attend the community meeting, written comments can be sent via email to address found below. Also, if you have any questions or comments please feel free to contact me directly, see contact information below.

Thank you for your time and consideration.

Sincerely,

Patrick C. Perez, P.E.
Senior Project Manager
919.858.1845
Patrick.perez@nv5.com

PIN	Real Estate ID	Owner	Mail Address 1	Mail Address 2	Mail Address 3	Site Address
1739677552	19285	BRANTLEY, TERRY	7209 MARTIN RD	ZEBULON NC 27597-7952		10816 STAR RD
1739574297	54523	NEVILLE, MARY VIRGINIA	10741 PONDEROSA SERVICE RD	WAKE FOREST NC 27587-7754		10741 PONDEROSA SERVICE RD
1739573812	1937	MOORE, SYLVIA A MOORE, ROBERT ANDERSON	3112 HICKORY RD	RALEIGH NC 27616-2909		10821 PONDEROSA SERVICE RD
1739477023	4560	LINDALL, ROBERT A LEVY, JOAN E	10 PONDEROSA PARK DR	WAKE FOREST NC 27587-6787		10 PONDEROSA PARK DR
1739672216	54493	PATEL, R B PATEL, CHANDRIKA R	248 MADISON AVE	DECATUR GA 30030-3542		10800 STAR RD
1739676340	74548	PATEL, R B PATEL, CHANDRIKA R	248 MADISON AVE	DECATUR GA 30030-3542		10804 STAR RD
1739375114	111112	PONDEROSA MOBILE HOME PARK INC	10 KELLY PINE CT	WAKE FOREST NC 27587-6752		10801 PONDEROSA SERVICE RD
1739673675	162700	HOLLINGSWORTH, WALTER C JR	PO BOX 61	LOUISBURG NC 27549-0061		10820 STAR RD
1739661393	338301	CITY OF RALEIGH	PO BOX 590	RALEIGH NC 27602-0590		10700 STAR RD
1739653709	379120	LA SCALA ASSOCIATES LLC	STE 101	847 WAKE FOREST BUSINESS PARK	WAKE FOREST NC 27587-6576	0 STAR RD
1739750868	312391	LA SCALA ASSOCIATES LLC	STE 101	847 WAKE FOREST BUSINESS PARK	WAKE FOREST NC 27587-6576	0 STAR RD
1739465393	33264	CROSSROADS HOLDINGS, LLC	PO BOX 911	HENDERSON NC 27536-0911		0 PONDEROSA SERVICE RD
1739668930	3991	HAWTHORNE AT WAKEFIELD APARTMENTS LLC	806 GREEN VALLEY RD STE 311	GREENSBORO NC 27408-7076		10728 STAR RD
1739472664	384	KB HOME RALEIGH-DURHAM INC	4506 S MIAMI BLVD STE 100	DURHAM NC 27703-8001		10813 PONDEROSA SERVICE RD
1739472552	54484	KB HOME RALEIGH-DURHAM INC	4506 S MIAMI BLVD STE 100	DURHAM NC 27703-8001		10807 PONDEROSA SERVICE RD
1739672348	54563	PATEL, R B PATEL, CHANDRIKA R	248 MADISON AVE	DECATUR GA 30030-3542		10812 STAR RD
1739576744	54479	MOORE, ROBERT A	1105 N BEND DR	RALEIGH NC 27609-3913		10817 PONDEROSA SERVICE RD

December 16, 2021

Re: Hawthorne Wake Forest Apartments Phase 2
Neighborhood Meeting Minutes

Zoom Meeting Link:
https://us02web.zoom.us/j/82576504337?pwd=RGE1QTJ1aDFyR2xqYk9HdmZURU94Zz09

Meeting ID: 825 7650 4337
Passcode: 201277

Meeting was opened (virtually) at 6pm and remained open until 8pm. The engineer and owners were the only ones in attendance.

Sincerely,

Patrick C. Perez, P.E.
Senior Project Manager
919.858.1845
Patrick.perez@nv5.com

Conditional District Rezoning

Conditional District Rezoning - Planning Board

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

Project Overview #629775

Project Title: Hawthorne Wake Forest Phase 2 Conditional District Rezoning

Application Type: Conditional District Rezoning

Workflow: Conditional District Rezoning - Planning Board

Jurisdiction: Town of Wake Forest (Wake County)

State: NC

County: Wake

Submittal Requirements

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

VIEW CONDITIONAL DISTRICT REZONING SUBMITTAL CHECKLIST

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

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

Pre-Application Meeting

Has a pre-application conference been held?: Yes

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

Pre-Application Conference Date:

Staff Member Met With: Patrick Reidy

Project Tracking ID: RZ-21-09

Project Information

Project/Development Name: Hawthorne Wake Forest Phase 2

Project Address or PIN: 0 STAR RD (1739662623)

Tax PIN: 1739662623

Zoning: Zoning

- 0 STAR RD: GR10

Current Zoning Overlay: NA, Not Applicable to this Project

Town Limits: Inside corporate limits

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

Land Use: Land Use Development

Acreage: 5.83

- 0 STAR RD: Commercial

GIS Acreage: Parcel

- 0 STAR RD: 5.83

Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: No

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

Related Town of Wake Forest Case Numbers: RZ-21-09

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
Matt Rogers

2012 Eastwood Road
Wilmington, NC 28403
P:919.455.1051
matt@evolvecos.com

Project Contact - Property Owner
Matt Rogers
matt@evolvecos.com
500 Avenue P
Newark, NJ 07105
P:9194551051
matt@evolvecos.com

Project Contact - Developer
Matt Rogers

2012 Eastwood Road
Wilmington, NC 28403
P:919.455.1051
matt@evolvecos.com

Project Contact - Engineer
Patrick Perez
Calyx Engineers & Consultants
6750 Tryon Road
Cary, NC 27518
P:9198581845
pperez@calyxengineers.com

Traffic Impact Analysis

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

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

Project Number:

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

TIA review fees will be added to this permit.

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

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

Proposed Land Use:
Multi-family Residential

Proposed Number of Lots: 1

Number of Buildings: 2

Number of Single-Family Lots: 0

Number of Townhome Lots: 0

Number of Multi-Family Units: 56

Number of Stories: 2

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

Plan Information - Conditional Rezoning

Description of Request:
Developer would like to rezone the property to allow for multi-family residential on the property. The developer proposes 56 units and appropriate site improvements.

Justification of Consistency with Comprehensive Plan:
Site is consistent with the comprehensive plan to provide affordable housing close to downtown Wake Forest.

Initial Proposed Conditions Offered by Applicant:
None.

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: _____ Submittal Date: _____

Forest Greenery LLC is the owner of the property for which the attached application is being submitted:

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

The property is located at: 0 Star Road Wake Forest, NC 27587

The agent for this project is: Patrick Perez - NV5 Engineers & Consultants

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

Name: Scott Fields

Address: 500 Avenue P, Newark, NJ 07105

Telephone Number: 973-589-5931 Fax: 973-344-5114

Email Address: sfields@dbke.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

June 1st 2022

Mr. Patrick Reidy,
Senior Planner
Town of Wake Forest
310 S. Brooks Street
NC 27587-2901

Re: Hawthorne at Wake Forest

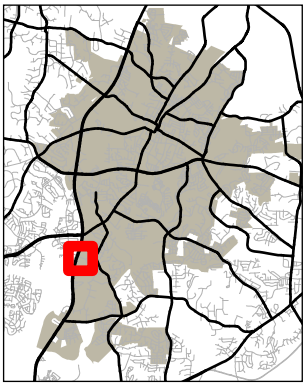
Dear Mr. Reidy,

Phase 2 open space requirements shall be satisfied by excess open space and active open space in Phase 1 of Hawthorne at Wake Forest. Phase 2 requires 0.6 acres of open space and .15 acres of active open space for a total of 0.75 acres. Phase 1 provided an additional 2.1 acres of open space and an additional 1.06 acres of active open space for a total of 3.16 acres. Residents of Phase 2 shall have full rights to use the active open space found within Phase 1.

Yours sincerely,

Matt Rogers
Director of Development

2918 Martinsville Road
Greensboro, NC 27408
336-389-9992



TOWN of WAKE FOREST

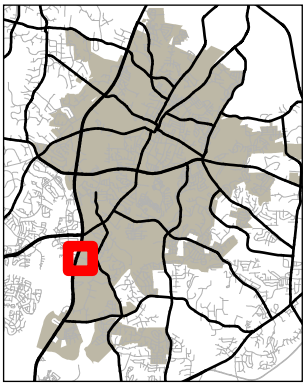
RZ-21-09
Hawthorne at Wake Forest Phase 2
PIN: 1739-66-2623

6/9/2022

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

0 500 Feet

N W E



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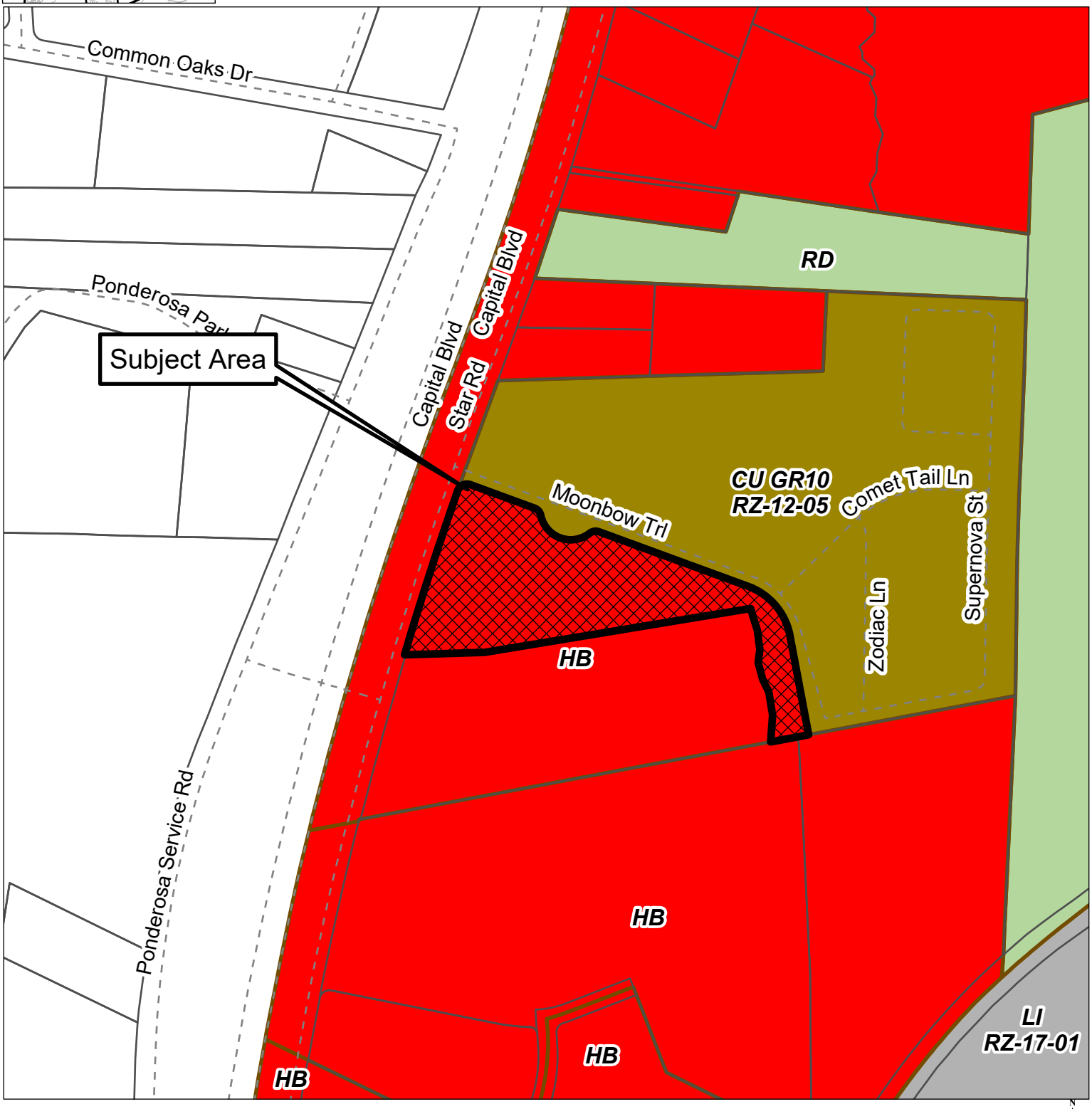

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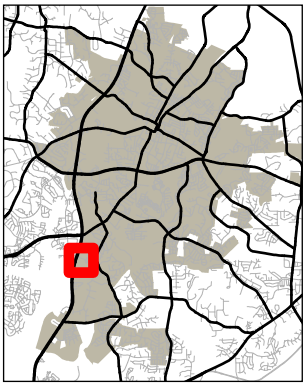
0 500 1,000 Feet



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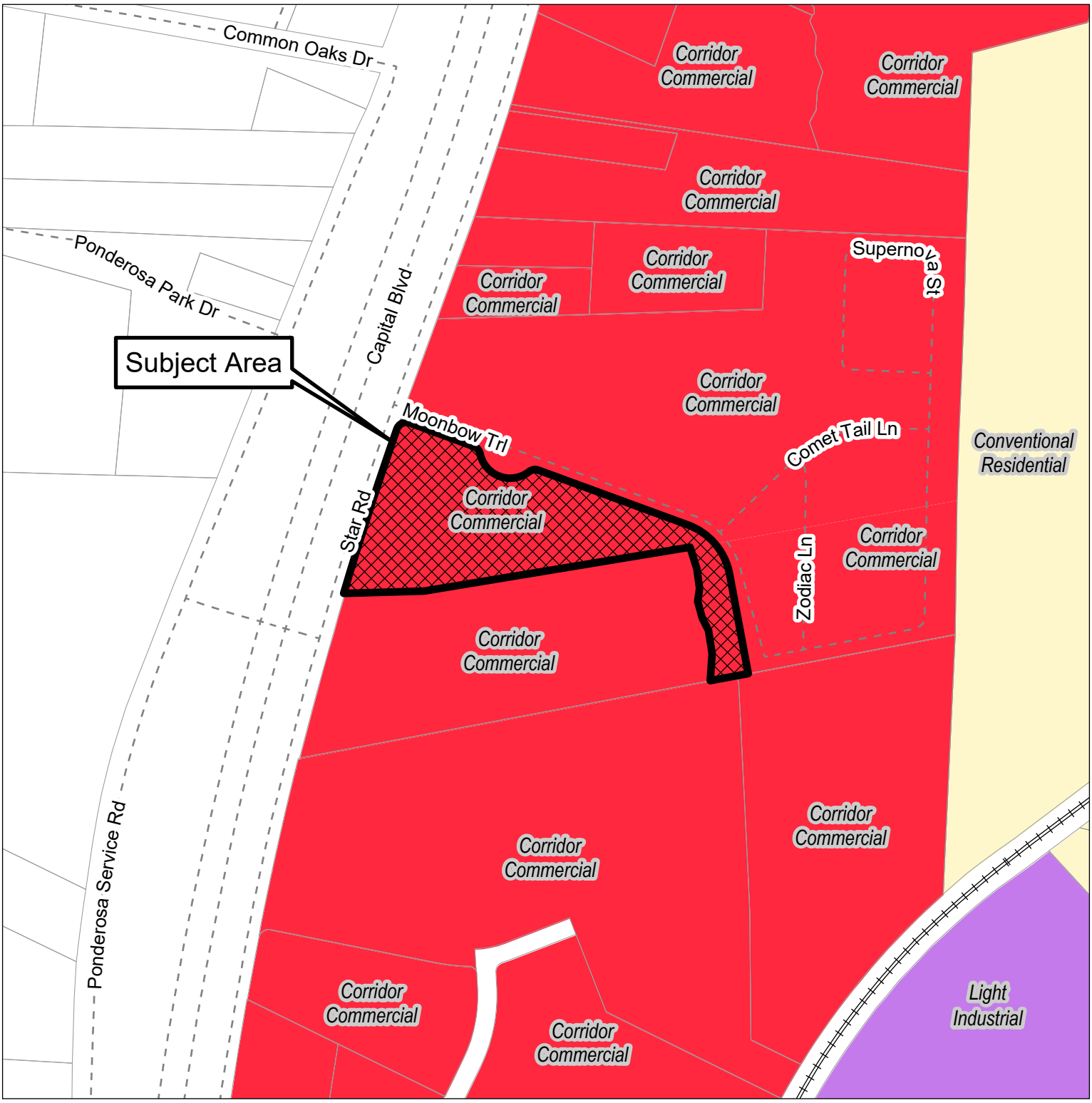

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0 520 1,040 Feet

Community Plan Consistency Grid				
POLICIES FOR AFFORDABLE HOUSING		**YES**	**NO**	**NA**
AH-1	Implement Affordable Housing Plan			
POLICIES FOR RESIDENTIAL CHARACTER		**YES**	**NO**	**NA**
RC-1	Encourage single-family attached and multifamily development to incorporate varied building frontages and rooflines, front porches, front yards, and balconies to provide visual interest and complement the scale and character of surrounding single-family neighborhoods			
RC-2	Setbacks of infill development should match the existing context as much as possible as uniform setbacks can help foster a pedestrian-friendly environment			
RC-3	Promote higher density infill and redevelopment within older established neighborhoods to provide greater housing choices while matching the scale and character of existing properties			
RC-4	Promote higher density housing along key corridors and surrounding activity centers. This includes near areas designated in the Land Use Plan as Commercial Corridor; Neighborhood Commercial; Light Industrial; and Office, Civic, and Institutional			
RC-5	For larger scale planned subdivisions that provide a mix of housing types, work with private developers to locate lower density housing near existing single-family detached neighborhoods to create appropriate transitions and preserve the character of established neighborhoods			
RC-6	Consider requiring a minimum percentage of housing types in new neighborhood developments to increase housing diversity and affordability (e.g. at least 20% duplexes/townhomes)			
RC-7	Review and update the UDO to align with residential character recommendations within this Community Plan			
POLICIES FOR SENIOR HOUSING		**YES**	**NO**	**NA**
SH-1	Promote senior housing within a quarter mile of transit stops, Downtown, shopping areas, parks, and recreational facilities			
SH-2	Encourage smaller lot, single-story housing types for seniors that are ADA accessible			
SH-3	Encourage age-targeted cooperative housing types for community-oriented senior living, such as co-housing and cottage home courts			
SH-4	Promote the development of continuing care retirement communities (CCRC), or life plan communities, which offer distinct types of housing and care levels based on a senior's needs			
SH-5	Encourage developers of age-targeted housing to include amenities attractive to seniors, such as front porches, back patios, walking paths, and outdoor sports facilities, and activated gathering spaces			

Community Plan Consistency Grid

POLICIES FOR COMMERCIAL DEVELOPMENT		YES	NO	NA
CD-1	Enhance established commercial areas by incentivizing redevelopment and/or renovation of existing businesses.			
CD-2	Support small, local businesses within commercial centers to support unique shopping options within Wake Forest			
CD-3	Establish architectural design standards for commercial building facades that promote quality design while allowing for flexibility that encourages creative design			
CD-4	Promote multi-story structures within Commercial Corridor and Neighborhood Commercial areas at appropriate scales that offer residential or office above ground-floor commercial			
CD-5	Encourage pedestrian-oriented shopping environments with sidewalks, attractive storefronts, and buildings facing each other to create a sense of enclosure			
CD-6	Encourage the incorporation of pedestrian/bicyclist/transit-oriented areas in large-scale shopping centers that provide outdoor seating and gathering areas, bicycle parking stations, and access to transit services			
CD-7	Promote cross-access and pedestrian pathways between adjacent parking lots and leading to buildings to promote well-connected, cohesive shopping areas			
CD-8	Encourage the consolidation of commercial driveways onto major streets to reduce traffic conflicts			
CD-9	Require “360 degree architecture” (high quality architecture on all sides of the building as opposed to just the front-facing façade), including well-designed or screened service areas			
CD-10	Encourage businesses to replace existing, non-conforming signage with attractive signage that meets Town standards			
CD-11	Promote outparcel development to improve the character along primary roadways and break up views of large parking lots			
CD-12	Review and update the UDO, including the US 1 Special Highway Overlay (SH1-O) and Dr Calvin Jones Highway Overlay (SH2-O) districts, to align with commercial development recommendations within this Community Plan			
CD-13	Support accessory commercial units (ACUs) that allow the ground floor of residential properties or an accessory structure facing the street to contain a commercial use beneficial to the surrounding neighborhood			
CD-14	Establish block standards for commercial areas to break up large tracts into more human scale pieces with streets or street-like features within the development			

POLICIES FOR MINORITY & WOMEN-OWNED BUSINESSES		YES	NO	NA
MWOB-1	Work with organizations, such as the Chamber and the Black Business Alliance, to expand diversity, equity, and inclusion programs that are supported with grassroots community engagement			
MWOB-2	Explore successful programs for supporting minority and women-owned businesses in surrounding communities to implement in Wake Forest			
MWOB-3	Explore regional, state, and federal grants available for minority and women businesses, such as grants from the National Institute of Economic Development and Carolina Community Impact			
MWOB-4	Support informational sessions and/or provide educational resources to employers on how they can establish equitable work environments and policies within their businesses			

POLICIES FOR SETBACKS		YES	NO	NA
SB-1	Incentivize businesses to situate new buildings at or near the property line to improve walkability, such as by requiring more landscaping if parking lots are located in front of buildings rather than to the rear/side			
SB-2	Promote consistency in setbacks within commercial and residential areas to form desirable continuity in the streetwall, or the facades of buildings facing the street			
SB-3	Encourage outparcel development with 360 architecture to “hold the corner” of commercial corridor development			
SB-4	Ensure adequate setbacks of industrial or other high intensity uses to reduce potential sound or visual impacts on adjacent lower intensity uses			
SB-5	Allow for flexibly in setbacks in Downtown where existing conditions prevent a consistent streetwall, while maintaining a close interface with the street (e.g., utility, landscaping, and/or topography challenges)			

Community Plan Consistency Grid				
POLICIES FOR PARKING LOTS		**YES**	**NO**	**NA**
PL-1	For existing front-loaded surface parking lots, encourage property owners to improve their character with perimeter and interior landscaping, and/or decorative walls and fencing			
PL-2	Require off-street parking to be located to the side or rear of the primary building			
PL-3	Encourage shared parking agreements where neighboring uses with different peak parking demand times can use the same parking lot, reducing the need for additional parking lots			
PL-4	Reevaluate minimum parking standards and consider implementing maximum parking standards to reduce excessive requirements			
PL-5	Monitor parking supply and strategically encourage structured or underground parking in higher density areas if needed, such as in Downtown, TOD, and activity center areas, to reduce the amount of land dedicated to surface parking			
PL-6	Consider offering incentives for structured parking, such as density bonuses, allowable lot coverage increases, and height limit increases.			
PL-7	Encourage the integration of structured parking into multifamily buildings to minimize surface parking lots			
PL-8	Encourage North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Nitrogen and Phosphorus (SNAP) nutrient-reducing practices, such as permeable surfaces, that allow water infiltration in parking lots to improve stormwater drainage and water quality			
PL-9	Encourage the provision of pedestrian walkways in parking lots to enhance connectivity and safety to businesses			
POLICIES FOR SCREENING & BUFFERING		**YES**	**NO**	**NA**
SB-1	Ensure sufficient screening and buffering of industrial and commercial uses next to residential uses to minimize potential adverse impacts, such as in the Unicon Drive area			
SB-2	Encourage new development to preserve existing wooded areas along the perimeter of sites to provide natural buffering			
SB-3	Encourage screening of utility, loading, outdoor storage, and trash disposal areas that are visible from the right-of-way and adjacent development			
SB-4	Promote the use of setbacks for walls and fences that allow for plantings between the property line and the right-of-way and adjacent development			

Community Plan Consistency Grid				
POLICIES FOR COMMUNITY CHARACTER		**YES**	**NO**	**NA**
CC-1	Preserve vistas and view corridors that contribute to the economic and aesthetic value of Wake Forest, such as the church steeple at Southeastern Baptist Theological Seminary, S White Street in Downtown, and N Main Street in the Wake Forest Local Historic District			
CC-2	Curate public outdoor spaces for important monuments and artworks to showcase them as anchors and entry points to neighborhoods			
CC-3	Leverage historic structures, events, and people to create a sense of place through placemaking and branding			
CC-4	Ensure new development is contextual to the existing character of the area in terms of scale, massing, setback, fenestration, and design features (porches, storefronts, etc.)			
CC-5	Encourage developers to incorporate landscaping to beautify neighborhoods and commercial areas, such as landscaped medians and roundabouts.			
CC-6	Incorporate landscaping and gateway features into public rights-of-way, such as landscaped streetscapes, green infrastructure, and public promenades			
CC-7	Emphasize quality development along highly visible thoroughfares in the Town to reinforce its positive image			
CC-8	In accordance with the Land Use Plan, ensure incompatible, high intensity uses are directed away from low intensity residential areas			
CC-9	Continue to provide quality municipal services for the maintenance and upkeep of neighborhoods, such as street cleaning, snow removal, and trash disposal services			
CC-10	Work with NCDOT to identify areas for roadway enhancements			
CC-11	Refer to the Public Art Vision Plan for guidance when public art is being proposed in private development			
CC-12	Work with developers to improve the character of retaining walls, such as by incorporating public art or tiering the walls to reduce their visual impact			
POLICIES FOR UTILITY LINES		**YES**	**NO**	**NA**
UL-1	Create a master plan for burying utility lines with community involvement to identify priority areas for conversion			
UL-2	Ensure major Town entrances and gateway corridors and highly visible, pedestrian-oriented areas are prioritized for conversion			
UL-3	Consider trenching utilities as capital improvements are made in the right-of-way for all areas of the Town			
UL-4	Investigate partnering with private developers to install conduit for fiber and/or burying utility lines in priority conversion areas			
UL-5	Explore partnerships with private developers for boring and burying additional conduit along main roadways			
UL-6	Consider and install conduit with greenway project construction.			

Community Plan Consistency Grid				
POLICIES FOR HISTORIC PRESERVATION		**YES**	**NO**	**NA**
HP-1	Work with the Historic Preservation Commission (HPC) and the Planning Department to continue to implement the 2019 Historic Property Handbook and Design Standards and continue to preserve existing and new historic landmarks			
HP-2	Continue to enforce the Historic Preservation Ordinance for the Wake Forest Local Historic District and local historic landmarks			
HP-3	Promote State and Federal Tax Incentives for qualified rehabilitation projects for properties listed individually or as contributing historic properties in the National Register of Historic Places			
HP-4	Ensure development surrounding and within historic districts is sensitive to the historic context of the neighborhood			
HP-5	Encourage adaptive reuse, restoration, and repurposing of historic structures to preserve Wake Forest's history			
HP-6	Continue to enforce the Demolition of Historic Structures Ordinance for the protection of all historic properties in Wake Forest			
HP-7	Investigate the adoption of new local historic districts or character historic overlay districts to preserve Wake Forest's historic character			
POLICIES FOR COMMUNITY FACILITIES		**YES**	**NO**	**NA**
CF-1	Expand Town facilities concurrently with new growth			
CF-2	Annually review the Town's Work Management Plan, Staffing, and Budget section to reflect current needs and priorities			
CF-3	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to identify strategies to close gaps in park service areas, such as west of Capital Boulevard and the southern and eastern portion of Town			
CF-4	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to expand equity in the quality of public park facilities and programming			
CF-5	Explore green infrastructure options that also beautify spaces, like bioswales and planters			
CF-6	Continue to work with regional educational entities to provide support as they seek new facility locations or expansion with growth			
CF-7	Coordinate with regional educational entities to ensure increased equity in educational facilities across the community			
CF-8	Coordinate with the Police and Fire Departments to ensure response times are sufficient for all areas of town with growth			
CF-9	Consider emerging best practices for community safety, such as mental health crisis response teams			
CF-10	Promote and incorporate sustainable building practices into community facilities, setting a precedent for private developers to implement			
CF-11	Coordinate with regional healthcare providers to explore opportunities to locate a full service hospital or regional medical facilities in the Town			
CF-12	Evaluate existing streets and explore UDO updates to address traffic congestion, traffic speed, reduce collisions, and improve safety conditions for all modes of transporation			
CF-13	Regularly update the Town Pavement Management System program			

Community Plan Consistency Grid				
POLICIES FOR PUBLIC TRANSIT		**YES**	**NO**	**NA**
PT-1	Continue to work with transit partners to consider more frequent service and route network expansions to key locations to improve rider experience and attract more usage of mass transit			
PT-2	Coordinate with property owners, private developers, and transit partners to set aside land for transit stops at appropriate locations. The Town should obtain a transit easement for these locations and construct and maintain quality bus shelter infrastructure			
PT-3	Work with GoRaleigh and GoTriangle to construct smart bus shelters, or sustainable shelters that incorporate elements like interactive screens with live timetables, smart lighting, solar panels, and bike lock stations			
PT-4	Explore incorporating public art into bus shelters			
PT-5	Continue to evaluate and coordinate Park and Ride locations with transit partners			
PT-6	Explore best long term transit options such as fixed or microtransit			
POLICIES FOR CAPITAL BOULEVARD		**YES**	**NO**	**NA**
CB-1	Continue to work closely with NCDOT to implement the project and promote commercial growth in accordance with the Land Use Plan			
CB-2	Continue advocating for improvements along the corridor to assist in improving the quality of life for Wake Forest residents, businesses, and property owners			
POLICIES FOR STREET CONNECTIVITY		**YES**	**NO**	**NA**
SC-1	Promote short blocks of less than 600 linear feet between intersections of local roads to improve walkability			
SC-2	Avoid dead-ends, cul-de-sacs, and T-intersections in places where four-way intersections can be aligned			
SC-3	Study the appropriateness of traffic circles at four-way intersections to ease congestion and improve safety			
POLICIES FOR SIDEWALKS & MULTI-USE PATHS		**YES**	**NO**	**NA**
SP-1	Update the CTP to include an inventory of sidewalks in addition to multi-use paths and establish project priorities, private-public funding, and time frames for closing gaps in the network			
SP-2	Update the CTP to identify priority areas for high visibility crosswalks, bulb outs, refuge islands, rectangular rapid flashing beacons, and other pedestrian improvements			
SP-3	Work with Public Works to identify crosswalk ramps that are not ADA compliant and prioritize upgrades			
SP-4	In coordination with roadway improvements, upgrade aging sidewalks or install new sidewalks if none exist			
SP-5	Promote sidewalk, multi-use path, or trail connectivity between residential subdivisions and nonresidential development to improve pedestrian and bicycle connectivity			
SP-6	Continue to ensure all new residential development provides sidewalks on both sides of the street			
SP-7	Encourage multi-use paths to be provided along the main road in developments			
SP-8	Ensure multifamily and commercial developments include strong pedestrian networks within and between their sites			

Community Plan Consistency Grid				
POLICIES FOR BIKEWAYS, GREENWAYS & TRAILS		**YES**	**NO**	**NA**
BGT-1	Identify trail head locations as the greenway and trail network continues to expand			
BGT-2	Explore opportunities along greenways to add amenities (i.e. water fountains, seating /rest areas, pocket parks, public art, and fix it stations) and programming with the Parks, Recreation, and Cultural Resources Department or other organizations like StoryWalks			
BGT-3	Encourage development along greenways to incorporate greenway access into the site, particularly for uses attractive to trail users (i.e. restaurant, cafes, and bars)			
POLICIES FOR LOCAL FOOD SYSTEMS		**YES**	**NO**	**NA**
LFS-1	Continue to support the Northern Community Food Security Team and together explore other locations for community food hubs within the Town			
LFS-2	Partner with local food cooperatives and regional food networks, such as the Capital Area Food Network, to address food insecurity in the community			
LFS-3	Encourage regenerative practices, such as use of organic fertilizers, crop rotation, and crop variation for healthy soil			
LFS-4	Conduct a meal gap survey to better assess the immediate and long term needs in the community			
LFS-5	Evaluate the economic impact of local food systems in the community to encourage localized marketplaces for food producers			
LFS-6	Explore updates to the UDO that would promote urban agriculture and repurposing of vacant or underutilized lots for such uses			
POLICIES FOR CONSERVATION DESIGN		**YES**	**NO**	**NA**
CD-1	Encourage conservation design in the UDO's subdivision development regulations, particularly for areas within watershed protection areas			
CD-2	Explore incentives for promoting conservation design, such as density bonuses to allow for comparable number of housing units but greater preserved green space within the site			
CD-3	Encourage developers to enhance preserved green spaces as accessible amenities for residents, such as trails and outdoor seating			
POLICIES FOR GREEN SPACE PRESERVATION		**YES**	**NO**	**NA**
GSP-1	Prioritize higher density redevelopment and infill development within already developed areas to avoid premature development in long term growth areas and reduce greenfield development			
GSP-2	Work with private developers to preserve significant natural assets within sites, such as streams, steep slopes, unique geological formations, wetlands, and mature stands of trees, which can be incorporated as development amenities			
GSP-3	Continue to identify and strategically acquire environmentally sensitive land to preserve as dedicated conservation areas and publicly accessible open space			
GSP-4	Explore incentives to promote conservation design in future development, such as density bonuses, to promote clusters of taller structures that preserve natural areas of the site			
GSP-5	Explore strategies to further promote green space preservation within the updated UDO, such as increasing set aside requirements, and evaluate what is credited as open space			
GSP-6	Explore strategies to further protect wildlife and environmentally sensitive areas in the UDO			

Community Plan Consistency Grid				
POLICIES FOR TREE CANOPY		**YES**	**NO**	**NA**
TC-1	Continue to support the Town in administering the Urban Forestry Program and planting, preserving, and maintaining trees on public properties and rights-of-way			
TC-2	Explore updates to the UDO that could further promote tree preservation and replacement in new developments			
TC-3	Review existing incentives and consider additional incentives for private developers to promote tree preservation above what is required by the UDO			
TC-4	Explore ways to increase the number of trees required in parking lots during the update to the UDO, such as requiring an island every 20 parking spaces or decreasing the minimum distance a parking space can be from a tree			
TC-5	Ensure public and private tree plantings and xeriscaping are made up of native plant species that are adapted to local environmental conditions and require less irrigation			
TC-6	Coordinate efforts to influence State regulations related to the expansion of tree preservation standards			
POLICIES FOR SUSTAINABLE DEVELOPMENT		**YES**	**NO**	**NA**
SD-1	Encourage private developers to incorporate green building, LID, and green infrastructure practices in future developments			
SD-2	Incorporate green infrastructure into public streetscapes, prioritizing pedestrian-oriented areas like Downtown, TOD, and Neighborhood Commercial areas			
SD-3	Continue to incorporate sustainable design best practices into Town-owned infrastructure and community facilities, striving to incorporate LEED practices into future facilities			
SD-4	Use the Environmental Protection Agency's (EPA) "Revising Local Codes to Facilitate Low Impact Development" guide to help identify regulations within the UDO that discourage LID practices			
SD-5	Evaluate potential rainwater collection programs and composting programs			
SD-6	Explore an incentive program to encourage development to provide stormwater when lots are exempt from stormwater requirements			
SD-7	Update the Manual of Specifications, Standards and Design to reference green infrastructure design			
SD-8	Explore decommissioned rights-of-way as potential stormwater routes			
SD-9	Support the use of attractive, safe, and sustainable street furniture and infrastructure, such as solar streetlights, and LED traffic lights			
SD-10	Expand the electric vehicle (EV) charging network by requiring the installation of charging stations, or the infrastructure needed to accommodate future charging stations, in all new parking lots, especially parking lots of multifamily and large scale developments, and increasing supply of public charging stations			
SD-11	Promote adaptive reuse over redevelopment for structures that are structurally sound, feature desirable built form, and/or are historically significant. This includes creating an online inventory of buildings available for adaptive reuse			
SD-12	Investigate developing a solar energy ordinance and enrolling in the SolSmart program, a national designation program funded by the US Department of Energy charged with making solar power faster, easier, and more affordable			
SD-13	Explore ways to incentivize renewable energy and passive solar design in the Town's development standards. SolSmart's Solar Energy Toolkit can be used as resource for better promoting solar panels within the code			
SD-14	Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation			

Community Plan Consistency Grid

POLICIES FOR TOURISM		**YES**	**NO**	**NA**
T-1	Grow the Town's art community and reputation as a regional arts destination with a Downtown focus			
T-2	Explore the potential of constructing a recreational destination facility with a regional draw			
T-3	Develop annual Tourism Economic Impact Reports to help quantify progress made in Wake Forest's tourism sector and identify trends, issues, and opportunities that can help Town staff prioritize future investments			
T-4	Support the Wake Forest Area Chamber to create and market a local visitor's center as a public resource hub for the Town's attractions, events, and businesses for visitors			
T-5	Leverage Wake County's Room Occupancy Tax to build, finance, and create new establishments or run events related to tourism, allowing the Town to capitalize on its success in drawing hotel occupants			
T-6	Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations			
T-7	Continue to support Wake Forest Downtown Inc. (a Main Street America accredited program) in meeting the National Accreditation Standards of Performance as outlined by the National Main Street Center			
T-8	Continue to participate in the NC Main to Main Trail program, a network that connects the State's Main Street America communities, and leverage this designation in the Town's marketing strategy			
T-9	Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs			
T-10	Explore the creation of a social district, where customers can carry and consume food and drinks purchased from businesses outside in a designated zone			
POLICIES FOR GATEWAYS		**YES**	**NO**	**NA**
GW-1	Create a Gateway Plan to identify and prioritize sites for gateway features and establish design standards. Ensure the Plan works in synergy with the Town's Wayfinding Plan.			
GW-2	Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.			
POLICIES FOR DOWNTOWN WAKE FOREST		**YES**	**NO**	**NA**
DWF-1	Evaluate existing zoning regulations around density in appropriate locations to balance Downtown's development potential with preserving its historic character			
DWF-2	Identify strategies to fill vacant buildings Downtown that promote an entrepreneurial and small-business culture			
DWF-3	Identify strategies to attract families and younger populations to Downtown with inviting public spaces, entertainment, and destinations for all ages			
DWF-4	Provide guidelines for how buildings should be orientated to support pedestrian-friendly environments			
DWF-5	Reassess parking demand and supply with consideration for a new parking garage(s) to minimize surface parking lots			
DWF-6	Identify strategies to create an "experience-based" Downtown retail environment with unique local businesses and a pedestrian-oriented environment			
DWF-7	Reassess strategies to improve gateways and wayfinding to and within Downtown to better direct people and create a distinct sense of place			
DWF-8	Identify opportunities for Downtown events and public gathering spaces to bring the community together, such as live outdoor events and festivals			

Stantec

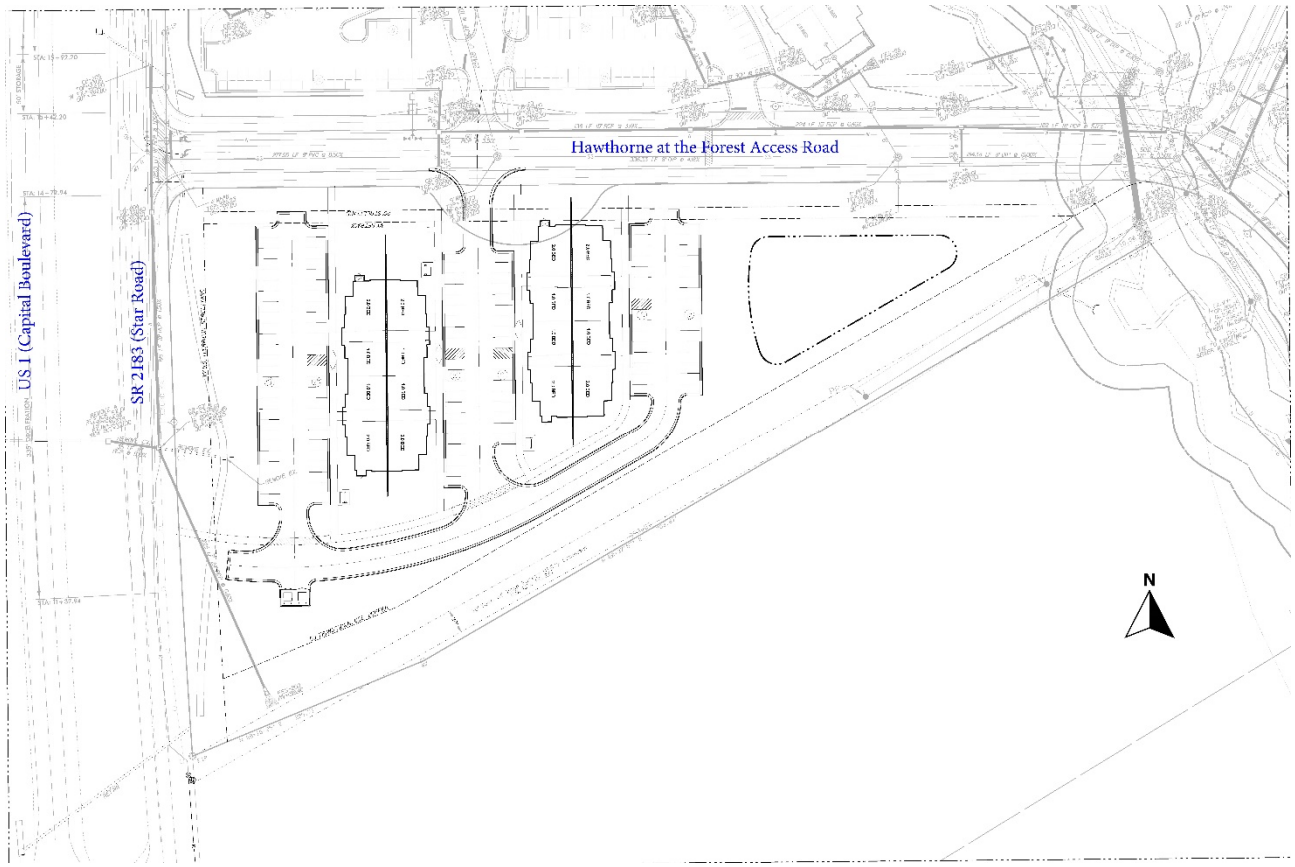
Draft Memo

To:	Matt Rogers Evolve Companies	From:	Jeff A. Weller, PE Raleigh, NC – JFR
File:	171002244	Date:	May 25, 2021

Reference: Hawthorne at the Forest, Phase 2 Trip Generation Estimate

Per your request, I have attached a summary of the trip generation for the proposed second phase of the Hawthorne at the Forest development located along Star Road in Wake Forest, NC. Phase 2 is located in the southeast quadrant of the intersection between SR 2183 (Star Road) and the Phase 1 access road. This 5.83-acre parcel is expected to be comprised of 56 mid-rise apartments with a preliminary layout shown in Figure 1.

Figure 1: Hawthorne at the Forest, Phase 2 Layout



Trip generation estimates were prepared using North Carolina Department of Transportation (NCDOT) Congestion Management Section methodology and the ***ITE Trip Generation Manual (10th Edition)***. Table 1, below, summarizes the expected trips generated by this development.

Reference: **Hawthorne at the Forest, Phase 2 Trip Generation Estimate**

Table 1: Hawthorne at the Forest, Phase 2 Trip Generation

Trip Generation											
Land Use	ITE LUC	Size	Daily			AM Peak			PM Peak		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Multifamily Housing (Mid-Rise)	221	56 Units	304	152	152	19	5	14	25	15	10

Table 1 indicates that the development could generate 304 trips on an average weekday with 19 trips in the morning peak hour (5 entering and 14 exiting) and 25 trips in the afternoon peak hour (15 entering and 10 exiting).

According to the Town of Wake Forest Unified Development Ordinance (UDO) a TIA is not required for residential developments with less than 100 units. Additionally, this development does not meet the NCDOT criteria for requiring a TIA.

Should you have any questions, or need anything further, please feel free to contact me.

Stantec Consulting Services Inc.

Jeff A. Weller, PE

Phone: 919.865.7564
Email: Jeff.Weller@Stantec.com

NORTH CAROLINA PROFESSIONAL SEAL 37997 ENGINEER JEFF A. WELLER

5/25/21

c. Jonathan Jacobs, PE – Town of Wake Forest
Sean Brennan, PE – NCDOT Division 5, District 1

"ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST, CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS"

HAWTHORNE AT THE FOREST -- APARTMENT SITE -- REZONING PACKAGE

TOWN OF WAKE FOREST, WAKE COUNTY, NORTH CAROLINA

General Notes:

1. All construction shall be in accordance with applicable municipality standards, specifications, and details. Work in this project shall also conform to these plans, the latest editions of the North Carolina Department of Transportation (NCDOT) Road and Bridge Specifications, the Road and Bridge standards, the North Carolina Erosion and Sediment Control Handbook, the North Carolina Erosion and Sediment Control Regulations, the final geotechnical report, and General Design Standard. In the event of conflict between any of these standards, specifications, or plans, the most stringent shall govern.

2.The contractor shall be solely responsible for trench safety during all phases of construction.

3.The location and size of existing utilities as shown is approximate only. The contractor is responsible for horizontally and vertically locating and protecting all public or private utilities that lie in or adjacent to the construction site. The Contractor is fully responsible for notifying all utility owners in accordance with NC General Statue - Chapter 87, Article 8, The Underground Damage Prevention Act.

4.The contractor shall salvage and protect all existing power poles, signs, manholes, telephone risers, water valves, etc. during all construction phases. The contractor shall repair, at his own expense, any existing utilities damaged during construction.

5.Traffic control on public streets shall be in conformance with the traffic control plan, the "Manual of Uniform Traffic Control Devices," and as further directed by City and State Inspectors.

6. Any discrepancies found between the drawings and specifications and site conditions or any inconsistencies or ambiguities in drawings or specifications shall be immediately reported to the engineer, in writing, who shall promptly address such inconsistencies or ambiguities. Work done by the Contractor after his discovery of such discrepancies, inconsistencies, or ambiguities shall be done at the contractor's risk.

7.A Pre-Construction Conference shall be held prior to the start of construction. The contractor shall arrange the meeting with Town of Wake Forest Engineering Department.

8.Contractor is responsible for verifying all required permits and approvals prior to commencing construction.

9.All areas shall be graded for positive drainage, and as shown on these plans. The contractor shall maintain adequate site drainage during all phases of construction. The contractor shall use silt fences (or other methods approved by the engineer and applicable municipality) as required to prevent silt and construction debris from flowing onto adjacent properties. Contractor shall comply with all applicable federal, state, or local erosion, conservation, and siltation ordinances. Contractor shall remove all temporary erosion control devices upon completion of permanent drainage facilities and the establishment of a stand of grass or other growth to prevent erosion and with approval of the erosion control inspector.

10.The Contractor shall clear and grub the site and place, compact, and moisture condition all fill per the project geotechnical engineer's specifications. The fill material to be used shall be approved by the Geotechnical Engineer prior to placement.

11.Materials used to construct embankments for any purpose, backfill around drainage structures, or in utility trenches for any other depression requiring fill or backfill shall be compacted to 95% of maximum density as determined by the modified proctor test as set out in ASTM Standard D-968. The contractor shall, prior to any operations involving filling or backfilling, submit the results of the proctor test together with a certification that the soil tested is representative of the materials to be used on the project. Tests shall be conducted by a certified materials' testing laboratory and the certifications made by a licensed professional engineer representing the laboratory.

12.Proposed contours and gutter gradients are approximate. Proposed spot elevations and roadway profiles/super-elevations/typical sections are to be used in case of discrepancy.

13.The contractor shall verify and coordinate all dimensions shown, including the horizontal and vertical location of curb inlets and grate inlets and all utilities crossing the storm sewer.

14.All distances shown represent horizontal ground distances.

15.Rim elevations are given as top of curb for Catch Basins, top of grate for Drop Inlets, and top of cover for Junction Boxes.

16.Storm Sewer (RCP) shall be constructed to the following classes (unless otherwise noted):
Cover less than 10 feet - Class C or D bedding, Class III walls
Cover 10 feet to 15 feet - Class B bedding, Class III walls
Cover greater than 15 feet - Class B bedding Class IV walls

17.All curb joints shall extend through the curb. Minimum length of offset joints at radius points is 1.5 feet. All joints shall be sealed with joint sealant.

18.All handicap ramping, striping, and pavement markings shall conform to ADA requirements and the "North Carolina State Building Code, Vol. 1-C Accessibility Code."

19.Existing Water and sewer main/service sizes to the property are to be verified by the contractor prior to the start of construction. The project engineer has attempted to verify sizes from relevant plans, however, exact size/dimension can only be determined from field exposure of the relevant line.

20.Before starting any construction of improvements within any City or NCDOT street or highway Right-of-Way, the following procedures should be undertaken: City Right-of-Way-Contact local authority's traffic engineering department for information on detours, open cutting of streets or for any construction within Right-of-Way. NCDOT Right-of-Way - contact project engineers and obtain all permits and encroachments (cross-check plans with special provisions, keep copies on construction site, also contact NCDOT District Office 24 hours in advance before placing curb and gutter).

21. No portion of the subject property is in a special flood hazard area per map number 3720173900J. (Effective Date May 2nd, 2006). Said map was downloaded on 07-10-2012 from the following website. "WWW.NCFLOODMAPS.COM"

Sanitary Sewer

1.Minimum ground cover of 3'-0" to be provided for all Sanitary Sewer Collection lines 4" and larger in non-traffic areas. If minimum cover is not provided, ferrous pipe shall be used.

2.Minimum cover of 5'-0" in traffic areas to be provided for all collection lines 4" and larger. If less than 5'-0", ductile iron pipe shall be required in Class 1 bedding (minimum cover shall be no less than 3'-0").

3.Minimum slope for 4" and 6" Sanitary Sewer collection lines shall be no less than 1.0% with cleanouts every 75 linear feet.

4.Maintain 24" vertical separation from storm sewer or ferrous pipe shall be used for the sanitary sewer. Also maintain 10 feet horizontal separation and 18" vertical separation under water mains or ferrous pipe shall be used.

Potable Water

1.Water main to be installed at a depth with a minimum cover of 48", with 18" vertical clearance minimum (separation must be over sanitary sewer) from other underground utilities and 10 feet horizontal clearance from sanitary sewer mains.

2.Pressure reducing valves shall be provided if pressure is in excess of 80 psi.

3. Gate valves shall be installed on each main line branch (3 per tee, 4 per cross).

General Utility

1.All water and sewer mains within public easements and Rights-of-Way to be owned, operated, and maintained by the public authority.

2.All construction to be of the local authority standards and specifications.

3.All Underground utilities are approximately located. Actual location and depth to be confirmed in field prior to construction.

BICYCLE PARKING TABULATION CHART

- NUMBER OF BUILDINGS: 2

- BICYCLE SPACES REQUIRED: 3 SPACES
(1/40 PARKING SPACES PROVIDED)

BICYCLE SPACES PROVIDED: 8 (CLASS 3, ALL COVERED)

Site Data Table

1. Site Address: 0 Star Road
2. Wake County PIN 1739-66-2623
3. Wake County Deek Reference: Deed Book 17305 Page 2127
4. Wake County Plat Reference: Book of Maps 2016 Page 1134
5. Existing Zoning (Town of Wake Forest): HB
6. Proposed Zoning (Town of Wake Forest): GR-10
7. Proposed Land Use: Multi Family Apartments
8. Total Parent Tract B: 6.025 Ac. (Phase 2)
9. O/S Required (15% of Parent) 0.90 Ac.
Total O/S Provided: 0.00 Ac.

Phase 1 contains 2.10 Ac. excess open space over what is required.

Active O/S Required: (50% of Required O/S) 0.45 Ac.

Active O/S Provided: 0.00 Ac.

Phase 1 contains 1.06 Ac. excess active open space over what is required.

10. Total Number of Proposed Buildings: 2
11. Total Number of Units Proposed: 56
Proposed Density: 9.29 Units /Acre.
12. Proposed Maximum Building Height: 43' — 3 Stories
13. Building Setbacks: Front: 30', Rear: 20', Side: 10'
14. Proposed Impervious Surface of Site: 30.6%

ZONING CONDITIONS REQUEST

Site seeks exemption from open space requirements given Phase 1 Hawthorne at the Forest contains excess active and passive open space. The excess open space meets the minimum requirements for Phase 2. Residents of the apartments in Phase 2 shall have full access to all open space ammenities in Phase 1.

VEHICULAR PARKING TABULATION CHART

Parking Required: (MF ZONING)

Housing
1.8 Per Unit (56 Units) = 101 Spaces

TOTAL SPACES REQUIRED = 101 Spaces

TOTAL SPACES PROVIDED = 103 Spaces
SPACES PROVIDED PER UNIT = 1.84
(Handicap Required 2% of Total = 3 Spaces)
(Handicap Provided = 6 Spaces)

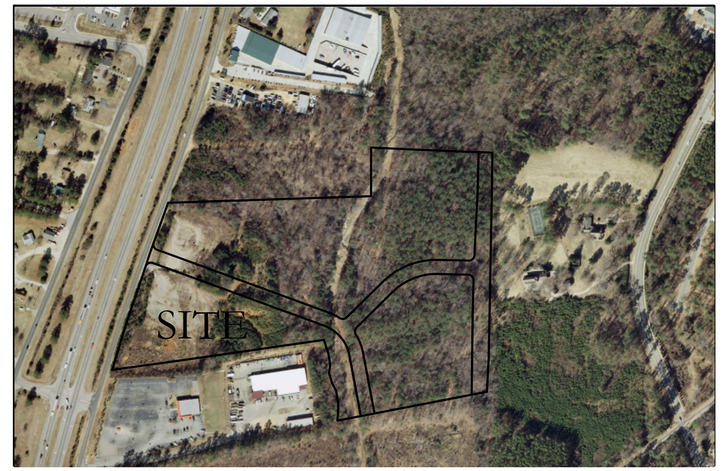
INDEX OF SHEETS

C-000	COVER
C-001	EXISTING CONDITIONS
C-100	TYPICAL SECTIONS
C-200	SITE PLAN
C-300	UTILITY PLAN
C-400	GRADING & STORMWATER PLAN
C-500	LANDSCAPE PLAN
C-501	LANDSCAPE DETAILS
C-600	TRAFFIC MANAGEMENT PLAN
C-601	TRAFFIC MANAGEMENT DETAILS
C-700	STAR ROAD IMPROVEMENTS

OWNER CERTIFICATE

OWNER HEREBY CERTIFIES AND AGREES TO TAKE SUCH ACTION AS MAY BE REQUIRED BY THE TOWN OF WAKE FOREST TO CORRECT ANY ERRORS, OMISSIONS OR NON-COMPLIANCE WITH TOWN STANDARDS AND/OR CONDITIONS DESCRIBED IN THIS CONSTRUCTION PLAT, INCLUDING RE-SUBMISSION OR RE- EXECUTION OF THIS CONSTRUCTION PLAT WITH THE APPROPRIATE CORRECTIONS AND/OR REVISIONS.

OWNER _____ DATE _____



VICINITY MAP
1" = 300'

This note shall apply to each and every sheet in this set.

The Engineer does not guarantee that all existing facilities such as pipelines, electrical lines, conduit, telephone cable, service connections, or other facilities are shown on the Plans. It shall be the Contractor's responsibility to have all utilities located by the appropriate utility company, and he shall take care to protect all such existing facilities prior to beginning construction. The Contractor is fully responsible for notifying all utility owners in accordance with NC General Statute - Chapter 87, Article 8, The Underground Damage Prevention Act.

Developer:
Evolve Companies
2012 Eastwood Road
Wilmington, NC 28403
Matt Rogers,
Managing Member
T: (919) 455-1051

Owner:
Hawthorne at Wakefield
Apartments, LLC
806 Green Valley Road
Suite 311
Greensboro NC, 27408
Scott Fields,
Managing Member
T: (919) 201-3023

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 831-6810, and the Public Utilities Department at (919) 857-4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exculsion from future work in the City of Raleigh.

ALL PUBLIC FACILITIES, INCLUDING UTILITIES, SIDEWALKS, AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY TOWN STANDARDS. THESE FACILITIES HAVE BEEN APPROVED BY THE TOWN OF WAKE FOREST AND SHALL BE SO INSTALLED UNLESS A CHANGE IS APPROVED BY THE TOWN OF WAKE FOREST.

REVIEW ENGINEER DISCLAIMER

EXECUTION OF THIS CONSTRUCTION PLAT BY THE REVIEW ENGINEER FOR THE TOWN OF WAKE FOREST IN NO WAY LIMITS THE RESPONSIBILITY OF THE OWNER AND ENGINEER OF RECORD WITH REGARD TO COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL STANDARDS AND/OR CONDITIONS.

RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING AND ZONING BOARD

DATE _____

APPROVAL BY THE
WAKE FOREST BOARD
OF COMMISSIONERS

DATE _____

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HAWTHORNE AT THE FOREST
PHASE II - APARTMENT SITE

DEVELOPER:
EVOLVE COMPANIES
2012 EASTWOOD ROAD
WILMINGTON, NC 28403

REVISIONS

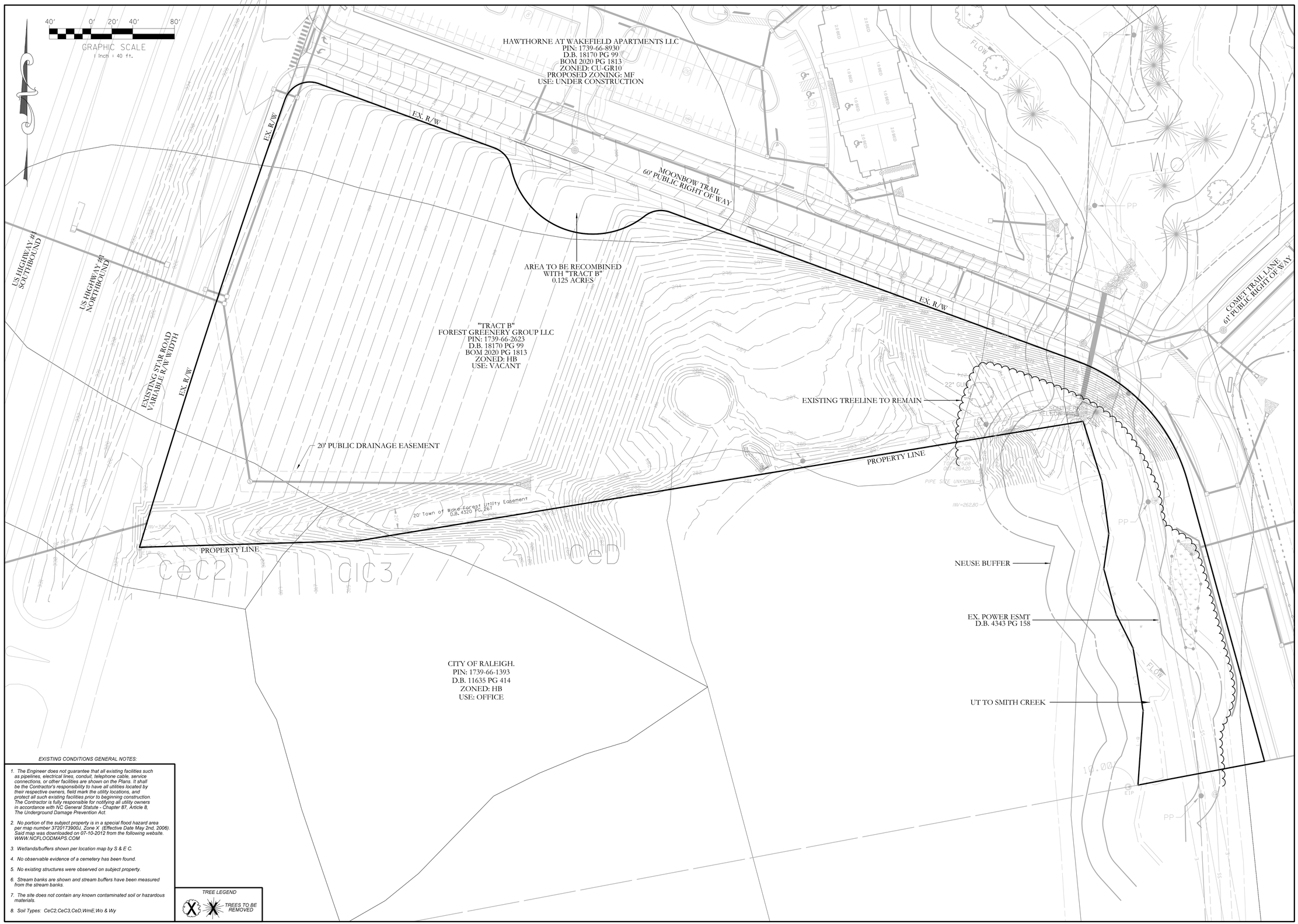
NO.	DATE	REMARKS
B.	2021-09-30	1ST SUBMITTAL
2.	2021-12-03	2ND SUBMITTAL
3.		
4.		

PROJECT NO:	2010030.01
DRAWN BY:	DFB
DWG. CHECKED BY:	PCP
SCALE:	SEE PLAN
DATE:	OCT. 1ST 2021

COVER

C-000

"ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST, CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS"



EXISTING CONDITIONS GENERAL NOTES:

1. *The Engineer does not guarantee that all existing facilities such as pipelines, electrical lines, conduit, telephone cable, service connections, or other facilities are shown on the Plans. It shall be the Contractor's responsibility to have all utilities located by their respective owners, field mark the utility locations, and protect all such existing facilities prior to beginning construction. The Contractor is fully responsible for notifying all utility owners in accordance with NC General Statute - Chapter 87, Article 8, The Underground Damage Prevention Act.*
2. *No portion of the subject property is in a special flood hazard area per map number 3720173900J, Zone X (Effective Date May 2nd, 2006). Said map was downloaded on 07-10-2012 from the following website. WWW.NCFLOODMAPS.COM*
3. *Wetlands/buffers shown per location map by S & E C.*
4. *No observable evidence of a cemetery has been found.*
5. *No existing structures were observed on subject property.*
6. *Stream banks are shown and stream buffers have been measured from the stream banks.*
7. *The site does not contain any known contaminated soil or hazardous materials.*
8. *Soil Types: CeC2,CeC3,CeD,WmE,Wo & Wy*

TREE LEGEND

TREES TO BE REMOVED

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HAWTHORNE AT THE FOREST
PHASE II - APARTMENT SITE

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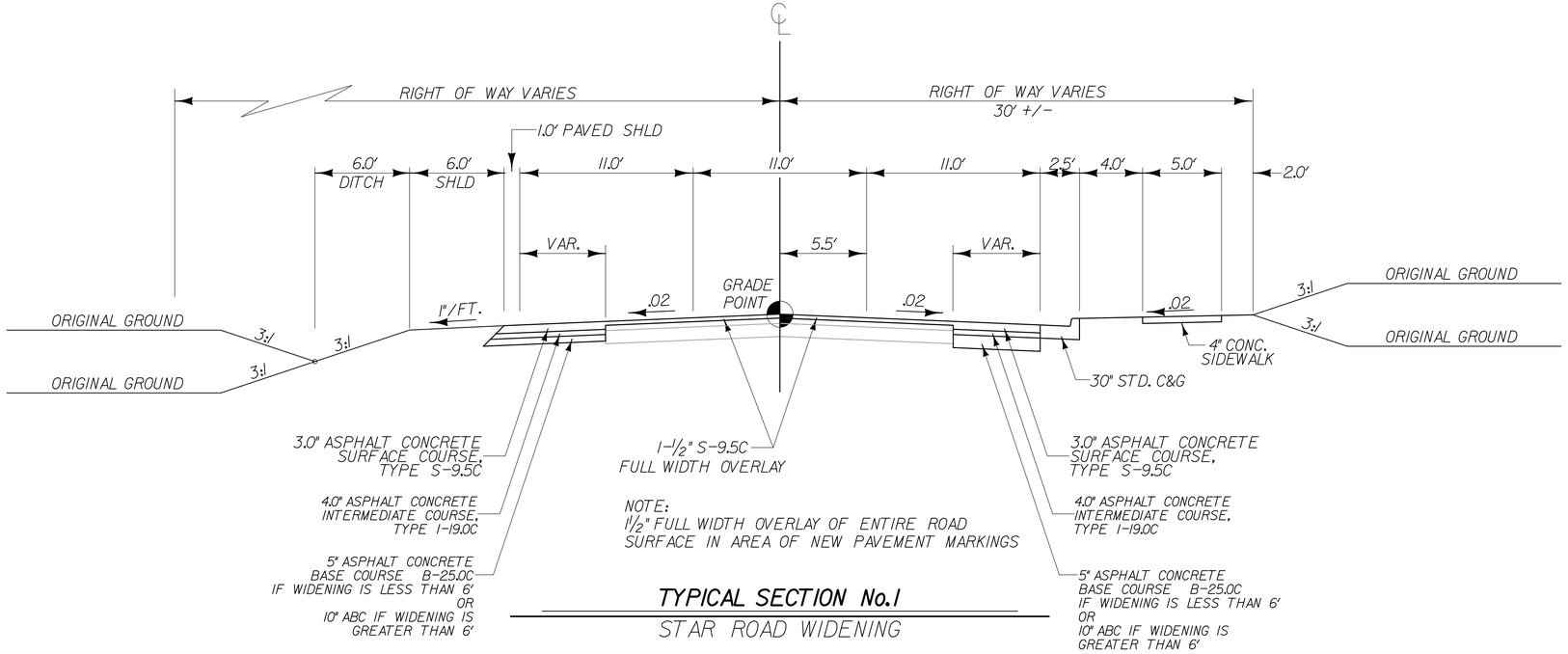
NO.	DATE	REMARKS
1.	2021-09-30	1ST SUBMITTAL
2.		
3.		
4.		

PROJECT NO:	2010030.01
DRAWN BY:	DFB
DWG. CHECKED BY:	PCP
SCALE:	SEE PLAN
DATE:	OCT. 1ST 2021

EXISTING CONDITIONS

C-001

"ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST, CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS"



NOTE:
1 1/2" FULL WIDTH OVERLAY OF ENTIRE ROAD
SURFACE IN AREA OF NEW PAVEMENT MARKINGS

TYPICAL SECTION No.1

STAR ROAD WIDENING

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PROJECT NO:	20100030.01
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SCALE:	SEE PLAN
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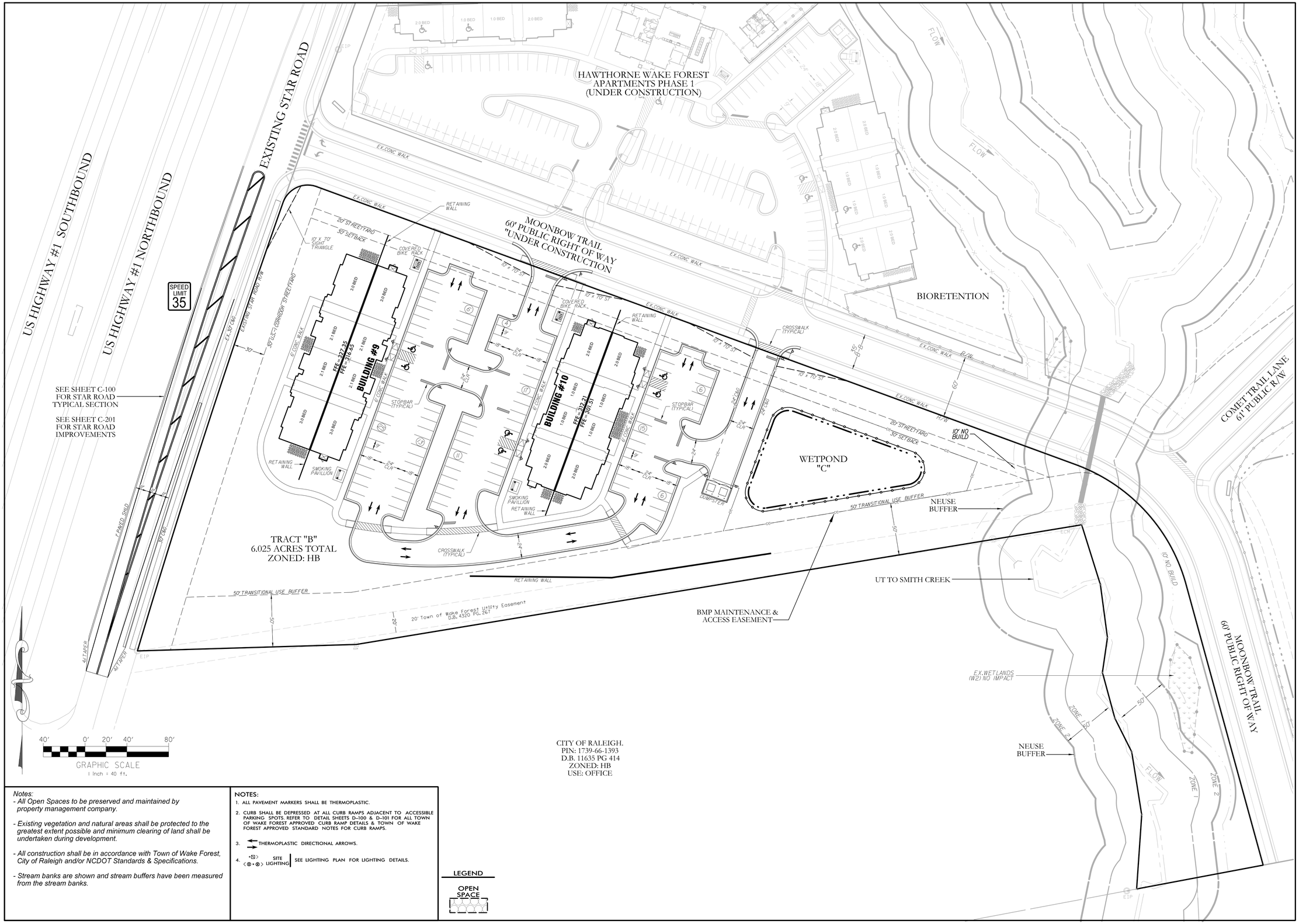
TYPICAL SECTIONS

C-100

"ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST, CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS"



SEE SHEET C-100 FOR STAR ROAD TYPICAL SECTION

SEE SHEET C-201 FOR STAR ROAD IMPROVEMENTS

Notes:
- *All Open Spaces to be preserved and maintained by property management company.*
- *Existing vegetation and natural areas shall be protected to the greatest extent possible and minimum clearing of land shall be undertaken during development.*
- *All construction shall be in accordance with Town of Wake Forest, City of Raleigh and/or NCDOT Standards & Specifications.*
- *Stream banks are shown and stream buffers have been measured from the stream banks.*

NOTES:
1. ALL PAVEMENT MARKERS SHALL BE THERMOPLASTIC.
2. CURB SHALL BE DEPRESSED AT ALL CURB RAMPS ADJACENT TO ACCESSIBLE PARKING SPOTS. REFER TO DETAIL SHEETS D-100 & D-101 FOR ALL TOWN OF WAKE FOREST APPROVED CURB RAMP DETAILS & TOWN OF WAKE FOREST APPROVED STANDARD NOTES FOR CURB RAMPS.
3. THERMOPLASTIC DIRECTIONAL ARROWS.
4. SITE LIGHTING — SEE LIGHTING PLAN FOR LIGHTING DETAILS.

LEGEND

OPEN SPACE

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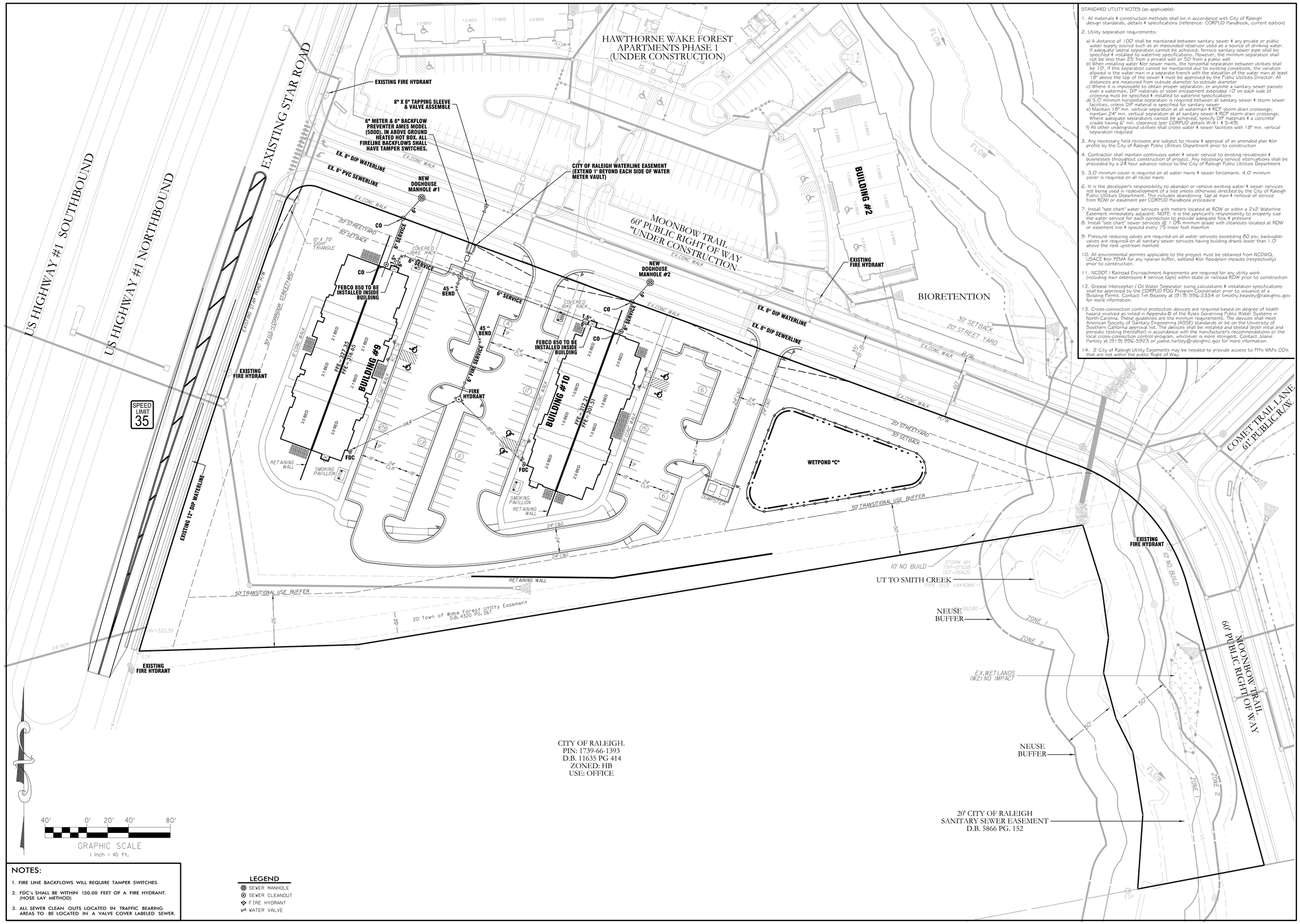
SITE PLAN

C-200

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST, CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS



STANDARD UTILITY NOTES (as applicable):

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
2. Utility separation requirements:
   a) A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
   b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter
   c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications
   d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
   e) Maintain 18" min. vertical separation at all waterman & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49)
   f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
3. Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction
4. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department
5. 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains
6. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure
7. Install "see chart" water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure
8. Install "see chart" sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
9. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole
10. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
11. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
12. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information.
13. Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information.
14. 3' City of Raleigh Utility Easements may be needed to provide access to FH's WM's CO's that are not within the public Right of Way.

NOTES:

1. FIRE LINE BACKFLOWS WILL REQUIRE TAMPER SWITCHES.
2. FDC's SHALL BE WITHIN 150.00 FEET OF A FIRE HYDRANT. (HOSE LAY METHOD)
3. ALL SEWER CLEAN OUTS LOCATED IN TRAFFIC BEARING AREAS TO BE LOCATED IN A VALVE COVER LABELED SEWER.

LEGEND

- SEWER MANHOLE
- SEWER CLEANOUT
- FIRE HYDRANT
- WATER VALVE

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HAWTHORNE AT THE FOREST PHASE II - APARTMENT SITE

DEVELOPER:
EVOLVE COMPANIES
2012 EASTWOOD ROAD
WILMINGTON, NC 28403

REVISIONS

NO.	DATE	REMARKS
1.	2021-09-30	1ST SUBMITTAL
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PROJECT NO:	2010030.01
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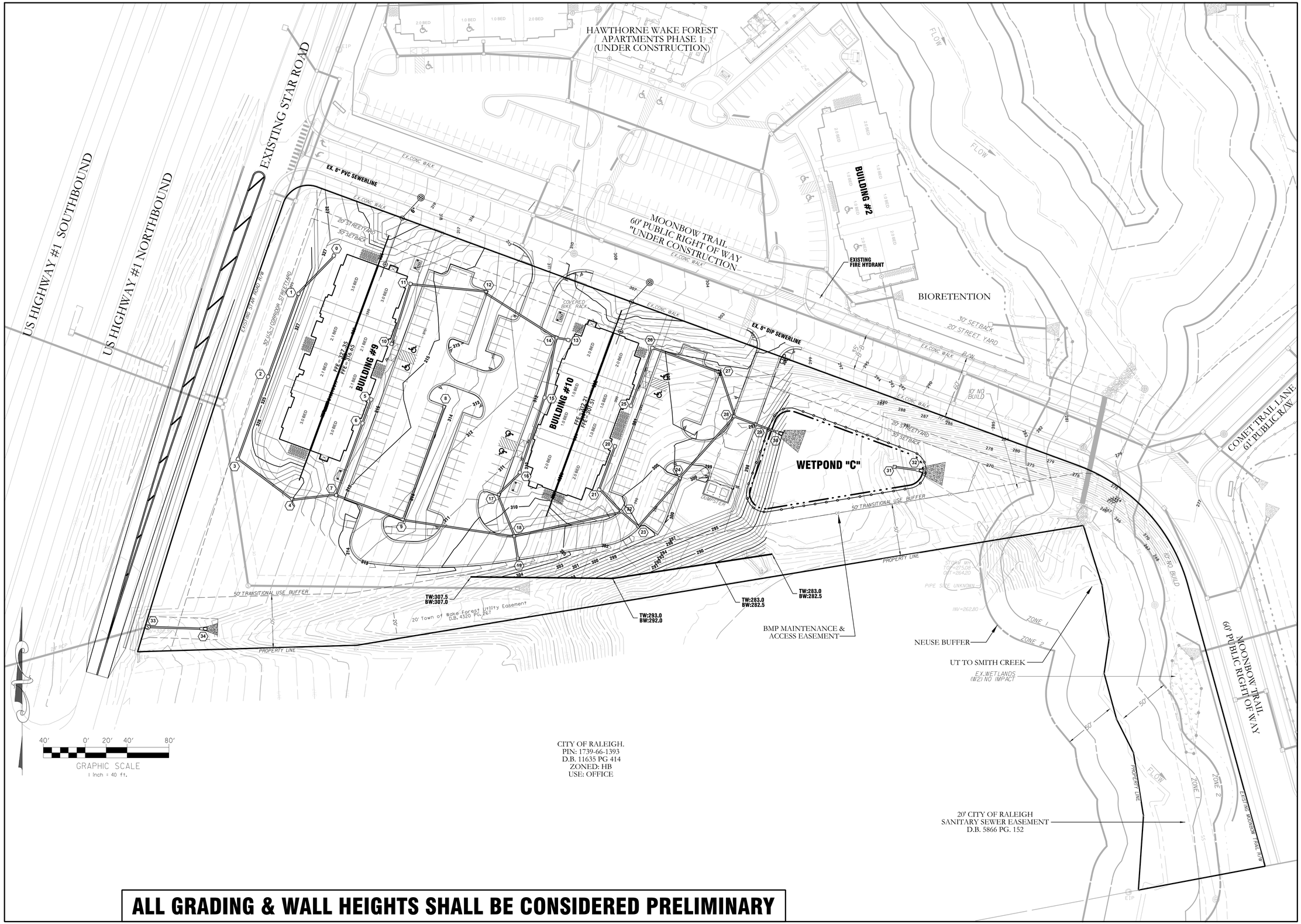
DWG. CHECKED BY:	PCP
SCALE:	SEE PLAN
DATE:	OCT. 1ST 2021

UTILITYPLAN

C-300

"ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST, CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS"



ALL GRADING & WALL HEIGHTS SHALL BE CONSIDERED PRELIMINARY

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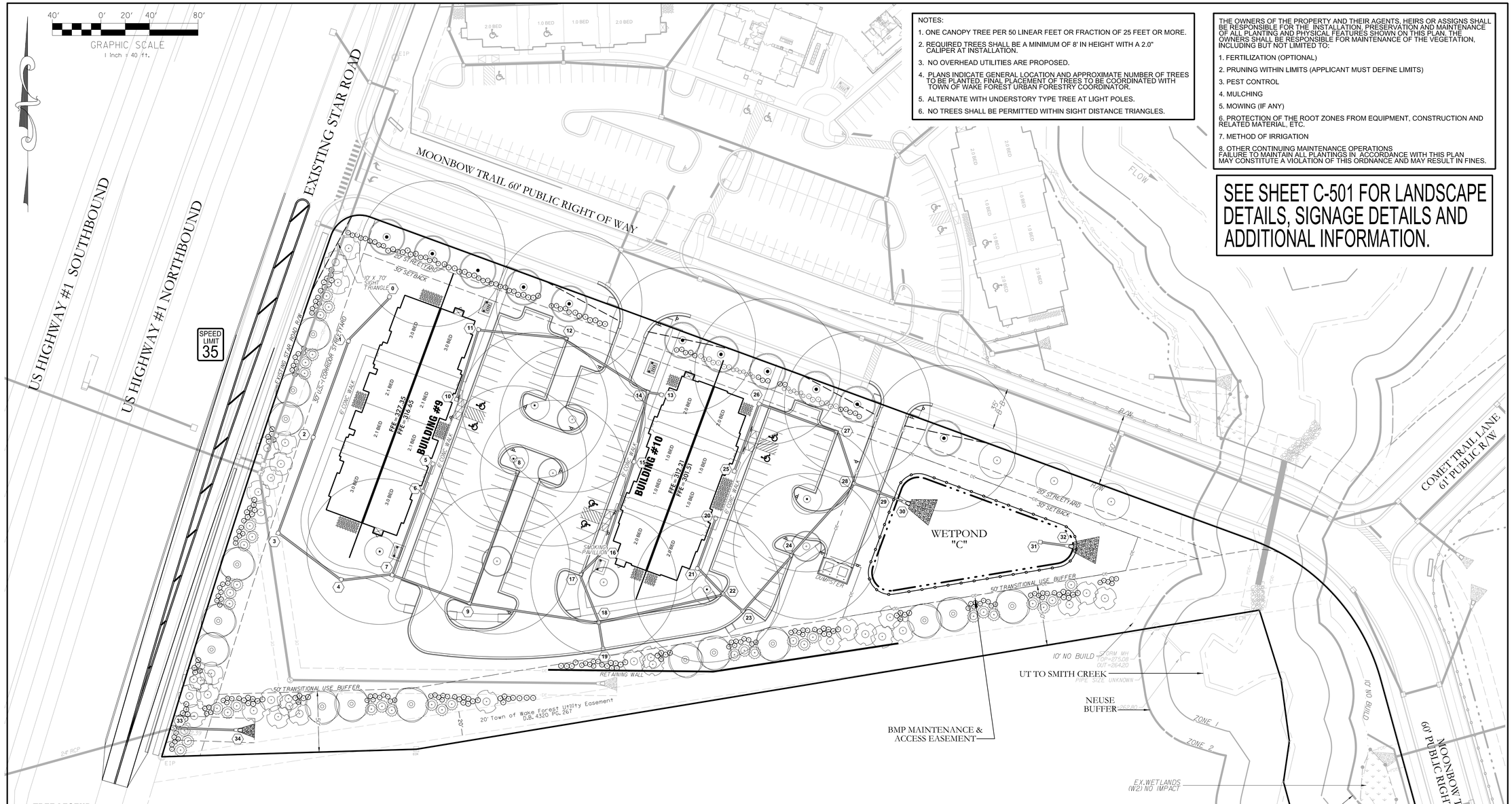
SCALE:	SEE PLAN
DATE:	OCT. 1ST 2021

GRADING & DRAINAGE

C-400

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST, CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS



NOTES:

1. ONE CANOPY TREE PER 50 LINEAR FEET OR FRACTION OF 25 FEET OR MORE.
2. REQUIRED TREES SHALL BE A MINIMUM OF 8' IN HEIGHT WITH A 2.0" CALIPER AT INSTALLATION.
3. NO OVERHEAD UTILITIES ARE PROPOSED.
4. PLANS INDICATE GENERAL LOCATION AND APPROXIMATE NUMBER OF TREES TO BE PLANTED. FINAL PLACEMENT OF TREES TO BE COORDINATED WITH TOWN OF WAKE FOREST URBAN FORESTRY COORDINATOR.
5. ALTERNATE WITH UNDERSTORY TYPE TREE AT LIGHT POLES.
6. NO TREES SHALL BE PERMITTED WITHIN SIGHT DISTANCE TRIANGLES.

THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE VEGETATION, INCLUDING BUT NOT LIMITED TO:

1. FERTILIZATION (OPTIONAL)
2. PRUNING WITHIN LIMITS (APPLICANT MUST DEFINE LIMITS)
3. PEST CONTROL
4. MULCHING
5. MOWING (IF ANY)
6. PROTECTION OF THE ROOT ZONES FROM EQUIPMENT, CONSTRUCTION AND RELATED MATERIAL, ETC.
7. METHOD OF IRRIGATION
8. OTHER CONTINUING MAINTENANCE OPERATIONS

FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN MAY CONSTITUTE A VIOLATION OF THIS ORDNANCE AND MAY RESULT IN FINES.

SEE SHEET C-501 FOR LANDSCAPE DETAILS, SIGNAGE DETAILS AND ADDITIONAL INFORMATION.

TREE LEGEND

QN, QL, GB, QA, LS, AG, IE, RT, RS, IG, CA

PLANT SCHEDULE:

KEY	QTY.	Botanical Name	Common Name	Size	Notes
		Large Trees			
GB		Ginkgo biloba	Ginkgo	3" cal., 12' HT. min. BB	Male Specimen Only
LS		Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum	3" cal., 12' HT. min. BB	
QA		Quercus acutissima	Sawtooth Oak	3" cal., 12' HT. min. BB	Specimen quality
QL		Quercus lyrata 'Highbeam'	Highbeam Overcup Oak	3" cal., 12' HT. min. BB	Specimen quality
QN		Quercus nuttalli	Nuttall Oak	3" cal., 12' HT. min. BB	Specimen quality
		Understory Trees			
AG		Amelanchier grandiflora	Serviceberry	15 gal, 8' HT. min. BB	
IE		Ilex x 'Emily Bruner'	Emily Bruner Holly	8' HT. min. BB	
		Shrubs			
RS		Rhododendron 'Autumn Sangria'	Autumn Sangria' Azalea	5 gal, 24" HT. min.	
RT		Rhododendron 'Autumn Twist'	'Autumn Twist' Azalea	5 gal, 24" HT. min.	
CA		Clethra alnifolia 'Hummingbird'	Dwarf Summersweet	5 gal, 18" HT. min.	
IG		Ilex glabra 'Shamrock'	Dwarf Inkberry Holly	5 gal, 24" HT. min.	

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HAWTHORNE AT THE FOREST PHASE II - APARTMENT SITE

DEVELOPER:
EVOLVE COMPANIES
2012 EASTWOOD ROAD
WILMINGTON, NC 28403

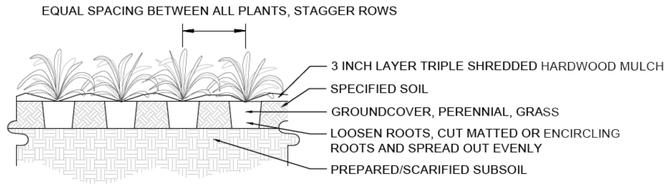
REVISIONS

NO.	DATE	REMARKS
1.	2021-09-30	1ST SUBMITTAL
2.		
3.		
4.		

PROJECT NO: 2010030.01
DRAWN BY: DFB
DWG. CHECKED BY: PCP
SCALE: SEE PLAN
DATE: OCT. 1ST 2021

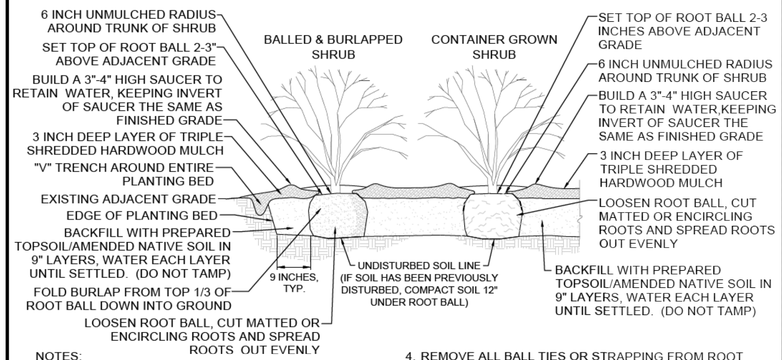
LANDSCAPE PLAN

C-500



GROUNDCOVERS, PERENNIALS, GRASSES

Not to Scale

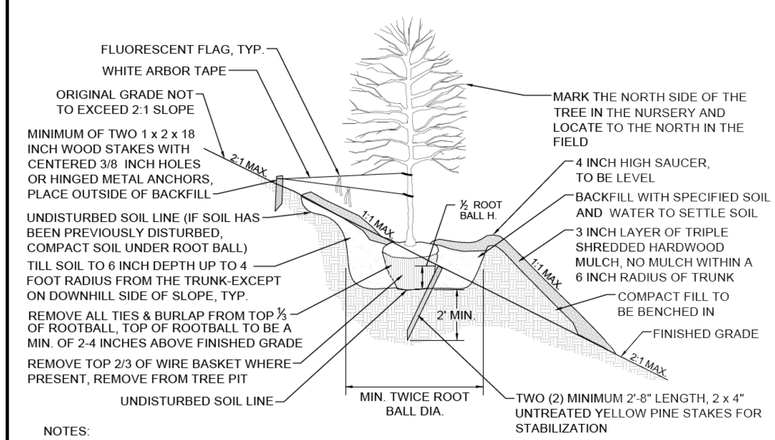


NOTES:

1. SEE SPECIFICATIONS FOR DETAILS ON PLANT BED PREPARATION.
2. DO NOT INSTALL SHRUBS DURING PERIODS OF WET OR FREEZING SOIL CONDITIONS.
3. NO SYNTHETIC FABRIC IS ALLOWED ON ROOT BALLS.
4. REMOVE ALL BALL TIES OR STRAPPING FROM ROOT BALL.
5. FOR MASS PLANTINGS OF SHRUBS AND GROUNDCOVERS, USE STAGGERED ROWS WITH EQUAL SPACING BETWEEN ALL PLANTS.
6. TAMP SOIL FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.

SHRUB PLANTING

Not to Scale

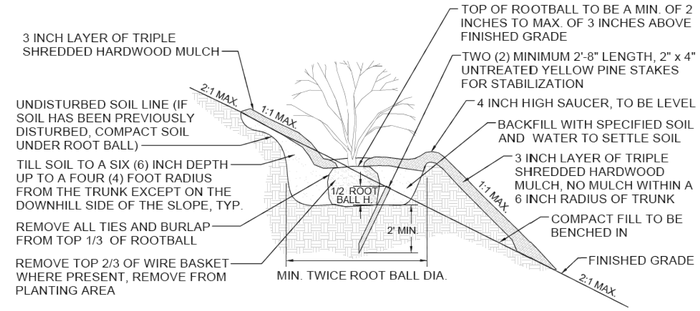


NOTES:

1. THIS STANDARD APPLIES TO SINGLE AND MULTI-STEM TREES.
2. NO SYNTHETIC FABRIC IS ALLOWED ON ROOT BALLS.
3. REMOVE ALL BALL TIES OR STRAPPING FROM ROOT BALL.
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
5. SET TREE PLUMB VERTICALLY IN ALL DIRECTIONS PRIOR TO STABILIZING WITH TWO (2) MINIMUM 2'-8" LENGTH, 2" x 4" UNTREATED YELLOW PINE STAKES. STAKE LENGTH SHALL BE PROPORTIONATE TO HEIGHT OF ROOTBALL. STAKE SHALL EXTEND BY AT LEAST HALF OF THE ROOT BALL HEIGHT ABOVE GRADE.
6. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB IN ALL DIRECTIONS.
7. ALL TREES PLANTED ON SLOPES STEEPER THAN 3:1 SHALL BE STAKED WITH AN MINIMUM OF TWO (2) STAKES AND GUYS AT A MINIMUM OF 2'-8" LENGTH, 2" x 4" UNTREATED YELLOW PINE STAKES.
8. DO NOT PRUNE OR CUT LEADER EXCEPT TO STABILIZE DAMAGE OR AS DIRECTED BY OWNER.
9. DO NOT INSTALL TREES DURING PERIODS OF WET OR FREEZING SOIL CONDITIONS.

TREE PLANTING ON A SLOPE

Not to Scale

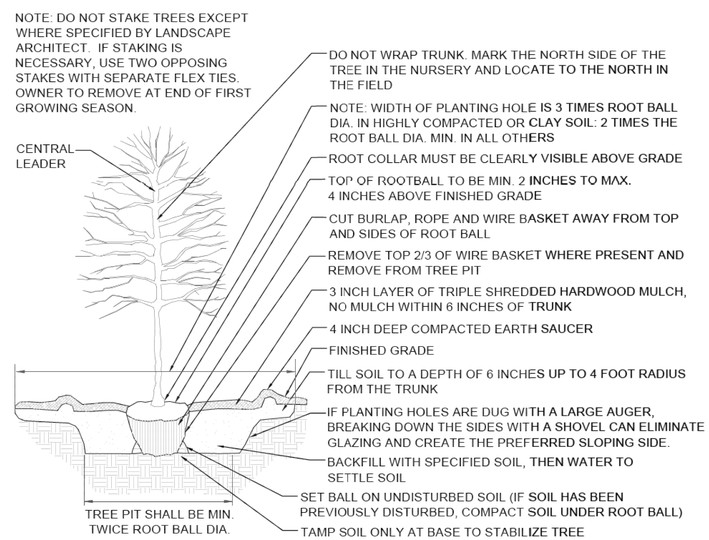


NOTES:

1. SEE SPECIFICATIONS FOR DETAILS ON PLANT BED PREPARATION.
2. DO NOT INSTALL SHRUBS DURING PERIODS OF WET OR FREEZING SOIL CONDITIONS.
3. NO SYNTHETIC FABRIC IS ALLOWED ON ROOT BALLS.
4. REMOVE ALL BALL TIES OR STRAPPING FROM ROOT BALL.
5. FOR MASS PLANTINGS OF SHRUBS AND GROUNDCOVERS, USE STAGGERED ROWS WITH EQUAL SPACING BETWEEN ALL PLANTS.
6. TAMP SOIL FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
7. SET ALL SHRUBS LARGER THAN 5 GAL. PLUMB VERTICALLY IN ALL DIRECTIONS PRIOR TO STABILIZING WITH TWO (2) MINIMUM 2'-8" LENGTH, 2" x 4" UNTREATED YELLOW PINE STAKES. STAKE LENGTH SHALL BE PROPORTIONATE TO HEIGHT OF ROOTBALL. STAKE SHALL EXTEND BY AT LEAST HALF OF THE ROOT BALL HEIGHT ABOVE GRADE.

SHRUB PLANTING ON A SLOPE

Not to Scale

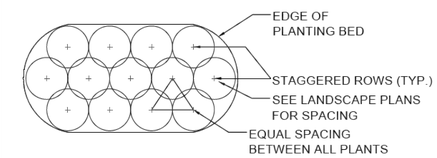


NOTES:

1. THIS STANDARD APPLIES TO SINGLE AND MULTI-STEM TREES.
2. NO SYNTHETIC FABRIC IS ALLOWED ON ROOT BALL.
3. DO NOT INSTALL TREES DURING PERIODS OF WET OR FROZEN SOIL CONDITIONS.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. SET TREE PLUMB IN ALL DIRECTIONS. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB IN ALL DIRECTIONS.
6. DO NOT CUT OR PRUNE LEADER EXCEPT TO STABILIZE DAMAGE OR AS DIRECTED BY OWNER.
7. REMOVE ALL BALL TIES OR STRAPPING FROM ROOT BALL.
8. DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT. IF STAKING IS NECESSARY, USE TWO OPPOSING STAKES WITH SEPARATE FLEXIBLE TIES. REMOVE STAKING AT END OF FIRST GROWING SEASON.
9. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4-6" OVER THE ENTIRE AREA.
10. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
11. DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL; USE LOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATIVE DRAINAGE SYSTEM AS REQUIRED.
12. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.

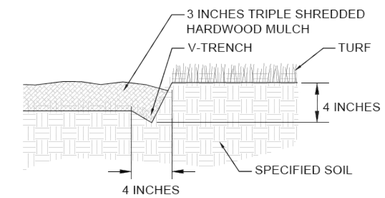
TREE PLANTING

Not to Scale



STAGGERED SHRUB PLANTING

Not to Scale



NOTES:

1. APPLY 3 INCH LAYER OF TRIPLE SHREDDED HARDWOOD MULCH.
2. CUT BED EDGE WITH SPADE TO CREATE CONSISTENT, CLEAN, STRAIGHT EDGE.

V-TRENCH

Not to Scale

PLANTING GENERAL NOTES

1. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO OWNER.
2. THE LANDSCAPE PLANTING CONTRACTOR SHALL BE A LICENSED LANDSCAPE CONTRACTOR IN NC, AND SHALL PROVIDE PROOF OF LICENSE AFTER BIDDING.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
4. CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT THE SITE AND PERFORM THE WORK SPECIFIED WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN WHETHER SURFACE OR SUBSURFACE, EXCEPT AS PROVIDED FOR BY THE CONTRACT DOCUMENTS.
5. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OF SPECIES, SIZES, OR TYPE OF CONTAINER.
6. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE UTILITIES DURING THE CONSTRUCTION OF THE PROJECT, AND SHALL PROMPTLY REPAIR AND RESTORE SERVICES AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL VISIT THE SITE, FAMILIARIZE HIMSELF WITH ACTUAL CONDITIONS AND VERIFY EXISTING CONDITIONS IN THE FIELD.
8. CONTRACTOR SHALL MAINTAIN CAREFULLY ALL BENCH MARKS, MONUMENTS AND OTHER REFERENCED POINTS. IF DISTURBED OR DESTROYED, THE CONTRACTOR SHALL REPLACE AS DIRECTED AT NO ADDITIONAL COST TO THE OWNER.
9. CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE FULL SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR COORDINATION WITH UTILITIES.
10. CONTRACTOR WILL LEAVE DISTURBED AREAS LEVEL AND RAKED SMOOTH, REMOVING ALL ROCKS AND DEBRIS.
11. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD FROM SAME SOURCE TO ASSURE SYMMETRY IN PLANTING.
12. IF ANY EXISTING CONDITIONS OUTSIDE THE CONTRACT LIMITS, CURBS, SIDEWALKS, TURF AREAS AND PAVING ARE DAMAGED IN PERFORMANCE OF THIS WORK, THEY SHALL BE RESTORED WITHOUT EXTRA COST TO THE OWNER IN THE MANNER PRESCRIBED BY AUTHORITIES HAVING JURISDICTION.
13. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT. IN CASE OF DISCREPANCY BETWEEN THE QUANTITY OF PLANTS ON THE PLANS COMPARED TO THE PLANT LIST, THE CONTRACTOR SHALL SUPPLY QUANTITIES AS DRAWN ON PLANS.
14. CONTRACTOR SHALL SEED ALL AREAS DISTURBED DURING INSTALLATION NOT SPECIFIED TO BE COVERED BY MULCH. AREAS DAMAGED FROM ACTIVITIES OF CONTRACTOR TO BE RESEEDED AND ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.
15. CONTRACTOR TO PREPARE PLANTING BEDS PER THE SPECIFICATIONS.
16. CONTRACTOR IS RESPONSIBLE FOR IMPORTING, TESTING AND PREPARING THE SOIL ON SITE PER THE SPECIFICATIONS.
17. ALL SIX FOOT MULCH RINGS AND STAND ALONE MULCH AREAS SHALL BE BE MULCHED WITH TRIPLE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED ON THE CONTRACT DRAWINGS. ALL MULCH AREAS SHOWN TO TIE INTO NATURAL AREAS SHALL BE MULCHED WITH LEAF MULCH.
18. MULCH WILL BE A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH OR LEAF MULCH. ALL AREAS WITHIN PROJECT LIMITS SHALL BE EITHER PAVED, SEEDED, SODDED OR MULCHED. SUBMIT SAMPLES FOR APPROVAL.
19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF WAKE FOREST, CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

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HAWTHORNE AT THE FOREST
PHASE II - APARTMENT SITE

DEVELOPER:
EVOLVE COMPANIES
2012 EASTWOOD ROAD
WILMINGTON, NC 28403

REVISIONS

NO.	DATE	REMARKS
1.	2021-09-30	1ST SUBMITTAL
2.		
3.		
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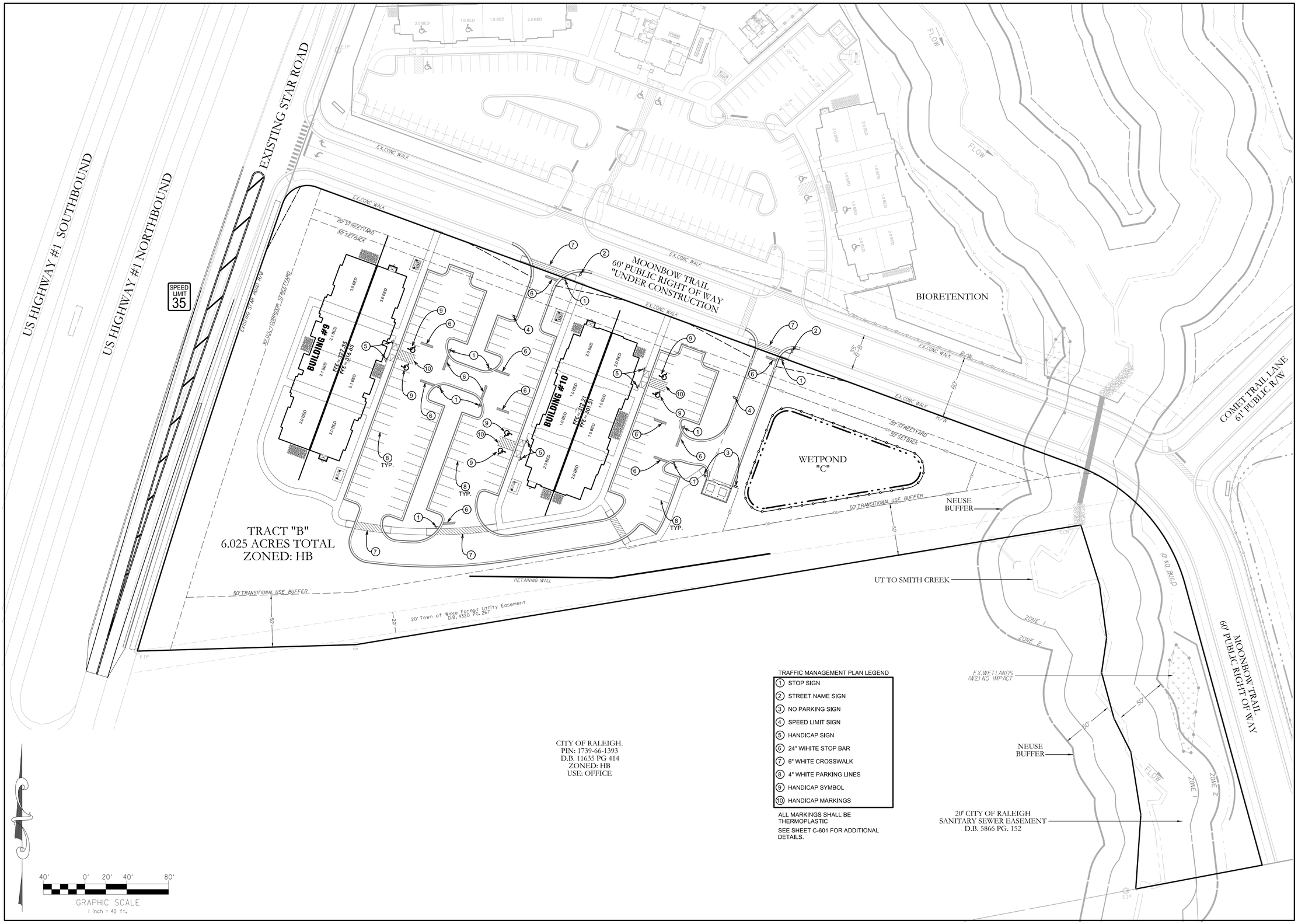
PROJECT NO:	2010030.01
DRAWN BY:	DFB
DWG. CHECKED BY:	PCP
SCALE:	SEE PLAN
DATE:	OCT. 1ST 2021

LANDSCAPE DETAILS

C-501

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST, CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS



TRAFFIC MANAGEMENT PLAN LEGEND

1	STOP SIGN
2	STREET NAME SIGN
3	NO PARKING SIGN
4	SPEED LIMIT SIGN
5	HANDICAP SIGN
6	24" WIHITE STOP BAR
7	6" WHITE CROSSWALK
8	4" WHITE PARKING LINES
9	HANDICAP SYMBOL
10	HANDICAP MARKINGS

ALL MARKINGS SHALL BE THERMOPLASTIC

SEE SHEET C-601 FOR ADDITIONAL DETAILS.

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HAWTHORNE AT THE FOREST
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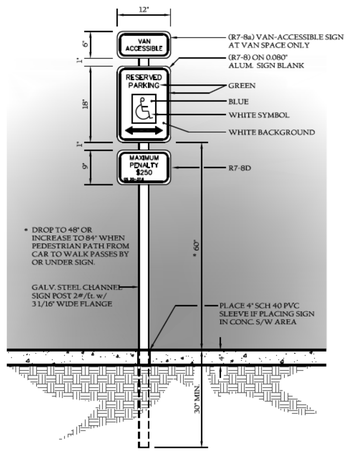
DWG. CHECKED BY:	PCP
SCALE:	SEE PLAN
DATE:	OCT. 1ST 2021

TRAFFIC MANAGEMENT PLAN

C-600

"ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST, CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS"

Details Provided by APPIAN Consulting Engineers – www.appianengineers.com 03/09/2015 – 5:20:44 PM



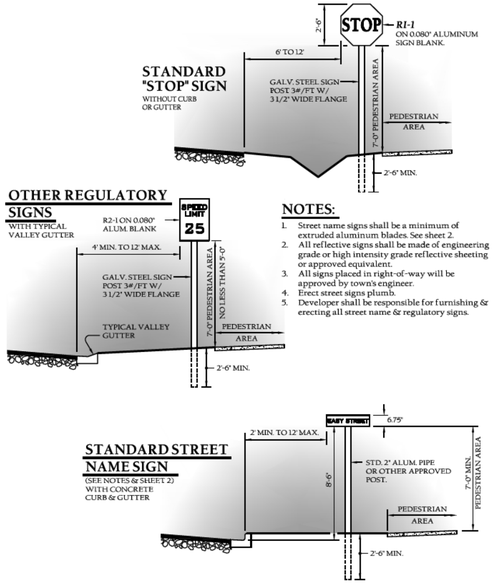
TOWN of WAKE FOREST

TOWN of WAKE FOREST, NC
Manual of Specifications, Standards and Design

R7-8 HANDICAP SIGN DETAIL

Scale: Not To Scale | Detail #: 9.15
Revision Date: Feb., 2015 | Sheet #: 1 of 1

Details Provided by APPIAN Consulting Engineers – www.appianengineers.com 03/09/2015 – 5:25:10 PM



NOTES:

1. Street name signs shall be a minimum of extruded aluminum blades. See sheet 2.
2. All reflective signs shall be made of engineering grade or high intensity grade reflective sheeting or approved equivalent.
3. All signs placed in right-of-way will be approved by town's engineer.
4. Erect street signs plumb.
5. Developer shall be responsible for furnishing & erecting all street name & regulatory signs.

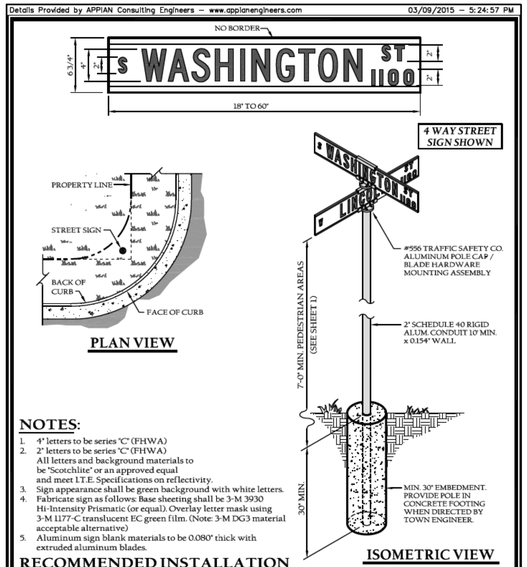
TOWN of WAKE FOREST

TOWN of WAKE FOREST, NC
Manual of Specifications, Standards and Design

STANDARD SIGN INSTALLATION DETAIL

Scale: Not To Scale | Detail #: 9.22
Revision Date: Feb., 2015 | Sheet #: 1 of 2

Details Provided by APPIAN Consulting Engineers – www.appianengineers.com 03/09/2015 – 5:24:57 PM



NOTES:

1. 4" letters to be series "C" (FHWA)
2. 2" letters to be series "C" (FHWA)
   All letters and background materials to be "Scotchlite" or an approved equal and meet I.T.E. Specifications on reflectivity.
3. Sign appearance shall be green background with white letters.
4. Fabricate sign as follows: Base sheeting shall be 3-M 3930 Hi-Intensity Prismatic (or equal). Overlay letter mask using 3-M 1177-C translucent EC green film. (Note: 3-M DG3 material acceptable alternative)
5. Aluminum sign blank materials to be 0.080" thick with extruded aluminum blades.

RECOMMENDED INSTALLATION

1. Street name sign to be one-foot from property line if said lines were extended.
2. Sign blades not to extend past back of curb into road.
3. Sign location to be placed on low side of block numbering.
4. Any exceptions shall be approved by the Town Engineer.
5. Developer responsible for installation of all street signs.

TOWN of WAKE FOREST

TOWN of WAKE FOREST, NC
Manual of Specifications, Standards and Design

RESIDENTIAL STREET NAME SIGNS 6 3/4" SIGN HEIGHT

Scale: Not To Scale | Detail #: 9.22
Revision Date: Feb., 2015 | Sheet #: 2 of 2

GENERAL NOTES:

1. ALL SIGNAGE SHALL MEET AND BE INSTALLED PER ANY AND ALL CURRENT REQUIREMENTS OF THE TOWN OF WAKE FOREST, NCDOT AND MUTCD STANDRDS.

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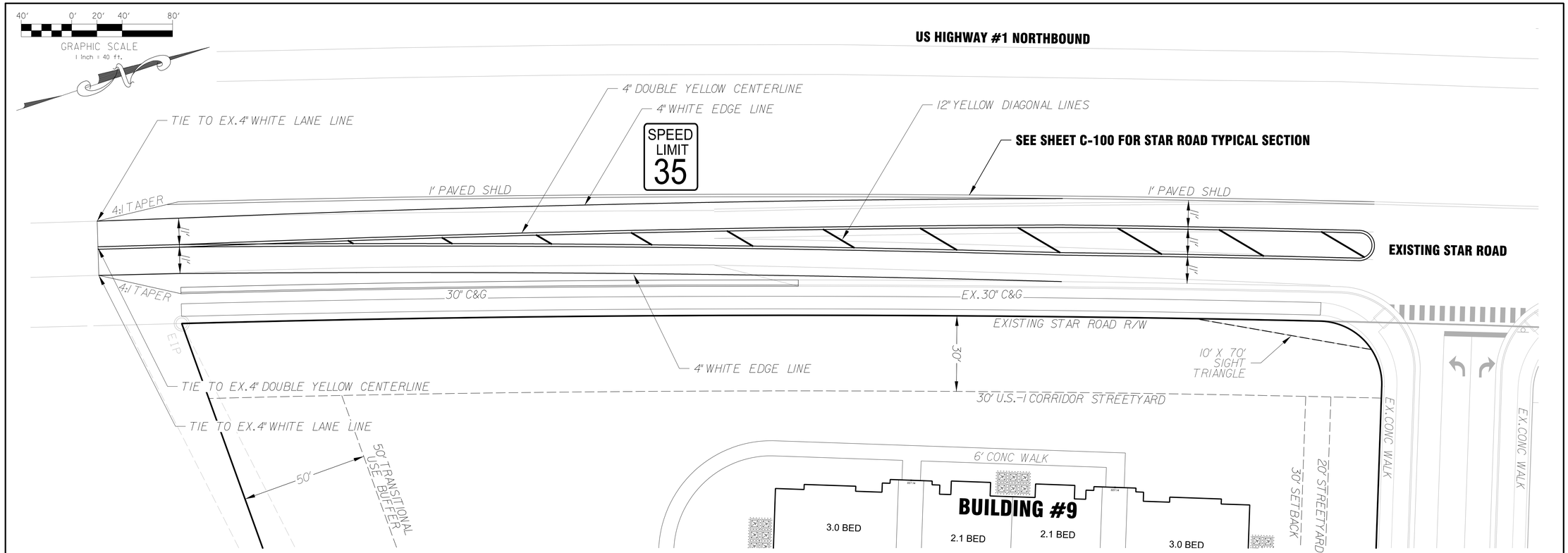
DWG. CHECKED BY:	PCP
SCALE:	SEE PLAN
DATE:	OCT. 1ST 2021

TRAFFIC MANAGEMENT DETAILS

C-601

"ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST, CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS"



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DWG. CHECKED BY:	PCP
SCALE:	SEE PLAN
DATE:	OCT. 1ST 2021

STAR ROAD IMPROVEMENTS

C-700

Planning Board Agenda Item Report

Agenda Item No.: 2021-598-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: June 14, 2022

SUBJECT
LEGISLATIVE CASE RZ-22-01; Wake Union; Consideration of a rezoning filed by Kimley-Horn to rezone 71.46± acres located at 0 Wake Union Church Road, 0 and 12415 Capital Boulevard, and 0 Kearney Road, being Wake County Tax PINs 1831644698, 1831751080, 1831646036, and 1831537516, from Conditional Use Highway Business (CU HB) to Residential Mixed- Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD).

Recommendation:

Item Summary:

ATTACHMENTS
- RZ-22-01 Staff Report_pb.pdf
- Attachment A - Neighborhood Meeting Minutes.pdf
- Attachment B - Application.pdf
- Attachment C - Maps.pdf
- Attachment D - RZ-99-08 Approval Letter.pdf
- Attachment E - RZ-05-13 Approval Letter.pdf
- Attachment F - Plan Consistency Analysis.pdf
- Attachment G - Transportation Impact Analysis Executive Summary and NCDOT Review Report.pdf
- Attachment H - Recorded Brownfields Agreement.pdf
- Exhibit 1 - Proposed Conditional District Plan.pdf

TOWN of WAKE FOREST

Staff Report
Case RZ-22-01: Wake Union Conditional District

Meeting Date	June 14, 2022
Requested Actions	Consideration of the following items related to the Conditional Zoning request for 0 Wake Union Church Road, 0 and 12415 Capital Boulevard, and 0 Kearney Road: 1. Act on Plan Consistency Statement 2. Rezone 71.46 acres on the Town of Wake Forest Zoning Map from Conditional Use Highway Business (CU HB) to Residential Mixed- Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD).
Case Manager	Patrick Reidy, Senior Planner

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (tentative)
February 8, 2022 *(See Attachment A)*	June 14, 2022	July 19, 2022

CASE INFORMATION

Applicant	Kimley-Horn C/O Jordan Brewer 300 S. Main Street, Suite 212 Holly Springs, NC 27540
Developer	Marett, LLC C/O Steven Whitworth 3326 Colony Road Charlotte, NC 28211
Property Owner	MKC Development Company C/O Matthew Ferrante 3150 Rogers Road, Suite 107 Wake Forest, NC 27587
Location	Near the intersection of Wake Union Church Road and Kearney Road
Address	0 Wake Union Church Road, 0 and 12415 Capital Boulevard, and 0 Kearney Road

Wake County Tax PIN(s)	1831-64-4698, 1831-75-1080, 1831-64-6036, and 1831-53-7516
Acreage	71.46 acres (includes right-of-way)
Zoning	Existing: Conditional Use Highway Business (CU HB), US 1 Special Highway Overlay (SH1-O), Falls Lake Watershed Management Area Overlay District (FL-WMA) Proposed: Residential Mixed- Use Conditional District (RMX-CD) and Neighborhood Mixed-Use Conditional District (NMX-CD)
Land Use	Existing: Vacant Proposed: Commercial (up to 193,000 SF) Dwelling - Multifamily (300 units) Dwelling – Townhome (89 units)
Community Plan	Existing: Corridor Commercial and Activity Center Proposed: Activity Center, Corridor Commercial, and Mixed Residential
Corporate Limits	This application is in the Town's corporate limits.
See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Community Plan Maps. See pages 42, 48, and 54 for descriptions of Corridor Commercial, Activity Centers, and Commercial & Industrial Area: Capital Boulevard in the Community Plan.	

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Single-Family Dwellings (St. Ives)	Conditional Use General Residential 3
South	Commercial and Capital Boulevard ROW	Highway Business
East	Residential, Religious Institution (Wake Forest Presbyterian Church), Commercial, and Capital Boulevard ROW	General Residential 3 and Highway Business
West	Single-Family Dwellings (Tarlton Park) and General Commercial/Professional Services (Tarlton Park Office Park)	Residential-40W (Wake County) and Neighborhood Business
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 parcel identified by PIN 1831-75-1080 and proposed for townhomes is associated with zoning case RZ-99-08. See Attachment D for details.

The parcels identified by the PINs 1831-64-6036, 1831-64-4698, and 1831-53-7516 and proposed for multi-family residential and commercial, is associated with zoning case RZ-05-13. See Attachment E for details.

MASTER PLAN ANALYSIS

Open Space	Required:	5% of residential areas or 1.71 acres
	Proposed:	18.7% or 6.4 acres (Note: Due to brownfield, open space is not permitted on commercial site)
	Summary:	The proposed Master Plan **complies** with the minimum open space percentage requirement in the UDO. See Exhibit 1, Sheet C2.0.
Park Space	Required:	2% or 0.68 acres
	Proposed:	2% or 0.68 acres
	Summary:	The proposed Master Plan **complies** with the minimum park space percentage requirement in the UDO. See Exhibit 1, Sheet C2.0.
Active Recreation	Required:	25% of park space or 0.17 acres
	Proposed:	25% of park space or 0.17 acres
	Summary:	The proposed Master Plan **complies** with the minimum open space percentage requirement in the UDO. See Exhibit 1, Sheet C2.0.
Roads	Required:	The Comprehensive Transportation Plan requires the 2A cross-section for Kearney Road and the US 1 Service Road Cross Section for Wake Union Church Road. The UDO requires that a TIA be submitted for review for this project.
	Proposed:	The proposed Master Plan (Exhibit 1, Sheet C2.0) proposes a realignment of Wake Union Church Road in accordance with the service roads shown on the NCDOT U-5307 project for US-1. A new roundabout will be constructed at the Wake Union Church Road entrance of the commercial phase. The Master Plan also proposes to make improvements on US-1 at the intersection of US-1 and Wake Union Church Road/Agora Drive. The required TIA improvements are split into 3 phases, the developer has offered a rezoning condition that requires all three phases of the TIA shall be installed prior to the 7th Townhome building permit being issued. This ensures that all TIA improvements will be completed towards the beginning of Phase 2.

The improvements required to mitigate the impact of the development are:

Phase 1

Kearney Road at Penfold Lane/Public Street C

- Construct Public Street C with one ingress and one egress lane

Wake Union Church Road at Apartments Site Driveway

- Construct the full-movement Apartments Site Driveway with one ingress and one egress lane

Phase 2

Wake Union Church Road

- Realign Wake Union Church Road to intersect the proposed Main Street at a new roundabout approximately 600 feet west of US-1

"Main" Street

- Construct Main Street as a divided roadway with two eastbound lanes and one westbound lane between US 1 and the realigned Wake Union Church Road

Public Street A

- Construct Public Street A as a two-lane roadway north of Main Street that terminates at the project boundary north of Lola Lane Extension

Lola Lane Extension

- Extend Lola Lane to intersect Public Street A

Main Street at Wake Union Church Road/Public Street A:

- Construct a single-lane roundabout
- Provide a northbound right-turn lane on Wake Union Church Road with 50 feet of storage and appropriate tapers

Public Street A at Public Street C:

- Construct the proposed Public Street C as a full-movement driveway with one ingress lane and one egress lane

Public Street A at Townhome Driveway:

- Construct the proposed Townhome Driveway with one ingress lane and one egress lane on both approaches at Public Street A

Main Street at Townhome Driveway:

- Construct the right-in/right-out Townhome Driveway with one ingress lane and one egress

Phase 3

US 1 at Wake Union Church Road/Main Street/Shopping Center Driveway:

- Convert intersection to a "reverse" synchronized street configuration, including prohibiting left-turns from US 1 onto the side-streets
- Restripe the eastbound approach of Main Street to provide dual left-turn lanes and an exclusive right-turn lane
- Restripe the westbound approach of the Shopping Center Driveway to provide dual left-turn lanes and an exclusive right-turn lane

		• Provide appropriate traffic signals for the superstreet configuration <u>US 1 at U-Turn North of Shopping Center Driveway:</u> • Construct a northbound U-turn lane on US 1 with 250 feet of storage and appropriate tapers • Install a traffic signal <u>US 1 at U-Turn South of Wake Union Church Road:</u> • Construct a southbound U-turn lane on US 1 with 150 feet of storage • Install a traffic signal <u>Main Street at Townhome Driveway/Outparcel Driveway:</u> • Construct the right-in/right-out Outparcel Driveway with one ingress lane and one egress lane <u>Wake Union Church Road at South Parking Lot:</u> • Construct the full-movement South Parking Lot driveway with one ingress lane and separate left- and right-turn egress lanes <u>Wake Union Church Road at Outparcel Driveway:</u> • Construct the full-movement Outparcel Driveway with one ingress lane and one egress lane • Construct a southbound left-turn lane on Wake Union Church Road with 50 feet of storage <u>Public Street at North Parking Lot:</u> • Construct the right-in/right out North Parking Lot driveway with one ingress lane and one egress lane
	Summary:	The proposed Master Plan **complies** with the minimum roadway infrastructure requirements in the UDO. See Attachment G for TIA Executive Summary.

Parking	Required: Per UDO Chapter 9.4, the parking requirements are:
	• Dwelling-multifamily:
	  ○ Vehicular: 1.8 spaces per unit or 544 parking spaces
	  ○ Bicycle: 2 spaces per 40 automobile spaces provided and 1 space per 30 units for the clubhouse or 38 bike spaces
	• Townhomes:
	  ○ Vehicular: 1.8 spaces per unit or 160 parking spaces
	  ○ Bicycle: 2 spaces per 40 automobile spaces provided or 8 bike spaces
	• General commercial:
	  ○ Vehicular: 1 space per 350 square feet or 286 parking spaces
	  ○ Bicycle: 2 spaces per 40 automobile spaces provided or 16 bike spaces
	• Restaurant/bar (other uses are provided, but applicant has taken a conservative approach and used this use since it is the most restrictive parking ratio in case the entire site developed as restaurant/bar uses):
	  ○ Vehicular: 1 space per 200 or 415 spaces
	  ○ Bicycle: 2 spaces per 50 automobile spaces provided or 20 bike spaces
	
	Proposed:
	• Dwelling-multifamily:
	  ○ Vehicular: 546 parking spaces are proposed
	  ○ Bicycle: 44 bike spaces are proposed
	• Townhomes:
	  ○ Vehicular: 217 parking spaces through garages, driveways, and off-street parking spaces
	  ○ Bicycle: 12 bike spaces are proposed
	• General commercial:
	  ○ Vehicular: 313 parking spaces are proposed
	  ○ Bicycle: 22 bike spaces are proposed
	• Restaurant/bar:
	  ○ Vehicular: 440 parking spaces are proposed
	  ○ Bicycle: 26 bike spaces are proposed
	
	Summary: The proposed Master Plan **complies** with the minimum parking requirements in the UDO. See Exhibit 1, Sheet C2.0.

Public Utilities	Required:	The UDO requires that public water and sewer mains are extended to serve the site.
	Proposed:	This project is served by a 12” water line located along Wake Union Church and a 12” water line located along Kearney Road. This project is served by a 12” sewer line located along Wake Union Church Road It is also served by an 8” sewer line located along Winkworth Way. An easement will be required to connect to the sewer line.
	Summary:	The proposed Master Plan **complies** with the public utility requirements in the UDO.
Unique Site Constraints	Summary:	Approximately 33 acres of the site is a registered Brownfields site that is addressed under the Brownfields Property Reuse Act of 1997. The Brownfields site was first developed in 1964 for manufactured pneumatic parts by the Scovill Corporation. In 1986, the site was purchased by Parker Hannifin Corporation and was operated until 2001. The Brownfields site contains groundwater and soil contaminants. A Brownfields agreement was recorded in 2006 in Deed Book 11991, Page 2634 (Attachment H) and places restrictions on the 33 acres. The only uses allowed to be developed are mixed commercial uses, including retail, flex space, warehouses, office, church, and conference/event centers. The agreement also provides information about monitoring the contaminants and soil and water restrictions. Monitoring wells are required to remain on site and will be relocated as needed during and after site construction.

PROPOSED MODIFICATIONS OF BASE RESIDENTIAL MIXED USE ZONING DISTRICT STANDARDS

Article 2.2.3 Urban District Development Standard: The proposed maximum front setback along Kearney Road, North of Public Street A, is 90 feet.

Existing code requirement: The maximum front setback is 18 feet.

See Attachment B for signed, proposed zoning conditions.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed zoning map amendment request is generally consistent with the adopted Community Plan.
Comprehensive Transportation Plan (2019)	The proposed zoning map amendment request is generally consistent with the adopted Comprehensive Transportation Plan.

Historic Preservation Plan (2012)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2007)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Recourses Master Plan is not applicable to the zoning map amendment request.
Public Art Vision Plan (2009)	The Public Art Vision Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.
See Attachment F for detailed Plan Consistency Analysis.	

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-99-08 Approval Letter
Attachment E: RZ-05-13 Approval Letter
Attachment F: Plan Consistency Analysis
Attachment G: Traffic Impact Analysis Executive Summary and NCDOT Review Report
Attachment H: Recorded Brownfields Agreement

EXHIBITS

Exhibit 1: Proposed Conditional District Master Plan

Kimley»Horn

January 18, 2022

421 Fayetteville Street
Suite 600
Raleigh, North Carolina
27601

Subject: **NEIGHBORHOOD MEETING NOTIFICATION LETTER**
Rezoning (Case #RZ-22-01) – Wake Union
Capital Boulevard (US 1) at Wake Union Church Road, Wake Forest, North Carolina 27587

Dear Neighbor:

On **Tuesday, February 8, 2022** a neighborhood meeting will be held regarding a proposed rezoning application for the property identified by the following property identification number: **PIN# 1831537516, 1831646036, 1831644698 and 1831751080** near property that you own. Attached is a preliminary plan showing our proposal. The development plan consists of construction of proposed commercial, multifamily residential, and townhome units and associated infrastructure.

The meeting will be held virtually via Microsoft Teams at **6:00 P.M.** on **February 8, 2022**. Instructions for joining the meeting can be found on the following page.

We welcome any questions or comments on the plan prior to the meeting. If you wish to contact us, please call Kimley-Horn (919-677-2000) and ask for Jordan Brewer or email directly at jordan.brewer@kimley-horn.com. The purpose of the meeting is to ensure that adjacent property owners are aware of the proposal and have an opportunity to provide input prior to the Town of Wake Forest public hearing.

Sincerely,

Jordan Brewer, PE

TEL 919 677 2000

WAKE UNION
REZONING NEIGHBORHOOD MEETING

DATE: FEBRUARY 8, 2022

TIME: 6:00PM – 8:00PM

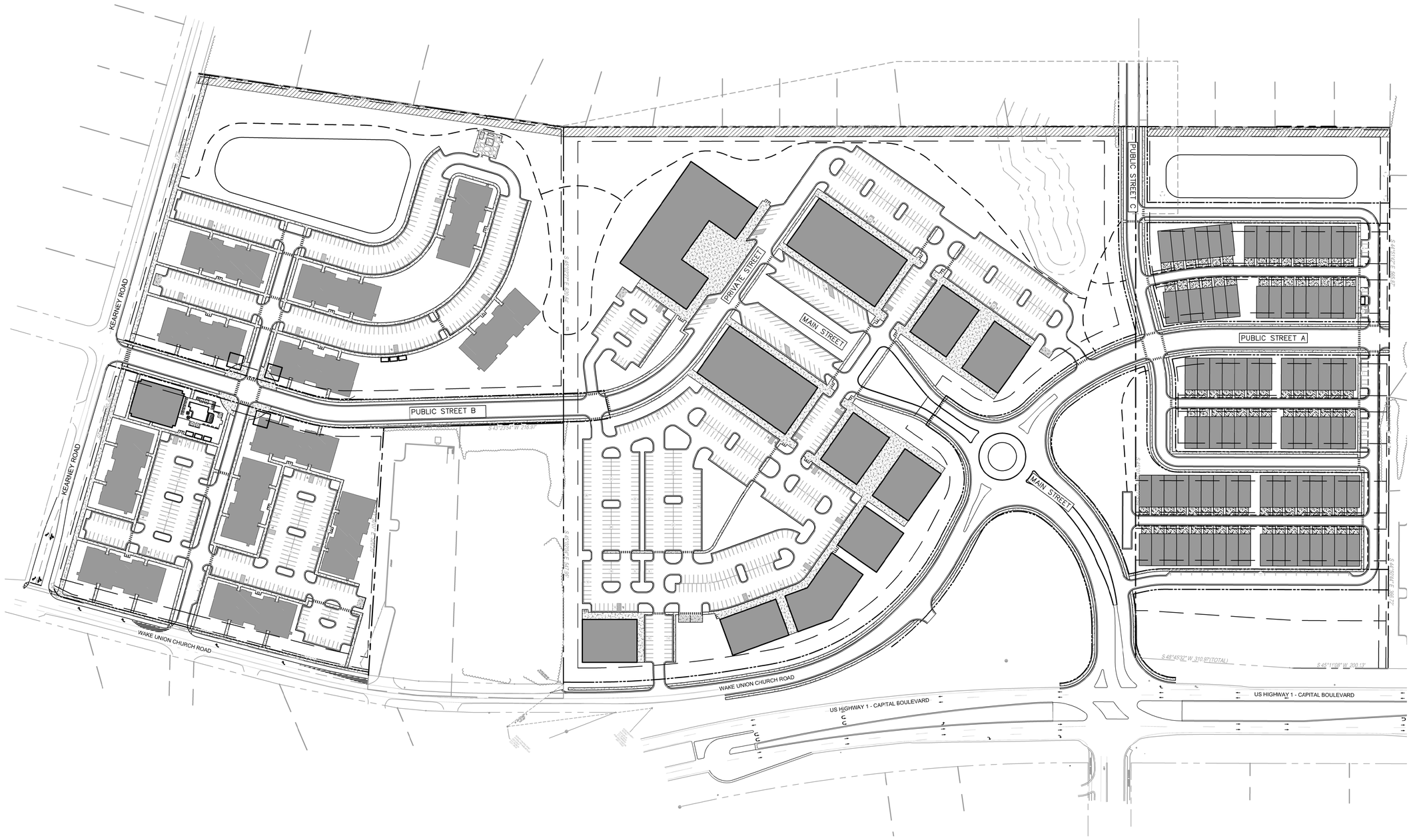
LOCATION: MICROSOFT TEAMS

OPTION 1A: Join with a video conferencing device
Type following link in to web browser:

https://tinyurl.com/245j7shb

OPTION 1B: Join with a video conferencing device
Email katie.witt@kimley-horn.com for direct meeting invite with hyperlink to access the Microsoft Teams Meeting

OPTION 2: Join via call in number (audio capabilities only)
+ 1 (469) 250-9294
Phone Conference ID: 142 331 668#



SITE DATA TABLE	
MULTIFAMILY RESIDENTIAL	MAXIMUM 300 UNITS
TOWNHOMES	MAXIMUM 90 UNITS
COMMERCIAL	MAXIMUM 99,999 GENERAL RETAIL MAXIMUM 83,000 SF OTHER USES (OFFICE PERSONAL SERVICES THEATRES, DAYCARES, ETC)

NOTES:

SITE LAYOUT IS PRELIMINARY AND MAY BE SUBJECT TO CHANGE. CHANGES TO THE LAYOUT MAY INCLUDE, BUT ARE NOT LIMITED TO, BUILDING SIZE AND LOCATION AND PARKING LOT LOCATION.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

REV. No.:	REVISION:	DATE:	DRAWN BY:	CHECKED BY:
5				
4				
3				
2				
1				

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
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PREPARED IN THE OFFICE OF:
Kimley»Horn
421 FAYETTEVILLE ST, SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

TITLE: MASTER PLAN

DATE: 12/23/21
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: OAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C2.0

Plotted By: Witt, Katie Sheet Set: Wake Union Morett Layout: C2.0 SITE PLAN January 18, 2022 04:38:05pm K:\RAL_DEV\013875000_WakeUnion_Morett\07_CAD Files\Exhibits\Master Plan\Rezoning Master Plan.dwg

WAKE UNION NEIGHBORHOOD MEETING MAILING LIST

Owner	Mail Address 1	Mail Address 2	Mail Address 3
STALLINGS, KENNETH M STALLINGS, TERESA B	7312 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
CARTISSER, WALTER L CARTISSER, WINIFRED S	408 CAPELLAN ST	WAKE FOREST NC 27587-1302	
WILLIAMS, KALVIN WILLIAMS, CAROLYN	8-24 CHESTER ST	FAIR LAWN NJ 07410-1547	
WILL, KEITH A WILL, SANDY L	2513 PENFOLD LN	WAKE FOREST NC 27587-5425	
JONES, THOMAS CHRISTOPHER JONES, KIMBERLY ANN	313 CAPELLAN ST	WAKE FOREST NC 27587-1301	
WAKE FOREST 12401 INC	12401 WAKE UNION CHURCH RD	WAKE FOREST NC 27587-7436	
MASADA VENTURES LLC	PO BOX 979	CARY NC 27512-0979	
JEFFERYS, SHIRLEY J	7325 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
WF HOTEL INC	5920 S MIAMI BLVD STE 102	MORRISVILLE NC 27560-8305	
GOLDBACH, NORMAN GOLDBACH, ELIZABETH BETTE ANN	409 DEEP WOODS TRL	WAKE FOREST NC 27587-1305	
SHARP, BRIAN F SHARP, CARRIE L	7328 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
SOUTHEASTERN BAPTIST THEOLOGICAL SEMINARY INC	C/O GEORGE HARVEY	PO BOX 1889	WAKE FOREST NC 27588-1889
RUSSO, MICHAEL R RUSSO, MARIA L	246 CAPELLAN ST	WAKE FOREST NC 27587-1309	
12351 CAPITAL LLC	12351 CAPITAL BLVD	WAKE FOREST NC 27587-7425	
MARKET OF WAKE FOREST, LLC	ZAPOLSKI REAL ESTATE LLC	1330 SAINT MARYS ST STE 350	RALEIGH NC 27605-3246
ABGOLD2 LLC	11305 DERBY LN	RALEIGH NC 27613-6801	
W & S INVESTMENTS	WALTER M KEENAN SR	PO BOX 12397	COLUMBIA SC 29211-2397
WAKE FOREST AUTO SPA INC	1208 HARTSFIELD FOREST DR	WAKE FOREST NC 27587-9176	
WAKE FOREST PRESBYTERIAN CHURCH	12605 CAPITAL BLVD	WAKE FOREST NC 27587-7490	
REVOCABLE LIVING TRUST OF AGNESH & RAJPRIYA MARSON	400 CAPELLAN ST	WAKE FOREST NC 27587-1302	
STLAURENT, FRANCOIS LAURIAULT, MARIE ANDREE	409 CAPELLAN ST	WAKE FOREST NC 27587-1303	
YEUNG, WING-CHI CHEUNG, YUK-YING	401 CAPELLAN ST	WAKE FOREST NC 27587-1303	
BONE, JOY LYNN BONE, ARCHIE CLINT	7332 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
SAFARI ENTERPRISES INC	8012 HAWKSHEAD RD	WAKE FOREST NC 27587-9420	
KIM, Y C KIM, J A	7005 LONE OAK PL	RALEIGH NC 27615-5453	
GIBBS, ROY & DOROTHY	401 DEEP WOODS TRL	WAKE FOREST NC 27587-1305	
HOLDEN, MARY WALL HEIRS	PO BOX 712	WAKE FOREST NC 27588-0712	
COX, TIMOTHY R COX, ANDREA J	255 CAPELLAN ST	WAKE FOREST NC 27587-1310	
HOLLOWELL, STEPHANIE B HOLLOWELL, ROBERT LOUIS III	1200 WINKWORTH WAY	WAKE FOREST NC 27587-1307	
RGN LLC	DBA SONIC DRIVE-IN	7003 CHADWICK DR STE 101	BRENTWOOD TN 37027-5288
KIM, Y C KIM, J A	7005 LONE OAK PL	RALEIGH NC 27615-5453	
ST IVES COMMUNITY ASSN INC	PPM	11010 RAVEN RIDGE RD	RALEIGH NC 27614-8837
TRIPLE R REALTY LLC	3005 ALLENBY DR	RALEIGH NC 27604-5801	
MOX LLC	12305 CAPITAL BLVD	WAKE FOREST NC 27587-7485	
NORTHCUTT, SHIPMAN B NORTHCUTT, ANDREA D	304 CAPELLAN ST	WAKE FOREST NC 27587-1300	
6104 WESTGATE, LLC	704 MARLOWE RD	RALEIGH NC 27609-7024	
WAKE FOREST CROSSING OWNER LLC	RYAN PTS DEPT 800	PO BOX 460169	HOUSTON TX 77056-8169
E HUNT III LLC	WILLIAM P ANDREWS	1121 JENKINS RD	WAKE FOREST NC 27587-9064
HILL, DUSTIN E. HILL, KRISTINE M.	1308 FLEMMING HOUSE ST	WAKE FOREST NC 27587-4620	
LANDON CUSTOM BUILDING, INC	PO BOX 1061	WAKE FOREST NC 27588-1061	
NICHOLS, GRANT K NICHOLS, BONNIE S	243 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
NELSON, KEVIN W NELSON, LISA B	500 CAPELLAN ST	WAKE FOREST NC 27587-5386	
STORUS, MALLORY BROOKS DEUTS STORUS, KEVIN	239 CAPELLAN ST	WAKE FOREST NC 27587-1310	
REYNOLDS, LUKE H REYNOLDS, MARGARET S	412 CAPELLAN ST	WAKE FOREST NC 27587-1302	
MKC DEVELOPMENT COMPANY LLC	WEATHERSPOON & VOLTZ LLP	3700 GLENWOOD AVE STE 250	RALEIGH NC 27612-5540
MKC DEVELOPMENT COMPANY LLC	WEATHERSPOON & VOLTZ LLP	3700 GLENWOOD AVE STE 250	RALEIGH NC 27612-5540
MILLRIDGE INVESTMENTS INC	909 S MAIN ST	WAKE FOREST NC 27587-9277	
MILLRIDGE INVESTMENTS INC	909 S MAIN ST	WAKE FOREST NC 27587-9277	
WILSON, JAMES RYAN WILSON, MIA GRACE	7300 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
SERVO VENTURES WFNC LLC	3150 ROGERS RD STE 107	WAKE FOREST NC 27587-4196	
LARSEN, LINDA M	235 CAPELLAN ST	WAKE FOREST NC 27587-1310	
WILKINS, CHRISTOPHER WILKINS, LARA	239 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
BURGART, ERIN K BURGART, NATHAN T	7317 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
HELASH, KEVIN HELASH, MICHELLE	242 CAPELLAN ST	WAKE FOREST NC 27587-1309	
BUNCH, CHRISTINA BUNCH, BLAINE	7309 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
GAUSCH, MAXWELL B GAUSCH, CAROLINE B	7315 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
WINLEY, JAMES	316 CAPELLAN ST	WAKE FOREST NC 27587-1300	
FRENZEL, KURT FRENZEL, AMY	300 CAPELLAN ST	WAKE FOREST NC 27587-1300	
TURNER, RANDY LEWIS TURNER, KAREN DICKERSON	1205 WINKWORTH WAY	WAKE FOREST NC 27587-1308	
MITCHELL, ELIZABETH C TRUSTEE	PO BOX 1335	WAKE FOREST NC 27588-1335	
CAMPANE, JEROME O JR CAMPANE, PEGGY L	405 DEEP WOODS TRL	WAKE FOREST NC 27587-1305	
LUIHN FOUR REAL PROPERTY LLC	111 COMMONWEALTH CT STE 106	CARY NC 27511-4447	
PEARCE, JAMES A PEARCE, ANGELA W	7324 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
PIERCE, JASON PIERCE, AMIE	416 CAPELLAN ST	WAKE FOREST NC 27587-1302	
HEATHCOTE, WAYNE E HEATHCOTE, JUDITH A	312 CAPELLAN ST	WAKE FOREST NC 27587-1300	
MACDONALD, KEVIN MACDONALD, STEPHANA LEIGH	7321 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
RICOTTA, ANTHONY J RICOTTA, CAROL	7320 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
MARTIN, PHILLIP MARTIN, VICTORIA	243 CAPELLAN ST	WAKE FOREST NC 27587-1310	
ADAMS, ASHLEE B	247 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
HARRINGTON, KEVIN M HARRINGTON, LORI A	504 CAPELLAN ST	WAKE FOREST NC 27587-5386	
SOUTHEASTERN BAPTIST THEOLOGICAL SEMINARY INC	C/O GEORGE HARVEY	PO BOX 1889	WAKE FOREST NC 27588-1889
WENDY'S INTERNATIONAL	PROPERTY TAX	1 DAVE THOMAS BLVD	DUBLIN OH 43017-5452
KIRK, EDWARD LANDON KIRK, ANNA DREW	404 CAPELLAN ST	WAKE FOREST NC 27587-1302	

PHD @ WAKE UNION LLC	3930 MAX PL	BOYNTON BEACH FL 33436-2038	
LAWLOR, BRYCE LAWLOR, CASSIE	7308 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
BROCK, AMMON R BROCK, JAIME B	305 BISHOP FALLS RD	WAKE FOREST NC 27587-1316	
LEE, HSING WANG, CHIA-CHANG	417 CAPELLAN ST	WAKE FOREST NC 27587-1303	
12301 CAPITAL BOULEVARD LLC	14125 ROBERT PARIS CT	CHANTILLY VA 20151-4203	
MKC DEVELOPMENT COMPANY LLC	WEATHERSPOON & VOLTZ LLP	3700 GLENWOOD AVE STE 250	RALEIGH NC 27612-5540
WELLONS INC	PO BOX 52328	DURHAM NC 27717-2328	
KALTSCHMIDT, EVAN KALTSCHMIDT, ERIN COLLEEN	7316 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
KIM, IN SAN KIM, EUN SOOK	201 SACRED WOODS WAY	CARY NC 27513-6197	
ABGOLD2 LLC	11305 DERBY LN	RALEIGH NC 27613-6801	
COOPER, CATHY	405 CAPELLAN ST	WAKE FOREST NC 27587-1303	
CARTER, JAMES J JR CARTER, SUZANNE M	301 BISHOP FALLS RD	WAKE FOREST NC 27587-1316	
DEVITA, THOMAS S DEVITA, MAYA G	234 CAPELLAN ST	WAKE FOREST NC 27587-1309	
JOHNSON, WILLIE K JOHNSON, JORETHA G	1304 GIRONDE CT	WAKE FOREST NC 27587-1306	
SIACI, DJAOUIDA BOUSSAIDANE, MOHAMMED	301 CAPELLAN ST	WAKE FOREST NC 27587-1301	
MELVIN, ROBERT MELVIN, PAULA A	313 BISHOP FALLS RD	WAKE FOREST NC 27587-1316	
GORE, TODD GORE, CYNTHIA	250 CAPELLAN ST	WAKE FOREST NC 27587-1309	
MKC DEVELOPMENT COMPANY LLC	WEATHERSPOON & VOLTZ LLP	3700 GLENWOOD AVE STE 250	RALEIGH NC 27612-5540
PANTON, MARVIN PANTON, LORA	7304 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
SAWYER, CHARLIE WILSON III SAWYER, RYAN ELIZABETH	251 BISHOP FALLS RD	WAKE FOREST NC 27587-1314	
WESTFALL, MALIN R WESTFALL, MIRANDA L	413 CAPELLAN ST	WAKE FOREST NC 27587-1303	
HOLLEY, KENNETH E TRUSTEE HOLLEY, BELINDA M TRUSTEE	247 CAPELLAN ST	WAKE FOREST NC 27587-1310	
BILITER, DAVID LEE BILITER, MAURINA L	421 CAPELLAN ST	WAKE FOREST NC 27587-1303	
HARPER, THOMAS J	7305 CLARINCARDE CT	WAKE FOREST NC 27587-5423	
WAKE FOREST PRESBYTERIAN CHURCH (USA)	12605 CAPITAL BLVD	WAKE FOREST NC 27587-7490	
SIBILIA, JOHN SIBILIA, HOLLY	308 CAPELLAN ST	WAKE FOREST NC 27587-1300	
RANDALL, SEAN O WEBB-RANDALL, DANA	1209 WINKWORTH WAY	WAKE FOREST NC 27587-1308	

MEETING SUMMARY

Total Number of Participants:	45
Meeting Title:	Wake Union Rezoning - Neighborhood Meeting
Meeting Start Time:	2/8/2022, 5:50:08 PM
Meeting End Time:	2/8/2022, 8:36:27 PM
Meeting Id:	dabc4c99-98dc-41eb-b3aa-2604563cfefb

Full Name	Join Time	Leave Time	Duration	Email	Address
Thomas & Maya Devita	2/8/2022, 5:50:08 PM	2/8/2022, 8:33:08 PM	2h 43m	mayagrace.devita@gmail.com	234 Capelen Street
Biliter, David	2/8/2022, 5:51:29 PM	2/8/2022, 8:18:04 PM	2h 26m	David.Biliter@firstcitizens.com	421 Capellan Street
Teresa Stallings	2/8/2022, 5:53:57 PM	2/8/2022, 7:26:10 PM	1h 32m		7312 Clarincarde Court
19194537359	2/8/2022, 5:55:37 PM	2/8/2022, 8:25:26 PM	2h 29m		
Matthew Ferrante	2/8/2022, 5:56:03 PM	2/8/2022, 8:36:27 PM	2h 40m	ferrante@medicalhistory.onmicrosoft.com	7116 HASENTREE CLUB DR
Ryan Wilson (Guest)	2/8/2022, 5:56:29 PM	2/8/2022, 6:58:57 PM	1h 2m		7300 Clarincarde Court
Bill Andrews	2/8/2022, 5:56:50 PM	2/8/2022, 7:11:00 PM	1h 14m		1121 Jenkins Road
John and Holly Sibilia	2/8/2022, 5:57:18 PM	2/8/2022, 8:16:04 PM	2h 18m		308 Capellan Street
Chris and Laura Wilkins	2/8/2022, 5:58:05 PM	2/8/2022, 7:20:58 PM	1h 22m	Chris.Wilkins@ClaytonHomes.com	239 Bishop Falls Road
Sean and Dana Randall	2/8/2022, 5:58:26 PM	2/8/2022, 8:32:50 PM	2h 34m	webbrandall06@yahoo.com	1209 Winkworth Way
Karen Morgan Mallo, AICP (Guest)	2/8/2022, 5:58:29 PM	2/8/2022, 8:25:36 PM	1h 50m	tkmallo95@gmail.com	312 Bishop Falls Road
Phillip J. Martin	2/8/2022, 5:58:31 PM	2/8/2022, 8:18:09 PM	2h 19m	pjmartin@hhhunt.com	243 Capellan Street
Tom Jones	2/8/2022, 5:58:45 PM	2/8/2022, 7:08:31 PM	1h 9m	TomJones@Utilityserviceagency.net	313 Capellan Street
19199996379	2/8/2022, 5:59:12 PM	2/8/2022, 6:15:26 PM	16m 13s		
Ken & Belinda Holley	2/8/2022, 5:59:13 PM	2/8/2022, 8:23:56 PM	2h 24m		247 Capellan Street
Karen and Randy Turner	2/8/2022, 5:59:18 PM	2/8/2022, 7:49:28 PM	1h 50m		1205 Winkworth Way
13015427958	2/8/2022, 5:59:53 PM	2/8/2022, 8:21:15 PM	2h 21m		
17275439263	2/8/2022, 6:00:22 PM	2/8/2022, 6:24:49 PM	24m 26s		
17275439263	2/8/2022, 6:29:14 PM	2/8/2022, 8:25:41 PM	1h 56m		
19196227065	2/8/2022, 6:01:03 PM	2/8/2022, 7:43:39 PM	1h 42m		
Hung Pham and Mark Sullivan	2/8/2022, 6:01:17 PM	2/8/2022, 8:09:38 PM	2h 8m	Hung.Pham@unchealth.unc.edu	300 Bishop Falls Road
Marilou Lachance and Frederick L'Ecuyer	2/8/2022, 6:01:26 PM	2/8/2022, 8:33:30 PM	2h 32m	mariloulachance@hotmail.com	7205 Sparhawk Road
Troy Webb	2/8/2022, 6:01:26 PM	2/8/2022, 8:15:09 PM	2h 13m	troy.d.webb@gsk.com	7332 Sparkhawk Road
Rick and Cathy Hardison (Guest)	2/8/2022, 6:02:26 PM	2/8/2022, 8:33:42 PM	2h 31m		
Flake, Jeff	2/8/2022, 6:02:38 PM	2/8/2022, 8:32:35 PM	2h 29m	Jeff.Flake@fdbhealth.com	7221 Sparhawk Road
Karen Dattilo	2/8/2022, 6:02:53 PM	2/8/2022, 8:28:26 PM	2h 25m	karen.dattilo@yahoo.com	250 Bishop Falls Road
19087235047	2/8/2022, 6:03:38 PM	2/8/2022, 8:21:07 PM	2h 17m		
Marv Panton	2/8/2022, 6:06:45 PM	2/8/2022, 7:43:43 PM	1h 36m		7304 Clarincarde Court
Cristina Dastgiri	2/8/2022, 6:10:21 PM	2/8/2022, 8:15:09 PM	2h 4m	cdastgiri@wcpss.net	7348 Clarincarde Court
Marie-Andrée Lauriault	2/8/2022, 6:14:28 PM	2/8/2022, 8:25:34 PM	2h 11m		409 Capellan Street
Kevin Helash	2/8/2022, 6:16:52 PM	2/8/2022, 7:24:37 PM	1h 7m	khelash@marronebio.com	242 Capellan Street
Maurina Biliter	2/8/2022, 6:42:30 PM	2/8/2022, 8:25:04 PM	1h 42m		421 Capellan Street
Ryan and Mia Wilson	2/8/2022, 6:59:58 PM	2/8/2022, 8:33:10 PM	1h 33m	jryanwilson@gmail.com	7300 Clarincarde Court
19196317172	2/8/2022, 7:10:53 PM	2/8/2022, 7:16:11 PM	5m 17s		
19196317172	2/8/2022, 7:27:53 PM	2/8/2022, 8:32:08 PM	1h 4m		
Amie Pierce	2/8/2022, 7:16:07 PM	2/8/2022, 8:32:14 PM	1h 16m	piercecustomhomesnc@gmail.com	416 Capellan Street
Djaouida Siaci & Mohammed Boussaidane	2/8/2022, 7:44:41 PM	2/8/2022, 8:33:14 PM	48m 33s	d_siaci@yahoo.com	301 Capellan Street
Sandy and Keith Will				swill445@nc.rr.com	2513 Penfold Lane
Dorothy and Roy Gibbs					401 Depp Woods Trail
Michael Wallace	2/8/2022, 5:58:57 PM	2/8/2022, 8:33:41 PM	2h 34m	mwallace@triprop.com	
Hunt Wyche	2/8/2022, 5:57:32 PM	2/8/2022, 7:41:24 PM	1h 43m	hwyche@triprop.com	
Brewer, Jordan	2/8/2022, 5:57:41 PM	2/8/2022, 8:33:19 PM	2h 35m	jordan.brewer@kimley-horn.com	
Witt, Katie	2/8/2022, 5:55:29 PM	2/8/2022, 8:33:46 PM	2h 38m	Katie.Witt@kimley-horn.com	
Dean, Kevin	2/8/2022, 5:57:20 PM	2/8/2022, 8:33:53 PM	2h 36m	kevin.dean@kimley-horn.com	
Steven Whitworth	2/8/2022, 5:54:12 PM	2/8/2022, 8:33:13 PM	2h 39m	swhitworth@marettllc.com	
Debbie Steele	2/8/2022, 5:57:14 PM	2/8/2022, 8:15:36 PM	2h 18m	dsteele@marettllc.com	
Trace Mccreary	2/8/2022, 6:00:40 PM	2/8/2022, 8:33:13 PM	2h 32m	trace@fortispm.com	
Larisa Prothero	2/8/2022, 5:55:23 PM	2/8/2022, 7:44:14 PM	1h 48m	lprothero@marettllc.com	lprothero@marettllc.com

WAKE UNION NEIGHBORHOOD MEETING MINUTES – February 8, 2022 6pm – 8pm

- David Biliter: What is the timeline and phasing?
    - Trace McCreary: There is not a set schedule for how construction will procedure. Each phase of the project has a different construction timeline. Ideally pre-development work for the multifamily portion will start ASAP, and the multifamily construction will take the longest (approximately 18 months). Ideally development plans will occur simultaneously, commercial and retail have a faster construction time.
- Randall-Webb: What is the date? Is this still a proposal?
    - Trace: This is still in proposal phase while it continues through reviews.
    - Jordan Brewer: There will be a public hearing at planning board where you are also able to speak this summer.
    - Trace: Assuming council approval comes this summer, they would then need to do construction drawings and other development work. Anticipate if we get approval that site work would start late this year.
- Jeff Flake: Are all 3 properties planned to be developed? There are still signs that say the land is available.
    - Trace: We are under contract for the entire area. Not sure what location this is for. All sections are currently under contract and the intention is to develop them either alone or with partners. Would like to partner with end users or joint developers specifically on the commercial / retail area.
- Randy & Karen Turner: How much traffic will be diverted through subdivision? What is the traffic at the Kearney intersection?
    - Kevin Dean: Traffic study still under review. It is expected that almost all traffic using the connection between neighborhood and commercial area will be mostly St. Ives residents. Not an attractive connection for non-residents. There are multiple connections to Wake Union and internal streets. Should cut down on traffic out to Kearney.
- Randy & Karen: When will traffic study be available for residents to review?
    - Kevin: The way the TIA review process works with Town of Wake Forest - reviews are outsourced to a 3rd party. Town will review comments and distribute to project team.
    - Trace: What is the process of sharing the report. We as owners have no problem with sharing them to the public if the Town is okay with it. Also, the connection to Lola lane is a request from the Town and not developer driven. Hopefully this will provide St. Ives residents access to the commercial area.
- Ryan Wilson: Is that true for both access points to St. Ives and out to Kearney.
    - Jordan Brewer: In order to have any driveway out to Kearney, the driveway is required to be at that location. Only point that the Town and NCDOT will allow
- David Biliter: Is there consideration for a traffic signal at development driveway to Kearney
    - Kevin: Volumes do not warrant a signal and we don't expect the volumes to trigger this.
    - Trace: It is not developer's choice to install one. DOT will tell us if we can have one or need to have one. A speedbump is also being put at the Lola Lane connection.
- Webb-Randall: What will the tree loss vs tree preservation be? The example pictures don't show trees.

    - Jordan: There will be areas of trees that are required to be saved like around the stream. We will try to preserve buffers and areas at the back of the site.
    - Trace: When multifamily building moves, the buffer area can also increase when the parking moves down. The pictures are renderings and don't show the trees. We will save as many large trees as we can. Not at the stage where we can target tree inspections yet.
- Rick & Caroll: what are the buffers at the back of the site along the neighborhood.
    - Jordan: We have maintained the required buffers in this area to provide as much space as possible between residential properties and commercial buildings / parking.
    - Trace: We are not opposed to making the buffer larger to move the buildings further away.
- Ryan Wilson: What is the buffer along Kearney Road? For privacy for those apartments out to the homes.
    - Jordan: Currently we have about 75’ to the property line and another 30' to Kearney centerline
    - Trace: Buildings are about 3 stories and not very tall. We will preserve as many trees in this area as much as possible.
- David Biliter: What is the stormwater impact to the neighborhood? What will the drainage impacts be?
    - Jordan: Surface water will be captured in a stormwater system and routed to the ponds. Discharge points will be very similar to the current routing of the water. Ponds will detain volume and release flows over a period of time so that the flow does not increase and erode the streams.
- Rick & Cathy: Significant drainage issue along back property line in current conditions. When there is heavy rain, a lot of drainage comes to this point because the commercial area is at a higher elevation than the neighborhood.
    - Jordan: With the new storm system we can't guarantee that the problem will be eliminated but should help. The ponds hold for water for 2-5 days and they then detail the flow rate for the 2-, 10-, and 25-year storm events.
    - Trace: What level of water do we expect to be in the pond?
    - Jordan: There will always be 3 - 8' deep of water with another 5- 7 ' above that to retain all the water that hits when it rains.
    - Trace: We want to create these to be good looking bodies of water that serve as amenities. There will be walking trails and there will be access points to neighborhood if they want them.
- Holly & John: What about the parking area behind commercial building. We are concerned about the lighting and don't want to be looking out at high beams at night.
    - Jordan: Town has an ordinance that there can be little to no light pollution hitting the night sky. Also required to measure light at the actual property boundary. Requirement by Town will require no light pole at the corner and then the light would die down and then trees would stop additional light pollution.
- Holly & John: Can you point to the revisions that will be made in that commercial area?

    - Jordan: Drive will be brought down so the corner is no longer that close to the property line. A few parking spaces will be lost in that area, but an additional buffer will be created.
    - Trace: Commercial retail element in the middle. This is not set in stone. We will do our best to honor and respect neighbor's opinions. There is no magic to having this many buildings. Town would like as much commercial retail as possible. We want to maintain an attractive village style commercial / retail.
- Holly & John: How do townhomes get access to amenities on the other side?
    - Trace: Amenities are for the apartments. Likely we will lose a couple townhomes to put in specific amenities for townhome residents. There will be more greenspace to add more amenities.
    - Jordan: There are spaces along HWY 1 and near roundabout that are flagged as open space and could be used for amenities. We tried to increase the buffer at the rear for the neighborhood. There is also a required buffer for Hwy 1. No buildings can be past that line. There is also a requirement to have alleys for each townhome. We have it shown as tight as we can right now.
    - Trace: Town is requiring the townhomes to be rear loaded, which is why they don't have back yards.
- David Biliter: Will townhomes and multifamily be for purchase or rental?
    - Trace: Likely the townhomes will be privately owned. But that isn't fully determined.
- Holly & John: Can we split the Townhomes and add more buffer to St Ives with the room in the front?
    - Trace: We are open to that if it works.
    - Steven: We have 2 distinct parcels in the center are the brownfield. The permitted uses on the brownfield site because of ongoing monitoring it is limited. Residential can't be in there. That open space won't be parkland there.
    - Trace: The open space on the brownfields can't be designated but it will still be beautified and will be greenspace.
- Holly & John: What is preventing people from disturbing / dumping that natural area.
    - Trace: Fencing most likely.
    - Jordan: It will remain a wooded area. We haven't considered anything. If we need to do fencing, we can.
    - Trace: If it is for the good of the area, we would be fine doing it. It is not acceptable to have any dumping in that area.
- Philip Martin: Townhomes, are there elevations available?
    - Trace: We aren't there yet.
    - Jordan: Town has high architectural standards where they require 3-5 differentiating visual interests so there will be things like bay windows / awnings / shutters
    - Trace: Likely to be 3 stories but they won't be as tall as apartment buildings. This is the sweet spot. 1st story is usually a garage and then 2 main floors of living space.
- Philip Martin: Do these plans align with Capital boulevard improvements that DOT is requiring
    - Kevin: Yes, future service road is being accounted for in this design.
- Troy Webb: Retail Commercial space - what is the normal mix in there? Are there restaurants and shops? Nightclubs and bars?

    - Trace: There will be no bar. Anticipate that there will be restaurants and shops. We would like to limit feeling of the site so it is not a big box feel. Would like it to be village style with shops and restaurants.
- Troy Webb: If there is parking too close to the buffer, there is more potential for people to wander away and enter the neighborhood. Please remove parking from boundary so there is more of a buffer for safety concerns.
    - Trace: I am not an expert in the design, but I am open to shifting the parking. We can continue to meet and discuss this. Remember, commercial and retail is all driven by the demand of what shops / restaurants want to come to this area. There will be ongoing dialogue. We will respect the buffer and it is important to us.
- Troy Webb: How do you manage site security throughout construction process? Is there a security program for the development?
    - Trace: There is security during construction. We will coordinate with Town but there will likely be a combination of fencing and 24/7 camera monitoring over the site with time lapse.
- Troy: And then post construction? Will there be an active security program after that?
    - Trace: For the apartments it depends on the Town but there is no real option to do gates. We may provide incentive for police to live in neighborhood for apartments and townhomes. For commercial there will likely be active security company in that area.
- Dana Webb-Randall: 4 - 8' of water in the ponds at all times. Will that water be stagnant? Concerned with algae and smell, mosquitos
    - Trace: Normally it Is designed so it is not stagnant. There are usually also fountains in the ponds to make it an amenity and it is aesthetically pleasing.
    - Jordan: It is a stormwater pond so it will be standing water. There will also be vegetation to help buffer and to help with nutrient removal that is required.
    - Trace: There will be a fountain / water feature so it is circulating pump and won't allow the algae to grow.
- Ken & Belinda Holley: Tell us about Lola Lane. What is the new relationship there? And is Lola a 2-way street?
    - Jordan: Lola Lane currently dead ends at the property line in existing conditions. Town is requiring that it be extended into the proposed development. There will be some sort of traffic slowing measure like a speed bump in this location and then hopefully if the Town allows, the final connection will be delayed until after generally most of the construction has taken place (still needs confirmed). Yes, it is 2-way.
- Rick & Cathy: Please trace path out to capital boulevard.
    - Jordan: There will also be a traffic signal to go out to US HWY 1. What we currently show leaves the connection in that spot.
- Troy Webb: When NCDOT comes in and does highway, will that access still be shown.
    - Kevin: There will not be access directly to Capital boulevard with freeway project. The interchanges will provide access to Wake Union. This section is the final phase of the project. End condition there will not be direct access.
- Troy Webb: I really need to see those plans lined up to feel comfortable. When will intersection close?

    - Jordan: Once that happens and access point is closed, you will have Main Street feel. Wake Union Church would serve as the frontage road.
    - Kevin: When DOT considers their project, they look at traffic volumes in the future.
    - Trace: Development will not be pushed further into buffer areas no matter what.
    - Kevin: Project is currently unfunded. Typically, current funded projects will be near 2027. Would imagine that it would be at least that far out. But DOT is always re-evaluating.
- Marv Panton: My house is one of the ones along Kearney. I see that the apartments have been moved back. That parking lot is. Where is trash? Chemical spill from decades ago and we used to have our water tested and there was testing wells throughout the site.
    - Jordan: Dumpsters aren't set yet. Will be centrally located and have ADA access.
    - Jordan: The testing wells are part of the brownfield agreement. They must remain in place until chemicals are cleaned up. Soil must be tested and disposed of properly.
- Marv: The remediation was being completed through the well. Will that stay in place? There are power lines with building with the monitoring wells
    - Jordan: The remediation is required by the state and they will be met with the development. There are multiple wells across the property.
    - Steven: Parker Hansen and there are monitoring wells that remain on site. As part of the brownfield agreement, there will be easements provided to access the wells and as the site is developed around the wells and if the wells require power, we would provide and maintain them.
- Marv: I am going to have an apartment building and parking in my back yard. I would love for the trees to remain in place along Kearney. How many units are there?
    - Trace: We would love to keep those trees. We will explore that with the Town. We are slated for 300 units.
- Aime Pierce: who are you working with at the Town directly so I can talk to them? Guarantee everyone will cut through our neighborhood. How late is clubhouse open at night? Kevin: The traffic study included that intersection at Penfold but it is expected that they will go down Kearney or straight out to Wake Union.
    - Trace: clubhouse closes at 6pm and the pool is to the interior. Most of the layout has been discussed and dictated by Planning Department.
    - Jordan: There are staff planners that we are working with. They are being guided by the UDO. Patrick Reidy is the name of the individual at the Town.
- David Biliter: Will the buildings be open until you find tenants? Will parking be there before buildings?
    - Trace: We won't build the buildings without tenants, but we will discuss with end users as we get under construction drawings and start signing people up for potential leases. Will be developed together. If we add half the retail, we would also have less parking. We want to have enough retail that serves the community.
- David Biliter: Lots of empty retail already in this area. How will we get around this?
    - Trace: A lot of that is from style and age. Our planning to date is that retail tenants want to be in newer and nicer environment.
- David Biliter: Are the apartments and townhomes funded?

    - Trace: We are purchasing the land in cash. We have resources on hand to develop everything else. There will be construction funds, but all the equity is on hand.
- Amie Pierce: Lola Lane connection will it go out to Wake Union? Or will the property be land locked? So they will go through St. Ives or neighboring neighborhoods. They are going to go through Penfold.
    - Kevin: When freeway comes in and Wake Union becomes the service road which will keep access to Hwy 1.
    - Jordan: there will still be a service road along Hwy 1 which is what we anticipate will be used. In general, most traffic will leave from Lola and then entering the Wake Union Church Extension and then heading north or south to access Hwy 1 in those directions.
- Amie Pierce: Seems like this plan is extremely dense for the area. Adding all this traffic to that intersection.
    - Kevin: There is no signal warranted or permitted by Town and DOT at Kearney and Wake Union Church. Hoping the number of access points will limit that traffic.
    - Trace: We don't meet the threshold for DOT to allow a signal there.
- Amie Pierce: The buffer is gone that was previously promised between multifamily and St. Ives. I don't want to be at my pool looking at an apartment complex. I want a wooded buffer.
    - Trace: We will be moving the multifamily building further from multifamily. We would like to keep as many trees as we can. We respect the buffer and we will work with the neighborhood however we can.
- Amie Pierce: I have been against this development from the beginning. I don’t understand how we can get this density and not have a traffic nightmare.
- Mia Wilson: Are the dotted lines trails? I am also on the Kearney side. My 2nd floor windows will also look at whatever goes in. My understanding was that in the prior development plan there was an agreement about a 25 - 50' tree buffer for privacy and for sound from dumpsters and AC units.
    - Trace: It is a priority to save as many large mature trees as we can. If the Town allows us to save them, we would love to.
- Karen Mallo: Can't go straight to get to Kohls at Capital, it will be restricted. The timing on this will before it becomes zero access.
    - Kevin: Yes, that is a superstreet. When you come off Main Street, you will be forced to go either left or right, you can't go straight. This is something that will get confirmed with DOT and Town review. From what they are saying, it is expected that movement limitation will be required regardless of what is constructed here. When you come off main street, you can turn left or right onto US 1. To get across, you would need to U-turn, or left turn off main street and turn right further North on Hwy 1. U-turns will be signalized. Required by DOT.
- Karen Mallo: I wanted to mention there is a lot of talk about setback on Kearney Road. The Town ordinance requires a maximum setback of 6 to 18' along Kearney Road. They are requesting a condition to even have those buildings that far away. The tree line doesn't start until 20 - 30' into property so even if we go back 50' there is really not a way to keep those trees. There will be additional buffering along Kearney.
- David Biliter: Question for Trace - is this going to be build to sell or will it stay in portfolio?

    - Trace: No fixed holding period. Sometimes I hold for long term but sometimes I do sell. I am not a merchant builder where I just buy and sell. I remain largest equity holder in project and hold it for longer periods. I would anticipate I will be in this project for at least the medium term, let's say 5-10 years.
- Djaouida: Quick idea of what will the timeline be for timeline between now and rezoning hearing and afterwards. Is Lola Lane going to be tied to a phase?
    - Jordan: We will resubmit to Town of Wake Forest and working with them until we get sign off. From there in March / April we will go to the Planning Board Meeting (April). If all goes well at planning board, we would go to board of commissioners in May. Approval through Town of wake forest for rezoning in May or June time frame. From there we would have to produce construction drawings and get those reviewed. Construction would begin at end of the year. Planning Board & Board of Commissioners will have public meetings. Notification will be sent out. We will try to push Lola Lane connection and delay as long as we can. We are required to make the connection.
    - Trace: Traffic study also shows that almost all the traffic on that road will be from neighborhood going out.
- Jeff Flake: Is there a traffic capacity that Wake Union is built for?
    - Kevin: Our analysis focuses on intersections. Not called out in our study but it is something everyone is aware of and tracking.
- Mia Wilson (Ryan): Who can I continue to talk to regarding the project and access.
    - Kevin: you can talk to Town's Engineering Department and Planning Staff to discuss cross access.

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

Project Overview #678397

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

Submittal Requirements

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

VIEW CONDITIONAL DISTRICT REZONING SUBMITTAL CHECKLIST

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

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

Pre-Application Meeting

Has a pre-application conference been held?: Yes

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

Pre-Application Conference Date: 05/03/2022
Staff Member Met With: Patrick Reidy
Project Tracking ID: RZ-22-01

Project Information

Project/Development Name: Wake Union

Project Address or PIN:
- 0 KEARNEY RD (1831537516)
- 12415 CAPITAL BLVD (1831646036)
- 0 WAKE UNION CHURCH RD (1831644698)
- 0 CAPITAL BLVD (1831751080)

Tax PIN:
- 1831537516
- 1831646036

Zoning: Zoning
- 0 KEARNEY RD: HB
- 12415 CAPITAL BLVD: HB

- 1831644698
- 1831751080
- 0 WAKE UNION CHURCH RD: GR3
- 0 CAPITAL BLVD: GR3

Current Zoning Overlay: SH1-O, US 1 Special Highway Overlay

Town Limits: Inside corporate limits

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

Land Use: Land Use Development

- 0 KEARNEY RD: Commercial
- 0 CAPITAL BLVD: Commercial

Acreage: 71.46

GIS Acreage: Parcel

- 0 KEARNEY RD: 19.91
- 12415 CAPITAL BLVD: 15.25
- 0 WAKE UNION CHURCH RD: 15.26
- 0 CAPITAL BLVD: 13.79

Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: Yes

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

Related Town of Wake Forest Case Numbers: RZ-22-01

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
Jordan Brewer
Kimley-Horn
300 S Main Street, Suite 212
Holly Springs, NC 27540
P:919-653-6654
jordan.brewer@kimley-horn.com

Project Contact - Property Owner
Matthew Ferrante
MKC Development Company, LLC
3150 Rogers Road, Suite 107
Wake Forest, NC 27857
P:803-600-5312
ferrante@medicalhistory.com

Project Contact - Developer
Steven Whitworth
Marett, LLC
3326 Colony Road
Charlotte, NC 28211
P:9803262246
swhitworth@marettllc.com

Project Contact - Engineer
Jordan Brewer
Kimley-Horn
300 S Main Street, Suite 212
Holly Springs, NC 27540
P:919-653-6654
jordan.brewer@kimley-horn.com

Traffic Impact Analysis

As per Section 6.11.1 of the UDO is the project required to provide a Traffic Impact Analysis (TIA)?: Yes

Was the TIA reviewed in a separate permit prior to this application?: No

Project Number:

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

TIA review fees will be added to this permit.

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

Proposed Conditional Zoning District: RMX-CD, Residential Mixed-Use,NMX-CD, Neighborhood Mixed-Use

Proposed Land Use: Townhomes, Multifamily, and mixed use (general commercial not to exceed 99,999 SF)

Proposed Number of Lots: 4

Number of Buildings: 40

Number of Single-Family Lots: 0

Number of Townhome Lots: 90

Number of Multi-Family Units: 300

Number of Stories: 6

Square Footage of All Buildings (non-residential): 193000

Plan Information - Conditional Rezoning

Description of Request:

1. Rezoning of entire property across 4 parcels to RMX-CD and NMX-CD

Initial Proposed Conditions Offered by Applicant:

1. Site Master Plan (SP-22-03) 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. Minor amendments include moving buildings, updating parking layout, and adjusting building square footages within the limits of the TIA. Total building square footage and number of buildings could decrease, if necessary. Any modifications to the commercial area will remain in conformance with the overall commercial village vision but may include realignment of the private street network and will also adhere to setbacks and buffers as shown in the Master Plan. Commercial Village Vision will be met through the cross section of Main Street as defined by the Master Plan Cross Sections. Outdoor or rooftop seating is encouraged to be provided. A minimum of 2 pieces of public art will be provided on the commercial development. Public art may be but are not limited to the following: sculptures, unique bike racks, murals, etc.
2. All development will comply with requirements of the Town of Wake Forest Unified Development Ordinance (UDO) unless expressly stated as an exception and will comply with approved Master Plan in accordance with condition 1.
3. Phase 1 (Multi-family) TIA off-site improvements are required with the phase 1 project. Phase 2 (Townhomes) and Phase 3 (Commercial) improvements of the TIA are required prior to the issuance of the 7th townhome building permit.
4. Property owner is responsible for maintenance of any enhanced landscaping or structures inside roundabout installed by the development.
5. Sections of the nature trail will be installed with phases corresponding to each property as development occurs. Trail shall be 4-6 of ABC as shown on the master plan cross

section.

6. The following uses shall be permitted within the RMX zoned properties: Multifamily, Townhomes, Live-Work Units, Hotel/Inn (Less than 20 rooms), ATM, Bank, Credit Union, Financial Services, Business Support Services, Dry Cleaning & Laundry Services, Medical Clinic, Personal Services, Post office, Professional Services, Alcoholic Beverage Sales Store, General Commercial, Restaurant, Civic Meeting Facility, Community or Cultural Facility, Public Safety Station, Recreation Facility (Indoor or Outdoor), School (Vocational/Technical), Studio (art, dance, martial arts, music), Light Manufacturing Workshop, Garden (Community and private), Utilities (Class 1 & 2).
   The following uses shall be permitted within the NMX zoned property: Multifamily, Townhomes, Live-Work Units, Hotel/Inn, ATM, Bank, Credit Union, Financial Services, Business Support Services, Dry Cleaning & Laundry Services, Medical Clinic, Personal Services, Post Office, Professional Services, Alcoholic Beverage Sales Store, Amusement, Indoor, Bar/Tavern, General Commercial, Restaurant, Restaurant w/ Drive Thru, Theatre, Indoor Movie or Live Performance, Civic Meeting Facility, Community or Cultural Facility, Public Safety Station, Recreation Facility (Indoor or Outdoor), School (Vocational/Technical), Studio (art, dance, martial arts, music), Light Manufacturing Workshop, Garden (Community and private), Utilities (Class 1 & 2).
7. General commercial uses shall not exceed 99,999 SF. Complementary uses such as office, professional services, indoor amusement, indoor recreation, theatre, daycare, studio, restaurants, bar/tavern, etc. shall be the remaining square footage of parcels 1831646036 and 1831644698 up to a maximum of 183,000 SF total per the TIA.
8. The development shall provide a minimum of 2 electric vehicle (EV) charging stations for the multifamily property and 3 electric vehicle (EV) charging stations for the commercial property. Final locations to be determined at construction drawing submittal.
9. Developed open space and park shall contain a swimming pool, fitness center, and walking trail to meet active space requirements on the multifamily development. Active space requirements for the Townhome site will meet minimum UDO requirements. Developed open space and park for the Townhome development shall contain a minimum of two elements, not limited to the following: tot lot, walking trails, dog park, community garden, hammock lounge, firepits, etc.
10. Any townhome unit fronting a public street shall include at least three decorative elements such as, but not limited to, the following elements: a. Bay window; b. Recessed window; c. Decorative window; d. Trim around windows; e. Decorative brick or stone; f. Decorative trim; g. Decorative shake; h, Decorative gable; i. Decorative cornice; j. Portico; k. Dormer. The sides of units 1, 15, 16, 29, 30, 42, 43, 55, 56, 72, 73, and 89 will also require these decorative

elements.

11. A varied color palette shall be utilized on Townhome 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.
12. Perimeter buffers and streetyard buffers will be installed or maintained as existing vegetation and supplemental plantings as necessary by phase, prior to issuance of the first CO.
13. In order to protect the existing trees along Kearney Road, buildings north of Public Street A along Kearney Road may exceed the 18' maximum setback requirement. Buildings shall be a maximum distance of 90 from Kearney ROW. At a minimum a Type B 25 Buffer shall be maintained.
14. Buildings adjacent to Kearney Road shall not exceed 4 stories.
15. Public streets shall comply with the cross sections as shown in the Master Plan.
16. A RRFB shall be installed (subject to NCDOT approval) for the Townhomes crossing Wake Union Church Road at Lola Lane.
17. The Landscape buffer along the St. Ives subdivision property line shall be increased to a minimum of 40 for all sections of the development. If a fence is added, shrub requirements of the type A buffer will not be required.
18. If commercial buildings along Wake Union Church Road include patios, patios shall be permitted to encroach into SH1-O landscape buffer. All required plantings shall still be provided within buffer.
19. Required SH1-O Buffer shall be measured 150 from centerline of US-1 and required building setback shall be 200 measured from centerline of US-1 for commercial outparcel and Townhome parcel.
20. The Developer shall investigate a roundabout at the intersection of Wake Union Church Road and Kearney Road. If feasible, the developer shall install the roundabout and the town shall reimburse the cost. The construction and funding shall be negotiated through a Developers Agreement. If a development agreement between the Town and Developer is not approved, a left turn lane from Kearney Road onto Wake Union Church Road shall be provided.
21. A physical barrier shall be provided between Wake Union Church Road and the townhomes fronting this road. Physical barrier could be considered a decorative non-opaque fence, max of 4 ft, stone or brick knee wall, or a similar item.
22. As long as permitted by the Town and NCDEQ for stormwater treatment ponds, there shall be a decorative item within the multi-family pond such as a fountain or similar.
23. Per neighbor request, connection of public street B to Lola lane will not be opened until final building permit of the

Townhome development has been obtained.

24. Although submitted prior to adoption, this rezoning shall use the adopted 2022 Community Plan for this review.
25. While not required for development, the project will encourage the use of green infrastructure including but not limited to the following: downspout disconnection, rainwater harvesting, rain gardens, planter boxes, bioswales, permeable pavements, green streets and alleys, green parking, green roofs urban tree canopy, land conservation, etc.
26. In an effort to create continuity for the entire project, a common stone or brick shall be provided that is used in all three phases of the development. The material could be used in a variety of ways including, but not limited to: landscaping walls, signage, building materials, accent materials, etc. Providing a minimum of one element for each phase shall satisfy this condition, but the developer may choose to provide the material in multiple facets if desired.
27. If the commercial property includes loading on a building that is adjacent to the St. Ives Subdivision, the loading will be on a building side that does not face the St. Ives property line.

Justification of Consistency with Comprehensive Plan:
Rezoning request is consistent with the comprehensive plan based off mixed use zoning in these areas. This will allow for both residential and commercial uses for enhancement of the area and a proper transition between single family residential and Highway Business along Wake Union Church Road and US 1.

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: RZ-22-03 / SP-22-03 Submittal Date: 12/23/2021

MKC Development Company LLC is the owner of the property for which the attached application is being submitted:

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

The property is located at: 0 Wake Union Church Road

The agent for this project is: Kimley-Horn & Associates

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

Name: Jordan Brewer, PE (Kimley-Horn & Associates)

Address: 421 Fayetteville Street, Suite 600, Raleigh, NC 27601

Telephone Number: 919-653-6654 Fax: _____

Email Address: jordan.brewer@kimley-horn.com

Signature(s) of Owner(s):

_____

_____

_____

Print or type name(s):

Matthew Ferrante

Managing Member

_____

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

VCP
VARDEN CAPITAL PROPERTIES

May 24, 2022

RE: VCP Acquisitions Rezoning of Wake Union Site

Patrick,

Per your request, please see below for a signed acknowledgment of the listed conditions associated with the rezoning of Wake Union.

Please let me know if you have any additional questions with the above.

1. Site Master Plan (SP-22-03) 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. Minor amendments include moving buildings, updating parking layout, and adjusting building square footages within the limits of the TIA. Total building square footage and number of buildings could decrease, if necessary. Any modifications to the commercial area will remain in conformance with the overall commercial village vision but may include realignment of the private street network and will also adhere to setbacks and buffers as shown in the Master Plan. Commercial Village Vision will be met through the cross section of Main Street as defined by the Master Plan Cross Sections. Outdoor or rooftop seating is encouraged to be provided. A minimum of 2 pieces of public art will be provided on the commercial development. Public art may be but are not limited to the following: sculptures, unique bike racks, murals, etc.
2. All development will comply with requirements of the Town of Wake Forest Unified Development Ordinance (UDO) unless expressly stated as an exception and will comply with approved Master Plan in accordance with condition 1.
3. Phase 1 (Multi-family) TIA off-site improvements are required with the phase 1 project. Phase 2 (Townhomes) and Phase 3 (Commercial) improvements of the TIA are required prior to the issuance of the 7th townhome building permit.
4. Property owner is responsible for maintenance of any enhanced landscaping or structures inside roundabout installed by the development.
5. Sections of the nature trail will be installed with phases corresponding to each property as development occurs. Trail shall be 4-6” of ABC as shown on the master plan cross section.
6. The following uses shall be permitted within the RMX zoned properties: Multifamily, Townhomes, Live-Work Units, Hotel/Inn (Less than 20 rooms), ATM, Bank, Credit Union, Financial Services, Business Support Services, Dry Cleaning & Laundry Services, Medical Clinic, Personal Services, Post office, Professional Services, Alcoholic Beverage Sales Store, General Commercial, Restaurant, Civic Meeting Facility, Community or Cultural Facility,

2110 Powers Ferry Road SE, Suite 150, Atlanta, GA 30339
(O) 678-741-2823 (F) 770-293-0273

Public Safety Station, Recreation Facility (Indoor or Outdoor), School (Vocational/Technical), Studio (art, dance, martial arts, music), Light Manufacturing Workshop, Garden (Community and private), Utilities (Class 1 & 2).

The following uses shall be permitted within the NMX zoned property: Multifamily, Townhomes, Live-Work Units, Hotel/Inn, ATM, Bank, Credit Union, Financial Services, Business Support Services, Dry Cleaning & Laundry Services, Medical Clinic, Personal Services, Post Office, Professional Services,

Alcoholic Beverage Sales Store, Amusement, Indoor, Bar/Tavern, General Commercial, Restaurant, Restaurant w/ Drive Thru, Theatre, Indoor Movie or Live Performance, Civic Meeting Facility, Community or Cultural Facility, Public Safety Station, Recreation Facility (Indoor or Outdoor), School (Vocational/Technical), Studio (art, dance, martial arts, music), Light Manufacturing Workshop, Garden (Community and private), Utilities (Class 1 & 2).

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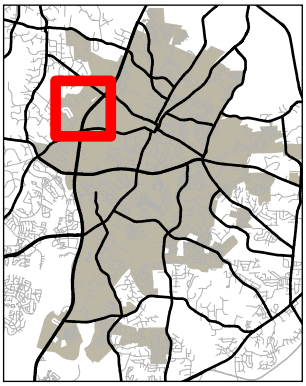
27. If the commercial property includes loading on a building that is adjacent to the St. Ives Subdivision, the loading will be on a building side that does not face the St. Ives property line.

Regards,

Trace McCreary

Varden Capital Properties, LLC

2110 Powers Ferry Road SE, Suite 150, Atlanta, GA 30339
(O) 678-741-2823 (F) 770-293-0273



TOWN of WAKE FOREST

RZ-22-01
Wake Union Conditional District Rezoning
PIN: 1831537516, 1831646036,1831644698,1831751080

6/9/2022

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

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

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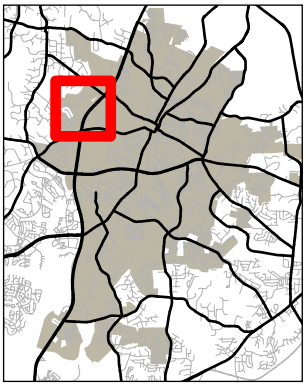
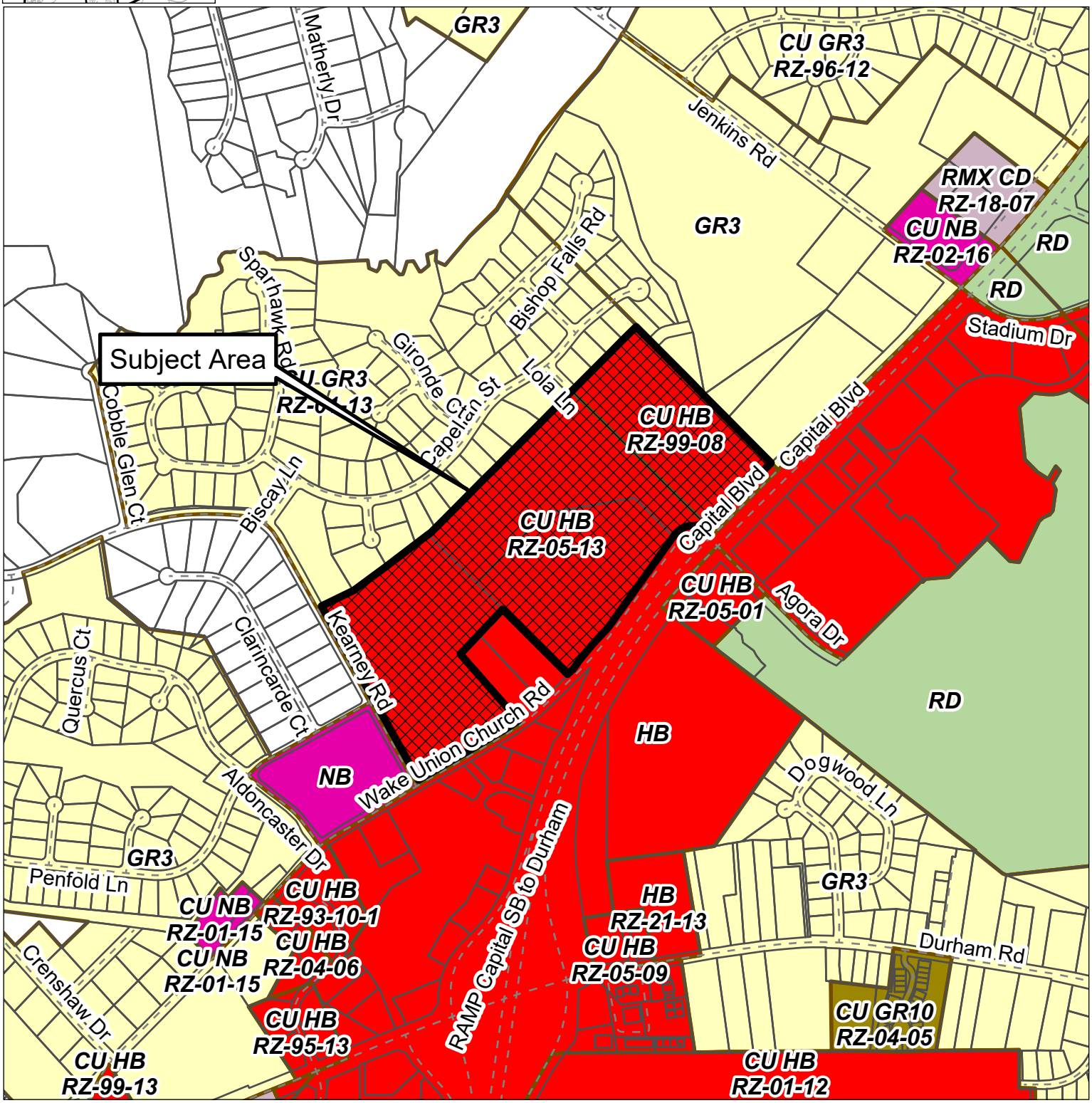


TOWN of WAKE FOREST

RZ-22-01
Wake Union Conditional District Rezoning
PIN: 1831537516, 1831646036,1831644698,1831751080

6/9/2022



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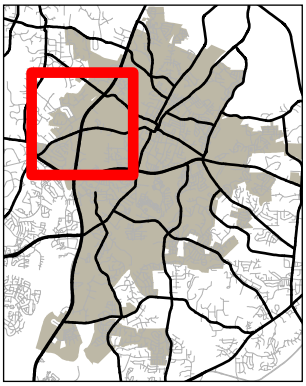
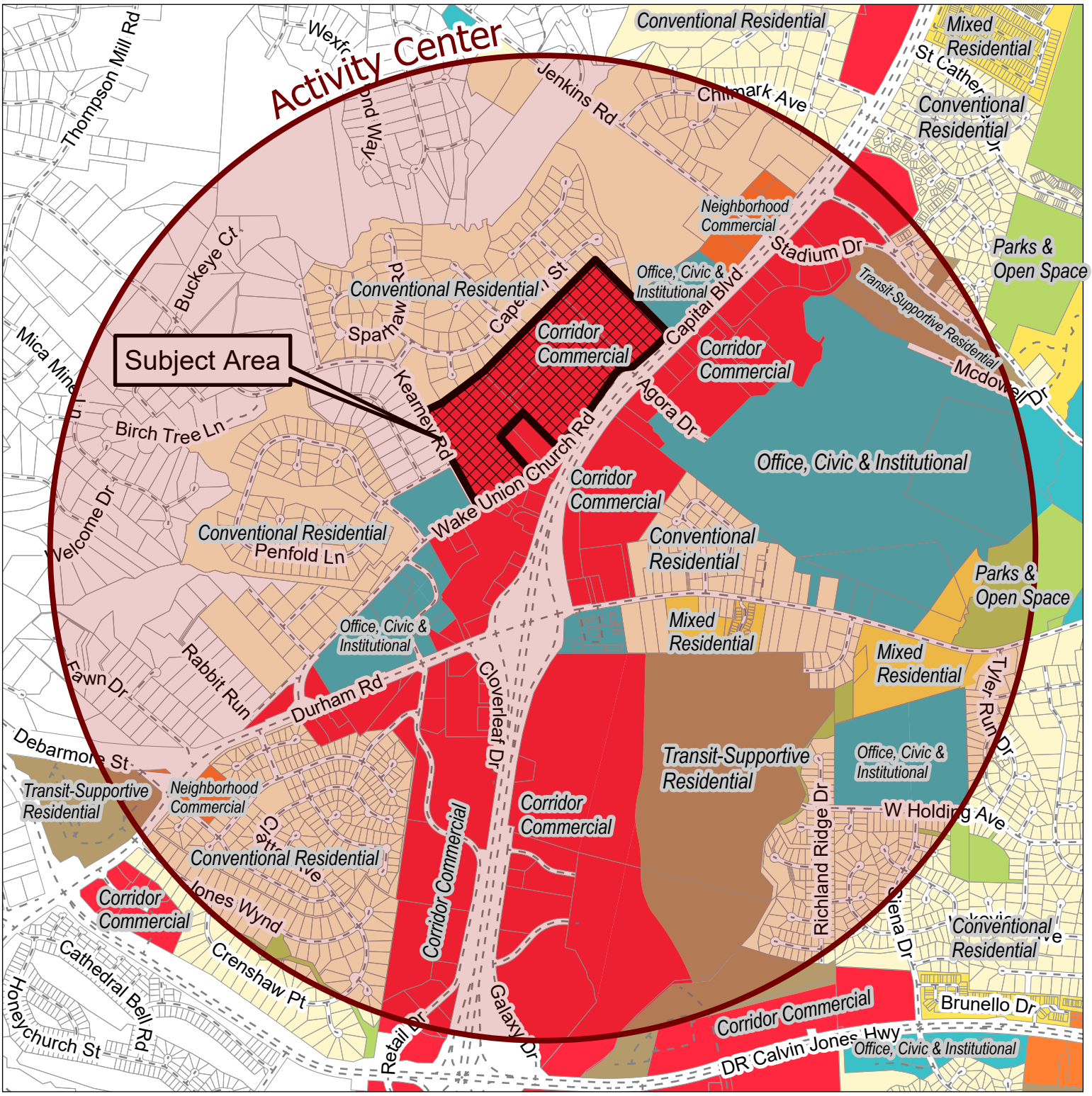


TOWN of WAKE FOREST

RZ-22-01
Wake Union Conditional District Rezoning
PIN: 1831537516, 1831646036,1831644698,1831751080

6/10/2022



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

0 0.45 0.9 Miles

February 18, 1999

John W. Graham
403 E. Six Forks Road
Raleigh, NC 27609

Re: Case #: RZ-99-08

Dear Mr. Graham:

This letter is official notification that on Tuesday, February 16, 1999 the Wake Forest Board of Commissioners approved the rezoning request of Tax Pin #: 1831.11-55-9536, located at the northwestern quadrant of Capital Boulevard and Wake Union Church Road. The property was rezoned to a Conditional Use HB, Highway Business District in the Reservoir Watershed Protection Overlay District. A Conditional Use Permit will be necessary before any development may occur.

If there are any questions, please feel free to call me at my office.

Sincerely,

Chad D. Sary, Planner
Planning Department

cc: Josephine H. Ricks
1324 Corcoran Street, N.W.
Washington, DC 20009

Edgar N. Ricks, III
942 Baker Chapel Road
Mt. Olive, NC 28365

CONDITIONAL USE PERMIT

Conditional Use Permit Number: RZ-05-13
Date Issued: August 16, 2005
Applicant: Jim Adams
818 S. White ST
Wake Forest, NC 27587

Property Owners: St. Ives Commercial LLC

Requested Action: Rezone to Conditional Use HB, Highway Business District and FLWPD, Falls Lake Watershed Protection Overlay District.

Tax PIN: 1831-64-6036, 1931-64-4698 and 1831-53-6699
Location: 12415 Capital Blvd. (US-1), west side, Wake Union Church RD
Size: 64.572 acres

The Wake Forest Board of Commissioners considered zoning case # RZ-05-13 on August 16, 2005. The Wake Forest Board of Commissioners voted to approve the requested zoning change to C.U. HB, Conditional Use Highway Business District and FLWPD, Falls Lake Watershed Protection Overlay District and approved the issuance of a Conditional Use Permit, subject to the following condition:

1. Dedication of two to 2.5 acres to the Town of Wake Forest for a future fire station.
2. Provide road improvements as outlined in the Wake Forest Transportation Plan.
3. Annexation of property not currently within Corporate Wake Forest.
4. Hold a neighborhood meeting prior to submitting a site plan for review by the Planning Board and Board of Commissioners.

_____ August 17, 2005
Mayor Date

Community Plan Consistency Grid

POLICIES FOR AFFORDABLE HOUSING		YES	NO	NA
AH-1	Implement Affordable Housing Plan			

POLICIES FOR RESIDENTIAL CHARACTER		YES	NO	NA
RC-1	Encourage single-family attached and multifamily development to incorporate varied building frontages and rooflines, front porches, front yards, and balconies to provide visual interest and complement the scale and character of surrounding single-family neighborhoods			
RC-2	Setbacks of infill development should match the existing context as much as possible as uniform setbacks can help foster a pedestrian-friendly environment			
RC-3	Promote higher density infill and redevelopment within older established neighborhoods to provide greater housing choices while matching the scale and character of existing properties			
RC-4	Promote higher density housing along key corridors and surrounding activity centers. This includes near areas designated in the Land Use Plan as Commercial Corridor; Neighborhood Commercial; Light Industrial; and Office, Civic, and Institutional			
RC-5	For larger scale planned subdivisions that provide a mix of housing types, work with private developers to locate lower density housing near existing single-family detached neighborhoods to create appropriate transitions and preserve the character of established neighborhoods			
RC-6	Consider requiring a minimum percentage of housing types in new neighborhood developments to increase housing diversity and affordability (e.g. at least 20% duplexes/townhomes)			
RC-7	Review and update the UDO to align with residential character recommendations within this Community Plan			

POLICIES FOR SENIOR HOUSING		YES	NO	NA
SH-1	Promote senior housing within a quarter mile of transit stops, Downtown, shopping areas, parks, and recreational facilities			
SH-2	Encourage smaller lot, single-story housing types for seniors that are ADA accessible			
SH-3	Encourage age-targeted cooperative housing types for community-oriented senior living, such as co-housing and cottage home courts			
SH-4	Promote the development of continuing care retirement communities (CCRC), or life plan communities, which offer distinct types of housing and care levels based on a senior's needs			
SH-5	Encourage developers of age-targeted housing to include amenities attractive to seniors, such as front porches, back patios, walking paths, and outdoor sports facilities, and activated gathering spaces			

Community Plan Consistency Grid

POLICIES FOR COMMERCIAL DEVELOPMENT		YES	NO	NA
CD-1	Enhance established commercial areas by incentivizing redevelopment and/or renovation of existing businesses.			
CD-2	Support small, local businesses within commercial centers to support unique shopping options within Wake Forest			
CD-3	Establish architectural design standards for commercial building facades that promote quality design while allowing for flexibility that encourages creative design			
CD-4	Promote multi-story structures within Commercial Corridor and Neighborhood Commercial areas at appropriate scales that offer residential or office above ground-floor commercial			
CD-5	Encourage pedestrian-oriented shopping environments with sidewalks, attractive storefronts, and buildings facing each other to create a sense of enclosure			
CD-6	Encourage the incorporation of pedestrian/bicyclist/transit-oriented areas in large-scale shopping centers that provide outdoor seating and gathering areas, bicycle parking stations, and access to transit services			
CD-7	Promote cross-access and pedestrian pathways between adjacent parking lots and leading to buildings to promote well-connected, cohesive shopping areas			
CD-8	Encourage the consolidation of commercial driveways onto major streets to reduce traffic conflicts			
CD-9	Require “360 degree architecture” (high quality architecture on all sides of the building as opposed to just the front-facing façade), including well-designed or screened service areas			
CD-10	Encourage businesses to replace existing, non-conforming signage with attractive signage that meets Town standards			
CD-11	Promote outparcel development to improve the character along primary roadways and break up views of large parking lots			
CD-12	Review and update the UDO, including the US 1 Special Highway Overlay (SH1-O) and Dr Calvin Jones Highway Overlay (SH2-O) districts, to align with commercial development recommendations within this Community Plan			
CD-13	Support accessory commercial units (ACUs) that allow the ground floor of residential properties or an accessory structure facing the street to contain a commercial use beneficial to the surrounding neighborhood			
CD-14	Establish block standards for commercial areas to break up large tracts into more human scale pieces with streets or street-like features within the development			

POLICIES FOR MINORITY & WOMEN-OWNED BUSINESSES		YES	NO	NA
MWOB-1	Work with organizations, such as the Chamber and the Black Business Alliance, to expand diversity, equity, and inclusion programs that are supported with grassroots community engagement			
MWOB-2	Explore successful programs for supporting minority and women-owned businesses in surrounding communities to implement in Wake Forest			
MWOB-3	Explore regional, state, and federal grants available for minority and women businesses, such as grants from the National Institute of Economic Development and Carolina Community Impact			
MWOB-4	Support informational sessions and/or provide educational resources to employers on how they can establish equitable work environments and policies within their businesses			

POLICIES FOR SETBACKS		YES	NO	NA
SB-1	Incentivize businesses to situate new buildings at or near the property line to improve walkability, such as by requiring more landscaping if parking lots are located in front of buildings rather than to the rear/side			
SB-2	Promote consistency in setbacks within commercial and residential areas to form desirable continuity in the streetwall, or the facades of buildings facing the street			
SB-3	Encourage outparcel development with 360 architecture to “hold the corner” of commercial corridor development			
SB-4	Ensure adequate setbacks of industrial or other high intensity uses to reduce potential sound or visual impacts on adjacent lower intensity uses			
SB-5	Allow for flexibly in setbacks in Downtown where existing conditions prevent a consistent streetwall, while maintaining a close interface with the street (e.g., utility, landscaping, and/or topography challenges)			

Community Plan Consistency Grid				
POLICIES FOR PARKING LOTS		**YES**	**NO**	**NA**
PL-1	For existing front-loaded surface parking lots, encourage property owners to improve their character with perimeter and interior landscaping, and/or decorative walls and fencing			
PL-2	Require off-street parking to be located to the side or rear of the primary building			
PL-3	Encourage shared parking agreements where neighboring uses with different peak parking demand times can use the same parking lot, reducing the need for additional parking lots			
PL-4	Reevaluate minimum parking standards and consider implementing maximum parking standards to reduce excessive requirements			
PL-5	Monitor parking supply and strategically encourage structured or underground parking in higher density areas if needed, such as in Downtown, TOD, and activity center areas, to reduce the amount of land dedicated to surface parking			
PL-6	Consider offering incentives for structured parking, such as density bonuses, allowable lot coverage increases, and height limit increases.			
PL-7	Encourage the integration of structured parking into multifamily buildings to minimize surface parking lots			
PL-8	Encourage North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Nitrogen and Phosphorus (SNAP) nutrient-reducing practices, such as permeable surfaces, that allow water infiltration in parking lots to improve stormwater drainage and water quality			
PL-9	Encourage the provision of pedestrian walkways in parking lots to enhance connectivity and safety to businesses			
POLICIES FOR SCREENING & BUFFERING		**YES**	**NO**	**NA**
SB-1	Ensure sufficient screening and buffering of industrial and commercial uses next to residential uses to minimize potential adverse impacts, such as in the Unicon Drive area			
SB-2	Encourage new development to preserve existing wooded areas along the perimeter of sites to provide natural buffering			
SB-3	Encourage screening of utility, loading, outdoor storage, and trash disposal areas that are visible from the right-of-way and adjacent development			
SB-4	Promote the use of setbacks for walls and fences that allow for plantings between the property line and the right-of-way and adjacent development			

Community Plan Consistency Grid

POLICIES FOR COMMUNITY CHARACTER		YES	NO	NA
CC-1	Preserve vistas and view corridors that contribute to the economic and aesthetic value of Wake Forest, such as the church steeple at Southeastern Baptist Theological Seminary, S White Street in Downtown, and N Main Street in the Wake Forest Local Historic District			
CC-2	Curate public outdoor spaces for important monuments and artworks to showcase them as anchors and entry points to neighborhoods			
CC-3	Leverage historic structures, events, and people to create a sense of place through placemaking and branding			
CC-4	Ensure new development is contextual to the existing character of the area in terms of scale, massing, setback, fenestration, and design features (porches, storefronts, etc.)			
CC-5	Encourage developers to incorporate landscaping to beautify neighborhoods and commercial areas, such as landscaped medians and roundabouts.			
CC-6	Incorporate landscaping and gateway features into public rights-of-way, such as landscaped streetscapes, green infrastructure, and public promenades			
CC-7	Emphasize quality development along highly visible thoroughfares in the Town to reinforce its positive image			
CC-8	In accordance with the Land Use Plan, ensure incompatible, high intensity uses are directed away from low intensity residential areas			
CC-9	Continue to provide quality municipal services for the maintenance and upkeep of neighborhoods, such as street cleaning, snow removal, and trash disposal services			
CC-10	Work with NCDOT to identify areas for roadway enhancements			
CC-11	Refer to the Public Art Vision Plan for guidance when public art is being proposed in private development			
CC-12	Work with developers to improve the character of retaining walls, such as by incorporating public art or tiering the walls to reduce their visual impact			

POLICIES FOR UTILITY LINES		YES	NO	NA
UL-1	Create a master plan for burying utility lines with community involvement to identify priority areas for conversion			
UL-2	Ensure major Town entrances and gateway corridors and highly visible, pedestrian-oriented areas are prioritized for conversion			
UL-3	Consider trenching utilities as capital improvements are made in the right-of-way for all areas of the Town			
UL-4	Investigate partnering with private developers to install conduit for fiber and/or burying utility lines in priority conversion areas			
UL-5	Explore partnerships with private developers for boring and burying additional conduit along main roadways			
UL-6	Consider and install conduit with greenway project construction.			

Community Plan Consistency Grid

POLICIES FOR HISTORIC PRESERVATION		YES	NO	NA
HP-1	Work with the Historic Preservation Commission (HPC) and the Planning Department to continue to implement the 2019 Historic Property Handbook and Design Standards and continue to preserve existing and new historic landmarks			
HP-2	Continue to enforce the Historic Preservation Ordinance for the Wake Forest Local Historic District and local historic landmarks			
HP-3	Promote State and Federal Tax Incentives for qualified rehabilitation projects for properties listed individually or as contributing historic properties in the National Register of Historic Places			
HP-4	Ensure development surrounding and within historic districts is sensitive to the historic context of the neighborhood			
HP-5	Encourage adaptive reuse, restoration, and repurposing of historic structures to preserve Wake Forest's history			
HP-6	Continue to enforce the Demolition of Historic Structures Ordinance for the protection of all historic properties in Wake Forest			
HP-7	Investigate the adoption of new local historic districts or character historic overlay districts to preserve Wake Forest's historic character			

POLICIES FOR COMMUNITY FACILITIES		YES	NO	NA
CF-1	Expand Town facilities concurrently with new growth			
CF-2	Annually review the Town's Work Management Plan, Staffing, and Budget section to reflect current needs and priorities			
CF-3	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to identify strategies to close gaps in park service areas, such as west of Capital Boulevard and the southern and eastern portion of Town			
CF-4	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to expand equity in the quality of public park facilities and programming			
CF-5	Explore green infrastructure options that also beautify spaces, like bioswales and planters			
CF-6	Continue to work with regional educational entities to provide support as they seek new facility locations or expansion with growth			
CF-7	Coordinate with regional educational entities to ensure increased equity in educational facilities across the community			
CF-8	Coordinate with the Police and Fire Departments to ensure response times are sufficient for all areas of town with growth			
CF-9	Consider emerging best practices for community safety, such as mental health crisis response teams			
CF-10	Promote and incorporate sustainable building practices into community facilities, setting a precedent for private developers to implement			
CF-11	Coordinate with regional healthcare providers to explore opportunities to locate a full service hospital or regional medical facilities in the Town			
CF-12	Evaluate existing streets and explore UDO updates to address traffic congestion, traffic speed, reduce collisions, and improve safety conditions for all modes of transporation			
CF-13	Regularly update the Town Pavement Management System program			

Community Plan Consistency Grid

POLICIES FOR PUBLIC TRANSIT		YES	NO	NA
PT-1	Continue to work with transit partners to consider more frequent service and route network expansions to key locations to improve rider experience and attract more usage of mass transit			
PT-2	Coordinate with property owners, private developers, and transit partners to set aside land for transit stops at appropriate locations. The Town should obtain a transit easement for these locations and construct and maintain quality bus shelter infrastructure			
PT-3	Work with GoRaleigh and GoTriangle to construct smart bus shelters, or sustainable shelters that incorporate elements like interactive screens with live timetables, smart lighting, solar panels, and bike lock stations			
PT-4	Explore incorporating public art into bus shelters			
PT-5	Continue to evaluate and coordinate Park and Ride locations with transit partners			
PT-6	Explore best long term transit options such as fixed or microtransit			

POLICIES FOR CAPITAL BOULEVARD		YES	NO	NA
CB-1	Continue to work closely with NCDOT to implement the project and promote commercial growth in accordance with the Land Use Plan			
CB-2	Continue advocating for improvements along the corridor to assist in improving the quality of life for Wake Forest residents, businesses, and property owners			

POLICIES FOR STREET CONNECTIVITY		YES	NO	NA
SC-1	Promote short blocks of less than 600 linear feet between intersections of local roads to improve walkability			
SC-2	Avoid dead-ends, cul-de-sacs, and T-intersections in places where four-way intersections can be aligned			
SC-3	Study the appropriateness of traffic circles at four-way intersections to ease congestion and improve safety			

POLICIES FOR SIDEWALKS & MULTI-USE PATHS		YES	NO	NA
SP-1	Update the CTP to include an inventory of sidewalks in addition to multi-use paths and establish project priorities, private-public funding, and time frames for closing gaps in the network			
SP-2	Update the CTP to identify priority areas for high visibility crosswalks, bulb outs, refuge islands, rectangular rapid flashing beacons, and other pedestrian improvements			
SP-3	Work with Public Works to identify crosswalk ramps that are not ADA compliant and prioritize upgrades			
SP-4	In coordination with roadway improvements, upgrade aging sidewalks or install new sidewalks if none exist			
SP-5	Promote sidewalk, multi-use path, or trail connectivity between residential subdivisions and nonresidential development to improve pedestrian and bicycle connectivity			
SP-6	Continue to ensure all new residential development provides sidewalks on both sides of the street			
SP-7	Encourage multi-use paths to be provided along the main road in developments			
SP-8	Ensure multifamily and commercial developments include strong pedestrian networks within and between their sites			

Community Plan Consistency Grid

POLICIES FOR BIKEWAYS, GREENWAYS & TRAILS		YES	NO	NA
BGT-1	Identify trail head locations as the greenway and trail network continues to expand			
BGT-2	Explore opportunities along greenways to add amenities (i.e. water fountains, seating /rest areas, pocket parks, public art, and fix it stations) and programming with the Parks, Recreation, and Cultural Resources Department or other organizations like StoryWalks			
BGT-3	Encourage development along greenways to incorporate greenway access into the site, particularly for uses attractive to trail users (i.e. restaurant, cafes, and bars)			

POLICIES FOR LOCAL FOOD SYSTEMS		YES	NO	NA
LFS-1	Continue to support the Northern Community Food Security Team and together explore other locations for community food hubs within the Town			
LFS-2	Partner with local food cooperatives and regional food networks, such as the Capital Area Food Network, to address food insecurity in the community			
LFS-3	Encourage regenerative practices, such as use of organic fertilizers, crop rotation, and crop variation for healthy soil			
LFS-4	Conduct a meal gap survey to better assess the immediate and long term needs in the community			
LFS-5	Evaluate the economic impact of local food systems in the community to encourage localized marketplaces for food producers			
LFS-6	Explore updates to the UDO that would promote urban agriculture and repurposing of vacant or underutilized lots for such uses			

POLICIES FOR CONSERVATION DESIGN		YES	NO	NA
CD-1	Encourage conservation design in the UDO's subdivision development regulations, particularly for areas within watershed protection areas			
CD-2	Explore incentives for promoting conservation design, such as density bonuses to allow for comparable number of housing units but greater preserved green space within the site			
CD-3	Encourage developers to enhance preserved green spaces as accessible amenities for residents, such as trails and outdoor seating			

POLICIES FOR GREEN SPACE PRESERVATION		YES	NO	NA
GSP-1	Prioritize higher density redevelopment and infill development within already developed areas to avoid premature development in long term growth areas and reduce greenfield development			
GSP-2	Work with private developers to preserve significant natural assets within sites, such as streams, steep slopes, unique geological formations, wetlands, and mature stands of trees, which can be incorporated as development amenities			
GSP-3	Continue to identify and strategically acquire environmentally sensitive land to preserve as dedicated conservation areas and publicly accessible open space			
GSP-4	Explore incentives to promote conservation design in future development, such as density bonuses, to promote clusters of taller structures that preserve natural areas of the site			
GSP-5	Explore strategies to further promote green space preservation within the updated UDO, such as increasing set aside requirements, and evaluate what is credited as open space			
GSP-6	Explore strategies to further protect wildlife and environmentally sensitive areas in the UDO			

Community Plan Consistency Grid

POLICIES FOR TREE CANOPY		YES	NO	NA
TC-1	Continue to support the Town in administering the Urban Forestry Program and planting, preserving, and maintaining trees on public properties and rights-of-way			
TC-2	Explore updates to the UDO that could further promote tree preservation and replacement in new developments			
TC-3	Review existing incentives and consider additional incentives for private developers to promote tree preservation above what is required by the UDO			
TC-4	Explore ways to increase the number of trees required in parking lots during the update to the UDO, such as requiring an island every 20 parking spaces or decreasing the minimum distance a parking space can be from a tree			
TC-5	Ensure public and private tree plantings and xeriscaping are made up of native plant species that are adapted to local environmental conditions and require less irrigation			
TC-6	Coordinate efforts to influence State regulations related to the expansion of tree preservation standards			

POLICIES FOR SUSTAINABLE DEVELOPMENT		YES	NO	NA
SD-1	Encourage private developers to incorporate green building, LID, and green infrastructure practices in future developments			
SD-2	Incorporate green infrastructure into public streetscapes, prioritizing pedestrian-oriented areas like Downtown, TOD, and Neighborhood Commercial areas			
SD-3	Continue to incorporate sustainable design best practices into Town-owned infrastructure and community facilities, striving to incorporate LEED practices into future facilities			
SD-4	Use the Environmental Protection Agency's (EPA) "Revising Local Codes to Facilitate Low Impact Development" guide to help identify regulations within the UDO that discourage LID practices			
SD-5	Evaluate potential rainwater collection programs and composting programs			
SD-6	Explore an incentive program to encourage development to provide stormwater when lots are exempt from stormwater requirements			
SD-7	Update the Manual of Specifications, Standards and Design to reference green infrastructure design			
SD-8	Explore decommissioned rights-of-way as potential stormwater routes			
SD-9	Support the use of attractive, safe, and sustainable street furniture and infrastructure, such as solar streetlights, and LED traffic lights			
SD-10	Expand the electric vehicle (EV) charging network by requiring the installation of charging stations, or the infrastructure needed to accommodate future charging stations, in all new parking lots, especially parking lots of multifamily and large scale developments, and increasing supply of public charging stations			
SD-11	Promote adaptive reuse over redevelopment for structures that are structurally sound, feature desirable built form, and/or are historically significant. This includes creating an online inventory of buildings available for adaptive reuse			
SD-12	Investigate developing a solar energy ordinance and enrolling in the SolSmart program, a national designation program funded by the US Department of Energy charged with making solar power faster, easier, and more affordable			
SD-13	Explore ways to incentivize renewable energy and passive solar design in the Town's development standards. SolSmart's Solar Energy Toolkit can be used as resource for better promoting solar panels within the code			
SD-14	Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation			

Community Plan Consistency Grid				
POLICIES FOR TOURISM		**YES**	**NO**	**NA**
T-1	Grow the Town's art community and reputation as a regional arts destination with a Downtown focus			
T-2	Explore the potential of constructing a recreational destination facility with a regional draw			
T-3	Develop annual Tourism Economic Impact Reports to help quantify progress made in Wake Forest's tourism sector and identify trends, issues, and opportunities that can help Town staff prioritize future investments			
T-4	Support the Wake Forest Area Chamber to create and market a local visitor's center as a public resource hub for the Town's attractions, events, and businesses for visitors			
T-5	Leverage Wake County's Room Occupancy Tax to build, finance, and create new establishments or run events related to tourism, allowing the Town to capitalize on its success in drawing hotel occupants			
T-6	Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations			
T-7	Continue to support Wake Forest Downtown Inc. (a Main Street America accredited program) in meeting the National Accreditation Standards of Performance as outlined by the National Main Street Center			
T-8	Continue to participate in the NC Main to Main Trail program, a network that connects the State's Main Street America communities, and leverage this designation in the Town's marketing strategy			
T-9	Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs			
T-10	Explore the creation of a social district, where customers can carry and consume food and drinks purchased from businesses outside in a designated zone			
POLICIES FOR GATEWAYS		**YES**	**NO**	**NA**
GW-1	Create a Gateway Plan to identify and prioritize sites for gateway features and establish design standards. Ensure the Plan works in synergy with the Town's Wayfinding Plan.			
GW-2	Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.			
POLICIES FOR DOWNTOWN WAKE FOREST		**YES**	**NO**	**NA**
DWF-1	Evaluate existing zoning regulations around density in appropriate locations to balance Downtown's development potential with preserving its historic character			
DWF-2	Identify strategies to fill vacant buildings Downtown that promote an entrepreneurial and small-business culture			
DWF-3	Identify strategies to attract families and younger populations to Downtown with inviting public spaces, entertainment, and destinations for all ages			
DWF-4	Provide guidelines for how buildings should be orientated to support pedestrian-friendly environments			
DWF-5	Reassess parking demand and supply with consideration for a new parking garage(s) to minimize surface parking lots			
DWF-6	Identify strategies to create an "experience-based" Downtown retail environment with unique local businesses and a pedestrian-oriented environment			
DWF-7	Reassess strategies to improve gateways and wayfinding to and within Downtown to better direct people and create a distinct sense of place			
DWF-8	Identify opportunities for Downtown events and public gathering spaces to bring the community together, such as live outdoor events and festivals			

Revised Traffic Impact Analysis

Wake Union

Wake Forest, NC

Prepared for:

Marett LLC

Kimley»Horn

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Revised Traffic Impact Analysis for

Wake Union

Wake Forest, North Carolina

Prepared for:

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Charlotte, NC

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May 2022

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Executive Summary

Kimley-Horn and Associates, Inc. has revised the Traffic Impact Analysis (TIA) dated December 2021 for the proposed Wake Union mixed-use development to address comments provided by the Town of Wake Forest. This project is located along Wake Union Church Road west of US 1 in Wake Forest, North Carolina. Analyses have been performed for previous iterations of development on this parcel, and this analysis reflects impacts of changes to those plans.

Consistent with those previous plans, as currently envisioned this development is expected to be constructed in phases. Phase 1 is expected to be built-out in 2024 and will consist of approximately 300 apartments to be accessed via one site driveway on Wake Union Church Road and one driveway on Kearney Road. Phase 2 is expected to be built-out in 2025 and will add approximately 90 townhomes to be accessed via multiple driveways along the realigned Wake Union Church Road/Public Street A north of proposed Main Street. Phase 3 is expected to be built-out in 2026 and will include approximately 183,000 square feet (SF) of commercial space as well as two outparcels, which were assumed to include a 6,000 SF high-turnover sit-down restaurant and a 4,000 SF fast-food restaurant consistent with previous analyses. Additional access along Wake Union Church Road and Main Street, as well as cross-access with other phases, will serve Phase 3.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development. The traffic conditions studied include the existing (2021) traffic condition, the projected (2024) background and Phase 1 build-out traffic conditions, the projected (2025) background and Phase 2 build-out traffic conditions, and the projected (2026) background and Phase 3 (full build-out) traffic conditions.

As shown in Table ES-1, Phase 1 of the project is projected to generate 1,634 new daily trips, 100 new trips during the AM peak hour, and 127 new trips during the PM peak hour on a typical weekday.

Table ES-1
ITE Traffic Generation (Vehicles) – Phase 1

Land Use Code	Land Use	Intensity		Daily	AM Peak Hour		PM Peak Hour	
					In	Out	In	Out
221	Multifamily Housing (Mid-Rise)	300	d.u.	1,634	26	74	77	50

As shown in Table ES-2, Phase 2 of the project is projected to generate 2,274 new daily trips, 143 new trips during the AM peak hour, and 181 new trips during the PM peak hour on a typical weekday.

Table ES-2 ITE Traffic Generation (Vehicles) – Phase 2								
Land Use Code	**Land Use**	**Intensity**		**Daily**	**AM Peak Hour**		**PM Peak Hour**	
					In	**Out**	**In**	**Out**
220	Multifamily Housing (Low-Rise)	90	d.u.	640	10	33	34	20
221	Multifamily Housing (Mid-Rise)	300	d.u.	1,634	26	74	77	50
Total Net New External Trips				**2,274**	**36**	**107**	**111**	**70**

As shown in Table ES-3, at full build-out the project is projected to generate 7,274 new daily trips, 447 new trips during the AM peak hour, and 585 new trips during the PM peak hour on a typical weekday.

Table ES-3 ITE Traffic Generation (Vehicles) – Phase 3 (Full Build)								
Land Use Code	**Land Use**	**Intensity**		**Daily**	**AM Peak Hour**		**PM Peak Hour**	
					In	**Out**	**In**	**Out**
220	Multifamily Housing (Low-Rise)	90	d.u.	640	10	33	34	20
221	Multifamily Housing (Mid-Rise)	300	d.u.	1,634	26	74	77	50
820	Shopping Center	183,000	s.f.	9,068	151	92	408	442
932	High-Turnover Sit-Down Restaurant	6,000	s.f.	674	33	27	37	22
934	Fast-Food Restaurant w/ Drive-Through	4,000	s.f.	1,884	82	79	68	63
Subtotal				**13,900**	**302**	**305**	**624**	**597**
Internal Capture				**3,420**	***49***	***49***	***175***	***175***
Pass-by Capture				**3,206**	***28***	***34***	***146***	***140***
Net New External Trips				**7,274**	**225**	**222**	**303**	**282**

Capacity analyses were performed using Synchro and SIDRA software. Table ES-4 summarizes the operation of the study intersections for the AM and PM peak hour traffic conditions.

Table ES-4 Level-of-Service Summary		
Condition	**AM Peak Hour LOS (Delay)**	**PM Peak Hour LOS (Delay)**
US 1 at Jenkins Road/Stadium Drive (Signalized)		
Existing (2021) Traffic	D (44.8)	D (43.2)
Phase 1 Background (2024) Traffic	E (63.6)	E (63.7)
Phase 1 Build-out (2024) Traffic	E (63.8)	E (65.1)
Phase 2 Background (2025) Traffic	E (70.5)	E (73.6)
Phase 2 Build-out (2025) Traffic	E (70.9)	E (75.9)
Phase 3 Background (2026) Traffic	E (78.5)	F (84.5)
Phase 3 Build-out (2026) Traffic	F (89.3)	F (103.8)
US 1 at Wake Union Church Road/Main Street/Shopping Center Drwy. (Signalized)		
Existing (2021) Traffic	B (11.2)	C (29.2)
Phase 1 Background (2024) Traffic	B (12.7)	C (34.2)
Phase 1 Build-out (2024) Traffic	B (13.6)	C (34.9)
Phase 2 Background (2025) Traffic	B (13.8)	D (36.6)
Phase 2 Build-out (2025) Traffic	B (15.8)	D (38.4)
Phase 3 Background (2026) Traffic	B (14.5)	D (41.0)
Phase 3 Build-out (2026) Traffic – *Reverse Synchronized Street*	Crossover - B (18.5) North U-Turn - C (33.9) South U-Turn - A (2.6)	Crossover - C (33.8) North U-Turn - B (16.4) South U-Turn - B (19.6)

Table ES-4 (cont.) Level-of-Service Summary		
Condition	**AM Peak Hour LOS (Delay)**	**PM Peak Hour LOS (Delay)**
Wake Union Church Road at Kearney Road/Shopping Center Drwy. (Unsignalized)		
Existing (2021) Traffic	NB – B (12.6) SB – B (13.0) EBL – A (7.9) WBL – A (7.5)	NB – C (16.4) SB – C (20.4) EBL – A (8.0) WBL – A (8.2)
Phase 1 Background (2024) Traffic	NB – B (13.3) SB – B (14.0) EBL – A (8.0) WBL – A (7.6)	NB – C (18.2) SB – D (25.0) EBL – A (8.2) WBL – A (8.3)
Phase 1 Build-out (2024) Traffic	NB – B (13.7) SB – B (14.3) EBL – A (8.0) WBL – A (7.6)	NB – C (19.3) SB – D (27.3) EBL – A (8.2) WBL – A (8.4)
Phase 2 Background (2025) Traffic	NB – B (13.5) SB – B (14.4) EBL – A (8.0) WBL – A (7.6)	NB – C (18.8) SB – D (27.1) EBL – A (8.2) WBL – A (8.4)
Phase 2 Build-out (2025) Traffic	NB – B (14.1) SB – B (14.9) EBL – A (8.1) WBL – A (7.6)	NB – C (20.3) SB – D (31.1) EBL – A (8.3) WBL – A (8.4)
Phase 3 Background (2026) Traffic	NB – B (13.7) SB – B (14.7) EBL – A (8.0) WBL – A (7.6)	NB – C (19.5) SB – D (29.5) EBL – A (8.2) WBL – A (8.4)
Phase 3 Build-out (2026)	NB – C (15.9) SB – C (17.3) EBL – A (8.2) WBL – A (7.7)	NB – C (24.9) SB – E (49.7) EBL – A (8.5) WBL – A (8.7)

Table ES-4 (cont.) Level-of-Service Summary		
Condition	**AM Peak Hour LOS (Delay)**	**PM Peak Hour LOS (Delay)**
Wake Union Church Road at Hampton Way (Unsignalized)		
Existing (2021) Traffic	NB – A (9.6) WBL – A (7.6)	NB – B (12.7) WBL – A (8.2)
Phase 1 Background (2024) Traffic	NB – A (9.7) WBL – A (7.7)	NB – B (14.0) WBL – A (8.3)
Phase 1 Build-out (2024) Traffic	NB – A (9.8) WBL – A (7.7)	NB – B (14.6) WBL – A (8.4)
Phase 2 Background (2025) Traffic	NB – A (9.8) WBL – A (7.7)	NB – B (14.4) WBL – A (8.3)
Phase 2 Build-out (2025) Traffic	NB – A (9.9) WBL – A (7.7)	NB – C (15.2) WBL – A (8.4)
Phase 3 Background (2026) Traffic	NB – A (9.8) WBL – A (7.7)	NB – B (14.8) WBL – A (8.4)
Phase 3 Build-out (2026) Traffic	NB – B (10.4) WBL – A (7.9)	NB – C (17.8) WBL – A (8.7)
NC 98 at Wake Union Church Road/Private Driveway (Signalized)		
Existing (2021) Traffic	A (7.4)	A (8.7)
Phase 1 Background (2024) Traffic	A (7.4)	A (9.0)
Phase 1 Build-out (2024) Traffic	A (7.5)	A (9.1)
Phase 2 Background (2025) Traffic	A (7.4)	A (9.2)
Phase 2 Build-out (2025) Traffic	A (7.5)	A (9.2)
Phase 3 Background (2026) Traffic	A (7.5)	A (9.3)
Phase 3 Build-out (2026) Traffic	A (7.5)	A (9.6)
NC 98 at Hampton Way/Retail Drive (Signalized)		
Existing (2021) Traffic	B (16.1)	B (19.3)
Phase 1 Background (2024) Traffic	B (19.1)	C (20.8)
Phase 1 Build-out (2024) Traffic	C (20.8)	C (21.3)
Phase 2 Background (2025) Traffic	B (19.8)	C (21.2)
Phase 2 Build-out (2025) Traffic	C (22.5)	C (22.0)
Phase 3 Background (2026) Traffic	C (20.7)	C (21.7)
Phase 3 Build-out (2026) Traffic	C (24.5)	C (27.0)

Table ES-4 (cont.) Level-of-Service Summary		
Condition	**AM Peak Hour LOS (Delay)**	**PM Peak Hour LOS (Delay)**
Kearney Road at Penfold Lane/Public Street C (Unsignalized)		
Existing (2021) Traffic	EB – A (9.5) NBL – A (7.5)	EB – A (9.5) NBL – A (7.5)
Phase 1 Background (2024) Traffic	EB – A (9.5) NBL – A (7.5)	EB – A (9.6) NBL – A (7.5)
Phase 1 Build-out (2024) Traffic	EB – B (10.0) WB – B (10.0) NBL – A (7.5) SBL – A (7.4)	EB – B (10.3) WB – B (10.9) NBL – A (7.5) SBL – A (7.7)
Phase 2 Background (2025) Traffic	EB – A (9.6) NBL – A (7.5)	EB – A (9.6) NBL – A (7.5)
Phase 2 Build-out (2025) Traffic	EB – B (10.1) WB – B (10.0) NBL – A (7.5) SBL – A (7.4)	EB – B (10.4) WB – B (11.0) NBL – A (7.5) SBL – A (7.7)
Phase 3 Background (2026) Traffic	EB – A (9.6) NBL – A (7.5)	EB – A (9.7) NBL – A (7.5)
Phase 3 Build-out (2026) Traffic	EB – B (10.1) WB – B (10.1) NBL – A (7.5) SBL – A (7.4)	EB – B (10.5) WB – B (11.3) NBL – A (7.5) SBL – A (7.7)
Wake Union Church Road at Apartments Driveway (Unsignalized)		
Phase 1 Build-out (2024) Traffic	SB – B (13.1) EBL – A (7.9)	SB – C (18.7) EBL – A (8.2)
Phase 2 Build-out (2025) Traffic	SB – B (13.4) EBL – A (8.0)	SB – C (19.6) EBL – A (8.2)
Phase 3 Build-out (2026) Traffic	SB – C (15.0) EBL – A (8.1)	SB – C (21.7) EBL – A (8.3)
Main Street at Realigned Wake Union Church Road (Roundabout)*		
Phase 2 Build-out (2025) Traffic	A (4.6) v/c = 0.27	A (6.6) v/c = 0.48
Phase 3 Build-out (2026) Traffic	A (6.0) v/c = 0.42	B (11.7) v/c = 0.69
Public Street A at Public Street C (Lola Lane Extension) (Unsignalized)		
Phase 2 Build-out (2025) Traffic	NB – A (9.2) SB – A (8.7) EBL – A (7.3) WBL – A (7.2)	NB – A (9.5) SB – A (8.8) EBL – A (7.3) WBL – A (7.3)
Phase 3 Build-out (2026) Traffic	NB – A (9.2) SB – A (8.7) EBL – A (7.3) WBL – A (7.2)	NB – A (9.6) SB – A (8.8) EBL – A (7.3) WBL – A (7.3)

**Note: Overall intersection LOS and delay reported from SIDRA Version 6.0.*

Table ES-4 (cont.) Level-of-Service Summary		
Condition	**AM Peak Hour LOS (Delay)**	**PM Peak Hour LOS (Delay)**
Public Street A at Townhomes Access (Unsignalized)		
Phase 2 Build-out (2025) Traffic	NB – A (8.8) SB – A (8.7) EBL – A (7.2)	NB – A (8.9) SB – A (8.8) EBL – A (7.2)
Phase 3 Build-out (2026) Traffic	NB – A (8.8) SB – A (8.7) EBL – A (7.2)	NB – A (8.9) SB – A (8.8) EBL – A (7.2)
Main Street at Townhome Driveway/Outparcel Driveway (Unsignalized)		
Phase 2 Build-out (2025) Traffic	SB – B (10.2)	SB – B (10.8)
Phase 3 Build-out (2026) Traffic	NB – A (9.7) SB – B (11.6)	NB – B (12.3) SB – B (13.8)
Wake Union Church Road at South Parking Lot (Unsignalized)		
Phase 3 Build-out (2026) Traffic	EB – B (14.3) NBL – A (8.2)	EB – F (57.1) NBL – A (8.7)
Wake Union Church Road at Outparcel Driveway (Unsignalized)		
Phase 3 Build-out (2026) Traffic	WB – B (13.1) SBL – A (8.0)	WB – D (25.4) SBL – A (9.7)
Main Street at North Parking Lot (Unsignalized)		
Phase 3 Build-out (2026) Traffic	EB – A (8.7)	EB – A (8.6)

Phase 1

The following improvements are recommended to be performed with Phase 1 of the Wake Union Place development to accommodate projected site traffic volumes:

Kearney Road at Penfold Lane/Public Street C:

- Construct Public Street C with one ingress lane and one egress lane

Wake Union Church Road at Apartments Site Driveway:

- Construct the full-movement Apartments Site Driveway with one ingress and one egress lane

Analyses indicate that only the intersection of US 1 at Jenkins Road/Stadium Drive is expected to continue to operate at an unacceptable LOS in the Phase 1 build-out condition. However, site traffic is expected to account for less than 1% of the total intersection traffic at build-out of Phase 1, and the addition of site traffic is expected to result in delay increases of less than 2 seconds in the peak hours. Therefore, no additional improvements are recommended to be performed in Phase 1. The Phase 1 roadway laneage is shown on **Figure ES-1**.

Phase 2

The following additional improvements are recommended to be performed with Phase 2 of the Wake Union Place development to accommodate projected site traffic volumes:

Wake Union Church Road:

- Realign Wake Union Church Road to intersect the proposed Main Street at a new roundabout approximately 600 feet west of US 1

Main Street:

- Construct Main Street as a divided roadway with two eastbound lanes and one westbound lane between US 1 and the realigned Wake Union Church Road

Public Street A:

- Construct Public Street A as a two-lane roadway north of Main Street that terminates at the project boundary north of Lola Lane Extension

Lola Lane Extension:

- Extend Lola Lane to intersect Public Street A

Main Street at Wake Union Church Road/Public Street A:

- Construct a single-lane roundabout
- Provide a northbound right-turn lane on Wake Union Church Road with 50 feet of storage and appropriate tapers

Public Street A at Public Street C:

- Construct the proposed Public Street C as a full-movement driveway with one ingress lane and one egress lane

Public Street A at Townhome Driveway:

- Construct the proposed Townhome Driveway with one ingress lane and one egress lane on both approaches at Public Street A

Main Street at Townhome Driveway:

- Construct the right-in/right-out Townhome Driveway with one ingress lane and one egress lane

Analyses indicate that only the intersection of US 1 at Jenkins Road/Stadium Drive is expected to continue to operate at an unacceptable LOS in the Phase 2 build-out condition. However, site traffic is expected to account for less than 2% of the total intersection traffic at build-out of Phase 2, and the addition of site traffic is expected to result in delay increases of less than 3 seconds in the peak hours. Therefore, no additional improvements are recommended to be performed in Phase 2. The Phase 2 roadway laneage is shown on **Figures ES-2 and ES-3**.

Phase 3 (Full Build-out)

Consistent with previous iterations of this project, North Carolina Department of Transportation (NCDOT) staff indicated an expectation that the intersection of US 1 at Wake Union Church Road would be converted to a synchronized street ("superstreet") configuration as part of this development. However, as Phases 1 and 2 of this development generate relatively few trips, and since Phase 2 will include the realignment of Wake Union Church Road that will ultimately serve as the frontage road once US 1 is converted to a freeway, the superstreet configuration was only included in Phase 3.

The following roadway improvements are recommended to be performed with Phase 3 of the Wake Union Place development to accommodate projected site traffic volumes:

US 1 at Wake Union Church Road/Main Street/Shopping Center Driveway:

- Convert intersection to a "reverse" synchronized street configuration, including prohibiting left-turns from US 1 onto the side-streets
- Restripe the eastbound approach of Main Street to provide dual left-turn lanes and an exclusive right-turn lane
- Restripe the westbound approach of the Shopping Center Driveway to provide dual left-turn lanes and an exclusive right-turn lane
- Provide appropriate traffic signals for the superstreet configuration

US 1 at U-Turn North of Shopping Center Driveway:

- Construct a northbound U-turn lane on US 1 with 250 feet of storage and appropriate tapers
- Install a traffic signal

US 1 at U-Turn South of Wake Union Church Road:

- Construct a southbound U-turn lane on US 1 with 150 feet of storage
- Install a traffic signal

Main Street at Townhome Driveway/Outparcel Driveway:

- Construct the right-in/right-out Outparcel Driveway with one ingress lane and one egress lane

Wake Union Church Road at South Parking Lot:

- Construct the full-movement South Parking Lot driveway with one ingress lane and separate left- and right-turn egress lanes

Wake Union Church Road at Outparcel Driveway:

- Construct the full-movement Outparcel Driveway with one ingress lane and one egress lane
- Construct a southbound left-turn lane on Wake Union Church Road with 50 feet of storage

Public Street at North Parking Lot:

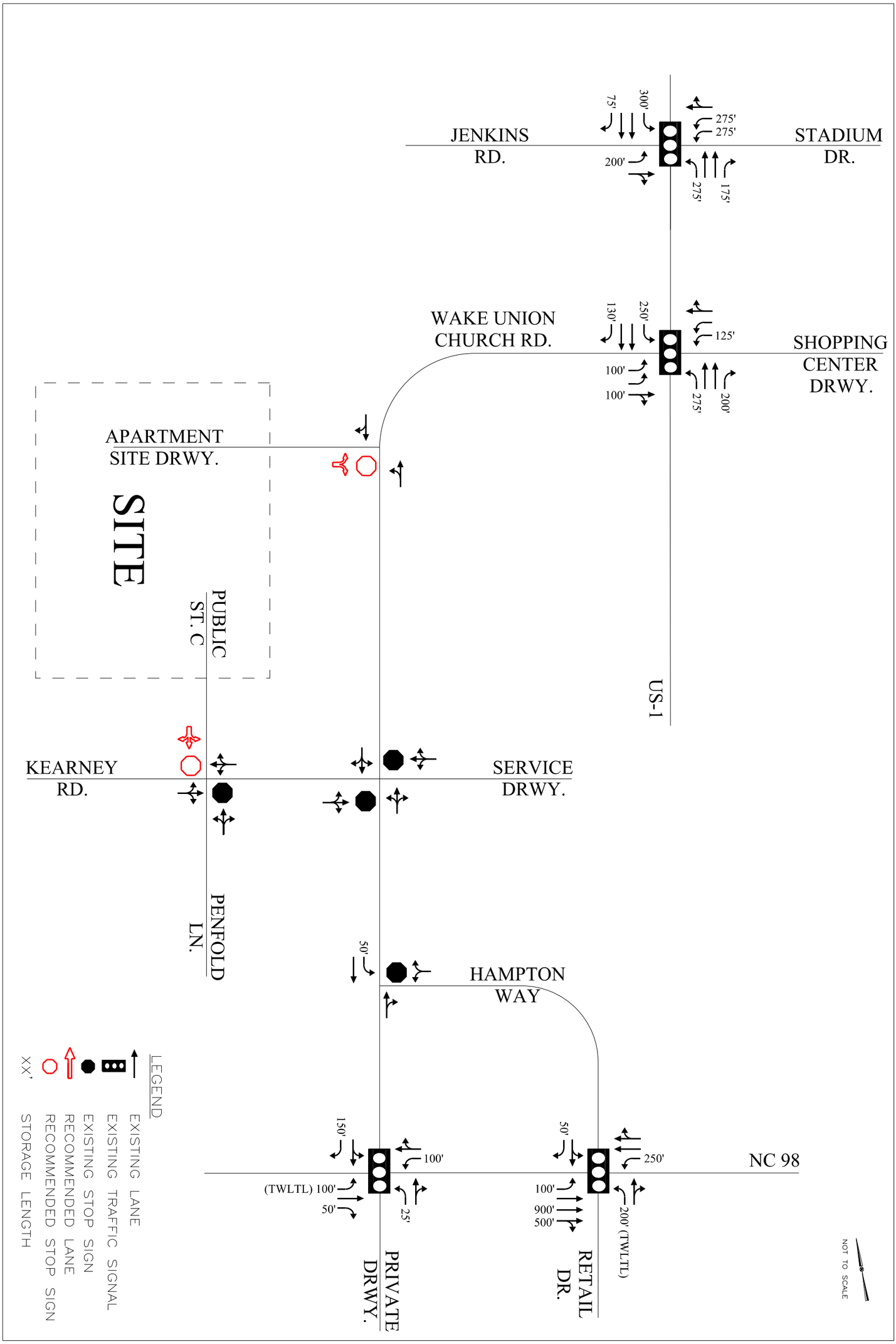
- Construct the right-in/right out North Parking Lot driveway with one ingress lane and one egress lane

Analyses indicate that with the recommended roadway improvements in place the intersection of US 1 at Jenkins Road/Stadium Drive is the only signalized study intersection that is anticipated to operate at an unacceptable LOS in the full build-out condition. However, that intersection is expected to operate at an unacceptable LOS in the study year 2026 with or without the proposed project in place, and anticipated publicly funded improvements at this location (including the grade-separation of Jenkins Road/Stadium Drive) are expected to provide a comprehensive solution to delays and queues at that intersection. As project traffic at full build-out is expected to account for less than 2% of the total intersection traffic, no improvements are recommended to be performed at this intersection as part of the Wake Union project.

Analyses also indicate that all of the unsignalized study intersections are expected to operate with short or moderate delays on minor street approaches at project build-out with the exception of the intersections of Wake Union Church Road at Kearney Road and Wake Union Church Road at the South Parking Lot Driveway. However, it is typical for stop sign controlled side streets and driveways intersecting major streets to experience long delays during peak hours, while the majority of the traffic moving through the intersection on the major street experiences little or no delay.

At the intersection of Wake Union Church Road at Kearney Road, the southbound minor street approach (Kearney Road) is expected to operate with moderate delays in the PM peak hour in the study year 2026 with or without the proposed Wake Union development in place. However, no queueing issues are expected at this intersection (Synchro indicates that 95th percentile queues are expected to be less than 125 feet), and no roadway improvements are recommended to be performed at the intersection to accommodate projected site traffic.

At the intersection of Wake Union Church Road at the South Parking Lot Driveway, the eastbound minor street approach (South Parking Lot Driveway) is expected to operate with long delays in the PM peak hour. However, no queueing issues are expected at this intersection (Synchro indicates that 95th percentile queues are expected to be less than 125 feet), and no additional roadway improvements are recommended to be performed at the intersection to accommodate projected site traffic. Phase 3 (full build-out) roadway laneage is shown on **Figures ES-4 and ES-5**.



Kimley»Horn

WAKE UNION
WAKE FOREST, NC
TRAFFIC CAPACITY ANALYSIS

RECOMMENDED ROADWAY LANEAGE
– PHASE 1

FIGURE
ES–1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY–HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY–HORN AND ASSOCIATES, INC.

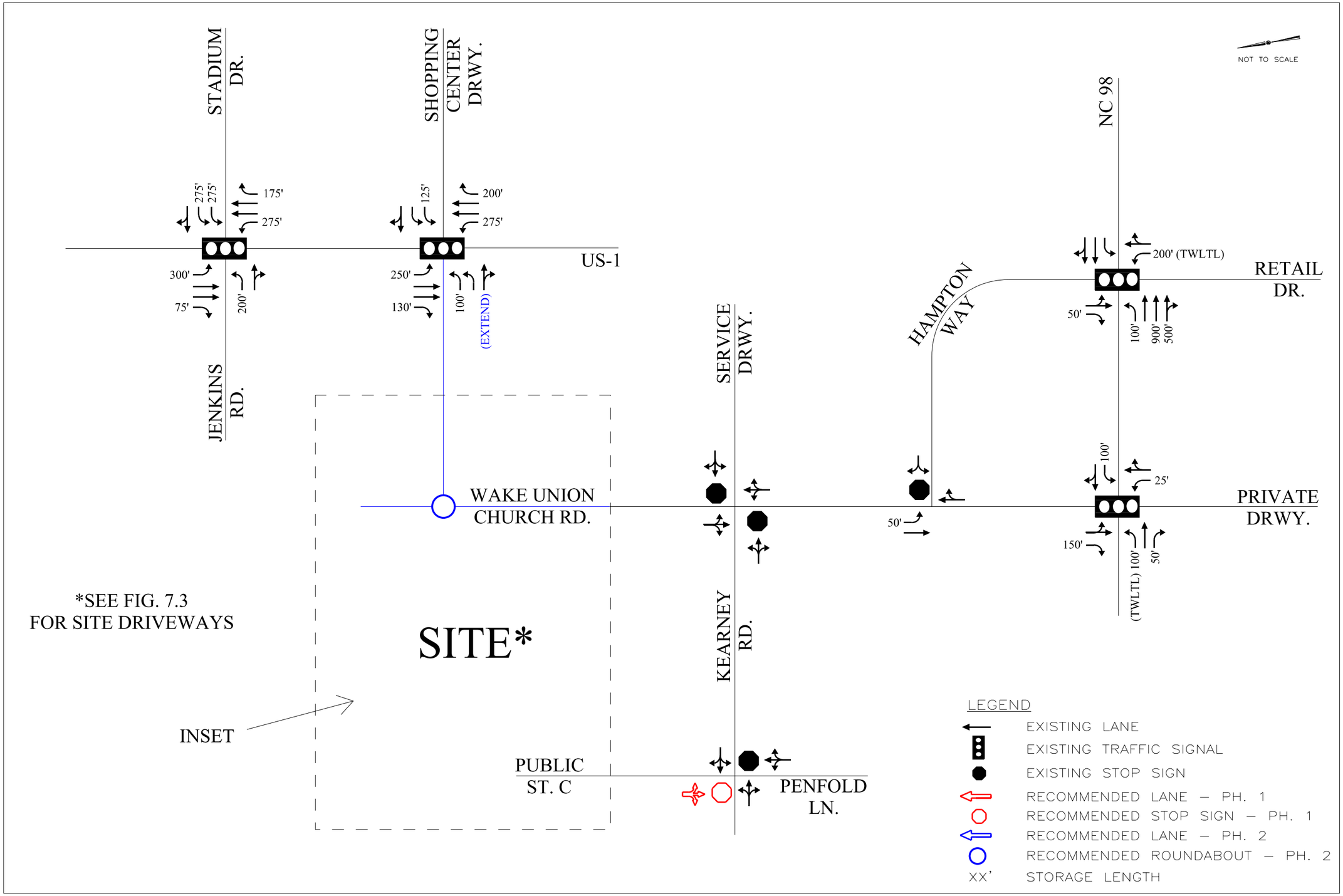


FIGURE ES-2

RECOMMENDED ROADWAY LANEAGE – PHASE 2 (OFFSITE INTERSECTIONS)

WAKE UNION
WAKE FOREST, NC
TRAFFIC CAPACITY ANALYSIS

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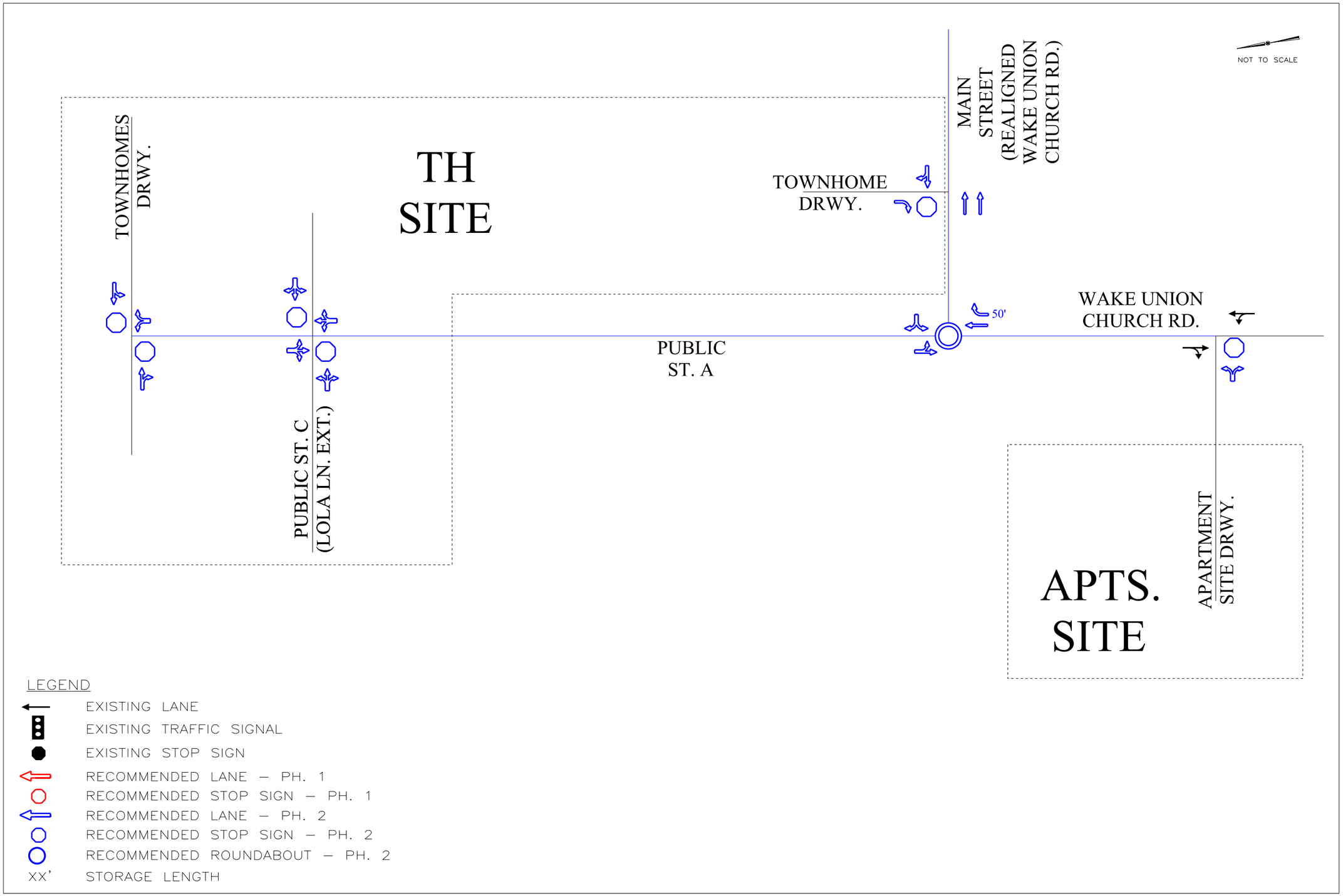

FIGURE ES-3

RECOMMENDED ROADWAY LANEAGE – PHASE 2 (SITE DRIVEWAYS)

WAKE UNION
WAKE FOREST, NC
TRAFFIC CAPACITY ANALYSIS

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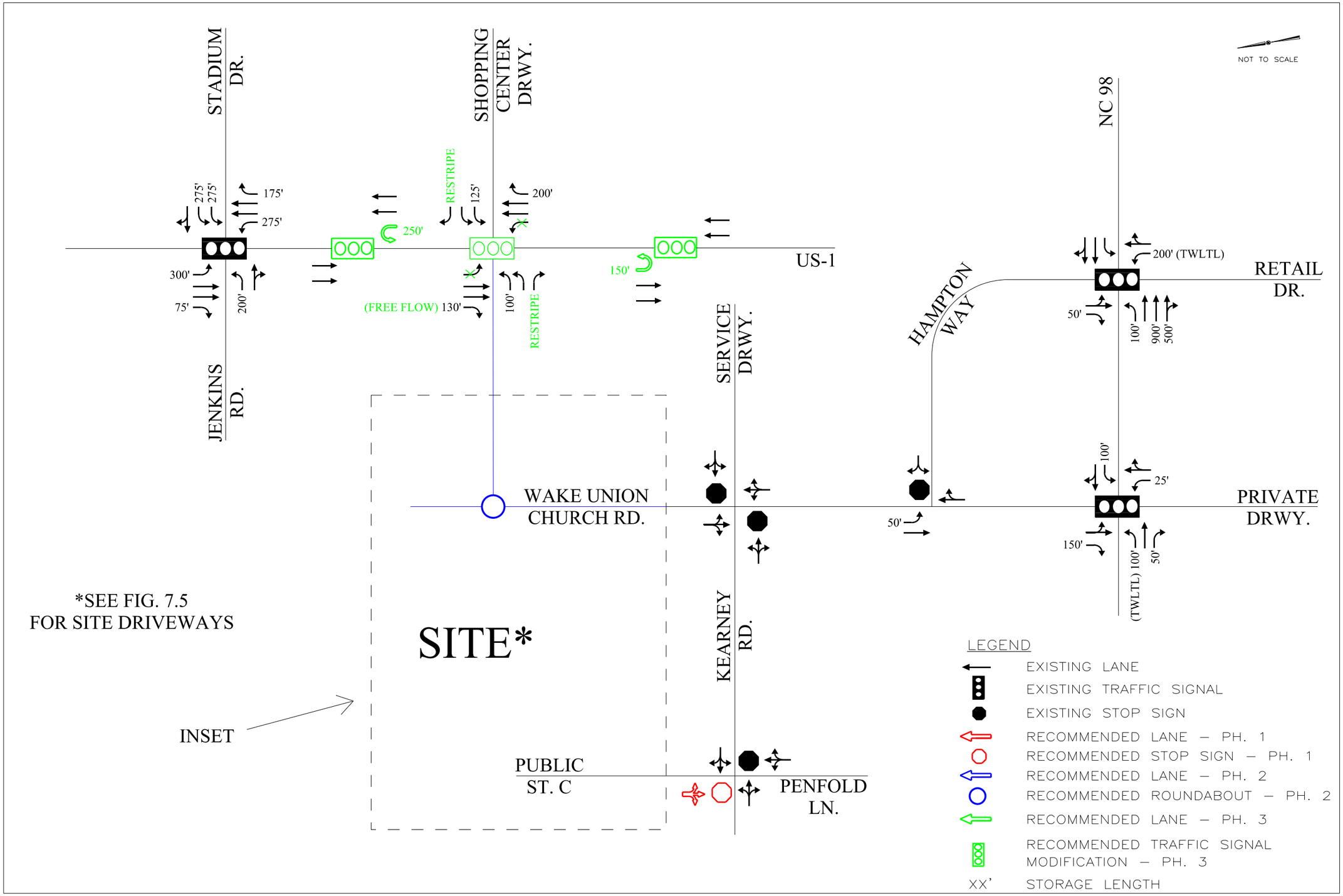

FIGURE ES-4

RECOMMENDED ROADWAY LANEAGE – PHASE 3 (OFFSITE INTERSECTIONS)

WAKE UNION
WAKE FOREST, NC
TRAFFIC CAPACITY ANALYSIS

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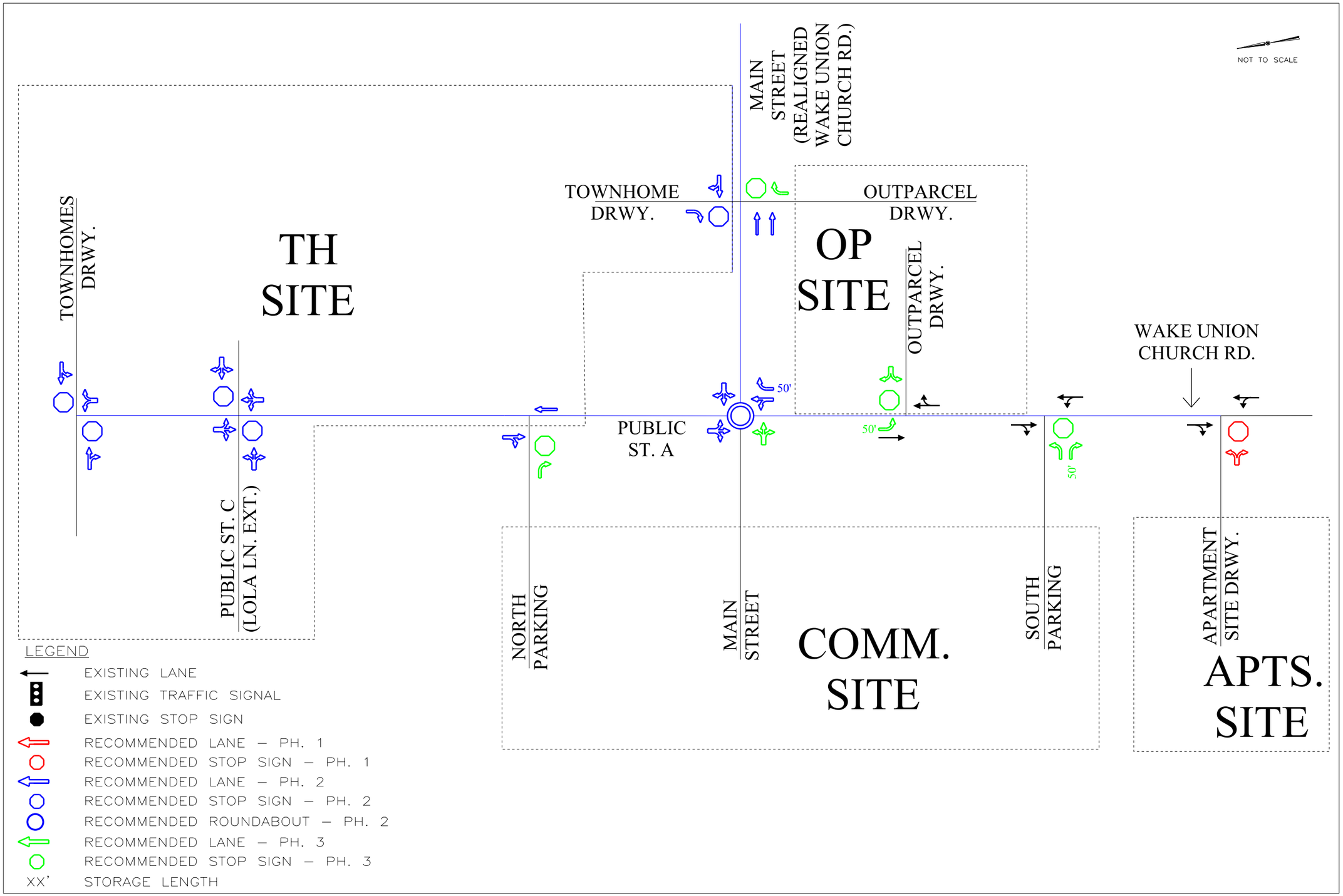

FIGURE ES-5

RECOMMENDED ROADWAY LANEAGE – PHASE 3 (SITE DRIVEWAYS)

WAKE UNION
WAKE FOREST, NC
TRAFFIC CAPACITY ANALYSIS

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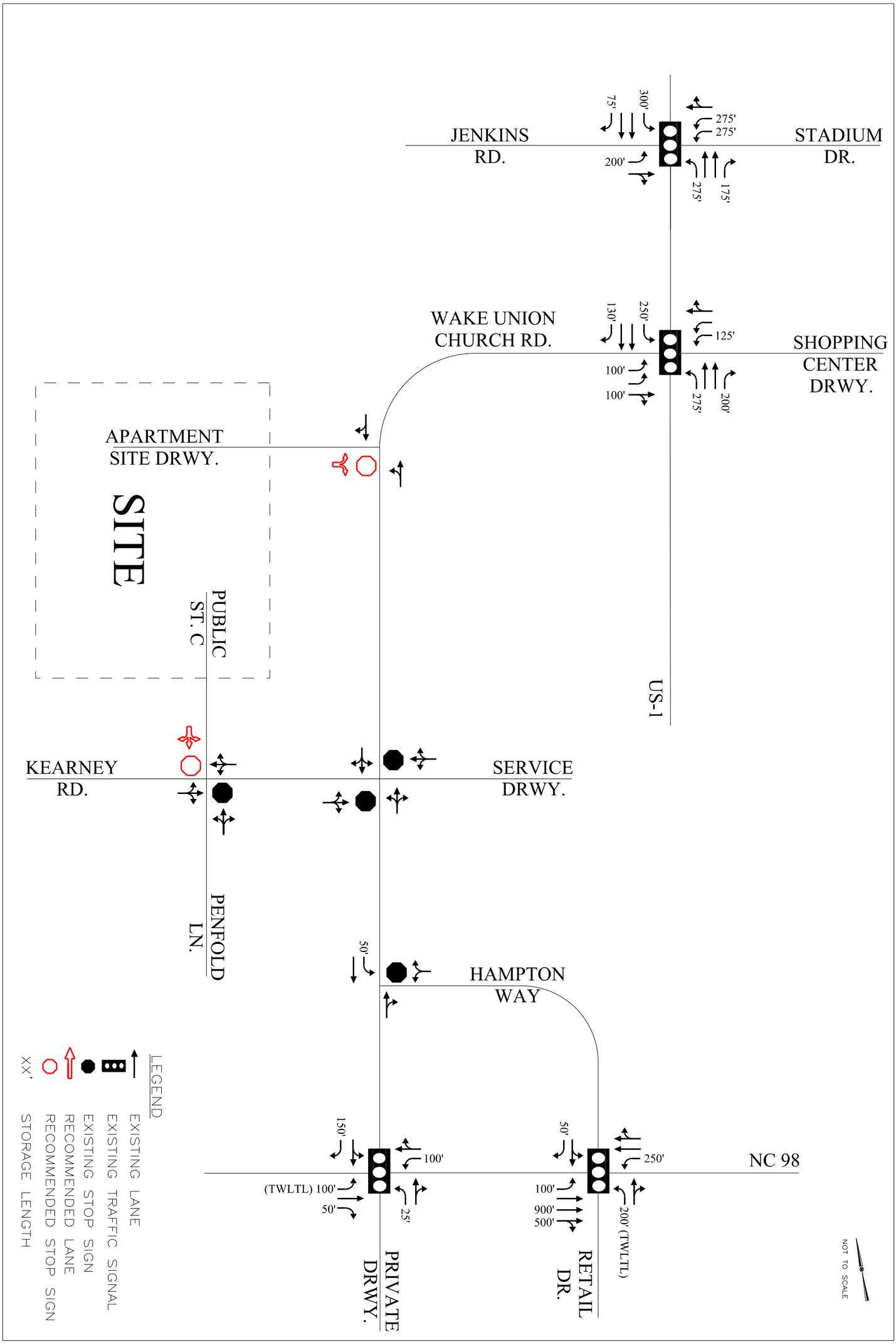

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WAKE UNION
WAKE FOREST, NC
TRAFFIC CAPACITY ANALYSIS

RECOMMENDED ROADWAY LANEAGE
– PHASE 1

FIGURE
7.1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

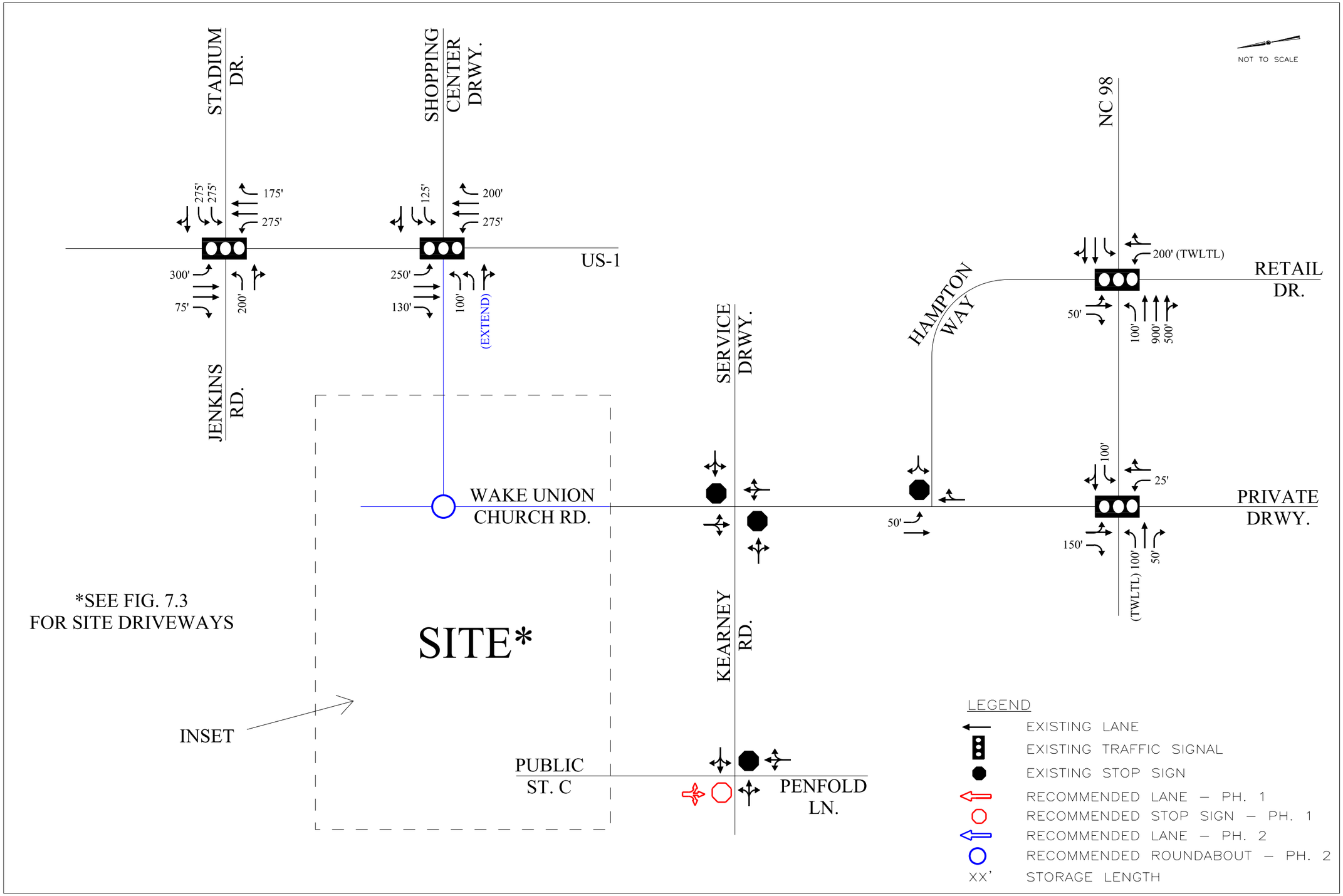

FIGURE 7.2

RECOMMENDED ROADWAY LANEAGE – PHASE 2 (OFFSITE INTERSECTIONS)

WAKE UNION
WAKE FOREST, NC
TRAFFIC CAPACITY ANALYSIS

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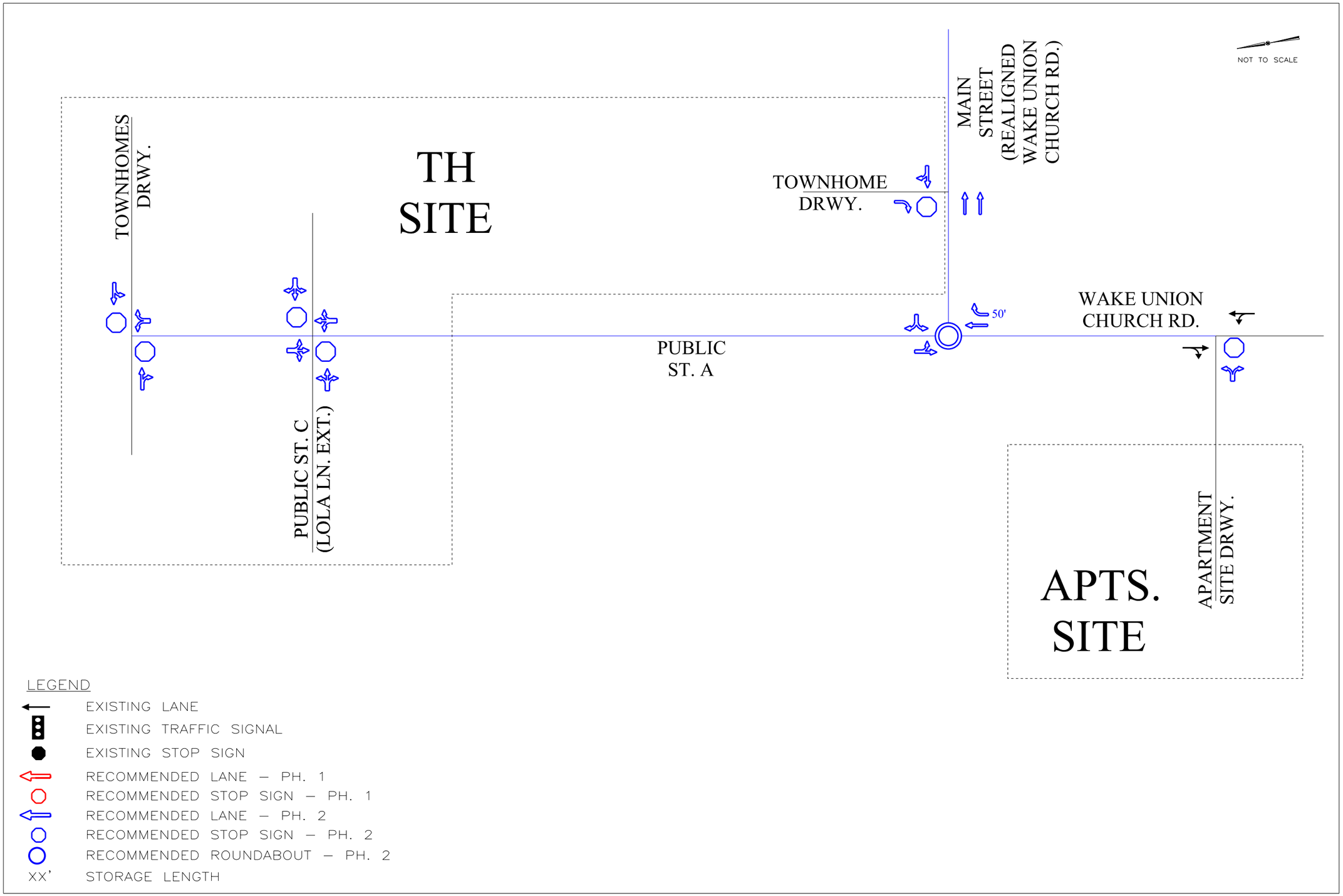

FIGURE 7.3

RECOMMENDED ROADWAY LANEAGE – PHASE 2 (SITE DRIVEWAYS)

WAKE UNION
WAKE FOREST, NC
TRAFFIC CAPACITY ANALYSIS

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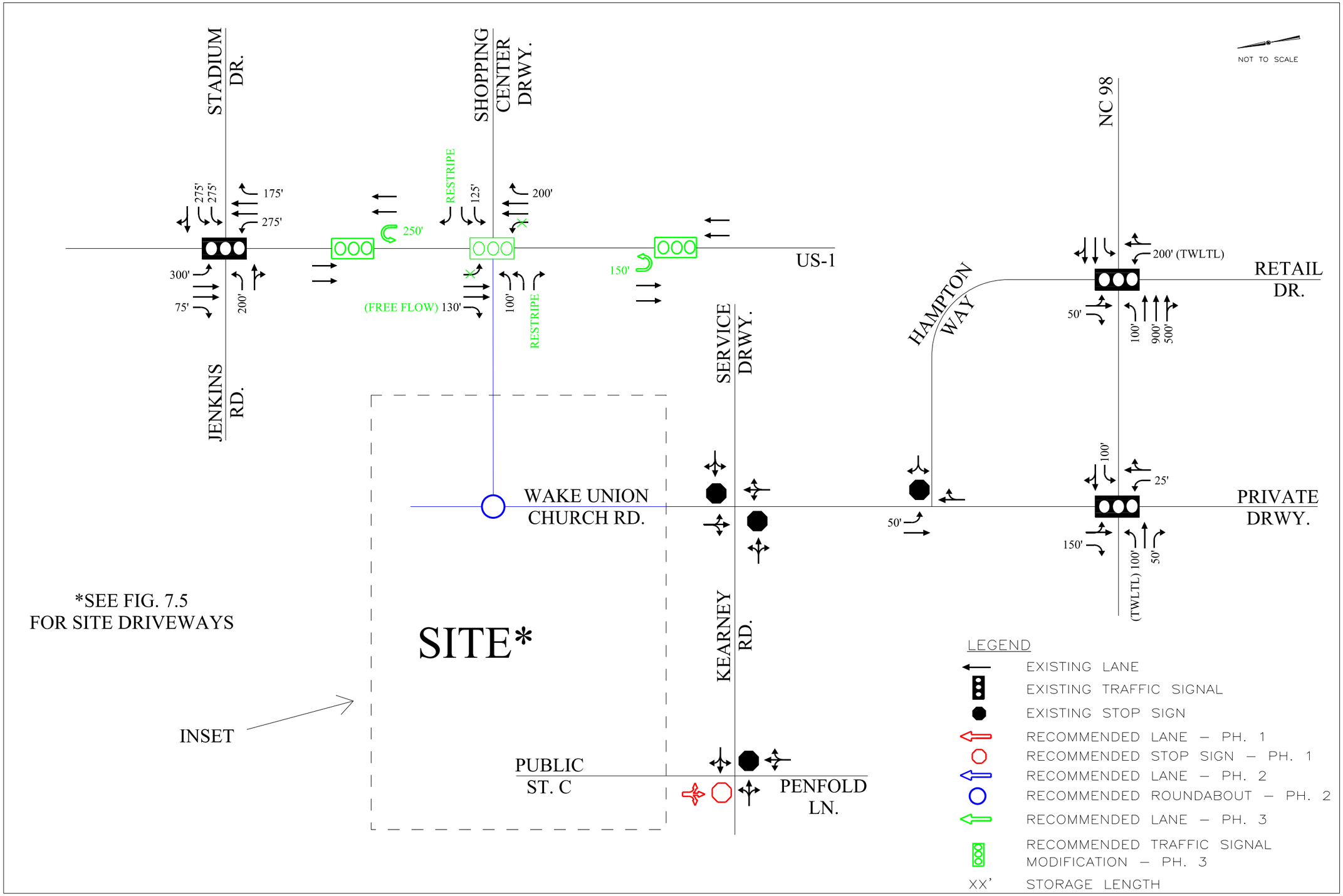

FIGURE 7.4

RECOMMENDED ROADWAY LANEAGE – PHASE 3 (OFFSITE INTERSECTIONS)

WAKE UNION
WAKE FOREST, NC
TRAFFIC CAPACITY ANALYSIS

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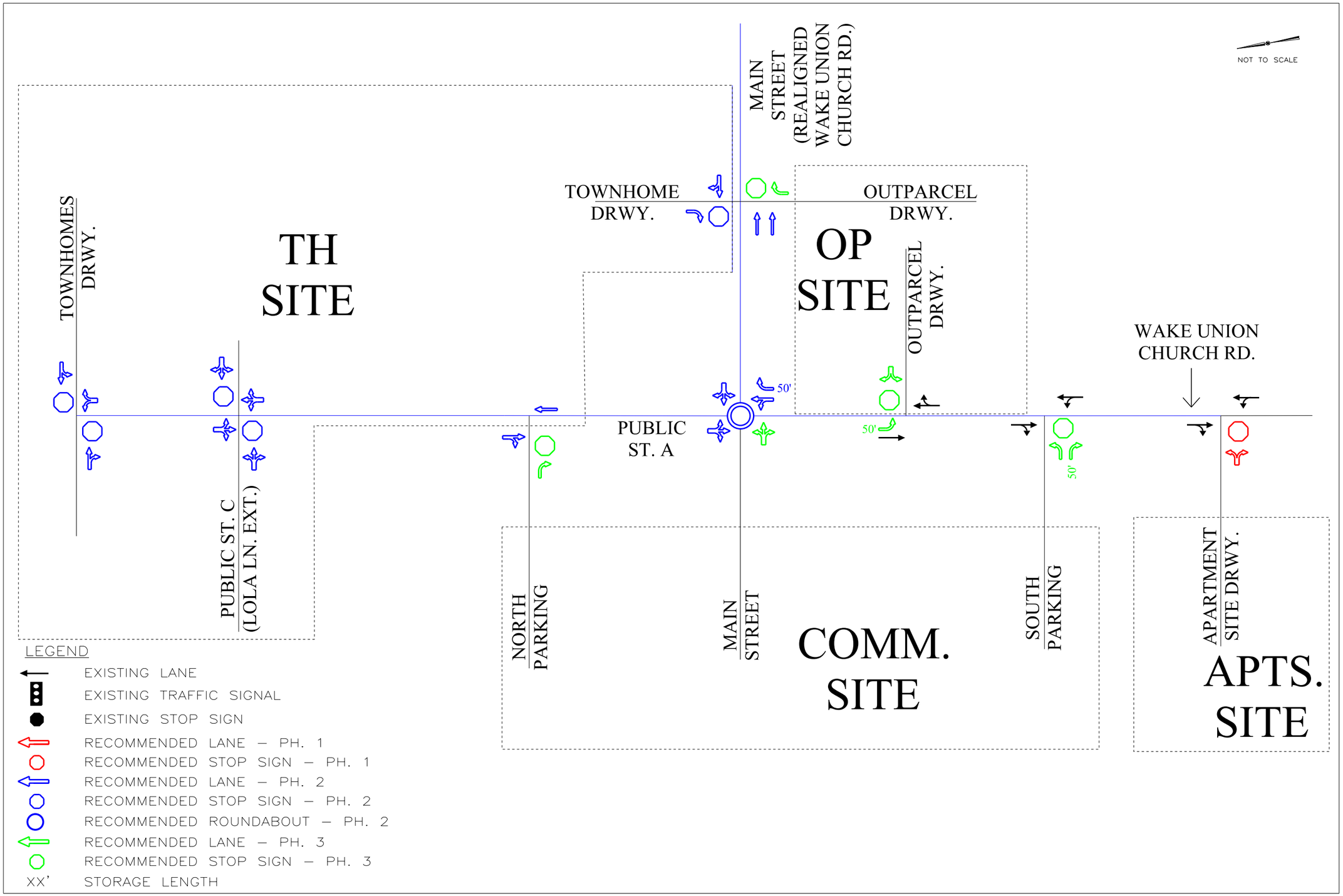

FIGURE 7.5

RECOMMENDED ROADWAY LANEAGE – PHASE 3 (SITE DRIVEWAYS)

WAKE UNION
WAKE FOREST, NC
TRAFFIC CAPACITY ANALYSIS

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STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

January 31, 2022

Wake Union

Traffic Impact Analysis Review Report
Congestion Management Section

TIA Project: SC-2008-046R3
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

Wake Union

SC-2008-046R3	Raleigh	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	01/03/22	Date of Site Plan	N/A
Date of Complete Information	01/03/22	Date of Sealed TIA	12/20/21

Proposed Development

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

Land Use	Land Use Code	Size
Multifamily Housing (Low-Rise)	220	90 d.u.
Multifamily Housing (Mid-Rise)	221	300 d.u.
Shopping Center	820	183,000 sq.ft.
High-Turnover Sit-Down Restaurant	932	6,000 sq.ft.
Fast-Food Restaurant w/ Drive-Thru	934	4,000 sq.ft.

Trip Generation - Unadjusted Volumes During a Typical Weekday			
	IN	**OUT**	**TOTAL**
AM Peak Hour	302	305	607
PM Peak Hour	624	597	1,221
Daily Trips			13,900

General Reference

For reference to various documents applicable to this review please reference the following link: *https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx*

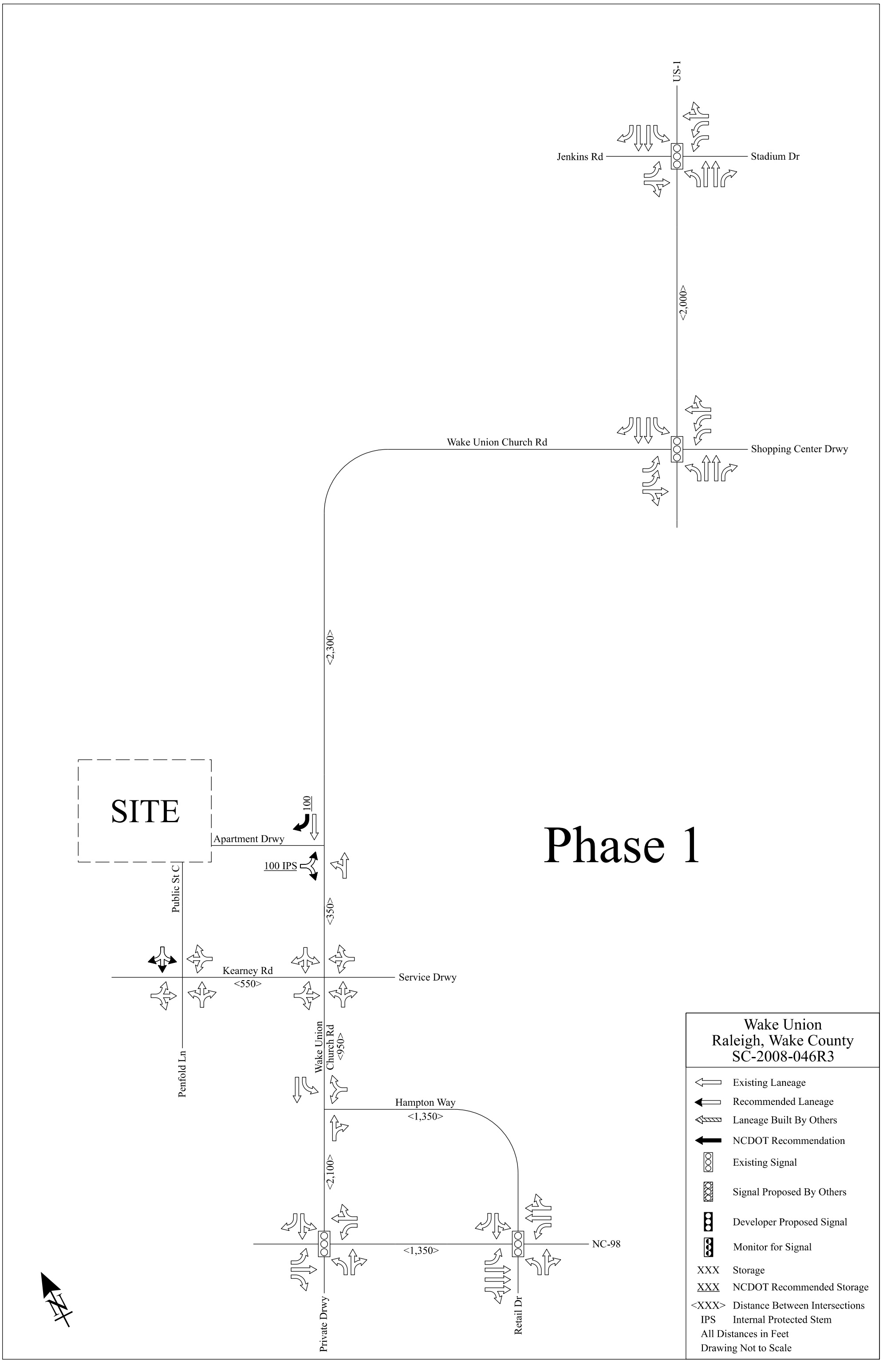
Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

Signalization

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

Improvements By Others

The analysis includes background improvements by others. If these improvements are not in place at the time of construction, the site should provide these improvements or analysis demonstrating mitigation is not necessary.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SITE
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Apartment Drwy
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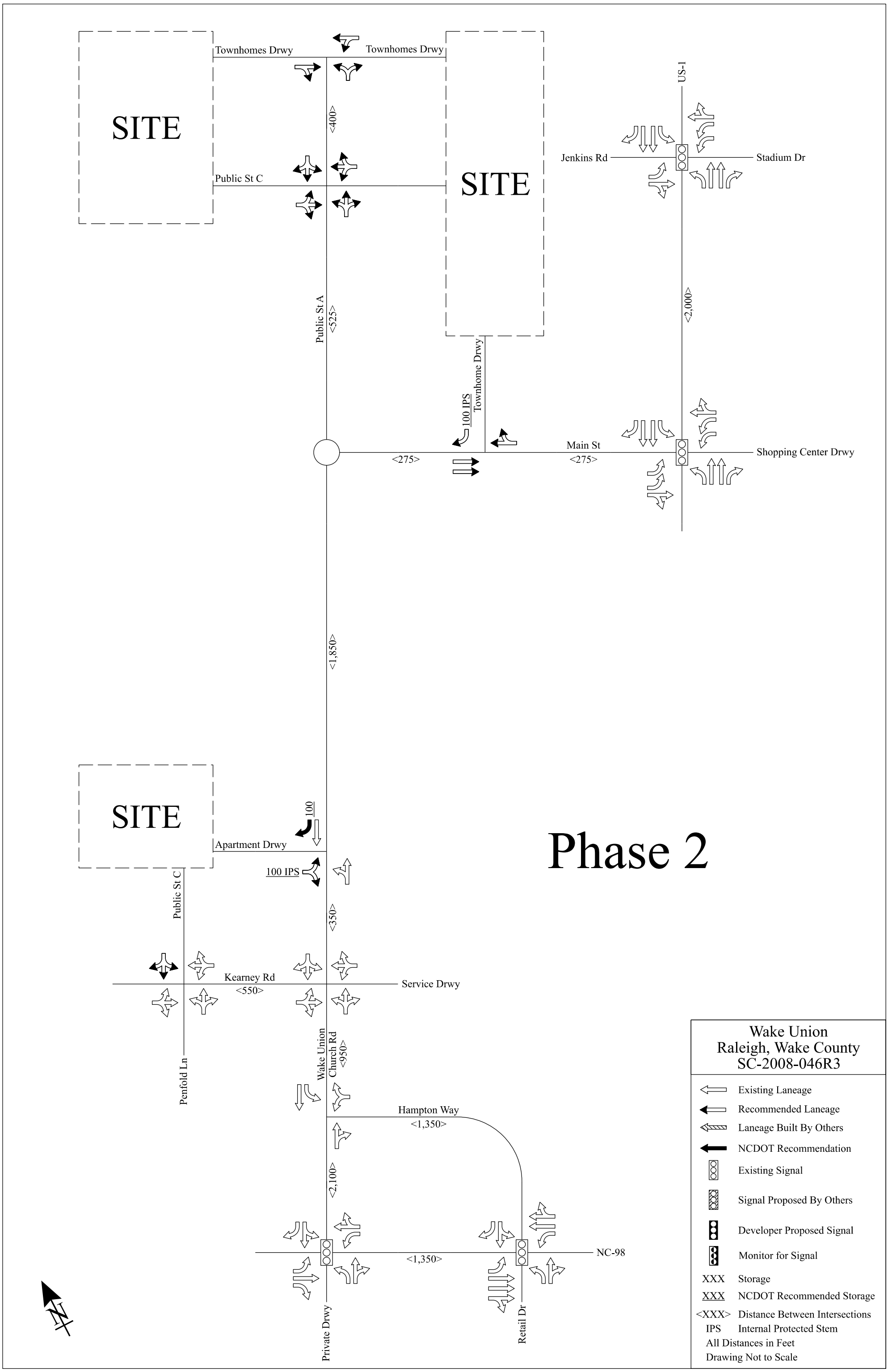
NC-98
Private Drwy
Retail Dr
Phase 1
Wake Union
Raleigh, Wake County
SC-2008-046R3
Existing Laneage
Recommended Laneage
Laneage Built By Others
NCDOT Recommendation
Existing Signal
Signal Proposed By Others
Developer Proposed Signal
Monitor for Signal
XXX Storage
XXX NCDOT Recommended Storage
<XXX> Distance Between Intersections
IPS Internal Protected Stem
All Distances in Feet
Drawing Not to Scale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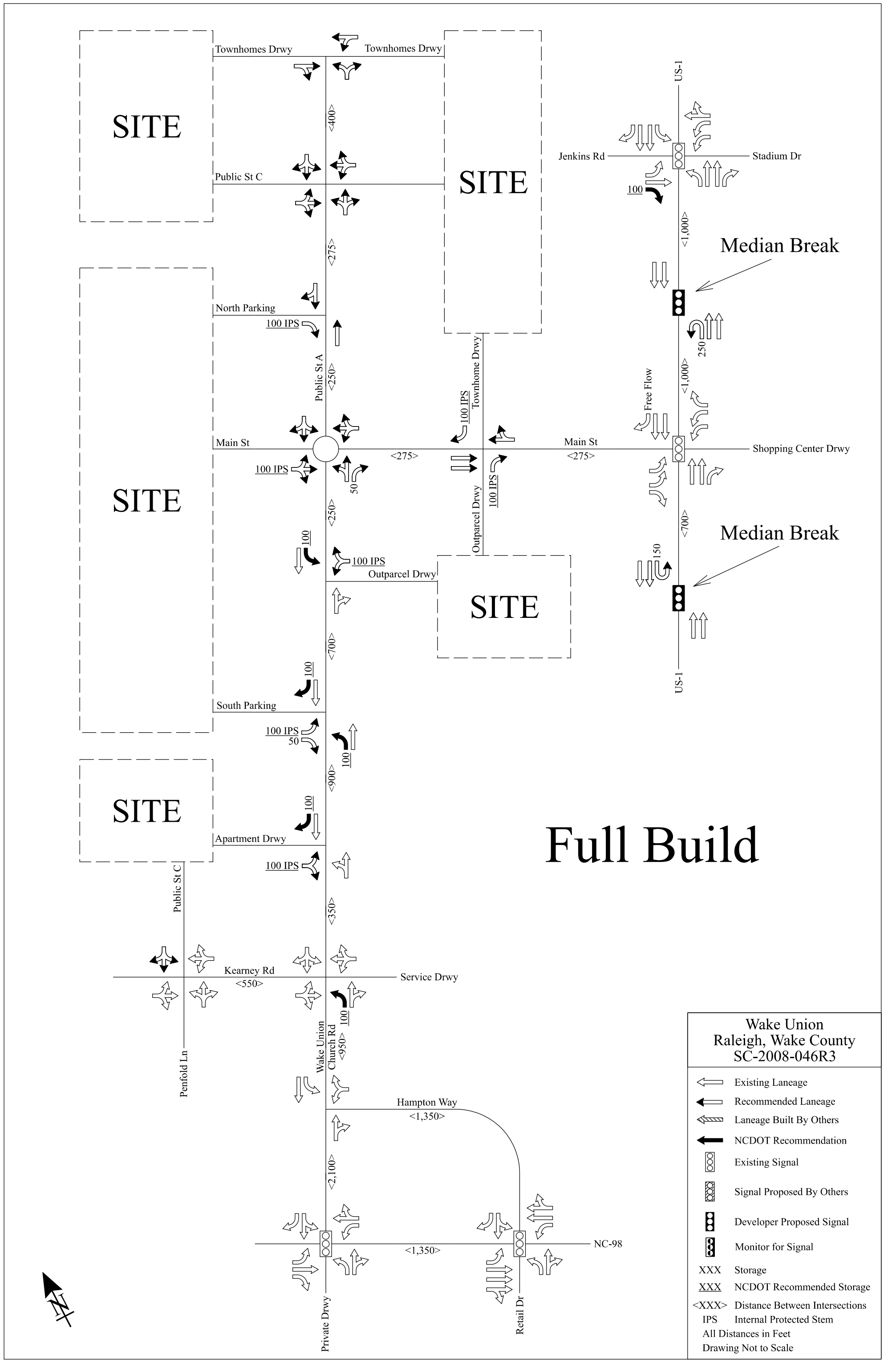
NC-98
Private Drwy
Retail Dr
N
Wake Union
Raleigh, Wake County
SC-2008-046R3
Existing Laneage
Recommended Laneage
Laneage Built By Others
NCDOT Recommendation
Existing Signal
Signal Proposed By Others
Developer Proposed Signal
Monitor for Signal
XXX Storage
XXX NCDOT Recommended Storage
<XXX> Distance Between Intersections
IPS Internal Protected Stem
All Distances in Feet
Drawing Not to Scale


Full Build
Wake Union
Raleigh, Wake County
SC-2008-046R3
Existing Laneage
Recommended Laneage
Laneage Built By Others
NCDOT Recommendation
Existing Signal
Signal Proposed By Others
Developer Proposed Signal
Monitor for Signal
XXX Storage
XXX NCDOT Recommended Storage
<XXX> Distance Between Intersections
IPS Internal Protected Stem
All Distances in Feet
Drawing Not to Scale
SITE
Townhomes Drwy
Public St C
North Parking
Public St A
Main St
Outparcel Drwy
Townhome Drwy
South Parking
Apartment Drwy
Kearney Rd
Service Drwy
Penfold Ln
Wake Union Church Rd
Hampton Way
Private Drwy
Retail Dr
NC-98
US-1
Jenkins Rd
Stadium Dr
Shopping Center Drwy
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BK011991PG02634

WAKE COUNTY, NC 492
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/02/2006 AT 13:37:09

BOOK:011991 PAGE:02634 - 02666

Property Owner: St. Ives 220 Commercial, LLC
Recorded in Book [illegible], **Page** [illegible]
Associated plat recorded in Plat Book [illegible], **Page** [illegible]

After Recording Return to: Ronald R. Rogers
Maupin Taylor, P.A.
P.O. Drawer 19764
Raleigh, NC 27619-9764

NOTICE OF BROWNFIELDS PROPERTY

This documentary component of a Notice of Brownfields Property ("Notice"), as well as the plat component, have been filed this 2nd day of June, 2006 by St. Ives 220 Commercial, LLC (hereinafter "Prospective Developer").

The Notice concerns contaminated property.

A copy of this Notice certified by the North Carolina Department of Environment and Natural Resources (hereinafter "DENR") is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to North Carolina General Statutes (hereinafter "NCGS"), Section (hereinafter "§") 130A-310.35(b).

This Notice is required by NCGS § 130A-310.35(a), in order to reduce or eliminate the danger to public health or the environment posed by environmental contamination at a property (hereinafter the "Brownfields Property") being addressed under the Brownfields Property Reuse Act of 1997, NCGS § 130A, Article 9, Part 5 (hereinafter the "Act").

Pursuant to NCGS § 130A-310.35(b), the Prospective Developer must file a certified copy of this Notice within 15 days of Prospective Developer's receipt of DENR's approval of the Notice or Prospective Developer's entry into the Brownfields Agreement required by the Act, whichever is later. Pursuant to NCGS § 130A-310.35(c), the copy of the Notice certified by DENR must be recorded in the grantor index under the names of the owners of the land and, if Prospective Developer is not the owner, also under Prospective Developer's name.

The Brownfields Property consists of approximately 33 acres of land and improvements located at 12415 Capitol Boulevard in Wake Forest, Wake County, North Carolina. The Brownfields Property was first developed in 1964 for the manufacture of a variety of pneumatic valves and cylinders, and was operated by Scovill Corporation, as the Schrader Bellows plant. Parker Hannifin Corporation ("Parker") purchased the manufacturing facility in 1986 and operated it until December 2001 when most manufacturing activities ceased. Parker leases the

land under a long-term ground lease from the Town of Wake Forest Industrial Development Corporation, which is the owner of the Brownfields Property. Known soil and groundwater contamination at the Brownfields Property is being addressed by Parker under the Resource Conservation and Recovery Act ("RCRA") program, which is overseen by DENR's Hazardous Waste Section. Prospective Developer has committed itself to redevelopment of the Brownfields Property for no uses, without the prior consent of DENR, other than mixed commercial uses, including retail, flex space, warehousing, office, church and conference/convention/events center purposes.

The Brownfields Agreement between Prospective Developer and DENR is attached hereto as Exhibit A. It sets forth the uses that may be made of the Brownfields Property and the measures to be taken to protect public health and the environment, and is required by NCGS § 130A-310.32.

Attached hereto as **Exhibit B** is a reduction, to 8 1/2" x 11", of the survey plat required by NCGS § 130A-310.35(a). It is a plat of areas designated by DENR that has been prepared and certified by a professional land surveyor and that meets the requirements of NCGS § 47-30. That plat contains the following information required by NCGS § 130A-310.35(a):

(1) The location and dimensions of the areas of potential environmental concern with respect to permanently surveyed benchmarks.

(2) The type, location and quantity of regulated substances and contaminants known to exist on the Brownfields Property. The following table also sets forth the type and quantity of such substances:

a. Groundwater contaminants (in micrograms per liter, the equivalent of parts per billion), the standards for which are in Title 15A of the North Carolina Administrative Code, Subchapter 2L, Rule .0202:

Groundwater Contaminant	Sample Location	Date of Max. Concentration Sampling	Maximum Concentration above Std. (μg/L)	Standard (μg/L)
Cis-1,2-Dichloroethene	MW-6, MW-6DR, MW-11D	7/10/03	770 (MW-6 & -11D)	70
Tetrachloroethene	MW-8, MW-8DR, MW-11, MW-9, MW-23	7/10/03	18 (MW-8)	0.7
Trichloroethene	POC-1A, POC-1B, POC-2B, MW-3, MW-6, MW-6D	7/10-11/03	5,300 (POC-2B)	2.8

b. Soil contaminants (in milligrams per kilogram, the equivalent of parts per million), the standards for which are derived using the Guidelines of the Inactive Hazardous Sites Branch of DENR's Superfund Section:

Soil Contaminant	Sample Location	Depth	Date of Max. Concentration Sampling	Maximum Concentration above Std. (mg/kg)	Standard (mg/kg)
Arsenic	35-20a	0-6"	6/27/02	4.71	4.4
Chromium	35-20a	0-6"	6/27/02	143	30
Cyanide	35-12	0-6"	6/26/02	4.5	2.2
Cis-1,2-Dichloroethene	SWMU-31	14'	10/14/02	19	8.6
Tetrachloroethene	SWMU-31	14'	10/14/02	3.7	1.5
Trichloroethene	SWMU-31	12"	10/14/02	160	0.053
Vinyl chloride	35-13a	0-6"	5/26/02	0.086	0.079

Attached hereto as **Exhibit C** is a legal description of the Brownfields Property that would be sufficient as a description of the property in an instrument of conveyance.

LAND USE RESTRICTIONS

NCGS 130A-310.35(a) also requires that the Notice identify any restrictions on the current and future use of the Brownfields Property that are necessary or useful to maintain the level of protection appropriate for the designated current or future use of the Brownfields Property and that are designated in the Brownfields Agreement. **The restrictions shall remain in force in perpetuity unless canceled by the Secretary of DENR (or its successor in function), or his/her designee, after the hazards have been eliminated, pursuant to NCGS § 130A-310.35(e). All references to DENR shall be understood to include any successor in function. The restrictions are hereby imposed on the Brownfields Property, and are as follows:**

1. No use may be made of the Brownfields Property other than for mixed commercial uses, including retail, flex space, warehousing, office, church and conference/convention/events center purposes.

2. Surface water and groundwater at the Brownfields Property may not be used for any purpose without the approval of DENR or its successor in function.

3. No activities that encounter, expose, remove or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools, or construction or excavation activities that encounter or expose groundwater) may occur on the Brownfields Property without prior sampling and analysis of groundwater to the satisfaction of DENR or its successor in function in any areas proposed for such activities, and submittal of the analytical results to DENR or its successor in function. If such results

disclose to DENR or its successor in function contamination in excess of North Carolina's groundwater quality standards, the proposed activities may not occur without the approval of DENR or its successor in function on such conditions as DENR or its successor in function imposes, including at a minimum compliance with plans and procedures, approved pursuant to applicable law, to protect public health and the environment during the proposed activities.

4. Soil underlying existing paved or other man-made impervious surfaces and buildings at the Brownfields Property, as reflected on the plat component of this Notice, may not be exposed without prior sampling and analysis of such soil to the satisfaction of DENR or its successor in function, and submittal of the analytical results to DENR or its successor in function. A party proposing exposure of soil underlying paved surfaces and buildings may request that DENR or its successor in function make a determination that previous sampling results are sufficient. If the sampling results disclose contamination that DENR or its successor in function determines is capable of making the Brownfields Property unsuitable for the uses specified in Land Use Restriction 1. above, the soil may not be exposed without the approval of DENR or its successor in function on such conditions as DENR or its successor in function imposes. Such conditions shall include, at a minimum, compliance with plans and procedures designed to protect public health and the environment during the activities that would expose such soil and approved pursuant to applicable law. If DENR determines the exposed soil contains contamination capable of making the Brownfields Property unsuitable for the uses specified in Land Use Restriction 1. above, then as much soil as DENR requires shall be removed and disposed in accordance with applicable law, and any other actions DENR reasonably requires to make the Brownfields Property suitable for the uses specified in this Agreement shall be taken. Alternatively, if DENR determines that such soil contamination is not capable of making the Brownfields Property unsuitable for the uses specified in Land Use Restriction 1 above if left in place, DENR may require the soil contamination to be capped, with perpetual maintenance of the cap to the satisfaction of DENR, or treated to DENR's satisfaction.

5. No mining may be conducted on or under the Brownfields Property, including, without limitation, extraction of coal, oil, gas or any other minerals or non-mineral substances.

6. In order to address potential vapor intrusion, no basements may be constructed on the Brownfields Property unless they are, as determined by DENR or its successor in function, vented in accordance with applicable building codes, and any structures placed on the Brownfields Property must be constructed or retrofitted in a manner that will prevent or mitigate, to DENR's written satisfaction, unacceptable indoor air quality.

7. None of the contaminants known to be present in the environmental media at the Brownfields Property, including those listed in paragraph 7 of Exhibit A hereto, may be used or stored at the Brownfields Property without the prior approval of DENR or its successor in function, except in *de minimis* amounts for cleaning and other routine housekeeping activities.

8. The Brownfields Property may not be used as a park or for sports of any kind, including, but not limited to, golf, football, soccer and baseball, without the approval of DENR or its successor in function. For purposes of this section, outdoor and indoor common open space areas associated with mixed commercial uses shall not be considered parks.

9. Neither day care facilities nor schools, whether associated with another institution or not, nor playgrounds are permitted on the Brownfields Property without the approval of DENR or its successor in function.

10. No party conducting environmental assessment or remediation at the Brownfields Property at the direction of, or pursuant to a permit or order issued by, DENR, may be denied access to the Brownfields Property for purposes of conducting such assessment or remediation.

11. During January of each year after Exhibit A hereto becomes effective, the then current owner of any part of the Brownfields Property shall submit a notarized Land Use Restrictions Update to DENR or its successor in function certifying that this Notice containing these land use restrictions remains recorded at the Wake County Register of Deeds office, and that the land use restrictions are being complied with.

For purposes of the land use restrictions set forth above, "DENR" shall mean the DENR official and address referenced in paragraph 32.a. of Exhibit A hereto.

ENFORCEMENT

The above land use restrictions shall be enforceable without regard to lack of privity of estate or contract, lack of benefit to particular land, or lack of any property interest in particular land. The land use restrictions shall be enforced by any owner of the Brownfields Property. The land use restrictions may also be enforced by DENR through the remedies provided in NCGS 130A, Article 1, Part 2 or by means of a civil action; by any unit of local government having jurisdiction over any part of the Brownfields Property; and by any person eligible for liability protection under the Brownfields Property Reuse Act who will lose liability protection if the restrictions are violated. Any attempt to cancel any or all of this Notice without the approval of the Secretary of DENR (or its successor in function), or his/her delegate, shall be subject to enforcement by DENR to the full extent of the law. Failure by any party required or authorized to enforce any of the above restrictions shall in no event be deemed a waiver of the right to do so thereafter as to the same violation or as to one occurring prior or subsequent thereto.

FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS

When any portion of the Brownfields Property is sold, leased, conveyed or transferred, pursuant to NCGS § 130A-310.35(d) the deed or other instrument of transfer shall contain in the description section, in no smaller type than that used in the body of the deed or instrument, a statement that the Brownfields Property has been classified and, if appropriate, cleaned up as a brownfields property under the Brownfields Property Reuse Act.

IN WITNESS WHEREOF, Prospective Developer has caused this instrument to be duly executed this 1st day of June, 2006.

ST. IVES 220 COMMERCIAL, LLC

By: James M. Adams, Sr.
James M. Adams, Sr.
Manager

NORTH CAROLINA
Wake COUNTY

I, Mary L. Galecki, a Notary Public of ~~the~~ Franklin county and state aforesaid, certify that James M. Adams, Sr. personally came before me this day and acknowledged that he/~~she~~ is a Member/Manager of St. Ives 220 Commercial, LLC, a North Carolina limited liability company, and its Manager, and that by authority duly given and as the act of the company, the foregoing Notice of Brownfields Property was signed in its name by him/~~her~~.

WITNESS my hand and official stamp or seal, this 1st day of June, 2006.

MARY L. GALECKI
NOTARY PUBLIC
FRANKLIN COUNTY, NC
My Commission Expires 12-15-2010

Mary L. Galecki
Name typed or printed: Mary L. Galecki
Notary Public

My Commission expires: 12-15-2010

****

APPROVAL AND CERTIFICATION OF NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

The foregoing Notice of Brownfields Property is hereby approved and certified.

North Carolina Department of Environment and Natural Resources

By: Linda M. Culpepper — May 30, 2006

Linda M. Culpepper
Deputy Director, Division of Waste Management

Date

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CERTIFICATION OF REGISTER OF DEEDS

The foregoing documentary component of the Notice of Brownfields Property, and the associated plat, are certified to be duly recorded at the date and time, and in the Books and Pages, shown on the first page hereof.

Register of Deeds for Wake County

By: P. Anne Redd — 6/2/06

Name typed or printed: P. Anne Redd
~~Deputy~~/Assistant Register of Deeds

Date

"EXHIBIT A" TO THE NOTICE OF BROWNFIELDS PROPERTY

NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

IN THE MATTER OF: St. Ives 220 Commercial, LLC

UNDER THE AUTHORITY OF THE BROWNFIELDS PROPERTY REUSE ACT OF 1997, N.C.G.S. § 130A-310.30, et seq. BF Project Number: 07029-03-92	))))	BROWNFIELDS AGREEMENT re: Former Parker Hannifin Facility 12415 Capitol Boulevard Wake Forest, Wake County

I. INTRODUCTION

This Brownfields Agreement ("Agreement") is entered into by the North Carolina Department of Environment and Natural Resources ("DENR") and St. Ives 220 Commercial, LLC (collectively the "Parties") pursuant to the Brownfields Property Reuse Act of 1997, N.C.G.S. § 130A-310.30, et seq. (the "Act").

St. Ives 220 Commercial, LLC, a North Carolina limited liability company whose business address is 818 South White Street, Wake Forest, North Carolina 27587, desires to purchase approximately 33 acres of land and improvements located at 12415 Capitol Boulevard in Wake Forest, Wake County, North Carolina, which it intends to redevelop for mixed commercial uses, including retail, flex space, warehousing, office, church and conference/convention/events center use. A map showing the location of the property which is the subject of this Agreement appears on the plat attached as Exhibit B to the Notice of Brownfields Property referenced below in paragraph 19.

The Parties agree to undertake all actions required by the terms and conditions of this Agreement. The purpose of this Agreement is to settle and resolve, subject to reservations and limitations contained in Section VIII (Certification), Section IX (DENR's Covenant Not to Sue and Reservation of Rights) and Section X (Prospective Developer's Covenant Not to Sue), the potential liability of St. Ives 220 Commercial, LLC for contaminants at the property which is the subject of this Agreement.

The Parties agree that St. Ives 220 Commercial, LLC's entry into this Agreement, and the actions undertaken by St. Ives 220 Commercial, LLC in accordance with the Agreement, do not constitute an admission of any liability by St. Ives 220 Commercial, LLC.

The resolution of this potential liability, in exchange for the benefit St. Ives 220 Commercial, LLC shall provide to DENR, is in the public interest.

II. DEFINITIONS

Unless otherwise expressly provided herein, terms used in this Agreement which are defined in the Act or elsewhere in N.C.G.S. 130A, Article 9 shall have the meaning assigned to them in those statutory provisions, including any amendments thereto.

1. "Property" shall mean the Brownfields Property which is the subject of this Agreement, and which is depicted in Exhibit B to the Notice of Brownfields Property referenced below in paragraph 19, and described in Exhibit C thereto.

2. "Prospective Developer" shall mean St. Ives 220 Commercial, LLC.

III. STATEMENT OF FACTS

3. Prospective Developer is a North Carolina limited liability company whose business address is 818 South White Street, Wake Forest, North Carolina 27587. Prospective Developer desires to purchase the Property, which comprises approximately 33 acres and is located at 12415 Capitol Boulevard, Wake Forest, Wake County, North Carolina. Prospective Developer has committed itself to redevelopment of the Property for no uses, without the prior consent of DENR, other than mixed commercial uses, including retail, flex space, warehousing, office, church and conference/convention/events center use.

4. The Property is bordered to the north by undeveloped land zoned for mixed use retail and owned by St. Ives Commercial Properties, LLC; to the northwest by St. Ives Estates, a

partially developed residential subdivision owned by St. Ives, LLC; on the southeast by Capitol Boulevard and land in retail and commercial use; and on the south by undeveloped land owned by St. Ives Commercial Properties, LLC.

5. The reports, assessments, investigations, evaluations, applications, workplans, and laboratory data regarding the Property and on file with the DENR's Hazardous Waste Section are referred to hereinafter as the "Environmental Reports."

6. For purposes of this Agreement, DENR relies on the following information, derived from the Environmental Reports and from representations made by Prospective Developer, as to prior use of and activities conducted on the Property, and as to the Property's environmental regulatory history and obligations under the current environmental regulatory framework in place at the Property:

a. The facility was constructed in 1964 for the manufacture of a variety of pneumatic valves and cylinders, and was operated by Scovill Corporation ("Scovill"), as the Schrader Bellows plant.

b. Parker Hannifin Corporation ("Parker") purchased the manufacturing facility in 1986 and operated it until December 2001 when most manufacturing activities ceased. Parker leases the land under a long-term ground lease from the Town of Wake Forest Industrial Development Corporation, which is the owner of the Property.

c. From 1964 through 1986, Parker and its predecessors on the Property treated wastewater generated by metal finishing and plating operations via a system that consisted of batch treatment tanks, two sand filter beds and a clarifier. Parker and its predecessors also used chlorinated solvents, primarily trichloroethene ("TCE"), in their manufacturing processes to clean machined parts.

d. In 1980, Scovill filed an application for a Part A permit under the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. § 6901, *et seq.*, that notified the State of North Carolina's Division of Health Services ("DHS") and the United States Environmental Protection Agency ("EPA") that hazardous wastes were generated and stored at the site. The EPA Facility ID number for the Property is NCD 002 591 014.

e. Following their closure by Scovill in 1986 under a 1985 Consent Order entered into with DHS, the sand filter beds were deemed land disposal units under RCRA, and DHS requested a RCRA Part B Post-Closure permit application. The Consent Order also required the implementation of a groundwater monitoring program around the sand filter beds. Parker submitted the RCRA Part B Post-Closure Permit Application in June 1987. The final permit was issued in August 1991. Parker submitted a RCRA Part B Renewal Permit Application in August 2001, revision I in August 2002 and revision II in May 2003; DENR's Hazardous Waste Section has published a draft renewal permit for public review and comment.

f. TCE groundwater contamination was discovered during the initial groundwater monitoring activities in the vicinity of the above-referenced sand filter beds. At the direction and under the oversight of the Hazardous Waste Section, Parker has conducted multiple phases of groundwater assessment, involving the installation of forty-two (42) groundwater monitoring wells, and has implemented and currently operates an interim groundwater pump-and-treat remediation system at the Property with three (3) groundwater recovery wells. Annual groundwater monitoring and semi-annual remediation system evaluations are required under the existing RCRA Part B permit, and will be required under said permit as renewed.

g. As required for RCRA post-closure facilities, a Preliminary Assessment ("PA") and a Visual Site Inspection ("VSI") were conducted at the Property, as a result of which a total

of thirty-eight (38) Solid Waste Management Units ("SWMUs") and Areas of Concern ("AOCs") have been identified at the Property. Significant work has been performed by Parker toward the achievement of "no further action" status regarding many of these SWMUs and AOCs; that has involved sampling, soil excavation, tank removal and dismantling of process equipment. In addition, Parker has installed and operates a soil vapor extraction ("SVE") system to treat contaminated soil at four SWMUs.

h. The RCRA Part B permit as renewed requires Parker to further investigate and address soil and groundwater contamination at all the Property's SWMUs and AOCs that have not achieved "no further action" status. According to said permit as it will be renewed, the eight SWMUs and four AOCs listed below require additional assessment and possible corrective action:

- SWMU 8-Oil/Water Separator
- SWMU 11-Filter Press Room
- SWMU 15-Waste Treatment Area
- SWMU 16-Sand Filter Beds (Regulated Unit)
- SWMU 24-Storage Tank Farm
- SWMU 31-Hazardous Waste/Product Drum Storage Area
- SWMU 32-Former Drum Storage Area
- SWMU 33-Former Underground Waste Oil Tank
- AOC 35-Plant Floor, Floor Trenches, and Floor Drains
- AOC 36-Caustics Storage Building Spills
- AOC 37-Acid Storage Building Spills
- AOC 38-North Corner Parking Lot

i. The RCRA Part B permit also requires Parker to remediate the TCE plume until concentrations of contaminants detected in groundwater samples collected from the four Point of Compliance wells do not exceed the North Carolina groundwater standards found in Subchapter 2L of Title 15A of the North Carolina Administrative Code. Among other requirements to be imposed on Parker by DENR's Hazardous Waste Section will be requirements that Parker complete a RCRA Facility Investigation that includes delineation of the

extent of TCE contamination of groundwater, evaluate the potential for vapor intrusion, and take appropriate measures to address any indoor air levels of contaminants, including without limitation those listed in paragraph 7 below, deemed unacceptable to the Hazardous Waste Section. Parker will be required to provide financial assurances satisfactory to the Hazardous Waste Section for post-closure care and corrective action (as defined in 40 CFR 264.101) at the facility.

j. The RCRA Part B permit also provides that compliance with the applicable terms and conditions of this Agreement insures that the permit will not be issued or transferred to Prospective Developer or future owners, and that corrective action activities conducted by the permittee to fulfill the requirements of the permit shall not be deemed in violation of this Agreement or of its land use restrictions.

7. The most recent environmental sampling at the Property reported in the Environmental Reports occurred on July 10-11, 2003. The following tables set forth, for contaminants present at the Property that pose a threat to public health or the environment, the maximum concentration at any sample location during the most recent sampling event, and an applicable standard:

a. Groundwater contaminants (in micrograms per liter, the equivalent of parts per billion), the following standards for which are in Title 15A of the North Carolina Administrative Code, Subchapter 2L, Rule .0202:

Groundwater Contaminant	Sample Location	Date of Max. Concentration Sampling	Maximum Concentration above Std. (μg/L)	Standard (μg/L)
Cis-1,2-Dichloroethene	MW-6, MW-6DR, MW-11D	7/10/03	770 (MW-6 & -11D)	70
Tetrachloroethene	MW-8, MW-8DR,	7/10/03	18 (MW-8)	0.7

	MW-11, MW-9, MW-23			
Trichloroethene	POC-1A, POC-1B, POC-2B, MW-3, MW-6, MW-6D	7/10-11/03	5,300 (POC-2B)	2.8

b. Soil contaminants (in milligrams per kilogram, the equivalent of parts per million), the following standards for which are derived using the Guidelines of the Inactive Hazardous Sites Branch of DENR's Superfund Section:

Soil Contaminant	Sample Location	Depth	Date of Max. Concentration Sampling	Maximum Concentration above Std. (mg/kg)	Standard (mg/kg)
Arsenic	35-20a	0-6"	6/27/02	4.71	4.4
Chromium	35-20a	0-6"	6/27/02	143	30
Cyanide	35-12	0-6"	6/26/02	4.5	2.2
Cis-1,2-Dichloroethene	SWMU-31	14'	10/14/02	19	8.6
Tetrachloroethene	SWMU-31	14'	10/14/02	3.7	1.5
Trichloroethene	SWMU-31	12"	10/14/02	160	0.053
Vinyl chloride	35-13a	0-6"	5/26/02	0.086	0.079

8. For purposes of this Agreement DENR relies on Prospective Developer's representations that Prospective Developer's involvement with the Property has been limited to preparing and submitting to DENR a Brownfields Letter of Intent dated October 27, 2003, reviewing some of the Environmental Reports, and entering into negotiations with Parker regarding the terms of a purchase contract for the Property.

9. Prospective Developer has provided DENR with information, or sworn certifications regarding that information on which DENR relies for purposes of this Agreement, sufficient to demonstrate that:

a. Prospective Developer and any parent, subsidiary, or other affiliate has substantially complied with federal and state laws, regulations and rules for protection of the environment, and with the other agreements and requirements cited at N.C.G.S. § 130A-310.32(a)(1);

b. as a result of the implementation of this Agreement, the Property will be suitable for the uses specified in the Agreement while fully protecting public health and the environment;

c. Prospective Developer's reuse of the Property will produce a public benefit commensurate with the liability protection provided Prospective Developer hereunder;

d. Prospective Developer has or can obtain the financial, managerial and technical means to fully implement this Agreement and assure the safe use of the Property; and

e. Prospective Developer has complied with all applicable procedural requirements.

10. Prospective Developer has paid the $2,000 fee to seek a brownfields agreement required by N.C.G.S. § 130A-310.39(a)(1). Pursuant to N.C.G.S. § 130A-310.39(a)(2), the procedure upon which Prospective Developer and DENR have agreed for payment of the full cost to DENR and the North Carolina Department of Justice ("DOJ") of all activities related to this Agreement is that Prospective Developer shall pay any amount by which DOJ's hours, multiplied by $36.24, exceed the $2,000 fee referenced above in this paragraph. (DENR has incurred no costs.)

IV. BENEFIT TO COMMUNITY

11. The redevelopment of the Property proposed herein would provide the following public benefits:

a. a return to productive use of the Property;

b. the creation of an estimated 50 to 100 jobs;

c. increased tax revenue for affected jurisdictions;

d. additional retail shopping opportunities and office/flex/warehousing space for the area; and

e. additional office space, and possibly a convention/conference/events center for the Town of Wake Forest.

V. WORK TO BE PERFORMED

12. Subject to imposition of and compliance with the land use restrictions cited below in paragraph 13, and except as may be required pursuant to Section IX of this Agreement (Reservation of Rights and DENR's Covenant Not to Sue and Reservation of Rights), and assuming compliance with requirements imposed on Parker by the RCRA Part B permit for the Property (including, without limitation, the requirement that Parker provide sufficient financial assurance, in relation to existing contamination at the Property, and that all assessment, remediation and monitoring required by the permit will be completed), and/or other requirements concerning the Property validly imposed on Parker by DENR's Hazardous Waste Section, Prospective Developer shall not be required to conduct active remediation at the Property to make it suitable for the uses specified in this Agreement.

13. By way of the Notice of Brownfields Property referenced below in paragraph 19, Prospective Developer shall impose the following land use restrictions under the Act, running with the land, to make the Property safe for the uses specified in this Agreement while fully protecting public health and the environment. Corrective action conducted by Parker pursuant to

the RCRA Part B permit shall not be deemed in violation of this Agreement or of the following land use restrictions.

a. No use may be made of the Property other than for mixed commercial uses, including retail, flex space, warehousing, office, church and conference/convention/events center purposes.

b. Surface water and groundwater at the Property may not be used for any purpose without the approval of DENR or its successor in function.

c. No activities that encounter, expose, remove or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools, or construction or excavation activities that encounter or expose groundwater) may occur on the Property without prior sampling and analysis of groundwater to the satisfaction of DENR or its successor in function in any areas proposed for such activities, and submittal of the analytical results to DENR or its successor in function. If such results disclose to DENR or its successor in function contamination in excess of North Carolina's groundwater quality standards, the proposed activities may not occur without the approval of DENR or its successor in function on such conditions as DENR or its successor in function imposes, including at a minimum compliance with plans and procedures, approved pursuant to applicable law, to protect public health and the environment during the proposed activities.

d. Soil underlying existing paved or other man-made impervious surfaces and buildings at the Property, as reflected on the plat component of the Notice referenced below in paragraph 19, may not be exposed without prior sampling and analysis of such soil to the satisfaction of DENR or its successor in function, and submittal of the analytical results to DENR or its successor in function. A party proposing exposure of soil underlying paved

surfaces and buildings may request that DENR or its successor in function make a determination that previous sampling results are sufficient. If the sampling results disclose contamination that DENR or its successor in function determines is capable of making the Property unsuitable for the uses specified in Land Use Restriction a. above, the soil may not be exposed without the approval of DENR or its successor in function on such conditions as DENR or its successor in function imposes. Such conditions shall include, at a minimum, compliance with plans and procedures designed to protect public health and the environment during the activities that would expose such soil and approved pursuant to applicable law. If DENR determines the exposed soil contains contamination capable of making the Property unsuitable for the uses specified in Land Use Restriction a. above, then as much soil as DENR requires shall be removed and disposed in accordance with applicable law, and any other actions DENR reasonably requires to make the Property suitable for the uses specified in this Agreement shall be taken. Alternatively, if DENR determines that such soil contamination is not capable of making the Property unsuitable for the uses specified in Land Use Restriction a. above if left in place, DENR may require the soil contamination to be capped, with perpetual maintenance of the cap to the satisfaction of DENR, or treated to DENR's satisfaction.

e. No mining may be conducted on or under the Property, including, without limitation, extraction of coal, oil, gas or any other minerals or non-mineral substances.

f. In order to address potential vapor intrusion, no basements may be constructed on the Property unless they are, as determined by DENR or its successor in function, vented in accordance with applicable building codes, and any structures placed on the Property must be constructed or retrofitted in a manner that will prevent or mitigate, to DENR's written satisfaction, unacceptable indoor air quality.

g. None of the contaminants known to be present in the environmental media at the Property, including those listed in paragraph 7 of this Agreement, may be used or stored at the Property without the prior approval of DENR or its successor in function, except in *de minimis* amounts for cleaning and other routine housekeeping activities.

h. The Property may not be used as a park or for sports of any kind, including, but not limited to, golf, football, soccer and baseball, without the approval of DENR or its successor in function. For purposes of this section, outdoor and indoor common open space areas associated with mixed commercial uses shall not be considered parks.

i. Neither day care facilities nor schools, whether associated with another institution or not, nor playgrounds are permitted on the Property without the approval of DENR or its successor in function.

j. No party conducting environmental assessment or remediation at the Property at the direction of, or pursuant to a permit or order issued by, DENR, may be denied access to the Property for purposes of conducting such assessment or remediation.

k. During January of each year after this Agreement becomes effective, the then current owner of any part of the Property shall submit a notarized Land Use Restrictions Update to DENR or its successor in function certifying that the Notice of Brownfields Property containing these land use restrictions remains recorded at the Wake County Register of Deeds office, and that the land use restrictions are being complied with.

14. Within thirty (30) days after DENR notifies Prospective Developer that Parker has fulfilled its obligations under the RCRA Part B permit, Prospective Developer shall notify DENR that it is ready to effect the abandonment, in accordance with Subchapter 2C of Title 15A of the North Carolina Administrative Code, of any groundwater monitoring wells, injection

wells, recovery wells, piezometers and other man-made points of groundwater access at the Property that remain to be abandoned. Unless DENR notifies Prospective Developer within ten (10) days of receiving such notification to refrain from such abandonment, Prospective Developer shall carry out or cause the carrying out of said abandonment and shall, within thirty (30) days after concluding such abandonment, provide DENR a report setting forth the procedures and results.

15. The desired result of the above-referenced land use restrictions and well abandonment activities is to make the Property suitable for the uses specified in the Agreement while fully protecting public health and the environment.

16. The guidelines, including parameters, principles and policies within which the desired results are to be accomplished are the Guidelines of the Inactive Hazardous Sites Branch of DENR's Superfund Section, as embodied in their most current version.

17. The consequences of achieving or not achieving the desired results will be that the Property is or is not suitable for the uses specified in the Agreement while fully protecting public health and the environment.

VI. ACCESS/NOTICE TO SUCCESSORS IN INTEREST

18. Prospective Developer has effected recordation, at Book 11494, Pages 2729-2774 in the Wake County Register of Deeds' office, of easements providing access to Parker, and its successors and assigns, to certain parcels adjoining the Property, in connection with measures addressing contamination. DENR, its authorized officers, employees and representatives shall have an irrevocable right of access at all reasonable times to such parcels for the purposes of performing or overseeing response actions at the Property under applicable law. DENR agrees to provide reasonable notice to the Prospective Developer of the timing of response actions to be

undertaken at the Property. DENR agrees to provide reasonable notice to the Prospective Developer of the timing of any response actions it undertakes at the Property or the referenced adjoining parcels. Notwithstanding any provision of this Agreement, DENR retains all of its authorities and rights, including enforcement authorities related thereto, under the Act and any other applicable statute or regulation, including any amendments thereto.

19. DENR has approved, pursuant to N.C.G.S. § 130A-310.35, a Notice of Brownfields Property for the Property containing, inter alia, the land use restrictions set forth in Section V (Work to Be Performed) of this Agreement and a survey plat of the Property. Pursuant to N.C.G.S. § 130A-310.35(b), within 15 days of the effective date of this Agreement Prospective Developer shall file the Notice of Brownfields Property in the Wake County, North Carolina register of deeds' office. Within three days thereafter, Prospective Developer shall furnish DENR a copy of the documentary component of the Notice containing a certification by the register of deeds as to the Book and Page numbers where both the documentary and plat components of the Notice are recorded, and a copy of the plat with notations indicating its recordation.

20. This Agreement shall be attached as Exhibit A to the Notice of Brownfields Property. Subsequent to recordation of said Notice, any deed or other instrument conveying an interest in the Property shall contain the following notice: "The property which is the subject of this instrument is subject to the Brownfields Agreement attached as Exhibit A to the Notice of Brownfields Property recorded in the Wake County land records, Book ____, Page ____." A copy of any such instrument shall be sent to the persons listed in Section XV (Notices and Submissions), though financial figures related to the conveyance may be redacted.

21. The Prospective Developer shall ensure that assignees, successors in interest, lessees and sublessees of the Property shall provide the same access and cooperation. The Prospective Developer shall ensure that a copy of this Agreement is provided to any current lessee or sublessee on the Property as of the effective date of this Agreement and shall ensure that any subsequent leases, subleases, assignments or transfers of the Property or an interest in the Property are consistent with this Section, Section V (Work to be Performed) and Section XI (Parties Bound/Transfer of Covenant) of this Agreement.

VII. DUE CARE/COOPERATION

22. The Prospective Developer shall exercise due care at the Property with respect to regulated substances and shall comply with all applicable local, State, and federal laws and regulations. The Prospective Developer agrees to cooperate fully with any remediation of, and corrective action at, the Property by DENR and further agrees not to interfere with any such remediation or corrective action. DENR agrees, consistent with its responsibilities under applicable law, to use reasonable efforts to minimize any interference with the Prospective Developer's operations by any such remediation. In the event the Prospective Developer becomes aware of any action or occurrence which causes or threatens a release of contaminants at or from the Property, the Prospective Developer shall immediately take all appropriate action to prevent, abate, or minimize such release or threat of release, and shall, in addition to complying with any applicable notification requirements under N.C.G.S. 130A-310.1 and 143-215.84, and Section 103 of CERCLA, 42 U.S.C. § 9603, or any other law, immediately notify DENR of such release or threatened release.

VIII. CERTIFICATION

23. By entering into this agreement, the Prospective Developer certifies that, without DENR approval, it will make no use of the Property other than that committed to in the Brownfields Letter of Intent dated October 27, 2003, as amended, by which it applied for this Agreement. That use is mixed commercial use, including retail, flex space, warehousing, office, church and conference/convention/events center uses. Prospective Developer also certifies that to the best of its knowledge and belief it has fully and accurately disclosed to DENR all information known to Prospective Developer and all information in the possession or control of its officers, directors, employees, contractors and agents which relates in any way to any regulated substances at the Property and to its qualification for this Agreement, including the requirement that it not have caused or contributed to the contamination at the Property.

IX. DENR'S COVENANT NOT TO SUE AND RESERVATION OF RIGHTS

24. Unless one of the following applies, Prospective Developer shall not be liable to DENR, and DENR covenants not to sue Prospective Developer, for remediation of the Property except as specified in this Agreement:

a. The Prospective Developer fails to comply with this Agreement.

b. The activities conducted on the Property by or under the control or direction of the Prospective Developer increase the risk of harm to public health or the environment, in which case Prospective Developer shall be liable for remediation of areas of contaminants identified in this Agreement, to the extent necessary to eliminate such risk of harm to public health or the environment.

c. A land use restriction set out in the Notice of Brownfields Property required under N.C.G.S. 130A-310.35 is violated while the Prospective Developer owns the Property, in

which case the Prospective Developer shall be liable for remediation of the Property to unrestricted use standards as provided in N.C.G.S. 130A-310.33(c).

d. The Prospective Developer knowingly or recklessly provided false information that formed a basis for this Agreement or knowingly or recklessly offers false information to demonstrate compliance with this Agreement or fails to disclose relevant information about contamination at the Property.

e. New information indicates the existence of previously unreported contaminants or an area of previously unreported contamination on or associated with the Property that has not been remediated to current standards, unless this Agreement is amended to include any previously unreported contaminants and any additional areas of contamination. If this Agreement sets maximum concentrations for contaminants, and new information indicates the existence of previously unreported areas of these contaminants, further remediation shall be required only if the areas of previously unreported contaminants raise the risk of the contamination to public health or the environment to a level less protective of public health and the environment than that required by this Agreement.

f. The level of risk to public health or the environment from contaminants is unacceptable at or in the vicinity of the Property due to changes in exposure conditions, including (i) a change in land use that increases the probability of exposure to contaminants at or in the vicinity of the Property or (ii) the failure of remediation to mitigate risks to the extent required to make the Property fully protective of public health and the environment as planned in this Agreement.

g. The Department obtains new information about a contaminant associated with the Property or exposures at or around the Property that raises the risk to public health or the

environment associated with the Property beyond an acceptable range and in a manner or to a degree not anticipated in this Agreement.

h. The Prospective Developer fails to file a timely and proper Notice of Brownfields Property under N.C.G.S. 130A-310.35.

25. Except as may be provided herein, DENR reserves its rights against Prospective Developer as to liabilities beyond the scope of the Act, including those regarding petroleum underground storage tanks pursuant to Part 2A, Article 21A of Chapter 143 of the General Statutes.

X. PROSPECTIVE DEVELOPER'S COVENANT NOT TO SUE

26. In consideration of DENR's Covenant Not To Sue in Section IX of this Agreement and in recognition of the absolute State immunity provided in N.C.G.S. § 130A-310.37(b), the Prospective Developer hereby covenants not to sue and not to assert any claims or causes of action against DENR, its authorized officers, employees, or representatives with respect to any action implementing the Act, including negotiating, entering, monitoring or enforcing this Agreement or the above-referenced Notice of Brownfields Property.

XI. PARTIES BOUND & TRANSFER/ASSIGNMENT NOTICE

27. This Agreement shall apply to and be binding upon DENR, and on the Prospective Developer, its officers, directors, employees, and agents. Each Party's signatory to this Agreement represents that she or he is fully authorized to enter into the terms and conditions of this Agreement and to legally bind the Party for whom she or he signs.

28. No later than fourteen (14) days prior to any transfer or assignment by Prospective Developer of any interest in the Property, Prospective Developer shall provide in writing to DENR the transferee or assignee's name, mailing address, telephone and facsimile numbers, and

e-mail address. Provided, however, that, with respect to tenants leasing any portion of the Property, Prospective Developer may provide the required information each January as part of the Land Use Restriction Update referenced in paragraph 13.k. above.

XII. DISCLAIMER

29. This Agreement in no way constitutes a finding by DENR as to the risks to public health and the environment which may be posed by regulated substances at the Property, a representation by DENR that the Property is fit for any particular purpose, nor a waiver of Prospective Developer's duty to seek applicable permits or of the provisions of N.C.G.S. § 130A-310.37.

XIII. DOCUMENT RETENTION

30. Though financial data may be redacted, Prospective Developer agrees to retain and make available to DENR all records and documents related to Prospective Developer's improvements to, maintenance of, and operations on the Property, including all records and documents related to activities undertaken pursuant to Section V (Work to be Performed) and other environmental matters. At the end of six years, the Prospective Developer shall notify DENR of the location of such documents and shall provide DENR with an opportunity to copy any documents at the expense of DENR. DENR shall maintain confidentiality as to any records and documents regarding which Prospective Developer submits a legitimate claim of confidentiality.

XIV. PAYMENT OF ENFORCEMENT COSTS

31. If the Prospective Developer fails without reasonable justification to comply with the terms of this Agreement, including, but not limited to, the provisions of Section V (Work to be

Performed), it shall be liable for all litigation and other enforcement costs incurred by DENR to enforce this Agreement or otherwise obtain compliance.

XV. NOTICES AND SUBMISSIONS

32. Unless otherwise required by DENR or a Party notifies the other Party in writing of a change in contact information, all notices and submissions pursuant to this Agreement shall be sent by prepaid first class U.S. mail, as follows:

a. for DENR:

Mr. Tony Duque
N.C. Division of Waste Management
Brownfields Program
401 Oberlin Road, Suite 150
Raleigh, NC 27605

b. for Prospective Developer:

Mr. James M. Adams, Sr.
St. Ives 220 Commercial, LLC
818 South White Street
Wake Forest, NC 27587

Notices and submissions sent by prepaid first class U.S. mail shall be effective on the third day following postmarking. Notices and submissions sent by hand or by other means affording written evidence of date of receipt shall be effective on such date.

XVI. EFFECTIVE DATE

33. This Agreement shall become effective on the date the Prospective Developer signs it, after receiving it, signed, from DENR. Prospective Developer shall sign the Agreement within seven (7) days following such receipt.

XVII. TERMINATION OF CERTAIN PROVISIONS

34. If any Party believes that any or all of the obligations under Section V (Work To Be Performed) or Section VI (Access/Notice to Successors in Interest) of this Agreement are no

longer necessary to ensure compliance with the requirements of the Agreement, that Party may request in writing that the other Party agree to terminate the provision(s) establishing such obligations; provided, however, that the provision(s) in question shall continue in force unless and until the Party requesting such termination receives written agreement from the other Party to terminate such provision(s).

XVIII. CONTRIBUTION PROTECTION

35. With regard to claims for contribution against Prospective Developer in relation to the subject matter of this Agreement, Prospective Developer is entitled to protection from such claims to the extent provided by N.C.G.S. § 130A-310.37(a)(5)-(6). The subject matter of this Agreement is all investigation, corrective action and remediation taken or to be taken and response costs incurred or to be incurred by DENR or any other person in relation to the Property.

36. The Prospective Developer agrees that, with respect to any suit or claim for contribution brought by it in relation to the subject matter of this Agreement, it will notify DENR in writing no later than 60 days prior to the initiation of such suit or claim.

37. The Prospective Developer also agrees that, with respect to any suit or claim for contribution brought against it in relation to the subject matter of this Agreement, it will notify DENR in writing within 10 days of service of the complaint on it.

XIX. PUBLIC COMMENT

38. This Agreement shall be subject to a public comment period of at least sixty days starting the day after publication of the approved summary of the Notice of Intent to Redevelop a Brownfields Property required by N.C.G.S. § 130A-310.34 in the North Carolina Register, or the day after publication of the same in a newspaper of general circulation serving the area in which

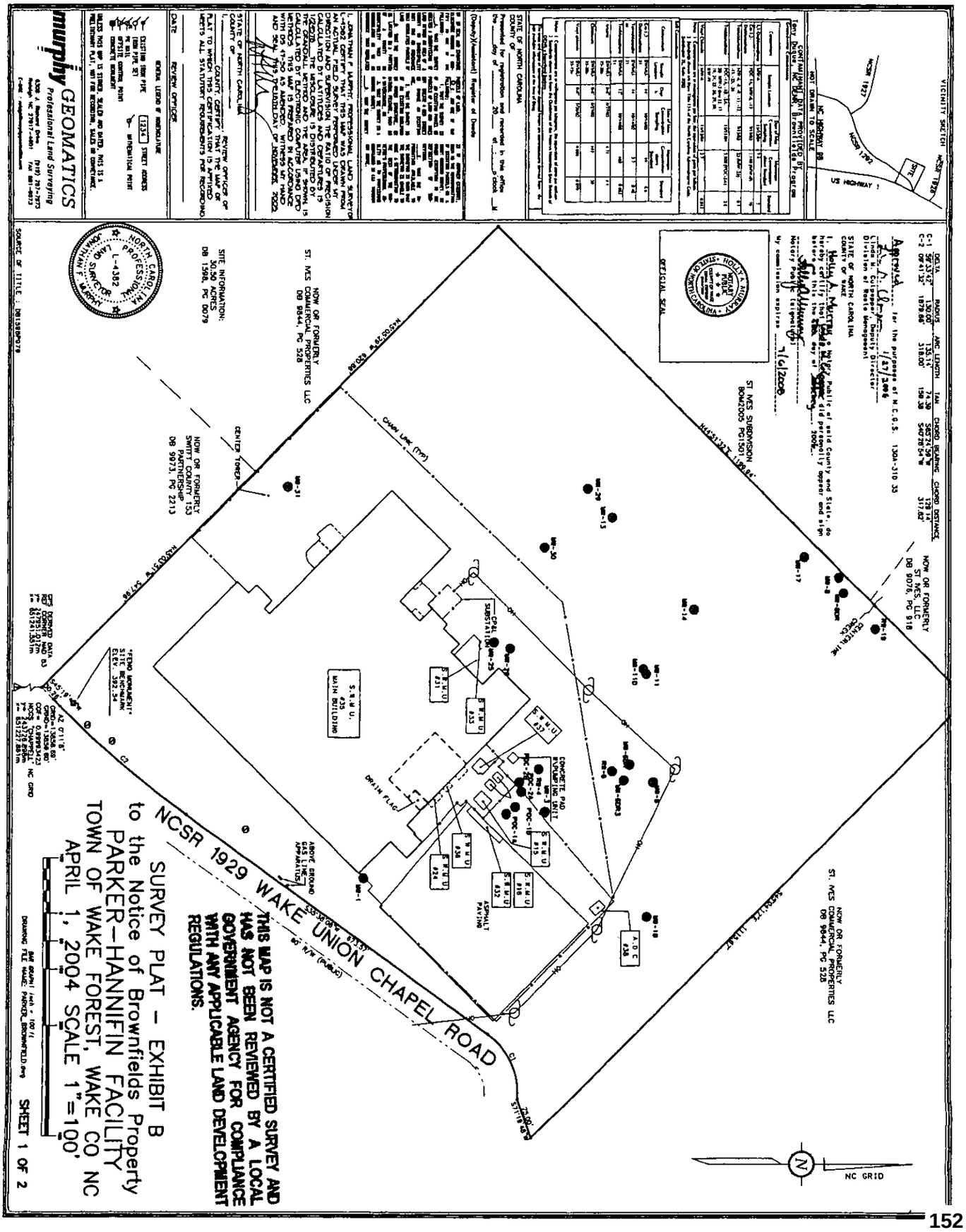
the Property is located, whichever occurs later. After expiration of that period, or following a public meeting if DENR holds one pursuant to N.C.G.S. § 130A-310.34(c), DENR may modify or withdraw its consent to this Agreement if comments received disclose facts or considerations which indicate that this Agreement is inappropriate, improper or inadequate.

IT IS SO AGREED:
NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
By: Linda M. Culpepper — May 30, 2006
Linda M. Culpepper — Date

Deputy Director, Division of Waste Management

IT IS SO AGREED:
ST. IVES 220 COMMERCIAL, LLC
By: James M. Adams, Sr. — June 1, 2006
James M. Adams, Sr. — Date
Manager, St. Ives 220 Commercial, LLC

Exhibit B - Page 1 of 2



LAND USE RESTRICTIONS

LAND USE RESTRICTIONS

The following Land Use Restrictions are hereby imposed on the Brownfields Property that is the subject of this survey plat, and shall remain in force in perpetuity unless canceled by the Secretary of the North Carolina Department of Environment and Natural Resources (DENR) (or its successor in function), or his/her designee, after the hazards have been eliminated, pursuant to NCGS § 130A-310.35(c):

1. No use may be made of the Brownfields Property other than for mixed commercial uses, including retail, flex space, warehousing, office, church and conference/convention/events center purposes.

2. Surface water and groundwater at the Brownfields Property may not be used for any purpose without the approval of DENR or its successor in function.

3. No activities that encounter, expose, remove or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools, or construction or excavation activities that encounter or expose groundwater) may occur on the Brownfields Property without prior sampling and analysis of groundwater to the satisfaction of DENR or its successor in function in any areas proposed for such activities, and submittal of the analytical results to DENR or its successor in function. If such results disclose to DENR or its successor in function contamination in excess of North Carolina's groundwater quality standards, the proposed activities may not occur without the approval of DENR or its successor in function on such conditions as DENR or its successor in function imposes, including at a minimum compliance with plans and procedures, approved pursuant to applicable law, to protect public health and the environment during the proposed activities.

4. Soil underlying existing paved or other man-made impervious surfaces and buildings at the Brownfields Property, as reflected on this survey plat, may not be exposed without prior sampling and analysis of such soil to the satisfaction of DENR or its successor in function, and submittal of the analytical results to DENR or its successor in function. A party proposing exposure of soil underlying paved surfaces and buildings may request that DENR or its successor in function make a determination that previous sampling results are sufficient. If the sampling results disclose contamination that DENR or its successor in function determines is capable of making the Brownfields Property unsuitable for the uses specified in Land Use Restriction 1 above, the soil may not be exposed without the approval of DENR or its successor in function on such conditions as

LUR no. 4 continued

DENR or its successor in function imposes. Such conditions shall include, at a minimum, compliance with plans and procedures designed to protect public health and the environment during the activities that would expose such soil and approved pursuant to applicable law. If DENR determines the exposed soil contains contamination capable of making the Brownfields Property unsuitable for the uses specified in Land Use Restriction 1 above, then as much soil as DENR requires shall be removed and disposed in accordance with applicable law, and any other actions DENR reasonably requires to make the Brownfields Property suitable for the uses specified in Land Use Restriction 1 above shall be taken. Alternatively, if DENR determines that such soil contamination is not capable of making the Brownfields Property unsuitable for the uses specified in Land Use Restriction 1 above if left in place, DENR may require the soil contamination to be capped, with perpetual maintenance of the cap to the satisfaction of DENR, or treated to DENR's satisfaction.

5. No mining may be conducted on or under the Brownfields Property, including, without limitation, extraction of coal, oil, gas or any other minerals or non-mineral substances.

6. In order to address potential vapor intrusion, no basements may be constructed on the Brownfields Property unless they are, as determined by DENR or its successor in function, vented in accordance with applicable building codes, and any structures placed on the Property must be constructed or retrofitted in a manner that will prevent or mitigate, to DENR's written satisfaction, unacceptable indoor air quality.

7. None of the contaminants known to be present in the environmental media at the Brownfields Property, including those listed in paragraph 7 of Exhibit A to the documentary component of the Notice of Brownfields Property, to which a reduction of this survey plat is Exhibit B, may be used or stored at the Brownfields Property without the prior approval of DENR or its successor in function, except in *de minimis* amounts for cleaning and other routine housekeeping activities.

8. The Brownfields Property may not be used as a park or for sports of any kind, including, but not limited to, golf, football, soccer and baseball, without the approval of DENR or its successor in function. For purposes of this Land Use Restriction 8, outdoor and indoor common open space areas associated with mixed commercial uses shall not be considered parks.

9. Neither day care facilities nor schools, whether associated with another institution or not, nor playgrounds are permitted on the Brownfields Property without the approval of DENR or its successor in function.

10. No party conducting environmental assessment or remediation at the Brownfields Property at the direction of, or pursuant to a permit or order issued by, DENR, may be denied access to the Brownfields Property for purposes of conducting such assessment or remediation.

11. During January of each year after Exhibit A to the documentary component of the Notice of Brownfields Property, to which a reduction of this survey plat is Exhibit B, becomes effective, the then current owner of any part of the Brownfields Property shall submit a notarized Land Use Restrictions Update to DENR or its successor in function certifying that the Notice of Brownfields Property containing these Land Use Restrictions remains recorded at the Wake County Register of Deeds office, and that the Land Use Restrictions are being complied with.

Exhibit B - Page 2 of 2

UNLESS THIS MAP IS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT, NOT FOR RECORDING, SALES OR CONVEYANCE.

murphy GEOMATICS
Professional Land Surveying
8308 J. Richard Drive (919) 787-7873
Raleigh NC 27617-4801 FAX 881-8573
E-MAIL: [illegible]

SURVEY PLAT – EXHIBIT B
to the Notice of Brownfields Property
PARKER–HANNIFIN FACILITY
TOWN OF WAKE FOREST, WAKE CO NC
APRIL 1, 2004 SCALE 1"=100'

BAR GRAPH 1 inch = 100 ft
DRAWING FILE NAME: PARKER_BROWNFIELD.dwg

SHEET 2 OF 2

"Exhibit C" to the Notice of Brownfields Property

Legal Description

BEGINNING at an existing iron pipe in the western edge of Wake Union Chapel Road, said iron pipe having N.C. Grid Coordinates NAD "83" Y = 247951.012 m and X = 651241.551 m; thence leaving said right of way and running with the eastern line of that certain parcel of land now or formerly owned by Swift County 153 Partnership N 45° 03' 51" W 547.96 feet to an existing iron pipe in the southeastern corner of that certain parcel of land now or formerly owned by St. Ives Commercial Properties, LLC; runs thence N 45° 05' 29" W 620.88 feet with the eastern line of the aforementioned parcel of land now or formerly owned by St. Ives Commercial Properties, LLC to an existing iron pipe in the southern line of that certain parcel now or formerly owned by St. Ives, LLC; runs thence N 44° 51' 32" E 1199.94 feet with the southern line of the aforementioned parcel of land now or formerly owned by St. Ives, LLC to an existing iron pipe in the western line of that certain parcel of land now or formerly owned by St. Ives Commercial Properties, LLC; runs thence with the western line of the immediately aforementioned parcel now or formerly owned by St. Ives Commercial Properties, LLC S 45° 04' 17" E 1115.67 feet to an existing iron pipe; runs thence S 71° 19' 48" W 75.0 feet to an existing iron pipe in the western edge of the right of way of Wake Union Chapel Road; runs thence with the western edge of the right of way of Wake Union Chapel Road the following four courses and distances: (i) on a curve having a radius of 130.00 feet as turns to the LEFT an arc length of 135.14 feet, said curve having a chord bearing of S 65° 24' 59" W and a chord distance of 129.14 feet to a point; (ii) thence S 35° 38' 08" W 673.57 feet to a point on a curve; (iii) thence with said curve having a radius of 1879.86 feet as it turns to RIGHT an arc length of 318.00 feet, said curve having chord bearing of S 40° 28' 54" W and a chord distance of 317.82 feet to a point; and (iv) thence S 45° 19' 40" W 30.26 feet to be the POINT AND PLACE of BEGINNING. Said described tract being shown on that certain survey entitled "Survey Plat – Exhibit B to the Notice of Brownfields Property Parker-Hannifin Facility" dated April 1, 2004, by Jonathan F. Murphy, Registered Land Surveyor.

BOOK:011991 PAGE:02634 - 02666

Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.

Wake County Register of Deeds
Laura M. Riddick
Register of Deeds

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
33 # of Pages

22.004-1/20/06

Rezoning Application for:

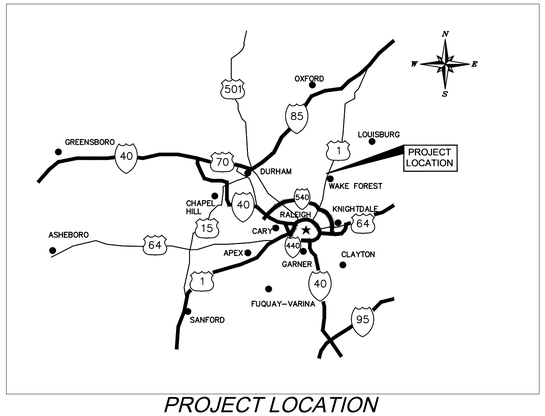
WAKE UNION

RZ-22-01 / SP-22-03

WAKE FOREST, NORTH CAROLINA

A DEVELOPMENT BY:

VCP ACQUISITIONS LLC



PROJECT LOCATION

N.T.S.

WAKE UNION MASTER PLAN CONDITIONS:

1. SITE MASTER PLAN (SP-22-03) 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. MINOR AMENDMENTS INCLUDE MOVING BUILDINGS, UPDATING PARKING LAYOUT, AND ADJUSTING BUILDING SQUARE FOOTAGES WITHIN THE LIMITS OF THE TIA. TOTAL BUILDING SQUARE FOOTAGE AND NUMBER OF BUILDINGS COULD DECREASE, IF NECESSARY. ANY MODIFICATIONS TO THE COMMERCIAL AREA WILL REMAIN IN CONFORMANCE WTH THE OVERALL COMMERCIAL VILLAGE VISION BUT MAY INCLUDE REALIGNMENT OF THE PRIVATE STREET NETWORK AND WILL ALSO ADHERE TO SETBACKS AND BUFFERS AS SHOWN IN THE MASTER PLAN. COMMERCIAL VILLAGE VISION WILL BE MET THROUGH THE CROSS SECTION OF MAIN STREET AS DEFINED BY THE MASTER PLAN CROSS SECTIONS. OUTDOOR OR ROOFTOP SEATING IS ENCOURAGED TO BE PROVIDED. A MINIMUM OF 2 PIECES OF PUBLIC ART WILL BE PROVIDED ON THE COMMERCIAL DEVELOPMENT. PUBLIC ART MAY BE BUT ARE NOT LIMITED TO THE FOLLOWING: SCULPTURES, UNIQUE BIKE RACKS, MURALS, ETC.
2. ALL DEVELOPMENT WILL COMPLY WITH REQUIREMENTS OF THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO) UNLESS EXPRESSLY STATED AS AN EXCEPTION AND WILL COMPLY WITH APPROVED MASTER PLAN IN ACCORDANCE WITH CONDITION 1.
3. PHASE 1 (MULTI-FAMILY) TIA OFF-SITE IMPROVEMENTS ARE REQUIRED WITH THE PHASE 1 PROJECT. PHASE 2 (TOWNHOMES) AND PHASE 3 (COMMERCIAL) IMPROVEMENTS OF THE TIA ARE REQUIRED PRIOR TO THE ISSUANCE OF THE 7TH TOWNHOME BUILDING PERMIT.
4. PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF ANY ENHANCED LANDSCAPING OR STRUCTURES INSIDE ROUNDABOUT INSTALLED BY THE DEVELOPMENT.
5. SECTIONS OF THE NATURE TRAIL WILL BE INSTALLED WITH PHASES CORRESPONDING TO EACH PROPERTY AS DEVELOPMENT OCCURS. TRAIL SHALL BE 4-6'OF ABC AS SHOWN ON THE MASTER PLAN CROSS SECTION.
6. THE FOLLOWING USES SHALL BE PERMITTED WITHIN THE RMX ZONED PROPERTIES: MULTIFAMILY, TOWNHOMES, LIVE-WORK UNITS, HOTEL/INN (LESS THAN 20 ROOMS), ATM, BANK, CREDIT UNION, FINANCIAL SERVICES, BUSINESS SUPPORT SERVICES, DRY CLEANING & LAUNDRY SERVICES, MEDICAL CLINIC, PERSONAL SERVICES, POST OFFICE, PROFESSIONAL SERVICES, ALCOHOLIC BEVERAGE SALES STORE, GENERAL COMMERCIAL, RESTAURANT, CIVIC MEETING FACILITY, COMMUNITY OR CULTURAL FACILITY, PUBLIC SAFETY STATION, RECREATION FACILITY (INDOOR OR OUTDOOR), SCHOOL (VOCATIONAL/TECHNICAL), STUDIO (ART, DANCE, MARTIAL ARTS, MUSIC), LIGHT MANUFACTURING WORKSHOP, GARDEN (COMMUNITY AND PRIVATE), UTILITIES (CLASS 1 & 2).

   THE FOLLOWING USES SHALL BE PERMITTED WITHIN THE NMX ZONED PROPERTY: MULTIFAMILY, TOWNHOMES, LIVE-WORK UNITS, HOTEL/INN, ATM, BANK, CREDIT UNION, FINANCIAL SERVICES, BUSINESS SUPPORT SERVICES, DRY CLEANING & LAUNDRY SERVICES, MEDICAL CLINIC, PERSONAL SERVICES, POST OFFICE, PROFESSIONAL SERVICES, ALCOHOLIC BEVERAGE SALES STORE, AMUSEMENT, INDOOR, BAR/TAVERN, GENERAL COMMERCIAL, RESTAURANT, RESTAURANT W/ DRIVE THRU, THEATRE, INDOOR MOVIE OR LIVE PERFORMANCE, CIVIC MEETING FACILITY, COMMUNITY OR CULTURAL FACILITY, PUBLIC SAFETY STATION, RECREATION FACILITY (INDOOR OR OUTDOOR), SCHOOL (VOCATIONAL/TECHNICAL), STUDIO (ART, DANCE, MARTIAL ARTS, MUSIC), LIGHT MANUFACTURING WORKSHOP, GARDEN (COMMUNITY AND PRIVATE), UTILITIES (CLASS 1 & 2).
7. GENERAL COMMERCIAL USES SHALL NOT EXCEED 99,999 SF. COMPLEMENTARY USES SUCH AS OFFICE, PROFESSIONAL SERVICES, INDOOR AMUSEMENT, INDOOR RECREATION, THEATRE, DAYCARE, STUDIO, RESTAURANTS, BAR/TAVERN, ETC. SHALL BE THE REMAINING SQUARE FOOTAGE OF PARCELS 1831646036 AND 1831644698 UP TO A MAXIMUM OF 183,000 SF TOTAL PER THE TIA.
8. THE DEVELOPMENT SHALL PROVIDE A MINIMUM OF 2 ELECTRIC VEHICLE (EV) CHARGING STATIONS FOR THE MULTIFAMILY PROPERTY AND 3 ELECTRIC VEHICLE (EV) CHARGING STATIONS FOR THE COMMERCIAL PROPERTY. FINAL LOCATIONS TO BE DETERMINED AT CONSTRUCTION DRAWING SUBMITTAL.
9. DEVELOPED OPEN SPACE AND PARK SHALL CONTAIN A SWIMMING POOL, FITNESS CENTER, AND WALKING TRAIL TO MEET ACTIVE SPACE REQUIREMENTS ON THE MULTIFAMILY DEVELOPMENT. ACTIVE SPACE REQUIREMENTS FOR THE TOWNHOME SITE WILL MEET MINIMUM UDO REQUIREMENTS. DEVELOPED OPEN SPACE AND PARK FOR THE TOWNHOME DEVELOPMENT SHALL CONTAIN, A MINIMUM OF TWO ELEMENTS, NOT LIMITED TO THE FOLLOWING: TOT LOT, WALKING TRAILS, DOG PARK, COMMUNITY GARDEN, HAMMOCK LOUNGE, FIREPITS, ETC.
10. ANY TOWNHOME UNIT FRONTING A PUBLIC STREET SHALL INCLUDE AT LEAST THREE DECORATIVE ELEMENTS SUCH AS, BUT NOT LIMITED TO, THE FOLLOWING ELEMENTS:
    A. BAY WINDOW; B. RECESSED WINDOW; C. DECORATIVE WINDOW; D. TRIM AROUND WINDOWS; E. DECORATIVE BRICK OR STONE; F. DECORATIVE TRIM; G. DECORATIVE SHAKE; H. DECORATIVE GABLE; I. DECORATIVE CORNICE; J. PORTICO; K. DORMER.
    THE SIDES OF UNITS 1, 15, 16, 29, 30, 42, 43, 55, 56, 72, 73, AND 89 WILL ALSO REQUIRE THESE DECORATIVE ELEMENTS.
11. A VARIED COLOR PALETTE SHALL BE UTILIZED ON TOWNHOME 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.
12. PERIMETER BUFFERS AND STREETYARD BUFFERS WILL BE INSTALLED OR MAINTAINED AS EXISTING VEGETATION AND SUPPLEMENTAL PLANTINGS AS NECESSARY BY PHASE, PRIOR TO ISSUANCE OF THE FIRST CO.
13. IN ORDER TO PROTECT THE EXISTING TREES ALONG KEARNEY ROAD, BUILDINGS NORTH OF PUBLIC STREET A ALONG KEARNEY ROAD MAY EXCEED THE 18' MAXIMUM SETBACK REQUIREMENT. BUILDINGS SHALL BE A MAXIMUM DISTANCE OF 90' FROM KEARNEY ROW. AT A MINIMUM A TYPE B 25' BUFFER SHALL BE MAINTAINED.
14. BUILDINGS ADJACENT TO KEARNEY ROAD SHALL NOT EXCEED 4 STORIES.
15. PUBLIC STREET SHALL COMPLY WITH THE CROSS SECTIONS AS SHOWN IN THE MASTER PLAN.
16. A RRFB SHALL BE INSTALLED (SUBJECT TO NCDOT APPROVAL) FOR THE TOWNHOMES CROSSING WAKE UNION CHURCH ROAD AT LOLA LANE.
17. THE LANDSCAPE BUFFER ALONG THE ST. IVES SUBDIVISION PROPERTY LINE SHALL BE INCREASED TO A MINIMUM OF 40' FOR ALL SECTIONS OF THE DEVELOPMENT. IF A FENCE IS ADDED, SHRUB REQUIREMENTS OF THE TYPE A BUFFER WILL NOT BE REQUIRED.
18. IF COMMERCIAL BUILDINGS ALONG WAKE UNION CHURCH ROAD INCLUDE PATIOS, PATIOS SHALL BE PERMITTED TO ENCROACH INTO SH1-O LANDSCAPE BUFFER. ALL REQUIRED PLANTINGS SHALL STILL BE PROVIDED WITHIN BUFFER.
19. REQUIRED SH1-O BUFFER SHALL BE MEASURED 150' FROM CENTERLINE OF US-1 AND REQUIRED BUILDING SETBACK SHALL BE 200' MEASURED FROM CENTERLINE OF US-1 FOR COMMERCIAL OUTPARCEL AND TOWNHOME PARCEL.
20. THE DEVELOPER SHALL INVESTIGATE A ROUND-ABOUT AT THE INTERSECTION OF WAKE UNION CHURCH ROAD AND KEARNEY ROAD. IF FEASIBLE, THE DEVELOPER SHALL INSTALL THE ROUNDABOUT AND THE TOWN SHALL REIMBURSE THE COST. THE CONSTRUCTION AND FUNDING SHALL BE NEGOTIATED THROUGH A DEVELOPERS AGREEMENT. IF A DEVELOPMENT AGREEMENT BETWEEN THE TOWN AND DEVELOPER IS NOT APPROVED, A LEFT TURN LANE FROM KEARNEY ROAD ONTO WAKE UNION CHURCH ROAD SHALL BE PROVIDED.
21. A PHYSICAL BARRIER SHALL BE PROVIDED BETWEEN WAKE UNION CHURCH ROAD AND THE TOWNHOMES FRONTING THIS ROAD. PHYSICAL BARRIER COULD BE CONSIDERED A DECORATIVE NON-OPAQUE FENCE, MAX OF 4 FT, STONE OR BRICK KNEE WALL, OR A SIMILAR ITEM.
22. AS LONG AS PERMITTED BY THE TOWN AND NCDEQ FOR STORMWATER TREATMENT PONDS, THERE SHALL BE A DECORATIVE ITEM WITHIN THE MULTI-FAMILY POND SUCH AS A FOUNTAIN OR SIMILAR.
23. PER NEIGHBOR REQUEST, CONNECTION OF PUBLIC STREET B TO LOLA LANE WILL NOT BE OPENED UNTIL FINAL BUILDING PERMIT OF THE TOWNHOME DEVELOPMENT HAS BEEN OBTAINED.
24. ALTHOUGH SUBMITTED PRIOR TO ADOPTION, THIS REZONING SHALL USE THE ADOPTED 2022 COMMUNITY PLAN FOR THIS REVIEW.
25. WHILE NOT REQUIRED FOR DEVELOPMENT, THE PROJECT WILL ENCOURAGE THE USE OF GREEN INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO THE FOLLOWING: DOWNSPOUT DISCONNECTION, RAINWATER HARVESTING, RAIN GARDENS, PLANTER BOXES, BIOSWALES, PERMEABLE PAVEMENTS, GREEN STREETS AND ALLEYS, GREEN PARKING, GREEN ROOFS URBAN TREE CANOPY, LAND CONSERVATION, ETC.
26. IN AN EFFORT TO CREATE CONTINUITY FOR THE ENTIRE PROJECT, A COMMON STONE OR BRICK SHALL BE PROVIDED THAT IS USED IN ALL THREE PHASES OF THE DEVELOPMENT. THE MATERIAL COULD BE USED IN A VARIETY OF WAYS INCLUDING, BUT NOT LIMITED TO: LANDSCAPING WALLS, SIGNAGE, BUILDING MATERIALS, ACCENT MATERIALS, ETC. PROVIDING A MINIMUM OF ONE ELEMENT FOR EACH PHASE SHALL SATISFY THIS CONDITION, BUT THE DEVELOPER MAY CHOOSE TO PROVIDE THE MATERIAL IN MULTIPLE FACETS IF DESIRED.
27. IF THE COMMERCIAL PROPERTY INCLUDES LOADING ON A BUILDING THAT IS ADJACENT TO THE ST. IVES SUBDIVISION, THE LOADING WILL BE ON A BUILDING SIDE THAT DOES NOT FACE THE ST. IVES PROPERTY LINE.

PROJECT DATA

REAL ESTATE ID#	0032019, 0034604, 0122581, 0250800
PROPERTY IDENTIFICATION #	1831537516, 1831644698, 1831646036, 1831751080
SITE LOCATION	CAPITAL BOULEVARD (US 1) AT WAKE UNION CHURCH ROAD 12415 CAPITAL BLVD.
SITE AREA:	64.59 AC
ROW DEDICATION:	PUBLIC STREET A: 1.44 AC PUBLIC STREET B (LOLA LN): 0.54 AC PUBLIC STREET C: 0.50 AC PUBLIC STREET D (LOLA LN): 0.65 AC PUBLIC STREET E: 0.53 AC MAIN STREET: 1.95 AC WAKE UNION CHURCH: 2.13 AC KEARNEY ROAD: 0.11 AC
NET LOT AREA:	MULTIFAMILY: 18.83 AC COMMERCIAL: 27.02 AC TOWNHOMES: 10.91 AC TOTAL: 56.77 AC
CURRENT ZONING:	CU HB LOCATED IN SH1-O (US1 SPECIAL HIGHWAY OVERLAY), REZONING CASE: RZ-99-08
PROPOSED ZONING:	RMX-CD (MULTI-FAMILY & TOWNHOME PARCELS) APPROX. 34.1 AC NMX (MIXED-USE PARCEL) APPROX. 30.5 AC
BUILDING SETBACKS:	FRONT: 18' MAXIMUM (RMX ZONING) 12' MAXIMUM (NMX ZONING) 90' MAXIMUM (KEARNEY ROAD, N OF PUBLIC STREET A) REAR: 5' MINIMUM (RMX ZONING) 0' MINIMUM (NMX ZONING) STREET SIDE: 5' MINIMUM (RMX ZONING) 12' MINIMUM (NMX ZONING) SIDE (FROM ADJACENT LOT): 0' MINIMUM (RMX ZONING) 0' MINIMUM (NMX ZONING)
BUILDING HEIGHT:	MINIMUM: 16' (RMX ZONING) MAXIMUM ALLOWED: 6 STORIES (RMX ZONING) 6 STORIES (NMX ZONING) PROPOSED HEIGHT: TO BE DETERMINED 4 STORIES MAX (KEARNEY ROAD)
TOWNHOME LOT AREA:	MINIMUM PROPOSED: N/A
TOWNHOME LOT WIDTH:	MINIMUM PROPOSED: N/A
DEVELOPMENT SUMMARY:	RESIDENTIAL: 144,000 SF (SHOWN)* APARTMENT BUILDINGS: 10 (SHOWN)* APARTMENT UNITS: 300 (SHOWN)** TOWNHOME UNITS: 89 (SHOWN)** COMMERCIAL: 193,000 SF***

PARKING SUMMARY:	MIN. REQUIRED:	PROPOSED:
MULTIFAMILY PARCEL: AUTO: 1.8 SP/UNIT 2 SP/CLUSTER MAILBOX ADA: 2% TOTAL PARKING BICYCLE: 2 SP/40 AUTO SP 1 SP/30 DU (CLUBHOUSE)	544 AUTO SPACES 11 ADA SPACES 38 BIKE SPACES	546 AUTO SPACES 15 ADA SPACES 44 BIKE SPACES
COMMERCIAL PARCEL: AUTO: 1 SP/350 SF COMM. 1 SP/200 SF OTHER**** ADA: 2% TOTAL PARKING BICYCLE: 2 SP/40 AUTO SP	701 AUTO SPACES 14 ADA SPACES 36 BIKE SPACES	754 AUTO SPACES 23 ADA SPACES 48 BIKE SPACES
TOWNHOME PARCEL: AUTO: 1.8 SP/UNIT 2 SP/CLUSTER MAILBOX ADA: 7 SP BICYCLE: 2 SP/40 AUTO SP:	160 AUTO SPACES 6 ADA SPACES 8 BIKE SPACES	217 AUTO SPACES 15 ADA SPACES 12 BIKE SPACES

STREETS AND SIDEWALKS:	
PUBLIC STREET 'A' (60' ROW WIDTH):	±1,040 LF
SIDEWALK: STREET 'A' (BOTH SIDES / 6' MIN.):	±2,080 LF
PUBLIC STREET 'B' (LOLA LN) (55' ROW WIDTH):	±450 LF
SIDEWALK: STREET 'B' (LOLA LN) (BOTH SIDES/ 6' MIN.):	±900 LF
PUBLIC STREET 'C' (43' ROW WIDTH):	±500 LF
SIDEWALK: STREET 'C' (ONE SIDE/ 6' MIN.):	±500 LF
PUBLIC STREET 'D' (LOLA LN) (47' ROW WIDTH):	±650 LF
SIDEWALK: STREET 'D' (LOLA LN) (BOTH SIDES/ 6' MIN.):	±1300 LF
PUBLIC STREET 'E' (43' ROW WIDTH):	±550 LF
SIDEWALK: STREET 'E' (ONE SIDE/ 6' MIN.):	±550 LF
PUBLIC MAIN STREET (93' ROW WIDTH):	±530 LF
SIDEWALK: MAIN STREET (BOTH SIDES / 6' MIN.):	±1,060 LF
WAKE UNION CHURCH (72' ROW WIDTH):	±1520 LF
SIDEWALK: (ONE SIDE / 6' MIN.):	±1520 LF
(ONE SIDE / 10' MIN.):	±1520 LF

* ALL LAYOUTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PROVIDED THE LAYOUTS DO NOT EXCEED THE PERMITTED NUMBER OF UNITS IN THE TRAFFIC IMPACT ANALYSIS. CHANGES TO THE LAYOUT MAY INCLUDE, BUT ARE NOT LIMITED TO, BUILDING SIZE AND LOCATION, PARKING LOT LOCATION, AND LOCATIONS OF STREETS OR ALLEYS PURSUANT TO CONFORMITY OF THE APPROVED MASTER PLAN AS DETERMINED BY SECTION 15.8.2 AND ZONING CONDITION 1.

** PER TRAFFIC IMPACT ANALYSIS, UP TO 300 MULTIFAMILY RESIDENTIAL UNITS AND UP TO 90 TOWNHOME UNITS ARE PERMITTED ON SITE.

*** PER TRAFFIC IMPACT ANALYSIS, UP TO 99,999 SF GENERAL RETAIL, 83,000 SF OTHER USES (SUCH AS OFFICE, PERSONAL SERVICES, THEATRES, DAYCARES, ETC.), AND 10,000 SF RESTAURANT. OTHER USES MAY INCLUDE VERTICALLY MIXED BUILDINGS.

**** COMMERCIAL USES ARE UNKNOWN, THE MOST RESTRICTIVE PARKING RATIO (RESTAURANT) WAS USED FOR ALL OTHER COMMERCIAL PARKING REQUIREMENTS.

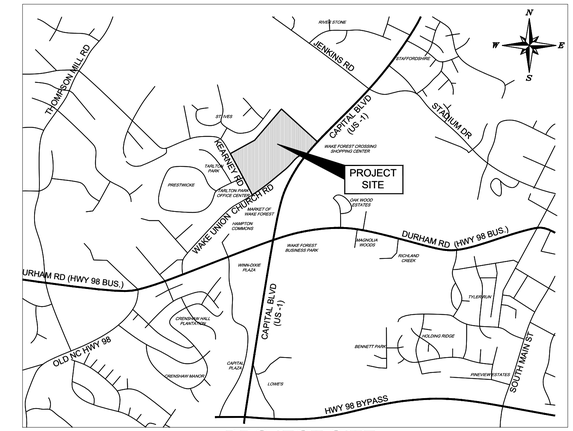
PROJECT DATA (cont.)

BUILDING AREA COVERAGE:	PROPOSED (SHOWN): 11.25 AC. OR 19.82% OF 56.77 AC.
ALLOWABLE DENSITY PER RMX:	24 UNITS/ACRE
MAXIMUM DENSITY BASED ON TIA:	90 TH UNITS / 10.91 ACRES = 8.25 TH UNITS/ACRE 300 MF UNITS / 18.83 ACRES = 15.93 MF UNITS/ACRE
IMPERVIOUS SURFACE AREA:	REQUIREMENTS: MAXIMUM 70% IMPERVIOUS (HIGH DENSITY OPTION) RESIDENTIAL MIXED USE SITE: 2,461,140 SF (56.5 AC.) PROPOSED IMPERVIOUS SURFACE AREA: TRACT/ AREA — IMPERVIOUS (SF) — IMPERVIOUS (%) MULTIFAMILY RESIDENTIAL: 569,100 SF 70% COMMERCIAL: 794,970 SF 73% TOWNHOMES: 326,700 SF 60% TOTAL: 1,690,770 SF **69%** NOTE: 1) SQUARE FOOTAGES SHOWN ARE ESTIMATED BASED ON PRELIMINARY PLANS AND ARE SUBJECT TO CHANGE. TOTAL PROJECT SITE WILL NOT EXCEED 70% IMPERVIOUS.
FLOOD INSURANCE RATE MAP #	3720183100J
FLOOD DATA	N/A
NC RIVER BASIN	NEUSE RIVER BASIN
WATERSHED OVERLAY	FALLS LAKE RESERVOIR WATERSHED PROTECTION OVERLAY DISTRICT
SOIL TYPES:	CEB CECIL SANDY LOAM (2 TO 6 PERCENT SLOPES) CEC CECIL SANDY LOAM (6 TO 10 PERCENT SLOPES) PAD PACOLET SANDY LOAM (10 TO 15 PERCENT SLOPES) UR URBAN LAND
WETLAND:	N/A
STREAM:	INTERMITTENT, JURISDICTIONAL STREAM CHANNEL; AND EPHEMERAL, NON-JURISDICTIONAL STREAM CHANNELS.
EXISTING VEGETATION	NON-DEVELOPED OR CLEARED AREAS CONTAIN A MIX OF PINE AND NATIVE HARDWOODS.
LANDSCAPE BUFFERS:	STREET YARD BUFFERS: U.S. HIGHWAY 1 (SH1-O): 50' AVERAGE WIDTH SH1-O BUFFER KEARNEY ROAD: TYPE B - OPTION 1, 25' MIN WIDTH WAKE UNION CHURCH ROAD: (SOUTH) 30' AVERAGE WIDTH SH1-O BUFFER WAKE UNION CHURCH ROAD: (NORTH) 30' AVERAGE WIDTH SH1-O BUFFER PERIMETER BUFFERS: NORTHWEST (CU-GR3) TOWNHOMES X SFR: TYPE A - OPTION 1, 40' WIDE NORTHWEST (CU-GR3) COMMERCIAL X SFR: TYPE A - OPTION 1, 40' WIDE + EXISTING FENCE NORTHWEST (CU-GR3) MULTIFAMILY X SFR: TYPE A - OPTION 1, 40' WIDE NORTHEAST (CU-GR3 & GR3) TOWNHOMES X VACANT: TYPE B - OPTION 2, 15' WIDE + 4' MIN FENCE NORTHEAST (CU-GR3 & GR3) TOWNHOMES X CIVIC: NONE

OPEN SPACE REQUIRED: 5% OF RESIDENTIAL DEVELOPMENT AREA (5% OF 34.1 ACRES) = 1.71 ACRES (74,270 SF)
OPEN SPACE PROVIDED: 6.40 ACRES (278,800 SF)
PARK SPACE REQUIRED: 2% OF RESIDENTIAL DEVELOPMENT AREA (2% OF 34.1 ACRES) = 0.68 ACRES (29,700 SF)
PARK SPACE PROVIDED: 0.68 ACRES (29,700 SF)
ACTIVE RECREATION REQUIRED: 25% OF PARK SPACE (25% OF 0.68 ACRES) = 0.17 ACRES (7,425 SF)
ACTIVE RECREATION PROVIDED: 0.17 ACRES (7,425 SF)

PROJECT PHASING:

IT IS INTENDED FOR ALL PHASES TO BE CONSTRUCTED SIMULTANEOUSLY. HOWEVER, PHASING IS SHOWN, IN ACCORDANCE WITH THE TRAFFIC IMPACT ANALYSIS, IF DEMAND IS NOT MET IMMEDIATELY.
PHASE 1: MULTIFAMILY
PHASE 2: TOWNHOMES
PHASE 3: COMMERCIAL



PROJECT SITE

1" = 2,000'

CONTACTS

OWNER: MKC DEVELOPMENT COMPANY LLC
7116 HASENTREE CLUB DRIVE
WAKE FOREST, NC 27857
PHONE: 803-600-5312
ATTN: MATTHEW FERRANTE

APPLICANT / DEVELOPER: VCP ACQUISITIONS LLC
2110 POWERS FERRY ROAD, SUITE 150
ATLANTA, GA 30339
PHONE: 678-741-2823
ATTN: TRACE MCCREARY

LAND PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: 919-653-6654
ATTN: JORDAN BREWER, PE

SURVEYOR: RILEY SURVEYING, PA
3326 DURHAM CHAPEL HILL BLVD
SUITE B-100
DURHAM, NORTH CAROLINA 27707
PHONE: 919-667-0742
ATTN: PHILLIP RILEY, PLS

SHEET INDEX

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	BROWNFIELD SITE LOCATION
C2.0	SITE PLAN
C2.1	ENLARGED SITE PLAN
C2.2	ENLARGED SITE PLAN
C2.3	ENLARGED SITE PLAN
C2.4	ENLARGED SITE PLAN
C2.5	ENLARGED SITE PLAN
C2.6	ENLARGED SITE PLAN
C3.0	GRADING & DRAINAGE PLAN
C3.1	ENLARGED GRADING & DRAINAGE PLAN
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C3.3	ENLARGED GRADING & DRAINAGE PLAN
C3.4	ENLARGED GRADING & DRAINAGE PLAN
C3.5	ENLARGED GRADING & DRAINAGE PLAN
C3.6	ENLARGED GRADING & DRAINAGE PLAN
C4.0	UTILITY PLAN
C4.1	ENLARGED UTILITY PLAN
C4.2	ENLARGED UTILITY PLAN
C4.3	ENLARGED UTILITY PLAN
C4.4	ENLARGED UTILITY PLAN
C4.5	ENLARGED UTILITY PLAN
C4.6	ENLARGED UTILITY PLAN
C5.0	ROADWAY CROSS SECTIONS
C5.1	ROADWAY CROSS SECTIONS
C5.2	CROSS SECTIONS
L1.0	LANDSCAPE PLAN

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE _____

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE _____

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

TITLE: COVER SHEET

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KLW
CHECKED BY: WJB

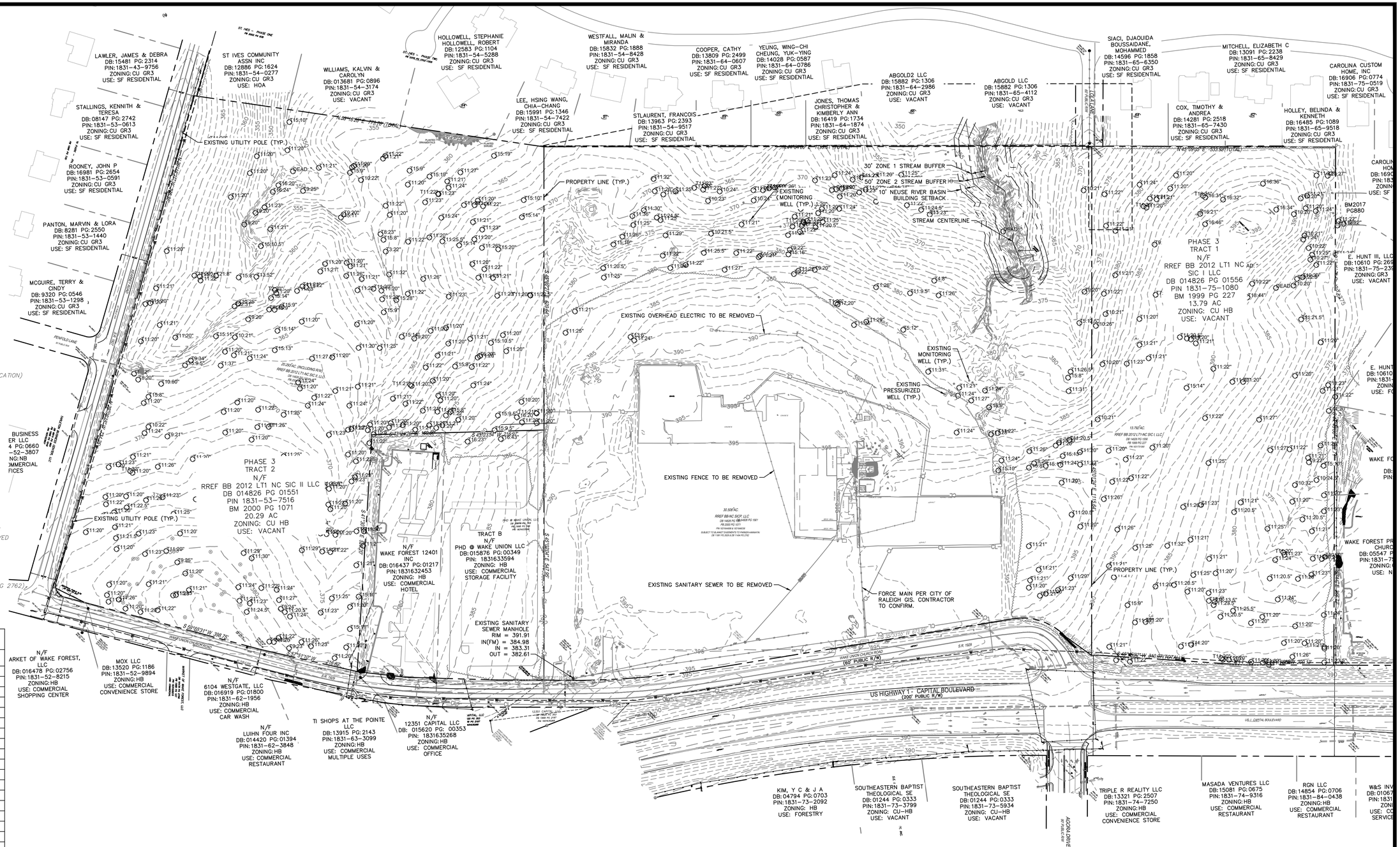
PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C0.0

Plotted By: Taylor, Zachary (Raleigh) Sheet Set: Wake Union Marett Layout: C0.0 COVER SHEET May 25, 2022 03:18:04pm K:\RAL_DEV\013875000_wakeunion_marett\07_cad files\plansheets\C0.0 COVER SHEET.dwg

LEGEND

- NCDOT R/W DISK
- EXISTING IRON ROD
- SET "MAG" NAIL
- IRON PIPE SET(5/8")
- EXISTING IRON PIPE
- COMPUTED POINT
- WELL
- GAS VALVE
- ELECTRIC JUNCTION BOX
- CLEAN OUT
- PVC PIPE STUB UP
- SANITARY SEWER MANHOLE
- END OF PIPE NOT FOUND/NOT SURVEYED
- WATER METER
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- CATCH BASIN
- CURB INLET
- STORM DRAINAGE MANHOLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- MAILBOX
- TRAFFIC SIGNAL BOX
- TELEPHONE BOX
- UTILITY POLE
- GUY POLE
- TRAFFIC SIGNAL POLE
- HANDICAP RAMP
- SIGN
- SPOT ELEVATION
- BACK FLOW PREVENTER
- FIBER OPTICS HANDHOLE
- BOLLARD
- CABLE TV PEDESTAL
- CABLE TV HANDHOLE
- GROUNDWATER MONITORING WELL
- AREA DRAIN
- IRRIGATION CONTROL VALVE BOX
- FORCEMAIN AIR RELEASE MANHOLE
- PRESSURIZED WELL
- ELECTRIC METER
- POST INDICATOR VALVE
- FLOOD LIGHT
- CONTROLLED ACCESS
- HOLE DUG 3' DEEP BY 7" DIA.
- G — UNDERGROUND GAS LINE (APPROXIMATE LOCATION)
- OU — OVERHEAD UTILITY LINE(S)
- SL — SANITARY SEWER LATERAL
- SS — SANITARY SEWER PIPE
- FM — FORCE MAIN SEWER PIPE
- W — WATERLINE (APPROXIMATE LOCATION)
- fo — UNDERGROUND FIBER OPTICS
- tv — UNDERGROUND TV
- ts — OVERHEAD TRAFFIC SIGNAL LINE(S)
- ue — UNDERGROUND ELECTRIC
- ut — UNDERGROUND TELEPHONE LINE(S)
- X — CHAINLINK FENCE
- BARRIER METAL FENCE
- 8' WOODEN PRIVACY FENCE
- BARB WIRE FENCE
- ro — ROOFLINE/OVERHANG
- GUY — GUY WIRE
- EDGE OF GRAVEL
- TREE LINE(MATURE GROWTH)
- PUBLIC ROADWAY RIGHT OF WAY LIMITS
- NCDOT 10' RIGHT OF WAY EASEMENT LIMITS
- LOT LINE PLOTTED BY DEED – NOT SURVEYED
- LANDSCAPED AREAS
- RIP-RAP AREAS
- 10' DIA. WELL SITE EASEMENT (DB 11494 PG 2762)
- EXISTING TREE



TREE LABEL LEGEND

COMMON NAME	LABEL
RED MAPLE	T1
PECAN	T2
SOUTHERN HACKBERRY	T3
FLOWERING DOGWOOD	T4
COMMON PERSIMMON	T5
GREEN ASH	T6
BLACK WALNUT	T7
EASTERN RED CEDAR	T8
SWEETGUM	T9
TULIP POPLAR	T10
LOBLOLLY PINE	T11
VIRGINIA PINE	T12
SYCAMORE	T13
EASTERN COTTONWOOD	T14
BLACK CHERRY	T15
WHITE OAK	T16
SCARLET OAK	T17
SOUTHERN RED OAK	T18
WILLOW OAK	T19
NORTHERN RED OAK	T20
BLACK LOCUST	T21
AMERICAN ELM	T22
LARGE DEAD OR FALLEN TREE	DEAD

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

TITLE: EXISTING CONDITIONS PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C1.0

Plotted By: Taylor, Zachary (Raleigh) Sheet Set: Wake Union Marett Layout: C1.0 EXISTING CONDITIONS PLAN May 25, 2022 03:19:22pm K:\RAL_LDEV\013875000_wakeunion_marett\07_cad files\plansheets\C1.0 EXISTING CONDITIONS PLAN.dwg

TREE SURVEY LEGEND

- PROPERTY LINE
- CLEARING LIMITS
- SPECIMEN TREE
- TREE TO BE REMOVED
- CRITICAL ROOT ZONE

TREE LABEL LEGEND

COMMON NAME	LABEL
RED MAPLE	T1
PECAN	T2
SOUTHERN HACKBERRY	T3
FLOWERING DOGWOOD	T4
COMMON PERSIMMON	T5
GREEN ASH	T6
BLACK WALNUT	T7
EASTERN RED CEDAR	T8
SWEETGUM	T9
TULIP POPLAR	T10
LOBLOLLY PINE	T11
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BLACK CHERRY	T15
WHITE OAK	T16
SCARLET OAK	T17
SOUTHERN RED OAK	T18
WILLOW OAK	T19
NORTHERN RED OAK	T20
BLACK LOCUST	T21
AMERICAN ELM	T22
LARGE DEAD OR FALLEN TREE	DEAD

PRELIMINARY
NOT FOR CONSTRUCTION

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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

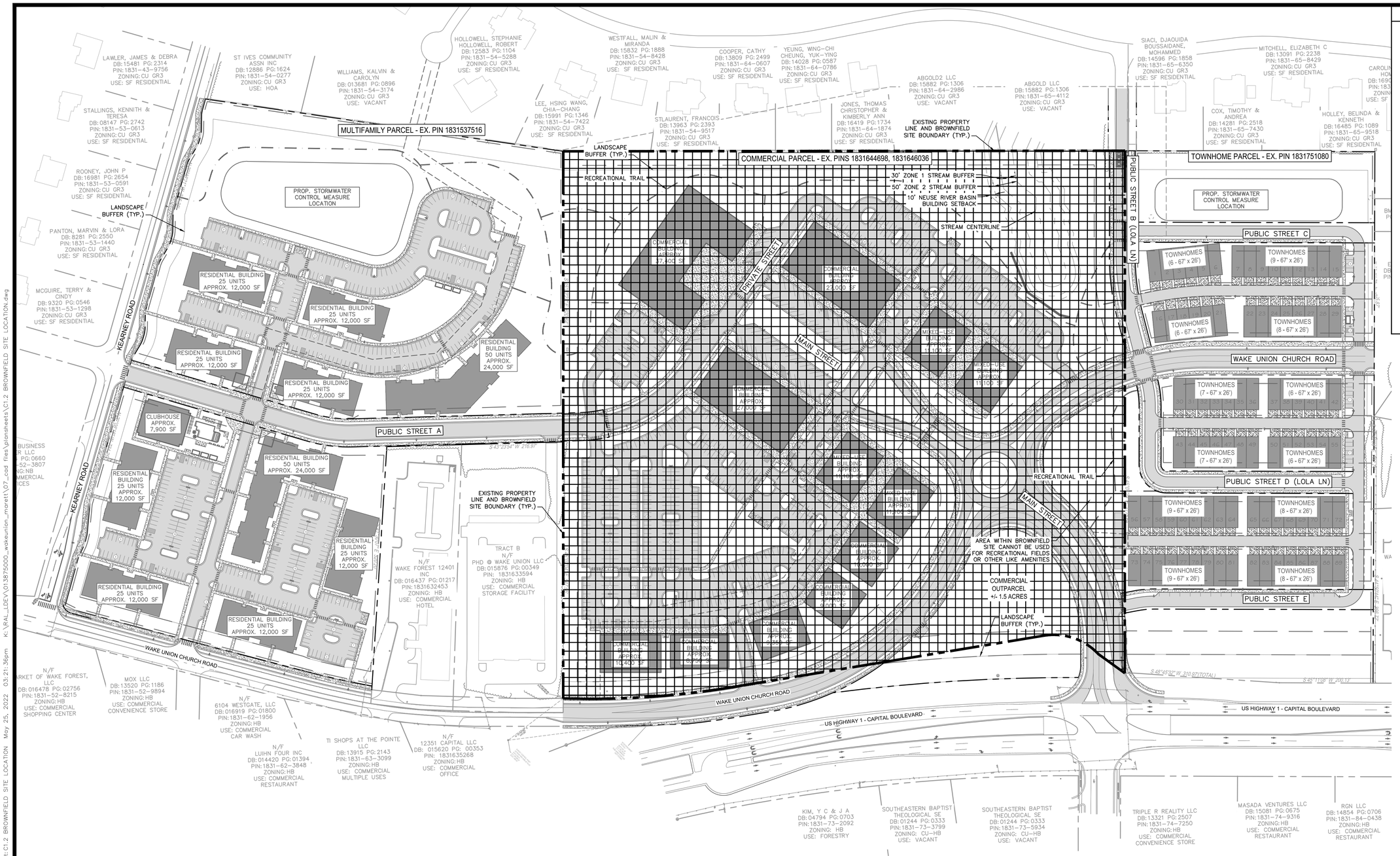
TITLE: TREE DEMOLITION PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: OAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C1.0

Plotted By:Taylor, Zachary (Raleigh) Sheet Set:Wake Union Morett Layout:C1.1 TREE DEMOLITION PLAN May 25, 2022 03:20:41pm K:\RAL_LDEV\013875000_wakeunion_morett\07_cad files\plansheets\C1.1 TREE DEMOLITION PLAN.dwg



SITE LEGEND

- PROPERTY LINE
- BROWNFIELD SITE BOUNDARY
- SETBACK LINE
- FENCE
- RECREATIONAL TRAIL
- STANDARD CURB AND GUTTER
- SPILL CURB AND GUTTER
- PARKING SPACE COUNT
- ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
- LIGHT POLE
- DIRECTIONAL PAVEMENT ARROWS
- ACCESSIBLE RAMP
- DEPRESSED CURB RAMP
- LIGHT DUTY ASPHALT
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- BROWNFIELD SITE AREA

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

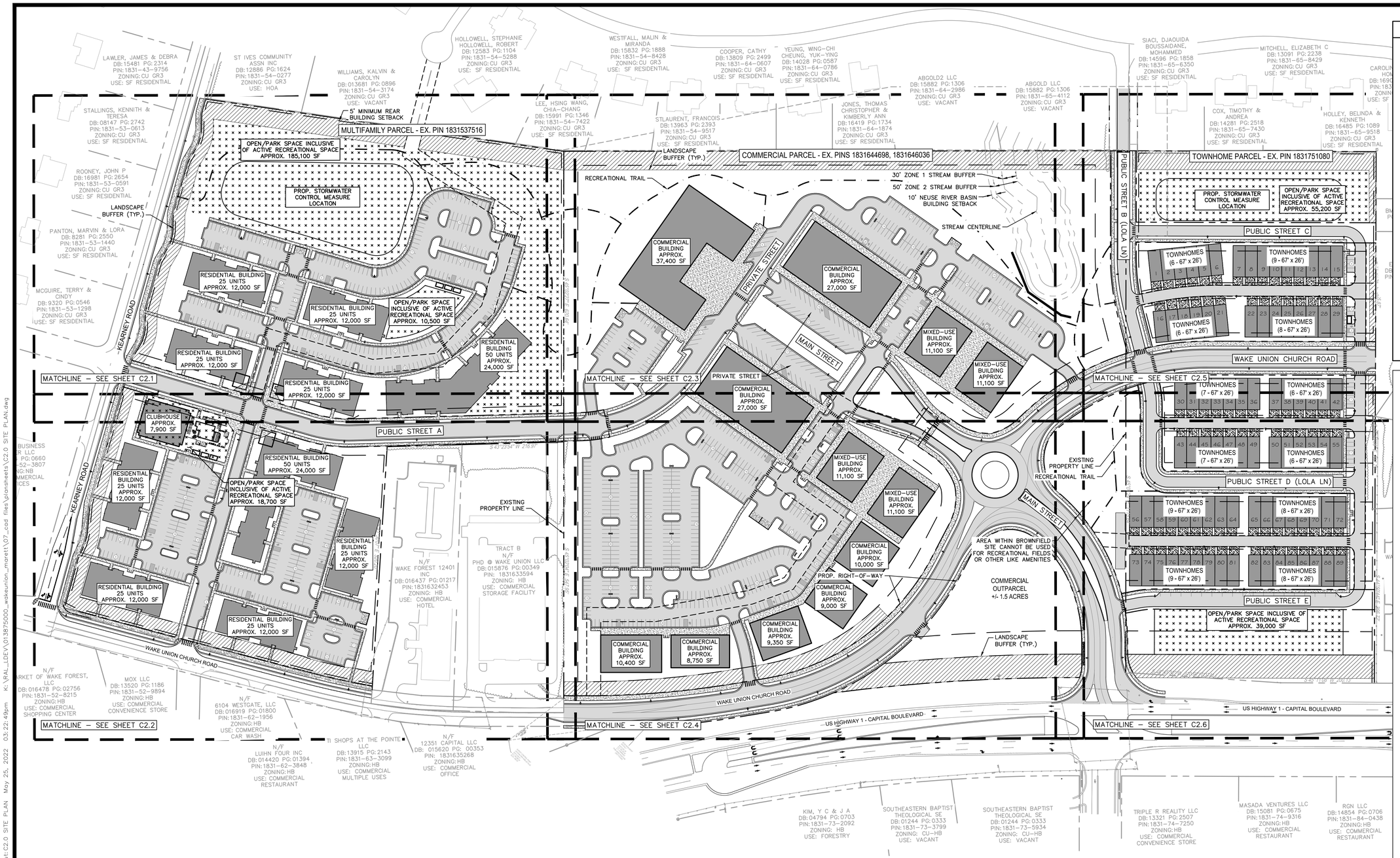
TITLE: BROWNFIELD SITE LOCATION

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C1.1

Plotted By: Taylor, Zachary (Raleigh) Sheet Set:Wake Union Moratt Layout:C1.2 BROWNFIELD SITE LOCATION May 25, 2022 03:21:36pm K:\RAL_LDEV\013875000_wakeunion_moratt\07_cad files\plansheets\C1.2 BROWNFIELD SITE LOCATION.dwg



SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- FENCE
- RECREATIONAL TRAIL
- STANDARD CURB AND GUTTER
- SPILL CURB AND GUTTER
- PARKING SPACE COUNT
- ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
- LIGHT POLE
- DIRECTIONAL PAVEMENT ARROWS
- ACCESSIBLE RAMP
- DEPRESSED CURB RAMP
- LIGHT DUTY ASPHALT
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- LANDSCAPE BUFFER
- OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE

NOTES:

SITE LAYOUT IS PRELIMINARY AND MAY BE SUBJECT TO CHANGE. CHANGES TO THE LAYOUT MAY INCLUDE, BUT ARE NOT LIMITED TO, BUILDING SIZE AND LOCATION, SITE LIGHTING LOCATIONS, AND PARKING LOT LOCATION.

PER RMX AND NMX ZONING, PARKING IS ONLY PERMITTED IN 2ND AND 3RD LAYERS. NO PARKING PERMITTED ALONG PUBLIC ROW FRONTAGE.

ACCESSIBLE SIDEWALKS TO MAINTAIN 2% MAX. CROSS SLOPE AND 5% MAX. LONGITUDINAL SLOPE.

REFER TO LANDSCAPE PLANS FOR ALL LANDSCAPE BUFFER REQUIREMENTS AND DIMENSIONS.

MULTIFAMILY NOTES:

UNITS ALLOWED PER TIA: 300
UNITS SHOWN: 300

REQUIRED PARKING SPACES: 544 SPACES
PROVIDED PARKING SPACES: 546 SPACES

REQUIRED BICYCLE SPACES: 38 SPACES
PROVIDED BICYCLE SPACES: 44 SPACES

COMMERCIAL NOTES:

DUE TO BROWNFIELD SITE REQUIREMENTS, OPEN SPACE DESIGNATION IS NOT PERMITTED ON COMMERCIAL PARCEL.

TOTAL COMMERCIAL BUILDING SF: 193.000 SF
99,999 SF GENERAL COMMERCIAL
93,000 SF OTHER USES INCLUDING OFFICE, RESTAURANTS, DAYCARES, PERSONAL SERVICES, ETC.

REQUIRED PARKING SPACES: 701
PROVIDED PARKING SPACES: 754

REQUIRED BICYCLE SPACES: 36
PROVIDED BICYCLE SPACES: 48

TOWNHOME NOTES:

TOWNHOMES ALLOWED PER TIA: 90
TOWNHOMES SHOWN: 89

REQUIRED PARKING SPACES: 160
PROVIDED PARKING SPACES: 217

REQUIRED BICYCLE SPACES: 8
PROVIDED BICYCLE SPACES: 12

OPEN SPACE NOTES:

OPEN SPACE REQUIRED: 5% OF RESIDENTIAL DEVELOPMENT AREA (5% OF 34.1 ACRES) = 1.71 ACRES (74,270 SF)
OPEN SPACE PROVIDED: 6.40 ACRES (278,800 SF)

PARK SPACE REQUIRED: 2% OF RESIDENTIAL DEVELOPMENT AREA (2% OF 34.1 ACRES) = 0.68 ACRES (29,700 SF)
PARK SPACE PROVIDED: 0.68 ACRES (29,700 SF)

ACTIVE RECREATION REQUIRED: 25% OF PARK SPACE (25% OF 0.68 ACRES) = 0.17 ACRES (7,425 SF)
ACTIVE RECREATION PROVIDED: 0.17 ACRES (7,425 SF)

NOTE: TRAIL ALIGNMENT IS CONCEPTUAL AND WILL BE FINALIZED WHEN DETAILED GRADING IS COMPLETED DURING CONSTRUCTION DRAWINGS

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

REV. No.:	REVISION:	DATE:	DRAWN BY:	CHECKED BY:
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PREPARED IN THE OFFICE OF:
Kimley»Horn
421 FAYETTEVILLE ST, SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

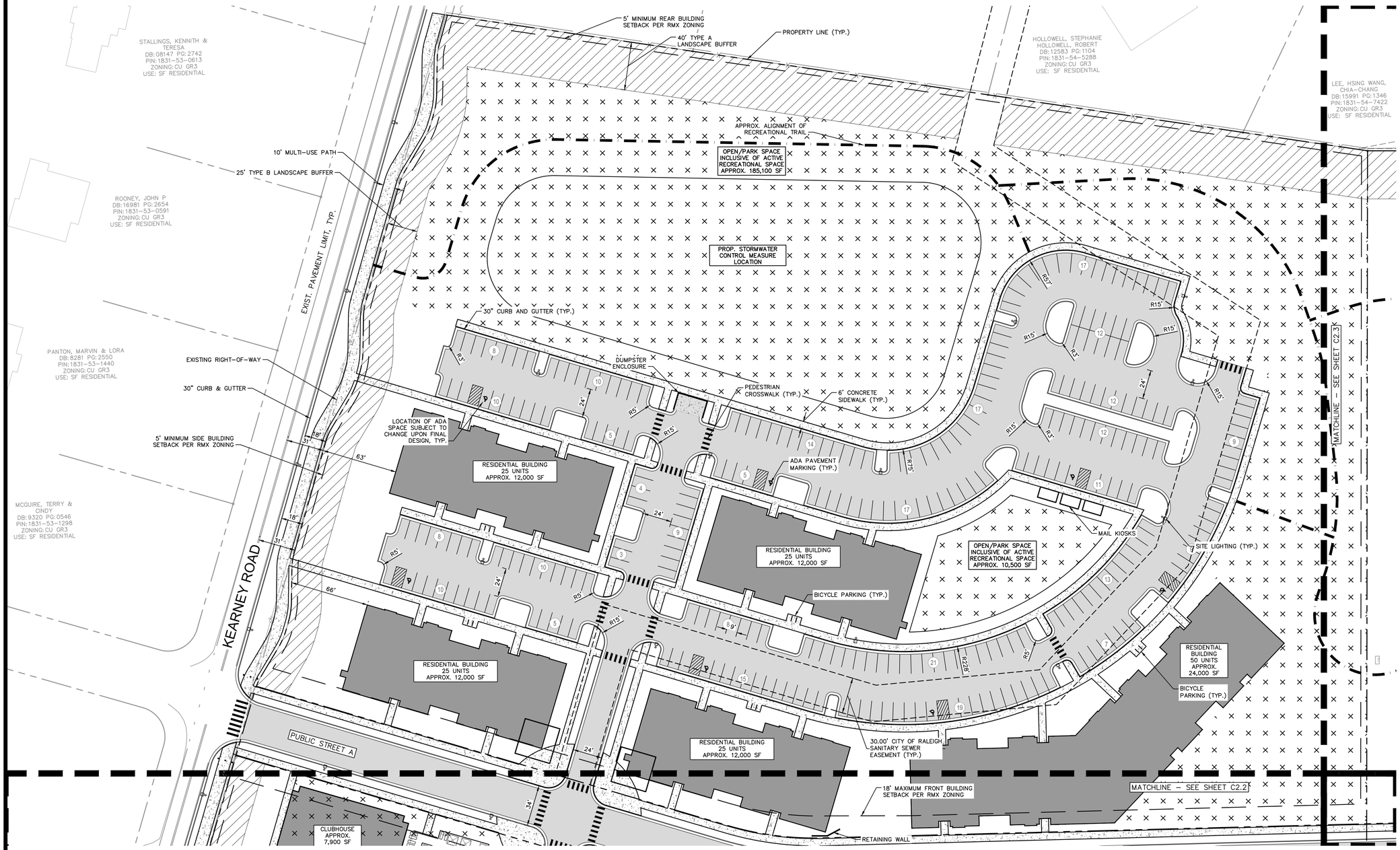
TITLE: SITE PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: OAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C2.0

Plotted By:Taylor, Zachary (Raleigh) Sheet Set:Wake Union Marett Layout:C2.0 SITE PLAN May 25, 2022 03:22:43pm K:\RAL_LDEV\013875000_wakeunion_marett\07_cad files\plansheets\C2.0 SITE PLAN.dwg



SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- FENCE
- RECREATIONAL TRAIL
- STANDARD CURB AND GUTTER
- SPILL CURB AND GUTTER
- PARKING SPACE COUNT
- ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
- LIGHT POLE
- DIRECTIONAL PAVEMENT ARROWS
- ACCESSIBLE RAMP
- DEPRESSED CURB RAMP
- LIGHT DUTY ASPHALT
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- LANDSCAPE BUFFER
- OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE

NOTES:
BUILDING FRONTAGE TYPE TO BE DETERMINED AFTER REZONING BUT WILL COMPLY WITH UDO SECTION 5.3

ACCESSIBLE SIDEWALKS TO MAINTAIN 2% MAX. CROSS SLOPE AND 5% MAX. LONGITUDINAL SLOPE.

OPEN SPACE NOTES:

OPEN SPACE REQUIRED: 5% OF RESIDENTIAL DEVELOPMENT AREA (5% OF 34.1 ACRES) = 1.71 ACRES (74,270 SF)
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ACTIVE RECREATION REQUIRED: 25% OF PARK SPACE (25% OF 0.68 ACRES) = 0.17 ACRES (7,425 SF)
ACTIVE RECREATION PROVIDED: 0.17 ACRES (7,425 SF)

MULTIFAMILY UNITS SHOWN: 300
ALLOWABLE UNITS PER TIA: 300

FIRE LANE MARKING SHOULD BE AS FOLLOWS:
4 INCH SOLID YELLOW STRIPE WITH 8 INCH HIGH YELLOW TEST "NO PARKING FIRE LANE" AT 40 FOOT INTERVALS

NOTES:
PER TRAFFIC IMPACT ANALYSIS, UP TO 300 MULTIFAMILY RESIDENTIAL UNITS PERMITTED ON SITE.

MULTIFAMILY LAYOUTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PROVIDED THE LAYOUTS DO NOT EXCEED THE PERMITTED NUMBER OF UNITS IN THE TRAFFIC IMPACT ANALYSIS. CHANGES TO THE LAYOUT MAY INCLUDE, BUT ARE NOT LIMITED TO, BUILDING SIZE AND LOCATION, SITE LIGHTING LOCATIONS, AND PARKING LOT LOCATION.

PER RMX ZONING, PARKING IS ONLY PERMITTED IN 2ND AND 3RD LAYERS. NO PARKING PERMITTED ALONG PUBLIC ROW FRONTAGE.

ACCESSIBLE SIDEWALKS TO MAINTAIN 2% MAX. CROSS SLOPE AND 5% MAX. LONGITUDINAL SLOPE.

TRAIL ALIGNMENT IS CONCEPTUAL AND WILL BE FINALIZED WHEN DETAILED GRADING IS COMPLETED DURING CONSTRUCTION DRAWINGS

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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Kimley»Horn
421 FAYETTEVILLE ST, SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

TITLE: ENLARGED SITE PLAN

DATE: 10/26/21
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: GAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C2.1

Plotted By: Taylor, Zachary (Raleigh) Sheet Set: Wake Union Moretti Layout: C2.1 ENLARGED SITE PLAN May 25, 2022 03:24:51pm K:\RAL_LDEV\013875000_wakeunion_moretti\07_cad files\plansheets\C2.1 ENLARGED SITE PLAN.dwg

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- FENCE
- RECREATIONAL TRAIL
- STANDARD CURB AND GUTTER
- SPILL CURB AND GUTTER
- PARKING SPACE COUNT
- ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
- LIGHT POLE
- DIRECTIONAL PAVEMENT ARROWS
- ACCESSIBLE RAMP
- DEPRESSED CURB RAMP
- LIGHT DUTY ASPHALT
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- LANDSCAPE BUFFER
- OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE

NOTES:
BUILDING FRONTAGE TYPE TO BE DETERMINED AFTER REZONING BUT WILL COMPLY WITH UDO SECTION 5.3

ACCESSIBLE SIDEWALKS TO MAINTAIN 2% MAX. CROSS SLOPE AND 5% MAX. LONGITUDINAL SLOPE.

OPEN SPACE NOTES:

OPEN SPACE REQUIRED: 5% OF RESIDENTIAL DEVELOPMENT AREA (5% OF 34.1 ACRES) = 1.71 ACRES (74,270 SF)
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ACTIVE RECREATION PROVIDED: 0.17 ACRES (7,425 SF)

MULTIFAMILY UNITS SHOWN: 300
ALLOWABLE UNITS PER TIA: 300

FIRE LANE MARKING SHOULD BE AS FOLLOWS:
4 INCH SOLID YELLOW STRIPE WITH 8 INCH HIGH YELLOW TEST "NO PARKING FIRE LANE" AT 40 FOOT INTERVALS

NOTES:
PER TRAFFIC IMPACT ANALYSIS, UP TO 300 MULTIFAMILY RESIDENTIAL UNITS PERMITTED ON SITE.

MULTIFAMILY LAYOUTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PROVIDED THE LAYOUTS DO NOT EXCEED THE PERMITTED NUMBER OF UNITS IN THE TRAFFIC IMPACT ANALYSIS. CHANGES TO THE LAYOUT MAY INCLUDE, BUT ARE NOT LIMITED TO, BUILDING SIZE AND LOCATION, SITE LIGHTING LOCATIONS, AND PARKING LOT LOCATION.

PER RMX ZONING, PARKING IS ONLY PERMITTED IN 2ND AND 3RD LAYERS. NO PARKING PERMITTED ALONG PUBLIC ROW FRONTAGE.

ACCESSIBLE SIDEWALKS TO MAINTAIN 2% MAX. CROSS SLOPE AND 5% MAX. LONGITUDINAL SLOPE.

TRAIL ALIGNMENT IS CONCEPTUAL AND WILL BE FINALIZED WHEN DETAILED GRADING IS COMPLETED DURING CONSTRUCTION DRAWINGS

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

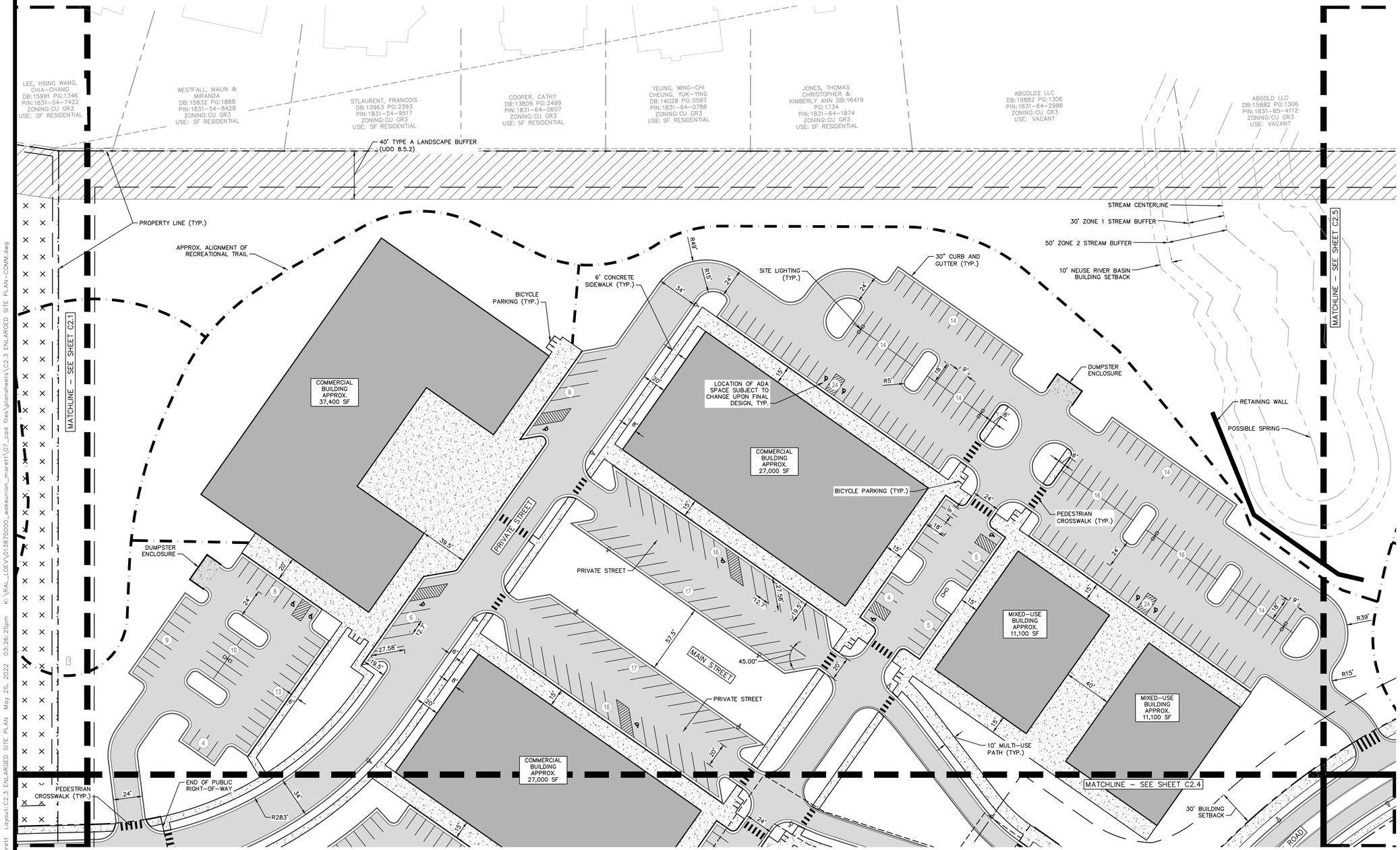
TITLE: ENLARGED SITE PLAN

DATE: 10/26/21
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C2.2

Plotted By Taylor, Zachary (Raleigh) Sheet Set: Wake Union Marett Layout: C2.2 ENLARGED SITE PLAN May 25, 2022 03:24:57pm K:\RAL_LDEV\013875000_wakeunion_marett\07_cad files\plansheets\C2.1 ENLARGED SITE PLAN.dwg



SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- FENCE
- RECREATIONAL TRAIL
- STANDARD CURB AND GUTTER
- SPILL CURB AND GUTTER
- PARKING SPACE COUNT
- ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
- LIGHT POLE
- DIRECTIONAL PAVEMENT ARROWS
- ACCESSIBLE RAMP
- DEPRESSED CURB RAMP
- LIGHT DUTY ASPHALT
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- LANDSCAPE BUFFER
- OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE

NOTES:
MIXED-USE LAYOUTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE. CHANGES TO THE LAYOUT MAY INCLUDE, BUT ARE NOT LIMITED TO, BUILDING SIZE AND LOCATION, PARKING LOT LOCATION, SITE LIGHTING LOCATIONS, AND PRIVATE ROAD ALIGNMENTS.

PER NMX ZONING, PARKING IS ONLY PERMITTED IN 2ND AND 3RD LAYERS. NO PARKING PERMITTED ALONG PUBLIC ROW FRONTAGE.

ACCESSIBLE SIDEWALKS TO MAINTAIN 2% MAX. CROSS SLOPE AND 5% MAX. LONGITUDINAL SLOPE.

ONE (1) OFF-STREET LOADING AREA TO BE PROVIDED FOR EACH MIXED-USE BUILDING OVER 20,000 SF PER UDO 9.5.2.

DUE TO BROWNFIELD SITE REQUIREMENTS, OPEN SPACE DESIGNATION IS NOT PERMITTED ON COMMERCIAL PARCEL.

TRAIL ALIGNMENT IS CONCEPTUAL AND WILL BE FINALIZED WHEN DETAILED GRADING IS COMPLETED DURING CONSTRUCTION DRAWINGS

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
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NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

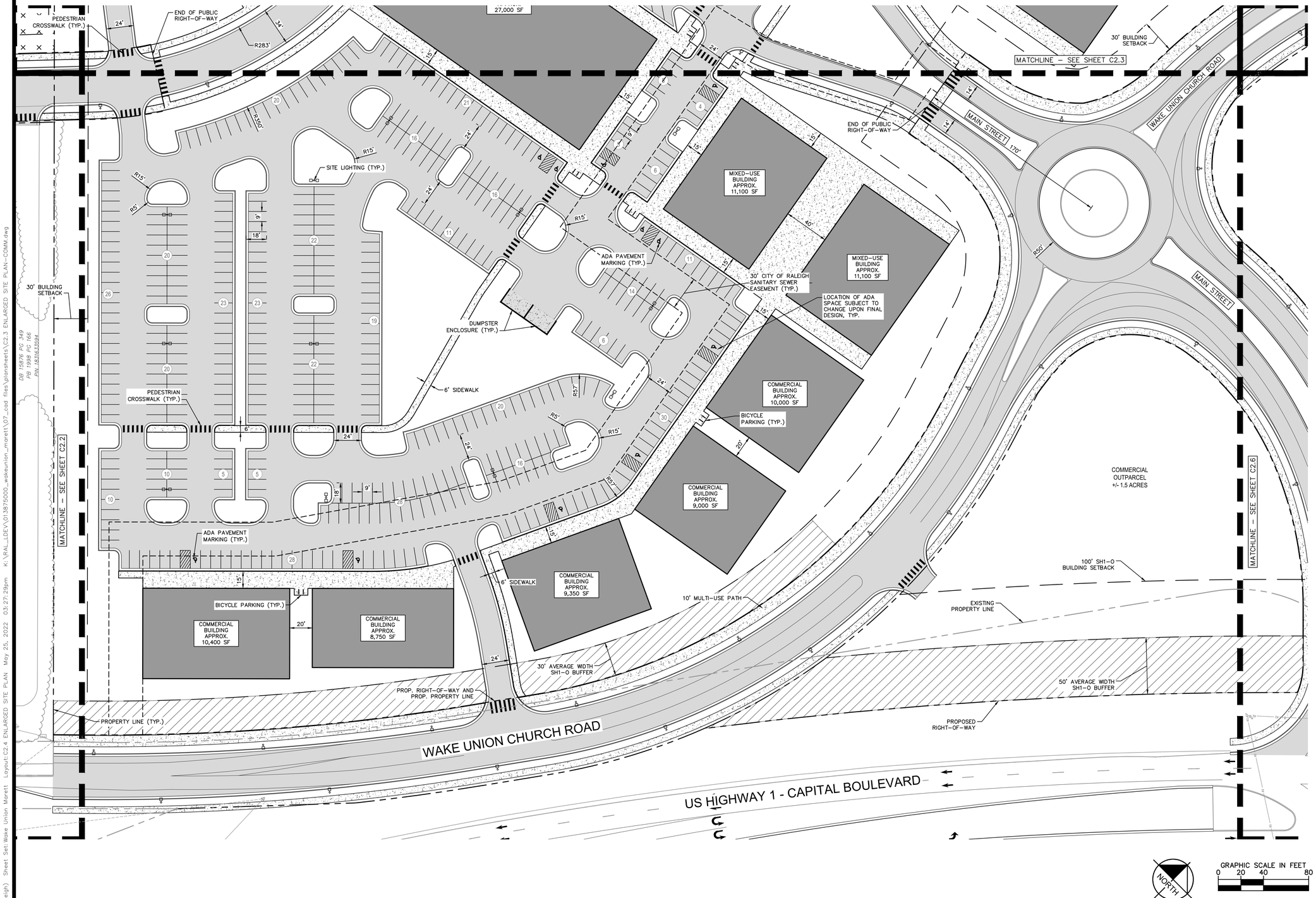
TITLE: ENLARGED SITE PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C2.3

Plotted By: Taylor, Zachary (Raleigh) Sheet Set: Wake Union Moratt Layout: C2.3 ENLARGED SITE PLAN May 25, 2022 03:26:25pm K:\RAL_LDEV\013875000_wakeunion_moratt\07_cad files\plansheets\C2.3 ENLARGED SITE PLAN-COMM.dwg



SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- FENCE
- RECREATIONAL TRAIL
- STANDARD CURB AND GUTTER
- SPILL CURB AND GUTTER
- PARKING SPACE COUNT
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- ACCESSIBLE RAMP
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- LANDSCAPE BUFFER

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MIXED-USE LAYOUTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE. CHANGES TO THE LAYOUT MAY INCLUDE, BUT ARE NOT LIMITED TO, BUILDING SIZE AND LOCATION, PARKING LOT LOCATION, SITE LIGHTING LOCATIONS, AND PRIVATE ROAD ALIGNMENTS.

PER NMX ZONING, PARKING IS ONLY PERMITTED IN 2ND AND 3RD LAYERS. NO PARKING PERMITTED ALONG PUBLIC ROW FRONTAGE.

ACCESSIBLE SIDEWALKS TO MAINTAIN 2% MAX. CROSS SLOPE AND 5% MAX. LONGITUDINAL SLOPE.

ONE (1) OFF-STREET LOADING AREA TO BE PROVIDED FOR EACH MIXED-USE BUILDING OVER 20,000 SF PER UDO 9.5.2.

DUE TO BROWNFIELD SITE REQUIREMENTS, OPEN SPACE DESIGNATION IS NOT PERMITTED ON COMMERCIAL PARCEL.

TRAIL ALIGNMENT IS CONCEPTUAL AND WILL BE FINALIZED WHEN DETAILED GRADING IS COMPLETED DURING CONSTRUCTION DRAWINGS

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

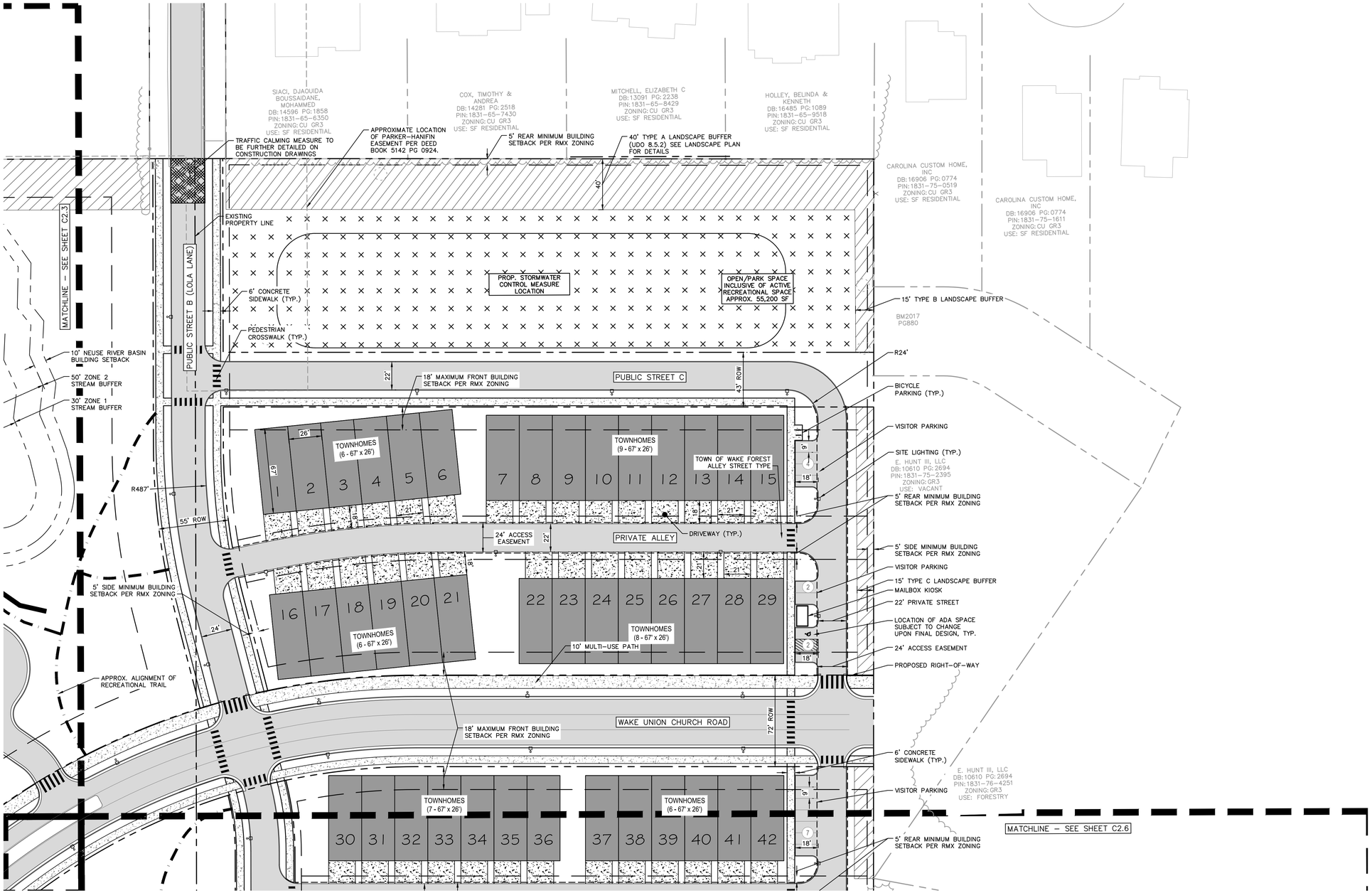
TITLE: ENLARGED SITE PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: GAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C2.4

Plotted By:Taylor, Zachary (Raleigh) Sheet Set:Wake Union Morett Layout:C2.4 ENLARGED SITE PLAN May 25, 2022 03:27:29pm K:\RAL_LDEV\013875000_wakeunion_morett\07_cad files\plansheets\C2.3 ENLARGED SITE PLAN-COMM.dwg



SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- FENCE
- RECREATIONAL TRAIL
- STANDARD CURB AND GUTTER
- SPILL CURB AND GUTTER
- PARKING SPACE COUNT
- ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
- LIGHT POLE
- DIRECTIONAL PAVEMENT ARROWS
- ACCESSIBLE RAMP
- DEPRESSED CURB RAMP
- LIGHT DUTY ASPHALT
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- LANDSCAPE BUFFER
- OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE

NOTES:
BUILDING FRONTAGE TYPE TO BE DETERMINED AFTER REZONING BUT WILL COMPLY WITH UDO SECTION 5.3

ACCESSIBLE SIDEWALKS TO MAINTAIN 2% MAX. CROSS SLOPE AND 5% MAX. LONGITUDINAL SLOPE.

PRIVATE ALLEYS PAVEMENT SECTION WILL BE DESIGNED TO HANDLE A 40,000 LB FIRE APPARATUS.

OPEN SPACE NOTES:

OPEN SPACE REQUIRED: 5% OF RESIDENTIAL DEVELOPMENT AREA (5% OF 34.1 ACRES) = 1.71 ACRES (74,270 SF)
OPEN SPACE PROVIDED: 6.40 ACRES (278,800 SF)

PARK SPACE REQUIRED: 2% OF RESIDENTIAL DEVELOPMENT AREA (2% OF 34.1 ACRES) = 0.68 ACRES (29,700 SF)
PARK SPACE PROVIDED: 0.68 ACRES (29,700 SF)

ACTIVE RECREATION REQUIRED: 25% OF PARK SPACE (25% OF 0.68 ACRES) = 0.17 ACRES (7,425 SF)
ACTIVE RECREATION PROVIDED: 0.17 ACRES (7,425 SF)

TOWNHOME UNITS SHOWN: 89
ALLOWABLE UNITS PER TIA: 90

ALL TOWNHOMES TO BE REAR-LOADED UNLESS OTHERWISE NOTED.

EACH TOWNHOME TO HAVE A 2 CAR GARAGE.

FIRE LANE MARKING SHOULD BE AS FOLLOWS:
4 INCH SOLID YELLOW STRIPE WITH 8 INCH HIGH YELLOW TEST "NO PARKING FIRE LANE" AT 40 FOOT INTERVALS

NOTES:
PER TRAFFIC IMPACT ANALYSIS, UP TO 90 TOWNHOME UNITS ARE PERMITTED ON SITE.

TOWNHOME LAYOUTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PROVIDED THE LAYOUTS DO NOT EXCEED THE PERMITTED NUMBER OF UNITS IN THE TRAFFIC IMPACT ANALYSIS. CHANGES TO THE LAYOUT MAY INCLUDE, BUT ARE NOT LIMITED TO, BUILDING SIZE AND LOCATION, ROADWAY LAYOUT, SITE LIGHTING LOCATIONS, AND PARKING LOT LOCATION.

TRAIL ALIGNMENT IS CONCEPTUAL AND WILL BE FINALIZED WHEN DETAILED GRADING IS COMPLETED DURING CONSTRUCTION DRAWINGS

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

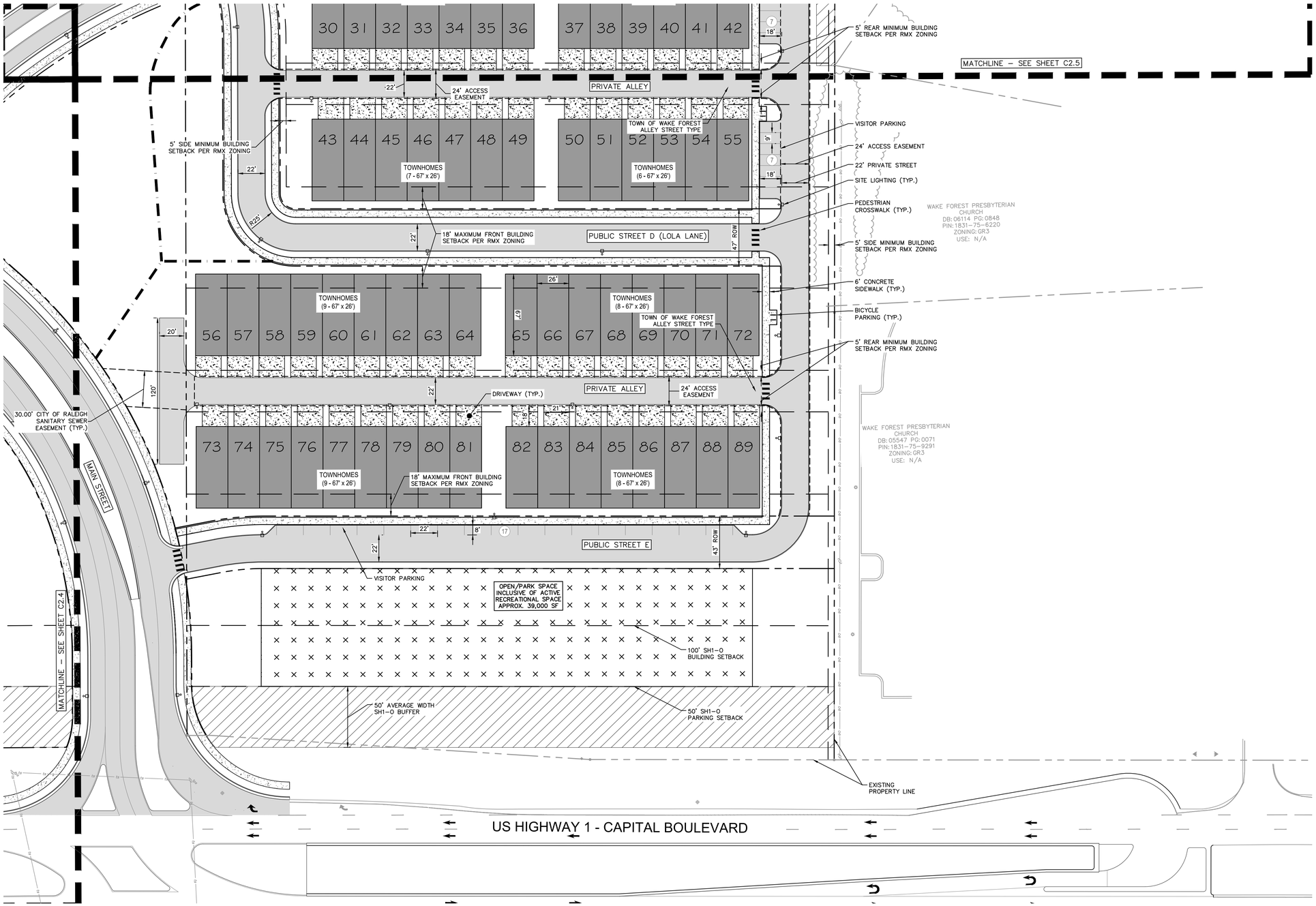
TITLE: ENLARGED SITE PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: GAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C2.5

Plotted By:Taylor, Zachary (Raleigh) Sheet Set:Wake Union Morett Layout:C2.5 ENLARGED SITE PLAN May 25, 2022 03:28:28pm K:\RAL_DEV\013875000_wakeunion_morett\07_cad files\plansheets\C2.5 ENLARGED SITE PLAN-TH.dwg



SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- FENCE
- RECREATIONAL TRAIL
- STANDARD CURB AND GUTTER
- SPILL CURB AND GUTTER
- PARKING SPACE COUNT
- ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
- LIGHT POLE
- DIRECTIONAL PAVEMENT ARROWS
- ACCESSIBLE RAMP
- DEPRESSED CURB RAMP
- LIGHT DUTY ASPHALT
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- LANDSCAPE BUFFER
- OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE

NOTES:
BUILDING FRONTAGE TYPE TO BE DETERMINED AFTER REZONING BUT WILL COMPLY WITH UDO SECTION 5.3

ACCESSIBLE SIDEWALKS TO MAINTAIN 2% MAX. CROSS SLOPE AND 5% MAX. LONGITUDINAL SLOPE.

PRIVATE ALLEYS PAVEMENT SECTION WILL BE DESIGNED TO HANDLE A 40,000 LB FIRE APPARATUS.

OPEN SPACE NOTES:

OPEN SPACE REQUIRED: 5% OF RESIDENTIAL DEVELOPMENT AREA (5% OF 34.1 ACRES) = 1.71 ACRES (74,270 SF)
OPEN SPACE PROVIDED: 6.40 ACRES (278,800 SF)

PARK SPACE REQUIRED: 2% OF RESIDENTIAL DEVELOPMENT AREA (2% OF 34.1 ACRES) = 0.68 ACRES (29,700 SF)
PARK SPACE PROVIDED: 0.68 ACRES (29,700 SF)

ACTIVE RECREATION REQUIRED: 25% OF PARK SPACE (25% OF 0.68 ACRES) = 0.17 ACRES (7,425 SF)
ACTIVE RECREATION PROVIDED: 0.17 ACRES (7,425 SF)

TOWNHOME UNITS SHOWN: 89
ALLOWABLE UNITS PER TIA: 90

ALL TOWNHOMES TO BE REAR-LOADED UNLESS OTHERWISE NOTED.

EACH TOWNHOME TO HAVE A 2 CAR GARAGE.

FIRE LANE MARKING SHOULD BE AS FOLLOWS:
4 INCH SOLID YELLOW STRIPE WITH 8 INCH HIGH YELLOW TEST "NO PARKING FIRE LANE" AT 40 FOOT INTERVALS

NOTES:
PER TRAFFIC IMPACT ANALYSIS, UP TO 90 TOWNHOME UNITS ARE PERMITTED ON SITE.

TOWNHOME LAYOUTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PROVIDED THE LAYOUTS DO NOT EXCEED THE PERMITTED NUMBER OF UNITS IN THE TRAFFIC IMPACT ANALYSIS. CHANGES TO THE LAYOUT MAY INCLUDE, BUT ARE NOT LIMITED TO, BUILDING SIZE AND LOCATION, ROADWAY LAYOUT, SITE LIGHTING LOCATIONS, AND PARKING LOT LOCATION.

TRAIL ALIGNMENT IS CONCEPTUAL AND WILL BE FINALIZED WHEN DETAILED GRADING IS COMPLETED DURING CONSTRUCTION DRAWINGS

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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PREPARED IN THE OFFICE OF:
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421 FAYETTEVILLE ST, SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

TITLE: ENLARGED SITE PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: OAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C2.6

Plotted By:Taylor, Zachary (Raleigh) Sheet Set:Wake Union Market Layout:C2.6 ENLARGED SITE PLAN May 25, 2022 03:28:33pm K:\RAL_LDEV\013875000_wakeunion_market\07_cad files\plansheets\C2.5 ENLARGED SITE PLAN-TH.dwg

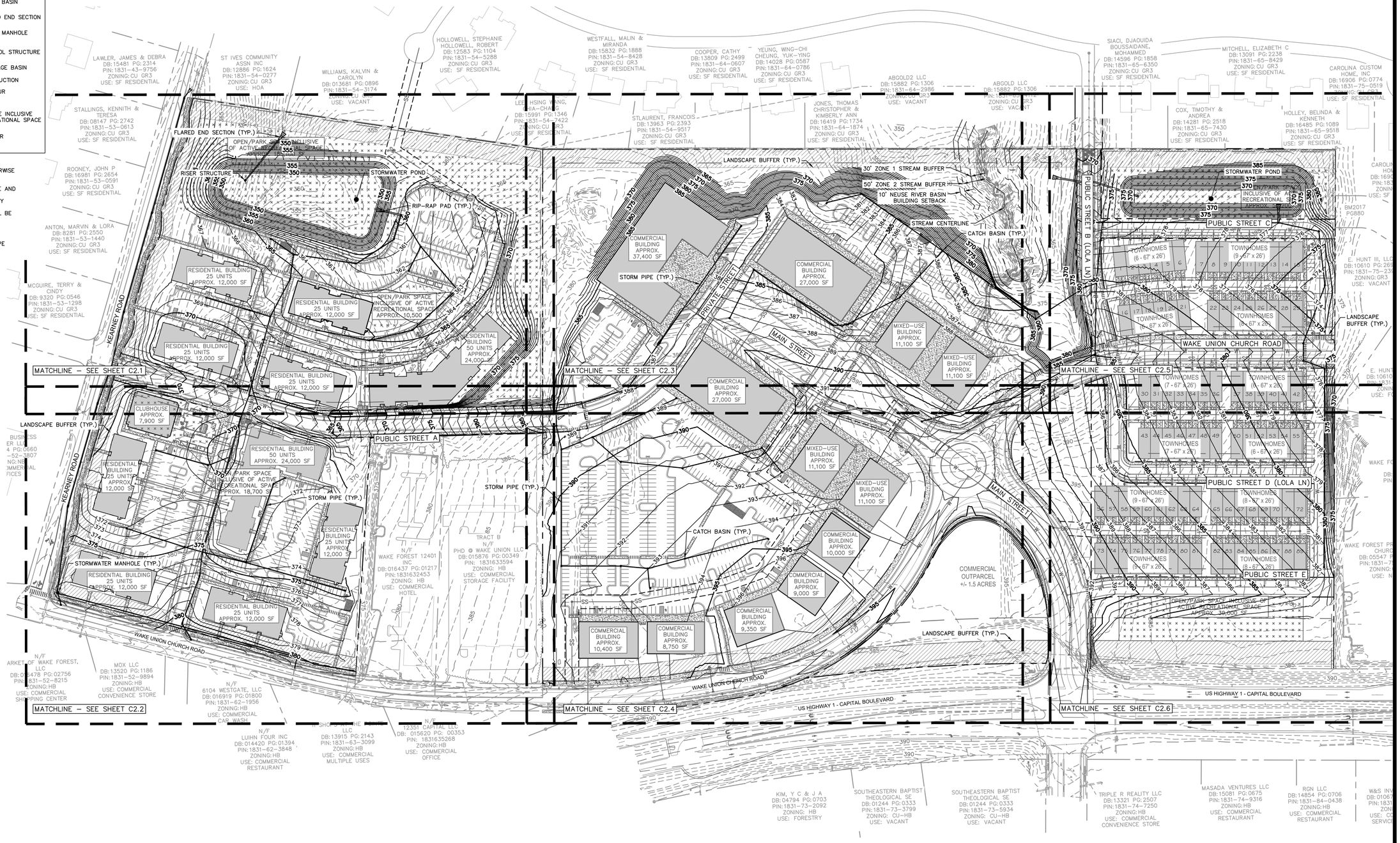
LEGEND

- PROPOSED STORM PIPE
- PROPOSED CATCH BASIN
- PROPOSED FLARED END SECTION
- PROPOSED STORM MANHOLE
- PROPOSED CONTROL STRUCTURE
- PROPOSED DRAINAGE BASIN
- LIMITS OF CONSTRUCTION
- 390 PROPOSED CONTOUR
- 390 EXISTING CONTOUR
- OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE
- LANDSCAPE BUFFER

GRADING NOTES:

1. ALL SPOT SHOTS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL SLOPES 3:1 MAX UNLESS OTHERWISE NOTED.
3. ALL SIDEWALK GRADES SHALL BE 2% MAX CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE PER ADA GUIDELINES.
4. ADA PARKING STALLS SHALL BE SLOPED 2% MAX IN ANY DIRECTION.
5. SLOPES WITHIN NON-ACCESSIBLE PARKING AREAS SHALL BE 1% MINIMUM TO 5% MAXIMUM.
6. CONTRACTOR SHALL COORDINATE WITH GEOTECHNICAL REPORT FOR SITE PREPARATION AND COMPACTION REQUIREMENTS.
7. REFER TO MANUFACTURERS RECOMMENDATIONS FOR HDPE PIPE INSTALLATION.
8. ALL PIPES TO BE INSTALLED WITH WATER TIGHT JOINTS.

DISTURBED AREA: 56.5 AC



GRAPHIC SCALE IN FEET 0 50 100 200

NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

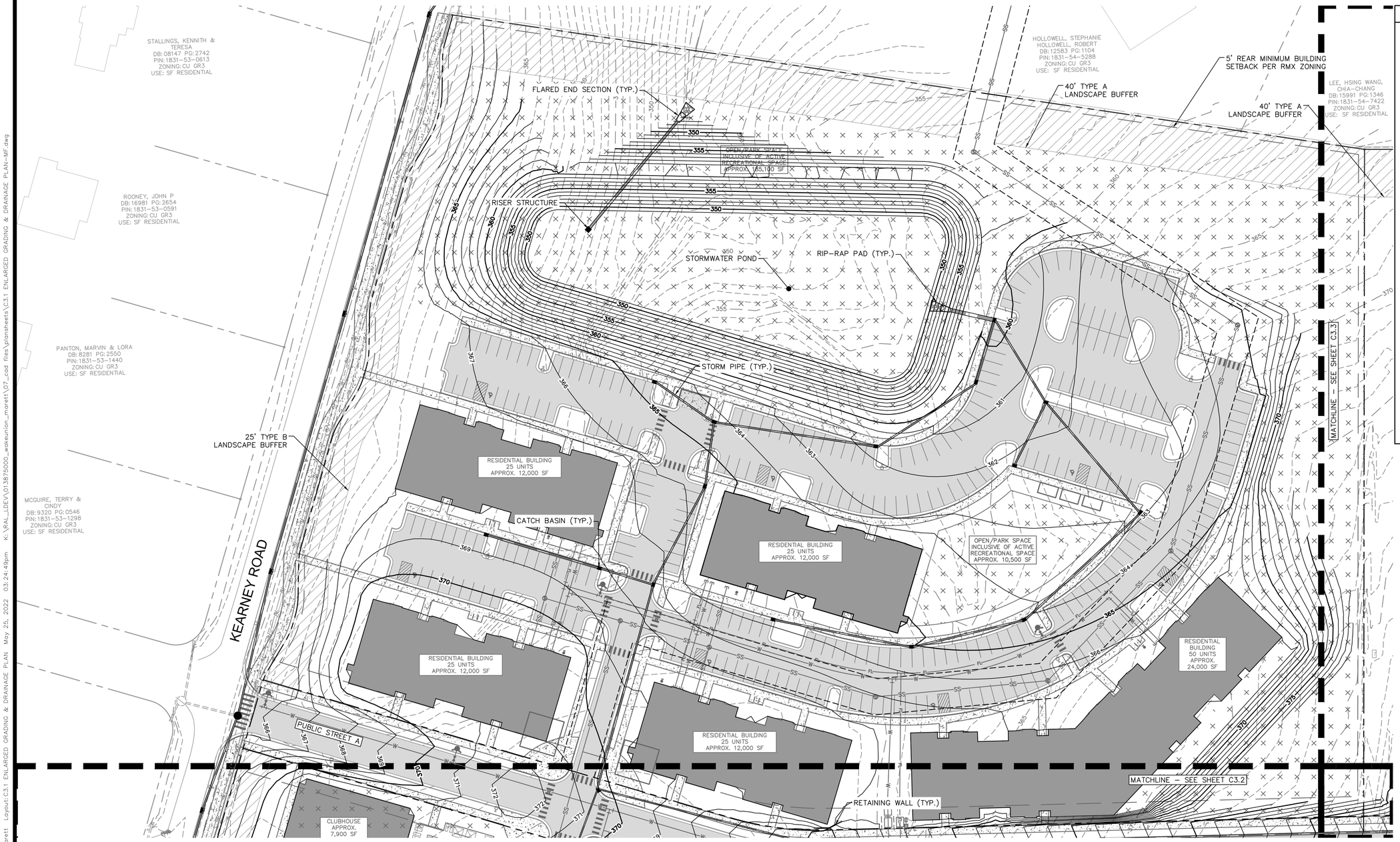
TITLE: GRADING & DRAINAGE PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C3.0

Plotted By: Taylor, Zachary (Raleigh) Sheet Set: Wake Union Moratt Layout: C3.0 GRADING & DRAINAGE PLAN May 25, 2022 03:31:54pm K:\RAL_DEV\013875000_wakeunion_moratt\07_cad files\plansheets\C3.0 GRADING & DRAINAGE PLAN.dwg



GRADING AND DRAINAGE LEGEND

	PROPERTY LINE
TCE	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
SD	STORM DRAIN (< 12 INCH)
RD	ROOF DRAIN
UD	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
CL	CLEARING LIMITS
805	EXISTING CONTOUR
805	PROPOSED CONTOUR
826.00	SPOT ELEVATION
	CATCH BASIN (CB)
SD	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	AREA DRAIN (AD)
	CONTROL STRUCTURE (CS)
	FLARED END SECTION (FES)
	CONCRETE HEADWALL (HW)
	RIP-RAP APRON
	FLOW ARROW
TW	TOP OF WALL (GRADE ELEV.)
BW	BOTTOM OF WALL (GRADE ELEV.)
TP	TOP OF PAVEMENT (GRADE ELEV.)
TC	TOP OF CURB (GRADE ELEV.)
TC/TP	FLUSH CURB (GRADE ELEV.)
WT	WATER TIGHT JOINTS (WT)
	OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE
	LANDSCAPE BUFFER

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

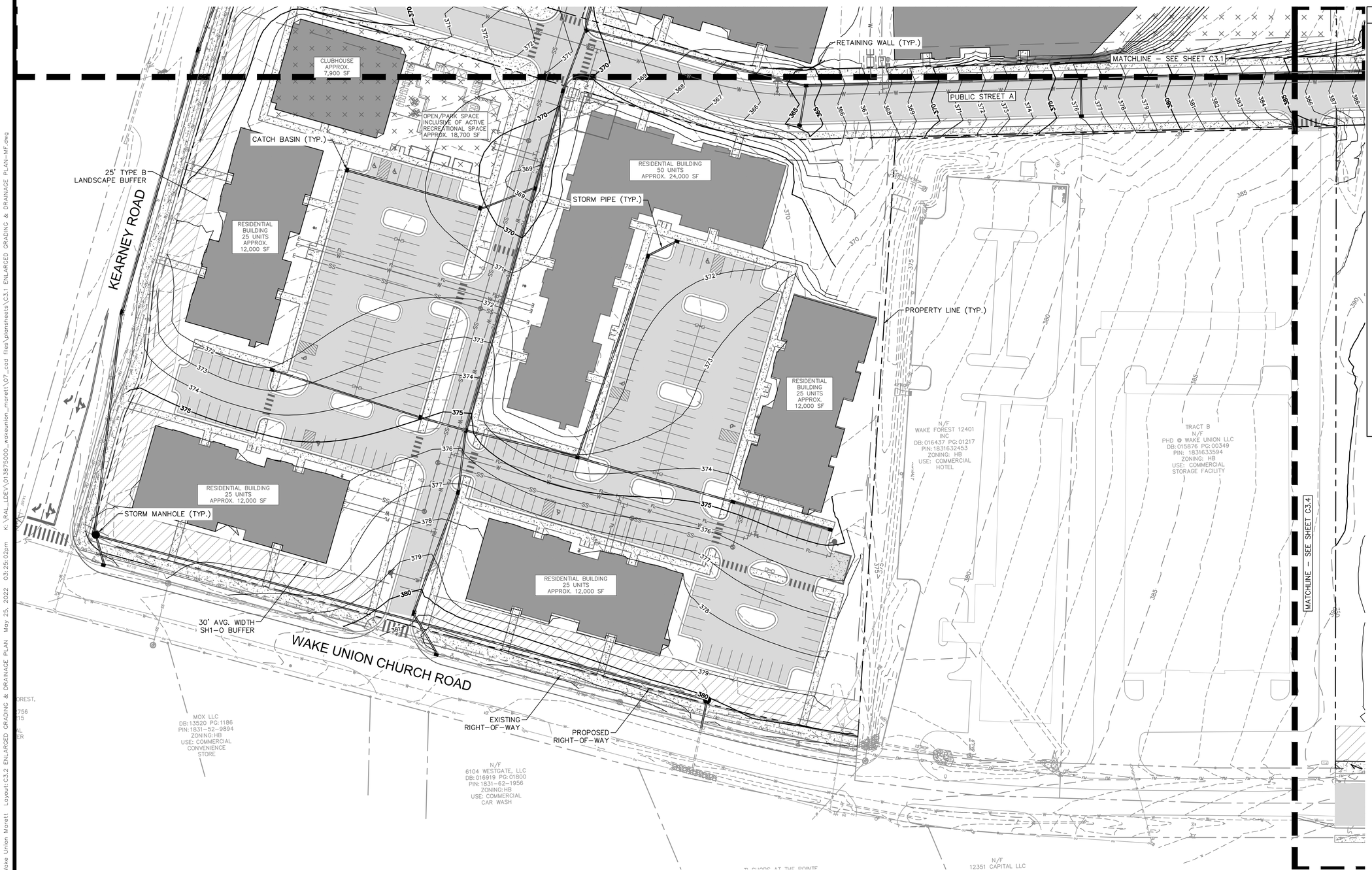
TITLE: ENLARGED GRADING & DRAINAGE PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: GAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C3.1

Plotted By: Taylor, Zachary (Raleigh) Sheet Set: Wake Union Moratt Layout: C3.1 ENLARGED GRADING & DRAINAGE PLAN May 25, 2022 03:24:49pm K:\RAL_LDEV\013875000_wakeunion_moratt\07_cad files\plansheets\C3.1 ENLARGED GRADING & DRAINAGE PLAN-MF.dwg



GRADING AND DRAINAGE LEGEND

	PROPERTY LINE
TCE	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
SD	STORM DRAIN (< 12 INCH)
RD	ROOF DRAIN
UD	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
CL	CLEARING LIMITS
805	EXISTING CONTOUR
805	PROPOSED CONTOUR
826.00	SPOT ELEVATION
	CATCH BASIN (CB)
SD	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	AREA DRAIN (AD)
	CONTROL STRUCTURE (CS)
	FLARED END SECTION (FES)
	CONCRETE HEADWALL (HW)
	RIP-RAP APRON
	FLOW ARROW
TW	TOP OF WALL (GRADE ELEV.)
BW	BOTTOM OF WALL (GRADE ELEV.)
TP	TOP OF PAVEMENT (GRADE ELEV.)
TC	TOP OF CURB (GRADE ELEV.)
TC/TP	FLUSH CURB (GRADE ELEV.)
WT	WATER TIGHT JOINTS (WT)
	OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE
	LANDSCAPE BUFFER

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

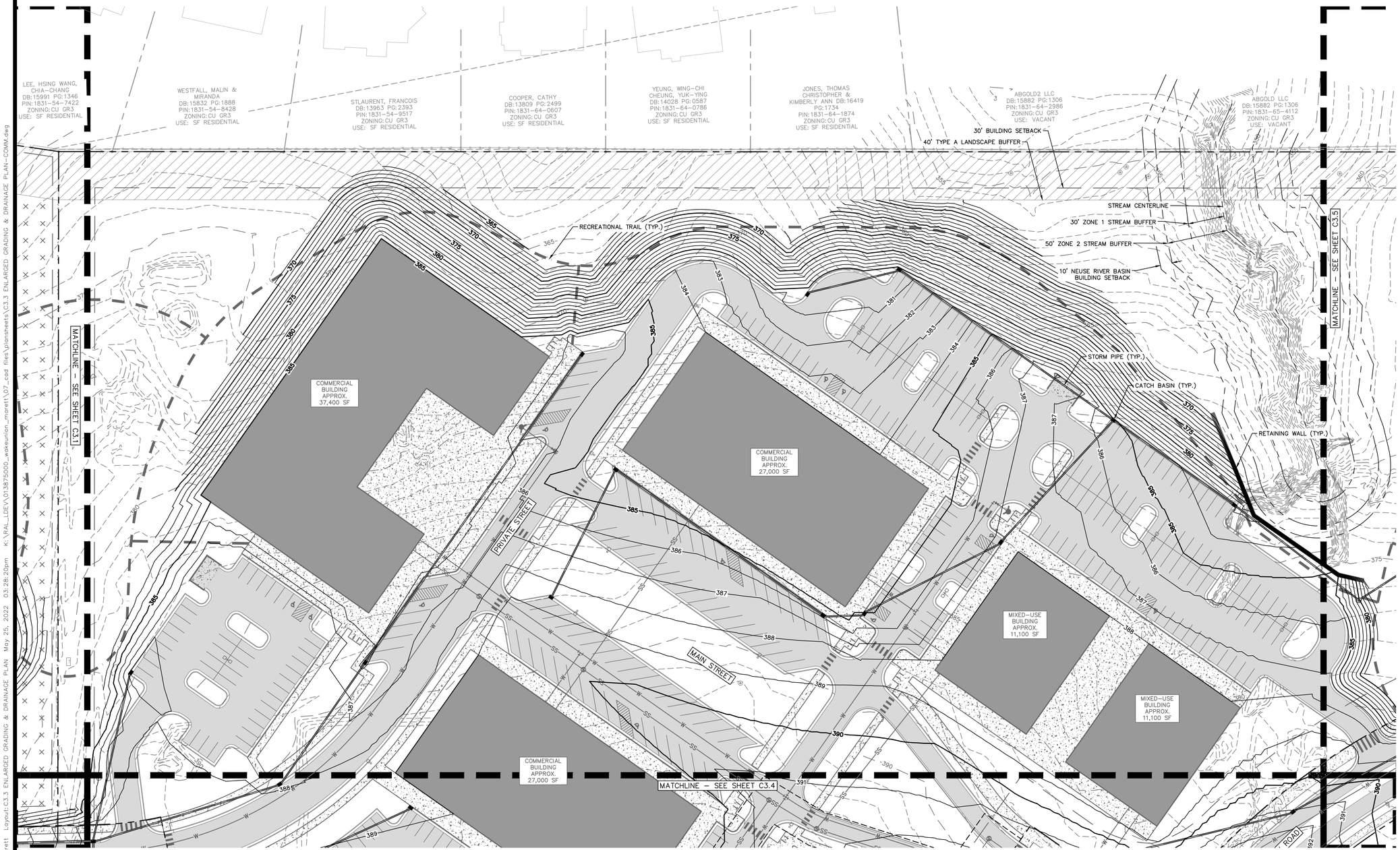
TITLE: ENLARGED GRADING & DRAINAGE PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C3.2

Plotted By: Taylor, Zachary (Raleigh) Sheet Set: Wake Union Marett Layout: C3.2 ENLARGED GRADING & DRAINAGE PLAN May 25, 2022 03:25:02pm K:\RAL_LDEV\013875000_wakeunion_marett\07_cad files\plansheets\C3.1 ENLARGED GRADING & DRAINAGE PLAN-MF.dwg



GRADING AND DRAINAGE LEGEND

	PROPERTY LINE
TCE	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
SD	STORM DRAIN (< 12 INCH)
RD	ROOF DRAIN
UD	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
CL	CLEARING LIMITS
805	EXISTING CONTOUR
805	PROPOSED CONTOUR
826.00	SPOT ELEVATION
	CATCH BASIN (CB)
SD	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	AREA DRAIN (AD)
	CONTROL STRUCTURE (CS)
	FLARED END SECTION (FES)
	CONCRETE HEADWALL (HW)
	RIP-RAP APRON
	FLOW ARROW
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TP	TOP OF PAVEMENT (GRADE ELEV.)
TC	TOP OF CURB (GRADE ELEV.)
TC/TP	FLUSH CURB (GRADE ELEV.)
WT	WATER TIGHT JOINTS (WT)
	OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE
	LANDSCAPE BUFFER

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

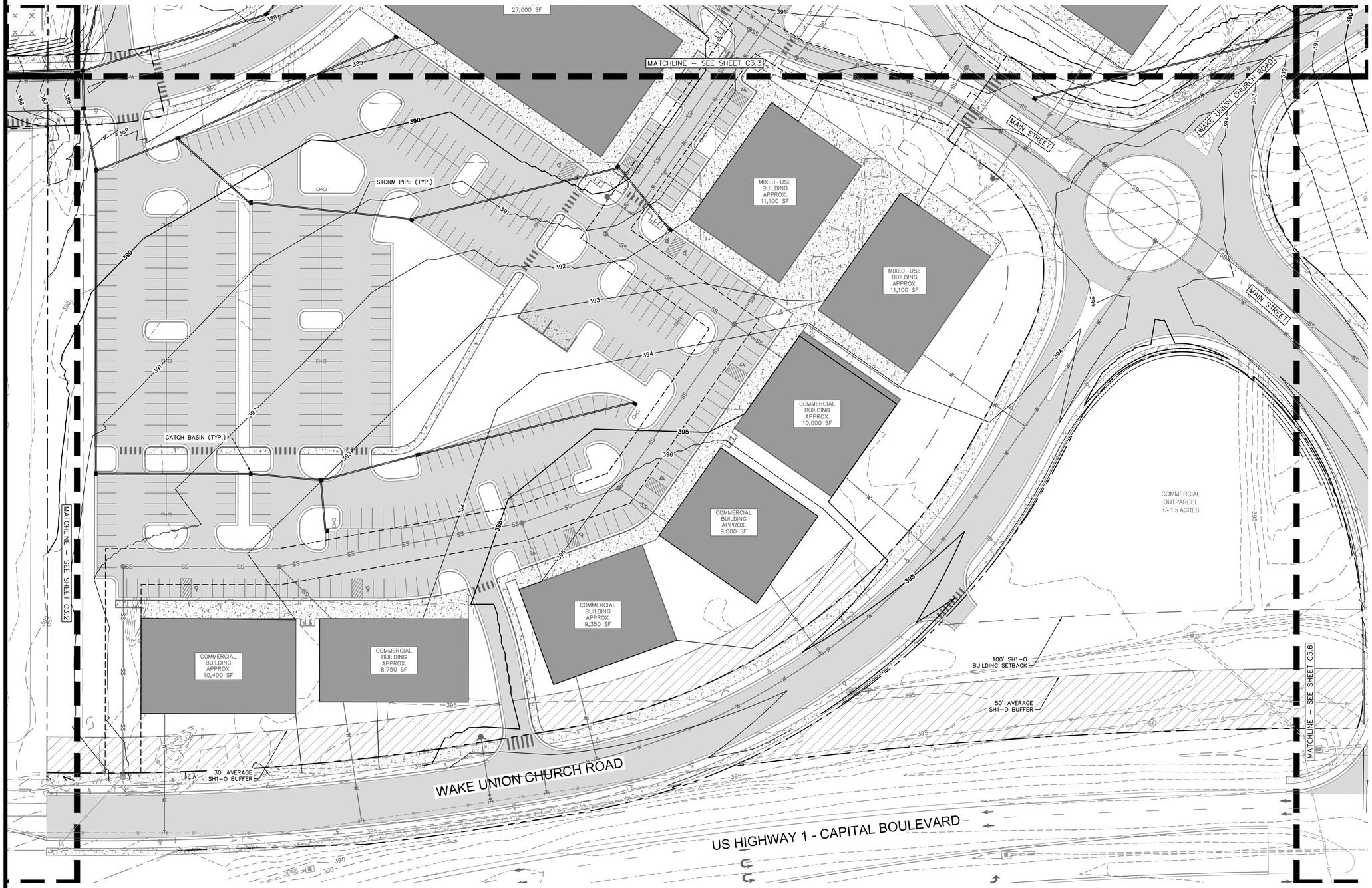
TITLE: ENLARGED GRADING & DRAINAGE PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C3.3

Plotted By: Taylor, Zachary (Raleigh) Sheet Set:Wake Union Morett Layout:C3.3 ENLARGED GRADING & DRAINAGE PLAN May 25, 2022 03:28:20pm K:\RAL_LDEV\013875000_wakeunion_morett\07_cad files\plansheets\C3.3 ENLARGED GRADING & DRAINAGE PLAN-COMM.dwg



GRADING AND DRAINAGE LEGEND

	PROPERTY LINE
TCE	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
SD	STORM DRAIN (< 12 INCH)
RD	ROOF DRAIN
UD	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
CL	CLEARING LIMITS
805	EXISTING CONTOUR
805	PROPOSED CONTOUR
826.00	SPOT ELEVATION
	CATCH BASIN (CB)
SD	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	AREA DRAIN (AD)
	CONTROL STRUCTURE (CS)
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TC/TP	FLUSH CURB (GRADE ELEV.)
WT	WATER TIGHT JOINTS (WT)
	OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE
	LANDSCAPE BUFFER

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

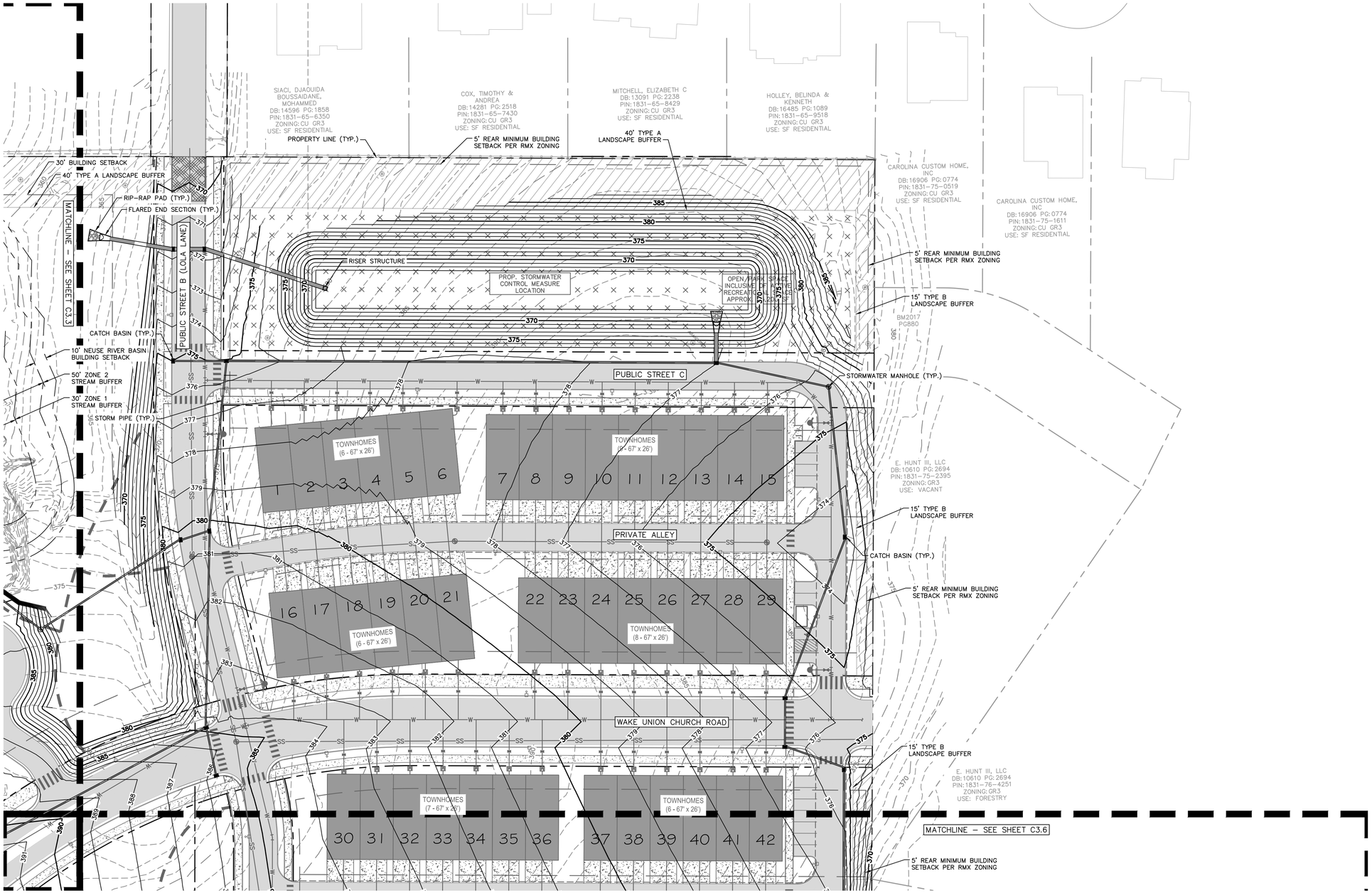
TITLE: ENLARGED GRADING & DRAINAGE PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C3.4

Plotted By: Taylor, Zachary (Raleigh) Sheet Set: Wake Union Marett Layout: C3.4 ENLARGED GRADING & DRAINAGE PLAN May 25, 2022 03:28:35pm K:\RAL_LDEV\013875000_wakeunion_marett\07_cad files\plansheets\C3.3 ENLARGED GRADING & DRAINAGE PLAN-COMM.dwg



GRADING AND DRAINAGE LEGEND

— — —	PROPERTY LINE
TCE	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
SD	STORM DRAIN (< 12 INCH)
RD	ROOF DRAIN
UD	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
CL	CLEARING LIMITS
805	EXISTING CONTOUR
805	PROPOSED CONTOUR
826.00	SPOT ELEVATION
	CATCH BASIN (CB)
SD	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	AREA DRAIN (AD)
	CONTROL STRUCTURE (CS)
	FLARED END SECTION (FES)
	CONCRETE HEADWALL (HW)
	RIP-RAP APRON
	FLOW ARROW
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TP	TOP OF PAVEMENT (GRADE ELEV.)
TC	TOP OF CURB (GRADE ELEV.)
TC/TP	FLUSH CURB (GRADE ELEV.)
WT	WATER TIGHT JOINTS (WT)
	OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE
	LANDSCAPE BUFFER

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE # F-0102

CLIENT: VCP ACQUISITIONS LLC

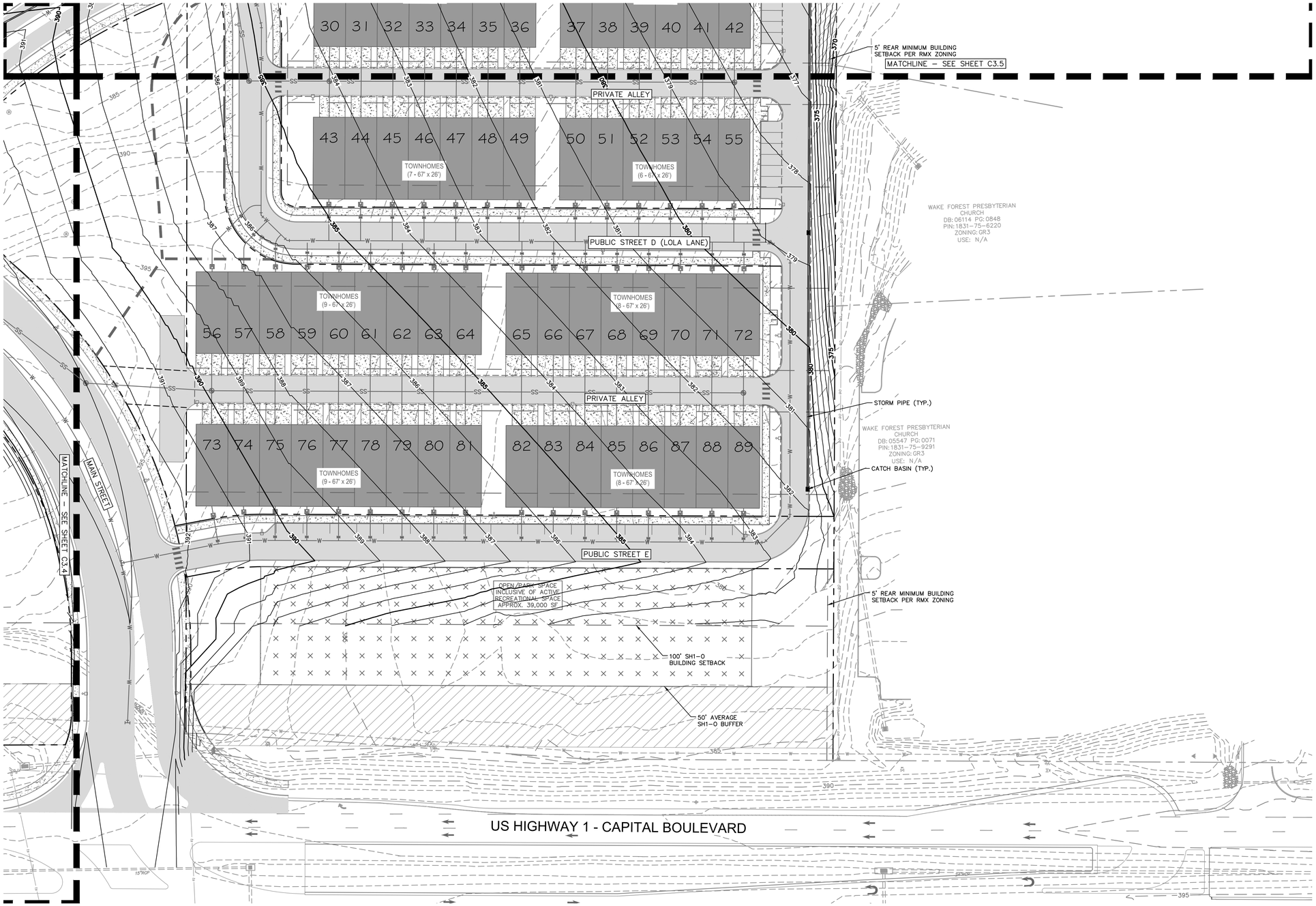
TITLE: ENLARGED GRADING & DRAINAGE PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C3.5

Plotted By:Taylor, Zachary (Raleigh) Sheet Set:Wake Union Marett Layout:C3.5 ENLARGED GRADING & DRAINAGE PLAN May 25, 2022 03:31:54pm K:\RAL_LDEV\013875000_wakeunion_marett\07_cad files\plansheets\C3.5 ENLARGED GRADING & DRAINAGE PLAN-TH.dwg



GRADING AND DRAINAGE LEGEND

— — —	PROPERTY LINE
—TCE—	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
—SD—	STORM DRAIN (< 12 INCH)
—RD—	ROOF DRAIN
—UD—	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
—CL—	CLEARING LIMITS
—805—	EXISTING CONTOUR
805	PROPOSED CONTOUR
826.00	SPOT ELEVATION
	CATCH BASIN (CB)
SD	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	AREA DRAIN (AD)
	CONTROL STRUCTURE (CS)
	FLARED END SECTION (FES)
	CONCRETE HEADWALL (HW)
	RIP-RAP APRON
	FLOW ARROW
TW	TOP OF WALL (GRADE ELEV.)
BW	BOTTOM OF WALL (GRADE ELEV.)
TP	TOP OF PAVEMENT (GRADE ELEV.)
TC	TOP OF CURB (GRADE ELEV.)
TC/TP	FLUSH CURB (GRADE ELEV.)
WT	WATER TIGHT JOINTS (WT)
	OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE
	LANDSCAPE BUFFER

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

REV. No.:	REVISION:	DATE:	DRAWN BY:	CHECKED BY:
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PREPARED IN THE OFFICE OF:
Kimley»Horn
421 FAYETTEVILLE ST, SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

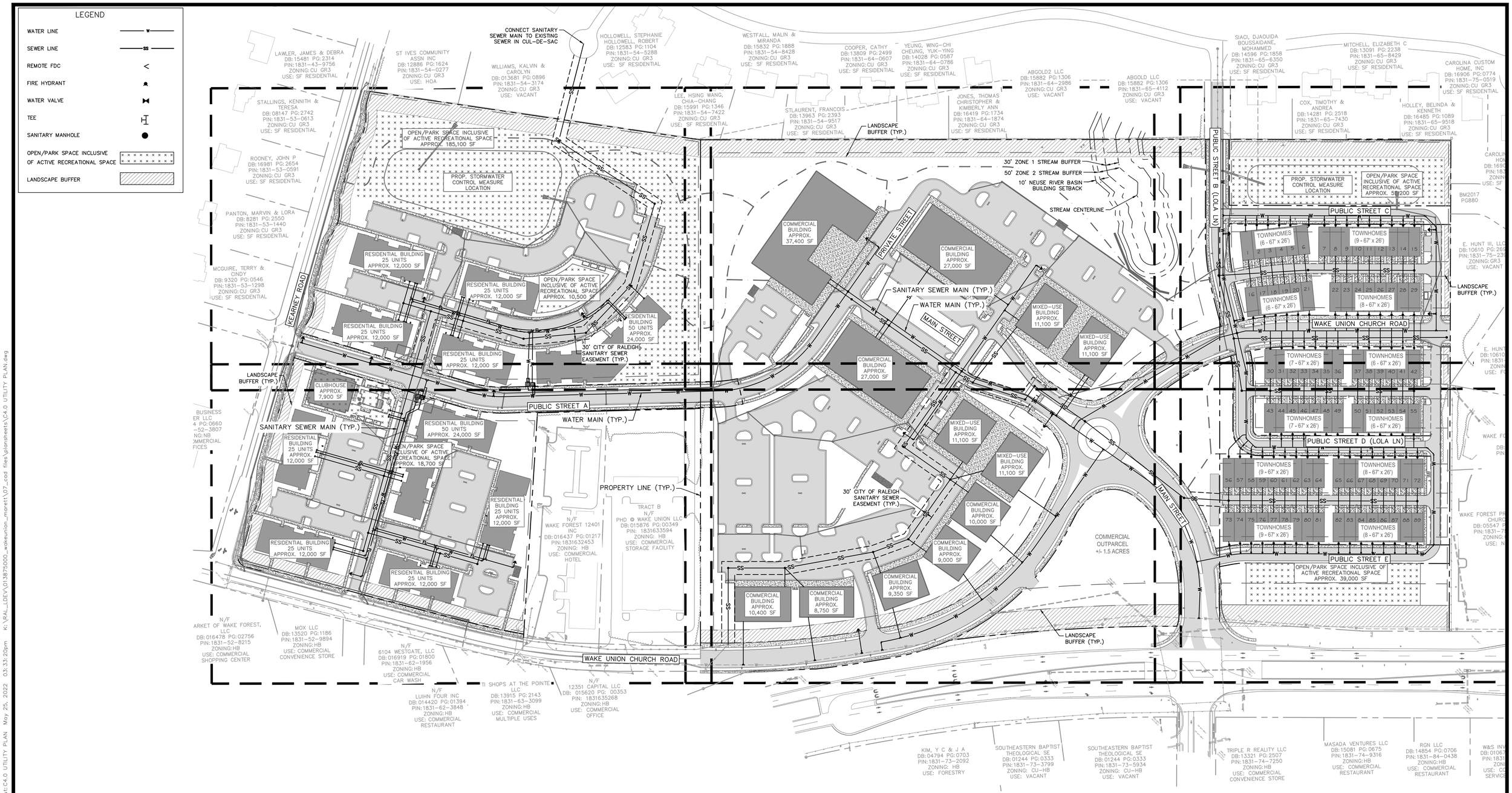
TITLE: ENLARGED GRADING & DRAINAGE PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C3.6

Plotted By: Taylor, Zachary (Raleigh) Sheet Set:Wake Union Moratt Layout:C3.6 ENLARGED GRADING & DRAINAGE PLAN May 25, 2022 03:32:01pm K:\RAL_LDEV\013875000_wakeunion_moratt\07_cad files\plansheets\C3.5 ENLARGED GRADING & DRAINAGE PLAN-TH.dwg



PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

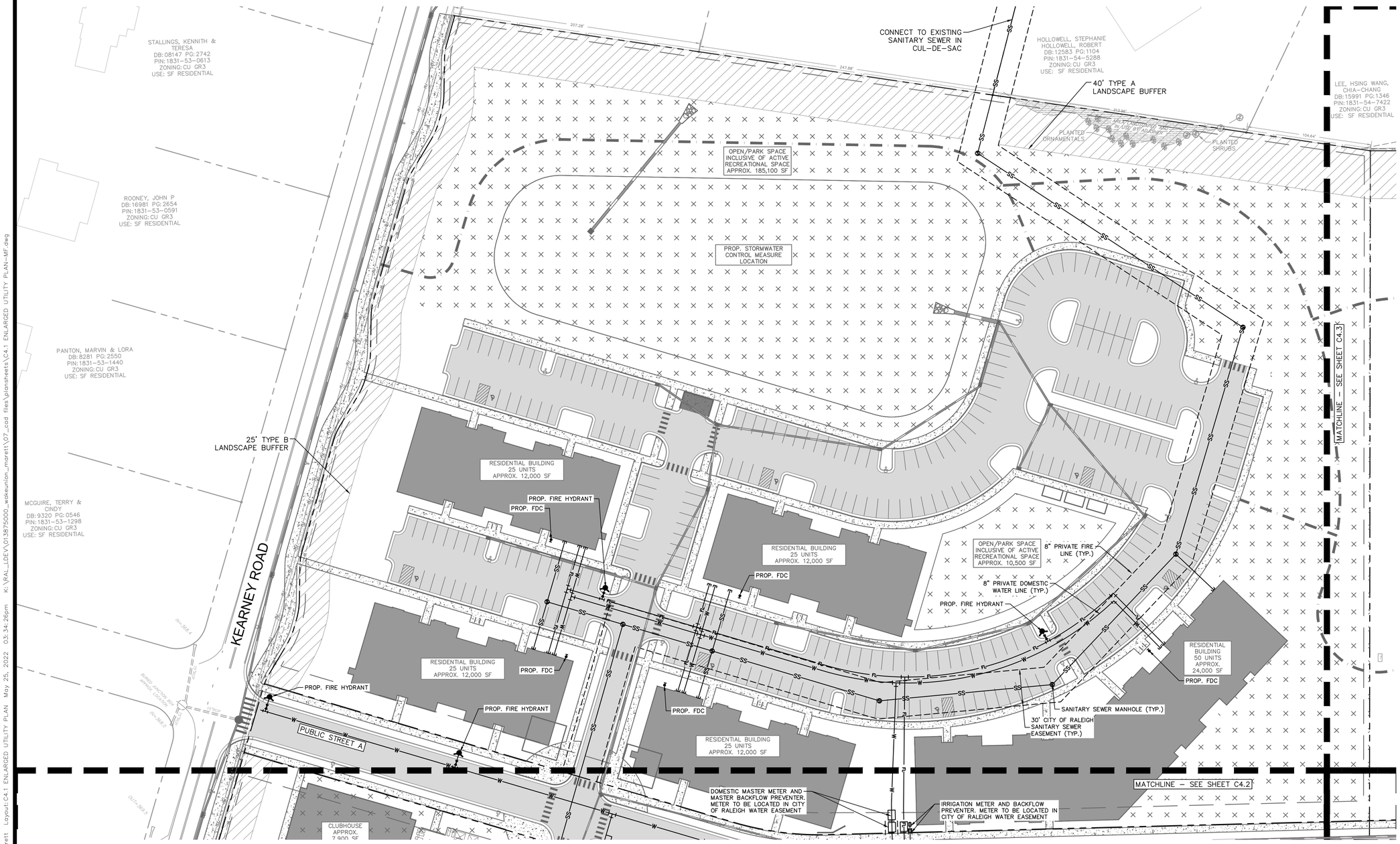
TITLE: UTILITY PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: OAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C4.0

Plotted By:Taylor, Zachary (Raleigh) Sheet Set:Wake Union Marett Layout:C4.0 UTILITY PLAN May 25, 2022 03:33:20pm K:\RAL_LDEV\013875000_wakeunion_marett\07_cad files\plansheets\C4.0 UTILITY PLAN.dwg



UTILITY LEGEND

	PROPERTY LINE
W	WATER LINE
FW	FIRE LINE
SS	SANITARY SEWER LINE
E	ELECTRIC
FO	FIBER OPTIC
G	GAS
P	POWER
T	TELECOMMUNICATION
TV	CABLE
M	WATER METER
	GATE VALVE
	POINT OF CONNECTION
	BACKFLOW PREVENTOR
	PIPE TEE/BENDS
	REDUCER
	FIRE HYDRANT (FH)
	FIRE DEPARTMENT CONNECTION (FDC)
	SANITARY SEWER CLEANOUT (SSCO)
SS	SANITARY SEWER MANHOLE (SSMH)
	SANITARY SEWER GREASE TRAP
	OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE SPACE
	LANDSCAPE BUFFER

NOTES:

1. SANITARY SEWER AND WATER TO BE DESIGNED/CONSTRUCTED TO CITY OF RALEIGH STANDARDS.
2. EACH MULTIFAMILY BUILDING TO HAVE SEPARATE FIRE AND DOMESTIC BACKFLOW PREVENTER.
3. AS SHOWN, MULTIFAMILY SANITARY SEWER DRAINS NORTHEAST AND CONNECTS TO EXISTING GRAVITY SEWER IN ST. IVES SUBDIVISION CUL-DE-SAC.
4. WATER METERS AND CLEANOUTS ARE TO BE KEPT OUT OF DRIVEWAYS.

ALL LAYOUTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PROVIDED THE LAYOUTS DO NOT EXCEED THE PERMITTED NUMBER OF UNITS IN THE TRAFFIC IMPACT ANALYSIS. CHANGES TO THE LAYOUT MAY INCLUDE, BUT ARE NOT LIMITED TO, BUILDING SIZE AND LOCATION, ROADWAY LAYOUT, SITE LIGHTING LOCATIONS, AND PARKING LOT LOCATION.

PRELIMINARY
NOT FOR CONSTRUCTION

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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

TITLE: ENLARGED UTILITY PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: GAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C4.1

Plotted By: Taylor, Zachary (Raleigh) Sheet Set: Wake Union Moretti Layout: C4.1 ENLARGED UTILITY PLAN May 25, 2022 03:34:26pm K:\RAL_LDEV\013875000_wakeunion_moretti\07_cad files\plansheets\C4.1 ENLARGED UTILITY PLAN-MF.dwg

UTILITY LEGEND

	PROPERTY LINE
W	WATER LINE
FW	FIRE LINE
SS	SANITARY SEWER LINE
E	ELECTRIC
FO	FIBER OPTIC
G	GAS
P	POWER
T	TELECOMMUNICATION
TV	CABLE
M	WATER METER
	GATE VALVE
	POINT OF CONNECTION
	BACKFLOW PREVENTOR
	PIPE TEE/BENDS
	REDUCER
	FIRE HYDRANT (FH)
	FIRE DEPARTMENT CONNECTION (FDC)
	SANITARY SEWER CLEANOUT (SSCO)
SS	SANITARY SEWER MANHOLE (SSMH)
	SANITARY SEWER GREASE TRAP
	OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE SPACE
	LANDSCAPE BUFFER

NOTES:

1. SANITARY SEWER AND WATER TO BE DESIGNED/CONSTRUCTED TO CITY OF RALEIGH STANDARDS.
2. EACH MULTIFAMILY BUILDING TO HAVE SEPARATE FIRE AND DOMESTIC BACKFLOW PREVENTER.
3. AS SHOWN, MULTIFAMILY SANITARY SEWER DRAINS NORTHEAST AND CONNECTS TO EXISTING GRAVITY SEWER IN ST. IVES SUBDIVISION CUL-DE-SAC.
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PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

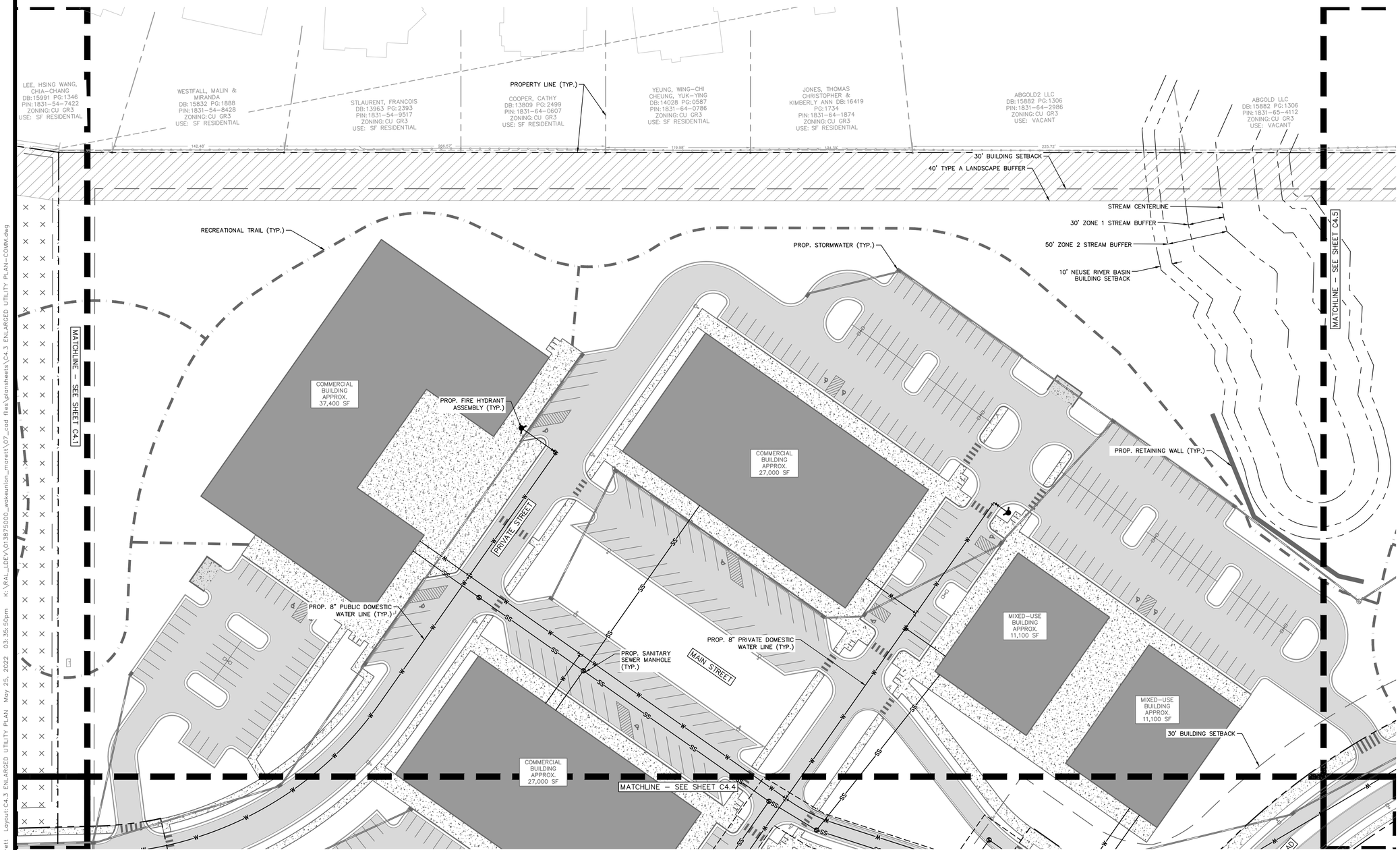
TITLE: ENLARGED UTILITY PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C4.2

Plotted By: Taylor, Zachary (Raleigh) Sheet Set: Wake Union Morett Layout: C4.2 ENLARGED UTILITY PLAN May 25, 2022 03:34:36pm K:\RAL_LDEV\013875000_wakeunion_morett\07_cad files\plansheets\C4.1 ENLARGED UTILITY PLAN-MF.dwg



UTILITY LEGEND

- PROPERTY LINE
- W — WATER LINE
- FW — FIRE LINE
- SS — SANITARY SEWER LINE
- E — ELECTRIC
- FO — FIBER OPTIC
- G — GAS
- P — POWER
- T — TELECOMMUNICATION
- TV — CABLE
- WATER METER
- GATE VALVE
- POINT OF CONNECTION
- BACKFLOW PREVENTOR
- PIPE TEE/BENDS
- REDUCER
- FIRE HYDRANT (FH)
- FIRE DEPARTMENT CONNECTION (FDC)
- SANITARY SEWER CLEANOUT (SSCO)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER GREASE TRAP
- OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE SPACE
- LANDSCAPE BUFFER

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

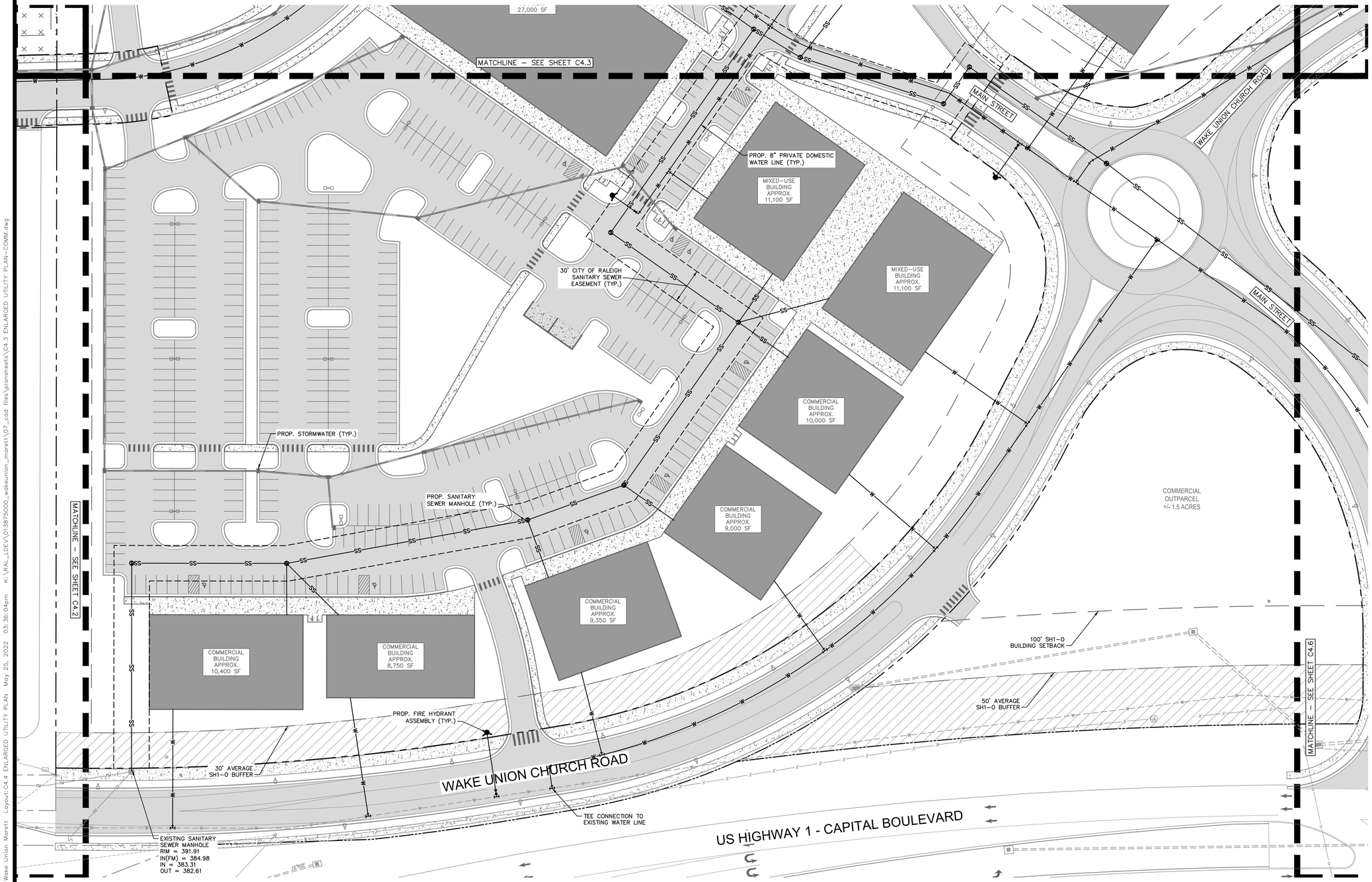
TITLE: ENLARGED UTILITY PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C4.3

Plotted By: Taylor, Zachary (Raleigh) Sheet Set:Wake Union Morett Layout:C4.3 ENLARGED UTILITY PLAN May 25, 2022 03:35:50pm K:\RAL_LDEV\013875000_wakeunion_morett\07_cad files\plansheets\C4.3 ENLARGED UTILITY PLAN-COMM.dwg



UTILITY LEGEND

	PROPERTY LINE
W	WATER LINE
FW	FIRE LINE
SS	SANITARY SEWER LINE
E	ELECTRIC
FO	FIBER OPTIC
G	GAS
P	POWER
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	BACKFLOW PREVENTOR
	PIPE TEE/BENDS
	REDUCER
	FIRE HYDRANT (FH)
	FIRE DEPARTMENT CONNECTION (FDC)
	SANITARY SEWER CLEANOUT (SSCO)
SS	SANITARY SEWER MANHOLE (SSMH)
	SANITARY SEWER GREASE TRAP
	OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE SPACE
	LANDSCAPE BUFFER

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
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NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

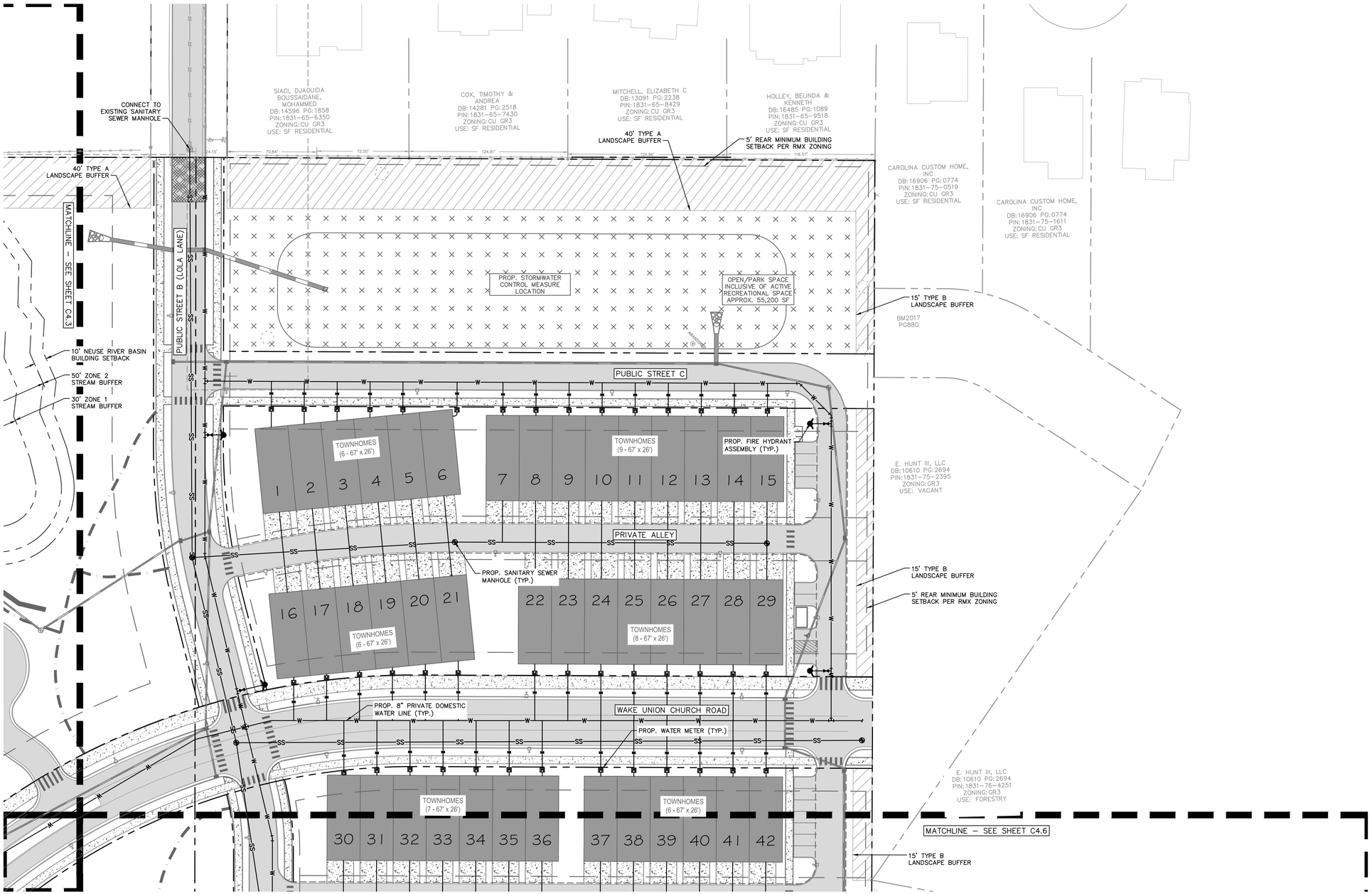
TITLE: ENLARGED UTILITY PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C4.4

Plotted By: Taylor, Zachary (Raleigh) Sheet Set: Wake Union Marett Layout: C4.4 ENLARGED UTILITY PLAN May 25, 2022 03:36:04pm K:\RAL_LDEV\013875000_wakeunion_marett\07_cad files\plansheets\C4.3 ENLARGED UTILITY PLAN-COMM.dwg



UTILITY LEGEND

	PROPERTY LINE
W	WATER LINE
FW	FIRE LINE
SS	SANITARY SEWER LINE
E	ELECTRIC
FO	FIBER OPTIC
G	GAS
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SS	SANITARY SEWER MANHOLE (SSMH)
	SANITARY SEWER GREASE TRAP
	OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE SPACE
	LANDSCAPE BUFFER

NOTES:

1. SANITARY SEWER AND WATER TO BE DESIGNED/CONSTRUCTED TO CITY OF RALEIGH STANDARDS.
2. EACH TOWNHOME BUILDING TO HAVE INDIVIDUAL WATER METER, SANITARY SEWER SERVICE, AND WATER SERVICE.
3. WATER METERS AND CLEANOUTS ARE TO BE KEPT OUT OF DRIVEWAYS.
4. DOWNSTREAM SANITARY SEWER ANALYSIS TO BE CONDUCTED CONCURRENT WITH CONSTRUCTION PLAN DEVELOPMENT.

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

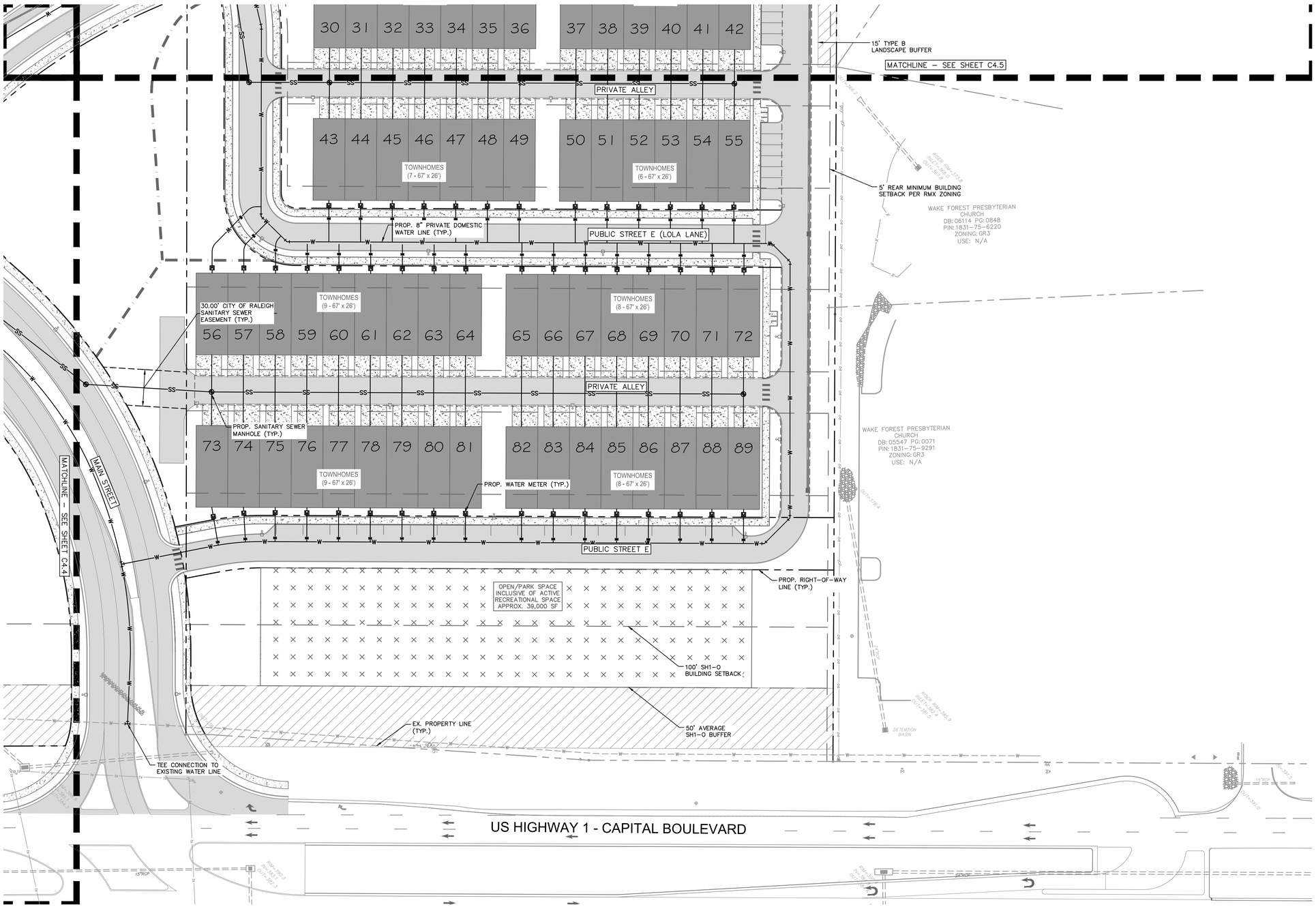
TITLE: ENLARGED UTILITY PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: OAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C4.5

Plotted By:Taylor, Zachary (Raleigh) Sheet Set:Wake Union Morett Layout:C4.5 ENLARGED UTILITY PLAN May 25, 2022 03:37:06pm K:\RAL_LDEV\013875000_wakeunion_morett\07_cad files\plansheets\C4.5 ENLARGED UTILITY PLAN-TH.dwg



UTILITY LEGEND

- PROPERTY LINE
- WATER LINE
- FIRE LINE
- SANITARY SEWER LINE
- ELECTRIC
- FIBER OPTIC
- GAS
- POWER
- TELECOMMUNICATION
- CABLE
- WATER METER
- GATE VALVE
- POINT OF CONNECTION
- BACKFLOW PREVENTOR
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- REDUCER
- FIRE HYDRANT (FH)
- FIRE DEPARTMENT CONNECTION (FDC)
- SANITARY SEWER CLEANOUT (SSCO)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER GREASE TRAP
- OPEN/PARK SPACE INCLUSIVE OF ACTIVE RECREATIONAL SPACE SPACE
- LANDSCAPE BUFFER

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

NOTES:

1. SANITARY SEWER AND WATER TO BE DESIGNED/CONSTRUCTED TO CITY OF RALEIGH STANDARDS.
2. EACH TOWNHOME BUILDING TO HAVE INDIVIDUAL WATER METER, SANITARY SEWER SERVICE, AND WATER SERVICE.
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PRELIMINARY
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NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

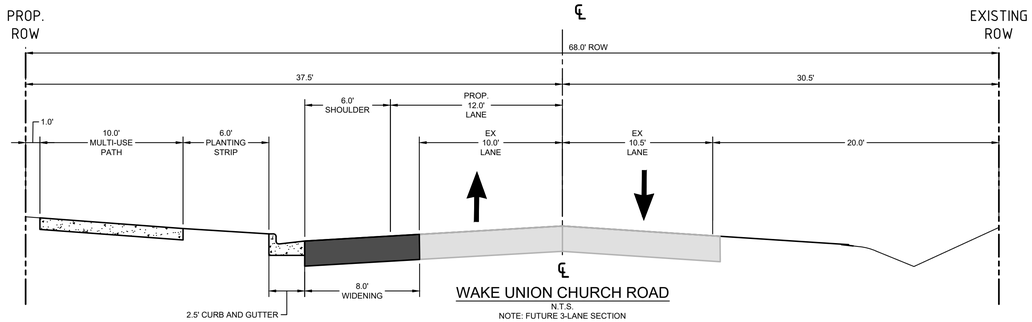
TITLE: ENLARGED UTILITY PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KLW
CHECKED BY: WJB

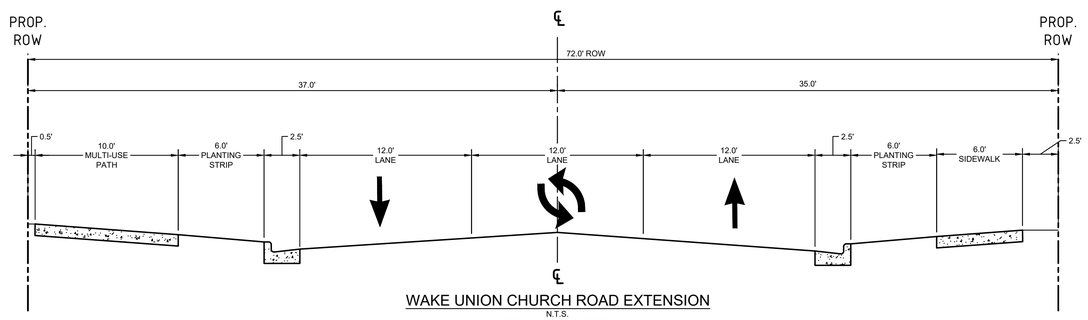
PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C4.6

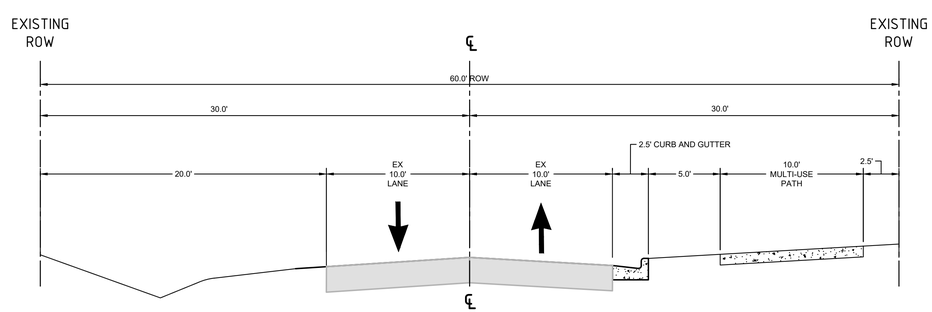
Plotted By: Taylor, Zachary (Raleigh) Sheet Set: Wake Union Market Layout: C4.6 ENLARGED UTILITY PLAN May 25, 2022 03:37:15pm K:\RAL_LDEV\013875000_wakeunion_market1\07_cad files\plansheets\C4.5 ENLARGED UTILITY PLAN-TH.dwg



WAKE UNION CHURCH ROAD
N.T.S.
NOTE: FUTURE 3-LANE SECTION



WAKE UNION CHURCH ROAD EXTENSION
N.T.S.
NOTE: FULL 3-LANE SECTION



KEARNEY ROAD
N.T.S.

PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING CONDITIONS AND TOPOGRAPHICAL DATA PROVIDED BY RILEY SURVEYING, P.A., DATED NOVEMBER 21, 2016 ENTITLED BOUNDARY & TOPOGRAPHIC SURVEY.

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Kimley»Horn
421 FAYETTEVILLE ST, SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

TITLE: ROADWAY CROSS SECTIONS

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C5.0

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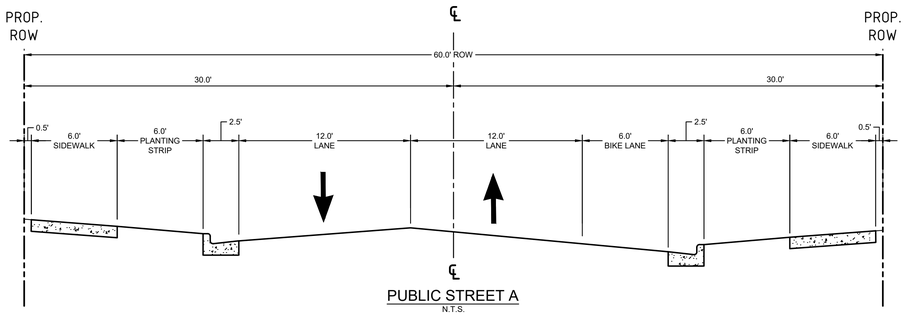

PUBLIC STREET A
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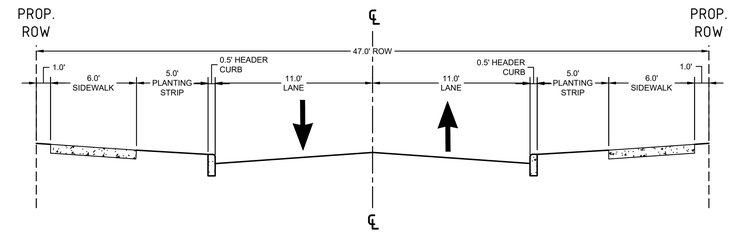
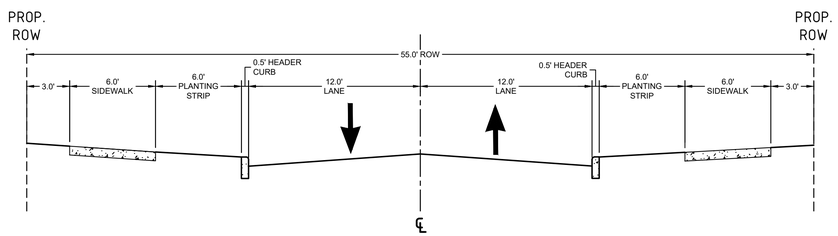


PUBLIC STREET D (LOLA LANE)
N.T.S.



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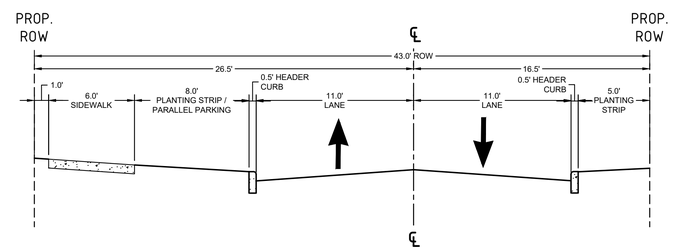

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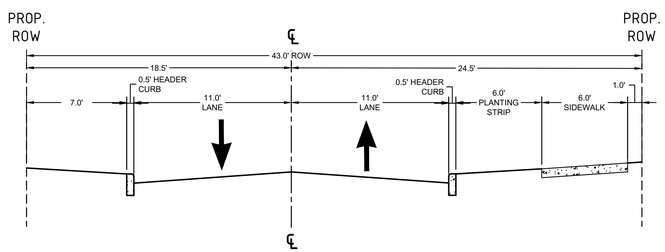

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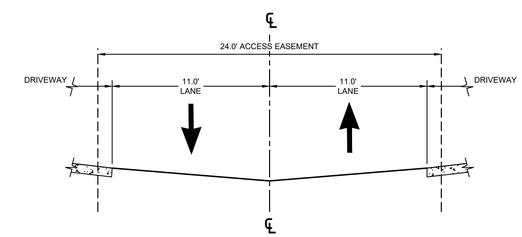

22' PRIVATE STREET WITH 24' EASEMENT
N.T.S.

PRELIMINARY
NOT FOR CONSTRUCTION

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NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

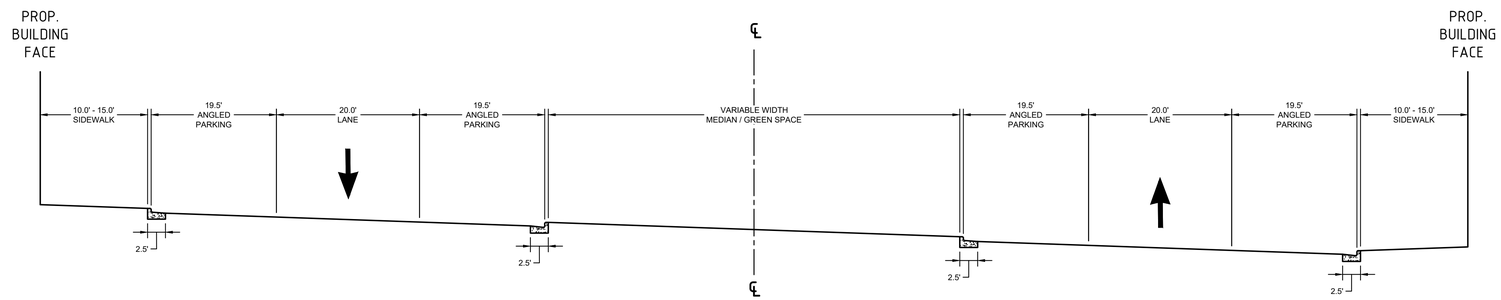
TITLE: ROADWAY CROSS SECTIONS

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KLW
CHECKED BY: WJB

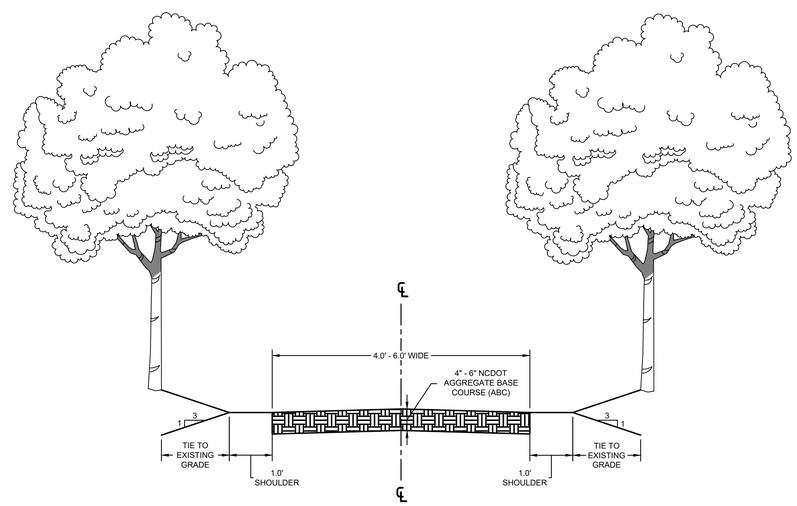
PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C5.1

Plotted By:Taylor, Zachary (Raleigh) Sheet Set:Wake Union Marett Layout:C5.1 ROADWAY CROSS SECTIONS – TH May 25, 2022 03:37:40pm K:\RAL_LDEV\013875000_wakeunion_marett\07_cad files\plansheets\C5.2 CROSS SECTIONS.dwg



PRIVATE MAIN STREET
N.T.S.



RECREATIONAL TRAIL
N.T.S.

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NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

TITLE: CROSS SECTIONS

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: GAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: C5.2

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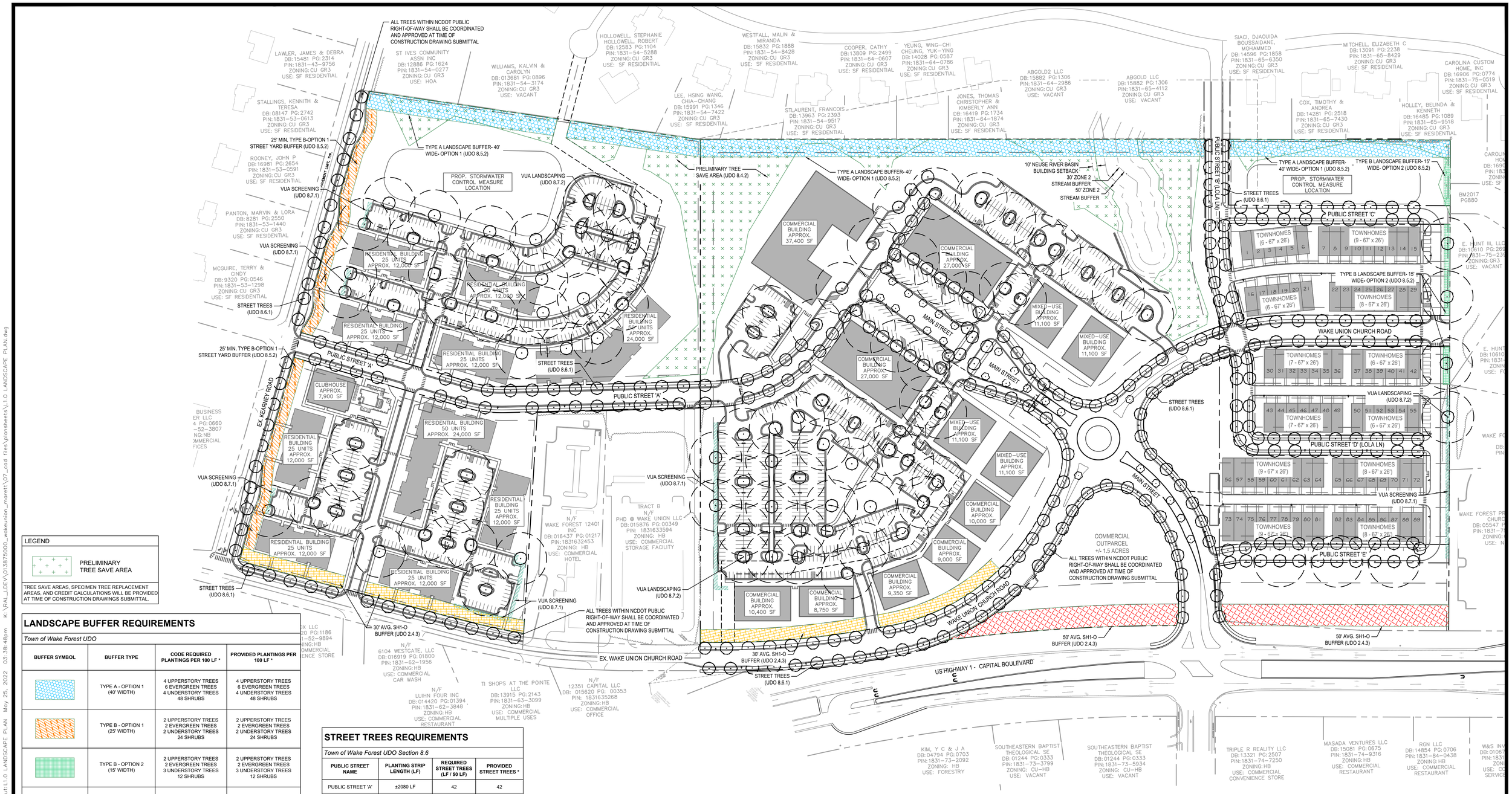

LEGEND

PRELIMINARY TREE SAVE AREA	TREE SAVE AREAS, SPECIMEN TREE REPLACEMENT AREAS, AND CREDIT CALCULATIONS WILL BE PROVIDED AT TIME OF CONSTRUCTION DRAWINGS SUBMITTAL.

LANDSCAPE BUFFER REQUIREMENTS

Town of Wake Forest UDO

BUFFER SYMBOL	BUFFER TYPE	CODE REQUIRED PLANTINGS PER 100 LF *	PROVIDED PLANTINGS PER 100 LF *
	TYPE A - OPTION 1 (40' WIDTH)	4 UPPERSTORY TREES 6 EVERGREEN TREES 4 UNDERSTORY TREES 48 SHRUBS	4 UPPERSTORY TREES 6 EVERGREEN TREES 4 UNDERSTORY TREES 48 SHRUBS
	TYPE B - OPTION 1 (25' WIDTH)	2 UPPERSTORY TREES 2 EVERGREEN TREES 2 UNDERSTORY TREES 24 SHRUBS	2 UPPERSTORY TREES 2 EVERGREEN TREES 2 UNDERSTORY TREES 24 SHRUBS
	TYPE B - OPTION 2 (15' WIDTH)	2 UPPERSTORY TREES 2 EVERGREEN TREES 3 UNDERSTORY TREES 12 SHRUBS	2 UPPERSTORY TREES 2 EVERGREEN TREES 3 UNDERSTORY TREES 12 SHRUBS
	SH1-O BUFFER (30' AVERAGE WIDTH)	6 TREES	6 TREES
	SH1-O BUFFER (50' AVERAGE WIDTH)	10 TREES	10 TREES
	VUA SCREENING (8' WIDTH)	EVERGREEN SHRUBS LOCATED EVERY 5' O.C. SPACING	EVERGREEN SHRUBS LOCATED EVERY 5' O.C. SPACING

* EXISTING PLANT MATERIAL SHALL COUNT TOWARDS BUFFER REQUIREMENTS, SUPPLEMENTAL PLANT MATERIAL SHALL BE PROVIDED WHERE EXISTING PLANT MATERIAL DOES NOT MEET CODE INTENT. TOTAL REQUIRED / PROVIDED PLANTING QUANTITIES BASED ON LINEAR FOOTAGE WILL BE PROVIDED AT TIME OF CONSTRUCTION DRAWINGS SUBMITTAL.

STREET TREES REQUIREMENTS

Town of Wake Forest UDO Section 8.6

PUBLIC STREET NAME	PLANTING STRIP LENGTH (LF)	REQUIRED STREET TREES (LF / 50 LF)	PROVIDED STREET TREES *
PUBLIC STREET 'A'	±2080 LF	42	42
PUBLIC STREET 'B' (LOLA LN)	±900 LF	18	18
PUBLIC STREET 'C'	±1000 LF	20	20
PUBLIC STREET 'D' (LOLA LN)	±1300 LF	26	26
PUBLIC STREET 'E'	±1100 LF	22	22
PUBLIC MAIN STREET	±1060 LF	21	21
KEARNEY ROAD	±1050 LF	21	21
WAKE UNION CHURCH ROAD	±3640 LF	73	73

* STREET TREES AS SHOWN ARE PRELIMINARY. REQUIRED STREET TREES SHALL BE SELECTED AND PLACED AT TIME OF CONSTRUCTION DRAWINGS SUBMITTAL. ALL TREES WITHIN NCDOT PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED AND APPROVED AT TIME OF CONSTRUCTION DRAWING SUBMITTAL

CANOPY COVERAGE REQUIREMENTS

Town of Wake Forest UDO Section 8.3

PARCEL	CANOPY COVERAGE RATIO	REQUIRED CANOPY COVERAGE	PROVIDED CANOPY COVERAGE *
MULTIFAMILY (RMX-CD)	1 CANOPY TREE / 10,000 SF PARCEL AREA	88	88
COMMERCIAL (NMX-CD)	1 CANOPY TREE / 10,000 SF PARCEL AREA**	130	130
TOWNHOME (RMX-CD)	1 CANOPY TREE / 10,000 SF PARCEL AREA	60	60

* TREES SHALL BE SELECTED AND PLACED AT TIME OF CONSTRUCTION DRAWINGS SUBMITTAL.
** PER UDO 8.4.1.A, 33,024 SF OF WATERCOURSE BUFFER AREA IS EXEMPT FROM THE BASELINE TREE COVERAGE REQUIREMENTS.

SPECIMEN TREE REPLACEMENT REQUIREMENTS

Town of Wake Forest UDO Section 8.4

SPECIMEN TREES REMOVED	REPLACEMENT TREES REQUIRED (4 / SPECIMEN TREE REMOVED)*
554 **	2216

* PER UDO 8.4.3.D, REMOVED SPECIMEN TREES SHALL BE REPLACED WITH AN AMOUNT OF TREES AND/OR LANDSCAPING OF EQUAL VALUE. IT IS THE INTENT OF THESE PLANS TO PROVIDE REPLACEMENT TREES TO THE MAXIMUM EXTENT POSSIBLE. REPLACEMENT TREES WILL BE PLACED AT TIME OF CONSTRUCTION DRAWINGS SUBMITTAL. IF IT IS DETERMINED THAT NOT ALL OF THE REQUIRED REPLACEMENTS CAN BE PLACED, A MONETARY SUM EQUAL TO THE REMAINING VALUE OF TREES REMOVED SHALL BE PAID TO A TREE PLANTING FUND MAINTAINED BY THE TOWN OF WAKE FOREST. ALL REPLACEMENT TREES SHALL COMPLY WITH ALL APPLICABLE TOWN OF WAKE FOREST REQUIREMENTS.
** ALL SPECIMEN TREES SHALL BE CONFIRMED AT TIME OF CONSTRUCTION DRAWINGS SUBMITTAL.

PRELIMINARY
NOT FOR CONSTRUCTION

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PHONE: (919) 677-2000 FAX: (919) 677-2050
NC LICENSE #: F-0102

CLIENT: VCP ACQUISITIONS LLC

TITLE: LANDSCAPE PLAN

DATE: 05/03/22
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
DRAWN BY: QAS
DESIGNED BY: KLW
CHECKED BY: WJB

PROJECT: WAKE UNION
WAKE FOREST, NC

ATTACHED REFERENCE FILES:
JOB NUMBER: 013875000
SHEET NUMBER: L1.0

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Planning Board Agenda Item Report

Agenda Item No.: 2021-585-
Submitted by: Timothy Richards
Submitting Department: Planning
Meeting Date: June 14, 2022

SUBJECT
Consideration of TA-22-03: Unified Development Ordinance Text Amendment to update Chapters 1 and 8

Recommendation:

Item Summary:

ATTACHMENTS
- TA-22-03 Staff Report.pdf
- Attachment A - TA-22-03 Application.pdf
- Attachment B - Proposed Changes.pdf
- Attachment C - Plan Consistency Analysis.pdf
- Exhibit 1 - UDO Chapter 1.pdf
- Exhibit 2 - UDO Chapter 8.pdf

Staff Report
TA-22-03: Unified Development Ordinance (UDO) Text Amendment

Meeting Date	June 14, 2022
Requested Actions	Consideration of the following items related to a Unified Development Ordinance (UDO) Text Amendment: 1. Plan Consistency Statement. 2. Amendment to Chapters 1 and 8 of the UDO.
Case Manager	Tim Richards, Senior Planner
Planning Board Recommendation	N/A

PUBLIC MEETINGS

Public Comment Session	Public Hearing (tentative)
June 14, 2022	July 19, 2022

CASE INFORMATION

Applicant	Town of Wake Forest 301 S Brooks Street Wake Forest, NC 27587
See Attachment A for copy of the Application.	

CASE SUMMARY

The Unified Development Ordinance (UDO) was adopted on July 16, 2013, and has been amended many times since by the Board of Commissioners. It consolidates all of the Town's regulations for zoning, subdivision and land development, flood damage prevention, erosion and sedimentation control, and stormwater management into one ordinance. The Wake Forest Community Plan was adopted in April of this year and replaces the 2009 Community Plan. Because the UDO includes three specific references to the 2009 Community Plan, Town Planning Staff has prepared the proposed UDO amendment to update those three references.

PROPOSED CHANGES

Chapter	Section and Proposed Change
Chapter 1	**Section 1.5.1 Implementation of Plan** Replace the reference to the Community Plan adopted September 15, 2009, with a more general reference to the Town's comprehensive plan.
Chapter 8	**Section 8.6.1 Street Tree Requirements** Replace the reference to a specific 2009 Community Plan policy on street tree species diversity with a reference to the street tree species diversity recommendations in the Wake Forest Urban Forest Management Plan. Delete the reference to major subdivisions, which are no longer defined in the UDO. **Section 8.9.1 Installation Standards for New Plantings** Delete the reference to the same specific 2009 Community Plan policy on street tree species diversity. The reference to the Wake Forest Urban Forest Management Plan in this section is proposed to be carried forward.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed request is generally consistent with the Community Plan.
Comprehensive Transportation Plan (2019)	The Comprehensive Transportation Plan is not applicable to the request.
Historic Preservation Plan (2012)	The Historic Preservation Plan is not applicable to the request.
Northeast Community Plan (2021)	The Northeast Community Plan is not applicable to the request.
Parks, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Resources Master Plan is not applicable to the request.
Public Art Vision Plan (2009)	The Public Art Vision Plan is not applicable to the request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the request.
See Attachment C for detailed Plan Consistency Analysis and each adopted Plan for full policy guidance.	

STAFF RECOMMENDATION

Staff recommends approval of the proposed amendment to the UDO. The request is generally consistent with the relevant policies in the Comprehensive Plan, and approval of the text amendment request is reasonable and in the public interest.

ATTACHMENTS

Attachment A: Application
Attachment B: Proposed Changes
Attachment C: Plan Consistency Analysis

EXHIBITS

Exhibit 1: UDO Chapter 1
Exhibit 2: UDO Sections 8.6 – 8.9

UDO Amendment

idtPlans LLC
P.O. Box 13086 | Tucson, AZ 85732
P: (520) 319-0988 | F: (520) 319-1430 | E: info@idtplans.com

Project Overview #776491

Project Title: Planning Department Initiated UDO Text Amendment

Application Type: UDO Amendment

Workflow: UDO Amendment

Jurisdiction: Town of Wake Forest (Wake County)

State: NC

County: Wake

Checklist - Comprehensive Plan & UDO Amendment

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 COMPREHENSIVE PLAN & UDO AMENDMENT SUBMITTAL CHECKLIST

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

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

Pre-Application Meeting

Has a pre-application conference been held?: Yes

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

Pre-Application Conference Date: 05/19/2022

Staff Member Met With: Jennifer Currin

Project Tracking ID: TA-22-03

Project Contact - Applicant

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
Tim Richards
Town of Wake Forest
401 Elm Avenue

Wake Forest, NC 27587
P:(919) 5546100
trichards@wakeforestnc.gov

UDO Text Amendment

Description of Request:
The UDO includes three specific references to the town's 2009 Community Plan. The proposed amendment deletes those references or modifies them to refer to appropriate plans.

Justification of Amendments:
The town recently updated its policies around land development and growth, adopting the 2022 Community Plan and repealing the 2009 Community Plan. The proposed amendment updates or removes specific references to the repealed plan.

Applicant Proposed Language:

- UDO Sec. 1.5.1 is proposed to be amended to refer to the town's comprehensive plan, which is defined in the UDO, rather than the Community Plan adopted September 15, 2009.
- UDO Sec. 8.6.1.E.3 is proposed to be amended to replace the reference to Policy ST-3 of the repealed plan with a reference to the tree diversity recommendations in the Wake Forest Urban Forestry Management Plan, or with standards for diversity of street tree species.
- UDO Sec. 8.9.1.B is proposed to be amended to delete the sentence referencing Policy ST-3 of the repealed plan.

UDO Section	Section Title	Staff Comment
1. Text proposed to be added to the UDO are shown with red, underlined text. 2. Text proposed to be removed from the UDO are shown with red, strikethrough text.		
1.5.1	**Implementation of Plan**	**1. The proposed text amendment replaces the reference to the 2009 Community Plan with a reference to the comprehensive plan.**
1.5.1. Implementation of Plan This ordinance is intended to implement the ~~vision statements, policies, and actions of the Community Plan for the Town of Wake Forest as adopted on September 15, 2009~~ comprehensive plan.		
8.6.1	**Street Tree Requirements**	**2. The proposed text amendment replaces the reference to Policy ST-3 of the 2009 Community Plan with a reference to the recommendations for street tree species, genus, and family diversity in the Town of Wake Forest Urban Forest Management Plan.**

8.6.1. Street Tree Requirements

A. **Location:** Street trees should be planted in the location specified for the corresponding street classification in Section 6.7. However, where not practical due to the location of utilities or other site constraints, street trees may be planted on private property upon dedication of a tree easement. Tree easements should be of a sufficient size to allow access by maintenance equipment to the entirety of the expected mature tree canopy.

B. **Minimum Number of Trees:** Street trees shall be installed according to the following minimum standards (linear feet of planting area shall exclude driveways):

1. At least 1 canopy tree for every 50 linear feet of planting area, or fraction thereof equal to or greater than 25 feet; or
2. Only when planting of canopy trees is not practical due to the location of utilities, 1 understory tree for every 35 linear feet of planting area, or fraction thereof equal to or greater than 18 feet; or

C. **Minimum Spacing**: Arrangement of and distance between trees is at the owner's option, except that the minimum spacing between trees should correspond to the expected mature spread of the adjacent trees and in no instance shall be less than:

1. 30 feet between canopy trees,
2. 20 feet between canopy trees and understory trees, and
3. 15 feet between understory trees.

D. **Conflict with Street Lighting:** Street trees shall be located and planted so as not to diminish the effectiveness of required street lighting, and in no instance shall street lights be located closer than:

1. 15 feet to canopy trees, and
2. 8 feet to understory trees.

E. General Standards

1. The location, species, and approximate planting date of any tree in the public right-of-way or tree easement must be approved by the Administrator prior to planting.

2. Street trees shall be installed according to the standards in the Wake Forest Manual of Specifications, Standards and Design (MSSD).

3. Trees species ~~in major subdivisions~~ should vary ~~from street to street~~ in accordance with ~~Policy ST-3 from the Wake Forest Community Plan~~the recommendations for species, genus, and family diversity in the Town of Wake Forest Urban Forest Management Plan.

F. Additional Requirements for Special Highway Overlay (SH-O) Districts: Additional requirements for the preservation and planting of trees in streetyards in the SH-O Districts can be found in Section 2.4.3

8.9.1	**Installation standards For New Plantings**	**3. The proposed text amendment deletes the reference to Policy ST-3 of the 2009 Community Plan while retaining the reference to the Town of Wake Forest Urban Forest Management Plan.**

8.9.1. Installation standards For New Plantings

A. Plant Species: Plantings installed to meet the baseline vegetation requirement and other requirements of this section shall be chosen from the Official Planting List maintained by the Town of Wake Forest Urban Forestry Board. Substitutions may be made only by advance approval of the Urban Forestry Board.

B. Variety: When selecting species for planting, the applicant shall reference the Town of Wake Forest Urban Forest Management Plan as a guide to promote tree diversity.

~~Trees species in major subdivisions shall vary from street to street in accordance with Policy ST-3 from the Wake Forest Community Plan.~~

C. Canopy (Large Shade) Trees: Canopy trees must be a native or locally-adapted species with an expected mature height of 40 feet or greater and an expected mature crown spread of 30 feet or greater. When planted, canopy trees must have a minimum caliper of 1.5 inches as measured at 6 inches above grade. Multi-stemmed trees shall have at least 3 stalks with a minimum 1.5 inch diameter at breast height (DBH), or approximately 4.5 feet above grade, and must be at least 8 feet in height when planted.

D. Understory (Small) Trees: Understory trees have an expected mature height between 20 and 40 feet. When planted, understory trees must be a minimum of 1 inch as measured at 6 inches above grade. Multi-stemmed trees shall have at least 3 stalks and must be at least 6 feet in height when planted.

E. Shrubs: At the time of planting, all shrubs except for shrubs planted as part of a buffer requirement shall be a minimum of 18 inches in height or spread and reach a minimum height of 36 inches and a minimum spread of 30 inches at maturity. Shrubs required in buffers shall be a minimum of 3 feet in height at time of installation measured above grade and reach a minimum of 6 feet in height at maturity and shall be spaced a minimum of 5 feet on-center.

F. Timing of Plantings: Any tree planted to satisfy the requirements of this chapter must be planted after October 1st and before March 31st. Any tree planted after April 1st and before September 30th will not count toward the landscape requirements of this chapter. If the project timing is such that trees to be counted toward the requirements of this chapter cannot reasonably be planted within the required October 1st to March 31st timeframe before the applicant requests a Certificate of Compliance, the Administrator may grant the applicant one additional year from the date of application for a Certificate of Compliance in which to plant such trees. In order to ensure that all such trees are planted within this one year period, the applicant shall provide the town with an improvement guarantee in accordance with the provisions of Section 6.12.

G. **Plantings near Parking and Vehicular Use Areas:** All planting areas that are adjacent to parking or vehicular use areas shall be protected from vehicular intrusion or damage from excessive vehicular lubricants or fuels.

H. **Motorist Obstruction Prohibited:** Landscaping shall not obstruct the view of motorists using any street, parking aisle, private driveway, or the approach to any street intersection so as to constitute a traffic hazard or a condition dangerous to public safety.

I. **Conformance with Nursery Stock Standards:** Plant materials used in conformance with the provisions of this section shall conform to standards promulgated by the American Association of Nurseryman in "American Standards for Nursery Stock" (ANSI Z60.1-2004), as amended from time to time hereafter. All plant material shall be free of disease and pests; have good structure and branching form; be free from constricting ties; have a healthy root system without girdling roots; have a visible root collar at the time of planting; and be in vigorous health.

J. **Planting in Utility Easements:** The planting of required trees and shrubs in utility easements is discouraged but may be permitted with written approval of the easement owner.

K. **Ground Treatment:** All tree plantings shall be mulched with 3 inches of shredded bark or 4 inches of pine straw in a 3-foot radius around the tree, or to the dripline, whichever is greater. The mulch shall be free of trash and maintained weed free thereafter. The mulch shall not cover the root collar.

L. **Trimming and Pruning:** All required plantings shall be allowed to reach their mature size and shall be maintained at their mature size. Trimming and pruning shall be done in strict accordance with the ANSI A300 standards, as amended from time to time hereafter. Topping is not an acceptable pruning practice. The Administrator may require the removal and replacement of any tree(s) that have been topped or excessively trimmed.

M. **Staking:** Staking is required only when a plant is unable to support itself with its existing root system. Examples of this are: bare rooted plants, a strong wind situation, loose soil, wet conditions, steep slopes, and large size plant material. Tree ties are to be a soft, wide (minimum, 1 inch) polymer material. No knots are to be tied around the trunk that may restrict growth. Ties are to be removed after one year following installation.

N. **Soil Modification:** Soil modifications shall be required on sites where the soil is poor in quality and structure. Soil modifications may include tilling, deep ripping, addition of nutrition/fertilizer or other organic compounds, conditioning additives to effect a change in the water holding capacity of the soil, soil structure, soil texture, and Ph, such as gypsum, sand, lime, dolomite, chemicals, mulches, otherwise.

Community Plan Consistency Grid				
POLICIES FOR AFFORDABLE HOUSING		**YES**	**NO**	**NA**
AH-1	Implement Affordable Housing Plan			
POLICIES FOR RESIDENTIAL CHARACTER		**YES**	**NO**	**NA**
RC-1	Encourage single-family attached and multifamily development to incorporate varied building frontages and rooflines, front porches, front yards, and balconies to provide visual interest and complement the scale and character of surrounding single-family neighborhoods			
RC-2	Setbacks of infill development should match the existing context as much as possible as uniform setbacks can help foster a pedestrian-friendly environment			
RC-3	Promote higher density infill and redevelopment within older established neighborhoods to provide greater housing choices while matching the scale and character of existing properties			
RC-4	Promote higher density housing along key corridors and surrounding activity centers. This includes near areas designated in the Land Use Plan as Commercial Corridor; Neighborhood Commercial; Light Industrial; and Office, Civic, and Institutional			
RC-5	For larger scale planned subdivisions that provide a mix of housing types, work with private developers to locate lower density housing near existing single-family detached neighborhoods to create appropriate transitions and preserve the character of established neighborhoods			
RC-6	Consider requiring a minimum percentage of housing types in new neighborhood developments to increase housing diversity and affordability (e.g. at least 20% duplexes/townhomes)			
RC-7	Review and update the UDO to align with residential character recommendations within this Community Plan			
POLICIES FOR SENIOR HOUSING		**YES**	**NO**	**NA**
SH-1	Promote senior housing within a quarter mile of transit stops, Downtown, shopping areas, parks, and recreational facilities			
SH-2	Encourage smaller lot, single-story housing types for seniors that are ADA accessible			
SH-3	Encourage age-targeted cooperative housing types for community-oriented senior living, such as co-housing and cottage home courts			
SH-4	Promote the development of continuing care retirement communities (CCRC), or life plan communities, which offer distinct types of housing and care levels based on a senior's needs			
SH-5	Encourage developers of age-targeted housing to include amenities attractive to seniors, such as front porches, back patios, walking paths, and outdoor sports facilities, and activated gathering spaces			

Community Plan Consistency Grid

POLICIES FOR COMMERCIAL DEVELOPMENT		YES	NO	NA
CD-1	Enhance established commercial areas by incentivizing redevelopment and/or renovation of existing businesses.			
CD-2	Support small, local businesses within commercial centers to support unique shopping options within Wake Forest			
CD-3	Establish architectural design standards for commercial building facades that promote quality design while allowing for flexibility that encourages creative design			
CD-4	Promote multi-story structures within Commercial Corridor and Neighborhood Commercial areas at appropriate scales that offer residential or office above ground-floor commercial			
CD-5	Encourage pedestrian-oriented shopping environments with sidewalks, attractive storefronts, and buildings facing each other to create a sense of enclosure			
CD-6	Encourage the incorporation of pedestrian/bicyclist/transit-oriented areas in large-scale shopping centers that provide outdoor seating and gathering areas, bicycle parking stations, and access to transit services			
CD-7	Promote cross-access and pedestrian pathways between adjacent parking lots and leading to buildings to promote well-connected, cohesive shopping areas			
CD-8	Encourage the consolidation of commercial driveways onto major streets to reduce traffic conflicts			
CD-9	Require “360 degree architecture” (high quality architecture on all sides of the building as opposed to just the front-facing façade), including well-designed or screened service areas			
CD-10	Encourage businesses to replace existing, non-conforming signage with attractive signage that meets Town standards			
CD-11	Promote outparcel development to improve the character along primary roadways and break up views of large parking lots			
CD-12	Review and update the UDO, including the US 1 Special Highway Overlay (SH1-O) and Dr Calvin Jones Highway Overlay (SH2-O) districts, to align with commercial development recommendations within this Community Plan			
CD-13	Support accessory commercial units (ACUs) that allow the ground floor of residential properties or an accessory structure facing the street to contain a commercial use beneficial to the surrounding neighborhood			
CD-14	Establish block standards for commercial areas to break up large tracts into more human scale pieces with streets or street-like features within the development			

POLICIES FOR MINORITY & WOMEN-OWNED BUSINESSES		YES	NO	NA
MWOB-1	Work with organizations, such as the Chamber and the Black Business Alliance, to expand diversity, equity, and inclusion programs that are supported with grassroots community engagement			
MWOB-2	Explore successful programs for supporting minority and women-owned businesses in surrounding communities to implement in Wake Forest			
MWOB-3	Explore regional, state, and federal grants available for minority and women businesses, such as grants from the National Institute of Economic Development and Carolina Community Impact			
MWOB-4	Support informational sessions and/or provide educational resources to employers on how they can establish equitable work environments and policies within their businesses			

POLICIES FOR SETBACKS		YES	NO	NA
SB-1	Incentivize businesses to situate new buildings at or near the property line to improve walkability, such as by requiring more landscaping if parking lots are located in front of buildings rather than to the rear/side			
SB-2	Promote consistency in setbacks within commercial and residential areas to form desirable continuity in the streetwall, or the facades of buildings facing the street			
SB-3	Encourage outparcel development with 360 architecture to “hold the corner” of commercial corridor development			
SB-4	Ensure adequate setbacks of industrial or other high intensity uses to reduce potential sound or visual impacts on adjacent lower intensity uses			
SB-5	Allow for flexibly in setbacks in Downtown where existing conditions prevent a consistent streetwall, while maintaining a close interface with the street (e.g., utility, landscaping, and/or topography challenges)			

Community Plan Consistency Grid				
POLICIES FOR PARKING LOTS		**YES**	**NO**	**NA**
PL-1	For existing front-loaded surface parking lots, encourage property owners to improve their character with perimeter and interior landscaping, and/or decorative walls and fencing			
PL-2	Require off-street parking to be located to the side or rear of the primary building			
PL-3	Encourage shared parking agreements where neighboring uses with different peak parking demand times can use the same parking lot, reducing the need for additional parking lots			
PL-4	Reevaluate minimum parking standards and consider implementing maximum parking standards to reduce excessive requirements			
PL-5	Monitor parking supply and strategically encourage structured or underground parking in higher density areas if needed, such as in Downtown, TOD, and activity center areas, to reduce the amount of land dedicated to surface parking			
PL-6	Consider offering incentives for structured parking, such as density bonuses, allowable lot coverage increases, and height limit increases.			
PL-7	Encourage the integration of structured parking into multifamily buildings to minimize surface parking lots			
PL-8	Encourage North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Nitrogen and Phosphorus (SNAP) nutrient-reducing practices, such as permeable surfaces, that allow water infiltration in parking lots to improve stormwater drainage and water quality			
PL-9	Encourage the provision of pedestrian walkways in parking lots to enhance connectivity and safety to businesses			
POLICIES FOR SCREENING & BUFFERING		**YES**	**NO**	**NA**
SB-1	Ensure sufficient screening and buffering of industrial and commercial uses next to residential uses to minimize potential adverse impacts, such as in the Unicon Drive area			
SB-2	Encourage new development to preserve existing wooded areas along the perimeter of sites to provide natural buffering			
SB-3	Encourage screening of utility, loading, outdoor storage, and trash disposal areas that are visible from the right-of-way and adjacent development			
SB-4	Promote the use of setbacks for walls and fences that allow for plantings between the property line and the right-of-way and adjacent development			

Community Plan Consistency Grid				
POLICIES FOR COMMUNITY CHARACTER		**YES**	**NO**	**NA**
CC-1	Preserve vistas and view corridors that contribute to the economic and aesthetic value of Wake Forest, such as the church steeple at Southeastern Baptist Theological Seminary, S White Street in Downtown, and N Main Street in the Wake Forest Local Historic District			
CC-2	Curate public outdoor spaces for important monuments and artworks to showcase them as anchors and entry points to neighborhoods			
CC-3	Leverage historic structures, events, and people to create a sense of place through placemaking and branding			
CC-4	Ensure new development is contextual to the existing character of the area in terms of scale, massing, setback, fenestration, and design features (porches, storefronts, etc.)			
CC-5	Encourage developers to incorporate landscaping to beautify neighborhoods and commercial areas, such as landscaped medians and roundabouts.			
CC-6	Incorporate landscaping and gateway features into public rights-of-way, such as landscaped streetscapes, green infrastructure, and public promenades			
CC-7	Emphasize quality development along highly visible thoroughfares in the Town to reinforce its positive image			
CC-8	In accordance with the Land Use Plan, ensure incompatible, high intensity uses are directed away from low intensity residential areas			
CC-9	Continue to provide quality municipal services for the maintenance and upkeep of neighborhoods, such as street cleaning, snow removal, and trash disposal services			
CC-10	Work with NCDOT to identify areas for roadway enhancements			
CC-11	Refer to the Public Art Vision Plan for guidance when public art is being proposed in private development			
CC-12	Work with developers to improve the character of retaining walls, such as by incorporating public art or tiering the walls to reduce their visual impact			
POLICIES FOR UTILITY LINES		**YES**	**NO**	**NA**
UL-1	Create a master plan for burying utility lines with community involvement to identify priority areas for conversion			
UL-2	Ensure major Town entrances and gateway corridors and highly visible, pedestrian-oriented areas are prioritized for conversion			
UL-3	Consider trenching utilities as capital improvements are made in the right-of-way for all areas of the Town			
UL-4	Investigate partnering with private developers to install conduit for fiber and/or burying utility lines in priority conversion areas			
UL-5	Explore partnerships with private developers for boring and burying additional conduit along main roadways			
UL-6	Consider and install conduit with greenway project construction.			

Community Plan Consistency Grid				
POLICIES FOR HISTORIC PRESERVATION		**YES**	**NO**	**NA**
HP-1	Work with the Historic Preservation Commission (HPC) and the Planning Department to continue to implement the 2019 Historic Property Handbook and Design Standards and continue to preserve existing and new historic landmarks			
HP-2	Continue to enforce the Historic Preservation Ordinance for the Wake Forest Local Historic District and local historic landmarks			
HP-3	Promote State and Federal Tax Incentives for qualified rehabilitation projects for properties listed individually or as contributing historic properties in the National Register of Historic Places			
HP-4	Ensure development surrounding and within historic districts is sensitive to the historic context of the neighborhood			
HP-5	Encourage adaptive reuse, restoration, and repurposing of historic structures to preserve Wake Forest's history			
HP-6	Continue to enforce the Demolition of Historic Structures Ordinance for the protection of all historic properties in Wake Forest			
HP-7	Investigate the adoption of new local historic districts or character historic overlay districts to preserve Wake Forest's historic character			
POLICIES FOR COMMUNITY FACILITIES		**YES**	**NO**	**NA**
CF-1	Expand Town facilities concurrently with new growth			
CF-2	Annually review the Town's Work Management Plan, Staffing, and Budget section to reflect current needs and priorities			
CF-3	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to identify strategies to close gaps in park service areas, such as west of Capital Boulevard and the southern and eastern portion of Town			
CF-4	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to expand equity in the quality of public park facilities and programming			
CF-5	Explore green infrastructure options that also beautify spaces, like bioswales and planters			
CF-6	Continue to work with regional educational entities to provide support as they seek new facility locations or expansion with growth			
CF-7	Coordinate with regional educational entities to ensure increased equity in educational facilities across the community			
CF-8	Coordinate with the Police and Fire Departments to ensure response times are sufficient for all areas of town with growth			
CF-9	Consider emerging best practices for community safety, such as mental health crisis response teams			
CF-10	Promote and incorporate sustainable building practices into community facilities, setting a precedent for private developers to implement			
CF-11	Coordinate with regional healthcare providers to explore opportunities to locate a full service hospital or regional medical facilities in the Town			
CF-12	Evaluate existing streets and explore UDO updates to address traffic congestion, traffic speed, reduce collisions, and improve safety conditions for all modes of transporation			
CF-13	Regularly update the Town Pavement Management System program			

Community Plan Consistency Grid				
POLICIES FOR PUBLIC TRANSIT		**YES**	**NO**	**NA**
PT-1	Continue to work with transit partners to consider more frequent service and route network expansions to key locations to improve rider experience and attract more usage of mass transit			
PT-2	Coordinate with property owners, private developers, and transit partners to set aside land for transit stops at appropriate locations. The Town should obtain a transit easement for these locations and construct and maintain quality bus shelter infrastructure			
PT-3	Work with GoRaleigh and GoTriangle to construct smart bus shelters, or sustainable shelters that incorporate elements like interactive screens with live timetables, smart lighting, solar panels, and bike lock stations			
PT-4	Explore incorporating public art into bus shelters			
PT-5	Continue to evaluate and coordinate Park and Ride locations with transit partners			
PT-6	Explore best long term transit options such as fixed or microtransit			
POLICIES FOR CAPITAL BOULEVARD		**YES**	**NO**	**NA**
CB-1	Continue to work closely with NCDOT to implement the project and promote commercial growth in accordance with the Land Use Plan			
CB-2	Continue advocating for improvements along the corridor to assist in improving the quality of life for Wake Forest residents, businesses, and property owners			
POLICIES FOR STREET CONNECTIVITY		**YES**	**NO**	**NA**
SC-1	Promote short blocks of less than 600 linear feet between intersections of local roads to improve walkability			
SC-2	Avoid dead-ends, cul-de-sacs, and T-intersections in places where four-way intersections can be aligned			
SC-3	Study the appropriateness of traffic circles at four-way intersections to ease congestion and improve safety			
POLICIES FOR SIDEWALKS & MULTI-USE PATHS		**YES**	**NO**	**NA**
SP-1	Update the CTP to include an inventory of sidewalks in addition to multi-use paths and establish project priorities, private-public funding, and time frames for closing gaps in the network			
SP-2	Update the CTP to identify priority areas for high visibility crosswalks, bulb outs, refuge islands, rectangular rapid flashing beacons, and other pedestrian improvements			
SP-3	Work with Public Works to identify crosswalk ramps that are not ADA compliant and prioritize upgrades			
SP-4	In coordination with roadway improvements, upgrade aging sidewalks or install new sidewalks if none exist			
SP-5	Promote sidewalk, multi-use path, or trail connectivity between residential subdivisions and nonresidential development to improve pedestrian and bicycle connectivity			
SP-6	Continue to ensure all new residential development provides sidewalks on both sides of the street			
SP-7	Encourage multi-use paths to be provided along the main road in developments			
SP-8	Ensure multifamily and commercial developments include strong pedestrian networks within and between their sites			

Community Plan Consistency Grid				
POLICIES FOR BIKEWAYS, GREENWAYS & TRAILS		**YES**	**NO**	**NA**
BGT-1	Identify trail head locations as the greenway and trail network continues to expand			
BGT-2	Explore opportunities along greenways to add amenities (i.e. water fountains, seating /rest areas, pocket parks, public art, and fix it stations) and programming with the Parks, Recreation, and Cultural Resources Department or other organizations like StoryWalks			
BGT-3	Encourage development along greenways to incorporate greenway access into the site, particularly for uses attractive to trail users (i.e. restaurant, cafes, and bars)			
POLICIES FOR LOCAL FOOD SYSTEMS		**YES**	**NO**	**NA**
LFS-1	Continue to support the Northern Community Food Security Team and together explore other locations for community food hubs within the Town			
LFS-2	Partner with local food cooperatives and regional food networks, such as the Capital Area Food Network, to address food insecurity in the community			
LFS-3	Encourage regenerative practices, such as use of organic fertilizers, crop rotation, and crop variation for healthy soil			
LFS-4	Conduct a meal gap survey to better assess the immediate and long term needs in the community			
LFS-5	Evaluate the economic impact of local food systems in the community to encourage localized marketplaces for food producers			
LFS-6	Explore updates to the UDO that would promote urban agriculture and repurposing of vacant or underutilized lots for such uses			
POLICIES FOR CONSERVATION DESIGN		**YES**	**NO**	**NA**
CD-1	Encourage conservation design in the UDO's subdivision development regulations, particularly for areas within watershed protection areas			
CD-2	Explore incentives for promoting conservation design, such as density bonuses to allow for comparable number of housing units but greater preserved green space within the site			
CD-3	Encourage developers to enhance preserved green spaces as accessible amenities for residents, such as trails and outdoor seating			
POLICIES FOR GREEN SPACE PRESERVATION		**YES**	**NO**	**NA**
GSP-1	Prioritize higher density redevelopment and infill development within already developed areas to avoid premature development in long term growth areas and reduce greenfield development			
GSP-2	Work with private developers to preserve significant natural assets within sites, such as streams, steep slopes, unique geological formations, wetlands, and mature stands of trees, which can be incorporated as development amenities			
GSP-3	Continue to identify and strategically acquire environmentally sensitive land to preserve as dedicated conservation areas and publicly accessible open space			
GSP-4	Explore incentives to promote conservation design in future development, such as density bonuses, to promote clusters of taller structures that preserve natural areas of the site			
GSP-5	Explore strategies to further promote green space preservation within the updated UDO, such as increasing set aside requirements, and evaluate what is credited as open space			
GSP-6	Explore strategies to further protect wildlife and environmentally sensitive areas in the UDO			

Community Plan Consistency Grid				
POLICIES FOR TREE CANOPY		**YES**	**NO**	**NA**
TC-1	Continue to support the Town in administering the Urban Forestry Program and planting, preserving, and maintaining trees on public properties and rights-of-way			
TC-2	Explore updates to the UDO that could further promote tree preservation and replacement in new developments			
TC-3	Review existing incentives and consider additional incentives for private developers to promote tree preservation above what is required by the UDO			
TC-4	Explore ways to increase the number of trees required in parking lots during the update to the UDO, such as requiring an island every 20 parking spaces or decreasing the minimum distance a parking space can be from a tree			
TC-5	Ensure public and private tree plantings and xeriscaping are made up of native plant species that are adapted to local environmental conditions and require less irrigation			
TC-6	Coordinate efforts to influence State regulations related to the expansion of tree preservation standards			
POLICIES FOR SUSTAINABLE DEVELOPMENT		**YES**	**NO**	**NA**
SD-1	Encourage private developers to incorporate green building, LID, and green infrastructure practices in future developments			
SD-2	Incorporate green infrastructure into public streetscapes, prioritizing pedestrian-oriented areas like Downtown, TOD, and Neighborhood Commercial areas			
SD-3	Continue to incorporate sustainable design best practices into Town-owned infrastructure and community facilities, striving to incorporate LEED practices into future facilities			
SD-4	Use the Environmental Protection Agency's (EPA) "Revising Local Codes to Facilitate Low Impact Development" guide to help identify regulations within the UDO that discourage LID practices			
SD-5	Evaluate potential rainwater collection programs and composting programs			
SD-6	Explore an incentive program to encourage development to provide stormwater when lots are exempt from stormwater requirements			
SD-7	Update the Manual of Specifications, Standards and Design to reference green infrastructure design			
SD-8	Explore decommissioned rights-of-way as potential stormwater routes			
SD-9	Support the use of attractive, safe, and sustainable street furniture and infrastructure, such as solar streetlights, and LED traffic lights			
SD-10	Expand the electric vehicle (EV) charging network by requiring the installation of charging stations, or the infrastructure needed to accommodate future charging stations, in all new parking lots, especially parking lots of multifamily and large scale developments, and increasing supply of public charging stations			
SD-11	Promote adaptive reuse over redevelopment for structures that are structurally sound, feature desirable built form, and/or are historically significant. This includes creating an online inventory of buildings available for adaptive reuse			
SD-12	Investigate developing a solar energy ordinance and enrolling in the SolSmart program, a national designation program funded by the US Department of Energy charged with making solar power faster, easier, and more affordable			
SD-13	Explore ways to incentivize renewable energy and passive solar design in the Town's development standards. SolSmart's Solar Energy Toolkit can be used as resource for better promoting solar panels within the code			
SD-14	Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation			

Community Plan Consistency Grid				
POLICIES FOR TOURISM		**YES**	**NO**	**NA**
T-1	Grow the Town's art community and reputation as a regional arts destination with a Downtown focus			
T-2	Explore the potential of constructing a recreational destination facility with a regional draw			
T-3	Develop annual Tourism Economic Impact Reports to help quantify progress made in Wake Forest's tourism sector and identify trends, issues, and opportunities that can help Town staff prioritize future investments			
T-4	Support the Wake Forest Area Chamber to create and market a local visitor's center as a public resource hub for the Town's attractions, events, and businesses for visitors			
T-5	Leverage Wake County's Room Occupancy Tax to build, finance, and create new establishments or run events related to tourism, allowing the Town to capitalize on its success in drawing hotel occupants			
T-6	Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations			
T-7	Continue to support Wake Forest Downtown Inc. (a Main Street America accredited program) in meeting the National Accreditation Standards of Performance as outlined by the National Main Street Center			
T-8	Continue to participate in the NC Main to Main Trail program, a network that connects the State's Main Street America communities, and leverage this designation in the Town's marketing strategy			
T-9	Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs			
T-10	Explore the creation of a social district, where customers can carry and consume food and drinks purchased from businesses outside in a designated zone			
POLICIES FOR GATEWAYS		**YES**	**NO**	**NA**
GW-1	Create a Gateway Plan to identify and prioritize sites for gateway features and establish design standards. Ensure the Plan works in synergy with the Town's Wayfinding Plan.			
GW-2	Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.			
POLICIES FOR DOWNTOWN WAKE FOREST		**YES**	**NO**	**NA**
DWF-1	Evaluate existing zoning regulations around density in appropriate locations to balance Downtown's development potential with preserving its historic character			
DWF-2	Identify strategies to fill vacant buildings Downtown that promote an entrepreneurial and small-business culture			
DWF-3	Identify strategies to attract families and younger populations to Downtown with inviting public spaces, entertainment, and destinations for all ages			
DWF-4	Provide guidelines for how buildings should be orientated to support pedestrian-friendly environments			
DWF-5	Reassess parking demand and supply with consideration for a new parking garage(s) to minimize surface parking lots			
DWF-6	Identify strategies to create an "experience-based" Downtown retail environment with unique local businesses and a pedestrian-oriented environment			
DWF-7	Reassess strategies to improve gateways and wayfinding to and within Downtown to better direct people and create a distinct sense of place			
DWF-8	Identify opportunities for Downtown events and public gathering spaces to bring the community together, such as live outdoor events and festivals			

1. Purpose & Applicability

1.1. Title

This ordinance shall be known and may be cited as the Unified Development Ordinance for the Town of Wake Forest, North Carolina. This ordinance may also be known and may be referred to as the "UDO."

1.2. Authority

1.2.1. General

The development regulations contained in this ordinance have been adopted pursuant to the authority conferred by the North Carolina General Statutes. Specifically, principal authorization comes in the North Carolina General Statutes in Chapters §160A and §160D (Local Planning and Development Regulation). The Unified Development Ordinance of Wake Forest, North Carolina also uses powers granted in other sections of the North Carolina General Statutes relating to particular types of development or particular development issues.

1.2.2. References To North Carolina Laws

Whenever any provision of this Ordinance refers to or cites a section of the North Carolina General Statutes or (N.C.G.S.) and that section is later amended or superseded, this Ordinance shall be deemed to refer to the amended section or the section that most nearly corresponds to the superseded section.

1.3. Jurisdiction

All provisions of this ordinance shall apply within the corporate limits of the Town of Wake Forest, North Carolina and within the town's extraterritorial jurisdiction, as identified on the Zoning Map of the Town of Wake Forest, except that property in the extraterritorial jurisdiction which is used for bona fide farm purposes is exempt from the requirements of this ordinance, pursuant to NC General Statutes. The Zoning Map is on file with the Town Clerk and with the Administrator of this ordinance. The map and its boundaries shall be incorporated and made a part of this ordinance.

1.4. Purpose and Intent

The regulations contained in this ordinance have been adopted in accordance with the Community Plan for the Town of Wake Forest, North Carolina, as adopted, in order to:

- Maintain the small town character and attractive appearance of the community while continuing to encourage growth.
- Promote a vibrant, revitalized downtown with a unique mix of land uses and historical character.
- Provide well planned infrastructure to serve the community in a more comprehensive, environmentally responsible, and timely manner.
- Encourage growth that pays for itself through efficient development patterns that support the sustainable fiscal management of municipal services.
- Create a balanced and efficient multi-modal transportation system
- Facilitate walking and biking in the community by providing a well-integrated network of streets, sidewalks, bikeways, walking trails, and greenway trails.
- Preserve valuable open space and the environmental quality of the community
- Expand the community's parks and recreation system
- Promote excellent educational opportunity and lifelong learning through neighborhood schools that serve as civic anchors to the diverse communities that surround them.

- Ensure that commercial development is balanced and compatible with surrounding neighborhoods and provides enduring value to the community.
- Promote quality, walkable, mixed-use neighborhoods with a wide variety of housing types, including affordable housing.
- Support the continued development of the community as a destination for arts and culture, beginning with value placed upon the unique historic character of the town.
- Support the development of the community's business sector and strengthen the local tax base.
- Protect public safety.
- Encourage civic pride and community involvement and provide a means of meaningful cooperation between the community and town government.

1.5. Consistency With All Adopted Plans and Policies

All development plans, master plans and rezonings shall be in conformance with all adopted plans and policies (including comprehensive plans, transportation plans, small area plans, open space and greenway plans, or any other plan adopted by the Wake Forest Board of Commissioners).

1.5.1. Implementation of Plan

This ordinance is intended to implement the ~~vision statements, policies, and actions of the Community Plan for the Town of Wake Forest as adopted on September 15, 2009~~ comprehensive plan.

1.5.2. Amendments To UDO and Community Plan

A. The Unified Development Ordinance of Wake Forest, North Carolina also uses powers granted in other sections of the North Carolina General Statutes relating to particular types of development or particular development issues. Any amendments to or actions pursuant to this ordinance shall be consistent with the Community Plan.

B. The Community Plan for the Town of Wake Forest may be amended, and this Unified Development Ordinance and the incorporated Zoning Map shall reflect those changes through appropriate amendments in accordance with processes outlined in Chapter 15.

1.5.3. Adopted Small Area Plans

All development plans shall be consistent with any adopted small area plans. Small area plans may contain any of the following elements:

- Multi-Modal Circulation Network (pedestrian, bicycle, automobile, and public transit networks)
- Green Infrastructure Network (floodplains, wetlands, lakes, streams, parks, squares, and other public open spaces)
- Location of sites reserved for Civic & Institutional buildings and uses
- General Massing and Development Intensity Pattern
- Specific Design Guidelines (in addition to those contained in this ordinance)

1.5.4. Variations To Adopted Plans

Specific alignments, locations, or areas of public facilities noted in any adopted plan may be varied on a site by site basis as requested by the developer or the Administrator, provided the integrity of the proposed network and connections, location, or area shown in the plan are maintained.

1.5.5. Conflicts With Adopted Plans

In the event of a conflict or inconsistency between this ordinance and any adopted plans the requirements of this ordinance shall take precedence.

1.6. Required Conformance With This Ordinance

1.6.1. Required Conformance

No land or structure shall be used or occupied, and no structure or parts shall be constructed, erected, altered, or moved, unless in conformity with all of the regulations herein specified for the zoning district in which it is located subject to the provisions of Section 13.1.1**Error! Reference source not found.** Every building erected, moved, or structurally altered shall be located on a lot conforming to the requirements of the district.

From and after the adoption of the UDO, no real property lying within the jurisdiction of the UDO shall be subdivided except in conformance with all applicable provisions of the UDO. In addition, after the effective date of the UDO, no plat for subdivision of land within the jurisdiction of the UDO shall be certified for recording by the Administrator, nor shall the Clerk of Superior Court order the recording of a plat until it has been submitted and approved in accordance with the provisions of the UDO.

1.6.2. Conformance To Subdivision Standards and Required Improvements Upon Development

All existing lots of record, platted prior to the adoption of this ordinance and upon which no buildings have been erected, shall be considered legal, nonconforming lots upon the date of adoption of this ordinance and shall not be subject to the new lot standards herein. However, buildings upon such lots shall be subject to standards in this ordinance including all related site improvements.

1.7. Transitional Provisions

The following transitional provisions shall apply to various activities, actions and other matters pending or occurring as of the effective date of this ordinance.

1.7.1. Violations Continue

Any violation of any previous ordinance of the Town of Wake Forest shall continue to be a violation under this ordinance and shall be subject to the penalties set forth at the time of the violation, unless the use, development, construction, or other activity is clearly consistent with the express terms of this ordinance.

1.7.2. Completion of Current Development Plans Under Previous Ordinances

A. Permit Issued

Any building or development for which a permit or plan approval was issued prior to the effective date of this ordinance or any amendment thereto, may be completed in conformance with the issued permit or plan approval and other applicable permits and conditions.

B. Application Filed

1. Any type of land development application which has been officially filed with the appropriate town official prior to the effective date of this ordinance or any amendment thereto, may continue to be processed under the land use rules and regulations in effect prior to said date.
2. The application must remain active. An application is considered active if revisions are resubmitted within six months of receiving review comments.
3. If the application is not resubmitted within six months of receiving review comments, then the application process may be completed only in strict compliance with the requirements of this ordinance.
4. The specified time may be extended at the discretion of the Administrator due to delays in approvals from agencies external to the Town of Wake Forest.
5. In accordance with NCGS §160D-108(b) and NCGS §143-755, an application submitted for one development permit may trigger permit choice for other associated development

permits. The applicant must request that the permit choice rule be applied in order for permit choice to be in effect.

1.8. Conflict Resolution and Interpretation

1.8.1. Conflict Resolution and Internal Consistency

This ordinance is not intended to abrogate any other law, ordinance, or regulation. However, whenever the requirements of this ordinance are at variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the most restrictive or that imposing the higher standards shall govern.

Except as hereinafter provided, these regulations shall not be deemed to interfere with, abrogate, annul, or otherwise affect in any manner whatsoever any easement, covenants, or other agreements between parties.

In any event, wherever the requirements of this ordinance are in conflict with other requirements of laws of the United States or the State of North Carolina, or with lawfully adopted town rules, regulations, ordinances, and policies, or with development-imposed deed restrictions or covenants, the most restrictive, or that imposing the highest standards, shall govern.

In the event of a conflict or inconsistency between the text of this ordinance and any caption, figure, illustration, or map contained herein, the text shall control.

This ordinance is not intended to abrogate any easement, covenant, or other private agreement. However, where the regulations of this ordinance are more restrictive or impose higher standards or requirements than such easement, covenant, or other private agreement, then the requirements of this ordinance shall govern. Unless deed restrictions, covenants or other contracts directly involve the Town of Wake Forest as a party in interest, the town shall have no administrative responsibility for enforcing such deed restrictions or covenants.

Should the courts declare any section or provisions of this ordinance invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

1.8.2. Interpretation

In interpreting and applying these regulations, the requirements contained herein are declared to be the minimum requirements necessary to carry out the purpose of these regulations and are adopted for the promotion of the public health, safety, and general welfare.

1.9. Effective Date

All other provisions of this ordinance shall become effective July 16, 2013.

8.5.5. Berms: Earthen berms may be required in combination with plant material and fencing for the purposes of screening. Berms shall be tapered appropriately to allow for practical maintenance.

1. The slope of all berms shall not exceed a 2:1 ratio (horizontal to vertical), shall have a top width at least one-half the berm height, and a maximum height of 6 feet above the toe of the berm.
2. All berms regardless of size, shall be stabilized. Topsoils brought in for mounds are to be mixed with native soil to avoid interfacing problems.
3. Berms shall be constructed as to provide adequate sight distances at intersections and along all roads.
4. Berms proposed to satisfy the screening requirements of this section shall be vegetated as required by this section. Use of berms as a substitute for existing healthy vegetation is strongly discouraged.

8.5.6. Watercourse (Riparian) Buffer Areas

All protected drainageways and surface waters shall maintain riparian buffers directly adjacent to such surface waters in accordance with the standards outlined in Section 12.7.

8.6. Street Trees

It is the intent of this section to ensure that Wake Forest remains a community of tree-lined streets in order to reduce excessive noise, glare, and heat, and to ensure the aesthetic quality of the town.

8.6.1. Street Tree Requirements

A. **Location:** Street trees should be planted in the location specified for the corresponding street classification in Section 6.7. However, where not practical due to the location of utilities or other site constraints, street trees may be planted on private property upon dedication of a tree easement. Tree easements should be of a sufficient size to allow access by maintenance equipment to the entirety of the expected mature tree canopy.

B. **Minimum Number of Trees:** Street trees shall be installed according to the following minimum standards (linear feet of planting area shall exclude driveways):

1. At least 1 canopy tree for every 50 linear feet of planting area, or fraction thereof equal to or greater than 25 feet; or
2. Only when planting of canopy trees is not practical due to the location of utilities, 1 understory tree for every 35 linear feet of planting area, or fraction thereof equal to or greater than 18 feet; or

C. **Minimum Spacing**: Arrangement of and distance between trees is at the owner's option, except that the minimum spacing between trees should correspond to the expected mature spread of the adjacent trees and in no instance shall be less than:

1. 30 feet between canopy trees,
2. 20 feet between canopy trees and understory trees, and
3. 15 feet between understory trees.

D. **Conflict with Street Lighting:** Street trees shall be located and planted so as not to diminish the effectiveness of required street lighting, and in no instance shall street lights be located closer than:

1. 15 feet to canopy trees, and
2. 8 feet to understory trees.

E. General Standards

1. The location, species, and approximate planting date of any tree in the public right-of-way or tree easement must be approved by the Administrator prior to planting.

2. Street trees shall be installed according to the standards in the Wake Forest Manual of Specifications, Standards and Design (MSSD).

3. Trees species ~~in major subdivisions~~ should vary ~~from street to street~~ in accordance with ~~Policy ST-3 from the Wake Forest Community Plan~~the recommendations for species, genus, and family diversity in the Town of Wake Forest Urban Forest Management Plan.

F. **Additional Requirements for Special Highway Overlay (SH-O) Districts:** Additional requirements for the preservation and planting of trees in streetyards in the SH-O Districts can be found in Section 2.4.3

8.7. Vehicular Use Area Screening & Landscaping

8.7.1. Screening

All off-street parking, loading areas, and service areas adjacent to and/or visible from a public right-of-way and adjacent properties shall be screened from view by use of one or more of the following:

A. A building or buildings;

B. A change in topography;

C. A planting area a minimum of 8 feet wide planted with evergreen shrubbery placed a maximum of 5 feet on center. All shrubs shall achieve a height of 4 feet within 3 years.

D. Fencing, walls, or berms.

8.7.2. Landscaping

In addition to screening requirements, canopy trees shall be installed in planting areas within parking lots to provide shade coverage for all parking spaces within vehicle service areas. Such planting areas shall meet the following requirements:

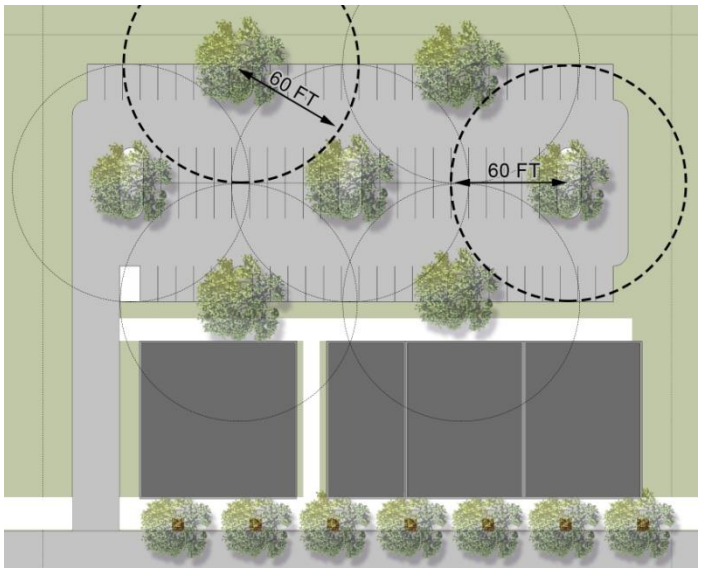
A. **Planting Area Size:** The minimum size of a planting area is dependent upon the number of canopy trees planted within it, as described below.

Number of Canopy Trees in Planting Area	Minimum Size of Planting Area
1	400 square feet
2	700 square feet
3 or more	300 square feet per tree

B. **Planting Area Width:** A minimum horizontal dimension of 9 feet measured from back of curb, pavement, sidewalk, or other separating structure is required for all planting areas.

C. **Planting Strip Location:** A continuous linear planting strip shall be provided between each 2 parking bays.

D. **Minimum Spacing:** All parking spaces, or portions thereof, shall be within 60 feet of a planted canopy tree trunk as illustrated in the diagram at right.



E. **Groundcover:** Each planting area shall be landscaped with mulch, groundcover, or shrubs to protect against soil erosion.

F. **Barriers or Wheel Stops:** Barriers, such as wheel stops or 6-inch standard curbs, must be provided between vehicular use areas and landscaped areas.

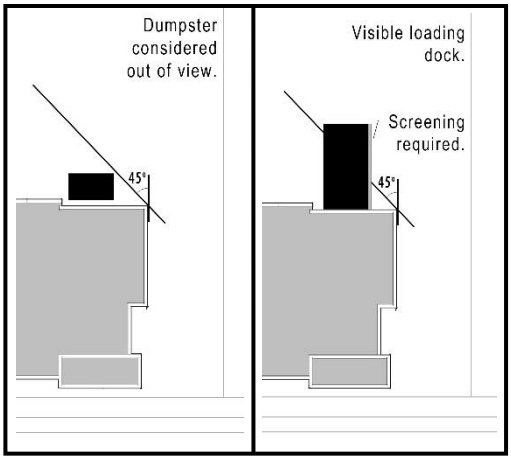
G. **Conflict with Parking Lot Lighting:** Trees shall be located and planted so as not to diminish the effectiveness of required parking lot lighting, and in no instance shall lighting be located closer than:

1. 15 feet to canopy trees, and
2. 8 feet to understory trees.

8.8. Dumpsters and Mechanical Utilities Screening

8.8.1. Required Screening

A. All dumpsters, loading docks, outdoor storage areas and utility structures, which are visible from a public street or adjacent property line, shall be screened unless already screened by an intervening buffer yard. Such equipment shall be considered out of view if it is within the 45 degree angles projected from the building edges.



B. Screening shall consist of evergreen shrubs, fencing, walls, or berms, and shall comply with all other standards of this section.

C. All screening of utilities shall comply with the requirements of the utility provider.

D. Enclosures for dumpsters shall be constructed with materials that are compatible with the design and materials of the principal building and in accordance with the following.

1. **Material:** Allowable materials include painted or stained solid-wood, composite wood, fabricated metal, brick, split face block, decorative block, and stone.
2. **Shrubs:** Evergreen shrub plantings shall be placed around the enclosure.

3. **Gates:** All enclosures shall be constructed with an opaque gate with a metal frame. Chain link gates with slates shall not be permitted, except for industrial uses. All gates shall be provided with wheels and drop pins or rods for securing gates when open and closed.

E. Non-residential loading docks adjacent to the right-of-way, without any intervening buildings, shall be screened with a masonry wall a minimum of four feet in height.

8.8.2. Above Ground Utility Screening

A. Ground equipment such as hotboxes, transformers, generators, and HVAC units shall be screened from view from streets, on-site sidewalk, greenways, and adjacent properties.

B. All screening methods utilized to screen utilities shall meet the requirements of the utility provided and be approved by the Administrator

C. Above ground utilities shall be of an earth-tone or muted color, where possible, to blend in with a vegetative screen.

D. An opaque, planted screen shall be provided, reaching a height equal to or greater than that of the above-ground utility within two (2) years. The height of the screen shall be approved by the Administrator where heights of the utility exceed eight (8) feet. Alternatively, screen walls incorporated into the building design may be utilized for utility screen when the wall materials are consistent with those the principal building.

8.9. General Installation and Maintenance Standards

It is the intent of this section to ensure that the planting and preservation areas established to meet the requirements of this section are maintained. Minimum spacing requirements are located in Sections 8.6.1.C and 8.7.2.D.

8.9.1. Installation standards For New Plantings

A. **Plant Species:** Plantings installed to meet the baseline vegetation requirement and other requirements of this section shall be chosen from the Official Planting List maintained by the Town of Wake Forest Urban Forestry Board. Substitutions may be made only by advance approval of the Urban Forestry Board.

B. **Variety:** When selecting species for planting, the applicant shall reference the Town of Wake Forest Urban Forest Management Plan as a guide to promote tree diversity.

~~Trees species in major subdivisions shall vary from street to street in accordance with Policy ST-3 from the Wake Forest Community Plan.~~

C. **Canopy (Large Shade) Trees:** Canopy trees must be a native or locally-adapted species with an expected mature height of 40 feet or greater and an expected mature crown spread of 30 feet or greater. When planted, canopy trees must have a minimum caliper of 1.5 inches as measured at 6 inches above grade. Multi-stemmed trees shall have at least 3 stalks with a minimum 1.5 inch diameter at breast height (DBH), or approximately 4.5 feet above grade, and must be at least 8 feet in height when planted.

D. **Understory (Small) Trees:** Understory trees have an expected mature height between 20 and 40 feet. When planted, understory trees must be a minimum of 1 inch as measured at 6 inches above grade. Multi-stemmed trees shall have at least 3 stalks and must be at least 6 feet in height when planted.

E. **Shrubs:** At the time of planting, all shrubs except for shrubs planted as part of a buffer requirement shall be a minimum of 18 inches in height or spread and reach a minimum height of 36 inches and a minimum spread of 30 inches at maturity. Shrubs required in buffers shall be a minimum of 3 feet in height at time of installation measured above grade and reach a minimum of 6 feet in height at maturity and shall be spaced a minimum of 5 feet on-center.

F. **Timing of Plantings:** Any tree planted to satisfy the requirements of this chapter must be planted after October 1st and before March 31st. Any tree planted after April 1st and before

September 30th will not count toward the landscape requirements of this chapter. If the project timing is such that trees to be counted toward the requirements of this chapter cannot reasonably be planted within the required October 1st to March 31st timeframe before the applicant requests a Certificate of Compliance, the Administrator may grant the applicant one additional year from the date of application for a Certificate of Compliance in which to plant such trees. In order to ensure that all such trees are planted within this one year period, the applicant shall provide the town with an improvement guarantee in accordance with the provisions of Section 6.12.

G. **Plantings near Parking and Vehicular Use Areas:** All planting areas that are adjacent to parking or vehicular use areas shall be protected from vehicular intrusion or damage from excessive vehicular lubricants or fuels.

H. **Motorist Obstruction Prohibited:** Landscaping shall not obstruct the view of motorists using any street, parking aisle, private driveway, or the approach to any street intersection so as to constitute a traffic hazard or a condition dangerous to public safety.

I. **Conformance with Nursery Stock Standards:** Plant materials used in conformance with the provisions of this section shall conform to standards promulgated by the American Association of Nurseryman in "American Standards for Nursery Stock" (ANSI Z60.1-2004), as amended from time to time hereafter. All plant material shall be free of disease and pests; have good structure and branching form; be free from constricting ties; have a healthy root system without girdling roots; have a visible root collar at the time of planting; and be in vigorous health.

J. **Planting in Utility Easements:** The planting of required trees and shrubs in utility easements is discouraged but may be permitted with written approval of the easement owner.

K. **Ground Treatment:** All tree plantings shall be mulched with 3 inches of shredded bark or 4 inches of pine straw in a 3-foot radius around the tree, or to the dripline, whichever is greater. The mulch shall be free of trash and maintained weed free thereafter. The mulch shall not cover the root collar.

L. **Trimming and Pruning:** All required plantings shall be allowed to reach their mature size and shall be maintained at their mature size. Trimming and pruning shall be done in strict accordance with the ANSI A300 standards, as amended from time to time hereafter. Topping is not an acceptable pruning practice. The Administrator may require the removal and replacement of any tree(s) that have been topped or excessively trimmed.

M. **Staking:** Staking is required only when a plant is unable to support itself with its existing root system. Examples of this are: bare rooted plants, a strong wind situation, loose soil, wet conditions, steep slopes, and large size plant material. Tree ties are to be a soft, wide (minimum, 1 inch) polymer material. No knots are to be tied around the trunk that may restrict growth. Ties are to be removed after one year following installation.

N. **Soil Modification:** Soil modifications shall be required on sites where the soil is poor in quality and structure. Soil modifications may include tilling, deep ripping, addition of nutrition/fertilizer or other organic compounds, conditioning additives to effect a change in the water holding capacity of the soil, soil structure, soil texture, and Ph, such as gypsum, sand, lime, dolomite, chemicals, mulches, otherwise.

8.9.2. Maintenance

It shall be the responsibility of the property owner(s) or assigned caretakers to ensure that all regulated landscaped areas, buffers, fencing, and tree save areas are installed, preserved, and maintained in good growing conditions, appearance, and usefulness. Damage and disturbances to these areas shall result in vegetation replacement and/or fines and other penalties. Preservation and maintenance shall include:

A. Any dead, unhealthy, or missing vegetation, shall be replaced with vegetation that conforms to the standards of this section and the approved site and/or subdivision plan.

B. All required buffers, streetyards, vehicular use areas, tree save areas and other landscaped areas shall be free of refuse and debris, shall be treated for pest/diseases in accordance with the approved site and/or subdivision plan, and shall be maintained as to prevent mulch, straw, dirt, or other materials from washing onto streets and sidewalks.

C. The owner(s) shall take actions to protect all plant material from damage during all facility and site maintenance operations. All plant material must be maintained in a way that does not obstruct sight distances at roadways and intersections, obstruct traffic signs or devices, and interfere with the use of sidewalks or pedestrian trails. Plant material, whether located within buffers, tree save areas, or within planted areas (required by the site and/or subdivision plan) shall not be removed, damaged, cut or severely pruned so that their intended form is impaired. Shrubs within vehicular use areas, streetyards, and street fronts may be pruned, but must maintain at least 3 feet in height.

D. In the event that existing required vegetation located within any buffers, tree save areas, streetyards, vehicular use or other landscape areas poses an immediate or imminent threat to improved structures on private property or public property, excessive pruning or removal of the vegetation may be allowable provided authorization is obtained from the Administrator, and the performance standard of the landscape area is maintained consistent with this section. Replacement vegetation may be required as a condition of the permit.

E. In the event that any vegetation or physical element functioning to meet the standards of this section is severely damaged due to an unusual weather occurrence or natural catastrophe, or other natural occurrence, the owner may be required to replant if the requirements of the section are not being met. Replacement vegetation shall conform to the standards of this section and the approved site and/or subdivision plan.