



TOWN *of* WAKE FOREST

Planning Board Meeting Agenda October 11, 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 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
[DraftPBMinutesSept202213.pdf](#)

4.Presentations

- 4.A. Wake Forest Public Transit Plan: Toole Design Group LLC (Consultant Team)
Introduction and Project Kick-Off Presentation

5.Old Business with Public Comment

6.Old Business

7.New Business with Public Comment

- 7.A. LEGISLATIVE CASE RZ-22-04 WakeMed; Consideration of a rezoning filed by WakeMed to rezone 14.41± acres located at 0 Siena Drive and 0 Dr. Calvin Jones Highway, being Wake County Tax PINs 1840070540, 1840070859, and 1830976175,

from Conditional Use Neighborhood Business (CU NB) to Neighborhood Business Conditional District (NB CD).

[Staff Report](#)

[Attachment A Neighborhood Meeting Information](#)

[Attachment B Application with Signed Conditions](#)

[Attachment C Maps](#)

[Attachment D Site Master Plan](#)

[Attachment E WakeMed TIA Executive Summary](#)

[Attachment F Plan Consistency Matrix](#)

[Attachment G Rezoning Case History](#)

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

[RZ-22-02 Staff Report.pdf](#)

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

[Attachment B - Application.pdf](#)

[Attachment C - Maps.pdf](#)

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

[Exhibit 1 - Proposed Conditional District Plan.pdf](#)

8.New Business

9.Staff Comments

10.Planning Board Comments

11.Adjournment



Planning Board Agenda Item Report

Agenda Item No.: 2021-685-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: October 11, 2022

SUBJECT

Approval of Minutes

Recommendation:

Item Summary:

ATTACHMENTS

- [DraftPBMinutesSept202213.pdf](#)



Wake Forest Planning Board Minutes

The Wake Forest Planning Board met on **Tuesday, September 13, 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 (*Ms. Kuropas arrived at 6:02 p.m.*), Thomas Ballman, Christopher Joyner, Michael Hickey, Michael Siderio, and Sheila Bishop

Planning Board Members absent: None

Staff Members present: Planning Director Courtney Tanner, Long Range Planning Manager Brad West, Town Attorney Hassan Kingsberry, Strategic Performance Manager Lisa Hayes, Senior Planner for Historic Preservation Michelle Michael, and Town Clerk Theresa Savary

1. Call to Order

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

2. Adoption of Agenda

ACTION:

Mover: Michael Hickey moved to adopt the agenda as presented.

Second: Michael Siderio.

Vote: Motion carried 6-0.

3. Approval of Minutes

ACTION:

Mover: Karin Kuropas moved to approve the August 9, 2022 minutes as presented.

Seconded: Thomas Ballman.
Vote: Motion carried 6-0.

ACTION:

Mover: Michael Hickey moved to approve the June 14, 2022 minutes as presented.
Seconded: Sheila Bishop.
Vote: Motion carried 6-0.

4. Presentations

4.A. 2022 Strategic Plan Presentation

Strategic Performance Manager Lisa Hayes presented the 2022 Strategic Plan.

There were no questions or comments.

A hardcopy of the 2022 Strategic Plan is filed in the Clerk's Office with the September 13, 2022 minutes.

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 Session on CPA-22-03, Draft Town of Wake Forest Historic Preservation Plan Update

Senior Planner for Historic Preservation Michelle Michael provided a brief overview on the process of the Draft Historic Preservation Plan Update.

Emily Reed with Stantec Consulting provided a presentation of the Historic Preservation Plan Update.

Thomas Ballman had questions regarding implementation of easements for historic purposes.

Mike Siderio asked about the achievements from the 2012 Historic Preservation Plan. Ms. Reed stated they made progress on almost all of them, but it was just a more limited set of goals. Mr. Siderio asked if the goals for the next 10 years are lofty or will they be easy to achieve. Ms. Reed stated she thinks it's a good mix. Planning Director Courtney Tanner stated one of the gaps they currently have is staffing and that will be up to the will of the Board to allocate additional staffing.

Public Comment

Margaret Watkins at 407 Belmellen Ct., Wake Forest, NC thanked staff and believes it's a strong plan.

Discussion

Chair Kimray stated it's a phenomenal plan and thanked staff and Stantec Consulting.

Thomas Ballman expressed he likes the concept of wayfinding medallions at street level. Chair Kimray stated there is a wayfinding committee that is looking at all avenues including the street level. Courtney Tanner said if you visit engagewakeforest.org there's a lot of initiatives on the site including the Wayfinding Plan and there may be additional surveys available.

Thomas Ballman asked if state credits are easier than the national credits. Ms. Michael explained the two types of historic tax credits. Mr. Ballman asked if the state credits are more lenient. Ms. Michael replied, no.

A hardcopy of the Draft Town of Wake Forest Historic Preservation Plan Update is filed in the Clerk's Office with the September 13, 2022 minutes.

ACTION:

Mover: Sheila Bishop moved to approve CPA-22-03, Draft Town of Wake Forest Historic Preservation Plan Update as presented.

Seconder: Michael Hickey.

Vote: Motion carried 7-0.

Chair Kimray declared the public comment session closed.

8. New Business

No New Business presented.

9. Staff Comments

Planning Director Courtney Tanner stated there is a Special Work Session coming up on Monday, October 3, 2022 and there's tentatively a Joint Public Hearing scheduled on Tuesday, October 4, 2022.

Ms. Tanner reminded the Board the joint public hearing will be a quasi-judicial hearing and there is to be no communication with the public regarding the case. Ms. Tanner provided a brief overview on the process of the joint public hearing.

10. Planning Board Comments

No Planning Board comments.

11. Adjournment

ACTION:

Mover: Michael Hickey moved to adjourn at 6:39 p.m.

Seconder: Karin Kuropas.

Vote: Motion carried 7-0.

Duly approved in open session this 11th day of October 2022.

Theresa Savary
Town Clerk

Joe Kimray
Planning Board Chair



Planning Board Agenda Item Report

Agenda Item No.: 2021-663-
Submitted by: Courtney Tanner
Submitting Department: Planning
Meeting Date: October 11, 2022

SUBJECT

Wake Forest Public Transit Plan: Toole Design Group LLC (Consultant Team) Introduction and Project Kick-Off Presentation

Recommendation:

Item Summary:

ATTACHMENTS

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Planning Board Agenda Item Report

Agenda Item No.: 2021-641-

Submitted by: Kari Grace

Submitting Department: Planning

Meeting Date: October 11, 2022

SUBJECT

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

Recommendation:

Item Summary:

ATTACHMENTS

- [Staff Report](#)
- [Attachment A Neighborhood Meeting Information](#)
- [Attachment B Application with Signed Conditions](#)
- [Attachment C Maps](#)
- [Attachment D Site Master Plan](#)
- [Attachment E WakeMed TIA Executive Summary](#)
- [Attachment F Plan Consistency Matrix](#)
- [Attachment G Rezoning Case History](#)



Staff Report

Case RZ-22-04: WakeMed

Meeting Date	October 11, 2022
Requested Actions	Consideration of the Following Items related to the Zoning Map Amendment for 0 Siena Drive and 0 Dr Calvin Jones Highway: 1. Act on Plan Consistency Statement 2. Rezone 14.41 acres on the Town of Wake Forest Zoning Map from Conditional Use Neighborhood Business (CU NB) to Neighborhood Business Conditional District (NB-CD).
Case Manager	Kari Grace, Senior Planner

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (Tentative)
May 25, 2022 <i>(See Attachment A)</i>	October 11, 2022	November 1, 2022

CASE INFORMATION

Applicant	Matt McGinley, Stewart Inc. 421 Fayetteville Street, Suite 400 Raleigh, NC 27601
Property Owner	WakeMed Property Services 3000 New Bern Avenue Raleigh, NC 27610
Location	Northwest corner of Dr. Calvin Jones Highway (NC98) and Siena Drive
Address	0 Siena Drive and 0 Dr Calvin Jones Highway
Wake County Tax PIN(s)	1840070540, 1840070859 and 1830976175
Acreage	14.41 acres

Zoning	Existing:	Neighborhood Business Conditional Use (CU NB), Special Highway Overlay (SH2-O), Richland Creek Water Supply Watershed Overlay
	Proposed:	Neighborhood Business Conditional District (NB-CD)
Land Use	Existing:	Vacant and Stormwater Detention Pond
	Proposed:	Medical Office
Future Land Use Map	Existing:	Corridor Commercial and Conventional Residential
	Proposed:	Corridor Commercial and Conventional Residential
Corporate Limits	This application is in the Town’s corporate limits.	
See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Community Plan Maps. See page 42 in the Community Plan for a description of the Corridor Commercial land use designation.		

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Open Space	General Residential 5 Conditional Use (CU GR5)
South	Dr. Calvin Jones Highway	n/a
East	Siena Drive	n/a
West	Vacant (Grove 98 Approved and Under Construction)	Planned Unit Development (PUD)
The proposed land use is generally compatible with surrounding land uses. The proposed zoning is generally compatible with surrounding zoning. See Attachment C for associated maps.		

ZONING CASE HISTORY

The property is currently subject to two Conditional Use Permits. The parcel identified by 1840070859 is associated with rezoning case RZ-06-01. The parcels identified by PINs 1840070540 and 1930976175 are associated with rezoning case RZ-99-11. Conditions associated with the Conditional Use Permits are contained in Attachment G.

PROPOSED USES

The following uses are proposed:

- Medical Office
- Office

- Retail
- Residential Care Facility

See Table 2.3.3, Use Table, in the Unified Development Ordinance for a list of uses permitted as of right in the Neighborhood Business District.

MASTER PLAN ANALYSIS

Open Space	Required: 0% or 0.0 acres Proposed: 0% or 0.0 acres Summary: Nonresidential development does not require minimum open space allotment. The applicant proposes 5.25 acres of tree conservation area. The proposed Master Plan complies with the minimum open space percentage requirement in the UDO.
Park Space	Required: 0% or 0.0 acres Proposed: 0% or 0.0 acres Summary: Nonresidential development does not require minimum park space allotment. The applicant proposes to provide amenities along the new multiuse path, including seating, picnic table, trash cans, water fountain, and bike repair station. The proposed Master Plan complies with the minimum park space percentage requirement in the UDO.
Parking	Required: Per UDO Chapter 9.4, the parking requirement for medical office is 1 space per 250 SF or 330 parking spaces. The bike parking requirement is 2 spaces per 50 automobile spaces or 14 bike spaces. Proposed: The applicant is proposing to provide 333 parking spaces through off-street parking spaces and 14 bike parking spaces. Two electric vehicle charging stations are also proposed. Summary: The proposed Master Plan complies with the minimum parking requirements in the UDO.
Public Utilities	Required: The UDO requires that public water and sewer mains are extended to serve the site. Proposed: The development will extend an 8" water line along the extension of Piazza Way to serve the site. It is already served by an 8" sewer line located along Siena Drive. Summary: The proposed Master Plan complies with the public utility requirements in the UDO.

Roads	Required: The Comprehensive Transportation Plan (CTP) requires that 6' sidewalk be installed on the west side of Siena Drive along the frontage of the property without sidewalk to comply with the 2A local street cross section. See the 2A cross-section. The UDO requires that stubbed streets on adjacent parcels be extended through the subject parcel. As such, a 2A local street is required through the property. The CTP requires a multiuse path on the Piazza Way extension. See Map 4-5, Future Pedestrian Network. The CTP identifies Dr. Calvin Jones Highway as a Boulevard with the 4B cross section. No improvements are required for Dr. Calvin Jones Highway. Based on trip generation, a TIA was required for this project. Recommendations from the TIA included striping for a left turn on Siena Drive and proportional contribution towards a traffic signal for the Siena Drive and Dr. Calvin Jones Highway intersection. The TIA findings indicate that the intersection should be monitored for a Proposed: The proposed Site Master Plan (Attachment D, Sheet C3.00) shows the required and proposed improvements. The local street extension continues the multiuse path approved by the Grove 98 development on the north side of the extension of Piazza Way. The street is proposed as private right-of-way for consistency. There is currently a high visibility crosswalk across Siena Drive between Tryst Lane and Piazza Way. Crosswalks are proposed to be relocated and added at the Tryst Lane and Siena Drive intersection and the Piazza Way and Siena Drive intersection. Rectangular Rapid Flashing Beacons (RRFBs) are also proposed at the Siena Drive and Piazza Way intersection. The rezoning conditions propose a proportional fee-in-lieu for a traffic signal for the Siena Drive and Dr. Calvin Jones Highway intersection. Summary: The proposed Master Plan complies with the minimum roadway infrastructure requirements in the UDO.
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COMPREHENSIVE PLAN CONSISTENCY

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

Historic Preservation Plan (2012)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2021)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Resources Master Plan is not applicable to the zoning map amendment request.
Public Art Vision Plan (2009)	The Public Art Vision Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.

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

PROPOSED ZONING CONDITIONS

Site Zoning Conditions

1. The conditions outlined below replace previous zoning conditions of the properties.
2. Uses are limited to residential care facilities, medical office, retail, and office.
3. No direct driveway access to the NC-98 Bypass is allowed.
4. Parcel PINs 1840070859, 1840070540 and 1830976175 shall be recombined.
5. The Neuse River Riparian Buffers shall be maintained as conservation areas.
6. Provide a 100-foot drainageway buffer and conservation easement in perpetuity except as necessary for construction and maintenance of the stormwater management system according to best management practices.
7. Section 9.8.1.B of the UDO limits the maximum number of driveways permitted per parcel, however, states that additional entrances or exits may be permitted after showing of actual necessity and upon approval of the Board of Commissioners. A total of four driveways are necessary to allow for sanitary and waste management access to the dumpster location, which will be separate from vehicular and pedestrian circulation.
8. The site master plan is a condition of the rezoning request. Amendments of the master plan shall require a rezoning amendment unless the administrator finds the modification to be minor and in keeping with the spirit and intent of the approved site master plan.
9. A proportional fee-in-lieu for a traffic signal at Siena Drive and Hwy 98 shall be provided in the amount of \$12,539 prior to construction plan approval.

10. Section 2.2.5.A.5 of the UDO sets a maximum of 50,000 SF per building in the Neighborhood Business (NB) district. The associated site master plan modifies this requirement to allow a building to exceed 50,000 SF.
11. Two (2) electric vehicle (EV) chargers shall be provided on site, with the location to be determined during the construction plan submission phase.

Architectural Zoning Conditions

1. These architectural conditions are only applicable for medical office use.
2. Pertaining to allowable façade materials:
 - a. The building façade, as measured from the finished grade to the roof deck, will have no less than 50% masonry as the primary material (excluding glazing) on each building elevation, which exceeds the requirements for 50% only on street-facing facades and 25% on side facades in UDO section 5.6.2.A.
 - b. Premium non-masonry natural finish material(s) (e.g., natural copper, zinc, wood, stone, etc.) may be used for a maximum 15% of each building elevation. These materials are in addition to the allotment of materials allowed in UDO section 5.6.2.A.
 - c. Lap siding (i.e., cementitious fiber board), exposed heavy timber, stucco, EIFS and concrete are not permitted building facade materials on any elevation. This is more selective than the façade materials allowed in UDO section 5.6.2.A.
3. Pertaining to façade interest details:
 - a. Expanses of blank walls may not exceed eight feet in width. Interest details must be clearly visible from the right-of-way and must include at least one of the following: change in plane, change in color, change in material, change in pattern, canopies, transparent windows or doors, recessed or projected areas for seating or gathering, or vertical trellises. This exceeds the requirements of UDO section 5.6.3.A.
 - b. The building façade, as measured from the finished grade to the roof deck, will have a minimum 30% glazing on each building elevation, including a minimum of 30% glazing on the ground floor. This provides an equal or greater amount of glazing but with more flexibility on the distribution to allow for the needs of the medical office use. This condition replaces the requirements in UDO section 5.6.3 for transparency zone and glazing requirements.
 - c. Sprandel glass may be utilized to meet up to 30% of the glazing requirements.
4. Any rooftop equipment screen will coordinate in color, profile and/or material with the materials and profiles of the main building materials. This exceeds the requirements in UDO section 5.6.4.A.
5. In lieu of the requirements in UDO section 5.6.5.C, Articulation:
 - a. The building's plane will use a minimum 5' offset or a minimum 5' deep overhang at entries, waiting areas and lobbies on the building perimeter, on each elevation, with no offset or overhang greater than 50% of the length of any individual side.
 - b. For portions of walls not met by condition 5a, no walls may extend more than 3 windows, of the same size or shape, across an elevation without a change in plane, change in color, change in material, or change in pattern that visually subdivides the wall through at least 75% of its height.

- c. In addition, change in plane will occur along any building elevation where there is also a change in material.
- d. At least 2 changes in vertical profile (e.g., parapet, roof screen etc.) and/or roofline are required along any public street-facing building elevation using an architectural element integral to the building materials and design (which may include a rooftop screen that complies with condition #4). At least 1 change in vertical profile and/or roofline is required along any other elevation.
- e. A secondary entrance will be provided along each elevation instead of a second principal entrance.

See Attachment B for signed, proposed conditions.

STAFF RECOMMENDATION

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

ATTACHMENTS

- Attachment A:** Neighborhood Meeting Information
- Attachment B:** Application with Zoning Conditions
- Attachment C:** Maps
- Attachment D:** Proposed Site Master Plan
- Attachment E:** Traffic Impact Analysis (TIA) Executive Summary
- Attachment F:** Plan Consistency Analysis
- Attachment G:** Rezoning Case History



May 06, 2022

Dear Property Owner,

The following is a notice that a neighborhood meeting will be held (virtually) to discuss a development proposal in the vicinity of your property:

Project Name: Wake Med Medical Office Building Wake Forest
Project Location: 0 Siena Drive (see attached reference map)
Meeting Date: Wednesday, May 25th 2022
Meeting Time: 6:00 - 7:00 pm
Meeting Location: Virtual Microsoft Teams Meeting and Call-in Number
<https://bit.ly/3waAZHt>
Dial-in for Audio: +1 872-205-6904
Conference ID: 374 148 923#

Application Type: Conditional District Rezoning
Size of Property: 14.41 acres

Wake Med Medical Office Building is seeking conditional district rezoning for the property shown below. This site will provide medical office services for the Wake Forest community. The proposed site plan will be presented during this neighborhood meeting via the virtual Microsoft Teams meeting will then go before the Town of Wake Forest Planning Board and Board of Commissioners at future dates for a public comment session and a public hearing.

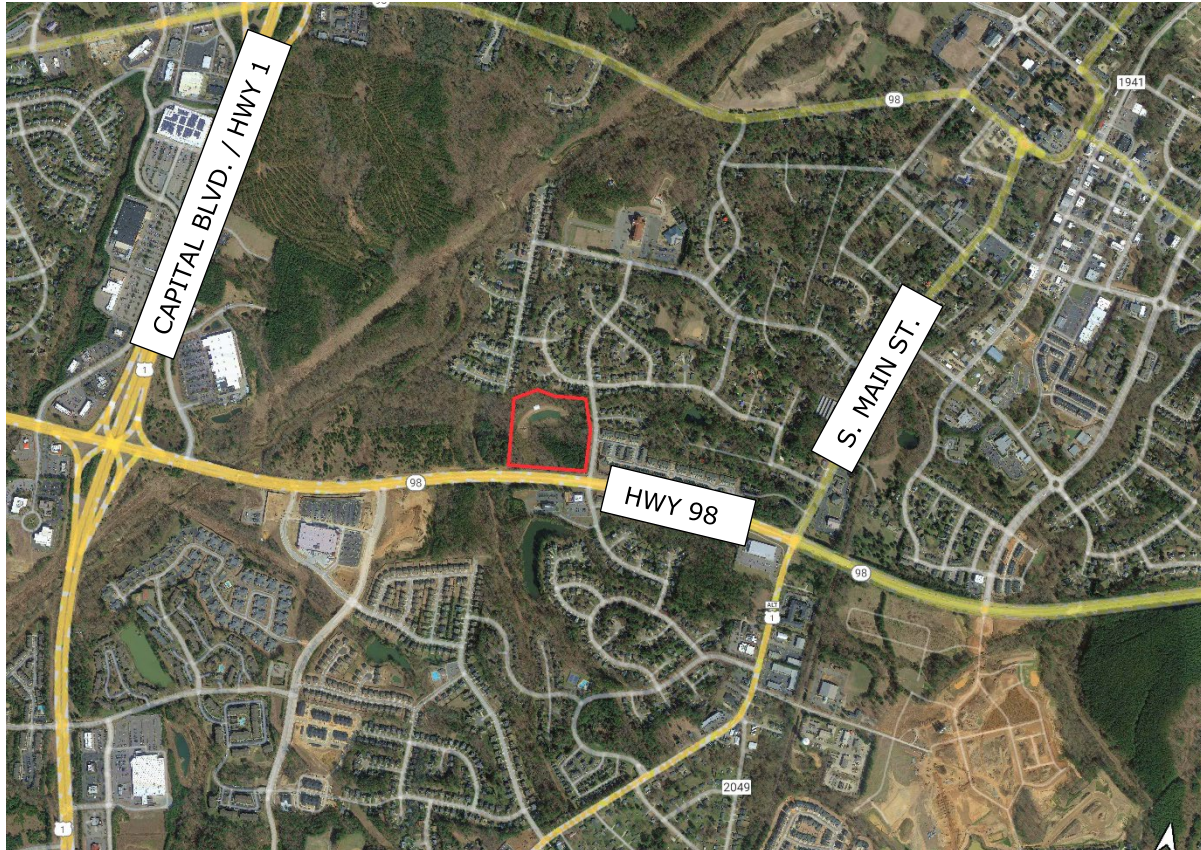
If you would like to request a digital invitation for this meeting, please contact Matthew McGinley at mmcginley@stewartinc.com. Meeting materials will be available by May 23rd by request as well. We look forward to your attendance.

Sincerely yours,

Matthew McGinley, PLA
Project Manager
Stewart, Inc.
Direct 704.909.3557
Office 704.334.7925

Thomas Cavender
VP Construction/Facilities
WakeMed Health & Hospitals

Property Location:



WAKEMED MEDICAL OFFICE BUILDING, WAKE FOREST

NEIGHBORHOOD MEETING MINUTES

DATE: Wednesday, May 25, 2022
TIME: 6:00pm – 7:00pm
LOCATION: Microsoft Teams Meeting

STAFF ATTENDEES:	Joel Dabrowski, Little Baohong Wan, VHB Matt McGinley, Stewart	Scot MacIver, Stewart Mira Lin, Stewart Neighborhood Attendees (see accompanying list)
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INTRODUCTORY PRESENTATION:

1. Welcome & Introductions

2. About The Project

- Introduction to the proposed development and design team.

3. Context & Existing Conditions

- Town of Wake Forest Jurisdiction Map – Highlighted the location of the site within the greater Wake Forest area and its designation as part of the town's Zoning and Overlay District.
- Aerial Image – The existing pond, current undeveloped parcel, neighboring developments and residential communities surrounding the site and adjacent NC DOT maintained roads were described.

4. Current Zoning and Overlay District

- Zoning Map – Illustrated the current zoning designation as well as the site's location within the Special Highway Overlay District and how this impacts the development of the site. Reducing points of ingress and egress, building and structure setbacks as well as landscape buffers for screening and beautification of the major access corridor of NC-98.

5. Proposed Rezoning Conditions

- Rezoning conditions proposed for the site as well as building limitations were discussed.
- Current status of the project within the rezoning process was noted, as well as estimated timeframe to complete the rezoning process was illustrated.

6. Site Plan & Illustrative Plan

- Site Plan – Presentation of the proposed site plan included the main entrance to the property off of Siena Drive due to limited access points allowed along NC-98. The southern part of the site will be developed to include a medical office building along with adequate parking. The northern part of the site will be maintained as a natural area, to include the existing wet pond to be reconstructed and upsized to capture and treat on site drainage. Landscape buffers will be created along all street frontages of the property. The north side

buffer of the property will be maintained a tree save area and to not disturb the existing vegetation.

- Traffic Flow Plan – The project has gone through two Traffic Impact Analysis due to the recent developments constructed in the neighborhood along the NC-98 corridor based on NCDOT and the Town of Wake Forest standards.

7. Open for Questions

COMMUNITY DISCUSSION:

8. Hours of Operation and Usage:

1. What is going to be included in the medical office building and what are the hours of operation?

***Response:** The building will house a variety of medical office uses including general practice, rehabilitation, imaging, etc. This will be an outpatient facility with no residence living on site. The hours of operation are normal business hours with limited weekend hours.*

9. Traffic Impact:

1. Will the additional traffic be kept out of the adjacent neighborhood?
How will you handle increased traffic at the intersection of Siena and 98? Already nearly impossible to exit and enter the neighborhood. (Angela – 6:14)
Will you address how this will affect the already dangerous 4-way stop at Siena/Lakeview – very concerned about traffic flow. (Angela - 6:16)
Has a traffic study been done and will a traffic light be installed at Siena and Hwy.98 bypass?
2. People speed through our neighborhood, we have children and pets. Traffic studies don't show how many pedestrians have nearly been plowed over in our neighborhood nor does it take into effect that five traffic signals will now be in less than a mile stretch. Why is and entrance on 98 not an option? (Martha – 6:21)
***Response:** Entrance on NC 98 is not allowed by NCDOT, as 98 is considered as a strategic transportation corridor with controlled access.*
3. What will prevent your traffic from going straight on Piazza Way and cross Siena? (Wayne – 6:22)
***Response:** No physical barrier is proposed, and the likelihood is low as it is quicker and safer for traffic to access 98.*
4. Why can't they just access through Grove 98 where there is a stop light? (Martha – 6:23)
***Response:** Cross-connection to Grove98 will be provided, so traffic will be able to access 98 at the stop light at Ligon Mill and a new stop light to be constructed with Gove98 North.*
5. I would like to see more thoughtful planning in the development of Wake Forest and know that the residents' concerns are truly heard and change effected. (Angela 6:28)
***Response:** Acknowledged.*
6. Perhaps a 'No thru traffic' sign might keep people from crossing across to Piazza Way to exit thru our community? (Vivian 6:38)

Response: *This may be a possible prevention; we will talk to the town.*

7. Why can't the entrance into the medical complex happen off of Hwy 98? (Vivian 6:59)

Response: *Hwy 98 is a limited access corridor.*

8. How many parking spaces? What is traffic going to be like on Siena Drive and NC98 with this many people coming to the building every day?

Response: *There are approximately 335 parking spaces not necessarily for everyday use, especially not in the beginning, but for future growth toward full capacity.*

9. Why connection road to Grove 98? This will add to the heavy traffic on Siena Drive.

Response: *The through connection to Grove 98 is required by the Town for better circulation.*

10. What is going to prevent people coming across Siena into our neighborhood? Can you only allow a right turn onto Siena from your property?

Response: *The project team will work with the Town to address cut-thru traffic issues. In our opinion providing safe and quick access on 98 is the best way to reduce or eliminate the incentives for cut-thru traffic.*

11. The streets are private, there are 'Towing' and 'No Speeding' signs. What is the process to limit traffic onto our portion of Piazza Drive? There will be a lot of traffic from the 3 story MOB.

Response: *The project team will work with the Town to address cut-thru traffic issues.*

12. If there is no direct access (to 98) it won't be a good location. DOT isn't always beneficial to residents. Where and how are the cars going out of there without using the private neighborhood street?

Response: *Although direct access is not allowed, cross-connection to Grove 98 will be provided, so traffic will be able to access 98 quicker without using the private neighborhood street.*

13. Is there directional signage to suggest traffic to exit towards Grove 98 instead of Siena?

Response: *This is a good suggestion we will consider in developing way finding signage.*

14. Is it possible to make Piazza a one-way street to reduce traffic back onto Siena?

Response: *One way is rare, and has a negative impact on traffic circulation for the entire area. We cannot prohibit people from turning right onto Siena but can provide alternate option to exit through Grove 98.*

15. There are traffic issues at LIDL. What can you do from preventing similar situations from happening at this site?

Response: *Each project is different, but in general MOB is considered a lower generator than grocery stores. The project team is working with NCDOT and the town staff to identify impact and address it accordingly.*

16. There are traffic issues at Holding when church is out.

Response: Acknowledged. The Holding Avenue intersection was studied in the TIA, and the analysis indicated minimal impact due to this project.

17. There is parking along Lakeview, making it less desirable for cut-through traffic from this site.

Response: The study didn't send any site traffic to Lakeview. Allowing parking could be beneficial for reducing cut-thru traffic and speeding.

10. Landscape Buffers:

1. Will there be a substantial tree buffer facing Siena? There are townhomes with their backyards directly facing Siena. (Cynthia 6:24)

Response: Yes, the town requires landscape buffers along any street frontage. The planting will follow this ordinance.

11. Retention Pond:

1. Where is the overflow from the retention pond going to go? It is already incorrectly underutilized by Siena Townhomes which we hope to correct since their stormwater is flowing into Pineview Estates. How are all the nonpermeable surfaces going to impact the retention pond? (Ann – 6:39)

2. There is flooding at Tryst Lane, there is water flowing into the neighborhood and not to the pond. Is there anything you could do or study? Estimate the water to go into the pond from offsite sources. Backyards have been flooding ever since Siena Townhomes were built. Any change to the property will impact the pond.

Response: The project has taken into account Siena Townhomes as well as the drainage requirements of the MOB development and will reconstruct and enlarge the pond to ensure it functions properly.

3. I am concerned the current pond is not completed properly, even a small rain we experience flooding.

Response: The current pond is not fully designed nor built. The pond will be reconstructed and it will function much better once the project is completed.

12. Building:

1. Height of building, are there any 3 story buildings on 98 corridor? Can the building be reduced to 2 story? This will reduce traffic to/from the property.

Response: The building will look more like a 2-story since the property sits about one story below grade of the neighborhood.

2. Is there a visual of what the building will look like from the street?

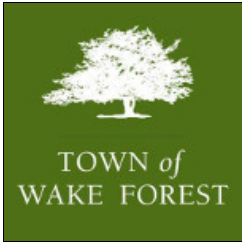
Response: The building elevations are still in process and be included in the building permit submittal.

3. Why is the building facing Hwy 98 and Siena? This draws more traffic onto Siena Drive.

Response: The ordinance requires the main entrance to face main access road which is either 98 or Siena.

NEIGHBOR ATTENDEE LIST:

Wayne Moorefield
Cynthia Wilson
Marcus Newman
Vivian Phillips
Nick Kentopp
Bruce Russell
Maurice Pentico Jr.
Martha McNair
Rose McCabe
Joel and George (Guest)
Ann Theburge
Matt Stewart
Angela Eisenhardt
Teri Wrey
Neil and Deborah Cronin
Dennis Weldon
Judy Padgett



Conditional District Rezoning Application

(Conditional District Rezoning Workflow)

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

TEL (919) 435-9510 | FAX (919) 435-9539

Project Overview

#737132

Project Title: Wake Med MOB Conditional District Rezoning

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Conditional District Rezoning

State: NC

Workflow: Conditional District Rezoning

County: Wake

Submittal Requirements

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

[VIEW CONDITIONAL DISTRICT REZONING
SUBMITTAL CHECKLIST](#)

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

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

Pre-Application Meeting

Has a pre-application conference been held?: Yes

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

Pre-Application Conference Date: 01/18/2022

Staff Member Met With: Kari Grace, Emma Linn, Joe, Guckavan

Project ID: RZ-22-04

Project Information

Development/Subdivision (optional - for reference only):

Wake Med MOB

Project Address or PIN:

- 0 SIENA DR (1840070540)
- 0 SIENA DR (1840070859)

Tax PIN:

- 1840070540
- 1840070859

Zoning: Zoning

- 0 SIENA DR: NB
- 0 SIENA DR: NB

Current Zoning Overlay: SH2-O, Dr. Calvin Jones Highway

Town Limits: Inside corporate limits

Overlay

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

Land Use: Land Use Development

Acreage: 14.41

- 0 SIENA DR: Residential

GIS Acreage: Parcel

- 0 SIENA DR: 11.66
- 0 SIENA DR: 2.75

Zoning Information

Currently a Conditional District?: Yes

Currently a Conditional Use?: Yes

Is there an existing Special Use Permit for the Property?: No **Related Town of Wake Forest Case Numbers:** RZ-22-04

Project Contacts

Please enter all project contacts related to your application.

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

Project Contact - Applicant

Matthew McGinley
Stewart. Inc.
421 Fayetteville St, 400
Raleigh, NC 27601
P:919-866-4822
mmcginley@stewartinc.com

Project Contact - Developer

Thomas Cavender
Wake Med
3000 New Bern Ave
Raleigh, NC 27610
P:(919) 350-8000
tcavender@wakemed.org

Project Contact - Traffic Engineer

Baohong Wan
VHB
904 MAIN CAMPUS DRIVE, 500
Raleigh, NC 27606
P:919.741.5526
bwana@VHB.com

Project Contact - Property Owner

Thomas Cavender
Wake Med
3000 New Bern Ave
Raleigh, NC 27610
P:(919) 350-8000
tcavender@wakemed.org

Project Contact - Engineer

Ashleigh Hales
Stewart
223 S. West St, 1100
Raleigh, NC 27603
P:9193808750
ahales@stewartinc.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.

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

Proposed Conditional Zoning District: NB-CD, Neighborhood Business

Proposed Land Use:

NEIGHBORHOOD BUSINESS, CONDITIONAL USE

Proposed Number of Lots: 1

Number of Buildings: 1

Number of Single-Family Lots: 0

Number of Townhome Lots: 0

Number of Multi-Family Units: 0

Number of Stories: 3

Square Footage of All Buildings (non-residential): 82387

Plan Information - Conditional Rezoning

Description of Request:

Medical office building along corner of 98 and Siena Drive

Initial Proposed Conditions Offered by Applicant:

PROPOSED SITE ZONING CONDITIONS

1. The following uses are prohibited: fish markets, golf courses (miniature) and taxicab stand. Residential: Dwelling-accessory, manufactured housing and home park. Lodging: Bed and breakfast home (up to 8 rooms) Office/service: Home occupation, personal services, restricted Commercial/entertainment: Amusement, outdoor, General commercial (greater than 100,000sf), internet sweepstakes facility, riding stable, shooting range (outdoor), theater(outdoor) Civil: conference/convention center, sport arena/stadium Education/institutional: Child/adult day care home (8 or fewer persons), college/university, correctional institution, schools Automotive: Theater, vehicle rental, vehicle services, Industry/wholesale/storage, agriculture, infrastructure, per UDO.

2. Uses are limited to medical, retail, office, eating places, and food sales.

3. No direct driveway access to the NC-98 Bypass is allowed, access shall be provided from Siena Drive.

4. Parcel PINs 1840070859 and 1840070540 shall be recombined. Recombine the site with the parcel to the south.

5. The Neuse River Riparian Buffers shall be maintained as conservation areas.

6. Provide a 100-foot drainageway buffer and conservation easement in perpetuity except as necessary for construction and maintenance of the stormwater management system according to best management practices.

PROPOSED ARCHITECTURAL ZONING CONDITIONS

1. The building will have no less than 50% clay-based masonry as the primary building material (excluding glazing on the street-facing elevations).

2. The building will have a minimum 30% total glazing, with no storefront requirement at the ground level.
3. The building will use a minimum 5' offset in plan or a minimum 5' deep overhang at entries, waiting areas and lobbies on the building perimeter, with no offset or overhang greater than 50% of the elevation length.
4. Both texture and material changes will subdivide building elevations greater than 120' long into bays, pilasters or reveals with no unarticulated blank areas more than 12' wide. Any rooftop equipment screen will coordinate in color, profile and/or material with the materials and profiles of the main building materials.
5. At least 1 change in elevation is required along any street-facing elevation using an architectural element integral to the building materials and design (which may include a rooftop screen that complies with item 9).

Justification of Consistency with Comprehensive Plan:

The proposed Medical Office Building (MOB) is consistent with the Comprehensive Plan through the following measures:

- Offers health services to the community which balances the mix of uses within the town.
- Encourages growth along the 98 corridor and connects businesses along Plaza Way
- Half of the site is maintained as a 'tree save area' which helps maintain Wake Forest green space.
- A public multi-use path and amenity space connects through the site and offers a safe pedestrian and bike friendly community and added recreation use.
- The medical office supports high end job growth and diverse employment opportunities within Wake Forest.
- Complies to the two story min building height in commercial and neighborhood corridors.
- Offers quality designed architecture and building facades.
- Complies with setbacks and screening/buffering requirements
- Incorporates EV charging stations in parking lots

WAKEMED MOB WAKE FOREST
PROPOSED REZONING CONDITIONS

9/26/2022

PROPOSED SITE ZONING CONDITIONS

1. The conditions outlined below replace previous zoning conditions of the properties.
2. Uses are limited to residential care facilities, medical office, retail, and office.
3. No direct driveway access to the NC-98 Bypass is allowed.
4. Parcel PINs 1840070859, 1840070540 and 1830976175 shall be recombined.
5. The Neuse River Riparian Buffers shall be maintained as conservation areas.
6. Provide a 100-foot drainageway buffer and conservation easement in perpetuity except as necessary for construction and maintenance of the stormwater management system according to best management practices.
7. Section 9.8.1.B of the UDO limits the maximum number of driveways permitted per parcel, however, states that additional entrances or exits may be permitted after showing of actual necessity and upon approval of the Board of Commissioners. A total of four driveways are necessary to allow for sanitary and waste management access to the dumpster location, which will be separate from vehicular and pedestrian circulation.
8. The site master plan is a condition of the rezoning request. Amendments of the master plan shall require a rezoning amendment unless the administrator finds the modification to be minor and in keeping with the spirit and intent of the approved site master plan.
9. A proportional fee-in-lieu for a traffic signal at Siena Drive and Hwy 98 shall be provided in the amount of \$12,539 prior to construction plan approval.
10. Section 2.2.5.A.5 of the UDO sets a maximum of 50,000 SF per building in the Neighborhood Business (NB) district. The associated site master plan modifies this requirement to allow a building to exceed 50,000 SF.
11. Two (2) electric vehicle (EV) chargers shall be provided on site, with the location to be determined during the construction plan submission phase.

PROPOSED ARCHITECTURAL ZONING CONDITIONS

1. These architectural conditions are only applicable for medical office use.
2. Pertaining to allowable façade materials:
 - a. The building façade, as measured from the finished grade to the roof deck, will have no less than 50% masonry as the primary material (excluding glazing) on each building elevation, which exceeds the requirements for 50% only on street-facing facades and 25% on side facades in UDO section 5.6.2.A.
 - b. Premium non-masonry natural finish material(s) (e.g., natural copper, zinc, wood, stone, etc.) may be used for a maximum 15% of each building elevation. These materials are in addition to the allotment of materials allowed in UDO section 5.6.2.A.
 - c. Lap siding (i.e., cementitious fiber board), exposed heavy timber, stucco, EIFS and concrete are not permitted building facade materials on any elevation. This is more selective than the façade materials allowed in UDO section 5.6.2.A.
3. Pertaining to façade interest details:
 - a. Expanses of blank walls may not exceed eight feet in width. Interest details must be clearly visible from the right-of-way and must include at least one of the following: change in plane, change in color, change in material, change in pattern, canopies, transparent windows or doors, recessed or projected areas for seating or gathering, or vertical trellises. This exceeds the requirements of UDO section 5.6.3.A.
 - b. The building façade, as measured from the finished grade to the roof deck, will have a minimum 30% glazing on each building elevation, including a minimum of 30% glazing on the ground floor. This provides an equal or greater amount of glazing but with more flexibility on the distribution to allow for the needs of the medical office use. This condition replaces the requirements in UDO section 5.6.3 for transparency zone and glazing requirements.
 - c. Sprandel glass may be utilized to meet up 30% of the glazing requirements.
4. Any rooftop equipment screen will coordinate in color, profile and/or material with the materials and profiles of the main building materials. This exceeds the requirements in UDO section 5.6.4.A.
5. In lieu of the requirements in UDO section 5.6.5.C, Articulation:
 - a. The building's plane will use a minimum 5' offset or a minimum 5' deep overhang at entries, waiting areas and lobbies on the building perimeter, on each elevation, with no offset or overhang greater than 50% of the length of any individual side.

WAKEMED MOB WAKE FOREST
PROPOSED REZONING CONDITIONS
9/26/2022

- b. For portions of walls not met by condition 5a, no walls may extend more than 3 windows, of the same size or shape, across an elevation without a change in plane, change in color, change in material, or change in pattern that visually subdivides the wall through at least 75% of its height.
- c. In addition, change in plane will occur along any building elevation where there is also a change in material.
- d. At least 2 changes in vertical profile (e.g., parapet, roof screen etc.) and/or roofline are required along any public street-facing building elevation using an architectural element integral to the building materials and design (which may include a rooftop screen that complies with condition #4). At least 1 change in vertical profile and/or roofline is required along any other elevation.
- e. A secondary entrance will be provided along each elevation instead of a second principal entrance.

Signed by,



Thomas Cavender

Vice President, Facilities and Construction

WakeMed Health & Hospitals

T: 919.350.8098 C: 919.796.9942

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: RZ-22-04Submittal Date: 03.17.2022WakeMed Property Services

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

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

The property is located at: 0 SIENA DRIVE, WAKE FOREST NC 27587The agent for this project is: Thomas Cavender Vice President☐ I am the owner of the property and will be acting as my own agent.Name: Thomas CavenderAddress: 3000 New Bern Ave Raleigh NC 27610Telephone Number: 919 350 8095 Fax: —Email Address: tcavender@wakemed.org

Signature(s) of Owner(s):

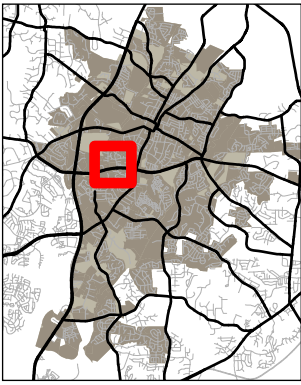


Print or type name(s):

Thomas Cavender

Attach additional sheets if there are additional owners.

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



TOWN of
WAKE FOREST

RZ-22-04

WakeMed Rezoning

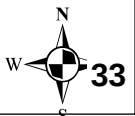
PIN: 1840-07-0540; 1840-07-0859; 1830-97-6175

9/27/2022

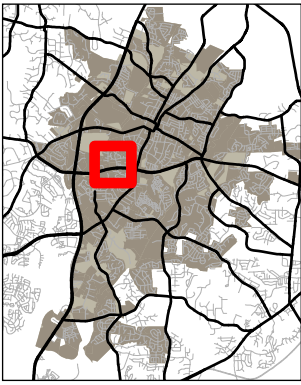


Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

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



33



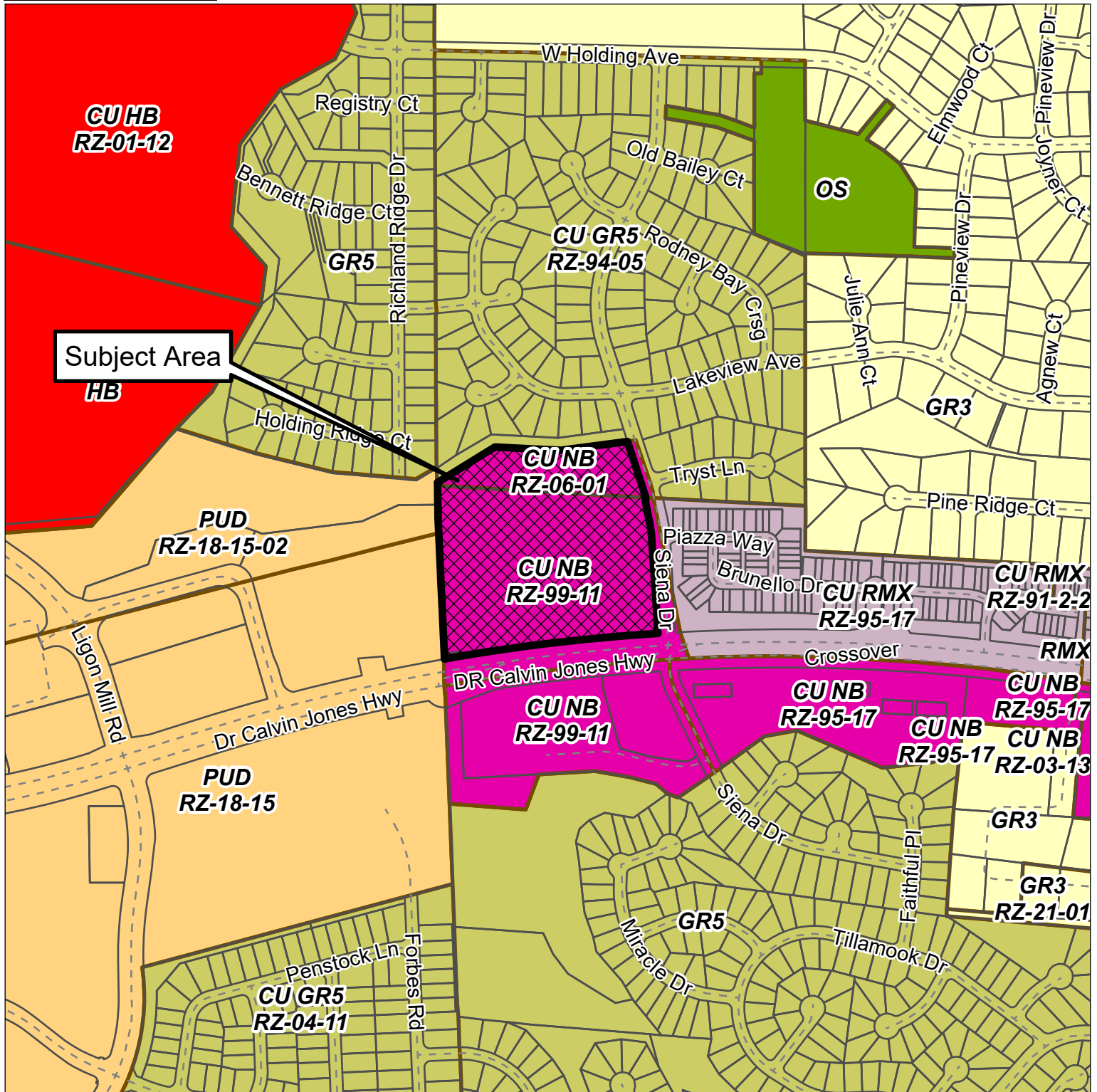
TOWN of
WAKE FOREST

RZ-22-04

WakeMed Rezoning

PIN: 1840-07-0540; 1840-07-0859; 1830-97-6175

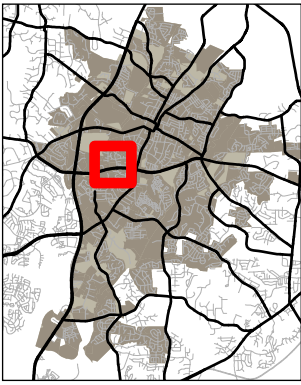
9/27/2022



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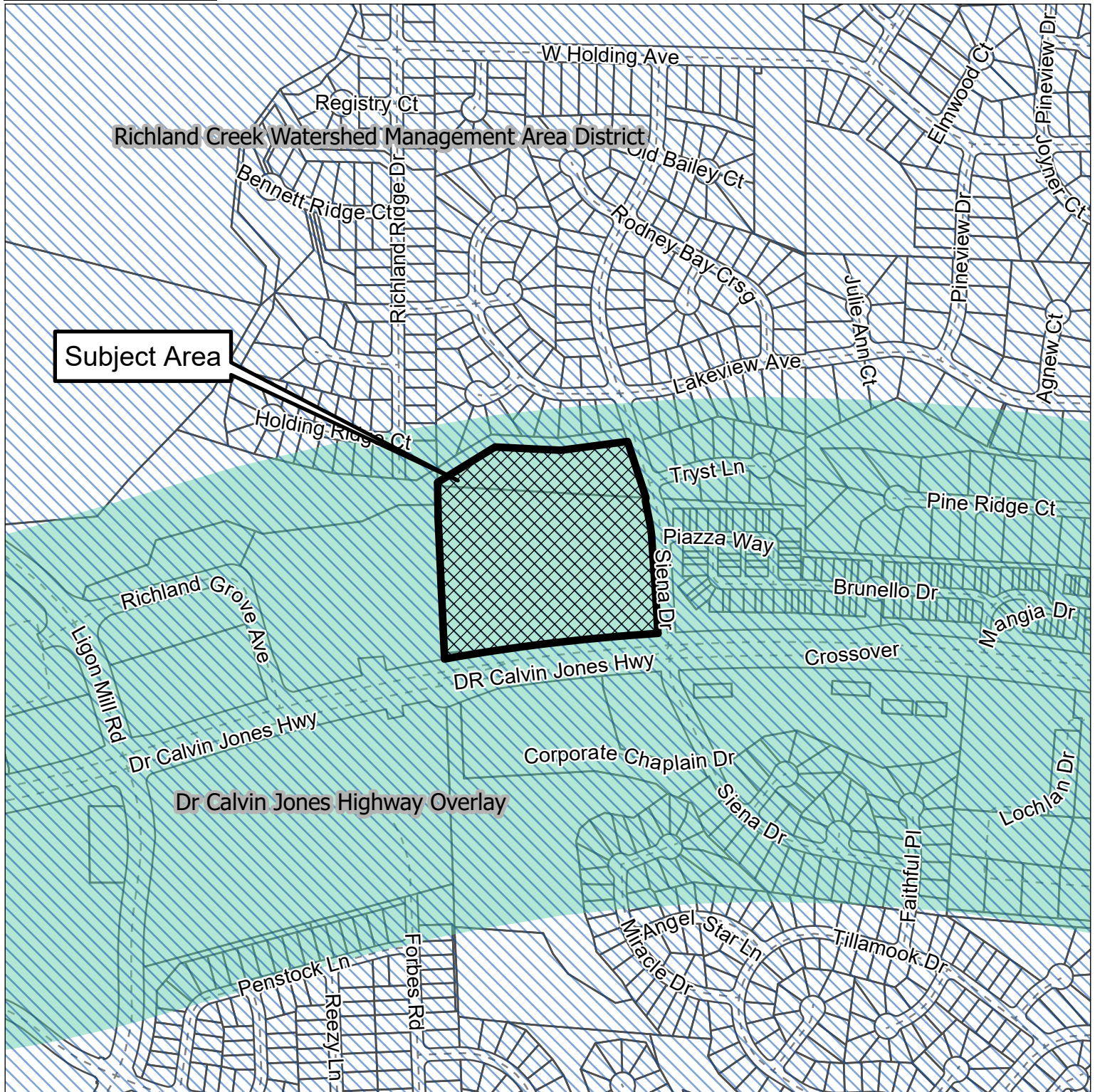
TOWN of
WAKE FOREST

RZ-22-04

WakeMed Rezoning

PIN: 1840-07-0540; 1840-07-0859; 1830-97-6175

9/27/2022

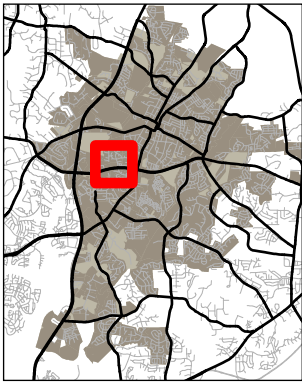


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0 500 1,000 1,500 2,000 Feet



35



Future Land Use



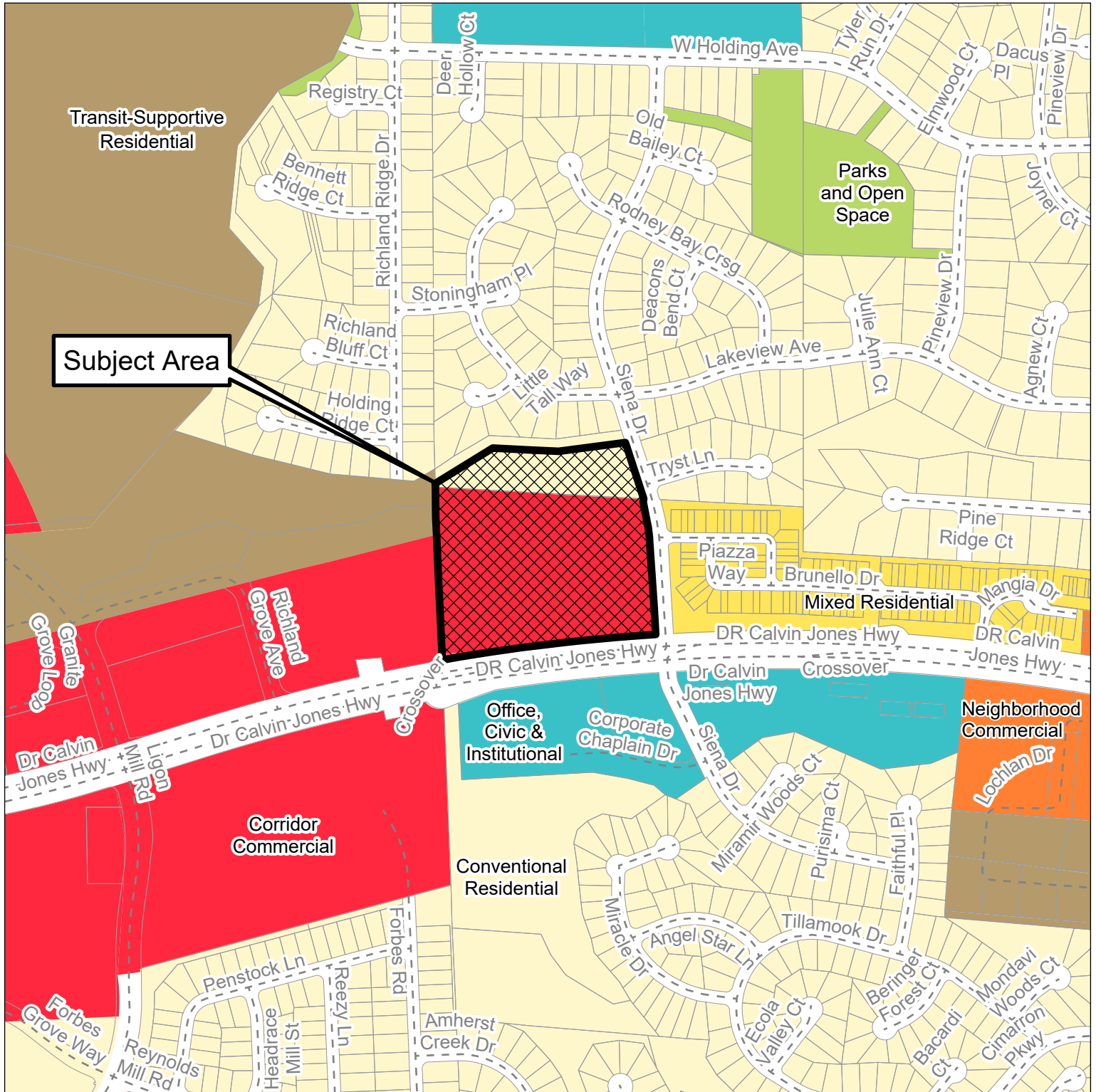
TOWN of
WAKE FOREST

RZ-22-04

WakeMed Rezoning

PIN: 1840-07-0540; 1840-07-0859; 1830-97-6175

9/27/2022



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Town Wake Forest Planning Department at 919-435-9510.



WAKEMED MOB WAKE FOREST

0 SIENA DR
WAKE FOREST, NC 27587

MASTER SITE PLAN PERMIT

ISSUED DATE: MARCH 24, 2022



VICINITY MAP

SCALE: 1" = 1600'

UTILITIES IMPROVEMENTS QTY	
PRIVATE SEWER	
8" SEWER SERVICE	440 LF
PRIVATE WATER	
8" WATER MAIN	225 LF

3

IMPERVIOUS AREA PER PARCEL				
PARCELS	PARCEL AREA	EXISTING IMPERVIOUS AREA	PROPOSED IMPERVIOUS AREA	PERCENTAGE OF IMPERVIOUS AREA
PARCEL PIN # - 1840070540	547131.0673 SF (12.56 ACRES)	0.00	196174.58 SF (4.5 ACRES)	35%
PARCEL PIN # - 1840070859	119834.20 SF (2.75 ACRES)	0.00	0.00	0.00%
PARCEL PIN # - 1830976175	1217.011 (0.027 ACRES)	0.00	0.00	0%

OWNER

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - GEOMATICS - GEOTECHNICAL

WakeMed

WAKEMED PROPERTY SERVICES
3000 NEW BERN AVE
RALEIGH, NC 27610
CONTACT: THOMAS CAVENDER
919.350.8098 (T)
TCAVENDER@WAKEMED.ORG

STEWART INC. - CIVIL
CONTACT: TOMOTHY SUMMERVILLE, PE
PROJECT MANAGER
919.866.4794 (T)
919.380.8752 (F)
TSUMMERVILLE@STEWARTINC.COM

STEWART INC. - LANDSCAPE ARCHITECTURE
CONTACT: MATT MCGINLEY, PLA, LEED GREEN
PROJECT MANAGER
704.334.7925 (T)
MMCGINLEY@STEWARTINC.COM

STEWART INC. - GEOMATICS
CONTACT: DUSTIN MCCARTY, PLS
PROJECT MANAGER
919.866.4724 (T)
919.380.8752 (F)
DJMCCARTY@STEWARTINC.COM

STEWART INC. - GEOTECHNICAL
CONTACT: DON BROWN, PE
MANAGER OF CONSTRUCTION SERVICES
919.866.4842 (T)
919.380.8752 (F)
DBROWN@STEWARTINC.COM

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING
410 BLACKWELL STREET, SUITE 10
DURHAM, NC 27701
CONTACT: BRENNAN WILGUS, AIA, LEED AP BD+C
919.474.2517 (T)

VANASSE HANGEN BRUSTLIN, INC.
904 MAIN CAMPUS DRIVE, SUITE 500
RALEIGH, NC 27606
CONTACT: JOHN TOWNSEND, PE
919.754.5026 (T)
919.833.0034 (F)
JTOWNSEND@VHB.COM



STEWART

223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: L20042

Client:

WAKEMED PROPERTY SERVICES
3000 NEW BERN AVE
RALEIGH, NC 27610
PHONE 919.350.8098

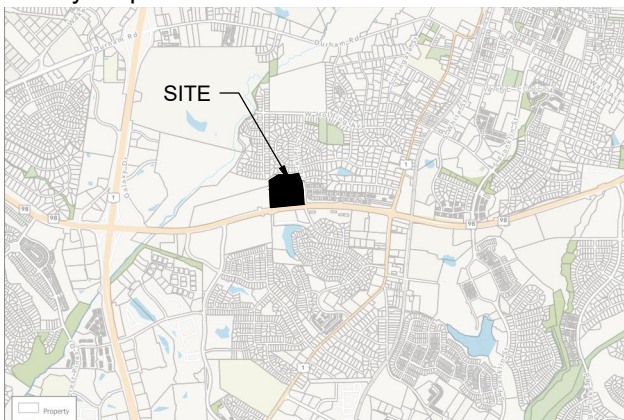
Consultants:

VANASSE HANGEN BRUSTLIN, INC.
904 MAIN CAMPUS DRIVE, SUITE 500
RALEIGH, NC 27606
PHONE 919.754.5026

NAME
ADDRESS LINE 1
CITY, STATE ZIPCODE
PHONE #

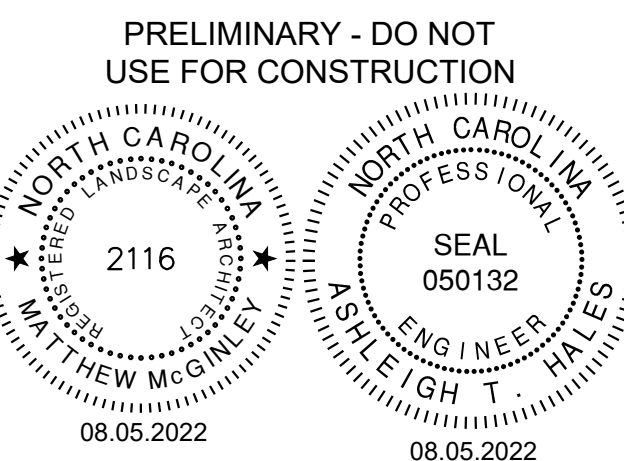
NAME
ADDRESS LINE 1
CITY, STATE ZIPCODE
PHONE #

Vicinity map:



NORTH

Seal:



Scale:

Project:

WAKEMED MOB
WAKE FOREST

Issued for:

MASTER SITE PLAN
PERMIT

No.	Date	Description
1	05/27/2022	2ND SUBMISSION REZONING/SITE
2	07/07/2022	3RD SUBMISSION REZONING/SITE
3	08/05/2022	4TH SUBMISSION REZONING/SITE
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Title:

COVER SHEET

Project number: L20042 Sheet #:
Issued Date: 05.27.2022
Drawn by: ML/HNJ
Approved by: MM

C0.00

PRIOR REZONING CONDITIONS AND RESULTS

CONDITIONAL USE PERMIT

Conditional Use Permit Number: RZ-06-01
Date Issued: February 21, 2006
Applicant: Viking III Associates
PO Box 4158
Cary, NC 27519

Property Owner: Same

Action: Rezone the property to Conditional Use NB, Neighborhood Business District and issue a Conditional Use Permit.

Tax Pin No(s): 1840-07-0859
Location: Sienna Drive south of Lakeview Avenue
Size: 2.75 acres

The Wake Forest Board of Commissioners considered zoning case # RZ-06-01 on February 21, 2006. The Wake Forest Board of Commissioners voted to approve the requested zoning change to C.U. NB, Conditional Use Neighborhood Business District and approved the issuance of a Conditional Use Permit, subject to the following conditions:

- Permits to begin construction on the property shall not be issued until completion of the NC-98 By-pass to Capital Boulevard (US-1) (Section B).
- Individual buildings shall be limited to a maximum of 60,000 square feet gross floor area.
- Unified development and interconnection of the site with the property to the south.
- Recombine the site with the parcel to the south.
- The Neuse River Riparian Buffers shall be maintained as conservation areas.
- Provide a 100 foot drainageway buffer and conservation easement in perpetuity except as necessary for construction and maintenance of the stormwater management system according to best management practices.
- Uses shall be limited to retail, office, eating places, and food sales.
- Developer shall conduct a meeting with neighborhood adjoining property owners prior to submitting a Site Plan for Board of Commissioners review.

Mayor

February 21, 2006
Date

CONDITIONAL USE PERMIT

Conditional Use Number: RZ-99-11

Date Issued: March 16, 1999

Petitioner: FGM Partnership

Mailing Address: P.O. Box 1799
Raleigh, NC 27602

Property Location: Northwestern and Southwestern quadrants of the proposed NC-98 Bypass and Sienna Drive.

Tax Pin #: 1840.09-06-8838

The Wake Forest Board of Commissioners considered your request on March 16, 1999 for a conditional use permit for Neighborhood Business and Office/Institution Development.

The Wake Forest Board of Commissioners voted to approve your request for the rezoning of parcel "A" to Conditional Use NB, Neighborhood Business District (12.07 acres) and parcel "G" to Conditional Use Office and Institution District (7.83 acres), and approved the issuance of a Conditional Use Permit.

The Conditional Use Permit is hereby subject to the following conditions:

- The following uses are prohibited: fish markets, golf courses (miniature) and taxicab stands.
- No direct driveway access to the NC-98 Bypass. Access shall be provided from Sienna Drive.
- Permits to begin construction on parcels "A" and "G" shall not be issued until completion of the NC-98 Bypass.

ARCHITECTURE

ROADWAY DESIGN



STEWART

223 S. WEST STREET
SUITE 1100
RALEIGH, NC 27603
T 919.380.8750
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: L20042

STEWART INC. - LANDSCAPE ARCHITECTURE
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704.334.7925 (T)
MMCGINLEY@STEWARTINC.COM

STEWART INC. - GEOMATICS
CONTACT: DUSTIN MCCARTY, PLS
PROJECT MANAGER
919.866.4724 (T)
919.380.8752 (F)
DJMCCARTY@STEWARTINC.COM

STEWART INC. - GEOTECHNICAL
CONTACT: DON BROWN, PE
MANAGER OF CONSTRUCTION SERVICES
919.866.4842 (T)
919.380.8752 (F)
DBROWN@STEWARTINC.COM

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING
410 BLACKWELL STREET, SUITE 10
DURHAM, NC 27701
CONTACT: BRENNAN WILGUS, AIA, LEED AP BD+C
919.474.2517 (T)



VANASSE HANGEN BRUSTLIN, INC.
904 MAIN CAMPUS DRIVE, SUITE 500
RALEIGH, NC 27606
CONTACT: JOHN TOWNSEND, PE
919.754.5026 (T)
919.833.0034 (F)
JTOWNSEND@VHB.COM

GENERAL NOTES: 1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDEQ, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS. 2. EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY STEWART, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED. 4. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. 5. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT. 7. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING. 8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS. 11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS. 12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN. EXISTING CONDITION NOTES: 1. THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY THE PROPERTIES OF WAKE MED PROPERTY SERVICES, PINS 1840078540 & 1840078889, AND IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN. 2. THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A SURVEY BY STEWART INC. PROPERTY LINES SHOWN TAKEN FROM BOOK OF MAPS 2016, PAGE 264. 3. THIS DRAWING DOES NOT CONFORM TO N.C. G547-30 AND THEREFORE IS NOT FOR RECORDATION. 4. UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE EVIDENCE AND UTILITY DESIGNATION/MARKING SERVICES PERFORMED BY STEWART INC. AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION. 6. THE SUBJECT PROPERTY IS ZONED "CU NB RZ-99-11" (PER WAKE COUNTY IMAPS). 7. THE SUBJECT PROPERTY LIES IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN), BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720183000J DATED 05/02/06 & MAP NUMBER 3720184000J DATED 05/02/06. 8. SITE ADDRESS: 0 SIENA DR. 9. LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT ENVELOPE PER B.M. 2016, PG. 264. DEMOLITION NOTES: 1. THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST COLD JOINT OR SAW CUT TO OBTAIN A CLEAN EDGE. 2. THE CONTRACTOR SHALL SAWCUT EXISTING ASPHALT (WHERE REQUIRED) TO OBTAIN A CLEAN EDGE. 3. CLEANOUTS AND WATER VALVES LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE AND RAISED TO BE FLUSH WITH NEW GRADE. 4. ANY UTILITY SERVICES SHOWN TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER. CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE SEQUENCING OF UTILITY DEMOLITION WITH THE RESPECTIVE UTILITY AGENCIES. 5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY "NORTH CAROLINA ONE CALL" (TELEPHONE 1-800-632-4549) AT LEAST 48 HOURS PRIOR TO START OF DEMOLITION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL." 6. CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. 7. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED. 8. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFF-SITE UNLESS OTHERWISE NOTED ON THIS PLAN. 9. REFER TO LANDSCAPE AND EROSION CONTROL DRAWINGS FOR TREE PROTECTION PLAN AND REQUIREMENTS. 10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL JURISDICTIONAL CODES OR REQUIREMENTS. 11. TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING DEMOLITION 12. EROSION CONTROL PERMIT SHALL BE OBTAINED AND ONSITE PRIOR TO BEGINNING DEMOLITION. 13. ITEMS DESIGNATED TO BE SALVAGED AND/OR RE-USED SHALL BE REMOVED BY THE CONTRACTOR AND PROVIDED TO THE OWNER. COORDINATE STORAGE LOCATION WITH OWNER'S REPRESENTATIVE. 14. WHERE UTILITIES ("TO BE REMOVED") IMPACT THE FOOTPRINT OF THE NEW BUILDING, THE CONTRACTOR SHALL EXECUTE AND REMOVE AN ADDITIONAL 2 FEET OF SOILS TO EITHER SIDE OF THE PIPE, AND 1 FOOT BELOW. CLEAN SUITABLE SOIL SHALL BE UTILIZED FOR BACKFILL AND COMPACTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. 15. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF STORM DRAINAGE PIPING SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT DRAINAGE UPSTREAM OF THE SYSTEM. PROVISIONS SHALL BE MADE TO MAINTAIN STORM WATER DRAINAGE PATTERNS DURING CONSTRUCTION. 16. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF UTILITIES (WATER, SEWER, ETC) SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT OR MINIMIZE SERVICE INTERRUPTION TO EXISTING FACILITIES TO REMAIN. PROVISIONS SHALL BE MADE TO MAINTAIN SERVICE DURING CONSTRUCTION. 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES TO THE EXISTING DRIVEWAY, PARKING LOT, SIDEWALK AND CURB AND GUTTER AS A RESULT OF CONSTRUCTION ACTIVITY AND TRAFFIC. CONTRACTOR SHALL MAINTAIN A PRE-CONSTRUCTION VIDEO OR PHOTO DOCUMENTATION TO SHOW NO DAMAGES OCCURRED. 18. ALL MATERIALS, FURNISHINGS, UTILITIES, AND PAVEMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. 19. WHERE UTILITIES ARE SHOWN TO BE "REMOVED", CONTRACTOR SHALL INCLUDE NECESSARY PLUG OR VALVES TO ENSURE UTILITY LINES TO REMAIN WILL CONTINUE TO BE IN SERVICE. COORDINATE NECESSARY SHUT DOWN AND REMOVAL WITH THE LOCAL JURISDICTION OR UTILITY OWNER. 20. CONTRACTOR SHALL PROVIDE PEDESTRIAN INGRESS / EGRESS TO ALL EXISTING BUILDINGS, PARKING LOTS, AND PATHS OF PEDESTRIAN TRAVEL THROUGHOUT THE CONSTRUCTION PERIOD. SITE NOTES: 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT. 2. THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HARDCAPE PER DETAILS OR AS INDICATED ON LANDSCAPE/HARDCAPE PLAN SHEETS. 3. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION. 4. ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED. 5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION. 6. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS. 7. ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS. 8. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED. 9. ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN 10. CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION. 11. ALL CURB TAPERS ARE SIX (6) FEET LONG UNLESS OTHERWISE SHOWN ON PLAN. 12. WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. THE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT; MATCH WIDTH OF EXISTING WALKWAY. 13. WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM 6.5' WIDE AS MEASURED FROM THE FACE OF CURB. 14. MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:48. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. 15. SIGHT TRIANGLES - NOTHING OVER 30" HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES. 16. THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL 17. HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI 117.11 WITH DETECTABLE WARNING DOMES WITH A COLOR CONTRAST OF 70% MINIMUM. SEE DETAILS AND GRADING SPOT ELEVATIONS. IF THE EXISTING CONDITIONS PRECLUDE THE ABILITY TO PROVIDE A MAXIMUM SLOPE 1/12 FOR 6 FEET OR A MAXIMUM CROSS SLOPE OF 1:48 AND A 36" MINIMUM LANDING, THE CONTRACTOR SHALL NOTIFY ENGINEER OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION. 18. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO NCDOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY. GRADING AND STORM DRAINAGE NOTES: 1. CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS. 2. THE MAXIMUM SLOPE ALONG ANY HANDICAP ACCESSIBLE PATHWAY SHALL NOT EXCEED 5.0% AND SHALL NOT EXCEED A 2.0% CROSS SLOPE. HANDICAP RAMPS INDICATED ON PLANS SHALL BE A MAXIMUM OF 1/12 SLOPES WITH A MAXIMUM RISE OF 30"
--

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	791.75'	7719.80'	5°52'35"	396.22'	791.40'	S83°24'40"W
C2	60.56'	7719.80'	0°26'58"	30.28'	60.56'	S80°14'54"W
C3	89.67'	510.00'	10°04'24"	44.95'	89.55'	N08°19'50"W
C4	29.35'	35.50'	47°22'05"	15.57'	28.52'	S66°50'06"W
C5	33.46'	27.50'	69°42'12"	19.15'	31.43'	S54°37'01"E
C6	50.45'	580.00'	4°59'00"	25.24'	50.43'	N10°52'33"W
C7	40.01'	25.00'	91°41'15"	25.75'	35.87'	S27°45'17"W
C8	38.53'	25.00'	88°18'45"	24.27'	34.83'	S62°14'43"E
C9	230.54'	7568.88'	1°44'43"	115.28'	230.53'	S85°30'27"W
C10	416.38'	7568.88'	3°09'07"	208.23'	416.31'	S83°03'33"W
C11	17.93'	79.50'	12°55'12"	9.00'	17.89'	N76°35'32"E



TREE LEGEND

AR	RED MAPLE
BN	RIVER BIRCH
MG	SOUTHERN MAGNOLIA
PT	LOBLOLLY PINE
QR	RED OAK
TREE	UNIDENTIFIED TREE

EXAMPLE: 10QR = 10" RED OAK

LEGEND

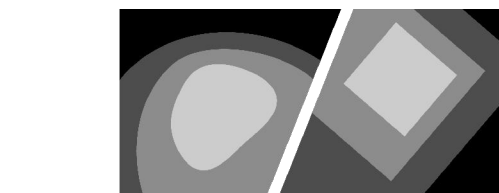
△	SURVEY CONTROL POINT
○ PKF	EXISTING MAG NAIL
○ EIP	EXISTING IRON PIPE
○ EIR	EXISTING IRON ROD
□ RWM	EXISTING RIGHT-OF-WAY MONUMENT
▲	COMPUTED POINT
①	STORM DRAIN MANHOLE
■	STORM DRAIN INLET
▼	STORM DRAIN CURE INLET
▽	STORM DRAIN FLARED END SECTION
⊙	SANITARY SEWER MANHOLE
⊙	SANITARY SEWER CLEANOUT
⊙	HYDRANT
⊙	WATER VALVE
⊙	WATER METER
⊙	WATER MANHOLE
⊙	IRRIGATION CONTROL VALVE
⊙	GAS VALVE
⊙	GASLINE WITNESS POST
⊙	TELEPHONE PEDESTAL
⊙	FIBER OPTIC WITNESS POST
⊙	FIBER OPTIC BOX
⊙	SIGN
⊙	DECIDUOUS TREE
⊙	EVERGREEN TREE
— BZ	BUFFER ZONE
— X	WIRE FENCE
— O	CHAIN LINK FENCE
—	TREELINE
— T	UNDERGROUND TELEPHONE LINE
— FO	UNDERGROUND FIBER OPTIC LINE
— G	UNDERGROUND GAS LINE
— E	UNDERGROUND ELECTRIC LINE
— W	UNDERGROUND WATER LINE
— SS	SANITARY SEWER LINE
—	STORM DRAIN LINE
—	UNKNOWN DESTINATION
—	CONCRETE SURFACE
—	PVC
—	REINFORCED CONCRETE PIPE
—	CLF
—	WIF

GENERAL NOTES

- THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY OF THE PROPERTIES OF WAKEMED PROPERTY SERVICES, PINS 1840070540 & 1840070859, AND IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
- THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A SURVEY BY STEWART INC. PROPERTY LINES SHOWN TAKEN FROM BOOK OF MAPS 2016, PAGE 264.
- HORIZONTAL DATUM IS NAD 83 (2011) AND VERTICAL DATUM IS NAVD83. BASED ON GPS METHODS USING REAL-TIME KINEMATIC SOLUTIONS FOR THE SURVEY CONTROL POINTS SHOWN HEREON AND TIED TO NORTH CAROLINA GEODETIC SURVEY MONUMENT "T 217".
- THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.
- UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE EVIDENCE AND UTILITY DESIGNATION/MARKING SERVICES PERFORMED BY STEWART INC. AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
- TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS ZONED "CU NB RZ-99-11" (PER WAKE COUNTY IMAPS).
- THE SUBJECT PROPERTY LIES IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN). BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720183000J DATED 05/02/06 & MAP NUMBER 3720184000J DATED 05/02/06.
- SITE ADDRESS: 0 SIENA DR.
- LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT ENVELOPE PER B.M. 2016, PG. 264.

I, DUSTIN J. McCARTY, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE SURVEY WAS COMPLETED ON 08/11/2020; THAT CONTOURS SHOWN AS (CONTINUOUS LINES) MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NAD83(2011).

Dustin J. McCarty 8/11/2020
DUSTIN J. McCARTY, PLS L-5213



STEWART

223 S. WEST ST., #1100 FIRM LICENSE #: C-1051
RALEIGH, NC 27610 www.stewartinc.com
T 919.380.8750 PROJECT #: L20042

Client:

WAKEMED PROPERTY SERVICES
3000 NEW BERN AVE
RALEIGH, NC 27610
PHONE 919.350.8098

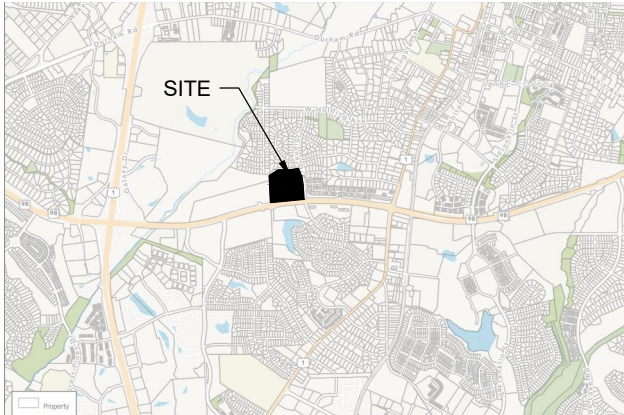
Consultants:

VANASSE HANGEN BRUSTLIN, INC.
904 MAIN CAMPUS DRIVE, SUITE 500
RALEIGH, NC 27606
PHONE 919.754.5026

NAME
ADDRESS LINE 1
CITY, STATE ZIPCODE
PHONE #

NAME
ADDRESS LINE 1
CITY, STATE ZIPCODE
PHONE #

Vicinity map:

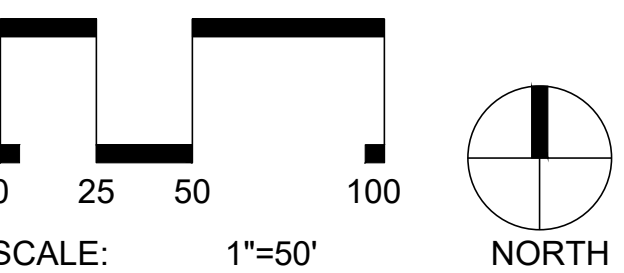


NORTH

Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

Scale:



Project:

WAKEMED MOB
WAKE FOREST

Issued for:

MASTER SITE PLAN
PERMIT

No.	Date	Description
1	05/27/2022	2ND SUBMISSION REZONING/SITE
2	07/07/2022	3RD SUBMISSION REZONING/SITE
3	08/05/2022	4TH SUBMISSION REZONING/SITE
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Title:

SEALED SURVEY

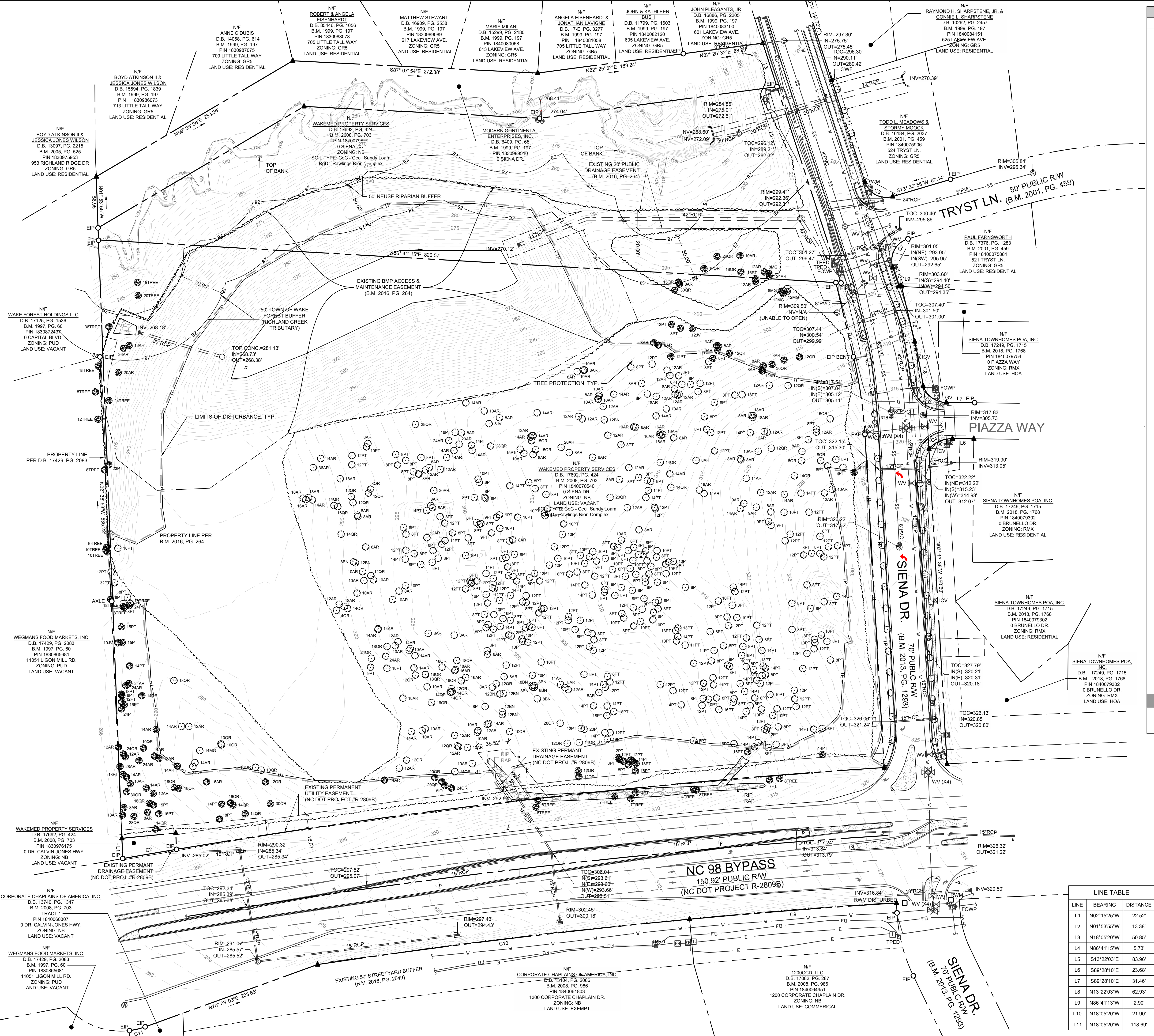
Project number: L20042 Sheet #:

Issued Date: 05.27.2022

Drawn by: --

Approved by: --

C1.00



SURVEY LEGEND:

SYMBOL	DESCRIPTION
△	SURVEY CONTROL POINT
□ EIP	EXISTING IRON PIPE
□ ECM	EXISTING CONCRETE MONUMENT
▲	COMPUTED POINT
⊙	STORM DRAIN MANHOLE
⊞	STORM DRAIN CURB INLET
⊕	SANITARY SEWER MANHOLE
⊖	SANITARY SEWER CLEANOUT
⊗	SANITARY FORCEMAIN VALVE
⊙	HYDRANT
⊗	WATER VALVE
⊙	WATER METER
⊙	WATER MANHOLE
⊙	WATER VAULT
⊙	WELL
⊙	GAS VALVE
⊙	GAS METER
⊙	TELEPHONE MANHOLE
⊙	TELEPHONE PEDESTAL
⊙	TV MANHOLE
⊙	TV PEDESTAL
⊙	FIBER OPTIC WITNESS POST
⊙	FIBER OPTIC BOX
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC METER
⊙	ELECTRIC BOX
⊙	UTILITY POLE
⊙	GUY POLE
⊙	GUY WIRE
⊙	LIGHT POLE
⊙	MANHOLE
⊙	TRAFFIC SIGNAL BOX
⊙	TRAFFIC SIGNAL POST
⊙	MONITORING WELL
⊙	BORING LOCATION
⊙	BOLLARD
⊙	SIGN
⊙	FINISHED FLOOR ELEVATION
⊙	DECIDUOUS TREE
⊙	EVERGREEN TREE
⊙	BUSH
⊙	WIRE FENCE
⊙	CHAIN LINK FENCE
⊙	UNDERGROUND TELEPHONE LINE
⊙	UNDERGROUND FIBER OPTIC LINE
⊙	UNDERGROUND GAS LINE
⊙	UNDERGROUND ELECTRIC LINE
⊙	UNDERGROUND WATER LINE
⊙	SANITARY SEWER LINE
⊙	STORM DRAIN LINE
⊙	OVERHEAD WIRES
⊙	UNIDENTIFIED LINE
⊙	UNKNOWN DESTINATION
⊙	CONCRETE SURFACE
⊙	DUCTILE IRON PIPE
⊙	PVC
⊙	HDPPE
⊙	RCP
⊙	CMP
⊙	CB

NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND EXISTING CONDITIONS NOTES.

STEWART
223 S. WEST ST., #1100 FIRM LICENSE #: C-1051
RALEIGH, NC 27603 www.stewartinc.com
T 919.380.8750 PROJECT #: L20042

Client:

WAKEMED PROPERTY SERVICES
3000 NEW BERN AVE
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PHONE 919.350.8098

Consultants:

VANASSE HANGEN BRUSTLIN, INC.
904 MAIN CAMPUS DRIVE, SUITE 500
RALEIGH, NC 27606
PHONE 919.754.5026

NAME
ADDRESS LINE 1
CITY, STATE ZIP CODE
PHONE #

NAME
ADDRESS LINE 1
CITY, STATE ZIP CODE
PHONE #

Vicinity map:

Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

2116

08.05.2022

Scale:

SCALE: 1" = 50'

Project:

**WAKEMED MOB
WAKE FOREST**

Issued for:

**MASTER SITE PLAN
PERMIT**

No.	Date	Description
1	05/27/2022	2ND SUBMISSION REZONING/SITE
2	07/07/2022	3RD SUBMISSION REZONING/SITE
3	08/05/2022	4TH SUBMISSION REZONING/SITE
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---	---	---
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Title:

EXISTING CONDITIONS

Project number: L20042 Sheet #:

Issued Date: 05.27.2022

Drawn by: --

Approved by: --

C1.01

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°15'25"W	22.52'
L2	N01°53'55"W	13.38'
L3	N18°05'20"W	50.85'
L4	N86°41'15"W	5.73'
L5	S13°22'03"E	83.96'
L6	S89°28'10"E	23.68'
L7	S89°28'10"E	31.46'
L8	N13°22'03"W	62.93'
L9	N86°41'13"W	2.90'
L10	N18°05'20"W	21.90'
L11	N18°05'20"W	116.69'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	791.75'	7719.80'	5°52'35"	396.22'	791.40'	S83°24'40"W
C2	60.56'	7719.80'	0°26'58"	30.28'	60.56'	S80°14'54"W
C3	89.67'	510.00'	10°04'24"	44.95'	89.55'	N08°19'50"W
C4	29.35'	35.50'	47°22'06"	15.57'	28.52'	S66°50'06"W
C5	33.46'	27.50'	69°42'12"	19.15'	31.43'	S54°37'01"E
C6	50.45'	580.00'	4°59'00"	25.24'	50.43'	N10°52'33"W
C7	40.01'	25.00'	91°41'15"	25.75'	35.87'	S27°45'17"W
C8	38.53'	25.00'	88°18'45"	24.27'	34.83'	S62°14'43"E
C9	230.54'	7568.88'	1°44'43"	115.28'	230.53'	S85°30'27"W
C10	416.36'	7568.88'	3°09'07"	208.23'	416.31'	S83°03'33"W
C11	17.93'	79.50'	12°55'12"	9.00'	17.89'	N78°35'32"E

L:\Projects\2020\20042 - wakemed mob wake forest\DWGS\2 - site plan (24x36)\3-Sheets\20042-C1.00 Existing Conditions Plan.dwg Sep 26, 2022 - 10:08am



NOTES:

- SEE SHEET C0.10 FOR GENERAL AND EXISTING CONDITIONS NOTES.
- EXISTING TREE INFORMATION PER SURVEY. ACTUAL TREE HEALTH TBD

TREE LEGEND:

	SCIENTIFIC NAME	COMMON NAME
PT	PINUS	PINE TREE
QR	QUERCUS	OAK TREE
AR	ACER	MAPLE TREE
BN	BETULA	BIRCH TREE
MG	MAGNOLIA	MAGNOLIA TREE
JV	CEDRUS	CEDAR TREE
IO	ILEX	HOLLY TREE

EXAMPLE: 10QR = 10" OAK TREE

SPECIMEN TREES

UDO 8.4.1 B, CREDIT FOR PRESERVATION OF SPECIMEN TREES

UDO 8.4.3, ANY TREES IN FAIR OR BETTER CONDITION EQUALS OR EXCEEDS THE FOLLOWING, SHOULD COUNT SPECIMEN TREES. CANOPY TREES AT 20' DBH AND UNDERSTORY TREES AT 8" DBH

UDO 8.4.3.D, REPLACEMENT OF SPECIMEN TREES

1. When a specimen tree is removed from a site during construction, or dies within 5 years following construction, the applicant or developer shall replace such tree on the lot with an amount of trees and/or landscaping of equal value. Valuation of the tree removed or lost shall be determined by the Administrator in consultation with a person qualified by training or experience to have expert knowledge of the subject. Valuation of trees and vegetation shall be established in accordance with standards established by the Council of Tree and Landscape Appraisers (CTLA).

2. If replacement isn't feasible or desired, as determined by the Administrator, a monetary sum equal to the value of the lost or removed specimen tree(s) may be paid to a tree planting fund maintained by the Town of Wake Forest for the purposes of planting and maintaining trees throughout the jurisdiction of the town.

SPECIMEN TREES

#	ID	SCIENTIFIC NAME	COMON NAME	DBH	QTY	CRE DIT
TREES TO BE SAVED						
01	20TREE	UN-IDENTIFY TREES		20"	1	3
02	36TREE	UN-IDENTIFY TREES		36"	1	4
03	26AR	ACER	MAPLE TREE	26"	1	3
04	20AR	ACER	MAPLE TREE	20"	1	3
05	24TREE	UN-IDENTIFY TREES		24"	1	3
06	23PT	PINUS	PINE TREE	23"	1	3
07	24AR	ACER	MAPLE TREE	24"	1	3
08	24AR	ACER	MAPLE TREE	24"	1	3
09	24PT	PINUS	PINE TREE	24"	1	3
10	24QR	QUERCUS	OAK TREE	24"	1	3
11	28AR	ACER	MAPLE TREE	28"	1	3
12	24AR	ACER	MAPLE TREE	24"	1	3
13	30QR	QUERCUS	OAK TREE	30"	1	3
14	28QR	QUERCUS	OAK TREE	28"	1	3
15	30QR	QUERCUS	OAK TREE	30"	1	3
16	20QR	QUERCUS	OAK TREE	20"	1	3
17	20QR	QUERCUS	OAK TREE	20"	1	3
18	24QR	QUERCUS	OAK TREE	24"	1	3
19	30QR	QUERCUS	OAK TREE	30"	1	3
20	24AR	ACER	MAPLE TREE	24"	1	3
21	24QR	QUERCUS	OAK TREE	24"	1	3
22	30QR	QUERCUS	OAK TREE	30"	1	3
23	24PT	PINUS	PINE TREE	24"	1	3

TOTAL TREES TO BE SAVED

CREDIT FOR TREES

TREES TO BE REMOVED

D01	32PT	PINUS	PINE TREE	32"	1
D03	24QR	QUERCUS	OAK TREE	24"	1
D04	20PT	PINUS	PINE TREE	20"	1
D05	28QR	QUERCUS	OAK TREE	28"	1
D06	24AR	ACER	MAPLE TREE	24"	1
D07	24QR	QUERCUS	OAK TREE	24"	1
D08	36AR	ACER	MAPLE TREE	36"	1
D09	20AR	ACER	MAPLE TREE	20"	1
D10	28QR	QUERCUS	OAK TREE	28"	1
D11	24AR	ACER	MAPLE TREE	24"	1
D12	20AR	ACER	MAPLE TREE	20"	1
D13	28QR	QUERCUS	OAK TREE	28"	1
D14	20AR	ACER	MAPLE TREE	20"	1
D15	20QR	QUERCUS	OAK TREE	20"	1

DBH 20" - 5 TREES
DBH 24" - 4 TREES
DBH 28" - 3 TREES
DBH 32" - 1 TREE
DBH 36" - 1 TREE

TOTAL SPECIMEN TREES TO BE REMOVED

ADDITION TO REGULAR CANOPY COVERAGE REQUIREMENTS, 4:1 MITIGATION

01 SPECIMEN TREES TO BE RESERVED

D01 SPECIMEN TREES TO BE REMOVED



STEWART

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RALEIGH, NC 27603
T 919.380.8750

FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT # L20042

Client:

WAKEMED PROPERTY SERVICES
3000 NEW BERN AVE
RALEIGH, NC 27610
PHONE 919.350.8098

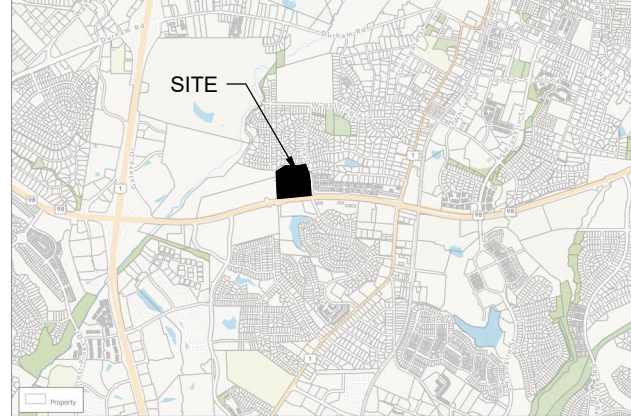
Consultants:

VANASSE HANGEN BRUSTLIN, INC.
904 MAIN CAMPUS DRIVE, SUITE 500
RALEIGH, NC 27606
PHONE 919.754.5026

NAME
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NAME
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CITY, STATE ZIPCODE
PHONE #

Vicinity map:



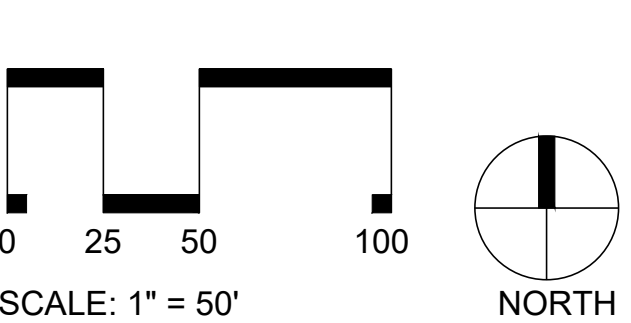
NORTH

Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



Scale:



SCALE: 1" = 50'

Project:

WAKEMED MOB
WAKE FOREST

Issued for:

MASTER SITE PLAN
PERMIT

No.	Date	Description
1	05/27/2022	2ND SUBMISSION REZONING/SITE
2	07/07/2022	3RD SUBMISSION REZONING/SITE
3	08/05/2022	4TH SUBMISSION REZONING/SITE
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Title:

TREE SURVEY PLAN

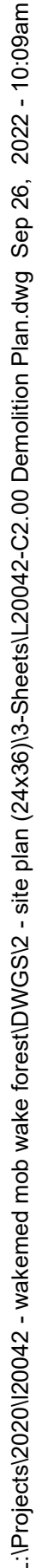
Project number: L20042 Sheet #:

Issued Date: 05.27.2022

Drawn by: ML

Approved by: MM

C1.02



TREE REMOVAL SCHEDULE					
ID	SCIENTIFIC NAME	COMON NAME	DBH	QTY	SPECIMEN TREE
PT8	PINUS	PINE TREE	8"	146	
PT9			9"	6	
PT10			10"	38	
PT11			11"	3	
PT12			12"	76	
PT13			13"	5	
PT14			14"	28	
PT15			15"	1	
PT16			16"	5	
PT18			18"	6	
PT20			20"	1	☐
PT32			32"	1	☐
QR8	QUERCUS	OAK TREE	8"	3	
QR10			10"	4	
QR12			12"	12	
QR14			14"	13	
QR15			15"	2	
QR16			16"	5	
QR18			18"	5	
QR20			20"	1	☐
QR24			24"	2	☐
QR28			28"	3	☐
AR8	ACER	MAPLE TREE	8"	38	
AR9			9"	2	
AR10			10"	25	
AR12			12"	30	
AR14			14"	25	
AR16			16"	8	
AR18			18"	9	
AR20			20"	3	☐
AR24			24"	2	☐
AR36			36"	1	☐
BN8	BETULA	BIRCH TREE	8"	6	
BN12			12"	6	
MG14		MAGNO LIA TREE	14"	1	
JV8	CEDRUS	CEDAR TREE	8"	1	
IO8	ILEX	HOLLY TREE	8"	1	
TREE	UN-IDENTIFIED TREES	3"	2		
		10"	1		
		12"	1		
SPECIMEN TREES TO BE REMOVED					14
TOTAL TREES TO BE REMOVED				528	



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PROJECT # L20042

Client:

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3000 NEW BERN AVE
RALEIGH, NC 27610
PHONE 919.350.8098

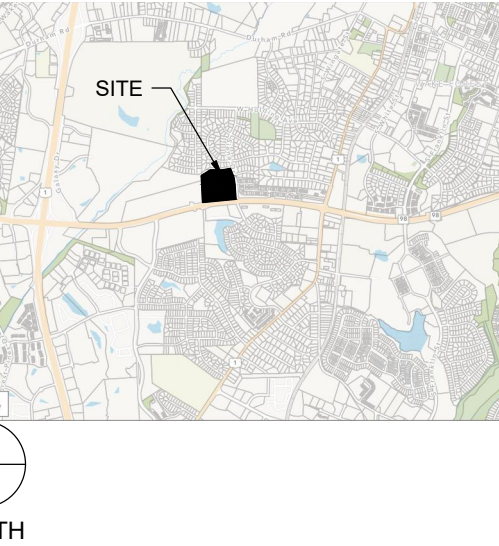
Consultants:

VANASSE HANGEN BRUSTLIN, INC.
904 MAIN CMPLUS DRIVE, SUITE 500
RALEIGH, NC 27606
PHONE 919.754.5026

NAME
ADDRESS LINE 1
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PHONE #

NAME
ADDRESS LINE 1
CITY, STATE ZIPCODE
PHONE #

Location map:

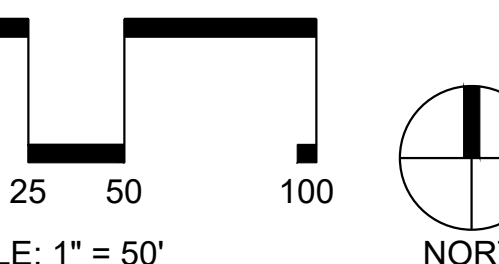


Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



Scale:



SCALE: 1" = 50'

NORTH

Project:

WAKEMED MOB WAKE FOREST

Issued for:

MASTER SITE PLAN PERMIT

No.	Date	Description
01	05/27/2022	2ND SUBMISSION REZONING/SITE
02	07/07/2022	3RD SUBMISSION REZONING/SITE
03	08/05/2022	4TH SUBMISSION REZONING/SITE
04	08/05/2022	08/05/2022
05	08/05/2022	08/05/2022
06	08/05/2022	08/05/2022
07	08/05/2022	08/05/2022
08	08/05/2022	08/05/2022
09	08/05/2022	08/05/2022
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Title:

PRELIMINARY DEMOLITION PLAN

Project number: L20042

Issued Date: 05.27.2022

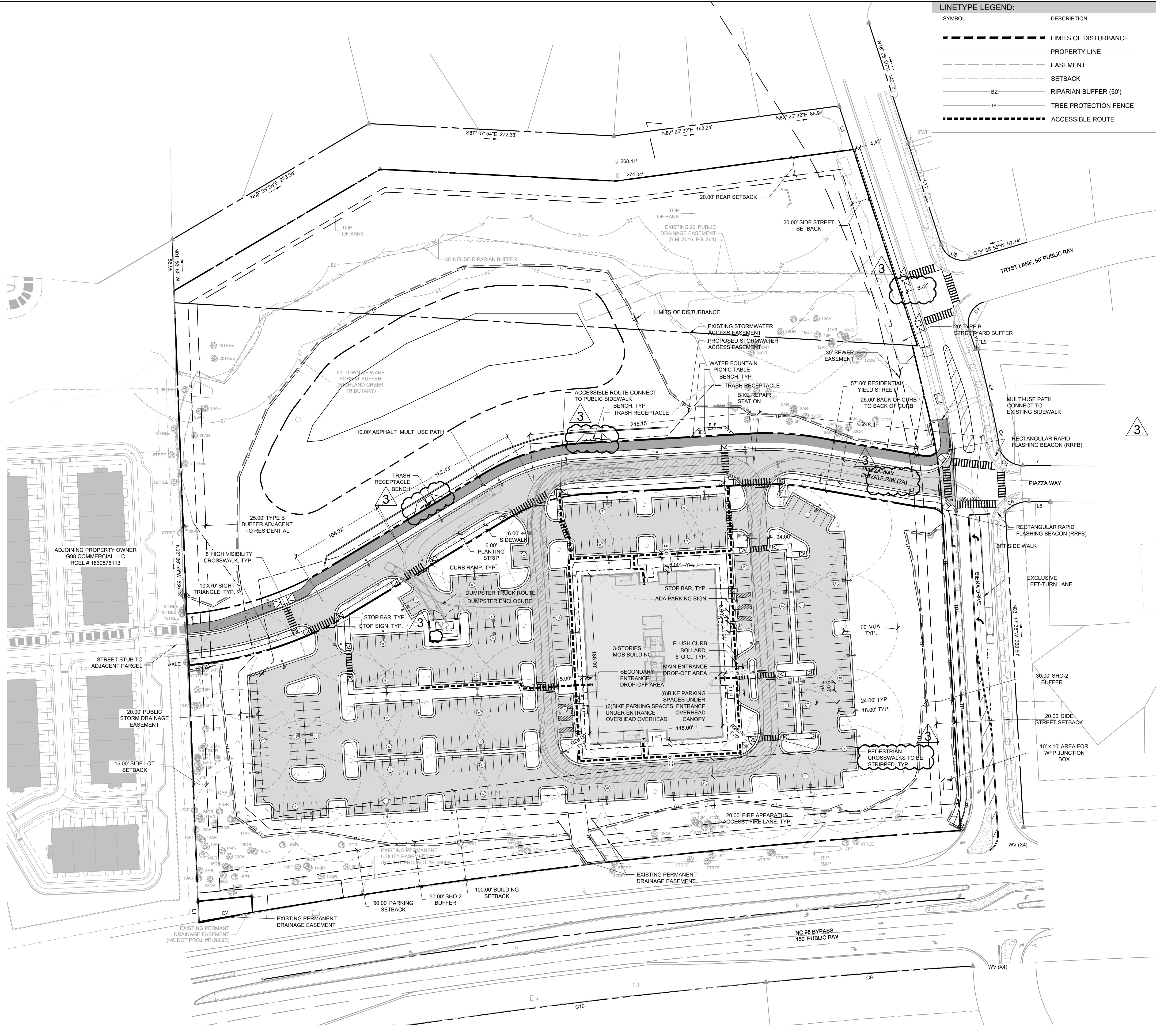
Drawn by: HNJ

Approved by: MM

Sheet #:

C2.00

L:\Projects\2020\20042 - wakemed mob wake forest\DWGS\2 - site plan (24x36)\3-Sheets\20042-C3.00 Site Plan.dwg Sep 26, 2022 - 10:09am



LINETYPE LEGEND:	
SYMBOL	DESCRIPTION
	LIMITS OF DISTURBANCE
	PROPERTY LINE
	EASEMENT
	SETBACK
	RIPARIAN BUFFER (50')
	TREE PROTECTION FENCE
	ACCESSIBLE ROUTE

SITE LEGEND:	
SYMBOL	DESCRIPTION
	PROPOSED BUILDING
	ASPHALT
	HEAVY DUTY CONCRETE
	LIGHT DUTY CONCRETE
	TRUNCATED DOME PAVING
	TRANSITION CURBS AT RAMPS
	RIVER ROCK
	LANDSCAPE BUFFER
	TREE SAVE AREA
	SIGN
	PA
	PLANTING AREA

SITE DATA			
SETBACK PRINCIPAL BUILDING	FRONT MIN.	20'-0"	
	SIDE STREET MIN.	20'-0"	
	SIDE LOT MIN.	15'-0"	
	REAR MIN.	20'-0"	
SETBACK	ACCESSORY STRUCTURE	N/A	
SETBACK	PARKING	30'-0"	
LOT WIDTH	AT ROAD FRONTAGE	85'-8"	
PARKING SPACES	REQUIRED	330 (4 PER 1,000 SF)	
	PROVIDED	333 (4.1 PER 1,000 SF)	
BIKE SPACES	REQUIRED	14 (2 / 50 AUTO SPACES)	
	PROVIDED	14	
ADA SPACES	REQUIRED 8 SPACES	2 VANS AND 6 REGULAR	
OPEN SPACE	REQUIRED N/A	N/A	

- NOTES:
- SEE SHEET L0.10 FOR GENERAL AND SITE NOTES.
 - EV PARKING LOCATIONS TO BE DETERMINED IN CONSTRUCTION
 - TRANSFORMER LOCATION WILL BE DETERMINED IN CONSTRUCTION DRAWINGS.
 - LOCATION OF BENCHES AT OVERLOOK AREAS ALONG MULTI-USE TRAIL ARE APPROXIMATE AND WILL BE DETERMINED IN CONSTRUCTION DRAWINGS.



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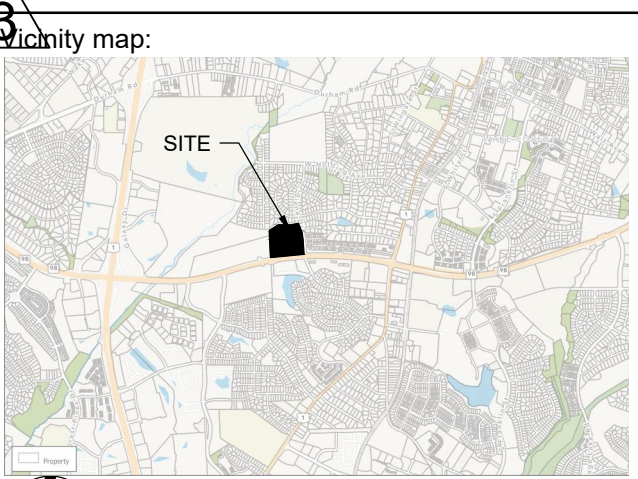
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3000 NEW BERN AVE
RALEIGH, NC 27610
PHONE 919.350.8098

Consultants:

VANASSE HANGEN BRUSTLIN, INC.
904 MAIN CAMPUS DRIVE, SUITE 500
RALEIGH, NC 27606
PHONE 919.754.5026

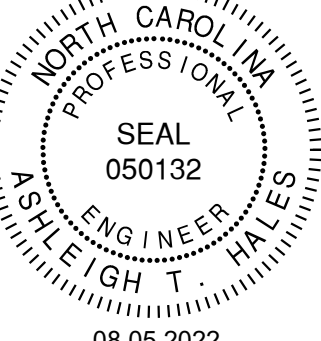
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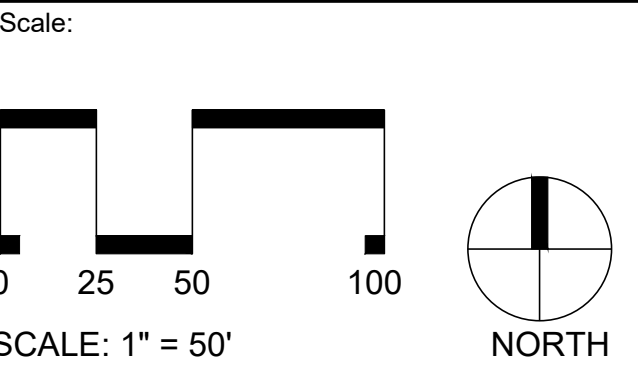
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Project:

WAKEMED MOB WAKE FOREST

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No.	Date	Description
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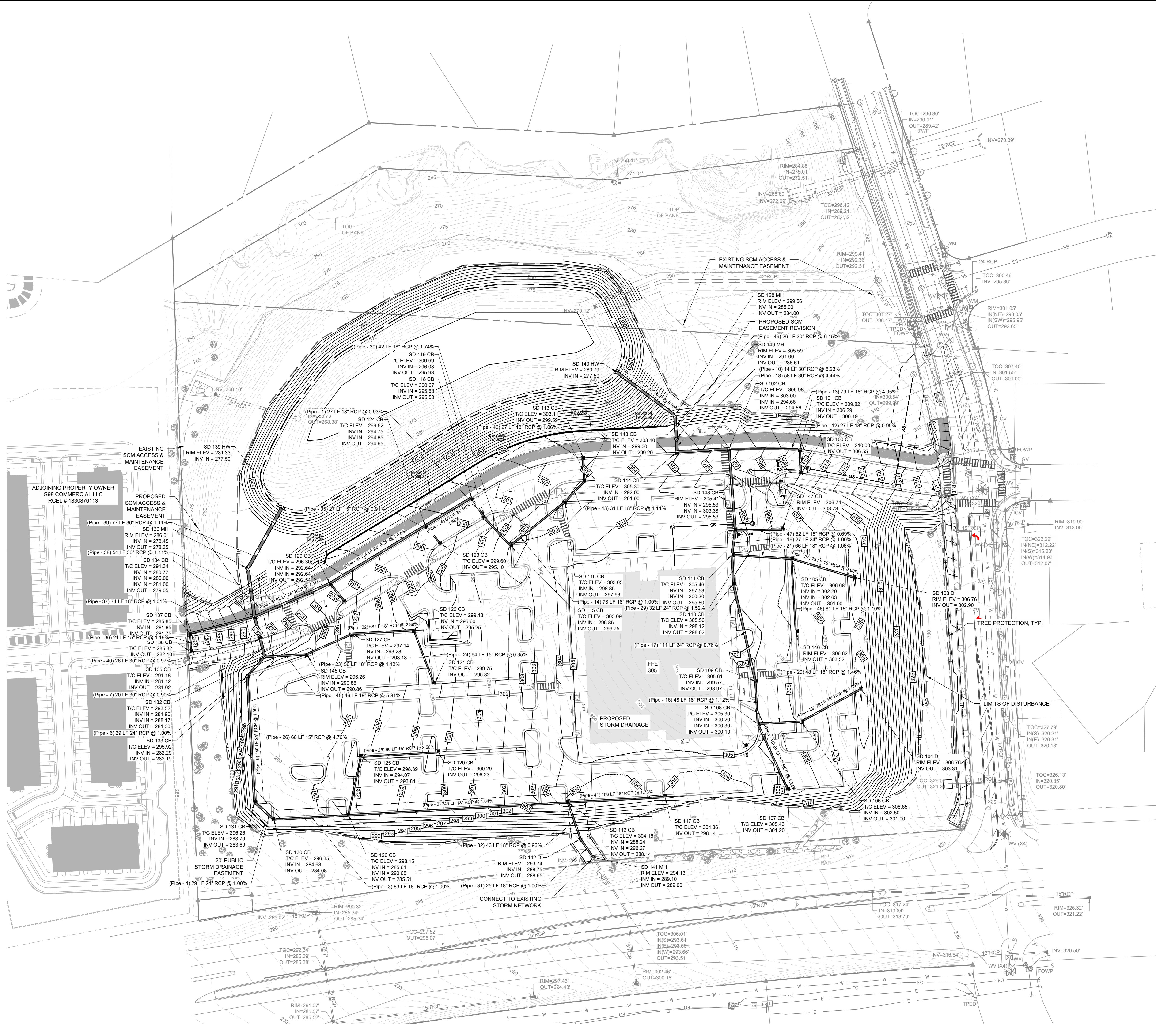
Title:

SITE MASTER PLAN

Project number: L20042 Sheet #:
Issued Date: 05.27.2022
Drawn by: ML
Approved by: MM

C3.00

L:\Projects\2020\20042 - wakemed mob wake forest\DWGS\2 - site plan (24x36)\3-Sheets\L20042-C5.00 Grading & Storm Drainage Plan.dwg Sep 26, 2022 - 10:09am



LINETYPE LEGEND:	
SYMBOL	DESCRIPTION
	LIMITS OF DISTURBANCE
	PROPERTY LINE
	EASEMENT
	SETBACK
	BZ
	RIPARIAN BUFFER (50')
	TP
	TREE PROTECTION FENCE
	ACCESSIBLE ROUTE

GRADING LEGEND:	
SYMBOL	DESCRIPTION
	PROPOSED JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED AREA DRAIN
	RIPRAP DISSIPATOR
	FLOW DIRECTION
	PROPOSED ELEVATION
	TOP/BOTTOM OF CURB
	TOP/BOTTOM OF WALL
	PROPOSED STORM DRAINAGE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

NOTES:

- SEE SHEET C0.10 FOR GENERAL AND GRADING NOTES.



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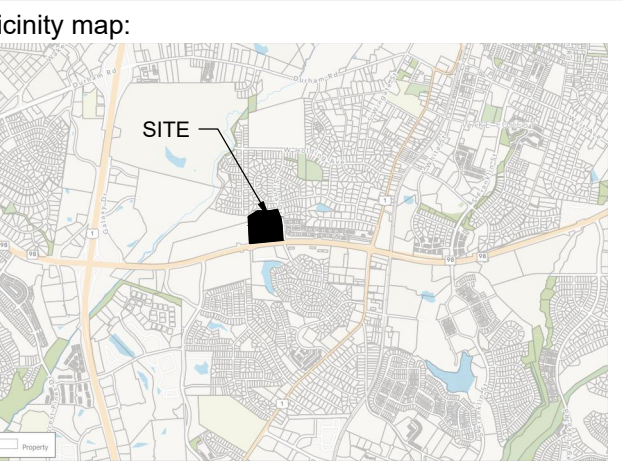
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PHONE 919.350.8098

Consultants:

VANASSE HANGEN BRUSTLIN, INC.
904 MAIN CAMPUS DRIVE, SUITE 500
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PHONE 919.754.5026

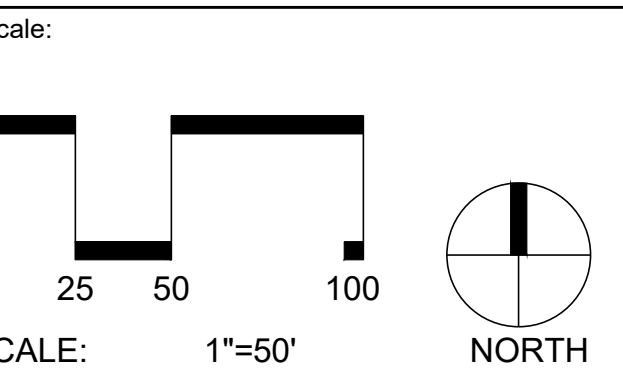
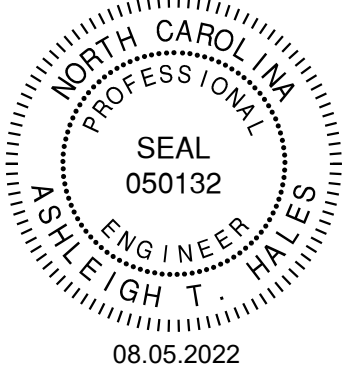
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Seal:

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Project:

WAKEMED MOB WAKE FOREST

Issued for:

MASTER SITE PLAN PERMIT

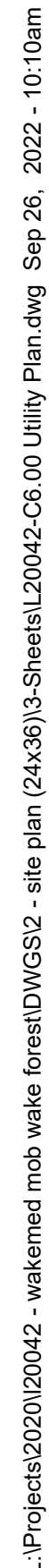
No.	Date	Description
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2	07/07/2022	3RD SUBMISSION REZONING/SITE
3	08/05/2022	4TH SUBMISSION REZONING/SITE
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Title:

PRELIMINARY GRADING & STORM DRAINAGE PLAN

Project number: L20042 Sheet #:
Issued Date: 05.27.2022
Drawn by: SM
Approved by: AH

C5.00



NOTES:

1. SEE SHEET OF CORPUS FOR GENERAL UTILITY NOTES.
2. TRANSFORMER LOCATION WILL BE DETERMINED IN CONSTRUCTION DRAWINGS.

CORPUS APPENDIX D STANDARD UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS THEREON. CORPUS 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 UNDEVELOPED RESERVOIR OR 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) 50' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN A SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS, MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATION CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE PER CORPUS DETAILS W/.
 - f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 - g) ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF RCP &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 - h) CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF ANY PROJECT. ADEQUATE NOTICE MUST BE PROVIDED TO BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 - i) 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER MAINS. MAINTAIN 4.0' MINIMUM COVER ON ALL RCP & ALL SEWER 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 CORPUS HANDBOOK PROCEDURE.
 7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: THE CITY OF RALEIGH WILL BE RESPONSIBLE FOR THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
 8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH 30' MINUTS LOCK VALVE @ ROW OR EASEMENT LINE & SPACED EVERY 75' LINE FEET MAXIMUM.
 9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL FURNISHED SEWER SERVICES. ALL BUILDING DRAINS LOWER THAN 10' ABOVE THE NEXT UPSTREAM MANHOLE.
 10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW. USAGE &/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. RAILROAD INTERFERENCE CALCULATIONS & INTERFERENCE CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY BEASLEY@RALEIGH.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. THE DEVICES SHALL MEET 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 BY THE RALEIGH-GOV. FOR MORE INFORMATION (HEREAFTER) 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@RALEIGH.GOV FOR MORE INFORMATION.

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L:\Projects\2020\20042 - wakemed mob wake forest\DWGS\2 - site plan (24x36)\3-Sheets\20042-C7.00 Summary Tables.dwg Sep 26, 2022 - 10:10am

STORM SEWER TABLES

STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE T/C	INVERTS
SD 100 CB	310.00	INV OUT: 306.55 18" RCP (SD 101 CB)
SD 101 CB	309.82	INV IN: 306.29 18" RCP (SD 100 CB) INV OUT: 306.19 18" RCP (SD 102 CB)
SD 102 CB	306.98	INV IN: 303.00 18" RCP (SD 101 CB) INV IN: 294.66 24" RCP (SD 148 CB) INV OUT: 294.56 30" RCP (SD 114 CB)
SD 103 DI *	306.76	INV OUT: 302.90 18" RCP (SD 105 CB)
SD 104 DI *	306.76	INV OUT: 303.31 18" RCP (SD 106 CB)
SD 105 CB	306.68	INV IN: 302.20 18" RCP (SD 103 DI) INV IN: 302.63 15" RCP (SD 146 CB) INV OUT: 301.00 18" RCP (SD 111 CB)
SD 106 CB	306.65	INV IN: 302.50 18" RCP (SD 104 DI) INV OUT: 301.00 18" RCP (SD 108 CB)
SD 107 CB	305.43	INV OUT: 301.20 18" RCP (SD 108 CB)
SD 108 CB	305.30	INV IN: 300.20 18" RCP (SD 107 CB) INV IN: 300.30 18" RCP (SD 106 CB) INV OUT: 300.10 18" RCP (SD 109 CB)
SD 109 CB	305.61	INV IN: 299.57 18" RCP (SD 108 CB) INV OUT: 298.97 24" RCP (SD 110 CB)
SD 110 CB	305.56	INV IN: 298.12 24" RCP (SD 109 CB) INV OUT: 298.02 24" RCP (SD 111 CB)
SD 111 CB	305.46	INV IN: 297.53 24" RCP (SD 110 CB) INV IN: 300.30 18" RCP (SD 105 CB) INV OUT: 295.80 24" RCP (SD 148 CB)
SD 112 CB	304.18	INV IN: 288.24 18" RCP (SD 142 DI) INV IN: 296.27 18" RCP (SD 117 CB) INV OUT: 288.14 18" RCP (SD 126 CB)
SD 113 CB	303.11	INV OUT: 299.59 18" RCP (SD 143 CB)
SD 114 CB	305.30	INV IN: 292.00 30" RCP (SD 102 CB) INV OUT: 291.90 30" RCP (SD 149 MH)
SD 115 CB	303.09	INV IN: 296.85 18" RCP (SD 116 CB) INV OUT: 296.75 18" RCP (SD 119 CB)
SD 116 CB	303.05	INV IN: 298.85 18" RCP (SD 143 CB) INV OUT: 297.63 18" RCP (SD 115 CB)

NOTES:
* REFERS TO STRUCTURE RIM

SANITARY SEWER TABLES

STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE RIM	INVERTS
EX SSMH 102	309.50	INV IN: 295.20 8" PVC (SSMH 100) INV OUT: 295.00 8" PVC (EX SSMH 108)
EX SSMH 108	303.56	INV IN: 294.55 8" PVC (EX SSMH 102)
SSCO 106	305.40	INV IN: 301.17 8" PVC (SSMH 105) INV OUT: 301.17 8" PVC (SSMH 107)
SSMH 100	314.66	INV IN: 296.65 8" PVC (SSMH 101) INV OUT: 296.45 8" PVC (EX SSMH 102)
SSMH 101	310.09	INV IN: 297.82 8" PVC (SSMH 103) INV OUT: 297.62 8" PVC (SSMH 100)
SSMH 103	307.28	INV IN: 298.67 8" PVC (SSMH 103A) INV OUT: 298.47 8" PVC (SSMH 101)
SSMH 103A	306.00	INV IN: 299.04 8" PVC (SSMH 104) INV OUT: 298.84 8" PVC (SSMH 103)
SSMH 104	305.29	INV IN: 299.66 8" PVC (SSMH 107) INV OUT: 299.46 8" PVC (SSMH 103A)
SSMH 105	305.40	INV OUT: 301.25 8" PVC (SSCO 106)
SSMH 107	304.63	INV IN: 300.75 8" PVC (SSCO 106) INV OUT: 300.55 8" PVC (SSMH 104)

STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE T/C	INVERTS
SD 117 CB	304.36	INV OUT: 298.14 18" RCP (SD 112 CB)
SD 118 CB	300.67	INV IN: 295.68 18" RCP (SD 119 CB) INV OUT: 295.58 24" RCP (SD 124 CB)
SD 119 CB	300.69	INV IN: 296.03 18" RCP (SD 115 CB) INV OUT: 295.93 18" RCP (SD 118 CB)
SD 120 CB	300.29	INV OUT: 296.23 15" RCP (SD 125 CB)
SD 121 CB	299.75	INV OUT: 295.82 15" RCP (SD 122 CB)
SD 122 CB	299.18	INV IN: 295.60 15" RCP (SD 121 CB) INV OUT: 295.25 18" RCP (SD 127 CB)
SD 123 CB	299.60	INV OUT: 295.10 15" RCP (SD 124 CB)
SD 124 CB	299.52	INV IN: 294.75 24" RCP (SD 118 CB) INV IN: 294.85 15" RCP (SD 123 CB) INV OUT: 294.65 24" RCP (SD 129 CB)
SD 125 CB	298.39	INV IN: 294.07 15" RCP (SD 120 CB) INV OUT: 293.84 15" RCP (SD 126 CB)
SD 126 CB	298.15	INV IN: 285.61 18" RCP (SD 112 CB) INV IN: 290.68 15" RCP (SD 125 CB) INV OUT: 285.51 18" RCP (SD 130 CB)
SD 127 CB	297.14	INV IN: 293.28 18" RCP (SD 122 CB) INV OUT: 293.18 18" RCP (SD 145 CB)
SD 128 MH *	299.56	INV IN: 285.00 30" RCP (SD 149 MH) INV OUT: 284.00 30" RCP (SD 140 HW)
SD 129 CB	296.30	INV IN: 292.64 24" RCP (SD 124 CB) INV IN: 292.64 18" RCP (SD 144 CB) INV OUT: 292.54 24" RCP (SD 134 CB)
SD 130 CB	296.35	INV IN: 284.68 18" RCP (SD 126 CB) INV OUT: 284.08 24" RCP (SD 131 CB)
SD 131 CB	296.26	INV IN: 283.79 24" RCP (SD 130 CB) INV OUT: 283.69 24" RCP (SD 133 CB)
SD 132 CB	293.52	INV IN: 281.30 24" RCP (SD 133 CB) INV IN: 288.17 18" RCP (SD 145 CB) INV OUT: 281.30 30" RCP (SD 135 CB)
SD 133 CB	295.92	INV IN: 282.29 24" RCP (SD 131 CB) INV OUT: 282.19 24" RCP (SD 132 CB)

STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE T/C	INVERTS
SD 134 CB	291.34	INV IN: 280.77 30" RCP (SD 135 CB) INV IN: 286.00 24" RCP (SD 129 CB) INV IN: 281.00 18" RCP (SD 137 CB) INV OUT: 279.05 36" RCP (SD 136 MH)
SD 135 CB	291.18	INV IN: 281.12 30" RCP (SD 132 CB) INV OUT: 281.02 30" RCP (SD 134 CB)
SD 136 MH *	286.01	INV IN: 278.45 36" RCP (SD 134 CB) INV OUT: 278.35 36" RCP (SD 139 HW)
SD 137 CB	285.85	INV IN: 281.85 15" RCP (SD 138 CB) INV OUT: 281.75 18" RCP (SD 134 CB)
SD 138 CB	285.82	INV OUT: 282.10 15" RCP (SD 137 CB)
SD 139 HW	281.33	INV IN: 277.50 36" RCP (SD 136 MH)
SD 140 HW	280.79	INV IN: 277.50 30" RCP (SD 128 MH)
SD 141 MH *	294.13	INV IN: 289.10 18" RCP () INV OUT: 289.00 18" RCP (SD 142 DI)
SD 142 DI *	293.74	INV IN: 288.75 18" RCP (SD 141 MH) INV OUT: 288.65 18" RCP (SD 112 CB)
SD 143 CB	303.10	INV IN: 299.30 18" RCP (SD 113 CB) INV OUT: 299.20 18" RCP (SD 116 CB)
SD 144 CB	296.47	INV OUT: 292.90 18" RCP (SD 129 CB)
SD 145 CB	296.26	INV IN: 290.86 18" RCP (SD 127 CB) INV OUT: 290.86 18" RCP (SD 132 CB)
SD 146 CB	306.62	INV OUT: 303.52 15" RCP (SD 105 CB)
SD 147 CB	306.74	INV OUT: 303.73 15" RCP (SD 148 CB)
SD 148 CB	305.41	INV IN: 295.53 24" RCP (SD 111 CB) INV IN: 303.38 15" RCP (SD 147 CB) INV OUT: 295.53 24" RCP (SD 102 CB)
SD 149 MH *	305.59	INV IN: 291.00 30" RCP (SD 114 CB) INV OUT: 286.61 30" RCP (SD 128 MH)

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
Pipe - 2	18"	244.13'	1.04%	RCP
Pipe - 3	18"	82.98'	1.00%	RCP
Pipe - 4	24"	29.09'	1.00%	RCP
Pipe - 5	24"	139.88'	1.00%	RCP
Pipe - 6	24"	28.94'	1.00%	RCP
Pipe - 7	30"	20.21'	0.90%	RCP
Pipe - 8	24"	91.50'	7.15%	RCP
Pipe - 9	24"	123.76'	1.62%	RCP
Pipe - 1	18"	27.01'	0.93%	RCP
Pipe - 10	30"	14.46'	6.23%	RCP
Pipe - 11	30"	80.42'	8.08%	RCP
Pipe - 12	18"	27.33'	0.95%	RCP
Pipe - 13	18"	78.71'	4.05%	RCP
Pipe - 14	18"	78.08'	1.00%	RCP
Pipe - 15	18"	80.83'	1.24%	RCP
Pipe - 16	18"	47.54'	1.12%	RCP
Pipe - 17	24"	110.61'	0.76%	RCP

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
Pipe - 18	30"	57.66'	4.44%	RCP
Pipe - 19	24"	27.37'	1.00%	RCP
Pipe - 20	18"	48.00'	1.46%	RCP
Pipe - 21	18"	66.25'	1.06%	RCP
Pipe - 22	18"	68.07'	2.89%	RCP
Pipe - 23	18"	56.26'	4.12%	RCP
Pipe - 24	15"	63.89'	0.35%	RCP
Pipe - 25	15"	86.40'	2.50%	RCP
Pipe - 26	15"	66.30'	4.76%	RCP
Pipe - 27	18"	73.06'	0.96%	RCP
Pipe - 28	18"	75.72'	1.06%	RCP
Pipe - 29	24"	32.16'	1.52%	RCP
Pipe - 30	18"	41.74'	1.74%	RCP
Pipe - 31	18"	24.74'	1.00%	RCP
Pipe - 32	18"	42.98'	0.96%	RCP
Pipe - 33	18"	73.61'	12.00%	RCP
Pipe - 34	24"	59.95'	1.38%	RCP

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
Pipe - 35	15"	27.33'	0.91%	RCP
Pipe - 36	15"	21.01'	1.19%	RCP
Pipe - 37	18"	74.09'	1.01%	RCP
Pipe - 38	36"	53.89'	1.11%	RCP
Pipe - 39	36"	76.83'	1.11%	RCP
Pipe - 40	30"	25.88'	0.97%	RCP
Pipe - 41	18"	108.13'	1.73%	RCP
Pipe - 42	18"	27.00'	1.06%	RCP
Pipe - 43	18"	30.77'	1.14%	RCP
Pipe - 44	18"	27.33'	0.95%	RCP
Pipe - 45	18"	46.39'	5.81%	RCP
Pipe - 46	15"	80.58'	1.10%	RCP
Pipe - 47	15"	51.88'	0.69%	RCP
Pipe - 48	24"	90.98'	0.95%	RCP
Pipe - 49	30"	26.17'	6.15%	RCP



STEWART

223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: L20042

Client:

WAKEMED PROPERTY SERVICES
3000 NEW BERN AVE
RALEIGH, NC 27610
PHONE 919.350.8098

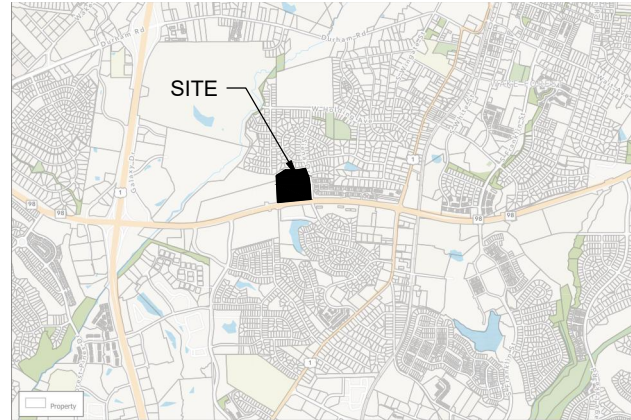
Consultants:

VANASSE HANGEN BRUSTLIN, INC.
904 MAIN CAMPUS DRIVE, SUITE 500
RALEIGH, NC 27606
PHONE 919.754.5026

NAME
ADDRESS LINE 1
CITY, STATE ZIPCODE
PHONE #

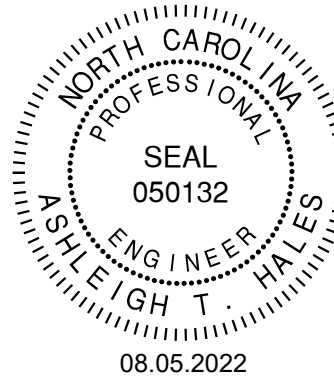
NAME
ADDRESS LINE 1
CITY, STATE ZIPCODE
PHONE #

Vicinity map:



Scale:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



Scale:

Project:

WAKEMED MOB
WAKE FOREST

Issued for:

MASTER SITE PLAN
PERMIT

No.	Date	Description
1	05/27/2022	2ND SUBMISSION REZONING/SITE
2	07/07/2022	3RD SUBMISSION REZONING/SITE
3	08/05/2022	4TH SUBMISSION REZONING/SITE
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Title:

SUMMARY TABLES

Project number: L20042 Sheet #:
Issued Date: 05.27.2022
Drawn by: SM
Approved by: AH

C7.00

L:\Projects\2020\20042 - wakemed mob wake forest\DWGS\2 - site plan (24336)\3-Sheets\20042-L7.00 Code Planning Plan.dwg Sep 26, 2022 - 10:11am

MINIMUM CANOPY COVERAGE FOR NB DISTRICT		
REQUIRED		304
2 CANOPY TREES PER 5000 SF OF PARCEL AREA PARCEL AREA: 617,812 SF 248 CANOPY TREES REQUIRED	248	
SPECIMEN TREES REMOVAL MITIGATION, ADDITION TO REGULAR CANOPY COVERAGE REQUIREMENTS	56	
PROVIDED		306
TREE CREDITS PER SPECIMEN SEE SPECIMEN TABLE	70	
CREDIT FOR PRESERVATION OF WOODED AREAS (REPRESENTED AS DIA. HATCH) 52,785 SF 1 TREE CREDIT PER 700 SF OF PROTECTED AREA (EXCLUDED WATERCOURSE BUFFER AND WETLANDS)	75	
ALL OTHER TREES (EXCLUDE TREE SAVE AREA ABOVE) 1 TREE CREDIT WITH EXCEPTION OF TREES LESS THAN 2.5" DBH AND LESS THAN 10 YEARS OF REMAINING LIFE	26	
NEW TREES		135

CREDIT FOR PRESERVATION OF SPECIMEN TREES						
TREE CREDITS PER SPECIMEN FOR EXISTING DBH (20"-30") 3 / CANOPY (31"-41") 4 / CANOPY	LOCATION	SPECIMEN TREES #	UNDERSTORY TREES #	TREE CREDITS	TOTAL TREE CREDITS	
SEE C1.02 TREE SURVEY PLAN FOR DETAILS	BY PASS 98	20"-30", 4 TREES	30	12	40	
	SIENA DR	N/A	0	0		
	WEST PROPERTY LINE	20"-30", 14 TREES 31"-41", 1 TREE	21	42	80	
	OTHERS	20"-30", 4 TREES	22	12	34	
		TOTAL TREE CREDITS	73	70	143	

LANDSCAPE CALCULATIONS:	
VEHICLE PARKING AREAS: VEHICLE PARKING AREA: REQUIREMENTS: - LINEAR PLANTING STRIP FOR EACH 2 PARKING BAYS - ALL PARKING SPACES OR PORTIONS SHALL BE WITHIN 60' OF A PLANTED CANOPY TREE - GROUND COVER, MULCH, SHRUB FOR EACH PLANTING AREA - LIGHTINGS ARE 15' FROM CANOPY TREES AND 8' FROM UNDERSTORY	LANDSCAPE SCREENING: DUMPSTERS ENCLOSURE ALLOWABLE MATERIALS INCLUDE PAINTED OR STAINED SOLID WOOD, COMPOSITE WOOD, FABRICATED METAL, BRICK, SPLIT FACE BLOCK, DECORATIVE BLOCK, AND STONE. REFER TO UDO 8.8.1 EVERGREEN SHRUBS PLACED AROUND ENCLOSURE STORMWATER RETENTION POND SCREENING REQUIREMENTS, N/A EQUIPMENT SCREENING REQUIREMENT TO BE DETERMINED PER THE UTILITY EQUIPMENT SIZE AND LOCATION
PROVIDED: SEE PLAN	

LANDSCAPE CALCULATIONS:	
1 STREET TREES: LINEAR FEET OF RIGHT-OF-WAY 98 BYPASS SIENA DRIVE (MINOR ACCESS) PRIVATE DRIVE (MINOR ACCESSES) STREET TREES REQUIRED (1 TREE / 50 LF): 98 BYPASS SIENA DRIVE PRIVATE DRIVE STREET TREES PROVIDED: EQUAL TO MINIMUM REQUIREMENTS. SEE PLAN	PROVIDED NORTH PART OF SIENA DRIVE CANOPY TREES EVERGREEN TREES UNDERSTORY TREES SHRUBS OUTDOOR AMENITY AREA ALONG MULTI-USE PATH CANOPY TREES UNDERSTORY TREES SHRUBS (BUILDING FOUNDATION PLANTING) *SEE NOTE*
2 SPECIAL OVERLAY HIGHWAY DISTRICT (SH-O YARD) 98 BYPASS (DOES NOT EXCLUDE DRAINAGE EASEMENT) REQUIRED: 5 TREES PER 50 FEET OF SH-O MAY USE EXISTING VEGETATION WITHIN RIGHT-OF-WAY TO MEET STREET YARD WIDTH REQUIREMENT PROVIDED SPECIMEN TREE CREDIT OTHER TREE CREDIT CANOPY TREES	4 PROTECTIVE BUFFER (TYPE B, OPTION 1) WEST PROPERTY LINE, SOUTH OF PRIVATE DRIVE REQUIRED CANOPY TREES (2 / 100 LF) UNDERSTORY TREES (2 / 100 LF) EVERGREEN TREES (2 / 100 LF) SHRUBS (24 / 100 LF) PROVIDED CANOPY TREES (2) OTHER EXISTING TREE CREDIT SHRUBS WEST PROPERTY LINE, NORTH OF PRIVATE DRIVE (EXCLUDED INTERSECTION AND MULTI-USE PATH) REQUIRED CANOPY TREES (2 / 100 LF) UNDERSTORY TREES (4 / 100 LF) SHRUBS (24 / 100 LF) PROVIDED CANOPY TREES (5) SPECIMEN TREE CREDIT (2) OTHER EXISTING TREE CREDIT UNDERSTORY TREES SHRUBS NORTH PROPERTY LINE REQUIRED CANOPY TREES (2 / 100 LF) UNDERSTORY TREES (4 / 100 LF) SHRUBS (24 / 100 LF) PROVIDED DUE TO EXISTING VEGETATION OF STREAM BUFFER, ALTERNATE LOCATION TO BE AROUND SCM, OUTDOOR AMENITY AREA, AND RETAINING WALL (SECTION 8.2.5) CANOPY TREES (SCM) UNDERSTORY TREES (SCM) SHRUBS (ALONG MULTI-USE PATH)
3 STREET YARD BUFFERS SIENA DRIVE, SOUTH OF PIAZZA WAY REQUIRED (SHO-2; 3 / 50 LF = 22) CANOPY TREES (2 / 100 LF) EVERGREEN TREES (2 / 100 LF) UNDERSTORY TREES (2 / 100 LF) SHRUBS (24 / 100 LF) PROVIDED CANOPY TREES EVERGREEN TREES UNDERSTORY TREES SHRUBS SIENA DRIVE, NORTH OF PIAZZA WAY, REQUIRED CANOPY TREES (2 / 100 LF) EVERGREEN TREES (2 / 100 LF) UNDERSTORY TREES (2 / 100 LF) SHRUBS (24 / 100 LF) DUE TO EXISTING VEGETATION OF STREAM BUFFER AND DRAINAGE EASEMENT, ALTERNATE LOCATIONS TO BE AROUND SCM AND OUTDOOR AMENITY AREA AT MULTI-USE PATH. ALTERNATE SHRUBS ARE ALSO PROVIDED AS BUILDING FOUNDATION PLANTING. SEE PROVIDED BREAK DOWN BELOW	NOTES: *50% REQUIRED PLANTINGS MUST BE EVERGREEN *EXISTING VEGETATIONS ARE COUNTED CREDIT FOR BUFFERS

PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	NOTES
	CEDE	20	CEDRUS DEODARA DEODAR CEDAR	B&B	1.5 IN	8 FT	EVERGREEN
	FAAB	19	FAGUS GRANDIFOLIA AMERICAN BEECH	B&B	1.5 IN	8 FT	DECIDUOUS
	LISG	14	LIQUIDAMBAR STYRACIFLUA SWEET GUM	B&B	1.5 IN	8 FT	DECIDUOUS
	LITU	33	LIRIODENDRON TULIPIFERA TULIP POPLAR	B&B	1.5 IN	8 FT	DECIDUOUS
	PIST	23	PINUS STROBUS WHITE PINE	B&B	1.5 IN	8 FT	EVERGREEN
	PITA	7	PINUS TAEDA LOBLOLLY PINE	B&B	1.5 IN	8 FT	EVERGREEN
	QULY	36	QUERCUS LYRATA OVERCUP OAK	B&B	1.5 IN	8 FT	DECIDUOUS
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	NOTES
	CECA	18	CERCIS CANADENSIS EASTERN REDBUD	B&B	1 IN	6 FT	DECIDUOUS
	COFL	20	CORNUS FLORIDA FLOWERING DOGWOOD	B&B	1 IN	6 FT	DECIDUOUS
	ILOP	21	ILEX OPACA AMERICAN HOLLY	B&B	1 IN	6 FT	EVERGREEN
	MAVI	15	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA	B&B	1 IN	6 FT	EVERGREEN
	MYCE	14	MYRICA CERIFERA WAX MYRTLE	B&B	1 IN	6 FT	EVERGREEN
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	NOTES
	ILGL	109	ILEX GLABRA INKBERRY HOLLY	#3		3 FT	EVERGREEN
	ILVE	173	ILEX VERTICILLATA WINTERBERRY	#3		3 FT	EVERGREEN
	ILNS	106	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	#5		3 FT	EVERGREEN
	ILVI	71	ITEA VIRGINICA VIRGINIA SWEETSPICE	#3		3 FT	DECIDUOUS TO
	LIXG	72	LINNAEA X GRANDIFLORA GLOSSY ABELIA	#3		3 FT	EVERGREEN
	TEGY	108	TERNSTROEMIA GYMNANTHERA JAPANESE TERNSTROEMIA	#3		3 FT	EVERGREEN
	VIAC	113	VIBURNUM AWABUKI 'CHINDO' CHINDO SWEET VIBURNUM	#5		3 FT	EVERGREEN
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	NOTES
	LISP	10,460 SF	LIRIOPE SPICATA CREEPING LILYTURF	---			
	SOD	74,823 SF	TURF SOD DROUGHT TOLERANT FESCUE BLEND	---			

- SPECIMEN TREES (TREE CREDIT PER 8.4 I.B. # DBH)
SEE C1.02 TREE SURVEY PLAN FOR DETAILS
- OTHER EXISTING TREES DBH LARGER THAN 2.5", 1 TREE CREDIT



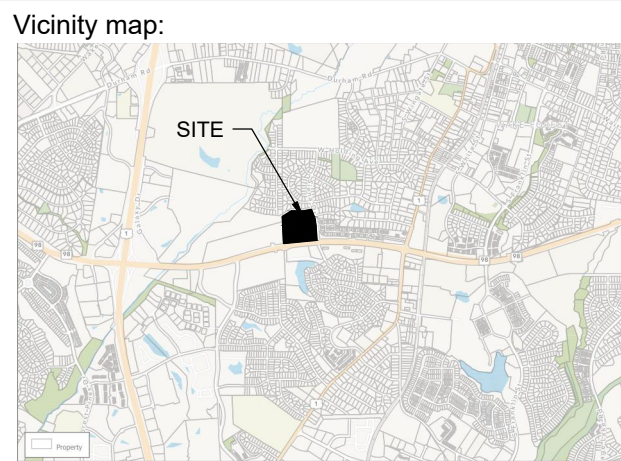
STEWART
223 S. WEST ST., #100
RALEIGH, NC 27603
T 919.380.8750
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: L20042

Client:
WAKEMED PROPERTY SERVICES
3000 NEW BERN AVE
RALEIGH, NC 27610
PHONE 919.350.8098

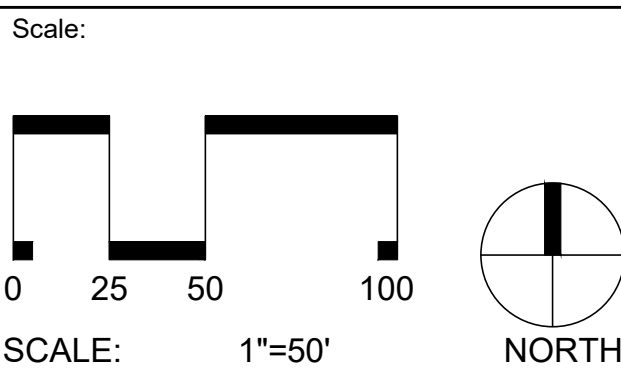
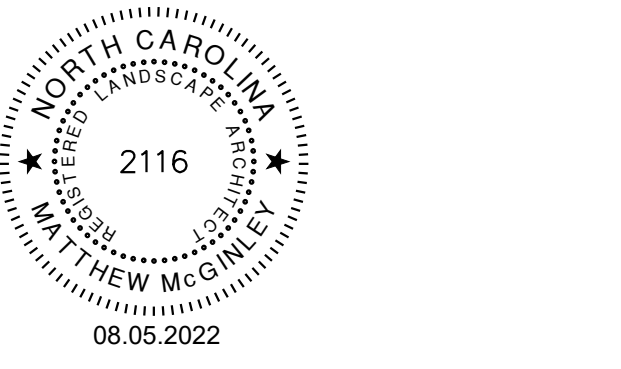
Consultants:
VANASSE HANGEN BRUSTLIN, INC.
904 MAIN CAMPUS DRIVE, SUITE 500
RALEIGH, NC 27606
PHONE 919.754.5026

NAME
ADDRESS LINE 1
CITY, STATE ZIP CODE
PHONE #

NAME
ADDRESS LINE 1
CITY, STATE ZIP CODE
PHONE #



Seal:
PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



Project:
**WAKEMED MOB
WAKE FOREST**

Issued for:
**MASTER SITE PLAN
PERMIT**

No.	Date	Description
1	05/27/2022	2ND SUBMISSION REZONING/SITE
2	07/07/2022	3RD SUBMISSION REZONING/SITE
3	08/05/2022	4TH SUBMISSION REZONING/SITE
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Title:
PLANTING PLAN

Project number: L20042 Sheet #:
Issued Date: 05.27.2022
Drawn by: ML
Approved by: MM **L7.00**



Evolve™ LED Area Lighting



S-1
PARKING LOT
AREA LIGHTING

Luminaire Schedule						
Symbol	Tag	Description	LLF	Lum. Watts	Lum. Lumens	Qty
□	S1A	EALS03 D3AW740	0.700	70	10100	20
□	S1B	EALS03 D4AF740	0.700	70	10000	27
□	S1C	EALS03 D5SM740	0.700	64	10000	1
□	S2	ERLH 13B340 with ELSHS-ERL1-BLCK	0.700	111	12400	10
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Ground Parking	Illuminance	Fc	1.97	4.4	0.5	3.94
Ground Property Lines	Illuminance	Fc	0.01	0.7	0.0	N.A.
Ground Rest of the Site	Illuminance	Fc	0.61	2.8	0.0	N.A.
Ground Roadway	Illuminance	Fc	1.93	3.6	0.9	2.14



STEWART

223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: L20042

Client:

WAKEMED PROPERTY SERVICES
3000 NEW BERN AVE
RALEIGH, NC 27610
PHONE 919.350.8098

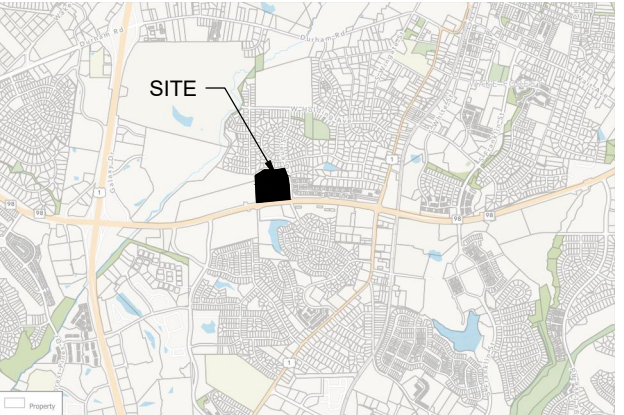
consultants:

VANASSE HANGEN BRUSTLIN, INC.
 904 MAIN CAMPUS DRIVE, SUITE 500
 RALEIGH, NC 27606
 PHONE 919.754.5026

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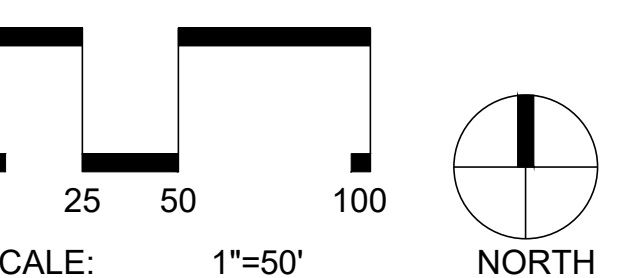
vicinity map:



Deal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

scale:



project

WAKEMED MOB
WAKE FOREST

issued for:

MASTER SITE PLAN
PERMIT

[illegible]

title:

PRELIMINARY SITE LIGHTING PLAN

Project number: L20042 Sheet #:

Issued Date: 05.27.2022

Drawn by: MM
Approved by: MM

SL0.00

WakeMed Wake Forest Medical Office Building

Wake Forest, North Carolina

PREPARED FOR

WakeMed Property Services

c/o Thomas Cavender
300 New Bern Avenue
Raleigh, NC 27610
919.350.8098

PREPARED BY



VHB Engineering NC, P.C. (C-3075)

940 Main Campus Drive, Suite 500
Raleigh, NC 27606
919.829.0328

5/13/2022



Executive Summary

WakeMed Health and Hospitals is planning to construct a medical office building (MOB) in the northwest quadrant of NC 98 (Dr Calvin Jones Highway) and Siena Drive in Wake Forest, North Carolina (Figure 1). The development is planned to consist of 82,500 square feet (SF) of medical office space, and the expected full build-out is to occur in 2025.

Project Background

The development will be accessed via one full movement driveway along Siena Drive:

- › Access #1, full movement access aligned with the existing Piazza Way, about 475 feet north of NC 98

In addition, a cross-connection will be made across Grove 98 North to future Ligon Mill Road, while the infrastructure improvements associated with the Grove 98 PUD development are currently under planning and design.

Based on scoping discussions with the Town of Wake Forest and NCDOT, the following intersections were included in the study area and analyzed for existing and future conditions, as applicable:

- › NC 98 (Dr. Calvin Jones Highway) at Ligon Mill Road (signalized)
- › NC 98 (Dr. Calvin Jones Highway) at Grove 98 Access east of Ligon Mill Road (future signalized)
- › NC 98 (Dr. Calvin Jones Highway) at Siena Drive (unsignalized, right-in/right-out with left-over)
- › NC 98 (Dr. Calvin Jones Highway) at U-turn west of Siena Drive (unsignalized U-turn)
- › NC 98 (Dr. Calvin Jones Highway) at U-turn east of Siena Drive (unsignalized U-turn)
- › NC 98 (Dr. Calvin Jones Highway) at US 1A (S. Main Street) (signalized)
- › Siena Drive at W. Holding Avenue (unsignalized)

- › Siena Drive at Piazza Way/Future Access #1 (unsignalized)

The analysis was performed under the following three (3) scenarios:

- › Existing (2022) Conditions
- › No-Build (2025) Conditions
- › Build (2025) Conditions

The Existing (2022) scenario includes weekday AM and PM peak hour analysis based on turning movement count data collected in February 2022. The No-Build (2025) scenario includes existing traffic with a three percent (3%) growth rate applied annually between base year (2022) and future year (2025), as well as three planned developments expected to contribute trip increases within the area. The Build (2025) scenario includes No-Build (2025) volumes with the addition of site trips generated by the full build-out of the proposed development.

Existing (2022) Conditions

Existing analyses were conducted based on current roadway geometrics and intersection turning movement counts collected in February 2022. Traffic data were compared against historical traffic counts included in the Forbes Property TIA. Since the 2022 traffic counts are already exceeding pre-pandemic levels while area schools are now fully open, new traffic counts are considered representative of current traffic patterns with no additional adjustments applied.

As reported in the Summary Level of Service (LOS) table on page v, the intersection of US 1A and NC 98 is operating at LOS D in the AM peak hour but at LOS E in the PM peak hour. In addition, the eastbound left-over of NC 98 at Siena Drive is operating at LOS E in the AM peak hour. The remaining signalized intersections and stop-controlled approaches examined in this analysis are found to operate acceptably (LOS D or better) during both the AM and PM peak hours.

No-Build (2025) Conditions

A rate of three percent (3%) was used to calculate the growth between the base year (2022) and future analysis year (2025). As instructed by the Town of Wake Forest, site trips due to the following three developments were included in the future year (2025) analysis:

- › Forbes Property (Grove 98 PUD) – approximately 248 apartments, 107,800 square feet (SF) of shopping center, 100,000 SF of supermarket, 4,000 SF of drive-in bank, and 8,000 SF of fast-food restaurant with drive through window. The development will be on both sides of NC 98 and Ligon Mill Road (Wegmans/bank/restaurant in the southwest quadrant are already completed and occupied)
- › Holding Village – the development will consist of 616 single-family homes (approximately 250 of which have already been occupied), 53 townhomes, 681 apartments, 20,000 SF of general retail space, and 10,000 SF of fast-casual restaurant space located between NC 98 Bypass and Rogers Road, east of US 1A (S. Main Street)
- › The Palisades Residential – approximately 288 apartments on the east side of Ligon Mill Road

For the projects that have been partially built-out or have development plan changes, only the uncompleted/unoccupied portions were included in the analysis. As for roadway improvements in the study area, Ligon Mill Road Extension to NC 98 was recently completed with the first phase (Wegmans) of Forbes Property development, and the north leg of Ligon Mill Road will be added with its late phases (Grove 98 North). Improvements along NC 98 between Ligon Mill Road and the U-turn intersection west of Siena Drive are also planned with the late phases of Forbes Property/Grove 98. Lastly, turn lane and signal upgrades are planned at the intersection of NC 98 and US 1A by both Forbes and Holding Village developments.

As shown on the Summary LOS table on page v, the intersection of US 1A and NC 98 is projected to continue to operate at LOS E in the PM peak hour despite the committed turn lane improvements by background developments. The eastbound NC 98 left-over at Siena Drive is expected to operate at LOS E during the PM peak hour, and southbound Siena Drive at NC 98 is expected to operate at LOS E during the AM peak hour. The remaining signalized intersections and stop-controlled approaches are projected to continue to operate acceptably during the peak hours despite various degrees of delay increases.

Trip Generation and Assignment

Trip generation was conducted based on the most appropriate corresponding trip generation codes included in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition*. The method of calculation was based on guidance included in the NCDOT's "Rate vs. Equation" Spreadsheet. As the proposed development is to consist of 82,500 square feet of medical office space, ITE Land Use Code (LUC) 720 was used with calculations following the NCDOT guidance.

As a result, the proposed development is projected to generate 2,871 daily trips with 229 trips (179 entering, 50 exiting) occurring in the AM peak hour and 285 trips (80 entering, 205 exiting) occurring in the PM peak hour. The generated site trips were distributed in accordance with the existing traffic patterns and planned land uses in the study area, while future Ligon Mill Road extension via a cross-connection to Grove 98 North was taken into consideration under the build-out conditions.

Build (2025) Conditions

The Build (2025) conditions account for both the No-Build (2025) traffic and the site traffic generated by the proposed development after its completion.

As shown on the Summary LOS table on page v, the intersection of US 1A and NC 98 is projected to continue to operate at LOS E in the PM peak hour with slight delay increases. The eastbound NC 98 left-over at Siena Drive is expected to operate at LOS E during both peak hours, and southbound Siena Drive at NC 98 is expected to operate at LOS E during the AM peak hour. The remaining signalized intersections and stop-controlled approaches examined in this analysis were found to continue to operate acceptably during the peak hours with slight traffic delay increases. The planned site access on Siena Drive across Piazza Way is projected to operate at LOS B during both the AM and PM peak hours.

Roadway Improvement Recommendations

As indicated in the traffic operations analyses, the proposed development is projected to minimally impact traffic operations of the surrounding roadway network and most study intersections.

Nevertheless, the following driveway configuration should be considered along Siena Drive across from Piazza Way.

Siena Drive at Piazza Way/Future Access #1 (future unsignalized)

The future stop-controlled Access #1 is expected to operate at LOS B during both the AM and PM peak hours under Build (2025) conditions with a single ingress lane and single egress lane. The following site access configuration are recommended at this intersection:

- › Construct Access #1 to consist of one ingress and one egress lane
- › Restripe the northbound approach of Siena Drive to provide an exclusive left-turn lane with 100 feet of storage length and appropriate taper

Note that although future year traffic volumes do not warrant a dedicated left-turn lane on northbound Siena Drive, it is required by NCDOT for planning considerations. Based on discussions with the Town staff, this left-turn lane should be provided via restriping the existing pavement only to minimize potential impact on speed management and pedestrian crossing safety.

NC 98 (Dr. Calvin Jones Highway) at Siena Drive (unsignalized, right-in/right-out with left-over)

Traffic analyses indicate that the eastbound left-over and southbound approach of Siena Drive are projected to operate at LOS E under the No-Build and Build conditions. Nevertheless, it is unlikely that a traffic signal is fully warranted, and the extension of Ligon Mill Road and proposed cross-connection to Grove 98 should provide alternate travel options and lead to potential traffic diversion from this intersection. Therefore, the following transportation improvements are recommended:

- › Monitor traffic under the build-out conditions and, if warranted and approved, install a traffic signal at the intersection of NC 98 Westbound and Siena Drive (North Leg)

Based on discussions with the Town of Wake Forest, fee-in-lieu commensurate with project impact should be provided if additional analysis indicates a signal is not warranted at this location.

NC 98 (Dr. Calvin Jones Highway) at US 1A (S. Main Street) (signalized)

Traffic analyses indicate that this intersection is projected to operate LOS E during the PM peak hour under the Existing, No-Build, and Build conditions despite committed turn lane improvements by background developments. Dedicated turn lanes are already present on all intersection approaches. Signal optimization and potential restriping of the southbound approach to provide a shared through/right-turn lane was explored; however, operational benefit of this restriping is minimal, and this change would likely not provide any safety benefit. Since the development is projected to contribute minimum traffic and delay increases without causing LOS decline or a 25% increase of traffic delay, transportation improvements should not be required by this development.

The rest of the study area intersections are expected to operate acceptably. Therefore, no further mitigation should be required. A summary of LOS results is displayed in Table ES, and the proposed lane configurations and traffic control for the roadway network is displayed in Figure ES.

Table ES Summary Level of Service Table

Intersection and Approach	Control	Existing (2022)		No-Build (2025)		Build (2025)	
		AM	PM	AM	PM	AM	PM
US 1A (S. Main St) & NC 98 (Dr Calvin Jones Hwy)	Signal	D (41.8)	E (55.3)	D (51.5)	E (64.8)	D (53.3)	E (67.2)
Eastbound		D-45.8	E-55.5	D-43.8	E-69.3	D-44.5	E-73.9
Westbound		D-38.6	D-47.7	D-50.1	E-60.4	D-51.3	E-62.1
Northbound		D-42.0	E-66.9	E-64.6	E-65.0	E-70.3	E-65.9
Southbound		D-43.9	D-47.7	D-53.1	E-62.3	D-53.4	E-62.0
Ligon Mill Rd & NC 98 (Dr Calvin Jones Hwy)	Signal	A (5.0)	A (8.3)	B (16.0)	C (25.3)	B (18.5)	C (27.1)
Eastbound		A-6.7	A-9.9	B-13.5	C-20.7	B-15.4	C-25.0
Westbound		A-2.6	A-3.6	B-15.6	C-23.0	B-18.2	C-20.4
Northbound		C-33.4	D-35.7	D-37.9	E-65.5	D-39.1	E-58.1
Southbound		---	---	D-48.1	E-74.7	D-48.5	E-75.1
Grove98 North & NC 98 (Dr Calvin Jones Hwy)	Signal	-	-	A (5.4)	A (7.6)	A (5.9)	A (9.2)
Eastbound		---	---	A-1.9	A-5.0	A-2.0	A-3.9
Westbound		---	---	A-6.2	A-5.5	A-6.6	A-7.7
Southbound		---	---	D-48.0	E-71.5	D-48.1	E-68.0
Siena Dr & W Holding Ave	TWSC	N/A	N/A	N/A	N/A	N/A	N/A
Northbound		B-11.7	A-8.9	B-12.2	A-9.0	B-13.0	A-9.1
Southbound		B-11.4	A-9.9	B-11.8	B-10.1	B-12.6	B-10.5
Siena Dr & Piazza Way	TWSC	N/A	N/A	N/A	N/A	N/A	N/A
Eastbound		---	---	---	---	B-11.1	B-10.7
Westbound		A-9.6	A-9.3	A-9.8	A-9.3	B-11.3	A-9.7
NC 98 WB & Siena Dr	RCI	N/A	N/A	N/A	N/A	N/A	N/A
Eastbound Left-Turn		E-36.4	D-31.4	D-34.3	E-38.9	E-37.7	E-45.5
Southbound		D-26.0	C-18.0	E-44.7	C-23.5	E-46.4	C-24.5
Siena Dr & NC 98 EB	RCI	N/A	N/A	N/A	N/A	N/A	N/A
Northbound		B-13.2	C-20.5	C-15.0	D-30.0	C-15.1	D-32.3
Westbound Left-Turn		C-18.2	C-22.8	C-20.8	C-24.9	C-21.0	C-24.7
U-turn E of Sienna & NC 98 WB	RCI	N/A	N/A	N/A	N/A	N/A	N/A
Eastbound U-Turn		C-18.8	C-16.7	C-24.1	C-20.6	D-25.2	C-21.0
NC 98 EB & U-turn W. Of Sienna	RCI	N/A	N/A	N/A	N/A	N/A	N/A
Westbound U-Turn		B-13.5	C-17.3	C-15.2	C-21.4	C-15.5	C-23.0

X (XX.X) = Overall intersection LOS (average delay), X-XX = Approach LOS and average delay

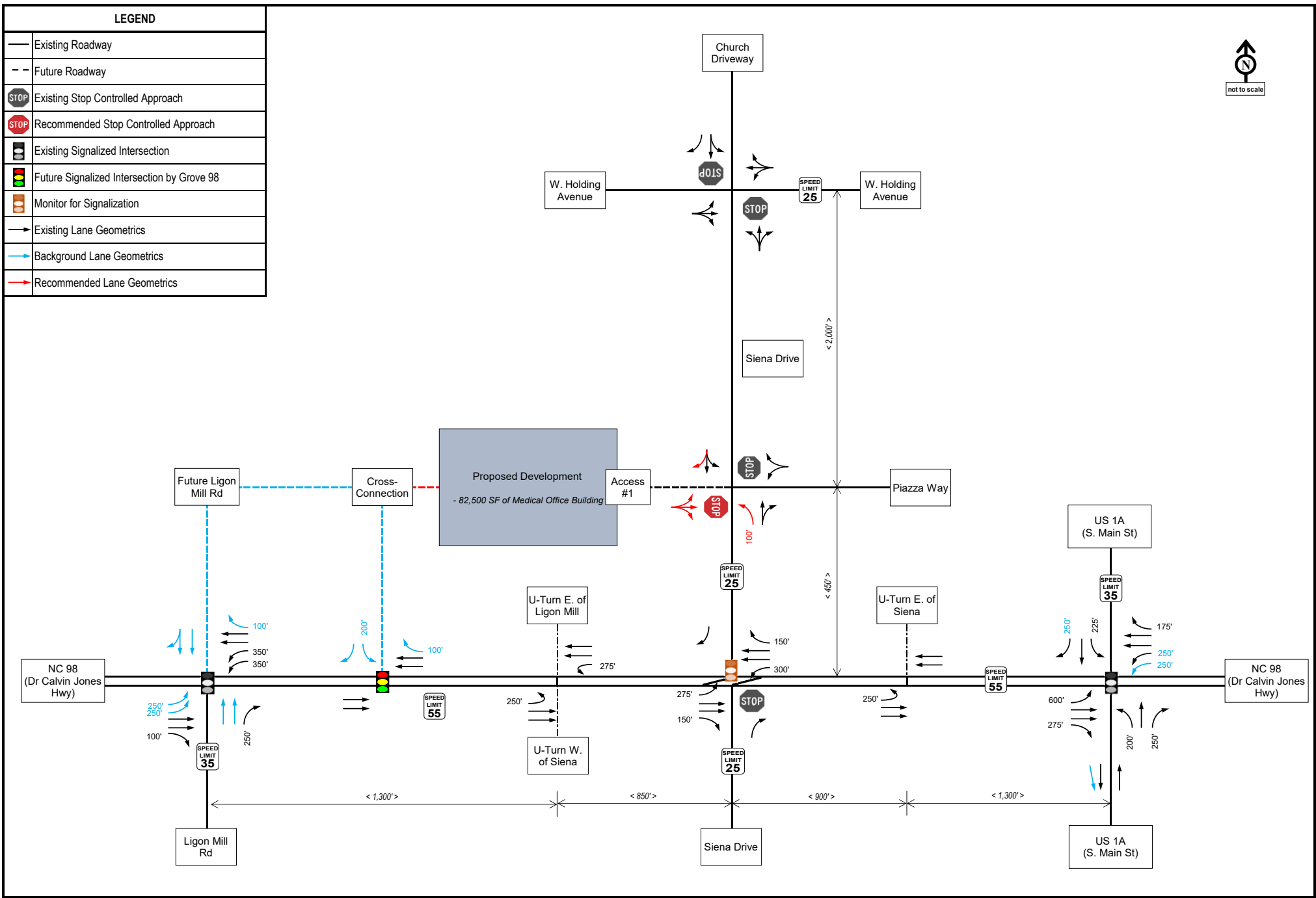


Figure ES
Future (2025) Lane Geometrics and Traffic Control

WakeMed MOB
Wake Forest, NC



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

April 22, 2022

WakeMed Wake Forest MOB

Traffic Impact Analysis Review Report Congestion Management Section

TIA Project: SC-2022-123
Division: 5
County: Wake



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

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

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

Website: www.ncdot.gov

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

WakeMed Wake Forest MOB

SC-2022-123

Wake Forest

Wake County

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	03/25/22	Date of Site Plan	03/24/22
Date of Complete Information	03/25/22	Date of Sealed TIA	03/25/22

Proposed Development

The TIA assumes the development is to be completed by 2025 and consist of the following:

Land Use	Land Use Code	Size
Medical-Dental Office Building	720	82,500 sq.ft.

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	179	50	229
PM Peak Hour	80	205	285
Daily Trips			2,871

General Reference

For reference to various documents applicable to this review please reference the following link: <https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx> Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

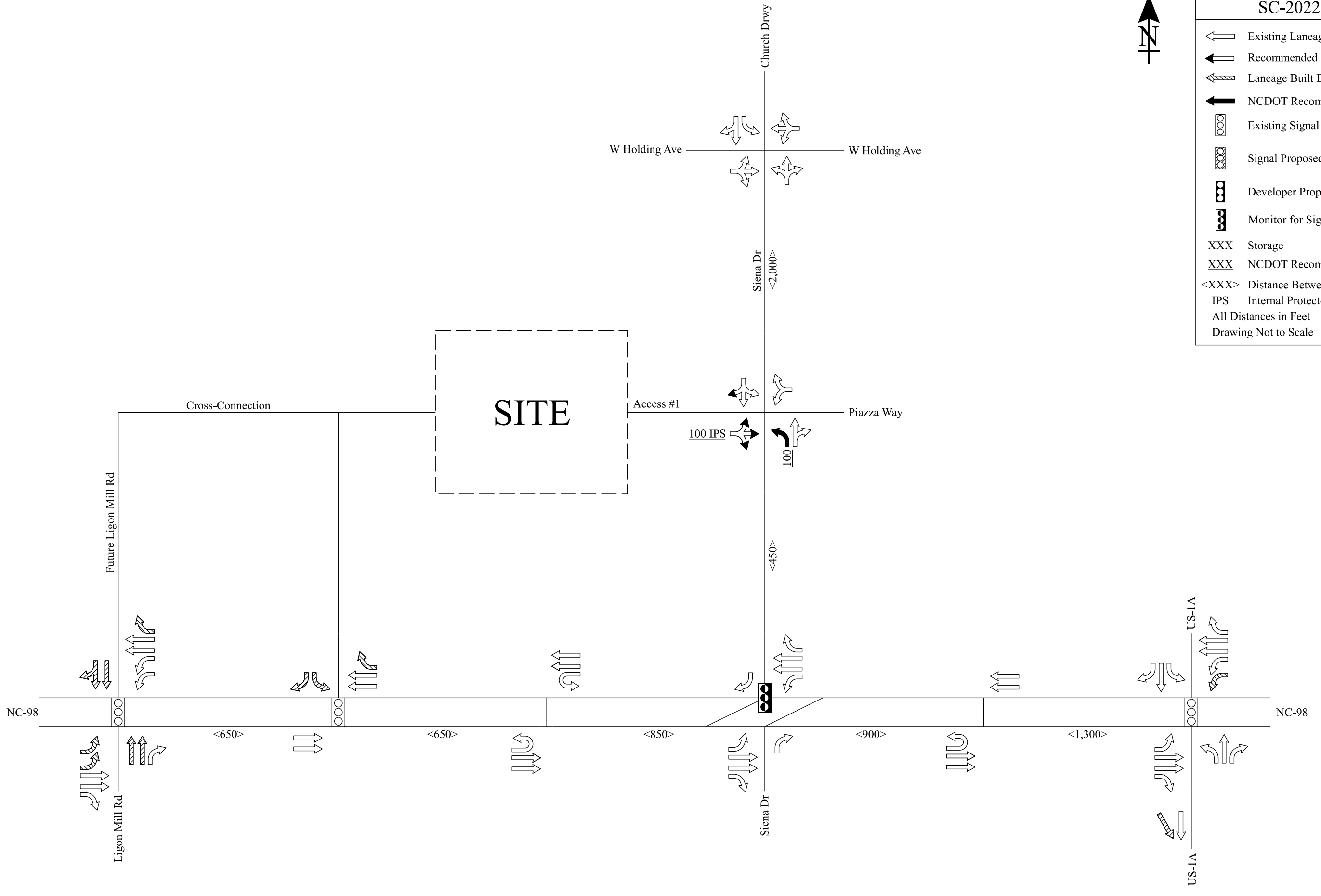
Signalization

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

Improvements By Others

The analysis includes background improvements by others. If these improvements are not in place at the time of construction, the site should provide these improvements or analysis demonstrating mitigation is not necessary.

- 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



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

Community Plan Consistency Grid				
POLICIES FOR COMMERCIAL DEVELOPMENT		YES	NO	NA
CD-1	Enhance established commercial areas by incentivizing redevelopment and/or renovation of existing businesses.			
CD-2	Support small, local businesses within commercial centers to support unique shopping options within Wake Forest			
CD-3	Establish architectural design standards for commercial building facades that promote quality design while allowing for flexibility that encourages creative design			
CD-4	Promote multi-story structures within Commercial Corridor and Neighborhood Commercial areas at appropriate scales that offer residential or office above ground-floor commercial			
CD-5	Encourage pedestrian-oriented shopping environments with sidewalks, attractive storefronts, and buildings facing each other to create a sense of enclosure			
CD-6	Encourage the incorporation of pedestrian/bicyclist/transit-oriented areas in large-scale shopping centers that provide outdoor seating and gathering areas, bicycle parking stations, and access to transit services			
CD-7	Promote cross-access and pedestrian pathways between adjacent parking lots and leading to buildings to promote well-connected, cohesive shopping areas			
CD-8	Encourage the consolidation of commercial driveways onto major streets to reduce traffic conflicts			
CD-9	Require “360 degree architecture” (high quality architecture on all sides of the building as opposed to just the front-facing façade), including well-designed or screened service areas			
CD-10	Encourage businesses to replace existing, non-conforming signage with attractive signage that meets Town standards			
CD-11	Promote outparcel development to improve the character along primary roadways and break up views of large parking lots			
CD-12	Review and update the UDO, including the US 1 Special Highway Overlay (SH1-O) and Dr Calvin Jones Highway Overlay (SH2-O) districts, to align with commercial development recommendations within this Community Plan			
CD-13	Support accessory commercial units (ACUs) that allow the ground floor of residential properties or an accessory structure facing the street to contain a commercial use beneficial to the surrounding neighborhood			
CD-14	Establish block standards for commercial areas to break up large tracts into more human scale pieces with streets or street-like features within the development			
POLICIES FOR MINORITY & WOMEN-OWNED BUSINESSES		YES	NO	NA
MWOB-1	Work with organizations, such as the Chamber and the Black Business Alliance, to expand diversity, equity, and inclusion programs that are supported with grassroots community engagement			
MWOB-2	Explore successful programs for supporting minority and women-owned businesses in surrounding communities to implement in Wake Forest			
MWOB-3	Explore regional, state, and federal grants available for minority and women businesses, such as grants from the National Institute of Economic Development and Carolina Community Impact			
MWOB-4	Support informational sessions and/or provide educational resources to employers on how they can establish equitable work environments and policies within their businesses			
POLICIES FOR SETBACKS		YES	NO	NA
SB-1	Incentivize businesses to situate new buildings at or near the property line to improve walkability, such as by requiring more landscaping if parking lots are located in front of buildings rather than to the rear/side			
SB-2	Promote consistency in setbacks within commercial and residential areas to form desirable continuity in the streetwall, or the facades of buildings facing the street			
SB-3	Encourage outparcel development with 360 architecture to “hold the corner” of commercial corridor development			
SB-4	Ensure adequate setbacks of industrial or other high intensity uses to reduce potential sound or visual impacts on adjacent lower intensity uses			

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

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

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

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

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

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

Community Plan Consistency Grid				
SD-14	Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation			
POLICIES FOR TOURISM		YES	NO	NA
T-1	Grow the Town's art community and reputation as a regional arts destination with a Downtown focus			
T-2	Explore the potential of constructing a recreational destination facility with a regional draw			
T-3	Develop annual Tourism Economic Impact Reports to help quantify progress made in Wake Forest's tourism sector and identify trends, issues, and opportunities that can help Town staff prioritize future investments			
T-4	Support the Wake Forest Area Chamber to create and market a local visitor's center as a public resource hub for the Town's attractions, events, and businesses for visitors			
T-5	Leverage Wake County's Room Occupancy Tax to build, finance, and create new establishments or run events related to tourism, allowing the Town to capitalize on its success in drawing hotel occupants			
T-6	Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations			
T-7	Continue to support Wake Forest Downtown Inc. (a Main Street America accredited program) in meeting the National Accreditation Standards of Performance as outlined by the National Main Street Center			
T-8	Continue to participate in the NC Main to Main Trail program, a network that connects the State's Main Street America communities, and leverage this designation in the Town's marketing strategy			
T-9	Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs			
T-10	Explore the creation of a social district, where customers can carry and consume food and drinks purchased from businesses outside in a designated zone			
POLICIES FOR GATEWAYS		YES	NO	NA
GW-1	Create a Gateway Plan to identify and prioritize sites for gateway features and establish design standards. Ensure the Plan works in synergy with the Town's Wayfinding Plan.			
GW-2	Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.			
POLICIES FOR DOWNTOWN WAKE FOREST		YES	NO	NA
DWF-1	Evaluate existing zoning regulations around density in appropriate locations to balance Downtown's development potential with preserving its historic character			
DWF-2	Identify strategies to fill vacant buildings Downtown that promote an entrepreneurial and small-business culture			
DWF-3	Identify strategies to attract families and younger populations to Downtown with inviting public spaces, entertainment, and destinations for all ages			
DWF-4	Provide guidelines for how buildings should be orientated to support pedestrian-friendly environments			
DWF-5	Reassess parking demand and supply with consideration for a new parking garage(s) to minimize surface parking lots			
DWF-6	Identify strategies to create an "experience-based" Downtown retail environment with unique local businesses and a pedestrian-oriented environment			

Community Plan Consistency Grid				
DWF-7	Reassess strategies to improve gateways and wayfinding to and within Downtown to better direct people and create a distinct sense of place			
DWF-8	Identify opportunities for Downtown events and public gathering spaces to bring the community together, such as live outdoor events and festivals			



Town of Wake Forest

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

CONDITIONAL USE PERMIT

Conditional Use Number: RZ-99-11

Date Issued: March 16, 1999

Petitioner: FGM Partnership

Mailing Address: P.O. Box 1799
Raleigh, NC 27602

Property Location: Northwestern and Southwestern quadrants of the proposed NC-98 Bypass and Siena Drive.

Tax Pin #: 1840.09-06-8838

The Wake Forest Board of Commissioners considered your request on March 16, 1999 for a conditional use permit for Neighborhood Business and Office/Institution Development.

The Wake Forest Board of Commissioners voted to approve your request for the rezoning of parcel "A" to Conditional Use NB, Neighborhood Business District (12.07 acres) and parcel "G" to Conditional Use Office and Institution District (7.83 acres), and approved the issuance of a Conditional Use Permit.

The Conditional Use Permit is hereby subject to the following conditions:

1. The following uses are prohibited: fish markets, golf courses (miniature) and taxicab stands.
2. No direct driveway access to the NC-98 Bypass. Access shall be provided from Siena Drive.
3. Permits to begin construction on parcels "A" and "G" shall not be issued until completion of the NC-98 Bypass.


Mayor

March 16, 1999

Date



CONDITIONAL USE PERMIT

Conditional Use Permit Number: RZ-06-01
Date Issued: February 21, 2006
Applicant: Viking III Associates
PO Box 4158
Cary, NC 27519

Property Owner: Same

Action: Rezone the property to Conditional Use NB, Neighborhood Business District and issue a Conditional Use Permit.

Tax Pin No(s): 1840-07-0859
Location: Sienna Drive south of Lakeview Avenue
Size: 2.75 acres

The Wake Forest Board of Commissioners considered zoning case # RZ-06-01 on February 21, 2006. The Wake Forest Board of Commissioners voted to approve the requested zoning change to C.U. NB, Conditional Use Neighborhood Business District and approved the issuance of a Conditional Use Permit, subject to the following conditions:

1. Permits to begin construction on the property shall not be issued until completion of the NC-98 By-pass to Capital Boulevard (US-1) (Section B).
2. Individual buildings shall be limited to a maximum of 60,000 square feet gross floor area.
3. Unified development and interconnection of the site with the property to the south.
4. Recombine the site with the parcel to the south.
5. The Neuse River Riparian Buffers shall be maintained as conservation areas.
6. Provide a 100 foot drainageway buffer and conservation easement in perpetuity except as necessary for construction and maintenance of the stormwater management system according to best management practices.
7. Uses shall be limited to retail, office, eating places, and food sales.
8. Developer shall conduct a meeting with neighborhood adjoining property owners prior to submitting a Site Plan for Board of Commissioners review.


Mayor

February 21, 2006
Date



Planning Board Agenda Item Report

Agenda Item No.: 2021-669-

Submitted by: Patrick Reidy

Submitting Department: Planning

Meeting Date: October 11, 2022

SUBJECT

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

Recommendation:

Item Summary:

ATTACHMENTS

- [RZ-22-02 Staff Report.pdf](#)
- [Attachment A - Neighborhood Meeting Information.pdf](#)
- [Attachment B - Application.pdf](#)
- [Attachment C - Maps.pdf](#)
- [Attachment D - Plan Consistency Analysis.pdf](#)
- [Exhibit 1 - Proposed Conditional District Plan.pdf](#)



Staff Report

Case RZ-22-02: Morris Subdivision Conditional District

Meeting Date	October 11, 2022
Requested Actions	Consideration of the following items related to the Conditional Zoning request for 0 (portion), 1159, 1161, 1163, and 1164 (portion) N. Main Street: 1. Act on Plan Consistency Statement 2. Rezone 22.95 acres on the Town of Wake Forest Zoning Map from Rural Holding District (RD) and General Residential 3 (GR3) to General Residential 10 Conditional District (GR10-CD).
Case Manager	Patrick Reidy, Senior Planner – Development Services

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (tentative)
May 10, 2022 <i>(See Attachment A)</i>	October 11, 2022	November 15, 2022

CASE INFORMATION

Applicant	FLM Engineering, Inc C/O Jon Frazier PO Box 91727 Raleigh, NC 27675
Developer	Blue Heel Development, LLC C/O Julie Gavaghan 3633 Harden Rd, Suite 102 Raleigh, NC 27607
Property Owners	Julius and Janest Morris 1164 N. Main Street Wake Forest, NC 27587 Edward and Louise Smith 15 Cannady Way Franklinton, NC 27525
Location	Near the intersection of N. Main Street and Kullana Lane
Addresses	0 (portion), 1159, 1161, 1163, and 1164 (portion) N. Main Street

Wake County Tax PIN(s)	1841984646 (portion), 1851084059 (portion), 1841886835, 1841883996, 1841890142, and 1841987225 (portion)
Acreage	22.95 acres (includes right-of-way)
Zoning	Existing: Rural Holding District (RD) and General Residential 3 (GR3) Proposed: General Residential 10 Conditional District (GR10-CD)
Land Use	Existing: Vacant and Manufactured Housing Proposed: Dwelling – Single Family (72 lots)
Community Plan (2009)	Existing: General Urban Zone, Neighborhood Planning Areas #3, 7, and 8
Corporate Limits	This application is in the Town’s extra-territorial jurisdiction.

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

SURROUNDING LAND USES AND ZONING

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

MASTER PLAN ANALYSIS

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

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

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

COMPREHENSIVE PLAN CONSISTENCY

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

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

STAFF RECOMMENDATION

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

ATTACHMENTS

- Attachment A: Neighborhood Meeting Information
- Attachment B: Application
- Attachment C: Maps
- Attachment D: Plan Consistency Analysis

EXHIBITS

- Exhibit 1: Proposed Conditional District Plan

Morris Subdivision Neighborhood Meeting Summary

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

Q1: What does age-targeted mean?

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

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

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

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

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

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

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

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

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

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

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

Q7: Is sanitary sewer available to the site?

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

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

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

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

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

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

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

Q: Has a traffic study been performed?

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

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

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

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

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

Q: How long will site construction last?

A: Site construction will take approximately eight months.

Q: Will there be common open space?

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

Q: When will construction start?

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

April 29, 2022

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

Dear Neighbor:

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

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

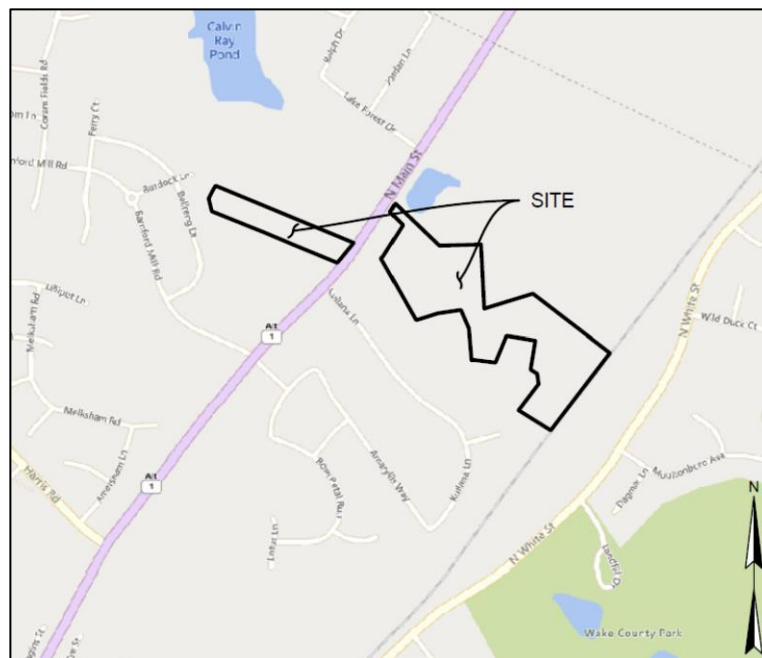
The neighborhood meeting will be held on Tuesday, May 10, 2022, at 5:30 PM in the Walker Room of the Joyner Park Community Center, which is located at the E. Carroll Joyner Park, 701 Harris Road in Wake Forest.

We look forward to seeing you there.

Sincerely,

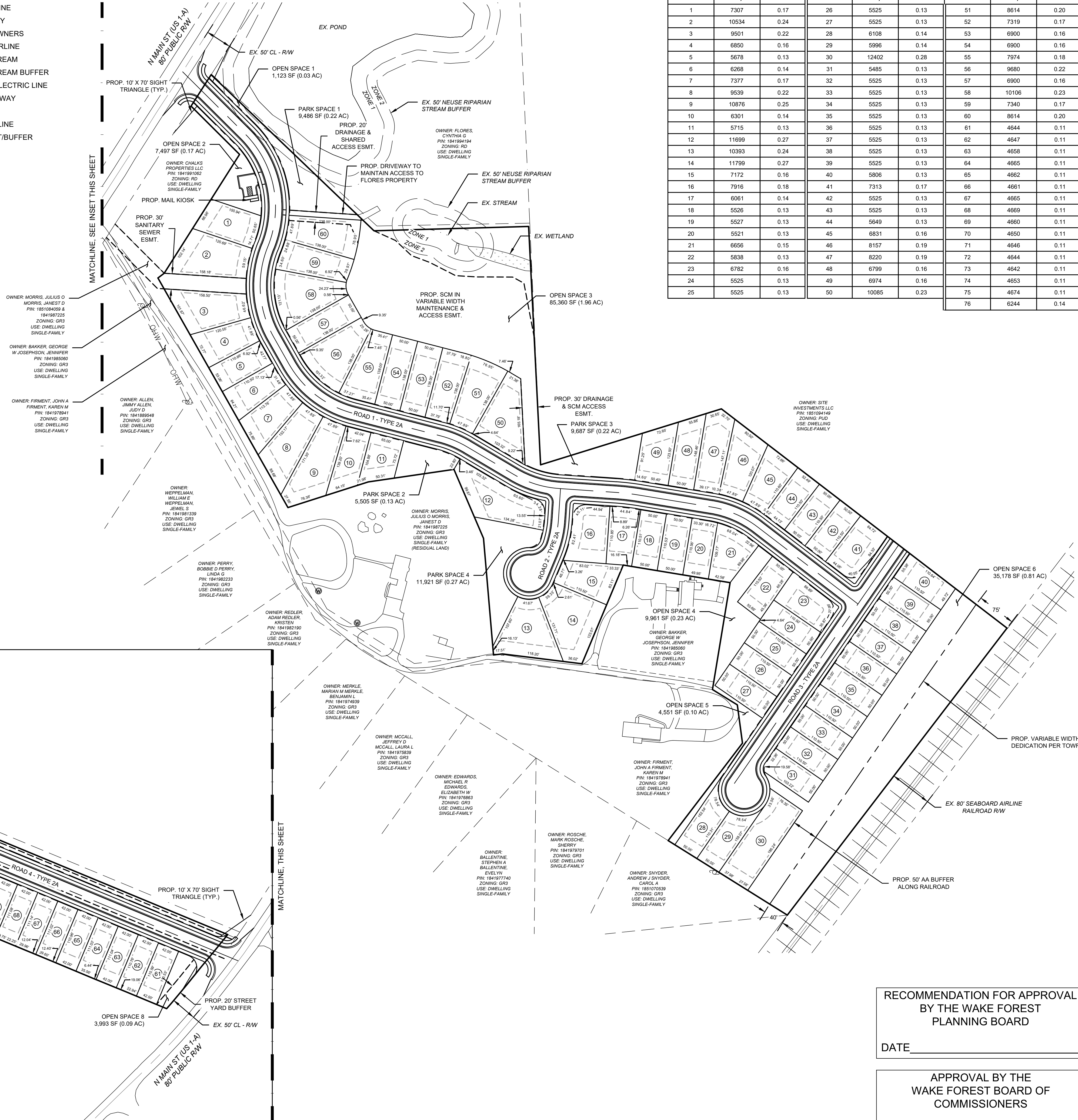


Jon D. Frazier, PE, LEED AP
Principal
919.610.1051
jfrazier@flmengineering.com



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

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



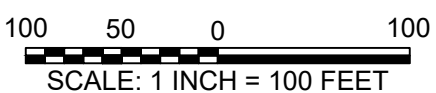
SCALE: 1" = 100'

[illegible]

REVISION HISTORY

[illegible]

ORIGINAL PLAN SIZE: 24" X 36"



SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING



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

MASTER PLANS
SD-

MORRIS SUBDIVISION
N MAIN ST
WAKE FOREST, NC



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

SITE PLAN

C-4

SHEET 4 OF 9

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

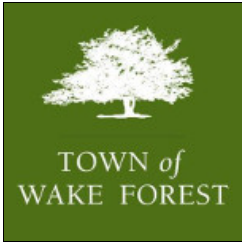
PIN	Owner	Mail Address 1	Mail Address 2	Mail Address 3
1841889548	ALLEN, JIMMY ALLEN, JUDY D	107 KULLANA LN	WAKE FOREST NC 27587-7195	
1841797139	AMADI, FRANKLYN MAVUTSE	1205 BELLRENG DR	WAKE FOREST NC 27587-4015	
1841985060	BAKKER, GEORGE W JOSEPHSON, JENNIFER	1162 N MAIN ST	WAKE FOREST NC 27587-8238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

Sign-in Sheet
Morris Subdivision Neighborhood Meeting

Name	Address	Phone Number	E-mail Address
Jeff & Laura McCall	213 Kullana Ln	919 671-3936	obxlm1@yahoo.com
Rick Gluth	1217 Bellreng Dr	619 813-4156	rickgluth@gmail.com
Michael Edwards	219 Kullana Ln.	919-219-1318	m.ke.edwards101@yahoo.com
Jennifer Barker	1162 N. Main Street	919-909-2406	jenjo260@yahoo.com
John FIRMANT	1160 N MAIN ST	919 931 0319	JAFIRMANT59@Comcast.com
KAREN FIRMANT	"	"	"
David Yarley	1169 W. Main St	919-880-9713	vjyarley@nc.rr.com
Adam Redler	131 Kullana Ln	516 645 9416	Adam.Redler@gmail.com
Janest MORRIS	1164 N. MAIN	919-971-2918	jdorris042@gmail.com
Julius MORRIS	1164 N. MAIN	"	
Kelly Horsley	120 Kullana Ln WF	919-618-7788	thehorsleyfamily@gmail.com
Edward & Louise Smith	15 Cannady Way Franklinton, NC	919-494-7799	marionasmith44@yahoo.com
Devin & Brandi Hardman	1183, 1185, 1181, 1179 W main st.	(919) 600 1069	BrandiHardman@gmail.com
James Northrup	216 Kullana Ln.	516-242-3876	3northrups@twc.com
Joe Sendelback	1113 Kullana Lane	919 671 6859	joe.Sendelback@gmail.com

Sign-in Sheet
Morris Subdivision Neighborhood Meeting

[illegible]



Conditional District Rezoning Application

(Conditional District Rezoning Workflow)

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

TEL (919) 435-9510 | FAX (919) 435-9539

Project Overview

#717894

Project Title: Morris Subdivision Conditional District Rezoning

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Conditional District Rezoning

State: NC

Workflow: Conditional District Rezoning

County: Wake

Submittal Requirements

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

[VIEW CONDITIONAL DISTRICT REZONING
SUBMITTAL CHECKLIST](#)

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

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

Pre-Application Meeting

Has a pre-application conference been held?: Yes

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

Pre-Application Conference Date:

Staff Member Met With: Patrick Reidy

Project ID: RZ-22-02

Project Information

Development/Subdivision (optional - for reference only):

Morris Subdivision

Project Address or PIN:

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

Tax PIN:

Zoning: Zoning

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

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

Current Zoning Overlay: NA, Not Applicable to this Project

Town Limits: In ETJ

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

Land Use: Land Use Development

Acreage: 22.79

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

GIS Acreage: Parcel

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

Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: No

Is there an existing Special Use Permit for the Property?: No **Related Town of Wake Forest Case Numbers:** RZ-22-02

Project Contacts

Please enter all project contacts related to your application.

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

Project Contact - Applicant

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

Project Contact - Developer

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

Project Contact - Property Owner

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

Project Contact - Engineer

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

Traffic Impact Analysis

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

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

Project Number:

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

TIA review fees will be added to this permit.

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

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

Proposed Land Use:
Single-family residential subdivision

Proposed Number of Lots: 76

Number of Buildings: 0

Number of Single-Family Lots: 76

Number of Townhome Lots: 0

Number of Multi-Family Units: 0

Number of Stories: 0

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

Plan Information - Conditional Rezoning

Description of Request:

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

Initial Proposed Conditions Offered by Applicant:

1. 5' side setbacks
 2. Minimum 42'-wide, front-load lots (with garages in the front)
 3. Minimum 4,600 SF lots
- (No other deviations from GR10 standards)

Justification of Consistency with Comprehensive Plan:

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

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: _____

Submittal Date: _____

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

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

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

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

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

Name: _____

Address: _____

Telephone Number: _____ Fax: _____

Email Address: _____

Signature(s) of Owner(s):

Janest Morris
Julius Morris

Print or type name(s):

Janest MORRIS
Julius MORRIS

Attach additional sheets if there are additional owners.

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

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: _____

Submittal Date: _____

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

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

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

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

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

Name: _____

Address: _____

Telephone Number: _____ Fax: _____

Email Address: _____

Signature(s) of Owner(s):

Edward Smith 3-2-22
EDWARD SMITH

Print or type name(s):

Louise Smith 3-2-22
LOUISE SMITH

Attach additional sheets if there are additional owners.

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

Last update: August 2018

April 29, 2022

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

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

Dear Mr. Reidy:

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

1. Minimum principal front setback: 10' (18' garage setback)
2. Minimum street side/secondary front setback: 10'
3. Minimum side setback: 3'
4. Minimum rear setback: 15'
5. Road 1 shall have a maximum block length of 1,200'
6. All lots shall be planted with a minimum of one (1) canopy tree and one (1) understory tree within an 8' street tree easement.
7. The subdivision covenants shall prohibit the removal of trees on individual property.
8. Active recreation uses shall include two (2) gaming tables, two (2) permanent sets of cornhole courts, and a bocce ball court. Active recreation components shall be installed prior to the 50th percentile building permit.
9. A 6' tan or brown wood or composite material opaque fence shall be placed on the property boundary along the Firment (PIN 1841978941) and Snyder (PIN 1851070539) properties.
10. Developer shall assess the feasibility of keeping the 30+/- Leland Cypress Trees along the Firment (PIN 1841978941) boundary. If the trees cannot be kept, developer shall replace them with similar vegetation on the Firment property.
11. Water, sewer and road access shall be provided to the Firment (PIN 1841978941) property.

12. Work with Duke Power and Pike to relocate the existing overhead power lines and the power pole and transformer on the edge the Firment (PIN 1841978941) driveway. Any pad mounted transformer shall not hinder use of the driveway or future access to the subdivision road and water and sewer.
13. Garages shall not protrude further than two (2) feet from the front porch or front wall of the house, whichever is closest to the front property line.
14. Section 5.5.2.A, B, and C shall be applicable to the site.
15. Section 5.5.3.A shall be applicable to the site.
16. Section 5.5.5 shall be applicable to the site.
17. An exterior wall that fronts on a right-of-way including a secondary street side shall contain at least three decorative elements such as, but not limited to, the following elements:
 - Bay window
 - Recessed window
 - Decorative window
 - Wrap around porch or side porch
 - Two or more building materials
 - Decorative brick or stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gable
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer
18. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color. Where varied siding and trim, shutter, and accent colors are not provided on an individual dwelling, a minimum of three varied materials shall be provided.
19. All elevations of the units that that front on a right-of-way including a secondary street side shall have trim around the windows.

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

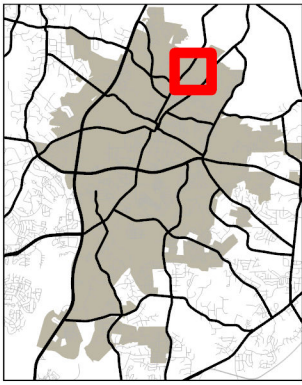
- Homeowners are expected to park vehicles in their garage or driveway, not on the street.
- Street parking is only for short-term situations (e.g. guest parking overflow or maintenance vehicles), should allow for safe and efficient movement of traffic, and not block or hinder a neighbor's access to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

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

Sincerely,



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



9/27/2022



TOWN of
WAKE FOREST

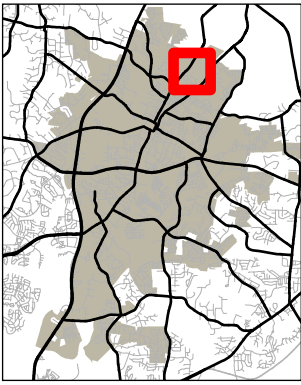
RZ-22-02 Morris Subdivision Conditional District Rezoning



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

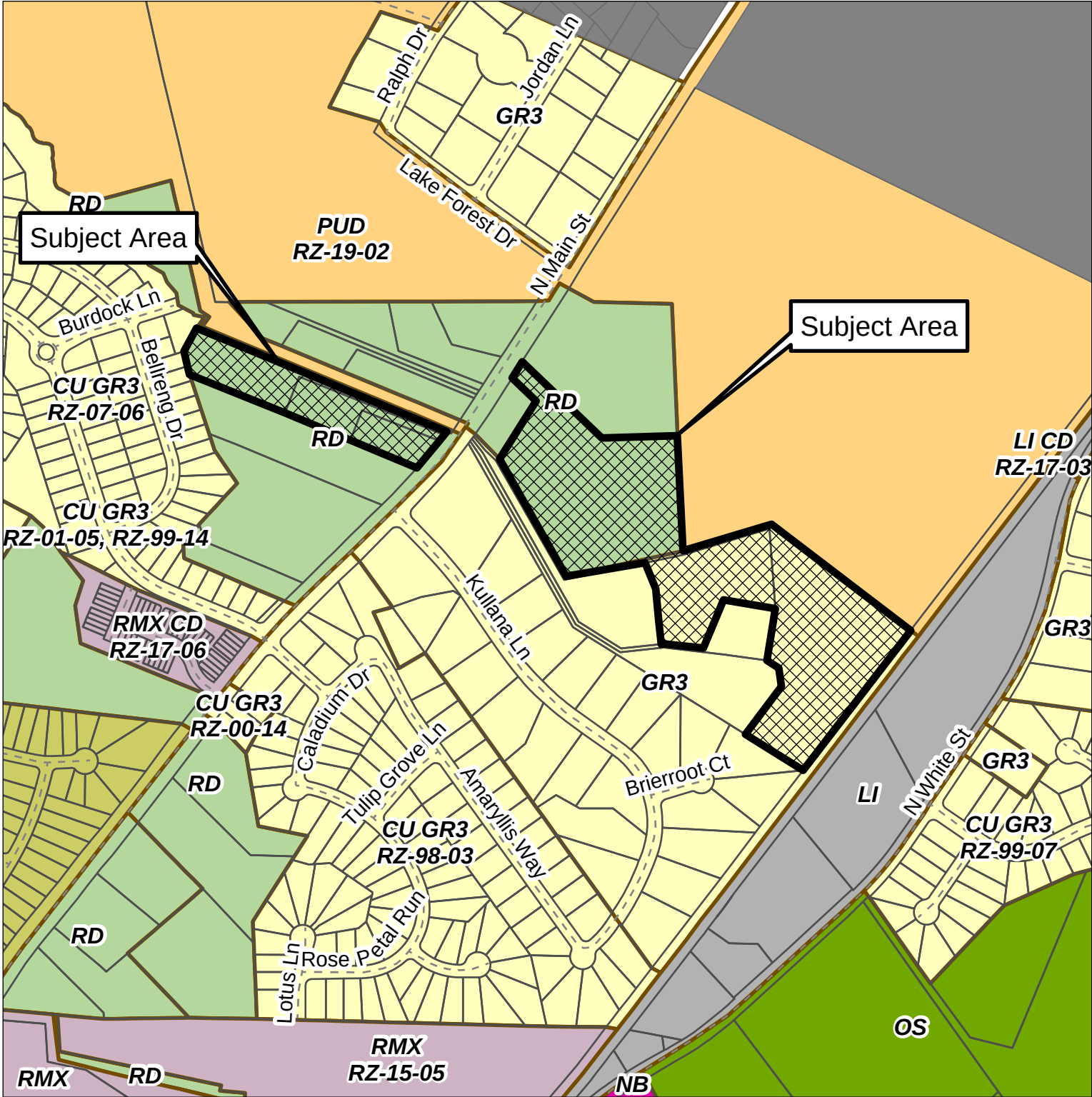
0 500 1,000 1,500 2,000
Feet



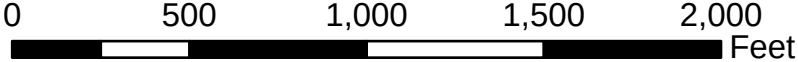


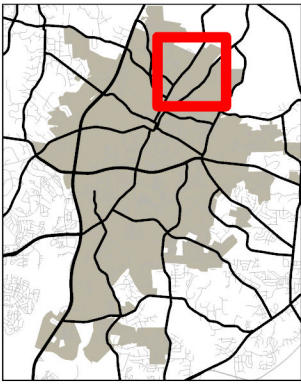
RZ-22-02
Morris Subdivision
Conditional District Rezoning

9/26/2022



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.





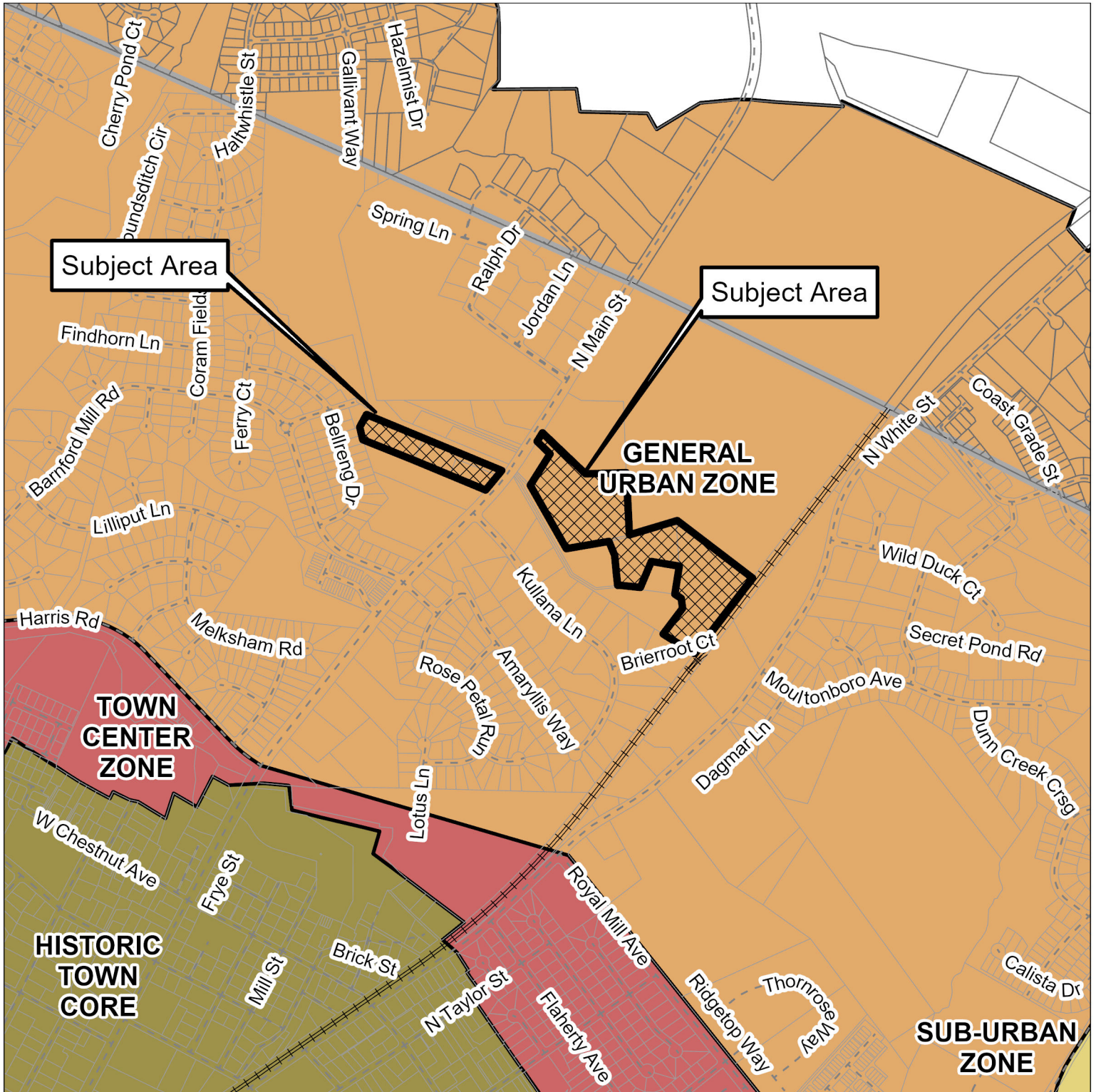
Community Plan Zones



TOWN of
WAKE FOREST

RZ-22-02 Morris Subdivision Conditional District Rezoning

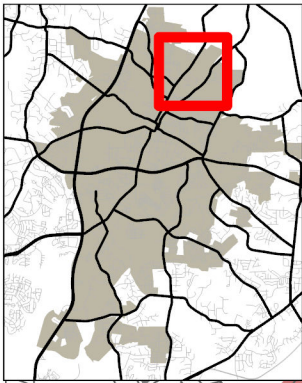
9/27/2022



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Town Wake Forest Planning Department at 919-435-9510.

0 0.3 0.6
Miles





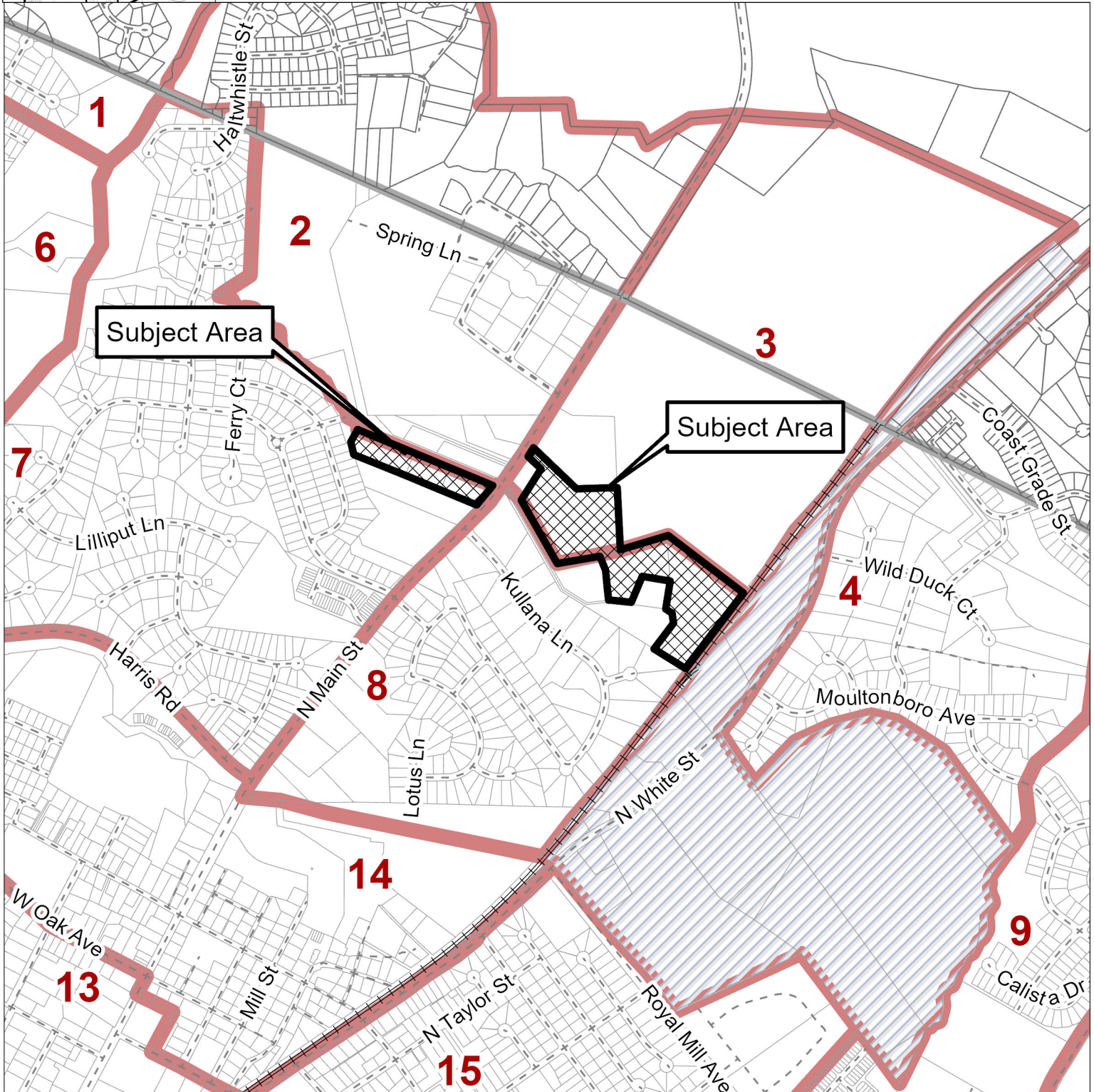
Neighborhood Planning Areas



TOWN of
WAKE FOREST

RZ-22-02 Morris Subdivision Conditional District Rezoning

9/27/2022



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

0 0.25 0.5
Miles



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

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

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

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

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

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

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

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

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



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

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

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

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

DEVELOPMENT NAME: MORRIS SUBDIVISION

SITE ADDRESS: N MAIN ST, WAKE FOREST, NC

PLAN NUMBER(S): 1841-98-4646, 1851-08-4059, 1841-98-7225, 1841-89-0142, 1841-88-3996, AND 1841-88-8635

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

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

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

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

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

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

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

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

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

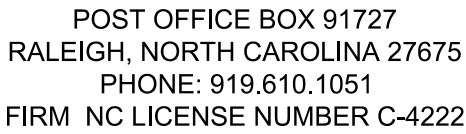
EXISTING IMPERVIOUS SURFACE AREA: 0.35 AC (1.5%)
PROPOSED IMPERVIOUS SURFACE AREA: 8.95 AC (40.6%)

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

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

DATE _____

DATE _____

[illegible]

ORIGINAL PLAN SIZE: 24" X 36'

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING



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

MORRIS SUBDIVISION
N MAIN ST
WAKE FOREST, NC



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

COVER

C-1

SHEET 1 OF 9

TREE TABLE			
Point	Northing	Easting	SIZE/TYPE
2597	819079.047	2149144.282	21*MAPLE
2598	819091.642	2149163.502	22*REDOAK
2599	819099.345	2149169.255	24*SWEETGUM
2601	819046.614	2149176.344	24*PINE
2602	819034.332	2149208.986	25*PINE
2603	819039.560	2149221.854	19*PINE
2606*	818966.611	2149232.438	20*PINE
2607*	818975.256	2149237.618	24*PINE
2611	818927.307	2149263.868	20*PINE
2613	818953.954	2149297.338	24*SWEETGUM
2615*	818915.544	2149336.967	20*PINE
2618	818876.790	2149385.638	21*PINE
2619	818863.686	2149396.979	22*PINE
2620	818854.658	2149396.859	21*SWEETGUM
2621	818782.224	2149426.556	21*PINE
2622	818770.045	2149424.022	24*PINE
2623	818760.682	2149417.435	21*PINE
2624	818750.609	2149395.340	25*SWEETGUM
2625	818828.934	2149331.027	24*PINE
2626	818830.417	2149315.195	20*SWEETGUM
2627	818863.613	2149295.214	23*PINE
2628	818874.268	2149287.796	20*PINE
2630	818875.138	2149268.429	21*PINE
2632	818911.494	2149240.511	21*PINE
2634	818929.007	2149230.653	22*PINE
2635	818827.837	2149249.615	26*PINE
2636	818732.675	2149351.994	20*PINE
2637	818724.077	2149337.865	20*PINE
2638	818682.304	2149333.645	22*SWEETGUM
2639	818698.639	2149321.959	20*PINE
2640	818697.261	2149315.283	22*SWEETGUM
2643	818810.281	2149210.804	22*SWEETGUM
2645	818826.364	2149189.494	21*POPLAR
2646	818844.181	2149182.572	22*PINE
2647	818848.232	2149179.592	20*PINE
2648	818852.426	2149182.134	20*PINE
2649	818860.781	2149166.165	24*PINE
2650	818824.011	2149139.731	20*PINE
2652	818801.967	2149129.035	22*PINE
2653	818764.489	2149150.293	22*PINE
2654	818771.750	2149187.445	23*PINE
2655	818762.604	2149189.249	26*PINE
2656	818752.826	2149208.596	21*PINE
2657	818691.244	2149243.812	20*PINE
2658	818682.125	2149254.291	24*PINE
2659	818667.937	2149274.439	21*PINE
2660	818654.451	2149288.297	21*PINE
2663	818615.266	2149294.852	20*ELM
2664	818629.684	2149266.367	24*POPLAR
2665	818609.048	2149237.686	24*SYCAMORE
2666	818621.635	2149206.355	28*PINE
2667	818612.741	2149205.078	20*PINE
2669	818626.983	2149165.990	21*PINE
2670	818637.368	2149153.998	20*PINE
2673	818695.704	2149144.172	22*PINE
2675	818742.180	2149100.778	26*PINE
2676	818746.041	2149095.801	23*POPLAR
2677	818762.858	2149114.456	20*PINE
2679	818777.903	2149110.834	23*PINE
2680	818644.334	2149315.119	20*PINE
2682	818832.063	2149453.646	22*PINE
2683	818834.397	2149475.237	20*POPLAR
2684	818822.072	2149497.356	38*MAPLE
2687*	818821.741	2149540.249	21*MAPLE
2688*	818848.880	2149546.223	21*PINE
2689*	818819.239	2149609.501	28*SYCAMORE
2691	818776.980	2149581.538	20*PINE
2692	818767.561	2149582.243	20*PINE
2693	818750.857	2149602.862	25*PINE
2694*	818774.340	2149638.393	24*POPLAR
2695*	818832.453	2149697.315	20*PINE
2696*	818839.670	2149766.685	29*PINE
2697*	818807.844	2149759.638	20*MAPLE

* DENOTES SPECIMEN TREE TO REMAIN

SPECIMEN TREE NOTES

297 TOTAL SPECIMEN TREES

44 SPECIMEN TREES TO REMAIN

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

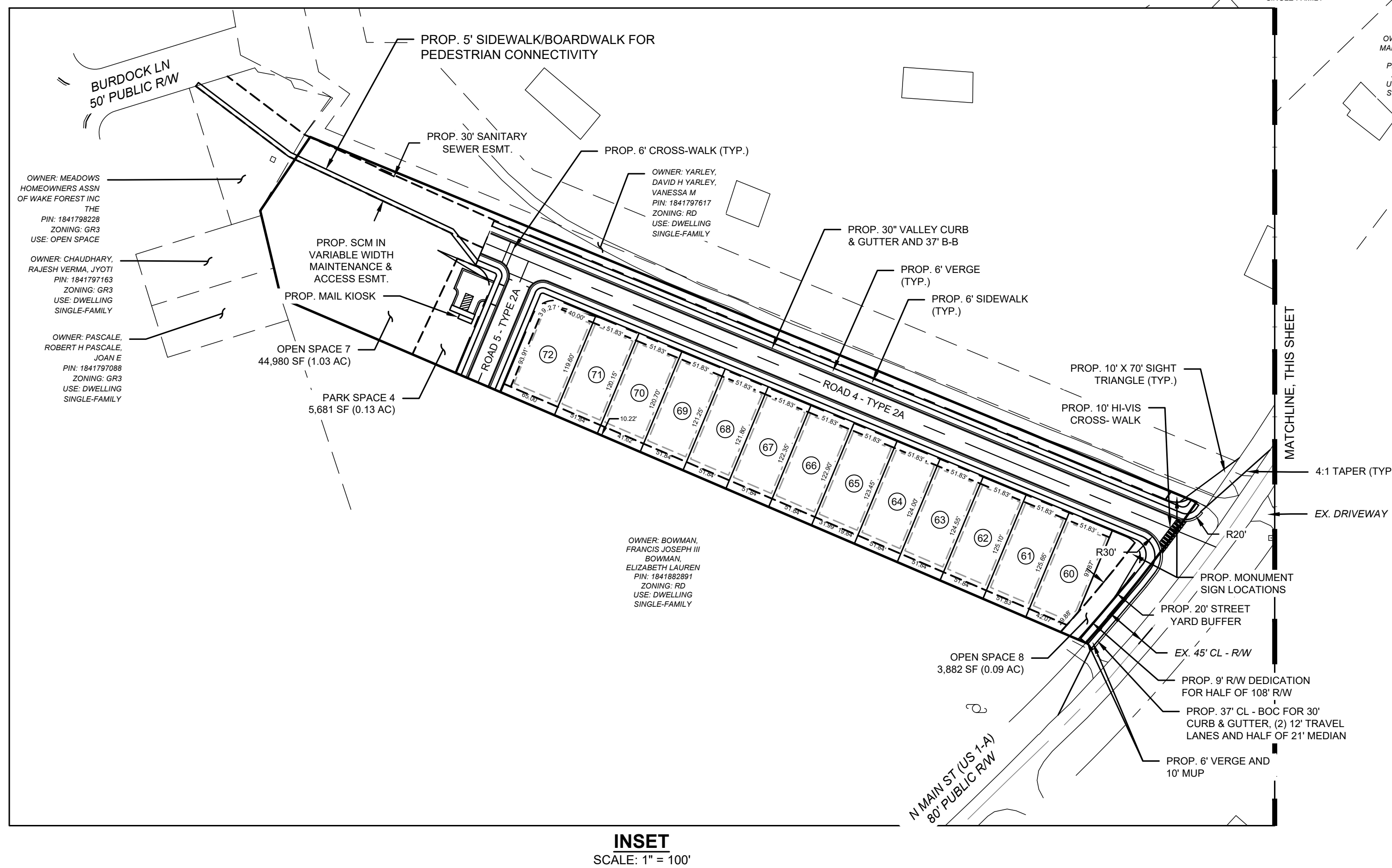
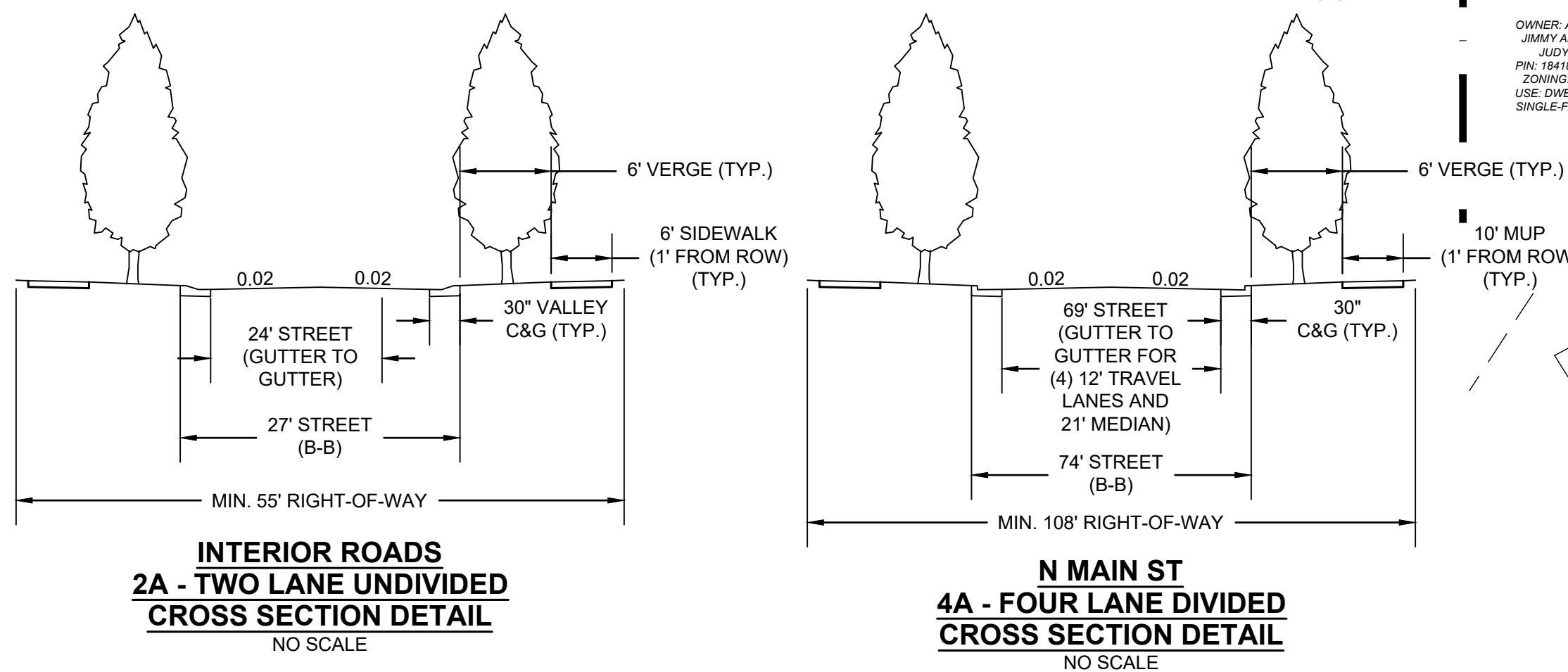
TREE TABLE			
Point	Northing	Easting	SIZE/TYPE
2698*	818776.528	2149772.980	20*PINE
2699*	818773.330	2149766.951	20*SWEETGUM
2701	818740.613	2149710.551	20*PINE
2703	818676.719	2149675.394	20*POPLAR
2705	818688.250	2149612.859	26*PINE
2706	818695.414	2149605.596	21*PINE
2709	818667.520	2149593.158	21*PINE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

* DENOTES SPECIMEN TREE TO REMAIN

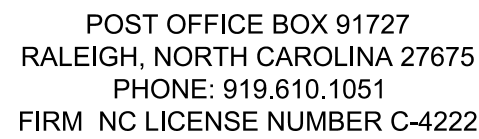
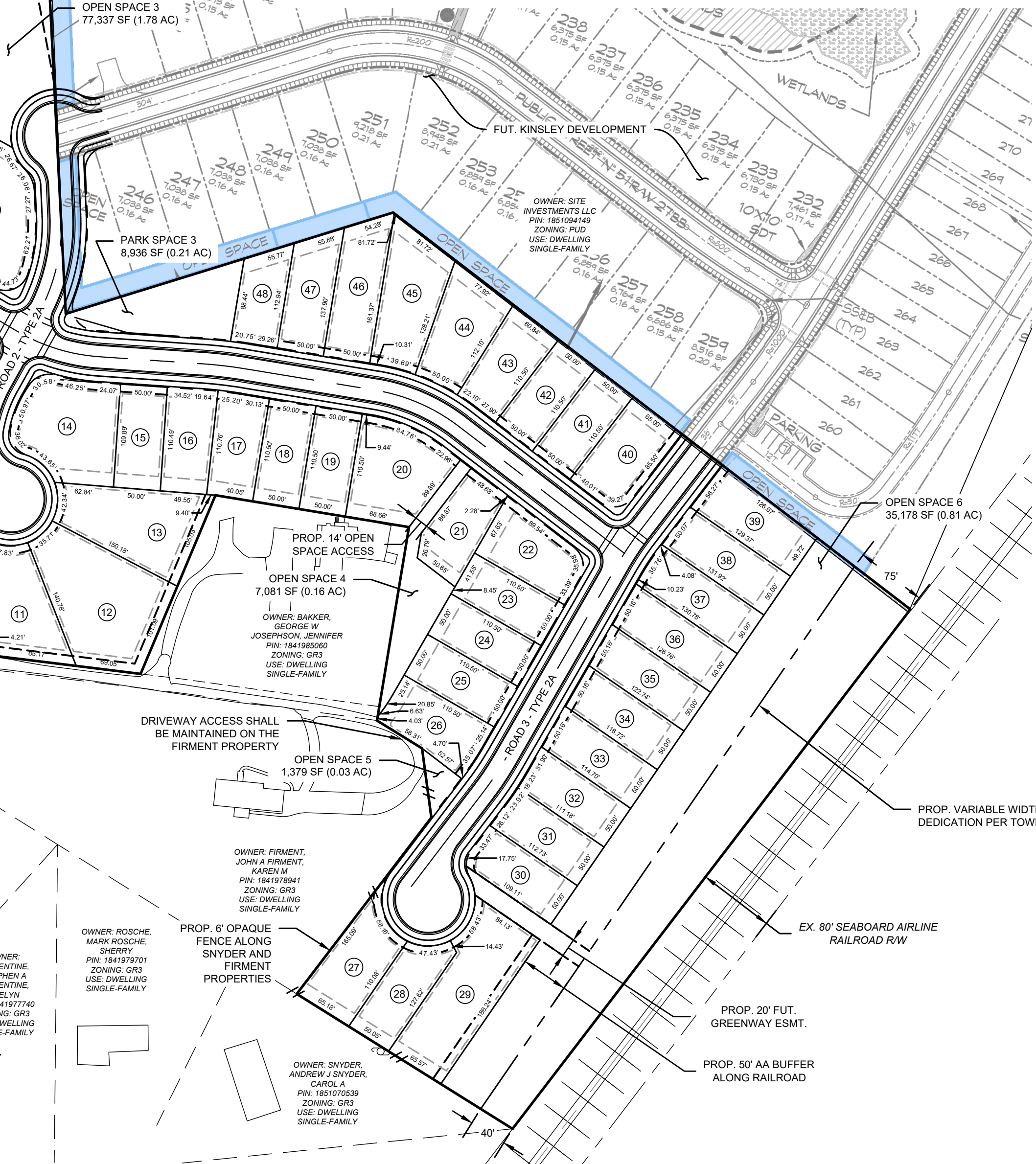
TREE TABLE			
Point	Northing	Easting	SIZE/TYPE
2808	818119.811	2150439.456	20"WHITEOAK
2809	818148.946	2150466.186	29"WHITEOAK
2810	818190.405	2150518.890	31"WHITEOAK
2811	818201.404	2150520.814	20"REDOAK
2812	818201.607	2150503.504	20"REDOAK
2813	818216.440	2150493.587	24"WHITEOAK
2814	818227.310	2150471.096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

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

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

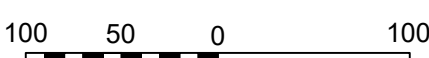


LOT NO.	AREA (SQ. FT.)	AREA (AC)	LOT NO.	AREA (SQ. FT.)	AREA (AC)	LOT NO.	AREA (SQ. FT.)	AREA (AC)
1	7307	0.17	25	5525	0.13	49	10848	0.25
2	10534	0.24	26	6161	0.14	50	6879	0.16
3	10013	0.23	27	7524	0.17	51	7389	0.17
4	7091	0.16	28	6066	0.14	52	6900	0.16
5	5564	0.13	29	12889	0.30	53	6900	0.16
6	6657	0.15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



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

ORIGINAL PLAN SIZE: 24" X 36"



SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING



A horizontal line with vertical tick marks at each end. The left tick mark is labeled '0' and the right tick mark is labeled '1\"

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

MORRIS SUBDIVISION
N MAIN ST
WAKE FOREST, NC



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

SITE PLAN

C-4

SHEET 4 OF 9

RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD

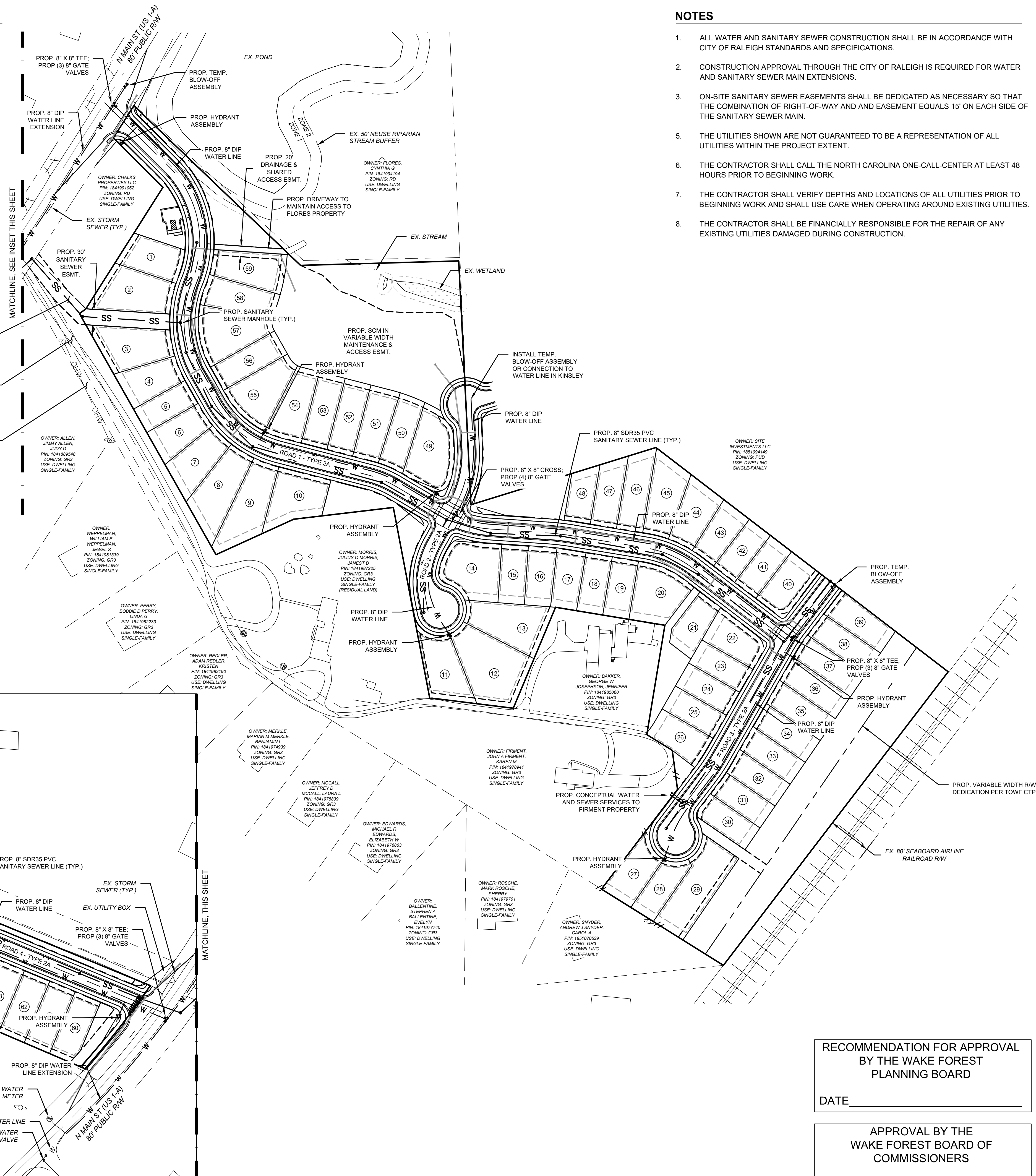
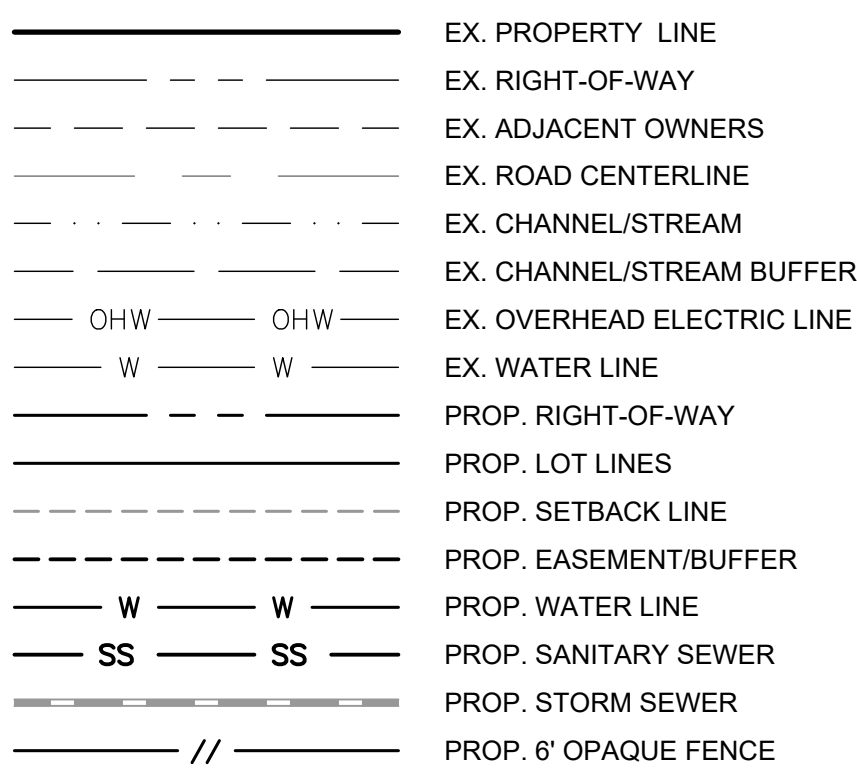
DATE _____

APPROVAL BY THE
WAKE FOREST BOARD OF
COMMISSIONERS

DATE _____

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 MAINS & SANITARY SEWERS, 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. THIS MUST BE APPROVED BY THE CITY 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 OR UNDER WATER MAINS, MATERIALS OR STEEL EASEMENT EXTENDING TO 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 & RCP STORM SEWER UTILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, DISCIP DIP MATERIALS & CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL PVC SEWER SERVICES TO THE 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. ALL WATER MAINS & RCP STORM SEWERS & SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 10' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDDOT, USACE, &/OR FEMA FOR RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDDOT /RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GASES INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOS 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 FOR THE PROTECTION OF PUBLIC WATER SUPPLY. 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.

LEGEND

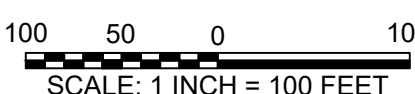


NOTES

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

[illegible]

ORIGINAL PLAN SIZE: 24" X 36"



SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING

0 1"

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

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

MORRIS SUBDIVISION
N MAIN ST
WAKE FOREST, NC



DATE:	02-15-2022
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UTILITY PLAN

C-5

SHEET 5 OF 9

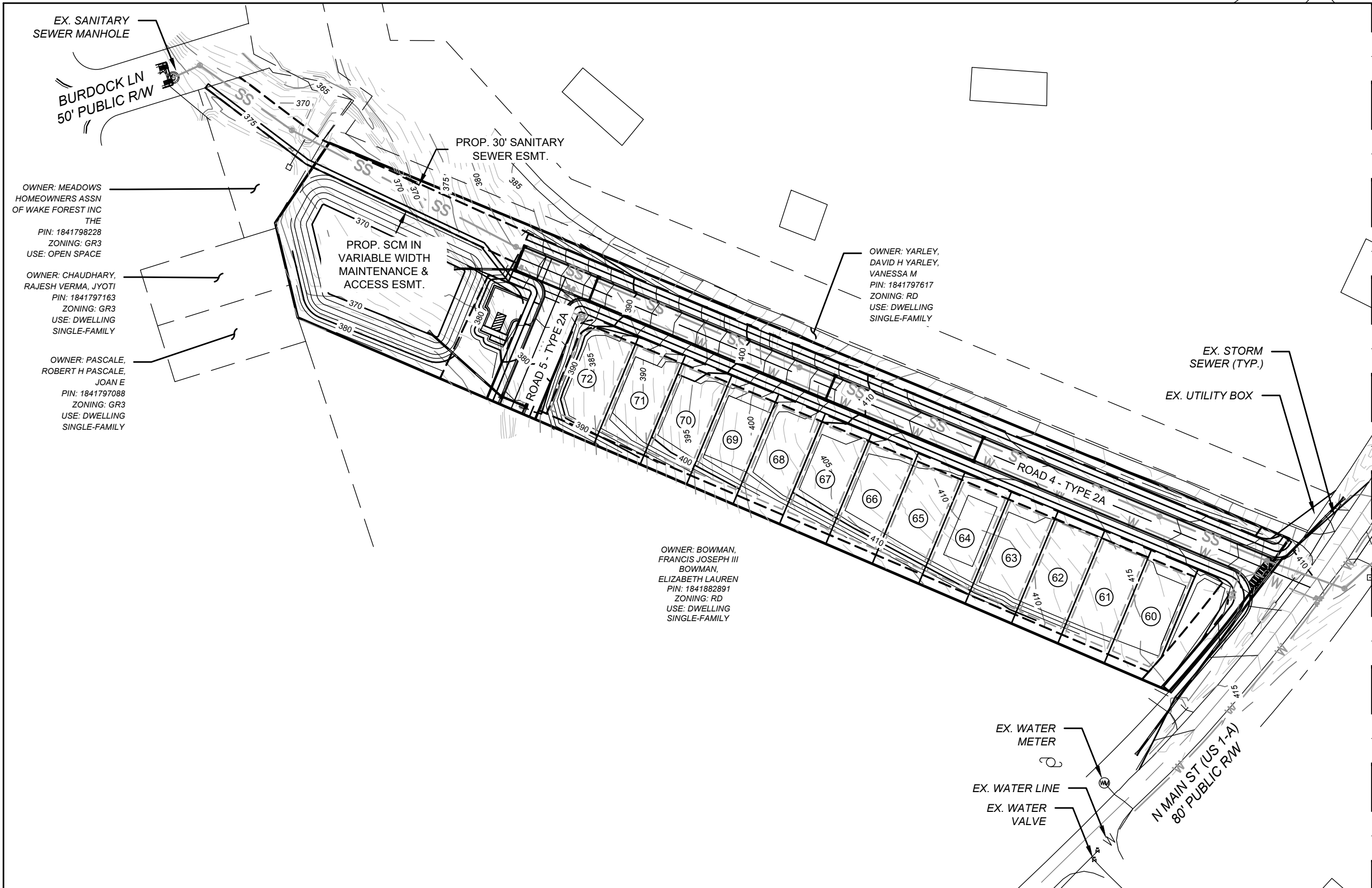
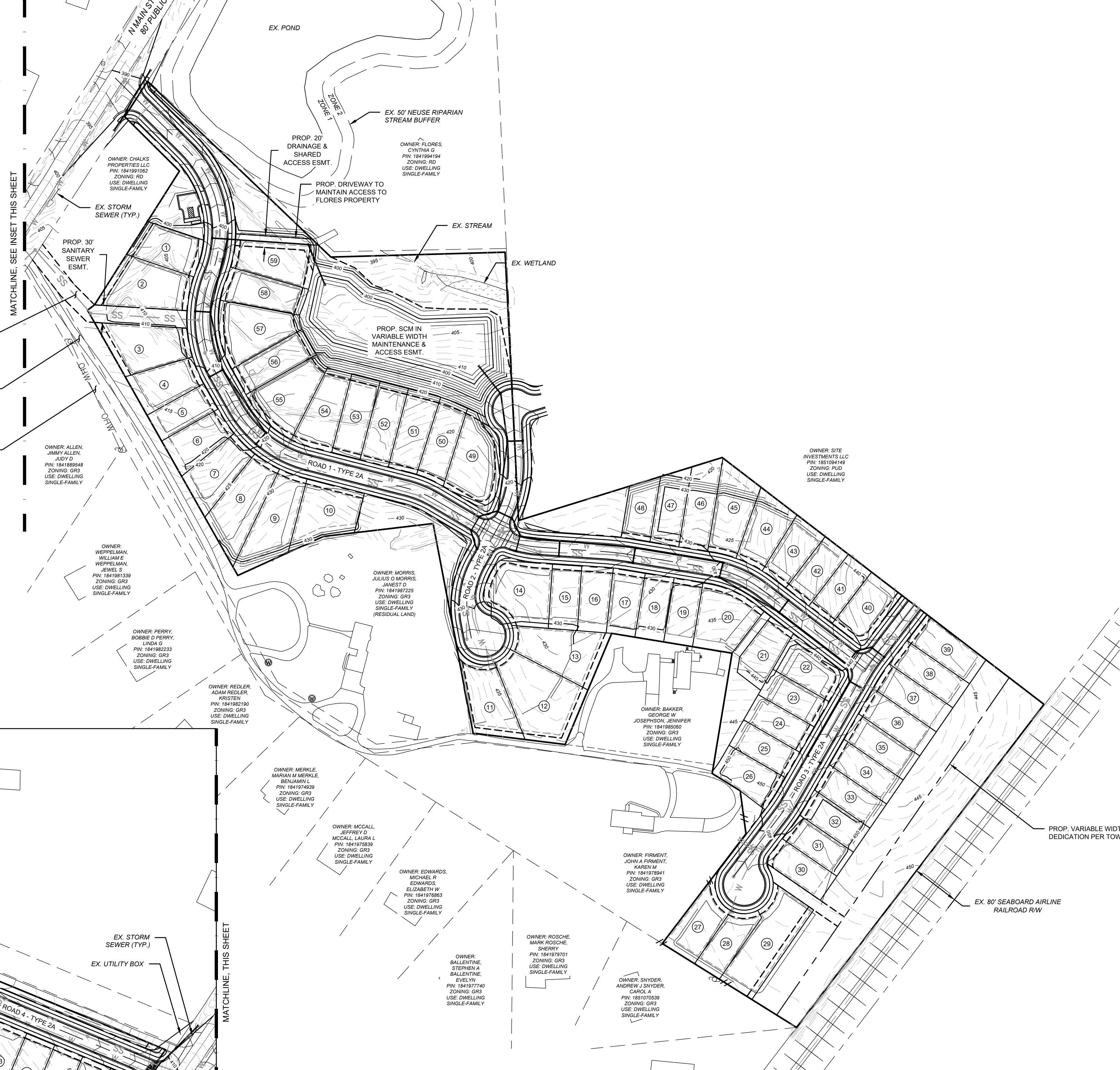
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NOTES

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

LEGEND

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



INSET
SCALE: 1" = 100'



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

REVISION HISTORY

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

ORIGINAL PLAN SIZE: 24" X 36"

100 50 0 100
SCALE: 1 INCH = 100 FEET



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GRADING & DRAINAGE PLAN

C-6

SHEET 6 OF 9

RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD

DATE _____

APPROVAL BY THE
WAKE FOREST BOARD OF
COMMISSIONERS

DATE _____

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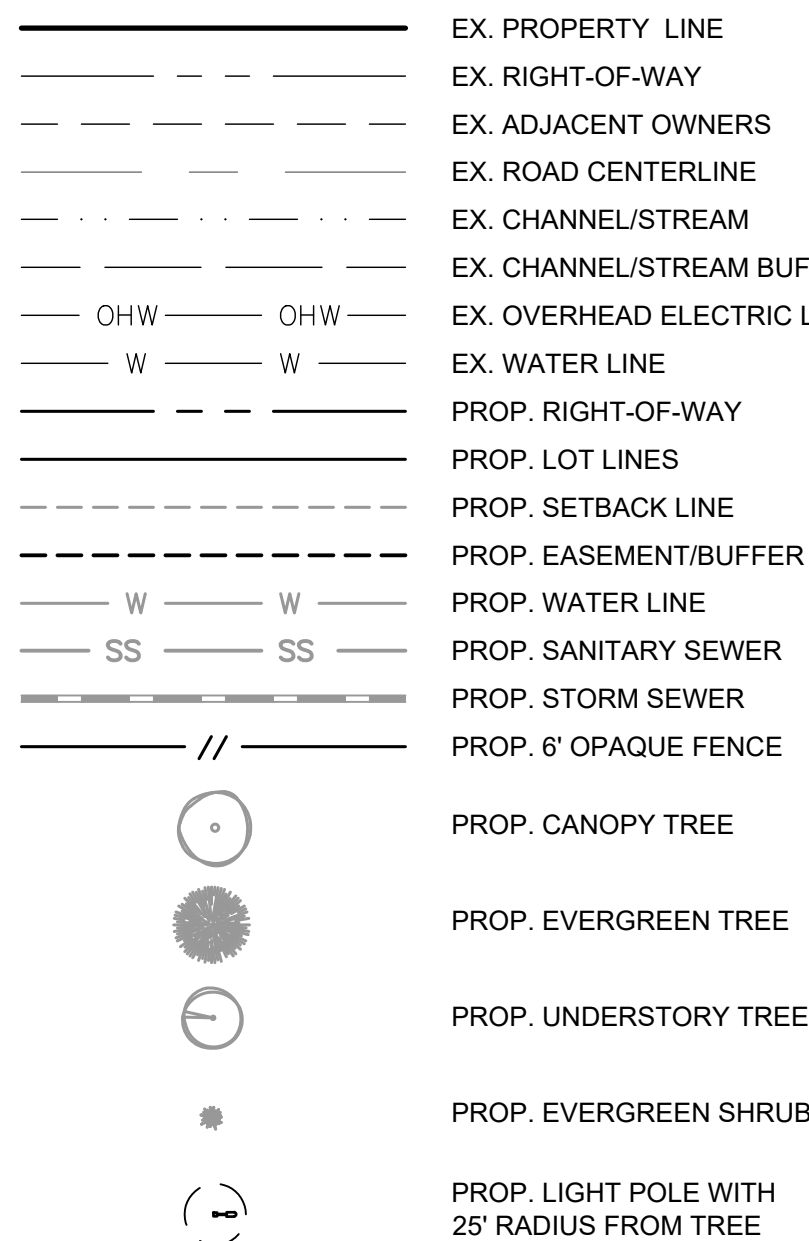


DATE _____

SHEET 7 OF 9

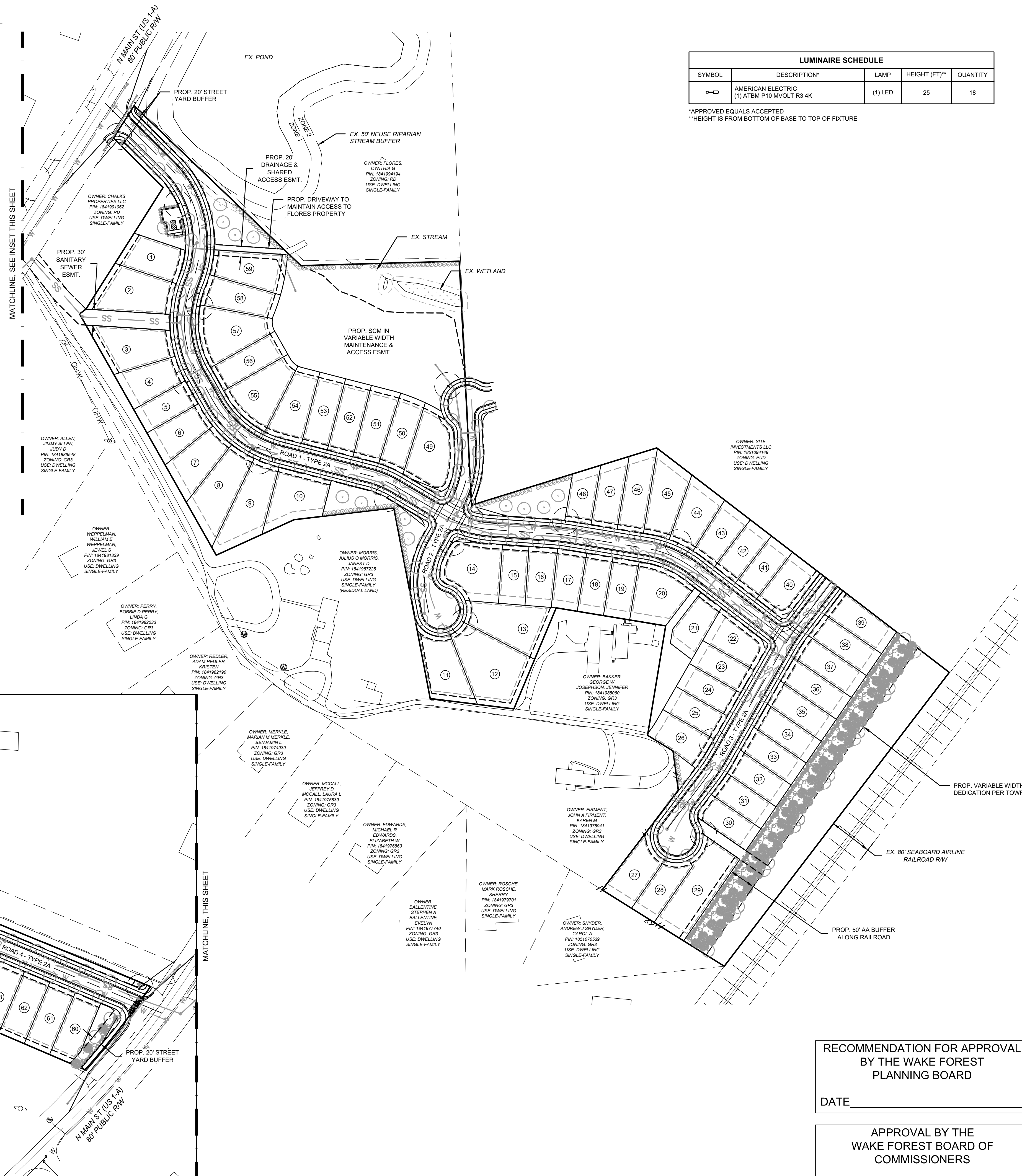
1. BACKGROUND SPACES SUCH AS PARKING LOTS AND DRIVEWAYS SHALL BE ILLUMINATED AS UNOBTUSIVELY AS POSSIBLE TO MEET THE FUNCTIONAL NEEDS OF SAFE CIRCULATION AND OF PROTECTING PEOPLE AND PROPERTY.
2. FOREGROUND SPACES, SUCH AS BUILDING ENTRANCES AND PLAZA SEATING AREAS, SHALL UTILIZE LIGHTING THAT DEFINES,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

LEGEND



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

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



INSET
SCALE: 1" = 100'

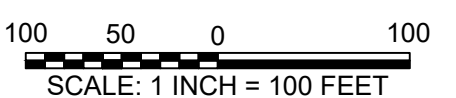
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REVISION HISTORY

[illegible]

ORIGINAL PLAN SIZE: 24" X 36"



2

SCALE ADJUSTMENT

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LIGHTING PLAN

C-8

SHEET 8 OF 9

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NOTES

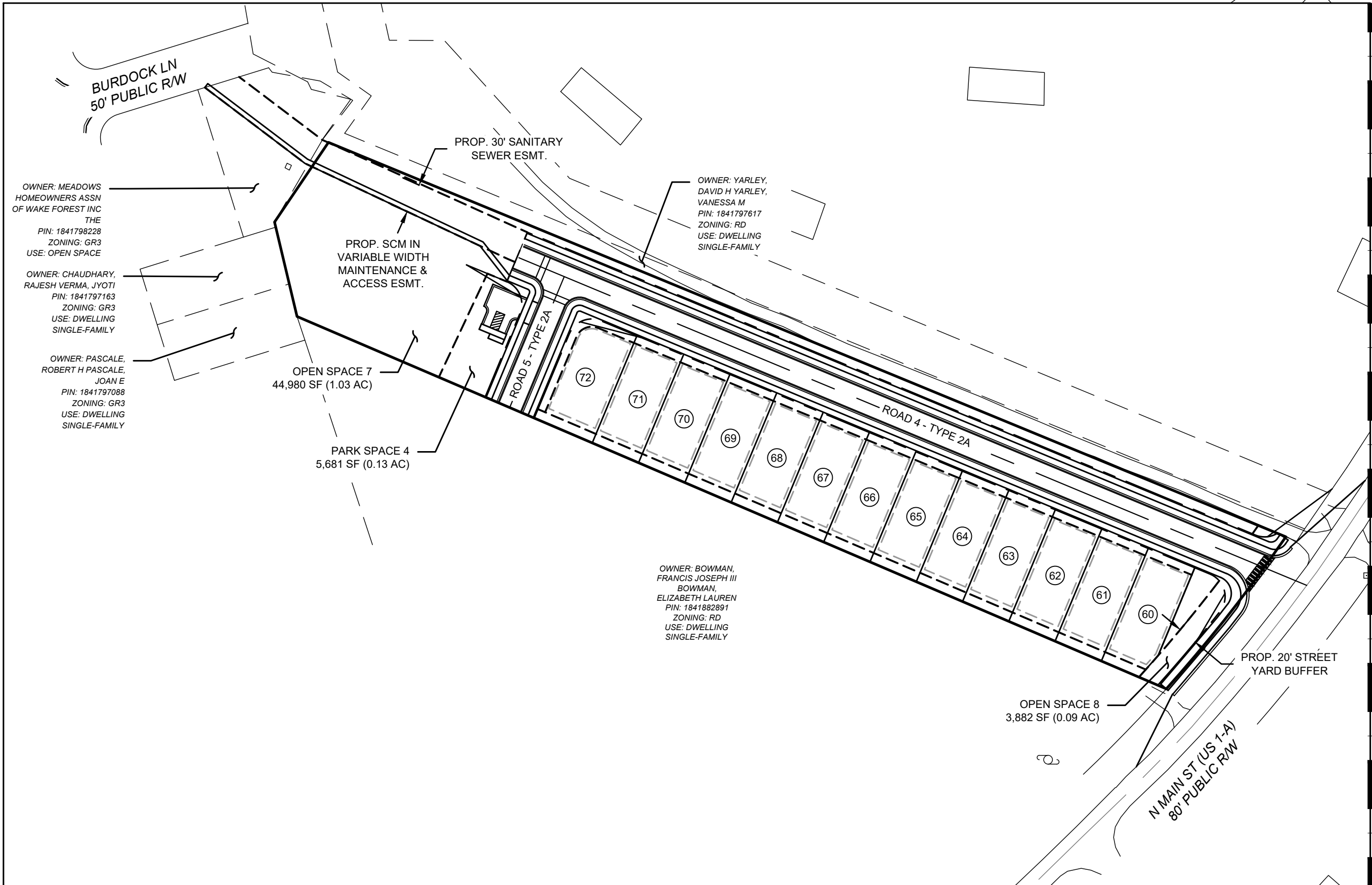
- OPEN AND PARK SPACE AREAS:
GR10 REQUIRED DEDICATED OPEN AND PARK SPACE: 2.75 AC (12.5%)
PROPOSED DEDICATED OPEN AND PARK SPACE: 4.88 AC (22.2%)

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

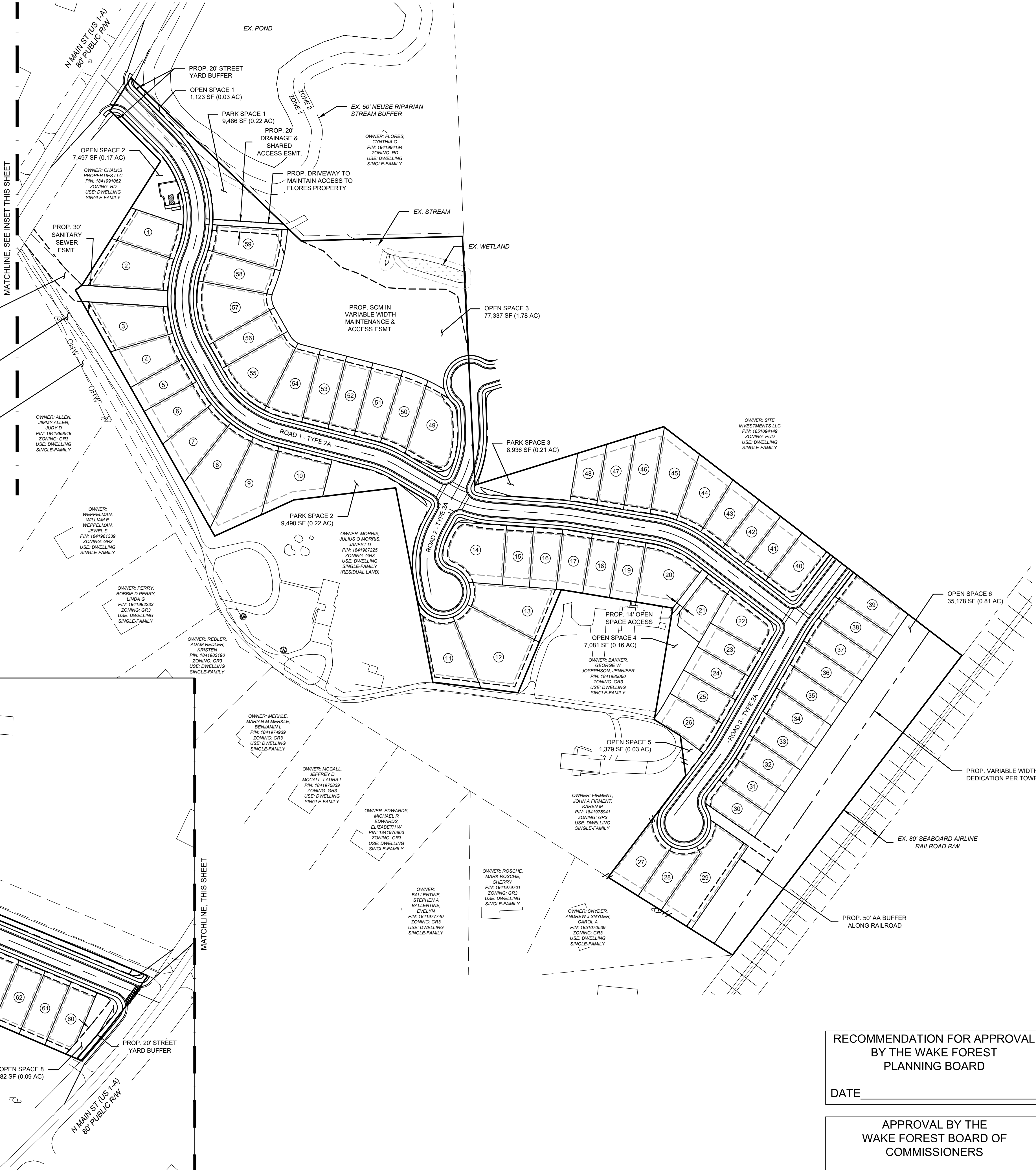
GR10 REQUIRED OPEN SPACE: 2.20 AC (10%)
PROPOSED OPEN SPACE: 4.10 AC (18.6%); 1.95 AC (47.6%) OUTSIDE OF BUFFER AND SCM AREAS
- PER ZONING CONDITION #8, ACTIVE RECREATION USES SHALL INCLUDE TWO (2) GAMING TABLES, TWO (2) PERMANENT SETS OF CORNHOLE COURTS, AND A BOCCIE BALL COURT. ACTIVE RECREATION COMPONENTS SHALL BE INSTALLED PRIOR TO THE 50TH PERCENTILE BUILDING PERMIT.
- ADDITIONAL COMMUNITY AMENITIES SHALL INCLUDE A FIRE PIT, COMMUNITY GARDEN, AND/OR A DOG PARK.
- PARK SPACE SHALL BE PARK, GREEN, OR PLAYGROUND PER SECTION 7.5.1 OF THE UDO.
- A SEPARATE PARK SPACE SITE PLAN SHALL BE PROVIDED FOR TOWN OF WAKE FOREST APPROVAL PRIOR TO FINAL PLAT APPROVAL.
- PUBLIC SEATING SHALL BE PROVIDED PER SECTION 7.5.5.A.2 OF THE UDO.
- 14 SUPPLEMENTAL TREE PLANTINGS ARE PROPOSED WITHIN THE PARK SPACE PER SECTION 7.5.5.A.3 OF THE UDO (ONE (1) TREE PER EVERY 2,500 SQUARE FEET OF REQUIRED PARK SPACE). SEE LANDSCAPING PLAN, SHEET C-7.
- GARBAGE AND RECYCLE RECEPTACLES SHALL BE PROVIDED PER SECTION 7.5.5.A.4 OF THE UDO.
- 12 CLASS III BICYCLE PARKING SPACES SHALL BE PROVIDED PER SECTION 7.5.5.A.5 OF THE UDO (FOUR (4) SPACES PER EVERY ONE-QUARTER ACRE OF PARK SPACE = 0.79 AC / 0.25 AC X 4 BICYCLE SPACES = 12 SPACES REQUIRED).

LEGEND

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



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OPEN SPACE PLAN

C-9

SHEET 9 OF 9

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