TOWN *of*
WAKE FOREST

Planning Board
Meeting Agenda
December 13, 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. Draft Planning Board Special Called Minutes Oct. 03, 2022
Draft Planning Board Minutes Oct. 04, 2022
Draft Panning Board Minutes Oct. 11, 2022
DraftSpecialCalledPBMinutesOct202203.pdf
DraftPBMinutesOct202204.pdf
DraftPBMinutesOct202211.pdf

4.Presentations

5.Old Business with Public Comment

6.New Business with Public Comment

6.A. LEGISLATIVE CASE RZ-21-12 Averette Woods Subdivision; Consideration of a rezoning filed by Gail Moody and PNB Homes LLC to rezone 31.23± acres located at 0, 2228, 2300, 2312 Averette Road; 0, 1900, 1905, 1908, 1909 Capricorn Drive; and 1909 Moody Drive, being Wake County Tax PINs 1861-02-0421, 1851-93-9056, 1861-02-6148, 1861-02-2044, 1861-02-6046, 1861-01-4639, 1861-01-0635,

1861-01-4836, 1861-01-0709, & 1851-91-9904, from Wake County R-30 to General Residential 5 Conditional District (GR5 CD).
RZ-21-12 Averette Woods Conditional Rezoning Staff Report
Attachment A Neighborhood Meeting Information
Attachment B Application with Zoning Conditions
Attachment C Maps
Attachment D Averette Woods Subdivision Master Plan
Attachment E - Plan Consistency Analysis

6.B. LEGISLATIVE CASE RZ-22-05; Reserve at Dunn Creek; Consideration of a rezoning filed by Adobe Communities, LLC to rezone 76.37± acres located at 0 Friendship Chapel Road and 0 NC 98 Bypass, being Wake County Tax PINs 1840660542, 1840761824, 1840657710, and 1840676254 from Conditional Use Residential Mixed-Use (CU RMX), Residential Mixed-Use (RMX), Conditional Use General Residential 3 (CU GR3), Conditional Use Highway Business (CU HB), and Traditional Neighborhood Development Overlay (TND) to Residential Mixed-Use Conditional District (RMX-CD), Urban Residential Conditional District (UR-CD), and Open Space Conditional District (OS-CD).
RZ-22-05 Staff Report.pdf
Attachment A - Neighborhood Meeting Information.pdf
Attachment B - Application.pdf
Attachment C - Maps.pdf
Attachment D - RZ-03-18 CUP and Ordinance.pdf
Attachment E - RZ-94-08 CUP and Master Plan.pdf
Attachment F - Plan Consistency Analysis.pdf
Attachment G - TIA Executive Summary and NCDOT Review Report.pdf
Exhibit 1 - Proposed Conditional District Plan.pdf

6.C. LEGISLATIVE CASE RZ-22-06, Harris Road Subdivision; Consideration of a rezoning filed by Church Street Company to rezone 68.28± acres located at 0 Harris Road, being Wake County Tax PIN 1841392412, from Rural Holding District (RD) to Highway Business Conditional District (HB CD), Neighborhood Business Conditional District (NB CD), and General Residential 10 Conditional District (GR10 CD).
RZ-22-06 PB Staff Report.pdf
Attachment A - Neighborhood Meeting Information.pdf
Attachment B - Application.pdf
Attachment C - Maps.pdf
Attachment D - TIA Executive Summary & NCDOT Final Report.pdf
Attachment E - Harris Road Subdivision Master Plan.pdf
Attachment F - Plan Consistency Analysis.pdf

7.New Business

7.A. Appoint Chair and Vice-Chair for the 2023 Calendar Year

7.B. Approval of 2023 Planning Board Meeting Schedule
2023 PB MeetingSchedule.pdf

8.Staff Comments

8.A. Planning Board Member Recognition

9.Planning Board Comments

10.Adjournment

Agenda Item Report

Agenda Item No.: 2022-6-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: December 13, 2022

SUBJECT
Draft Planning Board Special Called Minutes Oct. 03, 2022
Draft Planning Board Minutes Oct. 04, 2022
Draft Panning Board Minutes Oct. 11, 2022

Recommendation:

Item Summary:

ATTACHMENTS
- DraftSpecialCalledPBMinutesOct202203.pdf
- DraftPBMinutesOct202204.pdf
- DraftPBMinutesOct202211.pdf

Wake Forest Planning Board Special "Called" Work Session Minutes

The Wake Forest Planning Board met on **Monday, October 3, 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, Thomas Ballman, Christopher Joyner, Michael Siderio, and Sheila Bishop

Planning Board Members absent: Michael Hickey

Staff Members present: Planning Director Courtney Tanner, Assistant Planning Director Jennifer Currin, Senior Planner Kari Grace, 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 Siderio moved to adopt the agenda as presented.
Seconder: Sheila Bishop.
Vote: Motion carried 6-0.

3. Work Session

Unified Development Ordinance (UDO) Comprehensive Update - Work Session #2 with Consultants

Senior Planner Kari Grace welcomed consultant, Jackie Wells with Houseal Lavigne.

Ms. Wells provided a presentation on the UDO Updates and where they're at with the project.

Michael Siderio asked if the number of people attending the public engagements are typical for these studies. Ms. Wells replied, yes.

Thomas Ballman asked if the applicant will provide a site analysis. Ms. Wells said they can look at the application requirements for various processes and enhance the requirement with a narrative explanation on why they're seeking that type of discretionary approval.

Sheila Bishop asked if a dark sky ordinance would be for corporations as well as residential. Ms. Wells replied they're not recommending a complete dark sky ordinance but are looking at possibly enhancing outdoor lighting standards.

Michael Siderio asked if the rental units and single-family homes fall under the affordable housing term. Planning Director Courtney Tanner responded it could be both.

Michael Siderio had concerns regarding the number of units being provided for affordable housing. Ms. Wells said they can look closer at those numbers once they get to that stage. Planning Director Tanner suggested the Board look at the Housing Affordability Plan which explains the strategies to expand and preserve home ownership.

Sheila Bishop asked for a review of the proposed districts. Ms. Wells replied there are four districts: Civic Institutional District and Northeast Community District and a preliminary recommendation for the consideration of a Downtown Edge District and a Downtown Neighborhood District. Ms. Wells identified some of the pros and cons of each district.

A hardcopy of the Wake Forest UDO Comprehensive Update Presentation is filed in the Clerk's Office with the October 3, 2022 minutes.

Chair Kimray reminded the Board of the Joint Public Hearing on October 4, 2022 at 7:00 p.m.

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Planning Director Tanner informed the Board she would be sending out an email to the Planning Board and Board of Commissioners with Town adopted documents that may be needed for the upcoming Joint Public Hearing.

11. Adjournment

ACTION:
Mover: Karin Kuropas moved to adjourn at 7:03 p.m.
Seconder: Thomas Ballman.
Vote: Motion carried 6-0.

Duly approved in open session this 13th day of December 2022.

Theresa Savary	Joe Kimray
Town Clerk	Planning Board Chair

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Wake Forest Planning Board
Minutes

The Wake Forest Planning Board met on **Tuesday, October 4, 2022,** at **10:10 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Planning Board Members Present: Joe Kimray, Karin Kuropas, Thomas Ballman, Christopher Joyner, Michael Siderio, Michael Hickey, and Sheila Bishop

Planning Board Members Absent: None.

Town Staff Present: Planning Director Courtney Tanner, Town Attorney Hassan Kingsberry, Town Manager Kip Padgett, Assistant Town Manager Allison Snyder, Paralegal Shiekel Richardson, Assistant Planning Director Jennifer Currin, Senior Planner Patrick Reidy, Mayor Jones, and Town Clerk Theresa Savary

The Planning Board took a break at 10:10 p.m. and reconvened at 10:20 p.m.

Chair Kimray called the meeting to order at 10:20 p.m.

3. New Business

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

Discussion

Finding 1:The plan is consistent with the adopted plans and policies of the Town.

Chair Kimray said Finding 1 centers around the 2009 Community plan, Policy RT-1, regarding the high-speed rail. The policy was in effect when this project was submitted and there's also the Southeast high-speed rail that is a drastic impact of 100' of property

and would affect twenty-eight buildings and eleven instances of roads within the property. Chair Kimray believes both of those are not consistent with Finding 1.

Finding 2: The plan complies with all applicable requirements of the Wake Forest Unified Development Ordinance.

No discussion heard.

Finding 3: There exists adequate infrastructure (transportation & utilities) to support the plans as proposed.

Michael Hickey would suggest the infrastructure is not there based on the incomplete Traffic Impact Analysis (TIA). Chair Kimray agreed with Mr. Hickey and said given the fact that Sugar Maple Ave. was not included in the TIA was big for him.

Finding 4: The application will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

Michael Hickey believes Finding 4 has not been met due to the S-Line. He said being neighborhood use, it's one thing to utilize the regulation in effect at the time but thinks there was a clear cherry-picking of what they would look at and what they wouldn't.

Chair Kimray stated all the traffic that could funnel through there is not included in the TIA. Mr. Kimray said the property is very inviting and has concerns with the potential of someone getting into the pond.

ACTION:
Mover: Mike Hickey moved to recommend denial for Case SD-21-06 (Site Master Plan) for the following reasons:

- **Finding 1:** Not consistent with the Comprehensive Transportation Plan and the 2009 Community Plan; specifically, Policy RT-1.
- **Finding 3:** Specifically, infrastructure was not studied related to Sugar Maple Ave. and was not included in the TIA.
- **Finding 4:** The S-Line coming through and not being accommodated. The impacts to Sugar Maple Ave. were not taken into consideration. The potential impact to the Adams parcel; specifically, related to the pond spanning both parcels.

Seconder: Karin Kuropas.
Vote: Motion carried 7-0.

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ACTION:
Mover: Mike Hickey moved to recommend denial for Case SD-21-06 (Major Subdivision Plan) for the following reasons:

- **Finding 1:** Not consistent with the 2009 Community Plan; specifically, Policy RT-1.
- **Finding 3:** Specifically, infrastructure was not studied related to Sugar Maple Ave. and was not included in the TIA.
- **Finding 4:** The S-Line coming through and not being accommodated. The impacts to Sugar Maple Ave. were not taken into consideration. The potential impact to the Adams parcel; specifically related to the pond spanning both parcels.

Seconder: Karin Kuropas.
Vote: Motion carried 7-0.

4. Planning Director Comments

Planning Director reminded the Board of the regular scheduled Planning Board Meeting on Tuesday, October 11, 2022 at 6:00 p.m.

Chair Kimray thanked the Board for their time.

6. Adjournment

ACTION:
Mover: Karin Kuropas moved to adjourn at 10:36 p.m.
Seconder: Christopher Joyner.
Vote: Motion carried 7-0.

Duly approved in open session this 13th day of December 2022.

Theresa Savary	Joe Kimray
Town Clerk	Planning Board Chair

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Wake Forest Planning Board
Minutes

The Wake Forest Planning Board met on **Tuesday, October 11, 2022,** at **6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Planning Board Members present: Joseph Kimray, Karin Kuropas, Thomas Ballman, Christopher Joyner, Michael Hickey, Michael Siderio, and Sheila Bishop

Planning Board Members absent: None

Staff Members present: Planning Director Courtney Tanner, Assistant Planning Director Jennifer Currin, Town Attorney Hassan Kingsberry, Paralegal Shiekel Richardson, Senior Planner Patrick Reidy, Senior Planner Kari Grace, Planner I Emma Linn, and Town Clerk Theresa Savary

1. Call to Order

Chair Kimray called the meeting to order at 6:03 p.m.

2. Adoption of Agenda

ACTION:
Mover: Karin Kuropas moved to adopt the agenda as presented.
Seconder: Michael Hickey.
Vote: Motion carried 7-0.

3. Approval of Minutes

ACTION:
Mover: Karin Kuropas moved to approve the September 13, 2022 minutes as presented.
Seconder: Christopher Joyner.

Vote: Motion carried 7-0.

4. Presentations

4.A. Wake Forest Public Transit Plan: Toole Design Group LLC (Consultant Team) Introduction and Project Kick-Off Presentation. Jared Draper of Toole Design Group presented an overview of the high-level transit transportation.

Michael Siderio asked if the town's plan will be dovetailed by surrounding towns such as Youngsville and Rolesville. Mr. Draper stated that will be part of the evaluation study and they'll talk to the regional organizations with GoTriangle and GoRaleigh to make sure any plans out there for neighboring communities are being captured.

Planning Director Tanner added there's also a Wake Transit Plan they participate in and there's also a Durham Wake Bus Study. There are other regional studies taking place and are they're always dovetailing them in together.

Michael Siderio asked if part of the study will be to evaluate the number of buses the town will need in the future. Mr. Draper replied, yes.

Christopher Joyner had questions regarding the implementation of rapid transit for bus lanes on streets already developed. Mr. Draper explained what he did tonight is give an overview of what all the options are and they're not saying that's the option here in Wake Forest.

Christopher Joyner asked what Smart Ride is. Mr. Draper explained it's a type of demand response ride sharing.

Karin Kuropas asked if they're also looking at trains. Mr. Draper stated this study might not necessarily dive into the full-on recommendations for bikes, pedestrians and trains but will identify if there are needs in the future.

Chair Kimray asked how long they expect the plan that's going to be developed govern their future. Mr. Draper replied they want to be thinking about the immediate term and the short term.

Chair Kimray asked if the demand response ride sharing use standard bus stops or is it direct to destination. Mr. Draper responded it's usually direct to destination.

Thomas Ballman asked about incorporating other destinations into the bus loop such as town events and businesses in town. Mr. Draper replied they want to be focused on other events that are transit accessible.

Michael Hickey wants to understand the adequacy of the current service and what improvements would be recommended; how is integrating surrounding towns going to work. Will there be long distance commuter lines.

Sheila Bishop asked how the transit would be funded. Mr. Draper replied there are a lot of grant opportunities, and depending on what scenario is preferred, they'll look at a variety of different funding mechanisms and think through those with town staff of what will be the best option moving forward.

Karin Kuropas asked about bus rentals for town events. Mr. Draper replied those are things they can try to do.

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. 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).

Chair Kimray stated his wife works for WakeMed and she's not directly associated with this project in any way, nor do they hold any financial interest in the project. Mr. Kimray stated his wife's association as an employee of the organization does not hinder his ability to be impartial. He asked the Board if there are any objections to him hearing the case. No objections heard from the Board.

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Senior Planner Kari Grace provided staff report for Case RZ-22-04, WakeMed located at 0 Siena Drive and 0 Dr. Calvin Jones Highway. Ms. Grace shared the aerial site map, zoning map, overlay map, existing conditions plan, site master plan, and landscape plan.

Ms. Grace provided the following proposed conditions as shown in the staff report:

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:

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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.

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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.

Ms. Grace stated staff recommends approval of the proposed rezoning and finds it to be consistent with the Comprehensive Plan and in the public interest.

Applicant Matthew McGinley with Stewart, Inc. located at 421 Fayetteville St., Raleigh, NC is the landscape architect and is representing the owner, WakeMed. Mr. McGinley stated it's a 3-story office building, and the first floor is below finished grade on both Highway 98 and Siena Drive. He shared an illustrative site plan showing the multi-use path and some of the amenity areas, most of the area along Highway 98 is for the buffer for the setbacks of the overlay district. The northern part of the site is maintained as a tree save area and retention pond.

Caitlin Fedor was in attendance of behalf of Little, architect of record on project. She presented the preliminary elevations and shared the materials used on the exterior of the building.

Michael Siderio asked if the first floor is below grade and if two floors will be above grade. Mr. McGinley stated yes, that's correct.

Mr. Siderio asked how the fee-in-lieu is calculated. Traffic Engineer Baohong Wan 904 Main Campus Drive, Raleigh, NC explained how they calculate the fee-in-lieu.

Mr. Siderio asked if the land that's north of Piazza Way can never be developed. Ms. Grace replied correct, most of it is designated as a tree preservation area which means it can't be developed unless the plan were amended to remove it as a tree preservation area.

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Mr. Siderio said what is concerning is where the overflow from the retention pond is going to go. Tim Somerville with Stewart, Inc. stated the pond will be expanded and treated to keep peak flows down to predevelopment conditions.

Christopher Joyner asked if they'd confirm there was no stop light proposed at Siena Drive and Highway 98. Ms. Grace replied, correct. She said it's proposed to be monitored in case it's ever needed in the future.

Chair Kimray asked, if a stop light was ever warranted, would it be a full movement light or would it be in conjunction with the superstreet that's already been constructed at that intersection. Mr. Wan responded, it would most likely be in conjunction with the superstreet.

Karin Kuropas asked if they'd consider a green roof with a roof top garden. Caitlin Fedor stated they'd have to discuss with the owner.

Chair Kimray asked if this office includes any type of small emergency department. Andi Curtis with WakeMed stated it's not planned right now.

Chair Kimray asked what the size capacity increase is on the stormwater pond. Tim Somerville responded he doesn't know off the top of his head.

The Board continued to discuss and ask questions regarding elevations, amenity facilities, stormwater, and traffic flow.

<u>Public Comment</u>
The following citizens provided public comments:

- Debra Moorefield, 420 Piazza Way of Wake Forest, spoke on behalf of residents of the Siena Townhomes Association. Ms. Moorefield spoke about concerns and how they'd like to propose the following:
  1. a concrete island, right turn only barrier to prevent right turns. and the barrier to prevent right turns.
  2. "Right turns only" sign placed on the southwest corner of Piazza Way and Siena Drive; placed on the corner at exit of WakeMed property.
- Vicki Frye, 708 Holding Ridge Court of Wake Forest, spoke about the unwanted congestion the new medical center would create.

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Chair Kimray declared the public comment session closed.

Discussion

Michael Siderio spoke about Ms. Moorefield's concerns regarding traffic going straight across through her neighborhood or turning left. He said it would be nice if Stewart, Inc. would come up with an alternative since it's a private drive. Mr. Siderio mentioned considering walking trails in the 5-acre wooded portion of the property.

Christopher Joyner doesn't see why people would travel straight across. He asked if they could suggest a path around the retention pond.
Karin Kuropas thinks limiting the traffic to right-hand turn only is putting a limit on the retail coming in. She does not believe people will travel straight across to Piazza Way.

Chair Kimray said as they redo the Unified Development Ordinance, they need to look at the allocation of parking spaces. He stated more medical facilities are needed in the community. He believes WakeMed is a good use of the land. He said regarding the median he doesn't know if that's possible or allowed by NCDOT.

Thomas Ballman stated it's a private road and doesn't believe people will travel straight across. He doesn't know how difficult it would be to stripe the roads for a right and a left-hand turn located at the intersection of Siena Drive and Piazza Way.

Michael Hickey believes the right and left-hand turn is the best solution. He's curious about the documents from the previous developer.

Sheila Bishop agrees with the option of a right or left-hand turn and would like a barrier so people cannot cut through Piazza Way.

ACTION:
Mover: Michael Siderio moved to approve Case RZ-22-04 WakeMed, with the following recommendations:

1. The applicant to consider incorporating a left and right arrow at the intersection of Siena Drive and Piazza Way;
2. Consideration to walking trails in the 5-acre wooded portion of the property; and
3. Including the conditions in the staff report.

Seconder: Thomas Ballman
Vote: Motion carried 7-0.

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Another motion had to be taken on Case RZ-22-04 WakeMed due to the consistency statement not being included in the above action for Case RZ-22-04.

ACTION:
Mover: Michael Siderio recommended to modify his previous motion for Case RZ-22-04 Wake Med to include the consistency statement.
Seconder: Thomas Ballman
Vote: Motion carried 7-0.

The Planning Board recessed at 8:15 p.m.

The Planning Board reconvened at 8:25 p.m.

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).
Senior Planner Patrick Reidy provided the staff report for Case RZ-22-02, Morris Subdivision located at 0 (portion), 1159, 1161, 1163, and 1164 (portion) N. Main Street. Mr. Reidy shared the aerial site map, conditional district rezoning map, growth strategy map, existing conditions, and the proposed master plan, master plan analysis.

Shown below are the proposed GR10 modifications:

- **Article 2.2.5 Suburban District Development Standards**
    - Required:
        - Minimum Front Setback: 20′
        - Minimum Street Side/Secondary Front Setback: 20′
        - Minimum Side Setback: 8′
        - Minimum Rear Setback: 25′
    - Provided:
        - 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′

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- Provided: Road 1 shall have a maximum block length of 1,200′

The applicant has provided the following proposed conditions:

1. Minimum principal front setback: 10′ (18′ garage setback)
2. Minimum street side/secondary front setback: 10′
3. Minimum side setback: 3′
4. Minimum rear setback: 15′
5. Road 1 shall have a maximum block length of 1,200′
6. All lots shall be planted with a minimum of one (1) canopy tree and one (1) understory tree within an 8′ street tree easement.
7. The subdivision covenants shall prohibit the removal of trees on individual property.
8. Active recreation uses shall include two (2) gaming tables, two (2) permanent sets of cornhole courts, and a bocce ball court. Active recreation components shall be installed prior to the 50th percentile building permit.
9. A 6′ tan or brown wood or composite material opaque fence shall be placed on the property boundary along the Firment (PIN 1841978941) and Snyder (PIN 1851070539) properties.
10. Developer shall assess the feasibility of keeping the 30+/- Leland Cypress Trees along the Firment (PIN 1841978941) boundary. If the trees cannot be kept, developer shall replace them with similar vegetation on the Firment property.
11. Water, sewer and road access shall be provided to the Firment (PIN 1841978941) property.
12. Work with Duke Power and Pike to relocate the existing overhead power lines and the power pole and transformer on the edge the Firment (PIN 1841978941) driveway. Any pad mounted transformer shall not hinder use of the driveway or future access to the subdivision road and water and sewer.
13. Garages shall not protrude further than two (2) feet from the front porch or front wall of the house, whichever is closest to the front property line.
14. Section 5.5.2.A, B, and C shall be applicable to the site. (Roof pitches and eaves)
15. Section 5.5.3.A shall be applicable to the site. (Porches at least 4′ in depth)
16. Section 5.5.5 shall be applicable to the site. (Transparency requirements for front façade)
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

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• 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.

Mr. Reidy stated staff recommends approval of the proposed rezoning and finds it to be consistent with the Comprehensive Plan and in the public interest for the following reasons:

1. The proposed zoning district is consistent with the zoning district of adjacent and nearby properties.
2. The proposed zoning district is consistent with the General Urban Zone designation in the Community Plan.

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3. The proposed development provides a walkable community and is compact in form.

Jon Frazier with FLM Engineering is in attendance to represent Blue Hill Development. Mr. Frazier provided a presentation and stated it's an age targeted community for 55 years of age and older. Mr. Frazier briefly went over the Subdivision Master Plan and said there are 72 detached units, they're providing more than the required park space, it's walkable to Joyner Park and Flaherty Park>

Mr. Frazier spoke about the following community amenities: fire pits, dog park, community garden, active park space, bocce ball court, cornhole courts, and gaming tables.

Mr. Frazier stated NCDOT will require left-hand turn lanes into each entrance. They'll be widening the frontages to meet the towns roadway section.

Julie Gavaghan introduced herself and stated she's one of the owners of Blue Hill Development. She provided a presentation on the Corbinton Brand and provided images of the exterior community and the interior of the homes.

Michael Siderio asked, was the traffic study not required because the community isn't large enough. Mr. Reidy replied, correct.

Michael Hickey asked the depths of the lots. Mr. Frazier stated the minimum depth is 110 feet with lots up to 140 feet.

Mr. Hickey asked if all homes would have garages. Ms. Gavaghan responded yes, all the homes will have 2 car garages and 2 car driveways.

Mr. Hickey asked what the reason was for asking for the setbacks to be reduced from what the current requirements are. Mr. Frazier stated it's meant to encourage folks to be out closer to the road for front porch socialization.

Christopher Joyner asked if someone could identify the two properties who will get a fence. Mr. Reidy identified both of those properties. Mr. Joyner asked why only the two properties. Mr. Frazier said they requested a fence.

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Mr. Joyner asked if any of the houses close to the railway are in jeopardy of losing their homes if the railway comes in. Mr. Reidy stated that's not expected going off the plans they've seen.

Karin Kuropas stated they've made good use of the space, but her concern is the price point. Ms. Gavaghan stated they have plans ranging from 1700 to 2500 square feet and will cover a broad range of price points.

Chair Kimray asked if someone could talk about the cul-de-sac at the Kinsley connection. Mr. Frazier replied they thought it was the best way to connect with Kinsley and not compromise their intersection spacing.

Chair Kimray asked about on-street parking at the mail kiosk since there are only two proposed parking spaces for the mail kiosk. Mr. Frazier said they're not intending to have any more parking spaces but it's something they can look at. There's room to add a few more space in that location.

Thomas Ballman asked if the side setbacks are the same as Kinsley Subdivision. Mr. Reidy replied he doesn't recall what Kinsley had but it's his understanding 3-feet on each side is the minimum. Mr. Frazier stated most lots are wide enough to provide more than 3 feet. Mr. Ballman asked if the turnaround access point is a safety concern. Mr. Reidy stated it was reviewed by staff and there were no comments expressing concern.

Mr. Hickey asked if anything could be built further west over the sewer pipeline. Mr. Reidy replied no, that's a stormwater pond for the Meadows neighborhood. Mr. Hickey replied, the connection to Burdock Lane will never happen. Mr. Reidy stated it would not come in through that angle due to the stormwater pond. Why make it a stub if it'll never be connected because of the sewer line. Mr. Hickey asked if there's anything in the code that states it must be a stub. Mr. Frazier said it's something they can look at with construction drawings.

Sheila Bishop asked the locations of the activity centers. Mr. Frazier responded one of the features will be on the 13-lot side and the larger portion will have more of the outdoor features.

Mr. Hickey how the residents on the west side will cross the street to use the amenities. Mr. Frazier said they are looking at connectivity options.

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Chair Kimray asked if the conditions lay out details for the active open space items that'll be provided. Mr. Reidy replied yes, number 8 of the proposed conditions.

Mr. Hickey asked if the roads are private. Mr. Reidy replied they are public roads.

Public Comment

The following citizens provided public comments:

- Cyndi Flores, 1188 N. Main Street of Wake Forest, said one of her concerns is removal of any condition she has on her property that is for the easement. She would like that condition removed unless the easement itself is removed. Ms. Flores addressed a transformer located within her property or within the easement that she'd like explored. She said she would prefer fast growing trees as a barrier rather than a fence but until she sees what it's going to look like she doesn't really know. She does not want people crossing into her pond area. She said hopefully infrastructure will precede this or shortly thereafter.
- Frank Bowman, 1149 N. Main Street of Wake Forest, expressed concern with the 13 lots shedding water onto his property. He proposed an 8-foot solid fence back there with landscaping on his side that'll block people from overlooking his property. Mr. Bowman is pro-development but said the undue burden can't be put on the residents already living there.

Chair Kimray declared the public comment session closed.

Discussion

Michael Siderio asked how they'd address Cyndi Flores and Frank Bowmans concerns. Mr. Kimray stated they can be included as a potential condition to explore concerns they may have. Mr. Siderio is familiar with the developer's product and said they are very nice and thinks it'll be a good addition to the community, but he's concerned about some of the things that were brought up.

Chair Kimray asked if the applicant is amenable in putting an 8-foot fence that was requested by Mr. Bowman due to the 2-foot grade change. Ms. Gavaghan is willing to explore it.

Christopher Joyner asked about the easement on Ms. Flores' property. Mr. Frazier stated they'll provided a new easement that will connect to her driveway and they're not planning to propose any restrictions on her property.

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Mr. Frazier stated they are not intending to shed any water on Mr. Bowman's property. He said this plan doesn't have a level of detail to show but the intent is to capture the impervious surfaces from all those lots and take it to the stormwater pond.

Thomas Ballman expressed concern about issues with stormwater at the 13 lot sites.

Sheila Bishop commented it's important to the development to make sure the 13 units can easily access the activity center.

Chair Kimray asked if the developer is amenable to adding Ms. Flores' name to condition #12 in exploring the transformer that's located on her property or within the easement.

Chair Kimray commented there may be a stormwater issue in that area but if they're capturing the water from their portion of the development, and not contributing to the problem, it's impossible to require them to do something when it's someone else's property.

ACTION:
Mover: Michael Siderio moved to approve Case RZ-22-02; Morris Subdivision including staff's listed conditions and to include the following conditions:

1. Amend Condition #9 to include consideration of 6-foot fencing for adjacent property owners who desire to have a fence and explore an 8-foot fence along Mr. Bowman's property south of the 13-lots;
2. Amend condition #12 to include Ms. Flores' name as well as her tax pin to check on her transformer that she thinks may be in withing that easement; and
3. Meets the consistency statement for the town plans.

Seconder: Christopher Joyner.
Vote: Motion carried 7-0.

8. New Business

No New Business presented.

9. Staff Comments

Planning Director Tanner encouraged the Board to take a look at the rules and procedures in the Planning Board Handbook.

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10. Planning Board Comments

Chair Kimray asked if there'd be a Planning Board meeting in November. Planning Director Tanner stated she did not know, yet.

11. Adjournment

ACTION:
Mover: Michael Hickey moved to adjourn at 9:38 p.m.
Seconder: Karin Kuropas.
Vote: Motion carried 7-0.

Duly approved in open session this 13th day of December 2022.

Theresa Savary	Joe Kimray
Town Clerk	Planning Board Chair

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Agenda Item Report

Agenda Item No.: 2022-21-
Submitted by: Kari Grace
Submitting Department: Planning
Meeting Date: December 13, 2022

SUBJECT
LEGISLATIVE CASE RZ-21-12 Averette Woods Subdivision; Consideration of a rezoning filed by Gail Moody and PNB Homes LLC to rezone 31.23± acres located at 0, 2228, 2300, 2312 Averette Road; 0, 1900, 1905, 1908, 1909 Capricorn Drive; and 1909 Moody Drive, being Wake County Tax PINs 1861-02-0421, 1851-93-9056, 1861-02-6148, 1861-02-2044, 1861-02-6046, 1861-01-4639, 1861-01-0635, 1861-01-4836, 1861-01-0709, & 1851-91-9904, from Wake County R-30 to General Residential 5 Conditional District (GR5 CD).

Recommendation:

Item Summary:

ATTACHMENTS
- RZ-21-12 Averette Woods Conditional Rezoning Staff Report
- Attachment A Neighborhood Meeting Information
- Attachment B Application with Zoning Conditions
- Attachment C Maps
- Attachment D Averette Woods Subdivision Master Plan
- Attachment E - Plan Consistency Analysis

TOWN of WAKE FOREST

Staff Report
Case RZ-21-12: Averette Woods Subdivision

Meeting Date	December 13, 2022
Requested Actions	Consideration of the Following Items related to the Zoning Map Amendment for 0, 2228, 2300, 2312 Averette Road; 0, 1900, 1905, 1908, 1909 Capricorn Drive; and 1909 Moody Drive: 1. Act on Plan Consistency Statement 2. Rezone 31.23 acres on the Town of Wake Forest Zoning Map from Wake County R-30 to General Residential 5 Conditional District (GR5-CD).
Case Manager	Kari Grace, Senior Planner

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (Tentative)
January 19, 2022 *(See Attachment A)*	December 13, 2022	January 17, 2023

CASE INFORMATION

Applicants	Gail Moody 2312 Averette Road Wake Forest, NC 27587 PNB Homes LLC 404 Texanna Way Holly Springs, NC 2754
Property Owners	Gail Moody 2312 Averette Road Wake Forest, NC 27587 PNB Homes LLC 404 Texanna Way Holly Springs, NC 2754
Location	Southeast corner of Averette Road and Oak Grove Church Road
Addresses	0, 2228, 2300, 2312 Averette Road; 0, 1900, 1905, 1908, 1909 Capricorn Drive; and 1909 Moody Drive
Wake County Tax PIN(s)	1861-02-0421, 1851-93-9056, 1861-02-6148, 1861-02-2044, 1861-02-6046, 1861-01-4639, 1861-01-0635, 1861-01-4836, 1861-01-0709, & 1851-91-9904

Acreage	31.23 acres
Zoning	Existing: Wake County R-30 Proposed: General Residential 5 Conditional District (GR5-CD)
Land Use	Existing: Manufactured Home, Single Family Detached, and Vacant Proposed: Dwelling - Single Family (66 lots)
Community Plan (2009)	Growth Strategies: General Sub-Urban Zone Neighborhood Planning Area: 21
Corporate Limits	This application is currently in the Town's long range urban service area and is not in the Town's corporate limits. An annexation petition is filed for consideration.
See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Community Plan Maps. See pages 35-122 and 270 for descriptions of Town Areas and General Sub-Urban Zone in the 2009 Community Plan.	

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Oak Grove Church Road and Vacant	Wake County R-30
South	Manufactured Home	Wake County R-30
East	Dwelling - Single Family (Millrace) and Vacant	Wake County R-30
West	Averette Road	n/a
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 3.12 acres Proposed: 43.26% or 13.51 acres Summary: The open space includes wetlands and tree save areas. A total of 4.72 acres of the site is designated as tree save areas, which allows the minimum lot sizes to be reduced under the UDO tree preservation incentives. The average lot size, however, exceeds the minimum required lot size under the GR5 district. The proposed

		Master Plan **complies** with the minimum open space percentage requirement in the UDO.
Park Space	Required: Proposed: Summary:	2.5% or 0.78 acres 3% or 0.94 acres The park space consists of two areas and includes a playground, sports field, and picnic table, along with the UDO park amenities of bike parking, trash receptacles, and landscaping. The proposed Master Plan **complies** with the minimum park space percentage requirement in the UDO.
Parking	Required: Proposed: Summary:	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 plus 2 spaces for the mail kiosk and 2 for the amenity space or 136 parking spaces. The bike parking requirement for the amenity space is 4 bike spaces. The applicant is proposing to provide 139 parking spaces through off-street parking spaces and 4 bike parking spaces. The proposed Master Plan **complies** with the minimum parking requirements in the UDO.
Public Utilities	Required: Proposed: Summary:	The UDO requires that public water and sewer mains are extended to serve the site. The development will extend water from the Green at Tryon development as follows: a 16” water line along Averette Road frontage of the site, a 12” water line along the Oak Grove Church Road frontage of the site, and 8” water lines within the proposed streets of the subdivision. The development will extend sewer from the Green at Tryon through the proposed streets of the subdivision. The proposed Master Plan **complies** with the public utility requirements in the UDO.

Roads	Required:	The Comprehensive Transportation Plan (CTP) identifies Averette Road and Oak Grove Church Road as minor thoroughfares with the 3A cross section. Both frontages require right-of-way dedication and installation of curb and gutter. The CTP requires a multiuse path on the Averette Road and Oak Grove Church Road. See Map 4-5, Future Pedestrian Network. The UDO requires that streets be stubbed to adjacent properties for future extension. The proposed number of dwelling units does not meet the required threshold to require a Transportation Impact Analysis (TIA) per Section 6.11.1 of the UDO.
	Proposed:	The proposed Site Master Plan (Attachment D, Sheet C3.00) shows the required and proposed improvements.
	Summary:	The proposed Master Plan **complies** with the minimum roadway infrastructure requirements in the UDO.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2009)	The proposed zoning map amendment request are generally consistent with the adopted 2009 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 E for detailed Plan Consistency Analysis. The Comprehensive Transportation Plan is not included in the Consistency Analysis since cross-sections are the only applicable element of the Plan.

PROPOSED ZONING CONDITIONS

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:	Averette Woods Subdivision Master Plan
Attachment E:	Plan Consistency Analysis

NELSON MULLINS

NELSON MULLINS RILEY & SCARBOROUGH LLP
ATTORNEYS AND COUNSELORS AT LAW

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T: 919.329.3800 F: 919.329.3799
nelsonmullins.com

Elizabeth C. Trahos
T: 919.329.3884
beth.trahos@nelsonmullins.com

January 7, 2022

Dear Sir or Madam:

You are invited to attend a virtual neighborhood information meeting on Wednesday, January 19th at 6:00 p.m. The purpose of this meeting is to discuss the proposed zoning of 29.6± acres of property located in the southeast quadrant of the intersection of Oak Grove Church Road and Averette Road in Wake Forest, North Carolina. Attached please find a map of the subject property.

The subject property is current zoned R-30 by Wake County. We propose to bring the property into the Town of Wake Forest and zone it GR5 Conditional District to allow for the construction of detached single-family homes. The Wake Forest Planning Board and the Board of Commissioners will discuss the proposed zoning at a future date for public hearing.

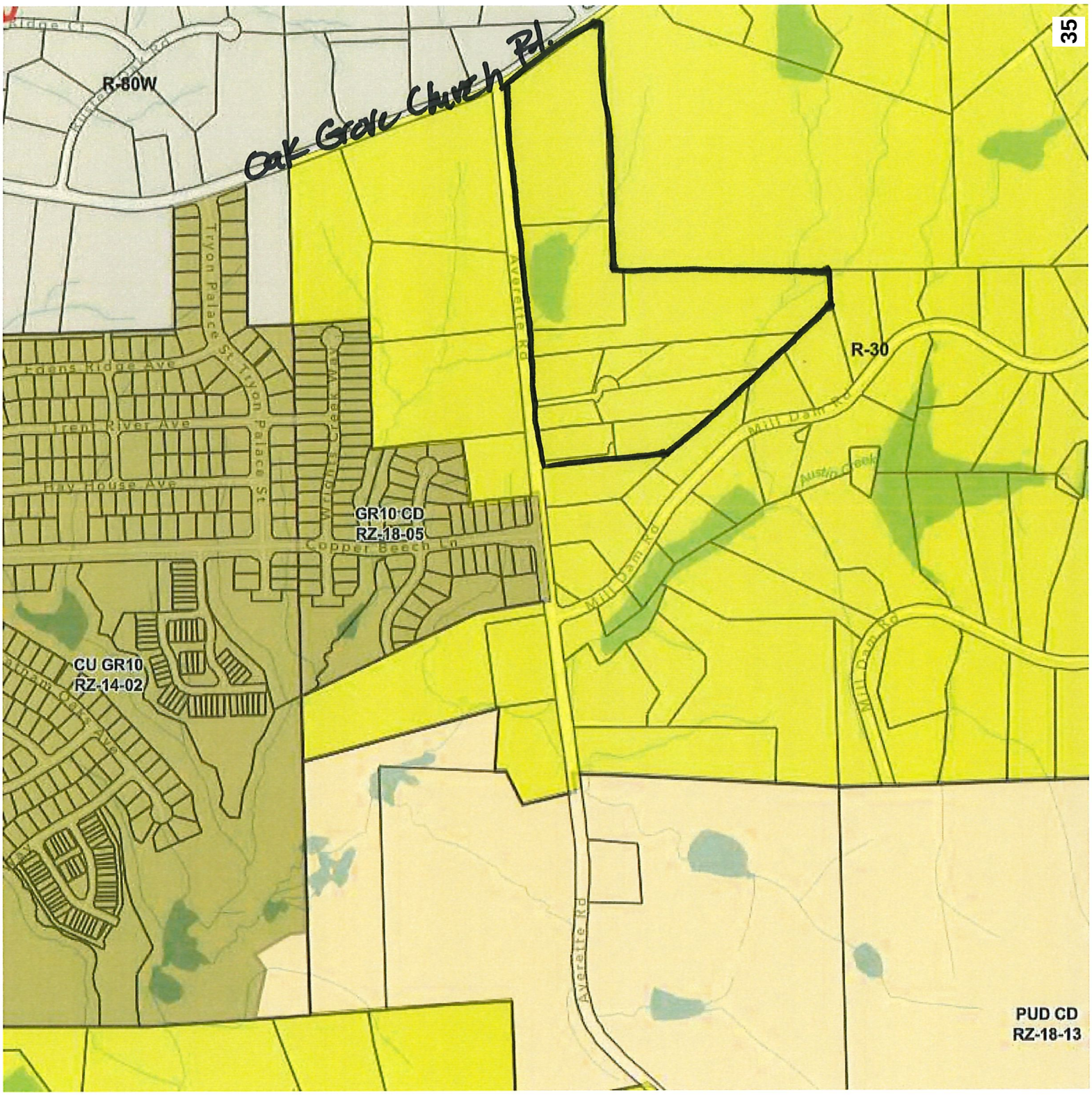
You can access the meeting from your computer, tablet or smartphone at: https://www.zoom.us/join The Meeting ID is 896 9218 9642 and the passcode is 760095.

Alternatively, you can also dial in using your telephone to United States: 1-646-558-8656 and entering Meeting ID: 896 9218 9642# and entering the Passcode 760095# when prompted to do so.

Please join us to discuss the proposal in more detail. In the interim, please do not hesitate to contact me with questions at 919.329.3884 or at beth.trahos@nelsonmullins.com.

Very truly yours,

Elizabeth C. Trahos


Oak Grove Church Rd.
R-80W
Tryon Palace St
Tryon Palace St
Edens Ridge Ave
Trent River Ave
Bay House Ave
Averette Rd
Wright Park Ln
GR10 CD
RZ-18-05
Copper Beech Ln
R-30
Mill Dam Rd
Mill Dam Rd
Mill Dam Rd
CU GR10
RZ-14-02
Averette Rd
PUD CD
RZ-18-13

Neighborhood Meeting

A neighborhood meeting was held virtually on January 19, 2022 beginning at 6:00 p.m. The following members of the applicant team and attendees were present, as identified in the virtual meeting sign in process:

Applicant Team:

Beth Trahos, Nelson Mullins
Beth Blackmon, Timmons

Attendees:

Cristina Horta
Brenda Jones
Tyler
mmahoney
L. Wyant
Lori Eitel
rsJohnson
Alexander Tuszynski
Michelle iphone (no last name given)

Ms. Trahos began the meeting by orienting the group to the subject property, utilizing the attached PowerPoint presentation as a part of the meeting. She shared that the proposal was to bring the property into the Town of Wake Forest and build 66 single-family detached homes. She referenced existing Wake Forest corporate limits to the south and west of the subject property. She indicated that the subject property was in Wake Forest's urban service area and was intended to become a part of the town.

Ms. Trahos discussed the existing Comprehensive Plan and the Growth Strategies Map designation for Suburban zone for this area. She also indicated that the Town of Wake Forest was in the process of updating the Comprehensive Plan. She shared that the current draft of the Wake Forest Community Plan encouraged a mix of housing types, including single-family residential in this area. She indicated the proposed GR-5 CD zoning was consistent with the current and draft comprehensive plans.

Ms. Trahos described the on the GR-5 CD process as allowing restrictions on the proposed 66 single-family homes. She indicated that this represented a density of approximately 2.11 units per acre on the 31.4± acre site. She indicated that Master Plan associated with the zoning contained 13.6± acres of open space, roughly 43% of the site.

After the initial presentation, attendees asked questions.

There were questions about traffic and road widening. Ms. Blackmon shared that the development did not warrant a traffic impact analysis under town guidelines. She also indicated that a multi-use trail would be constructed along Averette Road.

There was also discussion about improvements to Averette Road being done by the on-going development to the south. A neighbor noted that that development had completed their process and road improvements have been approved that straighten the S-Curve (realigning the road).

There was a question on the impact of development on school enrollment. Ms. Blackmon indicated that information about homes being built would be provided to the school system as a part of the development process. There was lengthy discussion about the impact of the additional homes on schools in general and one the student to teacher ration at Richland Creek Elementary in particular.

There was discussion about blasting as a part of the development. A neighbor wondered whether notice would be given to the neighborhood if blasting was to be done. The development team noted that there was no requirement to do so.

There were questions about lot sizes, buffers and open space. Ms. Blackmon referred to the Master Plan shown in the PowerPoint, highlighting several of the lots shown on the plan. She indicated a large portion of the site was reserved for open space. Ms. Blackmon discussed the buffers and separation between the subject property and the Mil Dam neighborhood. A copy of the PowerPoint is attached.

The applicant team offered to remain in contact with attendees, reminding them that the letter from Ms. Trahos included her contact information. The meeting adjourned about 6:50 p.m.

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 #642146

Project Title: Averette Road Assemblage Conditional District Rezoning

Application Type: Conditional District Rezoning

Workflow: Conditional District Rezoning

Jurisdiction: Town of Wake Forest (Wake County)

State: NC

County: Wake

Submittal Requirements

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

VIEW CONDITIONAL DISTRICT REZONING SUBMITTAL CHECKLIST

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

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

Pre-Application Meeting

Has a pre-application conference been held?: Yes

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

Pre-Application Conference Date:

Staff Member Met With: Kari Grace

Project ID: RZ-21-12

Project Information

Development/Subdivision (optional - for reference only):
Averette Road Subdivision

Project Address or PIN:

- 2312 AVERETTE RD (1861020421)
- 0 AVERETTE RD (1851939056)
- 0 CAPRICORN DR (1861026148)
- 1905 CAPRICORN DR (1861022044)
- 1909 CAPRICORN DR (1861026046)
- 1909 MOODY DR (1861014639)
- 2228 AVERETTE RD (1861010635)

- 1908 CAPRICORN DR (1861014836)
- 1900 CAPRICORN DR (1861010709)
- 2300 AVERETTE RD (1851919904)

Tax PIN:

- 1861020421
- 1851939056
- 1861026148
- 1861022044
- 1861026046
- 1861014639
- 1861010635
- 1861014836
- 1861010709
- 1851919904

Zoning:

Current Zoning Overlay: NA, Not Applicable to this Project

Town Limits: Outside corporate limits and 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:

Acreage: 31.0

GIS Acreage: Parcel

- 2312 AVERETTE RD: 4.75
- 0 AVERETTE RD: 7.81
- 0 CAPRICORN DR: 7.82
- 1905 CAPRICORN DR: 0.69
- 1909 CAPRICORN DR: 2.67
- 1909 MOODY DR: 1.42
- 2228 AVERETTE RD: 1.12
- 1908 CAPRICORN DR: 2.2
- 1900 CAPRICORN DR: 0.7
- 2300 AVERETTE RD: 1.26

Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: No

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

Related Town of Wake Forest Case Numbers: RZ-21-12

Project Contacts

Please enter all project contacts related to your application.

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

Project Contact - Applicant

Pontus Karnsund
PNB Homes LLC
404 Texarkana Way
Holly Springs, NC 27540
P: 919-986-6850
karnsund@gmail.com

Project Contact - Property Owner

Gail Moody

2312 Averette Road
Wake Forest, NC 27587
P: 919-812-4684
gailmoody13@yahoo.com

Project Contact - Developer

Project Contact - Engineer

Beth Trahos
Nelson Mullins
4140 Parklake Avenue, 2nd Floor
Raleigh, NC 27612
P: 919.329.3884
beth.trahos@nelsonmullins.com

Beth Blackmon
Timmons Group
5410 Trinity Road, Suite 102
Raleigh, NC 27607
P: 704-267-6567
Beth.Blackmon@timmons.com

Project Contact - Attorney

Beth Trahos
Nelson Mullins
4140 Parklake Avenue, 2nd Floor
Raleigh, NC 27612
P: 919.329.3884
beth.trahos@nelsonmullins.com

Traffic Impact Analysis

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

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

Project Number:

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

TIA review fees will be added to this permit.

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

Proposed Conditional Zoning District: GR5-CD, General Residential 5

Proposed Land Use:
Single family detached homes

Proposed Number of Lots: 66

Number of Buildings: 66

Number of Single-Family Lots: 66

Number of Townhome Lots: 0

Number of Multi-Family Units: 0

Number of Stories: 2

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

Plan Information - Conditional Rezoning

Description of Request:
We request to bring the subject property into the Town of Wake Forest and zone it to GR5 Conditional District to allow for single-family homes.

Initial Proposed Conditions Offered by Applicant:
The subject property will be developed generally in accordance with the Master Plan.

Justification of Consistency with Comprehensive Plan:
The subject property is zoned R-30 by Wake County. It is located within the Sub-Urban Zone on the Growth Strategy Map in the Wake Forest Community Plan. The plan was adopted in 2009, when growth and the related extension of utilities into this area was not expected to happen in the near term. Nearby communities have brought utilities more quickly. The proposed community is low density, single-family residential that preserves environmentally sensitive areas as open space, provides for street interconnections, sidewalks and open space in accordance

with the Comprehensive Plan.

dotloop signature verification: dtlp.us/pBWg-hwtW-yHxP

GR5 Conditional Zoning District Conditions

1. The subject property shall be developed generally in accordance with the associated subdivision master plan. Amendments to the subdivision master plan shall require a rezoning amendment unless the Administrator finds the modification to be minor and in keeping with the spirit and intent of the adopted subdivision master plan.

2. The total number of residential lots on the subject property shall not exceed 66 residential lots.

3. At least 13 acres of the subject property shall be preserved as open space.

4. The following architectural elements shall be present on homes in the community:

   (a) Exterior building walls of homes shall be primarily brick, stone, masonry material imitating brick or stone, fiber cement siding or a combination thereof. A minimum of two materials shall be utilized on each home. Vinyl shall only be permitted for windows, doors or elements such as trim, soffits and the like.

   (b) At least 15% of the area of each front façade that faces a street lot line must be windows or entrance doors, as measured from the finished floor elevation to the eave.

   (c) At least 10% of the area of each side façade that faces a street lot line must be windows or entrance doors, as measured from the finished floor elevation to the eave.

   (d) Garage door width shall not exceed 50% of the total front building façade width.

   (e) All homes shall have garages with at least two (2) of the following features: (i) windows in the garages; (ii) two single garage doors; (iii) decorative brackets over the garage; (iv) an extended eave line at least twelve inches (12") in depth over the garage; (v) garage doors painted or stained with an accent color; or (vi) the garage is setback at least four feet (4') from the primary plane of the house.

   (f) All homes shall have porches on the front and/or side of the building. Porches shall be at least six feet (6') in average depth and shall have a minimum width/length of 10 feet (10'). Except for homes designed for occupation by elderly persons or persons with disabilities, porches shall be at least three and a half inches (3.5") above the sidewalk.

5. At least five (5) exterior facade color palettes shall be present in the community to avoid monotony in appearance of the homes.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Signature: Gail B. Moody dotloop verified 11/08/22 11:12 AM EST RXHV-RFRC-V5PY-K5TK Print Name: Gail Moody

Date:

PNB Homes, LLC

Signature: _____ Print Name: Pontus Karnsund, Manager

Date:

dotloop signature verification: dtlp.us/pBWg-hwtW-yHxP

6. When facing a street, poured concrete foundations, monolithic slabs, concrete block foundations or smooth-faced CMU foundations shall be covered by decks or porches, or clad in face brick, stone or masonry material imitating brick or stone.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Signature: Gail B. Moody dotloop verified 11/08/22 11:12 AM EST QJ7X-HCUE-BUB0-6YGH

Print Name: Gail Moody

Date:

PNB Homes, LLC

Signature: _____

Print Name: Pontus Karnsund, Manager

Date:

DocuSign Envelope ID: 496032E2-B260-4654-BE47-354669485042

GR5 Conditional Zoning District Conditions

1. The subject property shall be developed generally in accordance with the associated subdivision master plan. Amendments to the subdivision master plan shall require a rezoning amendment unless the Administrator finds the modification to be minor and in keeping with the spirit and intent of the adopted subdivision master plan.

2. The total number of residential lots on the subject property shall not exceed 66 residential lots.

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(c) At least 10% of the area of each side façade that faces a street lot line must be windows or entrance doors, as measured from the finished floor elevation to the eave.

(d) Garage door width shall not exceed 50% of the total front building façade width.

(e) All homes shall have garages with at least two (2) of the following features: (i) windows in the garages; (ii) two single garage doors; (iii) decorative brackets over the garage; (iv) an extended eave line at least twelve inches (12”) in depth over the garage; (v) garage doors painted or stained with an accent color; or (vi) the garage is setback at least four feet (4’) from the primary plane of the house.

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These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Signature: _____ Print Name: Gail Moody

Date:

PNB Homes, LLC

Signature: DocuSigned by: F503D81548A24D9... Print Name: Pontus Karnsund, Manager

Date: 11/10/2022

DocuSign Envelope ID: 496032E2-B260-4654-BE47-354669485042

6. When facing a street, poured concrete foundations, monolithic slabs, concrete block foundations or smooth-faced CMU foundations shall be covered by decks or porches, or clad in face brick, stone or masonry material imitating brick or stone.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Signature: _____ Print Name: Gail Moody

Date:

PNB Homes, LLC

DocuSigned by:

Signature: _____ Print Name: Pontus Karnsund, Manager

F503D81548A24D9...

Date: 11/10/2022

dotloop signature verification: dtlp.us/gYUX-N8Pd-BQPS

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: RZ-21-22, AN-21-11 Submittal Date: 11/4/2021

Gail B. Moody is the owner of the property for which the attached application is being submitted:

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

The property is located at: 0 and 2312 Averette Road; 0, 1900, 1905, 1908, and 1909 Capricorn Drive; and 1909 Moody Drive

The agent for this project is: _____

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

Name: Gail B. Moody

Address: 2312 Averette Road, Wake Forest, NC 27587

Telephone Number: 919-812-4684 Fax: _____

Email Address: gailmoody13@yahoo.com

Signature(s) of Owner(s):

Gail B. Moody dotloop verified 10/20/21 5:06 PM EDT 6LXN-VZHT-UPBS-GHB9

Print or type name(s):

Gail B. Moody

Attach additional sheets if there are additional owners.

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

Last update: August 2018

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: RZ-21-22, AN-21-11 Submittal Date: 11/4/2021

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

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

The property is located at: 2300 Averette Road

The agent for this project is: Pontus Karnsund

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

Name: PNB Homes LLC

Address: 919-986-6850 404 Texanna Way, Holly Springs, NC 27540

Telephone Number: _____ Fax: _____

Email Address: karnsund@gmail.com

Signature(s) of Owner(s):

PNB Homes LLC

By: PKH

Print or type name(s):

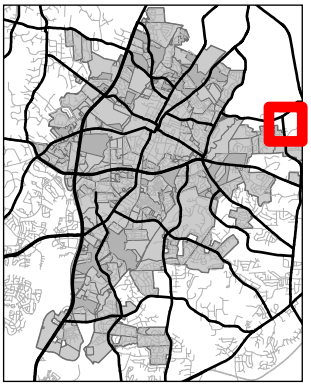
Name: Pontus Karnsund

Title:

Attach additional sheets if there are additional owners.

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

Last update: August 2018



TOWN of WAKE FOREST

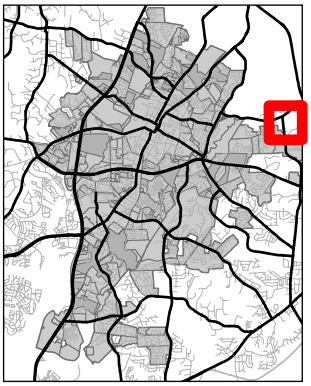
RZ-21-12
Averette Woods Conditional Rezoning

11/22/2022

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 Feet

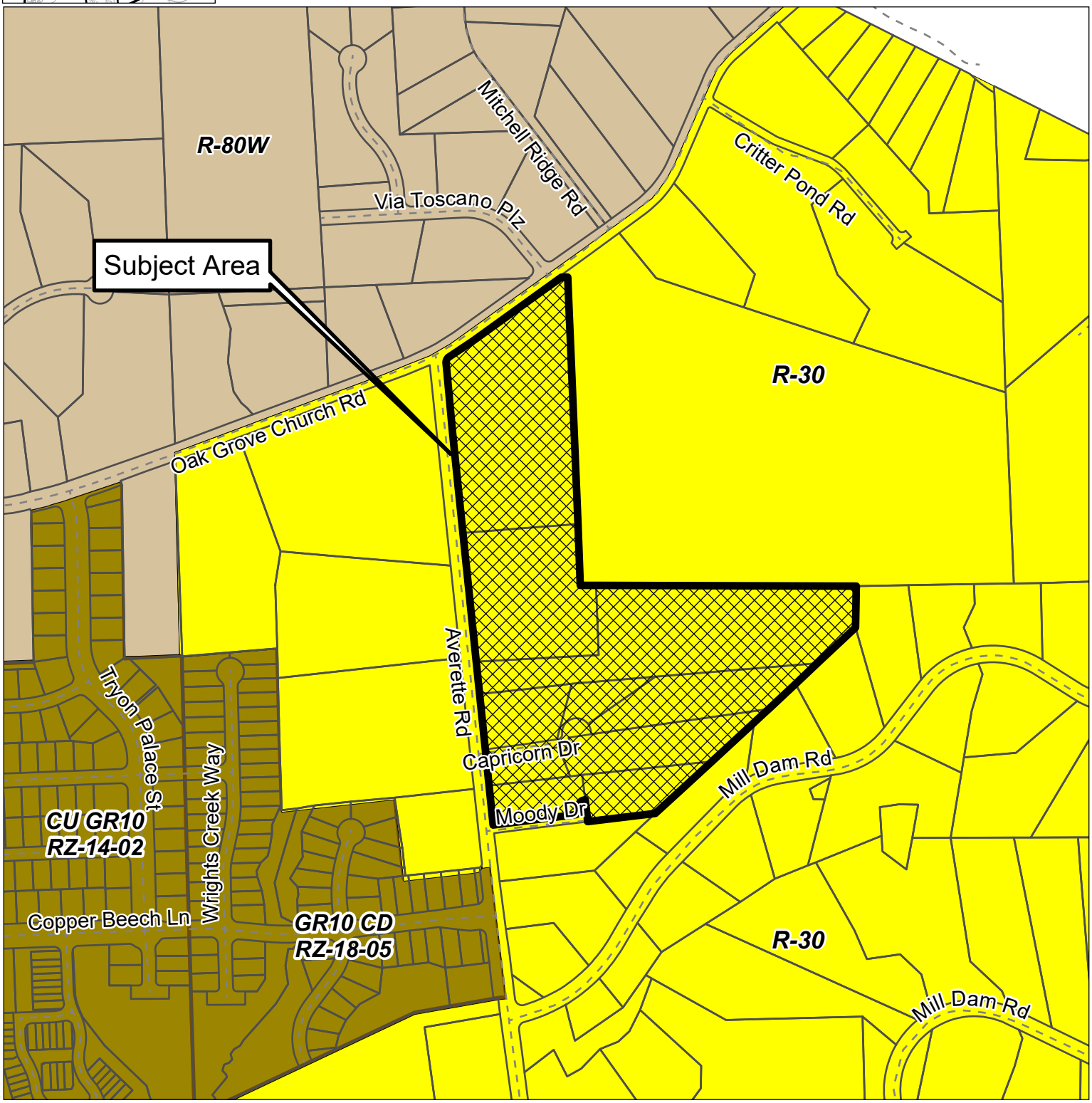
N W S



TOWN of WAKE FOREST

RZ-21-12
Averette Woods Conditional Rezoning

11/22/2022



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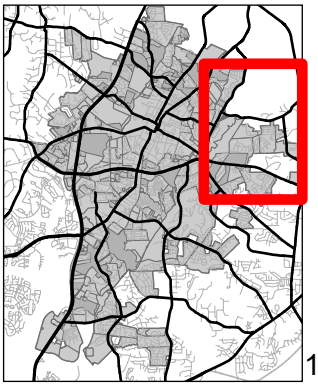
Town Wake Forest Planning Department at 919-435-9510.

0 500 1,000 1,500 Feet

N W E S

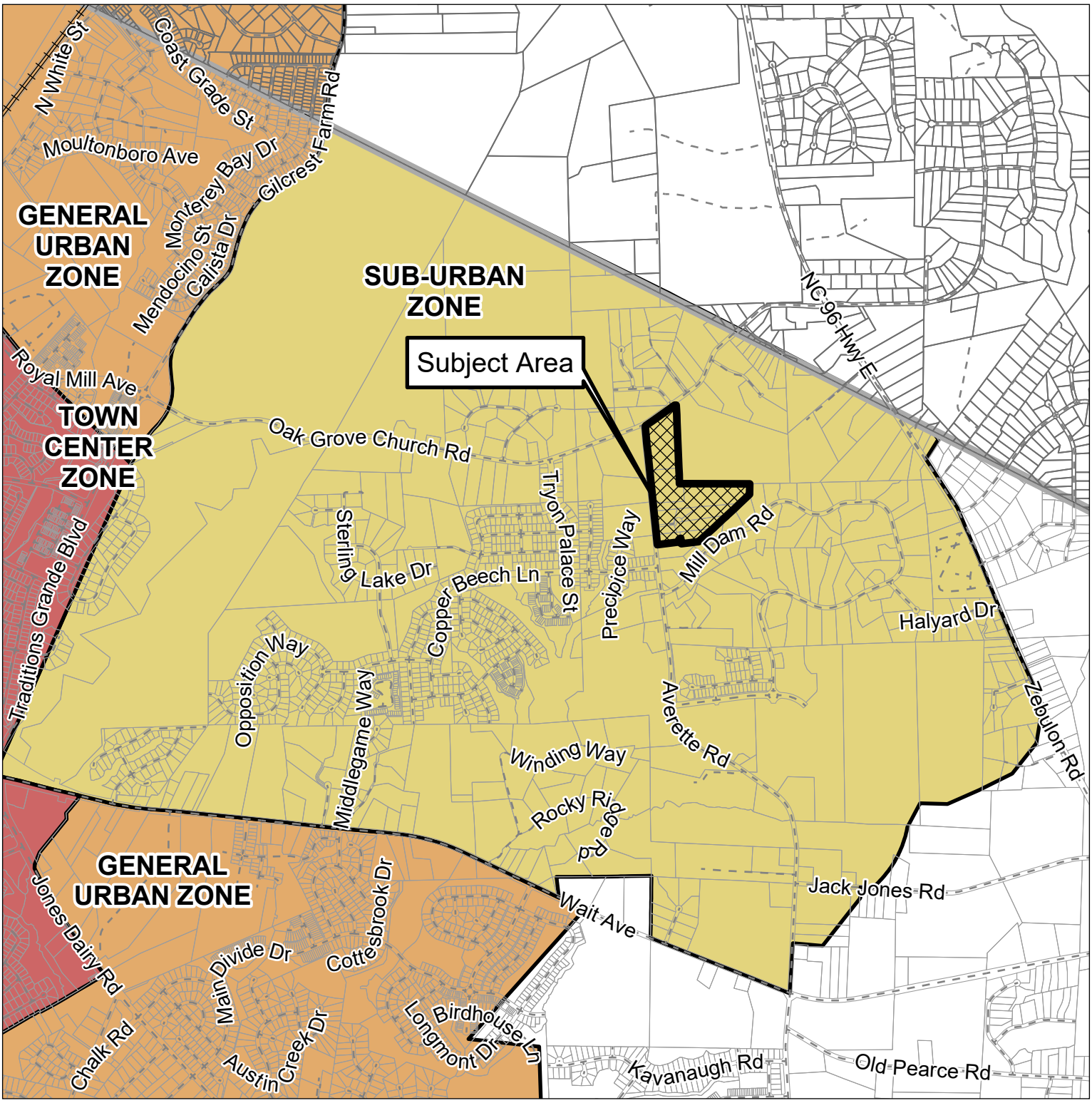


Community Plan Zones

TOWN of WAKE FOREST

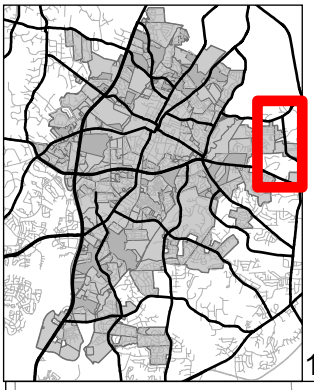
RZ-21-12
Averette Woods Conditional Rezoning

11/22/2022



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 0.6 1.2 Miles

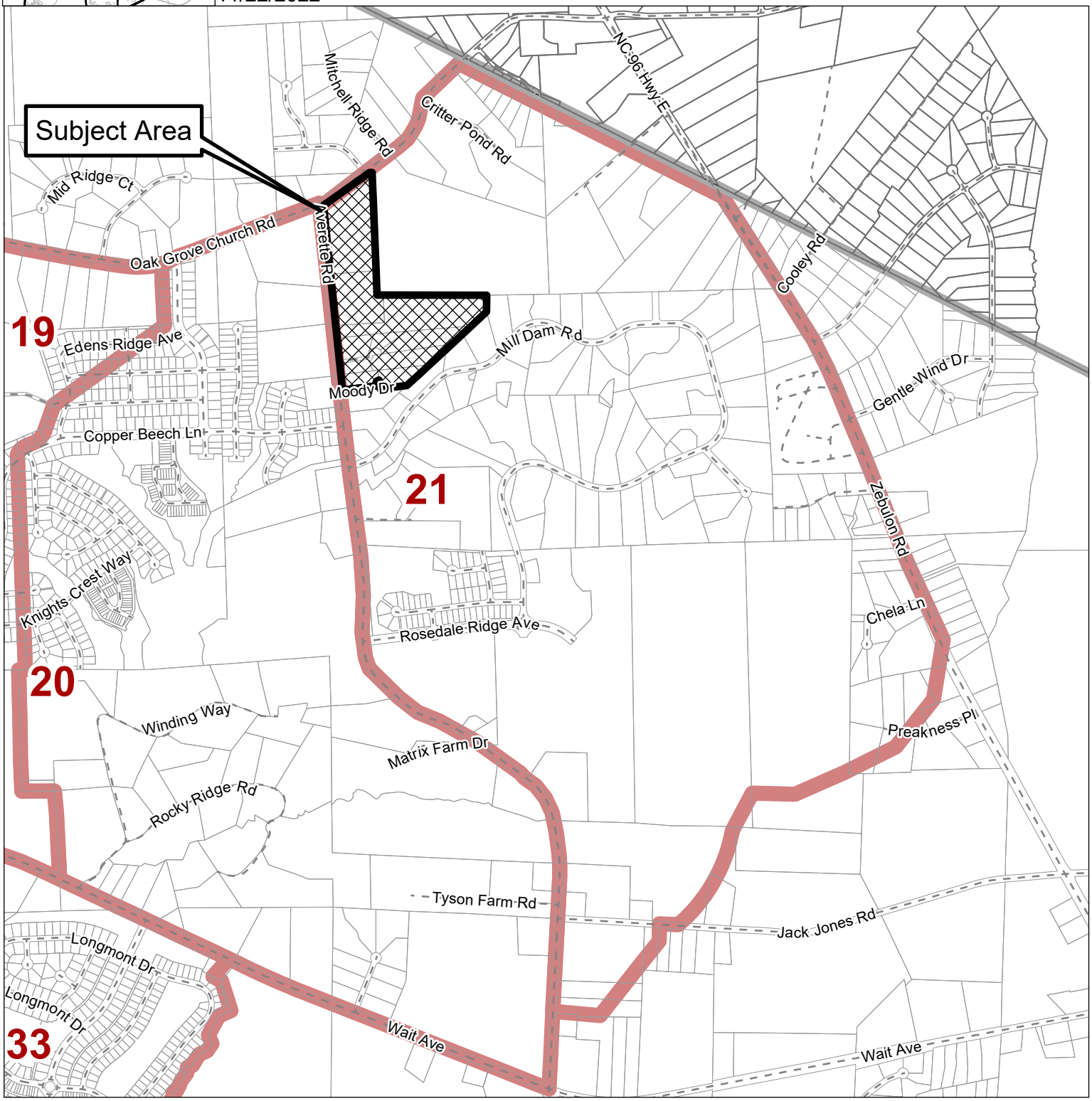


Neighborhood Planning Areas

TOWN of WAKE FOREST

RZ-21-12
Averette Woods Conditional Rezoning

11/22/2022



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 0.75 Miles

N W S

AVERETTE WOODS

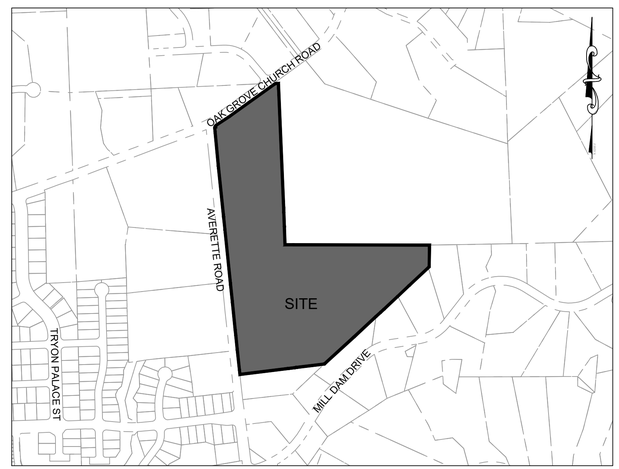
CONDITIONAL DISTRICT REZONING PLAN

CASE #: RZ-21-12 & SD-21-11

WAKE FOREST, WAKE COUNTY, NORTH CAROLINA

SITE DATA

PROJECT:	AVERETTE WOODS
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4509 FAX: 919-859-5663 BETH BLACKMON, PE EMAIL: BETH.BLACKMON@TIMMONS.COM
DEVELOPER:	AMH NC DEVELOPMENT, LP. 16905 NORTHCROSS DRIVE STE. 200 HUNTERSVILLE, NC 28078 JAMES F. MARTIN VICE PRESIDENT - LAND DEVELOPMENT EAST REGION (IN, NC, OH, TN) EMAIL: JAMARTIN@AH4R.COM PHONE: 704-634-1703
PROPERTY OWNER:	GAIL BARHAM MOODY PO BOX 652 ROLESVILLE NC 27571-0652 PNB HOMES, LLC 404 TEXARKANA WAY HOLLY SPRINGS, NC 27540
PROPERTY LOCATION:	2228 AVERETTE ROAD, 2312 AVERETTE ROAD, 0 AVERETTE ROAD, 2300 AVERETTE ROAD, 0 CAPRICORN DRIVE, 1900 CAPRICORN DRIVE, 1905 CAPRICORN DRIVE, 1908 CAPRICORN DRIVE, 1909 CAPRICORN DRIVE, 1909 MOODY DRIVE
PIN:	1861-02-0421, 1851-93-9056, 1861-02-6148, 1861-02-2044, 1861-02-6046, 1861-01-4639, 1861-01-0635, 1861-01-4836, 1861-01-0709, & 1851-91-9904
DEED REFERENCE:	DB 09217 PG 2488, DB 12533 PG 1733, DB 08206 PG 1880, DB 11032 PG 1130, DB 06681 PG 0856, DB 18357 PG 2391
ANNEXATION CASE #:	AN-21-11
PROPOSED ZONING:	GR5-CD
TOWNSHIP:	WAKE FOREST
PROPOSED USE:	SINGLE-FAMILY DETACHED
2022 FUTURE LAND USE MAP DESIGNATION:	CONVENTIONAL RESIDENTIAL
TOTAL DEVELOPED TRACT AREA:	31.23 AC
EXISTING IMPERVIOUS AREA:	0.75 AC (2.40%)
PROPOSED IMPERVIOUS AREA:	11.62 AC (37.22%)
PROPOSED NUMBER OF LOTS:	66
SETBACKS:	FRONT: 20' SIDE: 8' REAR: 25' CORNER: 20'



VICINITY MAP

SCALE: 1" = 500'

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	TREE SAVE PLAN
C2.0	PRELIMINARY SUBDIVISION PLAN
C3.0	PRELIMINARY UTILITY PLAN
C4.0	PRELIMINARY GRADING & DRAINAGE PLAN
C5.0	PRELIMINARY LANDSCAPE PLAN
C6.0	PRELIMINARY LIGHTING PLAN

GR5 CONDITIONAL ZONING DISTRICT CONDITIONS

1. THE SUBJECT PROPERTY SHALL BE DEVELOPED GENERALLY IN ACCORDANCE WITH THE ASSOCIATED SUBDIVISION MASTER PLAN. AMENDMENTS TO THE SUBDIVISION MASTER PLAN SHALL REQUIRE A REZONING AMENDMENT UNLESS THE ADMINISTRATOR FINDS THE MODIFICATION TO BE MINOR AND IN KEEPING WITH SPIRIT AND INTENT OF THE ADOPTED SUBDIVISION MASTER PLAN.

2. THE TOTAL NUMBER OF DWELLING UNITS ON THE SUBJECT PROPERTY SHALL NOT EXCEED 66 DWELLING UNIT.

3. AT LEAST 13 ACRES OF THE SUBJECT PROPERTY SHALL BE PRESERVED AT OPEN SPACE.

4. THE FOLLOWING ARCHITECTURAL ELEMENTS SHALL BE PRESENT ON HOMES IN THE COMMUNITY:

a. EXTERIOR BUILDING WALLS OF HOMES SHALL BE PRIMARILY BRICK, STONE, MASONRY MATERIAL IMITATING BRICK OR STONE, FIBER CEMENT SIDING OR A COMBINATION THEREOF. A MINIMUM OF TWO MATERIALS SHALL BE UTILIZED ON EACH HOME. VINYL SHALL ONLY BE PERMITTED FOR WINDOWS, DOORS OR ELEMENTS SUCH AS TRIM, SOFFITS AND THE LIKE.
b. AT LEAST 15% OF THE AREA OF EACH FRONT FACADE THAT FACES A STREET LOT LINE MUST BE WINDOWS OR ENTRANCE DOORS, AS MEASURED FROM THE FINISHED FLOOR ELEVATION TO THE EAVE.
c. AT LEAST 10% OF THE AREA OF EACH SIDE FACADE THAT FACES A STREET LOT LINE MUST BE WINDOWS OR ENTRANCE DOORS, AS MEASURED FROM THE FINISHED FLOOR ELEVATION TO THE EAVE.
d. GARAGE DOOR WIDTH SHALL NOT EXCEED 50% OF THE TOTAL FRONT BUILDING FACADE WIDTH.
e. ALL HOMES SHALL HAVE GARAGES WITH AT LEAST TWO (2) OF THE FOLLOWING FEATURES: (i) WINDOWS IN THE GARAGES; (ii) TWO SINGLE GARAGE DOORS; (iii) DECORATIVE BRACKETS OVER THE GARAGE; (iv) AN EXTENDED EAVE LINE AT LEAST TWELVE INCHES (12") IN DEPTH, OVER THE GARAGE; (v) GARAGE DOORS PAINTED OR STAINED WITH AN ACCENT COLOR; OR (vi) THE GARAGE IS SETBACK AT LEAST FOUR FEET (4') FROM THE PRIMARY PLANE OF THE HOUSE.
f. ALL HOMES SHALL HAVE PORCHES ON THE FRONT AND/OR SIDE OF THE BUILDING. PORCHES SHALL BE AT LEAST SIX FEET (6') IN AVERAGE DEPTH AND SHALL HAVE A MINIMUM WIDTH/LENGTH OF TEN FEET (10'). EXCEPT FOR HOMES DESIGNED FOR OCCUPATION BY ELDERLY PERSONS OR PERSONS WITH DISABILITIES, PORCHES SHALL BE AT LEAST THREE AND A HALF INCHES (3.5") ABOVE THE SIDEWALK.

5. AT LEAST FIVE (5) EXTERIOR FACADE COLOR PALATES SHALL BE PRESENT IN THE COMMUNITY TO AVOID MONOTONY IN APPEARANCE OF THE HOMES.

6. WHEN FACING A STREET, POURED CONCRETE FOUNDATIONS, MONOLITHIC SLABS, CONCRETE BLOCK FOUNDATIONS OR SMOOTH-FACED CMU FOUNDATIONS SHALL BE COVERED BY DECKS OR PORCHES, OR CLAD IN FACE BRICK, STONE OR MASONRY MATERIAL IMITATING BRICK OR STONE.

811 Know what's below. Call before you dig.

FOR REVIEW ONLY

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE

DATE 11/02/2022
DRAWN BY 331
DESIGNED BY E.ANGE
CHECKED BY B.BLACKMON
SCALE N/A

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

AVERETTE WOODS - CASE RZ-21-12 & SD-21-11
AVERETTE RD, WAKE FOREST, NORTH CAROLINA
COVER SHEET

JOB NO. 48024
SHEET NO. C0.0

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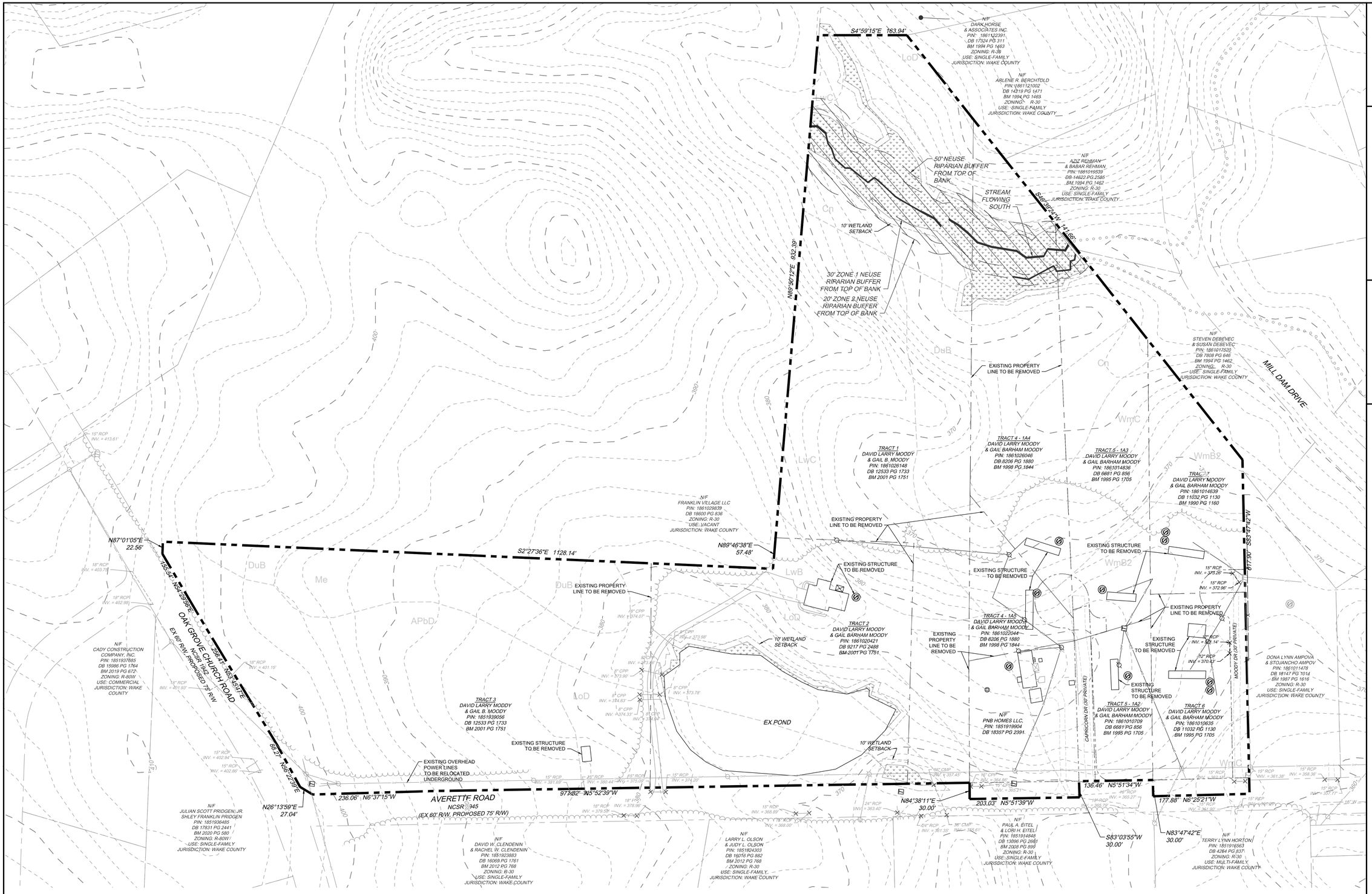

NOTE: ANY EXISTING SEPTIC AREAS FOUND THROUGHOUT THE DURATION OF CONSTRUCTION SHALL BE REMOVED IN ENTIRETY AND COORDINATED WITH WAKE COUNTY

NOTES:
1. BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY TIMMONS GROUP DATED AUGUST 6, 2021.
2. WETLAND AND STREAM DELINEATION BY TIMMONS GROUP DATED JUNE 8, 2021.
3. THE SUBJECT PROPERTY IS NOT LOCATED IN FEMA FLOOD HAZARD ZONE IN ACCORDANCE WITH FIRM MAP #3720186100L, WITH AN EFFECTIVE DATE OF APRIL 16, 2013.

LEGEND
- PROPERTY LINE
- EXISTING WETLAND
- NEUSE RIPARIAN BUFFER
- FEMA 100-YR FLOODPLAIN
- EXISTING SOIL

811 Know what's below. Call before you dig.

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5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE

DATE	11/02/2022
DRAWN BY	331
DESIGNED BY	E.ANGE
CHECKED BY	B.BLACKMON
SCALE	1" = 80'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

AVERETTE WOODS - CASE RZ-21-12 & SD-21-11

AVERETTE RD, WAKE FOREST, NORTH CAROLINA

EXISTING CONDITIONS PLAN

JOB NO. 48024

SHEET NO. C1.0

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SPECIMEN TREE CREDIT TABLE		
DBH (in.)	COMMON NAME	BOTANICAL NAME
20	LOBLOLLY PINE	Pinus taeda
20	LOBLOLLY PINE	Pinus taeda
20	LOBLOLLY PINE	Pinus taeda
20	LOBLOLLY PINE	Pinus taeda
20	LOBLOLLY PINE	Pinus taeda
20	LOBLOLLY PINE	Pinus taeda
20	LOBLOLLY PINE	Pinus taeda
20	LOBLOLLY PINE	Pinus taeda
20	LOBLOLLY PINE	Pinus taeda
20	LOBLOLLY PINE	Pinus taeda
20	LOBLOLLY PINE	Pinus taeda
20	NORTHERN RED OAK	Quercus rubra
20	SOUTHERN RED OAK	Quercus falcata
20	SWEETGUM	Liquidambar styraciflua
20	TULIP POPLAR	Liriodendron tulipifera
20	TULIP POPLAR	Liriodendron tulipifera
20	TULIP POPLAR	Liriodendron tulipifera
21	LOBLOLLY PINE	Pinus taeda
21	LOBLOLLY PINE	Pinus taeda
21	LOBLOLLY PINE	Pinus taeda
21	LOBLOLLY PINE	Pinus taeda
21	LOBLOLLY PINE	Pinus taeda
21	TULIP POPLAR	Liriodendron tulipifera
21	TULIP POPLAR	Liriodendron tulipifera
21	TULIP POPLAR	Liriodendron tulipifera
21	TULIP POPLAR	Liriodendron tulipifera
21	TULIP POPLAR	Liriodendron tulipifera
21	WHITE OAK	Quercus alba
22	LOBLOLLY PINE	Pinus taeda
22	LOBLOLLY PINE	Pinus taeda
22	SYCAMORE	Platanus occidentalis
22	TULIP POPLAR	Liriodendron tulipifera
23	LOBLOLLY PINE	Pinus taeda
23	LOBLOLLY PINE	Pinus taeda
23	LOBLOLLY PINE	Pinus taeda
23	LOBLOLLY PINE	Pinus taeda
23	LOBLOLLY PINE	Pinus taeda
23	TULIP POPLAR	Liriodendron tulipifera
24	LOBLOLLY PINE	Pinus taeda
24	SOUTHERN RED OAK	Quercus falcata
24	TULIP POPLAR	Liriodendron tulipifera
24	WHITE OAK	Quercus alba
25	LOBLOLLY PINE	Pinus taeda
25	LOBLOLLY PINE	Pinus taeda
25	TULIP POPLAR	Liriodendron tulipifera
25	TULIP POPLAR	Liriodendron tulipifera
26	LOBLOLLY PINE	Pinus taeda
26	LOBLOLLY PINE	Pinus taeda
27	LOBLOLLY PINE	Pinus taeda
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27	LOBLOLLY PINE	Pinus taeda
29	LOBLOLLY PINE	Pinus taeda
29	LOBLOLLY PINE	Pinus taeda
29	WHITE OAK	Quercus alba
30	WILLOW OAK	Quercus phellos
32	LOBLOLLY PINE	Pinus taeda
36	LOBLOLLY PINE	Pinus taeda
37	LOBLOLLY PINE	Pinus taeda
39	LOBLOLLY PINE	Pinus taeda
40	LOBLOLLY PINE	Pinus taeda

SPECIMEN TREE DEMO TABLE		
DBH (in.)	COMMON NAME	BOTANICAL NAME
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20	LOBLOLLY PINE	Pinus taeda
20	LOBLOLLY PINE	Pinus taeda
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20	LOBLOLLY PINE	Pinus taeda
20	SOUTHERN RED OAK	Quercus falcato
20	TULIP POPLAR	Liriodendron tulipifera
20	TULIP POPLAR	Liriodendron tulipifera
20	TULIP POPLAR	Liriodendron tulipifera
20	TULIP POPLAR	Liriodendron tulipifera
20	TULIP POPLAR	Liriodendron tulipifera
20	WHITE OAK	Quercus alba
20	WHITE OAK	Quercus alba
21	LOBLOLLY PINE	Pinus taeda
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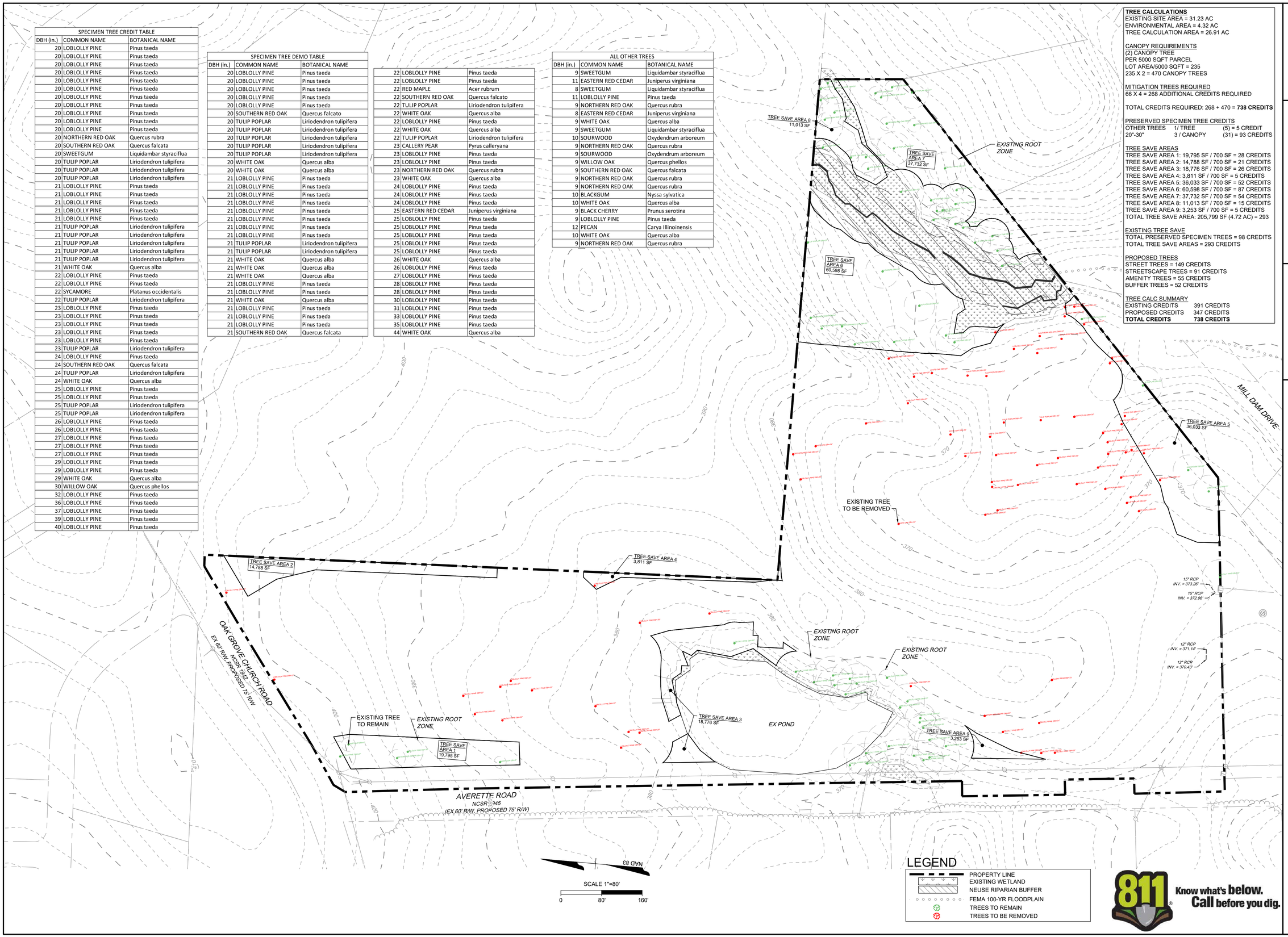
21	TULIP POPLAR	Liriodendron tulipifera
21	WHITE OAK	Quercus alba
21	WHITE OAK	Quercus alba
21	WHITE OAK	Quercus alba
21	LOBLOLLY PINE	Pinus taeda
21	LOBLOLLY PINE	Pinus taeda
21	WHITE OAK	Quercus alba
21	LOBLOLLY PINE	Pinus taeda
21	LOBLOLLY PINE	Pinus taeda
21	SOUTHERN RED OAK	Quercus falcata

22	LOBLOLLY PINE	Pinus taeda
22	LOBLOLLY PINE	Pinus taeda
22	RED MAPLE	Acer rubrum
22	SOUTHERN RED OAK	Quercus falcato
22	TULIP POPLAR	Liriodendron tulipifera
22	WHITE OAK	Quercus alba
22	LOBLOLLY PINE	Pinus taeda
22	WHITE OAK	Quercus alba
22	TULIP POPLAR	Liriodendron tulipifera
23	CALLERY PEAR	Pyrus calleryana
23	LOBLOLLY PINE	Pinus taeda
23	LOBLOLLY PINE	Pinus taeda
23	NORTHERN RED OAK	Quercus rubra
23	WHITE OAK	Quercus alba
24	LOBLOLLY PINE	Pinus taeda
24	LOBLOLLY PINE	Pinus taeda
24	LOBLOLLY PINE	Pinus taeda
25	EASTERN RED CEDAR	Juniperus virginiana
25	LOBLOLLY PINE	Pinus taeda
25	LOBLOLLY PINE	Pinus taeda
25	LOBLOLLY PINE	Pinus taeda
25	LOBLOLLY PINE	Pinus taeda
25	LOBLOLLY PINE	Pinus taeda
26	WHITE OAK	Quercus alba
26	LOBLOLLY PINE	Pinus taeda
27	LOBLOLLY PINE	Pinus taeda
28	LOBLOLLY PINE	Pinus taeda
28	LOBLOLLY PINE	Pinus taeda
30	LOBLOLLY PINE	Pinus taeda
31	LOBLOLLY PINE	Pinus taeda
33	LOBLOLLY PINE	Pinus taeda
35	LOBLOLLY PINE	Pinus taeda
44	WHITE OAK	Quercus alba

ALL OTHER TREES		
DBH (in.)	COMMON NAME	BOTANICAL NAME
9	SWEETGUM	Liquidambar styraciflua
11	EASTERN RED CEDAR	Juniperus virginiana
8	SWEETGUM	Liquidambar styraciflua
11	LOBLOLLY PINE	Pinus taeda
9	NORTHERN RED OAK	Quercus rubra
8	EASTERN RED CEDAR	Juniperus virginiana
9	WHITE OAK	Quercus alba
9	SWEETGUM	Liquidambar styraciflua
10	SOURWOOD	Oxydendrum arboreum
9	NORTHERN RED OAK	Quercus rubra
9	SOURWOOD	Oxydendrum arboreum
9	WILLOW OAK	Quercus phellos
9	SOUTHERN RED OAK	Quercus falcata
9	NORTHERN RED OAK	Quercus rubra
9	NORTHERN RED OAK	Quercus rubra
10	BLACKGUM	Nyssa sylvatica
10	WHITE OAK	Quercus alba
9	BLACK CHERRY	Prunus serotina
9	LOBLOLLY PINE	Pinus taeda
12	PECAN	Carya Illinoinensis
10	WHITE OAK	Quercus alba
9	NORTHERN RED OAK	Quercus rubra



TREE CALCULATIONS
EXISTING SITE AREA = 31.23 AC
ENVIRONMENTAL AREA = 4.32 AC
TREE CALCULATION AREA = 26.91 AC

CANOPY REQUIREMENTS
(2) CANOPY TREE
PER 5000 SQFT PARCEL
LOT AREA/5000 SQFT = 235
235 X 2 = 470 CANOPY TREES

MITIGATION TREES REQUIRED
66 X 4 = 268 ADDITIONAL CREDITS REQUIRED

TOTAL CREDITS REQUIRED: 268 + 470 = **738 CREDITS**

PRESERVED SPECIMEN TREE CREDITS

OTHER TREES	1/ TREE	(5) = 5 CREDIT
20"-30"	3 / CANOPY	(31) = 93 CREDITS

TREE SAVE AREAS
TREE SAVE AREA 1: 19,795 SF / 700 SF = 28 CREDITS
TREE SAVE AREA 2: 14,788 SF / 700 SF = 21 CREDITS
TREE SAVE AREA 3: 18,776 SF / 700 SF = 26 CREDITS
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TREE SAVE AREA 7: 37,732 SF / 700 SF = 54 CREDITS
TREE SAVE AREA 8: 11,013 SF / 700 SF = 15 CREDITS
TREE SAVE AREA 9: 3,253 SF / 700 SF = 5 CREDITS
TOTAL TREE SAVE AREA: 205,799 SF (4.72 AC) = 293

EXISTING TREE SAVE
TOTAL PRESERVED SPECIMEN TREES = 98 CREDITS
TOTAL TREE SAVE AREAS = 293 CREDITS

PROPOSED TREES
STREET TREES = 149 CREDITS
STREETSCAPE TREES = 91 CREDITS
AMENITY TREES = 55 CREDITS
BUFFER TREES = 52 CREDITS

TREE CALC SUMMARY

EXISTING CREDITS	391 CREDITS
PROPOSED CREDITS	347 CREDITS
TOTAL CREDITS	**738 CREDITS**

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REVISION DESCRIPTION	DATE

DATE 11/02/2022
DRAWN BY 331
DESIGNED BY E.ANGE
CHECKED BY B.BLACKMON
SCALE 1" = 80'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

AVERETTE WOODS - CASE RZ-21-12 & SD-21-11

AVERETTE RD, WAKE FOREST, NORTH CAROLINA

TREE SAVE PLAN

JOB NO. 48024
SHEET NO. C1.1

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IMPERVIOUS TABLE

IMPERVIOUS AREA IN SINGLE FAMILY LOTS (4,500 SF PER LOT)	297,000 SF		
ROADWAY IMPERVIOUS AREA	132,572 SF		
OFF-SITE ROADWAY IMPROVEMENT IMPERVIOUS AREA	74,020 SF		
PARKING/MAIL KIOSK IMPERVIOUS AREA	2,685 SF		
TOTAL SITE IMPERVIOUS AREA	**506,277 SF**	**11.62 AC**	**37.22%**

STREET TABLE

NAME	TYPE	LENGTH
ROAD A	50' PUBLIC R/W	1,710 LF
ROAD B	50' PUBLIC R/W	450 LF
ROAD C	50' PUBLIC R/W	343 LF
ROAD D	50' PUBLIC R/W	1,184 LF
TOTAL		**3,687 LF**

OPEN SPACE TABLE

OPEN SPACE 1	18,826 SF	0.43 AC
OPEN SPACE 2	38,543 SF	0.88 AC
OPEN SPACE 3	202,131 SF	4.64 AC
IMPROVED OPEN SPACE	18,405 SF	0.42 AC
OPEN SPACE 4	26,713 SF	0.61 AC
IMPROVED OPEN SPACE	22,110 SF	0.51 AC
OPEN SPACE 5	302,348 SF	6.94 AC
TOTAL	**588,561 SF**	**13.51 AC**

3A - Three Lane Undivided
Minimum R/W: 67'

	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Center Turning Lane	12 feet	13-14 feet
Bike Lane	N/A	5-6 feet
Parking	N/A	N/A
Curb and Gutter	2.5 feet	2.5 feet
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

SITE DATA

DEVELOPER:
AMH DEVELOPMENT, LP.
16905 NORTHCROSS DR STE. 200
HUNTERSVILLE, NC 28078
JAMES F. MARTIN
EMAIL: JAMARTIN@AH4R.COM
PHONE: 704-634-1703

PROPERTY OWNER:
GAIL BARHAM MOODY
PO BOX 652
ROLESVILLE NC 27571-0652

PNB HOMES, LLC
404 TEXARKANA WAY
HOLLY SPRINGS, NC 27540

ENGINEER:
TIMMONS GROUP
BETH BLACKMON, PE
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919-866-4509
EMAIL: BETH.BLACKMON@TIMMONS.COM

PIN #s = 1861-02-0421, 1851-93-9056, 1861-02-6148, 1861-02-2044, 1861-02-6046, 1861-01-4639, 1861-01-0635, 1861-01-4836, 1861-01-0709, & 1851-91-9904

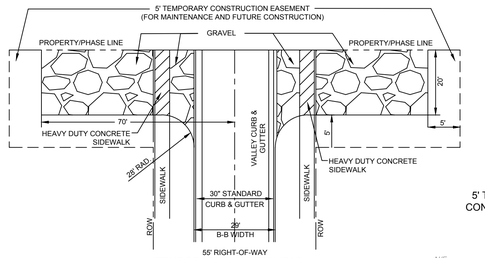
FIRM MAP = #3720186100L PANEL, 04/16/13

TOTAL DEVELOPED TRACT ACREAGE = 31.23 acres
AREA IN FUTURE INTERNAL PUBLIC STREET R/W = 4.04 acres
AREA IN 15' R/W DEDICATION = 1.04 acres
AREA IN RESIDENTIAL LOTS = 12.55 acres
AREA IN PRIVATE OPEN SPACE = 13.60 acres
PROPOSED ZONING = GR5-CD
TOTAL UNITS PROPOSED = 66
PROPOSED DENSITY = 2.11 DU/A
MAXIMUM BUILDING HEIGHT = 3 STORIES
PROPOSED BUILDING HEIGHT = 2 STORIES

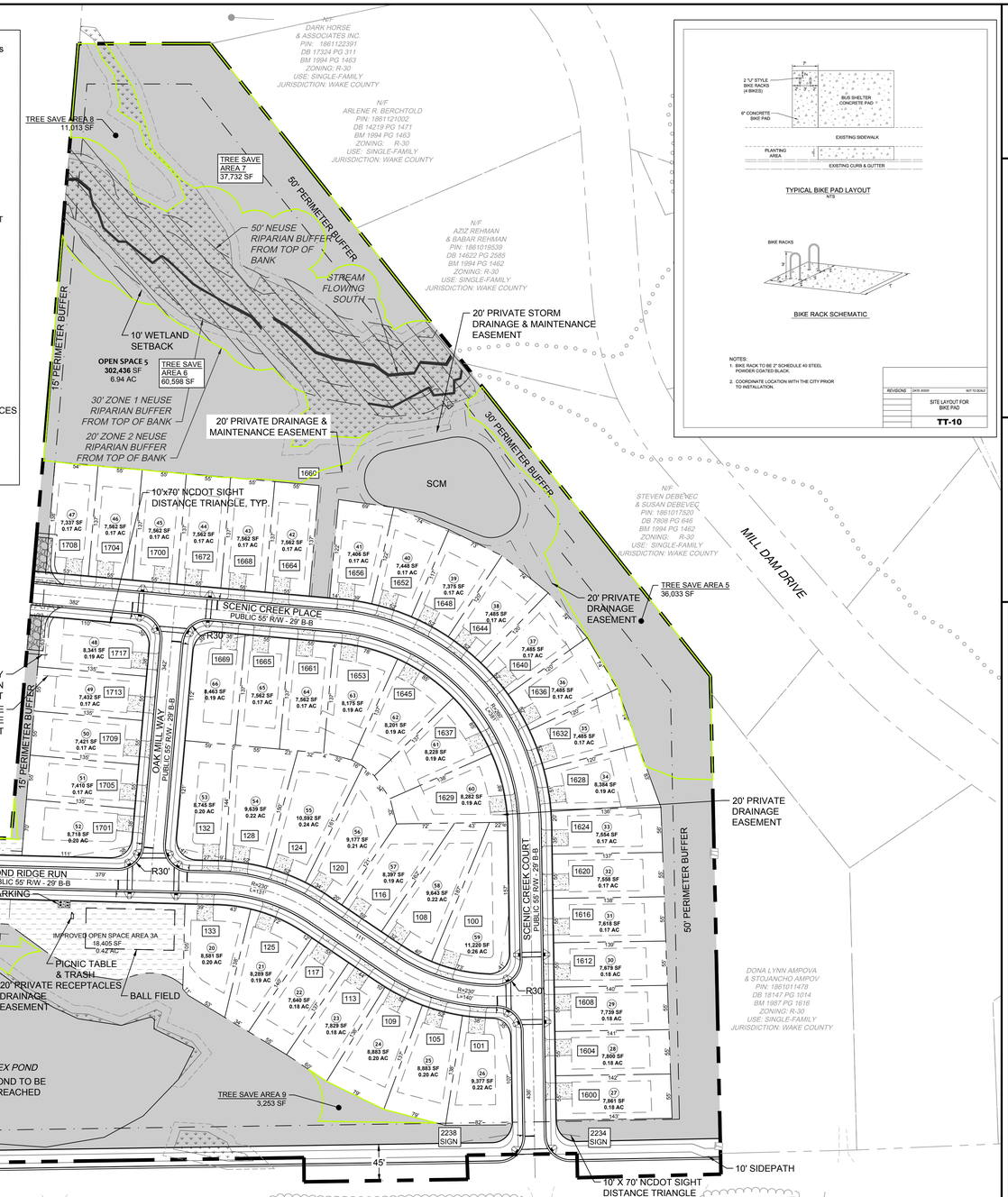
MINIMUM LOT WIDTH AT FRONT SETBACK = 50'
MINIMUM LOT SIZE REQUIRED = 7,500 SF
MINIMUM LOT SIZE PROVIDED = 7,034 SF
AVERAGE LOT SIZE = 8,045 SF
*LOT SIZE REDUCTION ALLOWED OF 20% OR LESS, TSA EXCEEDS LOT AREA REDUCTION
TOTAL LOT AREA BEING REDUCED: 3,221 SF
TOTAL TREE SAVE AREA: 205,799 SF
SETBACKS: FRONT: 20'
SIDE: 8'
REAR: 25'
CORNER: 20'
10% OPEN SPACE REQUIRED = 3.12 acres
OPEN SPACE PROVIDED = 13.51 acres
2.5% PARK SPACE REQUIRED = 0.78 acres
PARK SPACE PROVIDED = 0.94 acres
25% OF PARK SPACE REQUIRED TO BE ACTIVE = 0.20 acres
ACTIVE PARK SPACE PROVIDED = 0.20 acres

MINIMUM PARKING REQUIRED:
2 SPACES PER UNIT = 2 SPACES/UNIT X 66 UNITS = 132 SPACES
2 SPACES PER MAIL KIOSK (1 OF 2 ADA) = 2 SPACES
2 SPACES FOR PLAYGROUND = 2 SPACES
4 SPACES FOR BIKE = 4 SPACES
TOTAL REQUIRED PARKING = 136
PROPOSED PARKING = 139 SPACES + 4 BIKE SPACES

Example Playgrounds

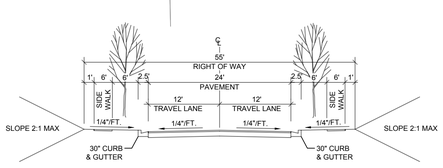


TEMPORARY HAMMERHEAD TURNAROUND



MINIMUM AMENITIES NOTES

1. REQUIRED RECREATION SPACE SHALL BE PLANNED, IMPROVED, AND USABLE BY PERSONS LIVING NEARBY. IMPROVED SHALL MEAN CLEARED OF UNDERBRUSH AND DEBRIS AND SHALL CONTAIN 2 OR MORE OF THE FOLLOWING AMENITIES: LANDSCAPING, WALLS OR PATHWAYS, FENCES, WALKS, LIGHTING AND ELECTRICITY, FOUNTAINS, BALL FIELDS, AND OR PLAYGROUND EQUIPMENT.
2. PUBLIC SEATING: PROVIDE SEATING AREAS APPROPRIATE TO THE INTENDED USE OF THE SPACE.
3. TRASH RECEPTACLE: GARBAGE RECEPTACLES AND RECYCLING RECEPTACLES SHALL BE REQUIRED FOR EACH PARK SPACE.
4. SUPPLEMENT TREE PLANTING/SIGNIFICANT SPECIES PRESERVATION: A MINIMUM OF 1 TREE (2 INCH CALIPER MINIMUM MEASURED 6" ABOVE THE GROUND AT INSTALLATION) TO BE PLANTED IN AT LEAST 350 SQUARE FEET OF SOIL OR 1 PRESERVED EXISTING CANOPY TREE A MINIMUM OF 12 " CALIPER FOR EVERY 2,500 SQUARE FEET OF REQUIRED PARK SPACE.



TYPICAL CROSS SECTION - 55' R/W
NOT TO SCALE

NAD 83

SCALE 1"=80'
0 80' 160'

LEGEND

- PROPERTY LINE
- TREE SAVE
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- OPEN SPACE
- IMPROVED OPEN SPACE

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO).

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

AVERETTE WOODS - CASE RZ-21-12 & SD-21-11
AVERETTE RD, WAKE FOREST, NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAN

JOB NO.	48024
SHEET NO.	C2.0

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NOTE:

1. DOMESTIC WATER AND SAN. SEWER SERVICES SHALL BE INSTALLED PER CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS.
2. DOMESTIC WATER AND SAN. SEWER SERVICES SHALL BE INSTALLED ON THE LOW SIDE OF THE LOT.

TYPICAL UTILITY SERVICE LOCATION

N.T.S.

ATTENTION CONTRACTORS

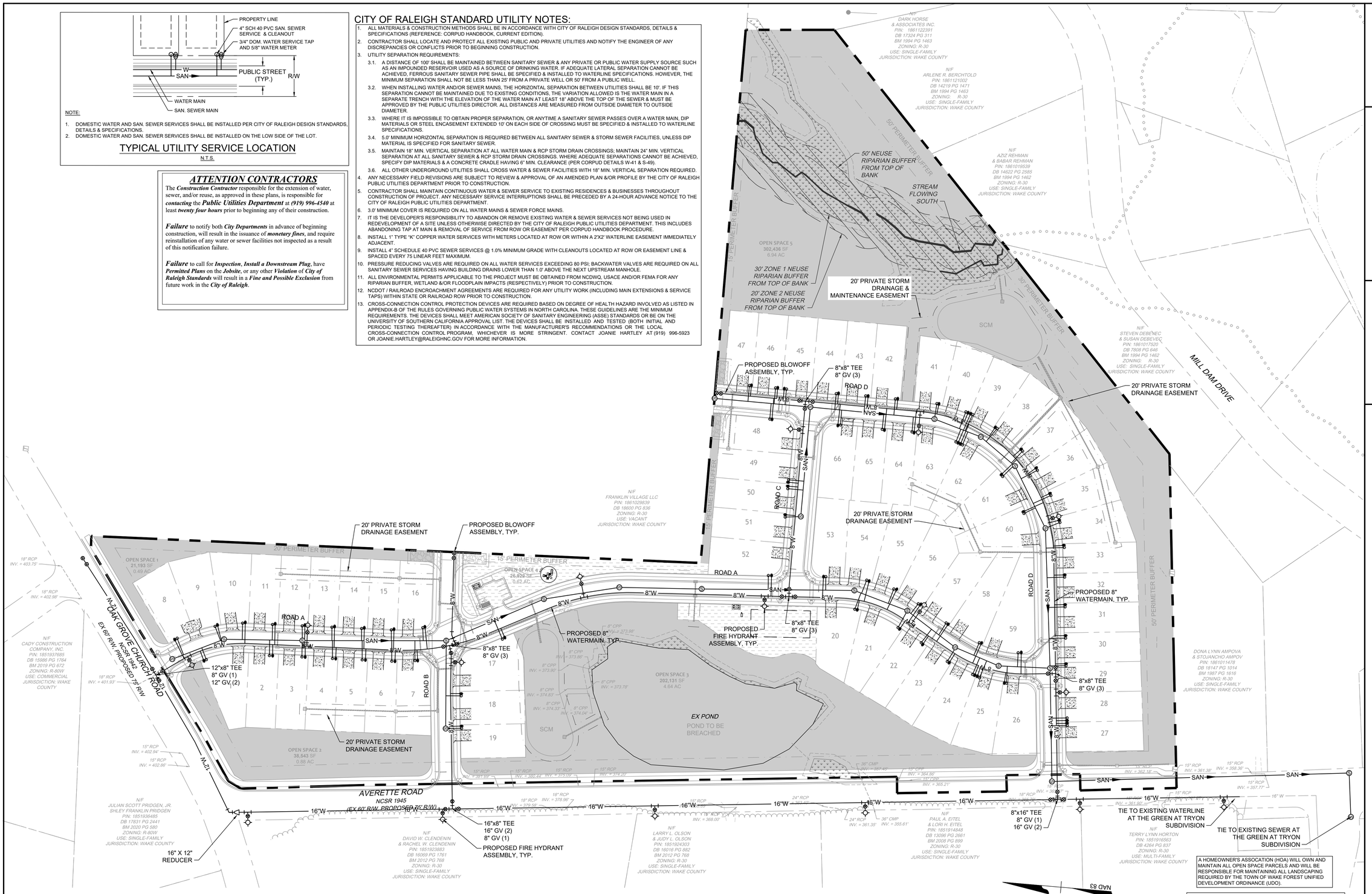
The ***Construction Contractor*** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for ***contacting*** the ***Public Utilities Department*** at ***(919) 996-4540*** at least ***twenty four hours*** prior to beginning any of their construction.

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

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

CITY OF RALEIGH STANDARD UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
3. UTILITY SEPARATION REQUIREMENTS:
   - 3.1. 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.
   - 3.2. WHEN INSTALLING WATER AND/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.
   - 3.3. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   - 3.4. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   - 3.5. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATER MAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
   - 3.6. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
4. 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.
5. 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.
6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS.
7. 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.
8. INSTALL 1" TYPE "K" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
9. INSTALL 4" SCHEDULE 40 PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE AND/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.



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UTILITY LEGEND

- SAN — SANITARY SEWER
- SANITARY MANHOLE
- SAN — EXISTING SAN. SEWER
- EXISTING SAN. MANHOLE
- W — PROPOSED WATERMAIN
- W — EXISTING WATERMAIN
- WATER VALVE
- FIRE HYDRANT
- BLOWOFF ASSEMBLY

LEGEND

- PROPERTY LINE
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- OPEN SPACE
- IMPROVED OPEN SPACE

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AVERETTE RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY UTILITY PLAN

JOB NO.	48024
SHEET NO.	C3.0

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LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- TREE SAVE AREA

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AVERETTE RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY GRADING & DRAINAGE PLAN

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TREE SAVE AREA 7: 37,732 SF / 700 SF = 54 CREDITS
TREE SAVE AREA 8: 11,013 SF / 700 SF = 15 CREDITS
TREE SAVE AREA 9: 3,253 SF / 700 SF = 5 CREDITS
TOTAL TREE SAVE AREA: 205,799 SF (4.72 AC) = 293

EXISTING TREE SAVE
TOTAL PRESERVED SPECIMEN TREES = 98 CREDITS
TOTAL TREE SAVE AREAS = 293 CREDITS

PROPOSED TREES
STREET TREES = 149 CREDITS
STREETSCAPE TREES = 91 CREDITS
AMENITY TREES = 55 CREDITS
BUFFER TREES = 52 CREDITS

TREE CALC SUMMARY

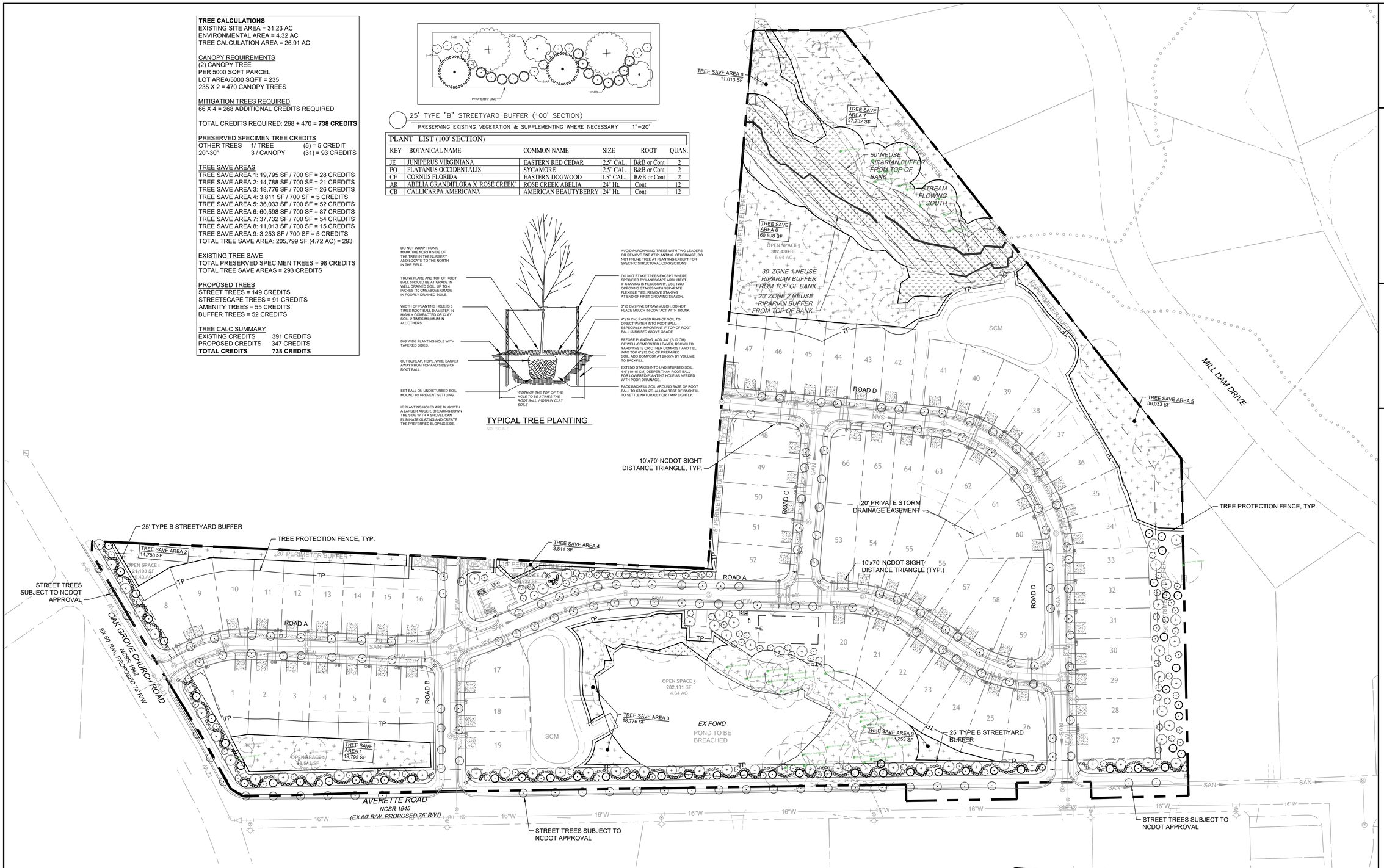
EXISTING CREDITS	391 CREDITS
PROPOSED CREDITS	347 CREDITS
TOTAL CREDITS	**738 CREDITS**

25' TYPE "B" STREETYARD BUFFER (100' SECTION)
PRESERVING EXISTING VEGETATION & SUPPLEMENTING WHERE NECESSARY 1"=20'

PLANT LIST (100' SECTION)

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUAN.
JE	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2.5" CAL.	B&B or Cont	2
PO	PLATANUS OCCIDENTALIS	SYCAMORE	2.5" CAL.	B&B or Cont	2
CF	CORNUS FLORIDA	EASTERN DOGWOOD	1.5" CAL.	B&B or Cont	2
AR	ABELIA GRANDIFLORA X 'ROSE CREEK'	ROSE CREEK ABELIA	24" Ht.	Cont	12
CB	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	24" Ht.	Cont	12

TYPICAL TREE PLANTING
NO SCALE



ALLOWABLE STREET TREE PLANT LIST

PLANT NAME	SIZE
HIGHTOWER WILLOW OAK QUERCUS PHELLOS 'HIGHTOWER'	2.5" CAL 10 - 12' HT
BOSQUE ELM ULMUS PARVIFOLIA 'BOSQUE'	2.5" CAL 10 - 12' HT
JAPANESE ZELKOVA ZELKOVA SERRATA	2.5" CAL 10 - 12' HT
OVERCUP OAK QUERCUS LYRATA	2.5" CAL 10 - 12' HT
LACEBARK ELM ULMUS PARVIFOLIA 'LACEBARK'	2.5" CAL 10 - 12' HT
BLACK GUM NYSSA SYLVATICA	2.5" CAL 10 - 12' HT
BLACK CHERRY PRUNUS SEROTINA	2.5" CAL 10 - 12' HT

IN ACCORDANCE WITH UDO SECTION 8.6.1., ALL TREES MUST MAINTAIN A MINIMUM 15 FOOT CLEARANCE FROM ALL STOP SIGNS AND LIGHT POLES

TREES IN RIGHT OF WAY WILL BE TOWN MAINTAINED

A HOMEOWNER'S ASSOCATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO).

NOTE: EXISTING TREES & VEGETATION EXTERIOR OF TREE PROTECTION FENCE TO BE PRESERVED. OPEN SPACE EXTERIOR OF TREE PROTECTION FENCE TO BE CONSIDERED TREE SAVE AREA

NAD 83
SCALE 1"=80'
0 80' 160'

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- TREE SAVE AREA
- EXISTING TREE TO BE CREDITED

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RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

DATE 11/02/2022
DRAWN BY 331
DESIGNED BY E.ANGE
CHECKED BY B.BLACKMON
SCALE 1" = 80'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

AVERETTE WOODS - CASE RZ-21-12 & SD-21-11
AVERETTE RD, WAKE FOREST, NORTH CAROLINA
PRELIMINARY LANDSCAPE PLAN

JOB NO. 48024
SHEET NO. C5.0

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DUKE ENERGY.

Outdoor Lighting

Roadway LED

Light source: LED (white)
Wattage: 50 | 70 | 110 | 150 | 220 | 280
Light pattern: IESNA Type III (road)
IESNA cutoff classification: Full cutoff
Color temperature: 4,000K
Warm-up and restrike time: Instant on (no warm-up or restrike time)

light distribution pattern

Poles available:

Name	Mounting height	Color
Aluminum	15', 20', 25', 30', 35'	Bronze Black Gray Green
Wood	25', 30', 35'	Standard

Features	Benefits
No installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today ... and tomorrow

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DUKE ENERGY.

Outdoor Lighting

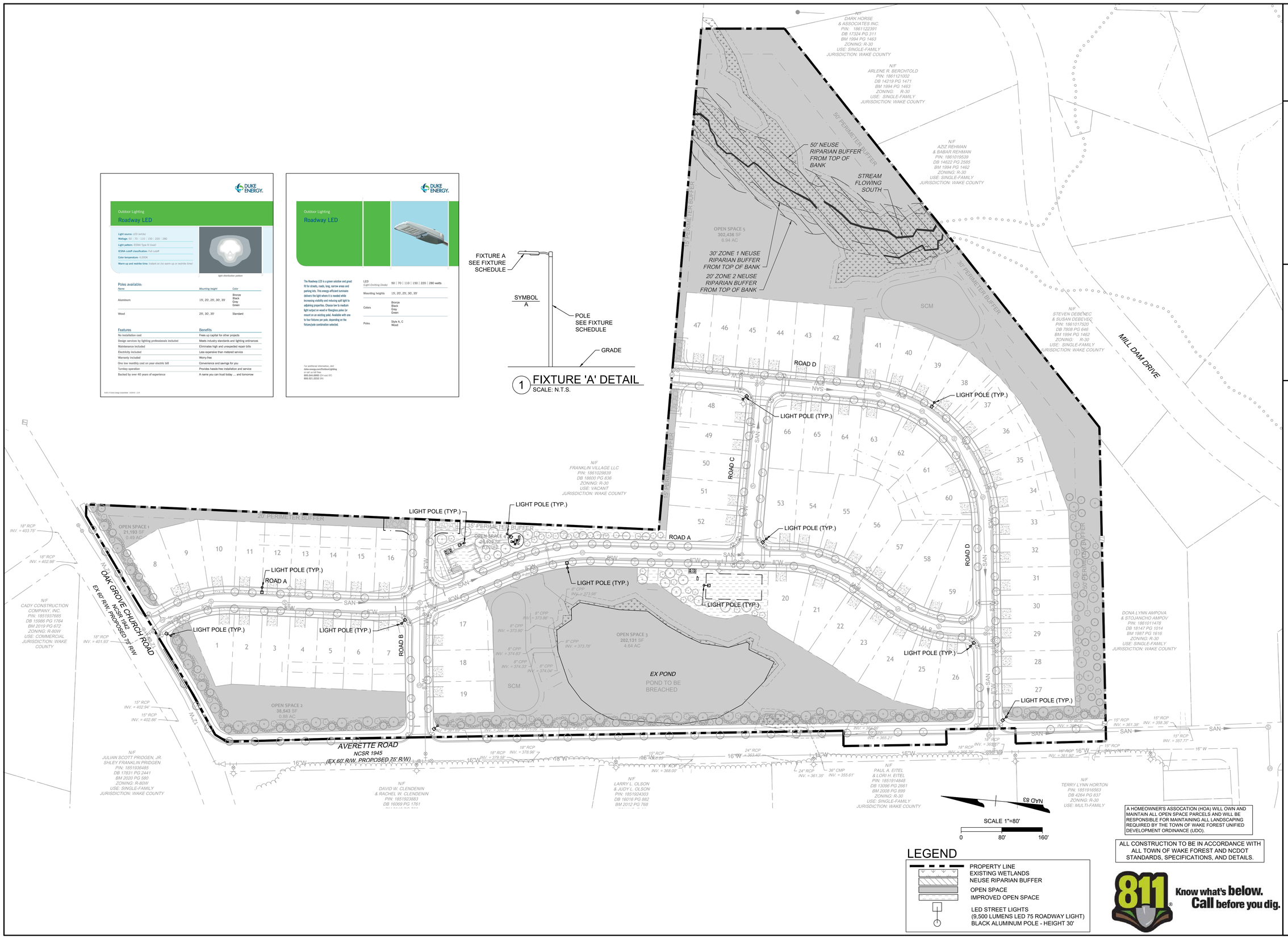
Roadway LED

The Roadway LED is a green solution and great fit for streets, roads, long, narrow areas and parking lots. This energy-efficient luminaire delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose low to medium light output on wood or fiberglass poles (or mount on an existing pole). Available with one to four fixtures per pole, depending on the fixture/pole combination selected.

LED (Light Emitting Diode)	50 | 70 | 110 | 150 | 220 | 280 watts
Mounting heights	15', 20', 25', 30', 35'
Colors	Bronze Black Gray Green
Poles	Style A, C Wood

For additional information, visit duke-energy.com/outdoorlighting or call 1-800-653-5853 (CH and KY) 800.521.2032 (IN)

1 FIXTURE 'A' DETAIL
SCALE: N.T.S.



LEGEND

- PROPERTY LINE
- EXISTING WETLANDS
- NEUSE RIPARIAN BUFFER
- OPEN SPACE
- IMPROVED OPEN SPACE
- LED STREET LIGHTS (9,500 LUMENS LED 75 ROADWAY LIGHT) BLACK ALUMINUM POLE - HEIGHT 30'

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO).

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AVERETTE WOODS - CASE RZ-21-12 & SD-21-11

AVERETTE RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY LIGHTING PLAN

JOB NO.	48024
SHEET NO.	C6.0

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Community Plan Consistency Grid

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

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

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

Community Plan Consistency Grid

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

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

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

Community Plan Consistency Grid

POLICIES FOR SMALL SCALE NEIGHBORHOOD BUSINESSES		YES	NO	NA
SSB-1	Encourage small scale, pedestrian-oriented shopping and work places in the design of new neighborhoods			
SSB-2	Locate neighborhood businesses at center of planning area rather than major thoroughfares			
SSB-3	Ensure neighborhood businesses are designed at a residential scale and character			
SSB-4	Coordinate the location of neighborhood serving businesses with bikeways and, where appropriate, future transit stops			
SSB-5	Employ on-street parking in coordination with a limited amount of off-street parking for neighborhood serving businesses			
SSB-6	Ensure neighborhood businesses have residential scale signage and lighting			
SSB-7	Ensure neighborhood businesses encouraged as upfront infrastructure cost of new development			
SSB-8	Ensure neighborhood businesses locate near public amenities if opportunity allows			
SSB-9	Encourage living quarters over small retail shops and offices			

POLICIES FOR FIRST GENERATION BUSINESS AND INDUSTRIAL AREAS		YES	NO	NA
FGI-1	Actively participate, facilitate and partner in the adaptive reuse and conversion of former production, warehousing and manufacturing buildings into uses compatible with their design and location			
FGI-2	If the demolition of an old industrial building or complex becomes necessary, any new structure(s) and site redevelopment should be compatible with the neighborhood context; such redevelopment should serve to improve the quality, character and livability of the surrounding area			

POLICIES FOR SECOND GENERATION BUSINESS AND INDUSTRIAL AREAS		YES	NO	NA
SGI-1	Encourage and support the rehabilitation, improvement, and re-occupancy of viable business and industrial properties that have become vacant.			
SGI-2	The Town of Wake Forest acknowledges and supports the work of state and federal agencies, as well as its own town building inspectors, concerning the enforcement of environmental regulations and building standards, particularly concerning the redevelopment or adaptive reuse of manufacturing sites and buildings			

POLICIES FOR THIRD GENERATION BUSINESS AND INDUSTRIAL AREAS		YES	NO	NA
TGI-1	Periodically examine zoning ordinance and other development regulations to maintain or update appropriate standards and locations for manufacturing, warehouse and distribution opportunities within the Town's planning jurisdiction			
TGI-2	Employ industrial development performance standards to promote the establishment or expansion of industries that are compatible with the public health, safety, and welfare of area residents, and that are supportive of the long term economic prosperity and environmental quality of the community			
TGI-3	Provide and maintain adequate screening and buffering between residential areas and newly developed industrial sites			
TGI-4	Ensure industrial and warehouse sites located within view of a public right-of-way or nearby property provide landscaping that enhances the property and is consistent with a quality image			

Community Plan Consistency Grid

POLICIES FOR DOWNTOWN		YES	NO	NA
D-1	Encourage a compatible, diverse mixture of retail, office, institutional, residential, dining, services, entertainment, and public open space in the downtown area			
D-2	Recognize the advantages of clustering similar activities and development forms in appropriate parts of the downtown			
D-3	Expand pedestrian oriented streetscape improvements, including wider sidewalks, street trees, decorative street lights, street furniture, and landscaping			
D-4	Direct new and expanding businesses to compatible buildings and sites in or near the downtown area			
D-5	Reserve ground floor space for retail uses with office and other uses on upper floors			
D-6	Maintain a tangible presence and committment to the downtown through the location of the Town's major municipal offices there and encourage other local, state and federal government agencies to maintain similar commitments to the downtown			
D-7	Continue to support the Wake Forest farmers market at the municipal parking lot in downtown Wake Forest			
D-8	Continue to utilize the Renaissance Area Urban Code to ensure that development and redevelopment will be supportive of the architectural and historic context that is vital to the economic success of downtown Wake Forest			
D-9	Encourage efforts to restore missing or underutilized street frontages, particularly on lots where previous buildings have been demolished and replaced with (oftentimes) surface parking			
D-10	Locate parking lots to the side or behind buildings or in the interior of the block with off-street parking spaces for multi-family buildings being in the rear yard			

POLICIES FOR PARKS, OPEN SPACE AND RECREATION		YES	NO	NA
PR-1	In cooperation with private sector interests, develop a system of open space greenways and walking trails to connect to residential areas with, especially, schools and park facilities			
PR-2	Include mini-parks in existing and proposed developments to meet the needs of small children and the elderly, and to encourage social interaction and mutual support among area families			
PR-3	Locate parks in full view of residential/non-residential activity for security			
PR-4	Provide funding to help demand for open space and recreation created by development			
PR-5	Co-locate parks & recreation facilities with schools, utility companies, and federal, state and local government agencies			
PR-6	Continue to seek efficiencies, cost savings, and quality services for park maintenance as the Town grows			
PR-7	Continue to explore new opportunities for providing recreation programs with all available partners			

POLICIES FOR MAJOR STREETS		YES	NO	NA
S-1	Space major streets no more than 1 mile apart			
S-2	Ensure access to undeveloped sections of major streets are from intersecting minor streets, rather than private driveways			
S-3	Ensure minor streets intersect major streets regularly at approximately every 400 to 600 feet			
S-4	Incorporate central medians into the design of new or improved major streets			
S-5	Plant landscaping, and where possible, street trees in central medians of major streets			
S-6	Plant and retain streetyard vegatation along major streets to soften and unify the streetscape			
S-7	Ensure contrasting streetyards along major streets for change in visual character			
S-8	Preserve and enhance natural, cultural and historic features along major streets			
S-9	Ensure parking areas are screened from view within major street corridors			
S-10	Employ special roadway overlay zoning to help implement corridor plans			
S-11	Ensure road widenings and/or one-way pairs are avoided for streets where the original design intent and relationship to adjoining land uses was otherwise			

Community Plan Consistency Grid

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

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

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

Community Plan Consistency Grid

POLICIES FOR GREENWAY TRAILS		YES	NO	NA
GT-1	Continue to pursue a greenway trails system that connects residential areas with schools and park facilities			
GT-2	Develop greenway trails in accordance with the environmental conditions of its corridor, its intended use for travel versus recreation, and the anticipated traffic volume of pedestrians and bicyclists			
GT-3	Ensure greenway construction is treated as a normal element of infrastructure necessary to support new development			
GT-4	Ensure greenway maintenance and safety in Town control after transfer from private control			

POLICIES FOR PUBLIC TRANSPORTATION		YES	NO	NA
PT-1	Support the successful operation and expansion of transit with compact, transit-compatible development patterns			
PT-2	Require site planning that incorporates transit stops and convenience clusters			

POLICIES FOR STREET TREES		YES	NO	NA
ST-1	Prepare and maintain an official Street Tree Planting Master Plan			
ST-2	Ensure consistent street tree species occur along certain sections of streets			
ST-3	Ensure a diversity of street tree species Town wide with no single species comprising more than 10-15% of total trees			
ST-4	Install regularly spaced street trees in central medians and frontage street medians			
ST-5	Continue to require The planting or preservation of street trees of appropriate size and species			
ST-6	Maximize available budget dollars for street tree master plan implementation			

POLICIES FOR STREETLIGHTS		YES	NO	NA
SL-1	Ensure streetlights are installed according to the design speed and/or intended use of the street or area they serve			
SL-2	Periodically evaluate emerging lighting technologies for best color, brightness and energy efficiency			
SL-3	Continue to develop and implement joint policies and standards for street light selection, installation, operation and maintenance in cooperation with Wake Electric and Duke/Progress Energy			
SL-4	Ensure streetlights are installed on both sides of streets unless a newly approved street is planned from the outset to have a sidewalk on only one side			

POLICIES FOR UTILITY POLES AND WIRES		YES	NO	NA
UPW-1	Maintain a master plan for the undergrounding of utilities, with priority given to pre-determined areas			
UPW-2	Ensure major town entrances and gateway corridors receive first priority for the undergrounding of overhead utilities			
UPW-3	Ensure high visibility, pedestrian-oriented areas receive second priority for the undergrounding of overhead utilities			
UPW-4	Ensure overhead utilities in other priority areas are placed underground or relocated as opportunities arise			

POLICIES FOR WIRELESS TELECOMMUNICATION FACILITIES		YES	NO	na
WTF-1	Facilitate the development of wireless service technology as an economic development asset and significant benefit to the town and its residents			
WTF-2	Ensure the impacts of wireless telecommunication facilities should not be permitted to compromise the health, safety and public welfare of area residents; nor should such facilities be allowed to diminish the character of the community and visual quality of its environment			
WTF-3	Ensure that in residential areas, historic districts and the Renaissance districts, cell towers are only considered when there is no alternative for serving those areas and no other alternative wireless telecommunication structure can be utilized			
WTF-4	Initiate updates to standards for wireless telecommunication facilities as new technologies and structural requirements for wireless capabilities emerge over time			

Community Plan Consistency Grid

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

Community Plan Consistency Grid

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

Community Plan Consistency Grid

POLICIES FOR ECONOMIC DEVELOPMENT		YES	NO	NA
ED-1	Encourage new and expanding industries and businesses that are compatible with the long-term quality of the area's natural and cultural resources, match up well with the area's infrastructure and services, employ and develop the skills of area workers, and diversify the local economy			
ED-2	Retain quality businesses and to attract new ones continue to invest in infrastructure and services that sustain and enhance the area's already high quality of life, image and cultural identity			
ED-3	Pursue economic and business development partnerships between the Town, other local jurisdictions, other economic development organizations, and private companies			
ED-4	Strive for a financial and regulatory environment that supports the establishment and growth of small business			
ED-5	Develop real estate "product" suitable for business placement that focuses on the identification, enhancement and certification of buildings and sites readily available for construction and/or occupancy			

POLICIES FOR ARTS CULTURE AND HISTORIC PRESERVATION		YES	NO	NA
ACH-1	Encourage efforts and actively participate in the provision of indoor and outdoor public and private spaces to showcase the work of visual and performing artists in Wake Forest			
ACH-2	Encourage new private sector developments to include art as an integral element of privately owned common areas and semi-public spaces			
ACH-3	Ensure budgets for new construction and renovations of town buildings include a line item for the purchase and display of art			
ACH-4	Continue to have cultural arts be enhanced as a permanent function of the Town's recreation program offerings			
ACH-5	Employ design standards that ensure development and redevelopment is consistent with the architectural context, community character, economic attractiveness and livability of Wake Forest			
ACH-6	Encourage the identification, restoration, and active use of structures, buildings, monuments, landmarks, sites and neighborhoods of historic or architectural significance			
ACH-7	Strongly discourage the destruction of architectural, historic, and archealogical resources of Wake Forest			

POLICIES FOR PUBLIC SAFETY		YES	NO	NA
PS-1	Employ community education, school, and public involvement programs to enhance community awareness of public safety issues			
PS-2	Periodically review the need for additional paid personnel, capital improvements and equipment needs to meet or exceed public safety standards, insurance ratings and other measures of public safety			
PS-3	Strategically locate additional public safety substations, provided that sufficient resources can be made available to properly staff and equip them			
PS-4	Proactively support legislative efforts to strengthen local law enforcement tools			
PS-5	Employ a holistic approach to public safety involving residents, businesses, and institutions in the preparation of neighborhood improvement plans, with priority given to public safety concerns			
PS-6	Encourage excellence in law enforcement, fire protection, and emergency services through on-going education, training and participation in national accreditation programs			
PS-7	Support the establishment of an east-west through street (or loop road) on the north side of town to improve emergency access to locations in that area			

POLICIES FOR LEADERSHIP AND COMMUNITY INVOLVEMENT		YES	NO	NA
LCI-1	Continue to emphasize the importance of advisory boards & committees in conducting the Town's business			
LCI-2	Ensure boards and committees of the Town are representative of the population and geography of the planning area or subject matter being addressed			
LCI-3	Encourage public involvement in decisions on land use and development by making the public aware of proposed developments at the earliest lawful opportunity, as well as fostering communication between developers and the general public			
LCI-4	Encourage neighborhood and special area planning			
LCI-5	Continue to ensure maintenance and enhancements to the Town's internet and multi-media news dissemination capabilities			
LCI-6	Participate proactively in the cooperation of efforts among civic and volunteer organizations for maximum impact in the community			

Agenda Item Report

Agenda Item No.: 2022-22-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: December 13, 2022

SUBJECT
LEGISLATIVE CASE RZ-22-05; Reserve at Dunn Creek; Consideration of a rezoning filed by Adobe Communities, LLC to rezone 76.37± acres located at 0 Friendship Chapel Road and 0 NC 98 Bypass, being Wake County Tax PINs 1840660542, 1840761824, 1840657710, and 1840676254 from Conditional Use Residential Mixed-Use (CU RMX), Residential Mixed-Use (RMX), Conditional Use General Residential 3 (CU GR3), Conditional Use Highway Business (CU HB), and Traditional Neighborhood Development Overlay (TND) to Residential Mixed-Use Conditional District (RMX-CD), Urban Residential Conditional District (UR-CD), and Open Space Conditional District (OS-CD).

Recommendation:

Item Summary:

ATTACHMENTS
- RZ-22-05 Staff Report.pdf
- Attachment A - Neighborhood Meeting Information.pdf
- Attachment B - Application.pdf
- Attachment C - Maps.pdf
- Attachment D - RZ-03-18 CUP and Ordinance.pdf
- Attachment E - RZ-94-08 CUP and Master Plan.pdf
- Attachment F - Plan Consistency Analysis.pdf
- Attachment G - TIA Executive Summary and NCDOT Review Report.pdf
- Exhibit 1 - Proposed Conditional District Plan.pdf

Staff Report
Case RZ-22-05: Reserve at Dunn Creek Conditional District

Meeting Date	December 13, 2022
Requested Actions	Consideration of the following items related to the Conditional Zoning Map Amendment request for 0 Friendship Chapel Road and 0 NC 98 Bypass: 1. Act on Plan Consistency Statement 2. Rezone 76.37 acres on the Town of Wake Forest Zoning Map from Conditional Use Residential Mixed-Use (CU RMX), Residential Mixed-Use (RMX), Conditional Use General Residential 3 (CU GR3), Conditional Use Highway Business (CU HB), and Traditional Neighborhood Development Overlay (TND) to Residential Mixed-Use Conditional District (RMX-CD), Urban Residential Conditional District (UR-CD) and Open Space Conditional District (OS-CD).
Case Manager	Patrick Reidy, Senior Planner – Development Services

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (tentative)
May 25, 2022 *(See Attachment A)*	December 13, 2022	January 17, 2023

CASE INFORMATION

Applicant	Adobe Communities, LLC C/O Ty Armstrong 3105 Glenwood Ave, Suite 15 Raleigh, NC 27612
Developer	Adobe Communities, LLC C/O Ty Armstrong 3105 Glenwood Ave, Suite 15 Raleigh, NC 27612

Property Owners	Huggy Bear LLC 3336 White Oak Road Raleigh, NC 27609 High Bar Creek LLC 3336 White Oak Road Raleigh, NC 27609 Nancy Dameron 3336 White Oak Road Raleigh, NC 27609
Location	Frontage along NC-98, in between the intersections of Friendship Chapel Road/S. Franklin Street and Friendship Chapel Road/Heritage Lake Road
Addresses	0 Friendship Chapel Road and 0 NC 98 Bypass
Wake County Tax PIN(s)	1840660542, 1840761824, 1840657710, and 1840676254
Acreage	76.37 acres (includes right-of-way)
Zoning	Existing: Conditional Use Residential Mixed-Use (CU RMX), Residential Mixed-Use (RMX), Conditional Use General Residential 3 (CU GR3), Conditional Use Highway Business (CU HB), Traditional Neighborhood Development Overlay (TND), and Special Highway 2 Overlay (SH2-O) Proposed: Residential Mixed-Use Conditional District (RMX-CD) (40.90 acres), Urban Residential Conditional District (UR-CD) (29.18 acres) and Open Space Conditional District (OS-CD) (6.28 acres) and Special Highway 2 Overlay (SH2-O)
Land Use	Existing: Vacant Proposed: Dwelling – Single Family (70 lots Max; 69 shown) Dwelling – Townhome (230 lots Max; 214 shown)
Community Plan (2009)	Growth Strategies: Town Center Zone Neighborhood Planning Areas: 27, 28 and 32
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 35-123 and 268 for descriptions of Town Areas and Town Center Zone in the 2009 Community Plan.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Dwelling – Single Family (Deacon's Ridge and Ledgerock); Open Space (Deacon's Ridge and Franklin Street Townhomes); ROW (NC-98)	Conditional Use General Residential 3 (CU GR3); Conditional Use General Residential 5 (CU GR5); Open Space (OS); Residential Mixed-Use (RMX)
South	Open Space (State of North Carolina)	Open Space (OS)
East	Open Space (Town of Wake Forest)	Open Space (OS) and Conditional Use Residential Mixed-Use (CU RMX)
West	Open Space; Vacant (Holding Village)	Conditional Use Open Space (CU OS); Conditional Use Neighborhood Mixed-Use (CU NMX); and Residential Mixed Use (RMX)
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 parcels identified by PINs 1840660542, 1840657710, 1840676254, and 1840761824 are associated with zoning case RZ-03-18. See Attachment D for details. The area north of HWY 98 for the parcel identified by PIN 1840660542 was rezoned to RMX when the UDO was adopted.

The property identified by PIN 1840676254 is currently zoned Conditional Use General Residential 3 (CU GR3). When the UDO was adopted in 2013, the subject parcel was erroneously rezoned as CU GR3. This parcel was not included in the Deacon's Ridge subdivision rezoning and was originally included in the Dameron Rezoning boundary RZ-03-18 (Attachments D and E).

Although the zoning change occurred as an error, per UDO Section 15.14, the only method to change the official zoning map is to rezone the parcel.

MASTER PLAN ANALYSIS

Open Space (UR)	Required:	5% or 1.46 acres
	Proposed:	42% or 12.33 acres
	Summary:	The proposed Master Plan **complies** with the minimum open space percentage requirement in the UDO.

Open Space (RMX)	Required:	5% or 1.60 acres
	Proposed:	41% or 13.18 acres
	Summary:	The proposed Master Plan **complies** with the minimum open space percentage requirement in the UDO.
Open Space (OS)	Required:	N/A
	Proposed:	100% or 6.28 acres
	Summary	The developer will retain 1.74 acres, shown as OS31 on Exhibit 1, Sheet C2.0. The developer will dedicate the 0.94-acre parcel and 3.60-acre parcel, shown on Exhibit 1, Sheet C2.0, to the Town of Wake Forest.
Park Space (UR)	Required:	2% or 0.58 acres
	Proposed:	4.6% or 1.37 acres
	Summary:	The proposed Master Plan **complies** with the minimum park space percentage requirement in the UDO.
Park Space (RMX)	Required:	2% or 0.64 acres
	Proposed:	3.3% or 1.06 acres
	Summary:	The proposed Master Plan **complies** with the minimum park space percentage requirement in the UDO.
Active Recreation (UR)	Required:	25% of park space or 0.15 acres
	Proposed:	25% of park space or 0.15 acres
	Summary:	The proposed active recreation uses are outlined in Attachment B, Condition #8. The proposed Master Plan **complies** with the minimum park space percentage requirement in the UDO.
Active Recreation (RMX)	Required:	25% of park space or 0.16 acres
	Proposed:	25% of park space or 0.16 acres
	Summary:	The proposed active recreation uses are outlined in Attachment B, Condition #8. The proposed Master Plan **complies** with the minimum park space percentage requirement in the UDO.

Public Utilities	Required:	The UDO requires that public water and sewer mains are extended to serve the site.
	Proposed:	This property is served by an 8” water line located along both ends of Friendship Chapel Road. It is also served by an 8” sewer line located adjacent to the streams on each side of the project that will be extended through the project.
	Summary:	The proposed Master Plan **complies** with the public utility requirements in the UDO.
Parking	Required:	Per UDO Chapter 9.4, the parking requirement for dwelling-single family is 2 spaces per unit if parking is provided in an enclosed garage or 138 parking spaces. The parking requirement for Dwelling - Townhome is 1.8 spaces per unit or 386 parking spaces. A total of 524 parking spaces are required. There are no bike parking requirements for Dwelling – Single Family. The bike parking requirement for Dwelling – Townhome is 2 per 40 auto spaces or 20 bike spaces.
	Proposed:	The applicant is proposing to provide 673 parking spaces through off-street parking spaces and parallel parking spaces. The developer will provide at least 20 bike parking spaces, in addition to park space bike parking requirements. The final locations will be determined at the time of Construction Plan review.
	Summary:	The proposed Master Plan **complies** with the minimum parking requirements in the UDO.
Roads	Required:	The Comprehensive Transportation Plan requires a 2A road cross-section for Friendship Chapel Road. Based on the number of lots proposed, the UDO required a Transportation Impact Analysis (TIA).
	Proposed:	The proposed Master Plan (Exhibit 1, Sheet C2.0) complies with the 2A cross section for Friendship Chapel Road. A TIA was provided for the project (Attachment G). The improvements required to mitigate the impact of the development are: <u>Friendship Chapel Road</u> Construct an (eastern) extension of Friendship Chapel Road to connect to the proposed development. <u>Heritage Lake Road/Friendship Chapel Road</u> Provide a southbound right-turn lane on Heritage Lake Road with 100 feet of storage and appropriate tapers. The developer has offered rezoning condition #1 that requires the TIA improvements as well as making a proportional fee-in-lieu

		payment toward a future traffic signal to be installed by others at the intersection of Jones Dairy Road and Friendship Chapel Road. The developer is also constructing the western connection of Friendship Chapel Road to the subject site, which will connect Heritage Lake Road to S. Franklin Street. There is an existing agreement with the Town and Holding Village to share the cost of the Friendship Chapel Road crossing over the stream. Holding Village has been paying their portion of the crossing to the Town as they constructed homes. The Board of Commissioners will have to enter into a Development Agreement to formalize the Town portion of reimbursement with the developer of the Reserve at Dunn Creek (see condition #3).
	Summary:	The proposed Master Plan **complies** with the minimum roadway infrastructure requirements in the UDO.

PROPOSED MODIFICATIONS OF BASE URBAN RESIDENTIAL/RESIDENTIAL MIXED-USE ZONING DISTRICT STANDARDS

Article 2.2.3.G.2 Max Height

Required: RMX - 6 stories

Proposed: RMX – 3 stories

Article 4.3.1.B.1 Building Requirements

Required: No building shall be erected on a lot which does not front on an improved public street right-of-way, unless such lots are approved as part of a Conditional District or Planned Unit Development District in accordance with the provisions of this Ordinance.

Proposed: Certain townhome lots within the project shall be allowed to front onto open space. These are noted as lot numbers 28-55 & 214-232 and are shown on Sheets C2.1 & C2.2 (Exhibit 1).

Article 5.5.4 Garages

Required: For Dwellings on lots of 40 feet or less in width: Garages or off-street parking areas shall be accessed only from an alley. Driveways shall not be permitted to connect to the fronting street.

Proposed: Certain townhome lots shall be allowed to have front load garages (in lieu of alleys). These lots shall have driveways directly accessing the fronting public streets. These are noted as lot numbers 25-27 & 141-204 and are shown on Sheets C2.1 & C2.2 (Exhibit 1).

Article 6.5.1.C Block Lengths

Required: Maximum block lengths shall be 400’.

Proposed:	Road A may exceed block length standards between Friendship Chapel Road and Road B (407'); between Road B and Road J (534'); and between Road D and Road E (437'); and between Road C and Road D (661'). Road E may exceed block length standards with a maximum length of 545'. Road B may exceed block length standards between Road C and Road D with a maximum length of 415'. Friendship Chapel Road may exceed block length standards to preserve the design of the connector road between existing developments.

See Attachment B for proposed zoning conditions.

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 Resources Master Plan is not applicable to the zoning map amendment request.
Public Art Vision Plan (2009)	The Public Art Vision Plan is not applicable to the zoning map amendment request. The applicant has proposed to provide a public art feature for the neighborhood (See condition #16 of Attachment B).
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.

STAFF RECOMMENDATION

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

ATTACHMENTS

Attachment A:	Neighborhood Meeting Information
Attachment B:	Application
Attachment C:	Maps
Attachment D:	RZ-03-18 CUP and Ordinance
Attachment E	RZ-94-08 CUP and Master Plan
Attachment F:	Plan Consistency Analysis
Attachment G:	TIA Executive Summary and NCDOT Review Report

EXHIBITS

Exhibit 1:	Proposed Conditional District Plan

REZONING OF PROPERTY CONSISTING OF +/- 68.2 ACRES,
LOCATED AT 0 FRIENDSHIP CHAPEL ROAD IN WAKE FOREST, NC
(RZ-22-05)

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
MAY 25, 2022

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Tuesday, May 25, 2022, at 6:30 p.m. The property considered for this potential rezoning totals approximately 68.2 acres and located south of NC 98 and west of Friendship Chapel Road, in the Town of Wake Forest and having Wake County Parcel Identification Numbers 1840660542, 1840761824, and 1840657710. This meeting was held in-person at The Forks Cafeteria & Catering, Magnolia Room, 339 Brooks St., Wake Forest, NC 27587. All owners of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A photo of letters with an attestation of mailing is attached as **Exhibit C**. A summary of the items discussed at the meeting is attached hereto as **Exhibit D**. Attached hereto as **Exhibit E** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE

LONGLEAF
LAW PARTNERS

To: Neighboring Property Owner and Tenants
From: Michael Birch
Date: May 11, 2022
Re: Neighborhood Meeting for Reserve at Dunn Creek Conditional District Rezoning (RZ-22-05)

You are invited to attend an informational meeting to discuss the proposed Reserve at Dunn Creek Conditional District Rezoning (RZ-22-05). This rezoning includes three parcels located at 0 Friendship Chapel Road in Wake Forest, NC with Property Identification Numbers (PIN) 1840660542, 1840761824, and 1840657710. The meeting will be held on **Wednesday May 25, 2022 from 6:30 PM until 7:30 PM**, at the following location:

The Forks Cafeteria & Catering
Magnolia Room
339 Brooks St
Wake Forest, NC 27587

Note: The Forks has requested everyone attending the meeting to park on the side of the building and not in front.

The property totals approximately 68.21 acres in size and is located south of NC 98 and west of Friendship Chapel Road. The property is currently split-zoned Residential Mixed Use, Conditional Use (CU-RMX) and Highway Business, Conditional Use (CU-HB). The proposed zoning is a new split-zoning designation of Residential Mixed Use, Conditional District (RMX-CD) and Urban Residential, Conditional District (UR-CD). The purpose of the rezoning is to allow for a mix of single-family and townhouse dwelling options on the property in conformity with the surrounding area.

The Town of Wake Forest requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the property after filing a rezoning application. After the meeting, we will prepare and submit a report for the Planning Department regarding the items discussed at the meeting.

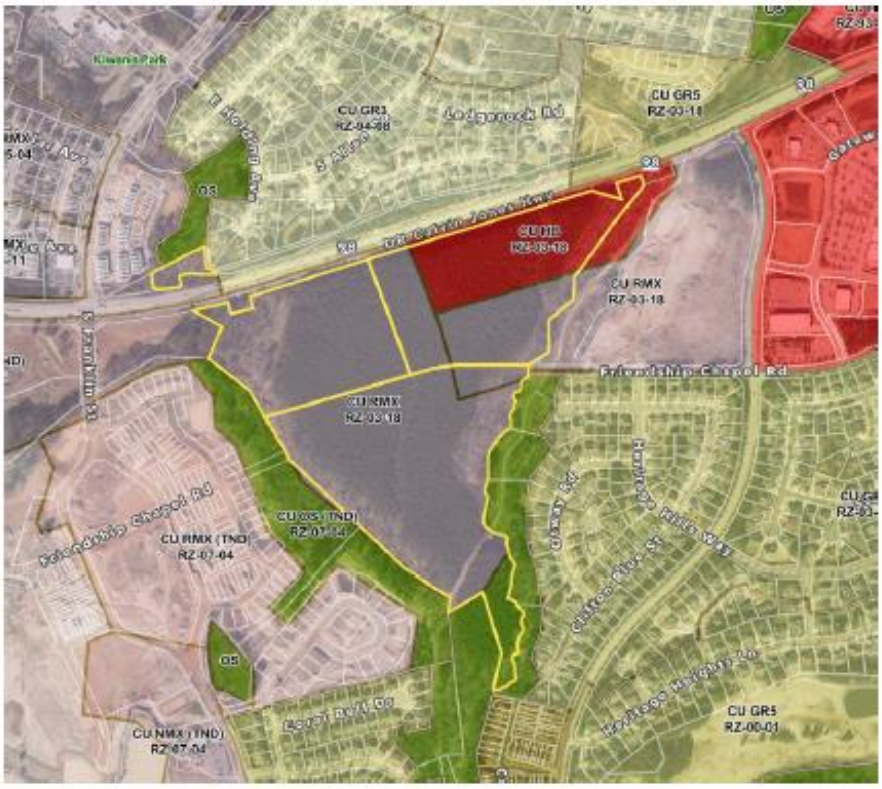
Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4317 and mbirch@longleaflp.com. Also, for more information about the rezoning, you may visit https://www.wakeforestnc.gov/planning and search "Rezoning Process" or contact Patrick Reidy with the Town of Wake Forest Planning Department at preidy@wakeforestnc.gov and 919-435-9515.

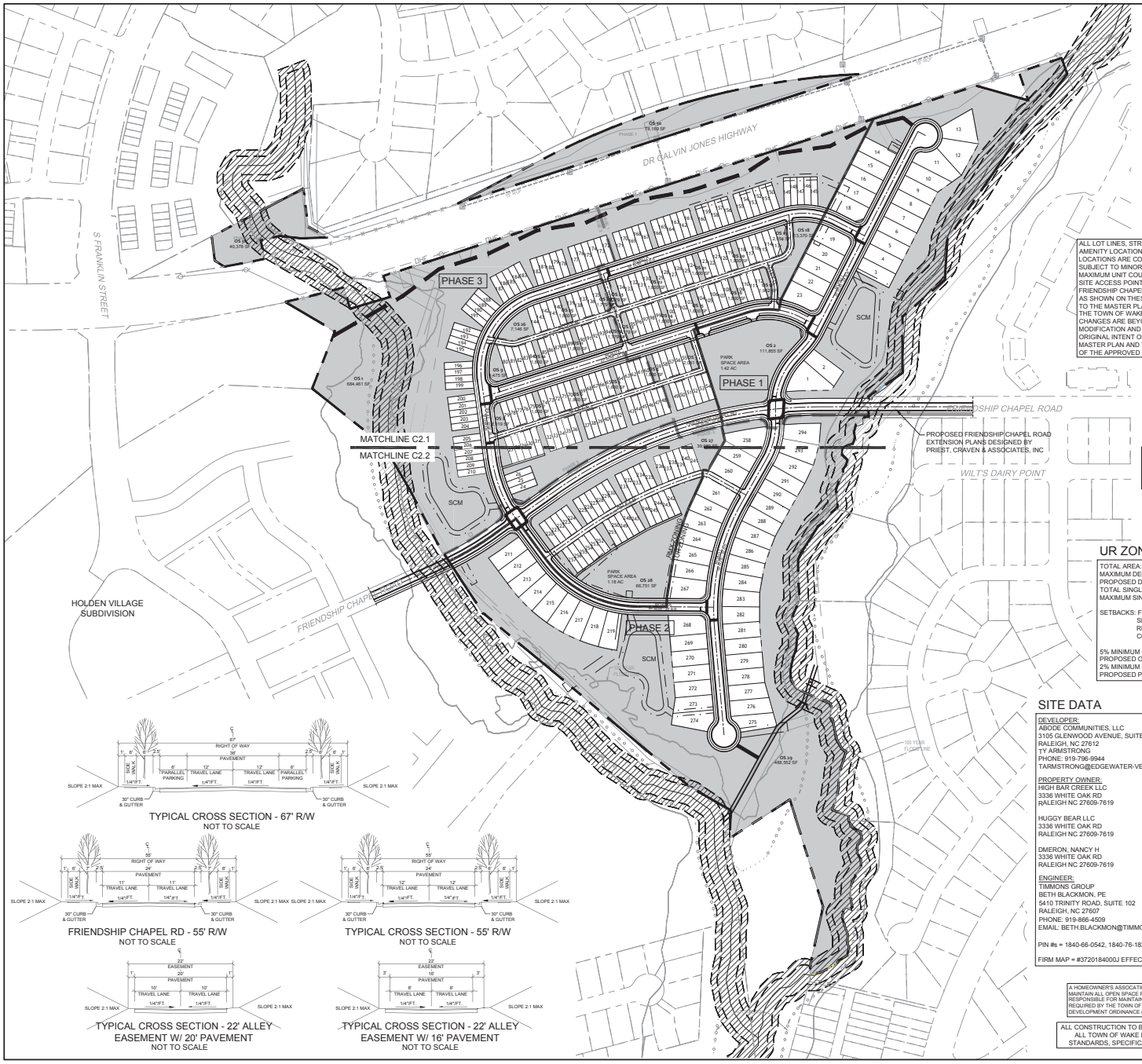
Attached to this invitation are the following materials:
1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Preliminary Project Plans

LONGLEAF
LAW PARTNERS

CURRENT PROPERTY MAP

CURRENT ZONING MAP





SCALE 1"=150'
0 150' 300'
NAD 83

LEGEND

- PROPERTY LINE
- ZONING LINE
- PHASE LINE
- NEUSE RIPARIAN BUFFER
- OPEN SPACE

ALL LOT LINES, STREET LOCATIONS, AMENITY LOCATIONS, AND UTILITY LOCATIONS ARE CONCEPTUAL AND SUBJECT TO MINOR CHANGES. THE MAXIMUM UNIT COUNT (300 UNITS) AND SITE ACCESS POINTS; BOTH ONTO FRIENDSHIP CHAPEL ROAD; WILL REMAIN AS SHOWN ON THESE PLANS. A REVISION TO THE MASTER PLAN MAY BE REQUIRED IF THE TOWN OF WAKE FOREST DEEMS ANY CHANGES ARE BEYOND A MINOR MODIFICATION AND DO NOT MEET THE ORIGINAL INTENT OF THE APPROVED MASTER PLAN AND THE ORIGINAL INTENT OF THE APPROVED MASTER PLAN.

STREET TABLE

NAME	LF
ROAD A	2,713
ALLEY B	1,157
ALLEY C	263
ALLEY D	156
ROAD E	1,142
ALLEY F	865
FRIENDSHIP CHAPEL ROAD	2,106
ALLEY H	744
ROAD I	2,156
TOTAL	**11,303**

OPEN SPACE TABLE

OS 1	684,461 AC	15.71 SF
OS 2	111,855 AC	2.57 SF
OS 3	2,081 AC	0.05 SF
OS 4	1,800 AC	0.04 SF
OS 5	1,800 AC	0.04 SF
OS 6	1,800 AC	0.04 SF
OS 7	1,800 AC	0.04 SF
OS 8	2,519 AC	0.06 SF
OS 9	4,475 AC	0.10 SF
OS 10	1,800 AC	0.04 SF
OS 11	1,800 AC	0.04 SF
OS 12	1,779 AC	0.04 SF
OS 13	1,779 AC	0.04 SF
OS 14	1,800 AC	0.04 SF
OS 15	1,800 AC	0.04 SF
OS 16	1,800 AC	0.04 SF
OS 17	1,952 AC	0.05 SF
OS 18	13,370 AC	0.31 SF
OS 19	2,554 AC	0.06 SF
OS 20	1,800 AC	0.04 SF
OS 21	1,800 AC	0.04 SF
OS 22	1,800 AC	0.04 SF
OS 23	1,779 AC	0.04 SF
OS 24	1,779 AC	0.04 SF
OS 25	1,800 AC	0.04 SF
OS 26	7,146 AC	0.16 SF
OS 27	39,989 AC	0.92 SF
OS 28	66,751 AC	1.53 SF
OS 29	488,552 AC	11.22 SF
OS 30	78,169 AC	1.80 SF
OS 31	40,378 AC	0.93 SF
TOTAL	**1,574,768 AC**	**36.15 SF**

PHASE TABLE

	AREA	LOTS
PHASE 1	24.78 AC	101
PHASE 2	26.10 AC	84
PHASE 3	17.20 AC	109

IMPERVIOUS DATA

SINGLE FAMILY LOTS (3700 SF PER LOT)	=	5.86	AC
TOWN HOME LOTS (1800 SF PER LOT)	=	9.30	AC
ROADWAY IMPERVIOUS AREA	=	10.13	AC
AMENITY AREA / MAIL KIOSK	=	1.00	AC
TOTAL IMPERVIOUS AREA	=	26.3	AC

UR ZONING

TOTAL AREA: 33.07 AC
MAXIMUM DENSITY ALLOWED: 10 DU/A
PROPOSED DENSITY: 2.09 DU/A
TOTAL SINGLE FAMILY LOTS ON PLAN: 69
MAXIMUM SINGLE FAMILY LOTS ALLOWED: 70

SETBACKS: FRONT: 20'
SIDE: 5'
REAR: 20'
CORNER: 5'

5% MINIMUM OPEN SPACE REQUIRED: 1.65 AC
PROPOSED OPEN SPACE PROVIDED: 16.28 AC (49%)
2% MINIMUM PARK SPACE REQUIRED: 0.67 AC
PROPOSED PARK SPACE PROVIDED: 1.42 AC (4.3%)

RMX ZONING

TOTAL AREA: 35.12 AC
MAXIMUM DENSITY ALLOWED: 24 DU/A
MAXIMUM PROPOSED DENSITY: 6.58 DU/A
TOTAL TOWNHOME LOTS ON PLAN: 225
MAXIMUM TOWNHOME LOTS ALLOWED: 230

FRONT LOAD SETBACKS:
FRONT: 18'
REAR: 5'
REAR LOAD SETBACKS:
FRONT: 5'
REAR: 18'

5% MINIMUM OPEN SPACE REQUIRED: 1.76 AC
PROPOSED OPEN SPACE PROVIDED: 17.27 AC (49%)
2% MINIMUM PARK SPACE REQUIRED: 0.67 AC
PROPOSED PARK SPACE PROVIDED: 1.18 AC (3.4%)

SITE DATA

DEVELOPER:
ABODE COMMUNITIES, LLC
3105 GLENWOOD AVENUE, SUITE 105
RALEIGH, NC 27612
TY ARMSTRONG
PHONE: 919-795-9944
TARMSTRONG@EDGEWATER-VENTURES.COM

PROPERTY OWNER:
HIGH BAR CREEK LLC
3336 WHITE OAK RD
RALEIGH NC 27609-7619

HUGGY BEAR LLC
3336 WHITE OAK RD
RALEIGH NC 27609-7619

DMERON, NANCY H
3336 WHITE OAK RD
RALEIGH NC 27609-7619

ENGINEER:
TIMMONS GROUP
BETH BLACKMON, PE
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919-866-4509
EMAIL: BETH.BLACKMON@TIMMONS.COM

PIN #s = 1840-66-0542, 1840-76-1824, 1840-65-7710, 1840-67-6254

FIRM MAP = #3720184000J EFFECTIVE DATE: 05/02/2006

TOTAL DEVELOPED TRACT ACREAGE = 68.09 acres
PROPOSED ZONING = CU UR (35.12 AC) & CU RMX (33.07 AC)
MAXIMUM BUILDING HEIGHT = 3 STORIES
PROPOSED BUILDING HEIGHT = 2 & 3 STORIES

REAR LOAD TOWNHOMES 20' - 26' WIDE: 156 LOTS
FRONT LOAD TOWNHOMES 20' - 26' WIDE: 69 LOTS
PROPOSED NUMBER OF SINGLE FAMILY LOTS = 69
TOTAL NUMBER OF LOTS ON PLAN = 294
MAXIMUM LOTS ALLOWED = 300
MINIMUM LOT SIZE PROVIDED = TOWNHOME: 1,942 SF
SINGLE FAMILY: 8,000 SF
AVERAGE LOT SIZE = TOWNHOME: 1,989 SF
SINGLE FAMILY: 6,546 SF

MINIMUM PARKING REQUIRED:
2 SPACES PER UNIT = 2 SPACES/UNIT X 294 UNITS = 588 SPACES
PROPOSED PARKING = 132 SPACES

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO).

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

TYPICAL CROSS SECTION - 67' R/W
NOT TO SCALE

FRIENDSHIP CHAPEL RD - 55' R/W
NOT TO SCALE

TYPICAL CROSS SECTION - 55' R/W
NOT TO SCALE

TYPICAL CROSS SECTION - 22' ALLEY EASEMENT W/ 20' PAVEMENT
NOT TO SCALE

TYPICAL CROSS SECTION - 22' ALLEY EASEMENT W/ 16' PAVEMENT
NOT TO SCALE

Know what's below. Call before you dig.

FOR REVIEW ONLY

THIS DRAWING PREPARED AT THE RALEIGH OFFICE OF TIMMONS GROUP
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

RESERVE AT DUNN CREEK
FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAN - OVERALL

DATE	03/14/2022
DRAWN BY	331
DESIGNED BY	E.ANGE
CHECKED BY	B.BLACKMON
SCALE	1" = 150'
JOB NO.	49103
SHEET NO.	C2.0

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EXHIBIT B – NOTICE LIST

1840574601
TAYMAN, JACQUELINE R
713 DEACON RIDGE ST
WAKE FOREST NC 27587-2650

1840477280
WAKE FOREST TOWN OF
301 BROOKS ST
WAKE FOREST NC 27587-2901

1840477112
HEATH RIDGE VILLAGE HOMEOWNERS ASSN INC
PO BOX 20969
RALEIGH NC 27619-0969

1840578210
CLARK, JOSEPH W CLARK, ANNA H
709 E HOLDING AVE
WAKE FOREST NC 27587-2969

1840565950
DEACONS RIDGE HOMEOWNERS ASSN INC
SENTRY MANAGEMENT INC
2180 W SR 434 STE 5000
LONGWOOD FL 32779-5042

1840575445
DEACONS RIDGE HOMEOWNERS ASSN INC
SENTRY MANAGMENT INC
2180 W SR 434 STE 5000
LONGWOOD FL 32779-5042

1840578337
LOVELACE, JAMES M LOVELACE, LAURA
701 E HOLDING AVE
WAKE FOREST NC 27587-2969

1840578218
ZITO, JESSICA BARNETT
705 E HOLDING AVE
WAKE FOREST NC 27587-2969

1840575099
DELGADO, MIGUEL A DELGADO, ANDREA K
712 E HOLDING AVE
WAKE FOREST NC 27587-2968

1840671159
RIOS, SANDRA
712 MONTVILLE CT
WAKE FOREST NC 27587-2461

1840674249
DIALLO, SALEMATOU
712 ROCKVILLE RD
WAKE FOREST NC 27587-2462

1840576075
CARL F MITCHELL & PATRICIA A MITCHELL
REVOCABLE TRUST
716 E HOLDING AVE
WAKE FOREST NC 27587-2968

1840466867
900 FRANKLIN CENTER CONDO
FRANKLIN CENTER ASSN INC
900 S FRANKLIN ST STE 201
WAKE FOREST NC 27587-2799

1840571692
WAKE FOREST TOWN OF
301 BROOKS ST
WAKE FOREST NC 27587-2901

1840567995
WAKE FOREST TOWN OF
301 BROOKS ST
WAKE FOREST NC 27587-2901

1840676306
TAYLOR, EUGENE TAYLOR, YOLANDA LYNN
720 ROCKVILLE RD
WAKE FOREST NC 27587-2462

1840557534
TRI POINTE HOMES HOLDINGS INC
1330 SUNDAY DR STE 101
RALEIGH NC 27607-5196

1840557519
TRI POINTE HOMES HOLDINGS INC
1330 SUNDAY DR STE 101
RALEIGH NC 27607-5196

1840657710
DAMERON, NANCY H
3336 WHITE OAK RD
RALEIGH NC 27609-7619

1840676254
DAMERON, NANCY H
3336 WHITE OAK RD
RALEIGH NC 27609-7619

1840761824
HIGH BAR CREEK LLC
3336 WHITE OAK RD
RALEIGH NC 27609-7619

1840477211
HANEY, JAMES A HANEY, MARIANNE
813 OLD MAGNOLIA LN
WAKE FOREST NC 27587-2956

1840677441
BROWN, NATHANIEL L BROWN, KIMBERLY S
728 ROCKVILLE RD
WAKE FOREST NC 27587-2462

1840773446
DEACON'S RIDGE HOMEOWNERS ASSOC INC
SENTRY MANAGEMENT INC
2180 W SR 434 STE 5000
LONGWOOD FL 32779-5042

1840561061
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840561094
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840561273
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840561220
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840560187
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840565029
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840555711
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840556744
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840556729
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840554770
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840554718
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840553872
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840553845
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840553817
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840552990
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840552972
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840552955
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840570245
HELDERMAN, STEVE R TRUSTEE HELDERMAN
FAMILY TRUST
60 SCOTTS PINE CIR
WAKE FOREST NC 27587-5486

1840574693
CONSOLO, NANCY
709 DEACON RIDGE ST
WAKE FOREST NC 27587-2650

1840675304
HUNKEN, JANET HUNKEN, STEVEN
716 ROCKVILLE RD
WAKE FOREST NC 27587-2462

1840670114
DENICOLA, MELISSA
708 MONTVILLE CT
WAKE FOREST NC 27587-2461

1840671049
DEACONS RIDGE HOMEOWNERS ASSOC INC
SENTRY MANAGEMENT INC
2180 W SR 434 STE 5000
LONGWOOD FL 32779-5042

1840465430
RP HV LAKESIDE LLC
READER PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840563059
TRI POINTE HOMES HOLDINGS INC
1330 SUNDAY DR STE 101
RALEIGH NC 27607-5196

1840556694
TRI POINTE HOMES HOLDINGS INC
1330 SUNDAY DR STE 101
RALEIGH NC 27607-5196

1840563288
TRI POINTE HOMES HOLDINGS INC
1330 SUNDAY DR STE 101
RALEIGH NC 27607-5196

1840563237
TRI POINTE HOMES HOLDINGS INC
1330 SUNDAY DR STE 101
RALEIGH NC 27607-5196

1840562285
TRI POINTE HOMES HOLDINGS INC
1330 SUNDAY DR STE 101
RALEIGH NC 27607-5196

1840562235
TRI POINTE HOMES HOLDINGS INC
1330 SUNDAY DR STE 101
RALEIGH NC 27607-5196

1840560927
KIRKLAND, PAMELA R
901 TOWNES PARK ST
WAKE FOREST NC 27587-2888

1840560838
HELMS, REBECCA MARIE
917 TOWNES PARK ST
WAKE FOREST NC 27587-2888

1840570016
SFR V TRANCHE 3 BORROWER LLC
PO BOX 4090
SCOTTSDALE AZ 85261-4090

1840577057
BESSETTE, ANDRE C THOMPSON, MEREDITH B
717 E HOLDING AVE
WAKE FOREST NC 27587-2969

1840560925
VELURI, VIJAYA K PARIMI, SWARNA K
14755 BUNKER HILL CT
FRISCO TX 75035-0933

1840571472
FRANKLIN STREET TOWNES LLC
PO BOX 919
WAKE FOREST NC 27588-0919

1840571129
FRANKLIN STREET TOWNES LLC
PO BOX 919
WAKE FOREST NC 27588-0919

1840560920
TRUSTEE OF THE DAVID J BUTLER TRUST
176 WHITE MOSS DR
MARSTONS MILLS MA 02648-1081

1840560835
SINGH, SONAL SINGH, SONALI
921 TOWNES PARK ST
WAKE FOREST NC 27587-2888

1840469914
KENNELY, SARA
907 S FRANKLIN ST
WAKE FOREST NC 27587-2798

1840673342
JACOBS, CHRISTOPHER D
708 ROCKVILLE RD
WAKE FOREST NC 27587-2462

1840469912
MURRAY, SHAWN MURRAY, SARAH
911 S FRANKLIN ST
WAKE FOREST NC 27587-2798

1840469910
RICE, HILARY SLOAN
915 S FRANKLIN ST
WAKE FOREST NC 27587-2798

1840469825
THOMAS, KEVIN RAYNARD JR ZEIGLER, CAPRI DORANN
923 S FRANKLIN ST
WAKE FOREST NC 27587-2798

1840579385
FIDGEON, JOHN FIDGEON, JILL
1005 HIALEAH CT
WAKE FOREST NC 27587-8690

1840570123
SPENCER, LYNETTE M
847 TOWNES PARK ST
WAKE FOREST NC 27587-2790

1840561910
QUINTERO, EDWARD FLORES, MELISSA
908 LAUREL GATE DR
WAKE FOREST NC 27587-4086

1840560999
PIGG, PHILLIP L PIGG, LAURA M
900 LAUREL GATE DR
WAKE FOREST NC 27587-4086

1840560923
PARIMI, SURESH VEERAPANENI, SREEJANA
1344 MAGNOLIA BEND LOOP
CARY NC 27519-0120

1840469818
SIMONE, SHEILA B SIMONE, KEVIN F
919 S FRANKLIN ST
WAKE FOREST NC 27587-2798

1840570125
SANNI, LAKIESHA JAMIL
843 TOWNES PARK ST
WAKE FOREST NC 27587-2790

1840570138
JARES, JORDAN ANN
839 TOWNES PARK ST
WAKE FOREST NC 27587-2790

1840570028
SPINKS, BOBBY G
855 TOWNES PARK ST
WAKE FOREST NC 27587-2790

1840570121
BICKFORD, MEGAN M
851 TOWNES PARK ST
WAKE FOREST NC 27587-2790

1840561902
STOKES, ANNIE LOUISE
906 LAUREL GATE DR
WAKE FOREST NC 27587-4086

1840575179
D'AGOSTINO, CARL D'AGOSTINO, MEGHANNE
706 E HOLDING AVE
WAKE FOREST NC 27587-2968

1840672458
MILLER, ERIC A MILLER, LAURA E
700 ROCKVILLE RD
WAKE FOREST NC 27587-2462

1840561904
IYER, SRINIVASAN MAHADEVAN SRINIVASAN, POORNIMA VELLORE
904 LAUREL GATE DR
WAKE FOREST NC 27587-4086

1840570269
ESPINAL, MELISSA
815 TOWNES PARK ST
WAKE FOREST NC 27587-2790

1840578122
GARCIA, KRYSTAL HAYWORTH VILLA, ISIDRO GARCIA
713 E HOLDING AVE
WAKE FOREST NC 27587-2969

1840477171
TOWN OF WAKE FOREST
401 ELM AVE
WAKE FOREST NC 27587-2932

1840672318
CARTER, DIANNE C
705 MONTVILLE CT
WAKE FOREST NC 27587-2461

1840570257
PLEASANTS, ZACHARY
819 TOWNES PARK ST
WAKE FOREST NC 27587-2790

1840576238
SPELL, LEE
704 E HOLDING AVE
WAKE FOREST NC 27587-2968

1840570374
WILSON, BRIAN PATRICK
807 TOWNES PARK ST
WAKE FOREST NC 27587-2790

1840570372
KING, GEORGE T JR TRUSTEE THE GEORGE T KING JR LIVING TRUST
811 TOWNES PARK ST
WAKE FOREST NC 27587-2790

1840570386
HULBERT, ROBERT
803 TOWNES PARK ST
WAKE FOREST NC 27587-2790

1840479363
FRANKLIN STREET TOWNES LLC
PO BOX 919
WAKE FOREST NC 27588-0919

1840660542
HUGGY BEAR LLC
3336 WHITE OAK RD
RALEIGH NC 27609-7619

1840479246
DEMILLE, DARREN DEMILLE, LAURIE ALLISON
825 S FRANKLIN ST
WAKE FOREST NC 27587-2204

1840673400
WEAVER, ALLEN JAMES WEAVER, LISA RENEE
704 ROCKVILLE RD
WAKE FOREST NC 27587-2462

1840479129
BOYD, BROOKE TOLBERT
837 S FRANKLIN ST
WAKE FOREST NC 27587-2204

1840479248
MARINO, DANIEL
821 S FRANKLIN ST
WAKE FOREST NC 27587-2204

1840559398
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840467567
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840468597
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840672265
GODFREY, JOHN J JR GODFREY, PATRICIA
709 MONTVILLE CT
WAKE FOREST NC 27587-2461

1840479018
LE, STEVEN
1305 HERITAGE HILLS WAY
WAKE FOREST NC 27587-4467

1840479005
LE, NGAMY
1305 HERITAGE HILLS WAY
WAKE FOREST NC 27587-4467

1840469917
WRAY, STEPHEN T
903 S FRANKLIN ST
WAKE FOREST NC 27587-2798

1840479110
MARRANCA, JOSEPH T MARRANCA, ANNE
853 S FRANKLIN ST
WAKE FOREST NC 27587-2204

1840479114
MIRAKAJ, MUS MIRAKAJ, AMANDA
845 S FRANKLIN ST
WAKE FOREST NC 27587-2204

1840571371
FRANKLIN STREET TOWNES LLC
PO BOX 919
WAKE FOREST NC 27588-0919

1840571269
FRANKLIN STREET TOWNES LLC
PO BOX 919
WAKE FOREST NC 27588-0919

1840571257
FRANKLIN STREET TOWNES LLC
PO BOX 919
WAKE FOREST NC 27588-0919

1840571245
FRANKLIN STREET TOWNES LLC
PO BOX 919
WAKE FOREST NC 27588-0919

1840571233
FRANKLIN STREET TOWNES LLC
PO BOX 919
WAKE FOREST NC 27588-0919

1840571221
FRANKLIN STREET TOWNES LLC
PO BOX 919
WAKE FOREST NC 27588-0919

1840671453
BODMER, SUSANNE C TRUSTEE SUSANNE C.
BODMER REVOCABLE LIVING TRUST
609 S ALLEN RD
WAKE FOREST NC 27587-2615

1840479112
LUSSI, KAREN
849 S FRANKLIN ST
WAKE FOREST NC 27587-2204

1840561488
RP HV LAKESIDE LLC
READER PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840561800
RP HV LAKESIDE LLC
READER PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840676378
FARDAD, MEHDI NADERI, NASRIN
724 ROCKVILLE RD
WAKE FOREST NC 27587-2462

1840571104
FRANKLIN STREET TOWNES LLC
PO BOX 919
WAKE FOREST NC 27588-0919

1840571116
FRANKLIN STREET TOWNES LLC
PO BOX 919
WAKE FOREST NC 27588-0919

1840571101
FRANKLIN STREET TOWNES LLC
PO BOX 919
WAKE FOREST NC 27588-0919

1840571009
FRANKLIN STREET TOWNES LLC
PO BOX 919
WAKE FOREST NC 27588-0919

1840571007
FRANKLIN STREET TOWNES LLC
PO BOX 919
WAKE FOREST NC 27588-0919

1840479234
MONTOYA, ANGELA
829 S FRANKLIN ST
WAKE FOREST NC 27587-2204

1840479232
BRADFORD, KENNETH EARL
833 S FRANKLIN ST
WAKE FOREST NC 27587-2204

1840560996
HOLDING, HEATHER
902 LAUREL GATE DR
WAKE FOREST NC 27587-4086

1840556804
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840674582
HULTGREN, WILLIAM A.
709 ROCKVILLE RD
WAKE FOREST NC 27587-2463

1840579266
BOLE, DAVID A SR BOLE, DARLENE
704 MONTVILLE CT
WAKE FOREST NC 27587-2461

1840479365
FRANKLIN STREET TOWNES LLC
PO BOX 919
WAKE FOREST NC 27588-0919

1840562037
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840742145
PARI, FREDERICK R
1101 FRONT GATE LN
WAKE FOREST NC 27587-3856

1840647500
GAMACHE, BRIAN C GAMACHE, JENNIFER M
945 CORAL BELL DR
WAKE FOREST NC 27587-4396

1840757136
ROSS, SANDRA
524 CLIFTON BLUE ST
WAKE FOREST NC 27587-6175

1840744889
OELLER, PAUL W
540 CLIFTON BLUE ST
WAKE FOREST NC 27587-6175

1840743203
MURPHY, HARRY C MURPHY, MARTHA J
593 CANVAS DR
WAKE FOREST NC 27587-6144

1840741399
ROONEY, ROBERT T ROONEY, SUSAN M
582 CANVAS DR
WAKE FOREST NC 27587-6147

1840745552
PANER, DANIEL PANER, ELIZABETH
557 CLIFTON BLUE ST
WAKE FOREST NC 27587-6176

1840752348
WAKE FOREST TOWN OF
301 BROOKS ST
WAKE FOREST NC 27587-2901

1840743334
TIMEOUT TRIANGLE INVESTMENT PROPERTIES LLC
585 CANVAS DR
WAKE FOREST NC 27587-6144

1840732932
WINSTON, CYNTHIA CAMILLE
1100 FRONT GATE LN
WAKE FOREST NC 27587-3855

1840731917
BROWN, CHERYL L. TRUSTEE CHERYL L. BROWN TRUST
1611 FAIRFAX LN
VILLA PARK IL 60181-5246

1840741245
QUINN, STEPHEN M QUINN, CATHERINE M
590 CANVAS DR
WAKE FOREST NC 27587-6147

1840743162
HARP, SUSAN JALEIGH
1111 FRONT GATE LN
WAKE FOREST NC 27587-3856

1840755003
FRICK, ANDREW L FRICK, STEPHANIE
520 OTWAY RD
WAKE FOREST NC 27587-8364

1840647176
WAKE FOREST TOWN OF
301 BROOKS ST
WAKE FOREST NC 27587-2901

1840743181
MATHISON, JOHN C MATHISON, JUDITH A
1113 FRONT GATE LN
WAKE FOREST NC 27587-3856

1840733732
HERITAGE CREST TOWNHOMES OWNERS ASSN INC
2304 WESVILL CT STE 320
RALEIGH NC 27607-2973

1840753390
CONE, LAURA B CONE, JOSEPH R
504 OTWAY RD
WAKE FOREST NC 27587-8364

1840756181
RODRIGUEZ-MELENDEZ, JULIO E BENITEZ-STEER, LAURA D
528 CLIFTON BLUE ST
WAKE FOREST NC 27587-6175

1840745953
BLUM, LEWIS H BLUM, DEBRA D
536 CLIFTON BLUE ST
WAKE FOREST NC 27587-6175

1840741472
HERITAGE CREST TOWNHOMES OWNERS ASSN INC
PO BOX 97243
RALEIGH NC 27624-7243

1840742040
HERITAGE CREST TOWNHOMES OWNERS ASSN INC
PO BOX 97243
RALEIGH NC 27624-7243

1840646596
MCCARTHY, MICHAEL F CUMMINS, ROBIN
941 CORAL BELL DR
WAKE FOREST NC 27587-4396

1840744862
SOLIMINE, MICHAEL
544 CLIFTON BLUE ST
WAKE FOREST NC 27587-6175

1840757366
SHELLEY, BRYAN J SHELLEY, WENDY R
1008 CREEDS HILL CT
WAKE FOREST NC 27587-4571

1840756770
WATKINS, GREGORY A. WATKINS, CLAIRE F.
409 OTWAY RD
WAKE FOREST NC 27587-4574

1840746743
PEVERILL, LEWIS
545 CLIFTON BLUE ST
WAKE FOREST NC 27587-6176

1840747836
TURNER, CHRISTINE TURNER, KENNETH GLENN
537 CLIFTON BLUE ST
WAKE FOREST NC 27587-6176

1840744495
WELCH, STEPHEN R WELCH, SHARON
561 CLIFTON BLUE ST
WAKE FOREST NC 27587-6176

1840748927
LUCAS, ERIC FRANCIS LUCAS, LAUREN MICHELE
529 CLIFTON BLUE ST
WAKE FOREST NC 27587-6176

1840756623
CASTRILLON, LUIS D
413 OTWAY RD
WAKE FOREST NC 27587-4574

1840743219
GREGORY, RICKY J GREGORY, KAREN K
589 CANVAS DR
WAKE FOREST NC 27587-6144

1840743619
WAKE FOREST TOWN OF
301 BROOKS ST
WAKE FOREST NC 27587-2901

1840755587
BUNN, WILLIAM BUNN, KELLIE
417 OTWAY RD
WAKE FOREST NC 27587-4574

1840741259
DUNCAN, KIM GENTRY DUNCAN, ANITA HURLEY
588 CANVAS DR
WAKE FOREST NC 27587-6147

1840755469
ROBLES, PATRICIA B ROBLES, RAMIRO JR
421 OTWAY RD
WAKE FOREST NC 27587-4574

1840559154
TRI POINTE HOMES HOLDINGS INC
1330 SUNDAY DR STE 101
RALEIGH NC 27607-5196

1840558333
TRI POINTE HOMES HOLDINGS INC
1330 SUNDAY DR STE 101
RALEIGH NC 27607-5196

1840558308
TRI POINTE HOMES HOLDINGS INC
1330 SUNDAY DR STE 101
RALEIGH NC 27607-5196

1840557484
TRI POINTE HOMES HOLDINGS INC
1330 SUNDAY DR STE 101
RALEIGH NC 27607-5196

1840557469
TRI POINTE HOMES HOLDINGS INC
1330 SUNDAY DR STE 101
RALEIGH NC 27607-5196

1840741230
ALEXANDER SHALAR & MARGARET HARWOOD SHALAR REVOCAB
592 CANVAS DR
WAKE FOREST NC 27587-6147

1840744259
FIGUEROA, JAMES P KOBUS, BARBARA
586 SYDNEY HARBOUR PT
WAKE FOREST NC 27587-4439

1840628697
NORTH CAROLINA STATE OF
STATE PROPERTY OFFICE
116 W JONES ST
RALEIGH NC 27603-1335

1840754136
JENSEN, CHRISTINE
512 OTWAY RD
WAKE FOREST NC 27587-8364

1840747972
COLLAZO, HENRY COLLAZO, CAROL
533 CLIFTON BLUE ST
WAKE FOREST NC 27587-6176

1840645551
GRASSO, DENNA S GRASSO, THOMAS J
937 CORAL BELL DR
WAKE FOREST NC 27587-4396

1840745670
SLAVIK, NATHAN SLAVIK, AMANDA
553 CLIFTON BLUE ST
WAKE FOREST NC 27587-6176

1840754058
CURTIS, ANDI-DANIELLE WARKER CURTIS, JEFFREY WARNER
516 OTWAY RD
WAKE FOREST NC 27587-8364

1840768002
MANUS, ROGER MANUS, DAWN
1024 WILTS DAIRY PT
WAKE FOREST NC 27587-3953

1840754629
PHEBUS, BLAINE E PHEBUS, MARILYN D
428 OTWAY RD
WAKE FOREST NC 27587-4573

1840741002
COX, FREDRICK E COX, CATHERINE G
600 CANVAS DR
WAKE FOREST NC 27587-6145

1840766062
BOYER, TYSON REG BOYER, LESA PATRICIA
1016 WILTS DAIRY PT
WAKE FOREST NC 27587-3953

1840721919
NORTH CAROLINA STATE OF
STATE PROPERTY OFFICE
116 W JONES ST
RALEIGH NC 27603-1335

1840748507
BENNETT, DAVID B BENNETT, EMMA H
500 LOLLEY CT
WAKE FOREST NC 27587-4484

1840742194
DIFRANCO, ADRIENNE TRUSTEE
1105 FRONT GATE LN
WAKE FOREST NC 27587-3856

1840743216
MALOY, JANE A
591 CANVAS DR
WAKE FOREST NC 27587-6144

1840743336
MCAULIFFE, KATHLEEN
583 CANVAS DR
WAKE FOREST NC 27587-6144

1840554648
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840741008
GOODWIN, EDWARD M
598 CANVAS DR
WAKE FOREST NC 27587-6147

1840753692
HOH, CHRISTOPHER D. HOH, JENA E.
432 OTWAY RD
WAKE FOREST NC 27587-4573

1840743349
OSBORNE, DAVID R OSBORNE, BARBARA Y
581 CANVAS DR
WAKE FOREST NC 27587-6144

1840558288
TRI POINTE HOMES HOLDINGS INC
1330 SUNDAY DR STE 101
RALEIGH NC 27607-5196

1840755897
SANK, JEFFREY A SHANNON-SANK, MICHAELA A
416 OTWAY RD
WAKE FOREST NC 27587-4573

1840741112
SMITH, DOLORES L
596 CANVAS DR
WAKE FOREST NC 27587-6147

1840756220
AHART, CHRISTOPHER JOSEPH AHART, AMELIA ANNE
509 OTWAY RD
WAKE FOREST NC 27587-8363

1840746789
SHARPE, TIMOTHY M
541 CLIFTON BLUE ST
WAKE FOREST NC 27587-6176

1840753388
HICKEY, ARTHUR G JR LYONS, SUZANNE MARY
500 OTWAY RD
WAKE FOREST NC 27587-8364

1840763154
WAKE FOREST TOWN OF
PO BOX 1615
WAKE FOREST NC 27588-1615

1840752863
WAKE FOREST TOWN OF
301 BROOKS ST
WAKE FOREST NC 27587-2901

1840744735
LIONELLI, VICKI LIONELLI, THOMAS
548 CLIFTON BLUE ST
WAKE FOREST NC 27587-6175

1840642884
TOLL SOUTHEAST LP COMPANY INC
1140 VIRGINIA DR
FORT WASHINGTON PA 19034-3204

1840645605
TOLL SOUTHEAST LP COMPANY INC
1140 VIRGINIA DR
FORT WASHINGTON PA 19034-3204

1840645772
TOLL SOUTHEAST LP COMPANY INC
1140 VIRGINIA DR
FORT WASHINGTON PA 19034-3204

1840645947
TOLL SOUTHEAST LP COMPANY INC
1140 VIRGINIA DR
FORT WASHINGTON PA 19034-3204

1840654062
TOLL SOUTHEAST LP COMPANY INC
1140 VIRGINIA DR
FORT WASHINGTON PA 19034-3204

1840653098
TOLL SOUTHEAST LP COMPANY INC
1140 VIRGINIA DR
FORT WASHINGTON PA 19034-3204

1840652089
TOLL SOUTHEAST LP COMPANY INC
1140 VIRGINIA DR
FORT WASHINGTON PA 19034-3204

1840651084
TOLL SOUTHEAST LP COMPANY INC
1140 VIRGINIA DR
FORT WASHINGTON PA 19034-3204

1840641937
TOLL SOUTHEAST LP COMPANY INC
1140 VIRGINIA DR
FORT WASHINGTON PA 19034-3204

1840643890
TOLL SOUTHEAST LP COMPANY INC
1140 VIRGINIA DR
FORT WASHINGTON PA 19034-3204

1840642520
TOLL SOUTHEAST LP COMPANY INC
1140 VIRGINIA DR
FORT WASHINGTON PA 19034-3204

1840742174
SMITH, MARY LOU
1103 FRONT GATE LN
WAKE FOREST NC 27587-3856

1840743321
MCCRAW, TERRY L MCCRAW, SAMMIE H
587 CANVAS DR
WAKE FOREST NC 27587-6144

1840767232
HILL, ROBERT N TRUSTEE HILL, JANE T TRUSTEE
1017 WILTS DAIRY PT
WAKE FOREST NC 27587-3953

1840744111
KLOCH, LINDA L
1115 FRONT GATE LN
WAKE FOREST NC 27587-3856

1840744257
LERNER, NANCY B
588 SYDNEY HARBOUR PT
WAKE FOREST NC 27587-4439

1840765091
STUART, CHARLES J STUART, HEIDI E
1012 WILTS DAIRY PT
WAKE FOREST NC 27587-3953

1840743496
ZEPEDE, JAMES ALBERT JR REYES, MARIA L
560 CLIFTON BLUE ST
WAKE FOREST NC 27587-6175

1840744362
FINN, BRANDY CHINE, NATHAN
584 SYDNEY HARBOUR PT
WAKE FOREST NC 27587-4439

1840754958
BAZEMORE, SERENA N BAZEMORE, MICHAEL JR
1004 WILTS DAIRY PT
WAKE FOREST NC 27587-3953

1840646360
HART, JASON LICHTENBERGER, LISA
940 CORAL BELL DR
WAKE FOREST NC 27587-4396

1840744140
ANASTASIO, MARIANNE K
1117 FRONT GATE LN
WAKE FOREST NC 27587-3856

1840754213
DEGRAS, LORRAINE
508 OTWAY RD
WAKE FOREST NC 27587-8364

1840756000
BERRYANN, KENNETH W JR BERRYANN, KAREN H
532 CLIFTON BLUE ST
WAKE FOREST NC 27587-6175

1840744608
BRANDT, ANDRE R FONTAINE, SUZANNE G
552 CLIFTON BLUE ST
WAKE FOREST NC 27587-6175

1840753485
CHOI, USEOK RICKY IM, MYUNGJA
440 OTWAY RD
WAKE FOREST NC 27587-4573

1840746289
MCCARTHY, LINDA WILLIAMS MCCARTHY, BASILIO REYES
1201 HERITAGE HEIGHTS LN
WAKE FOREST NC 27587-4398

1840744230
ELYARD, TIMOTHY RAYMOND
592 SYDNEY HARBOUR PT
WAKE FOREST NC 27587-4439

1840647412
HUGHES, EVAN P HUGHES, CANDACE S
948 CORAL BELL DR
WAKE FOREST NC 27587-4396

1840754776
ST AMOUR, SUSAN L
424 OTWAY RD
WAKE FOREST NC 27587-4573

1840743123
ALLEN, CAROLYN H. HICKS, KIMBERLY ALLEN
1107 FRONT GATE LN
WAKE FOREST NC 27587-3856

1840757281
MACHADO, DOUGLAS ANTHONY MACHADO, SARAH RENEE
520 CLIFTON BLUE ST
WAKE FOREST NC 27587-6175

1840741375
MEYER, ANGELA L
584 CANVAS DR
WAKE FOREST NC 27587-6147

1840757517
GALIC, MATTHEW GALIC, IVANA
1005 CREEDS HILL CT
WAKE FOREST NC 27587-4571

1840746606
ODELL, STEPHEN ODELL, NATALIIA
549 CLIFTON BLUE ST
WAKE FOREST NC 27587-6176

1840755297
ALSTON, SAVEON JOHNSON, CRYSTAL
505 OTWAY RD
WAKE FOREST NC 27587-8363

1840647302
POLIZIO, THOMAS ANTHONY POLIZIO, VICTORIA ZELLEFROW
944 CORAL BELL DR
WAKE FOREST NC 27587-4396

1840767032
LABUSCHAGNE, DEWALD LABUSCHAGNE, JAY-ANNE
1020 WILTS DAIRY PT
WAKE FOREST NC 27587-3953

1840768202
MERRILL, DENISE NICOLE
1021 WILTS DAIRY PT
WAKE FOREST NC 27587-3953

1840755375
LOSURDO, CRAIG LOSURDO, KIM
501 OTWAY RD
WAKE FOREST NC 27587-8363

1840753583
DAZA, SANTIAGO INCA TENNAKOON, DILSHANI MADHUBHASHINI
436 OTWAY RD
WAKE FOREST NC 27587-4573

1840741126
KINNEY, JOHN THOMAS KINNEY, MARLA MARIA
594 CANVAS DR
WAKE FOREST NC 27587-6147

1840765292
DURING, ROSALINE HANNAH
1009 WILTS DAIRY PT
WAKE FOREST NC 27587-3953

1840755822
OLSEN, AMANDA OLSEN, PATRICK
420 OTWAY RD
WAKE FOREST NC 27587-4573

1840556328
GARMAN HOMES LLC
3725 STONEGATE DR
DURHAM NC 27705-5477

1840556402
GARMAN HOMES LLC
3725 STONEGATE DR
DURHAM NC 27705-5477

1840555486
GARMAN HOMES LLC
3725 STONEGATE DR
DURHAM NC 27705-5477

1840559187
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840555545
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840555576
HR NORTHLAKE LLC
READER AND PARTNERS LLC
5850 T G LEE BLVD STE 200
ORLANDO FL 32822-4408

1840757838
REAVES, JEREMIE REAVES, LOURDES M
408 OTWAY RD
WAKE FOREST NC 27587-4573

1840765221
RAPPLEYE LEASING LLC
8676 SEARS RD
HORTON MI 49246-9663

1840755927
MOORE, CYNTHIA K PIKE, WALTER GRAY JR
1008 WILTS DAIRY PT
WAKE FOREST NC 27587-3953

1840747356
GLEN, YOVINA AZUCENA MORROW, JOHN FRANCIS III
1205 HERITAGE HEIGHTS LN
WAKE FOREST NC 27587-4398

1840743142
BRYSON, GREGORY SAUER-BRYSON, KRISTA
7213 HASENTREE CLUB DR
WAKE FOREST NC 27587-1710

1840766262
REACH, BRANDI K
1013 WILTS DAIRY PT
WAKE FOREST NC 27587-3953

1840862809
LEGACY HERITAGE LAKE ROAD LLC
25101 CHAGRIN BLVD STE 300
BEACHWOOD OH 44122-5693

1840756391
MCWILLIAMS, DAVID T TRUSTEE MCWILLIAMS, KATHERINE W TRUSTEE
1004 CREEDS HILL CT
WAKE FOREST NC 27587-4571

1840756868
ALDEN, KENNETH TRUSTEE ALDEN, LAURA STEINROEBER TRUSTEE
412 OTWAY RD
WAKE FOREST NC 27587-4573

1840744244
THOMAS, TERESA
590 SYDNEY HARBOUR PT
WAKE FOREST NC 27587-4439

1840741362
SHAFFER, SIMON PETER SHAFFER, SHEILA M
586 CANVAS DR
WAKE FOREST NC 27587-6147

1840767849
TOWN OF WAKE FOREST
301 BROOKS ST
WAKE FOREST NC 27587-2901

1840744376
PAYNE, KENNETH ALLEN PAYNE, MARIA P
582 SYDNEY HARBOUR PT
WAKE FOREST NC 27587-4439

1840637946
WAKE FOREST TOWN OF
301 BROOKS ST
WAKE FOREST NC 27587-2901

1840643941
TOLL SOUTHEAST LP COMPANY INC
1140 VIRGINIA DR
FORT WASHINGTON PA 19034-3204

1840646803
TOLL SOUTHEAST LP COMPANY INC
1140 VIRGINIA DR
FORT WASHINGTON PA 19034-3204

1840676548
SWARTZEL, MICHAEL E SWARTZEL, ELIZABETH E
721 ROCKVILLE RD
WAKE FOREST NC 27587-2463

1840679773
CHAVIS, DONALD E CHAVIS, MELODY
712 LEDGEROCK RD
WAKE FOREST NC 27587-5143

1840678494
LANSON, JOHN JAMES LANSON, RITAMARIE S
736 ROCKVILLE RD
WAKE FOREST NC 27587-2462

1840678653
LEGGETT, DURWARD W III
735 ROCKVILLE RD
WAKE FOREST NC 27587-2463

1840771550
WILLIAMS, SHEILA P
748 ROCKVILLE RD
WAKE FOREST NC 27587-2462

1840773569
KEYS, PERRY A KEYS, TONJA
509 LEDYARD CT
WAKE FOREST NC 27587-5163

1840770457
HAMAMOUCHE, KALI HAMAMOUCHE, FRANCES
744 ROCKVILLE RD
WAKE FOREST NC 27587-2462

1840678422
WIDHANA, KADEK DOUNGPORN, CHULAPAKORN
732 ROCKVILLE RD
WAKE FOREST NC 27587-2462

1840679476
STEWART, JEFFREY STEWART, JENNIFER
740 ROCKVILLE RD
WAKE FOREST NC 27587-2462

1840773705
ADAMS, THOMAS J. ADAMS, ROCHELLE L.
501 LEDYARD CT
WAKE FOREST NC 27587-5163

1840675574
DEACONS RIDGE HOMEOWNERS ASSOC INC
SENTRY MANAGEMENT INC
2180 W SR 434 STE 5000
LONGWOOD FL 32779-5042

1840775628
WRIGHT, L MICHAEL WRIGHT, KATHERINE C
504 LEDYARD CT
WAKE FOREST NC 27587-5163

1840771784
ECHEVARRIA, ASDIEL
760 ROCKVILLE RD
WAKE FOREST NC 27587-2462

1840679674
SCHWARTZ, DAVID
741 ROCKVILLE RD
WAKE FOREST NC 27587-2463

1840775717
KERR, NICHOLAS PRESTON KERR, KERRYANNE
900 LEDGEROCK RD
WAKE FOREST NC 27587-5160

1840771598
SAKOWSKI, ROBERT EDWARD TRUSTEE
SAKOWSKI, NANCY LYNN TRUSTEE
752 ROCKVILLE RD
WAKE FOREST NC 27587-2462

1840774670
AMH NC PROPERTIES LP
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301-2148

1840872883
TOWN OF WAKE FOREST
301 BROOKS ST
WAKE FOREST NC 27587-2901

1840771645
HARKEY, CAMERON M HARKEY, AMBER P
756 ROCKVILLE RD
WAKE FOREST NC 27587-2462

1840677641
KOENIGSHOFER, JENNA
731 ROCKVILLE RD
WAKE FOREST NC 27587-2463

1840772695
JACOBE, ELIZABETH MYERS
505 LEDYARD CT
WAKE FOREST NC 27587-5163

1840768272
HPA BORROWER 2016 ML LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO IL 60606-6995

1840779908
LEDGEROCK PROPERTIES LLC
1017 EXETER FIELD CIR
RALEIGH NC 27614-8473

1840779965
LEDGEROCK PROPERTIES LLC
1017 EXETER FIELD CIR
RALEIGH NC 27614-8473

1840870923
LEDGEROCK PROPERTIES LLC
1017 EXETER FIELD CIR
RALEIGH NC 27614-8473

1840870981
LEDGEROCK PROPERTIES LLC
1017 EXETER FIELD CIR
RALEIGH NC 27614-8473

1840871972
LEDGEROCK PROPERTIES LLC
1017 EXETER FIELD CIR
RALEIGH NC 27614-8473

1840778764
LEDGEROCK PROPERTIES LLC
1017 EXETER FIELD CIR
RALEIGH NC 27614-8473

1840778619
LEDGEROCK PROPERTIES LLC
1017 EXETER FIELD CIR
RALEIGH NC 27614-8473

1840777636
LEDGEROCK PROPERTIES LLC
1017 EXETER FIELD CIR
RALEIGH NC 27614-8473

1840776645
LEDGEROCK PROPERTIES LLC
1017 EXETER FIELD CIR
RALEIGH NC 27614-8473

1840776725
LEDGEROCK PROPERTIES LLC
1017 EXETER FIELD CIR
RALEIGH NC 27614-8473

1840775688
LEDGEROCK PROPERTIES LLC
1017 EXETER FIELD CIR
RALEIGH NC 27614-8473

EXHIBIT C – LETTERS AND ATTESTATION OF MAILING

Neighborhood Meeting - Attestation Statement of Mailing

0 Friendship Chapel Road, Wake Forest, NC
(RZ-22-05)

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects the notification letters, enclosures, envelopes, and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 15.3 of the Wake Forest UDO, and I do hereby further attest that that I oversaw the depositing of all required neighborhood meeting notification letters with the US. Postal Service on the 13th day of May 2022. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.

_____ 5/25/2022

Samuel T. Morris, Longleaf Law Partners Date

Signature of Applicant/Applicant Representative

EXHIBIT D – ITEMS DISCUSSED

1. As part of the applicant's presentation, the applicant provided an overview of the rezoning process in the Town of Wake Forest. The applicant noted that the rezoning request has received one round of Town staff comments, and that this neighborhood meeting is being held, after which the applicant will submit plans for a second review. The applicant described that after staff review is complete, that the rezoning would be considered by the Planning Board, which makes a recommendation to the Board of Commissioners, and that the Board of Commissioners takes final action on the rezoning request.

2. As part of the applicant's presentation, the applicant described the location of the property, the context of the surrounding area, the existing and planned streets, and the development surrounding the property.

3. As part of the applicant's presentation, the applicant detailed the current zoning of the property, including the uses and intensity and conditions associated with the current zoning. The applicant compared the uses and intensity permitted by current zoning with the uses and intensity proposed by the pending rezoning request.

4. As part of the applicant's presentation, the applicant described the Community Plan designation of the property (Transit Supportive Residential), and provided the Community Plan description of this category.

5. As part of the applicant's presentation, the applicant showed a rendered site plan of the proposed development, the site plan that is part of the rezoning request, as well as conceptual images highlighting what the future dwellings might look like. The applicant described the requirement to construct Friendship Chapel Road through the property, connecting to existing stub streets. The applicant highlighted the amount of open space, the width of buffers, and the location of the greenway.

6. At the conclusion of the applicant's presentation, the applicant reminded the attendees that the rezoning request will be going through additional rounds of staff review, after which it will go to the Planning Board and Board of Commissioners.

7. One of the attendees asked what is happening to the parcels on the north side of the highway, which are disconnected from the project. The applicant responded that those parcels are being rezoned to Open Space and would be used as open space.

8. One of the attendees asked about the construction of Friendship Chapel Road and how that would affect the use of the greenway during construction and after construction. The applicant stated that the plan is to use a culvert for the creek crossing, and that the future crossing would accommodate the greenway trail. The applicant acknowledged that

construction of Friendship Chapel Road in that area will likely impact the use of the greenway temporarily, and that the applicant would work with the Town on how best to handle that during the construction drawing phase.

9. One of the attendees raised the issue of traffic safety in the area, particularly given the apartments to the immediate east of the subject property and the shopping center located across Heritage Lake Road. The attendee provided information about the history of the traffic signal at Heritage Lake Road and Friendship Chapel Road, and the concern about traffic from the new apartments turning left on to Friendship Chapel Road and Heritage Lake Road. The applicant acknowledged the concerns of the attendee, and highlighted the low-density and low trip generation associated with the rezoning request.

10. One of the attendees asked about possible construction traffic entrances. The applicant noted that construction traffic would likely utilize entrances from Friendship Chapel Road on both the east and west side of the property.

EXHIBIT E – MEETING ATTENDEES

1. Michael Birch (Longleaf Law Partners)
2. Samuel Morris (Longleaf Law Partners)
3. John Meyers
4. Beth Blackmon
5. Ty Armstrong
6. Bob Hill
7. Yolanda Taylor
8. Eugene Taylor
9. Jenna Koenishofer
10. Ted Caporal

Conditional District Rezoning Application

(Conditional District Rezoning - Planning Board Workflow)

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

Project Overview #724104

Project Title: Reserve at Dunn Creek Conditional District Rezoning

Application Type: Conditional District Rezoning

Workflow: Conditional District Rezoning - Planning Board

Jurisdiction: Town of Wake Forest (Wake County)

State: NC

County: Wake

Submittal Requirements

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

VIEW CONDITIONAL DISTRICT REZONING SUBMITTAL CHECKLIST

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

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

Pre-Application Meeting

Has a pre-application conference been held?: Yes

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

Pre-Application Conference Date: 10/11/2021

Staff Member Met With: Patrick Reidy, Michelle Michael, Dylan Bruchhaus, Luke Devores

Project ID: RZ-22-05

Project Information

Development/Subdivision (optional - for reference only):
Reserve at Dunn Creek

Project Address or PIN:

- 0 FRIENDSHIP CHAPEL RD (1840761824)
- 0 NC 98 BYP (1840676254)
- 0 FRIENDSHIP CHAPEL RD (1840660542)
- 0 FRIENDSHIP CHAPEL RD (1840657710)

Tax PIN:

Zoning: Zoning

- 1840761824
- 1840676254
- 1840660542
- 1840657710
- 0 FRIENDSHIP CHAPEL RD: RMX
- 0 NC 98 BYP: GR3
- 0 FRIENDSHIP CHAPEL RD: GR3
- 0 FRIENDSHIP CHAPEL RD: RMX

Current Zoning Overlay: SH2-O, Dr. Calvin Jones Highway Overlay,TND, Traditional Neighborhood Development

Town Limits: In ETJ

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

Land Use: Land Use Development

- 0 FRIENDSHIP CHAPEL RD: Residential
- 0 FRIENDSHIP CHAPEL RD: Residential

Acreage: 67.42(76.37 acres including ROW)

GIS Acreage: Parcel

- 0 FRIENDSHIP CHAPEL RD: 20.85
- 0 NC 98 BYP: 1.8
- 0 FRIENDSHIP CHAPEL RD: 15.97
- 0 FRIENDSHIP CHAPEL RD: 31.39

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-22-05

Project Contacts

Please enter all project contacts related to your application.

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

Project Contact - Applicant
Ty Armstrong
Abode Communities, LLC
3105 Glenwood Ave, Suite 105
Raleigh , NC 27612
P: 9197969944
tarmstong@edgewater-ventures.com

Project Contact - Property Owner
Ty Armstrong
Abode Communities, LLC
3105 Glenwood Ave, Suite 105
Raleigh , NC 27612
P: 9197969944
tarmstong@edgewater-ventures.com

Project Contact - Developer
Ty Armstrong
Abode Communities, LLC
3105 Glenwood Ave, Suite 105
Raleigh , NC 27612
P: 9197969944
tarmstong@edgewater-ventures.com

Project Contact - Engineer
Sean Hein
Timmons Group
5410 Trinity Road, Suite 102
Raleigh, NC 27607
P: 9198664934
sean.hein@timmons.com

Project Contact - Other
Beth Blackmon
Timmons Group
5410 Trinity Road , suite 310
Raleigh, NC 27607
P: 919-866-4509
F: 919-859-5663

beth.blackmon@timmons.com

Traffic Impact Analysis

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

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

Project Number:

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

TIA review fees will be added to this permit.

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

Proposed Conditional Zoning District: UR-CD, Urban Residential,RMX-CD, Residential Mixed-Use, OS-CD Open Space

Proposed Land Use: Resdiential subdivision

Number of Buildings: 300

Number of Townhome Lots: 230

Number of Stories: 3

Proposed Number of Lots: 300

Number of Single-Family Lots: 70

Number of Multi-Family Units: 0

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

Plan Information - Conditional Rezoning

Description of Request:
Reserve at Dunn Creek is a proposed subdivision with split zoning between conditional UR, conditional RMX, and open space.

Initial Proposed Conditions Offered by Applicant:
See signed conditions below.

Justification of Consistency with Comprehensive Plan:

The 2009 community plan calls for Town Center in this area. The area is distinctly urban in character and includes features such as walk-ability, streetscape improvements, and well-integrated street networks. The Reserve at Dunn Creek will uphold these characteristics by maintaining an urban density and homes will have front porches to emphasize the importance of the streetscape within the neighborhood.

ABODE
COMMUNITIES

ZONING CONDITIONS:

1. Improvements recommended by the Traffic Impact Analysis (as approved by NCDOT and Town of Wake Forest) shall be constructed as per final requirements and timing. In addition, Developer shall make a proportional fee in lieu payment (FIL) towards a traffic signal to be installed by others at the intersection of Jones Dairy Rd and Friendship Chapel Rd. The FIL shall be calculated by Developer subject to Town approval and the FIL shall be paid prior to approval of the Construction Drawings. Any NCDOT driveway permits, encroachment permits and/or control of access permits will have to be obtained by the applicant from NCDOT and any conditions imposed by NCDOT will have to be met by the applicant.
2. Subdivision Master Plan (SD-22-07) is a condition of the rezoning request. Amendments to the master plan shall require a rezoning amendment unless the administrator finds the modifications to be minor and in keeping with the spirit and intent of the adopted subdivision master plan.
3. The extension of Friendship Chapel Road will require an environmental crossing along the western boundary adjacent to Holding Village. An existing agreement is in place between the Town and Holding Village to contribute funds towards this crossing. Prior to approval of CDs, Developer shall enter into an agreement with the Town and Holding Village (3-party) to utilize the funds available under the existing agreement to construct the crossing, with Developer contributing its share of the cost.
4. Uses allowed under this rezoning shall be limited to residential (single family and townhome) and/or multi-family as well as supporting amenities and administrative functions to support the units to be constructed. Home occupation business per the standards of the UDO would be allowed.
5. Greenways shall be constructed as noted on the approved Preliminary Subdivision Plan and shall be constructed at such time as the immediately adjacent plat and improvements are completed.
6. Buffers shall be installed prior to record plat for the phase immediately adjacent to the buffer.
7. Type C buffers are required where noted on the Preliminary Subdivision Plans. This may in some instances be satisfied as non-disturbed buffer where existing vegetation is sufficient or may be deemed sufficient with inclusion of supplemental plantings.
8. Areas have been identified as "Improved Park Space" (IPS) on the Preliminary Subdivision Plans. The IPS areas are denoted as IPS 1-4. Construction of the improvements within IPS 1-4 shall be completed in the following manner.
    a. IPS 1.....This is the Primary Amenity area and will include a pool, clubhouse, a minimum of 1 other item from the Amenity List noted in this section and associated parking. It is likely that some or all of the mail boxes to serve the community will be located here. The Primary Amenity area will commence construction no later than the issuance of the 25th percentile of building permits and be completed by no later than the issuance of the 75th percentile building permit.
    b. IPS 2.....This shall be completed by no later than the issuance of the 50th percentile building permit south of Friendship Chapel Road and shall include no less than 2 items

ABODE
COMMUNITIES

from the Amenity List noted in this section. It is possible that some of the mail boxes to serve the community may be located here.

c. IPS 3 and IPS 4.....shall each include no less than 1 item from the Amenity List noted in this section.

d. Amenity List:.....(i) Enclosed dog park; (ii) Picnic table with grills; (iii) Seating benches or trellis swings; (iv) Playground; (v) Shade structure with seating; (vi) Outdoor fire pit with seating; (vii) hard surface recreational court or bocci.

9. Section 6.5.1.G requires 1 external access point for every 100 single family lots. This requirement is waived for this project given the desire to minimize environmental impacts as well as minimize direct access points onto Hwy 98
10. Certain townhome lots within the project shall be allowed to front onto open space. These are noted as lot numbers 25-55 & 214-232 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein.
11. Certain townhome lots shall be allowed to have front load garages (in lieu of alleys). These lots shall all have driveways directly accessing the fronting public streets. These are noted as lot numbers 25-27 & 141-204 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein.
12. The project includes 2 parcels north of Hwy 98. These parcels shall be designated as open space and Tract 1 shall be deeded to the Town (at no cost to the Town) with the recording of the final plat for the first phase of building lots.
13. The project will adhere to a number of architectural conditions including the following: Townhome Dwelling Construction Standards
    a. Townhomes shall include a minimum of 1,400 heated square footage.
    b. Townhome units shall vary in width from 20' - 26' wide. There will be a minimum of 2 different Townhome widths with each width comprising no less than 20% of the unit count.
    c. Townhomes shall be 2-story or 3-story buildings with each type comprising no less than 20% of the unit count
    d. Townhomes less than 24' in width will have a 1- or 2-car garage and all Townhomes 24' or wider shall have a 2-car garage.
    e. To provide privacy, all front entrances shall be raised from the finished grade (at the right of way line) a minimum of 18 inches.
    f. Exposed foundation on the front of units shall be brick or stone.
    g. Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/shake, drop siding, primed board, wood board and batten, brick and/or stone.
    h. Roof Materials may be comprised of the following: standing seam metal or asphalt shingles. Roofs on porches or overhangs shall be standing seam metal.
    i. Front facades shall be comprised of a minimum of two (2) of the listed wall materials. Columns on front facades shall be a minimum of 6"x6" with a decorative masonry base a minimum of 24" in height.

ABODE
COMMUNITIES

j. All townhomes shall have rear load garages except where front load units are allowed as noted on the approved Masterplan.
k. No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
l. Each building shall include a unifying masonry element such as a masonry water table, masonry base on columns, masonry door surround or accent, etc.
m. Each building shall include a minimum of 3 primary colors (excluding trim colors). No two adjacent units shall have the same primary color. Front doors shall be an accent color different than the primary unit color. In addition front doors shall have natural light in the form of one of the following..(i) transom over door; (ii) sidelight; or (iii) glass door insert.
n. Eaves shall project 8-12".
o. All townhomes with front loaded garages shall include carriage style garage doors with glass inserts.
p. Architectural elements shall be included as noted below:
    i. Entrance Elements (Every unit shall have an Entrance element with min of 2 being porches in each building with end unit porches being preferred where possible.)
    - Recessed Entry
    - Covered stoop (5'x5' min)
    - Usable porch a minimum of 5' deep and extending more than 50% of the facade.
    ii. Building Off-Set (Min. of 3 of each off-set per building cluster)
    - Facade Off-set (12" min. between primary faces)
    - Roof Line off-set (12" min.)
    iii. Facade Elements (Every unit shall have a two Façade elements one of which shall be window trim.)
    - Bay Window
    - Balcony
    - Window Trim (3.5" min. width)
    - Shutters
    - Patterned Finish (Scales, Shakes, Wainscoting, etc)
    iv. Roof Elements (Min. of 60% of units per building cluster shall have a Roof Element)
    - Dormer
    - Gable
    - Cupola/Tower/Chimney

Single Family Dwelling Construction Standards.

a. Vinyl siding is prohibited. Vinyl trim, windows and soffits will be allowed.
b. Any exterior wall of a corner lot unit visible from a street shall contain at least three decorative elements such as, but not limited to, the following elements: a. Bay window; b. Recessed window; c. Decorative window; d. Trim around windows; e. Side porch; f.two or more building materials; g. Decorative brick or stone; h. Decorative trim; i. Decorative shake

ABODE
COMMUNITIES

c. Main roof pitches shall be between 6:12 and 12:12
d. Front doors shall be an accent color different than the primary unit color. In addition front doors shall have natural light in the form of one of the following..(i) transom over door; (ii) sidelight; or (iii) glass door insert.
e. Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth-faced concrete masonry unit foundations with 12" or more of exposed material shall be covered by decks, porches, or be clad in face brick, stone, or some other masonry material finish.
f. Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. This also applies to Townhomes. A minimum of 50% of the Single Family Dwellings will have a covered porch or stoop.
g. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO. This also applies to Townhomes.
h. Garage Door setback from façade: Garages shall be set back a minimum of 18' and a maximum of 25 feet from the back of the sidewalk. In addition, the garage doors shall be flush with or recessed from the farthest protruding element of the building (ie..porch, covered portico entry or building face), such that the garage door is not the closest building element to the sidewalk. All garage doors shall be carriage style with glass inserts.

14. Structures heights shall be limited to the following maximums: RMX zoning 3 stories; UR zoning 3 stories
15. Per UDO section 7.3.3, the portions of the property designated as "Open Space To Be Dedicated to Town of Wake Forest" on the Subdivision Master Plan (SD-22-07) south of Friendship Chapel Road shall be dedicated to the Town of Wake Forest (at no cost to the Town) at such time the final plat is recorded for the immediately adjacent lots.
16. Developer shall provide a public art feature at the intersection of Friendship Chapel Road and Road D unless otherwise directed by the Town. The public art feature shall be subject to approval by the Towns Public Art Commission and installed prior to issuance of 150th CO. Developer shall allocate $25,000 for the design and installation of the public art feature.
17. Road A may exceed block length standards between Friendship Chapel Road and Road B (407'); between Road B and Road J (534'); and between Road E and Road D (437'); and between Road C and Road D (661').
18. Road E may exceed block length standards with a maximum length of 545'.
19. Road B may exceed block length standards between Road C and Road D with a maximum length of 415'.
20. Friendship Chapel Road may exceed block length standards to preserve the design of the connector road between existing developments.
21. TND overlay shall be removed from the subject properties.
22. A 6' sidewalk shall be installed, on the north side of Friendship Chapel Road, from Road D to the Legacy Driveway.

ABODE
COMMUNITIES

Ty Armstrong

Director

ABODE Communities

3105 GLENWOOD AVENUE, SUITE 105 | RALEIGH, NC | 27612

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: 632357 Submittal Date: 03/09/2022

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

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

The property is located at: Friendship Chapel Road; PIN: 1840-65-7710 & PIN: 1840-67-6254

The agent for this project is: Abode Communities LLC

☐ 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):

T. Barker Dameron
as Trustee

Print or type name(s):

Attach additional sheets if there are additional owners.

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

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: 632357 Submittal Date: 03/09/2022

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

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

The property is located at: Friendship Chapel Road; PIN: 1840-66-0542

The agent for this project is: Abode Communities LLC

☐ 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):

Print or type name(s):

Attach additional sheets if there are additional owners.

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

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: 632357 Submittal Date: 03/09/2022

High Bar Creek LLC is the owner of the property for which the attached application is being submitted:

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

The property is located at: Friendship Chapel Road PIN: 1840-76-1824

The agent for this project is: Abode Communities LLC

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

Name:

Address:

Telephone Number: Fax:

Email Address:

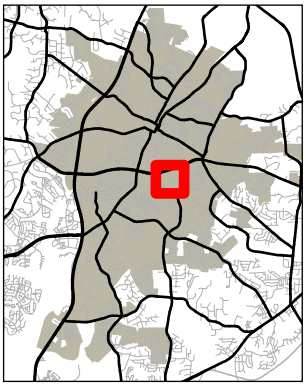
Signature(s) of Owner(s):

D Banks Dawson

Print or type name(s):

Attach additional sheets if there are additional owners.

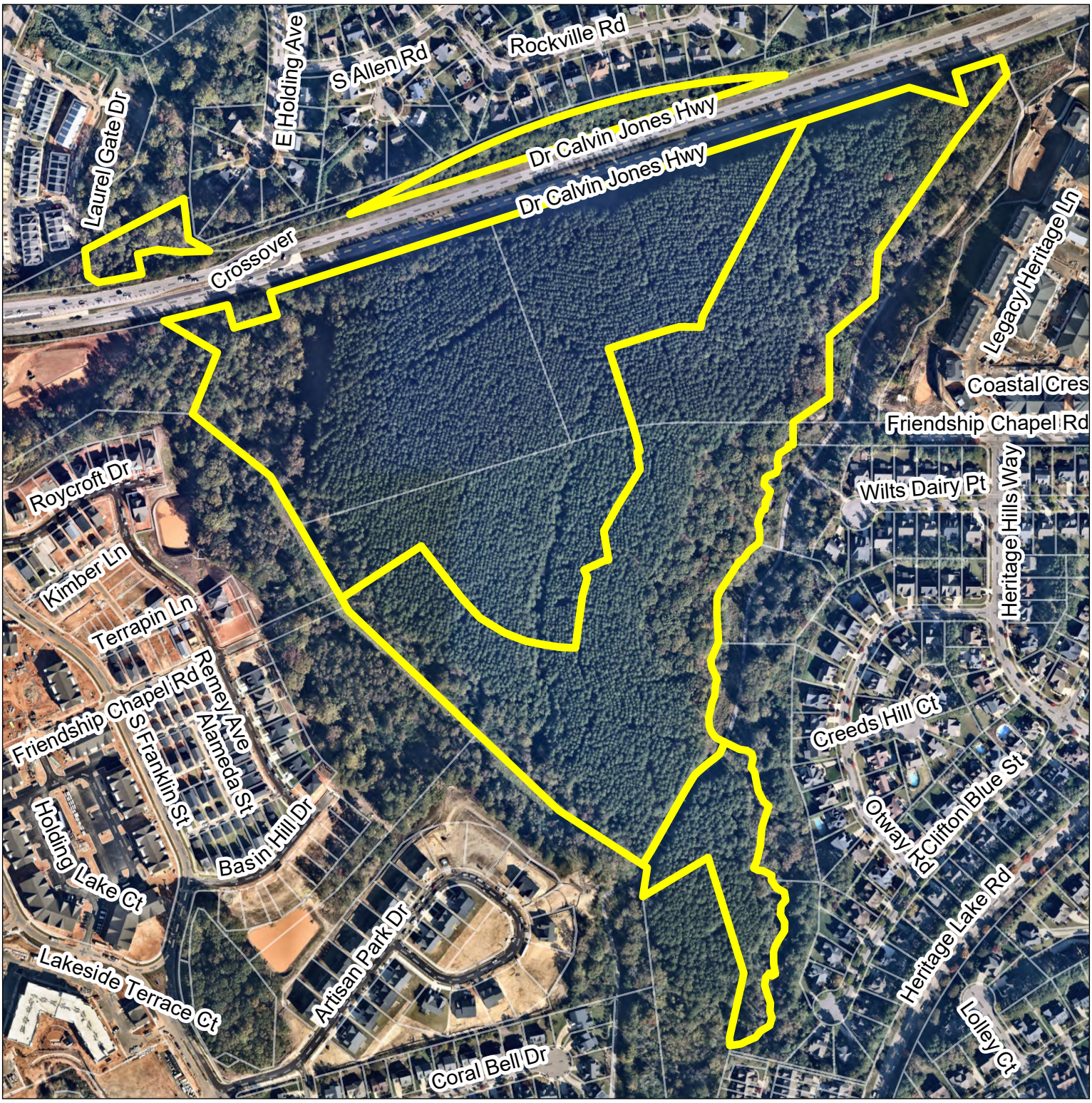
***Owner of record as shown on the latest equalized assessment rolls of Wake County. (An option to purchase does not constitute ownership). If ownership has been recently transferred, a copy of the deed must accompany this authorization.**



TOWN of WAKE FOREST

RZ-22-05
Reserve at Dunn Creek
Conditional District Rezoning

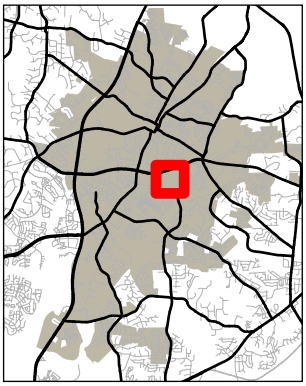
12/7/2022



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 Feet

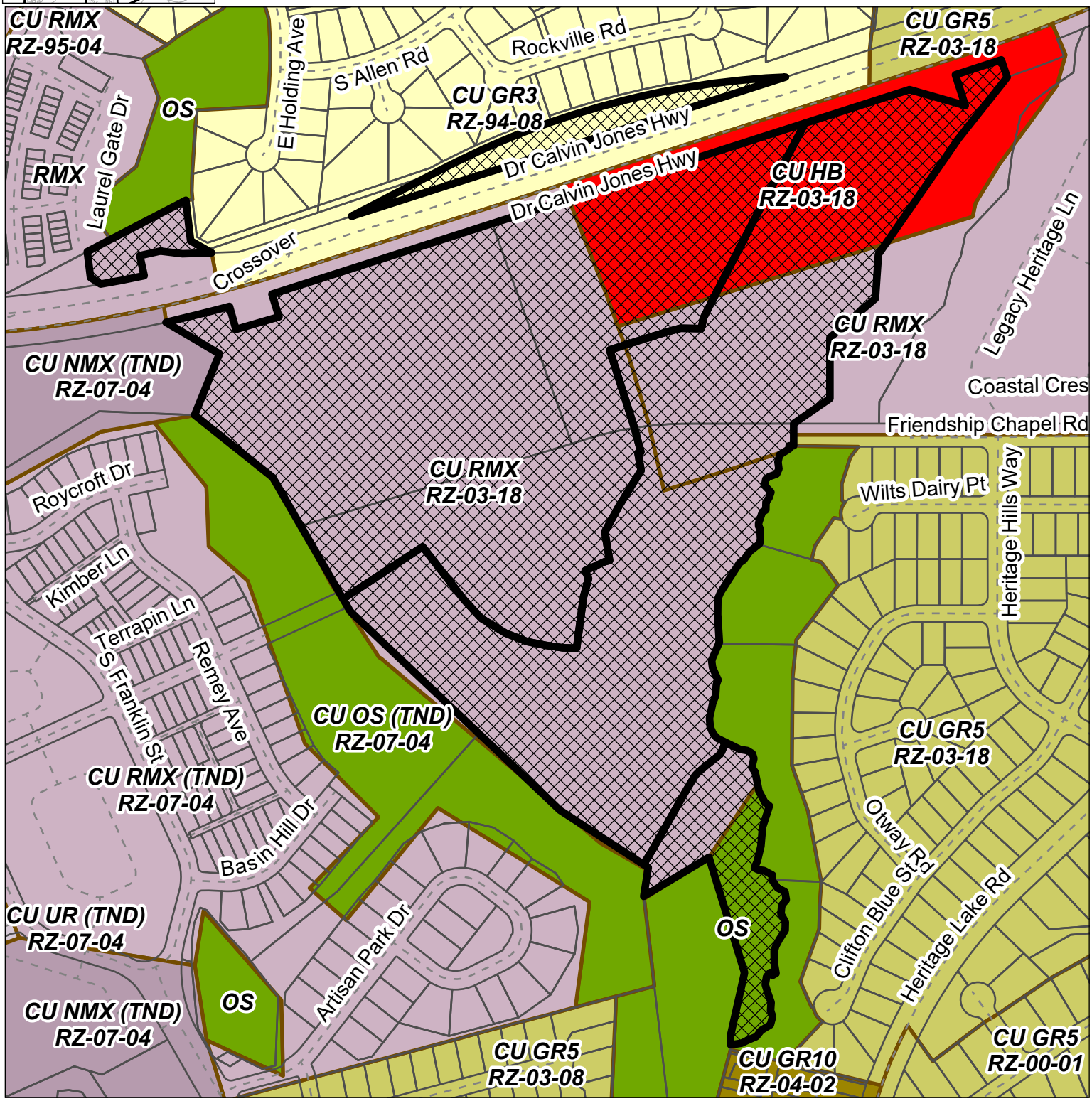
N W E



TOWN of WAKE FOREST

RZ-22-05
Reserve at Dunn Creek
Conditional District Rezoning

12/7/2022



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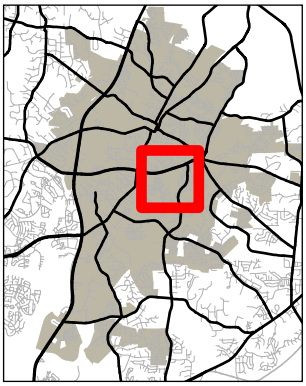
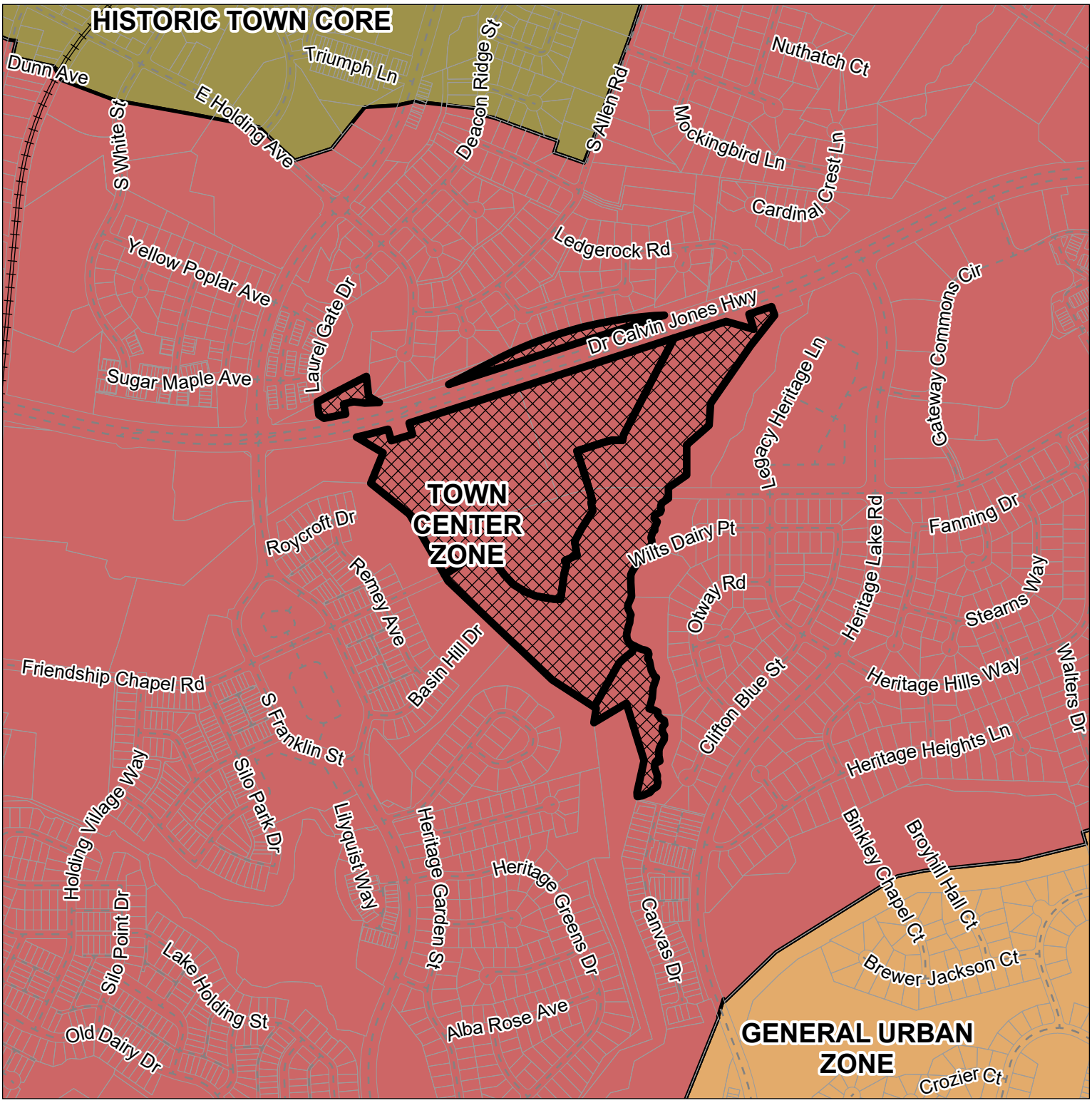


Community Plan Zones

TOWN of WAKE FOREST

RZ-22-05
Reserve at Dunn Creek
Conditional District Rezoning

12/7/2022



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.

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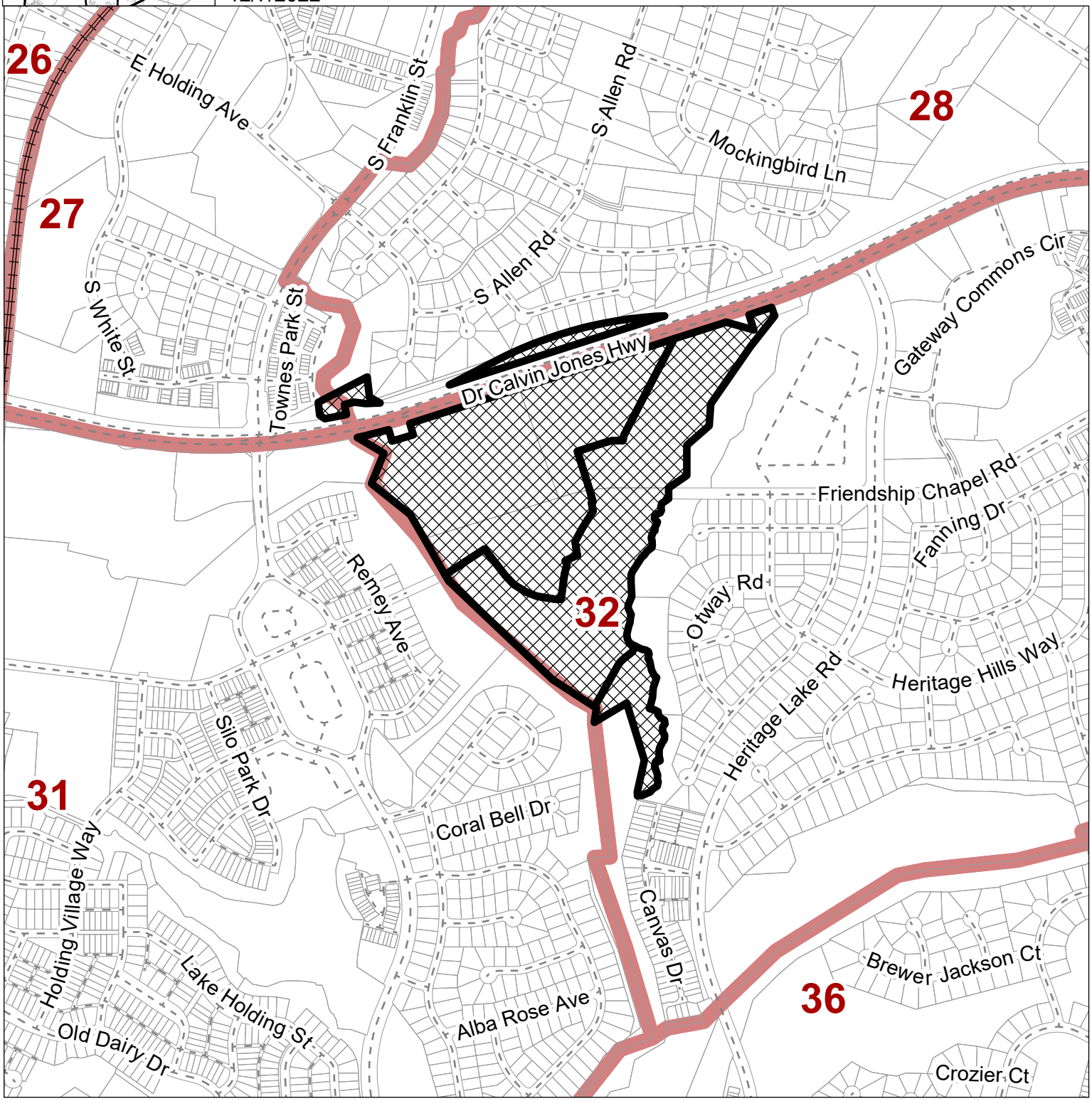
N W

Neighborhood Planning Areas

TOWN of WAKE FOREST

RZ-22-05
Reserve at Dunn Creek
Conditional District Rezoning

12/7/2022



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

CONDITIONAL USE PERMIT

Conditional Use Permit Number:	RZ-03-18 (CUP)
Date Issued:	August 17, 2004
Applicant:	Ammons Development Group
Mailing Address:	P.O. Box 1615 Wake Forest, NC 27588
Property Location:	Proposed Heritage Lake Road Extension and proposed Friendship Chapel Road Extension
Property Owners:	Dameron Family Ventures LLC 3336 White Oak Road Raleigh, NC 27609
Tax Pin No.:	1840-76-9081
Property Size:	Approximately 161.86 acres

The Wake Forest Board of Commissioners considered zoning case No. RZ-03-18 (CUP) on August 17, 2004. The Wake Forest Board of Commissioners voted (5-0) to approve the issuance of a Conditional Use Permit for a 387-lot single-family residential subdivision (Heritage North) based on the subdivision master plan. The Conditional Use Permit is hereby subject to the following conditions:

1. No driveway access from lots onto Heritage Lake Road or Friendship Chapel Road.
2. Accept greenway dedication along Smith Creek (eastern side) in the amount needed to construct greenway trails. Value of dedication will be credited against recreation facility fee.
3. Lots 331 - 333 shall be rear-loaded lots, with the structures fronting on Heritage Lake Road or Road “A”.
4. Construct Heritage Lake Road from southern edge of subdivision to the intersection of Friendship Chapel Road as the ultimate (2025) cross-section per the Wake Forest Transportation Plan. Continue construction of Heritage Lake Road from the intersection with Friendship Chapel Road to the NC-98 Bypass per the Wake Forest Transportation Plan.
5. Provide the following roadway improvements as recommended in the Transportation Impact Analysis:
   At the intersection of Heritage Lake Road and Heritage Club Avenue:

- Provide an exclusive northbound right turn lane on Heritage Lake Road.
- Participate in the installation of a traffic signal when MUTCD warrants are met.

At the intersection of the NC-98 Bypass & Heritage Lake Road:

- Provide separate northbound left and right turn lanes on Heritage Lake Road.
- Construct an exclusive eastbound right turn lane on the NC-98 Bypass.
- Construct an exclusive westbound left turn lane on the NC-98 Bypass.
- Participate in the installation of a traffic signal when MUTCD warrants are met.

At the intersection of Heritage Lake Road and Friendship Chapel Road:

- Provide exclusive left and through-right lanes at all approaches as constructed.

_____	August 17, 2004
Mayor	Date

ORDINANCE 2003-49

ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE TOWN OF WAKE FOREST, NORTH CAROLINA
(RZ-03-18: Dameron Family Ventures, LLC - 339 acres
property located on Jones Dairy Road and the NC-98 By-pass)

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest, North Carolina, that the official zoning map be amended as follows:

Acreage	**Tax Pin No.**	**Zoning**
339 acres	1840-76-9081	From RD, Rural Holding District per listed below:
	68.92 acres	Conditional Use O&I, Office and Institution District
	62.50 acres	Conditional Use HB, Highway Business District
	155.02 acres	Conditional Use R-5, Residential-5 District

This the 16th day of December 2003.

Moved by: Velma Boyd-Lawson

Seconded: Rob Bridges

Mayor: Vivian A Jones

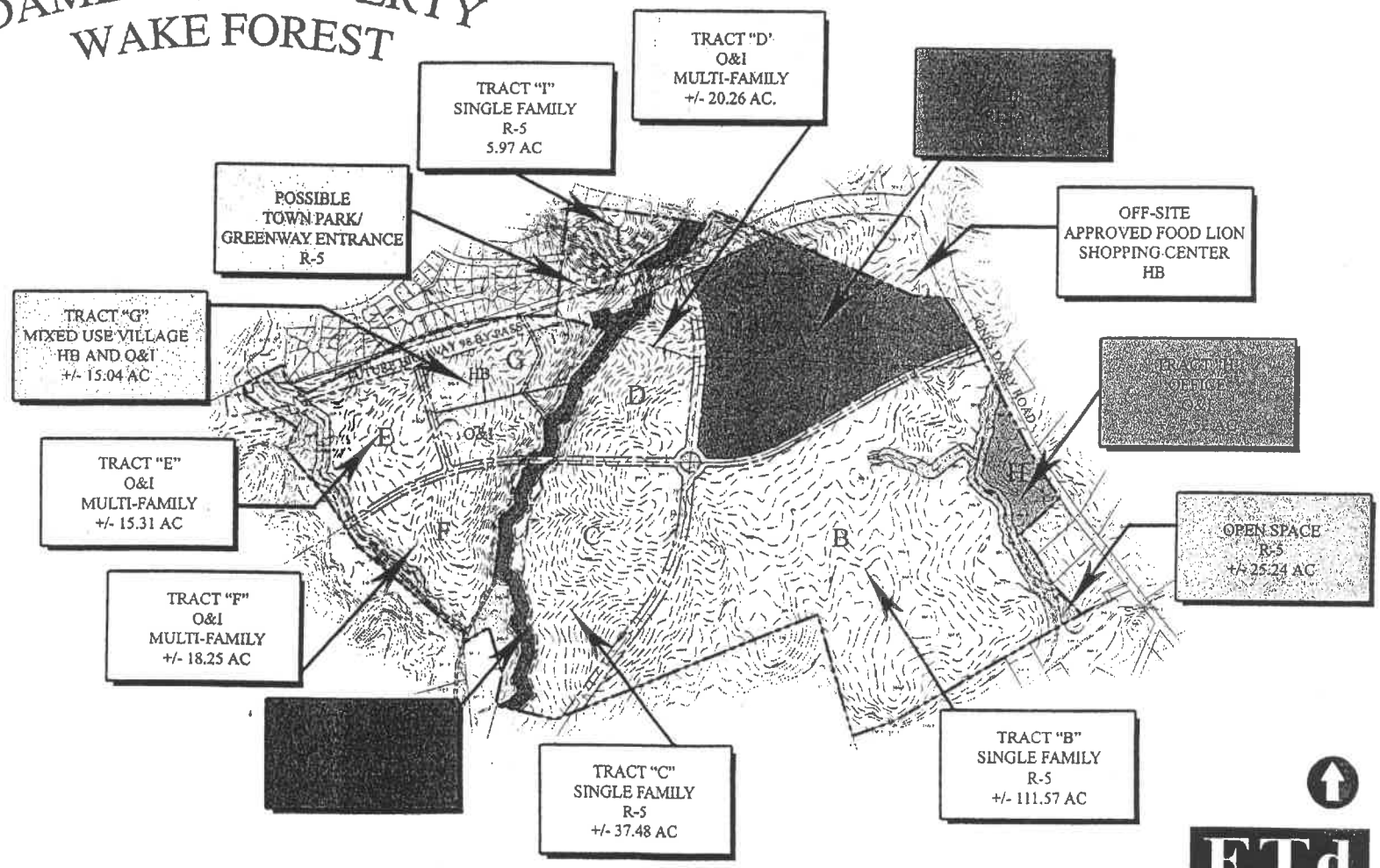
Approved to form:

Eric A. Vernon
Town Attorney

ATTEST:

Joyce W. Wilson, CMC
Town Clerk

DAMERON PROPERTY
WAKE FOREST



LAND USE MASTER PLAN

ETd

ELAM, TODD, d'AMBROSI
URBAN PLANNERS • LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING • LAND USE CONSULTING

September 2, 2003

RZ-03-18

95

Town of Wake Forest

401 ELM STREET WAKE FOREST, N.C. 27587
PHONE 919/556-2024 FAX 919/556-9651

CONDITIONAL USE PERMIT

Date Issued: February 21, 1995

Conditional Use Permit No.: RZ-94-8

Petitioner: Deacon Partners, LLC

Address: 1001 Navaho Drive, Suite 200

Raleigh, NC 27609

Property location: South Allen Road and East Holding Avenue

Tax Parcel/PIN No.: 1840.07-67-2958 & 1840.10-47-1152

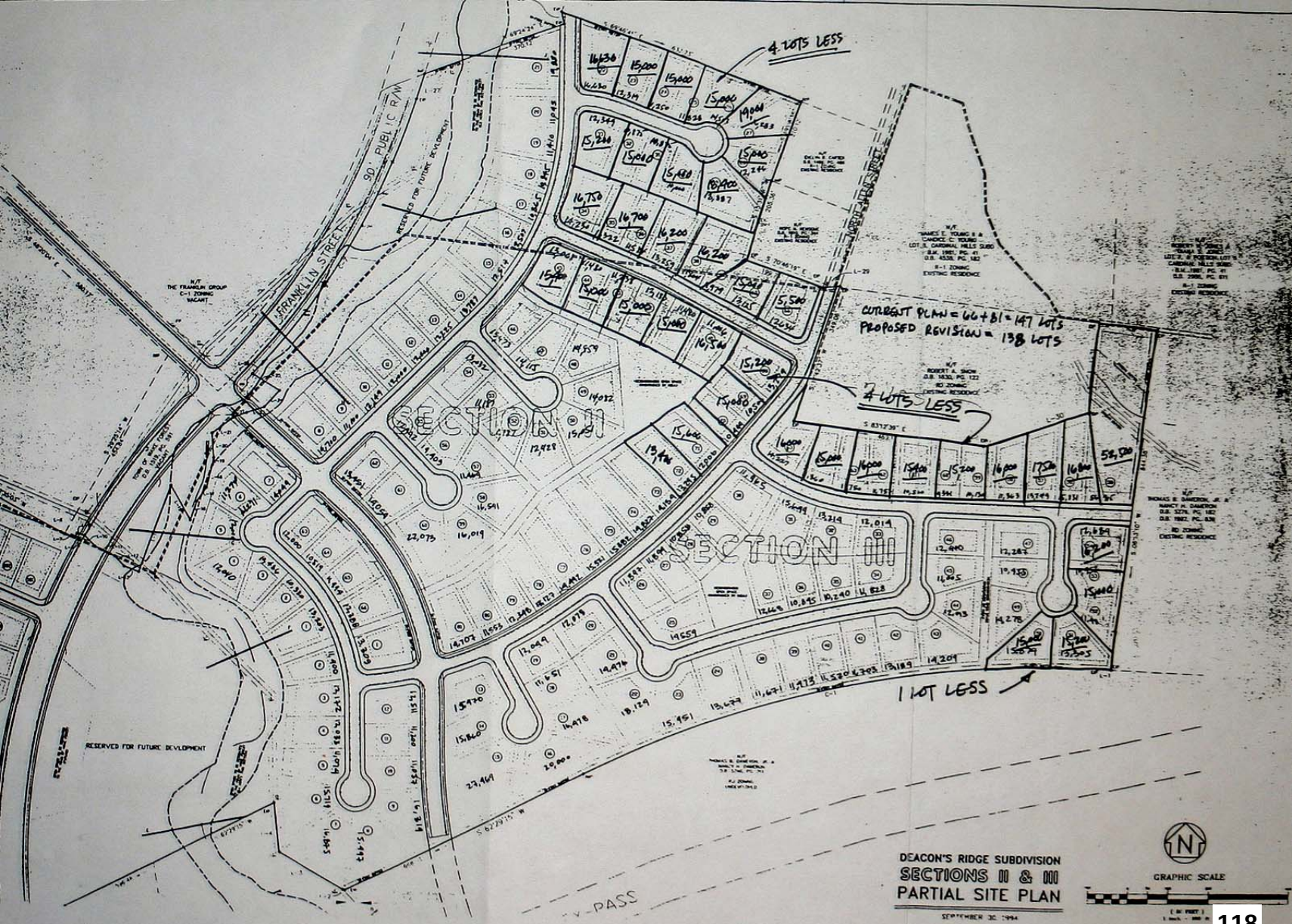
The Wake Forest Board of Commissioners considered your request on February 21, 1995, for a conditional use rezoning.

The Wake Forest Board of Commissioners voted to approve your request to rezone the property from R-15, Residential-15 District to Conditional Use R-10, Residential-10 District and Conditional Use Central Business District and authorized the issuance of a conditional use permit subject to the following conditions:

1. The attached 146 single-family subdivision site plan.
2. Vehicular access to South Allen Road from the property be blocked until the construction of the proposed NC-98 By-pass is complete.
3. The developer pay $17,500 toward the eventual paving of existing South Allen Road.
4. The CBD be used for multi-family development only.

Dick Mentillo
Mayor

February 21, 1995
Date



PROPOSED REVISIONS

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			

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			

POLICIES FOR SMALL SCALE NEIGHBORHOOD BUSINESSES		**YES**	**NO**	**NA**
SSB-1	Encourage small scale, pedestrian-oriented shopping and work places in the design of new neighborhoods			
SSB-2	Locate neighborhood businesses at center of planning area rather than major thoroughfares			
SSB-3	Ensure neighborhood businesses are designed at a residential scale and character			

SSB-4	Coordinate the location of neighborhood serving businesses with bikeways and, where appropriate, future transit stops			
SSB-5	Employ on-street parking in coordination with a limited amount of off-street parking for neighborhood serving businesses			
SSB-6	Ensure neighborhood businesses have residential scale signage and lighting			
SSB-7	Ensure neighborhood businesses encouraged as upfront infrastructure cost of new development			
SSB-8	Ensure neighborhood businesses locate near public amenities if opportunity allows			
SSB-9	Encourage living quarters over small retail shops and offices			

POLICIES FOR FIRST GENERATION BUSINESS AND INDUSTRIAL AREAS		**YES**	**NO**	**NA**
FGI-1	Actively participate, facilitate and partner in the adaptive reuse and conversion of former production, warehousing and manufacturing buildings into uses compatible with their design and location			
FGI-2	If the demolition of an old industrial building or complex becomes necessary, any new structure(s) and site redevelopment should be compatible with the neighborhood context; such redevelopment should serve to improve the quality, character and livability of the surrounding area			

POLICIES FOR SECOND GENERATION BUSINESS AND INDUSTRIAL AREAS		**YES**	**NO**	**NA**
SGI-1	Encourage and support the rehabilitation, improvement, and re-occupancy of viable business and industrial properties that have become vacant.			
SGI-2	The Town of Wake Forest acknowledges and supports the work of state and federal agencies, as well as its own town building inspectors, concerning the enforcement of environmental regulations and building standards, particularly concerning the redevelopment or adaptive reuse of manufacturing sites and buildings			

POLICIES FOR THIRD GENERATION BUSINESS AND INDUSTRIAL AREAS		**YES**	**NO**	**NA**
TGI-1	Periodically examine zoning ordinance and other development regulations to maintain or update appropriate standards and locations for manufacturing, warehouse and distribution opportunities within the Town's planning jurisdiction			
TGI-2	Employ industrial development performance standards to promote the establishment or expansion of industries that are compatible with the public health, safety, and welfare of area residents, and that are supportive of the long term economic prosperity and environmental quality of the community			
TGI-3	Provide and maintain adequate screening and buffering between residential areas and newly developed industrial sites			

TGI-4	Ensure industrial and warehouse sites located within view of a public right-of-way or nearby property provide landscaping that enhances the property and is consistent with a quality image			

POLICIES FOR DOWNTOWN		YES	NO	NA
D-1	Encourage a compatible, diverse mixture of retail, office, institutional, residential, dining, services, entertainment, and public open space in the downtown area			
D-2	Recognize the advantages of clustering similar activities and development forms in appropriate parts of the downtown			
D-3	Expand pedestrian oriented streetscape improvements, including wider sidewalks, street trees, decorative street lights, street furniture, and landscaping			
D-4	Direct new and expanding businesses to compatible buildings and sites in or near the downtown area			
D-5	Reserve ground floor space for retail uses with office and other uses on upper floors			
D-6	Maintain a tangible presence and committment to the downtown through the location of the Town's major municipal offices there and encourage other local, state and federal government agencies to maintain similar commitments to the downtown			
D-7	Continue to support the Wake Forest farmers market at the municipal parking lot in downtown Wake Forest			
D-8	Continue to utilize the Renaissance Area Urban Code to ensure that development and redevelopment will be supportive of the architectural and historic context that is vital to the economic success of downtown Wake Forest			
D-9	Encourage efforts to restore missing or underutilized street frontages, particularly on lots where previous buildings have been demolished and replaced with (oftentimes) surface parking			
D-10	Locate parking lots to the side or behind buildings or in the interior of the block with off-street parking spaces for multi-family buildings being in the rear yard			

POLICIES FOR PARKS, OPEN SPACE AND RECREATION		YES	NO	NA
PR-1	In cooperation with private sector interests, develop a system of open space greenways and walking trails to connect to residential areas with, especially, schools and park facilities			
PR-2	Include mini-parks in existing and proposed developments to meet the needs of small children and the elderly, and to encourage social interaction and mutual support among area families			
PR-3	Locate parks in full view of residential/non-residential activity for security			
PR-4	Provide funding to help demand for open space and recreation created by development			
PR-5	Co-locate parks & recreation facilities with schools, utility companies, and federal, state and local government agencies			

PR-6	Continue to seek efficiencies, cost savings, and quality services for park maintenance as the Town grows			
PR-7	Continue to explore new opportunities for providing recreation programs with all available partners			

POLICIES FOR MAJOR STREETS		YES	NO	NA
S-1	Space major streets no more than 1 mile apart			
S-2	Ensure access to undeveloped sections of major streets are from intersecting minor streets, rather than private driveways			
S-3	Ensure minor streets intersect major streets regularly at approximately every 400 to 600 feet			
S-4	Incorporate central medians into the design of new or improved major streets			
S-5	Plant landscaping, and where possible, street trees in central medians of major streets			
S-6	Plant and retain streetyard vegatation along major streets to soften and unify the streetscape			
S-7	Ensure contrasting streetyards along major streets for change in visual character			
S-8	Preserve and enhance natural, cultural and historic features along major streets			
S-9	Ensure parking areas are screened from view within major street corridors			
S-10	Employ special roadway overlay zoning to help implement corridor plans			
S-11	Ensure road widenings and/or one-way pairs are avoided for streets where the original design intent and relationship to adjoining land uses was otherwise			

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 bicylce lanes and appropriate signage along existing streets where called for in the Bicycle Plan			
B-4	Install striped bicylce lanes and appropriate signage along new collector streets			
B-5	Install bicycle-responsive signals at intersections where appropriate			
B-6	Ensure all new public and private developments have bike parking and bicycle access			
B-7	Examine all future road construction and improvements for bikeway feasibility and conformity with the Town of Wake Forest Bicycle Plan			
B-8	Examine all future developments and site plans for bicycle compatibility and conformity with the town Bicycle Plan			
B-9	Include bicycle facilities and their impacts in traffic impact analyses for new private developments			
B-10	Establish and implement pedestrian and bicycle friendly schools zones around all schools			
B-11	Ensure bicycle-related improvements are an integral component of the Town’s annual budget for public infrastructure investment			

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			

POLICIES FOR TOWN AND SPECIAL AREA ENTRANCES		YES	NO	NA
TSE-1	Employ noticeable streetscape improvements to clearly announce a town entrance and to enhance gateway corridors			
TSE-2	Extend streetscape improvements as the Town limits expand			
TSE-3	Employ special “gateway” treatment where where a bridge, underpass, overpass or other roadway feature is located at an entry point to the town or some portion of it			

POLICIES FOR COMMUNITY CHARACTER		YES	NO	NA
CC-1	Employ architectural standards consistent with Wake Forest’s architectural character for new, expanding, or improved businesses			
CC-2	Exceptional locations, views and vistas in the town should receive exceptional treatment and/or protection in design and development			
CC-3	Place noteworthy buildings, important outdoor spaces, objects of historic merit, important monuments, and significant works of art in positions of visibility and prominence			
CC-4	Incorporate significant natural and existing man-made elements into the thematic design of new developments			
CC-5	Save large trees, ponds, creeks, or other natural features of the landscape when locating new streets, buildings,parking lots, etc			

CC-6	Support community character by ensuring development is compatible with surrounding area			
CC-7	Ensure exterior lighting is attractive, functional and safety conscious, while also avoiding negative impacts on the night sky visibility of Wake Forest			

POLICIES FOR REGIONAL TRANSPORTATION		YES	NO	NA
RT-1	Continue to anticipate and plan for the impacts of new high speed rail service as it passes through Wake Forest en route to major urban centers north and south along the east coast			
RT-2	Continue to anticipate and plan for the transformation of US 1 Capital Blvd into a limited access freeway and multi-modal transportation corridor as per the plans of the US 1 Corridor Study			
RT-3	Support the express bus service between downtown Wake Forest and downtown Raleigh			

POLICIES FOR WATER AND SEWER		YES	NO	NA
WS-1	Work proactively with other local governments, utility service providers, and the State of North Carolina on regional, long term solutions for water supplies and sewage treatment			
WS-2	Place water and sewer utilities in areas where growth is desired			
WS-3	Avoid placing sewer utilities in environmentally sensitive areas or in areas where open space is desired			
WS-4	Encourage the development of sewer services that employ water reuse technologoes			

POLICIES FOR WATER CONSERVATION		YES	NO	NA
WC-1	Conserve, to the fullest extent possible, potable water and waste water treatment capacity			
WC-2	Employ other types of non-municipal water supplies such as wells, rainwater catching systems, rain barrels and in-ground cisterns			
WC-3	Eliminate or reduce usage of the municipal water supply for outside irrigation			
WC-4	Encourage new development to plant drought tolerant grasses on lawns			
WC-5	Encourage construction of new rainwater retainage systems			
WC-6	Encourage new development to include traditional plants native to the area			
WC-7	Encourage the installation of water saving devices in new and existing development			

POLICIES FOR COMMUNITY ORIENTED SCHOOLS		YES	NO	NA
S-1	Plan for new school locations in advance through joint collaboration between the Town and School Board — with emphasis on steering facilities to desirable growth areas and avoiding sprawl			

S-2	Encourage offering land for new school facilities, particularly in conjunction with related neighborhood development			
S-3	Design safe campuses with pedestrian access to adjoining neighborhoods			
S-4	Prioritize traffic management and safety in the vicinity of public schools			
S-5	Co-locate school facilities with other community facilities and services			
S-6	Ensure costs for new schools should be borne largely by new growth and development creating the demand			
S-7	Foster diversity in community-oriented public schools by encouraging diversity in nearby neighborhoods feeding each school			

POLICIES FOR PAYING FOR GROWTH		**YES**	**NO**	**NA**
PFG-1	Ensure the costs of infrastructure, facilities and services related to new growth and development should be borne primarily by those creating the demand			
PFG-2	Continually seek to balance residential and non-residential development to foster a favorable service-cost to revenue-generated tax base			
PFG-3	Fees charged by the Town for development reviews and inspections should approximate the actual costs to the Town of conducting such work			
PFG-4	Explore cost recovery fees for new "greenfield" development			
PFG-5	Undertake annual planning and budegting for capital facilities			

POLICIES FOR A HEALTHY SUSTAINABLE ENVIRONMENT		**YES**	**NO**	**NA**
HSE-1	Ensure development policies work to make Wake Forest more walkable and pedestrian-friendly, and less dependent on the single-occupant automobile			
HSE-2	Encourage compact, transit-oriented, mixed-use developments to facilitate walking, biking and transit options			
HSE-3	Locate new higher density residential development within walking distance of jobs and services and design it to be transit compatible with current and future transit services			
HSE-4	Recognize and facilitate low impact development			
HSE-5	Ensure runoff and drainage from development is of a quality and quantity as near to natural conditions as possible			
HSE-6	Require vegetative riparian buffers along all creeks, rivers, lakes and other water bodies in Wake Forest			
HSE-7	Encourage conservation subdivisions where site conditions call for minimizing environmental disturbance and protecting adjoining natural resources			
HSE-8	Ensure large parking lots have landscaped planting islands and perimeter buffer strips and may use other design technologies to intercept and absorb runoff			
HSE-9	Carefully control development activities in the special flood hazard areas			
HSE-10	Encourage the construction of energy efficient structures, including the use of "green" building design			

HSE-11	Ensure site plans for new development work sympathetically with the natural features of the land, including existing topography and significant existing vegetation			
HSE-12	Explore a combination of incentives and disincentives to protect existing trees and/or require the replacement of trees removed for development			
HSE-13	Encourage green infrastructure (grassed swales, rain gardens, bio-retention strips, cisterns, rain barrels, permeable pavements, etc.)			
HSE-14	Offer a variety of solid waste reduction strategies and services including educational programs on waste prevention, recycling and reuse			
HSE-15	Facilitate proper disposal of household hazardous waste materials			
HSE-16	Encourage on-site residential composting			
HSE-17	Continue off-site mulching and redistribution of landscape yard waste			
HSE-18	Continue to support education and activities that reduce litter and illegal dumping			
HSE-19	Continue to plan in advance for area requirements concerning solid waste collection and disposal			

POLICIES FOR ECONOMIC DEVELOPMENT		**YES**	**NO**	**NA**
ED-1	Encourage new and expanding industries and businesses that are compatible with the long-term quality of the area's natural and cultural resources, match up well with the area's infrastructure and services, employ and develop the skills of area workers, and diversify the local economy			
ED-2	Retain quality businesses and to attract new ones continue to invest in infrastructure and services that sustain and enhance the area's already high quality of life, image and cultural identity			
ED-3	Pursue economic and business development partnerships between the Town, other local jurisdictions, other economic development organizations, and private companies			
ED-4	Strive for a financial and regulatory environment that supports the establishment and growth of small business			
ED-5	Develop real estate "product" suitable for business placement that focuses on the identification, enhancement and certification of buildings and sites readily available for construction and/or occupancy			

POLICIES FOR ARTS CULTURE AND HISTORIC PRESERVATION		**YES**	**NO**	**NA**
ACH-1	Encourage efforts and actively participate in the provision of indoor and outdoor public and private spaces to showcase the work of visual and performing artists in Wake Forest			
ACH-2	Encourage new private sector developments to include art as an integral element of privately owned common areas and semi-public spaces			
ACH-3	Ensure budgets for new construction and renovations of town buildings include a line item for the purchase and display of art			

ACH-4	Continue to have cultural arts be enhanced as a permanent function of the Town's recreation program offerings			
ACH-5	Employ design standards that ensure development and redevelopment is consistent with the architectural context, community character, economic attractiveness and livability of Wake Forest			
ACH-6	Encourage the identification, restoration, and active use of structures, buildings, monuments, landmarks, sites and neighborhoods of historic or architectural significance			
ACH-7	Strongly discourage the destruction of architectural, historic, and archealogical resources of Wake Forest			

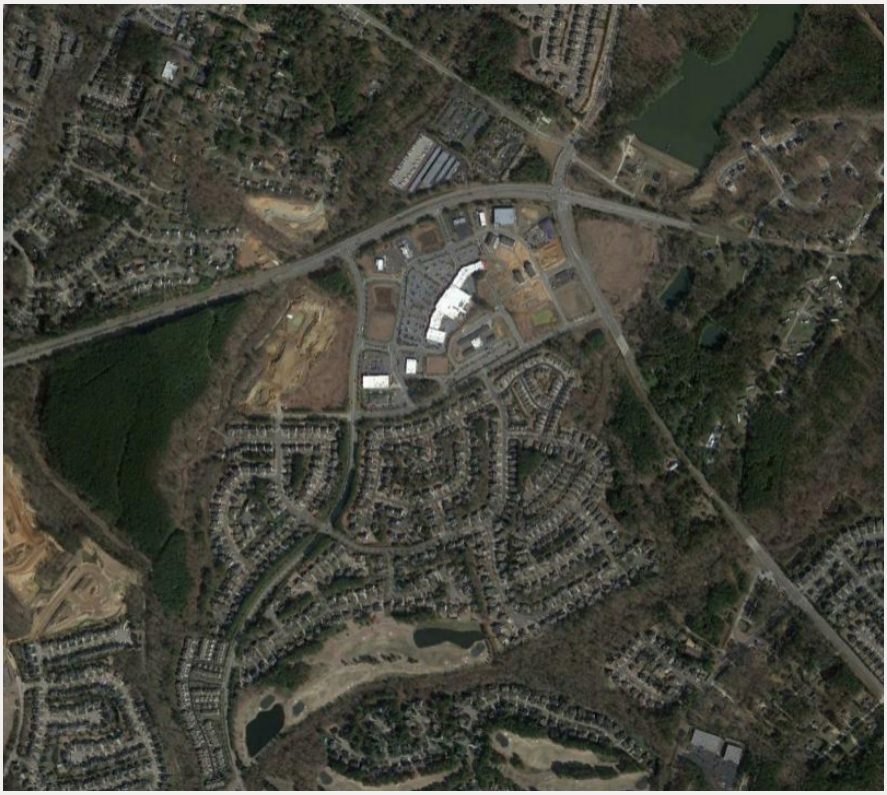
POLICIES FOR PUBLIC SAFETY		**YES**	**NO**	**NA**
PS-1	Employ community education, school, and public involvement programs to enhance community awareness of public safety issues			
PS-2	Periodically review the need for additional paid personnel, capital improvements and equipment needs to meet or exceed public safety standards, insurance ratings and other measures of public safety			
PS-3	Strategically locate additional public safety substations, provided that sufficient resources can be made available to properly staff and equip them			
PS-4	Proactively support legislative efforts to strengthen local law enforcement tools			
PS-5	Employ a holistic approach to public safety involving residents, businesses, and institutions in the preparation of neighborhood improvement plans, with priority given to public safety concerns			
PS-6	Encourage excellence in law enforcement, fire protection, and emergency services through on-going education, training and participation in national accreditation programs			
PS-7	Support the establishment of an east-west through street (or loop road) on the north side of town to improve emergency access to locations in that area			

POLICIES FOR LEADERSHIP AND COMMUNITY INVOLVEMENT		**YES**	**NO**	**NA**
LCI-1	Continue to emphasize the importance of advisory boards & committees in conducting the Town's business			
LCI-2	Ensure boards and committees of the Town are representative of the population and geography of the planning area or subject matter being addressed			
LCI-3	Encourage public involvement in decisions on land use and development by making the public aware of proposed developments at the earliest lawful opportunity, as well as fostering communication between developers and the general public			
LCI-4	Encourage neighborhood and special area planning			
LCI-5	Continue to ensure maintenance and enhancements to the Town's internet and multi-media news dissemination capabilities			

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

RAMEY KEMP ASSOCIATES

TOGETHER WE ARE LIMITLESS



Dameron Property

Traffic Impact Analysis

Wake Forest, North Carolina

rameykemp.com

TRAFFIC IMPACT ANALYSIS

FOR

DAMERON PROPERTY

LOCATED

IN

WAKE FOREST, NC

Prepared For:
Abode Communities, LLC
3105 Glenwood Avenue, Suite 105
Raleigh, NC 27612

Prepared By:
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JANUARY 2022

NORTH CAROLINA PROFESSIONAL SEAL 050502 1/11/22 ENGINEER NATHANIEL A. BOUQUIN

Prepared By: DT

RKA Project No. 21687

Reviewed By: NB

TRAFFIC IMPACT ANALYSIS
DAMERON PROPERTY
WAKE FOREST, NORTH CAROLINA

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Dameron Property development in accordance with the Wake Forest (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located along the Friendship Chapel Road extension, south of NC 98 in Wake Forest, North Carolina. The proposed development is expected to consist of 240 townhomes and 60 single-family homes and is estimated to be built out by 2025. Site access is proposed via an internal connection to the eastbound leg of the existing intersection of Friendship Chapel Road and Heritage Lake Road.

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

- 2022 Existing Traffic Conditions
- 2025 No-Build Traffic Conditions
- 2025 Build Traffic Conditions

2. Existing Traffic Conditions

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

- Heritage Lake Road and Friendship Chapel Road
- Heritage Lake Road and NC 98
- Friendship Chapel Road and Jones Dairy Road

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in December of 2021 during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods. Per coordination with the Town, it was

determined that the December 2021 turning movement counts would be analyzed as 2022 existing volumes for the purposes of this study:

- Heritage Lake Road and Friendship Chapel Road
- Heritage Lake Road and NC 98
- Friendship Chapel Road and Jones Dairy Road

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

3. Site Trip Generation

The proposed development is assumed to consist of 240 townhomes and 60 single-family homes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 10th Edition. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Homes (210)	60 units	650	12	35	39	23
Multi-Family Housing (Low-Rise) (220)	240 units	1,770	25	85	81	48
Total Trips		**2,420**	**37**	**120**	**120**	**71**

4. Future Traffic Conditions

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 3% would be used to generate 2025 projected weekday AM and PM peak hour traffic volumes. The following adjacent developments were identified to be considered under future conditions:

- Legacy Heritage
- Gateway Commons 10
- The Townes @ Gateway Commons
- Taco Bell
- Gateway Commons Office Building

- Quail Crossing
- Radford Glen
- Autobell Wake Forest
- Kiddie Academy

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2022 existing, 2025 no-build, and 2025 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

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

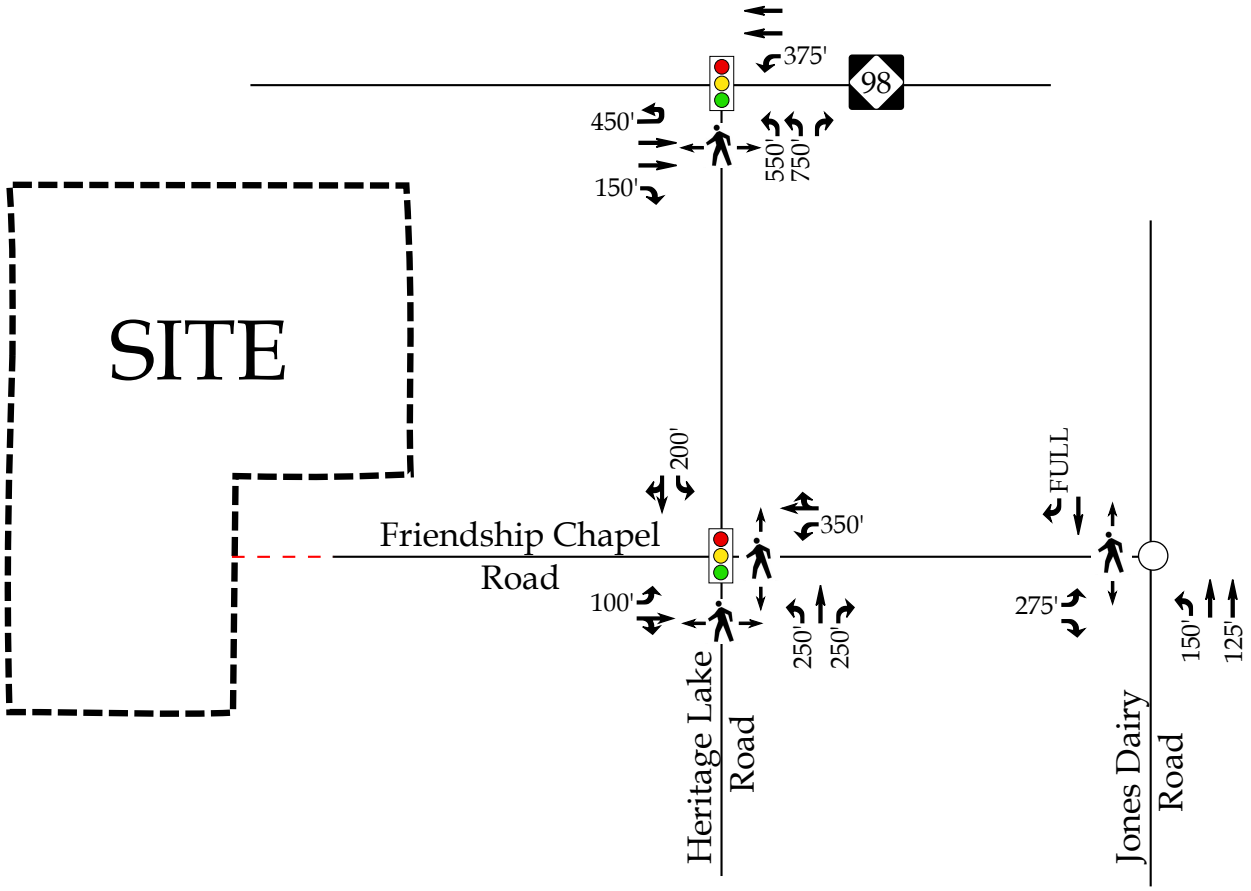
Recommended Improvements by Developer

Friendship Chapel Road

- Construct an extension of Friendship Chapel Road to connect to the proposed development.

LEGEND

- Unsignalized Intersection
- Signalized Intersection
- Existing Lane
- Improvement by Developer
- X' Storage (In Feet)



RKA RAMEY KEMP ASSOCIATES	Dameron Property Wake Forest, NC	Recommended Lane Configurations Scale: Not to Scale | Figure E-1

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

May 2, 2022

Dameron Property

Traffic Impact Analysis Review Report
Congestion Management Section

TIA Project: SC-2022-131
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

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Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

Dameron Property

SC-2022-131	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	04/03/22	Date of Site Plan	09/28/21
Date of Complete Information	04/03/22	Date of Sealed TIA	01/11/22

Proposed Development

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

Land Use	Land Use Code	Size
Single-Family Detached Housing	210	60 d.u.
Multi-Family Housing (Low-Rise)	220	240 d.u.

Trip Generation - Unadjusted Volumes During a Typical Weekday			
	IN	**OUT**	**TOTAL**
AM Peak Hour	37	120	157
PM Peak Hour	120	71	191
Daily Trips			2,420

General Reference

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

Improvements By Others

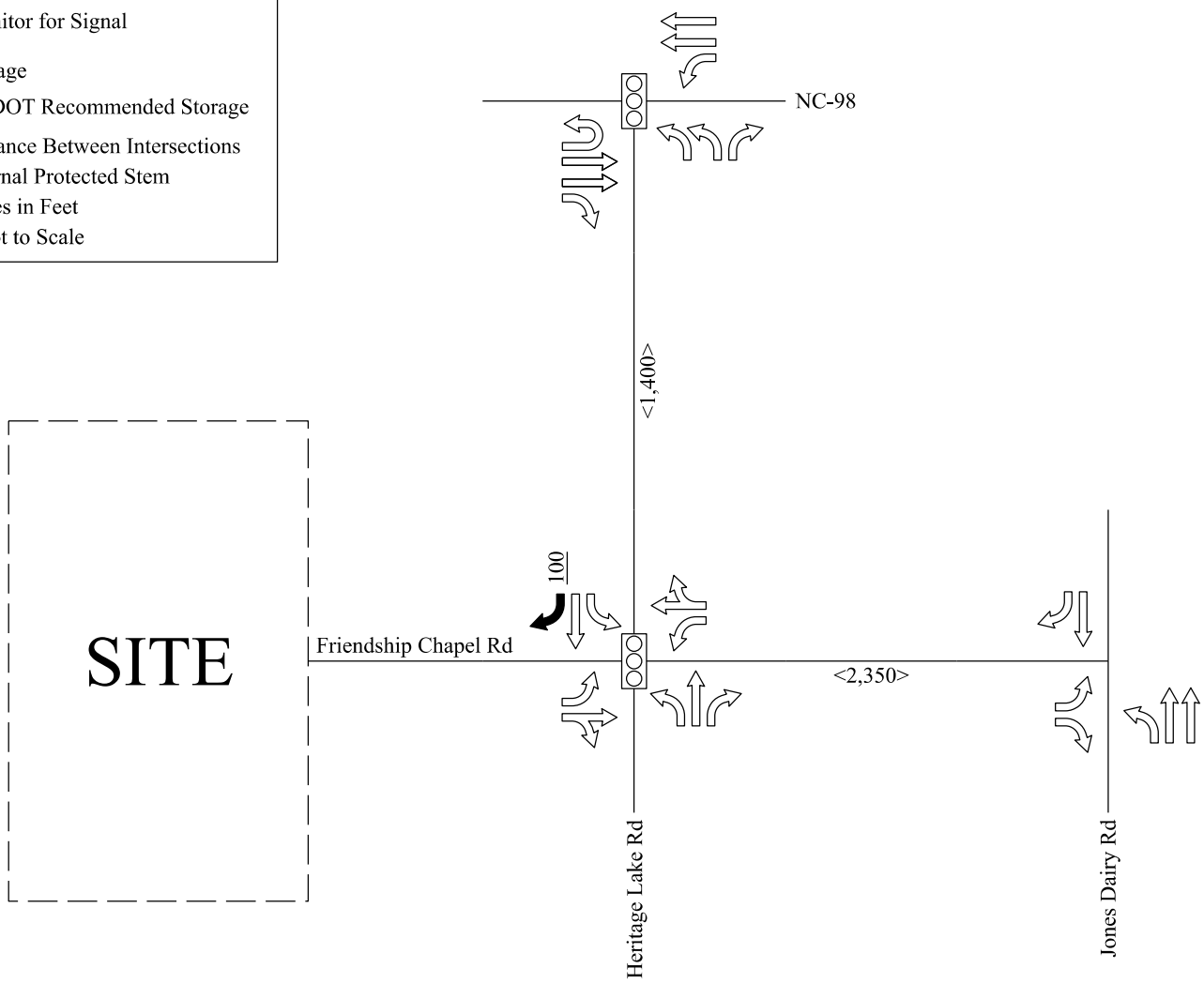
The analysis includes background improvements by others. If these improvements are not in place at the time of construction, the site should provide these improvements or analysis demonstrating mitigation is not necessary.

Dameron Property
Wake Forest, Wake County
SC-2022-131

- 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



RESERVE AT DUNN CREEK

CONDITIONAL DISTRICT REZONING PLAN

CASE #: 632357

WAKE FOREST, WAKE COUNTY, NORTH CAROLINA

RZ-22-05

SD-22-07

SITE DATA

PROJECT:	RESERVE AT DUNN CREEK
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4509 FAX: 919-859-5663 BETH BLACKMON, PE EMAIL: BETH.BLACKMON@TIMMONS.COM
DEVELOPER:	ABODE COMMUNITIES, LLC 3105 GLENWOOD AVENUE, SUITE 105 RALEIGH, NC 27612 INFOABODECOMMUNITIES@GMAIL.COM
PROPERTY OWNER:	HIGH BAR CREEK LLC 3336 WHITE OAK RD RALEIGH NC 27609-7619 HUGGY BEAR LLC 3336 WHITE OAK RD RALEIGH NC 27609-7619 DAMERON, NANCY H 3336 WHITE OAK RD RALEIGH NC 27609-7619
PROPERTY LOCATION:	FRIENDSHIP CHAPEL ROAD DR CALVIN JONES HIGHWAY
PIN:	1840-66-0542, 1840-76-1824, 1840-65-7710, 1840-67-6254
DEED REFERENCE:	DB 13812 PG 03; DB 15086 PG 271; DB 12337 PG 2555
EXISTING ZONING:	CU HB & CU RMX
PROPOSED ZONING:	UR-CD (29.19 AC) & RMX-CD (31.95 AC) & OS (6.28 AC)
TOWNSHIP:	WAKE FOREST
PROPOSED USE:	SINGLE FAMILY DWELLINGS & TOWNHOMES
EXISTING OVERLAY DISTRICT:	TND & SH-O (SPECIAL HIGHWAY OVERLAY DISTRICT)
PROPOSED OVERLAY DISTRICT:	SH-O (SPECIAL HIGHWAY OVERLAY DISTRICT)
GROWTH STRATEGY MAP DESIGNATION:	TOWN CENTER
TOTAL EXISTING TRACT AREA:	67.42 AC
AREA DEDICATED TO TOWN OF WAKE FOREST	2.68 AC
TOTAL AREA TO BE DEVELOPED	64.74 AC
EXISTING IMPERVIOUS AREA:	0 AC (0%)
PROPOSED IMPERVIOUS AREA:	26.95 AC (43.7%)
MAXIMUM PROPOSED NUMBER OF LOTS:	70 SFD (30%) & 230 TH (70%)
PROPOSED DENSITY:	2.40 DU/A (UR-CR) & 7.20 DU/A (RMX-CD)
TOTAL OPEN SPACE AREA PROVIDED:	27.25 AC (42.1%)
TOTAL IMPROVED PARK SPACE PROVIDED:	2.43 AC (3.8%)
TOTAL ACTIVE RECREATION PROVIDED: *SEE MINIMUM REQUIRED OPEN SPACE UNDER ZONING TYPES BELOW	0.32 AC (25% OF IMPROVED)
PROPOSED PARKING:	673 SPACES

UR ZONING

TOTAL AREA: 29.19 AC
MAXIMUM DENSITY ALLOWED: 10 DU/A
PROPOSED DENSITY: 2.40 DU/A
TOTAL SINGLE FAMILY LOTS ON PLAN: 69
MAXIMUM SINGLE FAMILY LOTS ALLOWED: 70

SETBACKS: FRONT: 20' MAX
SIDE: 5'
REAR: 20'
SIDE/SECONDARY FRONT: 5' MIN

5% MINIMUM OPEN SPACE REQUIRED: 1.46 AC
PROPOSED OPEN SPACE PROVIDED: 12.33 AC (42%)
2% MINIMUM PARK SPACE REQUIRED: 0.58 AC
PROPOSED PARK SPACE PROVIDED: 1.37 AC (4.6%)
25% MINIMUM ACTIVE RECREATION REQUIRED: 0.15 AC
PROPOSED ACTIVE RECREATION PROVIDED: 0.15 AC

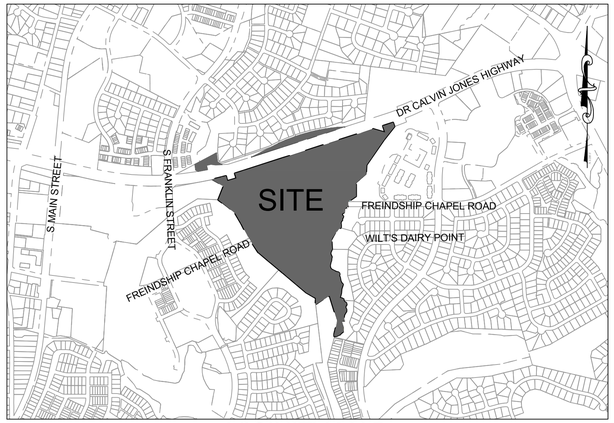
RMX ZONING

TOTAL AREA: 31.95 AC
MAXIMUM DENSITY ALLOWED: 24 DU/A
MAXIMUM PROPOSED DENSITY: 7.20 DU/A
TOTAL TOWNHOME LOTS ON PLAN: 214
MAXIMUM TOWNHOME LOTS ALLOWED: 230

FRONT LOAD SETBACKS:
FRONT: 18' MAX
REAR: 5'
SIDE/SECONDARY FRONT: 5' MIN
BUILDING SEPARATION: 10' MIN
SIDE: 0'

REAR LOAD SETBACKS:
FRONT: 5' MAX
REAR: 18'
SIDE/SECONDARY FRONT: 5' MIN
BUILDING SEPARATION: 10' MIN
SIDE: 0'

5% MINIMUM OPEN SPACE REQUIRED: 1.60 AC
PROPOSED OPEN SPACE PROVIDED: 13.18 AC (41%)
2% MINIMUM PARK SPACE REQUIRED: 0.64 AC
PROPOSED PARK SPACE PROVIDED: 1.06 AC (3.3%)
25% MINIMUM ACTIVE RECREATION REQUIRED: 0.16 AC
PROPOSED ACTIVE RECREATED PROVIDED: 0.16 AC



VICINITY MAP
SCALE: 1" = 1000'

APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE _____

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE _____

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	TREE SAVE PLAN
C2.0	PRELIMINARY SUBDIVISION PLAN - OVERALL
C2.1	PRELIMINARY SUBDIVISION PLAN - SHEET 1 OF 2
C2.2	PRELIMINARY SUBDIVISION PLAN - SHEET 2 OF 2
C3.0	PRELIMINARY UTILITY PLAN - OVERALL
C3.1	PRELIMINARY UTILITY PLAN - SHEET 1 OF 2
C3.2	PRELIMINARY UTILITY PLAN - SHEET 2 OF 2
C4.0	PRELIMINARY GRADING AND DRAINAGE PLAN - OVERALL
C4.1	PRELIMINARY GRADING AND DRAINAGE PLAN - SHEET 1 OF 2
C4.2	PRELIMINARY GRADING AND DRAINAGE PLAN - SHEET 2 OF 2
C5.0	PRELIMINARY LANDSCAPE PLAN - OVERALL
C5.1	PRELIMINARY LANDSCAPE PLAN - SHEET 1 OF 2
C5.2	PRELIMINARY LANDSCAPE PLAN - SHEET 2 OF 2
C6.0	PRELIMINARY LIGHTING PLAN - OVERALL
C6.1	PRELIMINARY LIGHTING PLAN - SHEET 1 OF 2
C6.2	PRELIMINARY LIGHTING PLAN - SHEET 2 OF 2

ZONING CONDITIONS

1. Improvements recommended by the Traffic Impact Analysis (as approved by NCDOT and Town of Wake Forest) shall be constructed as per final requirements and timing. In addition, Developer shall make a proportional fee in lieu payment (FIL) towards a traffic signal to be installed by others at the intersection of Jones Dairy Rd and Friendship Chapel Rd. The FIL shall be calculated by Developer subject to Town approval and the FIL shall be paid prior to approval of the Construction Drawings. Any DCDOT driveway permits, encroachment permits and/or control of access permits will have to be obtained by the applicant from NCDOT and any conditions imposed by NCDOT will have to be met by the applicant.
2. Subdivision Master Plan (SD-22-07) is a condition of the rezoning request. Amendments to the master plan shall require a rezoning amendment unless the administrator finds the modifications to be minor and in keeping with the spirit and intent of the adopted subdivision master plan.
3. The extension of Friendship Chapel Road will require an environmental crossing along the western boundary adjacent to Holding Village. An existing agreement is in place between the Town and Holding Village to contribute funds towards this crossing. Prior to approval of CDs, Developer shall enter into an agreement with the Town and Holding Village (3-party) to utilize the funds available under the existing agreement to construct the crossing, with Developer contributing its share of the cost.
4. Uses allowed under this rezoning shall be limited to residential (single family and townhome) and/or multi-family as well as supporting amenities and administrative functions to support the units to be constructed. Home occupation business per the standards of the UDO would be allowed.
5. Greenways shall be constructed as noted on the approved Preliminary Subdivision Plan and shall be constructed at such time as the immediately adjacent plat and improvements are completed.
6. Buffers shall be installed prior to record plat for the phase immediately adjacent to the buffer.
7. Type C buffers are required where noted on the Preliminary Subdivision Plans. This may in some instances be satisfied as non-disturbed buffer where existing vegetation is sufficient or may be deemed sufficient with inclusion of supplemental plantings.
8. Areas have been identified as "Improved Park Space" (IPS) on the Preliminary Subdivision Plans. The IPS areas are denoted as IPS 1-4. Construction of the improvements within IPS 1-4 shall be completed in the following manner.
   a. IPS 1.....This is the Primary Amenity area and will include a pool, clubhouse, a minimum of 1 other item from the Amenity List noted in this section and associated parking. It is likely that some or all of the mail boxes to serve the community will be located here. The Primary Amenity area will commence construction no later than the issuance of the 25th percentile of building permits and be completed by no later than the issuance of the 75th percentile building permit.
   b. IPS 2.....This shall be completed by no later than the issuance of the 50th percentile building permit south of Friendship Chapel Road and shall include no less than 2 items from the Amenity List noted in this section. It is possible that some of the mail boxes to serve the community may be located here.
   c. IPS 3 and IPS 4.....shall each include no less than 1 item from the Amenity List noted in this section.
   d. Amenity List:.....(i) Enclosed dog park; (ii) Picnic table with grills; (iii) Seating benches or trellis swings; (iv) Playground; (v) Shade structure with seating; (vi) Outdoor fire pit with seating; (vii) hard surface recreational court or bocci.
9. Section 6.5.1.G requires 1 external access point for every 100 single family lots. This requirement is waived for this project given the desire to minimize environmental impacts as well as minimize direct access points onto Hwy 98
10. Certain townhome lots within the project shall be allowed to front onto open space. These are noted as lot numbers 28-55 & 221-241 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein.
11. Certain townhome lots shall be allowed to have front load garages (in lieu of alleys). These lots shall all have driveways directly accessing the fronting public streets. These are noted as lot numbers 146-211 & 25-27 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein.
12. The project includes 2 parcels north of Hwy 98. These parcels shall be designated as open space and Tract 1 shall be deeded to the Town (at no cost to the Town) with the recording of the final plat for the first phase of building lots.
13. The project will adhere to a number of architectural conditions including the following:
    Townhome Dwelling Construction Standards
    a. Townhomes shall include a minimum of 1,400 heated square footage.
    b. Townhome units shall vary in width from 20' - 26' wide. There will be a minimum of 2 different Townhome widths with each width comprising no less than 20% of the unit count.
    c. Townhomes shall be 2-story or 3-story buildings with each type comprising no less than 20% of the unit count
    d. Townhomes less than 24' in width will have a 1- or 2-car garage and all Townhomes 24' or wider shall have a 2-car garage.
    e. To provide privacy, all front entrances shall be raised from the finished grade (at the right of way line) a minimum of 18 inches.
    f. Exposed foundation on the front of units shall be brick or stone.
    g. Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/shake, drop siding, primed board, wood board and batten, brick and/or stone.
    h. Roof Materials may be comprised of the following: standing seam metal or asphalt shingles. Roofs on porches or overhangs shall be standing seam metal.
    i. Front facades shall be comprised of a minimum of two (2) of the listed wall materials. Columns on front facades shall be a minimum of 6"x6" with a decorative masonry base a minimum of 24" in height.
    j. All townhomes shall have rear load garages except where front load units are allowed as noted on the approved Masterplan.
    k. No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
    l. Each building shall include a unifying masonry element such as a masonry water table, masonry base on columns, masonry door surround or accent, etc.
    m. Each building shall include a minimum of 3 primary colors (excluding trim colors). No two adjacent units shall have the same primary color. Front doors shall be an accent color different than the primary unit color. In addition front doors shall have natural light in the form of one of the following..(i) transom over door; (ii) sidelight; or (iii) glass door insert.
    n. Eaves shall project 8-12".
    o. All townhomes with front loaded garages shall include carriage style garage doors with glass inserts.
    p. Architectural elements shall be included as noted below:
    i. Entrance Elements (Every unit shall have an Entrance element with min of 2 being porches in each building with end unit porches being preferred where possible.)
       - Recessed Entry
       - Covered stoop (5'x5' min)
       - Usable porch a minimum of 5' deep and extending more than 50% of the facade.
    ii. Building Off-Set (Min. of 3 of each off-set per building cluster)
       - Facade Off-set (12" min. between primary faces)
       - Roof Line off-set (12" min.)
    iii. Facade Elements (Every unit shall have a two Façade elements one of which shall be window trim.)
       - Bay Window
       - Balcony
       - Window Trim (3.5" min. width)
       - Shutters
       - Patterned Finish (Scales, Shakes, Wainscoting, etc)
    iv. Roof Elements (Min. of 60% of units per building cluster shall have a Roof Element)
       - Dormer
       - Gable
       - Cupola/Tower/Chimney

    Single Family Dwelling Construction Standards.
    a. Vinyl siding is prohibited. Vinyl trim, windows and soffits will be allowed.
    b. Any exterior wall of a corner lot unit visible from a street shall contain at least three decorative elements such as, but not limited to, the following elements: a. Bay window; b. Recessed window; c. Decorative window; d. Trim around windows; e. Side porch; f.two or more building materials; g. Decorative brick or stone; h. Decorative trim; i. Decorative shake
    c. Main roof pitches shall be between 6:12 and 12:12
    d. Front doors shall be an accent color different than the primary unit color. In addition front doors shall have natural light in the form of one of the following..(i) transom over door; (ii) sidelight; or (iii) glass door insert.
    e. Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth-faced concrete masonry unit foundations with 12" or more of exposed material shall be covered by decks, porches, or be clad in face brick, stone, or some other masonry material finish.
    f. Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. This also applies to Townhomes. A minimum of 50% of the Single Family Dwellings will have a covered porch or stoop.
    g. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO. This also applies to Townhomes.
    h. Garage Door setback from façade: Garages shall be set back a minimum of 18' and a maximum of 25 feet from the back of the sidewalk. In addition, the garage doors shall be flush with or recessed from the farthest protruding element of the building (ie..porch, covered portico entry or building face), such that the garage door is not the closest building element to the sidewalk. All garage doors shall be carriage style with glass inserts.
14. Structures heights shall be limited to the following maximums: RMX zoning 3 stories; UR zoning 3 stories
15. Per UDO section 7.3.3, the portions of the property designated as "Open Space To Be Dedicated to Town of Wake Forest" on the Subdivision Master Plan (SD-22-07) south of Friendship Chapel Road shall be dedicated to the Town of Wake Forest (at no cost to the Town) at such time the final plat is recorded for the immediately adjacent lots.
16. Developer shall provide a public art feature at the intersection of Friendship Chapel Road and Road D unless otherwise directed by the Town. The public art feature shall be subject to approval by the Towns Public Art Commission and installed prior to issuance of 150th CO. Developer shall allocate $25,000 for the design and installation of the public art feature.
17. Road A may exceed block length standards between Friendship Chapel Road and Road B (407'); between Road B and Road J (534'); and between Road E and Road D (437'); and between Road C and Road D (661').
18. Road E may exceed block length standards with a maximum length of 545'.
19. Road B may exceed block length standards between Road C and Road D with a maximum length of 415'.
20. Friendship Chapel Road may exceed block length standards to preserve the design of the connector road between existing developments.
21. TND overlay shall be removed from the subject properties.
22. A 6' sidewalk shall be installed, on the north side of Friendship Chapel Road, from Road D to the Legacy Driveway.

FOR REVIEW ONLY

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5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE

DATE	11/18/2022
DRAWN BY	331
DESIGNED BY	E.ANGE
CHECKED BY	B.BLACKMON
SCALE	1" = 1000'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07
FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA
COVER SHEET

JOB NO. 49103
SHEET NO. C0.0

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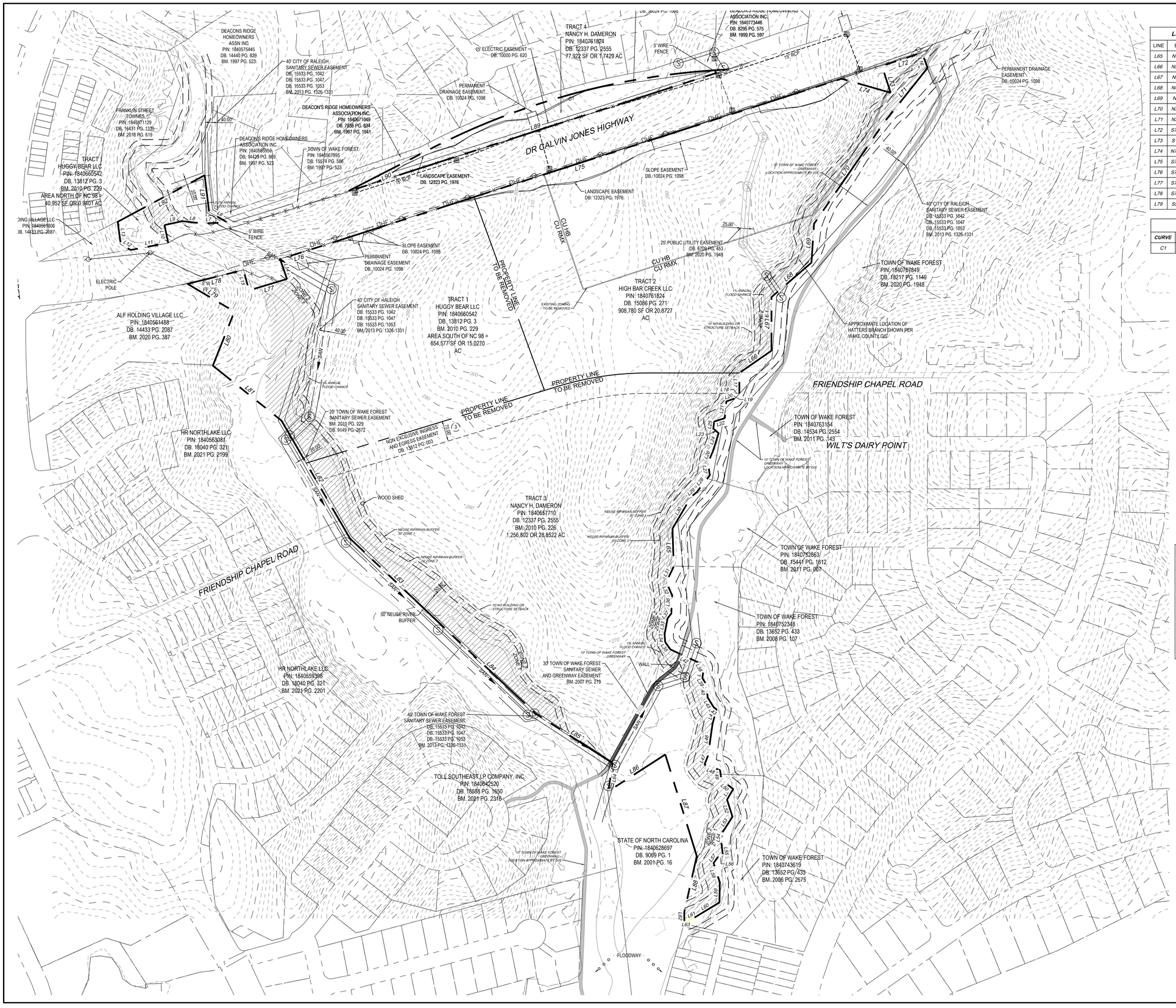

LINE TABLE		
LINE	BEARING	LENGTH
L65	N1°50'26"W	130.97'
L66	N55°16'14"E	134.42'
L67	N0°01'45"W	184.17'
L68	N49°11'44"E	181.77'
L69	N3°49'13"E	134.00'
L70	N34°39'43"E	425.94'
L71	N38°34'11"E	237.45'
L72	S71°49'32"W	145.81'
L73	S17°59'47"E	97.07'
L74	N74°04'42"W	175.45'
L75	S72°09'47"W	1900.67'
L76	S72°39'16"W	128.31'
L77	S73°17'05"W	136.23'
L78	S76°08'02"W	198.48'
L79	S59°22'22"E	187.76'

LINE TABLE		
LINE	BEARING	LENGTH
L80	S21°45'45"W	200.14'
L81	S51°18'22"E	302.80'
L82	S30°09'45"E	469.04'
L83	S46°37'21"E	436.47'
L84	S46°41'15"E	438.01'
L85	S57°08'41"E	318.06'
L86	N57°08'54"E	233.34'
L87	S17°13'19"E	366.06'
L88	S12°35'52"W	197.69'
L89	N72°09'47"E	1374.24'
L90	S62°51'03"W	291.02'
L91	N6°56'59"W	127.64'
L92	S61°50'41"W	339.40'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	25°08'17"	2500.01'	1096.85'	557.40'	S74°38'36"W	1088.08'

EXISTING CONDITIONS NOTES:

1. BOUNDARY TAKEN FROM SURVEY BY BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS DATED FEBRUARY, 03, 2022.
2. TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS.
3. ENVIRONMENTAL INFORMATION BY BASS, NIXON, KENNEDY, INC. CONSULTING ENGINEERS SURVEY DATED FEBRUARY, 03, 2022.
4. THE SUBJECT PROPERTY LIES IN ZONE X PER FIRM MAP 3720184000K EFFECTIVE DATE 07/19/2022.
5. 100-YR FLOODPLAIN DESIGNATED ON PLAN.
6. ANY INADVERTENT DISCOVERY OF GRAVES OR HUMAN REMAINS MUST FOLLOW THE PROCEDURES SET OUT IN NCGS70-29 THROUGH G.S. 70-33.

NAD 83

SCALE 1"=150'

0 150' 300'

LEGEND

- PROPERTY LINE
- FLOODWAY
- 1% ANNUAL FLOOD CHANCE
- 0.2% ANNUAL FLOOD CHANCE
- NEUSE RIPARIAN BUFFER

Know what's below. Call before you dig.

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REVISION DESCRIPTION

DATE

DATE 11/01/2022

DRAWN BY 331

DESIGNED BY E.ANGE

CHECKED BY B.BLACKMON

SCALE 1" = 150'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

EXISTING CONDITIONS PLAN

JOB NO. 49103

SHEET NO. C1.0

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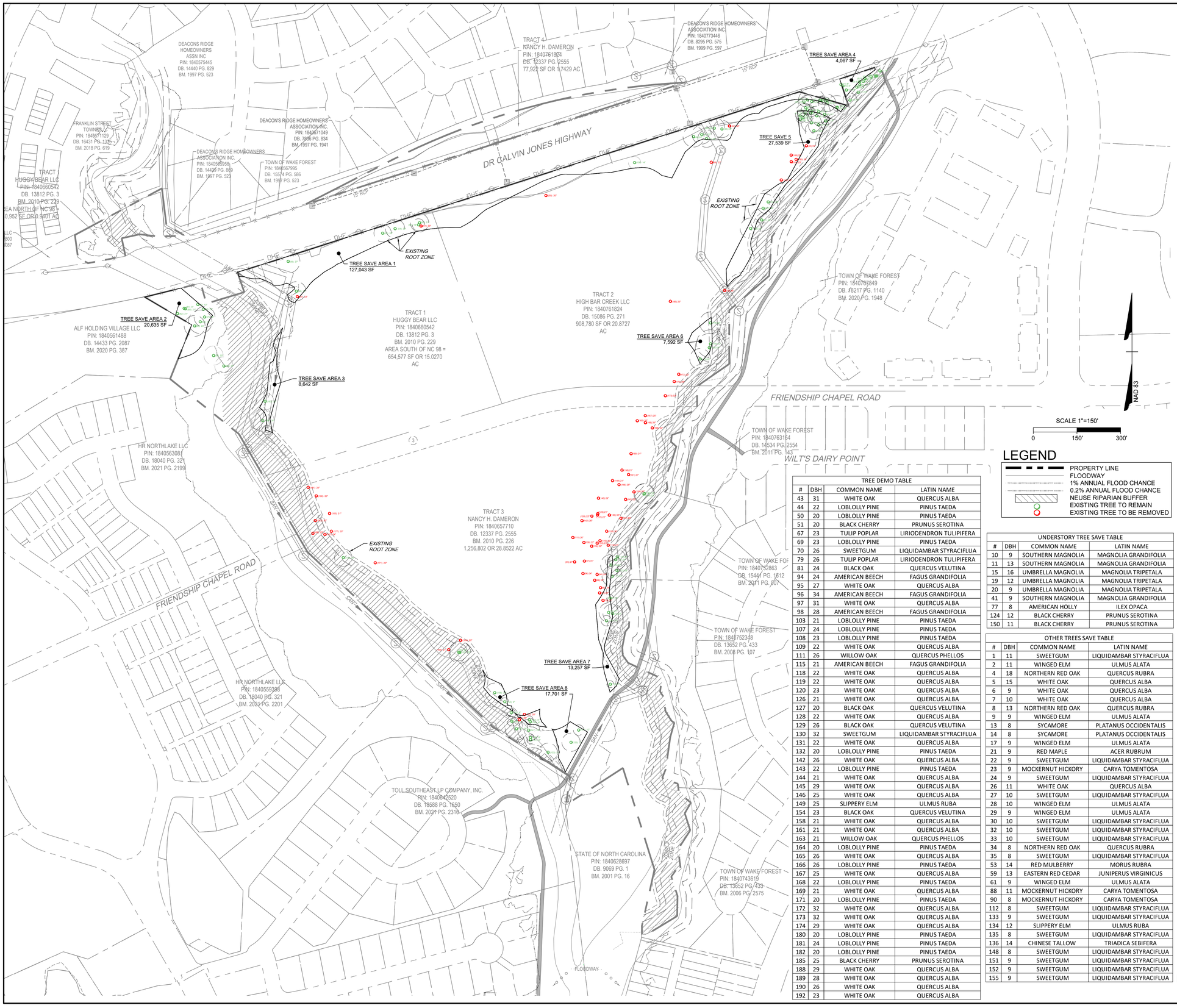

TREE CALCULATIONS
TOTAL SITE AREA = 64.74 AC
TOTAL ENVIRONMENTAL AREA = 4.56 AC
TOTAL CALCULATION AREA = 60.18 AC

CANOPY REQUIREMENTS
(1) CANOPY TREE
PER 10,000 SQFT PARCEL
AREA/10,000 SQFT = 263 TREES

MITIGATION TREES REQUIRED
58 X 4 = CREDITS REQUIRED = 232

TOTAL CREDITS REQUIRED = 263 + 232 = **495 CREDITS**

TREE SAVE AREAS
TREE SAVE AREA 1: 127,043 SF / 700 SF = 181 CREDITS
TREE SAVE AREA 2: 20,635 SF / 700 SF = 29 CREDITS
TREE SAVE AREA 3: 8,642 SF / 700 SF = 12 CREDITS
TREE SAVE AREA 4: 4,067 SF / 700 SF = 5 CREDITS
TREE SAVE AREA 5: 27,539 SF / 700 SF = 39 CREDITS
TREE SAVE AREA 6: 7,592 SF / 700 SF = 10 CREDITS
TREE SAVE AREA 7: 13,257 SF / 700 SF = 18 CREDITS
TREE SAVE AREA 8: 17,701 SF / 700 SF = 25 CREDITS

TOTAL TREE SAVE AREA = 226,476 SF = 319 CREDITS

PROPOSED TREES
STREET TREES = 315 CREDITS
STREETSCAPE & BUFFER TREES = 308 CREDITS

TREE CALC SUMMARY

EXISTING CREDITS	319 CREDITS
PROPOSED CREDITS	623 CREDITS
TOTAL CREDITS	**942 CREDITS**

LEGEND

- PROPERTY LINE
- FLOODWAY
- 1% ANNUAL FLOOD CHANCE
- 0.2% ANNUAL FLOOD CHANCE
- NEUSE RIPARIAN BUFFER
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

TREE DEMO TABLE

#	DBH	COMMON NAME	LATIN NAME
43	31	WHITE OAK	QUERCUS ALBA
44	22	LOBLOLLY PINE	PINUS TAEDA
50	20	LOBLOLLY PINE	PINUS TAEDA
51	20	BLACK CHERRY	PRUNUS SEROTINA
67	23	TULIP POPLAR	LIRIODENDRON TULIPIFERA
69	23	LOBLOLLY PINE	PINUS TAEDA
70	26	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
79	26	TULIP POPLAR	LIRIODENDRON TULIPIFERA
81	24	BLACK OAK	QUERCUS VELUTINA
94	24	AMERICAN BEECH	FAGUS GRANDIFOLIA
95	27	WHITE OAK	QUERCUS ALBA
96	34	AMERICAN BEECH	FAGUS GRANDIFOLIA
97	31	WHITE OAK	QUERCUS ALBA
98	28	AMERICAN BEECH	FAGUS GRANDIFOLIA
103	21	LOBLOLLY PINE	PINUS TAEDA
107	24	LOBLOLLY PINE	PINUS TAEDA
108	23	LOBLOLLY PINE	PINUS TAEDA
109	22	WHITE OAK	QUERCUS ALBA
111	26	WILLOW OAK	QUERCUS PHELLOS
115	21	AMERICAN BEECH	FAGUS GRANDIFOLIA
118	22	WHITE OAK	QUERCUS ALBA
119	22	WHITE OAK	QUERCUS ALBA
120	23	WHITE OAK	QUERCUS ALBA
126	21	WHITE OAK	QUERCUS ALBA
127	20	BLACK OAK	QUERCUS VELUTINA
128	22	WHITE OAK	QUERCUS ALBA
129	26	BLACK OAK	QUERCUS VELUTINA
130	32	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
131	22	WHITE OAK	QUERCUS ALBA
132	20	LOBLOLLY PINE	PINUS TAEDA
142	26	WHITE OAK	QUERCUS ALBA
143	22	LOBLOLLY PINE	PINUS TAEDA
144	21	WHITE OAK	QUERCUS ALBA
145	29	WHITE OAK	QUERCUS ALBA
146	25	WHITE OAK	QUERCUS ALBA
149	25	SLIPPERY ELM	ULMUS RUBA
154	23	BLACK OAK	QUERCUS VELUTINA
158	21	WHITE OAK	QUERCUS ALBA
161	21	WHITE OAK	QUERCUS ALBA
163	21	WILLOW OAK	QUERCUS PHELLOS
164	20	LOBLOLLY PINE	PINUS TAEDA
165	26	WHITE OAK	QUERCUS ALBA
166	26	LOBLOLLY PINE	PINUS TAEDA
167	25	WHITE OAK	QUERCUS ALBA
168	22	LOBLOLLY PINE	PINUS TAEDA
169	21	WHITE OAK	QUERCUS ALBA
171	20	LOBLOLLY PINE	PINUS TAEDA
172	32	WHITE OAK	QUERCUS ALBA
173	32	WHITE OAK	QUERCUS ALBA
174	29	WHITE OAK	QUERCUS ALBA
180	20	LOBLOLLY PINE	PINUS TAEDA
181	24	LOBLOLLY PINE	PINUS TAEDA
182	20	LOBLOLLY PINE	PINUS TAEDA
185	25	BLACK CHERRY	PRUNUS SEROTINA
188	29	WHITE OAK	QUERCUS ALBA
189	28	WHITE OAK	QUERCUS ALBA
190	26	WHITE OAK	QUERCUS ALBA
192	23	WHITE OAK	QUERCUS ALBA

UNDERSTORY TREE SAVE TABLE

#	DBH	COMMON NAME	LATIN NAME
10	9	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA
11	13	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA
15	16	UMBRELLA MAGNOLIA	MAGNOLIA TRIPETALA
19	12	UMBRELLA MAGNOLIA	MAGNOLIA TRIPETALA
20	9	UMBRELLA MAGNOLIA	MAGNOLIA TRIPETALA
41	9	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA
77	8	AMERICAN HOLLY	ILEX OPACA
124	12	BLACK CHERRY	PRUNUS SEROTINA
150	11	BLACK CHERRY	PRUNUS SEROTINA

OTHER TREES SAVE TABLE

#	DBH	COMMON NAME	LATIN NAME
1	11	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
2	11	WINGED ELM	ULMUS ALATA
4	18	NORTHERN RED OAK	QUERCUS RUBRA
5	15	WHITE OAK	QUERCUS ALBA
6	9	WHITE OAK	QUERCUS ALBA
7	10	WHITE OAK	QUERCUS ALBA
8	13	NORTHERN RED OAK	QUERCUS RUBRA
9	9	WINGED ELM	ULMUS ALATA
13	8	SYCAMORE	PLATANUS OCCIDENTALIS
14	8	SYCAMORE	PLATANUS OCCIDENTALIS
17	9	WINGED ELM	ULMUS ALATA
21	9	RED MAPLE	ACER RUBRUM
22	9	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
23	9	MOCKERNUT HICKORY	CARYA TOMENTOSA
24	9	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
26	11	WHITE OAK	QUERCUS ALBA
27	10	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
28	10	WINGED ELM	ULMUS ALATA
29	9	WINGED ELM	ULMUS ALATA
30	10	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
32	10	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
33	10	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
34	8	NORTHERN RED OAK	QUERCUS RUBRA
35	8	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
53	14	RED MULBERRY	MORUS RUBRA
59	13	EASTERN RED CEDAR	JUNIPERUS VIRGINICUS
61	9	WINGED ELM	ULMUS ALATA
88	11	MOCKERNUT HICKORY	CARYA TOMENTOSA
90	8	MOCKERNUT HICKORY	CARYA TOMENTOSA
112	8	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
133	9	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
134	12	SLIPPERY ELM	ULMUS RUBA
135	8	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
136	14	CHINESE TALLOW	TRIADICA SEBIFERA
148	8	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
151	9	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
152	9	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
155	9	SWEETGUM	LIQUIDAMBAR STYRACIFLUA

SPECIMEN TREE SAVE TABLE

#	DBH	COMMON NAME	LATIN NAME
3	27	LOBLOLLY PINE	PINUS TAEDA
12	20	TULIP POPLAR	LIRIODENDRON TULIPIFERA
16	28	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
18	20	TULIP POPLAR	LIRIODENDRON TULIPIFERA
25	31	WHITE OAK	QUERCUS ALBA
31	22	WHITE OAK	QUERCUS ALBA
36	23	POST OAK	QUERCUS STELLATE
37	23	NORTHERN RED OAK	QUERCUS RUBRA
38	22	WHITE OAK	QUERCUS ALBA
39	26	WHITE OAK	QUERCUS ALBA
40	31	WHITE OAK	QUERCUS ALBA
42	20	WHITE OAK	QUERCUS ALBA
45	20	LOBLOLLY PINE	PINUS TAEDA
46	24	LOBLOLLY PINE	PINUS TAEDA
47	20	LOBLOLLY PINE	PINUS TAEDA
48	22	LOBLOLLY PINE	PINUS TAEDA
49	24	LOBLOLLY PINE	PINUS TAEDA
52	21	LOBLOLLY PINE	PINUS TAEDA
54	22	LOBLOLLY PINE	PINUS TAEDA
55	20	LOBLOLLY PINE	PINUS TAEDA
56	27	SOUTHERN RED OAK	QUERCUS FALCATA
57	24	LOBLOLLY PINE	PINUS TAEDA
58	20	LOBLOLLY PINE	PINUS TAEDA
60	21	NORTHERN RED OAK	QUERCUS RUBRA
62	21	LOBLOLLY PINE	PINUS TAEDA
63	24	SCARLET OAK	QUERCUS COCCINEA
64	27	LOBLOLLY PINE	PINUS TAEDA
65	22	LOBLOLLY PINE	PINUS TAEDA
66	21	LOBLOLLY PINE	PINUS TAEDA
68	22	SYCAMORE	PLATANUS OCCIDENTALIS
71	26	NORTHERN RED OAK	QUERCUS RUBRA
72	22	BLACKJACK OAK	QUERCUS MARILANDICA
73	22	BLACK OAK	QUERCUS VELUTINA
80	20	WHITE OAK	QUERCUS ALBA
104	20	LOBLOLLY PINE	PINUS TAEDA
106	20	LOBLOLLY PINE	PINUS TAEDA
114	23	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
116	24	LOBLOLLY PINE	PINUS TAEDA
117	23	LOBLOLLY PINE	PINUS TAEDA
121	24	WHITE OAK	QUERCUS ALBA
122	26	LOBLOLLY PINE	PINUS TAEDA
123	21	MOCKERNUT HICKORY	CARYA TOMENTOSA
125	21	LOBLOLLY PINE	PINUS TAEDA
140	21	LOBLOLLY PINE	PINUS TAEDA
147	25	LOBLOLLY PINE	PINUS TAEDA
153	26	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
156	22	LOBLOLLY PINE	PINUS TAEDA
157	25	LOBLOLLY PINE	PINUS TAEDA
159	23	WHITE OAK	QUERCUS ALBA
160	23	WHITE OAK	QUERCUS ALBA
162	20	LOBLOLLY PINE	PINUS TAEDA
170	20	LOBLOLLY PINE	PINUS TAEDA
175	24	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
176	32	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
177	20	LOBLOLLY PINE	PINUS TAEDA
178	25	GREEN ASH	FRAXINUS PENNSYLVANICA
179	32	BITTERNUT HICKORY	CARYA CORDIFORMIS
183	20	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
184	26	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
186	24	WILLOW OAK	QUERCUS PHELLOS
187	34	WHITE OAK	QUERCUS ALBA
191	28	WHITE OAK	QUERCUS ALBA

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REVISION DESCRIPTION	DATE

DATE 11/01/2022
DRAWN BY 331
DESIGNED BY E.ANGE
CHECKED BY B.BLACKMON
SCALE 1" = 150'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07
FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA
TREE SAVE PLAN

JOB NO. 49103
SHEET NO. C1.1

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SCALE 1"=150'
0 150' 300'

NAD 83

LEGEND

- PROPERTY LINE
- ZONING LINE
- PHASE LINE
- FLOODWAY
- 1% ANNUAL CHANCE FLOOD
- 0.2% ANNUAL CHANCE FLOOD
- NEUSE RIPARIAN BUFFER
- OPEN SPACE
- IMPROVED PARK SPACE
- MULTI-USE TRAIL / GREENWAY

ALL UNIT COUNT & MIX, LOT LINES, STREET LOCATIONS, AMENITY LOCATIONS, AND UTILITY LOCATIONS ARE CONCEPTUAL AND SUBJECT TO MINOR CHANGES. THE MAXIMUM UNIT COUNT (300 UNITS) AND SITE ACCESS POINTS; BOTH ONTO FRIENDSHIP CHAPEL ROAD; WILL REMAIN AS SHOWN ON THESE PLANS. A REVISION TO THE MASTER PLAN MAY BE REQUIRED IF THE TOWN OF WAKE FOREST DEEMS ANY CHANGES ARE BEYOND A MINOR MODIFICATION AND DO NOT MEET THE ORIGINAL INTENT OF THE APPROVED MASTER PLAN AND THE ORIGINAL INTENT OF THE APPROVED MASTER PLAN.

FOR END UNIT TOWNHOMES, DEPENDING ON FINAL PRODUCT WIDTH, AT FINAL PLAT THE SIDE LOT LINE SHALL BE ADJUSTED TO BE NO LESS THEN 3' FROM THE END WALL OF THE BUILDING.

STREET TABLE

STREET NAME	LENGTH (LF)
FRIENDSHIP CHAPEL ROAD	1,492
ROAD A	2,688
ROAD B	1,148
ROAD C	263
ROAD D	2,132
ROAD E	543
ROAD J	263
ALLEY F	1,176
ALLEY G	891
ALLEY H	528
ALLEY I	134
TOTAL W/ ALLEYS	**11,258**
TOTAL W/O ALLEYS	**8,529**

OPEN SPACE TABLE

OS 1	665,531 SF	15.28 AC
OS 2	37,522 SF	0.86 AC
OS 3	1,080 SF	0.03 AC
OS 4	1,980 SF	0.05 AC
OS 5	1,980 SF	0.05 AC
OS 6	1,980 SF	0.05 AC
OS 7	1,980 SF	0.05 AC
OS 8	2,768 SF	0.06 AC
OS 9	1,800 SF	0.04 AC
OS 10	1,667 SF	0.04 AC
OS 11	1,667 SF	0.04 AC
OS 12	1,080 SF	0.03 AC
OS 13	1,667 SF	0.04 AC
OS 14	1,667 SF	0.04 AC
OS 15	1,800 SF	0.04 AC
OS 16	2,384 SF	0.06 AC
OS 17	1,080 SF	0.03 AC
OS 18	1,080 SF	0.03 AC
OS 19	1,311 SF	0.03 AC
OS 20	1,311 SF	0.03 AC
OS 21	1,080 SF	0.03 AC
OS 22	1,311 SF	0.03 AC
OS 23	1,311 SF	0.03 AC
OS 24	5,286 SF	0.12 AC
OS 25	40,474 SF	0.93 AC
OS 26	2,216 SF	0.05 AC
OS 27	1,582 SF	0.04 AC
OS 28	1,853 SF	0.04 AC
OS 29	964 SF	0.02 AC
OS 30	321,610 SF	7.38 AC
OS 31	75,922 SF	1.74 AC
TOTAL	**1,186,945 SF**	**27.25 AC**

PHASE TABLE

	AREA	LOTS
PHASE 1	21.49 AC	96
PHASE 2	23.90 AC	79
PHASE 3	19.36 AC	108

IMPERVIOUS DATA

SINGLE FAMILY LOTS (3700 SF PER LOT) =	5.95	AC
TOWN HOME LOTS (1800 SF PER LOT) =	9.50	AC
ROADWAY IMPERVIOUS AREA =	10.20	AC
AMENITY AREA / MAIL KIOSK =	1.00	AC
TOTAL IMPERVIOUS AREA =	26.65	AC

IMPROVED PARK SPACE

IMPROVED PARK SPACE 1	59,618 SF	1.37 AC
IMPROVED PARK SPACE 2	26,967 SF	0.62 AC
IMPROVED PARK SPACE 3	4,536 SF	0.10 AC
IMPROVED PARK SPACE 4	14,769 SF	0.34 AC
TOTAL	**105,889 SF**	**2.43 AC**

UR ZONING

TOTAL AREA: 29.19 AC
MAXIMUM DENSITY ALLOWED: 10 DU/A
PROPOSED DENSITY: 2.40 DU/A
TOTAL SINGLE FAMILY LOTS ON PLAN: 69
MAXIMUM SINGLE FAMILY LOTS ALLOWED: 70

SETBACKS: FRONT: 20' MAX
SIDE: 5'
REAR: 20'
SIDE/SECONDARY FRONT: 5' MIN

5% MINIMUM OPEN SPACE REQUIRED: 1.46 AC
PROPOSED OPEN SPACE PROVIDED: 12.33 AC (42%)
2% MINIMUM PARK SPACE REQUIRED: 0.58 AC
PROPOSED PARK SPACE PROVIDED: 1.37 AC (4.6%)
25% MINIMUM ACTIVE RECREATION REQUIRED: 0.15 AC
PROPOSED ACTIVE RECREATION PROVIDED: 0.15 AC

RMX ZONING

TOTAL AREA: 31.95 AC
MAXIMUM DENSITY ALLOWED: 24 DU/A
MAXIMUM PROPOSED DENSITY: 7.20 DU/A
TOTAL TOWNHOME LOTS ON PLAN: 214
MAXIMUM TOWNHOME LOTS ALLOWED: 230

FRONT LOAD SETBACKS:
FRONT: 18' MAX
REAR: 5'
SIDE/SECONDARY FRONT: 5' MIN
BUILDING SEPARATION: 10' MIN
SIDE: 0'

REAR LOAD SETBACKS:
FRONT: 5' MAX
REAR: 18'
SIDE/SECONDARY FRONT: 5' MIN
BUILDING SEPARATION: 10' MIN
SIDE: 0'

5% MINIMUM OPEN SPACE REQUIRED: 1.60 AC
PROPOSED OPEN SPACE PROVIDED: 13.18 AC (41%)
2% MINIMUM PARK SPACE REQUIRED: 0.64 AC
PROPOSED PARK SPACE PROVIDED: 1.06 AC (3.3%)
25% MINIMUM ACTIVE RECREATION REQUIRED: 0.16 AC
PROPOSED ACTIVE RECREATED PROVIDED: 0.16 AC

OS ZONING

TOTAL AREA: 6.28 AC

SITE DATA

DEVELOPER:
ABODE COMMUNITIES, LLC
3105 GLENWOOD AVENUE, SUITE 105
RALEIGH, NC 27612
INFOABODECOMMUNITIES@GMAIL.COM

PROPERTY OWNER:
HIGH BAR CREEK LLC
3336 WHITE OAK RD
RALEIGH NC 27609-7619

HUGGY BEAR LLC
3336 WHITE OAK RD
RALEIGH NC 27609-7619

DMERON, NANCY H
3336 WHITE OAK RD
RALEIGH NC 27609-7619

ENGINEER:
TIMMONS GROUP
BETH BLACKMON, PE
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919-866-4509
EMAIL: BETH.BLACKMON@TIMMONS.COM

PIN #s = 1840-66-0542, 1840-76-1824, 1840-65-7710, 1840-67-6254

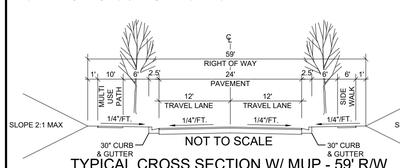
FIRM MAP = #3720184000K EFFECTIVE DATE: 07/19/2022

TOTAL EXISTING TRACT ACREAGE = 67.42 acres
LAND TO BE DEDICATED TO TOWN OF WAKE FOREST = 2.68 acres
TOTAL AREA TO BE DEVELOPED = 64.74 acres
PROPOSED ZONING = CU UR (29.19 AC) & CU RMX (31.95 AC) & OS (6.28 AC)
MAXIMUM BUILDING HEIGHT = 3 STORIES
PROPOSED BUILDING HEIGHT = 2 & 3 STORIES

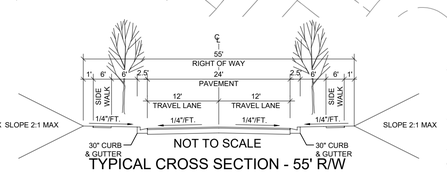
REAR LOAD TOWNHOMES 20' - 26' WIDE: 147 LOTS
FRONT LOAD TOWNHOMES 20' - 26' WIDE: 67 LOTS
PROPOSED NUMBER OF SINGLE FAMILY LOTS = 69
TOTAL NUMBER OF LOTS ON PLAN = 283
MAXIMUM LOTS ALLOWED = 300
MINIMUM LOT SIZE PROVIDED = TOWNHOME: 1,960 SF
SINGLE FAMILY: 6,000 SF
AVERAGE LOT SIZE = TOWNHOME: 2,104 SF
SINGLE FAMILY: 6,509 SF

TOTAL OPEN SPACE PROVIDED = 27.25 acres (42.1%)
TOTAL IMPROVED PARK SPACE PROVIDED = 2.43 acres (3.8%)
TOTAL ACTIVE RECREATION PROVIDED = 0.32 acres (25% OF IMPROVED)

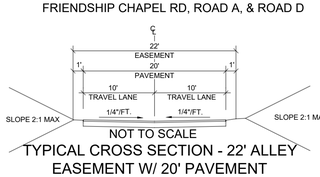
MINIMUM PARKING REQUIRED:
2 SPACES PER UNIT = 2 SPACES/UNIT X 293 UNITS = 586 SPACES
2 SPACES PER MAIL KIOSK (1 OF 2 ADA) = 7 SPACES
PARALLEL PARKING SPACES = 80 SPACES
PROPOSED PARKING = 673 SPACES



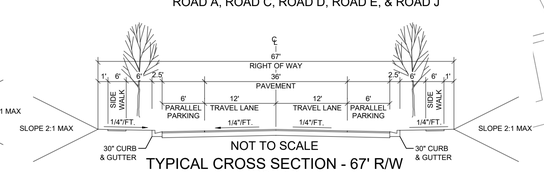
NOT TO SCALE
TYPICAL CROSS SECTION W/ MUP - 59' R/W
FRIENDSHIP CHAPEL RD, ROAD A, & ROAD D



NOT TO SCALE
TYPICAL CROSS SECTION - 55' R/W
ROAD A, ROAD C, ROAD D, ROAD E, & ROAD J



NOT TO SCALE
TYPICAL CROSS SECTION - 22' ALLEY EASEMENT W/ 20' PAVEMENT
ALLEY F, ALLEY G, ALLEY H, & ALLEY I



NOT TO SCALE
TYPICAL CROSS SECTION - 67' R/W
ROAD B

A HOMEOWNER'S ASSOCATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO).

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

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TIMMONS GROUP

REVISION DESCRIPTION

DATE

DATE 11/01/2022

DRAWN BY 331

DESIGNED BY E.ANGE

CHECKED BY B.BLACKMON

SCALE 1" = 150'

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

NORTH CAROLINA LICENSE NO. C-1652

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN - OVERALL

JOB NO. 49103

SHEET NO. C2.0

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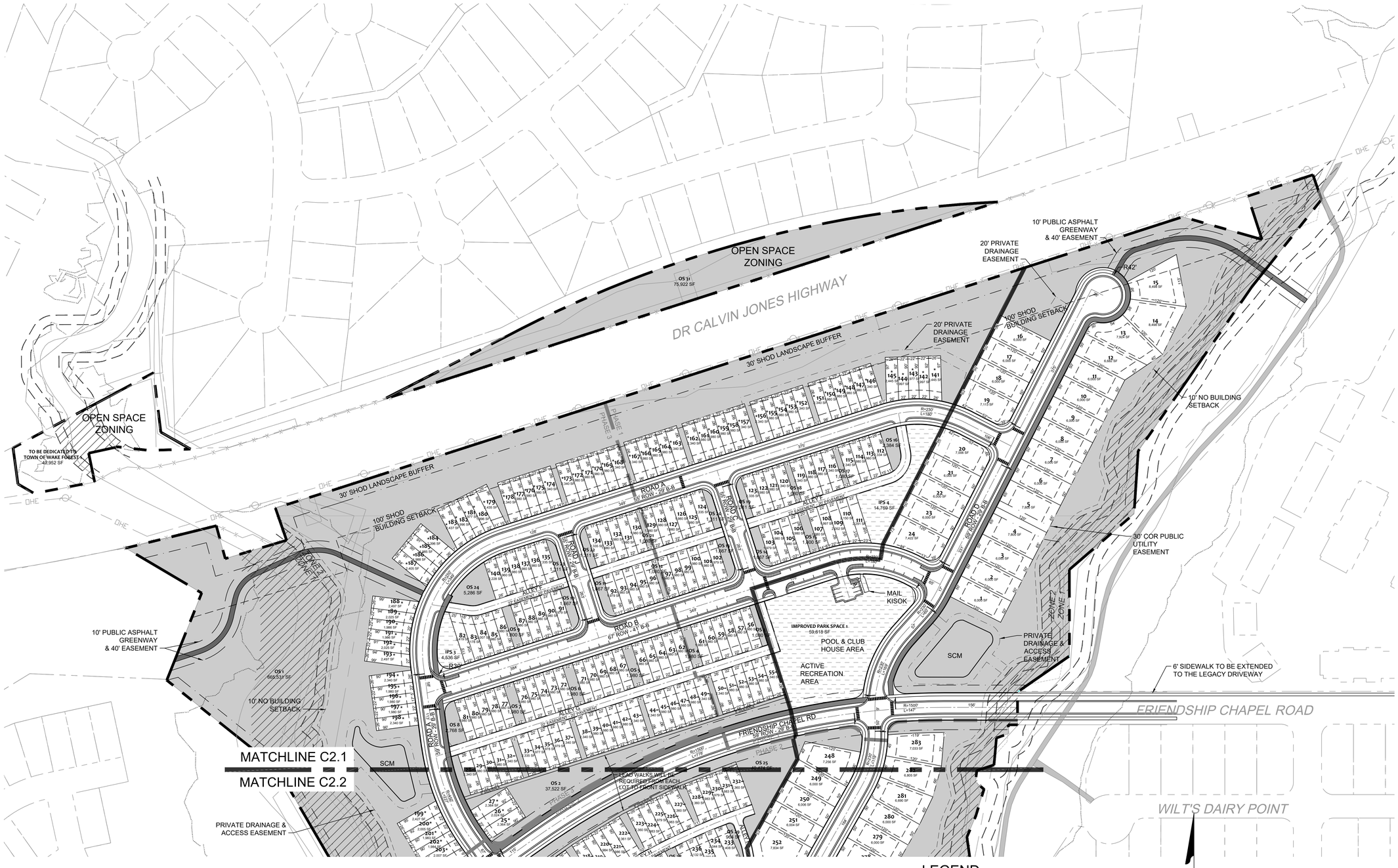

LEGEND

- PROPERTY LINE
- ZONING LINE
- PHASE LINE
- FLOODWAY
- 1% ANNUAL CHANCE FLOOD
- 0.2% ANNUAL CHANCE FLOOD
- NEUSE RIPARIAN BUFFER
- OPEN SPACE
- IMPROVED PARK SPACE
- MULTI-USE TRAIL / GREENWAY
- FRONT LOADED TOWNHOMES
- TOWNHOMES FRONTING OPEN SPACE

A HOMEOWNER'S ASSOCATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO).

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NAD 83

SCALE 1"=100'

0 100' 200'

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CHECKED BY	B.BLACKMON
SCALE	1" = 100'

TIMMONS GROUP

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FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN - SHEET 1 OF 2

JOB NO.	49103
SHEET NO.	C2.1

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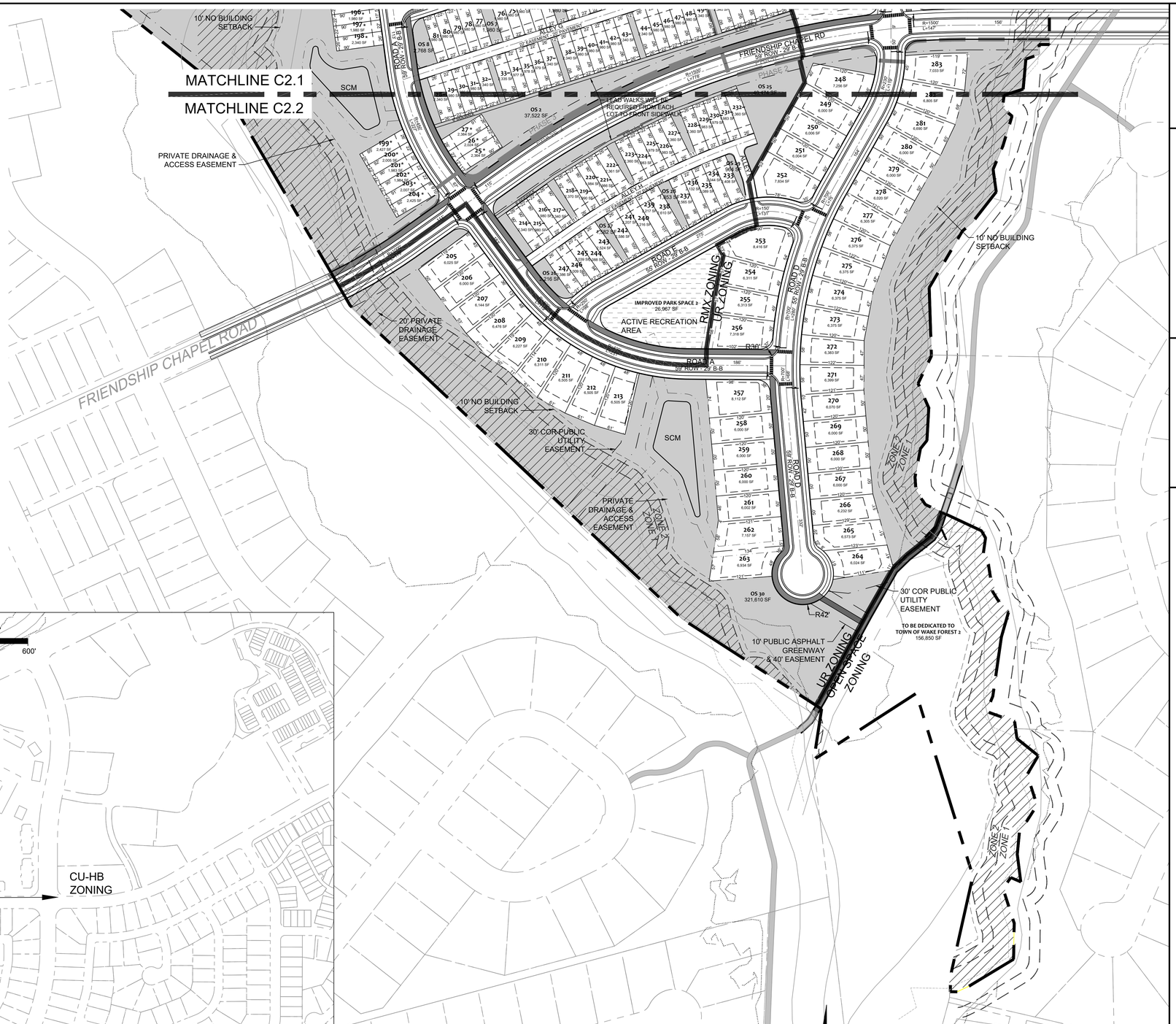
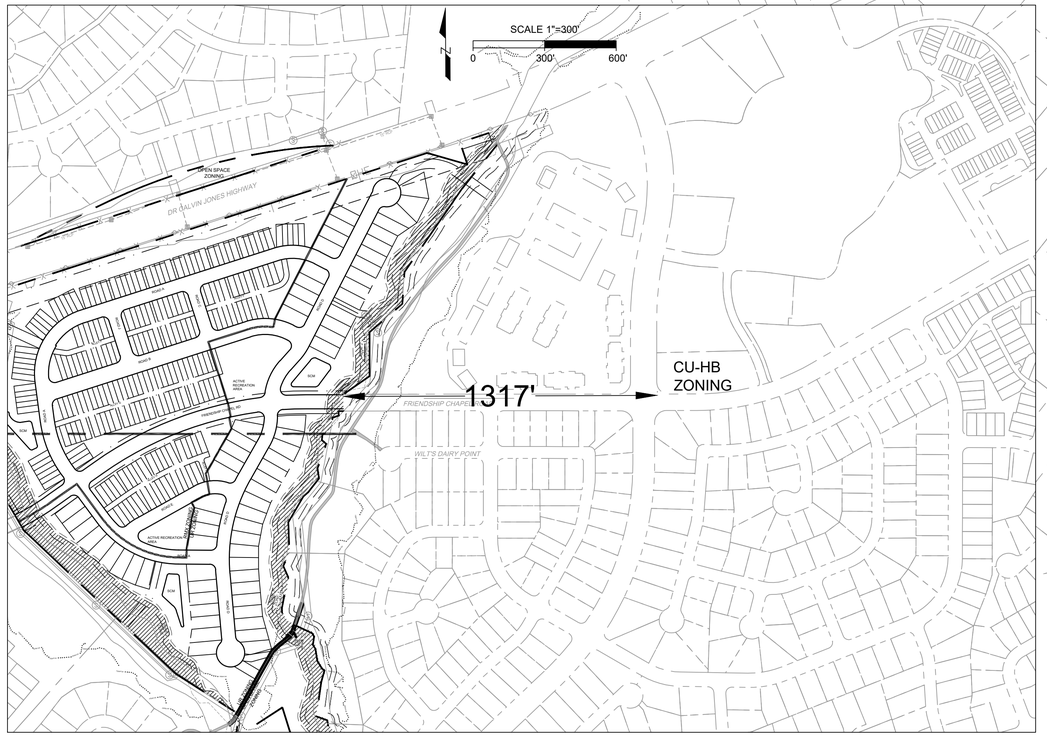


SFD & TH IN RMX ZONING



LEGEND

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- 1% ANNUAL CHANCE FLOOD
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- ~ TOWNHOMES FRONTING OPEN SPACE

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0 100' 200'

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RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD. WAKE FOREST, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN - SHEET 2 OF 2

JOB NO.	SHEET NO.
49103	C2.2

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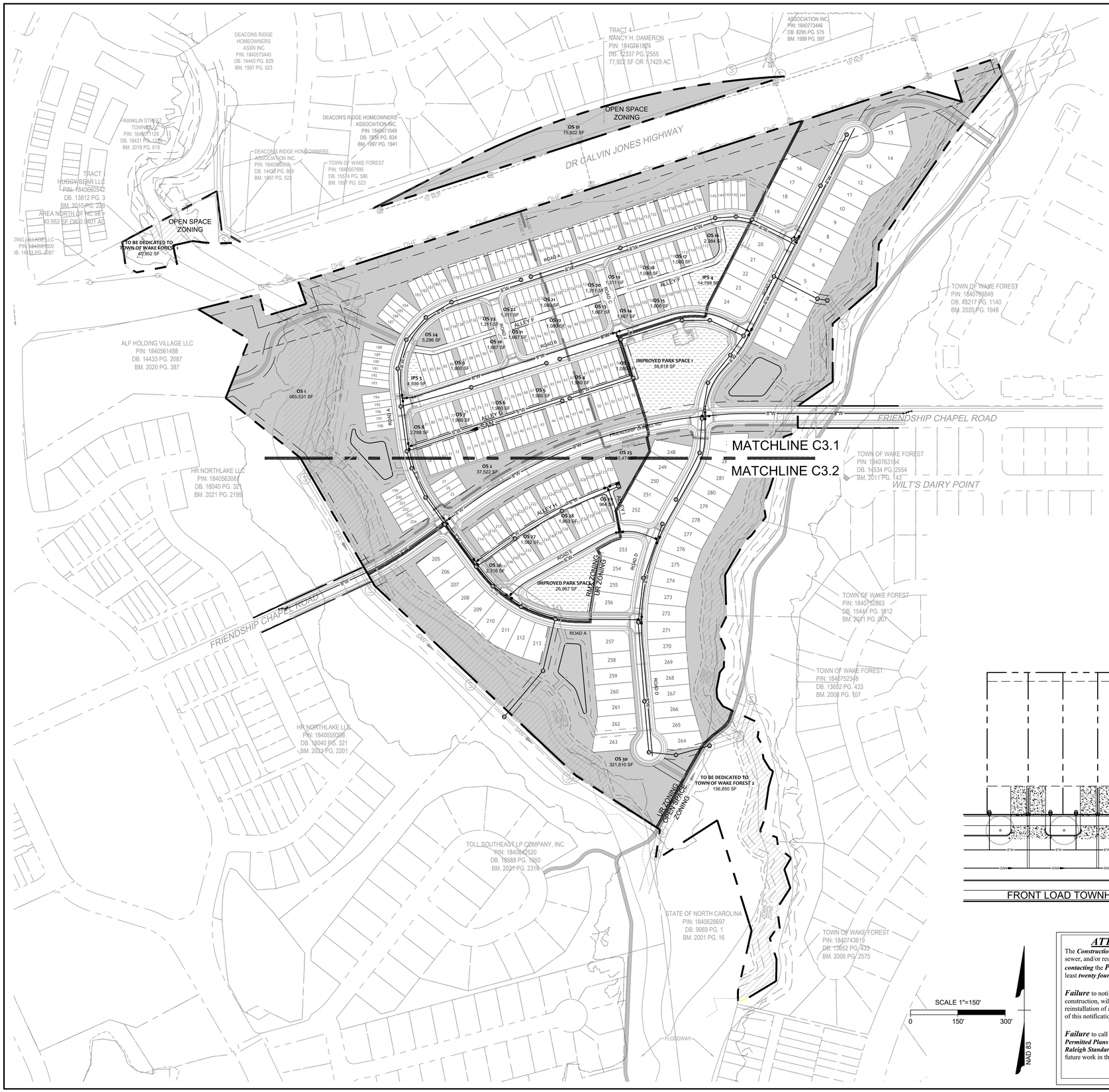

CITY OF RALEIGH STANDARD UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
3. UTILITY SEPARATION REQUIREMENTS:
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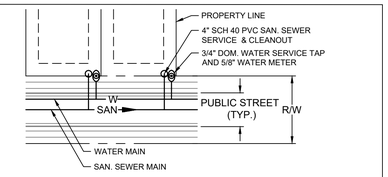

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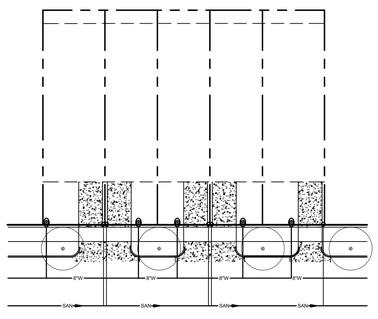
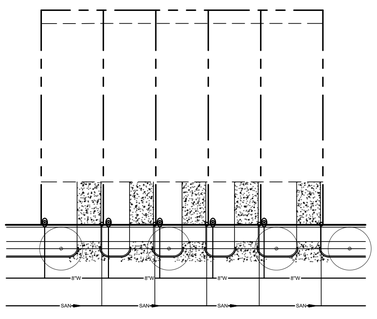


FRONT LOAD TOWNHOME DETAIL #1



FRONT LOAD TOWNHOME DETAIL #2

ATTENTION CONTRACTORS

The ***Construction Contractor*** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for ***contacting*** the ***Public Utilities Department*** at ***(919) 996-4540*** at least ***twenty four hours*** prior to beginning any of their construction.

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

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

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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY UTILITY PLAN - OVERALL

REVISION	DATE

DATE	11/01/2022
DRAWN BY	331
DESIGNED BY	E.ANGE
CHECKED BY	B.BLACKMON
SCALE	1" = 150'
JOB NO.	49103
SHEET NO.	C3.0

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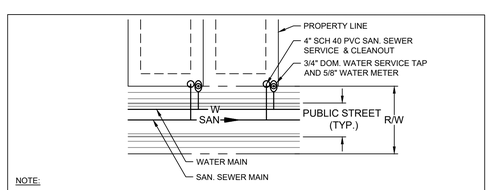

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SCALE 1"=100'

0 100' 200'

NAD 83

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REVISION DESCRIPTION	DATE

DATE	11/01/2022
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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY UTILITY PLAN - SHEET 1 OF 2

JOB NO. 49103

SHEET NO. C3.1

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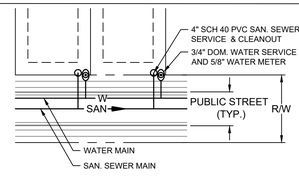

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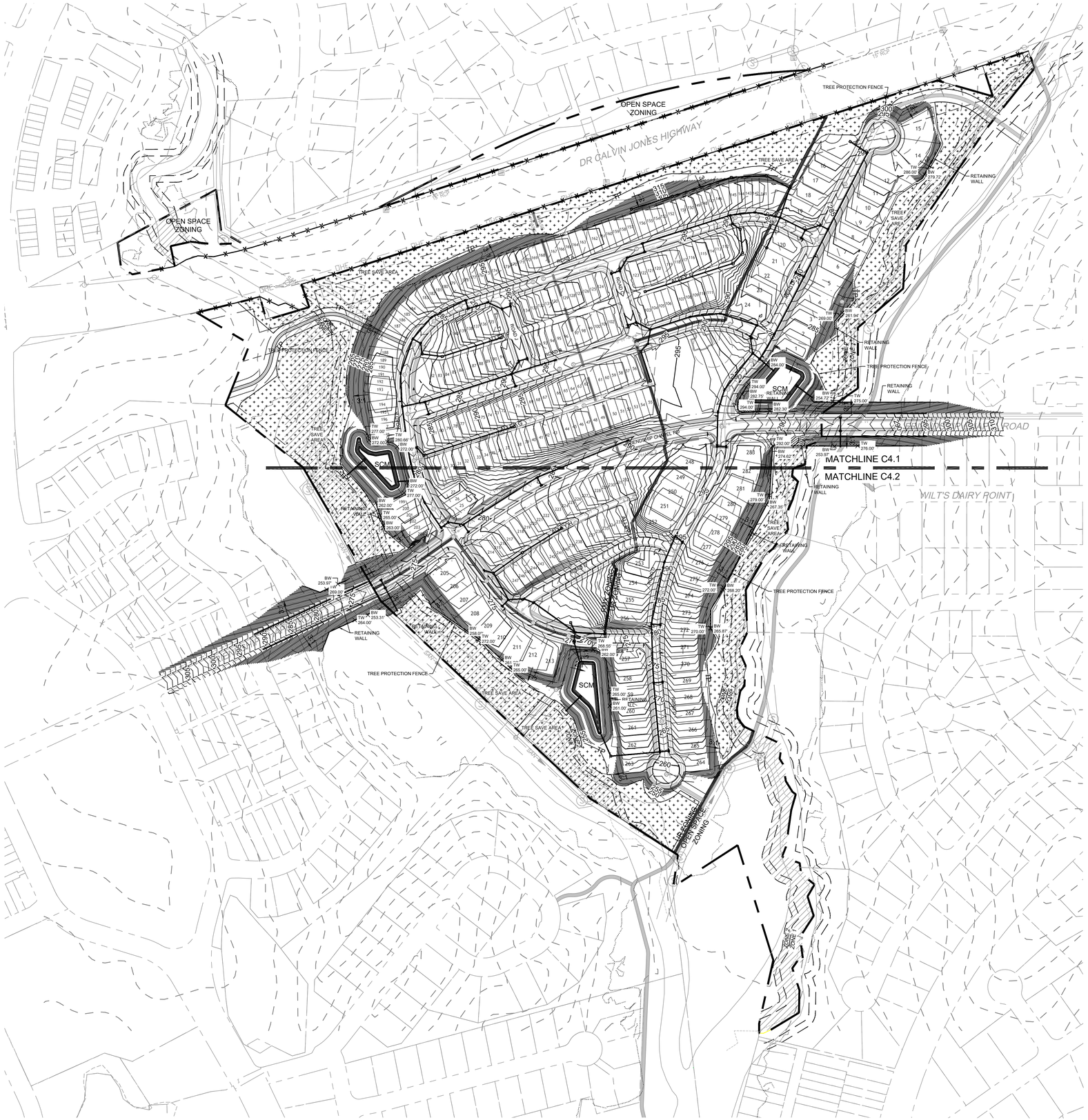

TREE SAVE AREA: 5.20 AC

NAD 83

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- NEUSE RIPARIAN BUFFER
- TREE SAVE AREA

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REVISION DESCRIPTION	DATE

DATE	11/01/2022
DRAWN BY	331
DESIGNED BY	E.ANGE
CHECKED BY	B.BLACKMON
SCALE	1" = 150'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY GRADING AND DRAINAGE PLAN - OVERALL

JOB NO.	49103
SHEET NO.	C4.0

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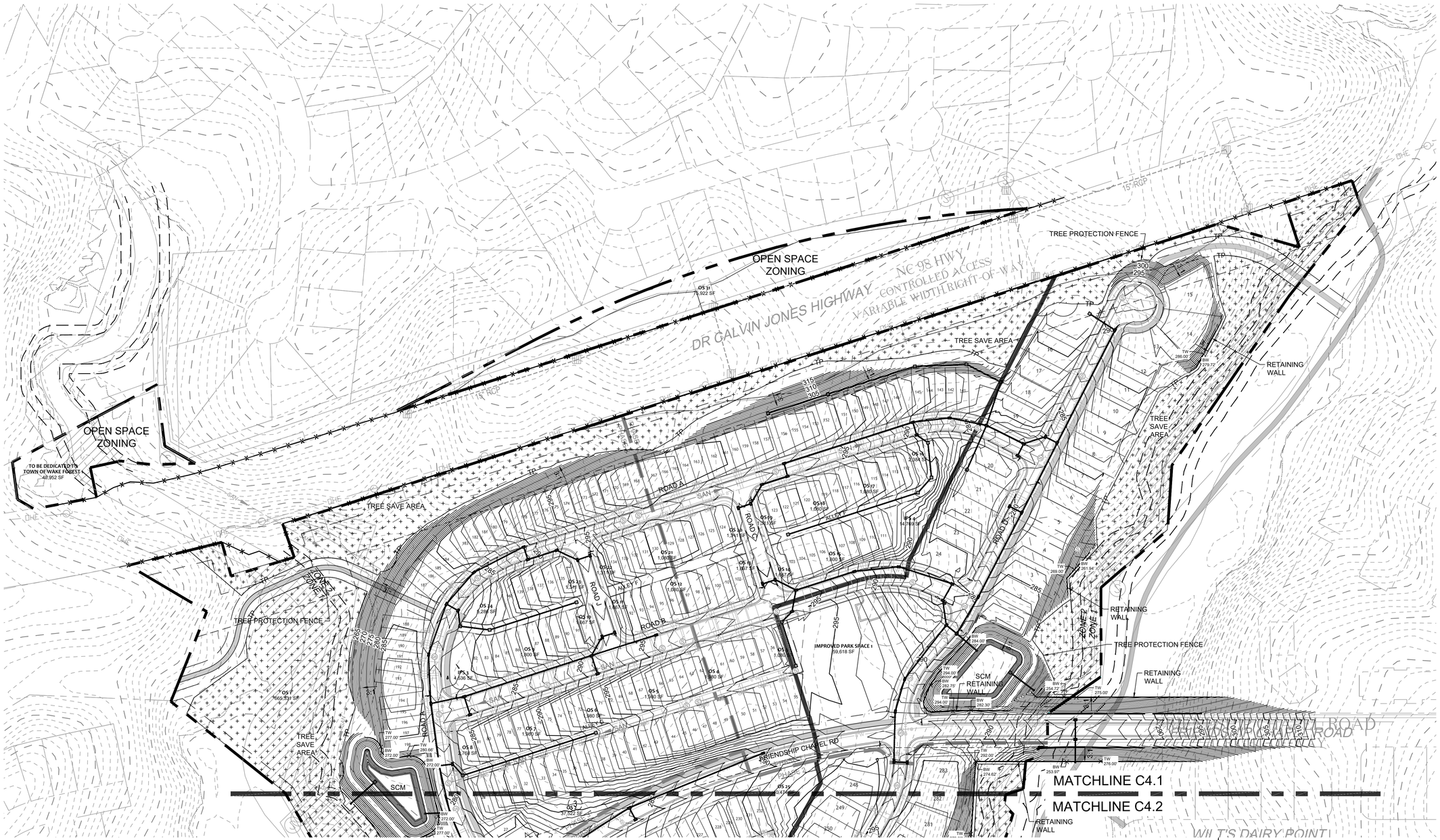

LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- FLOODWAY
- 1% ANNUAL CHANCE FLOOD
- 0.2% ANNUAL CHANCE FLOOD
- NEUSE RIPARIAN BUFFER
- TREE SAVE AREA

SCALE 1"=100'

0 100' 200'

NAD 83

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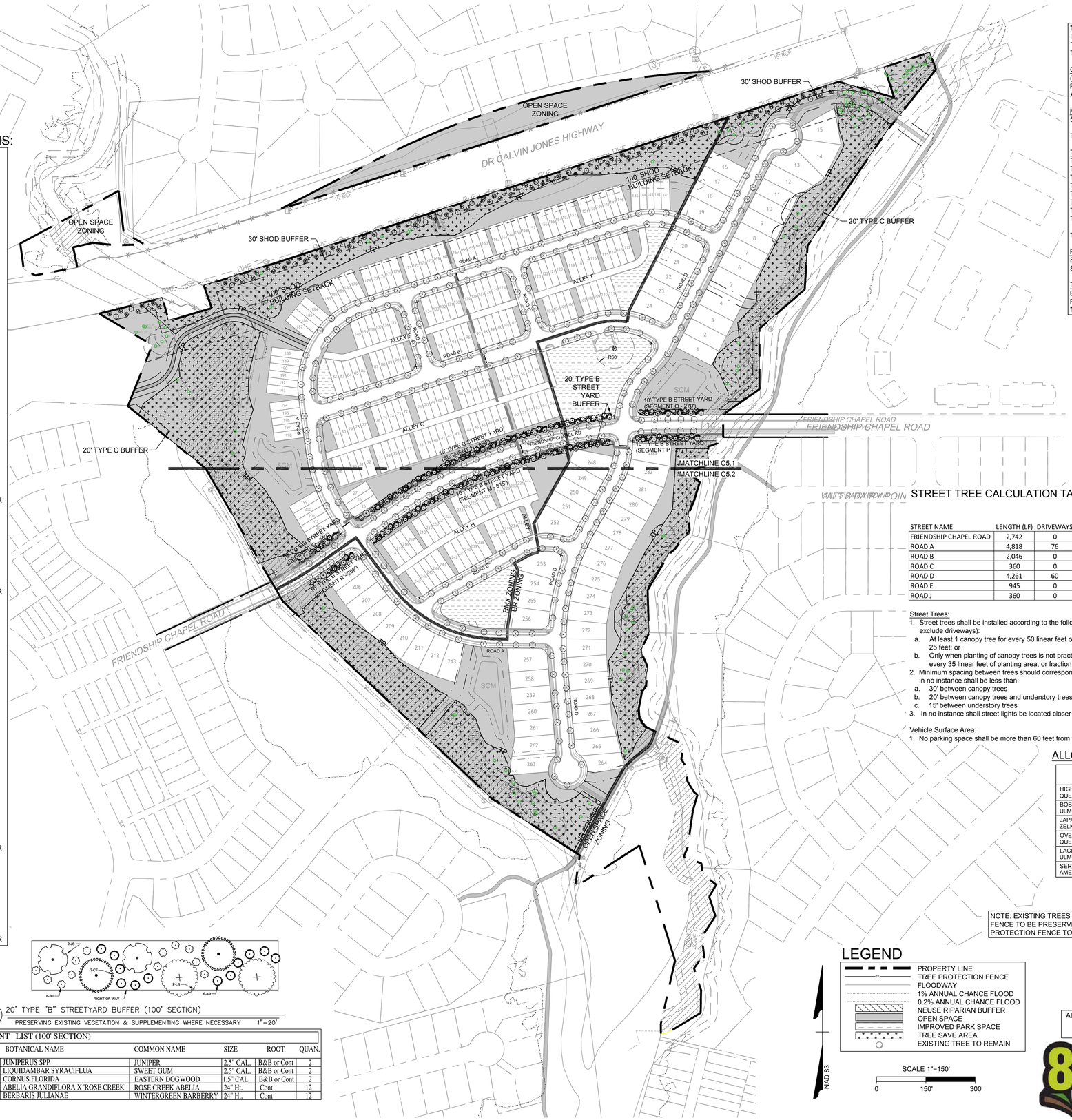

LANDSCAPE ORDINANCE CALCULATIONS:

Buffers:
NOTE: Existing trees to be used where buffer is located within Neuse River Riparian Buffers, floodplain, or wetland areas.

SHOD Buffer (2,670' L):
Buffer Width: 30'
3 Tress per 50'
Environmental Length: 270'
Required Buffer Length: 2,670' - 270' = 2,400'
Required Trees: 2,400' / 50' = 48 x 3 = 144 Trees
Existing Trees: 13
Trees Provided: 131 Trees

20' TYPE C BUFFER YARD - 100' TYPICAL SECTION REQUIRED
2 Canopy Trees
2 Understory Trees
12 Shrubs

20' TYPE C BUFFER YARD - (2,044' L)
41 Canopy Trees Required
41 Understory Trees Required
246 Shrubs Required
Environmental Length: 2,044'
0 Trees/ Shrubs Provided (EXISTING TREES TO BE USED SINCE ENTIRE BUFFER IS LOCATED WITHIN NEUSE RIVER RIPARIAN BUFFER AND WETLAND AREAS)

20' TYPE B STREET YARD - 100' TYPICAL SECTION REQUIRED
2 Evergreen Trees
2 Canopy Trees
2 Understory Trees
24 Shrubs

20' TYPE B STREET YARD - SEGMENT Q (259' L):
6 Evergreen Trees Required
6 Canopy Trees Required
6 Understory Trees Required
63 Shrubs Required
6 Evergreen Trees Provided
6 Canopy Trees Provided
6 Understory Trees Provided
63 Shrubs Provided
EXISTING TREES TO BE USED WITHIN NEUSE RIVER RIPARIAN BUFFER

20' TYPE B STREET YARD - SEGMENT R (266' L):
6 Evergreen Trees Required
6 Canopy Trees Required
6 Understory Trees Required
64 Shrubs Required
6 Evergreen Trees Provided
6 Canopy Trees Provided
6 Understory Trees Provided
64 Shrubs Provided
EXISTING TREES TO BE USED WITHIN NEUSE RIVER RIPARIAN BUFFER

20' TYPE B STREET YARD - SEGMENT N (854' L):
18 Evergreen Trees Required
18 Canopy Trees Required
18 Understory Trees Required
205 Shrubs Required
18 Evergreen Trees Provided
18 Canopy Trees Provided
18 Understory Trees Provided
205 Shrubs Provided

20' TYPE B STREET YARD - SEGMENT M (259' L):
17 Evergreen Trees Required
17 Canopy Trees Required
17 Understory Trees Required
196 Shrubs Required
17 Evergreen Trees Provided
17 Canopy Trees Provided
17 Understory Trees Provided
196 Shrubs Provided

20' TYPE B STREET YARD - SEGMENT O (270' L):
6 Evergreen Trees Required
6 Canopy Trees Required
6 Understory Trees Required
65 Shrubs Required
6 Evergreen Trees Provided
6 Canopy Trees Provided
6 Understory Trees Provided
65 Shrubs Provided
EXISTING TREES TO BE USED WITHIN NEUSE RIVER RIPARIAN BUFFER

20' TYPE B STREET YARD - SEGMENT P (277' L):
6 Evergreen Trees Required
6 Canopy Trees Required
6 Understory Trees Required
67 Shrubs Required
6 Evergreen Trees Provided
6 Canopy Trees Provided
6 Understory Trees Provided
67 Shrubs Provided
EXISTING TREES TO BE USED WITHIN NEUSE RIVER RIPARIAN BUFFER

TREE CALCULATIONS
TOTAL SITE AREA = 64.74 AC
TOTAL ENVIRONMENTAL AREA = 4.56 AC
TOTAL CALCULATION AREA = 60.18 AC

CANOPY REQUIREMENTS
(1) CANOPY TREE
PER 10,000 SQFT PARCEL
AREA/10,000 SQFT = 263 TREES

MITIGATION TREES REQUIRED
58 X 4 = CREDITS REQUIRED = 232

TOTAL CREDITS REQUIRED = 263 + 232 = **495 CREDITS**

TREE SAVE AREAS
TREE SAVE AREA 1: 127,043 SF / 700 SF = 181 CREDITS
TREE SAVE AREA 2: 20,635 SF / 700 SF = 29 CREDITS
TREE SAVE AREA 3: 8,642 SF / 700 SF = 12 CREDITS
TREE SAVE AREA 4: 4,067 SF / 700 SF = 5 CREDITS
TREE SAVE AREA 5: 27,539 SF / 700 SF = 39 CREDITS
TREE SAVE AREA 6: 7,592 SF / 700 SF = 10 CREDITS
TREE SAVE AREA 7: 13,257 SF / 700 SF = 18 CREDITS
TREE SAVE AREA 8: 17,701 SF / 700 SF = 25 CREDITS

TOTAL TREE SAVE AREA = 226,476 SF = 319 CREDITS

PROPOSED TREES
STREET TREES = 315 CREDITS
STREETSCAPE & BUFFER TREES = 308 CREDITS

TREE CALC SUMMARY

EXISTING CREDITS	319 CREDITS
PROPOSED CREDITS	623 CREDITS
TOTAL CREDITS	**942 CREDITS**

IN ACCORDANCE WITH UDO SECTION 8.6.1,. ALL TREES MUST MAINTAIN A MINIMUM 15 FOOT CLEARANCE FROM ALL STOP SIGNS AND LIGHT POLES

STREET TREE CALCULATION TABLE

STREET NAME	LENGTH (LF)	DRIVEWAYS	DRIVEWAY LENGTH (LF)	LENGTH W/O DRIVEWAYS (LF)	REQUIRED #	PROVIDED #
FRIENDSHIP CHAPEL ROAD	2,742	0	0	2,742	55	57
ROAD A	4,818	76	850	3,968	79	95
ROAD B	2,046	0	0	2,046	41	43
ROAD C	360	0	0	360	7	8
ROAD D	4,261	60	1,200	3,061	61	85
ROAD E	945	0	0	945	19	19
ROAD J	360	0	0	360	7	8

Street Trees:
1. Street trees shall be installed according to the following minimum standards (linear feet of planting area shall exclude driveways):
   a. At least 1 canopy tree for every 50 linear feet of planting area, or fraction thereof equal to or greater than 25 feet; or
   b. Only when planting of canopy trees is not practical due to the location of utilities, 1 understory tree for every 35 linear feet of planting area, or fraction thereof equal to or greater than 18 feet; or
2. Minimum spacing between trees should correspond to the expected mature spread of the adjacent trees and in no instance shall be less than:
   a. 30' between canopy trees
   b. 20' between canopy trees and understory trees
   c. 15' between understory trees
3. In no instance shall street lights be located closer than 15' to canopy trees and 8' from understory trees

Vehicle Surface Area:
1. No parking space shall be more than 60 feet from the trunk of an canopy tree.

ALLOWABLE STREET TREE PLANT LIST

PLANT NAME	SIZE
HIGHTOWER WILLOW OAK QUERCUS PHELLOS 'HIGHTOWER'	2.5" CAL 10 - 12' HT
BOSQUE ELM ULMUS PARVIFOLIA 'BOSQUE'	2.5" CAL 10 - 12' HT
JAPANESE ZELKOVA ZELKOVA SERRATA	2.5" CAL 10 - 12' HT
OVERCUP OAK QUERCUS LYRATA	2.5" CAL 10 - 12' HT
LACEBARK ELM ULMUS PARVIFOLIA 'LACEBARK'	2.5" CAL 10 - 12' HT
SERVICEBERRY AMELANCHIER SPP.	2.5" CAL 10 - 12' HT

NOTE: EXISTING TREES & VEGETATION EXTERIOR OF TREE PROTECTION FENCE TO BE PRESERVED. OPEN SPACE EXTERIOR OF TREE PROTECTION FENCE TO BE CONSIDERED TREE SAVE AREA

20' TYPE "B" STREETYARD BUFFER (100' SECTION)
PRESERVING EXISTING VEGETATION & SUPPLEMENTING WHERE NECESSARY 1"=20'

PLANT LIST (100' SECTION)

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUAN.
JS	JUNIPERUS SPP	JUNIPER	2.5" CAL.	B&B or Cont	2
LS	LIQUIDAMBAR SYRACIFLUA	SWEET GUM	2.5" CAL.	B&B or Cont	2
CF	CORNUS FLORIDA	EASTERN DOGWOOD	1.5" CAL.	B&B or Cont	2
AR	ABELIA GRANDIFLORA X 'ROSE CREEK'	ROSE CREEK ABELIA	24" Ht.	Cont	12
BJ	BERBARIS JULIANAE	WINTERGREEN BARBERRY	24" Ht.	Cont	12

LEGEND

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- OPEN SPACE
- IMPROVED PARK SPACE
- TREE SAVE AREA
- EXISTING TREE TO REMAIN

NAD 83

SCALE 1"=150'
0 150' 300'

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RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07
FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA
PRELIMINARY LANDSCAPE PLAN - OVERALL

JOB NO. 49103
SHEET NO. C5.0

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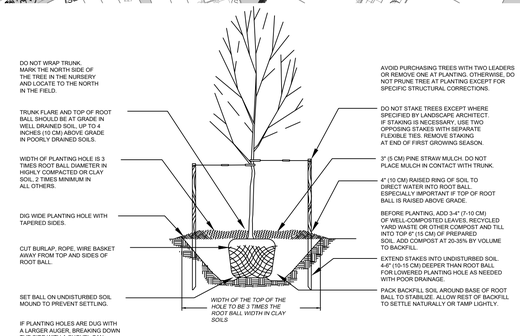

TYPICAL TREE PLANTING

NO SCALE

SCALE 1"=100'

0 100' 200'

NAD 83

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49103	C5.1

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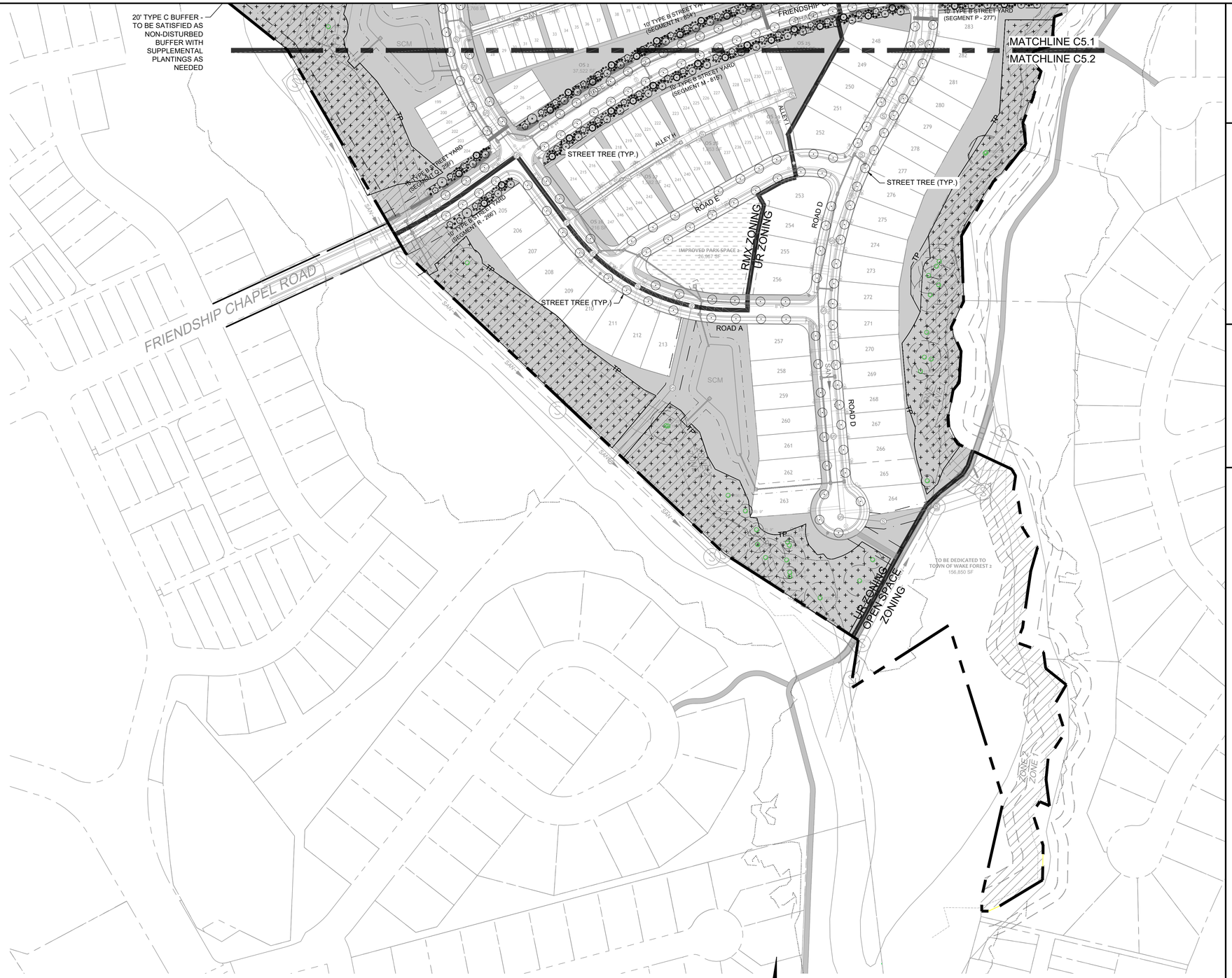

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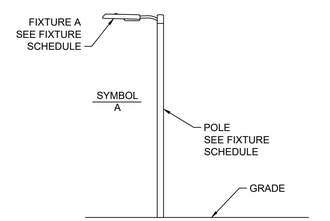

1 FIXTURE 'A' DETAIL
SCALE: N.T.S.

NAD 83

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Outdoor Lighting

Roadway LED

The Roadway LED is a green solution and great fit for streets, roads, long, narrow areas and parking lots. This energy-efficient luminaire delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose low to medium light output on wood or fiberglass poles (or mount on an existing pole). Available with one to four fixtures per pole, depending on the fixture/pole combination selected.

LED *(Light Emitting Diode)*	50 | 70 | 110 | 150 | 220 | 280 watts
Mounting heights	19', 20', 25', 30', 35'
Colors	Bronze Black Gray Green
Poles	Style A, C Wood

For additional information, visit duke-energy.com/OutdoorLighting or call 24 hours, 7 days a week: 800-419-0046 (CH and KY) 800-521-2232 (IN)

DUKE ENERGY.

Outdoor Lighting

Roadway LED

Light source: LED *(white)*
Wattage: 50 | 70 | 110 | 150 | 220 | 280
Light pattern: IESNA Type III (road)
IESNA cutoff classification: Full cutoff
Color temperature: 4,000K
Warm-up and restrike time: Instant on *(no warm-up or restrike time)*

light distribution pattern

Poles available:

Name	Mounting height	Color
Aluminum	19', 20', 25', 30', 35'	Bronze Black Gray Green
Wood	25', 30', 35'	Standard

Features	Benefits
No installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today ... and tomorrow

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PRELIMINARY LIGHTING PLAN - OVERALL

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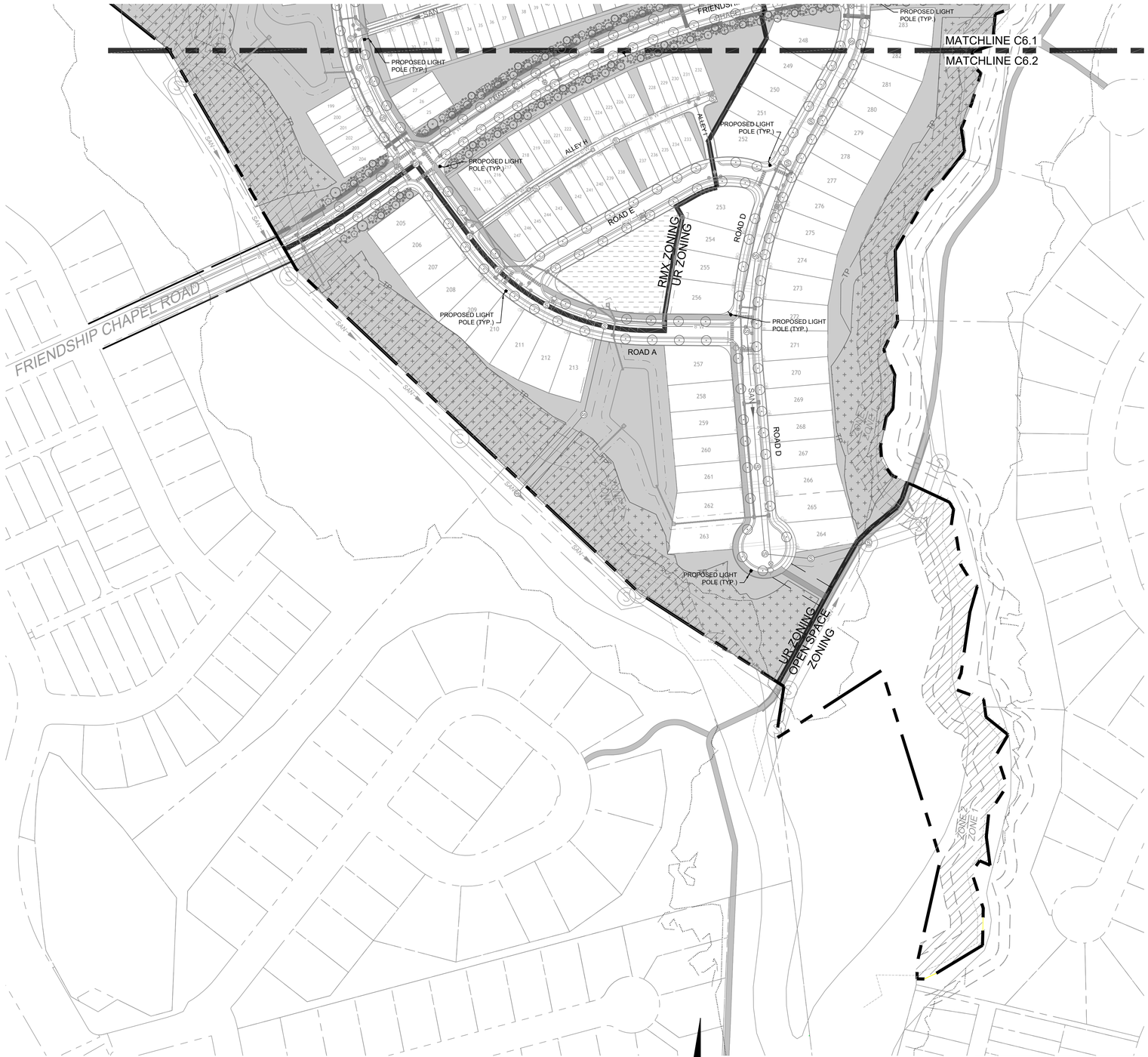

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- IMPROVED PARK SPACE
- MULTI-USE TRAIL / GREENWAY

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO).

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

811 Know what's **below.** **Call** before you dig.

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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY LIGHTING PLAN - SHEET 2 OF 2

REVISION DESCRIPTION	DATE

DATE	11/01/2022
DRAWN BY	331
DESIGNED BY	E.ANGE
CHECKED BY	B.BLACKMON
SCALE	1" = 100'
JOB NO.	49103
SHEET NO.	C6.2

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Agenda Item Report

Agenda Item No.: 2022-29-
Submitted by: Jennifer Currin
Submitting Department: Planning
Meeting Date: December 13, 2022

SUBJECT
LEGISLATIVE CASE RZ-22-06, Harris Road Subdivision; Consideration of a rezoning filed by Church Street Company to rezone 68.28± acres located at 0 Harris Road, being Wake County Tax PIN 1841392412, from Rural Holding District (RD) to Highway Business Conditional District (HB CD), Neighborhood Business Conditional District (NB CD), and General Residential 10 Conditional District (GR10 CD).

Recommendation:

Item Summary:

ATTACHMENTS
- RZ-22-06 PB Staff Report.pdf
- Attachment A - Neighborhood Meeting Information.pdf
- Attachment B - Application.pdf
- Attachment C - Maps.pdf
- Attachment D - TIA Executive Summary & NCDOT Final Report.pdf
- Attachment E - Harris Road Subdivision Master Plan.pdf
- Attachment F - Plan Consistency Analysis.pdf

TOWN of WAKE FOREST

Staff Report
Case RZ-22-06: Harris Road Subdivision

Meeting Date	December 13, 2022
Requested Actions	Consideration of the Following Items related to the Zoning Map Amendment for 0 Harris Road, being Wake County Tax PIN 1841392412: 1. Act on Plan Consistency Statement 2. Rezone 68.28± acres on the Town of Wake Forest Zoning Map from Rural Holding District (RD) to Highway Business Conditional District (HB CD), Neighborhood Business Conditional District (NB CD), and General Residential 10 Conditional District (GR10-CD).
Case Manager	Jennifer Currin, Assistant Planning Director

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (Tentative)
July 19, 2022 *(See Attachment A)*	December 13, 2022	January 17, 2023

CASE INFORMATION

Applicant	George DeLoache Church Street Company 4001 Barrett Drive, Suite 104 Raleigh, NC 27609
Property Owner	Jane Harris Pate 3511 Meadowrun Drive Durham, NC 27707
Location	Southeast corner of US-1 and Harris Road and north of Joyner Park
Addresses	0 Harris Road
Wake County Tax PIN(s)	1841392412
Acreage	68.28± acres

Zoning	Existing:	Rural Holding District (RD)
	Proposed:	Highway Business Conditional District (HB CD), Neighborhood Business Conditional District (NB CD), and General Residential 10 Conditional District (GR10-CD)
Land Use	Existing:	Vacant (Forestry Use)
	Proposed:	GR10-CD: Dwelling - Single Family (128 lots) and Dwelling - Townhome (98 lots)
Community Plan (2009)	Growth Strategies:	Highway Corridor Zone & General Urban Zone
	Neighborhood Planning Areas:	Non-Residential Area & Neighborhood Area 6
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 35-123, 270, and 272 for descriptions of Town Areas and Highway Corridor and General Urban Zones in the 2009 Community Plan.		

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Residential (Wallridge Subdivision), Commercial (Harris Crossing Shopping Center) & Institutional (Richland Creek Elementary School)	Conditional Use General Residential 5 (CU GR5) & Highway Business (HB)
South	Harris Road and Vacant	Highway Business (HB)
East	Residential (Wallridge Subdivision and Single Family Dwelling)	Conditional Use General Residential 5 (CU GR5) & Rural Holding District (RD)
West	US-1 and Vacant	Highway Business (HB)
The proposed land use is generally **incompatable** 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 5.48 acres
	Proposed:	16.85% or 9.24 acres
	Summary:	The open space includes environmental features (stream buffers, floodplains, and wetlands), landscape buffers, and tree save areas. A total of 1.526 acres of the site is designated as tree save areas, 3.91 acres is contained in landscape buffers and the remaining 3.81 acres is the environmental features. The proposed Master Plan **complies** with the minimum open space percentage requirement in the UDO.
Park Space	Required:	2.5% or 1.37 acres
	Proposed:	2.13% or 1.17 acres
	Summary:	The applicant has committed to providing a minimum 1,000 sq. ft. clubhouse and either tennis court(s) or a pool/waterpark/spray-ground and supporting bicycle and automobile parking. Therefore, a 50% park space credit is permitted. 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 Dwelling – Single Family is 2 spaces per unit if parking is provided in an enclosed garage; and for Dwelling-Townhome the parking requirement is 1.8 spaces per unit. The bike parking requirement for the townhomes and the amenity space is 28 bike spaces.
	Proposed:	The applicant is proposing to provide 904 parking spaces through off-street parking spaces (enclosed garages and driveways) and 28 bike 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:	The development will tap into the existing 12” waterline in Harris Road and proposes to install 8” water lines within the proposed subdivision streets. The development proposes to extend sewer from Wall Road into the subdivision and continue 8” sanitary sewer lines throughout the subdivision.
	Summary:	The proposed Master Plan **complies** with the public utility requirements in the UDO.

Roads	Required:	The Comprehensive Transportation Plan (CTP) identifies Harris Road as a major thoroughfare with the 3A cross section. The frontage improvements require right-of-way dedication, widening, installation of curb and gutter, and installation of a 10' multi-use path. The CTP requires a multiuse path on Harris Road. See Map 4-5, Future Pedestrian Network. Most of the internal local streets are proposed 2A cross-sections. The exception is Street "E", which has been designed in conjunction with the U-5307 service road cross section. Upon meeting with the US-1 Council of Planning, it was recommended that the service road align with the existing roundabout on Wallridge Road.
	Proposed:	The proposed Master Plan (Attachment E, Sheets MP2.00-MP2.02) shows the required and proposed improvements.
	Summary:	The proposed Master Plan **complies** with the minimum roadway infrastructure requirements in the UDO. If U-5307 Alternative 2 is selected, this entrance would be the only entrance from Harris Road into the Harris Crossing Shopping Center since the current Wall Road access would be eliminated. This would likely impact all homes fronting the service road.
TIA	Required:	A Transportation Impact Analysis (TIA) is required per UDO Section 6.11.1.
	Proposed:	Per the TIA (Attachment D), the following improvements are required: US 1 and Harris Road/Purnell Rd • Construct exclusive eastbound right turn lane on Harris Road with 150' of storage and appropriate taper length. Harris Road and Joyner Park Easternmost Access/Access B • Construct Access B with one ingress/one egress lane (shared left-through-right lane). • Construct exclusive westbound right turn lane on Harris Road with 50' of storage and appropriate taper length. • Construct exclusive eastbound left turn lane on Harris Road with 100' of storage and appropriate taper length. • Due to widening of Harris Road to accommodate eastbound left turn lane, construct exclusive westbound left turn lane on Harris Road with 50' storage and appropriate taper length. Harris Road and Wall Road/W Oak Avenue • Monitor intersection for signalization and install signal once warrants are met.

	<u>Harris Road and Devon Square Access/Access A</u> • Construct Access A with one ingress and one egress lane (shared left-through-right lane). • Construct exclusive eastbound left turn lane on Harris Road with 100' of storage and appropriate taper length. • Construct exclusive westbound right turn lane on Harris Road with 50' of storage and appropriate taper length.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2009)	The proposed zoning map amendment request is inconsistent with the adopted 2009 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

See Attachment B for signed, proposed conditions.

STAFF RECOMMENDATION

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

ATTACHMENTS

Attachment A:	Neighborhood Meeting Information
Attachment B:	Application
Attachment C:	Maps
Attachment D:	TIA Executive Summary & NCDOT Final Report
Attachment E:	Harris Road Subdivision Master Plan
Attachment F:	Plan Consistency Analysis

REZONING OF PROPERTY CONSISTING OF +/- 68.29 ACRES,
LOCATED ON THE WESTERN SIDE US-1 AND ON THE EASTERN SIDE OF THE WALLRIDGE ROAD AND HARRIS ROAD INTERSECTION,
IN THE TOWN OF WAKE FOREST

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
JULY 19, 2022

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Tuesday, July 19, 2022, at 6:00 p.m. The property considered for this potential rezoning totals approximately 68.29 acres, and is located on the western side US-1 and on the eastern side of the Wallridge Road and Harris Road intersection, in the Town of Wake Forest, having Wake County Parcel Identification Number 1841-39-2412. This meeting was held in the Walker Room at the Joyner Park Community Center, located at 701 Harris Road, Wake Forest, NC. All owners of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE

LONGLEAF
LAW PARTNERS

To: Neighboring Property Owner and Tenants
From: Michael Birch
Date: July 1, 2022
Re: Neighborhood Meeting for Harris Road Subdivision Rezoning (RZ-22-06)

You are invited to attend an informational meeting to discuss the proposed Harris Road Subdivision Rezoning (RZ-22-06). This rezoning includes the parcel located at 0 Harris Road in Wake Forest, NC with Property Identification Number (PIN) 1841392412. The meeting will be held on **Tuesday, July 19, 2022 from 6:00 PM until 7:00 PM**, at the following location:

Joyner Park Community Center
Walker Room
703 Harris Road
Wake Forest, NC 27587

The property totals approximately 68.28 acres in size and is located south of US-1/Capital Boulevard along Harris Road. The property is currently zoned Rural Holding District (RD). The proposed zoning is a new split-zoning designation of General Residential-10, Condition District (GR10-CD) and Highway Business (HB). The purpose of the rezoning is to allow for a mix of residential and commercial options on the property in conformity with the surrounding area and Wake Forest policy guidance.

The Town of Wake Forest requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the property after filing a rezoning application. After the meeting, we will prepare and submit a report for the Planning Department regarding the items discussed at the meeting.

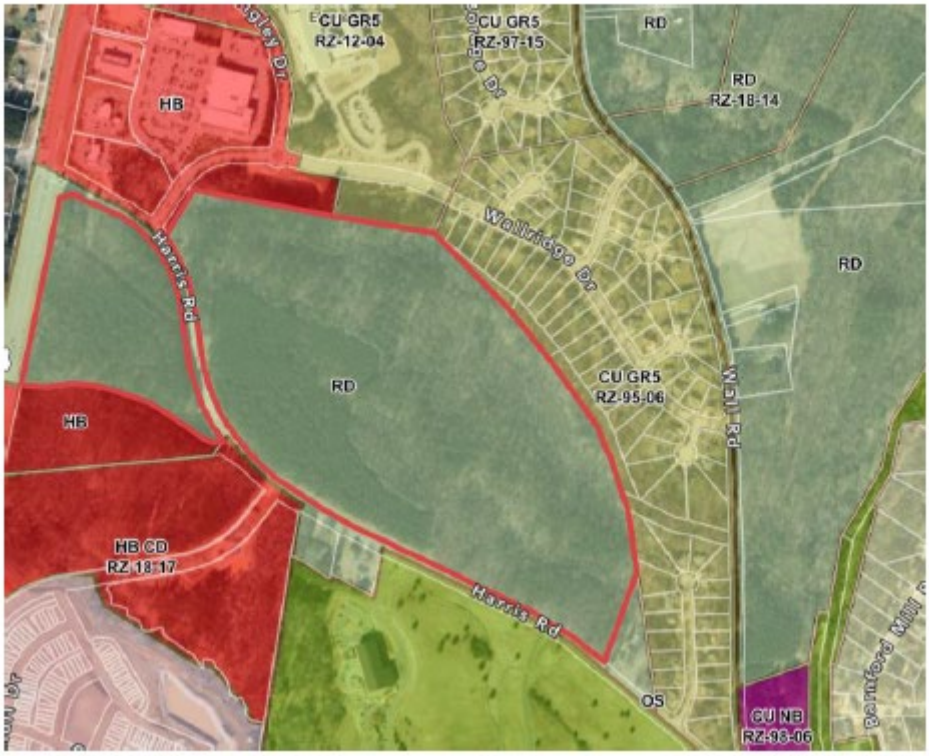
Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4317 and mbirch@longleaflp.com. Also, for more information about the rezoning, you may visit https://www.wakeforestnc.gov/planning and search "Rezoning Process" or contact Jennifer Currin with the Town of Wake Forest Planning Department at jcurrin@wakeforestnc.gov and 919-435-9517.

Attached to this invitation are the following materials:
1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Preliminary Project Plans

LONGLEAF
LAW PARTNERS

CURRENT PROPERTY MAP

CURRENT ZONING MAP



CONCEPT PLAN

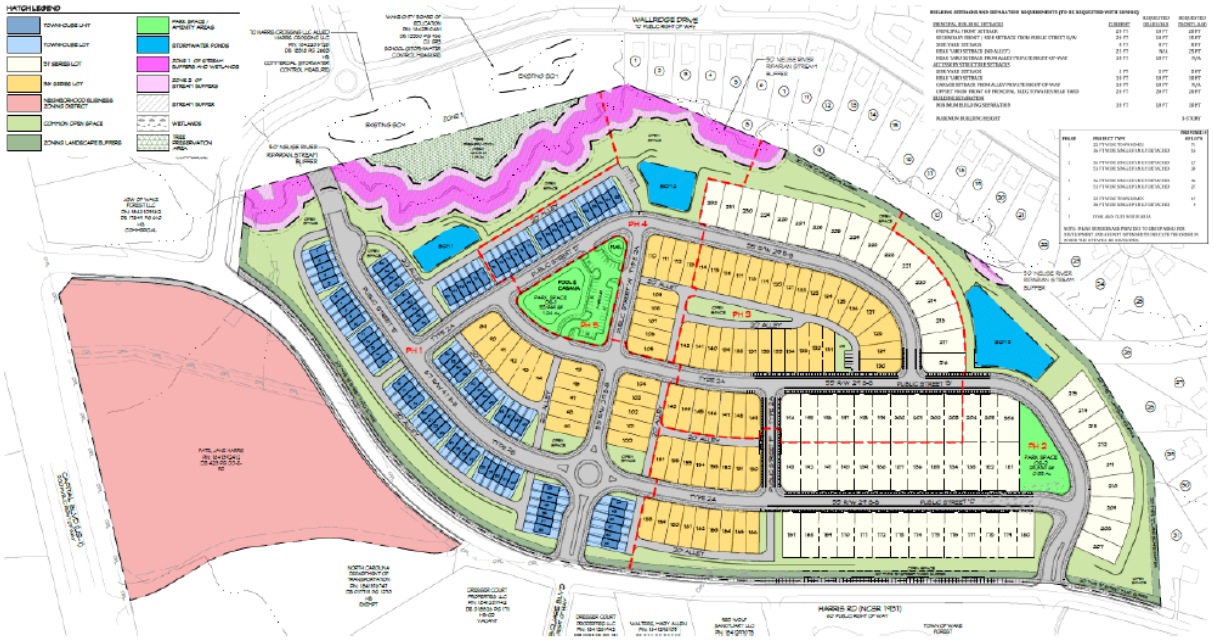


EXHIBIT B – NOTICE LIST

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

BRUNSWICK, DAVID J JR BRUNSWICK, STACEY L
713 SARRATT RIDGE CT
WAKE FOREST NC 27587-7483

POWELL, CAROLYN H
741 WALLRIDGE DR
WAKE FOREST NC 27587-5126

PEREZ DE LEON, ADALBERTO A PEREZ, VALERIE HUET
716 SARRATT RIDGE CT
WAKE FOREST NC 27587-7483

AMH 2015-2 BORROWER LLC
AMERICAN HOMES 4 RENT
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301-2148

ANASTASI, BELINDA J
708 HYSOP LN
WAKE FOREST NC 27587-5127

MONROE, THOMAS ALLEN MONROE, LAURAE HAM
833 WALLRIDGE DR
WAKE FOREST NC 27587-5133

BISER, KENNETH R BISER, STEPHANIE L
605 TENBURY WOODS CT
WAKE FOREST NC 27587-5136

HESS, MADELINE
3825 MANOR DR
CLAYTON NC 27520-8107

INGRAM, BRIAN C INGRAM, LORIE FULLER
704 HYSOP LN
WAKE FOREST NC 27587-5127

BASILICO, CARINA
700 HYSOP LN
WAKE FOREST NC 27587-5127

DRESSER COURT PROPERTIES LLC
2000 BEAR CAT WAY STE 102
MORRISVILLE NC 27560-6620

DRESSER COURT PROPERTIES LLC
2000 BEAR CAT WAY STE 102
MORRISVILLE NC 27560-6620

BARRETT, THOMAS R BARRETT, ELIZABETH A
701 HYSOP LN
WAKE FOREST NC 27587-5127

FORDHAM, CALEB L FORDHAM, STEPHANIE R
712 WALLRIDGE DR
WAKE FOREST NC 27587-5125

SOULE, PATTI BEAN
213 W SYCAMORE AVE
WAKE FOREST NC 27587-2525

HUNTLEY, ROBERT H HUNTLEY, AMIE R
309 ANGEL STAR LN
WAKE FOREST NC 27587-4985

VASILKO, JIM VASILKO, ROSE
728 WALLRIDGE DR
WAKE FOREST NC 27587-5191

BEDDINGFIELD, JUDITH ANN
605 WALL RD
WAKE FOREST NC 27587-7462

DAVIS, TALIA C.
612 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

CRANE, DONALD
740 WALLRIDGE DR
WAKE FOREST NC 27587-5191

OATMAN, DONEY
817 WALLRIDGE DR
WAKE FOREST NC 27587-5133

HOLLINGSWORTH, WALTER C HOLLINGSWORTH, LAURA W
PO BOX 61
LOUISBURG NC 27549-0061

WAKE FOREST TOWN OF
301 BROOKS ST
WAKE FOREST NC 27587-2901

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

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

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

JORDAN, RAYMOND JORDAN, ALISA
617 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

YAGER, E MICHAEL
621 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

MARTIN, TODD ANDREW
625 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

SWINGLE, NATHAN W SWINGLE, TRACY L
633 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

YATES, KARIN M
705 HYSOP LN
WAKE FOREST NC 27587-5127

WOLFORD, STEVEN A WOLFORD, LEANNE H
721 WALLRIDGE DR
WAKE FOREST NC 27587-5126

STOVER, SUSAN H
733 WALLRIDGE DR
WAKE FOREST NC 27587-5126

MONROE, SARA M
205 FAIRCHILD DOWNS PL
CARY NC 27518-6334

VEGAS, DEBORAH L
612 FLICKER CT
WAKE FOREST NC 27587-5188

RIGNEY, JOHN DAVID BEVILL, DOROTHY KRISTINE
821 WALLRIDGE DR
WAKE FOREST NC 27587-5133

PICKLES, BRYAN T PICKLES, DORA A
636 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

MEDLIN, JONATHAN S MEDLIN, CARRIE D
605 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

WALTERS, MARY ALLEN
721 HARRIS RD
WAKE FOREST NC 27587-7405

WISEMAN, ERIC TODD WISEMAN, HEATHER S
620 SINEWELL DR
WAKE FOREST NC 27587-5134

FAULKNER, ROBBIN
616 SINEWELL DR
WAKE FOREST NC 27587-5134

PEAKS, CLAVOSKI L PEAKS, SONYA D
706 WALLRIDGE DR
WAKE FOREST NC 27587-5125

CARLSON, BETHANIE J
801 WALLRIDGE DR
WAKE FOREST NC 27587-5133

WAKE CNTY BOARD OF EDUCATION
RE SERVICES DIRECTOR
1551 ROCK QUARRY RD
RALEIGH NC 27610-4145

AMH 2014-3 BORROWER LLC
AMERICAN HOMES 4 RENT
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301-2148

SEBASTIAN, EDITH L
705 WALLRIDGE DR
WAKE FOREST NC 27587-5126

RIVERS, KEVIN J
609 TENBURY WOODS CT
WAKE FOREST NC 27587-5136

WAKE FOREST TOWN OF
301 BROOKS ST
WAKE FOREST NC 27587-2901

WAKE FOREST TOWN OF
301 BROOKS ST
WAKE FOREST NC 27587-2901

WAKE FOREST TOWN OF
301 BROOKS ST
WAKE FOREST NC 27587-2901

WAKE FOREST TOWN OF
301 BROOKS ST
WAKE FOREST NC 27587-2901

GEYER, AMY J
704 SARRATT RIDGE CT
WAKE FOREST NC 27587-7483

SCHNEIDER, WILLIAM A SCHNEIDER, ROSE MARIE
808 WALLRIDGE DR
WAKE FOREST NC 27587-5132

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

BERGEN, LISA MARIE
632 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

HALL, CHADWICK L HALL, DENISE W
600 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

BARTON, ESTEL H BARTON, EDNA J
636 HARRIS RD
WAKE FOREST NC 27587-7402

FITZPATRICK, TIMOTHY F FITZPATRICK, KELLY A
629 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

GATHERS, ANGELA FRANKLIN GATHERS, GEORGE E II
745 WALLRIDGE DR
WAKE FOREST NC 27587-5126

STICKLES, RYAN SCOTT HODGES, DEE
709 SARRATT RIDGE CT
WAKE FOREST NC 27587-7483

KALLAI, TIMEA
609 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

SPRINGSTON, MARGARET C TRUSTEE
MARGARET C SPRINGSTON TRUST
700 SARRATT RIDGE CT
WAKE FOREST NC 27587-7483

AMH NC PROPERTIES, LP
PROPERTY TAX DEPT
30601 AGOURA RD STE 200PT
AGOURA HILLS CA 91301-2150

COOPER, JAMES STEWART III COOPER, KATHERINE H
709 WALLRIDGE DR
WAKE FOREST NC 27587-5126

CLARK, ADRIENNE M
628 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

BROWN, ALEXANDER POWERS BROWN, SARAH CATHERINE
712 SARRATT RIDGE CT
WAKE FOREST NC 27587-7483

MCCASKILL, CLINTON D
702 WALLRIDGE DR
WAKE FOREST NC 27587-5125

JOHNSON, BRENDAN
725 WALLRIDGE DR
WAKE FOREST NC 27587-5126

HOLMES, JAMES W
905 MAYS CROSSROADS RD
FRANKLINTON NC 27525-7296

GRAVLEY, JONATHAN SCOTT GRAVLEY, LAURIE KINSEY
9805 WESSEX CT
RALEIGH NC 27613-8527

OBMAN, TYLER
608 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

PLUMEY PENA, ERNESTO ANTONIO PLUMEY LOPEZ, MARIA B
604 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

TRUIST
TRUIST INDIRECT TAX
PO BOX 167
WINSTON SALEM NC 27102-0167

RUDDY, DYLAN JAMES DEFAZIO, KIMBERLY ANNE
708 SARRATT RIDGE CT
WAKE FOREST NC 27587-7483

RED WOLF SANCTUARY LLC
14460 FALLS OF NEUSE RD STE 149-325
RALEIGH NC 27614-8227

TWISS, EDWARD TWISS, ROWENA
613 TENBURY WOODS CT
WAKE FOREST NC 27587-5136

JGW OF WAKE FOREST LLC
PO BOX 1885
WAKE FOREST NC 27588-1885

CREAMER, GARA LYNETTE
709 COMPHREY CT
WAKE FOREST NC 27587-5167

KANICH, SETH MATTHEW KANICH, YAEL SARAI COSIO
708 COMPHREY CT
WAKE FOREST NC 27587-5167

ROUTE 3 LLC
637 WOODLAND CHURCH RD
WAKE FOREST NC 27587-7571

ALEXANDER, JAMES EDWARD ALEXANDER, LAURA ESCLAMADO
603 MASON RD
DURHAM NC 27712-9117

SFR INVESTMENTS V BORROWER 1 LLC
PO BOX 4090
SCOTTSDALE AZ 85261-4090

TO HARRIS CROSSING LLC ALLIED HARRIS CROSSING LLC
FOUNDRY COMMERCIAL LLC
2301 SUGAR BUSH RD STE 220
RALEIGH NC 27612-2956

TO HARRIS CROSSING LLC ALLIED HARRIS CROSSING LLC
FOUNDRY COMMERCIAL LLC
2301 SUGAR BUSH RD STE 220
RALEIGH NC 27612-2956

PROGRESS RESIDENTIAL BORROWER 17 LLC
PO BOX 4060
SCOTTSDALE AZ 85261-4060

ELESCANO, PATRICIA RUTH
613 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

KARRICK, STEPHEN C KARRICK, JENNIFER A
704 COMPHREY CT
WAKE FOREST NC 27587-5167

BERMAN, ELIZABETH
616 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

BAIRD, DONALD EUGENE BAIRD, MARIA MCCOY
713 WALLRIDGE DR
WAKE FOREST NC 27587-5126

SMITH, DOUGLAS RICHARD
712 HYSOP LN
WAKE FOREST NC 27587-5127

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA CA 92735-0087

PLEASANTS FAMILY LLC
3023 DEVONSHIRE DR
RALEIGH NC 27607-6619

PLEASANTS FAMILY LLC
3023 DEVONSHIRE DR
RALEIGH NC 27607-6619

WRENN, JEREMY B. WRENN, MARY J. PARSLEY
829 WALLRIDGE DR
WAKE FOREST NC 27587-5133

VOLK, LISA VOLK, NICHOLAS
620 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

GANLEY, MICHAEL PATRICK GANLEY, JAN M
809 WALLRIDGE DR
WAKE FOREST NC 27587-5133

TRULL, RODNEY C
601 HARRIS POINT WAY
WAKE FOREST NC 27587-7428

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

HORSECREEK ASSOC INC
8120 DIAZIT DR
WAKE FOREST NC 27587-6683

PENALVA, MARCO URBINA
825 WALLRIDGE DR
WAKE FOREST NC 27587-5133

EXHIBIT C – ITEMS DISCUSSED

1. Will a stoplight be required at the site's southern access point?
    a. Response: We do not believe a signal will be required.
2. How does the Project determine where stormwater runoff is retained?
    a. Response: Stormwater ponds are located at the lowest elevation points.
3. Where does the Applicant expect to locate site access points?
    a. Response: One access point is located at the intersection of Devon Square Blvd and the second access point is located across from the southern most entrance to Joyner Park.
4. How many homes are being proposed?
    a. Response: 223 at this time.
5. How many stormwater ponds are proposed?
    a. Response: 3 at this time.
6. How can the Project address yard flooding for adjacent properties?
    a. Response: We have intentionally located the stormwater ponds at points along the creek to release stormwater into on-site creeks or discharge points located where they will drain onto the Town of Wake Forest property.
7. Was an environmental impact study performed on this site?
    a. Response: No, an environment impact study is not required for rezoning requests in the Town of Wake Forest, however, the developer has completed a stream buffer and wetland assessment and that has been provided to the Town of Wake Forest.
8. What will happen to the wildlife that currently live on the site?
    a. Response: The Neuse River stream buffer located on site will serve as a wildlife corridor for various animals to migrate to other wooded areas.
9. Some attendees were concerned about an increase in crime from the resulting development
10. Attendees wanted to know whether open areas would be forested
    a. Response: Many areas designated as "open areas" on the concept plan will be cleared, but new trees will be replanted.
11. Attendees noted the number of approved residential projects in the immediate area surrounding the site, and the number of approved residential projects in Wake Forest overall
12. Will attendees have access to the neighborhood meeting materials?
    a. Response: Yes, we will send attendees a copy of the presentation, the neighborhood meeting report, and a video recording of the meeting.
13. Attendee stated that this site is within Priority 2 of the Town's Land Use Plan
14. Attendee requested that we expand the fifty-foot (50')-wide Neuse River stream buffer to 100' on either side of the bank
15. Attendees asked the Applicant to explore increased runoff protections to prevent adjacent property erosion from the Richland Creek tributary
16. Attendees asked the Applicant to lessen tree clearing on areas with steeper topography
17. How does the Applicant determine how the site will be graded?
    a. Response: The site is graded based on the style of development.

18. An attendee asked the Applicant to figure out the Town's plans for the proposed "Northern Loop"
19. An attendee asked the Applicant to create a 50' forested buffer along the Harris Road frontage
20. Some attendees did not want to see the small commercially zoned piece along Harris Road. They would prefer that area to be zoned residential as well.
21. An attendee requested that, during the replanting, the Applicant use plants native to North Carolina
22. An attendee requested that the Applicant incorporated fast-growing shrubs and trees in the replanting plan
23. How would wastewater be moved off-site?
    a. Response: Wastewater will be collected in pipes owned and maintained by the City of Raleigh.
24. Would each home have parking?
    a. Response: Each home will have a garage and driveway and there are additional overflow parking spaces.
25. An attendee was concerned about access for any fire trucks or emergency vehicles.
26. Would the townhomes be rear-loaded?
    a. Response: Yes
27. Would the future Harris Road overpass over US-1 have a traffic signal?
    a. Response: At this time, we do not know NCDOT's ultimate plans for the interchange.
28. What is the rationale for requesting the GR-10 district?
    a. Response: The GR-10 district would allow the Applicant to construct townhomes as well as single-family homes.

EXHIBIT D – MEETING ATTENDEES

1. George DeLoache (Applicant)
2. Tyler Highsmith (Applicant)
3. Tommy Craven (Priest Craven)
4. Ben Williams (Priest Craven)
5. Jamie McCaskill (Longleaf Law Partners)
6. Worth Mills (Longleaf Law Partners)
7. Susan Stover
8. Jerome Ealey
9. Grif Bond
10. Amie Huntley
11. Patti Soule
12. Karin Yates
13. Doug Smith
14. Lorie and Brian Ingram
15. Liz Edwards
16. Jeremy Wrenn
17. Marco Urbina

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 #743407

Project Title: Harris Road Subdivision Conditional District Rezoning

Application Type: Conditional District Rezoning

Workflow: Conditional District Rezoning

Jurisdiction: Town of Wake Forest (Wake County)

State: NC

County: Wake

Submittal Requirements

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

VIEW CONDITIONAL DISTRICT REZONING SUBMITTAL CHECKLIST

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

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

Pre-Application Meeting

Has a pre-application conference been held?: Yes

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

Pre-Application Conference Date:

Staff Member Met With: Kari Grace

Project ID: RZ-22-06

Project Information

Development/Subdivision (optional - for reference only): Harris Road Subdivision

Tax PIN: 1841392412

Project Address or PIN: 0 HARRIS RD (1841392412)

Zoning: Zoning

- 0 HARRIS RD: GR5

Current Zoning Overlay: NA, Not Applicable to this Project

Town Limits: In ETJ

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

Land Use: Land Use Development

- 0 HARRIS RD: Commercial

Acreage: 68.28

GIS Acreage: Parcel

- 0 HARRIS RD: 68.29

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-22-06

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
George DeLoache
Church Street Company
4001 Barrett Drive , 104
Raleigh, NC 27609
P: 919-787-1115
deloache@churchstreetco.com

Project Contact - Developer
George DeLoache
Church Street Company
4001 Barrett Drive , 104
Raleigh, NC 27609
P: 919-787-1115
deloache@churchstreetco.com

Project Contact - Traffic Engineer
Nate Bouquin
Ramey Kemp
5808 Faringdon Pl, 100
Raleigh, NC 27609
P: 919 961 4065
nbouquin@rameykemp.com

Project Contact - Other
Ben Williams
Priest, Craven and Associates
3803B Computer Drive, Suite 104
Raleigh, NC 27609
P: (919)7810300
bwilliams@priestcraven.com

Project Contact - Property Owner
Jane Pate

3511 Meadowrun Drive
Durham, NC 27707
P: 9194510132

Project Contact - Engineer
Tommy Craven
Priest, Craven & Associates
3803B Computer Drive, 104
Raleigh, NC 27609
P: 919-781-0300
tcraven@priestcraven.com

Project Contact - Attorney
Michael Birch
Longleaf Law Partners
4509 Creedmoor Road, 302
Raleigh, NC 27612
P: 919.645.4317
mbirch@longleaflp.com

Traffic Impact Analysis

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

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

Project Number:

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

TIA review fees will be added to this permit.

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

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

Proposed Land Use: Residential and Commercial

Proposed Number of Lots: 232

Number of Buildings: 232

Number of Single-Family Lots: 144

Number of Townhome Lots: 88

Number of Multi-Family Units: 0

Number of Stories: 3

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

Plan Information - Conditional Rezoning

Description of Request:
Public Street extensions and Public Utility extensions to serve 232 residential units and future commercial land uses.

Initial Proposed Conditions Offered by Applicant:
Conditions will be provided as they are finalized.

Justification of Consistency with Comprehensive Plan:
The site is located within the Town's ETJ, the Highway Corridor Zone, and the General Urban Zone. The area proposed for HB zoning is located along US 1 and Harris Road. The majority of the area shown as GR10 is located within the General Urban zone which encourages a mix of housing types. Pedestrian access will be provided to Joyner Park. Streets shown on the Towns Comprehensive Transportation Plan have been included through this property as well. The Town's future Community Plan also calls for a mixture of housing types and commerical.

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: _____ Submittal Date: _____

Pate, Jane Harris is the owner of the property for which the attached application is being submitted:

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

The property is located at: 0 Harris Rd (1841392412)

The agent for this project is: George DeLoache - Church Street Company

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

Name: George DeLoache

Address: 4001 Barrett Drive Suite 104

Telephone Number: 919-787-1115 Fax: _____

Email Address: deloache@churchstreetco.com

Signature(s) of Owner(s):

Jane Harris Pate

Print or type name(s):

Jane Harris Pate

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

NAD 83
(2011)

PRELIMINARY
FOR REVIEW ONLY

REZONING LEGAL DESCRIPTION

Legal Description Tract 1

Beginning at a DOT RIGHT OF WAY MONUMENT, having coordinates of N:820842.01, E:2141764.13; thence with a bearing of S 51°19'43" E a distance of 136.68 feet to a COMPUTED POINT; thence in a southeasterly direction with a non-tangent curve turning to the right with a radius of 557.65 feet, having a chord bearing of S 30°11'30" E and a chord distance of 451.72, having a central angle of 47°47'06" and an arc length of 465.08 to a COMPUTED POINT; thence in a southerly direction with a non-tangent curve turning to the right with a radius of 1526.94 feet, having a chord bearing of S 01°21'24" E and a chord distance of 146.54, having a central angle of 05°30'02" and an arc length of 146.59 to a COMPUTED POINT; thence with a bearing of S 01°04'11" W a distance of 1.75 feet to a COMPUTED POINT; thence in a southerly direction with a non-tangent curve turning to the left with a radius of 407.865 feet, having a chord bearing of S 00°25'59" E and a chord distance of 151.69, having a central angle of 02°07'52" and an arc length of 151.70 to a COMPUTED POINT; thence in a southerly direction with a non-tangent curve turning to the left with a radius of 484.45 feet, having a chord bearing of S 15°12'23" E and a chord distance of 403.02, having a central angle of 23°38'34" and an arc length of 405.84 to a COMPUTED POINT; thence in a westerly direction with a reverse non-tangent curve turning to the right with a radius of 125.00 feet, having a chord bearing of N 68°08'27" W and a chord distance of 85.83, having a central angle of 40°29'34" and an arc length of 87.61 to a COMPUTED POINT; thence with a bearing of N 48°03'40" W a distance of 238.46 feet to a COMPUTED POINT; thence in a northwesterly direction with a tangent curve turning to the left with a radius of 280.00 feet, having a chord bearing of N 56°09'41" W and a chord distance of 38.92, having a central angle of 16°12'15" and an arc length of 38.98 to a COMPUTED POINT; thence with a bearing of N 64°15'55" W a distance of 183.46 feet to a COMPUTED POINT; thence in a westerly direction with a tangent curve turning to the left with a radius of 376.86 feet, having a chord bearing of N 75°42'18" W and a chord distance of 149.49, having a central angle of 22°52'47" and an arc length of 150.49 to a COMPUTED POINT; thence with a bearing of N 87°08'42" W a distance of 109.84 feet to a REBAR; thence in a westerly direction with a tangent curve turning to the right with a radius of 364.65 feet, having a chord bearing of N 77°53'48" W and a chord distance of 118.82, having a central angle of 18°24'44" and an arc length of 119.33 to a COMPUTED POINT; thence with a bearing of N 19°28'07" E a distance of 858.54 feet to a COMPUTED POINT; thence with a bearing of N 12°46'54" E a distance of 63.15 feet to a COMPUTED POINT; thence with a bearing of S 54°04'43" E a distance of 50.00 feet to a DOT RIGHT OF WAY MONUMENT; which is the point of beginning, containing approximately 538,358.95 square feet or 12.3950 acres, as shown on a survey entitled " REZONING EXHIBIT FOR THE TOWN OF WAKE FOREST " by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 11/04/2021.

REZONING LEGAL DESCRIPTION

LEGAL DESCRIPTION TRACT 2

COMMENCING at a DOT RIGHT OF WAY MONUMENT having coordinates of N:820842.01, E:2141764.13; thence with a bearing of S 85°40'12" E a distance of 498.88 feet to a IRON PIPE FOUND; which is the COMPUTED POINT OF BEGINNING.

Beginning at a IRON PIPE FOUND having coordinates of N:820804.35, E:2142261.54; thence with a bearing of S 12°03'50" E a distance of 651.16 feet to a IRON PIPE FOUND; thence with a bearing of S 12°05'24" E a distance of 467.26 feet to a IRON PIPE FOUND; thence with a bearing of S 35°11'41" E a distance of 497.81 feet to a IRON PIPE FOUND; thence with a bearing of S 30°27'52" E a distance of 303.60 feet to a IRON PIPE FOUND; thence with a bearing of S 26°21'13" E a distance of 317.93 feet to a IRON PIPE SET; thence with a bearing of S 15°17'50" E a distance of 413.00 feet to a IRON PIPE FOUND; thence with a bearing of S 00°14'43" W a distance of 322.56 feet to a IRON PIPE FOUND; thence with a bearing of S 29°40'11" W a distance of 401.80 feet to a IRON PIPE SET; thence with a bearing of N 42°02'47" W a distance of 1.39 feet to a COMPUTED POINT; thence with a bearing of N 41°50'00" W a distance of 50.56 feet to a COMPUTED POINT; thence with a bearing of N 42°22'12" W a distance of 50.37 feet to a COMPUTED POINT; thence with a bearing of N 42°58'50" W a distance of 51.09 feet to a COMPUTED POINT; thence with a bearing of N 44°55'91" W a distance of 50.88 feet to a COMPUTED POINT; thence with a bearing of N 47°05'92" W a distance of 52.39 feet to a COMPUTED POINT; thence with a bearing of N 49°42'49" W a distance of 54.38 feet to a COMPUTED POINT; thence with a bearing of N 53°07'24" W a distance of 44.73 feet to a COMPUTED POINT; thence with a bearing of N 54°20'27" W a distance of 51.51 feet to a COMPUTED POINT; thence with a bearing of N 55°49'20" W a distance of 50.12 feet to a COMPUTED POINT; thence with a bearing of N 56°41'53" W a distance of 50.24 feet to a COMPUTED POINT ; thence with a bearing of N 57°12'43" W a distance of 50.43 feet to a COMPUTED POINT; thence with a bearing of N 57°02'35" W a distance of 49.82 feet to a COMPUTED POINT; thence with a bearing of N 56°49'27" W a distance of 49.67 feet to a COMPUTED POINT ; thence with a bearing of N 56°54'56" W a distance of 50.04 feet to a COMPUTED POINT; thence with a bearing of N 57°02'21" W a distance of 50.04 feet to a COMPUTED POINT; thence with a bearing of N 56°54'56" W a distance of 49.47 feet to a COMPUTED POINT; thence with a bearing of N 57°04'17" W a distance of 50.35 feet to a COMPUTED POINT; thence with a bearing of N 57°02'08" W a distance of 150.02 feet to a COMPUTED POINT ;thence in a northwesterly direction with a non-tangent curve turning to the right with a radius of 3544.60 feet, having a chord bearing of N 55°00'26" W and a chord distance of 394.73, having a central angle of 06°23'02" and an arc length of 394.94 to a COMPUTED POINT; thence with a bearing of N 42°27'52" E a distance of 199.30 feet to a COMPUTED POINT; thence in a northwesterly direction with a non-tangent curve turning to the right with a radius of 152.50 feet, having a chord bearing of N 45°54'58" W and a chord distance of 71.34, having a central angle of 02°40'34" and an arc length of 71.34 to a COMPUTED POINT; thence with a bearing of N 44°34'41" W a distance of 74.18 feet to a COMPUTED POINT; thence in a westerly direction with a tangent curve turning to the left with a radius of 75.00 feet, having a chord bearing of N 84°34'41" W and a chord distance of 106.07, having a central angle of 90°00'00" and an arc length of 117.81 to a COMPUTED POINT; thence with a bearing of S 45°25'19" W a distance of 131.75 feet to a COMPUTED POINT; thence with a bearing of S 06°24'52" W a distance of 10.97 feet to a COMPUTED POINT; thence in a southerly direction with a tangent curve turning to the left with a radius of 13.00 feet, having a chord bearing of S 20°35'23" E and a chord distance of 11.84, having a central angle of 54°10'30" and an arc length of 12.29 to a COMPUTED POINT; thence with a bearing of S 41°42'32" W a distance of 17.10 feet to a COMPUTED POINT; thence in a northwesterly direction with a non-tangent curve turning to the right with a radius of 3544.60 feet, having a chord bearing of N 41°41'58" W and a chord distance of 13.22, having a central angle of 01°11'01" and an arc length of 13.22 to a COMPUTED POINT; thence in a northwesterly direction with a non-tangent curve turning to the right with a radius of 424.85 feet, having a chord bearing of N 23°47'02" W and a chord distance of 642.46, having a central angle of 90°38'38" and an arc length of 656.13 to a COMPUTED POINT; thence in a northerly direction with a non-tangent curve turning to the right with a radius of 40.85.65 feet, having a chord bearing of N 00°25'39" W and a chord distance of 148.22, having a central angle of 02°06'48" and an arc length of 148.23 to a COMPUTED POINT; thence with a bearing of N 01°04'11" E a distance of 1.39 feet to a COMPUTED POINT; thence in a northerly direction with a non-tangent curve turning to the left with a radius of 1586.94 feet, having a chord bearing of N 01°22'48" W and a chord distance of 153.25, having a central angle of 05°32'07" and an arc length of 153.31 of 153.31 to a COMPUTED POINT; thence in a northerly direction with a non-tangent curve turning to the left with a radius of 617.65 feet, having a chord bearing of N 18°45'53" W and a chord distance of 268.42, having a central angle of 25°08'52" and an arc length of 271.04 to a COMPUTED POINT; thence with a bearing of N 38°15'11" E a distance of 13.83 feet to a IRON PIPE FOUND; thence with a bearing of N38°15'11" E a distance of 225.11 feet to a IRON PIPE FOUND; which is the point of beginning, containing approximately 2,381,455.18 square feet or 54.90 acres and being a portion of the parcel identified as 6170a1, 2A containing approximately 2,436,380.31 square feet or 55.9316 acres, as shown on a survey entitled " REZONING EXHIBIT FOR THE TOWN OF WAKE FOREST" by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 11/04/2021.

REZONING LEGAL DESCRIPTION

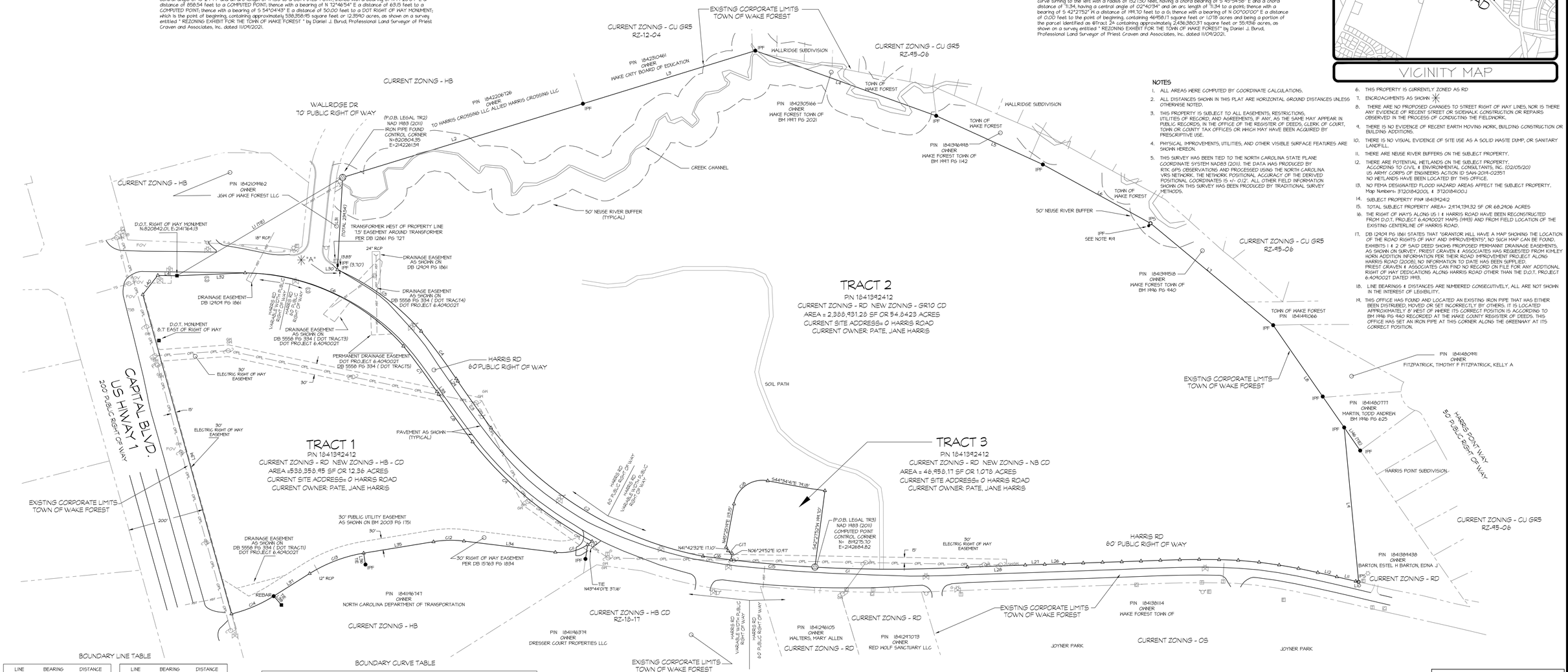
Legal Description Tract 3

Beginning at a COMPUTED POINT having coordinates of N:819275.10, E:2142684.82; thence in a northwesterly direction with a non-tangent curve turning to the right with a radius of 3544.60 feet, having a chord bearing of N 50°03'12" W and a chord distance of 217.18, having a central angle of 03°31'21" and an arc length of 218.02 to a COMPUTED POINT; thence with a bearing of N 41°42'32" E a distance of 17.10 feet to a COMPUTED POINT; thence in a southeasterly direction with a non-tangent curve turning to the left with a radius of 352.50 feet, having a chord bearing of S 48°17'33" E and a chord distance of 0.14, having a central angle of 00°00'08" and an arc length of 0.14 to a COMPUTED POINT; thence in a northerly direction with a reverse tangent curve turning to the right with a radius of 13.00 feet, having a chord bearing of N 20°53'52" W and a chord distance of 11.96, having a central angle of 54°47'28" and an arc length of 12.43 to a COMPUTED POINT; thence with a bearing of N 06°24'52" E a distance of 10.97 feet to a COMPUTED POINT; thence with a bearing of N 45°25'19" E a distance of 113.15 feet to a COMPUTED POINT; thence in a easterly direction with a tangent curve turning to the right with a radius of 75.00 feet, having a chord bearing of S 84°34'41" E and a chord distance of 106.07, having a central angle of 90°00'00" and an arc length of 117.81 to a COMPUTED POINT; thence with a bearing of S 44°34'41" E a distance of 74.18 feet to a COMPUTED POINT; thence in a southeasterly direction with a tangent curve turning to the left with a radius of 152.50 feet, having a chord bearing of S 45°54'58" E and a chord distance of 71.34, having a central angle of 02°40'34" and an arc length of 71.34 to a point; thence with a bearing of S 42°27'52" W a distance of 199.30 feet to a ds thence with a bearing of N 00°00'00" E a distance of 0.00 feet to the point of beginning, containing 46958.17 square feet or 1.078 acres and being a portion of the parcel identified as 6170a1, 2A containing approximately 2,436,380.31 square feet or 55.9316 acres, as shown on a survey entitled " REZONING EXHIBIT FOR THE TOWN OF WAKE FOREST" by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 11/04/2021.

VICINITY MAP

NOTES

1. ALL AREAS WERE COMPUTED BY COORDINATE CALCULATIONS.
2. ALL DISTANCES SHOWN IN THIS PLAT ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, UTILITIES OF RECORD, AND AGREEMENTS, IF ANY, AS THE SAME MAY APPEAR IN PUBLIC RECORDS, IN THE OFFICE OF THE REGISTER OF DEEDS, CLERK OF COURT, TOWN OR COUNTY TAX OFFICES OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
4. PHYSICAL IMPROVEMENTS, UTILITIES, AND OTHER VISIBLE SURFACE FEATURES ARE SHOWN HEREON.
5. THIS SURVEY HAS BEEN TIED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD83 (2011). THE DATA WAS PRODUCED BY RTK GPS OBSERVATIONS AND PROCESSED USING THE NORTH CAROLINA VRS NETWORK. THE NETWORK POSITIONAL ACCURACY OF THE DERIVED POSITIONAL COORDINATES IS +/- 0.02'. ALL OTHER FIELD INFORMATION SHOWN ON THIS SURVEY HAS BEEN PRODUCED BY TRADITIONAL SURVEY METHODS.
6. THIS PROPERTY IS CURRENTLY ZONED AS RD
7. ENCROACHMENTS AS SHOWN ✳
8. THERE ARE NO PROPOSED CHANGES TO STREET RIGHT OF WAY LINES, NOR IS THERE ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
10. THERE IS NO VISUAL EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, OR SANITARY LANDFILL.
11. THERE ARE NEUSE RIVER BUFFERS ON THE SUBJECT PROPERTY.
12. THERE ARE POTENTIAL WETLANDS ON THE SUBJECT PROPERTY. ACCORDING TO CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (02/05/20) US ARMY CORPS OF ENGINEERS ACTION ID SAW-2019-02351 NO WETLANDS HAVE BEEN LOCATED BY THIS OFFICE.
13. NO FEMA DESIGNATED FLOOD HAZARD AREAS AFFECT THE SUBJECT PROPERTY. Map Numbers: 3720184200L & 3720184200J
14. SUBJECT PROPERTY PIN# 1841382412
15. TOTAL SUBJECT PROPERTY AREA= 2,974,134.32 SF OR 68.2906 ACRES
16. THE RIGHT OF WAYS ALONG US 1 & HARRIS ROAD HAVE BEEN RECONSTRUCTED FROM D.O.T. PROJECT 6.4040002T MAPS (1983) AND FROM FIELD LOCATION OF THE EXISTING CENTERLINE OF HARRIS ROAD.
17. DB 12904 PG 1861 STATES THAT "GRANTOR WILL HAVE A MAP SHOWING THE LOCATION OF THE ROAD RIGHTS OF WAY AND IMPROVEMENTS", NO SUCH MAP CAN BE FOUND. EXHIBITS 1 & 2 OF SAID DEED SHOWS PROPOSED PERMANNT DRAINAGE EASEMENTS, AS SHOWN ON SURVEY. PRIEST CRAVEN & ASSOCIATES HAS REQUESTED FROM KIMLEY HORN ADDITION INFORMATION PER THEIR ROAD IMPROVEMENT PROJECT ALONG HARRIS ROAD (2008). NO INFORMATION TO DATE HAS BEEN SUPPLIED. PRIEST CRAVEN & ASSOCIATES CAN FIND NO RECORD ON FILE FOR ANY ADDITIONAL RIGHT OF WAY DEDICATIONS ALONG HARRIS ROAD OTHER THAN THE D.O.T. PROJECT 6.4040002T DATED 1983.
18. LINE BEARINGS & DISTANCES ARE NUMBERED CONSECUTIVELY, ALL ARE NOT SHOWN IN THE INTEREST OF LEGIBILITY.
19. THIS OFFICE HAS FOUND AND LOCATED AN EXISTING IRON PIPE THAT HAS EITHER BEEN DISTRUBED, MOVED OR SET INCORRECTLY BY OTHERS. IT IS LOCATED APPROXIMATELY 8' WEST OF WHERE ITS CORRECT POSITION IS ACCORDING TO BM 1986 PG 940 RECORDED AT THE WAKE COUNTY REGISTER OF DEEDS. THIS OFFICE HAS SET AN IRON PIPE AT THIS CORNER ALONG THE GREENWAY AT ITS CORRECT POSITION.



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S85°40'12"E	498.88
L2	S12°03'50"E	651.16
L3	S12°05'24"E	467.26
L4	S35°11'41"E	497.81
L5	S30°27'52"E	303.60
L6	S26°21'13"E	317.93
L7	S15°17'50"E	413.00
L8	S00°14'43"W	322.56
L9	S29°40'11"W	401.80
L10	N42°02'47"W	1.39
L11	N41°50'00"W	50.56
L12	N42°22'12"W	50.57
L13	N42°58'50"W	51.09
L14	N44°55'91"W	50.88
L15	N47°05'92"W	52.39
L16	N49°42'49"W	54.38
L17	N53°07'24"W	44.73
L18	N54°20'27"W	51.51
L19	N55°49'20"W	50.12
L20	N56°41'53"W	50.24
L21	N57°12'43"W	50.43
L22	N57°02'35"W	49.82
L23	N56°49'27"W	49.67
L24	N56°54'56"W	50.04
L25	N57°02'21"W	50.04
L26	N56°54'56"W	49.47

LINE	BEARING	DISTANCE
L27	N57°04'17"W	50.35
L28	N57°02'08"W	150.02
L29	N01°04'11"E	1.39
L30	N38°15'11"E	13.83
L31	N38°15'11"E	225.71
L32	S51°19'43"E	136.68
L33	S01°04'11"W	1.75
L34	S48°03'40"E	238.46
L35	N64°15'55"W	183.46
L36	S26°04'33"W	24.99
L37	N87°08'42"W	109.84
L38	S05°43'43"E	30.34
L39	N19°28'07"E	858.54
L40	N12°46'54"E	63.15
L41	S54°04'43"E	50.00

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	11°05'50"	3544.60	686.18	344.16	685.11	N52°39'12"W
C2	40°38'38"	424.85	656.13	342.55	642.46	N23°47'02"W
C3	02°06'48"	4018.65	148.23	74.12	148.22	N00°25'39"W
C4	05°32'07"	1586.94	153.31	76.72	153.25	N01°22'48"W
C5	25°08'52"	617.65	271.04	137.77	268.82	N18°45'53"W
C6	41°47'06"	557.65	465.08	241.03	451.72	S30°11'30"E
C7	05°30'02"	1526.94	146.54	73.35	146.54	S01°21'24"E
C8	02°07'52"	4078.65	151.70	75.86	151.69	S00°25'59"E
C9	23°38'34"	484.85	405.84	205.87	403.02	S15°12'23"E
C10	06°37'32"	125.00	14.45	7.24	14.45	S88°28'00"W
C11	40°29'34"	125.00	87.61	45.64	85.83	N68°08'27"W
C12	16°12'15"	280.00	79.19	39.86	78.92	N56°09'41"W
C13	22°52'47"	376.86	150.49	76.26	149.49	N75°42'18"W
C14	18°24'44"	364.65	119.33	60.19	118.82	N77°53'48"W
C15	03°31'21"	3544.60	218.02	109.04	217.98	N50°03'12"W
C16	01°11'01"	3544.60	73.22	36.61	73.22	N41°41'58"W
C17	54°47'28"	13.00	12.43	6.74	11.96	N20°53'52"W
C18	90°00'00"	75.00	117.81	75.00	106.07	S84°34'41"E

LEGEND

- PROPERTY LINE
- EASEMENT
- ADJOINER (NOT SURVEYED)
- FL — FENCE LINE
- XST — STORM SEWER
- XFO — FIBER OPTIC/COMMUNICATION
- TS — TRAFFIC SIGNAL
- GUARD RAIL

- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- WATER METER
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- CABLE PEDESTAL
- FES
- GW GUY WIRE

- CONCRETE MONUMENT FOUND
- PROPERTY CORNER FOUND
- COMPUTED POINT
- CONTROL CORNER
- IRON PIPE SET
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- FO FIBER OPTIC
- FOV FIBER OPTIC VAULT
- G GAS METER

REFERENCES:

BM 2003 PG 1751
BM 2019 PG 1504
BM 2011 PG 224
BM 2014 PG 985
BM 1997 PG 2021
BM 1997 PG 1142
BM 1996 PG 940
BM 1986 PG 625
DB 2511 PG 108
DOT HIGHWAY PROJECT # 6.4040002T

240 120 60 0 120 360
GRAPHIC SCALE
1" = 120'

✳ ENCROACHMENT "A"
STREET PAVEMENT
ONTO PARCEL 1.6'

PRELIMINARY
FOR REVIEW ONLY

REZONING AREAS
AREA TRACT 1 = 538,358.95 SF OR 12.36 ACRES
AREA TRACT 2 = 2,388,931.28 SF OR 54.8423 ACRES
AREA TRACT 3 = 46,958.17 SF OR 1.078 ACRES
TOTAL AREA TO BE REZONED =2,974,248.40 SF OR 68.279 ACRES

THIS IS TO CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR NO. L-3541 DATE

NORTH CAROLINA PROFESSIONAL SEAL L-3541 LAND SURVEYOR DANIEL J. BURUD

REVISIONS:	
REVISION #1	ADD TRACT 3 04/14/22

REZONING EXHIBIT
FOR
THE TOWN OF WAKE FOREST

COUNTY: WAKE | STATE: NORTH CAROLINA | TOWNSHIP: WAKE FOREST
OWNER: COURT 5, LLC

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 , Phone 919 / 781-0300 , Fax 919 / 782-1288 , Email PCA@PriestCraven.com / Firm #: C-0488

SURVEYED BY: AL,BC,JF	DRAWN BY : JD	CHECK & CLOSURE BY:	DJB
DATE: 11/09/21		DRAWING NO.	DRAWING NAME
COUNTY P.I.N.(S): 1841382412		2022-8 X	Rezoning\Rezoning\RZ 032422.DWG

Legal Description Tract 1

Beginning at a DOT RIGHT OF WAY MONUMENT, having coordinates of N:820842.01, E:2141764.13; thence with a bearing of S 57°19'43" E a distance of 176.68 feet to a COMPUTED POINT; thence in a southeasterly direction with a non-tangent curve turning to the right with a radius of 557.65 feet, having a chord bearing of S 30°11'30" E and a chord distance of 451.72, having a central angle of 47°47'06" and an arc length of 465.08 to a COMPUTED POINT; thence in a southerly direction with a non-tangent curve turning to the right with a radius of 1526.94 feet, having a chord bearing of S 01°21'24" E and a chord distance of 146.54, having a central angle of 05°30'02" and an arc length of 146.59 to a COMPUTED POINT; thence with a bearing of S 01°04'11" W a distance of 7.75 feet to a COMPUTED POINT; thence in a southerly direction with a non-tangent curve turning to the left with a radius of 4078.65 feet, having a chord bearing of S 00°25'59" E and a chord distance of 151.69, having a central angle of 02°07'52" and an arc length of 151.70 to a COMPUTED POINT; thence in a southerly direction with a non-tangent curve turning to the left with a radius of 984.95 feet, having a chord bearing of S 15°12'23" E and a chord distance of 403.02, having a central angle of 23°36'39" and an arc length of 405.89 to a COMPUTED POINT; thence in a westerly direction with a reverse non-tangent curve turning to the right with a radius of 125.00 feet, having a chord bearing of S 88°28'00" W and a chord distance of 14.45, having a central angle of 06°37'32" and an arc length of 14.45 to a COMPUTED POINT; thence in a westerly direction with a compound tangent curve turning to the right with a radius of 125.00 feet, having a chord bearing of N 68°08'27" W and a chord distance of 85.83, having a central angle of 40°09'34" and an arc length of 87.61 to a COMPUTED POINT; thence with a bearing of N 48°03'40" W a distance of 238.46 feet to a COMPUTED POINT; thence in a northwesterly direction with a tangent curve turning to the left with a radius of 280.00 feet, having a chord bearing of N 56°09'47" W and a chord distance of 78.92, having a central angle of 16°12'15" and an arc length of 79.19 to a COMPUTED POINT; thence with a bearing of N 64°15'55" W a distance of 183.46 feet to a COMPUTED POINT; thence in a westerly direction with a tangent curve turning to the left with a radius of 376.86 feet, having a chord bearing of N 75°42'18" W and a chord distance of 149.49, having a central angle of 22°52'47" and an arc length of 150.49 to a COMPUTED POINT; thence with a bearing of N 87°08'42" W a distance of 109.84 feet to a REBAR; thence in a westerly direction with a tangent curve turning to the right with a radius of 369.65 feet, having a chord bearing of N 77°53'48" W and a chord distance of 118.82, having a central angle of 18°29'49" and an arc length of 119.33 to a COMPUTED POINT; thence with a bearing of N 19°28'07" E a distance of 858.54 feet to a COMPUTED POINT; thence with a bearing of N 72°46'54" E a distance of 63.15 feet to a COMPUTED POINT; thence with a bearing of S 54°04'43" E a distance of 50.00 feet to a DOT RIGHT OF WAY MONUMENT; which is the point of beginning, containing approximately 538,358.95 square feet or 12.3590 acres, as shown on a survey entitled " REZONING EXHIBIT FOR THE TOWN OF WAKE FOREST " by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 11/09/2021.

Legal Description Tract 2

COMMENCING at a DOT RIGHT OF WAY MONUMENT having coordinates of N:820842.01, E:2141764.13; thence with a bearing of S 85°40'12" E a distance of 498.88 feet to a IRON PIPE FOUND; which is the COMPUTED POINT OF BEGINNING.

Beginning at a IRON PIPE FOUND having coordinates of N:820804.35, E:2142261.59; thence with a bearing of S 72°03'50" E a distance of 651.16 feet to a IRON PIPE FOUND; thence with a bearing of S 72°05'29" E a distance of 467.26 feet to a IRON PIPE FOUND; thence with a bearing of S 35°11'47" E a distance of 497.91 feet to a IRON PIPE FOUND; thence with a bearing of S 30°27'52" E a distance of 303.60 feet to a IRON PIPE FOUND; thence with a bearing of S 26°21'13" E a distance of 317.93 feet to a IRON PIPE SET; thence with a bearing of S 15°17'30" E a distance of 413.00 feet to a IRON PIPE FOUND; thence with a bearing of S 00°14'43" W a distance of 322.56 feet to a IRON PIPE FOUND; thence with a bearing of S 29°40'11" W a distance of 401.80 feet to a IRON PIPE SET; thence with a bearing of N 42°02'47" W a distance of 7.39 feet to a COMPUTED POINT; thence with a bearing of N 41°50'00" W a distance of 50.56 feet to a COMPUTED POINT; thence with a bearing of N 42°22'12" W a distance of 50.57 feet to a COMPUTED POINT; thence with a bearing of N 42°58'50" W a distance of 51.03 feet to a COMPUTED POINT; thence with a bearing of N 44°55'19" W a distance of 50.88 feet to a COMPUTED POINT; thence with a bearing of N 47°05'32" W a distance of 52.33 feet to a COMPUTED POINT; thence with a bearing of N 49°42'43" W a distance of 54.38 feet to a COMPUTED POINT; thence with a bearing of N 53°07'24" W a distance of 49.73 feet to a COMPUTED POINT; thence with a bearing of N 54°20'27" W a distance of 51.57 feet to a COMPUTED POINT; thence with a bearing of N 55°49'20" W a distance of 50.12 feet to a COMPUTED POINT; thence with a bearing of N 56°41'53" W a distance of 50.24 feet to a COMPUTED POINT ; thence with a bearing of N 57°12'43" W a distance of 50.43 feet to a COMPUTED POINT; thence with a bearing of N 57°02'35" W a distance of 49.92 feet to a COMPUTED POINT; thence with a bearing of N 56°49'27" W a distance of 49.67 feet to a COMPUTED POINT ; thence with a bearing of N 56°59'56" W a distance of 50.04 feet to a COMPUTED POINT; thence with a bearing of N 57°02'21" W a distance of 50.04 feet to a COMPUTED POINT; thence with a bearing of N 56°54'56" W a distance of 49.97 feet to a COMPUTED POINT; thence with a bearing of N 57°04'17" W a distance of 50.35 feet to a COMPUTED POINT; thence with a bearing of N 57°02'08" W a distance of 150.02 feet to a COMPUTED POINT ;thence in a northwesterly direction with a non-tangent curve turning to the right with a radius of 3544.60 feet, having a chord bearing of N 55°00'26" W and a chord distance of 394.73, having a central angle of 06°23'02" and an arc length of 394.94 to a COMPUTED POINT; thence with a bearing of N 42°27'52" E a distance of 199.70 feet to a COMPUTED POINT; thence in a northwesterly direction with a non-tangent curve turning to the right with a radius of 1527.50 feet, having a chord bearing of N 45°54'58" W and a chord distance of 71.34, having a central angle of 02°40'34" and an arc length of 71.34 to a COMPUTED POINT; thence with a bearing of N 44°34'41" W a distance of 79.18 feet to a COMPUTED POINT; thence in a westerly direction with a tangent curve turning to the left with a radius of 75.00 feet, having a chord bearing of N 89°34'41" W and a chord distance of 106.07, having a central angle of 90°00'00" and an arc length of 117.81 to a COMPUTED POINT; thence with a bearing of S 45°25'19" W a distance of 113.15 feet to a COMPUTED POINT; thence with a bearing of S 06°29'52" W a distance of 10.97 feet to a COMPUTED

POINT; thence in a southerly direction with a tangent curve turning to the left with a radius of 13.00 feet, having a chord bearing of S 20°35'23" E and a chord distance of 11.84, having a central angle of 54°10'30" and an arc length of 12.29 to a COMPUTED POINT; thence with a bearing of S 41°42'32" W a distance of 17.10 feet to a COMPUTED POINT; thence in a northwesterly direction with a non-tangent curve turning to the right with a radius of 3544.60 feet, having a chord bearing of N 47°41'58" W and a chord distance of 73.22, having a central angle of 01°11'01" and an arc length of 73.22 to a COMPUTED POINT; thence in a northwesterly direction with a non-tangent curve turning to the right with a radius of 924.95 feet, having a chord bearing of N 23°47'02" W and a chord distance of 642.46, having a central angle of 40°38'38" and an arc length of 656.13 to a COMPUTED POINT; thence in a northerly direction with a non-tangent curve turning to the right with a radius of 4018.65 feet, having a chord bearing of N 00°25'39" W and a chord distance of 148.22, having a central angle of 02°06'48" and an arc length of 148.23 to a COMPUTED POINT; thence with a bearing of N 01°04'11" E a distance of 7.35 feet to a COMPUTED POINT; thence in a northerly direction with a non-tangent curve turning to the left with a radius of 1586.94 feet, having a chord bearing of N 01°22'48" W and a chord distance of 153.25, having a central angle of 05°32'07" and an arc length of 153.31 to a COMPUTED POINT; thence in a northerly direction with a non-tangent curve turning to the left with a radius of 617.65 feet, having a chord bearing of N 18°45'53" W and a chord distance of 268.92, having a central angle of 25°08'52" and an arc length of 271.09 to a COMPUTED POINT; thence with a bearing of N 38°15'11" E a distance of 13.83 feet to a IRON PIPE FOUND; thence with a bearing of N38°15'11" E a distance of 225.71 feet to a IRON PIPE FOUND; which is the point of beginning, containing approximately 2,391,455.78 square feet or 54.90 acres and being a portion of the parcel identified as “Tract 2” containing approximately 2,436,380.37 square feet or 55.9316 acres, as shown on a survey entitled " REZONING EXHIBIT FOR THE TOWN OF WAKE FOREST" by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 11/09/2021.

Legal Description Tract 3

Beginning at a COMPUTED POINT having coordinates of N:819275.70, E:2142684.82; thence in a northwesterly direction with a non-tangent curve turning to the right with a radius of 3544.60 feet, having a chord bearing of N 50°03'12" W and a chord distance of 217.98, having a central angle of 03°31'27" and an arc length of 218.02 to a COMPUTED POINT; thence with a bearing of N 41°42'32" E a distance of 17.10 feet to a COMPUTED POINT; thence in a southeasterly direction with a non-tangent curve turning to the left with a radius of 3527.50 feet, having a chord bearing of S 48°17'33" E and a chord distance of 0.14, having a central angle of 00°00'08" and an arc length of 0.14 to a COMPUTED POINT; thence in a northerly direction with a reverse tangent curve turning to the right with a radius of 13.00 feet, having a chord bearing of N 20°53'52" W and a chord distance of 11.96, having a central angle of 54°47'28" and an arc length of 12.43 to a COMPUTED POINT; thence with a bearing of N 06°29'52" E a distance of 10.97 feet to a COMPUTED POINT; thence with a bearing of N 45°25'19" E a distance of 113.15 feet to a COMPUTED POINT; thence in a easterly direction with a tangent curve turning to the right with a radius of 75.00 feet, having a chord bearing of S 89°34'41" E and a chord distance of 106.07, having a central angle of 90°00'00" and an arc length of 117.81 to a COMPUTED POINT; thence with a bearing of S 44°34'41" E a distance of 79.18 feet to a COMPUTED POINT; thence in a southeasterly direction with a tangent curve turning to the left with a radius of 1527.50 feet, having a chord bearing of S 45°54'58" E and a chord distance of 71.34, having a central angle of 02°40'34" and an arc length of 71.34 to a point; thence with a bearing of S 42°27'52" W a distance of 199.70 feet to a G; thence with a bearing of N 00°00'00" E a distance of 0.00 feet to the point of beginning. containing 46958.17 square feet or 1.078 acres and being a portion of the parcel identified as “Tract 2” containing approximately 2,436,380.37 square feet or 55.9316 acres, as shown on a survey entitled " REZONING EXHIBIT FOR THE TOWN OF WAKE FOREST" by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 11/09/2021.

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0 Harris Road
GR10-CD
Rezoning Case Number RZ-22-06

Use Conditions

1. Site Master Plan is a condition of the rezoning request RZ-22-06. Amendments of the Master Plan shall require a rezoning amendment unless the Administrator finds the modification to be minor and in keeping with the spirit and intent of the adopted subdivision master plan.

2. The following uses shall be allowed in the GR10 Zoning District:

Dwelling-Single Family	Dwelling-Duplex	Dwelling-Townhome	Dwelling-Accessory

Residential Development Standards and Architectural Conditions (Single Family and Townhome)

3. The minimum lot width at the front setback for lots containing a single family detached house shall be 36 feet.

4. The minimum area for lots containing a single family detached house shall be 3900 square feet.

5. The minimum lot width at the front setback for lots containing a townhouse shall be 20 feet.

6. The minimum area for lots containing a townhouse shall be 1760 square feet.

7. The minimum building setbacks for lots containing a single family detached house with a lot width at the front setback of less than 51' and townhouse buildings shall be:

Principal Front Setback	Street Side / Secondary Front Setback	Side (from adjacent lot Setback)	Rear Setback
10 feet	5 feet	5 feet	20 feet

8. The minimum building setbacks for lots containing a single family detached house with a lot width at the front setback of 51' and greater shall be:

Principal Front Setback	Street Side / Secondary Front Setback	Side (from adjacent lot Setback)	Rear Setback
20 feet	5 feet	5 feet	25 feet

9. The maximum block length along Public Streets "B" and "D" shall be 900 linear feet.

10. Vinyl siding shall not be permitted. However, vinyl windows, decorative elements, and trim shall be permitted.

11. All elevations of the units facing public rights-of-way shall have trim around the windows.

12. Exterior walls on the front of a residential dwelling unit facing public rights-of-way shall contain at least three (3) of the following elements, and exterior side walls that can be seen from the public right-of-way shall contain at least two (2) of the following elements: (i) bay window; (ii) decorative window; (iii) decorative trim; (iv) corner boards; (v) recessed window; (vi) trim around windows; (vii) decorative shake; (viii) porch or deck; and (ix) decorative brick or stone or stone veneer masonry material imitating these materials.

13. A varied color palette shall be utilized on residential dwelling units throughout the development. Each building shall include a minimum of three (3)-color families for siding and shall include varied trim, shutter and accent colors complimenting the siding color.

14. Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth-faced concrete masonry unit foundations shall be covered by decks, porches, or be clad in face brick, stone, or some other masonry material imitating these materials if facing or parallel to a public right-of-way.

15. Front porches, if provided, shall be a minimum of four feet (4') in depth.

Landscaping and Amenity Area Conditions

16. Active amenities within park spaces as shown in RZ-22-06 will include, at a minimum, a clubhouse no less than 1,000 square feet, and either tennis court(s) or a pool/ waterpark/spray-ground and supporting bicycle and automobile parking. Park Space OS-1 will be recorded with the second phase of development and installed within eighteen (18) months of plat recordation or prior to the issuance of the 170th building permit, whichever comes first. If park amenities have not been installed within the time given due to external circumstances such as availability of materials or weather issues, the Town of Wake Forest may request the developer to post financial security for the remaining amenity and park related items in an amount based on a cost estimate approved by the Town of Wake Forest to allow additional permit issuance.

17. But for the access points and sight distance easements association therewith along Harris Road, Developer shall preserve and/or install a Buffer Yard at least forty feet (40') in width, measured from the edge of the post-development Harris Road right-of-way along the portions of the Property zoned GR10-CD. The planting schedule per one hundred (100) linear feet shall be as follows: (i) 5 evergreen trees; (ii) 4 canopy trees; (iii) 2 understory trees; and (iv) 24 shrubs. Any existing trees within the 40' Buffer Yard that meet the listed planting criteria may count towards the planting schedule.

18. Measured along the shared boundary lines of those parcels with Wake County Property Identification Numbers (PINs) 1842-30-5166, 1841-39-6998, 1841-39-9518, 1841-49-1066, 1841-48-0991, 1841-48-0777, and 1841-38-9438, and more specifically shown on the Master Plan, the Developer shall preserve and/or install a Buffer Yard at least forty feet (40)' in width. The planting schedule per one hundred (100)' linear feet shall be as follows: (i) 5 evergreen trees; (ii) 4 canopy trees; (iii) 2 understory trees; and (iv) 8 shrubs. Any existing trees within the 40' Buffer Yard that meet the listed planting criteria may count towards the planting schedule. This zoning condition shall not apply to those portions of the shared boundary line that are otherwise subject to the Neuse River Riparian Stream Buffer requirements, sanitary sewer easements, storm drainage easements, right-of-way for roads, pedestrian related easements, nor to those portions of the shared boundary line that are otherwise subject to the 40' Harris Road Buffer Yard.

19. Any new plantings within the Project shall be plants native to the State of North Carolina or plants recommended within Hardiness Zone 7b. Plant selection will be based on availability and subject to approval by the Town of Wake Forest's approval.

Roadway Improvements

20. Improvements recommended by the Traffic Impact Analysis and comments by the Town of Wake Forest and NCDOT shall be coordinated and constructed per final requirements. Any NCDOT driveway permits, encroachment permits and/or control of access permits will have to be obtained by the applicant from NCDOT and any conditions imposed by NCDOT will have to be met by the applicant.

21. TIA and Town Related Widening Improvements and Timing

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a. At the intersection of Harris Road and Wall Road / W. Oak Avenue, the developer will provide a fee-in-lieu for intersection improvements in the amount of $13,530.00, unless an alternative is agreed upon by the Town, NCDOT and the Developer.

The following roadway improvements shall be submitted for permitting to NCDOT and the Town of Wake Forest with the initial phase of development. These roadway improvements shall be completed prior to the issuance of the 116th building permit listed in b. - f. below. Financial securities will be provided in accordance with the standard policies and procedures of the Town of Wake Forest and NCDOT.

b. Town widening requirements for Harris Road along the site's frontage will be provided to meet half (½) of a Type 3A – Three Lane Undivided Minimum Right-of-Way of 67' with associated elements as listed in the Town of Wake Forest's Comprehensive Transportation Plan except in areas shown for Harris Road removal on NCDOT's improvement project U-5307 and further delineated on "Design Public Meeting Map", sheet 10B of 10 dated December 2021.

c. A 10' wide multi-use path will be constructed along the site's eastern frontage of Harris Road to Town of Wake Forest standards and specifications from the shared property boundaries with PIN 1842109962 to PIN 1841389438.

d. At the intersection of US 1(Capital Blvd) and Harris Road / Purnell Road, Construct an exclusive eastbound right turn lane on Harris Road with 150 feet of storage and appropriate taper length.

e. At the Harris Road and Joyner Park southeastern most Access / Access B
   i. Construct Access B with one ingress and one egress lane (shared left-through-right lane).
   ii. Construct an exclusive eastbound left turn lane on Harris Road with 100 feet of storage and appropriate taper length
   iii. Construct an exclusive westbound right turn lane on Harris Road with 50 feet of storage and appropriate taper length.
   iv. Construct an exclusive westbound left turn lane be constructed on Harris Road with 50 feet of storage and appropriate taper length.

f. At the Harris Road and Devon Square Access / Access A
   i. Construct Access A with one ingress and one egress lane (shared left-through-right lane).
   ii. Construct an exclusive eastbound left turn lane on Harris Road with 100 feet of storage and appropriate taper length.
   iii. Construct an exclusive westbound right turn lane on Harris Road with 50 feet of storage and appropriate taper length.

0 Harris Road
NB-CD
Rezoning Case Number RZ-22-06

22. The following uses shall be allowed in the NB Zoning District:

ATM	Medical Clinic	Residential Care Facility	Bank, Credit Union, Financial Services
Professional Services	General Commercial	Personal Services	Post Office
Child/Adult Day Care Center (more than 8 persons)	Drive-Thru / Drive-In Facility	Restaurant	Public Safety Station

23. But for the access point and sight distance easements association therewith along Harris Road, Developer shall preserve and/or install a Buffer Yard at least twenty feet (20') in width, measured from the edge of the

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post-development Harris Road right-of-way along the portions of the Property zoned NB-CD. The planting schedule per one hundred (100) linear feet shall be as follows: (i) 2 evergreen trees; (ii) 2 canopy trees; (iii) 2 understory trees; and (iv) 24 shrubs. Any existing trees within the 20' Buffer Yard that meet the listed planting criteria may count towards the planting schedule.

0 Harris Road
HB-CD
Rezoning Case Number RZ-22-06

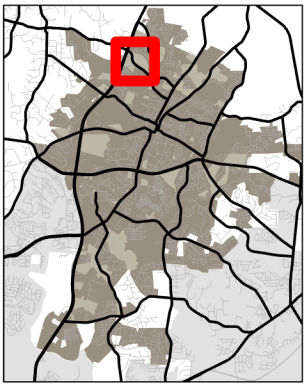
24. The following uses shall be allowed in the HB Zoning District

ATM	Bank, Credit Union, Financial Services	Business Support Services	Medical Clinic
Personal Services	Personal Services, Restricted	Post Office	Professional Services
Veterinary Services	Alcoholic Beverage Sales Store	Amusement, Indoor	Bar/Tavern
General Commercial	General Commercial – Use Greater than 100,000 sf	Outdoor Seating	Restaurant
Theater, Indoor Movie or Live Performance	Civic Meeting Facility	Community or Cultural Facility	Conference/Convention Center
Public Safety Station	Recreation Facility, Indoor	Religious Institution	Light Manufacturing Workshop

DocuSigned by:
George DeLoache
F1F69DB174AA49C...

George DeLoache

Authorized Agent



TOWN of WAKE FOREST

RZ-22-06
0 Harris Rd
PIN: 1841392412

11/22/2022

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

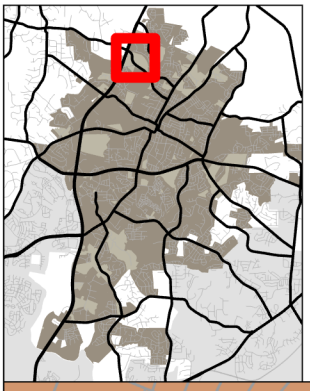
0 500 1,000 1,500 2,000 Feet

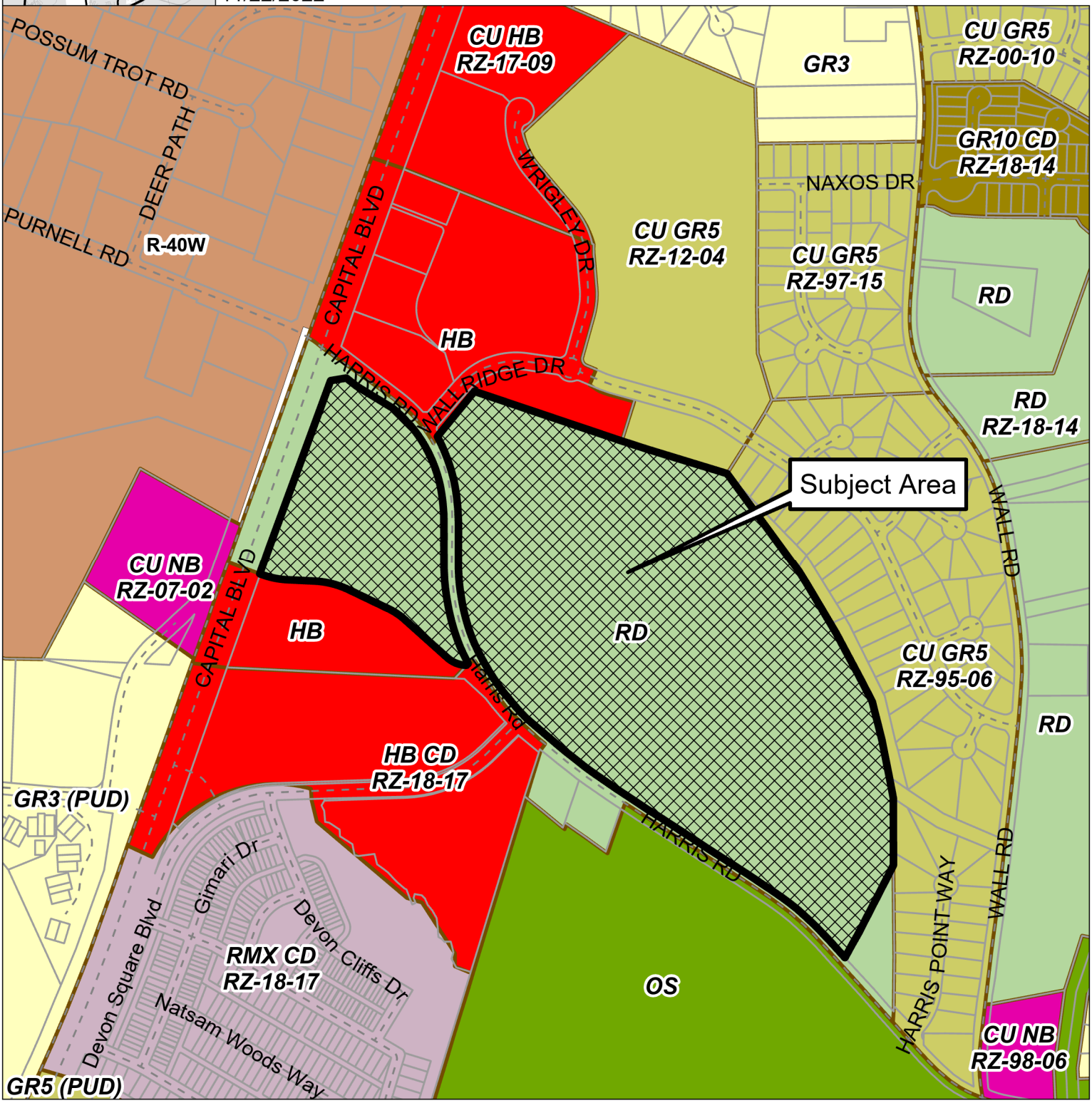
N W E

TOWN of WAKE FOREST

RZ-22-06
0 Harris Rd
PIN: 1841392412

11/22/2022

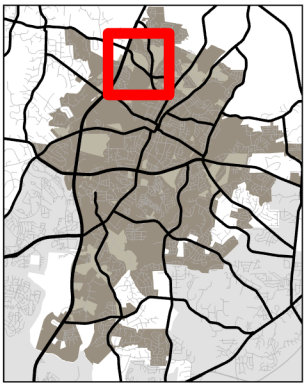




Please note that this map is intended for illustrative purposes only.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

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

N W E

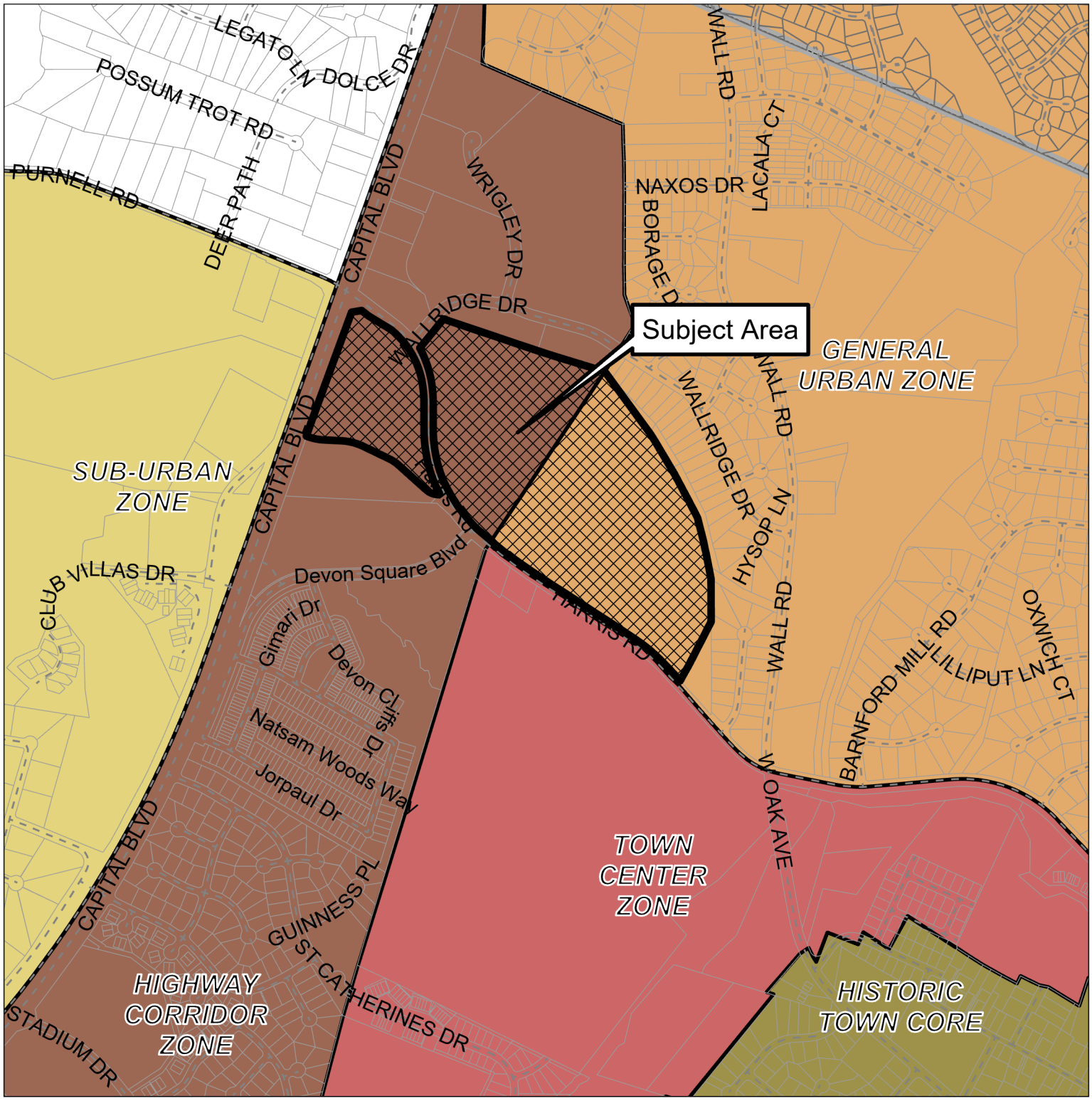


Community Plan Zones

TOWN of WAKE FOREST

RZ-22-06
0 Harris Rd
PIN: 1841392412

11/22/2022



Please note that this map is intended for illustrative purposes only.
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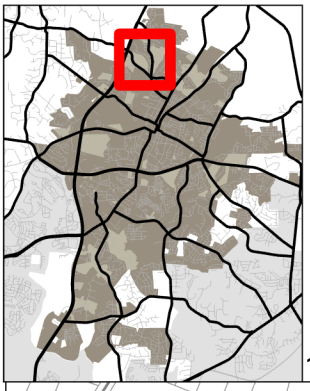
Town Wake Forest Planning Department at 919-435-9510.

0 0.25 0.5 Miles

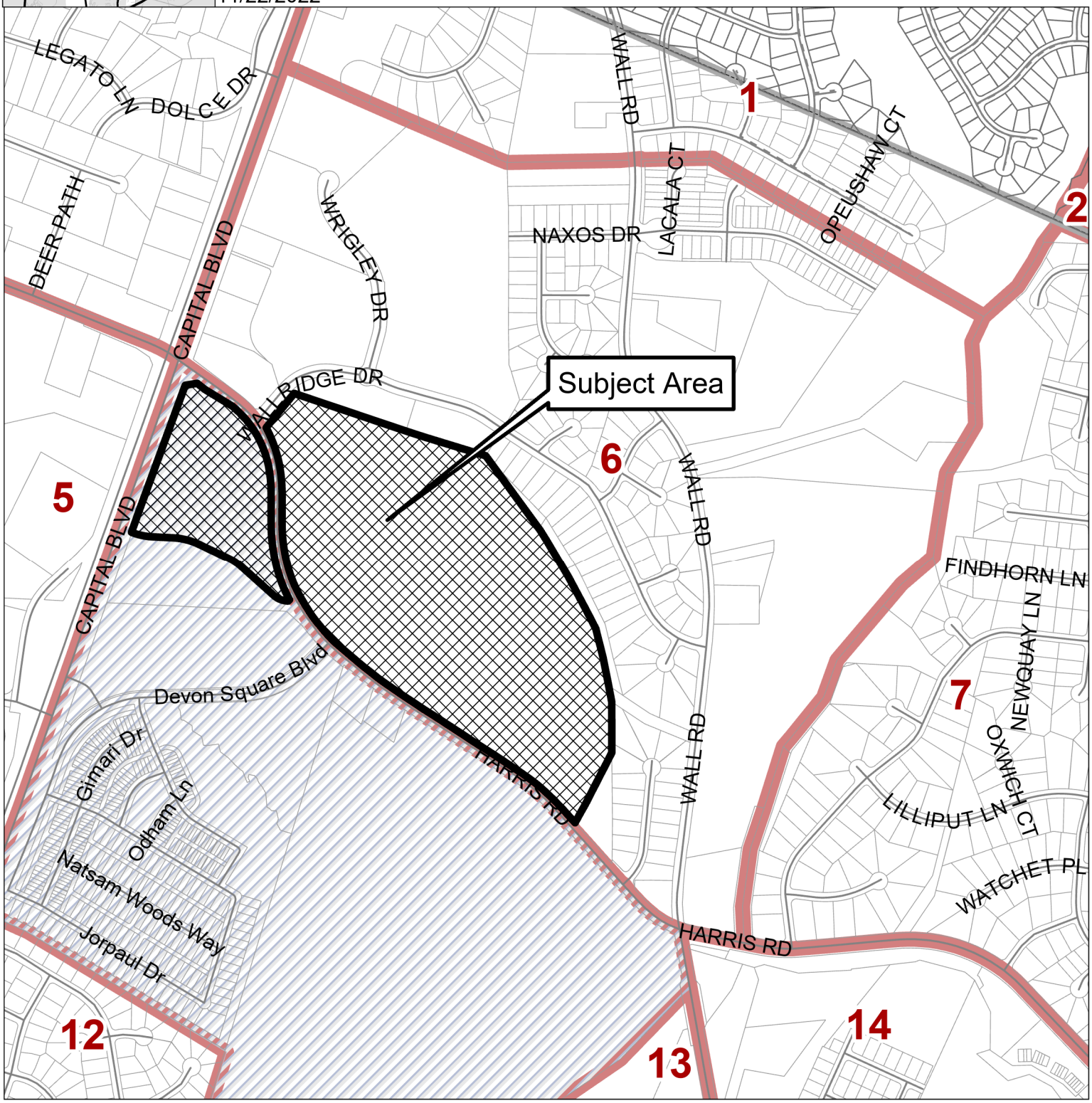


Neighborhood Planning Areas

TOWN of WAKE FOREST

RZ-22-06
0 Harris Rd
PIN: 1841392412

11/22/2022



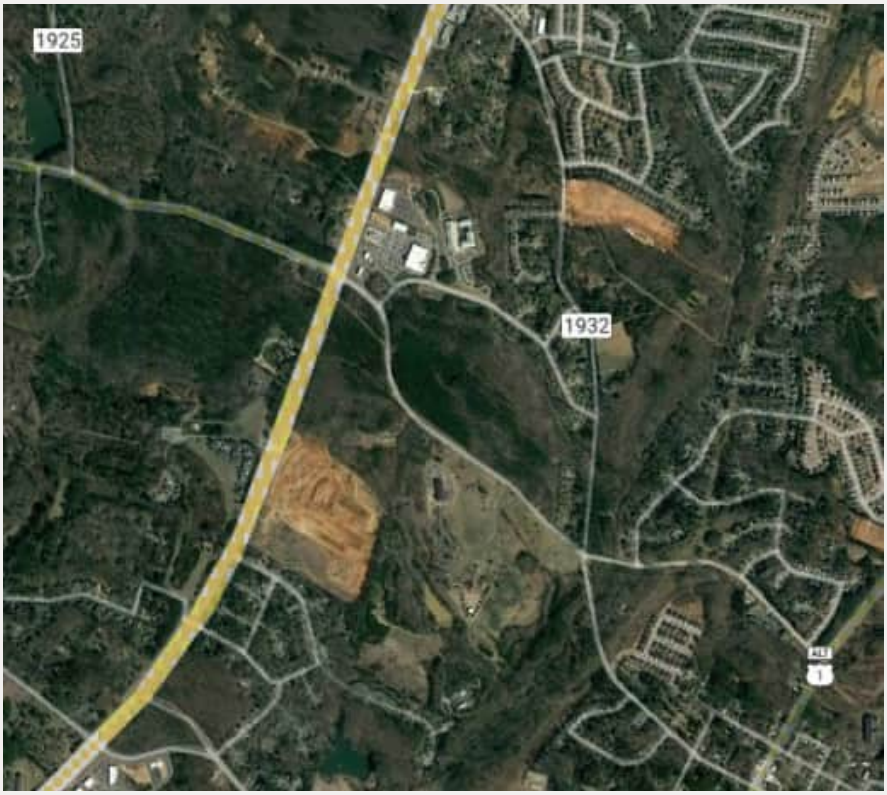
Please note that this map is intended for illustrative purposes only. For specific inquiries regarding zoning boundaries, contact the Town Wake Forest Planning Department at 919-435-9510.

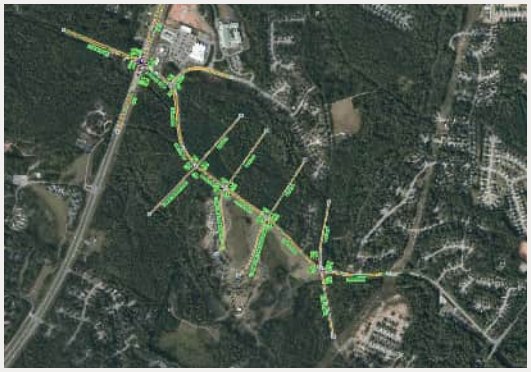
0 0.25 0.5 Miles

N W

RAMEY KEMP ASSOCIATES

TOGETHER WE ARE LIMITLESS





Harris Road Residential

Traffic Impact Analysis

Wake Forest, North Carolina

rameykemp.com

TRAFFIC IMPACT ANALYSIS

FOR

HARRIS ROAD RESIDENTIAL

LOCATED

IN

WAKE FOREST, NORTH CAROLINA

Prepared For:
Church Street Company
4001 Barrett Drive, Suite 104
Raleigh, NC 27609

Prepared By:
Ramey Kemp & Associates, Inc.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
License #C-0910

November 2022

NORTH CAROLINA PROFESSIONAL SEAL 028926 ENGINEER RYNAL G. STEPHENSON

11/21/22

RKA Project No. 22076

Prepared By: GH

Reviewed By: RS

TRAFFIC IMPACT ANALYSIS
HARRIS ROAD RESIDENTIAL
WAKE FOREST, NORTH CAROLINA

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Harris Road Residential development in accordance with the Town of Wake Forest (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located in the northeastern quadrant of the intersection of Harris Road and Wallridge Road in Wake Forest, North Carolina. The proposed development is expected to consist of 215 single-family homes and 191 townhomes and estimated to be built out in 2027. Access to the development is proposed via three (3) full movement driveways along Harris Road. The two easternmost driveways will form a southbound approach with the existing Joyner Park connections, converting the existing intersections from three-leg intersections to four-leg intersections once the site is built out. The westernmost access will align with the Devon Square Access, along Harris Road.

2. Existing Traffic Conditions

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

- Capital Boulevard (US 1) and Harris Road
- Harris Road and Wallridge Road
- Harris Road and Westernmost Joyner Park Access
- Harris Road and Easternmost Joyner Park Access
- Harris Road and Wall Road / W Oak Avenue

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in March of 2022 by Burns Service, Inc. during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- Capital Boulevard (US 1) and Harris Road

- Harris Road and Wallridge Road
- Harris Road and Westernmost Joyner Park Access
- Harris Road and Easternmost Joyner Park Access
- Harris Road and Wall Road / W Oak Avenue

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

3. Site Trip Generation

The proposed development is assumed to consist of 191 townhomes and 215 single-family homes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 11th Edition. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

LAND USE (ITE Code)	INTENSITY	DAILY TRIPS (VPD)	WEEKDAY AM PEAK HOUR (VPH)		WEEKDAY PM PEAK HOUR (VPH)	
			Enter	Exit	Enter	Exit
Single-Family Homes (210)	215 DU	2,041	39	111	129	75
Multi-Family Housing (Low-Rise) (220)	191 DU	1,300	20	62	65	38
Total Trips		**3,341**	**59**	**173**	**194**	**113**

4. Future Traffic Conditions

Through coordination with NCDOT and the Town, it was determined that an annual growth rate of 3% would be used to generate 2027 projected weekday AM and PM peak hour traffic volumes. The following adjacent developments were identified to be considered under future conditions:

- Devon Square
- Live Oaks
- Holding Mills (formerly Townes on Main)
- Kinsley Residential

- Mason Oaks (formerly Glen Oaks)

Based on coordination with the NCDOT and the Town, right-of-way acquisition for STIP U-5307D is funded in 2028 which is after the build out year for the proposed development. It should be noted that STIP U-5703D is not funded for construction at this time. Due to STIP U-5307D not being funded for construction and the right-of-way acquisition taking place after the buildout of the proposed development, roadway improvements associated with STIP U-5703D were not included in this study. Future roadway improvements associated with the Devon Square development are to be included in this study under future traffic conditions.

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

- 2022 Existing Traffic Conditions
- 2027 No-Build Traffic Conditions
- 2027 Build Traffic Conditions
- 2027 Build Traffic Conditions with Improvements

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2022 existing, 2027 no-build, 2027 build, and 2027 build – improved traffic conditions. Refer to Table E-2 on the following page for the capacity analysis summary performed at each study intersection.

Table E-2: Capacity Analysis Summary

Intersection	Approach	2022 Existing Conditions		2027 No-Build Conditions		2027 Build Conditions		2027 Build - Improved Conditions	
		AM	PM	AM	PM	AM	PM	AM	PM
US 1 and Harris Road / Purnell Road	EB	E	C	F	D	F	D	F	F
	WB	E	D	F	E	F	E	F	F
	NB	B	F	B	F	B	F	C	E
	SB	C	E	E	F	E	F	F	D
	Overall	C (32)	F (82)	F (97)	F (174)	F (134)	F (175)	F (92)	E (76)
Harris Road and Wallridge Road	EB	A[1]	A[1]	A[1]	A[1]	A[1]	B[1]	--	--
	WB	--	--	--	--	--	--	--	--
	SB	B[2]	C[2]	C[2]	F[2]	C[2]	F[2]	--	--
Harris Road and Joyner Park Westernmost Access / Access B	EB	--	--	--	--	A[1]	A[1]	--	--
	WB	A[1]	A[1]	A[1]	A[1]	A[1]	A[1]	--	--
	NB	B[2]	B[2]	C[2]	D[2]	C[2]	F[2]	--	--
	SB	N/A		N/A		C[2]	D[2]	--	--
Harris Road and Joyner Park Easternmost Access / Access C	EB	--	--	--	--	A[1]	A[1]	--	--
	WB	A[1]	A[1]	A[1]	A[1]	A[1]	A[1]	--	--
	NB	B[2]	B[2]	C[2]	C[2]	C[2]	F[2]	--	--
	SB	N/A		N/A		C[2]	C[2]		
Harris Road and Wall Road / W Oak Avenue	EB	B[1]	C[1]	D[1]	F[1]	F[1]	F[1]	B	C
	WB	B[1]	B[1]	F[1]	F[1]	F[1]	F[1]	B	B
	NB	A[2]	B[2]	B[2]	D[2]	C[2]	E[2]	B	D
	SB	B[2]	B[2]	C[2]	D[2]	C[2]	D[2]	B	C
	Overall	**B[3] (11)**	**B[3] (15)**	**E[3] (44)**	**F[3] (146)**	**F[3] (52)**	**F[3] (177)**	**B (15)**	**C (22)**
Harris Road and Devon Square Access / Access C	EB	N/A		--	--	A[1]	A[1]	--	--
	WB			A[1]	A[1]	A[1]	A[1]	--	--
	NB			C[2]	C[2]	E[2]	F[2]	--	--
	SB			N/A		C[2]	D[2]	--	--

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.
3. All-way stop-control, approach level of service.

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1 and E-2.

Committed Improvements by Devon Square

US 1 and Harris Road / Purnell Road

- Extend the northbound US 1 left turn lane to provide 400 feet of storage and appropriate taper length.

Recommended Improvements by Developer

US 1 and Harris Road / Purnell Road

- Construct an exclusive eastbound right turn lane on Harris Road with 150 feet of storage and appropriate taper length.

Harris Road and Joyner Park Easternmost Access / Access B

- Construct Access B with one ingress and one egress lane (shared left-through-right lane).
- Construct an exclusive eastbound left turn lane on Harris Road with 100 feet of storage and appropriate taper length.
- Construct an exclusive westbound right turn lane on Harris Road with 50 feet of storage and appropriate taper length.
- Due to the widening of Harris Road to accommodate an eastbound left turn lane into the site, it is recommended that an exclusive westbound left turn lane be constructed on Harris Road with 50 feet of storage and appropriate taper length.

Harris Road and Wall Road / W Oak Avenue

Alternative 1

- Monitor the intersection for signalization and install signal once warrants are met.

Alternative 2

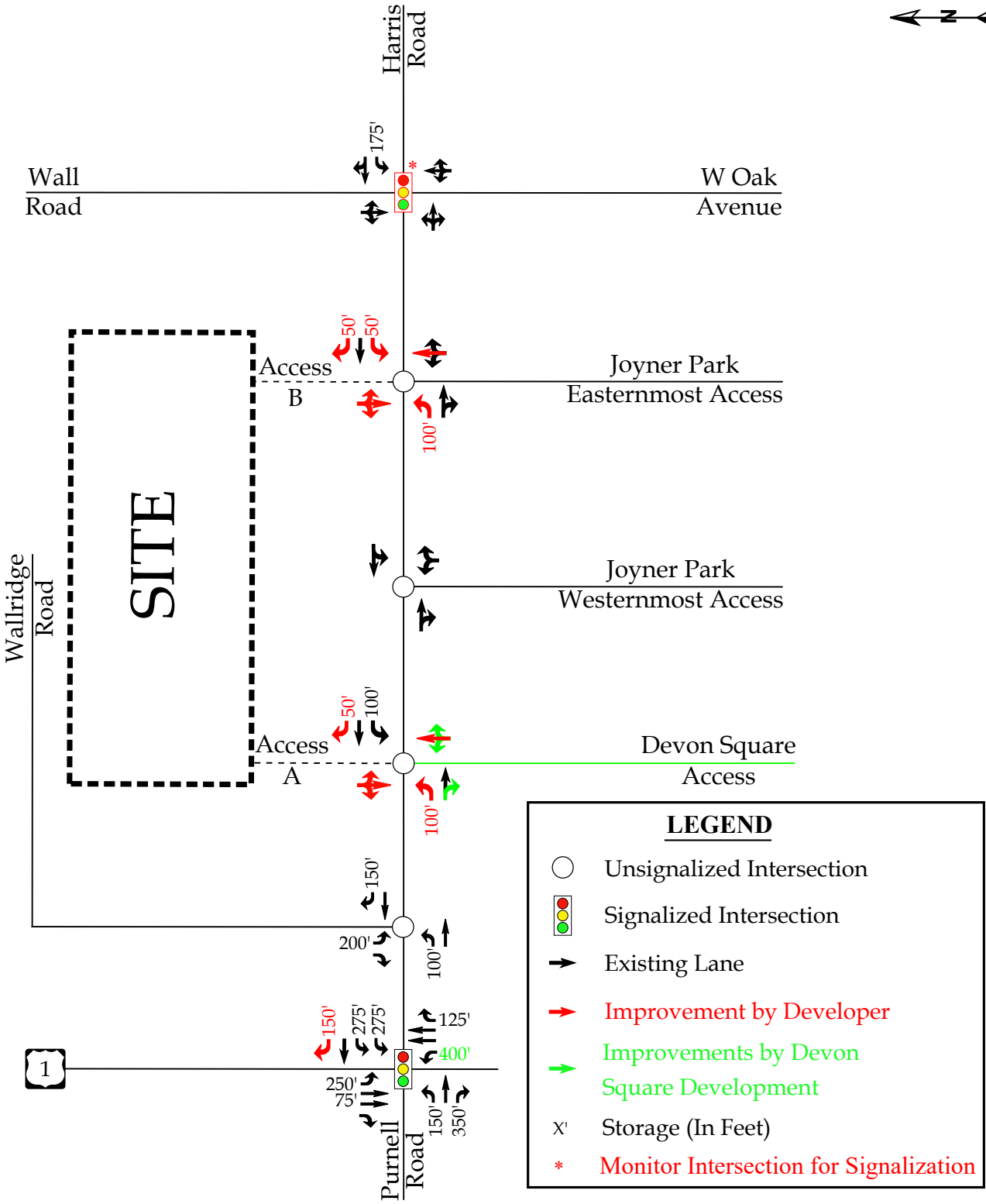
- Construct a single lane roundabout at the intersection that provides left-through-right lane configurations on all approaches.

Construction of a roundabout would likely require right-of-way acquisition that may not be possible for a development to obtain. The development would be able to mitigate site trip impacts with the installation of a traffic signal.

The developer can provide a fee-in-lieu for the future improvement to contribute towards the improvement at this intersection.

Harris Road and Devon Square Access / Access A

- Construct Access A with one ingress and one egress lane (shared left-through-right lane).
- Construct an exclusive eastbound left turn lane on Harris Road with 100 feet of storage and appropriate taper length.
- Construct an exclusive westbound right turn lane on Harris Road with 50 feet of storage and appropriate taper length.



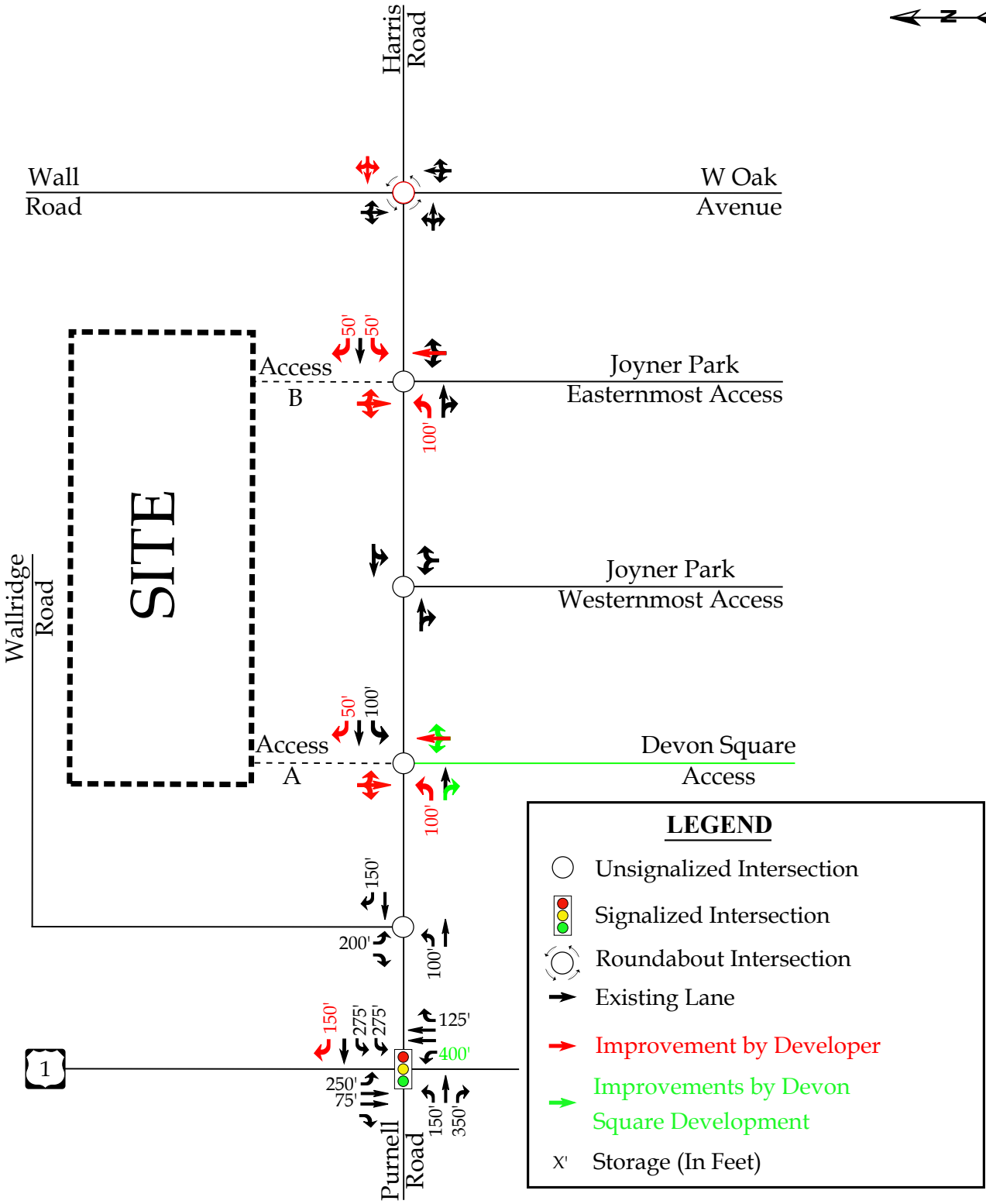
RAMEY KEMP ASSOCIATES

Harris Road Residential
Wake Forest, NC

Recommended Lane Configurations
Alternative 1

Scale: Not to Scale

Figure E-1



RAMEY KEMP ASSOCIATES

Harris Road Residential
Wake Forest, NC

Recommended Lane Configurations
Alternative 2

Scale: Not to Scale | Figure E-2

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

July 19, 2022

Harris Road Residential

Traffic Impact Analysis Review Report
Congestion Management Section

TIA Project: SC-2022-228
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

Harris Road Residential

SC-2022-228	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	06/21/22	Date of Site Plan	04/01/22
Date of Complete Information	06/21/22	Date of Sealed TIA	06/20/22

Proposed Development

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

Land Use	Land Use Code	Size
Single Family Housing	210	215 d.u.
Multi-Family Housing (Low-Rise)	220	191 d.u.

Trip Generation - Unadjusted Volumes During a Typical Weekday			
	IN	**OUT**	**TOTAL**
AM Peak Hour	59	173	232
PM Peak Hour	194	113	307
Daily Trips			3,341

General Reference

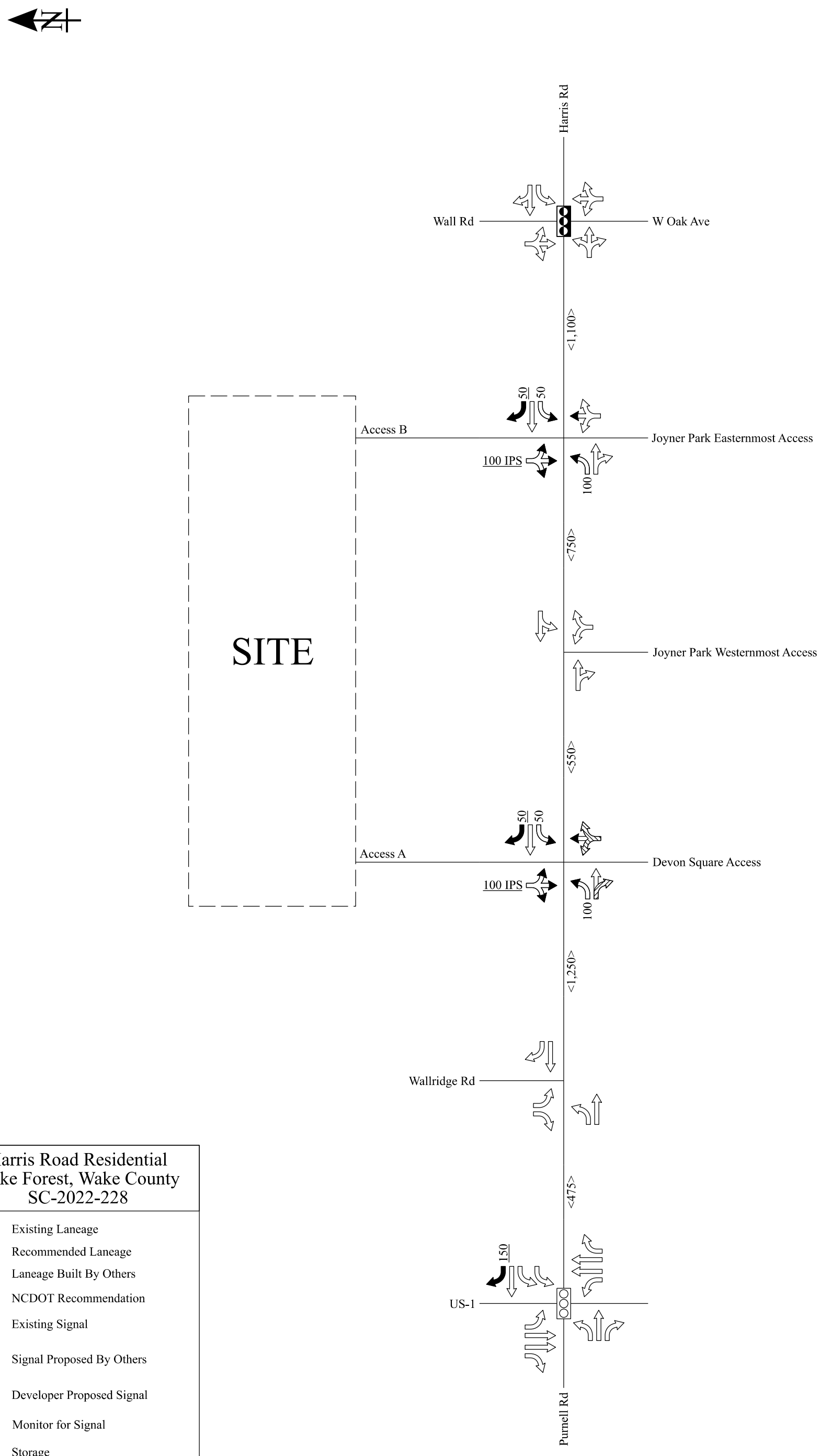
For reference to various documents applicable to this review please reference the following link: *https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx*
Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to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

Improvements By Others

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

Signalization

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



Harris Road Residential
Wake Forest, Wake County
SC-2022-228

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

Know what's below. Call before you dig.

VERTICAL DATUM - NAVD88
HORIZONTAL DATUM - NAD83

RZ-22-06

HARRIS ROAD SUBDIVISION

MASTER PLAN FOR A RESIDENTIAL COMMUNITY

WAKE FOREST, NORTH CAROLINA

PROJECT STATISTICS

PROPERTY DEVELOPER — CHURCH STREET COMPANY, 4001 BARRETT DRIVE SUITE 104, RALEIGH, NORTH CAROLINA 27609

TABLE OF LAND OWNERS — TABLE C1.1

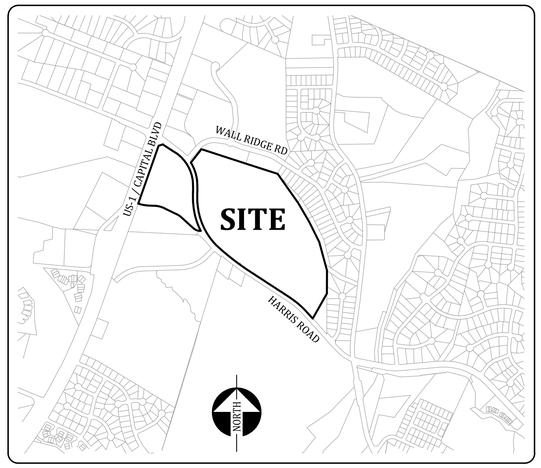
PIN	OWNER	DEED BOOK	DEED PAGE	DEED ACRES	SITE ADDRESS	ZONING
1841392412	PATE, JANE HARRIS	423	00-E-	68.28	0 HARRIS ROAD	RD

PROPOSED ZONING	GR10(CD)& HB(CD) & NB(CD)
TOTAL NUMBER OF UNITS ON CURRENT CONCEPT PLAN	226
DENSITY (BASED ON TOTAL UNITS / (GROSS AREA IN GR10))	4.12 UNITS / AC
WATERSHED	RICHLAND CREEK
RIVER BASIN	NEUSE

AREA CALCULATIONS			
GROSS SITE AREA (BASED ON SURVEY)			**68.279 AC**
GROSS COMMERCIAL HB-1 SITE AREA			**12.359 AC**
AREA IN FUTURE RIGHTS-OF-WAY FOR HARRIS ROAD			0.281 AC
NET HB-1 SITE AREA			12.078 AC
GROSS COMMERCIAL NB-1 SITE AREA			**1.078 AC**
AREA IN FUTURE RIGHTS-OF-WAY FOR HARRIS ROAD			0.079 AC
NET NB-1 SITE AREA			0.999 AC
GROSS RESIDENTIAL GR10 (CD) SITE AREA			**54.841 AC**
AREA IN FUTURE RIGHTS-OF-WAY FOR HARRIS ROAD			0.552 AC
NET SITE AREA			54.289 AC
AREA IN RESIDENTIAL TOWNHOUSE LOTS		9.5%	5.148 AC
AREA IN SINGLE FAMILY DETACHED LOTS		30.1%	16.347 AC
AREA IN INTERNAL PUBLIC STREET RIGHT-OF-WAY		18.6%	10.107 AC
AREA IN HOA PRIVATE ALLEY EASEMENTS		4.8%	2.595 AC
AREA IN HOA OWNED COMMON AREAS		17.8%	9.679 AC
TOTAL AREA IN OPEN SPACE		19.2%	10.414 AC
AREA IN PARK SPACE (7.5.1)			1.174 AC
AREA IN LANDSCAPE BUFFERS (7.4.2.A.1.c)			3.906 AC
AREA IN STREAM BUFFERS AND WETLANDS (7.4.2.A.1.e)			3.808 AC
AREA IN TREE PRESERVATION AREAS (7.4.2.A.1.d)			1.526 AC
PUBLIC & PRIVATE IMPROVEMENTS			
UTILITIES - OFF-SITE CITY OF RALEIGH SANITARY SEWER EXTENSION (8")			530 LF
UTILITIES - ON-SITE CITY OF RALEIGH SANITARY SEWER			6580 LF
UTILITIES - ON-SITE CITY OF RALEIGH WATER LINE			7360 LF
STORM DRAINAGE			11900 LF
STREETS, NEW - 29' WIDE (B-B) IN A 55' R/W - TYPE 2A			6600 LF
STREETS, NEW - 41' WIDE (B-B) IN A 67' R/W - TYPE 2B			1140 LF
STREETS, WIDENED - 1/2 OF A THREE LANE IN A 71' R/W (WITH MUP) - TYPE 3A (HARRIS ROAD)			1970 LF
STREETS, WIDENED - FULL THREE LANE IN A 71' R/W (WITH MUP) - TYPE 3A (HARRIS ROAD)			950 LF
20' PRIVATE ALLEYS			5930 LF
10' WIDE MULTI-USE PATHS			2790 LF
6' WIDE CONCRETE SIDEWALKS			14000 LF
TOWNHOUSE PRODUCT (22' MINIMUM LOT WIDTH, 1760 SF MINIMUM LOT AREA)			
REAR LOADED TOWNS		98	43.4%
22' END UNITS (22' X 45') 2-CAR GARAGE		44	
22' WIDE INTERIOR UNITS (22' X 45') 2-CAR GARAGE		54	
36' WIDE SFD LOTS (36' MINIMUM LOT WIDTH, 3960 SF MINIMUM LOT AREA)		67	29.6%
51' WIDE SFD LOTS (51' MINIMUM LOT WIDTH, 5000 SF MINIMUM LOT AREA)		61	27.0%
VEHICLE PARKING (ALL UNITS HAVE 2-CAR GARAGES)			
2.0 PARKING SPACES PER UNIT REQUIRED			452
PROVIDED			
2 - CAR GARAGE UNITS WITH 18' LONG MIN DRIVEWAY	4 EACH		904
TOTAL PARKING PROVIDED			904
BICYCLE PARKING			
2 PER 40 AUTO SPACES REQUIRED FOR 98 TOWNHOMES	(98*1.8/40*2)		9
4 PER 1/4 ACRE OF PARK SPACE	(1.174/.25*4)		19
TOTAL PARKING PROVIDED			28
ESTIMATED IMPERVIOUS			
EXISTING IMPERVIOUS			0.000 AC
PROPOSED ON LOTS			12.920 AC
PROPOSED IN PUBLIC R/W			8.086 AC
PROPOSED IN ALLEYS			2.336 AC
PROPOSED IN OPEN SPACE			1.000 AC
TOTAL PROPOSED	44.84% OF GR10 (CD)		24.341 AC

BUILDING SETBACKS AND SEPARATION REQUIREMENTS (TO BE REQUESTED WITH ZONING)

PRINCIPAL BUILDING SETBACKS (MINIMUM)	CURRENT	REQUESTED REAR LOAD	REQUESTED FRONT LOAD
PRINCIPAL FRONT SETBACK	20 FT	10 FT	20 FT
SECONDARY FRONT / SIDE SETBACK FROM PUBLIC STREET R/W	20 FT	5 FT	5 FT
SIDE YARD SETBACK	8 FT	5 FT	5 FT
REAR YARD SETBACK	25 FT	20 FT	25 FT
ACCESSORY STRUCTURE SETBACKS			
SIDE YARD SETBACK	5 FT	5 FT	5 FT
REAR YARD SETBACK	10 FT	10 FT	10 FT
BUILDING SEPARATION			
MINIMUM BUILDING SEPARATION	10 FT	10 FT	10 FT
MAXIMUM BUILDING HEIGHT			3-STORY



VICINITY MAP 1"=1000'

SHEET INDEX

SHEET #	SHEET TITLE
MP0.00	COVER SHEET
MP1.00	EXISTING CONDITIONS SHEET
MP1.01	TREE SURVEY EXHIBIT
MP2.00	OVERALL PRELIMINARY SUBDIVISION PLAN
MP2.01	PRELIMINARY SUBDIVISION PLAN
MP2.02	PRELIMINARY SUBDIVISION PLAN
MP3.00	PRELIMINARY UTILITY PLAN
MP4.00	STORMWATER MANAGEMENT PLAN
MP5.00	PRELIMINARY GRADING PLAN
LS1.00	BUFFERS, OPEN SPACE AND RECREATION PLAN
LS1.01	PRELIMINARY LANDSCAPE PLAN

OPEN SPACE CALCULATIONS		
GROSS GR10 (CD) MASTER PLAN AREA (SEE ABOVE CALCULATIONS)		54.841 AC
REQUIRED UNIMPROVED OPEN SPACE (UDO SECTION 7.4.2)	10%	5.484 AC
REQUIRED PARK SPACE (UDO SECTION 7.4.1)	2.5%	1.371 AC
CREDIT FOR CONSTRUCTED AMENITY (UDO SECTION 7.5.6)	50%	0.686 AC
NET PARK SPACE REQUIRED		0.686 AC
TOTAL OPEN SPACE REQUIRED AFTER CREDIT REDUCTION		**6.170 AC**
TOTAL OPEN SPACE PROVIDED	**19.2%**	**10.414 AC**
TYPES OF OPEN SPACE PROVIDED (UDO 7.4.2 & 7.5.1)	% OF SITE	AREA
TOTALS ARE APPROXIMATE PENDING FIELD SURVEYS AND FINAL PERMITTING		
UNIMPROVED OPEN SPACE		
FEMA FLOODWAY, STREAM BUFFERS & WETLANDS (7.4.2.A.1.e)	7.0%	3.808 AC
PLANTED & UNDISTURBED		
AREA IN LANDSCAPE BUFFERS (7.4.2.A.1.c)	7.2%	3.906 AC
AREA IN TREE PRESERVATION AREAS (7.4.2.A.1.d)	2.8%	1.526 AC

GENERAL NOTES:

1. BOUNDARY INFORMATION IS FROM A SURVEY BY THIS OFFICE.
2. SITE TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY THIS OFFICE.
3. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
4. WETLAND, CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS BASED ON A FIELD VERIFICATIONS BY SOIL AND ENVIRONMENTAL CONSULTANTS, PA.
5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH, NCDOT, AND NCDWR STANDARDS AND SPECIFICATIONS.
6. NO FEMA FLOOD ZONES ARE LOCATED ON THIS SITE PER THE PRELIMINARY FLOOD MODEL ON MAP 3720184200M & 3720184100K.
7. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF WAKE FOREST, THE CITY OF RALEIGH PUBLIC UTILITIES, DEPARTMENT, AND NCDOT.
8. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES PRIOR TO ANY CONSTRUCTION.

ZONING CONDITIONS

GR10-CD

1. Site Master Plan is a condition of the rezoning request RZ-22-06. Amendments of the Master Plan shall require a rezoning amendment unless the Administrator finds the modification to be minor and in keeping with the spirit and intent of the adopted subdivision master plan.
2. The following uses shall be allowed in the GR10 Zoning District:

Dwelling-Single Family	Dwelling-Duplex	Dwelling-Townhome	Dwelling-Accessory

Residential Development Standards and Architectural Conditions (Single Family and Townhome)

3. The minimum lot width at the front setback for lots containing a single family detached house shall be 36 feet.
4. The minimum area for lots containing a single family detached house shall be 3900 square feet.
5. The minimum lot width at the front setback for lots containing a townhouse shall be 20 feet.
6. The minimum area for lots containing a townhouse shall be 1760 square feet.
7. The minimum building setbacks for lots containing a single family detached house with a lot width at the front setback of less than 51' and townhouse buildings shall be:

Principal Front Setback	*Street Side / Secondary Front Setback*	*Side (from adjacent lot Setback)*	*Rear Setback*
10 feet	5 feet	5 feet	20 feet

8. The minimum building setbacks for lots containing a single family detached house with a lot width at the front setback of 51' and greater shall be:

Principal Front Setback	*Street Side / Secondary Front Setback*	*Side (from adjacent lot Setback)*	*Rear Setback*
20 feet	5 feet	5 feet	25 feet

9. The maximum block length along Public Streets "B" and "D" shall be 900 linear feet.
10. Vinyl siding shall not be permitted. However, vinyl windows, decorative elements, and trim shall be permitted.
11. All elevations of the units facing public rights-of-way shall have trim around the windows.
12. Exterior walls on the front of a residential dwelling unit facing public rights-of-way shall contain at least three (3) of the following elements, and exterior side walls that can be seen from the public right-of-way shall contain at least two (2) of the following elements: (i) bay window; (ii) decorative window; (iii) decorative trim; (iv) corner boards; (v) recessed window; (vi) trim around windows; (vii) decorative shake; (viii) porch or deck; and (ix) decorative brick or stone or stone veneer masonry material imitating these materials.
13. A varied color palette shall be utilized on residential dwelling units throughout the development. Each building shall include a minimum of three (3)-color families for siding and shall include varied trim, shutter and accent colors complimenting the siding color.
14. Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth-faced concrete masonry unit foundations shall be covered by decks, porches, or be clad in face brick, stone, or some other masonry material imitating these materials if facing or parallel to a public right-of-way.
15. Front porches, if provided, shall be a minimum of four feet (4') in depth.

Landscaping and Amenity Area Conditions

16. Active amenities within park spaces as shown in RZ-22-06 will include, at a minimum, a clubhouse no less than 1,000 square feet, and either tennis court(s) or a pool/ waterpark/spray-ground and supporting bicycle and automobile parking. Park Space OS-1 will be recorded with the second phase of development and installed within eighteen (18) months of plat recordation or prior to the issuance of the 170th building permit, whichever comes first. If park amenities have not been installed within the time given due to external circumstances such as availability of materials or weather issues, the Town of Wake Forest may request the developer to post financial security for the remaining amenity and park related items in an amount based on a cost estimate approved by the Town of Wake Forest to allow additional permit issuance.
17. But for the access points and sight distance easements association therewith along Harris Road, Developer shall preserve and/or install a Buffer Yard at least forty feet (40') in width, measured from the edge of the post-development Harris Road right-of-way along the portions of the Property zoned GR10-CD. The planting schedule per one hundred (100) linear feet shall be as follows: (i) 5 evergreen trees; (ii) 4 canopy trees; (iii) 2 understory trees; and (iv) 24 shrubs. Any existing trees within the 40' Buffer Yard that meet the listed planting criteria may count towards the planting schedule.
18. Measured along the shared boundary lines of those parcels with Wake County Property Identification Numbers (PINs) 1842-30-5166, 1841-39-6998, 1841-39-9518, 1841-49-1066, 1841-48-0991, 1841-48-0777, and 1841-38-9438, and more specifically shown on the Master Plan, the Developer shall preserve and/or install a Buffer Yard at least forty feet (40') in width. The planting schedule per one hundred (100') linear feet shall be as follows: (i) 5 evergreen trees; (ii) 4 canopy trees; (iii) 2 understory trees; and (iv) 8 shrubs. Any existing trees within the 40' Buffer Yard that meet the listed planting criteria may count towards the planting schedule. This zoning condition shall not apply to those portions of the shared boundary line that are otherwise subject to the Neuse River Riparian Stream Buffer requirements, sanitary sewer easements, storm drainage easements, right-of-way for roads, pedestrian related easements, nor to those portions of the shared boundary line that are otherwise subject to the 40' Harris Road Buffer Yard.
19. Any new plantings within the Project shall be plants native to the State of North Carolina or plants recommended within Hardiness Zone 7b. Plant selection will be based on availability and subject to approval by the Town of Wake Forest's approval.

Roadway Improvements

20. Improvements recommended by the Traffic Impact Analysis and comments by the Town of Wake Forest and NCDOT shall be coordinated and constructed per final requirements. Any NCDOT driveway permits, encroachment permits and/or control of access permits will have to be obtained by the applicant from NCDOT and any conditions imposed by NCDOT will have to be met by the applicant.
21. TIA and Town Related Widening Improvements and Timing
    a. At the intersection of Harris Road and Wall Road / W. Oak Avenue monitor the intersection for signalization and install signal once warrants are met unless an alternative is agreed upon by the Town, NCDOT and the Developer. Monitoring of the intersection will begin prior to the issuance of the 170 th building permit.

The following roadway improvements shall be submitted for permitting to NCDOT and the Town of Wake Forest with the initial phase of development. These roadway improvements shall be completed prior to the issuance of the 116th building permit listed in b. - f. below. Financial securities will be provided in accordance with the standard policies and procedures of the Town of Wake Forest and NCDOT.

    b. Town widening requirements for Harris Road along the site's frontage will be provided to meet half (½) of a Type 3A – Three Lane Undivided Minimum Right-of-Way of 67' with associated elements as listed in the Town of Wake Forest's Comprehensive Transportation Plan except in areas shown for Harris Road removal on NCDOT's improvement project U-5307 and further delineated on "Design Public Meeting Map", sheet 10B of 10 dated December 2021.
    c. A 10' wide multi-use path will be constructed along the site's eastern frontage of Harris Road to Town of Wake Forest standards and specifications from the shared property boundaries with PIN 1842109962 to PIN 1841389438.
    d. At the intersection of US 1(Capital Blvd) and Harris Road / Purnell Road, Construct an exclusive eastbound right turn lane on Harris Road with 150 feet of storage and appropriate taper length.
    e. At the Harris Road and Joyner Park southeastern most Access / Access B
        i. Construct Access B with one ingress and one egress lane {shared left-through-right lane}.
        ii. Construct an exclusive eastbound left turn lane on Harris Road with 100 feet of storage and appropriate taper length
        iii. Construct an exclusive westbound right turn lane on Harris Road with 50 feet of storage and
        iv. Construct an exclusive westbound left turn lane be constructed on Harris Road with 50 feet of storage and appropriate taper length.
    f. At the Harris Road and Devon Square Access / Access A
        i. Construct Access A with one ingress and one egress lane {shared left-through-right lane}.
        ii. Construct an exclusive eastbound left turn lane on Harris Road with 100 feet of storage and appropriate taper length.
        iii. Construct an exclusive westbound right turn lane on Harris Road with 50 feet of storage and appropriate taper length.

NB-CD

22. The following uses shall be allowed in the NB Zoning District:

ATM	Medical Clinic	Residential Care Facility	Bank, Credit Union, Financial Services
Professional Services	General Commercial	Personal Services	Post Office
Child/Adult Day Care Center {more than 8 persons}	Drive-Thru / Drive-In Facility	Restaurant	Public Safety Station

23. But for the access point and sight distance easements association therewith along Harris Road, Developer shall preserve and/or install a Buffer Yard at least twenty feet (20') in width, measured from the edge of the post-development Harris Road right-of-way along the portions of the Property zoned NB-CD. The planting schedule per one hundred (100) linear feet shall be as follows: (i) 2 evergreen trees; (ii) 2 canopy trees; (iii) 2 understory trees; and (iv) 24 shrubs. Any existing trees within the 20' Buffer Yard that meet the listed planting criteria may count towards the planting schedule.

HB-CD

24. The following uses shall be allowed in the HB Zoning District

ATM	Bank, Credit Union, Financial Services	Business Support Services	Medical Clinic
Personal Services	Personal Services, Restricted	Post Office	Professional Services
Veterinary Services	Alcoholic Beverage Sales Store	Amusement, Indoor	Bar/Tavern
General Commercial	General Commercial – Use Greater than 100,000 sf	Outdoor Seating	Restaurant
Theater, Indoor Movie or Live Performance	Civic Meeting Facility	Community or Cultural Facility	Conference/Convention Center
Public Safety Station	Recreation Facility, Indoor	Religious Institution	Light Manufacturing Workshop

APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE _____

NORTH CAROLINA — THOMAS C. CRAVEN — PRELIMINARY FOR REVIEW ONLY

BUILDER:

TRI POINTE HOMES

1330 SUNDAY DRIVE, SUITE 101, RALEIGH, NORTH CAROLINA 27607
(919) 300-4903 AMANDA.HOYLE@TRIPOINTEHOMES.COM

DEVELOPER:

CHURCH STREET COMPANY

4001 BARRETT DRIVE, SUITE 104, RALEIGH, NORTH CAROLINA 27609
(919) 787-1115 DELOACHE@CHURCHSTREETCO.COM

PLANS PREPARED BY:

PRIEST, CRAVEN & ASSOCIATES, INC.

PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B COMPUTER DRIVE, SUITE 104, RALEIGH, N.C. 27609
PHONE 919 / 781-0300 FAX 919 / 782-1288
EMAIL PCA@PRIESTCRAVEN.COM FIRM#: C-0488

REVISIONS:	SUBMITTAL DATE: 04/04/2022	APPROVAL DATE:	SHEET #
08/09/22 RESPONSE TO TOWN	11/21/22 RESPONSE TO TOWN	.	MP0.00
09/19/22 RESPONSE TO TOWN	.		
10/26/22 RESPONSE TO TOWN	.		

F:\LAND PROJECTS\2021-024.001 HARRIS RD - WAKE FOREST\DRAWINGS\SHEET\MASTER PLAN\ MP0.00-COVER SHEET.DWG , Nov 21, 2022 - 4:35 PM , BENWILLIAMS

GENERAL NOTES:

1. BOUNDARY INFORMATION IS FROM A SURVEY BY THIS OFFICE.
2. SITE TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY THIS OFFICE.
3. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION AND AERIAL PHOTOS.
4. WETLAND, CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS BASED ON A FIELD VERIFICATIONS BY SOIL AND ENVIRONMENTAL CONSULTANTS, PA
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6. NO FEMA FLOOD ZONES ARE LOCATED ON THIS SITE PER FLOOD INSURANCE RATE MAP 3720174900J.
7. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF WAKE FOREST, THE CITY OF RALEIGH PUBLIC UTILITIES, DEPARTMENT, AND NCDOT.
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SURVEY LINETYPES

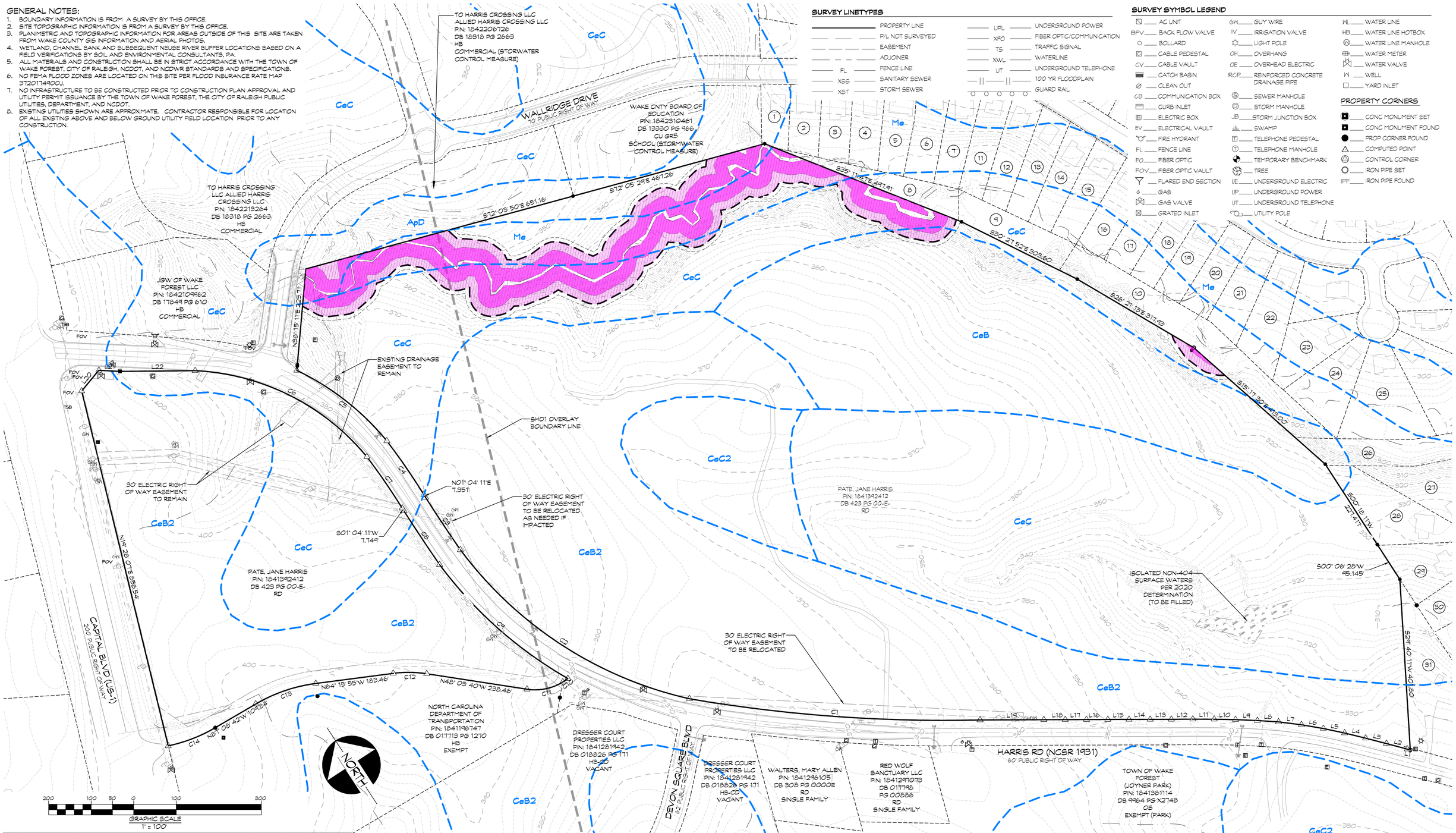
- PROPERTY LINE
- P/L NOT SURVEYED
- EASEMENT
- ADJOINER
- FL — FENCE LINE
- XSS — SANITARY SEWER
- XST — STORM SEWER
- UPL — UNDERGROUND POWER
- XFO — FIBER OPTIC/COMMUNICATION
- TS — TRAFFIC SIGNAL
- XWL — WATERLINE
- UT — UNDERGROUND TELEPHONE
- 100 YR FLOODPLAIN
- GUARD RAIL

SURVEY SYMBOL LEGEND

- AC UNIT
- BFV — BACK FLOW VALVE
- BOLLARD
- CABLE PEDESTAL
- CV — CABLE VAULT
- CATCH BASIN
- CLEAN OUT
- CB — COMMUNICATION BOX
- CURB INLET
- ELECTRIC BOX
- EV — ELECTRICAL VAULT
- FIRE HYDRANT
- FL — FENCE LINE
- FO — FIBER OPTIC
- FOV — FIBER OPTIC VAULT
- FLARED END SECTION
- G — GAS
- GAS VALVE
- GRATED INLET
- GW — GUY WIRE
- IV — IRRIGATION VALVE
- LIGHT POLE
- OH — OVERHANG
- OE — OVERHEAD ELECTRIC
- RCP — REINFORCED CONCRETE DRAINAGE PIPE
- SEWER MANHOLE
- STORM MANHOLE
- JB — STORM JUNCTION BOX
- SWAMP
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TEMPORARY BENCHMARK
- TREE
- UE — UNDERGROUND ELECTRIC
- UP — UNDERGROUND POWER
- UT — UNDERGROUND TELEPHONE
- UTILITY POLE
- WL — WATER LINE
- HB — WATER LINE HOTBOX
- WATER LINE MANHOLE
- WATER METER
- WATER VALVE
- W — WELL
- YARD INLET

PROPERTY CORNERS

- CONC MONUMENT SET
- CONC MONUMENT FOUND
- PROP CORNER FOUND
- COMPUTED POINT
- CONTROL CORNER
- IRON PIPE SET
- IPF — IRON PIPE FOUND



ID	PIN	OWNER	BOOK	PAGE	LAND CLASS
1	1842303592	MONROE, THOMAS ALLEN MONROE, LAURAE HAM	17224	1383	SINGLFAM
2	1842304448	WRENN, JEREMY B. WRENN, MARY J. PARSLEY	15845	2160	SINGLFAM
3	1842305404	URBINA, MARCOS URBINA, ANA	17153	70	SINGLFAM
4	1842305364	RIGNEY, JOHN DAVID BEVILL, DOROTHY KRISTINE	16427	1884	SINGLFAM
5	1842306325	OATMAN, DONEY	15308	2544	SINGLFAM
6	1842306381	AMH 2014-3 BORROWER LLC	15854	2286	SINGLFAM
7	1842307245	GANLEY, MICHAEL PATRICK GANLEY, JAN M	18071	796	SINGLFAM
8	1842305166	WAKE FOREST TOWN OF	15441	1607	EXEMPT
9	1841396998	WAKE FOREST TOWN OF	15441	1607	EXEMPT
10	1841394518	WAKE FOREST TOWN OF	15441	1607	EXEMPT
11	1842307281	PROGRESS RESIDENTIAL BORROWER 17 LLC	18653	2019	SINGLFAM

ID	PIN	OWNER	BOOK	PAGE	LAND CLASS
12	1842308136	CARLSON, BETHANIE J	12184	2397	SINGLFAM
13	1842308069	GATHERS, ANGELA FRANKLIN GATHERS, GEORGE E II	16702	2074	SINGLFAM
14	1842308093	POWELL, CAROLYN H	13616	1231	SINGLFAM
15	1841399821	HOLMES, JAMES W	17519	117	SINGLFAM
16	1841399970	STOVER, SUSAN H	10058	1548	SINGLFAM
17	1841490803	HUNTLEY, ROBERT H HUNTLEY, AMIE R	13261	2364	SINGLFAM
18	1841490717	JOHNSON, BRENDAN	17320	108	SINGLFAM
19	1841490740	WOLFORD, STEVEN A WOLFORD, LEANNE H	7253	615	SINGLFAM
20	1841490672	SFR JV-2 PROPERTY LLC	18777	2103	SINGLFAM
21	1841491517	BAIRD, DONALD EUGENE BAIRD, MARIA MCCOY	18527	1140	SINGLFAM

ID	PIN	OWNER	BOOK	PAGE	LAND CLASS
22	1841491540	COOPER, JAMES STEWART III COOPER, KATHERINE H	17298	946	SINGLFAM
23	1841491357	YATES, KARIN M	7759	236	SINGLFAM
24	1841491267	BARRETT, THOMAS R BARRETT, ELIZABETH A	16465	970	SINGLFAM
25	1841492230	BASILICO, CARINA	7443	746	SINGLFAM
26	1841491066	WAKE FOREST TOWN OF	15441	1607	EXEMPT
27	1841482901	SWINGLE, NATHAN W SWINGLE, TRACY L	9006	2651	SINGLFAM
28	1841480991	FITZPATRICK, TIMOTHY F FITZPATRICK, KELLY A	11564	2297	SINGLFAM
29	1841480777	MARTIN, TODD ANDREW	7141	739	SINGLFAM
30	1841480687	YAGER, B MICHAEL	8506	2514	SINGLFAM
31	1841389438	BARTON, ESTEL H BARTON, EDNA J	2511	108	SINGLFAM

HARRIS ROAD SUBDIVISION

MASTER PLAN

TOWN OF WAKE FOREST — WAKE CO, NORTH CAROLINA

SCALE:	1"=100'
DATE:	APRIL 1, 2022
PROJECT NUMBER:	2021-024.001
CLIENT:	CHURCH STREET COMPANY
PLAN TYPE:	MASTER PLAN

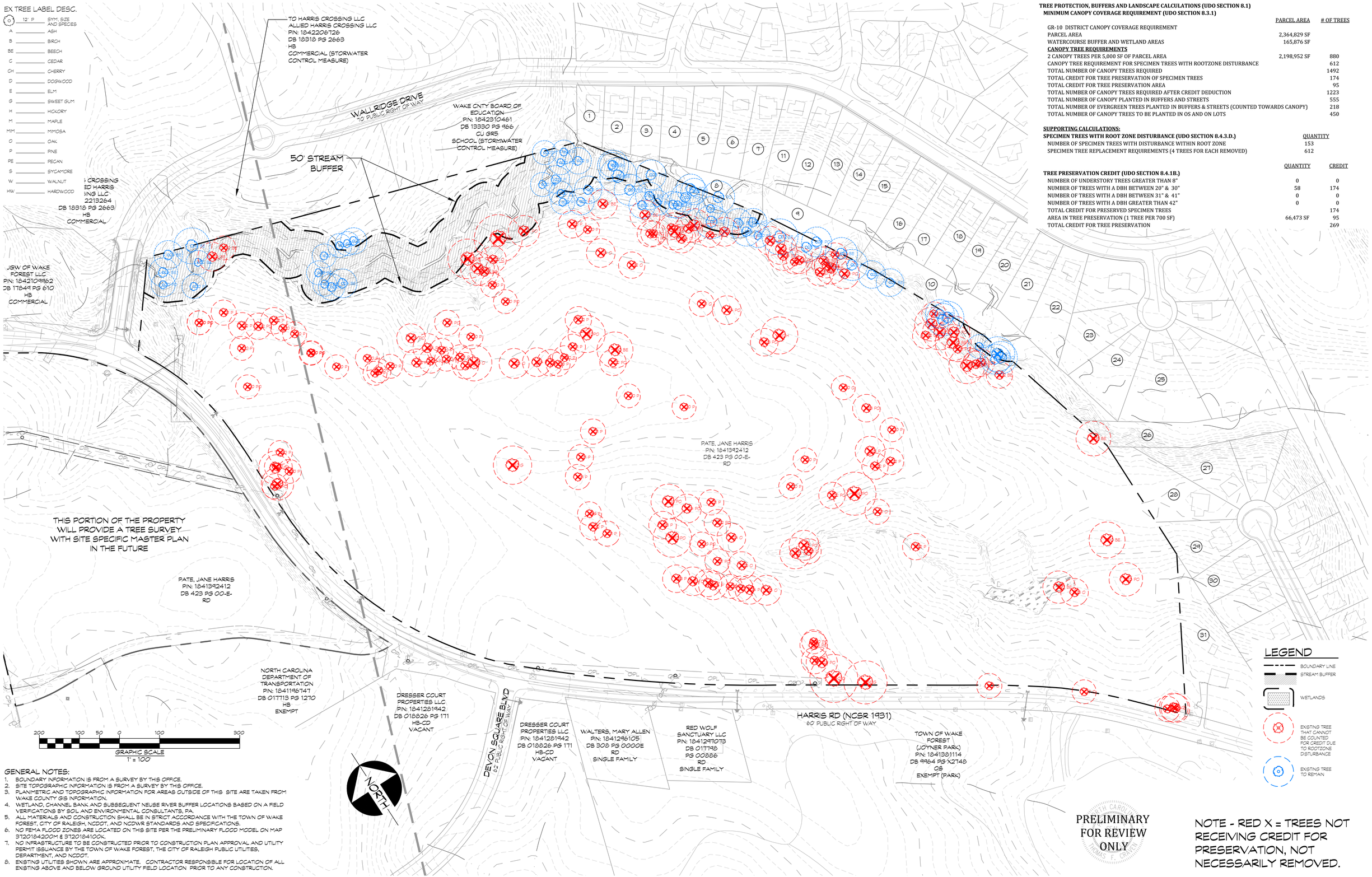
EXISTING CONDITIONS SHEET

08/05/22	RESPONSE TO TOWN COMMENTS
09/14/22	RESPONSE TO TOWN COMMENTS
10/26/22	RESPONSE TO TOWN COMMENTS
11/21/22	RESPONSE TO TOWN COMMENTS

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # MP1.00



TREE PROTECTION, BUFFERS AND LANDSCAPE CALCULATIONS (UDO SECTION 8.1)

MINIMUM CANOPY COVERAGE REQUIREMENT (UDO SECTION 8.3.1)

	PARCEL AREA	# OF TREES
GR-10 DISTRICT CANOPY COVERAGE REQUIREMENT		
PARCEL AREA	2,364,829 SF	
WATERCOURSE BUFFER AND WETLAND AREAS	165,876 SF	
CANOPY TREE REQUIREMENTS		
2 CANOPY TREES PER 5,000 SF OF PARCEL AREA	2,198,952 SF	880
CANOPY TREE REQUIREMENT FOR SPECIMEN TREES WITH ROOTZONE DISTURBANCE		612
TOTAL NUMBER OF CANOPY TREES REQUIRED		1492
TOTAL CREDIT FOR TREE PRESERVATION OF SPECIMEN TREES		174
TOTAL CREDIT FOR TREE PRESERVATION AREA		95
TOTAL NUMBER OF CANOPY TREES REQUIRED AFTER CREDIT DEDUCTION		1223
TOTAL NUMBER OF CANOPY PLANTED IN BUFFERS AND STREETS		555
TOTAL NUMBER OF EVERGREEN TREES PLANTED IN BUFFERS & STREETS (COUNTED TOWARDS CANOPY)		218
TOTAL NUMBER OF CANOPY TREES TO BE PLANTED IN OS AND ON LOTS		450

SUPPORTING CALCULATIONS:

SPECIMEN TREES WITH ROOT ZONE DISTURBANCE (UDO SECTION 8.4.3.D.)	QUANTITY
NUMBER OF SPECIMEN TREES WITH DISTURBANCE WITHIN ROOT ZONE	153
SPECIMEN TREE REPLACEMENT REQUIREMENTS (4 TREES FOR EACH REMOVED)	612

TREE PRESERVATION CREDIT (UDO SECTION 8.4.1B.)	QUANTITY	CREDIT
NUMBER OF UNDERSTORY TREES GREATER THAN 8"	0	0
NUMBER OF TREES WITH A DBH BETWEEN 20" & 30"	58	174
NUMBER OF TREES WITH A DBH BETWEEN 31" & 41"	0	0
NUMBER OF TREES WITH A DBH GREATER THAN 42"	0	0
TOTAL CREDIT FOR PRESERVED SPECIMEN TREES		174
AREA IN TREE PRESERVATION (1 TREE PER 700 SF)	66,473 SF	95
TOTAL CREDIT FOR TREE PRESERVATION		269

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HARRIS ROAD SUBDIVISION
MASTER PLAN

TOWN OF WAKE FOREST — WAKE CO, NORTH CAROLINA

SCALE:	1'=100'
DATE:	APRIL 1, 2022
PROJECT NUMBER:	2021-024.001
CLIENT:	CHURCH STREET COMPANY
PLAN TYPE:	MASTER PLAN

TREE SURVEY EXHIBIT

08/05/22	RESPONSE TO TOWN COMMENTS
04/14/22	RESPONSE TO TOWN COMMENTS
10/26/22	RESPONSE TO TOWN COMMENTS
11/21/22	RESPONSE TO TOWN COMMENTS

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

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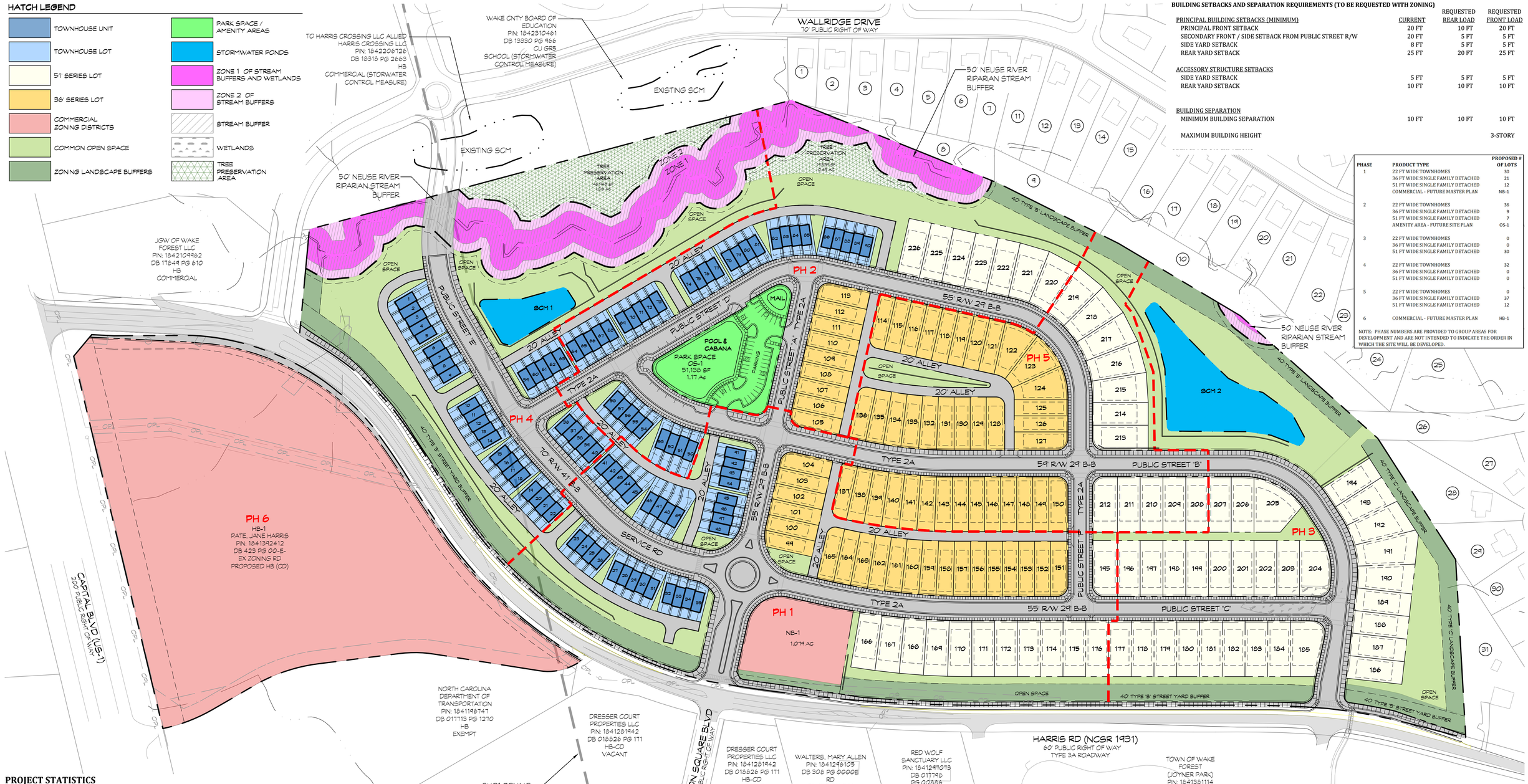
SHEET # MP1.01

HATCH LEGEND

- TOWNHOUSE UNIT
- TOWNHOUSE LOT
- 51' SERIES LOT
- 36' SERIES LOT
- COMMERCIAL ZONING DISTRICTS
- COMMON OPEN SPACE
- ZONING LANDSCAPE BUFFERS
- PARK SPACE / AMENITY AREAS
- STORMWATER PONDS
- ZONE 1 OF STREAM BUFFERS AND WETLANDS
- ZONE 2 OF STREAM BUFFERS
- STREAM BUFFER
- WETLANDS
- TREE PRESERVATION AREA



BUILDING SETBACKS AND SEPARATION REQUIREMENTS (TO BE REQUESTED WITH ZONING)

	CURRENT	REQUESTED REAR LOAD	REQUESTED FRONT LOAD
PRINCIPAL BUILDING SETBACKS (MINIMUM)			
PRINCIPAL FRONT SETBACK	20 FT	10 FT	20 FT
SECONDARY FRONT / SIDE SETBACK FROM PUBLIC STREET R/W	20 FT	5 FT	5 FT
SIDE YARD SETBACK	8 FT	5 FT	5 FT
REAR YARD SETBACK	25 FT	20 FT	25 FT
ACCESSORY STRUCTURE SETBACKS			
SIDE YARD SETBACK	5 FT	5 FT	5 FT
REAR YARD SETBACK	10 FT	10 FT	10 FT
BUILDING SEPARATION			
MINIMUM BUILDING SEPARATION	10 FT	10 FT	10 FT
MAXIMUM BUILDING HEIGHT			3-STORY

PHASE	PRODUCT TYPE	PROPOSED # OF LOTS
1	22 FT WIDE TOWNHOMES	30
	36 FT WIDE SINGLE FAMILY DETACHED	21
	51 FT WIDE SINGLE FAMILY DETACHED	12
	COMMERCIAL - FUTURE MASTER PLAN	NB-1
2	22 FT WIDE TOWNHOMES	36
	36 FT WIDE SINGLE FAMILY DETACHED	9
	51 FT WIDE SINGLE FAMILY DETACHED	7
	AMENITY AREA - FUTURE SITE PLAN	OS-1
3	22 FT WIDE TOWNHOMES	0
	36 FT WIDE SINGLE FAMILY DETACHED	0
	51 FT WIDE SINGLE FAMILY DETACHED	30
4	22 FT WIDE TOWNHOMES	32
	36 FT WIDE SINGLE FAMILY DETACHED	0
	51 FT WIDE SINGLE FAMILY DETACHED	0
5	22 FT WIDE TOWNHOMES	0
	36 FT WIDE SINGLE FAMILY DETACHED	37
	51 FT WIDE SINGLE FAMILY DETACHED	12
6	COMMERCIAL - FUTURE MASTER PLAN	HB-1

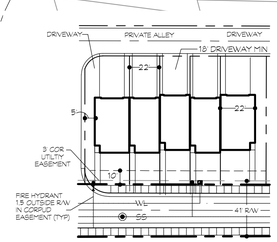
NOTE: PHASE NUMBERS ARE PROVIDED TO GROUP AREAS FOR DEVELOPMENT AND ARE NOT INTENDED TO INDICATE THE ORDER IN WHICH THE SITE WILL BE DEVELOPED.

PROJECT STATISTICS

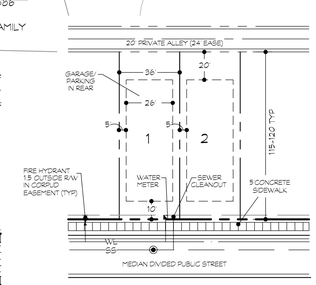
PROPOSED ZONING		GR10(CD)& HB(CD) & NB(CD)
TOTAL NUMBER OF UNITS ON CURRENT CONCEPT PLAN		226
DENSITY (BASED ON TOTAL UNITS / (GROSS AREA IN GR10))		4.12 UNITS / AC
WATERSHED		RICHLAND CREEK
RIVER BASIN		NEUSE
AREA CALCULATIONS		
GROSS SITE AREA (BASED ON SURVEY)		**68.279 AC**
GROSS COMMERCIAL HB-1 SITE AREA		**12.359 AC**
AREA IN FUTURE RIGHTS-OF-WAY FOR HARRIS ROAD		0.281 AC
NET HB-1 SITE AREA		12.078 AC
GROSS COMMERCIAL NB-1 SITE AREA		**1.078 AC**
AREA IN FUTURE RIGHTS-OF-WAY FOR HARRIS ROAD		0.079 AC
NET NB-1 SITE AREA		0.999 AC
GROSS RESIDENTIAL GR10 (CD) SITE AREA		**54.841 AC**
AREA IN FUTURE RIGHTS-OF-WAY FOR HARRIS ROAD		0.552 AC
NET SITE AREA		54.289 AC
AREA IN RESIDENTIAL TOWNHOUSE LOTS	9.5%	5.148 AC
AREA IN SINGLE FAMILY DETACHED LOTS	30.1%	16.347 AC
AREA IN INTERNAL PUBLIC STREET RIGHT-OF-WAY	18.6%	10.107 AC
AREA IN HOA PRIVATE ALLEY EASEMENTS	4.8%	2.595 AC
AREA IN HOA OWNED COMMON AREAS	17.8%	9.679 AC
TOTAL AREA IN OPEN SPACE	19.2%	10.414 AC
AREA IN PARK SPACE (7.5.1)		1.174 AC
AREA IN LANDSCAPE BUFFERS (7.4.2.A.1.c)		3.906 AC
AREA IN STREAM BUFFERS AND WETLANDS (7.4.2.A.1.e)		3.808 AC
AREA IN TREE PRESERVATION AREAS (7.4.2.A.1.d)		1.526 AC

GENERAL NOTES:

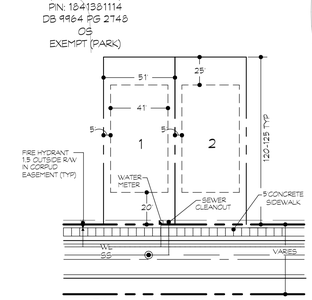
1. BOUNDARY INFORMATION IS FROM A SURVEY BY THIS OFFICE.
2. SITE TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY THIS OFFICE.
3. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
4. WETLAND, CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS BASED ON A FIELD VERIFICATIONS BY SOIL AND ENVIRONMENTAL CONSULTANTS, PA.
5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH, NCDOT, AND NCDWR STANDARDS AND SPECIFICATIONS.
6. NO FEMA FLOOD ZONES ARE LOCATED ON THIS SITE PER THE PRELIMINARY FLOOD MODEL ON MAP 3720184200M & 3720184100K.
7. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF WAKE FOREST, THE CITY OF RALEIGH PUBLIC UTILITIES, DEPARTMENT, AND NCDOT.
8. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.



TYPICAL TOWNHOUSE LAYOUT
NOT TO SCALE



36' MIN SERIES TYPICAL LOT
NOT TO SCALE



51' MIN SERIES TYPICAL LOT
NOT TO SCALE

PRELIMINARY FOR REVIEW ONLY

HARRIS ROAD SUBDIVISION
MASTER PLAN
TOWN OF WAKE FOREST — WAKE CO, NORTH CAROLINA

SCALE:	1"=100'
DATE:	APRIL 1, 2022
PROJECT NUMBER:	2021-024.001
CLIENT:	CHURCH STREET COMPANY
PLAN TYPE:	MASTER PLAN

OVERALL PRELIMINARY SUBDIVISION PLAN

08/05/22	RESPONSE TO TOWN COMMENTS
09/19/22	RESPONSE TO TOWN COMMENTS
10/26/22	RESPONSE TO TOWN COMMENTS
11/21/22	RESPONSE TO TOWN COMMENTS

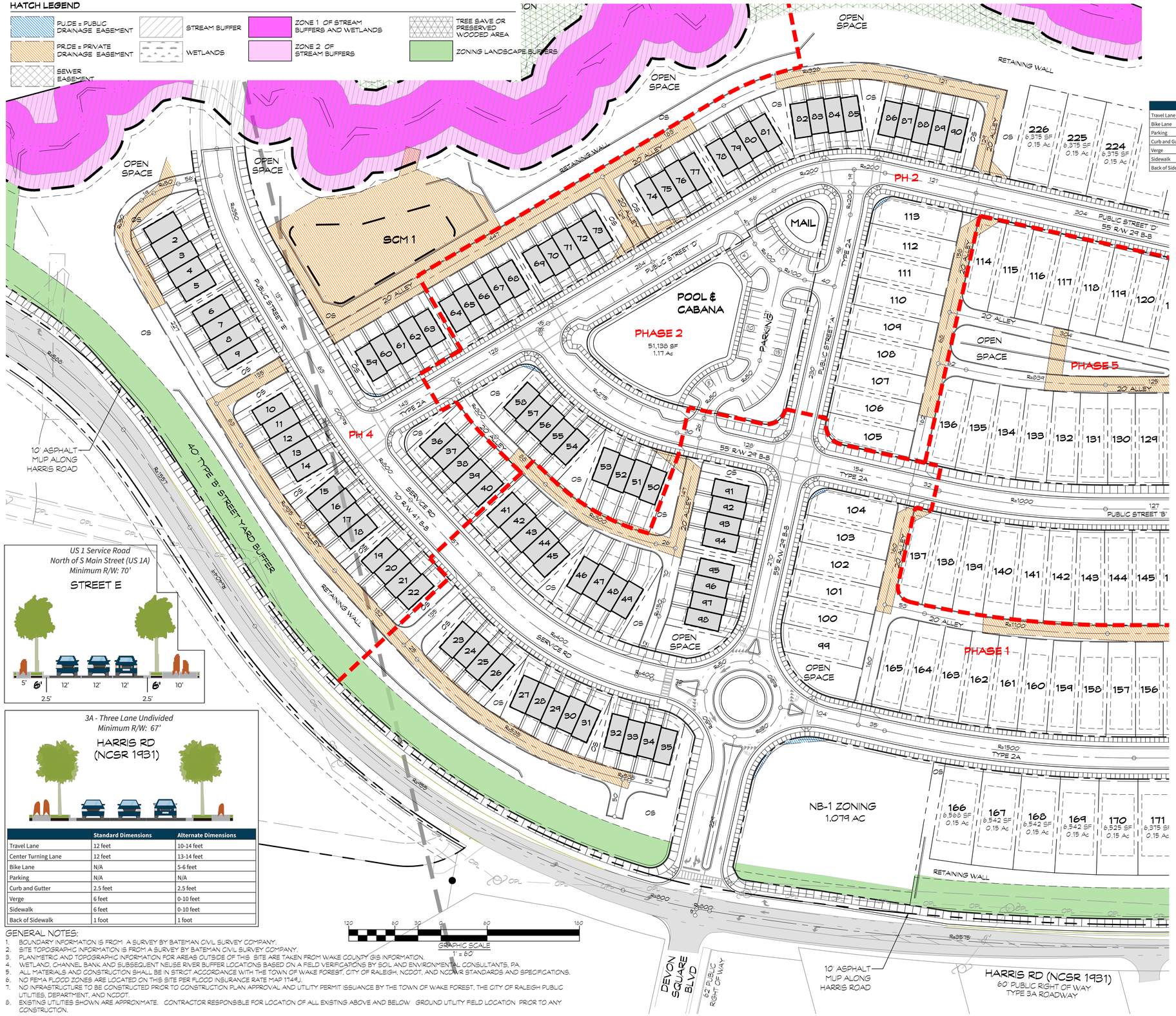
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # MP2.00

HATCH LEGEND

- PU,DE = PUBLIC DRAINAGE EASEMENT
- PR,DE = PRIVATE DRAINAGE EASEMENT
- SEWER EASEMENT
- STREAM BUFFER
- WETLANDS
- ZONE 1 OF STREAM BUFFERS AND WETLANDS
- ZONE 2 OF STREAM BUFFERS
- TREE SAVE OR PRESERVED WOODED AREA
- ZONING LANDSCAPE BUFFERS



2A - Two Lane Undivided
Minimum R/W: 55'

	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Bike Lane	N/A	5-6 feet
Parking	N/A	N/A
Curb and Gutter	2.5 feet	N/A
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

2B - Two Lane Undivided with Two Sided Parking
Minimum R/W: 67'

	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Bike Lane	N/A	5-6 feet
Parking	6 feet - parallel parking	16 feet - angled parking
Curb and Gutter	2.5 feet	2.5 feet
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

Alley
Minimum Easement: 22'

	Standard Dimensions	Alternate Dimensions
Travel Lane	20 feet	12-20 feet
Back of Pavement	1 foot	1 foot

US 1 Service Road
North of S Main Street (US 1A)
Minimum R/W: 70'

STREET E

3A - Three Lane Undivided
Minimum R/W: 67'

HARRIS RD
(NCSR 1931)

	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Center Turning Lane	12 feet	13-14 feet
Bike Lane	N/A	5-6 feet
Parking	N/A	N/A
Curb and Gutter	2.5 feet	2.5 feet
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

LOT AREA TABLE

LOT NUMBER	AREA (AC)	AREA (SF)
2	0.05	2,152
3	0.05	2,071
4	0.05	2,019
5	0.06	2,537
6	0.06	2,534
7	0.05	1,991
8	0.05	1,991
9	0.06	2,533
10	0.06	2,533
11	0.05	1,991
12	0.05	1,992
13	0.05	1,994
14	0.06	2,542
15	0.06	2,535
16	0.05	1,991
17	0.05	1,992
18	0.06	2,538
19	0.06	2,534
20	0.05	1,991
21	0.05	1,991
22	0.06	2,532
23	0.06	2,541
24	0.05	1,992
25	0.05	1,992
26	0.06	2,539
27	0.06	2,555
28	0.05	1,999
29	0.05	1,993
30	0.05	1,991
31	0.06	2,538
32	0.06	2,536
33	0.05	1,991
34	0.04	1,926
35	0.06	2,401
36	0.06	2,552
37	0.05	1,980
38	0.05	1,981
39	0.05	2,004
40	0.06	2,586
41	0.06	2,631

LOT AREA TABLE

LOT NUMBER	AREA (AC)	AREA (SF)
42	0.05	2,101
43	0.05	2,160
44	0.05	2,253
45	0.07	2,941
46	0.07	3,148
47	0.06	2,519
48	0.06	2,567
49	0.08	3,537
50	0.07	3,035
51	0.05	2,345
52	0.05	2,309
53	0.07	2,881
54	0.06	2,634
55	0.05	1,981
56	0.04	1,942
57	0.04	1,938
58	0.06	2,502
59	0.06	2,505
60	0.05	1,980
61	0.05	1,980
62	0.05	1,980
63	0.06	2,520
64	0.06	2,520
65	0.05	1,980
66	0.05	1,980
67	0.05	1,980
68	0.06	2,520
69	0.06	2,520
70	0.05	1,980
71	0.05	1,980
72	0.05	1,980
73	0.06	2,519
74	0.06	2,519
75	0.05	1,980
76	0.05	1,980
77	0.06	2,520
78	0.06	2,520
79	0.05	1,980
80	0.05	1,981
81	0.06	2,533

LOT AREA TABLE

LOT NUMBER	AREA (AC)	AREA (SF)
82	0.06	2,529
83	0.05	1,981
84	0.05	1,985
85	0.06	2,555
86	0.06	2,524
87	0.05	1,980
88	0.05	1,980
89	0.05	1,980
90	0.06	2,519
91	0.06	2,511
92	0.05	1,980
93	0.05	1,980
94	0.06	2,520
95	0.06	2,520
96	0.05	1,980
97	0.05	1,978
98	0.06	2,435
99	0.09	3,993
100	0.10	4,140
101	0.10	4,140
102	0.10	4,140
103	0.10	4,140
104	0.10	4,463
105	0.10	4,168
106	0.10	4,140
107	0.10	4,140
108	0.10	4,140
109	0.10	4,140
110	0.10	4,140
111	0.10	4,140
112	0.10	4,140
113	0.10	4,463
114	0.10	4,299
115	0.10	4,320
116	0.10	4,320
117	0.10	4,320
118	0.10	4,320
119	0.10	4,320
120	0.10	4,320
121	0.10	4,320

GENERAL NOTES:

1. BOUNDARY INFORMATION IS FROM A SURVEY BY BATEMAN CIVIL SURVEY COMPANY.
2. SITE TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY BATEMAN CIVIL SURVEY COMPANY.
3. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
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6. NO FEMA FLOOD ZONES ARE LOCATED ON THIS SITE PER FLOOD INSURANCE RATE MAP 1744J.
7. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF WAKE FOREST, THE CITY OF RALEIGH PUBLIC UTILITIES, DEPARTMENT, AND NCDOT.
8. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.

PRELIMINARY FOR REVIEW ONLY

HARRIS ROAD SUBDIVISION
MASTER PLAN

TOWN OF WAKE FOREST — WAKE CO, NORTH CAROLINA

SCALE:	1"=60'
DATE:	APRIL 1, 2022
PROJECT NUMBER:	2021-024.001
CLIENT:	CHURCH STREET COMPANY
PLAN TYPE:	MASTER PLAN

PRELIMINARY SUBDIVISION PLAN

08/05/22	RESPONSE TO TOWN COMMENTS
09/19/22	RESPONSE TO TOWN COMMENTS
10/26/22	RESPONSE TO TOWN COMMENTS
11/21/22	RESPONSE TO TOWN COMMENTS

RELEASED FOR CONSTRUCTION DATE (SEE COVER) ■ NO ☐ YES

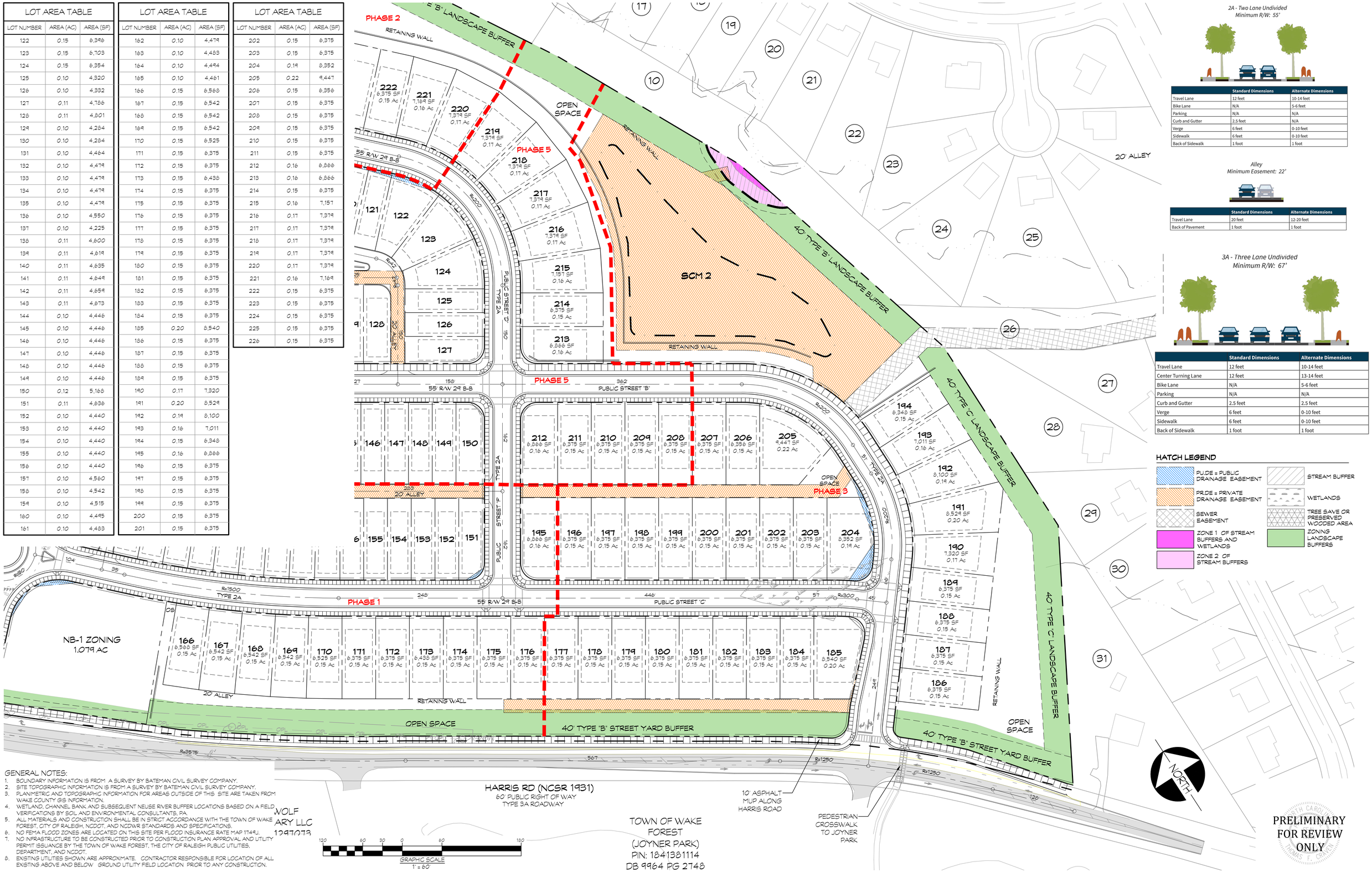
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # MP2.01

LOT AREA TABLE		
LOT NUMBER	AREA (AC)	AREA (SF)
122	0.15	6,396
123	0.15	6,703
124	0.15	6,354
125	0.10	4,320
126	0.10	4,332
127	0.11	4,786
128	0.11	4,801
129	0.10	4,284
130	0.10	4,284
131	0.10	4,464
132	0.10	4,479
133	0.10	4,479
134	0.10	4,479
135	0.10	4,479
136	0.10	4,550
137	0.10	4,225
138	0.11	4,600
139	0.11	4,619
140	0.11	4,635
141	0.11	4,649
142	0.11	4,659
143	0.11	4,673
144	0.10	4,446
145	0.10	4,446
146	0.10	4,446
147	0.10	4,446
148	0.10	4,446
149	0.10	4,446
150	0.12	5,168
151	0.11	4,636
152	0.10	4,440
153	0.10	4,440
154	0.10	4,440
155	0.10	4,440
156	0.10	4,440
157	0.10	4,560
158	0.10	4,542
159	0.10	4,515
160	0.10	4,495
161	0.10	4,483

LOT AREA TABLE		
LOT NUMBER	AREA (AC)	AREA (SF)
162	0.10	4,479
163	0.10	4,483
164	0.10	4,494
165	0.10	4,461
166	0.15	6,568
167	0.15	6,542
168	0.15	6,542
169	0.15	6,542
170	0.15	6,525
171	0.15	6,375
172	0.15	6,375
173	0.15	6,438
174	0.15	6,375
175	0.15	6,375
176	0.15	6,375
177	0.15	6,375
178	0.15	6,375
179	0.15	6,375
180	0.15	6,375
181	0.15	6,375
182	0.15	6,375
183	0.15	6,375
184	0.15	6,375
185	0.20	8,540
186	0.15	6,375
187	0.15	6,375
188	0.15	6,375
189	0.15	6,375
190	0.17	7,320
191	0.20	8,524
192	0.19	8,100
193	0.16	7,011
194	0.15	6,348
195	0.16	6,866
196	0.15	6,375
197	0.15	6,375
198	0.15	6,375
199	0.15	6,375
200	0.15	6,375
201	0.15	6,375

LOT AREA TABLE		
LOT NUMBER	AREA (AC)	AREA (SF)
202	0.15	6,375
203	0.15	6,375
204	0.19	8,352
205	0.22	9,447
206	0.15	6,356
207	0.15	6,375
208	0.15	6,375
209	0.15	6,375
210	0.15	6,375
211	0.15	6,375
212	0.16	6,866
213	0.16	6,866
214	0.15	6,375
215	0.16	7,157
216	0.17	7,379
217	0.17	7,379
218	0.17	7,379
219	0.17	7,379
220	0.17	7,379
221	0.16	7,169
222	0.15	6,375
223	0.15	6,375
224	0.15	6,375
225	0.15	6,375
226	0.15	6,375



2A - Two Lane Undivided
Minimum R/W: 55'

	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Bike Lane	N/A	5-6 feet
Parking	N/A	N/A
Curb and Gutter	2.5 feet	N/A
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

Alley
Minimum Easement: 22'

	Standard Dimensions	Alternate Dimensions
Travel Lane	20 feet	12-20 feet
Back of Pavement	1 foot	1 foot

3A - Three Lane Undivided
Minimum R/W: 67'

	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Center Turning Lane	12 feet	13-14 feet
Bike Lane	N/A	5-6 feet
Parking	N/A	N/A
Curb and Gutter	2.5 feet	2.5 feet
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

HATCH LEGEND

- PUDE = PUBLIC DRAINAGE EASEMENT
- PRDE = PRIVATE DRAINAGE EASEMENT
- SEWER EASEMENT
- ZONE 1 OF STREAM BUFFERS AND WETLANDS
- ZONE 2 OF STREAM BUFFERS
- STREAM BUFFER
- WETLANDS
- TREE SAVE OR PRESERVED WOODED AREA
- ZONING LANDSCAPE BUFFERS

GENERAL NOTES:

1. BOUNDARY INFORMATION IS FROM A SURVEY BY BATEMAN CIVIL SURVEY COMPANY.
2. SITE TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY BATEMAN CIVIL SURVEY COMPANY.
3. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
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5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF WAKE FOREST, CITY OF RALEIGH, NCDOT, AND NCDWR STANDARDS AND SPECIFICATIONS.
6. NO FEMA FLOOD ZONES ARE LOCATED ON THIS SITE PER FLOOD INSURANCE RATE MAP 1749J.
7. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE TOWN OF WAKE FOREST, THE CITY OF RALEIGH PUBLIC UTILITIES, DEPARTMENT, AND NCDOT.
8. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.

PRELIMINARY FOR REVIEW ONLY

NORTH CAROLINA THOMAS F. CRAVEN

HARRIS ROAD SUBDIVISION
MASTER PLAN

TOWN OF WAKE FOREST — WAKE CO. NORTH CAROLINA

SCALE:	1"=60'
DATE:	APRIL 1, 2022
PROJECT NUMBER:	2021-024.001
CLIENT:	CHURCH STREET COMPANY
PLAN TYPE:	MASTER PLAN

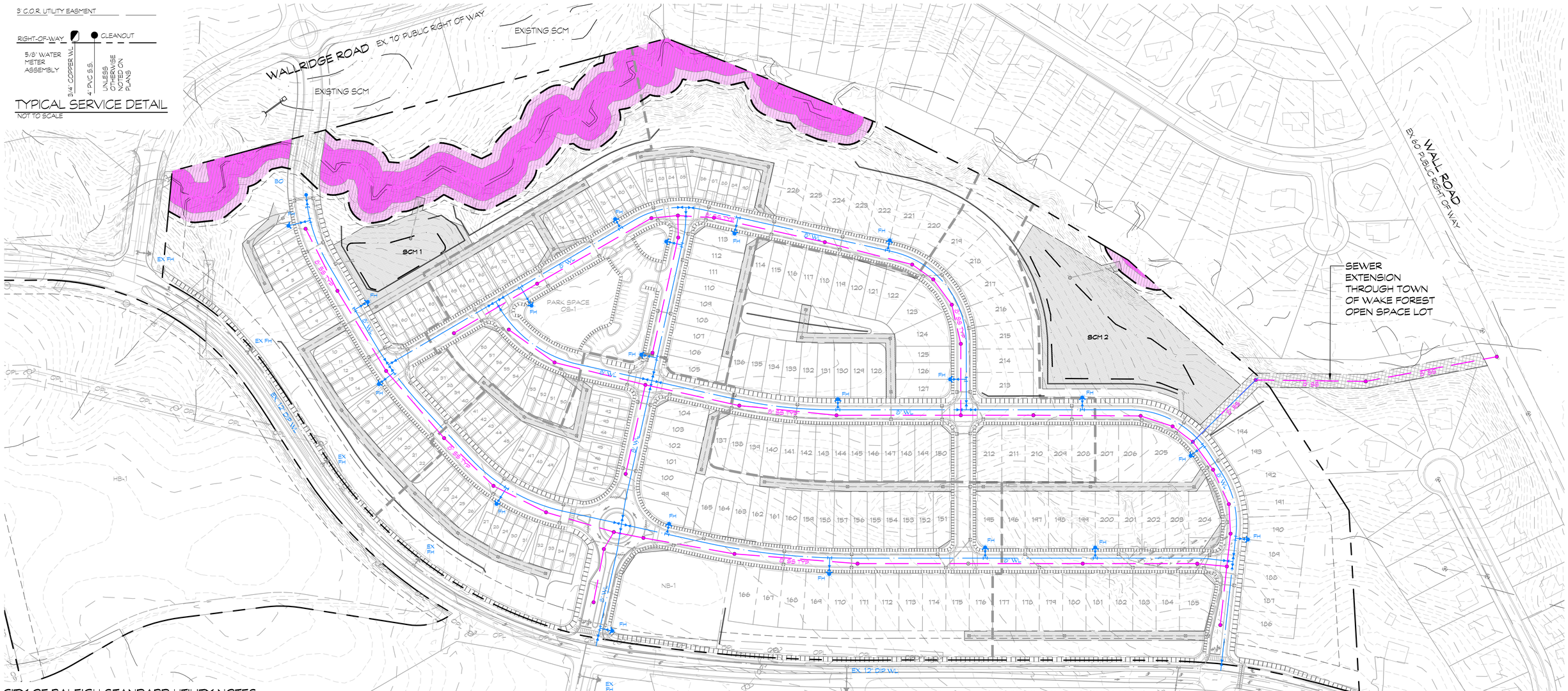
PRELIMINARY SUBDIVISION PLAN

08/05/22	RESPONSE TO TOWN COMMENTS
09/19/22	RESPONSE TO TOWN COMMENTS
10/26/22	RESPONSE TO TOWN COMMENTS
11/21/22	RESPONSE TO TOWN COMMENTS

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # MP2.02



CITY OF RALEIGH STANDARD UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CITY OF RALEIGH HANDBOOK, CURRENT EDITION)

2. UTILITY SEPARATION REQUIREMENTS:

   A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50 FROM A PUBLIC WELL

   B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10' IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER

   C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS

   D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES. UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER

   E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CITY OF RALEIGH 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 DEVELOPERS 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 CITY OF RALEIGH HANDBOOK PROCEDURE

7. INSTALL ¾" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE

8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM

9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE

10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION

12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION

13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5423 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

GENERAL UTILITY NOTES

1. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ALL MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY EXACT LOCATION AND GRADE OF ALL EXISTING UTILITIES AND COORDINATE ANY REQUIRED RELOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
2. ALL PRIVATE STORM SEWER LINES TO BE LOCATED WITHIN A PRIVATE 10', 15', OR 20' UTILITY EASEMENT DEPENDING ON SIZE, DEPTH, AND LOCATION IN RELATION TO STRUCTURES.
3. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, TOWN OF WAKE FOREST, AND NCDOT.
4. NO NEW IMPACTS TO EXISTING WETLANDS AND EXISTING NEUSE RIVER BUFFERS SHALL TAKE PLACE WITHOUT APPROVAL BY THE U.S. ARMY CORPS OF ENGINEERS, NCDWR, AND THE CITY OF RALEIGH. NO DISTURBANCE SHALL TAKE PLACE WITHIN JURISDICTIONAL WETLANDS AND NEUSE RIVER BUFFERS PRIOR TO RECEIPT OF ALL U.S. ARMY CORPS OF ENGINEERS & N.C. DIVISION OF WATER RESOURCES PERMITS. THESE AREAS WILL BE FLAGGED AS "DO NOT ENTER" AREAS PRIOR TO RECEIPT OF PERMITS.

EXISTING UTILITIES NOTES:

CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ONCE FINAL GRADES HAVE BEEN ESTABLISHED, PROPER DEPTH AND COVER IS MAINTAINED ON ALL EXISTING UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.

200 100 50 0 100 300
GRAPHIC SCALE
1" = 100'

HATCH LEGEND

- PU.DE = PUBLIC DRAINAGE EASEMENT
- PR.DE = PRIVATE DRAINAGE EASEMENT
- SEWER EASEMENT
- ZONE 1 OF STREAM BUFFERS AND WETLANDS
- ZONE 2 OF STREAM BUFFERS
- STREAM BUFFER
- WETLANDS

UTILITY SYMBOL LEGEND

FES	FLARED END SECTION	FH	FIRE HYDRANT
HW	HEADWALL	GV	GATE VALVE
CB	NCDOT CATCH BASIN	BO	BLOW OFF & GATE VALVE
CI	OPEN THROATED CURB INLET	WM	WATER SERVICE
STMH	STORM MANHOLE		WATER MAIN
YI	YARD INLET	MH	SEWER MANHOLE
GI	GRATED INLET	CO	SEWER SERVICE
	SWALE / DITCH		SEWER MAIN
	STORM DRAINAGE PIPE	SCM	STORMWATER MANGEMENT AREA
	POND - NORMAL POOL		UTILITY EASEMENT LINETYPE

NORTH

NORTH CAROLINA LICENSED THOMAS E. CRAVEN

PRELIMINARY FOR REVIEW ONLY

HARRIS ROAD SUBDIVISION
MASTER PLAN
TOWN OF WAKE FOREST — WAKE CO, NORTH CAROLINA

SCALE:	1"=100'
DATE:	APRIL 1, 2022
PROJECT NUMBER:	2021-024.001
CLIENT:	CHURCH STREET COMPANY
PLAN TYPE:	MASTER PLAN

PRELIMINARY UTILITY PLAN

08/05/22	RESPONSE TO TOWN COMMENTS
09/19/22	RESPONSE TO TOWN COMMENTS
10/26/22	RESPONSE TO TOWN COMMENTS
11/21/22	RESPONSE TO TOWN COMMENTS

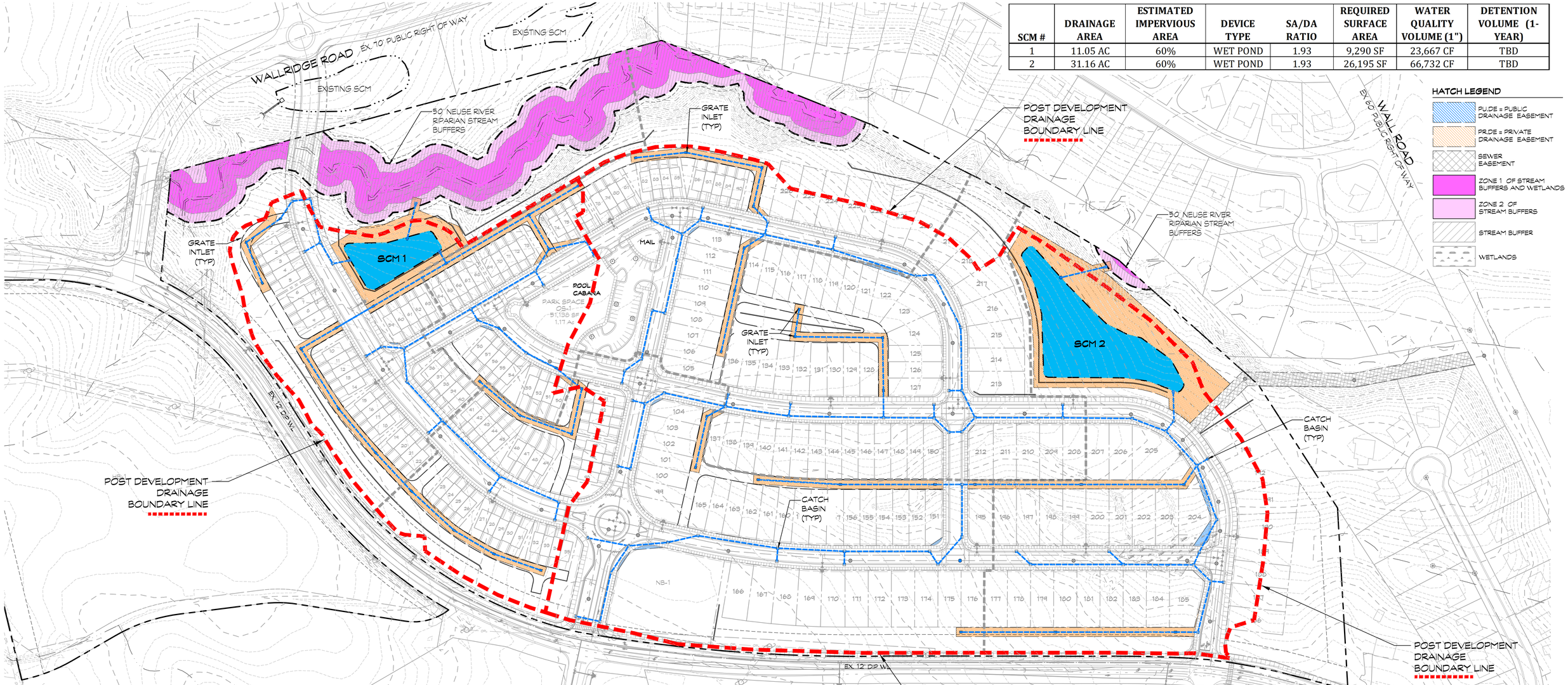
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # MP3.00

P:\LAND PROJECTS\2021-024.001 HARRIS RD - WAKE FOREST\DRAWINGS\SHEET\MASTER PLAN\ MP3.00 PRELIMINARY UTILITY PLAN.DWG ; Nov 21, 2022 - 4:31 PM , BENWILLIAMS

SCM #	DRAINAGE AREA	ESTIMATED IMPERVIOUS AREA	DEVICE TYPE	SA/DA RATIO	REQUIRED SURFACE AREA	WATER QUALITY VOLUME (1")	DETENTION VOLUME (1-YEAR)
1	11.05 AC	60%	WET POND	1.93	9,290 SF	23,667 CF	TBD
2	31.16 AC	60%	WET POND	1.93	26,195 SF	66,732 CF	TBD



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- ZONE 2 OF STREAM BUFFERS
- STREAM BUFFER
- WETLANDS

UTILITY SYMBOL LEGEND

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	SWALE / DITCH		SEWER MAIN
	STORM DRAINAGE PIPE	SCM	STORMWATER MANGEMENT AREA
	POND - NORMAL POOL		UTILITY EASEMENT LINETYPE

PROJECT STORMWATER REQUIREMENTS

1. DETENTION OF THE 1-YEAR & 10-YEAR STORMS TO PREDEVELOPMENT RELEASE RATES.
2. REMOVAL OF 85% TOTAL SUSPENDED SOLIDS.

GENERAL NOTE:

THE INFORMATION CONTAINED IN THIS REPORT AND ON THE PLANS IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AS THE DESIGN OF THE PROJECT PROGRESSES. THE PIPE SIZES, DEVICE TYPE, LOCATION, SIZE, OUTLET STRUCTURE, WATER SURFACE ELEVATIONS, DRAINAGE AREAS, IMPERVIOUS SURFACE AREAS, AND OTHER STORMWATER INFORMATION AND CALCULATIONS ARE ALL SUBJECT TO CHANGE. THE FINAL DESIGN OF EACH DEVICE WILL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

STORMWATER MANAGEMENT NOTE:

THE DESIGN OF ALL REQUIRED STORMWATER DEVICES WILL BE PROVIDED AT CONSTRUCTION DRAWINGS. THE STORMWATER DEVICES SHALL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH THE TOWN OF WAKE FOREST AND THE NC DIVISION OF WATER RESOURCES STANDARDS AND SPECIFICATIONS AND IN ACCORDANCE WITH ALL APPLICABLE LOCAL, FEDERAL, AND STATE PERMITS AND REGULATIONS INCLUDING ALL STORMWATER DETENTION REQUIREMENTS.

200 100 50 0 100 300
GRAPHIC SCALE
1" = 100'

PRELIMINARY FOR REVIEW ONLY

NORTH

HARRIS ROAD SUBDIVISION
MASTER PLAN
TOWN OF WAKE FOREST — WAKE CO, NORTH CAROLINA

SCALE:	1"=100'
DATE:	APRIL 1, 2022
PROJECT NUMBER:	2021-024.001
CLIENT:	CHURCH STREET COMPANY
PLAN TYPE:	MASTER PLAN

STORMWATER MANAGEMENT PLAN

08/05/22	RESPONSE TO TOWN COMMENTS
09/19/22	RESPONSE TO TOWN COMMENTS
10/26/22	RESPONSE TO TOWN COMMENTS
11/21/22	RESPONSE TO TOWN COMMENTS

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

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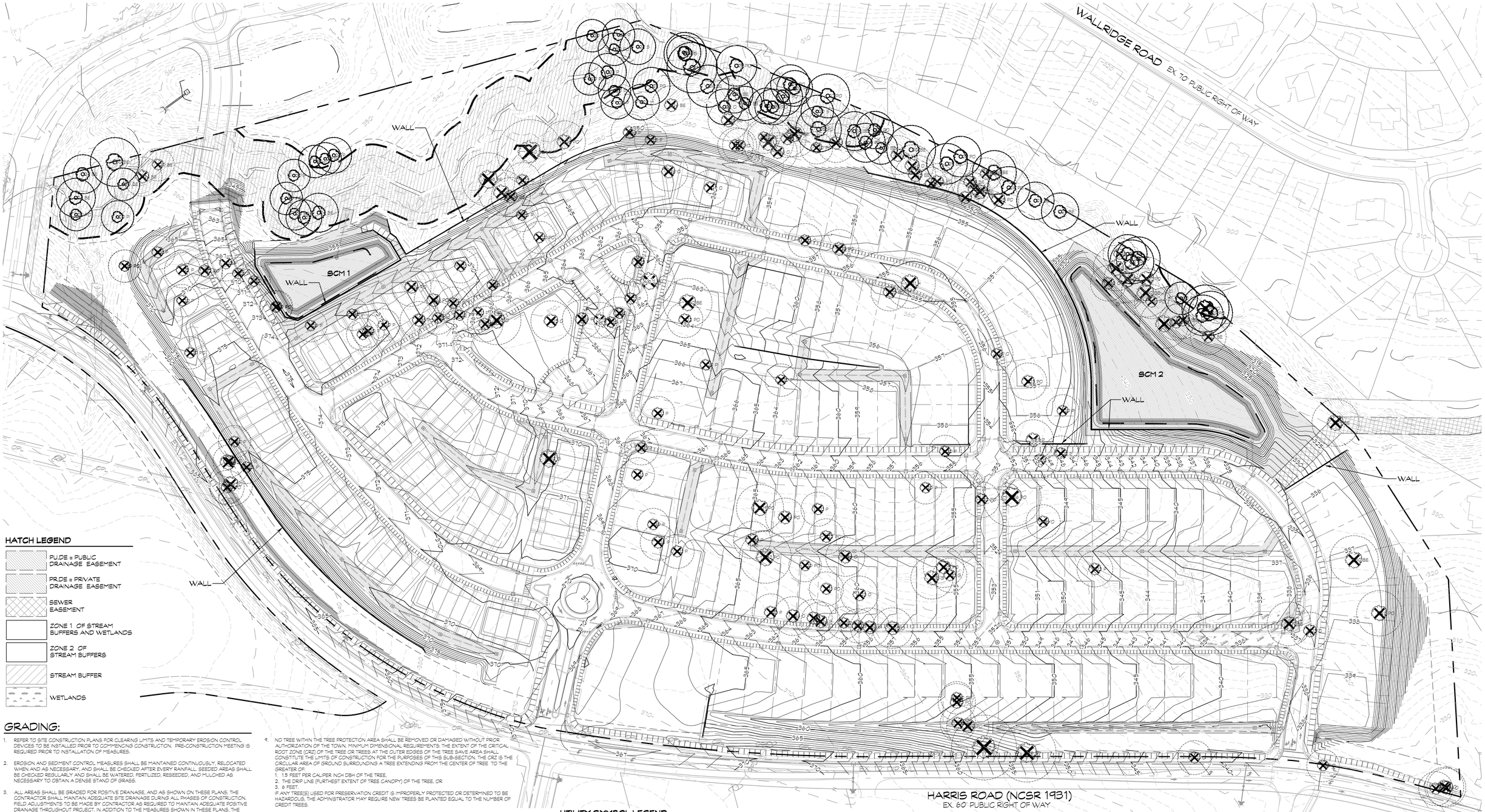
SHEET # MP4.00



HATCH LEGEND

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- SEWER EASEMENT
- ZONE 1 OF STREAM BUFFERS AND WETLANDS
- ZONE 2 OF STREAM BUFFERS
- STREAM BUFFER
- WETLANDS

GRADING:

1. REFER TO SITE CONSTRUCTION PLANS FOR CLEARING LIMITS AND TEMPORARY EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION. PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO INSTALLATION OF MEASURES.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY, RELOCATED WHEN AND AS NECESSARY, AND SHALL BE CHECKED AFTER EVERY RAINFALL. SEEDED AREAS SHALL BE CHECKED REGULARLY AND SHALL BE WATERED, FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO OBTAIN A DENSE STAND OF GRASS.
3. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. FIELD ADJUSTMENTS TO BE MADE BY CONTRACTOR AS REQUIRED TO MAINTAIN ADEQUATE POSITIVE DRAINAGE THROUGHOUT PROJECT. IN ADDITION TO THE MEASURES SHOWN IN THESE PLANS, THE CONTRACTOR SHALL USE INTERIM SILT FENCES, DIVERSION DITCHES, BERMS, OR OTHER METHODS AS REQUIRED TO DIRECT DRAINAGE AS SHOWN ON THESE PLANS AND TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
4. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
5. GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQURED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
6. ALL MATERIALS USED FOR ALL FILLING OPERATIONS SHALL BE PLACED AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER.
7. TOP OF WALL ("TOW") AND BOTTOM OF WALL ("BOW") GRADES SHOWN ON THESE PLANS REPRESENT FINISHED GROUND ADJACENT TO WALL. THE RETAINING WALL DESIGNER/CONTRACTOR SHALL PROVIDE ADDITIONAL WALL HEIGHT AS NECESSARY FOR FOOTINGS AND CAP BLOCKS.
8. ALL DEMOLITION DEBRIS SHALL BE HAULED OFF-SITE AS DIRECTED BY THE OWNER AND PROPERLY DISPOSED OF.
9. NO TREE WITHIN THE TREE PROTECTION AREA SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE TOWN. MINIMUM DIMENSIONAL REQUIREMENTS: THE EXTENT OF THE CRITICAL ROOT ZONE (CRZ) OF THE TREE OR TREES AT THE OUTER EDGES OF THE TREE SAVE AREA SHALL CONSTITUTE THE LIMITS OF CONSTRUCTION FOR THE PURPOSES OF THIS SUB-SECTION. THE CRZ IS THE CIRCULAR AREA OF GROUND SURROUNDING A TREE EXTENDING FROM THE CENTER OF TREE TO THE GREATER OF:
   1. 1.5 FEET PER CALIPER INCH DBH OF THE TREE,
   2. THE DRIP LINE (FURTHEST EXTENT OF TREE CANOPY) OF THE TREE, OR
   3. 6 FEET.

   IF ANY TREE(S) USED FOR PRESERVATION CREDIT IS IMPROPERLY PROTECTED OR DETERMINED TO BE HAZARDOUS, THE ADMINISTRATOR MAY REQUIRE NEW TREES BE PLANTED EQUAL TO THE NUMBER OF CREDIT TREES.
1. THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION IS COMPLETE.
2. BUILDING PAD AND PAVING SUB GRADE INFORMATION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATION AND DIRECTION.
3. PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILES ARE TO BE USED IN CASE OF DISCREPANCY.
4. WHERE FILL IS TO BE PLACED ON EXISTING SLOPES STEEPER THAN 4:1, CONTRACTOR SHALL EXCAVATE BENCHES WITH A MAXIMUM DEPTH OF 3'.
5. THE CONTRACTOR SHALL STABLIZE ALL SLOPES STEEPER THAN 3:1 WITH MEASURES INDICATED WITHIN THESE PLANS.
6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR BLASTING ROCK IF BLAST ROCK IS ENCOUNTERED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL BLASTING AND SAFETY REQUIREMENTS.
7. THE CONTRACTOR SHALL NOTE THAT THE PLACEMENT OF ANY FILL MATERIAL MUST BE CONDUCTED UNDER THE OBSERVATION OF A QUALIFIED LICENSED GEOTECHNICAL ENGINEER. AFTER COMPLETION OF THE EARTHWORK ACTIVITIES IT IS REQUESTED THAT THE OWNER BE PROVIDED A FINAL GRADING REPORT THAT INCLUDES THE CORRESPONDING COMPACTIONS TEST RESULTS AND CERTIFIES THE TYPE OF FILL MATERIAL AND ITS PROPER PLACEMENT.

UTILITY SYMBOL LEGEND

FES	FLARED END SECTION	FH	FIRE HYDRANT
HW	HEADWALL	GV	GATE VALVE
CB	NCDOT CATCH BASIN	BO	BLOW OFF & GATE VALVE
CI	OPEN THROATED CURB INLET	WM	WATER SERVICE
STMH	STORM MANHOLE		WATER MAIN
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	SWALE / DITCH		SEWER MAIN
	STORM DRAINAGE PIPE	SCM	STORMWATER MANGEMENT AREA
	POND - NORMAL POOL		UTILITY EASEMENT LINETYPE

180 80 40 0 80 240

GRAPHIC SCALE
1' = 80'

PRELIMINARY FOR REVIEW ONLY

HARRIS ROAD SUBDIVISION
MASTER PLAN

TOWN OF WAKE FOREST — WAKE CO, NORTH CAROLINA

SCALE:	1'=100'
DATE:	APRIL 1, 2022
PROJECT NUMBER:	2021-024.001
CLIENT:	CHURCH STREET COMPANY
PLAN TYPE:	MASTER PLAN

PRELIMINARY GRADING PLAN

08/05/22	RESPONSE TO TOWN COMMENTS
09/19/22	RESPONSE TO TOWN COMMENTS
10/26/22	RESPONSE TO TOWN COMMENTS
11/21/22	RESPONSE TO TOWN COMMENTS

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

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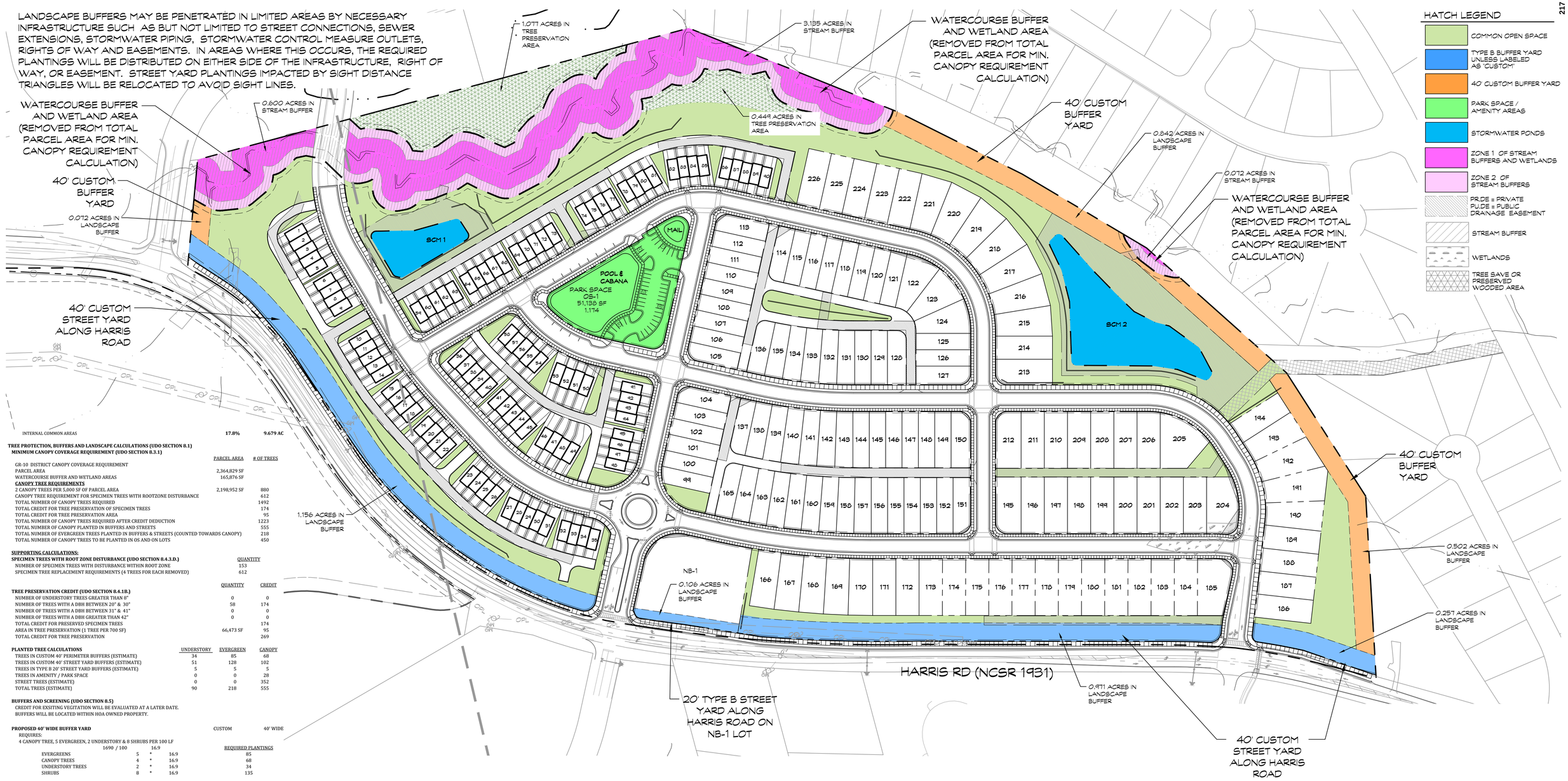
SHEET #
MP5.00

LANDSCAPE BUFFERS MAY BE PENETRATED IN LIMITED AREAS BY NECESSARY INFRASTRUCTURE SUCH AS BUT NOT LIMITED TO STREET CONNECTIONS, SEWER EXTENSIONS, STORMWATER PIPING, STORMWATER CONTROL MEASURE OUTLETS, RIGHTS OF WAY AND EASEMENTS. IN AREAS WHERE THIS OCCURS, THE REQUIRED PLANTINGS WILL BE DISTRIBUTED ON EITHER SIDE OF THE INFRASTRUCTURE, RIGHT OF WAY, OR EASEMENT. STREET YARD PLANTINGS IMPACTED BY SIGHT DISTANCE TRIANGLES WILL BE RELOCATED TO AVOID SIGHT LINES.



INTERNAL COMMON AREAS	17.8%	9.679 AC

TREE PROTECTION, BUFFERS AND LANDSCAPE CALCULATIONS (UDO SECTION 8.1)

MINIMUM CANOPY COVERAGE REQUIREMENT (UDO SECTION 8.3.1)

	PARCEL AREA	# OF TREES
GR-10 DISTRICT CANOPY COVERAGE REQUIREMENT		
PARCEL AREA	2,364,829 SF	
WATERCOURSE BUFFER AND WETLAND AREAS	165,876 SF	
CANOPY TREE REQUIREMENTS		
2 CANOPY TREES PER 5,000 SF OF PARCEL AREA	2,198,952 SF	880
CANOPY TREE REQUIREMENT FOR SPECIMEN TREES WITH ROOTZONE DISTURBANCE		612
TOTAL NUMBER OF CANOPY TREES REQUIRED		1492
TOTAL CREDIT FOR TREE PRESERVATION OF SPECIMEN TREES		174
TOTAL CREDIT FOR TREE PRESERVATION AREA		95
TOTAL NUMBER OF CANOPY TREES REQUIRED AFTER CREDIT DEDUCTION		1223
TOTAL NUMBER OF CANOPY PLANTED IN BUFFERS AND STREETS		555
TOTAL NUMBER OF EVERGREEN TREES PLANTED IN BUFFERS & STREETS (COUNTED TOWARDS CANOPY)		218
TOTAL NUMBER OF CANOPY TREES TO BE PLANTED IN OS AND ON LOTS		450

SUPPORTING CALCULATIONS:

SPECIMEN TREES WITH ROOT ZONE DISTURBANCE (UDO SECTION 8.4.3.D.)	QUANTITY
NUMBER OF SPECIMEN TREES WITH DISTURBANCE WITHIN ROOT ZONE	153
SPECIMEN TREE REPLACEMENT REQUIREMENTS (4 TREES FOR EACH REMOVED)	612

TREE PRESERVATION CREDIT (UDO SECTION 8.4.1B.)	QUANTITY	CREDIT
NUMBER OF UNDERSTORY TREES GREATER THAN 8"	0	0
NUMBER OF TREES WITH A DBH BETWEEN 20" & 30"	58	174
NUMBER OF TREES WITH A DBH BETWEEN 31" & 41"	0	0
NUMBER OF TREES WITH A DBH GREATER THAN 42"	0	0
TOTAL CREDIT FOR PRESERVED SPECIMEN TREES		174
AREA IN TREE PRESERVATION (1 TREE PER 700 SF)	66,473 SF	95
TOTAL CREDIT FOR TREE PRESERVATION		269

PLANTED TREE CALCULATIONS	UNDERSTORY	EVERGREEN	CANOPY
TREES IN CUSTOM 40' PERIMETER BUFFERS (ESTIMATE)	34	85	68
TREES IN CUSTOM 40' STREET YARD BUFFERS (ESTIMATE)	51	128	102
TREES IN TYPE B 20' STREET YARD BUFFERS (ESTIMATE)	5	5	5
TREES IN AMENITY / PARK SPACE	0	0	28
STREET TREES (ESTIMATE)	0	0	352
TOTAL TREES (ESTIMATE)	90	218	555

BUFFERS AND SCREENING (UDO SECTION 8.5)

CREDIT FOR EXSITING VEGITATION WILL BE EVALUATED AT A LATER DATE.
BUFFERS WILL BE LOCATED WITHIN HOA OWNED PROPERTY.

PROPOSED 40' WIDE BUFFER YARD — CUSTOM — 40' WIDE

REQUIRES:
4 CANOPY TREE, 5 EVERGREEN, 2 UNDERSTORY & 8 SHRUBS PER 100 LF

1690 / 100 — 16.9

				REQUIRED PLANTINGS
EVERGREENS	5	*	16.9	85
CANOPY TREES	4	*	16.9	68
UNDERSTORY TREES	2	*	16.9	34
SHRUBS	8	*	16.9	135

PROPOSED STREET BUFFER YARD ALONG HARRIS ROAD ALONG GR10 (CD) — CUSTOM — 40' WIDE

REQUIRES:
4 CANOPY TREE, 5 EVERGREEN TREES, 2 UNDERSTORY TREES AND 24 SHRUBS PER 100 LF

2550 / 100 — 25.5

				REQUIRED PLANTINGS
EVERGREENS	5	*	25.5	128
CANOPY TREES	4	*	25.5	102
UNDERSTORY TREES	2	*	25.5	51
SHRUBS	12	*	25.5	306

PROPOSED STREET BUFFER YARD ALONG HARRIS ROAD ALONG NB (CD) — TYPE B, OPT #1 — 20' WIDE

REQUIRES:
2 EVERGREEN TREES, 2 CANOPY TREE, 2 UNDERSTORY TREES AND 24 SHRUBS PER 100 LF

225 / 100 — 2.25

				REQUIRED PLANTINGS
EVERGREENS	2	*	2.25	5
CANOPY TREES	2	*	2.25	5
UNDERSTORY TREES	2	*	2.25	5
SHRUBS	12	*	2.25	27

NEIGHBORHOOD AMENITY / PARK PLANTING REQUIREMENTS

REQUIRES:
1 CANOPY TREE PER 2500 SF OF PARKS SPACE

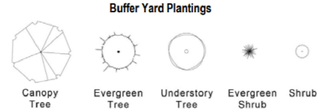
	OS AREA	REQUIRED PLANTINGS
OS-1	51,138 SF	21
OS-2	17,444 SF	7

STREET TREES (UDO SECTION 8.6)

TREE LOCATION DETERMINED BY TOWN OF WAKE FOREST STREET CLASSIFICATIONS IN SECTION 6.7.
1 STREET TREE REQUIRED FOR EVERY 50 LINEAR FEET OF PLANTING AREA.

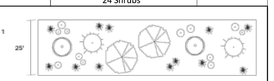
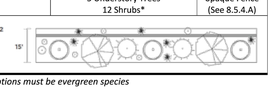
MINIMUM SPACING BETWEEN CANOPY TREES	30 FEET
MINIMUM SPACING BETWEEN CANOPY TREES AND UNDERSTORY TREES	20 FEET
MINIMUM SPACING BETWEEN UNDERSTORY TREES	10 FEET
MINIMUM SPACING BETWEEN CANOPY TREES AND STREET LIGHTS	15 FEET
MINIMUM SPACING BETWEEN UNDERSTORY TREES AND STREET LIGHTS	8 FEET

Buffer Yard Plantings

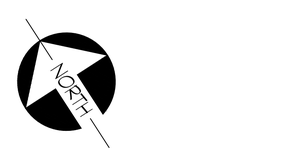


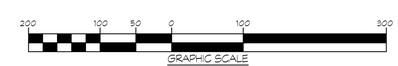
MAXIMUM BUILDING HEIGHT		3-STORY
OPEN SPACE CALCULATIONS		
GROSS GR10 (CD) MASTER PLAN AREA (SEE ABOVE CALCULATIONS)		54.841 AC
REQUIRED UNIMPROVED OPEN SPACE (UDO SECTION 7.4.2)	10%	5.484 AC
REQUIRED PARK SPACE (UDO SECTION 7.4.1)	2.5%	1.371 AC
CREDIT FOR CONSTRUCTED AMENITY (UDO SECTION 7.5.6)	50%	0.686 AC
NET PARK SPACE REQUIRED		0.686 AC
TOTAL OPEN SPACE REQUIRED AFTER CREDIT REDUCTION		**6.170 AC**
TOTAL OPEN SPACE PROVIDED	**19.2%**	**10.414 AC**
TYPES OF OPEN SPACE PROVIDED (UDO 7.4.2 & 7.5.1)	% OF SITE	AREA
TOTALS ARE APPROXIMATE PENDING FIELD SURVEYS AND FINAL PERMITTING		
UNIMPROVED OPEN SPACE		
FEMA FLOODWAY, STREAM BUFFERS & WETLANDS (7.4.2.A.1.e)	7.0%	3.808 AC
PLANTED & UNDISTURBED		
AREA IN LANDSCAPE BUFFERS (7.4.2.A.1.c)	7.2%	3.906 AC
AREA IN TREE PRESERVATION AREAS (7.4.2.A.1.d)	2.8%	1.526 AC

C. Type B Buffer: The intent of the Type B Buffer is to create a semi-opaque buffer, having only seasonal horizontal openings, not to exceed 10% of the total width, from the ground to a height of 8 feet within 2 years of planting. A Type B Buffer can be achieved in 2 ways as specified below.

Type B Buffer Yard Options	Minimum Depth	Minimum Plantings per 100 linear feet	Required Barrier
Option 1	25 feet	2 Evergreen Trees 2Canopy Tree 2 Understory Trees 24 Shrubs*	Not Required
			
Option 2	15 feet	2 Evergreen Tree 2 Canopy Tree 3 Understory Trees 12 Shrubs*	Min. 4' Opaque or Semi-opaque Fence (See 8.5.4.A)
			

** 50% of required shrubs for all options must be evergreen species*





PRELIMINARY FOR REVIEW ONLY

HARRIS ROAD SUBDIVISION
MASTER PLAN
TOWN OF WAKE FOREST — WAKE CO, NORTH CAROLINA

SCALE:	1:=100'
DATE:	APRIL 1, 2022
PROJECT NUMBER:	2021-024.001
CLIENT:	CHURCH STREET COMPANY
PLAN TYPE:	MASTER PLAN

BUFFERS, OPEN SPACE AND RECREATION PLAN

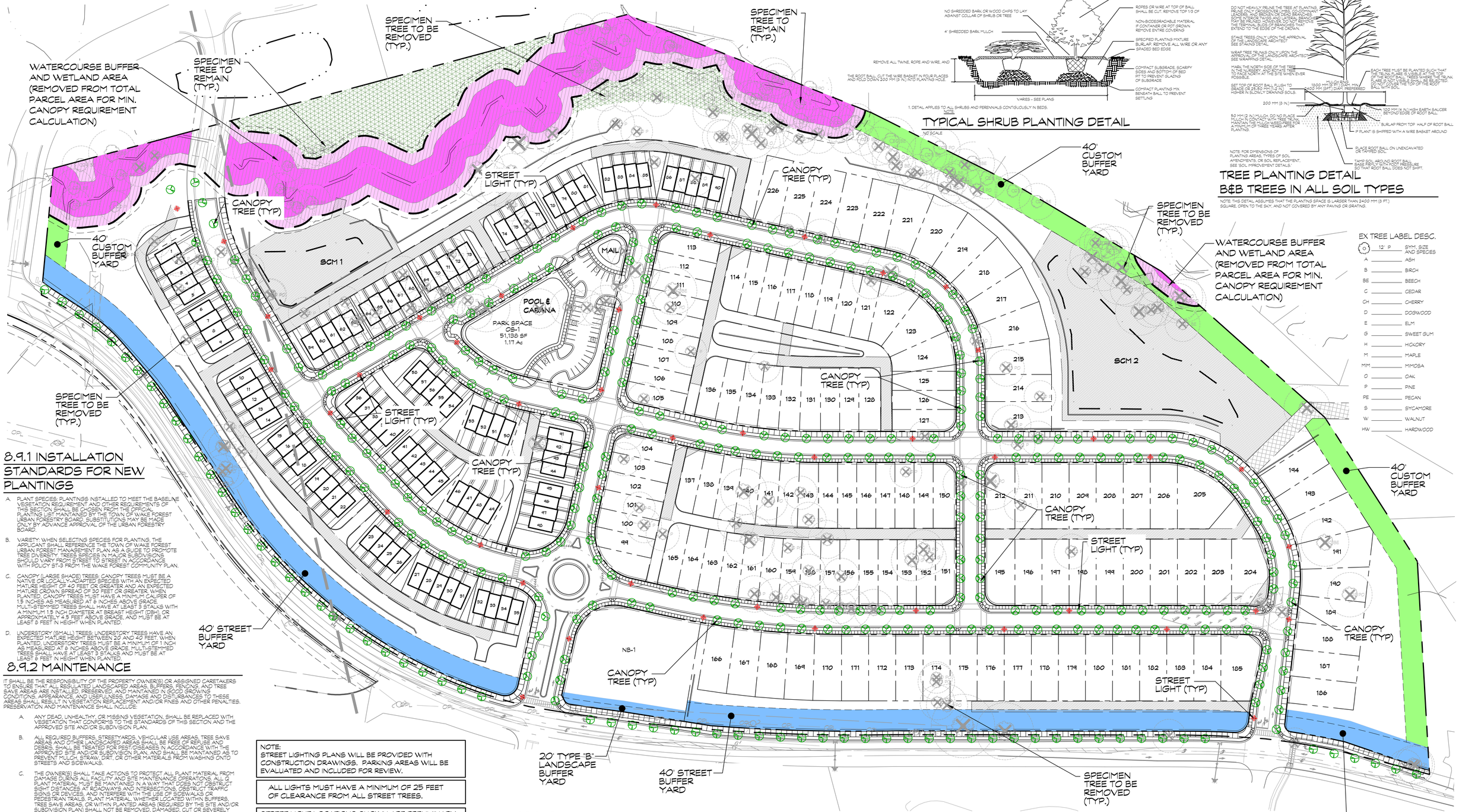
08/05/22	RESPONSE TO TOWN COMMENTS
09/19/22	RESPONSE TO TOWN COMMENTS
10/26/22	RESPONSE TO TOWN COMMENTS
11/21/22	RESPONSE TO TOWN COMMENTS

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # LS1.00

P:\LAND PROJECTS\2021-024.001 HARRIS RD - WAKE FOREST\DRAWINGS\SHEET\MASTER PLAN\ LS1.00 BUFFERS OPEN SPACE AND RECREATION PLAN.DWG , Dec 04, 2022 - 11:13 AM , BENWILLIAMS



1. DETAIL APPLIES TO ALL SHRUBS AND PERENNIALS CONTIGUOUSLY IN BEDS.

TYPICAL SHRUB PLANTING DETAIL

NO SCALE

TREE PLANTING DETAIL B&B TREES IN ALL SOIL TYPES

NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 2400 MM (8 FT.) SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

8.9.1 INSTALLATION STANDARDS FOR NEW PLANTINGS

A. PLANT SPECIES: PLANTINGS INSTALLED TO MEET THE BASELINE VEGETATION REQUIREMENT AND OTHER REQUIREMENTS OF THIS SECTION SHALL BE CHOSEN FROM THE OFFICIAL PLANTING LIST MAINTAINED BY THE TOWN OF WAKE FOREST URBAN FORESTRY BOARD. SUBSTITUTIONS MAY BE MADE ONLY BY ADVANCE APPROVAL OF THE URBAN FORESTRY BOARD.

B. VARIETY: WHEN SELECTING SPECIES FOR PLANTING, THE APPLICANT SHALL REFERENCE THE TOWN OF WAKE FOREST URBAN FOREST MANAGEMENT PLAN AS A GUIDE TO PROMOTE TREE DIVERSITY. TREES SPECIES IN MAJOR SUBDIVISIONS SHOULD VARY FROM STREET TO STREET IN ACCORDANCE WITH POLICY ST-3 FROM THE WAKE FOREST COMMUNITY PLAN.

C. CANOPY (LARGE SHADE) TREES: CANOPY TREES MUST BE A NATIVE OR LOCALLY-ADAPTED SPECIES WITH AN EXPECTED MATURE HEIGHT OF 40 FEET OR GREATER AND AN EXPECTED MATURE CROWN SPREAD OF 30 FEET OR GREATER. WHEN PLANTED, CANOPY TREES MUST HAVE A MINIMUM CALIPER OF 1.5 INCHES AS MEASURED AT 6 INCHES ABOVE GRADE. MULTI-STEMMED TREES SHALL HAVE AT LEAST 3 STALKS WITH A MINIMUM 1.5 INCH DIAMETER AT BREAST HEIGHT (DBH), OR APPROXIMATELY 4.5 FEET ABOVE GRADE, AND MUST BE AT LEAST 8 FEET IN HEIGHT WHEN PLANTED.

D. UNDERSTORY (SMALL) TREES: UNDERSTORY TREES HAVE AN EXPECTED MATURE HEIGHT BETWEEN 20 AND 40 FEET. WHEN PLANTED, UNDERSTORY TREES MUST BE A MINIMUM OF 1 INCH AS MEASURED AT 6 INCHES ABOVE GRADE. MULTI-STEMMED TREES SHALL HAVE AT LEAST 3 STALKS AND MUST BE AT LEAST 6 FEET IN HEIGHT WHEN PLANTED.

8.9.2 MAINTENANCE

IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR ASSIGNED CARETAKERS TO ENSURE THAT ALL REGULATED LANDSCAPED AREAS, BUFFERS, FENCING, AND TREE SAVE AREAS ARE INSTALLED, PRESERVED, AND MAINTAINED IN GOOD GROWING CONDITIONS, APPEARANCE, AND USEFULNESS. DAMAGE AND DISTURBANCES TO THESE AREAS SHALL RESULT IN VEGETATION REPLACEMENT AND/OR FINES AND OTHER PENALTIES. PRESERVATION AND MAINTENANCE SHALL INCLUDE:

A. ANY DEAD, UNHEALTHY, OR MISSING VEGETATION, SHALL BE REPLACED WITH VEGETATION THAT CONFORMS TO THE STANDARDS OF THIS SECTION AND THE APPROVED SITE AND/OR SUBDIVISION PLAN.

B. ALL REQUIRED BUFFERS, STREETYARDS, VEHICULAR USE AREAS, TREE SAVE AREAS AND OTHER LANDSCAPED AREAS SHALL BE FREE OF REFUSE AND DEBRIS. SHALL BE TREATED FOR PEST DISEASES IN ACCORDANCE WITH THE APPROVED SITE AND/OR SUBDIVISION PLAN, AND SHALL BE MAINTAINED AS TO PREVENT MULCH, STRAW, DIRT, OR OTHER MATERIALS FROM WASHING ONTO STREETS AND SIDEWALKS.

C. THE OWNER(S) SHALL TAKE ACTIONS TO PROTECT ALL PLANT MATERIAL FROM DAMAGE DURING ALL FACILITY AND SITE MAINTENANCE OPERATIONS. ALL O. PLANT MATERIAL MUST BE MAINTAINED IN A WAY THAT DOES NOT OBSTRUCT SIGHT DISTANCES AT ROADWAYS AND INTERSECTIONS, OBSTRUCT TRAFFIC SIGNS OR DEVICES, AND INTERFERE WITH THE USE OF SIDEWALKS OR PEDESTRIAN TRAILS. PLANT MATERIAL WHETHER LOCATED WITHIN BUFFERS, TREE SAVE AREAS, OR WITHIN PLANTED AREAS (REQUIRED BY THE SITE AND/OR SUBDIVISION PLAN) SHALL NOT BE REMOVED, DAMAGED, CUT OR SEVERELY PRUNED SO THAT THEIR INTENDED FORM IS IMPAIRED. SHRUBS WITH VEHICULAR USE AREAS, STREETYARDS, AND STREET FRONTS MAY BE PRUNED, BUT MUST MAINTAIN AT LEAST 3 FEET IN HEIGHT.

D. IN THE EVENT THAT EXISTING REQUIRED VEGETATION LOCATED WITHIN ANY B BUFFERS, TREE SAVE AREAS, STREETYARDS, VEHICULAR USE OR OTHER LANDSCAPE AREAS POSE AN IMMEDIATE OR IMPORTANT THREAT TO IMPROVED STRUCTURES ON PRIVATE PROPERTY OR PUBLIC PROPERTY, EXCESSIVE PRUNING OR REMOVAL OF THE VEGETATION MAY BE ALLOWED, PROVIDED AUTHORIZATION IS OBTAINED FROM THE ADMINISTRATOR, AND THE PERFORMANCE STANDARD OF THE LANDSCAPE AREA IS MAINTAINED CONSISTENT WITH THIS SECTION. REPLACEMENT VEGETATION MAY BE REQUIRED AS A CONDITION OF THE PERMIT.

E. IN THE EVENT THAT ANY VEGETATION OR PHYSICAL ELEMENT FUNCTIONING TO MEET THE STANDARDS OF THIS SECTION IS SEVERELY DAMAGED DUE TO AN UNUSUAL WEATHER OCCURRENCE OR NATURAL CATASTROPHE, OR OTHER NATURAL OCCURRENCE, THE OWNER MAY BE REQUIRED TO REPLANT IF THE REQUIREMENTS OF THE SECTION ARE NOT BEING MET. REPLACEMENT VEGETATION SHALL CONFORM TO THE STANDARDS OF THIS SECTION AND THE APPROVED SITE AND/OR SUBDIVISION PLAN.

NOTE:
STREET LIGHTING PLANS WILL BE PROVIDED WITH CONSTRUCTION DRAWINGS. PARKING AREAS WILL BE EVALUATED AND INCLUDED FOR REVIEW.

ALL LIGHTS MUST HAVE A MINIMUM OF 25 FEET OF CLEARANCE FROM ALL STREET TREES.

STREET LIGHT LOCATIONS SHOWN ARE PRELIMINARY. FINAL LIGHT SPECIFICATIONS AND LOCATIONS TO BE DETERMINED AT CONSTRUCTION PLAN REVIEW.

UNDERSTORY PLANTING REQUIREMENTS

1. UNDERSTORY (SMALL) TREES: UNDERSTORY TREES HAVE AN EXPECTED MATURE HEIGHT BETWEEN 20 AND 40 FEET. WHEN PLANTED, UNDERSTORY TREES MUST BE A MINIMUM OF 1 INCH AS MEASURED AT 6 INCHES ABOVE GRADE. MULTI-STEMMED TREES SHALL HAVE AT LEAST 3 STALKS AND MUST BE AT LEAST 6 FEET IN HEIGHT WHEN PLANTED.
2. ONLY TREES LISTED ON THE TOWN OF WAKE FOREST'S OFFICIAL PLANTING LIST AT THE TIME OF PLANTING (FOUND ON THE TOWN'S WEBSITE AT https://www.wakeforestnc.gov/Data/Sites/1/media/Residents/Planning/development%20services/udoplantinglist.pdf), WILL BE COUNTED TOWARDS THE REQUIREMENT.

LEGEND

- AREA EXEMPT FROM TREE COVERAGE CALCULATION
- SPECIMEN TREE
- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE REMOVED IN PREVIOUS SUBMITTAL
- PROPOSED LIGHT
- NEUSE RIVER BUFFER BOUNDARY LINE
- STREET LIGHT

HATCH LEGEND

- TYPE B BUFFER YARD UNLESS LABELED AS 'CUSTOM'
- 40' CUSTOM BUFFER YARD
- PRIDE = PRIVATE PUDE = PUBLIC DRAINAGE EASEMENT
- TREE SAVE OR PRESERVED WOODED AREA
- STREAM BUFFER
- WETLANDS
- ZONE 1 OF STREAM BUFFERS AND WETLANDS
- ZONE 2 OF STREAM BUFFERS

STREET TREE PLANT LIST (CANOPY TREES)

NYSSA SYLVATICA WILDFIRE (NS)	BLACK GUM
QUERCUS ROBUR (QR)	ENGLISH OAK
QUERCUS ALBA (QA)	WHITE OAK
CARPINUS BETULUS 'FASTIGIATA' (CB)	EUROPEAN HORNBEAM (GROWN SINGLE STEM)
TILIA TOMENTOSA (TT)	SILVER LINDEN
ULMUS PARVIFOLIA (UP)	CHINESE ELM
ZELKOVA SERRATA (ZS)	JAPANESE ZELKOVA

CANOPY TREE SYMBOL

NORTH

GRAPHIC SCALE 1" = 80'

PRELIMINARY FOR REVIEW ONLY

HARRIS ROAD SUBDIVISION
MASTER PLAN

TOWN OF WAKE FOREST — WAKE CO, NORTH CAROLINA

SCALE:	1=80
DATE:	APRIL 1, 2022
PROJECT NUMBER:	2021-024.001
CLIENT:	CHURCH STREET COMPANY
PLAN TYPE:	MASTER PLAN

PRELIMINARY LANDSCAPE PLAN

08/05/22	RESPONSE TO TOWN COMMENTS
09/19/22	RESPONSE TO TOWN COMMENTS
10/26/22	RESPONSE TO TOWN COMMENTS
11/21/22	RESPONSE TO TOWN COMMENTS

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
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3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # LS1.01

P:\LAND PROJECTS\2021-024.001 HARRIS RD - WAKE FOREST\DRAWINGS\SHEET\MASTER PLAN\ LS1.00 BUFFERS OPEN SPACE AND RECREATION PLAN.DWG , Nov 21, 2022 - 4:34 PM , BENWILLIAMS

Community Plan Consistency Grid

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

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

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

Community Plan Consistency Grid

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

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

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

Community Plan Consistency Grid

POLICIES FOR SMALL SCALE NEIGHBORHOOD BUSINESSES		YES	NO	NA
SSB-1	Encourage small scale, pedestrian-oriented shopping and work places in the design of new neighborhoods			
SSB-2	Locate neighborhood businesses at center of planning area rather than major thoroughfares			
SSB-3	Ensure neighborhood businesses are designed at a residential scale and character			
SSB-4	Coordinate the location of neighborhood serving businesses with bikeways and, where appropriate, future transit stops			
SSB-5	Employ on-street parking in coordination with a limited amount of off-street parking for neighborhood serving businesses			
SSB-6	Ensure neighborhood businesses have residential scale signage and lighting			
SSB-7	Ensure neighborhood businesses encouraged as upfront infrastructure cost of new development			
SSB-8	Ensure neighborhood businesses locate near public amenities if opportunity allows			
SSB-9	Encourage living quarters over small retail shops and offices			

POLICIES FOR FIRST GENERATION BUSINESS AND INDUSTRIAL AREAS		YES	NO	NA
FGI-1	Actively participate, facilitate and partner in the adaptive reuse and conversion of former production, warehousing and manufacturing buildings into uses compatible with their design and location			
FGI-2	If the demolition of an old industrial building or complex becomes necessary, any new structure(s) and site redevelopment should be compatible with the neighborhood context; such redevelopment should serve to improve the quality, character and livability of the surrounding area			

POLICIES FOR SECOND GENERATION BUSINESS AND INDUSTRIAL AREAS		YES	NO	NA
SGI-1	Encourage and support the rehabilitation, improvement, and re-occupancy of viable business and industrial properties that have become vacant.			
SGI-2	The Town of Wake Forest acknowledges and supports the work of state and federal agencies, as well as its own town building inspectors, concerning the enforcement of environmental regulations and building standards, particularly concerning the redevelopment or adaptive reuse of manufacturing sites and buildings			

POLICIES FOR THIRD GENERATION BUSINESS AND INDUSTRIAL AREAS		YES	NO	NA
TGI-1	Periodically examine zoning ordinance and other development regulations to maintain or update appropriate standards and locations for manufacturing, warehouse and distribution opportunities within the Town's planning jurisdiction			
TGI-2	Employ industrial development performance standards to promote the establishment or expansion of industries that are compatible with the public health, safety, and welfare of area residents, and that are supportive of the long term economic prosperity and environmental quality of the community			
TGI-3	Provide and maintain adequate screening and buffering between residential areas and newly developed industrial sites			
TGI-4	Ensure industrial and warehouse sites located within view of a public right-of-way or nearby property provide landscaping that enhances the property and is consistent with a quality image			

Community Plan Consistency Grid

POLICIES FOR DOWNTOWN		YES	NO	NA
D-1	Encourage a compatible, diverse mixture of retail, office, institutional, residential, dining, services, entertainment, and public open space in the downtown area			
D-2	Recognize the advantages of clustering similar activities and development forms in appropriate parts of the downtown			
D-3	Expand pedestrian oriented streetscape improvements, including wider sidewalks, street trees, decorative street lights, street furniture, and landscaping			
D-4	Direct new and expanding businesses to compatible buildings and sites in or near the downtown area			
D-5	Reserve ground floor space for retail uses with office and other uses on upper floors			
D-6	Maintain a tangible presence and committment to the downtown through the location of the Town's major municipal offices there and encourage other local, state and federal government agencies to maintain similar commitments to the downtown			
D-7	Continue to support the Wake Forest farmers market at the municipal parking lot in downtown Wake Forest			
D-8	Continue to utilize the Renaissance Area Urban Code to ensure that development and redevelopment will be supportive of the architectural and historic context that is vital to the economic success of downtown Wake Forest			
D-9	Encourage efforts to restore missing or underutilized street frontages, particularly on lots where previous buildings have been demolished and replaced with (oftentimes) surface parking			
D-10	Locate parking lots to the side or behind buildings or in the interior of the block with off-street parking spaces for multi-family buildings being in the rear yard			

POLICIES FOR PARKS, OPEN SPACE AND RECREATION		YES	NO	NA
PR-1	In cooperation with private sector interests, develop a system of open space greenways and walking trails to connect to residential areas with, especially, schools and park facilities			
PR-2	Include mini-parks in existing and proposed developments to meet the needs of small children and the elderly, and to encourage social interaction and mutual support among area families			
PR-3	Locate parks in full view of residential/non-residential activity for security			
PR-4	Provide funding to help demand for open space and recreation created by development			
PR-5	Co-locate parks & recreation facilities with schools, utility companies, and federal, state and local government agencies			
PR-6	Continue to seek efficiencies, cost savings, and quality services for park maintenance as the Town grows			
PR-7	Continue to explore new opportunities for providing recreation programs with all available partners			

POLICIES FOR MAJOR STREETS		YES	NO	NA
S-1	Space major streets no more than 1 mile apart			
S-2	Ensure access to undeveloped sections of major streets are from intersecting minor streets, rather than private driveways			
S-3	Ensure minor streets intersect major streets regularly at approximately every 400 to 600 feet			
S-4	Incorporate central medians into the design of new or improved major streets			
S-5	Plant landscaping, and where possible, street trees in central medians of major streets			
S-6	Plant and retain streetyard vegatation along major streets to soften and unify the streetscape			
S-7	Ensure contrasting streetyards along major streets for change in visual character			
S-8	Preserve and enhance natural, cultural and historic features along major streets			
S-9	Ensure parking areas are screened from view within major street corridors			
S-10	Employ special roadway overlay zoning to help implement corridor plans			
S-11	Ensure road widenings and/or one-way pairs are avoided for streets where the original design intent and relationship to adjoining land uses was otherwise			

Community Plan Consistency Grid

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

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

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

Community Plan Consistency Grid

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

Community Plan Consistency Grid

POLICIES FOR TOWN AND SPECIAL AREA ENTRANCES		YES	NO	NA
TSE-1	Employ noticeable streetscape improvements to clearly announce a town entrance and to enhance gateway corridors			
TSE-2	Extend streetscape improvements as the Town limits expand			
TSE-3	Employ special “gateway” treatment where where a bridge, underpass, overpass or other roadway feature is located at an entry point to the town or some portion of it			

POLICIES FOR COMMUNITY CHARACTER		YES	NO	NA
CC-1	Employ architectural standards consistent with Wake Forest’s architectural character for new, expanding, or improved businesses			
CC-2	Exceptional locations, views and vistas in the town should receive exceptional treatment and/or protection in design and development			
CC-3	Place noteworthy buildings, important outdoor spaces, objects of historic merit, important monuments, and significant works of art in positions of visibility and prominence			
CC-4	Incorporate significant natural and existing man-made elements into the thematic design of new developments			
CC-5	Save large trees, ponds, creeks, or other natural features of the landscape when locating new streets, buildings,parking lots, etc			
CC-6	Support community character by ensuring development is compatible with surrounding area			
CC-7	Ensure exterior lighting is attractive, functional and safety conscious, while also avoiding negative impacts on the night sky visibility of Wake Forest			

POLICIES FOR REGIONAL TRANSPORTATION		YES	NO	NA
RT-1	Continue to anticipate and plan for the impacts of new high speed rail service as it passes through Wake Forest en route to major urban centers north and south along the east coast			
RT-2	Continue to anticipate and plan for the transformation of US 1 Capital Blvd into a limited access freeway and multi-modal transportation corridor as per the plans of the US 1 Corridor Study			
RT-3	Support the express bus service between downtown Wake Forest and downtown Raleigh			

POLICIES FOR WATER AND SEWER		YES	NO	NA
WS-1	Work proactively with other local governments, utility service providers, and the State of North Carolina on regional, long term solutions for water supplies and sewage treatment			
WS-2	Place water and sewer utilities in areas where growth is desired			
WS-3	Avoid placing sewer utilities in environmentally sensitive areas or in areas where open space is desired			
WS-4	Encourage the development of sewer services that employ water reuse technologoes			

POLICIES FOR WATER CONSERVATION		YES	NO	NA
WC-1	Conserve, to the fullest extent possible, potable water and waste water treatment capacity			
WC-2	Employ other types of non-municipal water supplies such as wells, rainwater catching systems, rain barrels and in-ground cisterns			
WC-3	Eliminate or reduce usage of the municipal water supply for outside irrigation			
WC-4	Encourage new development to plant drought tolerant grasses on lawns			
WC-5	Encourage construction of new rainwater retainage systems			
WC-6	Encourage new development to include traditional plants native to the area			
WC-7	Encourage the installation of water saving devices in new and existing development			

Community Plan Consistency Grid

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

Community Plan Consistency Grid

POLICIES FOR ECONOMIC DEVELOPMENT		YES	NO	NA
ED-1	Encourage new and expanding industries and businesses that are compatible with the long-term quality of the area's natural and cultural resources, match up well with the area's infrastructure and services, employ and develop the skills of area workers, and diversify the local economy			
ED-2	Retain quality businesses and to attract new ones continue to invest in infrastructure and services that sustain and enhance the area's already high quality of life, image and cultural identity			
ED-3	Pursue economic and business development partnerships between the Town, other local jurisdictions, other economic development organizations, and private companies			
ED-4	Strive for a financial and regulatory environment that supports the establishment and growth of small business			
ED-5	Develop real estate "product" suitable for business placement that focuses on the identification, enhancement and certification of buildings and sites readily available for construction and/or occupancy			

POLICIES FOR ARTS CULTURE AND HISTORIC PRESERVATION		YES	NO	NA
ACH-1	Encourage efforts and actively participate in the provision of indoor and outdoor public and private spaces to showcase the work of visual and performing artists in Wake Forest			
ACH-2	Encourage new private sector developments to include art as an integral element of privately owned common areas and semi-public spaces			
ACH-3	Ensure budgets for new construction and renovations of town buildings include a line item for the purchase and display of art			
ACH-4	Continue to have cultural arts be enhanced as a permanent function of the Town's recreation program offerings			
ACH-5	Employ design standards that ensure development and redevelopment is consistent with the architectural context, community character, economic attractiveness and livability of Wake Forest			
ACH-6	Encourage the identification, restoration, and active use of structures, buildings, monuments, landmarks, sites and neighborhoods of historic or architectural significance			
ACH-7	Strongly discourage the destruction of architectural, historic, and archealogical resources of Wake Forest			

POLICIES FOR PUBLIC SAFETY		YES	NO	NA
PS-1	Employ community education, school, and public involvement programs to enhance community awareness of public safety issues			
PS-2	Periodically review the need for additional paid personnel, capital improvements and equipment needs to meet or exceed public safety standards, insurance ratings and other measures of public safety			
PS-3	Strategically locate additional public safety substations, provided that sufficient resources can be made available to properly staff and equip them			
PS-4	Proactively support legislative efforts to strengthen local law enforcement tools			
PS-5	Employ a holistic approach to public safety involving residents, businesses, and institutions in the preparation of neighborhood improvement plans, with priority given to public safety concerns			
PS-6	Encourage excellence in law enforcement, fire protection, and emergency services through on-going education, training and participation in national accreditation programs			
PS-7	Support the establishment of an east-west through street (or loop road) on the north side of town to improve emergency access to locations in that area			

POLICIES FOR LEADERSHIP AND COMMUNITY INVOLVEMENT		YES	NO	NA
LCI-1	Continue to emphasize the importance of advisory boards & committees in conducting the Town's business			
LCI-2	Ensure boards and committees of the Town are representative of the population and geography of the planning area or subject matter being addressed			
LCI-3	Encourage public involvement in decisions on land use and development by making the public aware of proposed developments at the earliest lawful opportunity, as well as fostering communication between developers and the general public			
LCI-4	Encourage neighborhood and special area planning			
LCI-5	Continue to ensure maintenance and enhancements to the Town's internet and multi-media news dissemination capabilities			
LCI-6	Participate proactively in the cooperation of efforts among civic and volunteer organizations for maximum impact in the community			

Agenda Item Report

Agenda Item No.: 2022-5-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: December 13, 2022

SUBJECT
Appoint Chair and Vice-Chair for the 2023 Calendar Year

Recommendation:

Item Summary:

ATTACHMENTS

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Agenda Item Report

Agenda Item No.: 2022-4-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: December 13, 2022

SUBJECT
Approval of 2023 Planning Board Meeting Schedule

Recommendation:

Item Summary:

ATTACHMENTS
- 2023 PB MeetingSchedule.pdf

TOWN OF WAKE FOREST
PLANNING BOARD
2023 MEETING SCHEDULE

Meetings are held on the 2nd Tuesday of the month at 6:00 p.m. in the Wake Forest Town Hall Board Room, 301 S. Brooks St., unless otherwise noted.

MONTH	MEETING DATE
January	January 10, 2023
February	February 14, 2023
March	March 14, 2023
April	April 11, 2023
May	May 9, 2023
June	June 13, 2023
July	July 11, 2023
August	August 8, 2023
September	September 12, 2023
October	October 10, 2023
November	November 14, 2023
December	December 12, 2023

Adopted by the Planning Board on December 13, 2022, while in session.

Agenda Item Report

Agenda Item No.: 2022-38-
Submitted by: Courtney Tanner
Submitting Department: Planning
Meeting Date: December 13, 2022

SUBJECT
Planning Board Member Recognition

Recommendation:

Item Summary:

ATTACHMENTS

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