Wake Forest Board of Commissioners
Meeting Agenda
January 17, 2023 at 6:00 PM
All items listed are for discussion and possible action.

Notice

In accordance with the requirements of Title II of the Americans with Disabilities 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 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 Board of Commissioners Meetings

All Board of Commissioners meetings are broadcast live on WFTV 10 beginning at 7 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

The Board of Commissioners meeting agenda is available to be viewed and downloaded by noon on the Friday prior to the third Tuesday of each month. Citizens may request copies of the agenda or submit questions concerning agenda items by calling the Deputy Town Clerk's office at 919-435-9432. Citizens may also receive a copy of each month's agenda via email by enrolling in the free E-Notifier subscription service.

Public Hearings

When an agenda item is denoted as a Public Hearing, persons attending shall be permitted to address the Board of Commissioners regarding the item under consideration with those speaking in favor first and those against speaking second. Proponents and opponents shall each be given five minutes of time to speak and may choose to allow one speaker to utilize the time. In the event either proponent(s) or opponent(s) have not designated a speaker to represent the view, each speaker will be allowed five minutes each to express his/her comments, ideas, concerns, expressions, and desires. No comments will be allowed on agenda items.

Public Comment

During the Public Comment period, anyone wishing to address the Board of Commissioners concerning an issue or topic that is not a public hearing item or an agenda item should complete and submit the Board of Commissioner Public Comment Form on the Town website or email Town Clerk Terry Savary by 9 a.m. the day of the meeting. Then, during the Public Comment portion of the meeting, Mayor Jones will recognize you and invite you to the podium at which time you will have 3-5 minutes to speak. Thank you for your cooperation.

Call to Order

Pledge of Allegiance

1.Approval of Agenda

2.Approval of Minutes

2.A. December 6, 2022 Work Session
December 20, 2022 Regular Meeting
DraftBOCWSMinutesDec202206.pdf
DraftBOCMinutesDec202220.pdf

3.Presentations

3.A. Proclamation Recognizing the Month of February as Children's Dental Health Month
ProclamationChildrensDentalHealthMonthJan202217.pdf

3.B. Resolution Recognizing Captain Brian Lamar Mote on his Retirement
Mote Summary appreciation of services.docx
Mote Resolution of Appreciation for Services.docx

3.C. Resolution Recognizing Lt. Jason Christopher Graham on his Retirement
Graham Summary appreciation of services.docx
Graham Resolution of Appreciation for Services.docx

4.Public Hearings / Public Comment

4.A. Public Hearing to receive public comment on the five (5) year Capital Improvements Plan (CIP) for FY 2023-2028
Public Hearing on Proposed CIP Update_Summary.pdf

4.B. Public Hearing on LEGISLATIVE CASE RZ-21-12 Averette Woods Subdivision; rezoning filed by Gail Moody and PNB Homes LLC to rezone 30.97± acres located at 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 Agenda Summary
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 Planning Board Recommendation and Plan Consistency Analysis
Averette Woods RZ-21-12 Ordinance
Exhibit 1 Legal Description
Exhibit 2 Consistency Statement RZ-21-12
Exhibit 3 Averette Woods Subdivision Master Plan

4.C. Public Hearing on LEGISLATIVE CASE RZ-22-05; Reserve at Dunn Creek; Consideration of a rezoning filed by Abode Communities, LLC to rezone 67.42± acres located at 0 Friendship Chapel Road and 0 NC 98 Bypass, being Wake County Tax PINs 1840660542, 1840761824, 1840657710, and 1840676254 from Residential Mixed-Use, Conditional Use (RMX CU), Residential Mixed-Use (RMX), General Residential 3, Conditional Use (GR3 CU), Highway Business, Conditional Use (HBCU), Traditional Neighborhood Development Overlay (TND), and Special Highway 2 Overlay (SH2-O) to Residential Mixed-Use Conditional District (RMX-CD), Urban Residential Conditional District (UR-CD), Open Space Conditional District (OS-CD) and Special Highway 2 Overlay (SH2-O).
BOC Agenda Summary RZ-22-05.pdf
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 - Planning Board Recommendation and Plan Consistency Analysis.pdf
Attachment G - Traffic Impact Analysis Executive Summary and NCDOT Review Report.pdf
Ordinance RZ-22-05 Reserve at Dunn Creek.docx
Exhibit 1 - Legal Description.pdf
Exhibit 2 Consistency Statement RZ-22-05.pdf
Exhibit 3 - Proposed Conditional District Plan.pdf

4.D. Public Hearing on LEGISLATIVE CASE RZ-22-06, Harris Road Subdivision; 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).
Agenda Summary_BoC.pdf
RZ-22-06 BoC PH 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 - Planning Board Recommendation and Plan Consistency Analysis.pdf
Attachment G - Applicant's Request to Defer Public Hearing and Board Discussion
Consistency Statement RZ-22-06 - Denial.pdf

4.E. Public Hearing on and Consideration of a petition requesting non-contiguous annexation submitted by PNB Homes, LLC and Gail B Moody for properties located on Averette Road, being Wake County Tax PINs 1851-93-9056, 1861-02-0421, 1861-02-6148, 1851-91-9904, 1861-02-2044, 1861-02-6046, 1861-01-0709, 1861-01-4836. 1861-01-0635, and 1861-01-4639.
011723 BOC Agenda Summary AN-21-11.pdf
Attachment A Legal Description AN-21-11.pdf
Attachment B Annexation Map AN-21-11.pdf
Attachment C Non-Contigous Annexation Petitions AN-21-11.pdf
David Larry Moody Obituary.pdf
PNB Deed Book 18357, Page 2391.pdf
Draft Averette Rd Ordinance AN-21-11.docx

4.F. Public Comment: If anyone would like to address the Board of Commissioners on an item other than a public hearing item during the time of public comment, please sign up with the Town Clerk prior to the meeting. Each speaker is asked to limit comments to 5 minutes. Please provide the clerk with copies of any handouts you have for the Board. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate Town Staff and may be scheduled for a future agenda. Thank you for your consideration of the Board of Commissioners, staff and other speakers.

5.Consent Agenda

(A Consent Agenda is a group of items passed with a single motion and vote. These matters are of a generally routine nature. No debate is allowable on any item included on the Consent Agenda. If a Commissioner or any citizen of Wake Forest or its ETJ wants separate consideration of any item, it may be removed from the Consent Agenda by request.)

5.A. Approval of resolution authorizing installment purchase agreement (FY 23 Police Vehicles)
Police vehicles IPA resolution_summary.pdf
analysis of proprosals_police vehicles_1.9.2023.pdf
1.5.23 PB- Town of Wake Forest - 2023 IFA - TS.pdf
Police Vehicles RFP_FY 2022-2023.pdf

Resolution Approving Financing Terms_Pinnacle.docx

5.B. Approval of Appointment to Citizen Advisory Board
Resolution2023-01AdvBoardApptsBoardOfAdjustmentJan202317.pdf

5.C. Approval of a Resolution to surplus the badge and service weapon carried by Captain Brian Lamar Mote
Mote Summary badge and weapon surplus.docx
Mote Resolution Badge and Weapon.docx

5.D. Approval of a Resolution to surplus the badge and service weapon carried by Lt. Jason Christopher Graham
Graham Summary badge and weapon surplus.docx
Graham Resolution Badge and Weapon.docx

5.E. Consideration of Approval of On-Call Engineering Services Contracts
Summary.docx
Attachment_A_2023-xx Resolution.docx
Attachment_B_Exhibit 2 - Staff Report.docx
Attachment_C_Engineering On-call RFQ # 22-0001.docx

6.Legislative Items

7.Planning Items

7.A. Consideration of LEGISLATIVE CASE RZ-21-12 Averette Woods Subdivision; rezoning filed by Gail Moody and PNB Homes LLC to rezone 30.97± 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 Residential-30 (WC R-30) to General Residential 5 Conditional District (GR5 CD).

7.B. Consideration of LEGISLATIVE CASE RZ-22-05; Reserve at Dunn Creek; Consideration of a rezoning filed by Abode Communities, LLC to rezone 67.42± acres located at 0 Friendship Chapel Road and 0 NC 98 Bypass, being Wake County Tax PINs 1840660542, 1840761824, 1840657710, and 1840676254 from Residential Mixed-Use, Conditional Use (RMX CU), Residential Mixed-Use (RMX), General Residential 3, Conditional Use (GR3 CU), Highway Business, Conditional Use (HBCU), Traditional Neighborhood Development Overlay (TND), and Special Highway 2 Overlay (SH2-O) to Residential Mixed-Use Conditional District (RMX-CD), Urban Residential Conditional District (UR-CD), Open Space Conditional District (OS-CD) and Special Highway 2 Overlay (SH2-O).

7.C. Consideration of LEGISLATIVE CASE RZ-22-06, Harris Road Subdivision; 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).

8.Administration and Financial Items

9.Public Services Items

10.Parks and Recreation Items

11.Public Safety Items

12.Other Business

12.A. Department Monthly Report
Dec 2022 Monthly Report .pdf

12.B. CIP Project Tracker
CIP Project Tracker Q2_FY2022-2023.pdf

12.C. Strategic Plan
Strategic Plan Working Document_Q2 Oct-Dec2022.pdf

12.D. Wake County Tax Release
WF-TXREP-JAN2023MTG-KIP.pdf

12.E. Commissioner Reports

13.Adjournment

Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-41-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: January 17, 2023

SUBJECT
December 6, 2022 Work Session
December 20, 2022 Regular Meeting

Recommendation:

Item Summary:

ATTACHMENTS

- DraftBOCWSMinutesDec202206.pdf
- DraftBOCMinutesDec202220.pdf

Wake Forest Board of Commissioners
Work Session Meeting Minutes

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

Mayor Jones called the meeting to order at 6:00 p.m.

Commissioners Present: Mayor Vivian A. Jones, Commissioner Jim Dyer, Commissioner Chad Sary, Commissioner Nick Sliwinski, and Commissioner Adam Wright

Commissioners Absent: Commissioner Keith Shackleford.

Staff Members Present:

Town Manager Kip Padgett
Town Attorney Hassan Kingsberry
Assistant Town Manager Candace Davis
Assistant Town Manager Allison Snyder
Town Clerk Theresa Savary
Deputy Town Clerk Ella Dowtin
Chief Financial Officer Aileen Staples
Planning Director Courtney Tanner
Assistant Planning Director Jennifer Currin
Human Resources Director Angela McCray
Police Chief Jeff Leonard
Police Captain Brian Mote
Police Captain Brandon High
Fire Chief Ron Early

1. Presentations

1.1 Richland Hills Street Stub Presentation

Assistant Planning Director Jennifer Currin provided information relating to the request a resident made at the September 2022 Board of Commissioners meeting regarding the Richland Hills Street Stub. She spoke about the location of the street stub, property location, existing conditions, and a timeline as shown below:

Timeline:

- July 20, 2000 Zoning Condition #2: Unless specifically required by the Town of Wake Forest and the North Carolina Department of Transportation, there shall be no street connection to Rolling Acres Road.
- Richland Hills rezoning unanimously approved on August 15, 2000 by Board of Commissioners including July 20 Zoning Condition #2.
- Richland Hills resident spoke at September 2022 Board of Commissioner meeting pertaining to the street connection between the Richland Hills subdivision and Rolling Acres and allowing a 2nd connection.

She stated the location area of the street stub would connect Rolling Acres Rd. to Fulworth Ave., which is in Richland Hills Subdivision.

Assistant Planning Director Currin asked the Board how they'd like staff to proceed.

Mayor Jones thinks it's working very well right now and doesn't see the purpose of doing it.

Commissioner Sary commented that Ms. Currin mentioned earlier it was the resident that came and spoke at the Board meeting, but he believes it was the Homeowners Association (HOA) president or representative that came and spoke to the Board. Commissioner Sary agreed with Mayor Jones and stated there's still a lot of questions involving that extension.

Mayor Jones asked if anyone had any questions or comments. No questions or comments were asked.

A hard copy of the Richland Hills Street Stub presentation is filed in the Town Clerk's Office with the December 6, 2022 minutes.

1.2 Consideration to Approve an Amendment to the FY2023 Pay & Classification Plan

Human Resources Director Angela McCray presented the amendment to the FY2023 Pay & Classification Plan.

Ms. McCray stated they're seeking approval to amend the pay & classification plan because pay ranges were not properly adjusted to reflect increases awarded during this year's approved budget process. Ms. McCray also stated they're looking to update the

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Full-Time Employee (FTE) count by adding an FTE to the Planning Department (addition of a Planner 1-Historic Preservation position).

Commissioner Sary asked if staff are looking to advertise now and fill the position around June 2023. Ms. McCray replied, correct. She said they're looking to recruit in late February or early March 2023. Commissioner Sary asked, for this year's budget, are they looking at about a month of that person's salary. Ms. McCray replied, yes.

This item will come before the Board of Commissioners at its December 20, 2022 meeting.

2. Discussion of Monthly Financial Report

2.1. Monthly Financial Report

Received.

3. Review of Draft Agenda for Upcoming Regular Meeting

3.1. Review of Draft Agenda for Upcoming Regular Meeting

The draft agenda was reviewed.

4. Other Business

4.1. Consideration of approval of resolution declaring the results of the bond referendum held in the Town of Wake Forest on November 8, 2022 upon the questions of approving $24,430,000 Parks and Recreation bonds; $23,720,000 Roadway and Transportation bonds; $14,350,000 Greenway Improvement bonds; and $12,500,000 Parking Facilities bonds.

Chief Financial Officer Aileen Staples presented the results of the bond referendum stating all four questions passed. She informed the Board of Commissioners what was in their agenda packets which included a resolution before them to consider.

ACTION:
Mover: Commissioner Jim Dyer made a motion to approve a resolution declaring the results of the bond referendum held in the Town of Wake Forest on November 8, 2022 upon the questions of approving $24,430,000 Parks and Recreation bonds; $23,720,000

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Roadway and Transportation bonds; $14,350,000 Greenway Improvement bonds; and $12,500,000 Parking Facilities bonds as presented.
Seconder: Commissioner Adam Wright.
Vote: Motion approved 4-0.

4.2. 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

Mayor Jones stated Case SD-21-06 South White Street Townhomes has been postponed to the December 20, 2022 Board of Commissioners Meeting.

Commissioner Sary asked for clarification on the provision in the UDO that talks about approval within 65 days. He wanted to confirm allowing this delay again wouldn't turn into an automatic approval. Attorney Kingsberry stated the timeclock starts when the decision would be considered delivered to the Board of Commissioners. Attorney Kingsberry stated they are within the 65 days. The applicant's attorney also stipulated he would not enforce or seek the option of automatic approval.

Mayor Jones asked if anyone else had any questions. No questions were asked.

5. Commissioner Reports

Mayor Jones shared that Wake County contacted the town to determine if they wish to provide early voting in 2023 in Wake Forest. She said Wake Forest has never provided early voting in their jurisdiction for their local elections. She said it costs approximately $40,000 to participate in early voting. The consensus of the Board was not to provide early voting in 2023 in Wake Forest.

Mayor Jones and the Board of Commissioners discussed the cost of filing fees for the Mayor and Board of Commissioners in Wake Forest. The filing fee for Mayor is $50 and

a $15 filing fee for the Board of Commissioners. Town Clerk Savary will contact Wake County with the cost of filing fees for the Mayor and Board of Commissioners in Wake Forest.

Mayor Jones attended the Dale Folwell presentation at the Loading Dock, she attended the Turkey Bowl at the upcoming Food Hall, she said Wake Forest earned their 32nd consecutive financial reporting award, she thanked staff for their work on the Wake Forest Cares Festival, she attended a lunch party for Betty Jo Shepherd on her retirement.

Commissioner Sary said the Lighting of Wake Forest was great and was a good family atmosphere, he mentioned the Board was invited to attend the Boys & Girls Club Annual Christmas Holiday Program today but unfortunately, it was the same time as this meeting.

Commissioner Sliwinski attended Plaid Friday in downtown and said it was a great crowd and he thanked the community coming out to support small business, he attended the Downtown Holiday Open House.

Commissioner Wright attended the 75th Annual Community Christmas Dinner at the Forks Cafeteria and said it was a wonderful and joyous time, Commissioner Sliwinski and Commissioner Wright hosted a "Question and Answer" session at Wake Forest Coffee Company

Commissioner Dyer attended the 75th Annual Community Christmas Dinner at the Forks Cafeteria, he participated in Brunch with Santa at the Wake Forest Community House, he plans to attend the Snowball Dance for Individuals with Special Needs on December 16, 2022 at the Wake Forest Community House.

Town Manager Kip Padgett introduced and welcomed Captain Brandon High who is the newest Captain in the Police Department. He will replace Captain Brian Mote who is retiring in February 2023.

6. Adjournment

The Board of Commissioners adjourned the meeting at 6:24 p.m.

Duly approved in open session this 17th day of January 2023.

(ATTEST)

_____
Vivian A. Jones, Mayor

_____
Theresa Savary, Town Clerk

Wake Forest Board of Commissioners
Meeting Minutes

The Wake Forest Board of Commissioners met on **Tuesday, December 20, 2022** at **6:00** p.m. in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Mayor Jones called the meeting to order at 6:00 p.m.

Mayor Jones led everyone in the Pledge of Allegiance.

Council Members Present: Mayor Vivian A. Jones, Commissioner Jim Dyer, Commissioner Keith Shackleford, Commissioner Adam Wright, and Commissioner Nick Sliwinski

Commissioner Members Absent: Commissioner Chad Sary.

Staff Members Present:
Town Manager Kip Padgett
Town Attorney Hassan Kingsberry
Assistant Town Manager Candace Davis
Assistant Town Manager Allison Snyder
Town Clerk Theresa Savary
Deputy Town Clerk Ella Dowtin
Planning Director Courtney Tanner
Assistant Planning Director Jennifer Currin
Paralegal Shiekel Richardson
Chief Financial Officer Aileen Staples
Assistant Finance Director Samantha Sanchez
Human Resources Director Angela McCray
Police Captain Brian Mote
Police Captain Brandon High
Police Captain Julius Jefferson
Fire Chief Ron Early
Stormwater Engineering Manager Monica Sarna

1. Approval of Agenda

1.A. Approval of Agenda

ACTION:
Mover: Commissioner Dyer moved to approve the agenda as presented.
Seconder: Commissioner Shackleford.
Vote: Motion carried 4-0.

2. Approval of Minutes

2.A. Approval of Minutes:
- November 1, 2022 Work Session
- November 15, 2022 Regular Meeting

ACTION:
Mover: Commissioner Dyer moved to approve the minutes as presented.
Seconder: Commissioner Wright.
Vote: Motion carried 4-0.

3. Presentations

3.A. Introduction and Appointment of Candidates for the Board of Adjustment

Mayor Jones recognized the Board of Adjustment applicants:
- Kenneth Christie
- Mary Ellen Hamer
- Howard Perry

Mayor Jones stated the Board of Commissioners will select one candidate to serve on the Board of Adjustment.

Kenneth Christie introduced himself to the Board of Commissioners and expressed his interest in service to the Board of Adjustment.

Mary Ellen Hamer introduced herself to the Board of Commissioners and expressed her interest in service to the Board of Adjustment.

Town Clerk Savary stated the following applicant was selected for the Board of Adjustment:
- Kenneth Christie

ACTION:
Mover: Commissioner Wright moved to approve as read into the record.
Seconder: Commissioner Sliwinski.
Vote: Motion carried 4-0.

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3.B. Presentation of fiscal year ended June 30, 2022 Annual Comprehensive Financial Report

Assistant Finance Director Samantha Sanchez introduced April Adams with Cherry Bekaert LLP. Ms. Bekaert provided a presentation on the June 30, 2022 Annual Comprehensive Financial Report.

4. Public hearings / Public Comment

4.A. Public Comment: If anyone would like to address the Board of Commissioners on an item other than a public hearing item during the time of public comment, please sign up with the Town Clerk prior to the meeting. Each speaker is asked to limit comments to 5 minutes. Please provide the clerk with copies of any handouts you have for the Board. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate Town Staff and may be scheduled for a future agenda. Thank you for your consideration of the Board of Commissioners, staff and other speakers.

The following citizen provided public comment:

- Margaret Watkins, 407 Belmellen Ct., Wake Forest, NC, asked the Board to encourage diverse businesses downtown.

Mayor Jones asked if anyone wished to speak on this item. No one spoke. Mayor Jones closed the public hearing.

5. Consent Agenda

5.A. Approval of Appointments to Citizen Advisory Boards

5.B. Approval of a resolution to schedule the public hearing and certify the sufficiency for a petition requesting non-contiguous annexation submitted by PNB Homes, LLC and Gail B Moody for properties located on Averette Road, being Wake County Tax PINs 1851-93-9056, 1861-02-0421, 1861-02-6148, 1851-91-9904, 1861-02-2044, 1861-02-6046, 1861-01-0709, 1861-01-4836. 1861-01-0635, and 1861-01-4639.

5.C. Upper Neuse River Basin Association (UNRBA) Representative Approval Letter

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5.D. Approval of Budget Ordinance Amendment # 1 - FY 2022-2023

5.E. Approval of the 2023 Board of Commissioners Meeting Schedule

5.F. Approval of an Amendment to the FY2023 Pay & Classification Plan

ACTION:
Mover: Commissioner Dyer moved to approve the consent agenda as presented.
Seconder: Commissioner Sliwinski.
Vote: Motion carried 4-0.

6. Legislative Items

No Legislative Items presented.

7. Planning Items

7.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

Mayor Jones stated a request was received that this application for Case SD-21-06 be remanded back to Planning Staff for further review of revisions intended to address comments made at the quasi-judicial hearing on October 4, 2022.

ACTION:
Mover: Commissioner Wright moved to approve Case SD-21-06 be remanded back to Planning Staff.
Seconder: Commissioner Dyer.
Vote: Motion carried 4-0.

8. Administration and Financial Items

No Administration and Financial Items presented.

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9. Public Services Items

No Public Service Items presented.

10. Parks and Recreation Items

No Public Service Items presented.

11. Public Safety Items

No Public Safety Items presented.

12. Other Business

12.A. Department Monthly Report

Received.

12.B. CIP Project Tracker

Received.

12.C. Strategic Plan

Received.

12.D. Wake County Tax Release
Received.

12.E. Commissioner Reports

Commissioner Dyer attended the snowball dance for individuals with special needs, he plans to attend the Boys & Girls Club Christmas event.

Commissioner Wright had no report.

Commissioner Sliwinski attended the Wake County Mayor's Association Holiday Dinner.

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Commissioner Shackleford had no report.

Mayor Jones had no report.

Town Manager Padgett had no report.

12.D. Closed Session - NCGS 142-318.11(a)(5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the Wake Forest Board of Commissioners December 20, 2022 Page 5 public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

ACTION:
Mover: Commissioner Wright moved to go into closed session for Item 12.D.
Seconder: Commissioner Dyer.
Vote: Motion carried 4-0.

The Board of Commissioners went into closed session at approximately 6:42 p.m.

The Board of Commissioners returned to open session at approximately 7:03 p.m.

13. Adjournment

With no further business to discuss, the meeting was adjourned at 7:04 p.m.

Duly approved in open session this 17th day of January 2023.

(ATTEST) _____ Vivian A. Jones, Mayor

_____
Theresa Savary, Town Clerk

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Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-61-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: January 17, 2023

SUBJECT
Proclamation Recognizing the Month of February as Children's Dental Health Month

Recommendation:

Item Summary:

ATTACHMENTS
- ProclamationChildrensDentalHealthMonthJan202217.pdf

TOWN *of*
WAKE FOREST

301 S. Brooks Street
Wake Forest, NC 27587
t 919.435.9400

www.wakeforestnc.gov

PROCLAMATION

RECOGNIZING FEBRUARY 2023 AS CHILDREN'S DENTAL HEALTH MONTH

WHEREAS, the future is, to a large measure, dependent on the good health of our families;

WHEREAS, good health can be achieved in part through good dental habits learned early and reinforced throughout life;

BE IT RESOLVED, that I Mayor Vivian Jones of Wake Forest, North Carolina recognize February 2023 as Children's Dental Health Month in Wake Forest and urge all residents and community organizations join in this observance.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of January, two thousand and twenty-three.

ATTEST:

Theresa Savary
Town Clerk

Vivian A. Jones
Mayor

Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-65-
Submitted by: Terry Savary
Submitting Department: Public Safety
Meeting Date: January 17, 2023

SUBJECT
Resolution Recognizing Captain Brian Lamar Mote on his Retirement

Recommendation:

Item Summary:

ATTACHMENTS
- Mote Summary appreciation of services.docx
- Mote Resolution of Appreciation for Services.docx

Agenda: Resolution recognizing Brian Lamar Mote on his retirement

Summary: Captain Brian Mote is retiring effective February 1, 2023. Mote started working for the town in August of 1994. He is retiring as a Police Captain with the Wake Forest Police Department.

RESOLUTION 2023-XX

RESOLUTION OF APPRECIATION FOR
THE SERVICES OF

Brian Lamar Mote

WHEREAS, Brian Lamar Mote was hired as a Police Officer I in August of 1994 and has served as a sworn member of the Wake Forest Police Department for over 28 years with a retirement date of February 1, 2023; and

WHEREAS, Mote achieved Master Officer in January of 1998; and

WHEREAS, Mote was promoted to Police Sergeant in August of 1998; and

WHEREAS, Mote was promoted to Police Lieutenant in August of 2003; and

WHEREAS, Mote was promoted to Police Captain in January of 2019; and

WHEREAS, Mote served in a variety of specialized positions including Field Training Officer, Accreditation Manager, two terms as President of the North Carolina Internal Affairs Investigators Association; and is a graduate of the 252nd Session of the FBI National Academy; and

WHEREAS, Mote served unselfishly as a law enforcement officer for the good of the Town of Wake Forest, making sacrifices in personal and family ties;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Wake Forest, North Carolina, that Brian Lamar Mote is hereby officially commended by this Board on behalf of the citizens of Wake Forest for valuable and outstanding service rendered to the Town of Wake Forest Police Department in his official capacity as a Police Captain.

BE IT FURTHER RESOLVED that this resolution be made a part of the permanent records of the Town of Wake Forest and that a copy of this resolution is presented to Brian Lamar Mote

This the 17th day of January 2023.

ATTEST:

Vivian A. Jones
Mayor

Theresa Savary
Town Clerk

Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-66-
Submitted by: Terry Savary
Submitting Department: Public Safety
Meeting Date: January 17, 2023

SUBJECT
Resolution Recognizing Lt. Jason Christopher Graham on his Retirement

Recommendation:

Item Summary:

ATTACHMENTS
- Graham Summary appreciation of services.docx
- Graham Resolution of Appreciation for Services.docx

Agenda: Resolution recognizing Jason Christopher Graham on his retirement

Summary: Lieutenant Jason Graham is retiring effective February 1, 2023. Graham started working for the town in April of 2005. He is retiring as a Police Lieutenant with the Wake Forest Police Department.

RESOLUTION 2023-XX

RESOLUTION OF APPRECIATION FOR
THE SERVICES OF

Jason Christopher Graham

WHEREAS, Jason Christopher Graham was hired as a Police Officer I in April of 2005 and has served as a sworn member of the Wake Forest Police Department for over 17 years with a retirement date of February 1, 2023; and

WHEREAS, Graham was promoted to Police Sergeant in February of 2007; and

WHEREAS, Graham was promoted to Police Lieutenant in June of 2009; and

WHEREAS, Graham received many hours of training and served in a variety of specialized positions within the Wake Forest Police Department including Field Training Officer, Specialized and General Instructor, Department Training Coordinator, Traffic Enforcement Unit, member of the Tactical Service Unit, and is a graduate of the 273rd Session of the FBI National Academy; and

WHEREAS, Graham served unselfishly as a law enforcement officer for the good of the Town of Wake Forest, making sacrifices in personal and family ties;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Wake Forest, North Carolina, that Jason Christopher Graham is hereby officially commended by this Board on behalf of the citizens of Wake Forest for valuable and outstanding service rendered to the Town of Wake Forest Police Department in his official capacity as a Police Lieutenant.

BE IT FURTHER RESOLVED that this resolution be made a part of the permanent records of the Town of Wake Forest and that a copy of this resolution is presented to Jason Christopher Graham

This the 17th day of January 2023.

ATTEST:

Vivian A. Jones
Mayor

Theresa Savary
Town Clerk

Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-52-
Submitted by: Aileen J. Staples
Submitting Department: Finance
Meeting Date: January 17, 2023

SUBJECT
Public Hearing to receive public comment on the five (5) year Capital Improvements Plan (CIP) for FY 2023-2028

Recommendation:

Item Summary:

ATTACHMENTS
- Public Hearing on Proposed CIP Update_Summary.pdf

Public Hearing to receive public comment on the five (5) year Capital Improvements Plan (CIP) for FY 2023 - 2028.

Summary:
The public hearing is to receive comments on the proposed FY 2023 -2028 CIP Update.

The Board and staff will discuss the updated CIP document at the February 7 work session with approval at the February 21 regular meeting.

Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-21-
Submitted by: Kari Grace
Submitting Department: Planning
Meeting Date: January 17, 2023

SUBJECT
Public Hearing on LEGISLATIVE CASE RZ-21-12 Averette Woods Subdivision; rezoning filed by Gail Moody and PNB Homes LLC to rezone 30.97± acres located at 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 Agenda Summary
- 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 Planning Board Recommendation and Plan Consistency Analysis
- Averette Woods RZ-21-12 Ordinance
- Exhibit 1 Legal Description
- Exhibit 2 Consistency Statement RZ-21-12
- Exhibit 3 Averette Woods Subdivision Master Plan

Agenda Item: Public Hearing and Consideration of LEGISLATIVE CASE RZ-21-12 Averette Woods Subdivision; rezoning filed by Gail Moody and PNB Homes LLC to rezone 30.97± 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 Residential-30 (R-30) to General Residential 5 Conditional District (GR5 CD).

Summary: A public comment session was held at the December 13, 2022 Planning Board meeting. The Planning Board voted 6-0 to find the request consistent with the Community Plan and recommended approval of the zoning map amendment (rezoning) request with the proposed conditions and consideration of incorporating memorialization of the Moody family.

Attachments: See Staff Report

TOWN of WAKE FOREST

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

Meeting Date	January 17, 2023
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 30.97 acres on the Town of Wake Forest Zoning Map from Wake County Residential-30 (R-30) to General Residential 5 Conditional District (GR5-CD).
Case Manager	Kari Grace, Senior Planner
Planning Board Recommendation	Recommended approval by a vote of 6-0 of the zoning map amendment request with the proposed conditions and consideration of incorporating memorialization of the Moody family. See Attachment D for Planning Board Recommendation and Plan Consistency Analysis, and the contract purchaser has been in communication with the current property owner to discuss memorial ideas.

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing
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	30.97 acres
Zoning	Existing: Wake County R-30 Proposed: General Residential 5 Conditional District (GR5-CD)
Land Use	Existing: Manufactured Home, Dwelling - Single Family, and Vacant Proposed: Dwelling - Single Family (66 lots)
Community Plan (2009)	Growth Strategies: 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:	2.5% or 0.78 acres
	Proposed:	3% or 0.94 acres
	Summary:	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:	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.
	Proposed:	The applicant is proposing to provide 139 parking spaces through off-street parking spaces and 4 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 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.
	Summary:	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 (Exhibit 3, 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 D for detailed Plan Consistency Analysis. The Comprehensive Transportation Plan is not included in the Consistency Analysis since cross-sections are the only applicable element of the Plan.

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: Planning Board Recommendation and Plan Consistency Analysis

EXHIBITS

Exhibit 1: Legal Description
Exhibit 2: Consistency Statement
Exhibit 3: Averette Woods Subdivision Master Plan

NELSON MULLINS

NELSON MULLINS RILEY & SCARBOROUGH LLP
ATTORNEYS AND COUNSELORS AT LAW

4140 Parklake Ave, Suite 200
Raleigh, NC 27612
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.

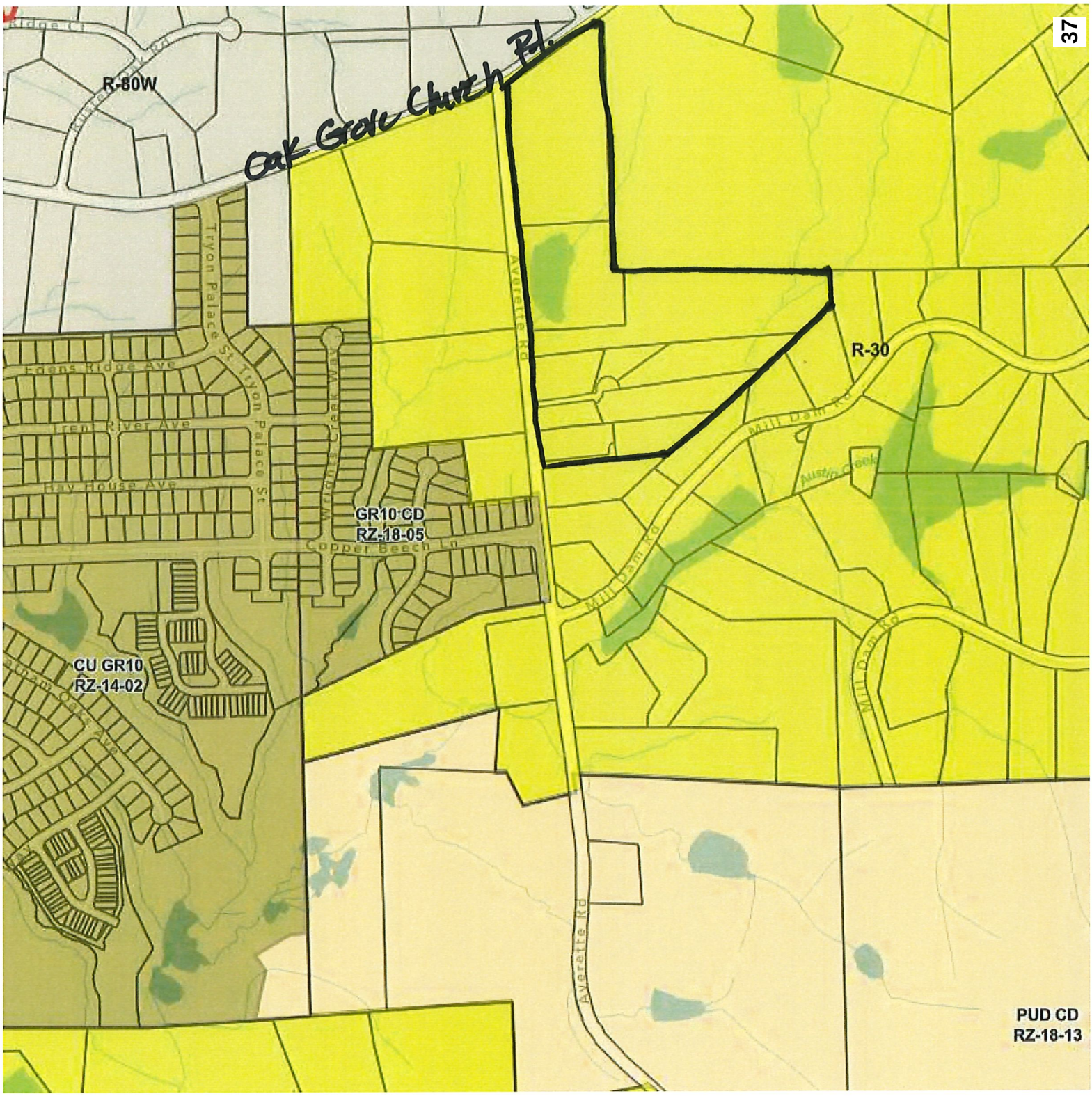
You can access the meeting from your computer, tablet or smartphone at: https://www.zoom.us/join The Meeting ID is 896 9218 9642 and the passcode is 760095.

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
Ridge Ct
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
CU GR10
RZ-14-02
R-30
Mill Dam Rd
Mill Dam Rd
Mill Dam Rd
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.

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: _____ 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):

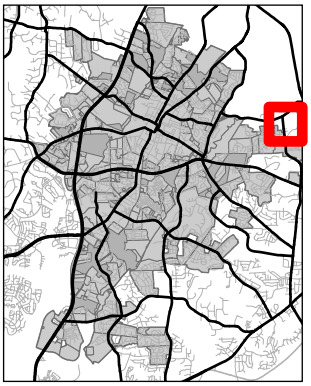
Name: Pontus Karnsund

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

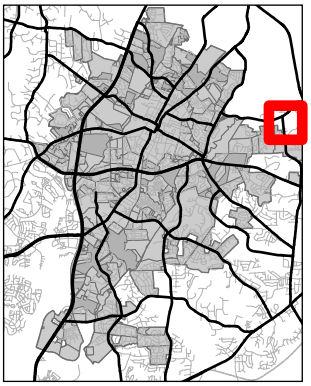
RZ-21-12
Averette Woods Conditional Rezoning

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

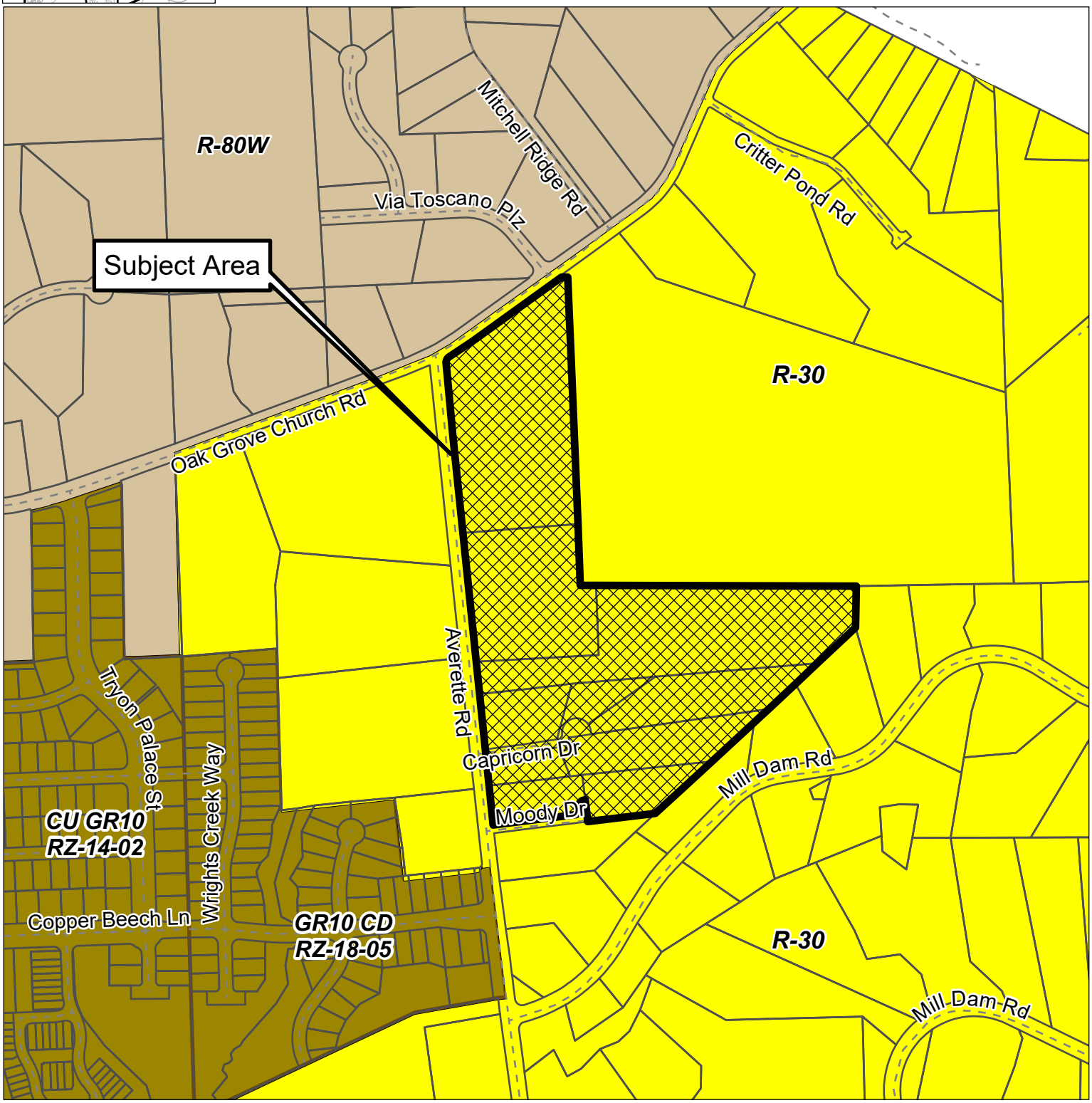
N W S



TOWN of WAKE FOREST

RZ-21-12
Averette Woods Conditional Rezoning

11/22/2022



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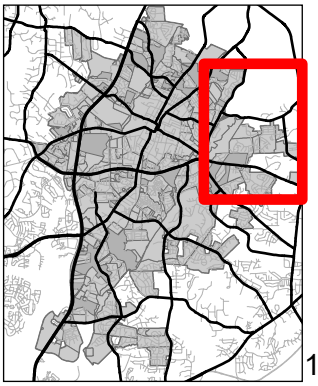
0 500 1,000 1,500 Feet

N W E S

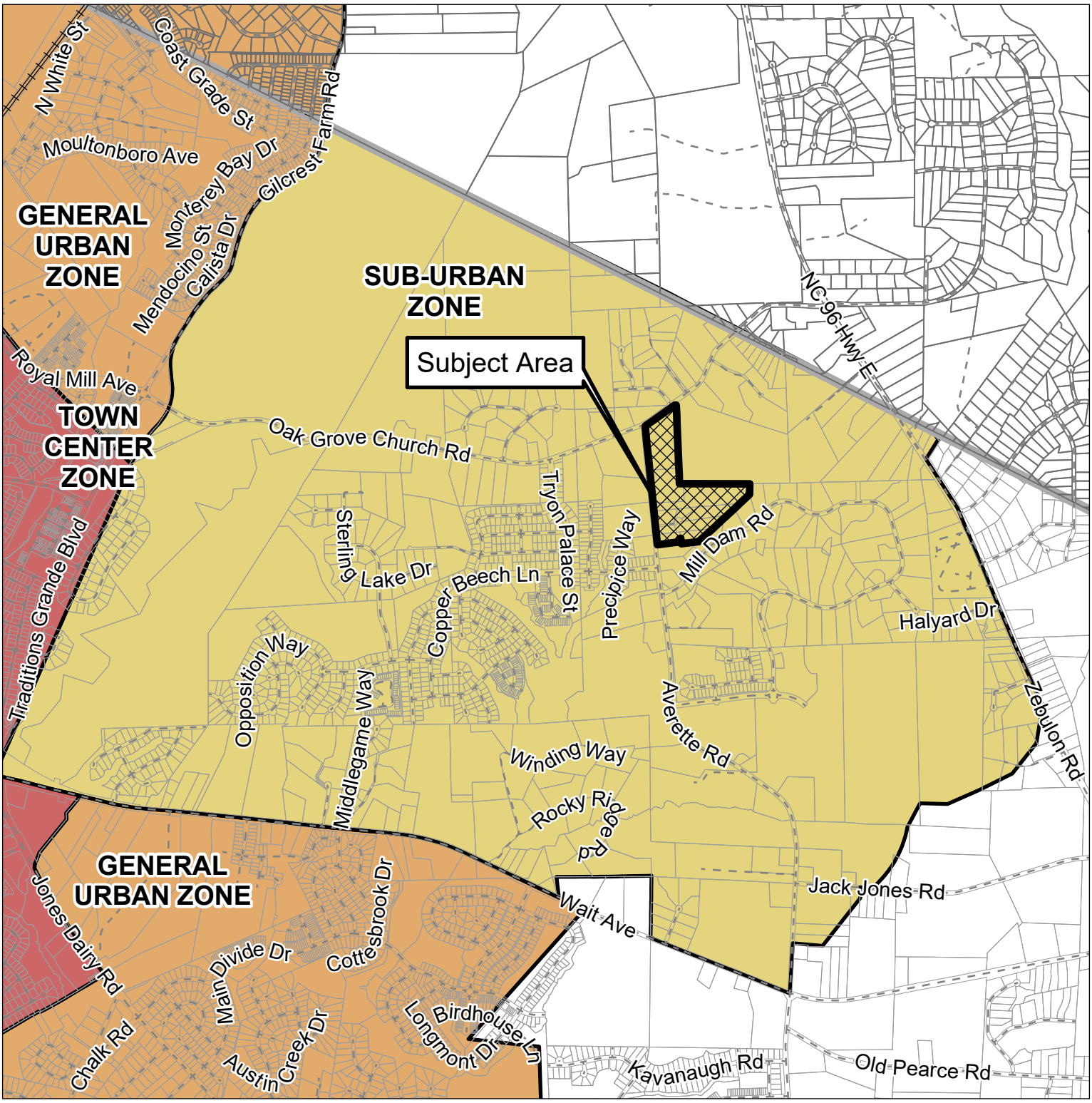


Community Plan Zones

TOWN of WAKE FOREST

RZ-21-12
Averette Woods Conditional Rezoning

11/22/2022



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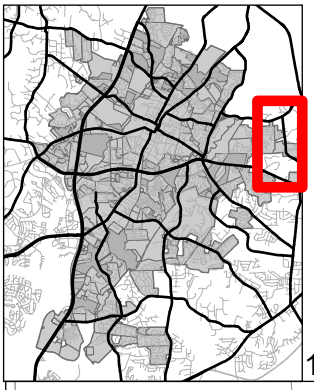
0 0.6 1.2 Miles

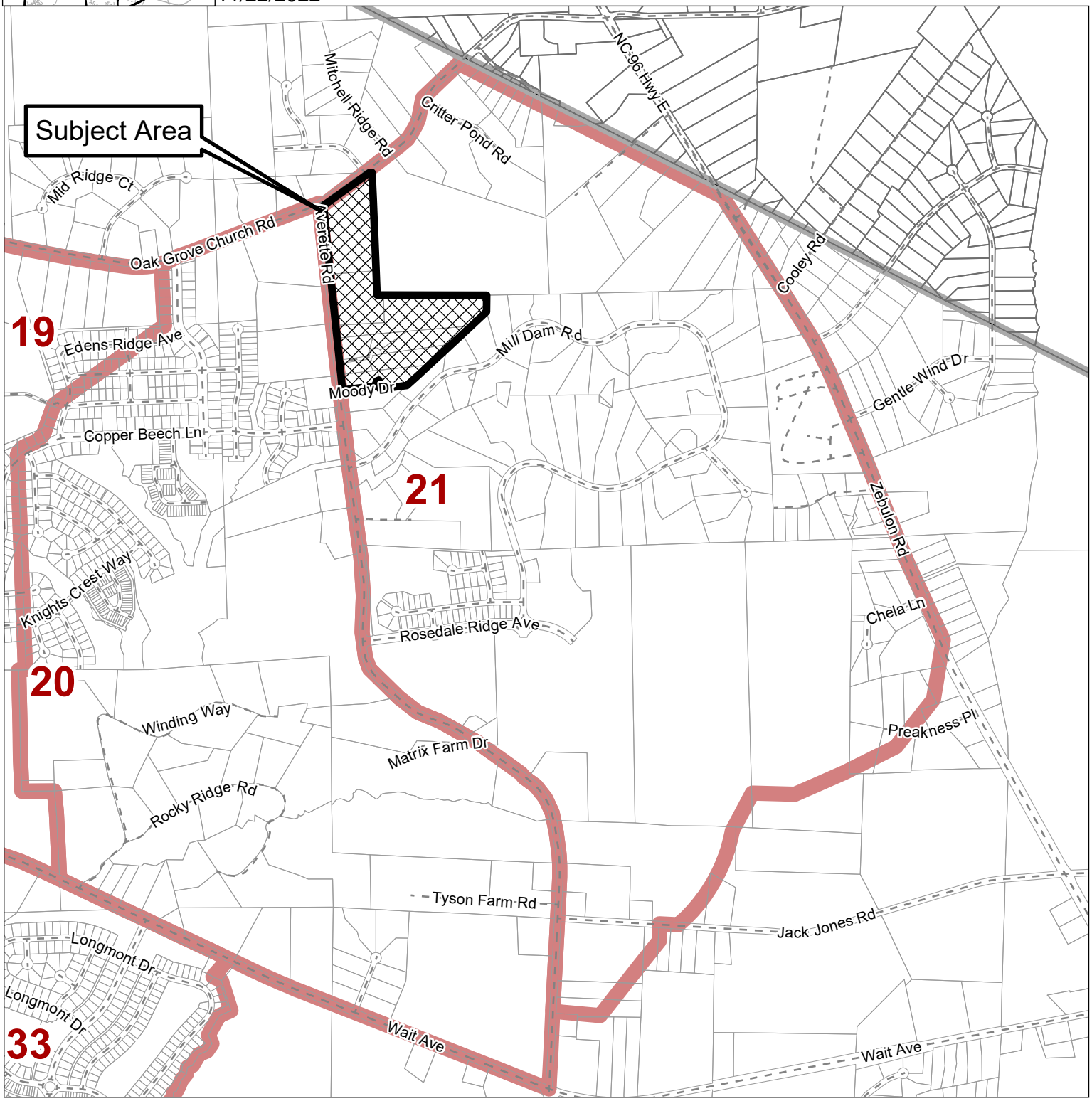


Neighborhood Planning Areas

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

TOWN *of*
WAKE FOREST

Report Requirements:

Per NCGS 160D-604, all proposed amendments to the zoning ordinance or zoning map shall have a written report provided from the Planning Board to the Board of Commissioners within 30 days of referral of the amendment to the Planning Board, or the Board of Commissioners may proceed in its consideration of the amendment without the Planning Board report. Furthermore, in no case is the Board of Commissioners bound by the recommendations, if any, of the Planning Board.

Per NCGS 160D-604, the Planning Board shall advise and comment on whether the proposed zoning amendment is consistent with all applicable officially adopted plans, and provide a written recommendation to the Board of Commissioners that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Board of Commissioners.

GENERAL INFORMATION

Applicants:	Gail Moody and PNB Homes, LLC
Owners:	Gail Moody and PNB Homes, LLC
Requested Action:	Rezone 31.23 acres on the Town of Wake Forest Zoning Map to General Residential 5 Conditional District (GR5-CD)
Existing Zoning:	Wake County R-30
Location:	Southeast corner of Averette Road and Oak Grove Church Road
Size:	31.23 acres
Tax PINs:	1861020421, 1851939056, 1861026148, 1861022044, 1861026046, 1861014639, 1861010635, 1861014836, 1861010709, & 1851919904
Existing Land Use:	Dwelling – Single Family, Manufactured Home, and Vacant

Applicable Officially Adopted Plans:

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

This report reflects the recommendation of the Planning Board, this the 13th day of December 2022.

Introduced by Planning Board member: BISHOP

Seconded by Planning Board member: JONNER

Attest:

Joe Kimray
Planning Board Chair

Courtney Tanner
Planning Director

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			

ORDINANCE 2022-XXX

ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWN OF WAKE FOREST AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF WAKE FOREST TO CHANGE THE ZONING OF APPROXINATELY 30.97 ACRES LOCATED AT 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 SUBDIVISION

WHEREAS, the application submitted by Gail Moody and PNB Homes, LLC for the rezoning of land hereinafter described was duly filed with the Planning Department; and

WHEREAS, the Planning Board held a public comment session on December 13, 2022 and the Board of Commissioners held a public hearing on January 17, 2023; and

WHEREAS, mailed notices, property sign postings, and a newspaper notice publication were carried out for the public comment session and public hearing pursuant to G.S. §160D-602 and the Unified Development Ordinance; and

WHEREAS, the Planning Board submitted its recommendation to the Board of Commissioners recommending approval of said application that was generally consistent with the Comprehensive Plan for the lands hereinafter described, all in accordance with the requirements of the Town of Wake Forest Unified Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest:

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

Section 2: The parcels identified by Wake County Tax Parcel Identification Numbers 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, and 1851-91-9904, and described in Exhibit 1, are located within the Town’s Corporate Limits.

Section 3: The Town of Wake Forest Unified Development Ordinance, including the Town of Wake Forest North Carolina Official Zoning District Map, which is part of said Ordinance, is hereby amended by establishing the zoning classification of the "Rezoned Lands" to General Residential 5 Conditional District (GR5-CD), subject to the conditions stated herein.

Section 4: The "Rezoned Lands" are subject to all of the standards and conditions in Exhibit 3 – Averette Woods Subdivision Master Plan, which are imposed as part of this rezoning.

Section 5: The Administrator is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Wake Forest, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 6: After reviewing all the information presented at the public hearing and the Wake Forest plans, policies and ordinances, the Wake Forest Board of Commissioners find the zoning map amendment request reasonable and consistent with the Community Plan and the Comprehensive Transportation Plan and adopted a written consistency statement, which is on file with the Wake Forest Planning Department and attached as Exhibit 2.

Section 7: The "Rezoned Lands" are subject to the following conditions, which are imposed as part of this rezoning:

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.

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

Adopted and effective this the 17th day of January 2023.

_____

Vivian A. Jones
Mayor

ATTEST:

APPROVED AS TO FORM:

_____

_____

Theresa Savary
Town Clerk

Hassan Kingsberry
Town Attorney

January 10, 2023

Description for Annexation and rezoning of parcels on Averette Road

All that certain parcel of land situated in the Township of Wake Forest, County of Wake, State of North Carolina, being more particularly bounded and described as follows:

Beginning at a found iron pipe on the southerly right of way of Oak Grove Church Road (NC SR 1942) having a North Carolina Grid Coordinate value of North 813,559.95 Feet, East 2,160,128.15 Feet; Thence North 87 Degrees 01 Minutes 05 Seconds East, 22.56 Feet to a found iron pipe on the boundary line between lands herein described and lands now or formerly Franklin Village LLC; Thence along lands now or formerly Franklin Village LLC, the following Three(3) courses and distances:

1. South 02 Degrees 27 Minutes 36 Seconds East, passing through a found iron pipe at 903.01 Feet, a total distance of 1128.14 Feet to a found iron pipe;
2. North 89 Degrees 46 Minutes 38 Seconds East, 57.48 Feet to a found iron pipe;
3. North 89 Degrees 50 Minutes 12 Seconds East, 932.39 Feet to a found iron pipe;

Thence South 04 Degrees 59 Minutes 15 Seconds East, 163.94 Feet to a found iron pipe, being a corner on Plat entitled “Millrace Phase I” recorded in Book of Maps 1994 Page 1462 and 1463. Thence along said plat the following Six (6) courses and distances:

1. South 46 Degrees 42 Minutes 21 Seconds West, 198.42 Feet to a found iron pipe;
2. South 46 Degrees 38 Minutes 41 Seconds West, 102.01 Feet to a found iron pipe;
3. South 46 Degrees 39 Minutes 24 Seconds West, 141.66 Feet to a point;
4. South 46 Degrees 15 Minutes 16 Seconds West, 66.38 Feet to a found iron pipe;
5. South 46 Degrees 48 Minutes 27 Seconds West, 208.98 Feet to a found iron pipe;
6. South 46 Degrees 43 Minutes 53 Seconds West, 282.58 Feet to a point;

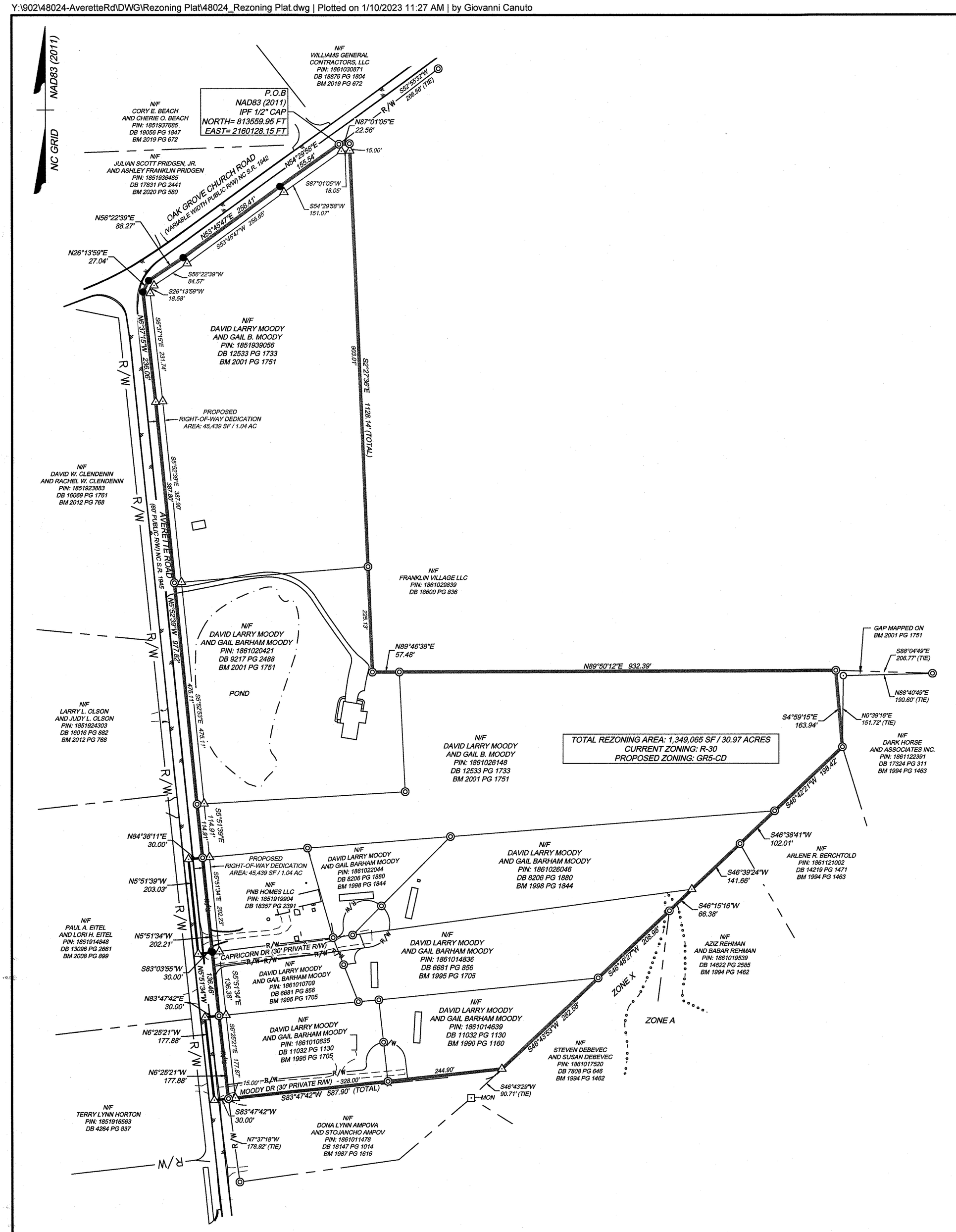
Thence along the northerly line of lands now or formerly of Donna Lynn and Stojancho Ampov, passing through an iron pipe at 244.90 Feet, South 83 Degrees 47 Minutes 42 Seconds West, 587.90 Feet (total distance) to a found iron pipe along the easterly right of way of Averette Road (NCSR 1945) a 60’ public right of way; Thence along the easterly right of way of Averette Road, North 06 Degrees 25 Minutes 21 Seconds West, 177.88 Feet to an iron pipe; Thence North 05 Degrees 51 Minutes 34 Seconds West, 136.46 Feet to a set iron rod; Thence North 05 Degrees 51 Minutes 34 Seconds West, 202.21 Feet to a found iron pipe; Thence North 05 Degrees 52 Minutes 39 Seconds West, passing through an iron pipe at 114.91 Feet and 590.02 Feet, 977.82 Feet (total distance) to a point; Thence North 06 Degrees 37 Minutes 15 Seconds West, 236.06 Feet to a set iron rod; Thence North 26 Degrees 13 Minutes 59 Seconds East, 27.04 Feet to a set iron rod; Thence along the southerly right of way of Oak Grove Church Road the following Three(3) courses and distances:

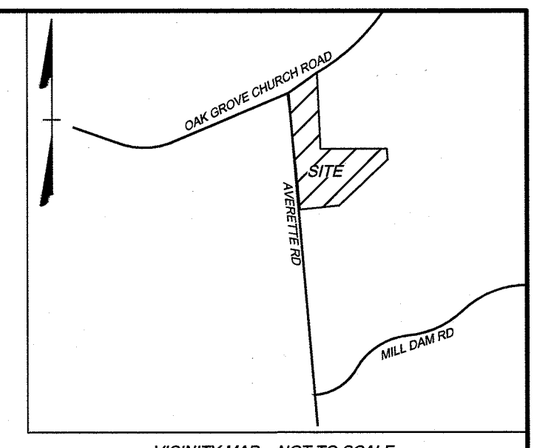
1. North 56 Degrees 22 Minutes 39 Seconds East, 88.27 Feet to a set iron rod;
2. Thence North 53 Degrees 45 Minutes 47 Seconds East, 256.41 Feet to a set iron rod;
3. Thence North 54 Degrees 29 Minutes 58 Seconds East, 155.54 Feet to a found iron pipe being the **Point of Beginning**.

Containing: 1,349,065 square feet or 30.97 acres of land, more or less.

Deed References: DB 12533, PG 1733; DB 9217, PG 2488; DB 8206, PG 1880; DB 6681, PG 856; DB 11032, PG 1130; DB 18357, PG 2391
Plat References: BM 2001, PG 1751; BM 1998, PG 1844; BM 1995, PG 1705; BM 1990, PG 1160
Subject to all covenants and agreements of record.

Y:\902\48024-AverettRd\DWG\Rezoning Plat\48024_Rezoning Plat.dwg | Plotted on 1/10/2023 11:27 AM | by Giovanni Canuto





VICINITY MAP - NOT TO SCALE

SURVEY NOTES:

1. THESE PROPERTIES ARE LOCATED IN ZONE X AND PARTIALLY IN ZONE A, AREA OF MINIMAL FLOOD HAZARD, PER FIRM 3720185100K, PANEL 1851, EFFECTIVE DATE F APRIL 16, 2013; AND ALSO PER FIRM 3720186100L, PANEL 1861, EFFECTIVE DATE 0F APRIL 16, 2013.
2. HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD83 (2011) AS DETERMINED BY GPS.
3. NOT ALL IMPROVEMENTS LOCATED ON THE PROPERTY HAVE BEEN SHOWN.
4. AREA COMPUTATION IS BY THE COORDINATE METHOD.
5. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED IN TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, ISSUING OFFICE: CHICAGO TITLE COMPANY, LLC, COMMITMENT NUMBER: 21-16681CH, COMMITMENT DATE: AUGUST 9, 2021 AT 05:00 PM.
6. RIGHT-OF-WAY AND PROPERTY BOUNDARY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD, AND IN PART, BY AN ACTUAL FIELD SURVEY BY THIS FIRM.
7. THE PURPOSE OF THIS PLAT IS TO REZONE THE FOLLOWING PARCELS; PIN:1851939056, PIN:1861020421, PIN: 1861026148, PIN:1851919904, PIN:1861022044, PIN: 1861026046, PIN:1861010709, PIN:1861014836, PIN:1861010635 AND PIN: 186101463.
8. TOTAL AREA TO BE REZONED: 30.97 ACRES.

SURVEYOR CERTIFICATION:

I, ALICIA M. TABACHNICK, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, AS DESCRIBED IN DEEDS AND MAPS OF RECORD OR OTHER REFERENCE SOURCES; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1: 10,000, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

ALICIA M. TABACHNICK, NC PLS NO. L-5452 — 1/10/2023 DATE

NORTH CAROLINA PROFESSIONAL SEAL L-5452 LAND SURVEYOR ALICIA M. TABACHNICK

SCALE 1" = 150'

0' 150' 300'

LEGEND

PROPERTY LINE SURVEYED	
LINE NOT SURVEYED	
PRIVATE RIGHT-OF-WAY	R/W
RIGHT-OF-WAY	R/W
INTERIOR LOT LINE	
RIGHT-OF-WAY DEDICATION LINE	
EDGE OF PAVEMENT	
FENCE LINE	X
FLOODPLAIN LINE	
ZONING LINE	
EXISTING IRON PIPE FOUND	
EXISTING IRON REBAR FOUND	
EXISTING CONC MONUMENT FOUND	
EXISTING AXLE FOUND	
IRON REBAR SET	
COMPUTED POINT	

REZONING MAP FOR
THE TOWN OF WAKE FOREST
PREPARED FOR
GAIL B. MOODY AND PNB HOMES
PINS: 1851939056; 1861020421; 1861026148; 1851919904; 1861022044; 1861026046; 1861010709; 1861014836; 1861010635 AND 1861014639
AVERETTE ROAD (S.R. 1945), NORTH CAROLINA

WAKE FOREST TOWNSHIP	WAKE COUNTY
DATE: *August 6, 2021*	SCALE: *1"= 150'*
SHEET *1* OF *1*	J.N.: *48024*
DRAWN BY: *GC*	CHECK BY: *AMJ*
ISSUED: Signed and Sealed on 1-04-2023	
ISSUED: Signed and Sealed on 1-10-2023	

TIMMONS GROUP

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5410 TRINITY ROAD, Suite 102 | RALEIGH, NC 27607
TEL 919.866.4951 FAX 919.859.5663 www.timmons.com
NORTH CAROLINA LICENSE NUMBER C-1652

Site Development | Residential | Infrastructure | Technology

Consistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160D-605 Addressing Action on Zoning Map Amendment RZ-21-12: Averette Woods Subdivision

The Wake Forest Board of Commissioners finds that RZ-21-12 is consistent with the Wake Forest Community Plan and Comprehensive Transportation Plan and is reasonable and in the public interest for the following reasons:

1. The proposed zoning district is consistent with the Sub-Urban Zone of the 2009 Community Plan.
2. The proposed rezoning supports Community Plan policies related to strong street connectivity and pedestrian infrastructure.
3. The proposed rezoning supports Community Plan policies related to open space and natural resource protection and compatibility with surrounding areas by providing enhanced buffering and significant open space and tree preservation areas.
4. The proposed rezoning supports Community Plan policies related to community character with architectural design commitments and burial of overhead utilities.

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.

Know what's below. Call before you dig.

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

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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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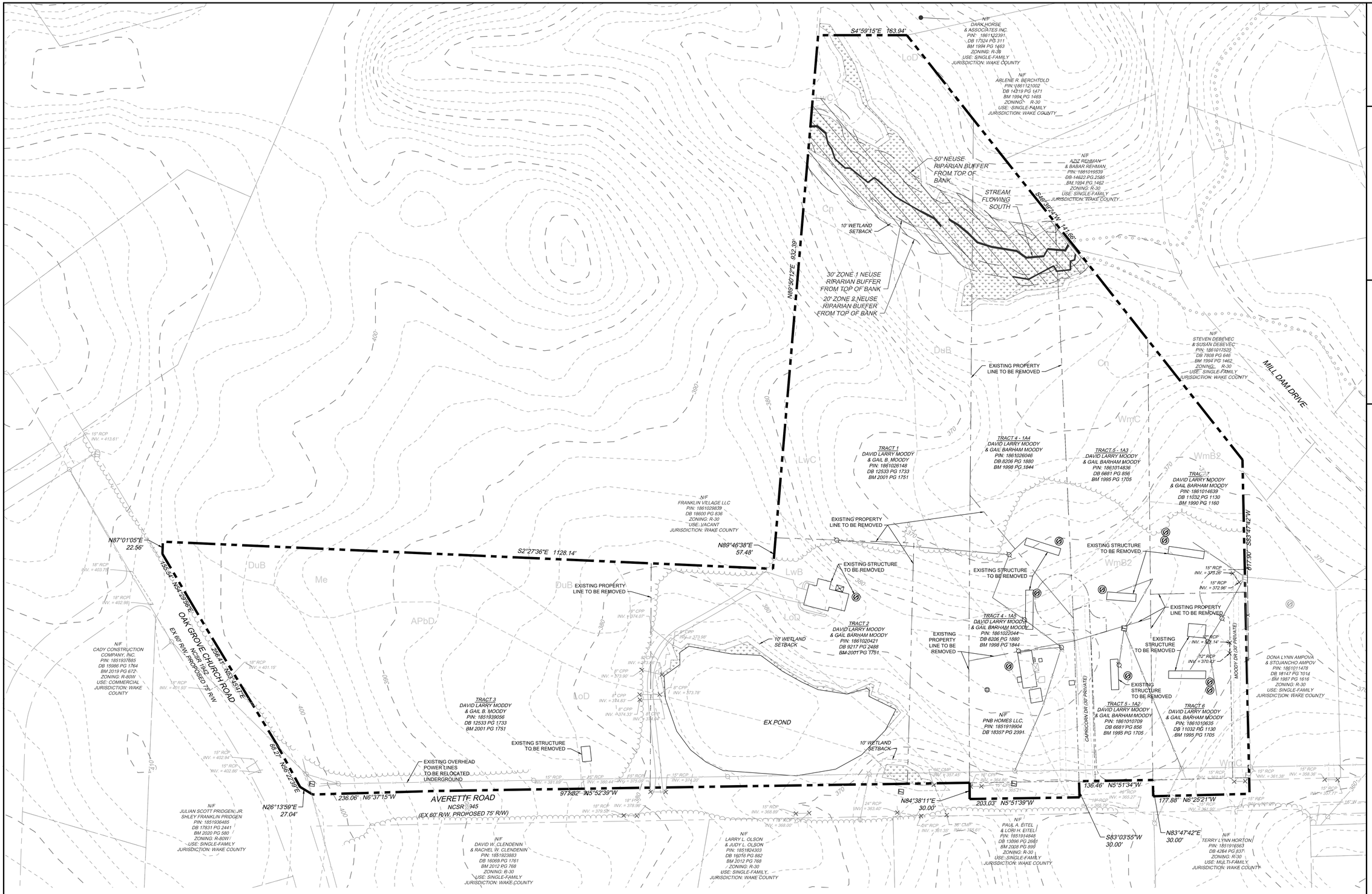

NOTE: ANY EXISTING SEPTIC AREAS FOUND THROUGHOUT THE DURATION OF CONSTRUCTION SHALL BE REMOVED IN ENTIRETY AND COORDINATED WITH WAKE COUNTY

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

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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
EXISTING CONDITIONS PLAN

JOB NO. 48024
SHEET NO. C1.0

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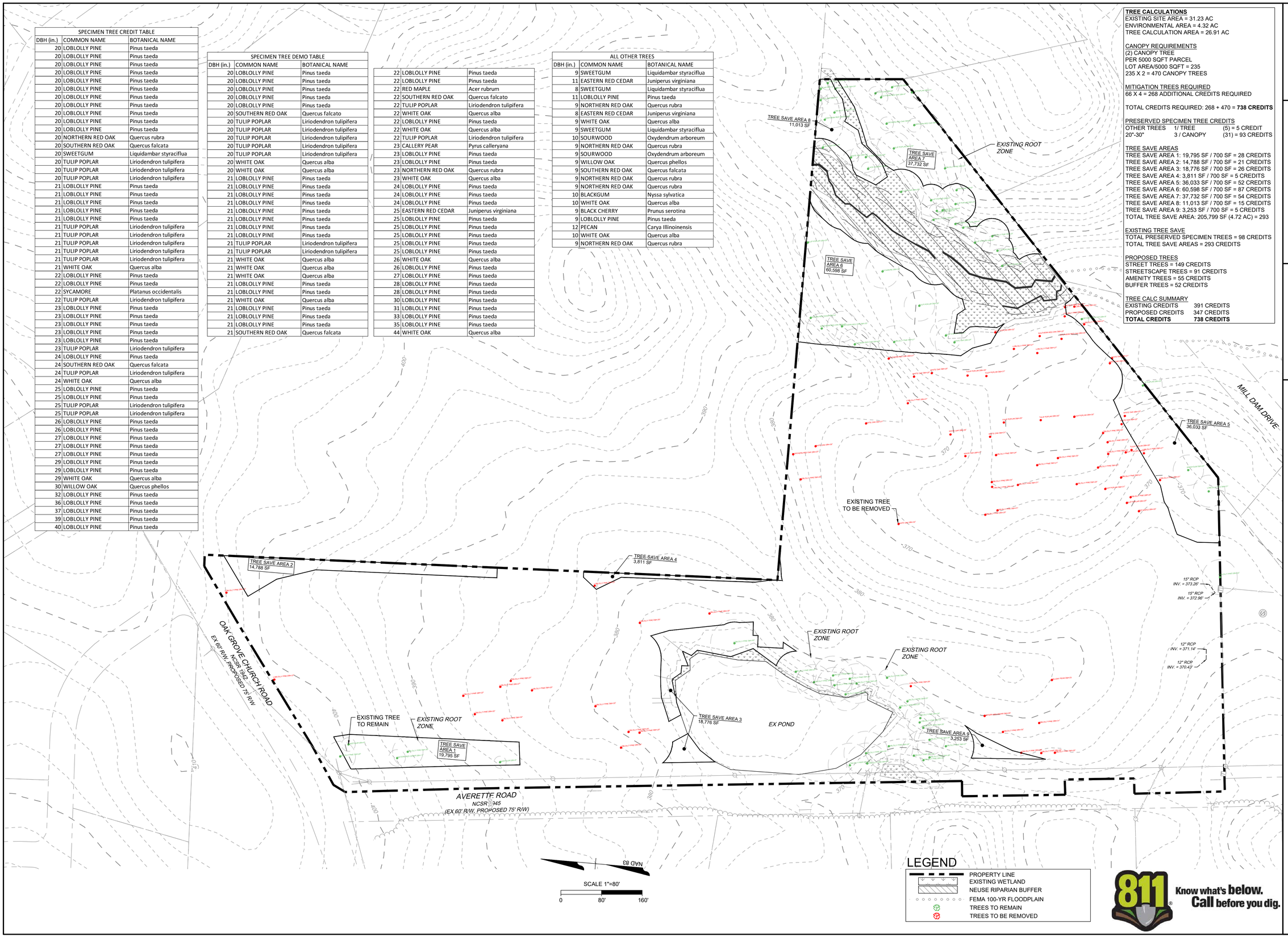
SPECIMEN TREE CREDIT TABLE		
DBH (in.)	COMMON NAME	BOTANICAL NAME
20	LOBLOLLY PINE	Pinus taeda
20	LOBLOLLY PINE	Pinus taeda
20	LOBLOLLY PINE	Pinus taeda
20	LOBLOLLY PINE	Pinus taeda
20	LOBLOLLY PINE	Pinus taeda
20	LOBLOLLY PINE	Pinus taeda
20	LOBLOLLY PINE	Pinus taeda
20	LOBLOLLY PINE	Pinus taeda
20	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
27	LOBLOLLY PINE	Pinus taeda
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
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	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
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	LOBLOLLY PINE	Pinus taeda
21	LOBLOLLY PINE	Pinus taeda
21	TULIP POPLAR	Liriodendron tulipifera
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
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
TREE SAVE AREA 4: 3,811 SF / 700 SF = 5 CREDITS
TREE SAVE AREA 5: 36,033 SF / 700 SF = 52 CREDITS
TREE SAVE AREA 6: 60,598 SF / 700 SF = 87 CREDITS
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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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

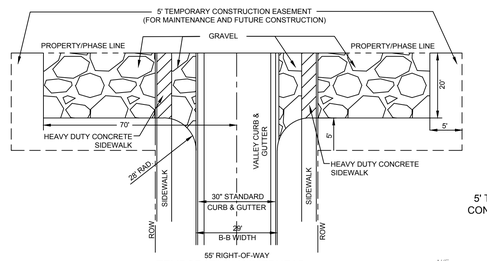
FIRM MAP = #3720186100L PANEL, 04/16/13

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

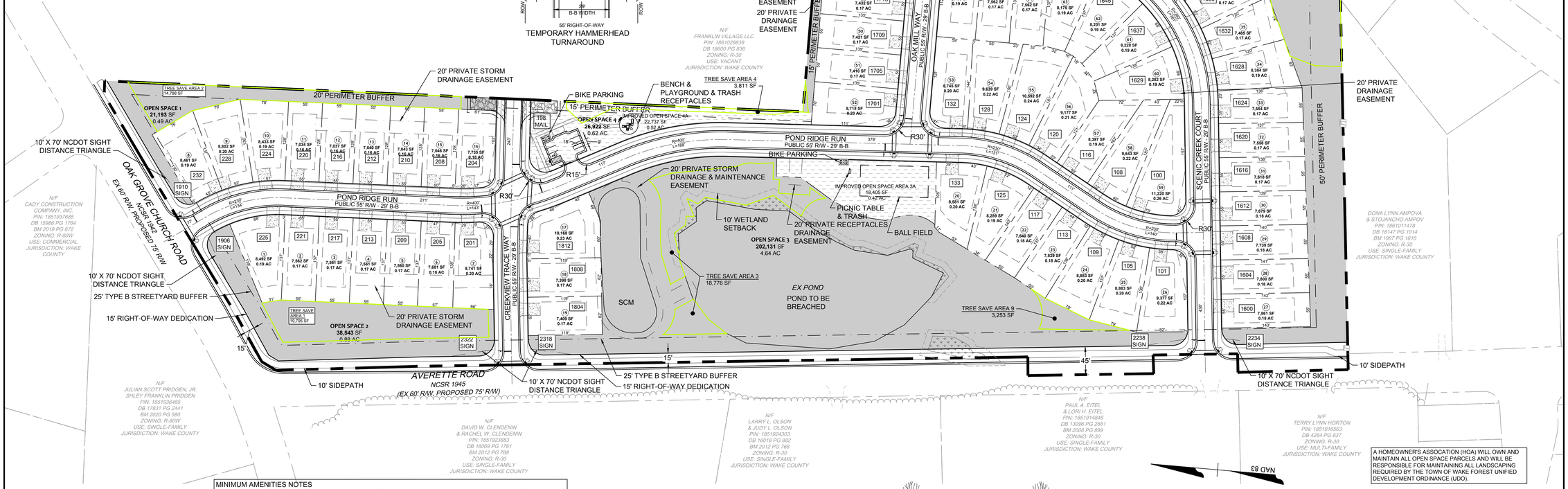
MINIMUM LOT WIDTH AT FRONT SETBACK = 50'
MINIMUM LOT SIZE REQUIRED = 7,500 SF
MINIMUM LOT SIZE PROVIDED = 7,034 SF
AVERAGE LOT SIZE = 8,045 SF
*LOT SIZE REDUCTION ALLOWED OF 20% OR LESS, TSA EXCEEDS LOT AREA REDUCTION
TOTAL LOT AREA BEING REDUCED: 3,221 SF
TOTAL TREE SAVE AREA: 205,799 SF
SETBACKS: FRONT: 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

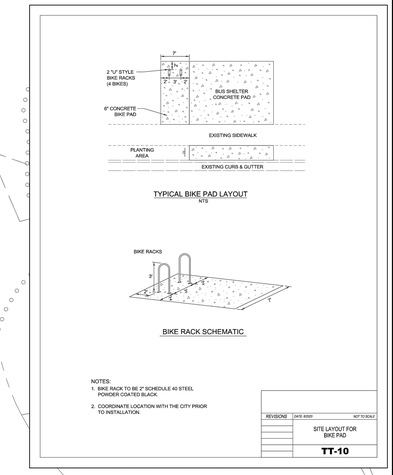
MINIMUM PARKING REQUIRED:
2 SPACES PER UNIT = 2 SPACES/UNIT X 66 UNITS = 132 SPACES
2 SPACES PER MAIL KIOSK (1 OF 2 ADA) = 2 SPACES
2 SPACES FOR PLAYGROUND = 2 SPACES
4 SPACES FOR BIKE = 4 SPACES
TOTAL REQUIRED PARKING = 136
PROPOSED PARKING = 139 SPACES + 4 BIKE SPACES

Example Playgrounds



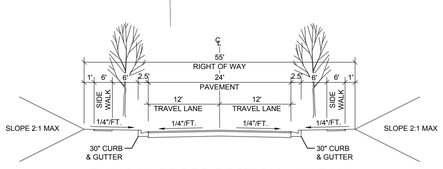
TEMPORARY HAMMERHEAD TURNAROUND





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

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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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

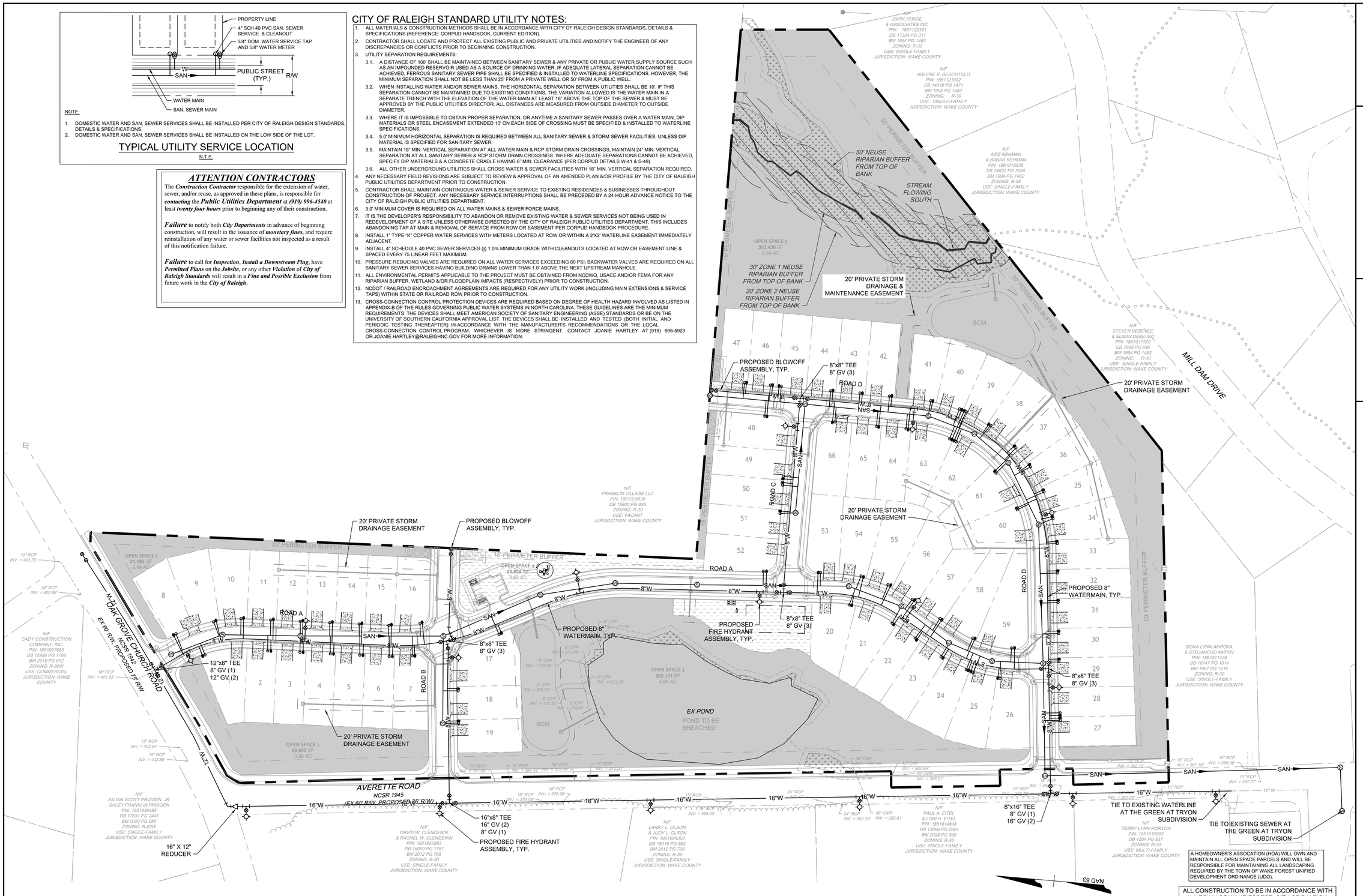
The ***Construction Contractor*** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for ***contacting*** the ***Public Utilities Department*** at ***(919) 996-4540*** at least ***twenty four hours*** prior to beginning any of their construction.

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.



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, CITY OF RALEIGH, AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

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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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 UTILITY PLAN

JOB NO.	48024
SHEET NO.	C3.0

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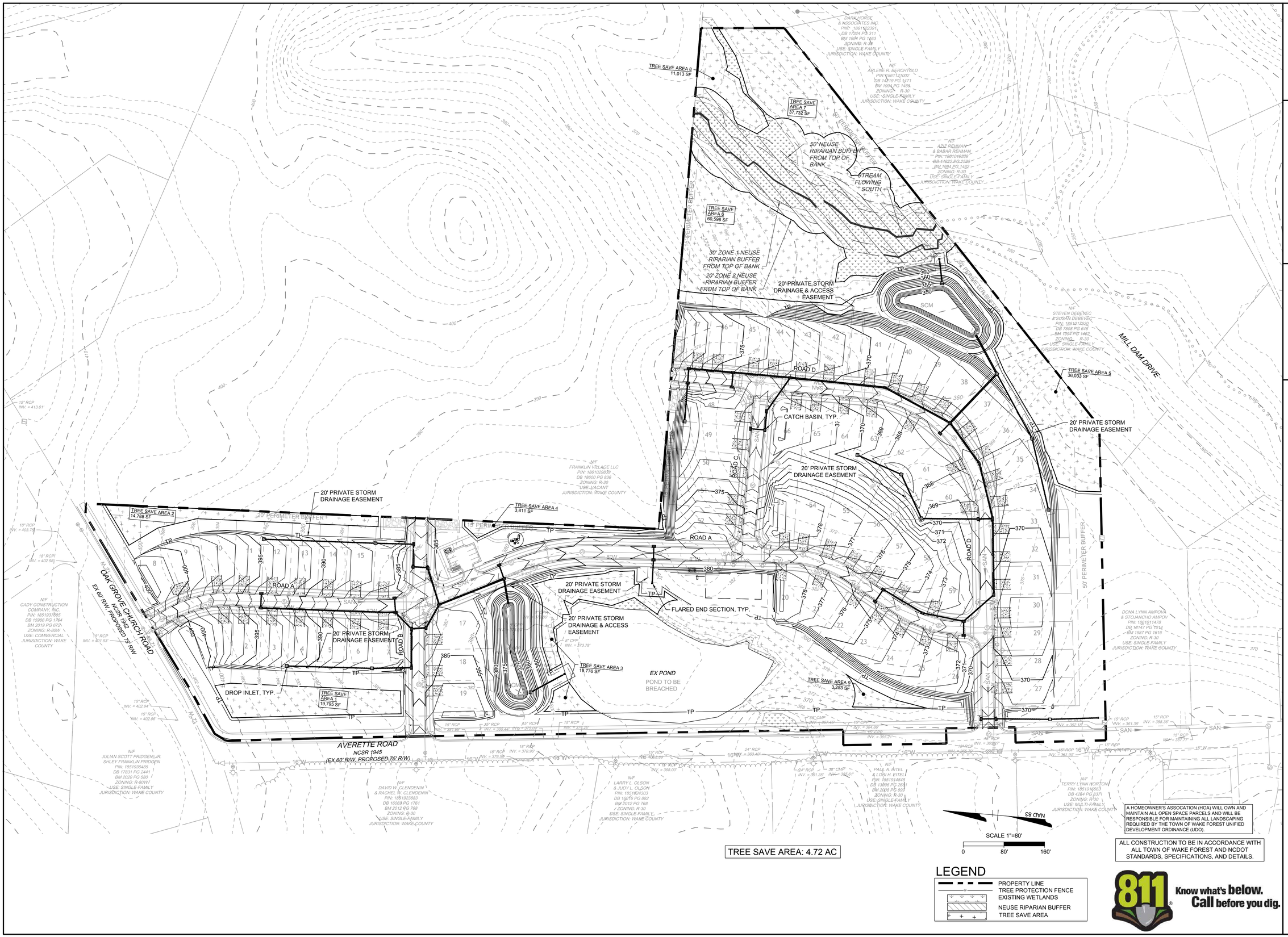

TREE SAVE AREA: 4.72 AC

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LEGEND

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

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NORTH CAROLINA LICENSE NO. C-1652

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

AVERETTE RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY GRADING & DRAINAGE PLAN

JOB NO. 48024

SHEET NO. C4.0

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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
TREE SAVE AREA 4: 3,811 SF / 700 SF = 5 CREDITS
TREE SAVE AREA 5: 36,033 SF / 700 SF = 52 CREDITS
TREE SAVE AREA 6: 60,598 SF / 700 SF = 87 CREDITS
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

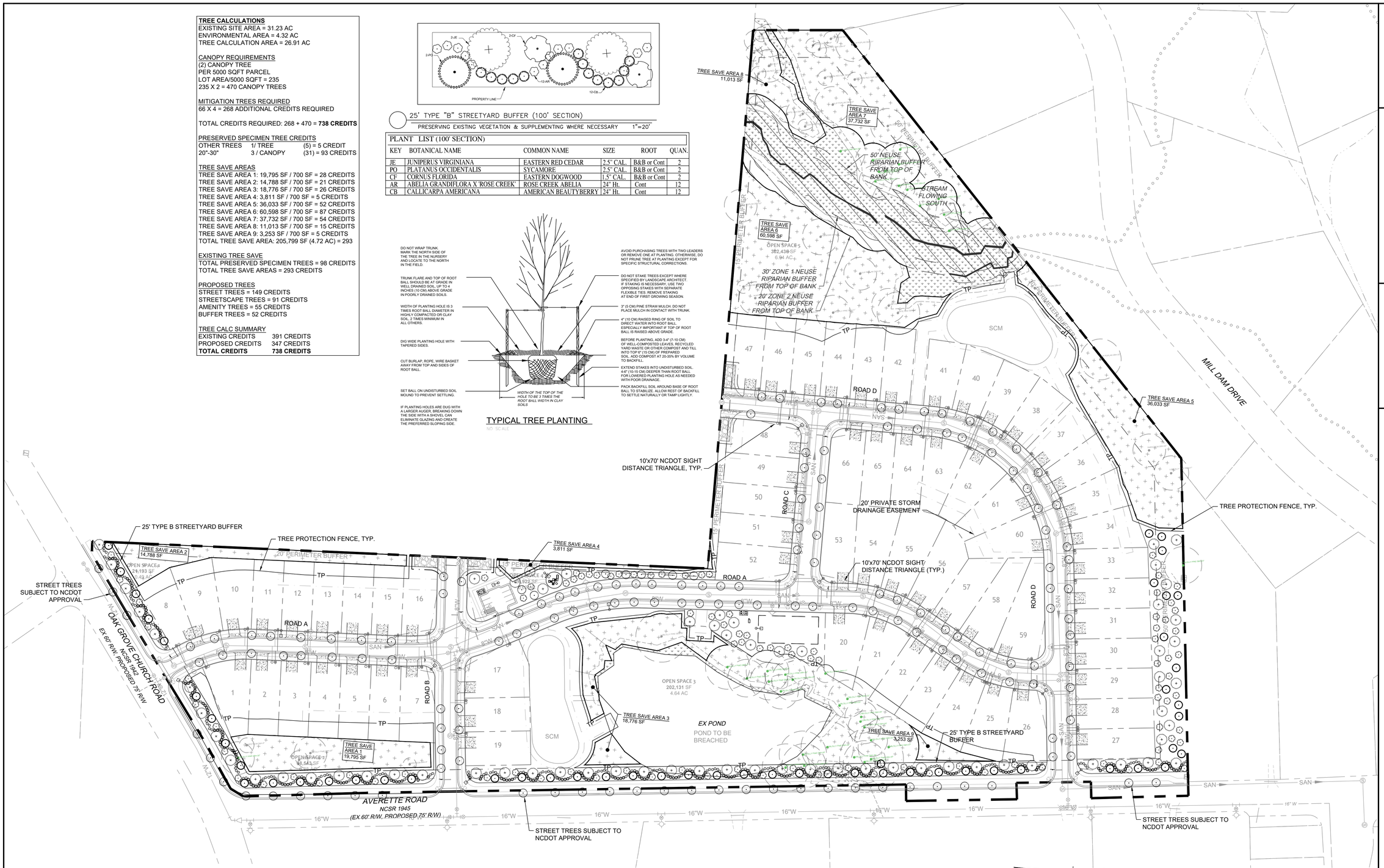
EXISTING CREDITS	391 CREDITS
PROPOSED CREDITS	347 CREDITS
TOTAL CREDITS	**738 CREDITS**

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

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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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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 1-800-976-9991 (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'

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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 LIGHTING PLAN

JOB NO.	48024
SHEET NO.	C6.0

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Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-22-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: January 17, 2023

SUBJECT
Public Hearing on LEGISLATIVE CASE RZ-22-05; Reserve at Dunn Creek; Consideration of a rezoning filed by Abode Communities, LLC to rezone 67.42± acres located at 0 Friendship Chapel Road and 0 NC 98 Bypass, being Wake County Tax PINs 1840660542, 1840761824, 1840657710, and 1840676254 from Residential Mixed-Use, Conditional Use (RMX CU), Residential Mixed-Use (RMX), General Residential 3, Conditional Use (GR3 CU), Highway Business, Conditional Use (HBCU), Traditional Neighborhood Development Overlay (TND), and Special Highway 2 Overlay (SH2-O) to Residential Mixed-Use Conditional District (RMX-CD), Urban Residential Conditional District (UR-CD), Open Space Conditional District (OS-CD) and Special Highway 2 Overlay (SH2-O).

Recommendation:

Item Summary:

ATTACHMENTS
- BOC Agenda Summary RZ-22-05.pdf
- 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 - Planning Board Recommendation and Plan Consistency Analysis.pdf
- Attachment G - Traffic Impact Analysis Executive Summary and NCDOT Review Report.pdf
- Ordinance RZ-22-05 Reserve at Dunn Creek.docx
- Exhibit 1 - Legal Description.pdf
- Exhibit 2 Consistency Statement RZ-22-05.pdf
- Exhibit 3 - Proposed Conditional District Plan.pdf

Agenda Item: Public Hearing of LEGISLATIVE CASE RZ-22-05, Reserve at Dunn Creek; rezoning filed by Abode Communities, LLC to rezone 67.42 ± acres located at 0 Friendship Chapel Road and 0 NC 98 Bypass, being Wake County Tax PINs 1840660542, 1840761824, 1840657710, and 1840676254 from Residential Mixed-Use, Conditional Use (RMX CU), Residential Mixed-Use (RMX), General Residential 3, Conditional Use (GR3 CU), Highway Business, Conditional Use (HBCU), Traditional Neighborhood Development Overlay (TND), and Special Highway 2 Overlay (SH2-O) to Residential Mixed-Use Conditional District (RMX-CD), Urban Residential Conditional District (UR-CD), Open Space Conditional District (OS-CD) and Special Highway 2 Overlay (SH2-O).

Summary: A public comment session was held at the December 13, 2022 Planning Board meeting. The Planning Board voted 5-1 to find the request consistent with the Community Plan and recommended approval of the zoning map amendment (rezoning) request with the proposed considerations:

- Remove seating benches or trellis swings and shade structure with seating as amenity options for IPS 1 and IPS 2.
- Remove the open space from the northwest corner of the site adjacent to Holding Village.
- Provide three way stops at three-way intersections.

Following the Planning Board meeting, the applicant submitted revised conditions which include:

- Removing seating benches or trellis swings and shade structure with seating as amenity options for IPS 1 and IPS 2.
- Removing the open space from the northwest corner of the site adjacent to Holding Village.
- Clarifying previously proposed condition language.

Following the Board of Commissioners Work Session meeting, the applicant submitted revised conditions which include:

- Adding a commitment that the western stream crossing would be started by the issuance of the 160th building permit and completed by the issuance of the 250th building permit.

Attachment B has been updated to reflect these changed conditions.

Attachments: See Staff Report

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

Meeting Date	January 17, 2023
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 67.42 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
Planning Board Recommendation	Recommended approval by a vote of 5-1 of the zoning map amendment request with the proposed considerations: • Remove seating benches or trellis swings and shade structure with seating as amenity options for IPS 1 and IPS 2 • Remove the open space from the northwest corner of the site adjacent to Holding Village • Provide three way stops at three way intersections. See Attachment F for the Planning Board Recommendation and Plan Consistency Analysis.

PUBLIC MEETINGS

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

CASE INFORMATION

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

Developer	Abode 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	67.42 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:	36.7% or 11.71 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 25-55 & 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 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 signed, proposed 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 #14 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:	Planning Board Recommendation and Plan Consistency Analysis
Attachment G:	TIA Executive Summary and NCDOT Review Report

EXHIBITS

Exhibit 1:	Legal Description
Exhibit 2:	Consistency Statement
Exhibit 3:	Reserve at Dunn Creek Master 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.

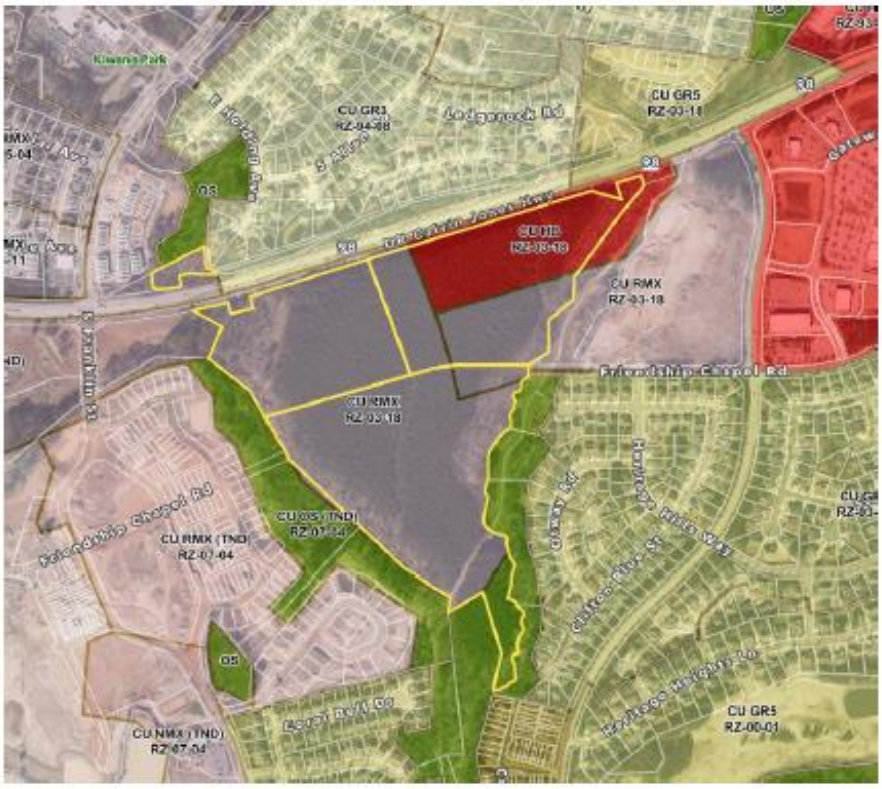
Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4317 and mbirch@longleaflp.com. Also, for more information about the rezoning, you may visit https://www.wakeforestnc.gov/planning and search "Rezoning Process" or contact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

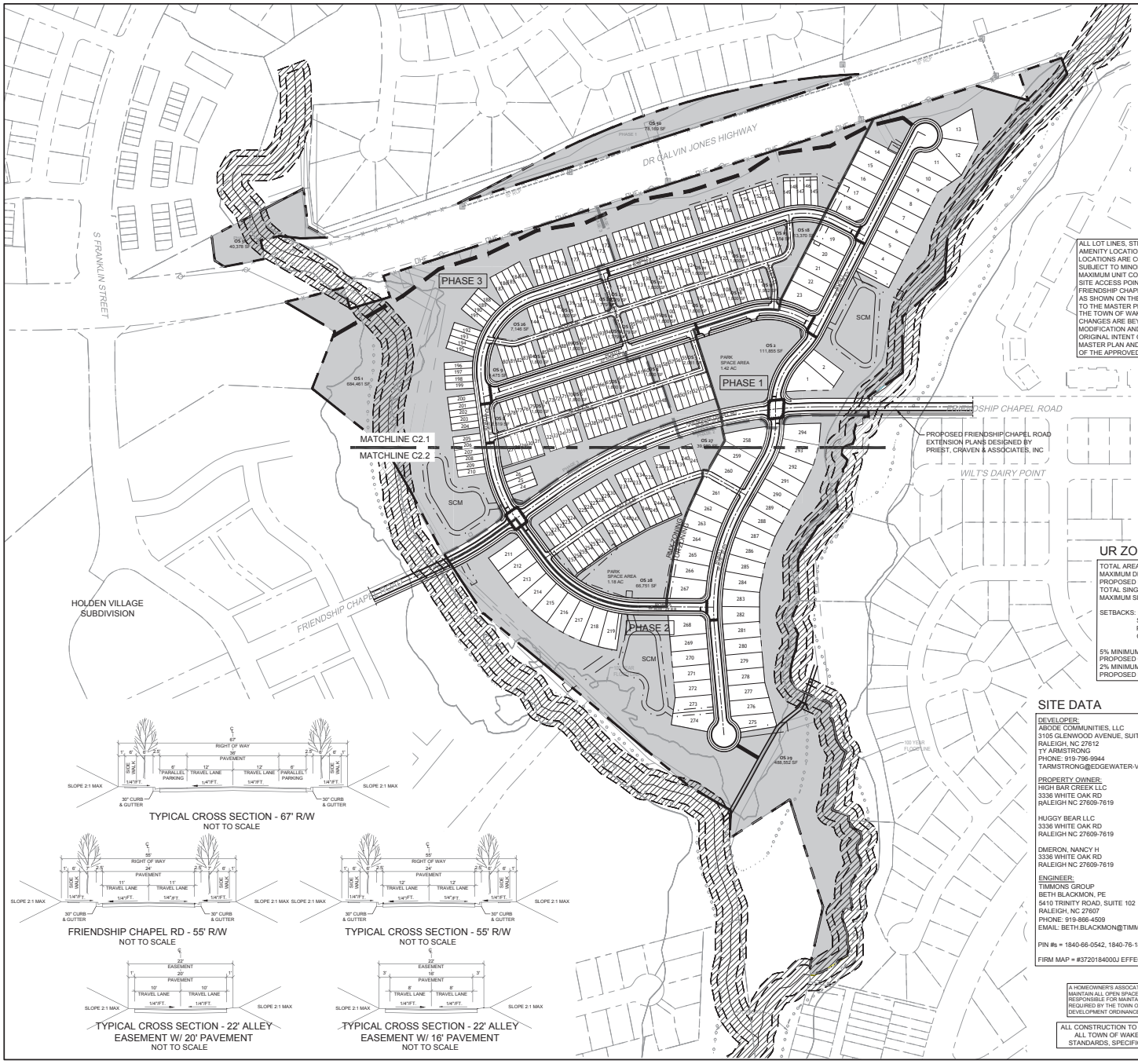
Attached to this invitation are the following materials:
1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Preliminary Project Plans

LONGLEAF
LAW PARTNERS

CURRENT PROPERTY MAP

CURRENT ZONING MAP





PROPOSED FRIENDSHIP CHAPEL ROAD EXTENSION PLANS DESIGNED BY PRIEST, CRAVEN & ASSOCIATES, INC

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.

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 ofthe 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 to utilize the funds available under the existing agreement to construct the crossing, with Developer contributing an amount agreed upon by the Town and Developer.
    a. Construction of the western crossing shall begin prior to the issuance of the 160th building permit and shall be substantially complete no later than issuance of the 250th building permit. Town staff will have the authority at its sole discretion to increase the number of substantially complete building permits due to force majeure conditions.
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 Subdivision Master Plan and shall be constructed and completed prior to recording of the plat of the subject phase.
6. Buffers shall be installed prior to recording of the plat of the subject phase.
7. Type C buffers are required where noted on the Subdivision Master Plan. 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 Subdivision Master Plan. 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. The Primary Amenity area will commence construction no later than the issuance of the 75th building permit and be completed by no later than the issuance of the 225th building permit.
    b. IPS 2: This shall be completed by no later than the issuance of the 225th building permit and shall include no less than 2 items from the Amenity List noted in this section.

It is possible that some of the mailboxes 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. Prior to plat recordation for the phase containing IPS 3 and/or IPS 4, the construction plans for the IPS within the phase shall have been approved such that construction of the IPS may start in a timely manner after plat recordation.

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. Options (iii) and (v) shall not count towards the requirements of IPS 1 and IPS 2.

e. Town staff in its discretion may have the right to make minor modifications to the milestones herein in the event that delays in delivery are caused by events outside Developer control.

9. 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. The maximum number of townhome lots fronting on open space shall not exceed 55 lots.
10. 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 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. The maximum number of front load garage townhomes shall not exceed 70 lots.
11. The properties shown on the Subdivision Master Plan as being dedicated to the Town of Wake Forest shall be deeded in conjunction with the recording of the first phase of final plat. All costs associated with the deeding of the property shall be incurred by the Developer.
12. 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 oftwo (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 Fa<;:ade 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

q. Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Townhome Dwellings will have a covered porch or stoop.

r. 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.

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. 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.
h. Garage Door setback from fac;:ade: 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.

13. Structures heights shall be limited to the following maximums: RMX zoning 3 stories; UR zoning 3 stories
14. Developer shall purchase and install a public art feature with a value of $25,000 at the intersection of Friendship Chapel Road and Road D. The public art feature shall be subject to the approval of the Town's Public Art Commission and shall be installed prior to the issuance of the 150th building permit.
15. Road A may exceed block length standards between Friendship Chapel Road and Road B (407'); between Road Band Road J (534'); and between Road E and Road D (437'); and between Road C and Road D (661').
16. Road E may exceed block length standards with a maximum length of 545'.
17. Road B may exceed block length standards between Road C and Road D with a maximum length of 415'.

18. Friendship Chapel Road may exceed block length standards to preserve the design of the connector road between existing developments.
19. In an effort to reduce the impact to the stream crossing, a 6' sidewalk shall be installed, on the north side of Friendship Chapel Road, from Road D to the Legacy Driveway.

Ty Armstrong

Director

Abode Communities

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

Created With Tiny Scanner

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: _____

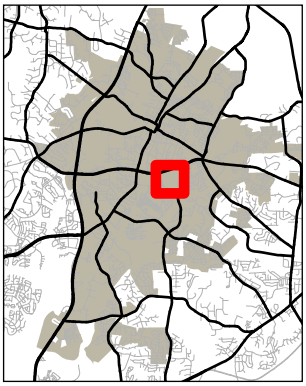
Signature(s) of Owner(s):

D Banks Dawson

Print or type name(s):

Attach additional sheets if there are additional owners.

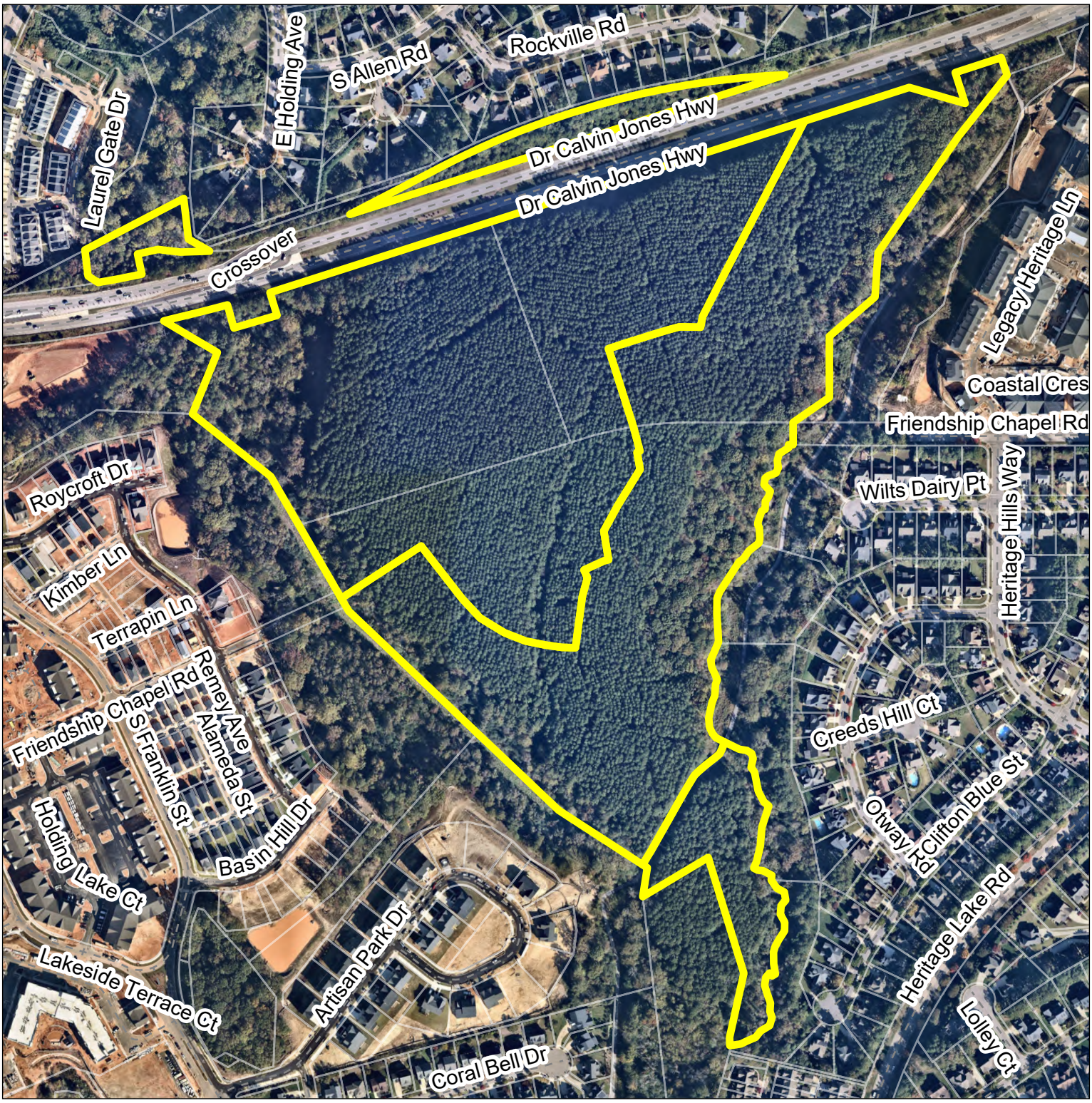
***Owner of record as shown on the latest equalized assessment rolls of Wake County. (An option to purchase does not constitute ownership). If ownership has been recently transferred, a copy of the deed must accompany this authorization.**



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.

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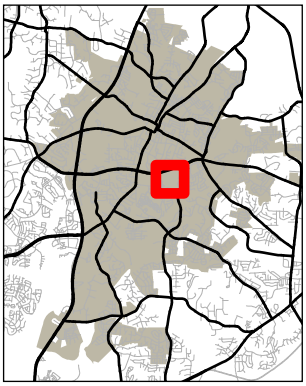
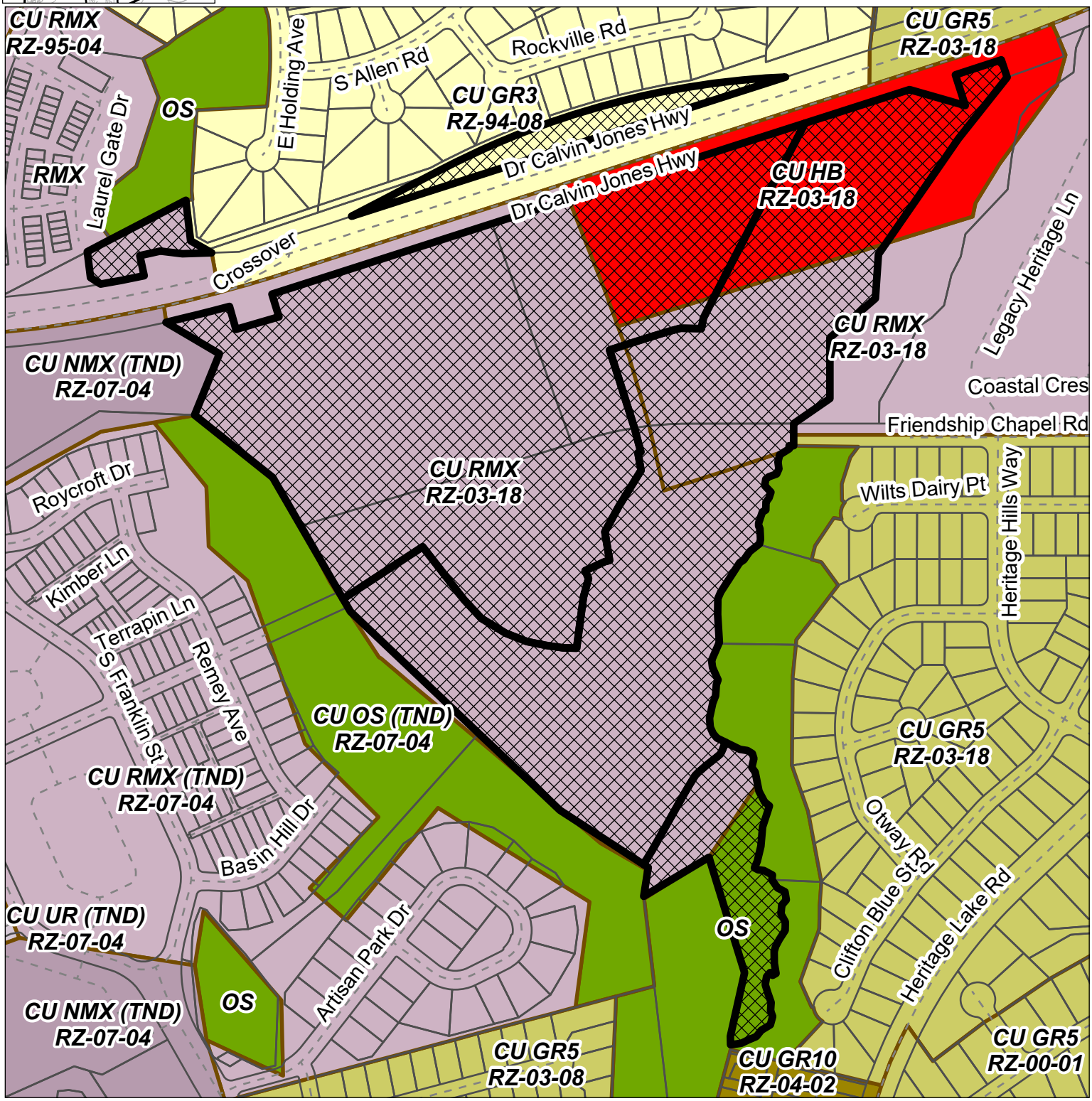
N W E



TOWN of WAKE FOREST

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

12/7/2022



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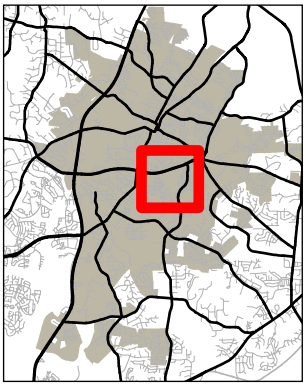
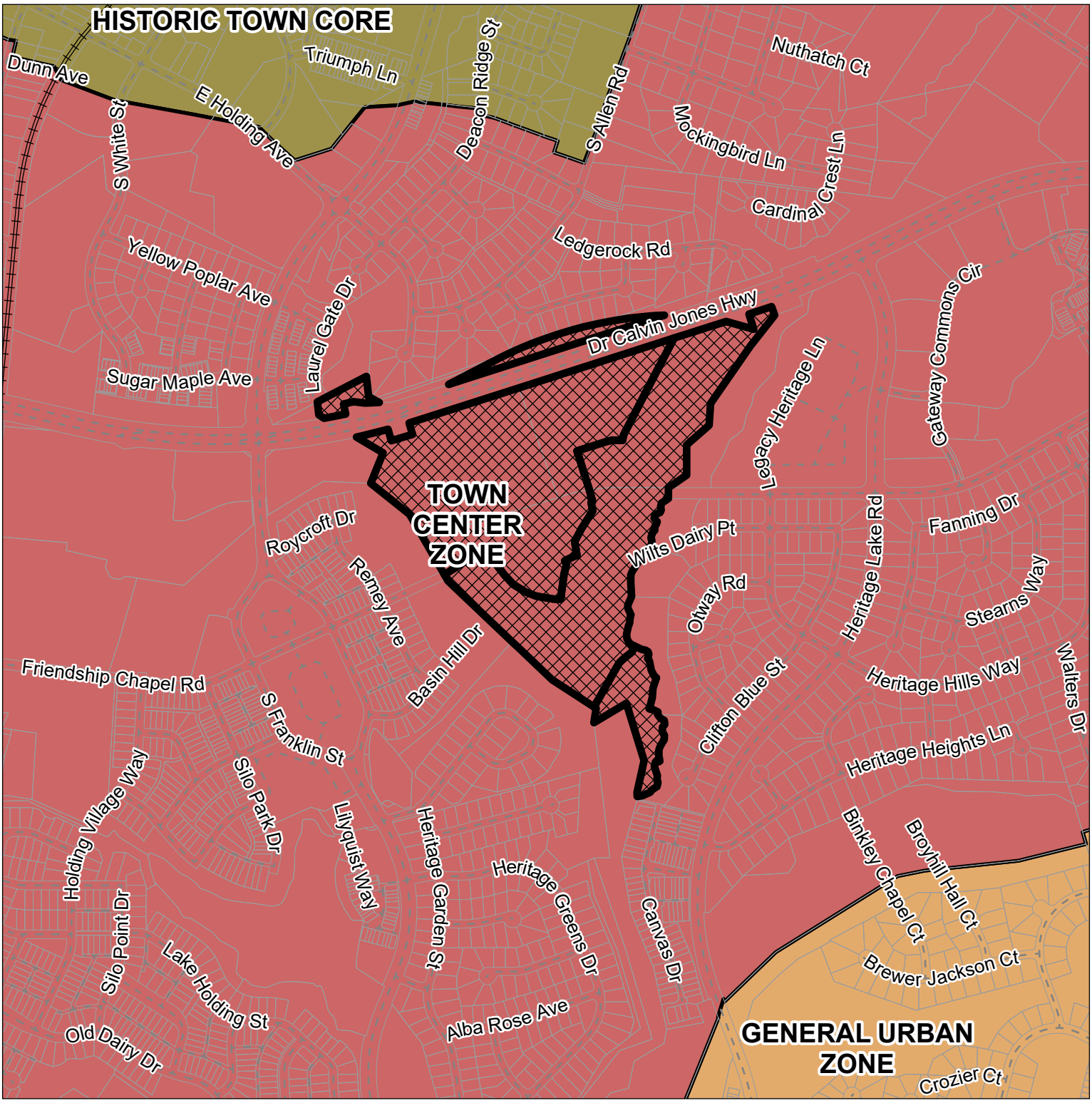


Community Plan Zones

TOWN of WAKE FOREST

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

12/7/2022



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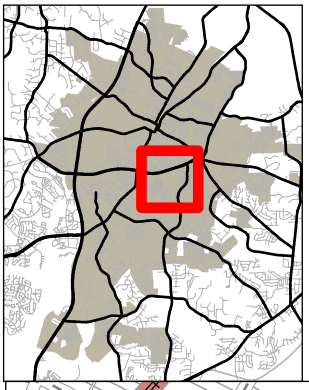
0 0.25 0.5 Miles

N W

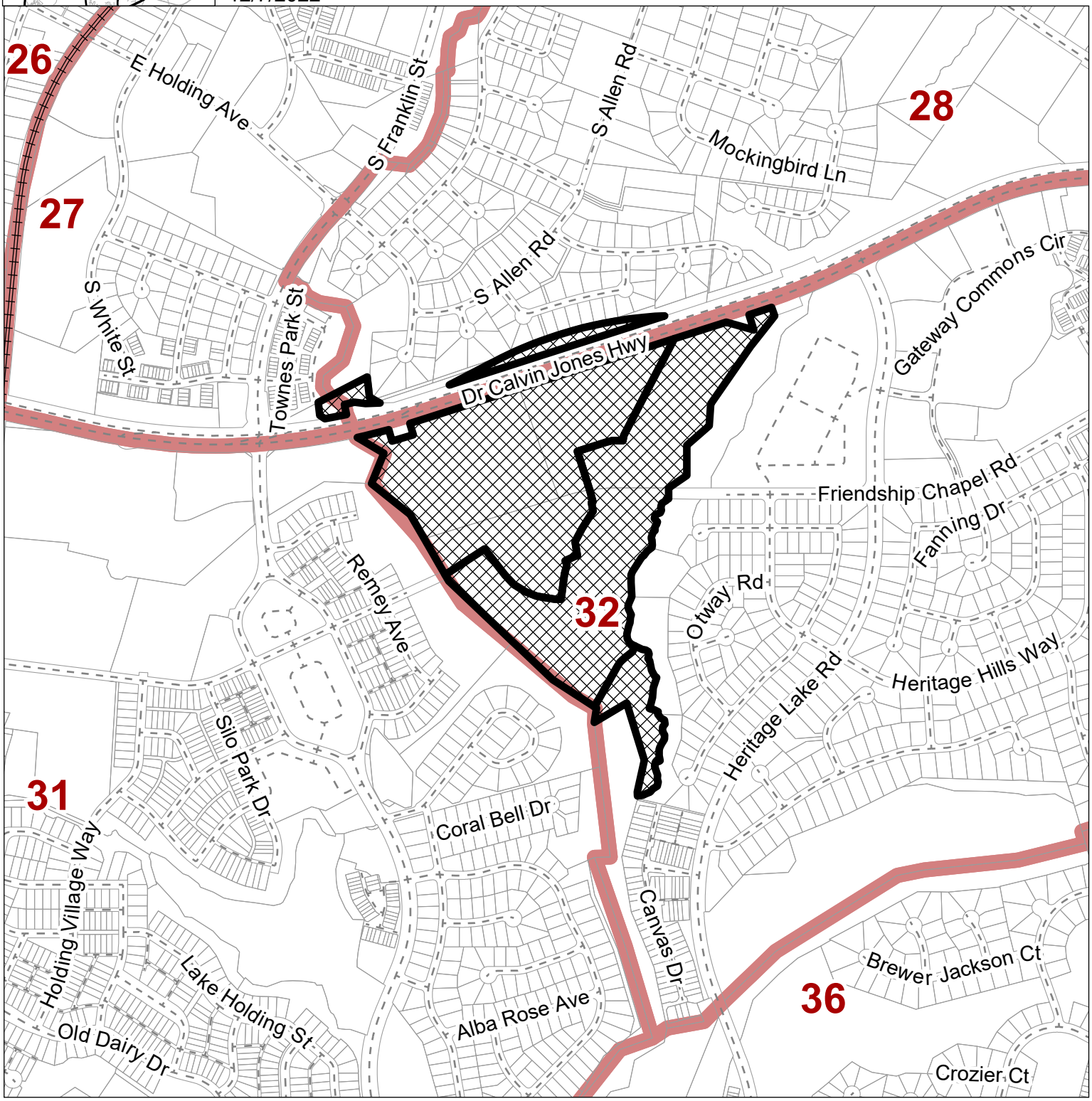


Neighborhood Planning Areas

TOWN of WAKE FOREST

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

12/7/2022



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N W

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

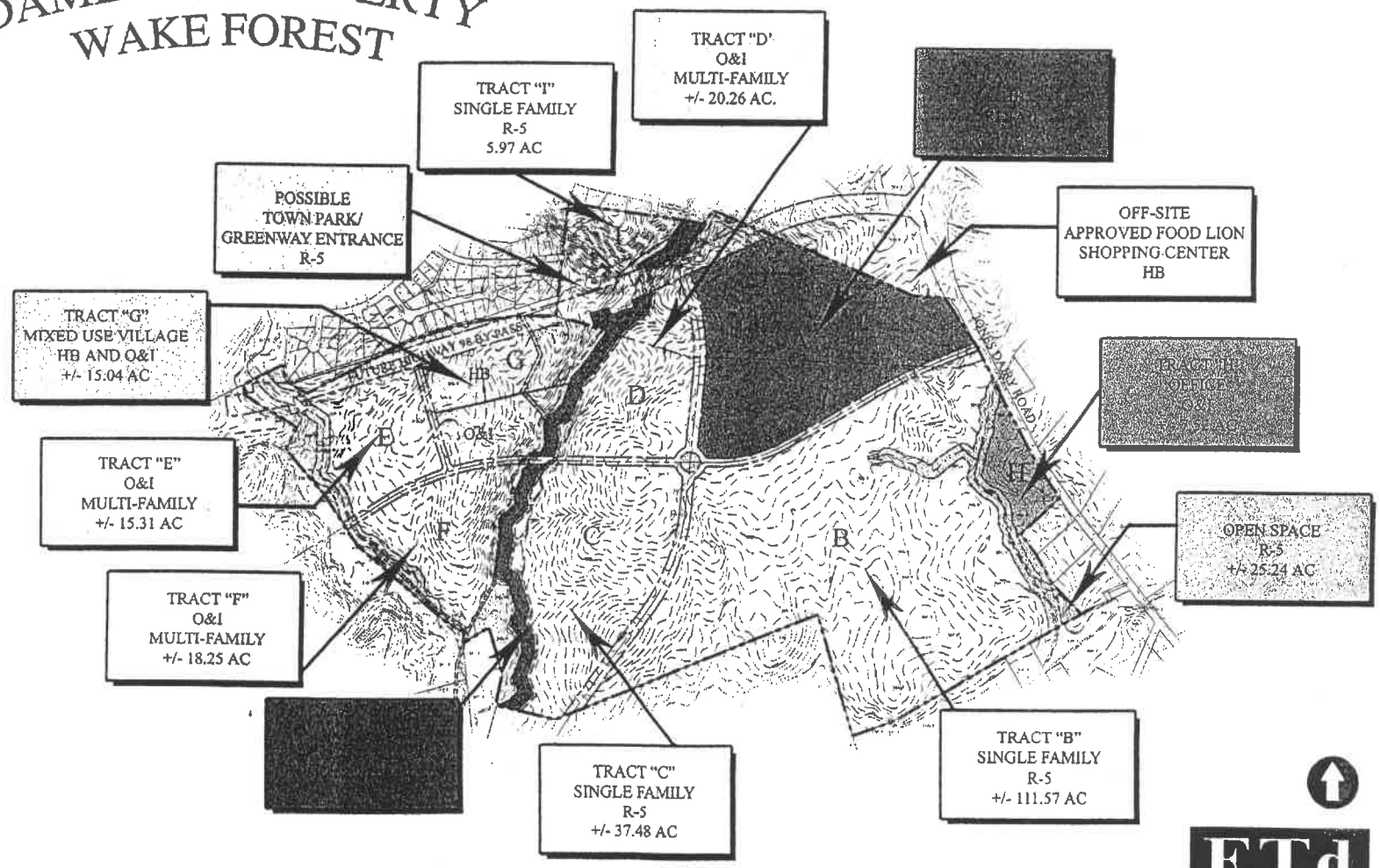
Approved to form:

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 PLANNING • LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING • LAND USE CONSULTING

September 2, 2003

81-03-18

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

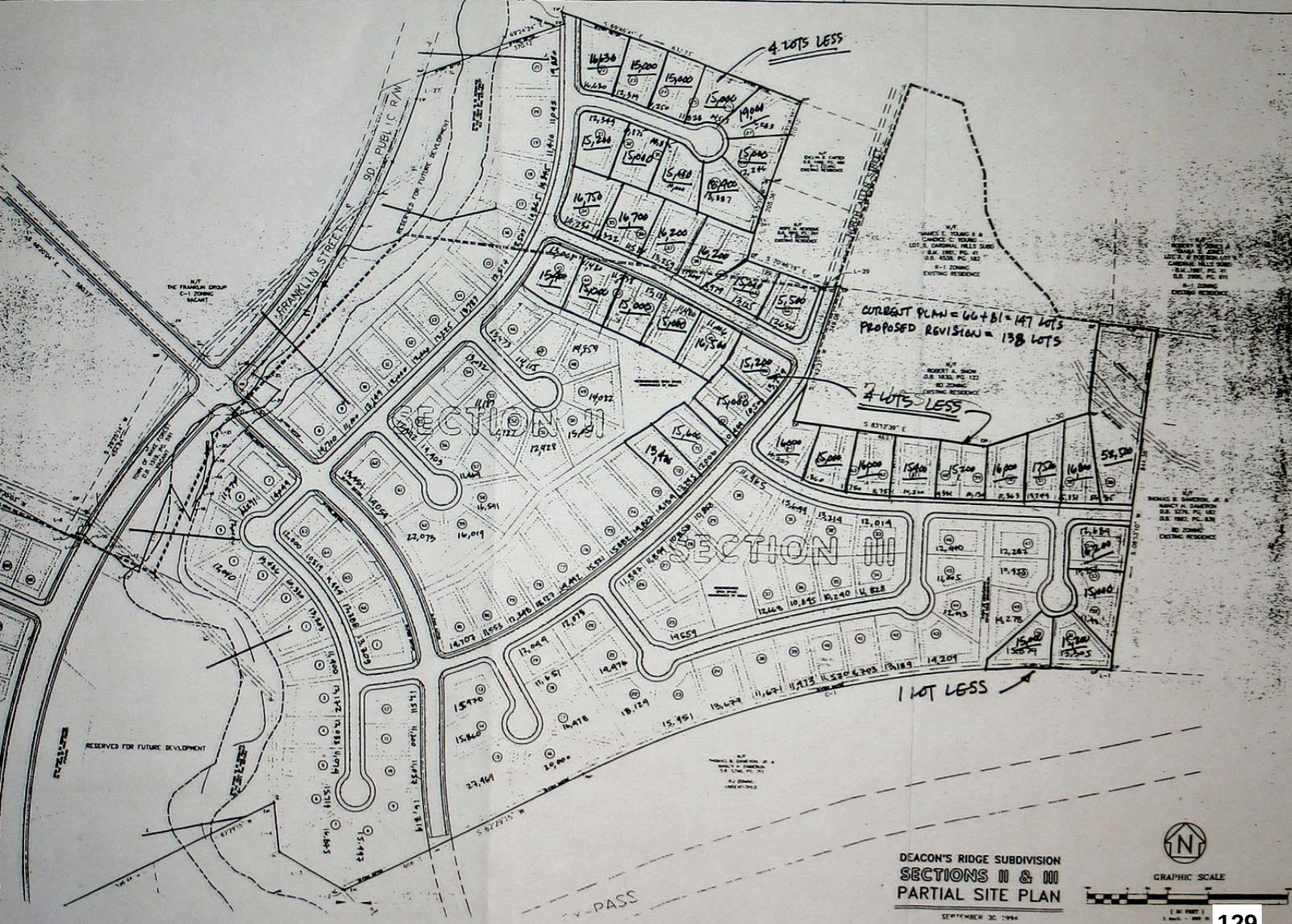
The Wake Forest Board of Commissioners considered your request on February 21, 1995, for a conditional use rezoning.

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

TOWN *of*
WAKE FOREST

Report Requirements:

Per NCGS 160D-604, all proposed amendments to the zoning ordinance or zoning map shall have a written report provided from the Planning Board to the Board of Commissioners within 30 days of referral of the amendment to the Planning Board, or the Board of Commissioners may proceed in its consideration of the amendment without the Planning Board report. Furthermore, in no case is the Board of Commissioners bound by the recommendations, if any, of the Planning Board.

Per NCGS 160D-604, the Planning Board shall advise and comment on whether the proposed zoning amendment is consistent with all applicable officially adopted plans, and provide a written recommendation to the Board of Commissioners that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Board of Commissioners.

GENERAL INFORMATION

Applicant:	Abode Communities, LLC
Owner:	Huggy Bear LLC, High Bar Creek LLC, and Nancy Dameron
Requested Action:	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)
Existing Zoning:	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)
Location:	0 Friendship Chapel Road and 0 NC 98 Bypass
Size:	76.37 acres
Tax PINs:	1840660542, 1840761824, 1840657710, and 1840676254
Existing Land Use:	Vacant

Applicable Officially Adopted Plans:

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

This report reflects the recommendation of the Planning Board, this the 13th day of December 2022.

Introduced by Planning Board member: Karin Kuropas

TOWN *of*
WAKE FOREST

Seconded by Planning Board member: Shelia Bishop

Attest:

Joe Kimray, Planning Board Chair

Courtney Tanner, Planning Director

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			

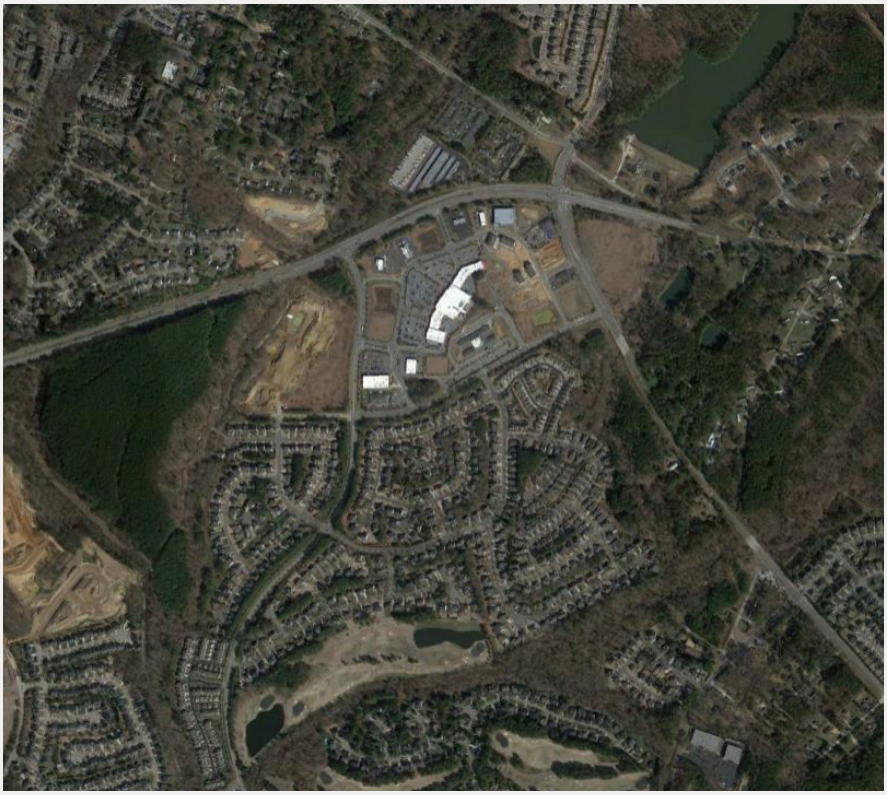
POLICIES FOR PUBLIC SAFETY		**YES**	**NO**	**NA**
PS-1	Employ community education, school, and public involvement programs to enhance community awareness of public safety issues			
PS-2	Periodically review the need for additional paid personnel, capital improvements and equipment needs to meet or exceed 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:
Ramey Kemp & Associates, Inc.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
License #C-0910

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.

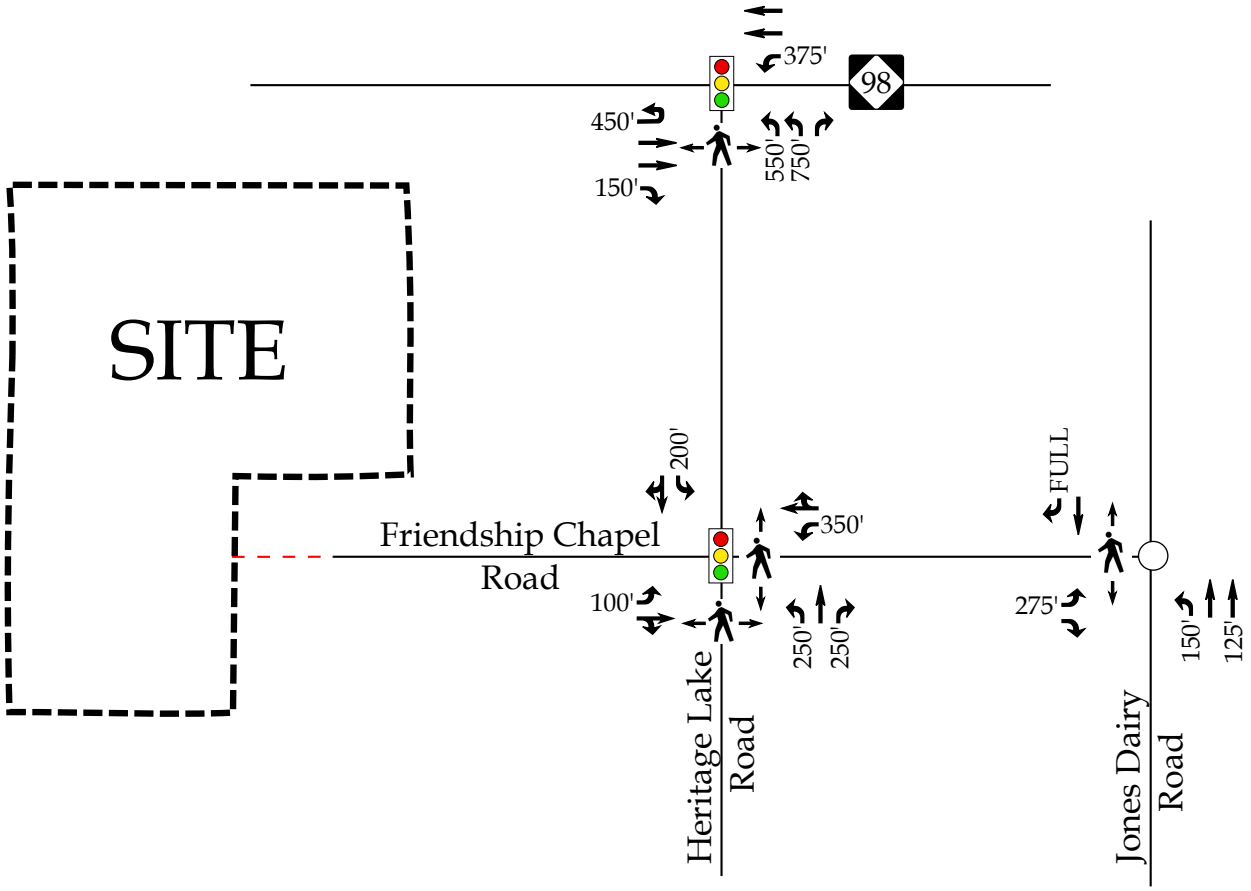
Recommended Improvements by Developer

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

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

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

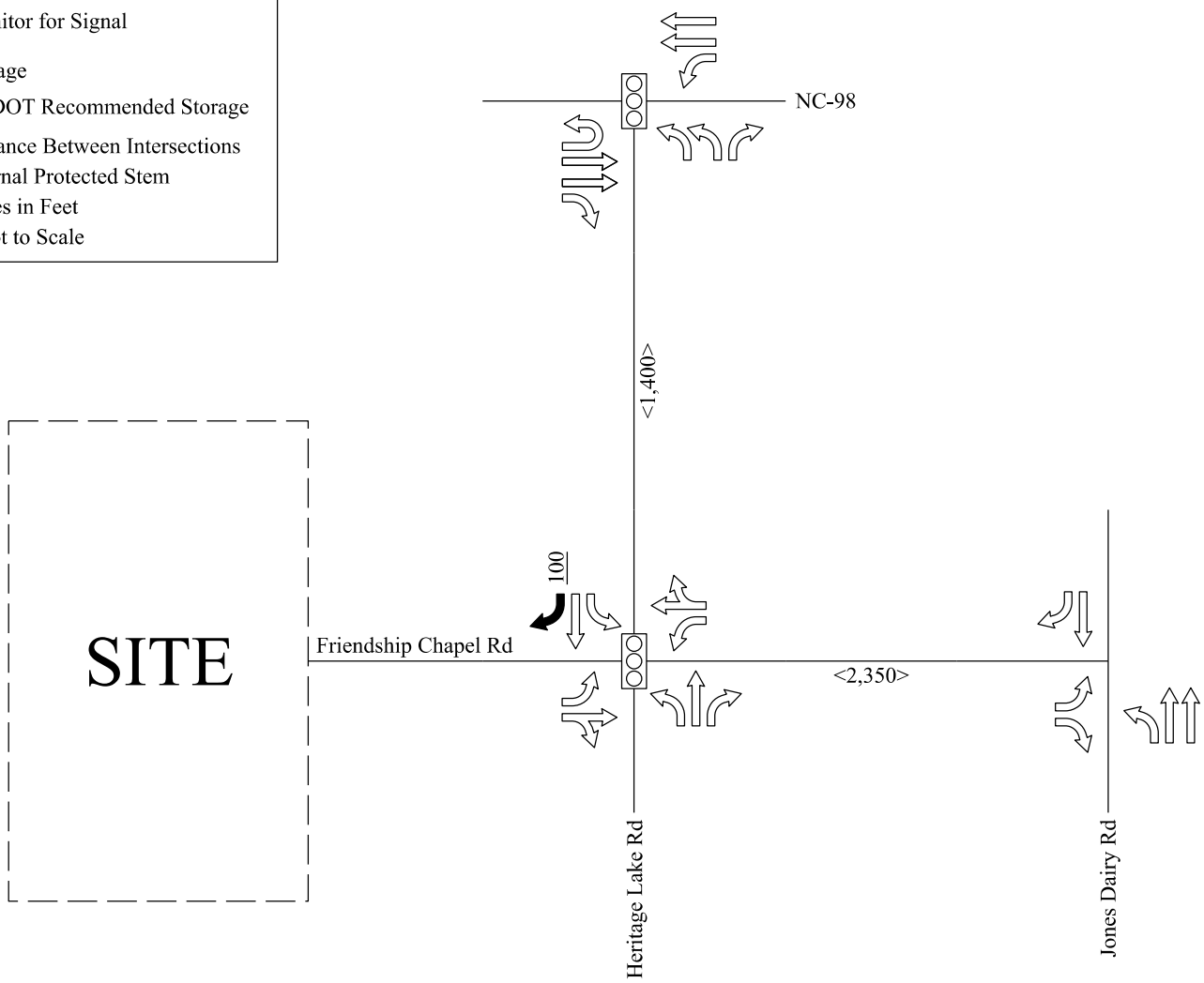
The analysis includes background improvements by others. If these improvements are not in place at the time of construction, the site should provide these improvements or analysis demonstrating mitigation is not necessary.

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



ORDINANCE 2023-XX

ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF WAKE FOREST TO CHANGE THE ZONING OF APPROXIMATELY 67.42 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, RESERVE AT DUNN CREEK

WHEREAS, the application submitted by Abode Communities, LLC for the rezoning of land hereinafter described was duly filed with the Planning Department; and

WHEREAS, the Planning Board held a public comment session on December 13, 2022 and the Board of Commissioners held a public hearing on January 17, 2023; and

WHEREAS, mailed notices, property sign postings, and a newspaper notice publication were carried out for the public comment session and public hearing pursuant to G.S. § 160D-602 and the Unified Development Ordinance; and

WHEREAS, the Planning Board submitted its recommendation to the Board of Commissioners recommending approval of said application that was generally consistent with the Comprehensive Plan for the lands hereinafter described, all in accordance with the requirements of the Town of Wake Forest Unified Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest, North Carolina:

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

Section 2: The parcels identified by the Wake County Tax Parcel Identification Numbers 1840660542, 1840761824, 1840657710, and 1840676254, and described in Exhibit 1, are located within the Town’s Extraterritorial Jurisdiction.

Section 3: The Town of Wake Forest Unified Development Ordinance, including the Town of Wake Forest North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the “Rezoned Lands” from 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) as shown on Exhibit 1, subject to the conditions stated herein.

Section 4: The "Rezoned Lands" are subject to all of the standards and conditions in Exhibit 3 – Reserve at Dunn Creek Master Plan, which are imposed as part of this rezoning.

Section 5: The Administrator is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Wake Forest, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 6: After reviewing all the information presented at the public hearing and the Wake Forest plans, policies and ordinances, the Wake Forest Board of Commissioners find the zoning map amendment request reasonable and consistent with the 2009 Community Plan and is in the interest of the public and adopted a written consistency statement, which is on file with the Wake Forest Planning Department and attached as Exhibit 2.

Section 7: The "Rezoned Lands" are subject to the following conditions, which are imposed as part of this rezoning:

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 to utilize the funds available under the existing agreement to construct the crossing, with Developer contributing an amount agreed upon by the Town and Developer.
    a. Construction of the western crossing shall begin prior to the issuance of the 160th building permit and shall be substantially complete no later than issuance of the 250th building permit. Town staff will have the authority at its sole discretion to increase the number of substantially complete building permits due to force majeure conditions.

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 Subdivision Master Plan and shall be constructed and completed prior to recording of the plat of the subject phase.

6. Buffers shall be installed prior to recording of the plat of the subject phase.

7. Type C buffers are required where noted on the Subdivision Master Plan. 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 Subdivision Master Plan. 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. The Primary Amenity area will commence construction no later than the issuance of the 75th building permit and be completed by no later than the issuance of the 225th building permit.

   b. IPS 2: This shall be completed by no later than the issuance of the 225th building permit and shall include no less than 2 items from the Amenity List noted in this section. It is possible that some of the mailboxes 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. Prior to plat recordation for the phase containing IPS 3 and/or IPS 4, the construction plans for the IPS within the phase shall have been approved such that construction of the IPS may start in a timely manner after plat recordation.

   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. Options (iii) and (v) shall not count towards the requirements of IPS 1 and IPS 2.

   e. Town staff in its discretion may have the right to make minor modifications to the milestones herein in the event that delays in delivery are caused by events outside Developer control.

9. Certain town home 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.l & 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. The maximum number of town home lots fronting on open space shall not exceed 55 lots.

10. Certain town home 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 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. The maximum number of front load garage town homes shall not exceed 70 lots.

11. The properties shown on the Subdivision Master Plan as being dedicated to the Town of Wake Forest shall be deeded in conjunction with the recording of the first

phase of final plat. All costs associated with the deeding of the property shall be incurred by the Developer.

12. 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. Town homes shall be 2-story or 3-story buildings with each type comprising no less than 20% of the unit count
d. Town homes less than 24' in width will have a 1- or 2-car garage and all Town homes 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. j. All town homes shall have rear load garages except where front load units are allowed as noted on the approved Masterplan.
k. 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 town homes 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 two Facade 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

q. Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Town home Dwellings will have a covered porch or stoop.

r. 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.

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. 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.

h. Garage Door setback from facade: 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.

13. Structures heights shall be limited to the following maximums: RMX zoning 3 stories; UR zoning 3 stories

14. Developer shall purchase and install a public art feature with a value of $25,000 at the intersection of Friendship Chapel Road and Road D. The public art feature shall be subject to the approval of the Town's Public Art Commission and shall be installed prior to the issuance of the 1501h building permit.

15. Road A may exceed block length standards between Friendship Chapel Road and Road B (407'); between Road Band Road J (534'); and between Road E and Road D (437'); and between Road C and Road D (661')

16. Road E may exceed block length standards with a maximum length of 545'.

17. Road B may exceed block length standards between Road C and Road D with a maximum length of 415'.

18. Friendship Chapel Road may exceed block length standards to preserve the design of the connector road between existing developments.

19. In an effort to reduce the impact to the stream crossing, a 6' sidewalk shall be installed, on the north side of Friendship Chapel Road, from Road D to the Legacy Driveway.

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

Adopted and effective this the 17th day of January 2023.

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Vivian A. Jones
Mayor

ATTEST:

APPROVED AS TO FORM:

_____

Theresa Savary
Town Clerk

_____

Hassan Kingsberry
Town Attorney

AREAS TO BE REZONED

TRACT 1, 2 & 3 AREA TO BE REZONED RMX-CD

COMMENCING FROM AN EXISTING CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING LOCATED ON THE SOUTHERN EDGE OF THE NC 98 HIGHWAY CONTROLLED ACCESS RIGHT-OF-WAY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 71°49'32" WEST A DISTANCE OF 145.81 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 17°59'47"EAST A DISTANCE OF 97.07 FEET TO A CONCRETE MONUMENT; THENCE NORTH 74°04'42" WEST A DISTANCE OF 175.45 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 72°09'47" WEST A DISTANCE OF 353.44 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY EDGE SOUTH 27°07'24" WEST A DISTANCE OF 661.94 FEET TO A POINT; THENCE SOUTH 08°57'39" WEST A DISTANCE OF 33.50 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 107.35 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 230.00 FEET, A CHORD DIRECTION OF SOUTH 85°35'22" WEST, AND A CHORD DISTANCE OF 106.38 FEET; THENCE SOUTH 72°13'07" WEST A DISTANCE OF 176.21 FEET; THENCE SOUTH 17°46'54" EAST A DISTANCE OF 145.50 FEET; THENCE SOUTH 17°46'54"EAST A DISTANCE OF 100.55 FEET TO A POINT; THENCE SOUTH 17°46'54" EAST A DISTANCE OF 23.16 FEET TO A POINT; THENCE SOUTH 12°19'27" EAST A DISTANCE OF 59.00 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 8.03 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1474.18 FEET TO A POINT, A CHORD DIRECTION OF SOUTH 77°31'10" WEST, AND A CHORD DISTANCE OF 8.03 FEET TO A POINT; THENCE SOUTH 12°38'14" EAST A DISTANCE OF 47.56 FEET; THENCE SOUTH 29°31'44" WEST A DISTANCE OF 107.39 FEET TO A POINT; THENC\E SOUTH 29°31'44" WEST A DISTANCE OF 107.39 FEET TO A POINT; THENCE SOUTH SOUTH29°30'48"WEST A DISTANCE OF 60.22 FEET TO A POINT; THENCE 29°31'44" WEST A DISTANCE OF 50.97 FEET TO A POINT; THENCE SOUTH 10°31'51" EAST A DISTANCE OF 87.87 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 39.99 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 122.50 FEET, A CHORD DIRECTION OF SOUTH 70°10'12" WEST, AND A CHORD DISTANCE OF 39.81 FEET TO A POINT; THENCE SOUTH 60°49'04" WEST A DISTANCE OF 43.66 FEET TO A POINT; THENCE SOUTH 29°10'56" EAST A DISTANCE OF 22.96 FEET TO A POINT; THENCE SOUTH 12°56'38" WEST A DISTANCE OF 56.69 FEET TO A POINT; THENCE S 09°06'39" W 56.69 FEET TO A POINT; THENCE SOUTH 09°06'39" WEST A DISTANCE OF 68.27 FEET TO A POINT; THENCE SOUTH 00°29'09" WEST A DISTANCE OF 31.50 FEET TO A POINT; THENCE NORTH 89°30'51" WEST A DISTANCE OF 34.00 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 369.57 FEET, SAID CURVE HAVING A RADIUS OF 400.00 FEET, A CHORD DIRECTION OF NORTH 63°02'45" WEST, AND A CHORD DISTANCE OF 356.56 FEET; THENCE NORTH 36°34'40" WEST A DISTANCE OF 182.57 FEET; THENCE SOUTH 54°40'31" WEST A DISTANCE OF 110.95 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 179.08 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1000.00 FEET, A CHORD DIRECTION OF SOUTH 58°33'10" WEST, AND A CHORD DISTANCE OF 178.85 FET, SAID POINT BEING LOCATED ON THE EASTERN EDGE OF THE FRIENDSHIP CHAPEL ROAD RIGHT-OF- WAY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 30°09'45" WEST A DISTANCE OF 257.80 FEET TO A POINT, SAID POINT BEING LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF HR NORTHLAKE LLC AS RECORDED IN DEED BOOK 18040 PAGE 321 AND SHOWN ON BOOK OF MAPS 2021 PAGE 2199, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 30°09'45" WEST A DISTANCE OF 168.60 FEET TO A POINT; THENCE NORTH 51°18'22" WEST A DISTANCE OF 302.80 TO A POINT, SAID POINT BEING THE SOUTHEASTERN PROPERTY CORNER OF ALF HOLDING VILLAGE LLC AS RECORDED IN DEED BOOK 14433 PAGE 2087, AND SHOWN ON BOOK OF MAPS 2020 PAGE 387, WAKE COUNTY REGISTRY ; THENCE NORTH 21°45'45" EAST A DISTANCE OF 200.14 FEET TO A POINT; THENCE NORTH 59°22'22" WEST A DISTANCE OF 187.76 FEET

TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING LOCATED ON THE SOUTHERN EDGE OF THE NC 98 HIGHWAY CONTROLLED ACCESS HIGHWAY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 76°08'02" EAST A DISTANCE OF 198.48 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 15°18'47" EAST A DISTANCE OF 72.59 FEET TO A CONCRETE MONUMENT; THENCE NORTH 73°17'05" EAST A DISTANCE OF 136.23 FEET TO A CONCRETE MONUMENT; THENCE NORTH 19°08'55" WEST A DISTANCE OF 72.47 FEET TO A CONCRETE MONUMENT; THENCE NORTH 72°39'16" EAST A DISTANCE OF 128.31 FEET TO A CONCRETE MONUMENT; THENCE NORTH 72°09'47" EAST A DISTANCE OF 1547.23 FEET TO THE POINT OF BEGINNING, CONTAINING 31.9532 ACRES AND BEING THE AREA REZONED RMX-CD.

TRACT 2 & 3 AREA TO BE REZONED TO UR-CD:

BEGINNING AT AN EXISTING CONCRETE MONUMENT LOCATED ON THE SOUTHERN EDGE OF THE NC 98 RIGHT-OF-WAY, SAID CONCRETE MONUMENT HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 807467.2020 FEET E: 2147955.9770 FEET, AND BEING THE POINT OF BEGINNING; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 19°10'24" EAST A DISTANCE OF 55.68 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF THE TOWN OF WAKE FOREST AS RECORDED IN DEED BOOK 18217 PAGE 1140 AND SHOWN ON BOOK OF MAPS 2020 PAGE 1948; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 38°34'11" WEST A DISTANCE OF 237.45 FEET TO A POINT; THENCE SOUTH 34°39'43" WEST A DISTANCE OF 425.94 FEET TO A POINT; THENCE SOUTH 03°49'13" WEST A DISTANCE OF 134.00 FEET TO A POINT; THENCE SOUTH 49°11'44" WEST A DISTANCE OF 181.77 FEET TO A POINT; THENCE SOUTH 00°01'45" EAST A DISTANCE OF 184.17 FEET TO A POINT; THENCE SOUTH 55°16'14" WEST A DISTANCE OF 134.42 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE SOUTHEASTERN PROPERTY OF LANDS NOW OR FORMERLY OF HIGH BAR LLC AS RECORDED IN DEED BOOK 15086 PAGE 271, WAKE COUNTY REGISTRY, BEING LOCATED ON THE WESTERN EDGE OF THE FRIENDSHIP CHAPEL ROAD RIGHT-OF-WAY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 00°02'08" EAST A DISTANCE OF 70.00 FEET TO A POINT,SAID POINT BEING LOCATED ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF THE TOWN OF WAKE FOREST AS RECORDED IN DEED BOOK 14534 PAGE 2554 AND SHOWN ON BOOK OF MAPS 2011 PAGE 143; THENCE ALONG AND WITH SAID PROPERTY LINE SOUTH 89°58'08" WEST A DISTANCE OF 19.90 FEET TO A POINT, SAID POINT BEING LOCATED ON WITHIN THE CENTERLINE OF HATTERS BRANCH; THENCE ALONG AND WITH HATTERS BRANCH THE FOLLOWING COURSES: SOUTH 04°55'51" EAST A DISTANCE OF 18.56 FEET; THENCE SOUTH 70°20'48" WEST A DISTANCE OF 28.31; THENCE SOUTH 05°08'40" WEST A DISTANCE OF 57.66 FEET; THENCE SOUTH 71°58'56" WEST A DISTANCE OF 38.45 FEET; THENCE SOUTH 07°21'34" WEST A DISTANCE OF 24.28 FEET; THENCE SOUTH 49°02'52" EAST A DISTANCE OF 24.24 FEET;THENCE SOUTH 17°02'18" WEST A DISTANCE OF 59.25 FEET; THENCE SOUTH 22°44'25" WEST A DISTANCE OF 49.08 FEET TO A POINT; THENCE SOUTH 08°02'46" EAST A DISTANCE OF 43.48 FEET; THENCE SOUTH 38°00'07" WEST A DISTANCE OF 73.83 FEET; THENCE SOUTH 48°54'23" WEST A DISTANCE OF 25.75 FEET; THENCE SOUTH 30°22'44" WEST A DISTANCE OF 125.59 FEET; THENCE SOUTH 01°50'26" EAST A DISTANCE OF 130.97 FEET TO A POINT; THENCE SOUTH 25°51'48" WEST A 58.52 FEET; THENCE SOUTH 23°42'21" EAST A DISTANCE OF 50.94 FEET; THENCE SOUTH 03°11'15" WEST A DISTANCE OF 62.46 FEET; THENCE SOUTH 38°36'07" WEST A DISTANCE OF 19.94 FEET; THENCE SOUTH 10°51'57" WEST A DISTANCE OF 55.37 FEET; THENCE SOUTH 04°04'42" EAST A DISTANCE OF 27.37 FEET; THENCE SOUTH 35°05'35" EAST A DISTANCE OF 31.21 FEET; THENCE SOUTH 64°53'31" EAST A DISTANCE OF 33.20 FEET TO POINT; THENCE SOUTH 18°44'40" WEST A DISTANCE OF 30.93 FEET; THENCE SOUTH 31°49'39" WEST A DISTANCE OF 20.09 FEET; THENCE SOUTH 51°38'21"

WEST A DISTANCE OF 59.13 FEET; THENCE SOUTH 45°53'14" WEST A DISTANCE OF 36.90 FEET; THENCE SOUTH 29°42'49" WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 28°37'20" WEST A DISTANCE OF 99.74 FEET; THENCE SOUTH 29°04'35" WEST A DISTANCE OF 85.94 FEET; THENCE SOUTH 30°34'45 " WEST A DISTANCE OF 14.19 FEET, SAID POINT BEING LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF TOLL SOUTHEAST LP COMPANY, INC. AS RECORDED IN DEED BOOK 18588 PAGE 1650 AND SHOWN ON BOOK OF MAPS 2021 PAGE 2316, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 57°08'41" WEST A DISTANCE OF 305.17 FEET TO A POINT; THENCE NORTH 46°41'15" WEST A DISTANCE OF 438.01 FEET TO A POINT, SAID POINT BEING LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF HR NORTHLAKE LLC AS RECORDED IN DEED BOOK 18040 PAGE 321, AND SHOWN ON BOOK OF MAPS 2021 PAGE 2201, WAKE COUNTY REGISTRY; THENCE NORTH 46°37'21" WEST A DISTANCE OF 436.47 FEET TO A POINT; THENCE NORTH 30°09'45"WEST A DISTANCE OF 42.63 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 179.08 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1000.00 FEET, A CHORD DIRECTION OF NORTH 58°33'10 " EAST, AND A CHORD DISTANCE OF 178.85 FEET; THENCE NORTH 54°40'31" EAST A DISTANCE OF 110.95 FEET TO A POINT; THENCE SOUTH 36°34'40" EAST A DISTANCE 182.57 TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 369.57 FEET, A CHORD DIRECTION OF SOUTH 63°02'45" EAST, AND A CHORD DISTANCE OF 356.56 FEET; THENCE SOUTH 89°30'51" EAST A DISTANCE OF 34.00 FEET; THENCE NORTH 00°29'09" EAST A DISTANCE OF 31.50 FEET TO A POINT; THENCE NORTH 09°06'39" EAST A DISTANCE 68.27 FEET; THENCE NORTH 09°06'39" EAST A DISTANCE OF 56.69 FEET; THENCE NORTH 12°56'38" EAST A DISTANCE OF 56.69 FEET TO A POINT; THENCE NORTH 29°10'56" WEST A DISTANCE OF 22.96 FEET; THENCE NORTH 60°49'04" EAST A DISTANCE OF 43.66 FEET; THENCE WITH CURVE TO THE RIGHT AN ARC DISTANCE OF 39.99 FEET, SAID CURVE HAVING A RADIUS OF 122.50 FEET, A CHORD DIRECTION OF NORTH 70°10'12" EAST, AND A CHORD DISTANCE OF 39.81 FEET; THENCE NORTH 10°31'51" WEST A DISTANCE OF 87.87 FEET TO A POINT; 4THENCE NORTH 29°30'48" EAST A DISTANCE OF 60.22 FEET TO A POINT; THENCE NORTH 29°29'03" EAST A DISTANCE OF 50.97 FEET TO A POINT; THENCE NORTH 29°31'44" EAST A DISTANCE OF 107.39 FEET TO A POINT; THENCE NORTH 12°38'14" WEST A DISTANCE OF 47.56 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 8.03 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1474.18 FEET, A CHORD DIRECTION OF NORTH 77°31'10" EAST, AND A CHORD DISTANCE OF 8.03 FEET; THENCE NORTH 12°19'27" WEST A DISTANCE OF 59.00 FEET TO A POINT; THENCE NORTH 17°46'54" WEST A DISTANCE OF 23.16 FEET TO A POINT; THENCE NORTH 17°46'54" WEST A DISTANCE OF100.55 FEET TO A POINT; THENCE NORTH 17°46'54" WEST A DISTANCE OF 145.50 FEET TO A POINT; THENCE NORTH 72°13'07" EAST A DISTANCE OF 176.21 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 107.35 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 230.00 FEET, A CHORD DIRECTION OF NORTH 85°35'22"EAST, AND A CHORD DISTANCE OF 106.38 FEET TO A POINT; THENCE NORTH 08°57'39" EAST A DISTANCE 33.50 FEET TO A POINT; THENCE NORTH 27°07'24" EAST A DISTANCE OF 661.949 FEET TO A POINT, SAID POINT BEING LOCATED ON THE SOUTHERN EDGE OF THE NC 98 HIGHWAY CONTROLLED ACCESS RIGHT-OF-WAY; THENCE NORTH 72°09'47" EAST A DISTANCE OF 353.44 FEET TO A C CONCRETE MONUMENT; THENCE SOUTH 74°04'42" EAST A DISTANCE OF 175.45 FEET TO A CONCRETE MONUMENT; THENCE NORTH 17°59'47" WEST A DISTANCE OF 97.07 FEET TO A CONCRETE MONUMENT; THENCE NORTH 71°49'32" EAST A DISTANCE OF 145.81 FEET TO THE POINT OF BEGINNING, CONTAINING 29.1879 ACRES, AND BEING THE AREA TO BE REZONED UR-CD.

TRACT 1 AREA TO BE REZONED OPEN SPACE CONDITIONAL DISTRICT (OS-CD) (NORTH OF NC HIGHWAY 98 BYPASS):

BEGINNING AT AN EXISTING IRON PIPE, SAID IRON PIPE BEING LOCATED ON THE ON THE NORTHERN EDGE OF THE NC 98 HIGHWAY AND BEING THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF ALF HOLDING VILLAGE LLC AS RECORDED IN DEED BOOK 14433 PAGE 2087, WAKE COUNTY REGISTRY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 806788.3590 FEET E: 2145233.3170 FEET; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 59°54'01" WEST A DISTANCE OF 39.81 FEET; THENCE NORTH 07°47'37" WEST A DISTANCE OF 77.78 FEET TO AN EXISTING IRON PIPE , SAID IRON PIPE BEING LOCATED ON THE SOUTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF FRANKLIN STREET TOWNES AS RECORDED IN DEED BOOK 16431 PAGE 1335 AND SHOWN ON BOOK OF MAPS 2018 PAGE 619, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 61°50'41" EAST A DISTANCE OF 339.40 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF DEACON'S RIDGE HOMEOWNERS ASSOCIATION INC. AS RECORDED IN DEED BOOK 14429 PAGE 869 AND SHOWN ON BOOK OF MAPS 1997 PAGE 523; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 06°56'59" EAST A DISTANCE OF 127.64 FEET TO A POINT; THENCE SOUTH 60°14'35" EAST A DISTANCE OF 72.58 FEET TO A POINT SAID POINT BEING LOCATED ON THE NORTHERN EDGE OF THE NC 98 HIGHWAY; THENCE ALONG AND WITH SAID HIGHWAY SOUTH 88°07'49" WEST A DISTANCE OF 87.92 FEET TO A MONUMENT; THENCE NORTH 83°28'18" WEST A DISTANCE OF 67.48 FEET TO A MONUMENT; THENCE SOUTH 77°36'27" WEST A DISTANCE OF 63.28 FEET TO A POINT; THENCE SOUTH 11°49'47" EAST A DISTANCE OF 62.40 FEET TO A MONUMENT; THENCE SOUTH 79°11'06" WEST A DISTANCE OF 131.11 FEET TO THE POINT OF BEGINNING, CONTAINING 0.9401 ACRES.

TRACT 3 AREA TO BE REZONED OPEN SPACE CONDITIONAL DISTRICT (OS-CD):

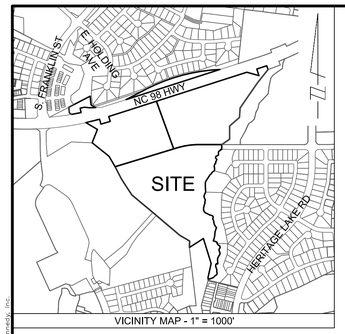
COMMENCING AT AN EXISTING CONCRETE MONUMENT LOCATED ON THE SOUTHERN EDGE OF THE NC 98 RIGHT-OF-WAY, SAID CONCRETE MONUMENT HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 807467.2020 FEET E: 2147955.9770 FEET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 19°10'24" EAST A DISTANCE OF 55.68 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF THE TOWN OF WAKE FOREST AS RECORDED IN DEED BOOK 18217 PAGE 1140 AND SHOWN ON BOOK OF MAPS 2020 PAGE 1948; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 38°34'11" WEST A DISTANCE OF 237.45 FEET TO A POINT; THENCE SOUTH 34°39'43" WEST A DISTANCE OF 425.94 FEET TO A POINT; THENCE SOUTH 03°49'13" WEST A DISTANCE OF 134.00 FEET TO A POINT; THENCE SOUTH 49°11'44" WEST A DISTANCE OF 181.77 FEET TO A POINT; THENCE SOUTH 00°01'45" EAST A DISTANCE OF 184.17 FEET TO A POINT; THENCE SOUTH 55°16'14" WEST A DISTANCE OF 134.42 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE SOUTHEASTERN PROPERTY OF LANDS NOW OR FORMERLY OF HIGH BAR LLC AS RECORDED IN DEED BOOK 15086 PAGE 271, WAKE COUNTY REGISTRY, BEING LOCATED ON THE WESTERN EDGE OF THE FRIENDSHIP CHAPEL ROAD RIGHT-OF-WAY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 00°02'08" EAST A DISTANCE OF 70.00 FEET TO A POINT,SAID POINT BEING LOCATED ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF THE TOWN OF WAKE FOREST AS RECORDED IN DEED BOOK 14534 PAGE 2554 AND SHOWN ON BOOK OF MAPS 2011 PAGE 143; THENCE ALONG AND WITH

SAID PROPERTY LINE SOUTH 89°58'08" WEST A DISTANCE OF 19.90 FEET TO A POINT, SAID POINT BEING LOCATED ON WITHIN THE CENTERLINE OF HATTERS BRANCH; THENCE ALONG AND WITH HATTERS BRANCH THE FOLLOWING COURSES: SOUTH 04°55'51" EAST A DISTANCE OF 18.56 FEET; THENCE SOUTH 70°20'48" WEST A DISTANCE OF 28.31; THENCE SOUTH 05°08'40" WEST A DISTANCE OF 57.66 FEET; THENCE SOUTH 71°58'56" WEST A DISTANCE OF 38.45 FEET; THENCE SOUTH 07°21'34" WEST A DISTANCE OF 24.28 FEET; THENCE SOUTH 49°02'52" EAST A DISTANCE OF 24.24 FEET;THENCE SOUTH 17°02'18" WEST A DISTANCE OF 59.25 FEET; THENCE SOUTH 22°44'25" WEST A DISTANCE OF 49.08 FEET TO A POINT; THENCE SOUTH 08°02'46" EAST A DISTANCE OF 43.48 FEET; THENCE SOUTH 38°00'07" WEST A DISTANCE OF 73.83 FEET; THENCE SOUTH 48°54'23" WEST A DISTANCE OF 25.75 FEET; THENCE SOUTH 30°22'44" WEST A DISTANCE OF 125.59 FEET; THENCE SOUTH 01°50'26" EAST A DISTANCE OF 130.97 FEET TO A POINT; THENCE SOUTH 25°51'48" WEST A 58.52 FEET; THENCE SOUTH 23°42'21" EAST A DISTANCE OF 50.94 FEET; THENCE SOUTH 03°11'15" WEST A DISTANCE OF 62.46 FEET; THENCE SOUTH 38°36'07" WEST A DISTANCE OF 19.94 FEET; THENCE SOUTH 10°51'57" WEST A DISTANCE OF 55.37 FEET; THENCE SOUTH 04°04'42" EAST A DISTANCE OF 27.37 FEET; THENCE SOUTH 35°05'35" EAST A DISTANCE OF 31.21 FEET; THENCE SOUTH 64°53'31" EAST A DISTANCE OF 33.20 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 64°53'31" EAST A DISTANCE OF 85.51 FEET THENCE SOUTH 29°36'04" EAST A DISTANCE OF 15.59 FEET; THENCE S08°12'59"W A DISTANCE OF 35.12 FEET; THENCE S31°34'01"E A DISTANCE OF 20.49 FEET; THENCE S08°57'53"E A DISTANCE OF 51.19 FEET; THENCE SOUTH 31°56'11" EAST A DISTANCE OF 38.51 FEET; THENCE SOUTH 53°26'28" EAST A DISTANCE OF 12.14 FEET; THENCE SOUTH 15°56'37" WEST A DISTANCE OF 49.54 FEET; THENCE SOUTH 08°12'01" WEST A DISTANCE OF 113.46 FEET; THENCE SOUTH 21°45'03" WEST A DISTANCE OF 32.17 FEET ; THENCE SOUTH 70°11'33" EAST A DISTANCE OF 57.07 FEET; THENCE SOUTH 07°41'03" EAST A DISTANCE OF 32.70 FEET; THENCE SOUTH 51°17'11" EAST A DISTANCE OF 52.33 FEET; THENCE SOUTH 30°30'09" WEST A DISTANCE OF 41.74 FEET; THENCE SOUTH 17°34'49" EAST A DISTANCE OF 62.02 FEET; THENCE SOUTH 32°46'14" WEST A DISTANCE OF 62.25 FEET; THENCE SOUTH 05°40'53" WEST A DISTANCE OF 41.50 FEET; THENCE SOUTH 07°17'09" EAST A DISTANCE 53.28 FEET; THENCE NORTH 66°51'10" WEST A DISTANCE OF 20.84 FEET; THENCE S35°21'29"W A DISTANCE OF 25.72 FEET; THENCE SOUTH 17°51'30" EAST A DISTANCE OF 70.15 FEET; THENCE SOUTH 01°05'33" WEST A 68.74 FEET; THENCE SOUTH 58°51'39" WEST A DISTANCE OF 99.52 FEET; THENCE S64°39'13"W A DISTANCE OF 25.16 FEET; THENCE NORTH 89°08'09" WEST A DISTANCE OF 13.11 FEET TO A POINT, SAID POINT BEING LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF THE STATE OF NORTH CAROLINA AS RECORDED IN DEED BOOK 9069 PAGE 1 AND SHOWN ON BOOK OF MAPS 2001 PAGE 16, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 00°10'52" WEST A DISTANCE OF 28.63 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 12°35'52" EAST A DISTANCE OF 197.69 FEET TO AN EXISTING IRON PIPE; NORTH 17°13'19" WEST A DISTANCE OF 366.06 FEET TO AN EXISTING PIPE; THENCE SOUTH 57°08'54" WEST A DISTANCE OF 233.34 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF TOLL SOUTHEAST LP COMPANY, INC AS RECORDED IN DEED BOOK 18588 PAGE 1650 AND SHOWN ON BOOK OF MAPS 2021 PAGE 2316, WAKE COUNTY REGISTRY; THENCE NORTH 08°40'06" EAST A DISTANCE OF 97.75 FEET TO A POINT; THENCE NORTH 57°08'41" WEST A DISTANCE OF 12.89 FEET TO A POINT; THENCE NORTH 30°34'45" EAST A DISTANCE OF 14.19 FEET TO A POINT; THENCE NORTH 29°04'35" EAST A DISTANCE OF 85.94 FEET TO A POINT; THENCE NORTH 28°37'20"EAST A DISTANCE OF 99.74 FEET TO A POINT; THENCE NORTH 29°42'49" EAST A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 45°53'14" EAST A DISTANCE OF 36.90 FEET TO A POINT; THENCE NORTH 51°38'21" EAST

A DISTANCE OF 59.13 FEET TO A POINT; THENCE NORTH 31°49'39" EAST A DISTANCE OF 20.09 FEET; THENCE NORTH 18°44'40" EAST A DISTANCE OF 30.93 FEET TO THE POINT OF BEGINNING, CONTAINING 3.6008 ACRES.

TRACT 4 AREA TO BE REZONED OPEN SPACE CONDITIONAL DISTRICT (OS-CD) (NORTH OF NC HIGHWAY 98 BYPASS):

COMMENCING AT AN EXISTING IRON PIPE, SAID IRON PIPE BEING LOCATED ON THE ON THE NORTHERN EDGE OF THE NC 98 HIGHWAY AND BEING THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF ALF HOLDING VILLAGE LLC AS RECORDED IN DEED BOOK 14433 PAGE 2087, WAKE COUNTY REGISTRY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 806788.3590 FEET E: 2145233.3170 FEET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 79°11'06" EAST A DISTANCE OF 131.11 FEET TO A MONUMENT; THENCE NORTH 11°49'47" WEST A DISTANCE OF 62.40 FEET TO A POINT; THENCE NORTH 77°36'27" EAST A DISTANCE OF 63.28 FEET TO A MONUMENT; THENCE SOUTH 83°28'18" EAST A DISTANCE OF 67.48 FEET TO A POINT; THENCE NORTH 88°07'49" EAST A DISTANCE OF 171.92 FEET TO A MONUMENT; THENCE NORTH 72°51'00" EAST A DISTANCE OF 181.25 FEET TO A POINT; THENCE NORTH 72°09'47" EAST A DISTANCE A DISTANCE OF 161.18 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF THE TOWN OF WAKE FOREST AS RECORDED IN DEED BOOK 15574 PAGE 586 AND SHOWN ON BOOK OF MAPS 1997 PAGE 523, AND BEING THE POINT OF BEGINNING; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 62°51'03" EAST A DISTANCE OF 291.02 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING A POINT ON THE SOUTHERN PROPERTY LINE OF LANDS OR FORMERLY OF DEACON'S RIDGE HOMEOWNERS ASSOCIATION INC. AS RECORDED IN DEED BOOK 7836 PAGE 834 AND SHOWN ON BOOK OF MAPS 1997 PAGE1941, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 1114.51 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 2500.01 FEET, A CHORD DIRECTION OF NORTH 74°38'36" EAST, AND A CHORD DISTANCE OF 1088.08 FEET, SAID POINT BEING LOCATED ON THE NORTHERN EDGE OF THE NC 98 HIGHWAY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE SOUTH 72°09'47" WEST A DISTANCE OF 1374.24 FEET TO THE POINT OF BEGINNING, CONTAINING 1.7429 ACRES.



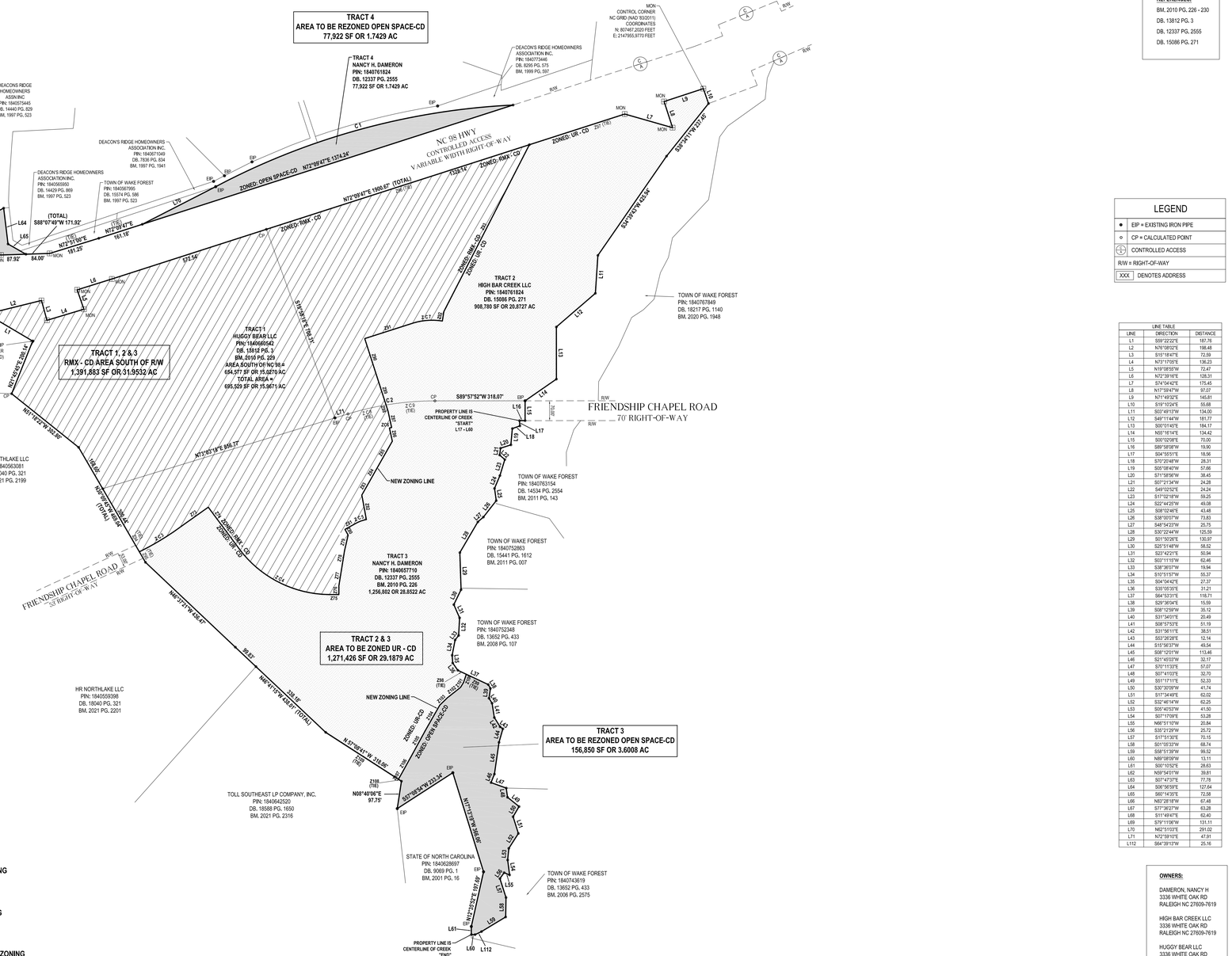
VICINITY MAP - 1" = 1000'

NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTIES.
5. FEMA FLOOD HAZARD AREAS PER FRM NUMBER 3720184000J, DATED 05/02/06. PROPERTIES LIE WITHIN ZONES X, AE, AND FLOODWAY.
6. PROPERTY MAY BE SUBJECT TO NEUSE RIVER BUFFERS.
7. BUFFER DELINEATION TO BE DETERMINED BY DWR BEFORE FINAL APPROVAL.
8. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM '88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY, CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN FEET.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	2500.01	1096.85	S74°38'36"W	1088.08
C2	1050.00	311.44	S81°26'40"W	310.30

ZONING CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
ZC3	1000.00	179.08	N58°33'10"E	178.85
ZC4	400.00	369.57	S63°02'45"E	356.56
ZC5	122.50	39.99	S70°18'12"W	39.81
ZC6	1474.18	8.03	S77°31'10"W	8.03
ZC7	230.00	107.35	S85°39'22"W	106.38
ZC8	1050.00	138.18	S76°43'03"W	138.08
ZC9	1050.00	173.26	S85°12'53"W	173.06

ZONING LINE TABLE		
LINE	DIRECTION	DISTANCE
Z73	S54°40'31"W	110.95
Z74	N36°34'40"W	182.57
Z75	N89°30'51"W	34.00
Z76	S00°20'09"W	31.50
Z77	S09°06'39"W	66.27
Z78	S09°06'39"W	56.69
Z79	S12°56'38"W	56.69
Z80	S29°10'56"E	22.96
Z81	S60°49'04"W	43.66
Z82	S10°31'51"E	87.87
Z83	S29°30'48"W	60.22
Z84	S29°31'44"W	50.97
Z85	S29°31'44"W	107.39
Z86	S12°38'14"E	47.56
Z87	S12°19'27"E	59.00
Z88	S17°46'54"E	23.16
Z89	S17°46'54"E	100.55
Z90	S17°46'54"E	145.50
Z91	S72°13'07"W	176.21
Z92	S08°57'39"W	33.00
Z93	S27°37'24"W	661.94
Z94	S30°09'45"E	257.80
Z95	S30°09'45"E	42.63
Z96	N72°09'47"E	974.70
Z97	N72°09'47"E	353.44
Z98	S64°53'31"E	33.20
Z99	S64°53'31"E	85.51
Z100	S18°44'40"W	30.93
Z101	S31°49'39"W	25.09
Z102	S51°38'21"W	59.13
Z103	S45°53'14"W	36.90
Z104	S29°42'49"W	100.00
Z105	S28°37'20"W	99.74
Z106	S29°54'35"W	85.94
Z107	S30°34'40"W	14.19
Z108	S57°08'41"E	12.89
Z109	S57°08'41"E	305.17


TRACT 1
AREA TO BE REZONED OPEN SPACE-CD
40,952 SF OR 0.9401 AC
TRACT 1
HUGGY BEAR LLC
PIN: 1840660542
DB. 13812 PG. 3
BM. 2010 PG. 229
AREA NORTH OF NC 98 =
40,952 SF OR 0.9401 AC
TOTAL AREA =
695,529 SF OR 15.9671 AC
TRACT 4
AREA TO BE REZONED OPEN SPACE-CD
77,922 SF OR 1.7429 AC
TRACT 4
NANCY H. DAMERON
PIN: 1840761924
DB. 12337 PG. 2555
77,922 SF OR 1.7429 AC
TRACT 1, 2 & 3
RMX - CD AREA SOUTH OF R/W
1,391,883 SF OR 31.9532 AC
TRACT 1
HUGGY BEAR LLC
PIN: 1840660542
DB. 13812 PG. 3
BM. 2010 PG. 229
AREA SOUTH OF NC 98 =
654,577 SF OR 15.0270 AC
TOTAL AREA =
695,529 SF OR 15.9671 AC
TRACT 2
HIGH BAR CREEK LLC
PIN: 1840761924
DB. 15086 PG. 271
908,780 SF OR 20.8727 AC
TRACT 3
NANCY H. DAMERON
PIN: 1840657710
DB. 12337 PG. 2555
BM. 2010 PG. 226
1,256,802 OR 28.8522 AC
TRACT 2 & 3
AREA TO BE ZONED UR - CD
1,271,426 SF OR 29.1879 AC
TRACT 3
AREA TO BE REZONED OPEN SPACE-CD
156,850 SF OR 3.6008 AC
NC 98 HWY
CONTROLLED ACCESS
VARIABLE WIDTH RIGHT-OF-WAY
FRIENDSHIP CHAPEL ROAD
70' RIGHT-OF-WAY
FRIENDSHIP CHAPEL ROAD
35' RIGHT-OF-WAY
ZONED: OPEN SPACE-CD
ZONED: RMX - CD
ZONED: UR - CD
NEW ZONING LINE
PROPERTY LINE IS CENTERLINE OF CREEK "START" L17 - L60
PROPERTY LINE IS CENTERLINE OF CREEK "END" L17 - L60
DEACONS RIDGE HOMEOWNERS ASSN INC
PIN: 1840575440
DB. 14440 PG. 829
BM. 1997 PG. 523
DEACON'S RIDGE HOMEOWNERS ASSOCIATION INC.
PIN: 1840687049
DB. 7838 PG. 834
BM. 1997 PG. 1941
DEACON'S RIDGE HOMEOWNERS ASSOCIATION INC.
PIN: 1840687446
DB. 8295 PG. 575
BM. 1999 PG. 597
DEACON'S RIDGE HOMEOWNERS ASSOCIATION INC.
PIN: 1840569950
DB. 14429 PG. 869
BM. 1997 PG. 523
TOWN OF WAKE FOREST
PIN: 1840597995
DB. 15574 PG. 586
BM. 1997 PG. 523
FRANKLIN STREET TOWNES
PIN: 1840571129
DB. 16431 PG. 1335
BM. 2018 PG. 619
ALF HOLDING VILLAGE LLC
PIN: 1840561800
DB. 14433 PG. 2087
ALF HOLDING VILLAGE LLC
PIN: 1840561488
DB. 14433 PG. 2087
BM. 2020 PG. 387
HR NORTHLAKE LLC
PIN: 1840563081
DB. 18040 PG. 321
BM. 2021 PG. 2199
HR NORTHLAKE LLC
PIN: 1840559398
DB. 18040 PG. 321
BM. 2021 PG. 2201
TOLL SOUTHEAST LP COMPANY, INC.
PIN: 1840642520
DB. 18588 PG. 1650
BM. 2021 PG. 2316
STATE OF NORTH CAROLINA
PIN: 1840628697
DB. 8069 PG. 1
BM. 2001 PG. 16
TOWN OF WAKE FOREST
PIN: 1840763154
DB. 14534 PG. 2554
BM. 2011 PG. 143
TOWN OF WAKE FOREST
PIN: 1840752863
DB. 15441 PG. 1612
BM. 2011 PG. 007
TOWN OF WAKE FOREST
PIN: 1840752348
DB. 13652 PG. 433
BM. 2008 PG. 107
TOWN OF WAKE FOREST
PIN: 1840743619
DB. 13652 PG. 433
BM. 2006 PG. 2575
TOWN OF WAKE FOREST
PIN: 1840761949
DB. 18217 PG. 1140
BM. 2020 PG. 1948
MON
CONTROL CORNER
NC GRID (NAD 83/2011)
COORDINATES
N: 807467.2020 FEET
E: 2147955.9770 FEET
NC GRID (NAD 83/2011)
SCALE: 1" = 200'
S89°57'52"W 318.07'
S87°08'24"W 223.34'
N03°40'06"E 97.75'
N17°03'18"E 958.77'
N17°05'43"E 1,290.14'
N17°16'22"W 302.80'
N05°20'21"W 208.48'
N66°21'27"W 424.47'
N66°41'10"W 438.05' (TOTAL)
N17°08'41"W 318.09'
N17°17'37"W 966.66'
N17°33'33"E 917.69'
N72°09'47"E 1,900.87' (TOTAL)
N72°09'47"E 1,374.24'
S30°09'45"E 1,900.87'
S30°34'40"W 237.45'
S30°34'14"W 445.94'
S29°31'44"W 237.45'
S64°53'31"E 118.84'
S64°53'31"E 85.51'
S64°53'31"E 33.20'
S12°38'14"E 47.56'
S29°10'56"E 22.96'
S29°30'48"W 60.22'
S29°31'44"W 50.97'
S29°31'44"W 107.39'
S29°42'49"W 100.00'
S28°37'20"W 99.74'
S29°54'35"W 85.94'
S30°34'40"W 14.19'
S57°08'41"E 12.89'
S57°08'41"E 305.17'
S57°08'41"E 33.00'
S27°37'24"W 661.94'
S30°09'45"E 257.80'
S30°09'45"E 42.63'
S30°09'45"E 974.70'
S30°09'45"E 353.44'
S30°09'45"E 100.00'
S30°09'45"E 145.50'
S30°09'45"E 176.21'
S30°09'45"E 33.00'
S30°09'45"E 23.16'
S30°09'45"E 100.55'
S30°09'45"E 56.69'
S30°09'45"E 56.69'
S30°09'45"E 47.56'
S30°09'45"E 59.00'
S30°09'45"E 30.93'
S30°09'45"E 25.09'
S30°09'45"E 59.13'
S30°09'45"E 36.90'
S30°09'45"E 100.00'
S30°09'45"E 99.74'
S30°09'45"E 85.94'
S30°09'45"E 14.19'
S30°09'45"E 12.89'
S30°09'45"E 305.17'
N72°09'47"E 33.40'
N72°09'47"E 181.25'
N72°09'47"E 181.18'
N72°09'47"E 572.58'
N72°09'47"E 353.44'
N72°09'47"E 974.70'
N72°09'47"E 100.00'
N72°09'47"E 145.50'
N72°09'47"E 176.21'
N72°09'47"E 33.00'
N72°09'47"E 23.16'
N72°09'47"E 100.55'
N72°09'47"E 56.69'
N72°09'47"E 56.69'
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N72°09'47"E 25.09'
N72°09'47"E 59.13'
N72°09'47"E 36.90'
N72°09'47"E 100.00'
N72°09'47"E 99.74'
N72°09'47"E 85.94'
N72°09'47"E 14.19'
N72°09'47"E 12.89'
N72°09'47"E 305.17'
N64°21'24"E 339.46'
N64°21'24"E 87.92'
N64°21'24"E 84.00'
N64°21'24"E 181.25'
N64°21'24"E 181.18'
N64°21'24"E 572.58'
N64°21'24"E 353.44'
N64°21'24"E 974.70'
N64°21'24"E 100.00'
N64°21'24"E 145.50'
N64°21'24"E 176.21'
N64°21'24"E 33.00'
N64°21'24"E 23.16'
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N64°21'24"E 30.93'
N64°21'24"E 25.09'
N64°21'24"E 59.13'
N64°21'24"E 36.90'
N64°21'24"E 100.00'
N64°21'24"E 99.74'
N64°21'24"E 85.94'
N64°21'24"E 14.19'
N64°21'24"E 12.89'
N64°21'24"E 305.17'
N64°21'24"E 33.40

Consistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160D-605 Addressing Action on Zoning Map Amendment RZ-22-05: Reserve at Dunn Creek Conditional District

The Wake Forest Board of Commissioners finds that RZ-22-05 is consistent with the 2009 Wake Forest Community Plan. The Wake Forest Board of Commissioners finds that the approval of the rezoning request is reasonable and in the public interest for the following reasons:

1. The proposed zoning district is consistent with the Town Center Zone of the 2009 Community Plan.

2. The proposed rezoning supports Community Plan policies related to strong street connectivity, connections to other neighborhoods and shopping, and pedestrian infrastructure.

3. The proposed rezoning supports Community Plan policies related to open space and natural resource protection and compatibility with surrounding areas by providing enhanced buffering and significant open space and tree preservation areas.

4. The proposed rezoning supports Community Plan policies related to community character with architectural design commitments.

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:	25.78 AC (39.8%)
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

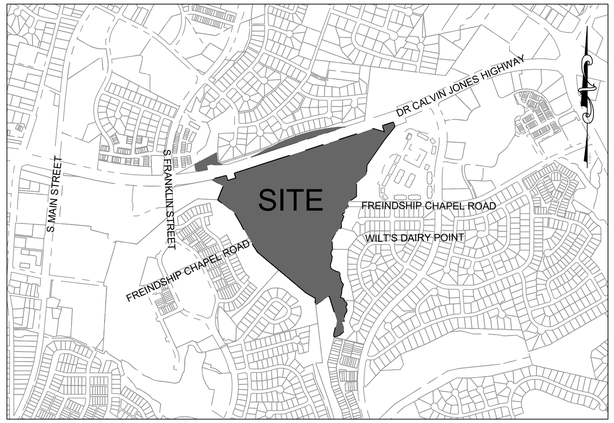
RMX ZONING

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: 18' MAX
REAR: 5' MIN
SIDE/SECONDARY FRONT: 5' MIN
BUILDING SEPARATION: 10' MIN
SIDE: 0'

5% MINIMUM OPEN SPACE REQUIRED: 1.60 AC
PROPOSED OPEN SPACE PROVIDED: 11.71 AC (36.7%)
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'

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

APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE _____

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE _____

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 to utilize the funds available under the existing agreement to construct the crossing, with Developer contributing an amount agreed upon by the Town and Developer .
   a. Construction of the western crossing shall begin prior to the issuance of the 160th building permit and shall be substantially complete no later than issuance of the 250th building permit. Town staff will have the authority at its sole discretion to increase the number of substantially complete building permits due to force majeure conditions.
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 Subdivision Master Plan and shall be constructed and completed prior to recording of the plat of the subject phase.
6. Buffers shall be installed prior to recording of the plat of the subject phase.
7. Type C buffers are required where noted on the Subdivision Master Plan. 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 Subdivision Master Plan. 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. The Primary Amenity area will commence construction no later than the issuance of the 75th building permit and be completed by no later than the issuance of the 225th building permit.
   b. IPS 2: This shall be completed by no later than the issuance of the 225th building permit and shall include no less than 2 items from the Amenity List noted in this section. It is possible that some of the mailboxes 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. Prior to plat recordation for the phase containing IPS 3 and/or IPS 4, the construction plans for the IPS within the phase shall have been approved such that construction of the IPS may start in a timely manner after plat recordation.
   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. Options (iii) and (v) shall not count towards the requirements of IPS 1 and IPS 2.
   e. Town staff in its discretion may have the right to make minor modifications to the milestones herein in the event that delays in delivery are caused by events outside Developer control.
9. 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. The maximum number of townhome lots fronting on open space shall not exceed 55 lots.
10. 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 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. The maximum number of front load garage townhomes shall not exceed 70 lots.
11. The properties shown on the Subdivision Master Plan as being dedicated to the Town of Wake Forest shall be deeded in conjunction with the recording of the first phase of final plat. All costs associated with the deeding of the property shall be incurred by the Developer.
12. 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 Fa<;;ade 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
    q. Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Townhome Dwellings will have a covered porch or stoop.
    r. 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.
    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. 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.
    h. Garage Door setback from fac;;ade: 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.
13. Structures heights shall be limited to the following maximums: RMX zoning 3 stories; UR zoning 3 stories
14. Developer shall purchase and install a public art feature with a value of $25,000 at the intersection of Friendship Chapel Road and Road D. The public art feature shall be subject to the approval of the Town's Public Art Commission and shall be installed prior to the issuance of the 150th building permit.
15. Road A may exceed block length standards between Friendship Chapel Road and Road B (407'); between Road Band Road J (534'); and between Road E and Road D (437'); and between Road C and Road D (661').
16. Road E may exceed block length standards with a maximum length of 545'.
17. Road B may exceed block length standards between Road C and Road D with a maximum length of 415'.
18. Friendship Chapel Road may exceed block length standards to preserve the design of the connector road between existing developments.
19. In an effort to reduce the impact to the stream crossing, a 6' sidewalk shall be installed, on the north side of Friendship Chapel Road, from Road D to the Legacy Driveway.

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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE

DATE 12/21/2022
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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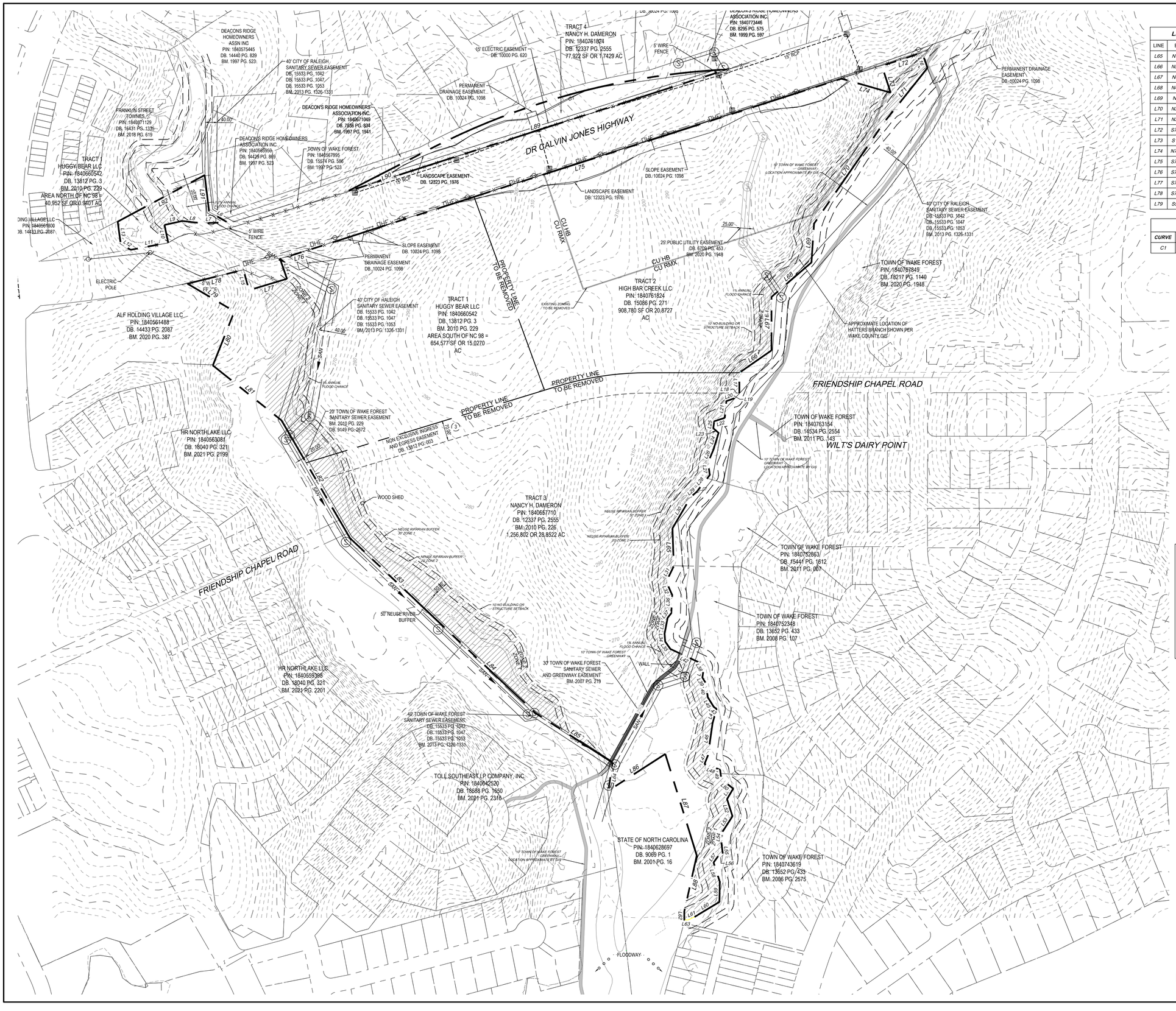

LINE TABLE		
LINE	BEARING	LENGTH
L65	N1°50'26"W	130.97'
L66	N55°16'14"E	134.42'
L67	N0°01'45"W	184.17'
L68	N49°11'44"E	181.77'
L69	N3°49'13"E	134.00'
L70	N34°39'43"E	425.94'
L71	N38°34'11"E	237.45'
L72	S71°49'32"W	145.81'
L73	S17°59'47"E	97.07'
L74	N74°04'42"W	175.45'
L75	S72°09'47"W	1900.67'
L76	S72°39'16"W	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

811 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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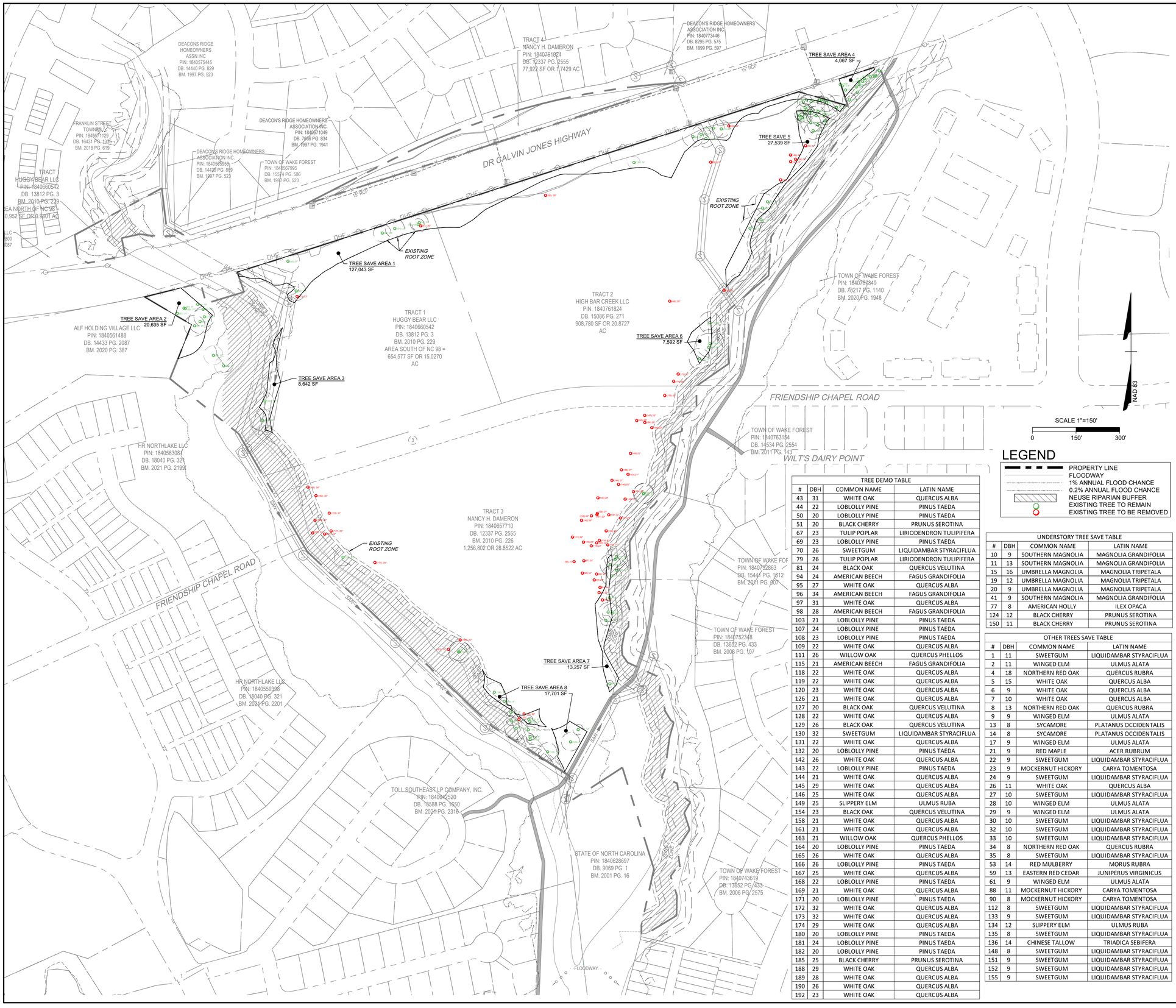

TREE CALCULATIONS
TOTAL SITE AREA = 64.74 AC
TOTAL ENVIRONMENTAL AREA = 4.56 AC
TOTAL CALCULATION AREA = 60.18 AC

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 12//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	601,531 SF	13.81 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	**1,122,945 SF**	**25.78 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: 18' MAX
REAR: 5' MIN
SIDE/SECONDARY FRONT: 5' MIN
BUILDING SEPARATION: 10' MIN
SIDE: 0'

5% MINIMUM OPEN SPACE REQUIRED: 1.60 AC
PROPOSED OPEN SPACE PROVIDED: 11.71 AC (36.7%)
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

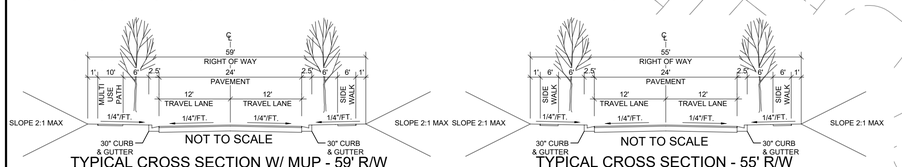
REAR LOAD TOWNHOMES 20' - 26' WIDE: 147 LOTS
FRONT LOAD TOWNHOMES 20' - 26' WIDE: 67 LOTS
PROPOSED NUMBER OF SINGLE FAMILY LOTS = 69
TOTAL NUMBER OF LOTS ON PLAN = 283
MAXIMUM LOTS ALLOWED = 300
MINIMUM LOT SIZE PROVIDED = TOWNHOME: 1,960 SF
SINGLE FAMILY: 6,000 SF
AVERAGE LOT SIZE = TOWNHOME: 2,104 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

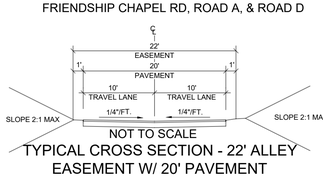
A HOMEOWNER'S ASSOCATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO).

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

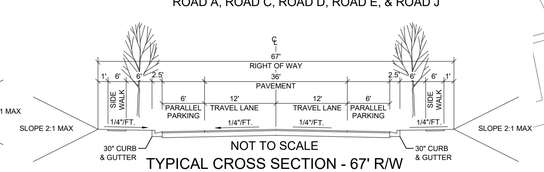


TYPICAL CROSS SECTION W/ MUP - 59' R/W
FRIENDSHIP CHAPEL RD, ROAD A, & ROAD D

TYPICAL CROSS SECTION - 55' R/W
ROAD A, ROAD C, ROAD D, ROAD E, & ROAD J



TYPICAL CROSS SECTION - 22' ALLEY EASEMENT W/ 20' PAVEMENT
ALLEY F, ALLEY G, ALLEY H, & ALLEY I



TYPICAL CROSS SECTION - 67' R/W
ROAD B

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REVISION DESCRIPTION

DATE

DATE 12/21/2022

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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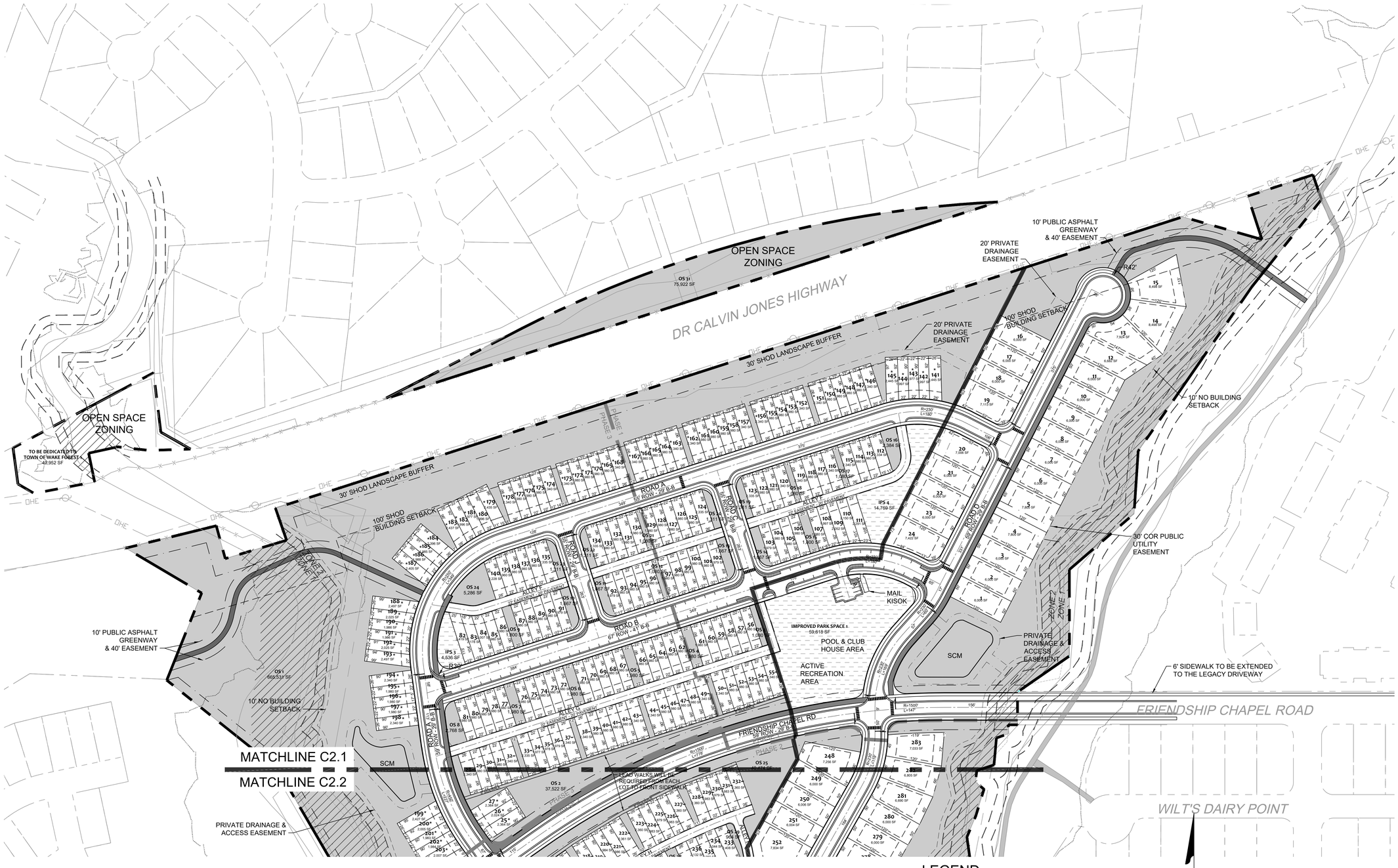

LEGEND

- 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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REVISION DESCRIPTION	DATE

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DRAWN BY	331
DESIGNED BY	E.ANGE
CHECKED BY	B.BLACKMON
SCALE	1" = 100'

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 SUBDIVISION PLAN - SHEET 1 OF 2

JOB NO.	49103
SHEET NO.	C2.1

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MATCHLINE C2.1

MATCHLINE C2.2

10' NO BUILDING SETBACK

SCM

PRIVATE DRAINAGE & ACCESS EASEMENT

FRIENDSHIP CHAPEL RD

FRIENDSHIP CHAPEL ROAD

ROAD A
55' ROW - 29' B-B

ROAD B
55' ROW - 29' B-B

ROAD C
55' ROW - 29' B-B

ROAD D
55' ROW - 29' B-B

ROAD E
55' ROW - 29' B-B

ALLEY A

LEAD WALKS WILL BE REQUIRED FROM EACH LOT TO FRONT SIDEWALK

PHASE 1

PHASE 2

IMPROVED PARK SPACE 2
20,967 SF

ACTIVE RECREATION AREA

RMX ZONING

UR ZONING

20' PRIVATE DRAINAGE EASEMENT

10' NO BUILDING SETBACK

30' COR PUBLIC UTILITY EASEMENT

PRIVATE DRAINAGE & ACCESS EASEMENT

ZONE 2

ZONE 1

OS 30
321,610 SF

R42'

10' PUBLIC ASPHALT GREENWAY & 40' EASEMENT

UR ZONING

OPEN SPACE ZONING

30' COR PUBLIC UTILITY EASEMENT

TO BE DEDICATED TO TOWN OF WAKE FOREST 2
156,850 SF

10' NO BUILDING SETBACK

SFD & TH IN RMX ZONING

SCALE 1"=300'

0 300' 600'

N

OPEN SPACE ZONING

DR. DALVIN JONES HIGHWAY

ACTIVE RECREATION AREA

FRIENDSHIP CHAPEL

WILT'S DAIRY POINT

1317'

CU-HB ZONING

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

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NAD 83

SCALE 1"=100'

0 100' 200'

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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 SUBDIVISION PLAN - SHEET 2 OF 2

JOB NO. 49103

SHEET NO. C2.2

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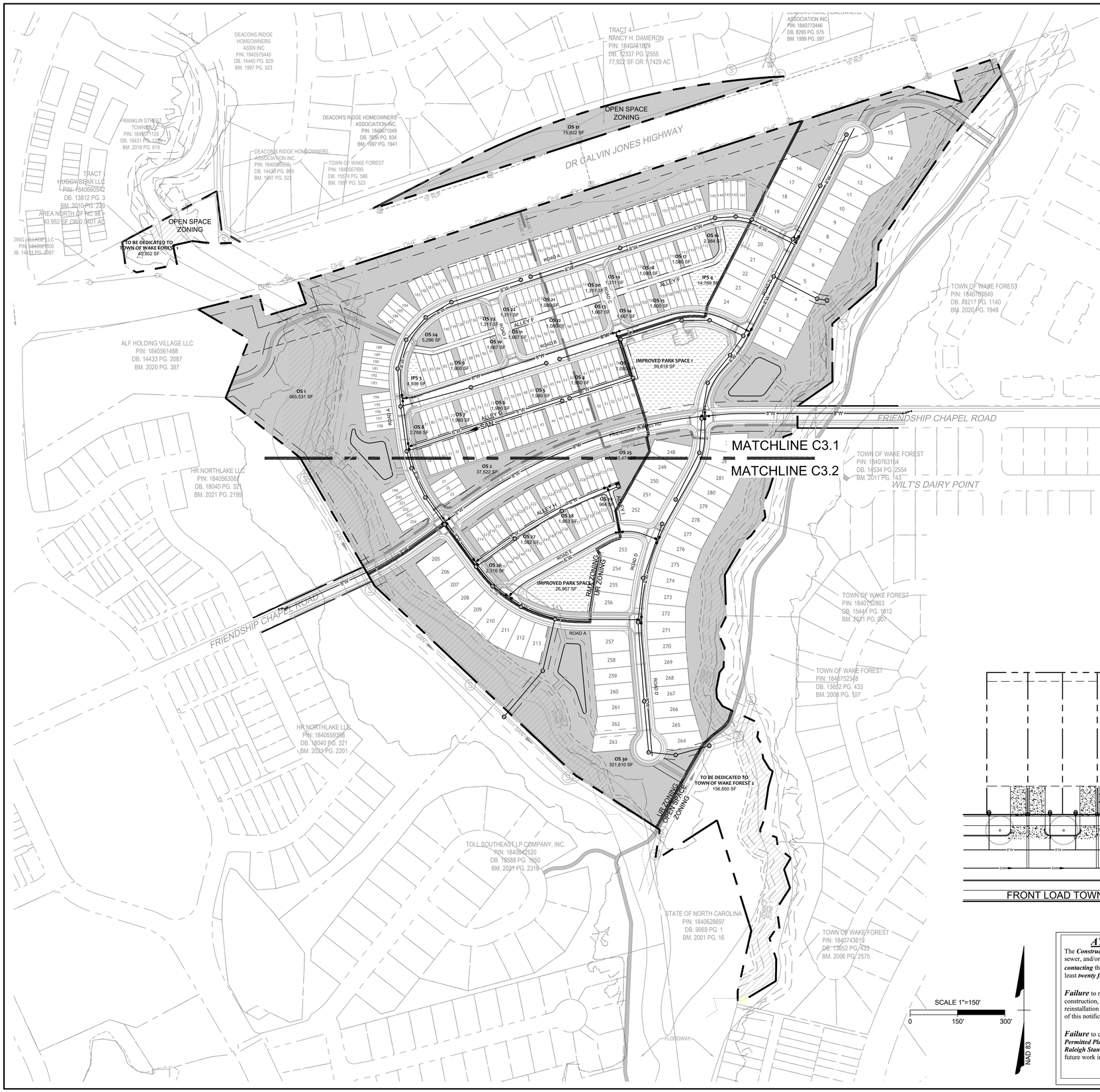

CITY OF RALEIGH STANDARD UTILITY NOTES:

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:
   - 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.
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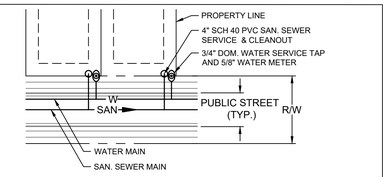

NOTE:

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TYPICAL UTILITY SERVICE LOCATION

N.T.S.

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
ZONING LINE
PHASE LINE
FLOODWAY
1% ANNUAL CHANCE FLOOD
0.2% ANNUAL CHANCE FLOOD
NEUSE RIPARIAN BUFFER
OPEN SPACE
IMPROVED PARK SPACE
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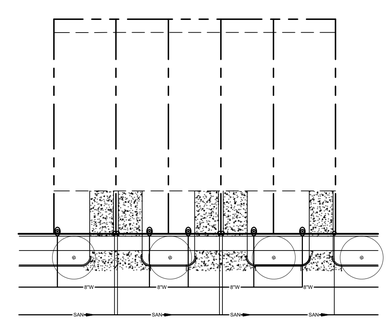
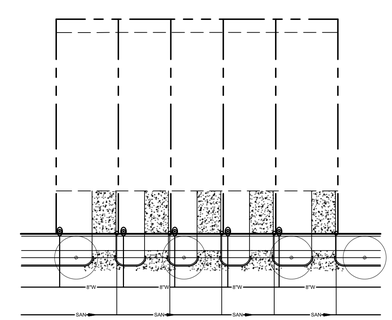


FRONT LOAD TOWNHOME DETAIL #1



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***.

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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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 DESCRIPTION	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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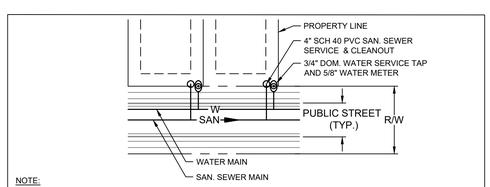

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- SANITARY MANHOLE
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LEGEND

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SCALE 1"=100'

0 100' 200'

NAD 83

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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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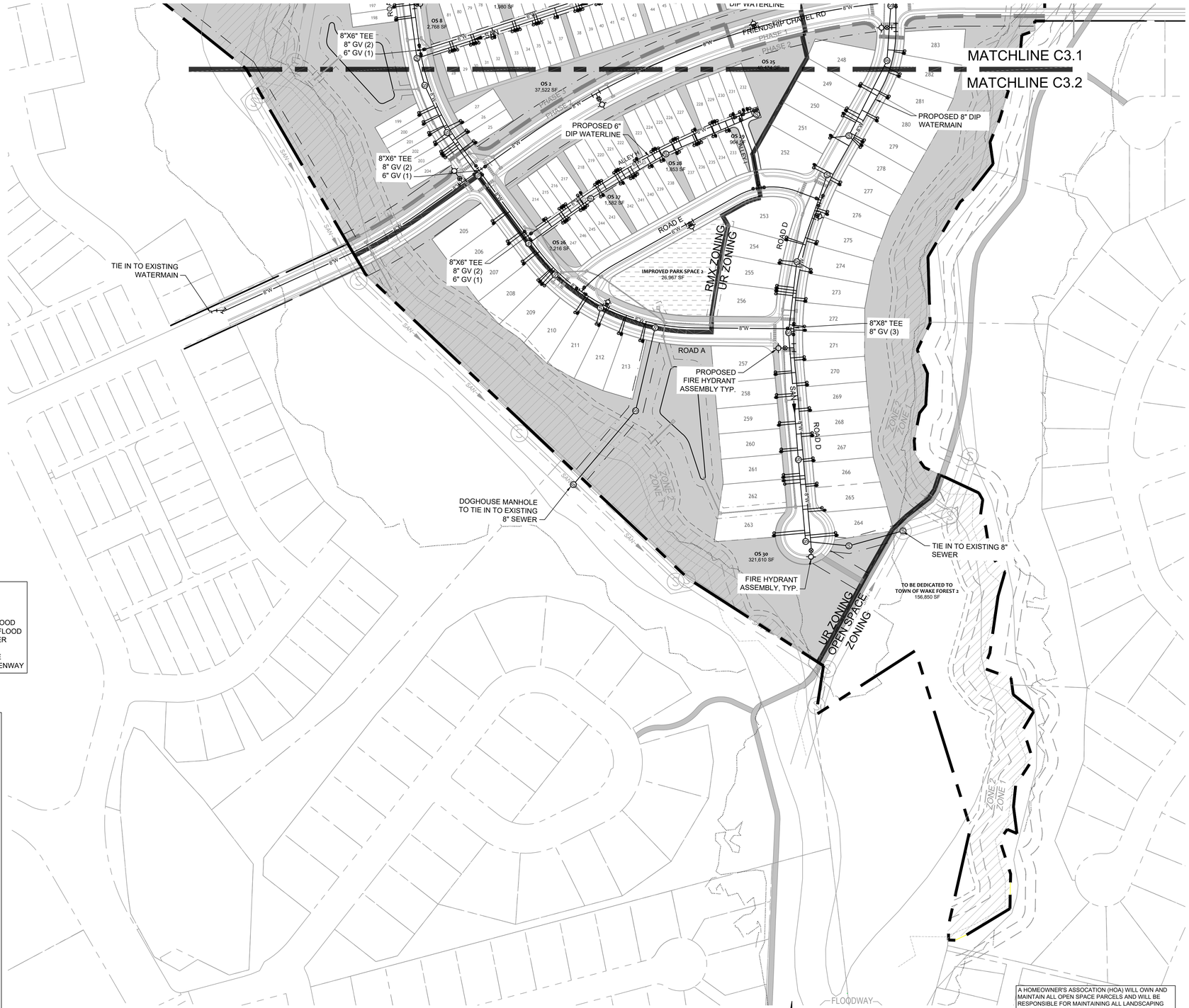

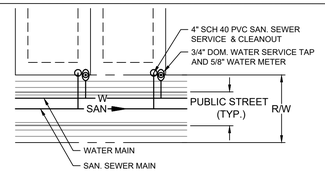

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FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY UTILITY PLAN - SHEET 2 OF 2

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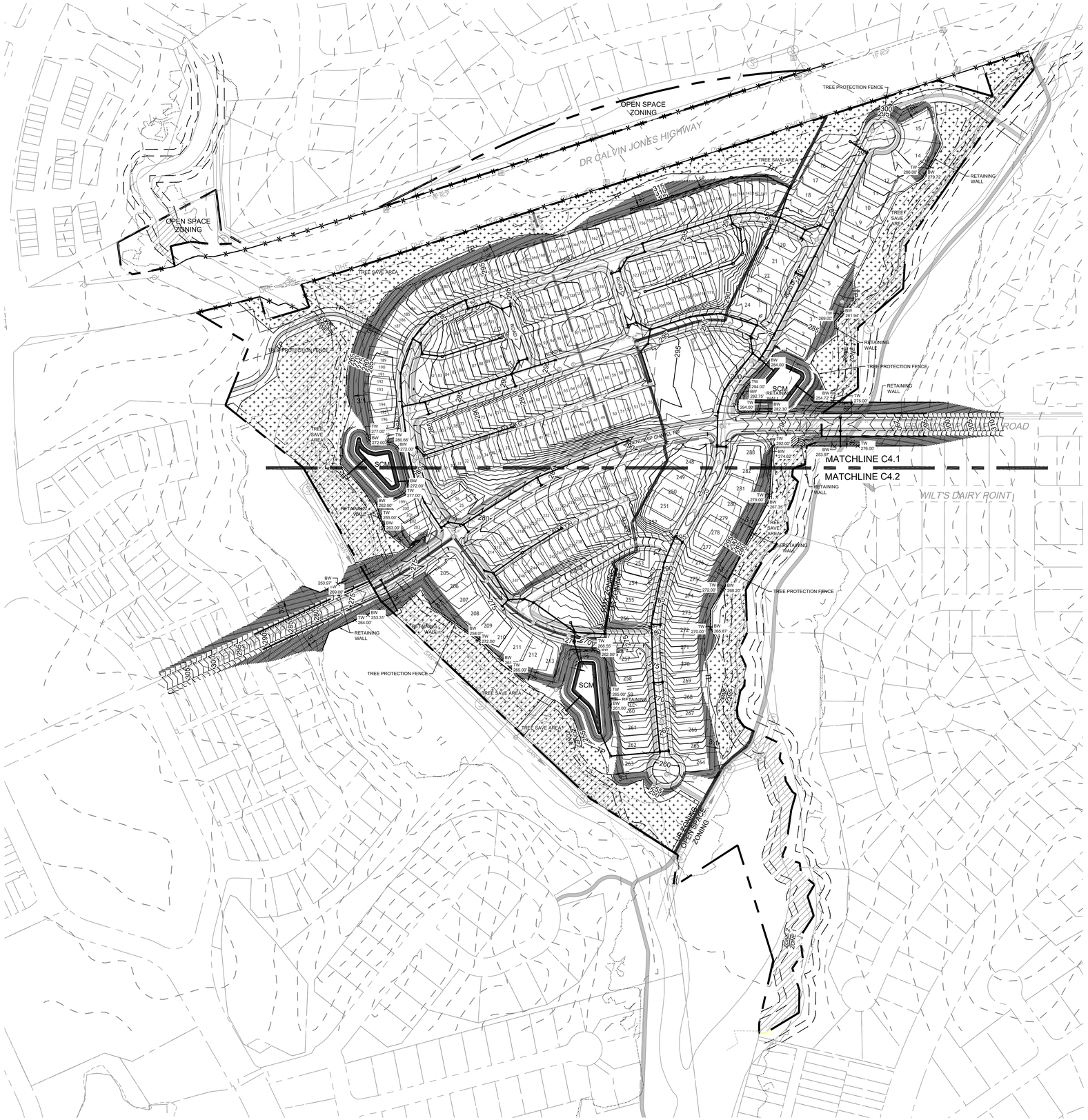

TREE SAVE AREA: 5.20 AC

NAD 83

SCALE 1"=150'

0 150' 300'

LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
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FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY GRADING AND DRAINAGE PLAN - OVERALL

JOB NO.	49103
SHEET NO.	C4.0

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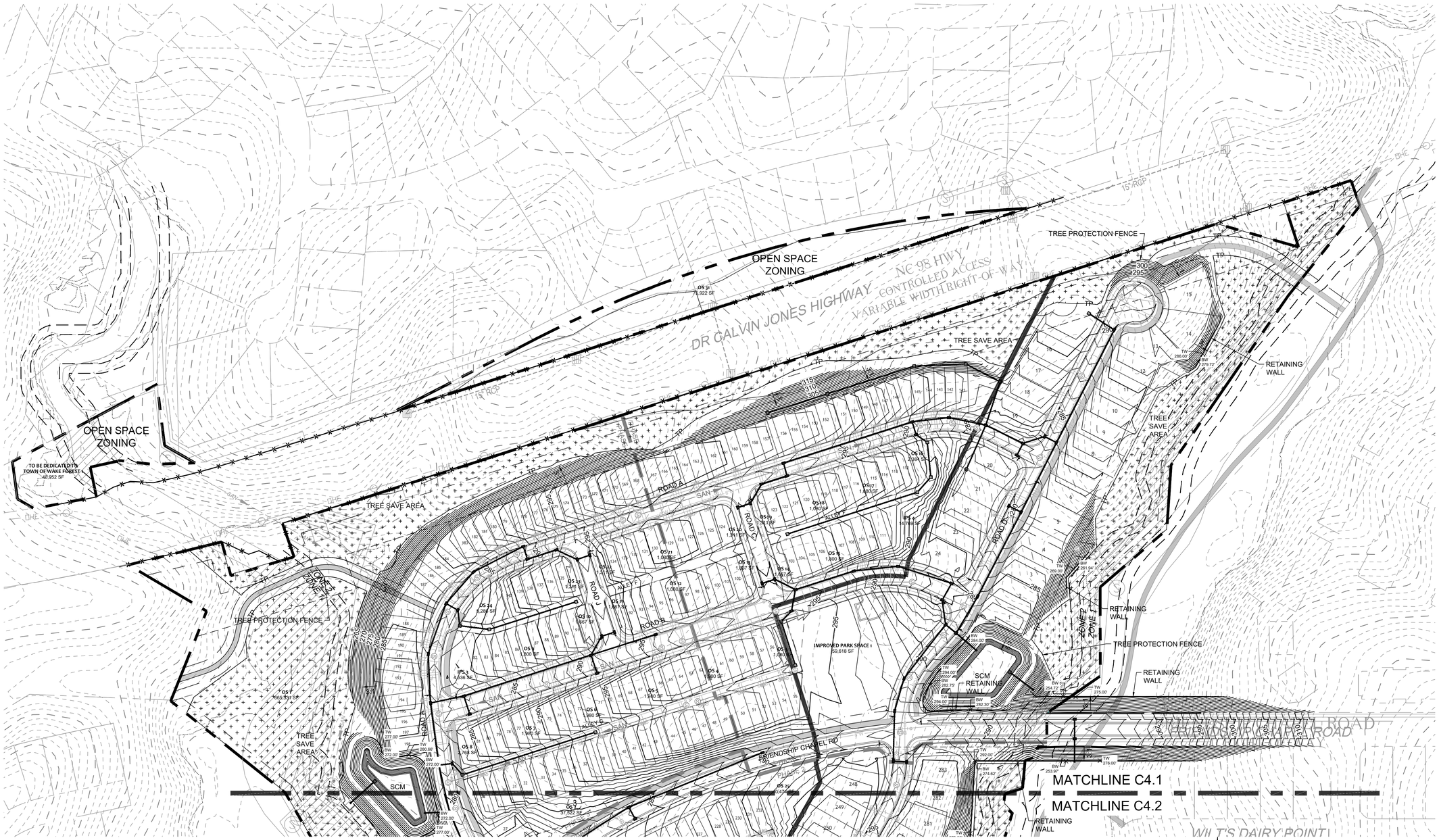

LEGEND

- 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

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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REVISION DESCRIPTION	DATE

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DRAWN BY	331
DESIGNED BY	E.ANGE
CHECKED BY	B.BLACKMON
SCALE	1" = 100'

TIMMONS GROUP

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PRELIMINARY GRADING AND DRAINAGE PLAN - SHEET 2 OF 2

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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

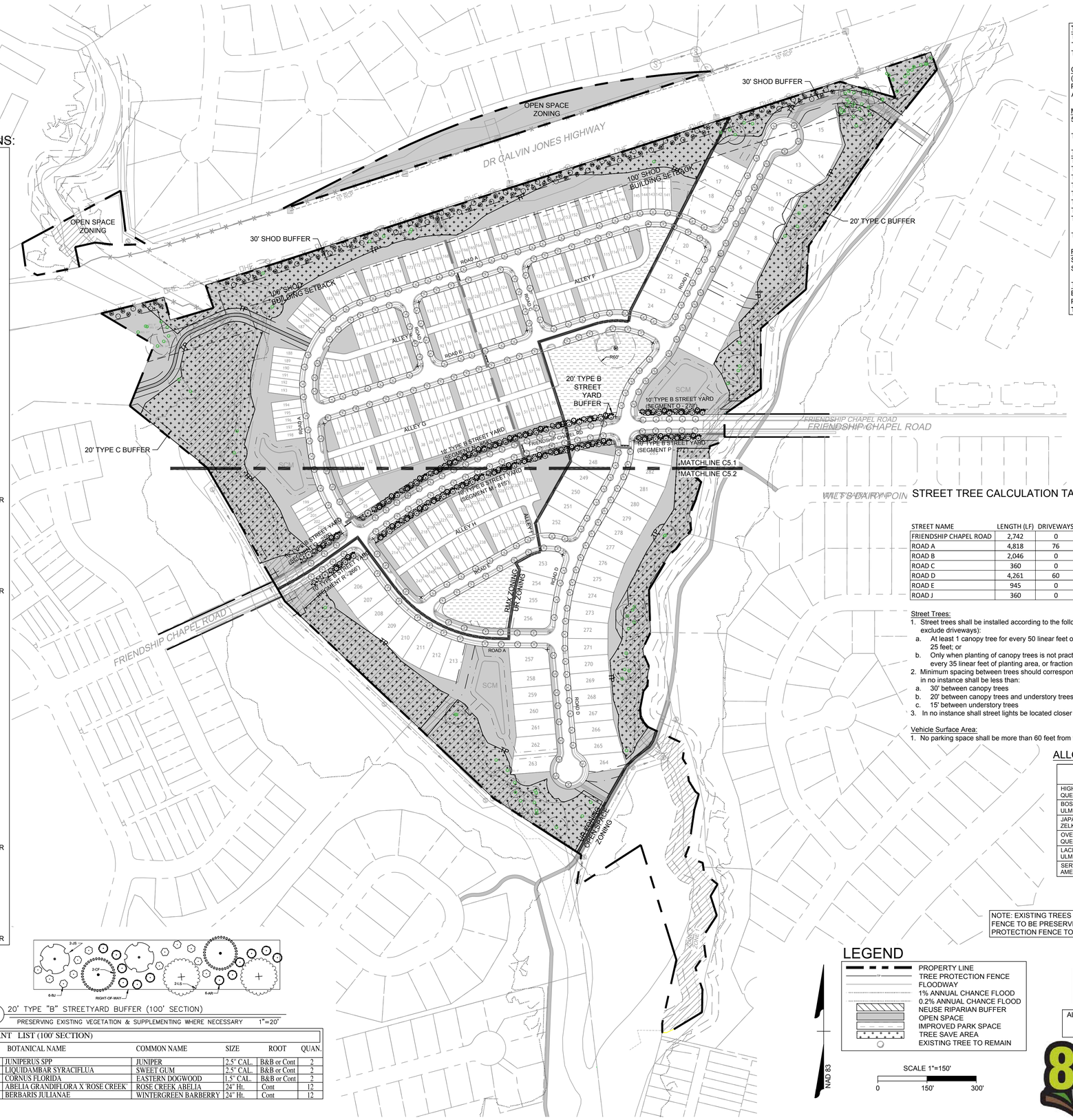
20' TYPE B STREET YARD - SEGMENT R (266' L):
6 Evergreen Trees Required
6 Canopy Trees Required
6 Understory Trees Required
64 Shrubs Required
6 Evergreen Trees Provided
6 Canopy Trees Provided
6 Understory Trees Provided
64 Shrubs Provided
EXISTING TREES TO BE USED WITHIN NEUSE RIVER RIPARIAN BUFFER

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

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- IMPROVED PARK SPACE
- TREE SAVE AREA
- EXISTING TREE TO REMAIN

NAD 83

SCALE 1"=150'
0 150' 300'

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FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA
PRELIMINARY LANDSCAPE PLAN - OVERALL

JOB NO. 49103
SHEET NO. C5.0

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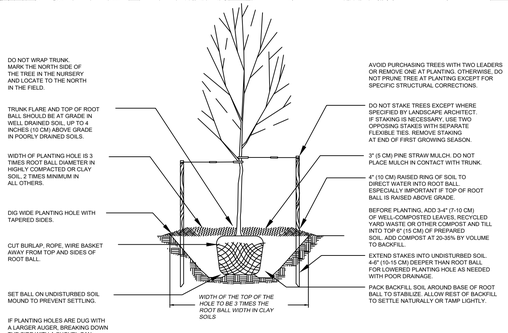

TYPICAL TREE PLANTING

NO SCALE

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0 100' 200'

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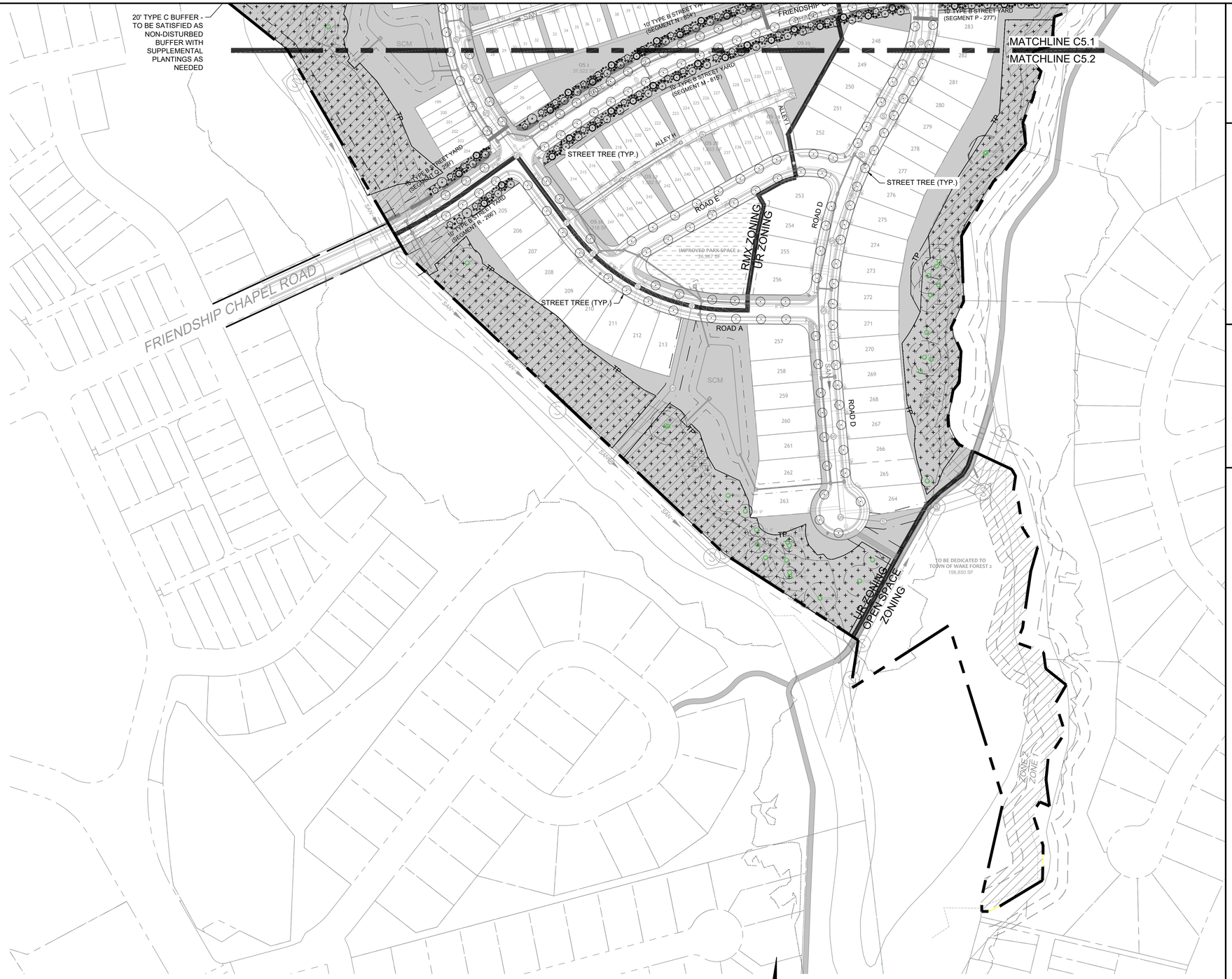

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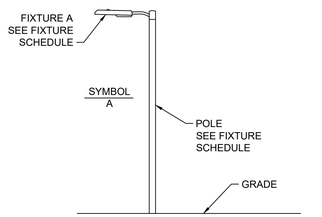

1 FIXTURE 'A' DETAIL
SCALE: N.T.S.

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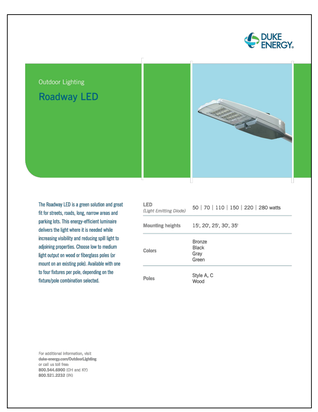

DUKE ENERGY.

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	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 hour/7 days a week (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 (oval)
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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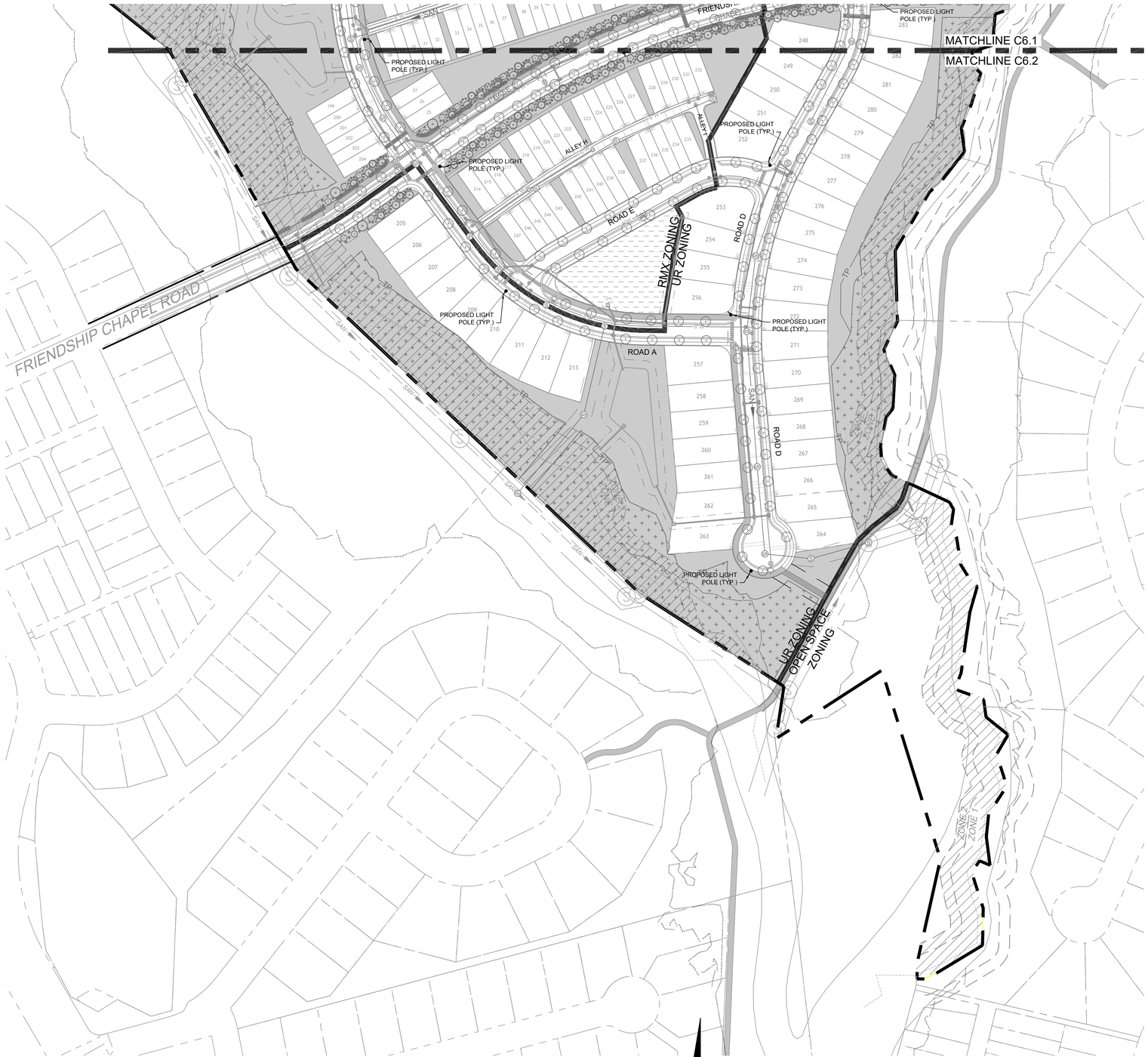

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TIMMONS GROUP

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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Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-29-
Submitted by: Jennifer Currin
Submitting Department: Planning
Meeting Date: January 17, 2023

SUBJECT
Public Hearing on LEGISLATIVE CASE RZ-22-06, Harris Road Subdivision; 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

- Agenda Summary_BoC.pdf
- RZ-22-06 BoC PH 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 - Planning Board Recommendation and Plan Consistency Analysis.pdf
- Attachment G - Applicant's Request to Defer Public Hearing and Board Discussion
- Consistency Statement RZ-22-06 - Denial.pdf

Agenda Item: Public Hearing on LEGISLATIVE CASE RZ-22-06, Harris Road Subdivision; 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).

Summary: A public comment session was held at the December 13, 2022 Planning Board meeting. The Planning Board voted 6-0 to find the request inconsistent with the Community Plan and recommended denial of the zoning map amendment (rezoning) request.

The applicant has submitted a request to defer the public hearing and Board of Commissioners' discussion to March 21, 2023. The request for deferral is to address comments made by the Planning Board and Board of Commissioners.

Attachments: See Staff Report

TOWN of WAKE FOREST

Staff Report
Case RZ-22-06: Harris Road Subdivision

Meeting Date	January 17, 2023
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
Planning Board Recommendation	Recommended denial by a vote of 6-0 of the zoning map amendment request. See Attachment F for Planning Board Recommendation and Plan Consistency Analysis.

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing
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: <u>US 1 and Harris Road/Purnell Rd</u> • Construct exclusive eastbound right turn lane on Harris Road with 150' of storage and appropriate taper length. <u>Harris Road and Joyner Park Easternmost Access/Access B</u> • 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. <u>Harris Road and Wall Road/W Oak Avenue</u> • 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. Summary: See Attachment B for proposed conditions that demonstrate compliance with the TIA requirements in the UDO.

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:	Planning Board Recommendation and Plan Consistency Analysis
Attachment G	Applicant's Request to Defer Public Hearing & Board Discussion

EXHIBITS

Exhibit 1::	Consistency Statement

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.

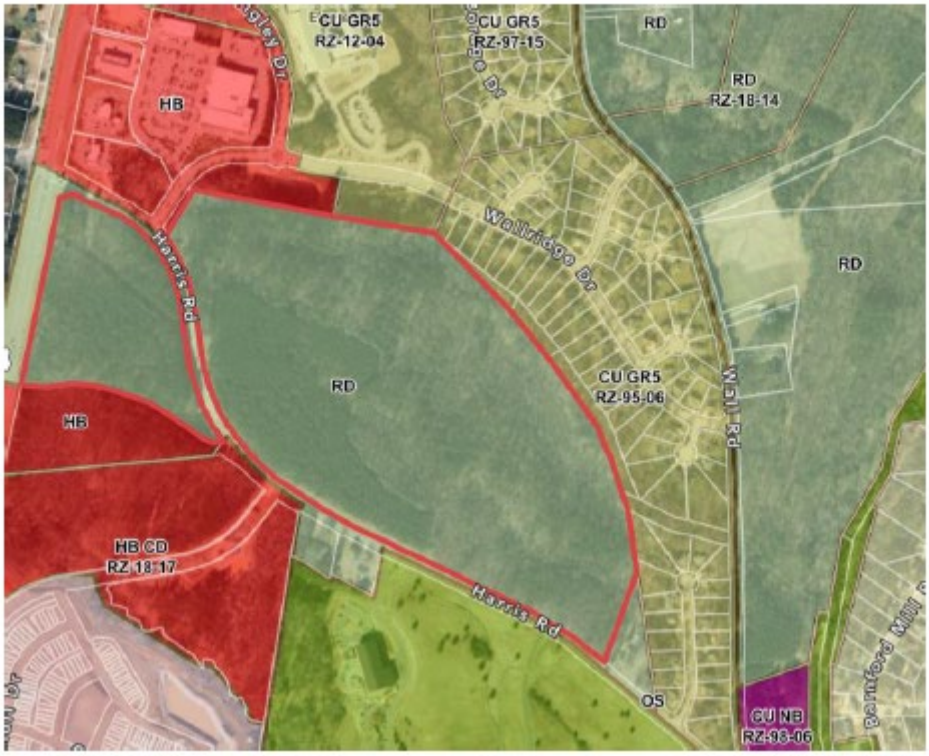
Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4317 and mbirch@longleaflp.com. Also, for more information about the rezoning, you may visit https://www.wakeforestnc.gov/planning and search "Rezoning Process" or contact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

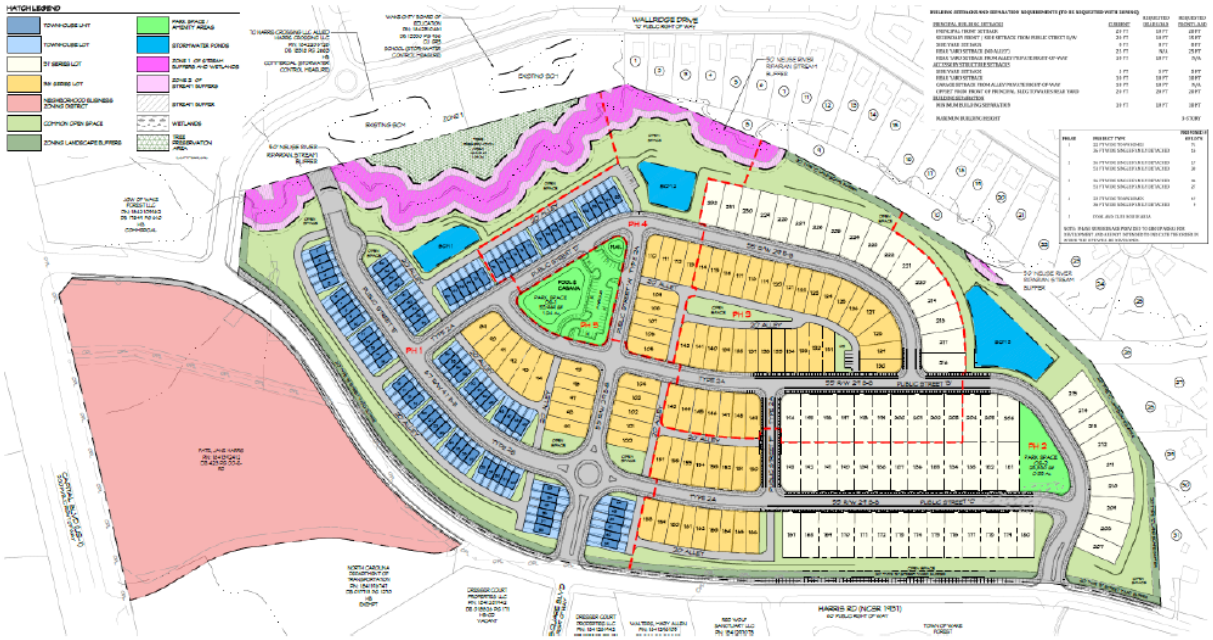


EXHIBIT B – NOTICE LIST

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 407.86.65 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 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 498.86 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 497.91 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 51°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 49.97 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 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 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°42'52" 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 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 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 6170.01, 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

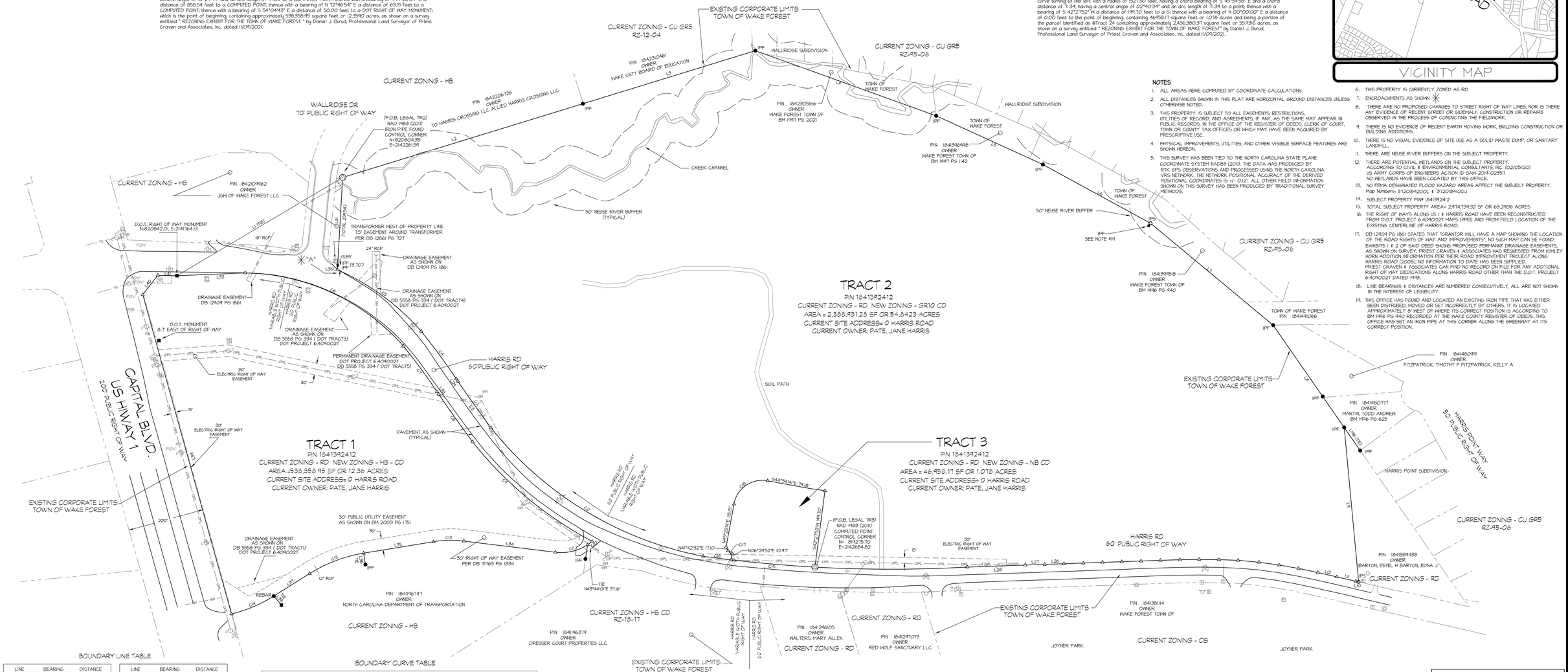
Legal Description Tract 3

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°42'52" 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°25'91" 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 199.70 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 6170.01, 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 HERE 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 +/- 0.12'. 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-2018-02351 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 6.404002T 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 6.404002T 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	497.91
L5	S30°27'52"E	303.60
L6	S26°21'13"E	317.93
L7	S51°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	49.97

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	268.92	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	S68°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	38.98	39.86	38.92	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 1996 PG 625
DB 2511 PG 108
DOT HIGHWAY PROJECT # 6.404002T

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-3547 DATE

NORTH CAROLINA PROFESSIONAL SEAL L-3547 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\Rezo 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.

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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

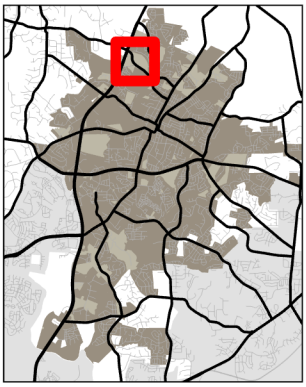
24. The following uses shall be allowed in the HB Zoning District

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

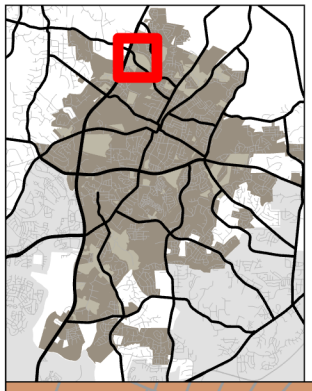
Please note that this map is intended for illustrative purposes only. For specific inquiries regarding zoning boundaries, contact the Town Wake Forest Planning Department at 919-435-9510.

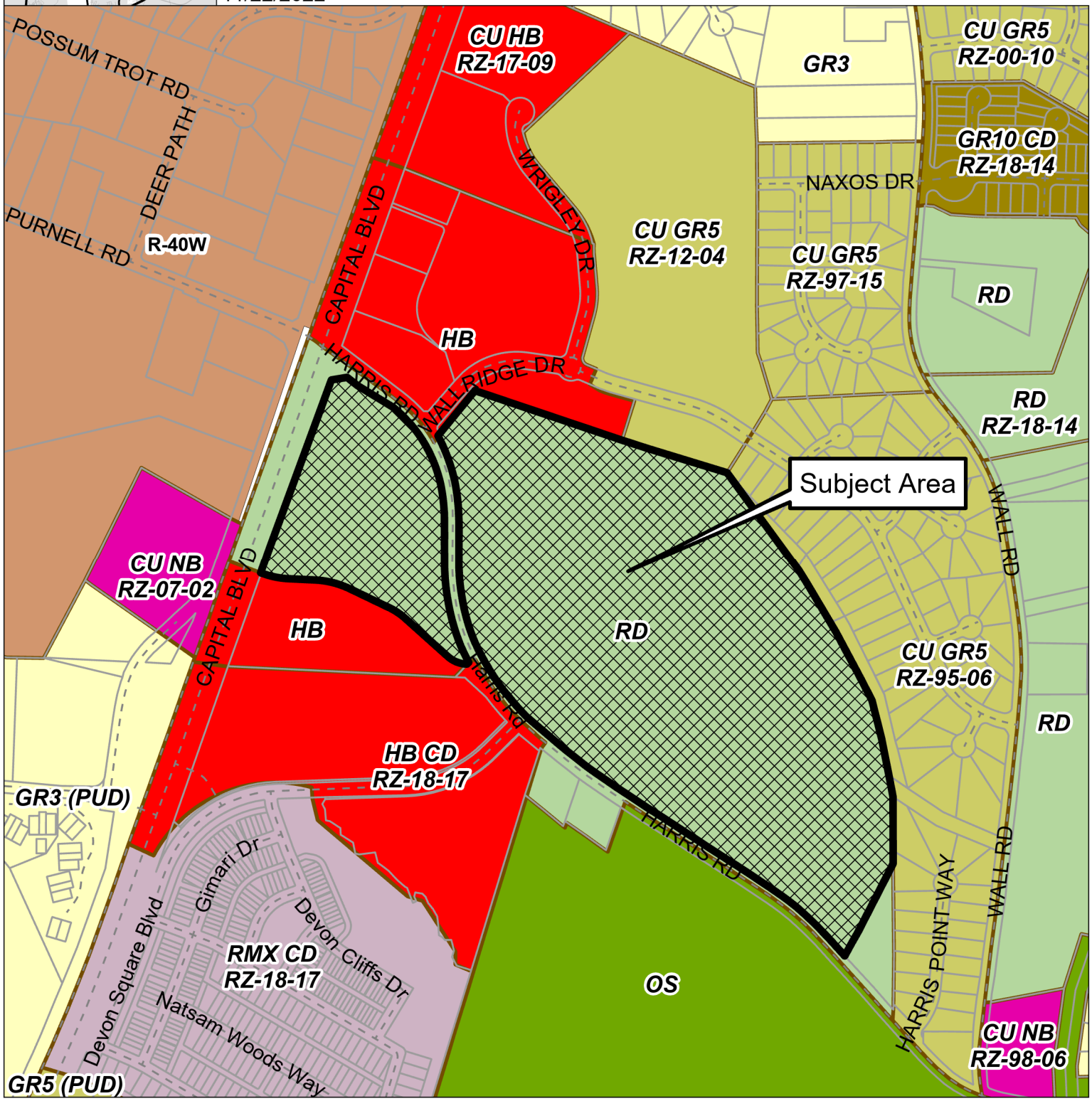
0 500 1,000 1,500 2,000 Feet

TOWN of WAKE FOREST

RZ-22-06
0 Harris Rd
PIN: 1841392412

11/22/2022





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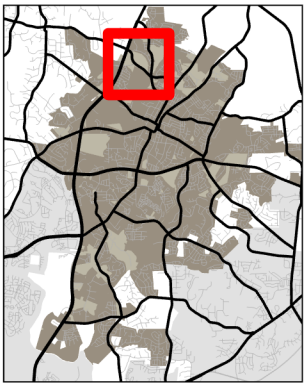
Town Wake Forest Planning Department at 919-435-9510.

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

N W E

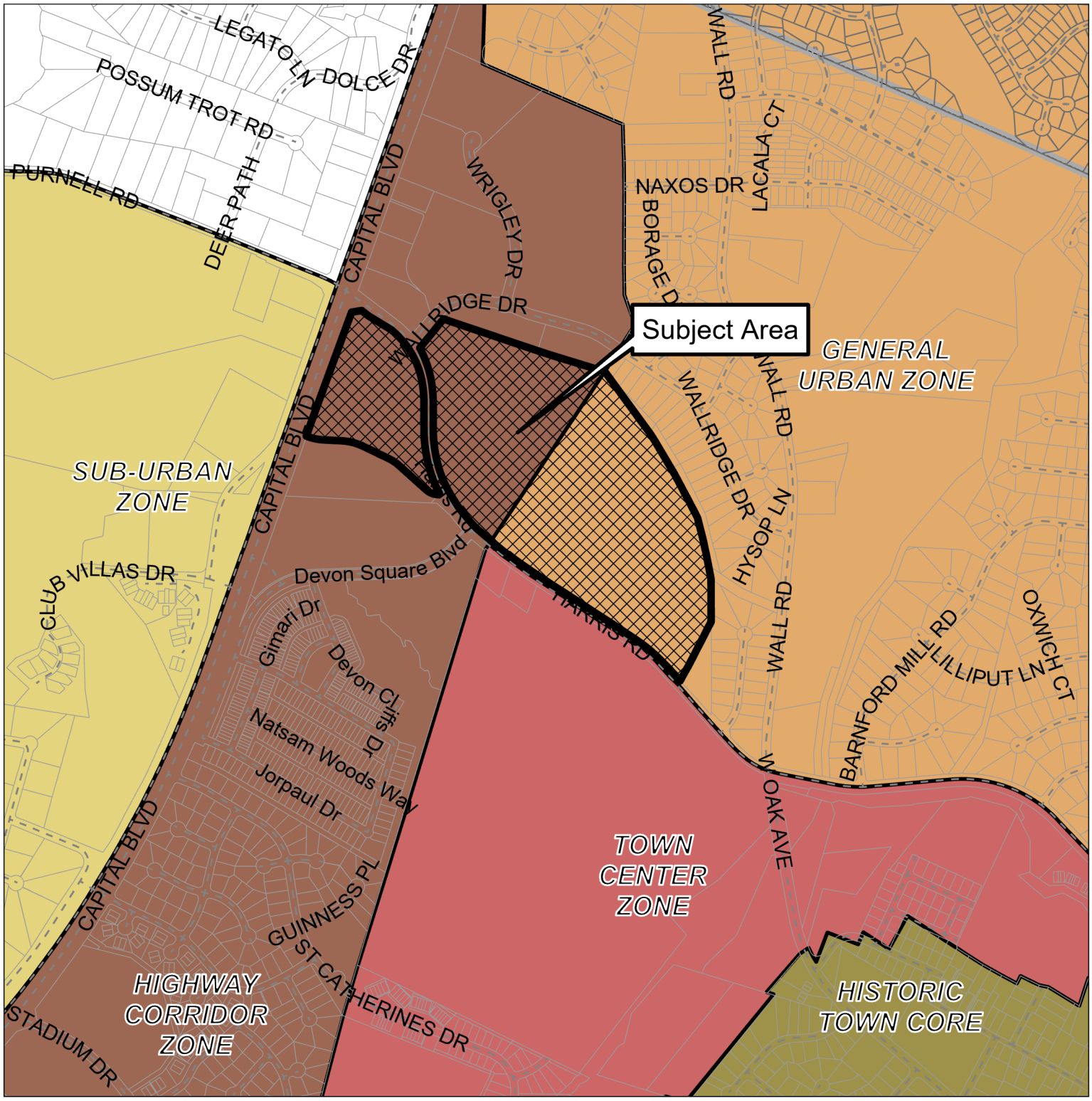


Community Plan Zones

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.
For specific inquiries regarding zoning boundaries, contact the
Town Wake Forest Planning Department at 919-435-9510.

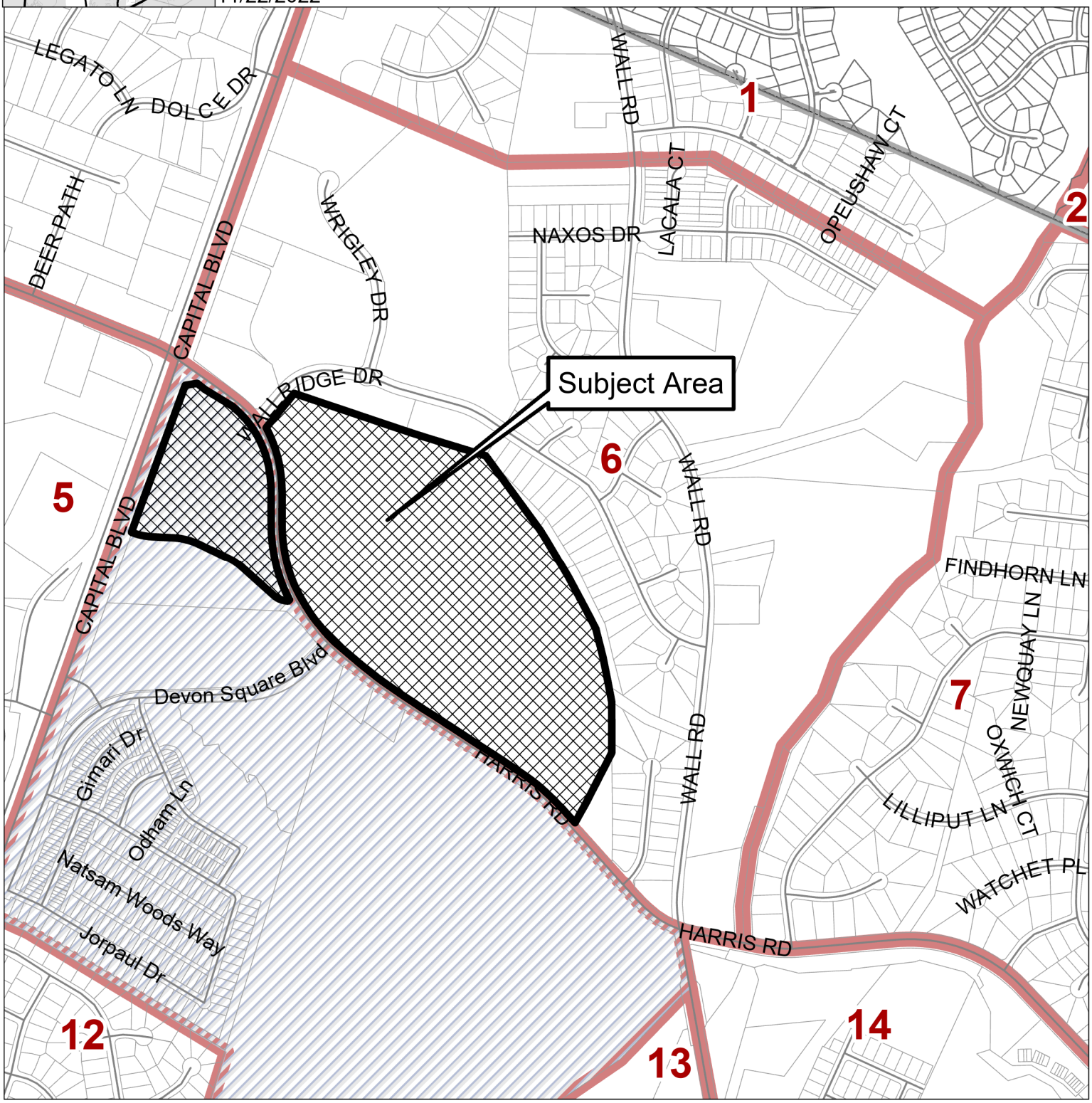
0 0.25 0.5 Miles

Neighborhood Planning Areas

TOWN of WAKE FOREST

RZ-22-06
0 Harris Rd
PIN: 1841392412

11/22/2022



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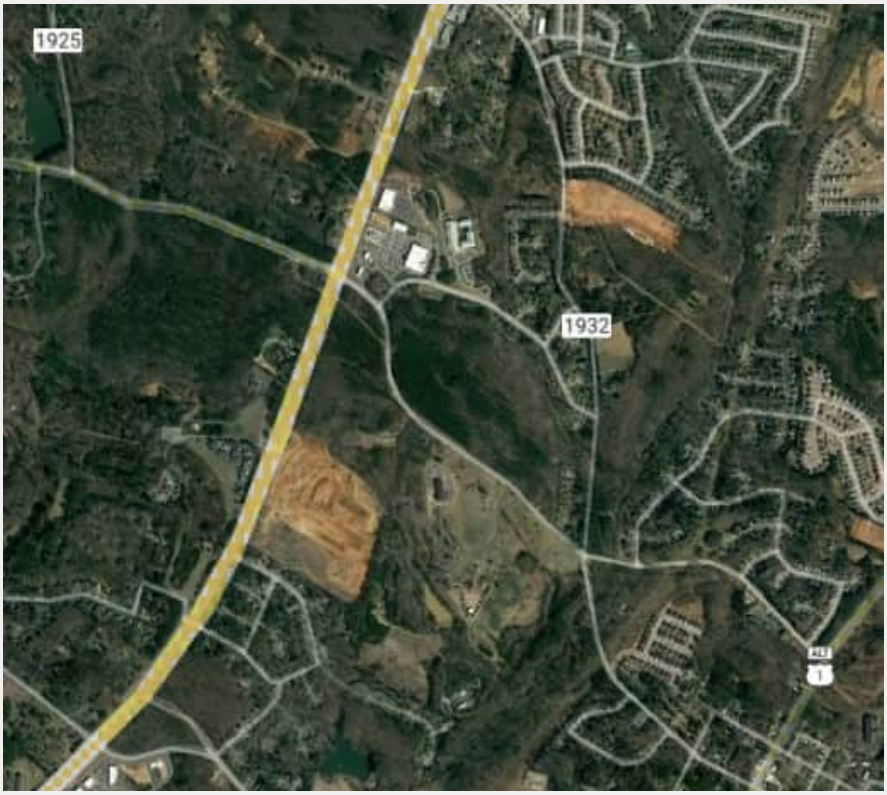
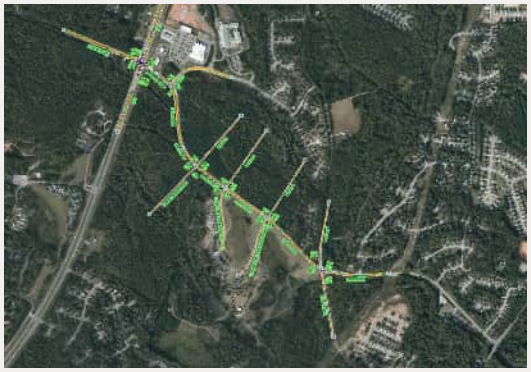
0 0.25 0.5 Miles

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

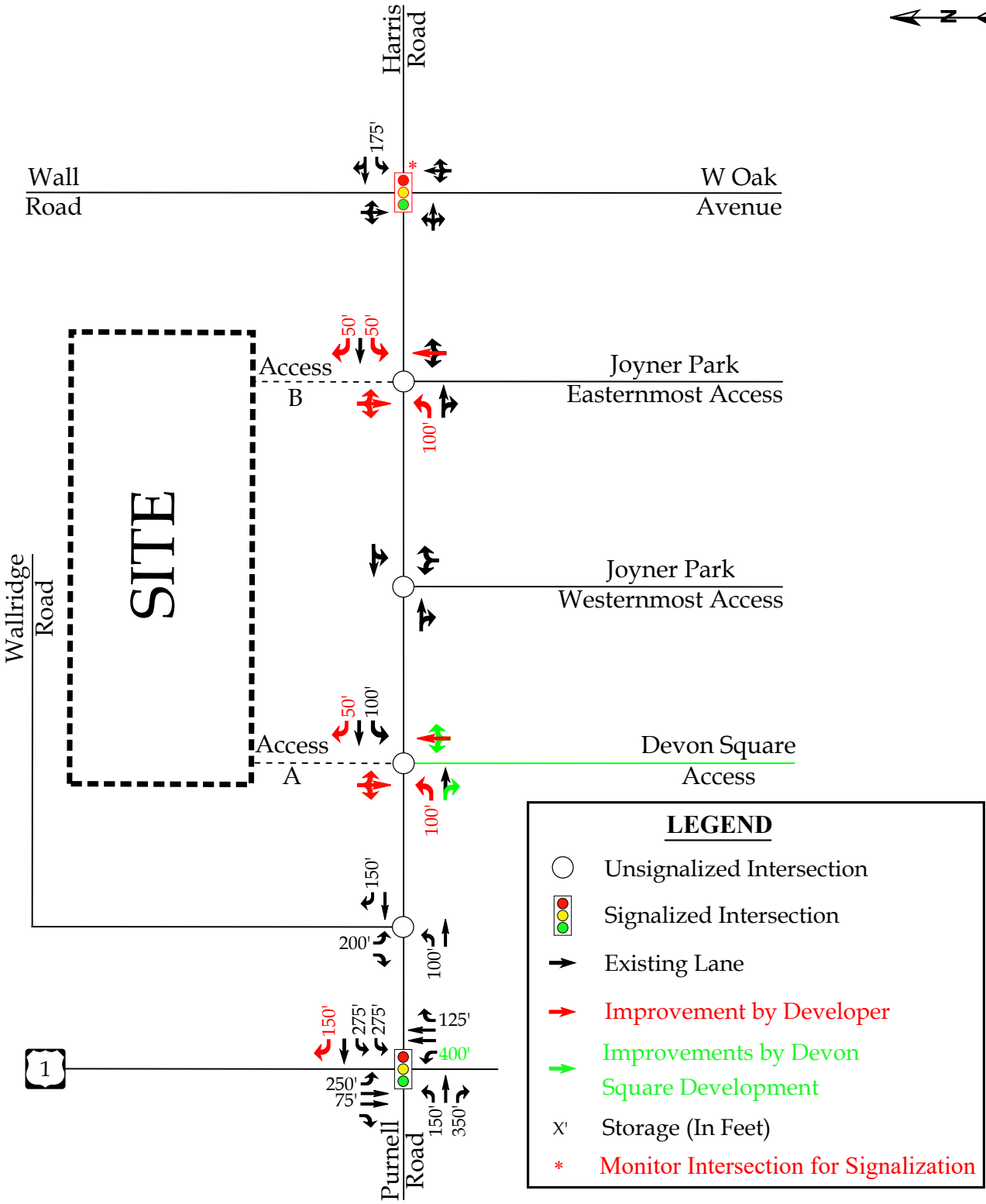
- Construct a single lane roundabout at the intersection that provides left-through-right lane configurations on all approaches.

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.



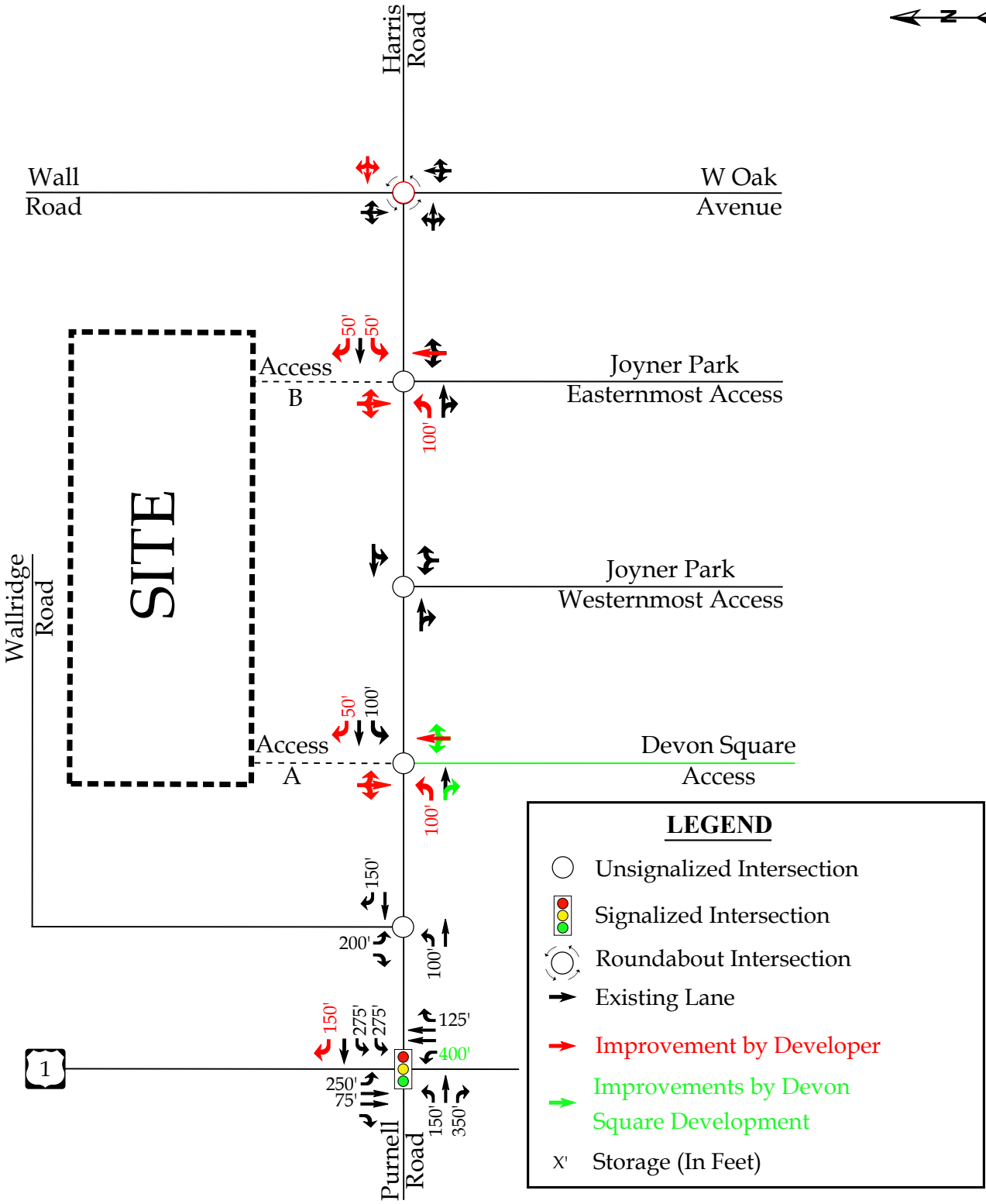
RAMEY KEMP ASSOCIATES

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

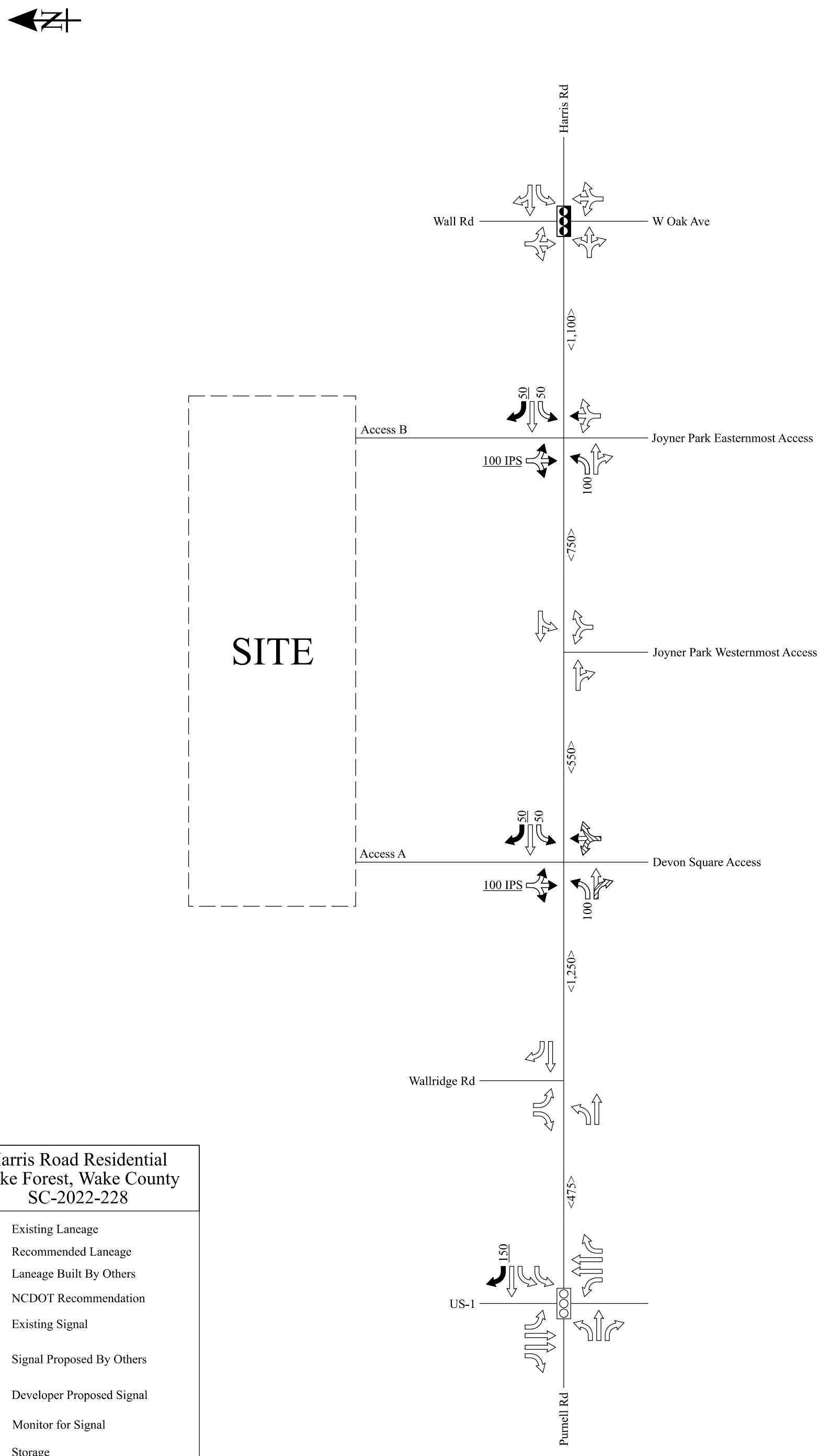
For reference to various documents applicable to this review please reference the following link: *https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx*
Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to 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

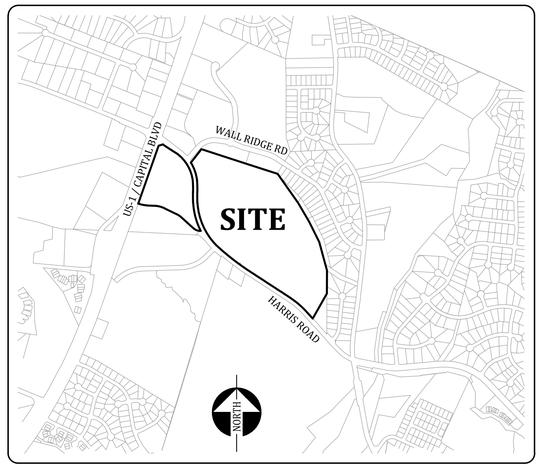
PIN	OWNER	DEED BOOK	DEED PAGE	DEED ACRES	SITE ADDRESS	ZONING
1841392412	PATE, JANE HARRIS	423	00-E-	68.28	0 HARRIS ROAD	RD

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
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 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

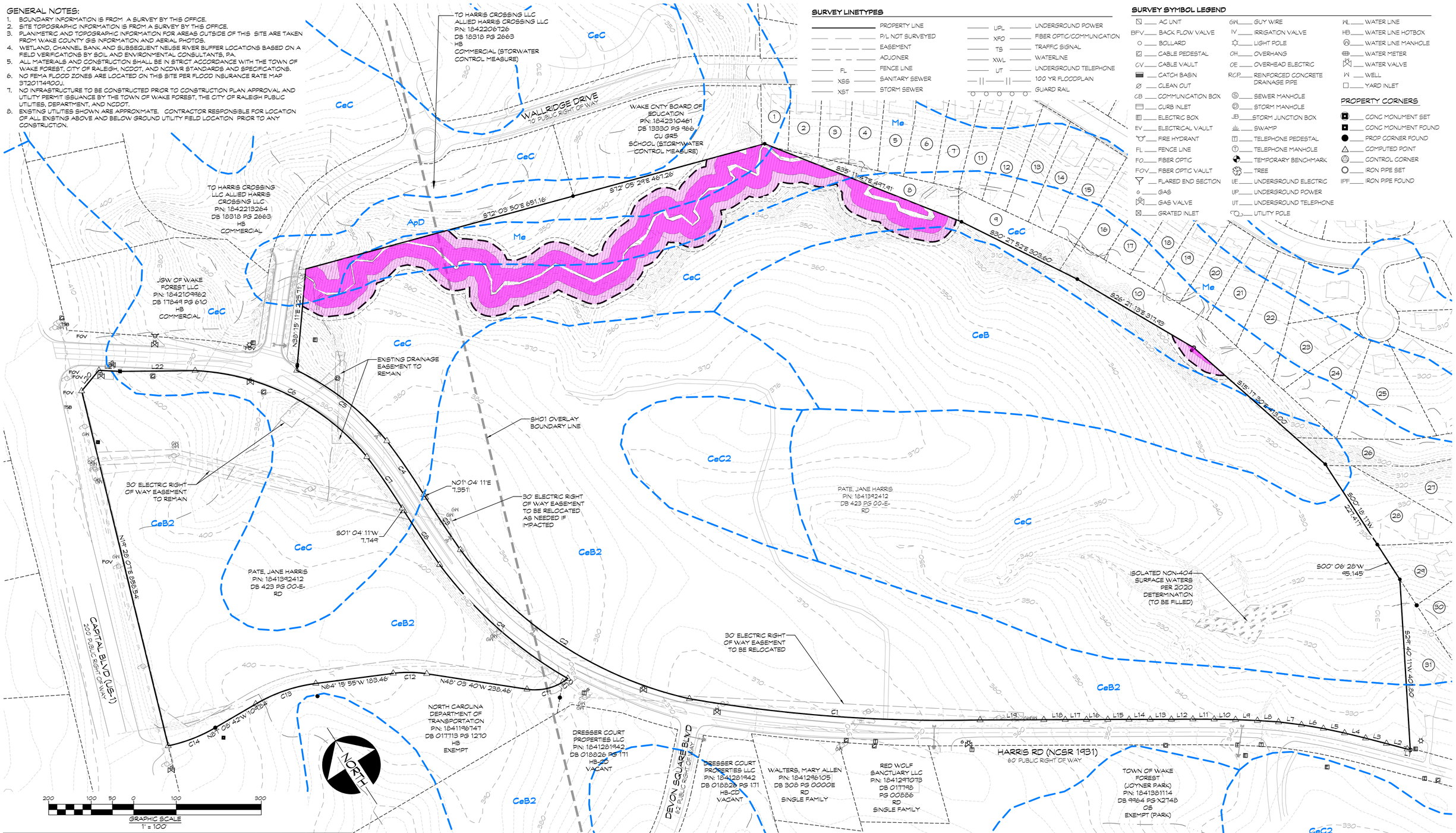
- PROPERTY LINE
- P/L NOT SURVEYED
- EASEMENT
- ADJOINER
- FL — FENCE LINE
- XSS — SANITARY SEWER
- XST — STORM SEWER
- UPL — UNDERGROUND POWER
- XFO — FIBER OPTIC/COMMUNICATION
- TS — TRAFFIC SIGNAL
- XWL — WATERLINE
- UT — UNDERGROUND TELEPHONE
- 100 YR FLOODPLAIN
- GUARD RAIL

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
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	1841399827	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
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

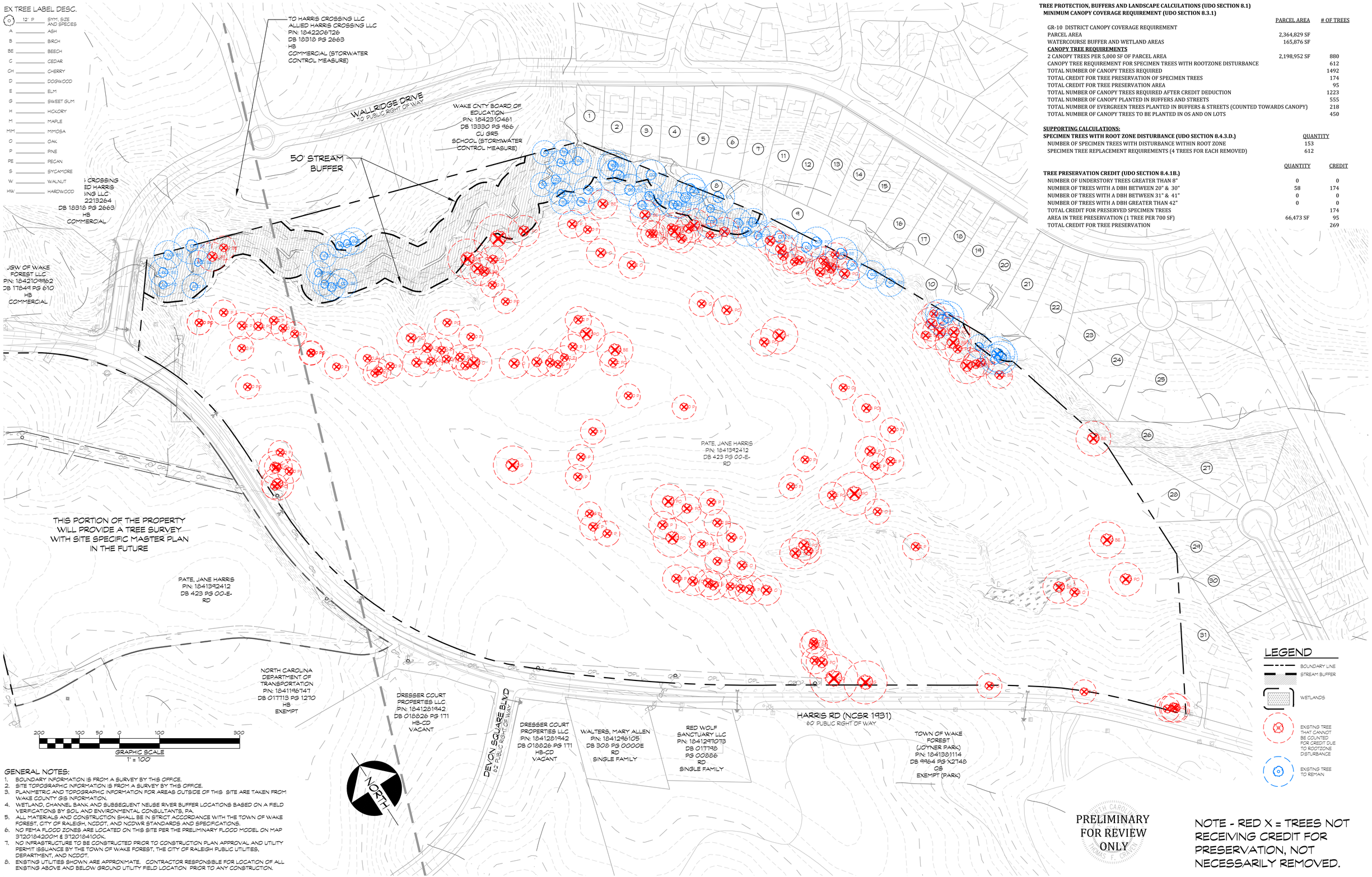
08/05/22	RESPONSE TO TOWN COMMENTS
09/14/22	RESPONSE TO TOWN COMMENTS
10/26/22	RESPONSE TO TOWN COMMENTS
11/21/22	RESPONSE TO TOWN COMMENTS

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

F:\LAND PROJECTS\2021-024.001 HARRIS RD - WAKE FOREST\DRAWING\SS\SHEET\MASTER PLAN\ MP1.00 EXISTING CONDITIONS SHEET.DWG . Nov 21, 2022 - 4:36 PM . BENWILLIAMS



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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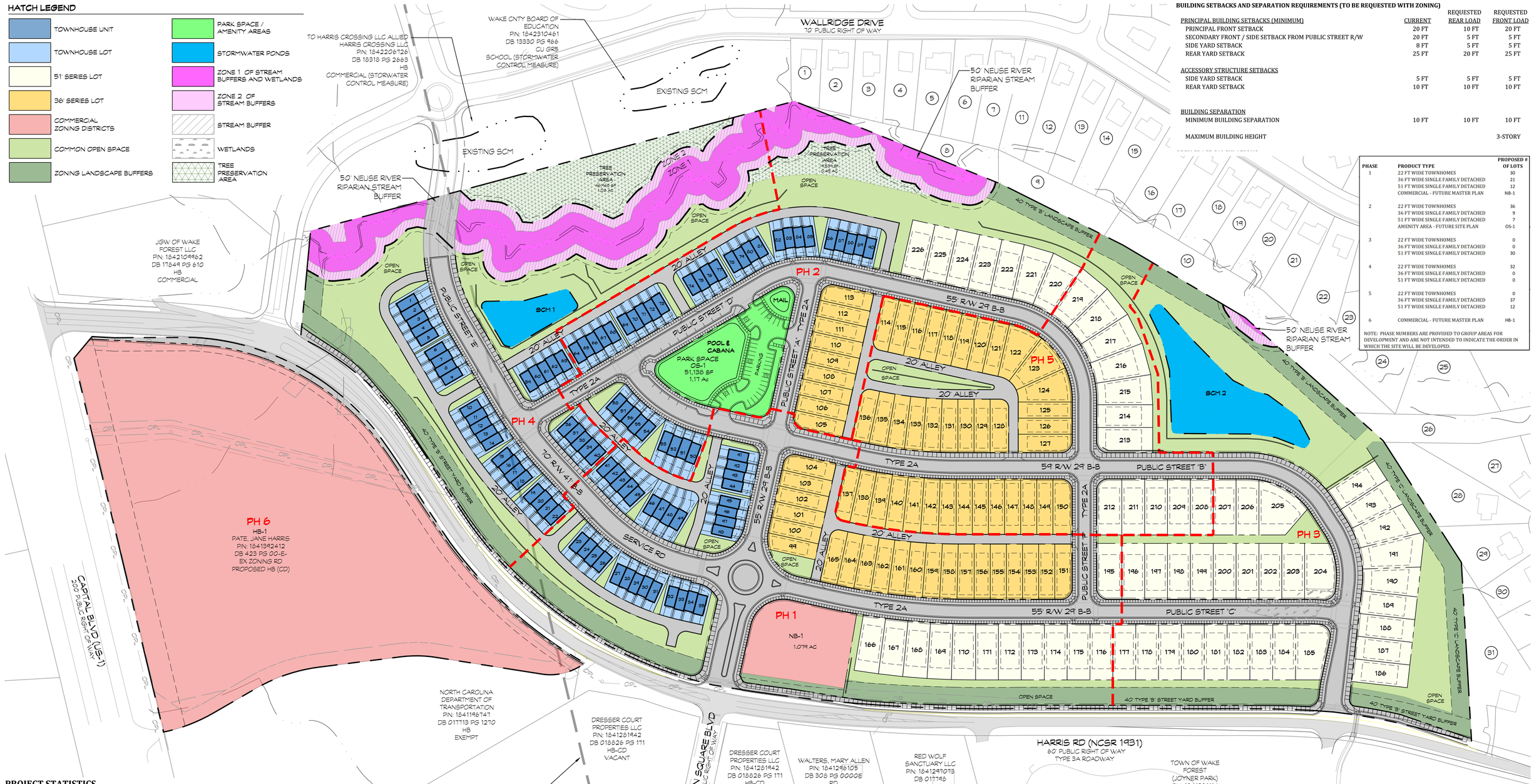
SHEET # MP1.01

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)

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

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

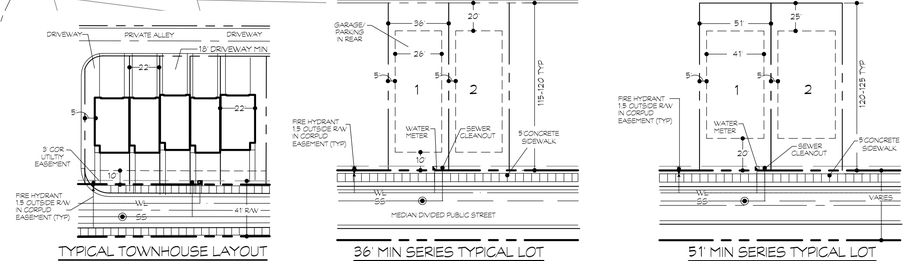
NOTE: PHASE NUMBERS ARE PROVIDED TO GROUP AREAS FOR DEVELOPMENT AND ARE NOT INTENDED TO INDICATE THE ORDER IN WHICH THE SITE WILL BE DEVELOPED.

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

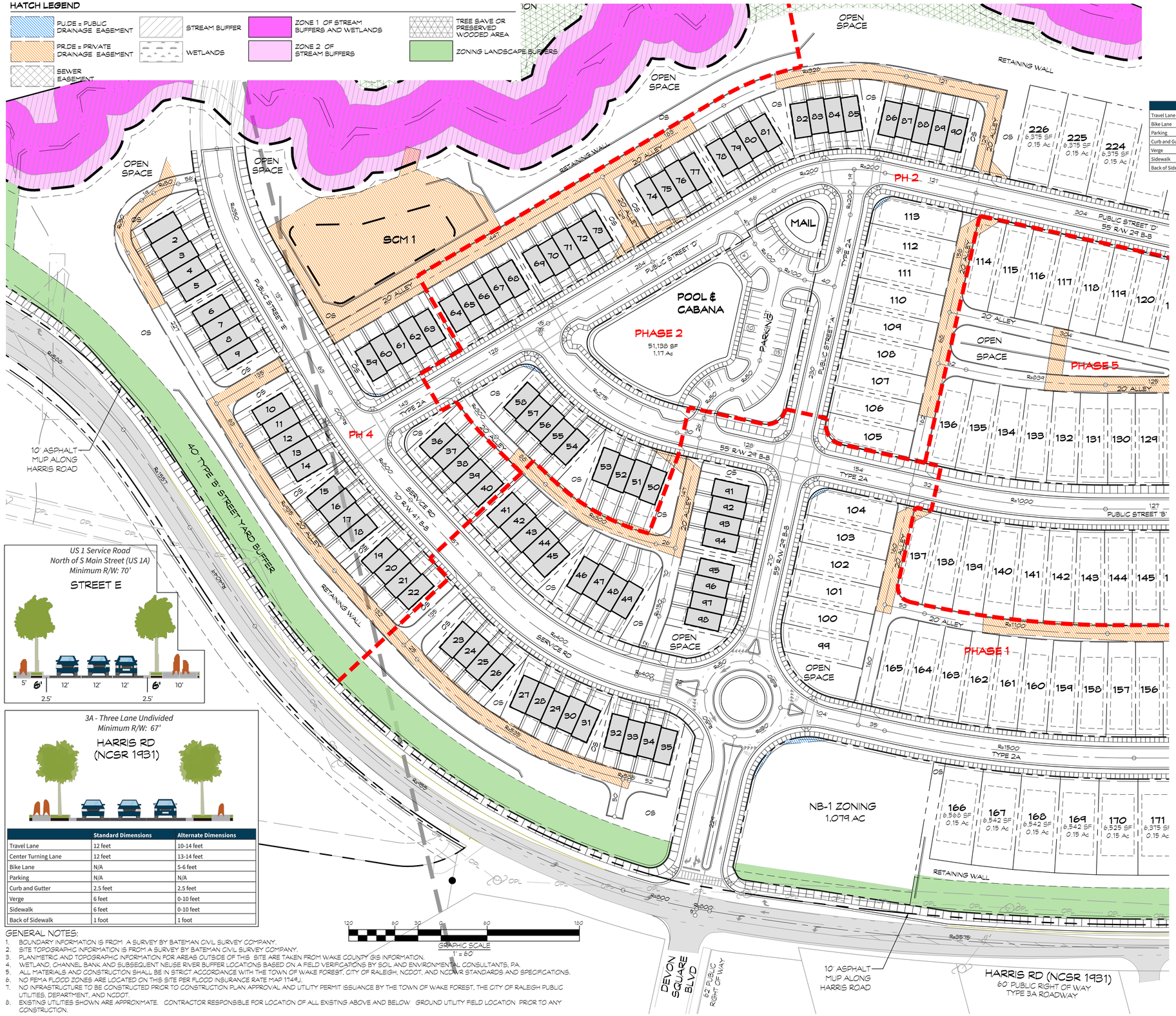
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

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

NORTH

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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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 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.
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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

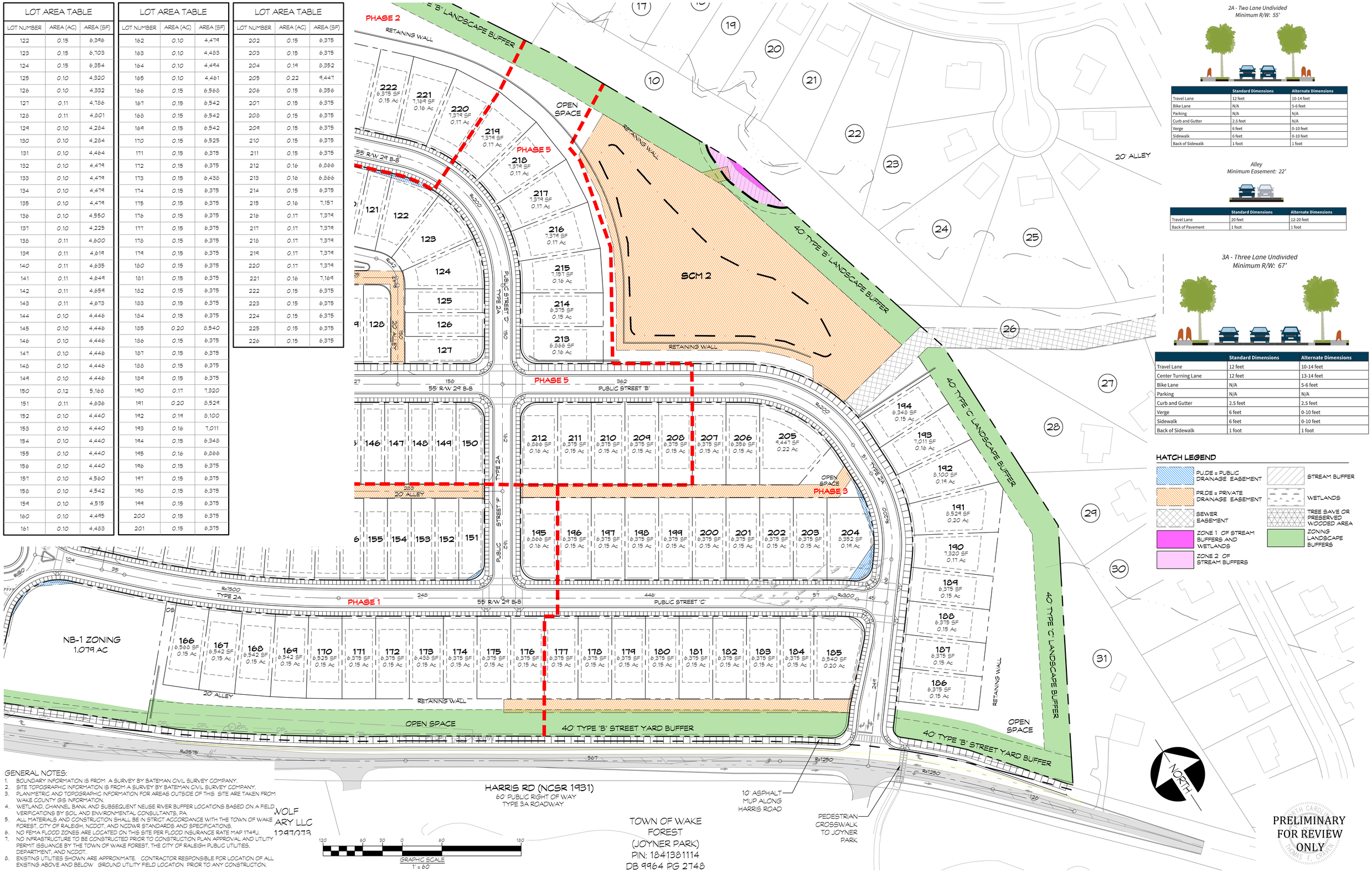
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

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

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
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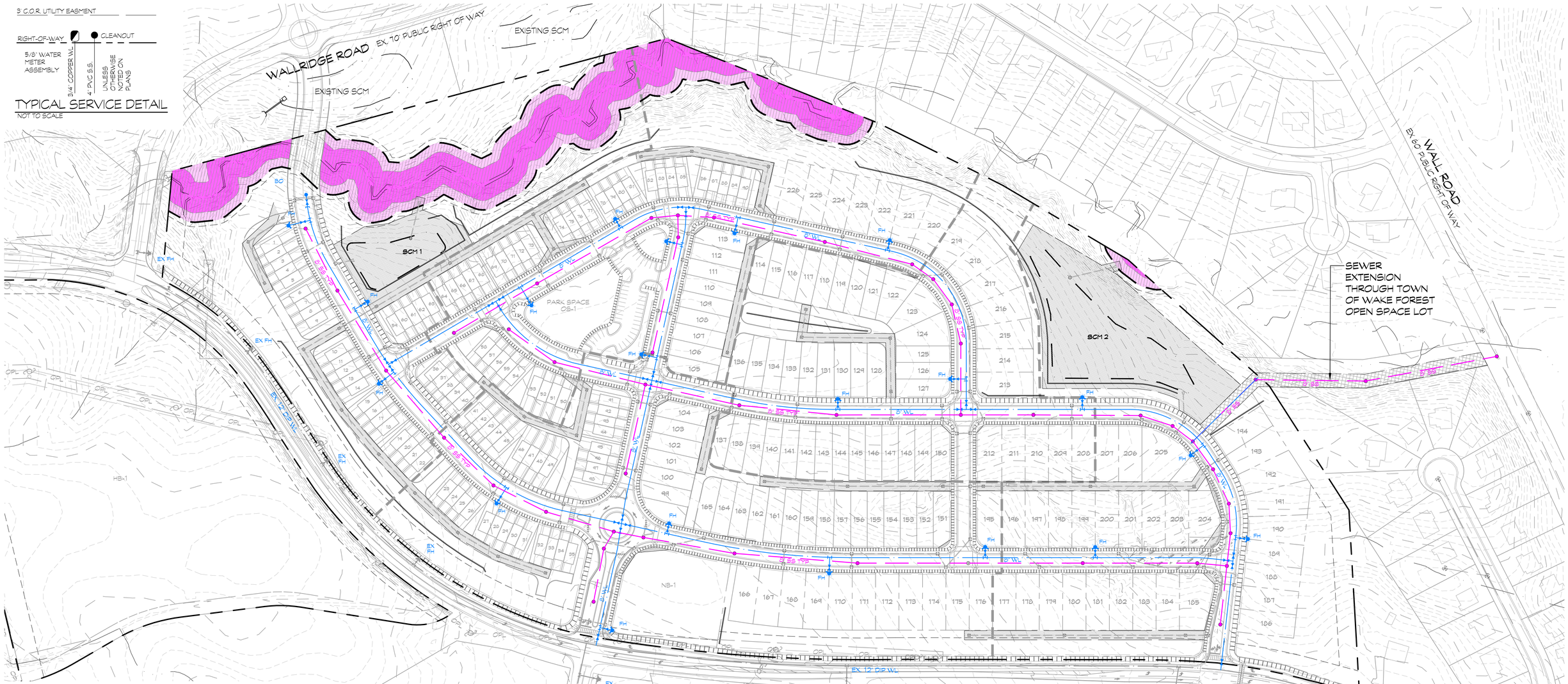
SHEET # MP2.02



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) 996-5923 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 PROFESSIONAL ENGINEER SEAL 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

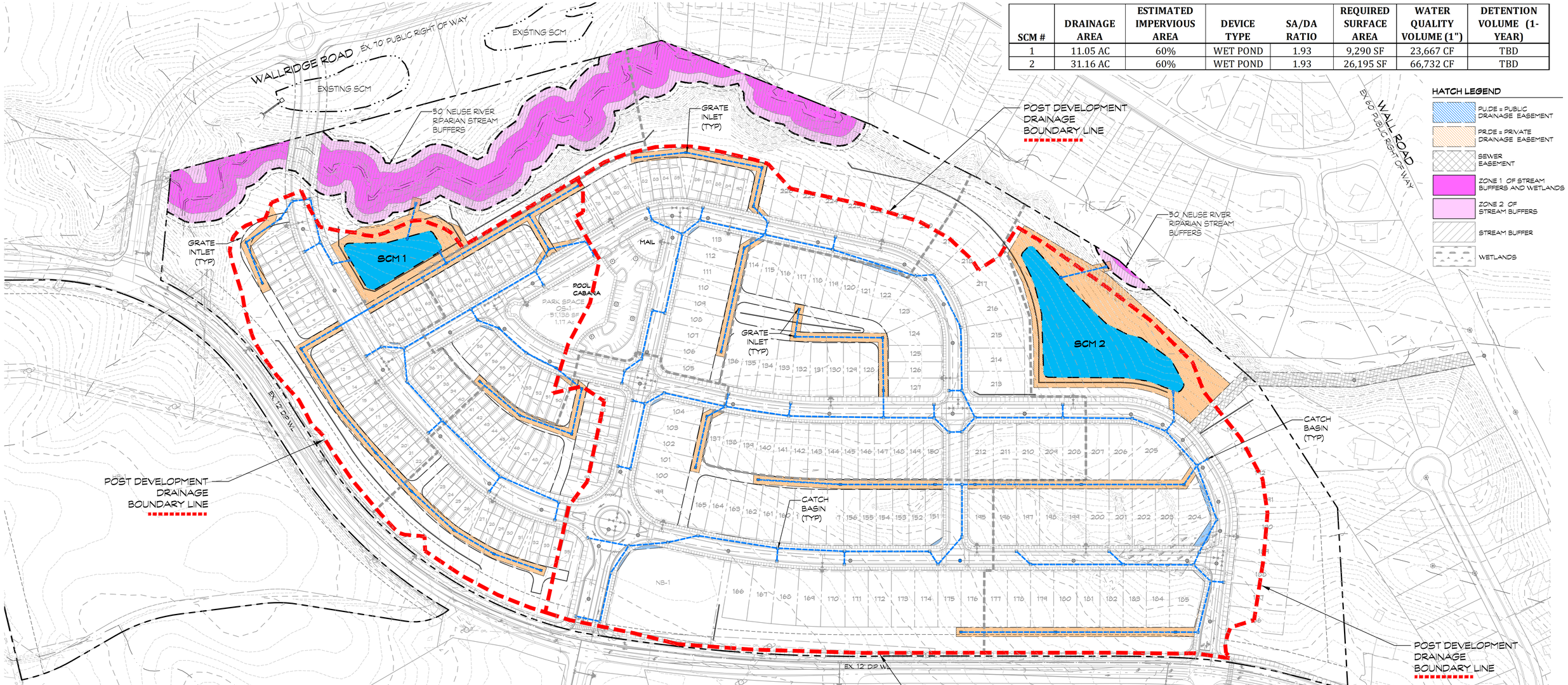
08/05/22	RESPONSE TO TOWN COMMENTS
09/19/22	RESPONSE TO TOWN COMMENTS
10/26/22	RESPONSE TO TOWN COMMENTS
11/21/22	RESPONSE TO TOWN COMMENTS

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

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



HATCH LEGEND

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- 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
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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

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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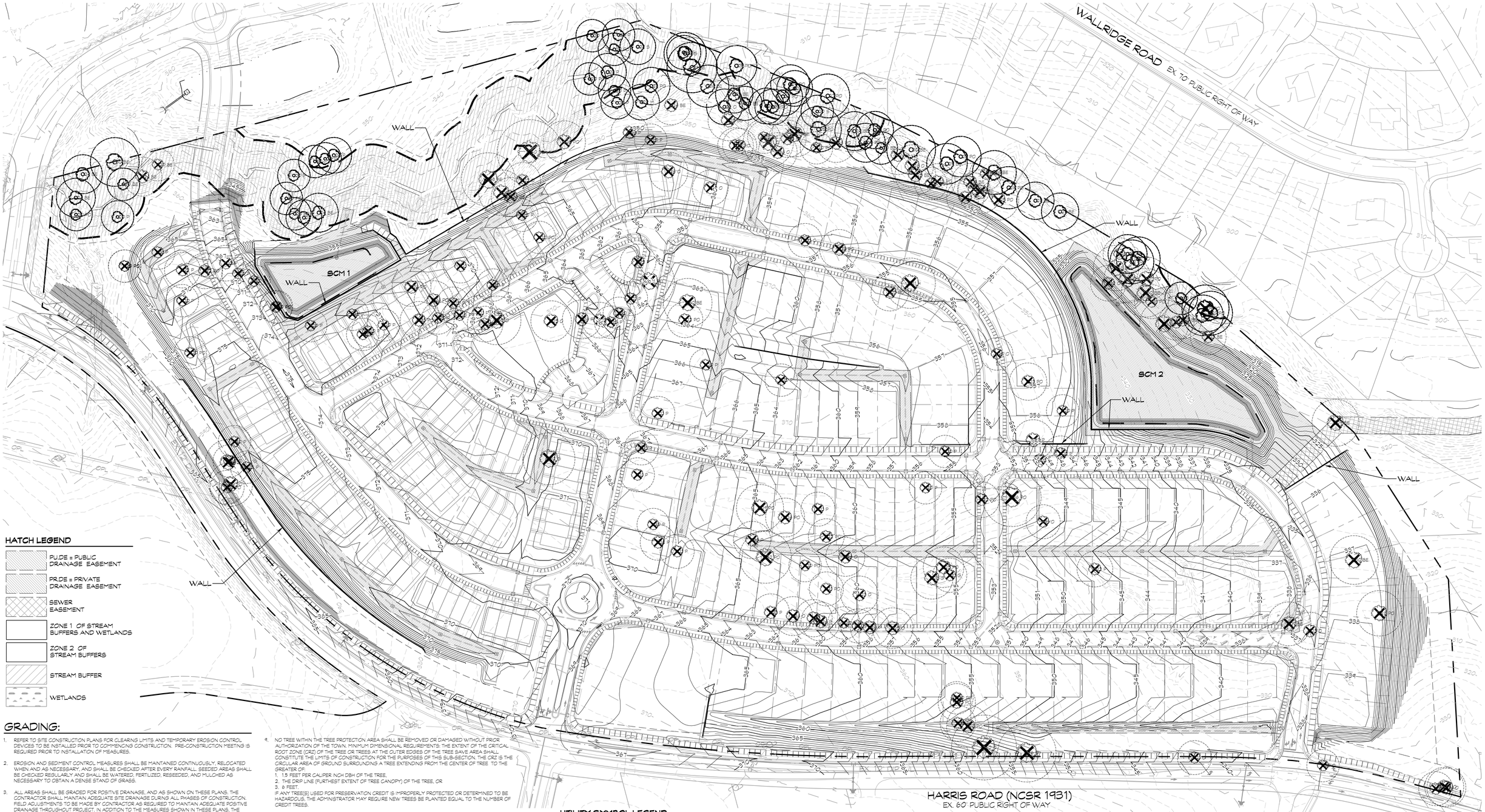
SHEET # MP4.00



HATCH LEGEND

- 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

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. 8 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
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	SWALE / DITCH		SEWER MAIN
	STORM DRAINAGE PIPE	SCM	STORMWATER MANGEMENT AREA
	POND - NORMAL POOL		UTILITY EASEMENT LINETYPE

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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LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
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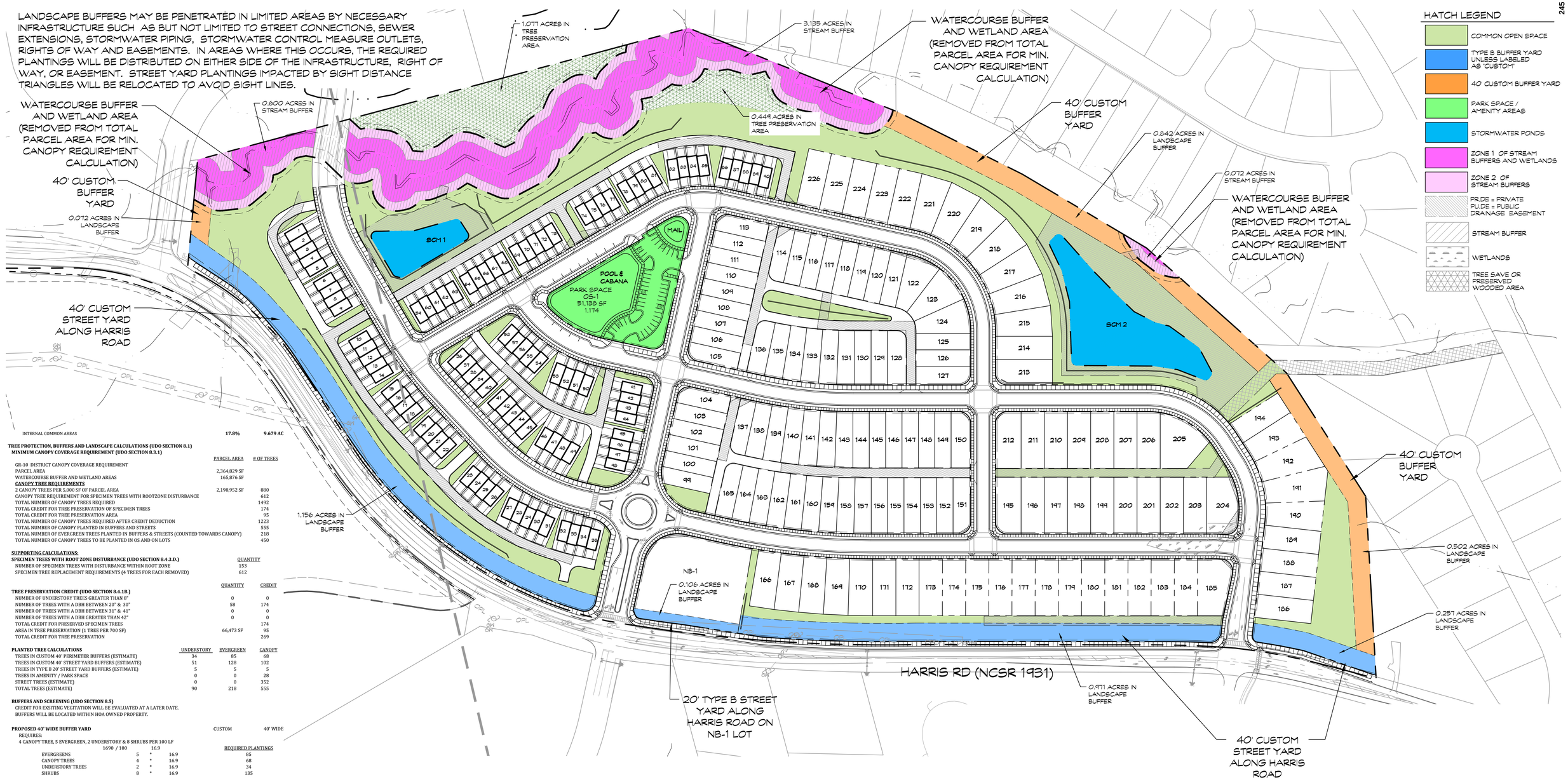
SHEET # MP5.00

P:\AND PROJECTS\2021-024.001 HARRIS RD - WAKE FOREST\DRAWINGS\SHEET\MASTER PLAN\ MP5.00 PRELIMINARY GRADING PLAN.DWG , Nov 21, 2022 - 4:38 PM , BENWILLIAMS

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

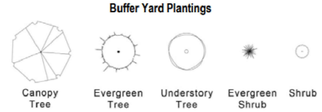
	OS AREA	REQUIRED PLANTINGS
OS-1	51,138 SF	21
OS-2	17,444 SF	7

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.

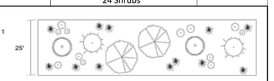
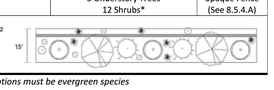
MINIMUM SPACING BETWEEN CANOPY TREES	30 FEET
MINIMUM SPACING BETWEEN CANOPY TREES AND UNDERSTORY TREES	20 FEET
MINIMUM SPACING BETWEEN UNDERSTORY TREES	10 FEET
MINIMUM SPACING BETWEEN CANOPY TREES AND STREET LIGHTS	15 FEET
MINIMUM SPACING BETWEEN UNDERSTORY TREES AND STREET LIGHTS	8 FEET

Buffer Yard Plantings

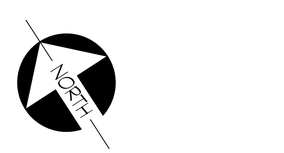


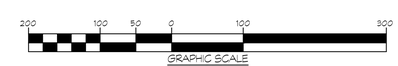
MAXIMUM BUILDING HEIGHT		3-STORY
OPEN SPACE CALCULATIONS		
GROSS GR10 (CD) MASTER PLAN AREA (SEE ABOVE CALCULATIONS)		54.841 AC
REQUIRED UNIMPROVED OPEN SPACE (UDO SECTION 7.4.2)	10%	5.484 AC
REQUIRED PARK SPACE (UDO SECTION 7.4.1)	2.5%	1.371 AC
CREDIT FOR CONSTRUCTED AMENITY (UDO SECTION 7.5.6)	50%	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

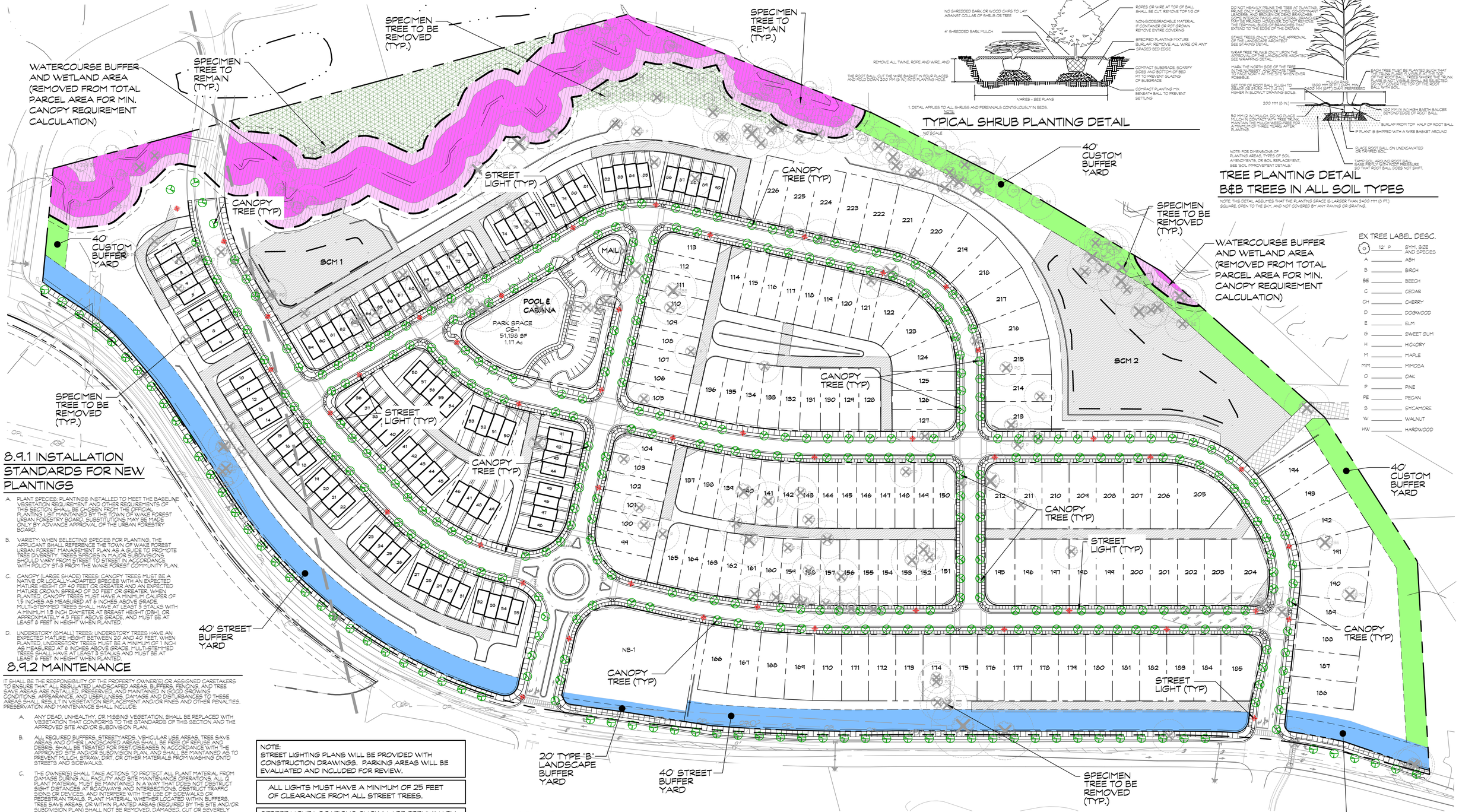
08/05/22	RESPONSE TO TOWN COMMENTS
09/19/22	RESPONSE TO TOWN COMMENTS
10/26/22	RESPONSE TO TOWN COMMENTS
11/21/22	RESPONSE TO TOWN COMMENTS

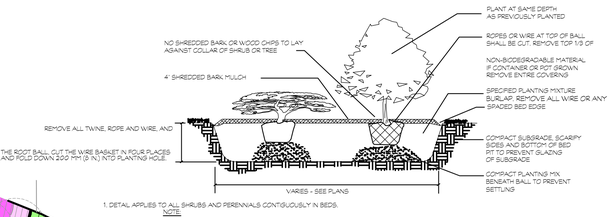
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

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 09, 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.

EX TREE LABEL DESC.

12" P	SYM SIZE AND SPECIES
A	ASH
B	BIRCH
BE	BEECH
C	CEDAR
CH	CHERRY
D	DOGWOOD
E	ELM
G	SWEET GUM
H	HICKORY
M	MAPLE
MM	MIMOSA
O	OAK
P	PINE
PE	PECAN
S	SYCAMORE
W	WALNUT
HW	HARDWOOD

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 IN WAY 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
- PR.DE = PRIVATE PU.DE = 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

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=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.
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 # LS1.01

TOWN *of*
WAKE FOREST

Report Requirements:

Per NCGS 160D-604, all proposed amendments to the zoning ordinance or zoning map shall have a written report provided from the Planning Board to the Board of Commissioners within 30 days of referral of the amendment to the Planning Board, or the Board of Commissioners may proceed in its consideration of the amendment without the Planning Board report. Furthermore, in no case is the Board of Commissioners bound by the recommendations, if any, of the Planning Board.

Per NCGS 160D-604, the Planning Board shall advise and comment on whether the proposed zoning amendment is consistent with all applicable officially adopted plans, and provide a written recommendation to the Board of Commissioners that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Board of Commissioners.

GENERAL INFORMATION

Applicant:	Church Street Company
Owner:	Jane Harris Pate
Requested Action:	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)
Existing Zoning:	Rural Holding District (RD), Richland Creek Watershed Management Area (RC-WMA), and Special Highway 1 Overlay (SH1-O)
Location:	0 Harris Road
Size:	68.28± acres
Tax PIN:	1841392412
Existing Land Use:	Vacant

Applicable Officially Adopted Plans:

The request is generally INCONSISTENT with the relevant policies in the Comprehensive Plan, and DENIAL of the zoning map request is reasonable and in the public interest. See Attachment.

This report reflects the recommendation of the Planning Board, this the 13th day of December 2022.

Introduced by Planning Board member: Michael Siderio

Seconded by Planning Board member: Chris Joyner

Attest:

Joe Kimray, Planning Board Chair

Courtney Tanner, Planning Director

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			

LONGLEAF
LAW PARTNERS

J. Worth Mills
Email: wmills@longleaflp.com
Direct: (919) 645-4313

4509 Creedmoor Road, Ste 302
Raleigh, NC 27612
Tel: (919) 645-4300
longleaflp.com

January 4, 2023

VIA EMAIL

Jennifer Currin
Town of Wake Forest Planning Department
301 S. Brooks Street
Wake Forest, NC 27587

Re: RZ-22-06

Dear Ms. Currin:

This letter serves to inform the Town of Wake Forest that Church Street Company, the applicant for RZ-22-06 (the "Application"), respectfully requests to defer the Application's public hearing and Board of Commissioners' discussion, presently scheduled for January 17, 2023, to March 21, 2023. The applicant requests the deferral to address comments made by the Planning Board and Board of Commissioners.

Respectfully,

Worth Mills

Consistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160D-605 Addressing Action on Zoning Map Amendment RZ-22-06: Harris Road Subdivision Conditional District

The Wake Forest Board of Commissioners finds that RZ-22-06 is inconsistent with the Wake Forest Comprehensive Plan, and finds the rezoning request is not reasonable or in the public interest since the proposed rezoning does not:

1. The proposed zoning of GR-10 CD is inconsistent with the 2009 Community Plan's Growth Strategies designation of Highway Corridor Zone.

2. The proposed zoning does not incorporate a mix of housing types that are not already provided in the Neighborhood Planning Area.

3. With the majority of U-5307 funded, the Town needs to continue to anticipate and plan for US-1 to be converted to a limited access freeway. As part of those planning efforts, the Town needs to anticipate concerns that could arise from single family residential development being located directly adjacent to a service road within ¼ to 1 mile of an interchange and not permit single family residential development.

4. The Town's ability to recruit new and expanding industries and businesses could be reduced if the amount of land the Town has planned for nonresidential uses is diminished for residential purposes.

5. The proposed zoning does not propose higher density residential development within walking distance of jobs and services nor is it designed to be transit compatible with future transit services.

Board of Commissioners Agenda Item Report

Agenda Item No.: 2021-409-
Submitted by: Emma Linn
Submitting Department: Planning
Meeting Date: January 17, 2023

SUBJECT
Public Hearing on and Consideration of a petition requesting non-contiguous annexation submitted by PNB Homes, LLC and Gail B Moody for properties located on Averette Road, being Wake County Tax PINs 1851-93-9056, 1861-02-0421, 1861-02-6148, 1851-91-9904, 1861-02-2044, 1861-02-6046, 1861-01-0709, 1861-01-4836. 1861-01-0635, and 1861-01-4639.

Recommendation:

Item Summary:

ATTACHMENTS
- 011723 BOC Agenda Summary AN-21-11.pdf
- Attachment A Legal Description AN-21-11.pdf
- Attachment B Annexation Map AN-21-11.pdf
- Attachment C Non-Contigous Annexation Petitions AN-21-11.pdf
- David Larry Moody Obituary.pdf
- PNB Deed Book 18357, Page 2391.pdf
- Draft Averette Rd Ordinance AN-21-11.docx

Agenda Item: Public Hearing on and Consideration of a petition requesting non-contiguous annexation submitted by PNB Homes, LLC and Gail B Moody for properties located on Averette Road, being Wake County Tax PINs 1851-93-9056, 1861-02-0421, 1861-02-6148, 1851-91-9904, 1861-02-2044, 1861-02-6046, 1861-01-0709, 1861-01-4836. 1861-01-0635, and 1861-01-4639.

Summary: The property proposed for annexation is not contiguous to the corporate limits of the Town of Wake Forest but is located in the Town's long range urban service area. This project is associated with Averette Assemblage (Averette Woods) conditional district rezoning, RZ-21-12. Staff presented the rezoning application before the board at the January 3, 2023 work session and the public hearing for the rezoning will be held on January 17, 2023.

The Board has accepted the petition, adopted the resolution to investigate the annexation petition, certified the sufficiency of the annexation petition, and adopted the resolution to set the public hearing date for the annexation petition.

Attachments: Attachment A Legal Description AN-21-11
Attachment B Annexation Map AN-21-11
Attachment C Non-Contiguous Annexation Petitions AN-21-11
Draft Averette Rd Ordinance AN-21-11
David Larry Moody Obituary
PNB Homes LLC Ownership Deed Book Reference

December 15, 2022

Description of Averette Road

All that certain parcel of land situated in the Township of Wake Forest, County of Wake, State of North Carolina, being more particularly bounded and described as follows:

Beginning at a found iron pipe on the southerly right of way of Oak Grove Church Road (NC SR 1942) having a North Carolina Grid Coordinate value of North 813,559.95 Feet, East 2,160,128.15 Feet; Thence North 87 Degrees 01 Minutes 05 Seconds East, 22.56 Feet to a found iron pipe on the boundary line between lands herein described and lands now or formerly Franklin Village LLC; Thence along lands now or formerly Franklin Village LLC, the following Three(3) courses and distances:

1. South 02 Degrees 27 Minutes 36 Seconds East, passing through a found iron pipe at 903.01 Feet, a total distance of 1128.14 Feet to a found iron pipe;
2. North 89 Degrees 46 Minutes 38 Seconds East, 57.48 Feet to a found iron pipe;
3. North 89 Degrees 50 Minutes 12 Seconds East, 932.39 Feet to a found iron pipe;

Thence South 04 Degrees 59 Minutes 15 Seconds East, 163.94 Feet to a found iron pipe, being a corner on Plat entitled “Millrace Phase I” recorded in Book of Maps 1994 Page 1462 and 1463. Thence along said plat the following Six (6) courses and distances:

1. South 46 Degrees 42 Minutes 21 Seconds West, 198.42 Feet to a found iron pipe;
2. South 46 Degrees 38 Minutes 41 Seconds West, 102.01 Feet to a found iron pipe;
3. South 46 Degrees 39 Minutes 24 Seconds West, 141.66 Feet to a point;
4. South 46 Degrees 15 Minutes 16 Seconds West, 66.38 Feet to a found iron pipe;
5. South 46 Degrees 48 Minutes 27 Seconds West, 208.98 Feet to a found iron pipe;
6. South 46 Degrees 43 Minutes 53 Seconds West, 282.58 Feet to a point;

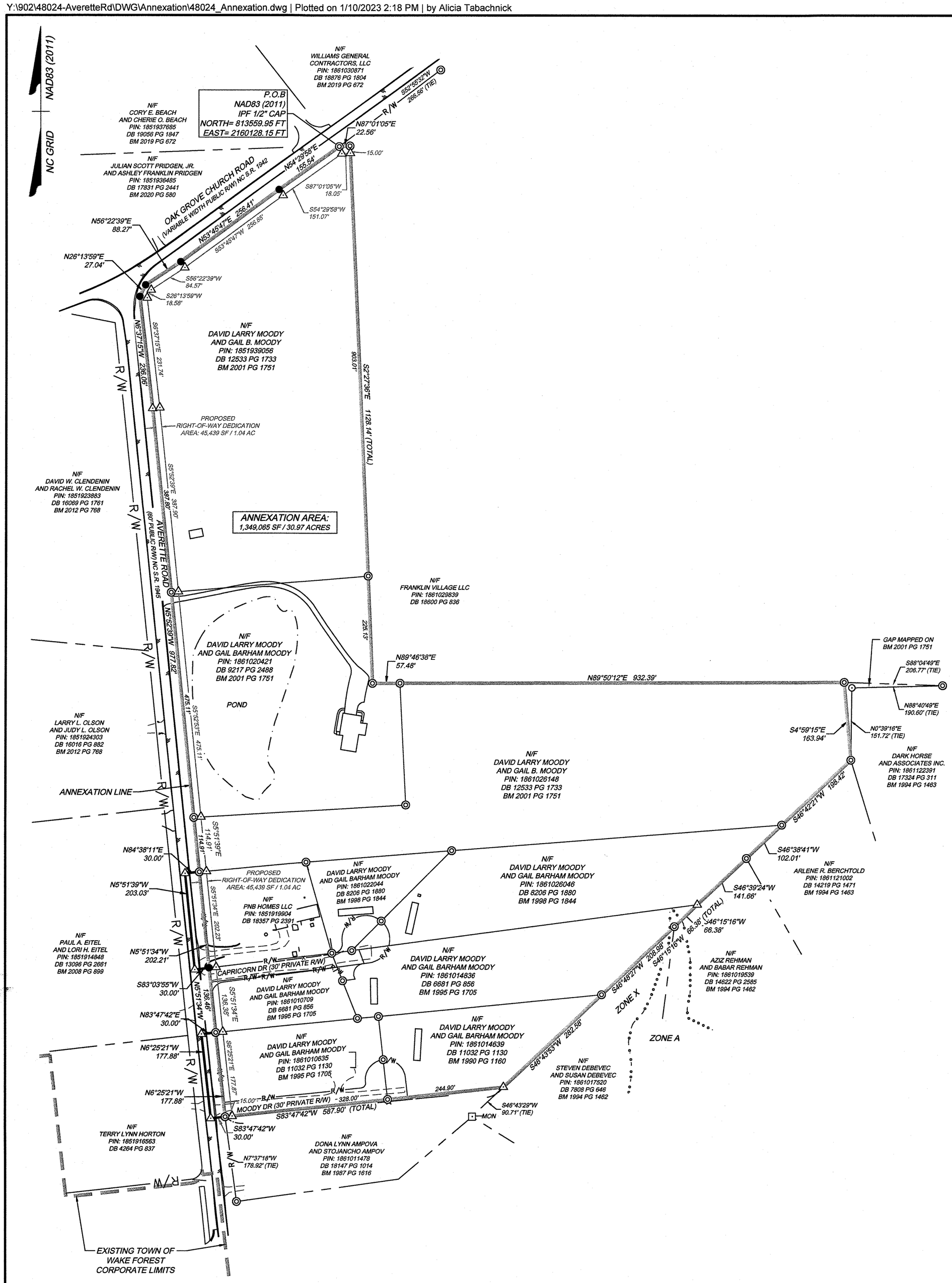
Thence along the northerly line of lands now or formerly of Donna Lynn and Stojancho Amprov, passing through an iron pipe at 244.90 Feet and 587.90 Feet, South 83 Degrees 47 Minutes 42 Seconds West, 617.90 Feet (total distance) to a point in the centerline of Averette Road (NCSR 1945) a 60’ right of way; Thence along the centerline of Averette Road, North 06 Degrees 25 Minutes 21 Seconds West, 177.88 Feet to a point; Thence North 83 Degrees 47 Minutes 42 Seconds East, 30.00 Feet to a found iron pipe; Thence North 05 Degrees 51 Minutes 34 Seconds West, 136.46 Feet to a set iron rod; Thence South 83 Degrees 03 Minutes 55 Seconds West, 30.00 Feet to a point in the centerline of Averette Road; Thence along the centerline of Averette Road, North 05 Degrees 51 Minutes 39 Seconds West, 203.03 Feet to a point; Thence North 84 Degrees 38 Minutes 11 Seconds East, 30.00 Feet to a found iron pipe; Thence along the easterly right of way of Averette Road North 05 Degrees 52 Minutes 39 Seconds West, passing through an iron pipe at 475.11 Feet, 977.82 Feet (total distance) to a point; Thence North 06 Degrees 37 Minutes 15 Seconds West, 236.06 Feet to a set iron rod; Thence North 26 Degrees 13 Minutes 59 Seconds East, 27.04 Feet to a set iron rod; Thence along the southerly right of way of Oak Grove Church Road the following Three(3) courses and distances:

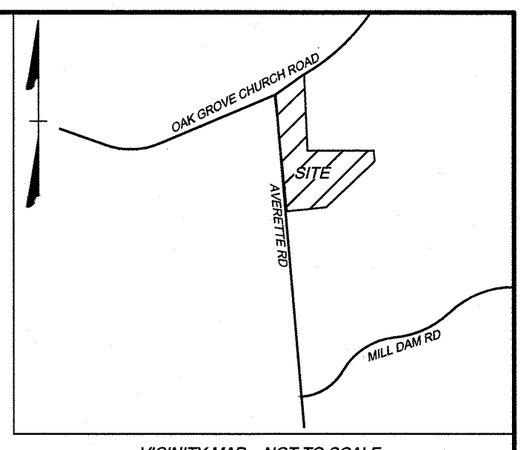
1. North 56 Degrees 22 Minutes 39 Seconds East, 88.27 Feet to a set iron rod;
2. Thence North 53 Degrees 45 Minutes 47 Seconds East, 256.41 Feet to a set iron rod;
3. Thence North 54 Degrees 29 Minutes 58 Seconds East, 155.54 Feet to a found iron pipe being the **Point of Beginning**.

Containing: 1,360,480 square feet or 31.23 acres of land, more or less.

Deed References: DB 12533, PG 1733; DB 9217, PG 2488; DB 8206, PG 1880; DB 6681, PG 856; DB 11032, PG 1130; DB 18357, PG 2391
Plat References: BM 2001, PG 1751; BM 1998, PG 1844; BM 1995, PG 1705; BM 1990, PG 1160
Subject to all covenants and agreements of record.

Y:\902\48024-AveretteRd\DWG\Annexation\48024_Annexation.dwg | Plotted on 1/10/2023 2:18 PM | by Alicia Tabachnick





VICINITY MAP - NOT TO SCALE

TOWN CLERK CERTIFICATION:

I, THERESA SAVARY, TOWN CLERK, TOWN OF WAKE FOREST, NORTH CAROLINA CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF ANNEXATION ADOPTED THE _____ DAY OF _____, 20____, BY THE WAKE FOREST BOARD OF COMMISSIONERS. I SET MY HAND AND SEAL OF THE TOWN OF WAKE FOREST,

_____, 20_____

_____
THERESA SAVARY

ANNEXATION MAP: AN-21-11, SATELLITE ANNEXATION MAP
FOR THE TOWN OF WAKE FOREST
30.97 +/- ACRES
TOWN OF WAKE FOREST
FULFILLS REQUIREMENTS OF N.C.G.S. 160A-29
ORDINANCE # _____
ADOPTED: _____
EFFECTIVE DATE OF ANNEXATION: _____

SURVEY NOTES:

1. THESE PROPERTIES ARE LOCATED IN ZONE X AND PARTIALLY IN ZONE A, AREA OF MINIMAL FLOOD HAZARD, PER FIRM 3720185100K, PANEL 1851, EFFECTIVE DATE F APRIL 16, 2013; AND ALSO PER FIRM 3720186100L, PANEL 1861, EFFECTIVE DATE 0F APRIL 16, 2013.
2. HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD83 (2011) AS DETERMINED BY GPS.
3. NOT ALL IMPROVEMENTS LOCATED ON THE PROPERTY HAVE BEEN SHOWN.
4. AREA COMPUTATION IS BY THE COORDINATE METHOD.
5. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED IN TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, ISSUING OFFICE: CHICAGO TITLE COMPANY, LLC, COMMITMENT NUMBER: 21-16681CH, COMMITMENT DATE: AUGUST 9, 2021 AT 05:00 PM.
6. RIGHT-OF-WAY AND PROPERTY BOUNDARY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD, AND IN PART, BY AN ACTUAL FIELD SURVEY BY THIS FIRM.
7. THE PURPOSE OF THIS PLAT IS TO ANNEX THE FOLLOWING PARCELS INTO THE TOWN OF WAKE FOREST; PIN:1851939056, PIN:1861020421, PIN: 1861026148, PIN:1851919904, PIN:1861022044, PIN: 1861026046, PIN:1861010709, PIN:1861014836, PIN:1861010635 AND PIN: 186101463.

SURVEYOR CERTIFICATION:

I, ALICIA M. TABACHNICK, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, AS DESCRIBED IN DEEDS AND MAPS OF RECORD OR OTHER REFERENCE SOURCES; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1: 10,000, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS A RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

ALICIA M. TABACHNICK, NC PLS NO. L-5452 — 1/10/23 DATE

NORTH CAROLINA PROFESSIONAL SEAL L-5452 LAND SURVEYOR ALICIA M. TABACHNICK

LEGEND

PROPERTY LINE SURVEYED	
LINE NOT SURVEYED	
PRIVATE RIGHT-OF-WAY	R/W
RIGHT-OF-WAY	R/W
INTERIOR LOT LINE	
RIGHT-OF-WAY DEDICATION LINE	
EDGE OF PAVEMENT	
FENCE LINE	X
FLOODPLAIN LINE	
EXISTING IRON PIPE FOUND	
EXISTING IRON REBAR FOUND	
EXISTING CONC MONUMENT FOUND	
EXISTING AXLE FOUND	
IRON REBAR SET	
COMPUTED POINT	
	EXISTING CORPORATE LIMITS
	ANNEXATION LINE

SATELLITE ANNEXATION MAP FOR THE TOWN OF WAKE FOREST

PREPARED FOR

GAIL B. MOODY AND PNB HOMES

PIN: 1851939056; 1861020421; 1861026148; 1851919904; 1861022044; 1861026046; 1861010709; 1861014836; 1861010635 AND 1861014639

AVERETTE ROAD (S.R. 1945), NORTH CAROLINA

WAKE FOREST TOWNSHIP	WAKE COUNTY
DATE: August 6, 2021	SCALE: 1"= 150'
SHEET 1 OF 1	J.N.: 48024
DRAWN BY: MM	CHECK BY: AMJ
ISSUED FOR REVIEW 11/2/2021	
COMMENTS ADDRESSED 11/30/2021	
COMMENTS ADDRESSED 1/4/2022	
COMMENTS ADDRESSED 9/12/2022	
COMMENTS ADDRESSED 12/15/2022	
2nd COMMENTS ADDRESSED 12/15/2022	
COMMENTS ADDRESSED, ISSUED SIGNED AND SEALED ON 1/10/2023	

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 TRINITY ROAD, Suite 102 | RALEIGH, NC 27607
TEL 919.866.4951 FAX 919.859.5663 www.timmons.com
NORTH CAROLINA LICENSE NUMBER C-1652

Site Development | Residential | Infrastructure | Technology

dotloop signature verification: dtlp.us/pY6z-i2Qy-H0Fo

TOWN of WAKE FOREST

Planning Department
Wake Forest Town Hall – 3rd Floor
301 S. Brooks Street
Wake Forest, NC 27587
t 919.435.9510
f 919.435.9539
www.wakeforestnc.gov

NON-CONTIGUOUS ANNEXATION PETITION APPLICATION

(Last updated: July 2013)

Submittal Date: 11/4/2021

To the Board of Commissioners of the Town of Wake Forest:

I/we the undersigned owner(s) of real property respectfully request that the area described in the paragraph below and as shown in the attached survey map of the property be annexed into the Town of Wake Forest.

The boundaries of the area to be annexed into to the Town of Wake Forest corporate limits are as follows *(attach or insert below a metes & bounds description with a matching survey map)*:

Please see the attached metes and bounds description and survey map.

Note: If ownership is a corporation or partnership, please provide such name and the name and signature of the person authorized to sign on behalf of the corporation or partnership. If in joint ownership, please provide names and signatures of ALL owners.

Name	Address	Signature	Date
Gail Moody	2312 Averette Road, Wake Forest, NC 27587	Gail B. Moody dotloop verified 10/20/21 5:14 PM EDT SHOZ-EZQT-UI6K-UQP8	

For additional information or assistance, please call the Planning Department at (919) 435-9510.

TOWN of WAKE FOREST

Planning Department
Wake Forest Town Hall – 3rd Floor
301 S. Brooks Street
Wake Forest, NC 27587
t 919.435.9510
f 919.435.9539
www.wakeforestnc.gov

NON-CONTIGUOUS ANNEXATION PETITION APPLICATION

(Last updated: July 2013)

Submittal Date: 11/4/2021

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I/we the undersigned owner(s) of real property respectfully request that the area described in the paragraph below and as shown in the attached survey map of the property be annexed into the Town of Wake Forest.

The boundaries of the area to be annexed into to the Town of Wake Forest corporate limits are as follows *(attach or insert below a metes & bounds description with a matching survey map)*:

Please see the attached metes and bounds description and survey map.

Note: If ownership is a corporation or partnership, please provide such name and the name and signature of the person authorized to sign on behalf of the corporation or partnership. If in joint ownership, please provide names and signatures of ALL owners.

Name	Address	Signature	Date
PNB Homes LLC		PNB Homes LLC By: [signature] By: Pontus Karnsund	10/20/2021

For additional information or assistance, please call the Planning Department at (919) 435-9510.

Search by Name

Larry Moody

1950 - 2020

Send Flowers

Share

BORN	1950
DIED	2020

Larry Moody

January 18, 1950 - July 3, 2020

WAKE FOREST

David Larry Moody, 70, of Wake Forest, passed away Friday, July 3, 2020. He was born January 18, 1950 in Rolesville, NC to Dorothy Wall Mitchell and the late William David Moody. He graduated from Vaiden Whitley High School (now East Wake) in 1968 and later received an Associate's Degree in Appliance Repair from Johnston Community College. Larry served in the NC National Guard from 1968 to 1974. His working career included employment with Aerotron Corporation and Westinghouse Corporation. In 1979, he became owner and operator of Universal Appliance Service. In 1990, Larry also became owner and operator of Moody Mobile Estates. From 1992 until he was no longer able, Larry worked side-by-side with his wife, Gail, with Universal Appliance Service and Moody Mobile Estates. Larry was known from an early age to be a master self-taught musician on both guitar and keyboard being especially known for his rendition of Floyd Cramer's "Last Date".

He is survived by his mother, Dot Mitchell, his wife of 28 years, Gail Barham Moody; daughters Michelle Tyson (Eric) and Wendy Moody (Peggy) of Wake Forest and Kim Mitchell (Ken) of Angier and son, Chip Ellis (M'Lissa) of Clayton; grandchildren, Tristan and Brooks Tyson, Christi Pretzsch (Brent), Tre Ellis (Becky), Andrew, Landon & Kadyn Ellis; Kendall Pollard (Matt); great grandchildren, Colin and Kaleb Price and Emma Ellis; brothers, Tommy Moody (Janet) and Tim Moody (Valerie) and many beloved extended family including a niece, nephews, an uncle and cousins. He was preceded in death by his father, David Moody.

There will be no wake or funeral service. The family is hosting a celebration of Larry's life at his home in Wake Forest, NC on Sunday, July 12, 2020 from 4:00 until 7:00 p.m. All family and friends are invited to attend. Face coverings and social distancing will be appreciated.

In lieu of flowers, please remember Larry in a simple manner that you deem as an appropriate expression of your love for him.

A service of Bright Funeral Home & Cremation Center. (919-556-5811)

www.brightfunerals.com

×

Published by The News and Observer on Jul. 6, 2020.

To plant trees in memory, please visit the Sympathy Store.

MEMORIAL EVENTS

JUL 12

Celebration of Life

4:00p.m. - 7:00p.m.

Larry Moody's Home

Wake Forest, NC

Send Flowers

MAKE A DONATION

Search for a nonprofit organization

This obituary either did not contain a donation request
family. Please search our nonprofit database and donat
consider a donation to one of the organizations listed be

MEMORIES & CONDOLENCES

Add a Message

From

Your Name

Your Message

Offer sympathy or share a memory...

Add a Photo

Not sure what to say?

0 Entries

Be the first to post a memory or condolences.

×

WAKE COUNTY, NC
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02-23-2021 AT 10:40:43
STATE OF NC REAL ESTATE
EXCISE TAX: $150.00
BOOK: 018357 PAGE: 02391 - 02392

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $150.00

Parcel Identifier No. 0047796 Verified by _____ County on the ___ day of _____, 20___ By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Midtown Property Law, 4800 Six Forks Road, Suite 120, Raleigh, NC 27609

Brief description for the Index: PROP LEE ROY MITCHELL

THIS DEED made this 23rd day of February, 2021, by and between

GRANTOR	GRANTEE
Karl Lewis Walker, Jr. , a single man 1731 GREAT BEND DRIVE Durham, NC 27704	PNB HOMES LLC, **a North Carolina limited liability company** 404 TEXARKANA WAY Holly Springs, NC 27540

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Wake Forest, Wake County, North Carolina and more particularly described as follows:

Beginning at an iron pipe in the centerline of State Road 1945, said iron pipe being South 01 deg. 14' 30" East from 1257.17 feet from a PK Nail at the intersection of the centerlines of State Road 1945 and State Road 1942; thence North 89 deg. 14' 12" East 254.97 feet to an iron pipe; thence South 11 deg 10' 27" East 198.58 feet to an iron pipe; thence South 86 deg. 54' 40" West 288.91 feet to an iron pipe; thence along the centerline of State Road 1945 North 01 deg. 22' 08" West 207.05 feet to the Beginning, containing 54,795 square feet according to a survey by W. Graham Cawthorne, Jr., R.L.S. dated 11 December 1987. Together with improvements located thereon; said property being located at 2300 Averette Road, Wake Forest, North Carolina.

REID: 0047796

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16274 page 1393.

All or a portion of the property herein conveyed ☒ includes or ☐ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book page .

Submitted electronically by "Midtown Property Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____
(Entity Name)

By: _____
Print/Type Name & Title: _____

By: _____
Print/Type Name & Title: _____

Karl L Walker (SEAL)
Karl Lewis Walker, Jr.

State of NC - County or City of WAKE

I, the undersigned Notary Public of the County/City and State aforesaid, certify that Karl Lewis Walker, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 23rd day of February, 2021

My Commission Expires: January 16, 2024

(Affix Notary Seal) Notary Public

TARA M. CORN
Notary's Printed or Typed Name

TARA M. CORN
Notary Public, North Carolina
Wake County
My Commission Expires

ORDINANCE 2023-

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF WAKE FOREST, NORTH CAROLINA

(Non-contiguous annexation submitted by PNB Homes, LLC and Gail B Moody for properties located on Averette Road, being Wake County Tax PINs 1851-93-9056, 1861-02-0421, 1861-02-6148, 1851-91-9904, 1861-02-2044, 1861-02-6046, 1861-01-0709, 1861-01-4836. 1861-01-0635, and 1861-01-4639.)

WHEREAS, the Board of Commissioners has adopted a resolution under N.C.G.S. 160A-58.2, as amended, stating its intent to annex the area described below; and

WHEREAS, the Board of Commissioners has by said resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at the Town of Wake Forest Town Hall at 6:00 p.m. on January 17, 2023, after due notice by publication on January 6, 2023; and

WHEREAS, the Board of Commissioners does hereby find as a fact that said petition meets the requirements of N.C.G.S. 160A-58.2, as amended;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Wake Forest, North Carolina:

Section 1. By virtue of the authority granted by N.C.G.S. 160A-58.2, as amended, the following described territory is hereby annexed and made part of the Town of Wake Forest as of the 17th day of January, 2023.

(See Attachment A – Legal Description and Attachment B – Annexation Map)

Section 2. Upon and after the 17th day of January, 2023, the territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Wake Forest and shall be entitled to the same privileges and benefits as other parts of the Town of Wake Forest. Said territory shall be subject to municipal taxes according to N.C.G.S. 160A-58.10.

Section 3. The Mayor and the Town of Wake Forest shall cause to be recorded in the office of the Register of Deeds of Wake County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this ordinance.

Adopted and effective this 17th day of January 2023.

_____

Vivian A. Jones

Mayor

ATTEST:

APPROVED AS TO FORM:

_____

Theresa Savary

Town Clerk

_____

Hassan Kingsberry

Town Attorney

Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-64-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: January 17, 2023

SUBJECT
Public Comment: If anyone would like to address the Board of Commissioners on an item other than a public hearing item during the time of public comment, please sign up with the Town Clerk prior to the meeting. Each speaker is asked to limit comments to 5 minutes. Please provide the clerk with copies of any handouts you have for the Board. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate Town Staff and may be scheduled for a future agenda. Thank you for your consideration of the Board of Commissioners, staff and other speakers.

Recommendation:

Item Summary:

ATTACHMENTS

-

Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-56-
Submitted by: Aileen J. Staples
Submitting Department: Finance
Meeting Date: January 17, 2023

SUBJECT
Approval of resolution authorizing installment purchase agreement (FY 23 Police Vehicles)

Recommendation:
Approval as submitted

Item Summary:

ATTACHMENTS

- Police vehicles IPA resolution_summary.pdf
- analysis of proprosals_police vehicles_1.9.2023.pdf
- 1.5.23 PB- Town of Wake Forest - 2023 IFA - TS.pdf
- Police Vehicles RFP_FY 2022-2023.pdf
- Resolution Approving Financing Terms_Pinnacle.docx

Approval of resolution authorizing installment purchase agreement (FY23 Police Vehicles)

Installment purchase agreements are used to enable the town to spread the costs of major purchases over multiple years. The amount borrowed will not exceed $363,275 to fund the purchase of police vehicles included in the General Fund for FY 2022-2023. This is exclusive of vehicles purchased with American Rescue Plan Act (ARPA) funds.

The town received five (5) proposals with rates ranging from 3.46% - 5.62%. Staff awarded the bid to Pinnacle Bank who submitted a proposal with a rate of **3.46% *for three (3) years*.** Pinnacle's proposal does include a cap on of legal fees of up to $6,500, however with that included, their proposal still yields the overall lowest cost to the town. Staff is negotiating with Pinnacle on the legal fees. The attached resolution authorizes staff to proceed with closing the loan and obtaining funds.

Attachments: Analysis of proposals; Proposal from Pinnacle Bank; Request for Proposals (RFP); Resolution

Town of Wake Forest
Vehicles and Equipment - $ 363,275
Financing Proposals
9-Jan-23

BANK	TERM	INTEREST RATE	(PER AMTZN SCHED) MAXIMUM INTEREST COST	(PER AMTZN SCHED) ANNUAL PAYMENTS	
Pinnacle Public Finance Wire fee - $25/Legal cap - $6,500	3	3.460%	$22,310.66	$128,528.56	No pre-payment penalty
First Citizens Bank No fees	3	4.460%	$28,874.58	$130,716.52	no pre-payment penalty
Fidelity Bank Cap on bank legal fees - $5,000	3	4.500%	$29,138.21	$130,804.00	No pre-payment penalty
Benchmark Community Bank No fees	3	4.875%	$31,613.65	$131,629.54	No pre-payment penalty
First National Bank No fees	3	5.620%	Various schedules submitted for different time periods. (36, 48 and 60 months - 3 years was specified in RFP)		

January 6, 2023

Aileen Staples
Chief Financial Officer
Town of Wake Forest, North Carolina

Via email

Re: Town of Wake Forest, North Carolina; RFP distributed December 21, 2022 for an installment financing agreement in a principal amount not exceeding $363,275.

Dear Ms. Staples:

On behalf of all of us at Pinnacle Bank, we are pleased to provide the following proposal in response to your request for tax-exempt financing:

LENDER:	Pinnacle Bank, and or its assigns.
BORROWER:	Town of Wake Forest, North Carolina.
PROJECT / PURPOSE:	The proceeds of the agreement will be used to purchase police vehicles as specified in the RFP and to pay costs of issuance.
SECURITY:	The police vehicles purchased with the proceeds of the agreement, all additions and accessions thereof and thereto, and all replacements or substitutions thereof, will secure the agreement.
LOAN AMOUNT:	The principal amount of the agreement will not exceed $363,275.
FUNDING:	This proposal assumes that the financing proceeds will be fully drawn on the date of closing and no later than January 31, 2023. Pending disbursement, the proceeds will be held and invested at Pinnacle Bank in accordance with applicable law including, but not limited to NCGS §159-30.
LOAN TERM:	3 years.
LOAN REPAYMENT:	Principal and Interest will be paid semi-annually on July 31 and January 31, commencing July 31, 2023, in the amounts set forth in the draft amortization table attached hereto as Exhibit A.

INTEREST RATE:	Tax-exempt, whether bank qualified or non-bank qualified, interest rate of 3.46% per annum, calculated on a 30/360 basis. The interest rate is guaranteed through January 31, 2023. Documents for the agreement will include taxability language (including retroactive interest, penalties and other fees/costs associated therewith) allowing for a higher taxable rate should the agreement become a taxable agreement for federal income tax purposes due to events associated with action or inaction of the Town.
EVENTS OF DEFAULT:	Standard and customary for transactions of this type, with customary notice and cure periods; and standard and customary remedies for transactions of this type, including, without limitation, acceleration.
DEFAULT RATE:	The lesser of (i) 4.0% in excess of the rate of interest charged prior to the occurrence of the event of default, or (ii) the maximum rate permitted by law.
FINANCIAL/OTHER COVENANTS:	Standard and customary for transactions of this type.
DOCUMENTATION:	Lender's counsel will prepare the necessary approval and loan documentation at Borrower's expense. Lender's Counsel will also prepare all documentation relating to perfection of the lien and security interests in the pledged collateral. This proposal is subject to the requirement that all documentation relating to the proposed financing shall be satisfactory in form and substance to the Lender and Lender's Counsel.
FINANCIAL STATEMENTS:	Borrower agrees to furnish to the Lender (i) its audited financial statements in an electronic format annually within 210 days after the end of each fiscal year of the Borrower and (ii) a copy of the Borrower's annual budget [in an electronic format] within 30 days of adoption until the agreement is paid in full.
FEES:	It is understood that this transaction will be at no cost to Lender. Lender will not charge an origination fee. There will be a $25 per draw wire fee but no closing wire fees. Any third-party fees or expenses incurred by the Lender, including, without limitation, any closing costs and Lender's Counsel fees, shall be borne and paid by the Borrower. Lender's Counsel fees will not exceed $6,500, plus reimbursement of actual expenses incurred by Lender's Counsel relating to the financing. Lender's Counsel contact information is: Steve Cordell Nexsen Pruet, PLLC 227 W. Trade St, Suite 1550 Charlotte, NC 28202 704-338-5337

By accepting this proposal, the Town waives any conflict of interest with respect to Nexsen Pruet, PLLC serving as Lender's Counsel in connection with the agreement.

PREPAYMENT: The agreement may be prepaid in whole or in part upon thirty (30) days prior written notice to the Lender. Any partial prepayment of the agreement shall be applied in inverse order of scheduled maturities. A prepayment fee will not be charged in the event of a prepayment.

LEGAL OPINION(S): The Lender shall receive a written opinion of the Town's Counsel, in form and substance satisfactory to the Lender and Lender's Counsel, as to (1) the existence of the Town; (2) the due enactment of all ordinances or resolutions relating to the issuance of the agreement; (3) the due authorization, execution, validity, and enforceability of the agreement and the related financing documents; (4) the absence of litigation against the Town relating to its existence or powers, or the proceedings for the authorization and issuance of the agreement, (5) the obtaining of all consents, approvals, authorizations and orders in connection with the issuance of the agreement; and (6) such other matters as the Lender may reasonably request, in form and substance satisfactory to the Lender and Lender's Counsel.

The Lender shall also receive one or more written opinions of the Lender's Counsel, in form and substance satisfactory to the Lender and Lender's Counsel, that the interest on the agreement (a) is excludable from gross income for federal and State of North Carolina income tax purposes; (b) is not an item of tax preference for purposes of the federal alternative minimum tax; and (c) will be included in the adjusted financial statement income of an applicable corporation (as defined for federal income tax purposes) for purposes of calculating its federal alternative minimum tax.

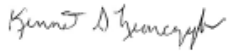
NO ADVISORY OR FIDUCIARY ROLE: The Town acknowledges and agrees that: (i) information contained in this proposal regarding the proposed agreement is for discussion purposes only in anticipation of engaging in an arm's length commercial transaction with the Town in which the Lender would be acting solely as a principal to make the proposed agreement to the Town, and not as a municipal advisor, financial advisor or fiduciary to the Town or any other person or entity regardless of whether the Lender or an affiliate has or is currently acting as such on a separate transaction; (ii) the Lender has not assumed any advisory or fiduciary responsibility to the Town with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (irrespective of whether the Lender or its affiliates have provided other services or are currently providing other services to the Town on other matters); (iii) the only obligations the Lender has to the Town with respect to the transaction contemplated hereby expressly are or will be set forth in this term sheet or the related financing documents; and (iv) the Town

has consulted its own legal, accounting, tax, financial and other advisors, as applicable, to the extent it has deemed appropriate.

MISCELLANEOUS: The Lender is entering into the agreement as evidence of a privately negotiated loan and in that connection the agreement shall not be (i) assigned a separate rating by any municipal securities rating agency, (ii) registered with The Depository Trust Company or any other securities depository, (iii) issued pursuant to any type of offering document or official statement or (iv) assigned a CUSIP number by CUSIP Global Service.

We appreciate the opportunity to serve you. To acknowledge your acceptance of this commitment, please sign where indicated below and return this letter to me by January 10, 2023.

Sincerely,



Kenneth G. Leonczyk
Senior Vice President
Phone: 704.985.7928

Mark Marley
Senior Vice President
Phone: 919-415-0483

Proposal Accepted By:

Town of Wake Forest, North Carolina

Signature: _____
Title: _____
Date: _____

EXHIBIT A

Draft Amortization Schedule

Payment Number	Payment Date	Payment Amount	Interest Paid	Principal Paid	Remaining Balance
1	07-31-2023	64,264.28	6,284.66	57,979.62	305,295.38
2023 TOTALS:		**64,264.28**	**6,284.66**	**57,979.62**	
2	01-31-2024	64,264.28	5,281.61	58,982.67	246,312.71
3	07-31-2024	64,264.28	4,261.21	60,003.07	186,309.64
2024 TOTALS:		**128,528.56**	**9,542.82**	**118,985.74**	
4	01-31-2025	64,264.28	3,223.16	61,041.12	125,268.52
5	07-31-2025	64,264.28	2,167.15	62,097.13	63,171.39
2025 TOTALS:		**128,528.56**	**5,390.31**	**123,138.25**	
6	01-31-2026	64,264.26	1,092.87	63,171.39	0.00
2026 TOTALS:		**64,264.26**	**1,092.87**	**63,171.39**	
TOTALS:		**385,585.66**	**22,310.66**	**363,275.00**	

Town of Wake Forest

REQUEST FOR PROPOSAL

INSTALLMENT PURCHASE FINANCING UNDER G. S. 160A-20

December 21, 2022

The Town of Wake Forest, North Carolina (hereinafter referred to as the "Town") desires to enter into an installment financing agreement pursuant to N. C. G. S. 160A-20 in the principal amount not to exceed $363,275. These police vehicles are included in the FY 2023 budget. The Town is soliciting your proposal to provide the necessary financing, subject to the terms and conditions set forth in this Request for Proposal.

The Town of Wake Forest will be obligated to make the payments to fall due under the installment financing agreement.

VEHICLES/EQUIPMENT TO BE FINANCED:

Public Safety	*Patrol Cars/Vehicles (9)*	*$ 363,275*

The current general obligation ratings for the Town are:

AAA	Fitch Ratings
Aaa	Moody's Investors Services
AAA	Standard & Poor's Rating Services

Town staff expects to award the bid to the financial institution by Monday, January 9, 2023, and the respective resolution will be considered by the Board of Commissioners at their meeting on Tuesday, January 17, 2023. The Town anticipates closing this transaction on or prior to Tuesday, January 31, 2023.

CONTRACT SPECIFICATIONS

1. The desired amount of the financing is not to exceed $363,275.
2. The desired term of the financing is for a **three (3) year** period with a fixed interest rate and semi-annual payments made in arrears.
3. All proposals must specify the rate of interest to be charged and also provide a schedule of amortization. Proposals without an amortization schedule will not be considered.

4. List all additional costs expected to be associated with this financing in your bid, including but not limited to all origination, prepayment, legal and escrow fees/penalties that the Town of Wake Forest may be required to pay. If a fee/cost is not shown in your bid, the Town will not be obligated to pay it.

5. The vehicles have been purchased and the Town would want to be reimbursed at closing.

6. The installment financing agreement must not contain a non-substitution clause and there must be a non-appropriation clause in the agreement.

7. Both parties must agree that the installment financing agreement shall be governed by the State of North Carolina. Proposer will obey all state and federal statutes, rules and regulations that are applicable to the financing.

SUBMISSION OF PROPOSAL

Submit proposal to my attention by, Friday, January 6, 2023 (by 5:00 pm) via e-mail.

If you have any questions or need additional information, please call me at 435-9461 or e-mail: astaples@wakeforestnc.gov.

Thank you in advance for your consideration of this proposal.

Best regards,

Aileen J. Staples

Chief Financial Officer

RESOLUTION 2023 -

Resolution Approving Financing Terms with Pinnacle Bank

WHEREAS: The Town of Wake Forest (the "Town") has previously determined to undertake a project for the financing of police vehicles (the "Project"), and the Chief Financial Officer (CFO) has now presented a proposal for the financing of such Project.

BE IT THEREFORE RESOLVED, as follows:

1. The Town hereby determines to finance the Project through Pinnacle Bank ("Lender"), in accordance with the proposal dated January 6, 2023. The amount financed shall not exceed $363,275, the annual interest rate (in the absence of default or change in tax status) shall not exceed 3.46%, and the financing term shall not exceed three (3) years from closing.

2. All financing contracts and all related documents for the closing of the financing (the "Financing Documents") shall be consistent with the foregoing terms. All officers and employees of the Town are hereby authorized and directed to execute and deliver any Financing Documents, and to take all such further action as they may consider necessary or desirable, to carry out the financing of the Project as contemplated by the proposal and this resolution.

3. The CFO is hereby authorized and directed to hold executed copies of the Financing Documents until the conditions for the delivery of the Financing Documents have been completed to such officer's satisfaction. The CFO is authorized to approve changes to any Financing Documents previously signed by Town officers or employees, provided that such changes shall not substantially alter the intent of such documents or certificates from the intent expressed in the forms executed by such officers. The Financing Documents shall be in such final forms as the CFO shall approve, with the CFO's release of any Financing Document for delivery constituting conclusive evidence of such officer's final approval of the Document's final form.

4. The Town shall not take or omit to take any action the taking or omission of which shall cause its interest payments on this financing to be includable in the gross income for federal income tax purposes of the registered owners of the interest payment obligations. The Town hereby designates its obligations to make principal and interest payments under the Financing Documents as "qualified tax-exempt obligations" for the purpose of Internal Revenue Code Section 265(b)(3).

5. The Town intends that the adoption of this resolution will be a declaration of the Town's official intent to reimburse expenditures for the project that is to be financed from the proceeds of the Lender financing described above. The Town intends that funds that have been advanced, or that may be advanced, from the Town's general fund, or any other Town fund related to the project, for project costs may be reimbursed from the financing proceeds.

6. All prior actions of Town officers in furtherance of the purposes of this resolution are hereby ratified, approved and confirmed. All other resolutions (or parts thereof) in conflict with this resolution are hereby repealed, to the extent of the conflict. This resolution shall take effect immediately.

Adopted this 17th day of January 2023.

Moved by: _____

Seconded by: _____

Mayor: _____

ATTEST:

_____

Town Clerk

Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-58-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: January 17, 2023

SUBJECT
Approval of Appointment to Citizen Advisory Board

Recommendation:

Item Summary:

ATTACHMENTS
- Resolution2023-01AdvBoardApptsBoardOfAdjustmentJan202317.pdf

RESOLUTION 2023 - 01

ADVISORY BOARD/COMMISSION APPOINTMENTS
FOR THE TOWN OF WAKE FOREST, NORTH CAROLINA

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Wake Forest, North Carolina, that the following persons be appointed to the following citizen advisory boards:

Board of Adjustments
Kenneth Christie
(January 2023 – December 2025)

Duly resolved this 17th day of January 2023.

_____
Vivian A. Jones
Mayor

ATTEST:

_____
Theresa Savary
Town Clerk

Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-67-
Submitted by: Terry Savary
Submitting Department: Public Safety
Meeting Date: January 17, 2023

SUBJECT
Approval of a Resolution to surplus the badge and service weapon carried by Captain Brian Lamar Mote

Recommendation:

Item Summary:

ATTACHMENTS
- Mote Summary badge and weapon surplus.docx
- Mote Resolution Badge and Weapon.docx

Agenda: Approval of a Resolution to surplus the badge and service weapon carried by Captain Brian Lamar Mote

Summary: Captain Mote is retiring effective February 1, 2023. N.C.G.S. 20-187.2 authorizes governing boards of law enforcement agencies to award to a retiring member the badge worn by him, as well as his service weapon. Also, pursuant to N.C.G.S. 160A-266, municipalities are authorized to dispose of personal property. The Chief would like to present this at his retirement ceremony.

RESOLUTION 2023-XX

A RESOLUTION OF THE WAKE FOREST TOWN BOARD OF COMMISSIONERS AUTHORIZING AWARD OF BADGE AND SALE OF SERVICE SIDE ARM TO A RETIRING LAW ENFORCEMENT OFFICER

WHEREAS, the Board of Commissioners of the Town of Wake Forest, North Carolina, has determined that the Town owns certain personal property which has become surplus for the current needs of the Town, to wit: the side service arm of Brian Lamar Mote, who is a retiring law enforcement officer with the Town; and

WHEREAS, North Carolina General Statute §20-187.2 permits the Town, upon request, to donate the badge worn by a law enforcement officer to said officer upon retirement; and

WHEREAS, North Carolina General Statute §20-187.2 permits the Town, upon request, to sell the service side arm to the retiring law enforcement officer upon securing such a permit required by law or without such permit if the weapon has been rendered incapable of being fired;

NOW, THEREFORE, BE IT RESOLVED by the Town of Wake Forest Board of Commissioners as follows:

To honor the service of Brian Lamar Mote as a law enforcement officer, the Town Board of Wake Forest authorizes the donation of the badge worn by said officer, and further authorizes the sale of the following service side arm which has been declared surplus to said officer for the price of $1.00, with the payment of said purchase price to be waived in consideration of this officer's loyal service to the citizens of Wake Forest.

Make: Glock

Model: 32

Caliber: .357

Serial #: WVA671

AND BE IT FURTHER RESOLVED that property described in this resolution is surplus as of January 31, 2023.

Adopted this the 17th day of January 2023.

ATTEST:

Vivian A. Jones, Mayor

Theresa Savary, Town Clerk

Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-68-
Submitted by: Terry Savary
Submitting Department: Public Safety
Meeting Date: January 17, 2023

SUBJECT
Approval of a Resolution to surplus the badge and service weapon carried by Lt. Jason Christopher Graham

Recommendation:

Item Summary:

ATTACHMENTS
- Graham Summary badge and weapon surplus.docx
- Graham Resolution Badge and Weapon.docx

Agenda: Approval of a Resolution to surplus the badge and service weapon carried by Lieutenant Jason Christopher Graham

Summary: Lieutenant Graham is retiring effective February 1, 2023. N.C.G.S. 20-187.2 authorizes governing boards of law enforcement agencies to award to a retiring member the badge worn by him, as well as his service weapon. Also, pursuant to N.C.G.S. 160A-266, municipalities are authorized to dispose of personal property.

RESOLUTION 2023-XX

A RESOLUTION OF THE WAKE FOREST TOWN BOARD OF COMMISSIONERS AUTHORIZING AWARD OF BADGE AND SALE OF SERVICE SIDE ARM TO A RETIRING LAW ENFORCEMENT OFFICER

WHEREAS, the Board of Commissioners of the Town of Wake Forest, North Carolina, has determined that the Town owns certain personal property which has become surplus for the current needs of the Town, to wit: the side service arm of Jason Christopher Graham, who is a retiring law enforcement officer with the Town; and

WHEREAS, North Carolina General Statute §20-187.2 permits the Town, upon request, to donate the badge worn by a law enforcement officer to said officer upon retirement; and

WHEREAS, North Carolina General Statute §20-187.2 permits the Town, upon request, to sell the service side arm to the retiring law enforcement officer upon securing such a permit required by law or without such permit if the weapon has been rendered incapable of being fired;

NOW, THEREFORE, BE IT RESOLVED by the Town of Wake Forest Board of Commissioners as follows:

To honor the service of Jason Christopher Graham as a law enforcement officer, the Town Board of Wake Forest authorizes the donation of the badge worn by said officer, and further authorizes the sale of the following service side arm which has been declared surplus to said officer for the price of $1.00, with the payment of said purchase price to be waived in consideration of this officer's loyal service to the citizens of Wake Forest.

Make: Glock

Model: 31

Caliber: .357

Serial #:BKXD580

AND BE IT FURTHER RESOLVED that property described in this resolution is surplus as of January 31, 2023.

Adopted this the 17th day of January 2023.

ATTEST:

Vivian A. Jones, Mayor

Theresa Savary, Town Clerk

Board of Commissioners Agenda Item Report

Agenda Item No.: 2023-1-
Submitted by: Elisabeth Palermo
Submitting Department: Engineering
Meeting Date: January 17, 2023

SUBJECT
Consideration of Approval of On-Call Engineering Services Contracts

Recommendation:
Approval of recommended consultants for On-Call Engineering Services for the Town of Wake Forest. The following 6 firms are recommended by the selection committee:
- A. Morton Thomas and Associates, Inc.
- Exult Engineering
- Kimley-Horn
- McAdams
- Mott McDonald I&E, LLC
- WSP USA Inc.

Item Summary:

ATTACHMENTS
- Summary.docx
- Attachment_A_2023-xx Resolution.docx
- Attachment_B_Exhibit 2 - Staff Report.docx
- Attachment_C_Engineering On-call RFQ # 22-0001.docx

ITEM TITLE: Consideration of Approval of On-Call Engineering Services Contract

ITEM SUMMARY: Short-list of the recommended consultants for Engineering On-Call Services for the Town of Wake Forest. The following 6 firms are recommended by the selection committee:

- A. Morton Thomas and Associates, Inc.
- Exult Engineering
- Kimley-Horn
- McAdams
- Mott McDonald I&E, LLC,
- WSP USA Inc.

ATTACHMENTS: Exhibit #1 – Resolution to Award - On-Call Engineering Services

Exhibit #2 – Staff Report - On-Call Engineering Services

Exhibit #3 –Engineering Services On-Call RFQ

SPECIFIC ACTION REQUESTED: Recommend approval

RESOLUTION 2023-XX

RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXECUTE ON BEHALF OF THE TOWN OF WAKE FOREST, THE PROFESSIONAL SERVICES MASTER SERVICE AGREEMENT CONTRACT FOR ON-CALL ENGINEERING SERVICES FOR A THREE YEAR BASE TERM

WHEREAS, on-call engineering services agreements are an effective way to retain professional engineering consultants to ensure that the Town's projects are designed and constructed in a timely and cost-effective manner that meets Town's standards; and

WHEREAS, consistent with the Town's purchasing policy, on September 16, 2022, the Town published a Request for Qualifications (RFQ) inviting interested firms to submit; and

WHEREAS, on October 12, 2022 the Town received a total of 30 submissions; and

WHEREAS, a selection committee consisting of staff from Wake Forest Engineering and Wake Forest Planning reviewed the 30 submitted RFQs; and

WHEREAS, Six (6) of the firms were selected as qualified firms to provide on-call engineering services; and

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Town of Wake Forest hereby authorizes the Town Manager to execute Professional Services On-Call Master Agreement contracts with A. Morton Thomas and Associates, Inc., Exult Engineering, Kimley-Horn, McAdams, Mott McDonald I&E, LLC, and WSP USA Inc. for on-call Engineering services for the three year base term with the option to extend two additional years, with the understanding that services will be provided on an as-needed bases, with no guarantee of any level of effort from an individual firm.

This the 17th day of January 2023.

Motion by: _____

Second by: _____

Mayor: _____

ATTEST:

(Town Clerk)

STAFF REPORT

To: Board of Commissioners

Date: January 17, 2023

Case: On-Call Engineering Services

Prepared By: Elisabeth Palermo, Assistant Engineering Technician

PURPOSE:

To authorize the Town Manager to negotiate an On-Call Engineering Services contract with the following firms: A. Morton Thomas and Associates, Inc., Exult Engineering, Kimley-Horn, McAdams, Mott McDonald I&E, LLC, and WSP USA Inc.

BACKGROUND INFORMATION:

The Engineering Department is requesting to contract on-call engineering services to support the current engineering staff by providing professional services and expertise for anticipated and unanticipated projects including but not limited to CIP projects, pavement management, and review of new development.

The on-call services will be utilized by the Engineering Department for conducting or reviewing TIAs, plan review, project management, engineering design, construction inspection, surveying, and other municipal engineering tasks as needed to meet Town needs. There is no cost commitment associated with the Master Service Agreement. The financial impact will be associated with the execution of contract agreements for specific assignments. On September 16, 2022, staff advertised a Request for Qualifications (RFQ) for on-call engineering services. The deadline for proposal submission was October 12, 2022 at 5pm.

STAFF ANALYSIS:

The proposals were evaluated based on:

1. Letter of Interest (40%)
2. Qualifications and Experience (40%)
3. Organization of Consultant Team, Firm Capacity and Workload (20%)

There were thirty (30) proposals submitted. Each met the technical requirements for submission and were evaluated by the selection committee using criteria 1 through 3. The internal review of each proposal was done by staff from Engineering. Six (6) of the thirty (30), listed above, were selected by the committee to be recommended for on-call.

STAFF COMMENTS:

Staff recommends the approval of the resolution to authorize the Town Manager to execute an On-Call Engineering Services Master Services Agreement contract with A. Morton Thomas and Associates, Inc., Exult Engineering, Kimley-Horn, McAdams, Mott McDonald I&E, LLC, and WSP USA Inc.. Upon approval, the consultants will sign the Master Agreement with the Town.

TOWN *of*
WAKE FOREST

REQUEST FOR QUALIFICATIONS
FOR
ON-CALL ENGINEERING SERVICES
RFQ # 22-0001

CONTACT: JOSEPH GUCKAVAN JR., PE
TOWN OF WAKE FOREST
ENGINEERING DEPARTMENT
301 SOUTH BROOKS ST
WAKE FOREST, NC 27587
JGUCKAVAN@WAKEFORESTNC.GOV
919.435.9442

Qualifications Due Date:

October 12, 2022

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SECTION 1 – REQUEST FOR QUALIFICATIONS

Introduction

The Town of Wake Forest's Engineering Department is seeking qualified and competent consultants to provide On-Call Engineering Services for assistance with various municipal engineering tasks. The Town of Wake Forest (Town) is seeking several firms whose combination of experience and expertise will provide timely, professional services.

The number of consulting firms selected will be determined by the Town after the RFQ process is completed. The Town intends for the RFQ process to result in the execution of Master Services Agreements (MSAs) and Supplemental Services Agreements (SSAs) between the Town and the selected firms.

The consulting firms must comply with all applicable ordinances, state, federal, and local laws and the terms and conditions of the contract agreement. Interested firms must employ personnel who meet the qualifications and have experience in some or all of the following services: transportation engineering services, environmental engineering services, plan review services, construction inspections services, project management services, engineering design services, surveying services, and other municipal engineering services. Additional services and supporting personnel can be listed above and beyond the services listed above to support potential town services or projects. Unique or highly qualified additional services submitted may result in an advantage in the selection process. The Town of Wake Forest encourages participation by Disadvantaged Business Enterprises.

Scope of Work

The Town of Wake Forest anticipates selecting one or more firms to provide services. Each firm selected for an on-call contract will be required to enter a MSA with the Town of Wake Forest. Selection by the Town for the MSA is not a guarantee that any firm will receive a project. The Town makes no guarantee of specific volume of work or a total contracted amount arising from this solicitation. This master agreement will:

- Fulfill the consultant solicitation and selection process for the work to be performed under the on-call contract; and
- Establish current hourly rates for each employee that may perform work on the contract by position class and establish a method of calculation and payment for all other direct/indirect project expenses.
- Work performed under the MSA will be conducted through Supplemental Services Agreements

MSAs shall be for a three-year period, with an option to extend the contract for two additional years. Upon execution of a MSA, the Town has the option of requesting a selected firm to develop a scope of work for requested municipal engineering tasks. The types of projects anticipated include but are not limited to:

- Conducting or reviewing TIAs
- Project Management
- Engineering design

- Plan Review
- Construction Inspection
- Surveying
- Other Municipal Engineering Tasks

The scope and fee will be determined separately for each assignment prior to notice to proceed, with the parties entering into a supplemental agreement as needed.

Submittal of Qualification Package

RFQ submissions must follow the format as defined in Section 2 SUBMITTAL PACKAGE REQUIREMENTS. Submit one (1) electronic version of the qualifications package must be received no later than 5:00 p.m., October 12, 2022 to Joseph Guckavan Jr., P.E. at JGUCKAVAN@WAKEFORESTNC.GOV. Late submittals will not be considered.

Qualifications are being received for the following disciplines: Transportation Engineering, Environmental Engineering, Construction Management, Surveying and Support Services. Consulting firms may provide qualifications for multiple disciplines under one submittal. The submittal should be tailored to provide the most information as to their qualifications, personnel, experience in work areas and committed workload.

Qualifications packages should be emailed to jguckavan@wakeforestnc.gov marked: Request for Qualifications – On-Call Engineering Services RFQ # 22-0001

Submittals shall be limited to a maximum of twelve (12) Adobe Portable Document File (PDF) pages (8-1/2" x 11", font size 10 or larger). Required forms, resumes, dividers and coversheet will not count toward the page limit. Packages which exceed the page limit may be rejected as non-compliant. Packages must be submitted via email. An electronic version must be submitted as a high quality viewable and printable Adobe Portable Document File (PDF).

RFQ Schedule of Events

Provided below is the anticipated schedule of events. The Town reserves the right to adjust the schedule. All correspondence shall have the title of the subject line of the email as "On-Call General Engineering Services."

Action	Date and Time
Issue Request for Qualifications	September 16, 2022
Submit Written Questions No Later Than	September 23, 2022
Provide Response to Questions/Addendum	September 30, 2022
RFQ Due	October 12, 2022
Contract Award	October/November 2022

SECTION 2 – SUBMITTAL PACKAGE REQUIREMENTS

The qualifications package shall consist of the following information, tabbed as identified and in the order indicated. A firm who submits a package that does not follow the order or address each of the sections specified below may be deemed non-responsive.

Letter of Interest (LOI)

The Letter of Interest (LOI) must be addressed to Joseph Guckavan, Jr., PE, Director of Engineering. The letter should contain the following elements of information:

- Provide firm name, year established, address, telephone number, email address, and contact person. Briefly describe your firm's operating history.
- Indicate to which discipline apply to the submittal
- Describe your interest in this Project and the unique advantage your firm and team bring.
- Acknowledgement of any RFQ Addenda (if any) posted on the Town's website.
- Identify if the firm is classified as a Disadvantaged Business Enterprise.
- State any conflicts of interest your firm or any key individuals may have with this program or with the Town.

Organization of Consultant Team

- Provide an organizational chart which clearly identifies the key members of the firm, relevant disciplines, and names of specific staff, including their titles and relevant certifications.
- Clearly identify the project manager for each discipline and describe how services and project(s) will be successfully managed. Also, describe how quality will be controlled and ensured across all disciplines.
- Provide resumes detailing professional qualifications of key management and staff personnel. Please do not list firm staff that will not be directly working potential Town projects.

Qualifications and Experience

- Provide similar 2 to 5 examples of municipal projects, either currently in progress or having been completed in the past five (5) years. Each of the project summaries will include the following:
    - Descriptions of municipal projects including size and scope
    - Project schedule: initial schedule and final schedule, including explanations of delays if any
    - Initial project budget and final project cost
    - Date and times project services were performed
    - Owner's representative having knowledge of the firm's work, include contact information
    - Description of services rendered by the firm and the degree of involvement
    - Key principle and associate staff involved including their assigned responsibilities
    - Experience should demonstrate the ability to perform similar work with municipalities of similar size and complexity

SECTION 3 – EVALUATION PROCESS

The firm(s) will be selected through a qualifications-based selections process. The Town expects to award to the best qualified firm(s) based on the requirements in this solicitation. As part of the evaluation process, the Town reserves the right to request additional information and/or interview any or all the firms. A selection committee comprised of Town staff will review the proposal packages. All proposals will be evaluated based on the following criteria:

- Letter of Interest (40)
- Qualifications and Experience (40)
- Organizational Chart (20)

The evaluation criteria are intended to be used to make a recommendation to the Town Manager or the Board of Commissioners who will award the contract, but who is not bound to use these criteria or to award based on the recommendation.

Firms will not be considered unless the following minimum qualifications are met:

- Firm(s) must be properly registered with the North Carolina Secretary of State's Office
- Firm(s) must be properly registered with the North Carolina Board of Examiners for Engineers and Surveyors
- Firm(s) must employ at least one (1) North Carolina Registered Professional Engineer in responsible charge of the work anticipated. The Professional Engineer must have good ethical and professional standing.

Firms that submit RFQs will be notified of the selection results. The Town anticipates initial approval of the selected firm(s) in October/November 2022.

SECTION 4 – ADDITIONAL INFORMATION

Communication

All communication of any nature with respect to this RFQ shall be addressed to the project manager identified earlier in this RFQ. The prospective firms and their staffs are prohibited from communicating with elected Town officials, Town staff, and any selection committee member regarding this RFQ or submittals from the time the RFQ was released until the selection results are publicly announced. Violation of this provision may lead to disqualification of the firm's proposal for consideration.

Conflict of Interest

By submission of a response, the firm agrees that at the time of submittal, it: (1) has no interest (including financial benefit, commission, finder's fee, or any other remuneration) and shall not acquire any interest, either direct or indirect, that would conflict in any manner or degree with the performance of firm's services, and (2) will not benefit from an award resulting in a "Conflict of Interest." A "Conflict of Interest" shall include holding or retaining membership, or employment, on a board, elected office, department, division or bureau, or committee sanctioned by and/or governed by

the Town. Firms shall identify any interests, and the individuals involved, on separate paper with the response and shall understand that the Town, in consultation with legal counsel, may reject their proposal.

Trade Secrets and Public Records

Records received by the Town in response to the Request for Qualifications are public records and subject to public inspection and copying. The Public Records law (N.C.G.S. 132-1 et seq.) authorizes the Town to withhold from public inspection and copying legitimate and properly marked 'trade secrets'. Note that to protect a 'trade secret' detail requirements must be met, such as:

- It is a "trade secret" as defined in G.S. 66-152(3); and
- It is the property of a private "person" as defined in G.S. 66-152(2); and
- It is disclosed or furnished to the Town in connection with a bid or proposal; and
- It is marked as "confidential" or as a "trade secret" at the time of its initial disclosure to the Town.

Submittal Ownership/Costs

All responses, inquiries or correspondence relating to this Request for Qualifications will become property of the Town of Wake Forest when received. Drawings, tracings, specifications, reports, models, computer discs, renderings, copyrights, and all other documents to be prepared and furnished by the firm pursuant to specific projects undertaken by the successful proposer, are the sole property of the Town of Wake Forest, whether the project for which they are made is executed or not, and may be used by the Town of Wake Forest as they see fit. If such documents are used on another project or for another purpose by the Town of Wake Forest, the firm shall not be responsible for such use, and shall not receive additional compensation. All costs for development of the written submittal and the oral presentation are entirely the obligation of the firm and shall not be remunerated in any manner by the Town of Wake Forest.

Non-Warranty of Request for Qualifications

Due care and diligence has been used in preparing this RFQ. However, the Town shall not be responsible for any error or omission in this RFQ, nor for the failure on the part of the Firms to ensure that they have all information necessary to effect their submittals.

Request for Clarification

The Town of Wake Forest reserves the right to request clarification of information submitted and to request additional information of one or more firms, either orally or in writing.

Acceptance/Rejection of Submittals

The Town of Wake Forest reserves the right to accept or reject any or all submittals in whole or in part, with or without cause; to waive technicalities; or to accept submittals or portions thereof which, in the Town's judgment, best serve the interest of the Town.

The Town of Wake Forest reserves the right to allow alterations, modifications, or revisions to individual

elements of the Scope of Services any time during the period of contracts which result from this RFQ.

Indemnification

To the extent permitted by law, the Consultant (firm) agrees to pay on behalf of, indemnify, and hold-harmless the Town of Wake Forest, its elected and appointed officials, employees, agents, and volunteers against any and all claims, demands, fault, actual liabilities, assertions of liability, expenses, suits, or losses, including all costs connected therewith, which may be asserted, claimed, or recovered against or from the Town of Wake Forest, its elected or appointed officials, employees, agents, and volunteers by reason of personal injury, including bodily injury or death and/or property damage, including loss of use thereof resulting from the negligence of the Consultant.

Financial Capacity

The selected firm must have financial capacity to undertake the work and assume associated liability.

Familiarity and Compliance with Laws, Regulations and Ordinances

The Firm shall make itself aware of and comply and shall cause each of its subcontractors to comply with all applicable federal, state, and local laws and regulations.

Insurance Requirements

The firm selected under this RFQ will be required, during the life of the contract with the Town, to purchase and maintain the following insurance with a company acceptable to the Town and authorized to do business with the State of North Carolina:

> Automobile: Bodily injury and property damage liability covering all owned, non-owned, and hired automobiles for limits of not less than $1,000,000 each person/ $1,000,000 each occurrence.
>
> Comprehensive General Liability: Bodily injury and property damage liability insurance shall protect the Consultant from claim of bodily injury or property damage which arises from operations of this contract. The amounts of such insurance shall not be less than $1,000,000 bodily injury and property damage liability each occurrence/aggregate. This insurance shall include coverage for product/completed operations and contractual liability assumed under the indemnity provision of this contract. The Town of Wake Forest shall be listed as an "Additional Insured".
>
> Consultant's Professional Liability: In a limit of not less than $1,000,000.
>
> Workers' Compensation and Occupational Disease Insurance:
> Coverage A – Worker's Compensation: Meeting the statutory requirements of the State of North Carolina.
>
> Coverage B – Employer's Liability: $1,000,000 each accident / $1,000,000 disease – each employee/$1,000,000 disease – policy limits.

Certificates of such insurance with the Town of Wake Forest listed as Certificate Holder will be furnished to the Town of Wake Forest Purchasing Manager and shall contain the provision that the Town of Wake Forest be given thirty (30) days written notice of any intent to amend or terminate by either the consultant or the insuring company.

Randy Driver, Purchasing Manager
rdriver@wakeforestnc.gov
919.435.9474
Town of Wake Forest
234 Friendship Chapel Road
Wake Forest, NC 27587

Equal Opportunity

The firm will ensure that employees and applicants for employment are not unfairly discriminated against because of their race, color, religion, sex, national origin, disability or veteran status.

Americans with Disabilities Act (ADA) Compliance

The Town of Wake Forest will comply with the Americans with Disabilities Act (ADA) which prohibits discrimination based on a disability. The Town of Wake Forest will make reasonable accommodations in all programs to enable participation by an individual with a disability who meets essential eligibility requirements. Town of Wake Forest programs will be available in the most integrated setting for everyone. If any accommodations are necessary for participation in any program or services, participants are encouraged to notify Town staff.

All work shall comply with the Americans with Disability Act along with Chapter 11 of the 2009 NC Building Code and the 2003 edition of ICC/ANSI A117.1.

Minority/Women/Small Business Enterprise

It shall be the practice of the Town of Wake Forest Government to provide minority-owned, women-owned, and small business enterprises (collectively "M/W/SBE) as well as other responsible vendors with fair and reasonable opportunity to participate in Town of Wake Forest's business opportunities including but not limited to employment, construction development projects, and material/services, consistent with the laws of the State of North Carolina. The policy of the Town of Wake Forest prohibits discrimination against any person or business in pursuit of these opportunities on the basis of race, color, national origin, religion, sex, age, disability, or veteran's status. It is further the policy of the Town of Wake Forest to conduct its contracting and procurement programs so as to prevent such discrimination and to resolve any and all claims of such discrimination. The Town of Wake Forest has adopted a goal of 10% for participation by M/W/SBE for formal contracts awarded by the Town.

Vendor Registration

The selected firm must be registered with the Town to receive payment for services and/or supplies

provided under any Town contract.

E-Verify

The firm shall comply with requirements of Article 2 of Chapter 64 of North Carolina General Statutes and shall require each of its subcontractors to do so as well.

Iran Divestment Act

The firm shall certifies that; (i) it is not identified on the Final Divestment List or any other list of prohibited investments created by the NC State Treasurer pursuant to N.C.G.S. 143-6A-4; (ii) it will not take any action causing it to appear on any such list during the term of this Contract, and (iii) it will not utilize any subcontractor to provide goods or services hereunder that is identified on any list.

Divestment from Companies that Boycott Israel

The firm shall represent, covenants, and certifies that it is not listed on the list of restricted companies developed and published by the North Carolina State Treasurer as required by N.C.G.S. 147-86.81.

APPENDIX:

A. Draft Master Service Agreement for On-Call Professional Services
B. Draft Supplemental Service Agreement
C. Town of Wake Forest Standard Terms and Conditions
D. Title VI Appendment
E. ARPA Contract Addendum

Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-21-
Submitted by: Kari Grace
Submitting Department: Planning
Meeting Date: January 17, 2023

SUBJECT
Consideration of LEGISLATIVE CASE RZ-21-12 Averette Woods Subdivision; rezoning filed by Gail Moody and PNB Homes LLC to rezone 30.97± 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 Residential-30 (WC R-30) to General Residential 5 Conditional District (GR5 CD).

Recommendation:

Item Summary:

ATTACHMENTS

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Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-22-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: January 17, 2023

SUBJECT
Consideration of LEGISLATIVE CASE RZ-22-05; Reserve at Dunn Creek; Consideration of a rezoning filed by Abode Communities, LLC to rezone 67.42± acres located at 0 Friendship Chapel Road and 0 NC 98 Bypass, being Wake County Tax PINs 1840660542, 1840761824, 1840657710, and 1840676254 from Residential Mixed-Use, Conditional Use (RMX CU), Residential Mixed-Use (RMX), General Residential 3, Conditional Use (GR3 CU), Highway Business, Conditional Use (HBCU), Traditional Neighborhood Development Overlay (TND), and Special Highway 2 Overlay (SH2-O) to Residential Mixed-Use Conditional District (RMX-CD), Urban Residential Conditional District (UR-CD), Open Space Conditional District (OS-CD) and Special Highway 2 Overlay (SH2-O).

Recommendation:

Item Summary:

ATTACHMENTS

-

Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-29-
Submitted by: Jennifer Currin
Submitting Department: Planning
Meeting Date: January 17, 2023

SUBJECT
Consideration of LEGISLATIVE CASE RZ-22-06, Harris Road Subdivision; 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

-

Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-42-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: January 17, 2023

SUBJECT
Department Monthly Report

Recommendation:

Item Summary:

ATTACHMENTS
- Dec 2022 Monthly Report .pdf

December 2022 | Department Monthly Report

TOWN of WAKE FOREST

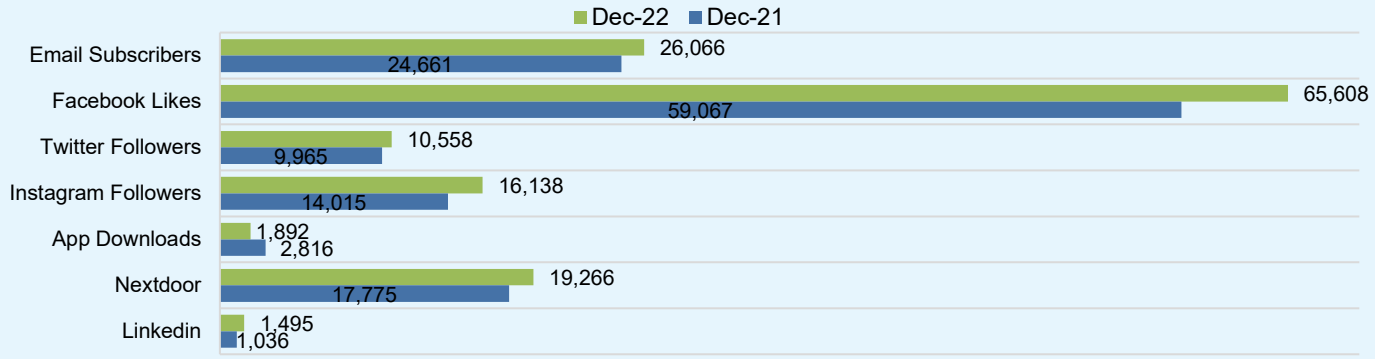
Communications

ANNOUNCEMENTS	
Media Releases	15
Email Announcements	12
Town-to-Resident Phone Calls/Texts	0

TOP 5 VIEWED PAGES ON WEBSITE

RANK	PAGE	VIEWS
1	Home	9,175
2	Utility Bill Payment Options	2,830
3	Lighting of WF	2,709
4	Christmas in WF	2,406
5	Joyner Park Community Center	1,814

SUBSCRIBERS



Downtown Development

UPDATES PROVIDED QUARTERLY

OCCUPANCY	JUL- SEPT 2022	OCT – DEC 2022
Occupancy Rate in Percentage		90%

NEW BUSINESSES	DECEMBER 2022	FISCAL YEAR-TO- DATE
Number of New Businesses	2	5
Number of Businesses Closed	2	7

UPDATES PROVIDED QUARTERLY

EVENTS

SECOND QUARTER EVENTS OCT - DEC)	ATTENDANCE IN 2022	ATTENDANCE IN 2021
Lighting of Wake Forest	3500	3000
Holiday Open House	2500	3500

- Lighting of Wake Forest was presented by Wake Forest Downtown and the event was well attended. The crowd continues to grow and while the event started at 5:30pm people were observed onsite and ready for the festivities as early as 4:45pm. Utilizing Owen Avenue to help spread the crowd out was key.
- Holiday Open House was another huge success, despite the rain and dreary weather. Wake Forest Downtown(WFD) offered a giveaway table and visitors who spent at least $10 in downtown could spin the wheel for a chance to win prizes donated by merchants, WFD swag, or Downtown Dollars. WFD gave away $1000 in Downtown Dollars which in turn benefits the merchants and encouraged shoppers to support local.
- Holiday Artisan Market presented by ArtsWF and the WF Guild of Artists was held in conjunction with Holiday Open House with support from WFD on Owen Avenue. Attendees appeared to be taking advantage of both events.
- Façade Improvement Grant application was approved for painting of the building at Hair by Marshall at 157 E. Holding Avenue.

Economic Development

WFBIP MONTHLY NEWSLETTER VIEW

The Wake Forest Business & Industry Partnership's Quarterly Report is updated at the end of each quarter.

Use Chrome, Firefox, Safari or Edge to view the newsletter and/or the report.

REQUESTS FOR INFORMATION (RFIs)

	DECEMBER 2022	NOVEMBER 2022
Number of responses to RFIs	0	0

BUSINESS RETENTION & EXPANSION (BRE)

NAMES OF BUSINESSES VISITED THIS MONTH
Blue Force Technologies

Engineering

PROJECT	UPDATE
Stormwater Infrastructure Assessment	Freese and Nichols on hold until CIP scoping is complete. (Project Manager – Monica Sarna)

Finance

FINANCIAL TASKS COMPLETED	
TAX RETURNS & REPORTS	**COMPLETION DATE**
NC Sales and Use Tax Form E500	December 13
941/NC-5Q Quarterly Payroll Tax Returns	N/A
ORBIT/LGERS Report – NC State Treasurer	December 1
Utility Sales Tax Return – E500 E	December 15
Municipal Street Fiscal Data Report	November 30
ACCOUNTING/FINANCE	**AMOUNT**
Total Accounts Payable Disbursement	$3,186,129
Total ePayables Disbursement	$2,530,269
Total Number of Invoices Paid	298
Total Amount of Invoices Paid with credit card	$551,923
GENERAL TASKS AND OTHER ITEMS	**COMPLETION DATE**
Capital Improvements Plan (CIP) Update AFIR (Annual Financial Information Report)	December 30 December 22
FY 2021–2022 Audit	**COMPLETION DATE**
FYE June 30, 2022 ACFR Submitted to GFOA Awards Program Cherry Bekaert, LLP presentation to Board Staff finalizing PAFR (Citizens Report) for submission in January	December 16 December 22 December 20

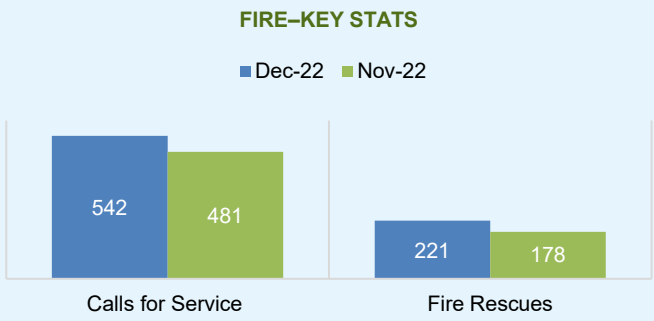
PURCHASING / WAREHOUSE	
New Vendors Set Up	8
Purchase Orders Processed	42
Informal Quotes	10
Surplus Items	None sold in December
HUBSCO	None for December

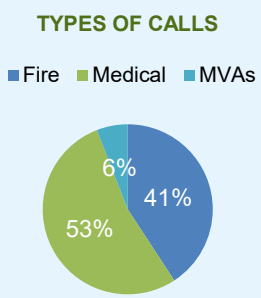
NORTHERN WAKE FOOD SECURITY TEAM	
Staff Hours	16 hours per week (Corey – 6/Drew - 10)
Updates	Resumed CAFN meetings

Fire

KEY STATS		
	DECEMBER 2022	**NOVEMBER 2022**
Calls for Service	542	481
Average Response Time	4:18	4:18

TYPES OF CALLS		
	DECEMBER 2022	**NOVEMBER 2022**
Fire	221	178
Medical	289	273
Motor Vehicle Accidents (MVA)	32	30





Human Resources

PROMOTIONS / TRANSFERS			
EMPLOYEE NAME	DEPARTMENT	POSITION	DATE
No Promotions/Transfers			

EMPLOYMENT		
As of November 30, 2022	NOVEMBER	DECEMBER
Positions Filled	377.00	383.00
Vacancies	34.00	28.00
Total Authorized Positions FY 2022-2023	**411.00**	**411.00**

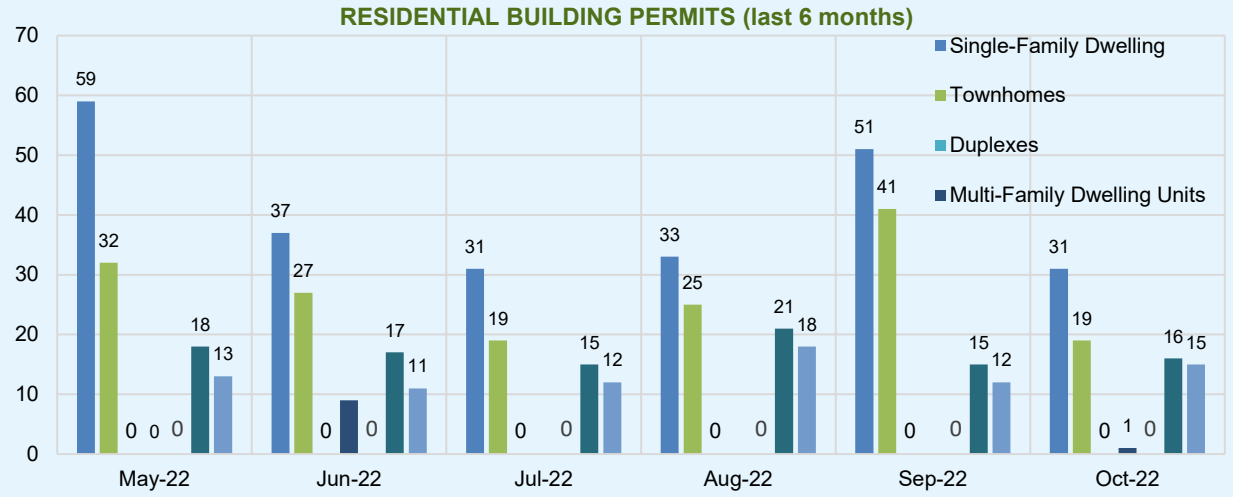
Information Technology

SERVICE STATS		
	DECEMBER 2022	NOVEMBER 2022
Service Requests Completed	416	362
Network Uptime Percentage	100%	100%

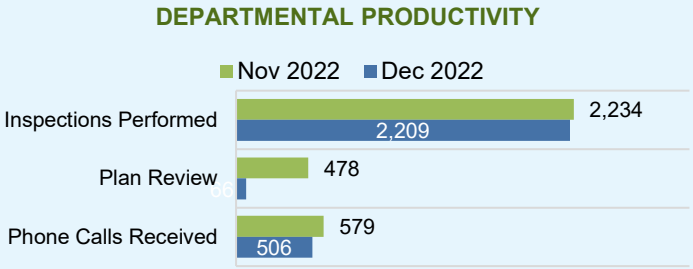
Inspections & Public Facilities

RESIDENTIAL PERMITS	DECEMBER 2022	DECEMBER 2021
Single-Family Dwelling	009	028
Townhomes	000	012
Duplexes	000	000
Multi-Family Dwelling Units	000	000
Other	108	143
Total	**117**	**183**

NON-RESIDENTIAL PERMITS	DECEMBER 2022	DECEMBER 2021
New Commercial	00	01
Fit-Ups	02	02
Other	43	36
Total	**45**	**39**



PUBLIC FACILITIES	DECEMBER 2022	NOVEMBER 2022
Preventative Maintenance Completed	456	494
Reactive Work Orders	76	92



BUSINESSES	
NEW COMMERCIAL BUSINESSES	**ADDRESS**
FIT-UPS	
Aramark	740 Merritt Capital Dr 115
Synergy Spa	1628 S Main St 110
PRE-OCCUPANCIES	

Parks, Recreation & Cultural Resources

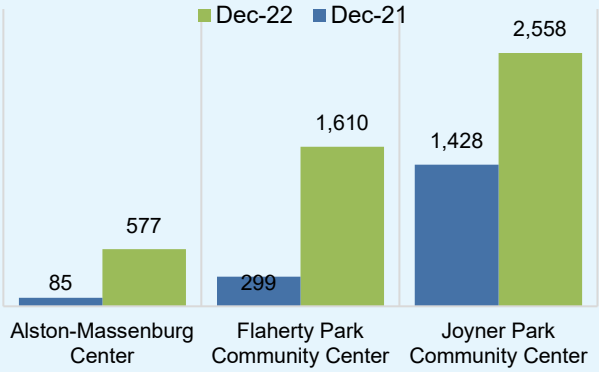
ATHLETICS

	DECEMBER 2022	DECEMBER 2021
Registrations Received – Youth	0	0
Registrations Received – Adult	0	0
Games Held	143	146
Revenue	0	0

PROGRAMS

	DECEMBER 2022	DECEMBER 2021
Registrations Received – Youth	100	28
Registrations Received – Adult	53	49
Classes/Programs Held	20	32
Revenue	$1505	$2772

VISITORS TO COMMUNITY CENTERS



RECCONNECT PROGRAM GUIDE

VIEW

The program guide is updated twice per year in January and July.

PARK MAINTENANCE

TYPE OF MAINTENANCE	QUANTITY
Vandalism	3
Reactive Maintenance	3
PM Inspections and services	73
Evening and Weekend Park Services	4

FACILITY RENTALS

	DECEMBER 2022	DECEMBER 2021
Athletic Fields	2	26
Joyner Park Outdoor / Open Space	1	0
General Outdoor / Open Space	0	0
Picnic Shelters	0	0
Wake Forest Community House	2	4
Joyner Park Community Center	0	0
Flaherty Park Community Center	1	1
Alston-Massenburg Community Center	2	4

VISITORS TO AQUATIC CENTER & SPRAYGROUND

	DECEMBER 2022	DECEMBER 2021
Aquatic Center	CLOSED	CLOSED
Taylor Street Sprayground	CLOSED	CLOSED

Planning

DEVELOPMENT SERVICES MONTHLY REPORT VIEW

ZONING VIOLATIONS DASHBOARD VIEW

Use Chrome, Firefox, Safari or Edge when viewing the dashboard.

CERTIFICATES OF APPROPRIATENESS

	DECEMBER 2022	DECEMBER 2021
COAs Received	0	1
COAs Approved	0	1

Police

KEY STATS

	DECEMBER 2022	NOVEMBER 2021
Calls for Service	4812	5404
Vehicle Crashes	212	175

Public Works

- **Streets:** Flagger training for electric, streets, and public facilities, Basic Work Zone Safety Training- NCSU LTAP, Trenching Competent Persons Training- NCSU LTAP, Assisted Solid Waste with drivers, Installation of Downtown Christmas Décor, Assisted with Town Events, prepped area at Public Works for CDL training, 17 Asphalt patches and 200 feet of Sidewalk replacement
- **Solid Waste**: some overtime & weekend work, we were able to get "caught up" on loose leaf collection. Loose leaves will continue to be collected through the second Friday of March. Send out letters of intent to disaster debris contractors; MRF tours took place in regard to the RFP process for residential SW contract.
- **Urban Forestry:** 98 trees planted, 124 stumps grinded, tree removal and replacements in full swing.
- **Fleet:** Completed 245 work orders in December for a combined shop productivity average of 91% of billable hours. The 4 mechanics completed 11.3 combined hours of training. Year to date combined average shop productivity was 77% which is 10% higher than the last 3 years combined.
- **Admin:** Cemetery has 8 plots left for sale, high volume of resident's calls

SOLID WASTE

	DECEMBER 2022	DECEMBER 2021
New Construction Homes Added	43	75
New Cart Sets	43	75

CEMETERY

	DECEMBER 2022	DECEMBER 2021
Number of Plots Sold	4	1
Number of Niches Sold	0	0
Total Plots Available	8	258

RECYCLING

	DECEMBER 2022	DECEMBER 2021
Volunteer Collected Litter	0	425
Volunteer Collected Recycling	0	0
Volunteer Hours	0	54
Volunteer Miles of Streets	0	1
Sections of Roads Cleaned (not miles)	0	2
Number of Creeks Cleaned	0	0
Number of Litter Kits Issued/Returned	0	4

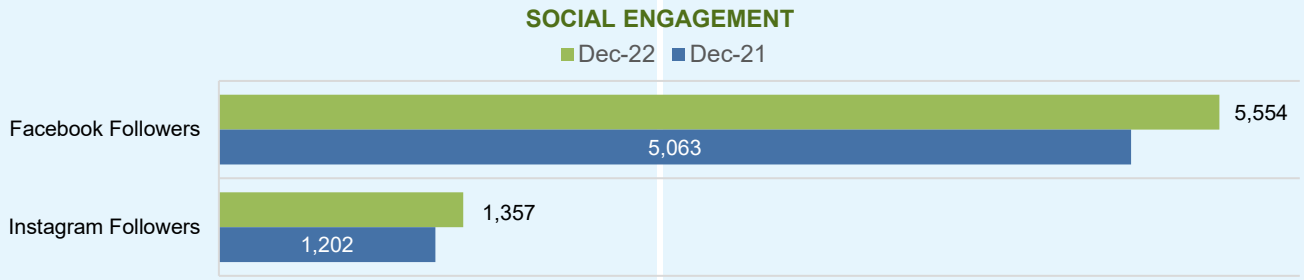
Renaissance Centre for the Arts

EVENT & PROGRAM ATTENDANCE	DECEMBER 2022	DECEMBER 2021
Monthly In-Person Attendance	1681	5569
Virtual Views	425	156
Ticketed Events Held	6	6
Free Events Held	0	1

RENAISSANCE CENTRE PROGRAM GUIDE VIEW

The program guide is updated twice per year in January and July.

- The Town responded to audience concerns of obstructed views or sightlines in the Renaissance Centre by renting risers for the December shows. 1500 people experienced the grand hall transformation for the holiday shows. 100% of survey respondents agreed the risers improved the sightlines and enhanced their experience. 80% stated they would be willing to pay more per ticket to be able to have the risers for future shows.
- "One Christmas Night in Memphis" SOLD-OUT all three performances.



Wake Forest Power

CUSTOMER SUMMARY

	DECEMBER 2022	NOVEMBER 2022
Electric Meters/Customers	6,874	6,875
Pre-Pay Power Customers	472	468
H.O.P.E. Participants	46	46
N.C. GreenPower Participants	17	17

POWER OUTAGES

	DECEMBER 2022	DECEMBER 2021
Total Number of Customers Affected by Outages this Month	664	86
Average Number of Customers Affected per Outage	132.8	21.5

PAYMENTS RECEIVED

	DECEMBER 2022	NOVEMBER 2022
eSuite Credit Card Payments	$ 134,668	$193,410
eSuite Credit Card Payments (Pre-Pay)	$2,164	$2,021
Paymentus CC Payments	$658,462	$612,232
Paymentus CC Payments (Pre-Pay)	$63,398	$45,115

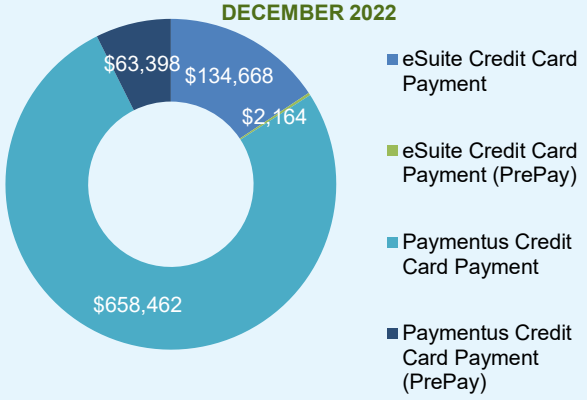
NUMBER OF TRANSACTIONS

	DECEMBER 2022	NOVEMBER 2022
eSuite Credit Card Payments	$491	$450
eSuite Credit Card Payments (Pre-Pay)	$48	$41
Paymentus CC Payments	$4,731	$4,418
Paymentus CC Payments (Pre-Pay)	$1,687	$1,283

Note: Transitioning to Paymentus

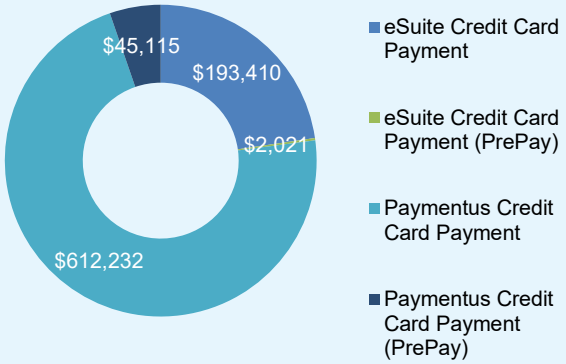
PAYMENTS RECEIVED

DECEMBER 2022



PAYMENTS RECEIVED

NOVEMBER 2022



Advisory Boards

Historic Preservation Commission

MEETINGS	
Most recent meeting held	12/ 14 /2022
Number of members in attendance	6 out of 9

The Historic Preservation Commission had the last Home Tour Committee meeting with the Woman's Club to go over successes and challenges from this year's Historic Tour. The next tour will be in 2024. During the HPC's regular business, Chairperson, Andrea Radford presented Local Landmark Plaques to the Owners of the Medlin Store and the Mutschler House.

Human Relations Council

MEETINGS	
Most recent meeting held	12/15/2022
Number of members in attendance	8 out of 12

Updates on various events planned for 2023

Public Art Commission

MEETINGS	
Most recent meeting held	12/ 1 /2022
Number of members in attendance	7 out of 10

PAC held the annual holiday potluck. Special guests were Town Manager Kip Padgett and Assistant Town Manager Candace Davis. Mr. Padgett made an informative presentation to the members and engaged in good sharing of ideas and project planning.

Parks, Recreation & Cultural Resources Advisory Board

MEETINGS	
Most recent meeting held	12/01 /2022
Number of members in attendance	out of 12

The PRCR Advisory Board does not meet in December. The next meeting will be held on January 23rd at Town Hall in the Large Training room at 6:30pm.

Technology Advisory Board

MEETINGS	
Most recent meeting held	12/05/2022
Number of members in attendance	6 out of 9

Board worked on STEM 2023. Adam Oates gave a Smart City update.

Urban Forestry Board

MEETINGS	
Most recent meeting held	12/01/2022
Number of members in attendance	out of 11

Meeting Cancelled due to holiday.

Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-43-
Submitted by: Shana Shallenberg
Submitting Department: Administration
Meeting Date: January 17, 2023

SUBJECT
CIP Project Tracker

Recommendation:

Item Summary:

ATTACHMENTS
- CIP Project Tracker Q2_FY2022-2023.pdf

CIP Project Tracker

Q2: Oct-Dec 2022

PROJECT TITLE	PHASE	TOTAL PROJECT COST	PROJECT DESCRIPTION	DEPT & PROJECT MANAGER	PROJECT UPDATE: Q2: Oct-Dec 2022
General Government					
Ailey Young House Rehabilitation	Construction	$303,500	Preservation of the building Will provide an African American historical resource	Planning Michelle Michael	No update at this time.
Town Hall Wayfinding Designs/Signage - Phase I		$500,000	Design and create wayfinding signs consistent with branding image of the town to facilitate direction to town-operated parks, recreation, athletic or cultural destinations	Communications Bill Crabtree	On October 25, MERJE provided an update to the steering committee and stakeholders team. During the meeting, MERJE presented three wayfinding design options and provided a survey for committee members and stakeholder team members to offer their feedback. Nearly everyone who received the survey, completed and submitted it. MERJE will use the responses to develop a fourth design option which will be presented to the community and the BOC.
Information Technology					
	Information Technology - No active projects this Quarter				
Public Facilities					
Town Hall - Carpet Replacement/Renovations /Office Upfits		$277,300	Carpet Replacement and office upfits for Town Hall to be completed in FY 21-22	Public Facilities – Mickey Rochelle	Work is complete less punch list items.
Town Hall - Lighting & Leak Repair		$321,000	Replace Eaton Controls with Enlightened Lighting Controls: Two Floors (FY 22-23); Repair leak above north exit and Taylor Street Entrance (FY 22-23)	Public Facilities – Mickey Rochelle	We will begin lighting upgrades on the second floor once parts arrive. We will meet with contractor for the leak early 2023.
Fire Training Deck Rebuild		$48,000	Remove and rebuild deck on training conex units	Public Facilities – Mickey Rochelle	Plans are in progress for the deck. Architect is Stephen Baxter.

Greenway, Transportation & Pedestrian Access					
Traffic Pedestrian Signals	In Progress	$135,000	Traffic signals design and installation at several intersections: Heritage Lake Road and Friendship Chapel Road Forestville Road and Song Sparrow Road Wait Avenue and Middlegame	Public Works – Engineering Joe Guckavan	The intersection at Song Sparrow Drive and Forestville Road prep work for construction is underway. Construction is anticipated to be several weeks. Delivery of power for the signal may take several additional weeks.
Dunn Creek Greenway, Phase 3	Right-of-way	$40,000	Construction of greenway (Town property to NC 98 Business to Oak Grove Church Road) 1.9 mile trail connection to Ailey Young Park	Planning - Courtney Tanner	Continuing to work with one property owner to obtain greenway easement. This is a bond project.
Smith Creek Greenway, Phase 2	Design, Right-of-Way	$406,700	1.1 miles of greenway trail and trailhead with parking providing connection between existing trails. This segment will provide a connection from Ligon Mill Road to Burlington Mills Road and ultimately to Raleigh's Neuse River Greenway via the Wake Forest Connector bridge	Planning - Courtney Tanner	All easements obtained. This is a bond project.
Dunn Creek Greenway, Phase 4	Design	$157,600	0.55 miles of greenway trail within Flaherty Park. The section provides connection to the existing Del Webb section of Dunn Creek, the existing Orchards at Traditions section of Dunn Creek, and Flaherty Farms apartments for the seminary.	Planning - Courtney Tanner	The plans are 60% complete. Currently responding to federal agency comments. This is a bond project.
Smith Creek Greenway, Phase 3	Design, Right-of-Way	$24,000	0.8 miles of greenway trail, Provides connection between existing trails. The section will provide a connection from the Smith/Sanford Creek Greenway junction to Ligon Mill Road.	Planning - Courtney Tanner	Action filed on last remaining parcel. Bond project.
Ligon Mill Road Operational Improvements	Construction	$3,781,500	Construction of Complete Streets and Operational Improvements along Ligon Mill Road from S. Main Street to the Walmart Driveway. This project consists of widening to a 4-lane, median-divided roadway with bike lanes, extra large sidewalks, curb and gutter and intersection improvements at S. Main Street.	Engineering- Joe Guckavan	No updates.

Bus Shelter Installation	Construction	$105,000	Installation of three bus shelters and amenities at stops along the Wake Forest Loop.	Planning - Courtney Tanner	No update. Bond project.
Ligon Mill Road Underpass	Design	$325,000	Project B-5318 replaces the bridge over smith creek and realigns and widens part of Ligon Mill road. The project constructs the Smith Creek Greenway underpass.	Engineering - Joe Guckavan	The project was let by NCDOT on 10/18 and it is anticipated a contractor will be selected and receive a NTP early 2023.
Parks, Recreation and Cultural Resources					
Parks, Recreation and Cultural Resources- No active projects this Fiscal Year					
Asset Maintenance					
Flaherty Park Dam Maintenance and Repair	Design	$1,010,200	Remove pond dam and repair stream	Engineering Joe Guckavan	Entering into contract to complete design and prepare construction documents.
Wake Forest Reservoir Improvements	Design	$4,478,500	Dam upfits, Dam inspections, Spillway upfits, Lagoon Decommissioning, Park Improvements: Parking lot, boat ramp, and dock. New Bridges.	Engineering Joe Guckavan	Phase 1, demolition of the lagoons and tanks is complete. Phase 2, design of the spillway and dam improvements, should be underway this year.
Sidewalk Replacement	In Progress	$100,000	Replace deteriorated, broken and/or uneven sidewalks	Public Works - Streets Tim Bailey	Replaced 514 LF of sidewalk in various locations within the town
Street Maintenance and Resurfacing	In Progress	$100,000	Staff is recommending to allocate a portion of 2022 Bond referendum for additional street resurfacing and maintenance. Contracting of planning and rehabilitation is scheduled for FY19/20, completion in FY20/21 and then work to begin in FY21/22. (Includes Procurement, installation, and data management of pedestrian and bicycle counters along Town Greenways as well as pavement markings for seven street bicycle lanes and sharrow segments in Downtown.)	Engineering Joe Guckavan	MottMacdonald was contracted to prepare a Pavement Management Program to identify the most cost effective program to catch up on maintenance and provide long term preventive solutions for Town roads. It was originally anticipated to receive first draft in November 22. Due to delays with the consultant licensing software for us to manage the program, we recived the first draft in Decmbe2 '22 and anticpate the ifnal delivery in Januray '23. The program will provide guidance for roadway improvements for all Wake Forest streets to meet set conditions as well as inform us needed budget amounts.
Stormwater Infrastructure Maintenance and Funding	In Progress	$325,000	Continual maintenance of Town owned and maintained stormwater infrastructure by the Town of Wake Forest. Work to be conducted by both Town staff and outside contractor. Specific areas will be identified as operating budget is prepared.	Engineering Monica Sarna	Continuing to make progress. No significant updates.

Wake Forest Power					
Line Construction/ System Improvements	In Progress	$850,000	*Extend and upgrade the Electrical Distribution System	Wake Forest Power Chris Terrell	On going. Legacy Heritage Complete, Devon Square and Holding Village 70%
LED Conversion	In Progress	$125,000	Convert every light to LED over next 3-5 years	Wake Forest Power Chris Terrell	None this year - not included in the budget.
Electric Building Improvements - 5301 Unicon Dr.		$149,500	Electric Department Building including building remodel and construction retrofitting	Public Facilities- Mickey Rochelle	Landscaping has started. There was a delay in procuring plants. Best practice is to plant grass in spring. Expected completion by fiscal year end.
Downtown Underground Conversion - Wait Ave		$250,000	Convert overhead lines to underground to keep with aesthetics and help with outages caused by wind, trees or animals.	Wake Forest Power Chris Terrell	On going.
Public Works					
Transportation New Sidewalk Projects	In Progress	$100,000	Streets to install missing sidewalk as identified by Town staff or through the CTP.	Public Works- Streets Tim Bailey	None this quarter.
Transportation Roadway Lighting		$50,000	Lighting Town roadways according to NCDOT and Association of State Highways and Transportation (ASHTO) standards	Public Works- Streets Tim Bailey	Early stages of gathering information to start the streetlight study.
Major Capital Projects					
	Major Capital Projects - No active projects this Quarter				
Completed Projects					
W. Oak Avenue Pedestrian Underpass	Complete	$168,000	*Pedestrian connections along W. Oak Ave: N. Wingate to N. Main Street	Administration Candace Davis	
Rogers Road Widening & Pedestrian Underpass	Complete	$1,755,500	*Pedestrian underpass to connect Smith Creek Greenway and sidewalk on Rogers Rd	Administration Candace Davis	
Athletic Fields Lighting System Replacement/ Installation*	Complete	$1,279,000	*Replacement plan for lighting at athletic fields	Parks, Recreation & Cultural Resources Ed Austin	

Public Safety OSSI System Refresh	Complete	$40,000	*Upgrade existing OSSI hardware and operating systems	IT Tom LaBarge	
Renaissance Centre Renovations Phase 1	Complete	$1,237,000	*upgrade and renovate areas to improve ability to satisfy the needs of different users	Public Facilities Mickey Rochelle	
Hedrick Property Purchase	Complete	$595,515	N/A	Public Works	
Spraygrounds/ Water Features*	Complete	$411,268	*New sprayground water features at Smith Creek, Flaherty Park, and Future Center	Parks, Recreation & Cultural Resources Ruben Wall	
Installation of Irrigation and Sod at Flaherty Park Baseball/ Softball Fields*	Complete	$138,000	*Building sand-based grass infield *Grading of entire field *Installation of hybrid sod on Field 2	Parks, Recreation & Cultural Resources Ruben Wall	
Renaissance Centre Renovations Phase 2	Complete	$995,800	*upgrade and renovate areas to improve ability to satisfy the needs of different users	Public Facilities Mickey Rochelle	
Communication Center Hardware Upgrade/ Vista 911	Complete	$180,000	*Upgrade current hardware to receive 911 transfers and landline/cellular information, provide analytics	IT Jeff Leonard	
Security systems for Flaherty Community Center, Holding Community House, and Parks and Recreation	Complete	$137,500	*Security alarms and cameras *Install card access at remaining buildings	Public Facilities Mickey Rochelle	
Equipment/Materials Storage Building	Complete	TBD	Add Storage Building at Heritage Park / Reduce Time Transporting Equipment from Maintenance Shop	Parks, Recreation & Cultural Resources Ruben Wall	
Smith Creek Stream Bank Repair	Complete	$200,000	* Repair of approximately 200 LF of stream bank due to damage from Hurricane Matthew. *Working with FEMA on 404/406 funding	Public Works - Engineering Carrie Mitchell	
Athletic Court Reconstruction*	Complete	$62,500	*Reconstruction of Tyler Run and Ailey Young basketball courts	Parks, Recreation & Cultural Resources Ruben Wall/Josh Glover	

Holding Park Pool and Playground Renovation	Complete	$2,929,000	*Renovation of Holding Park pool *Improved /more accessible playground with improved drainage system	Parks, Recreation & Cultural Resources Ruben Wall	
Dunn Creek Greenway - Downtown Connector	Complete	$1,491,500	*Construction of a 10' wide greenway (approximately .36 miles) from the NC 98 (Dr. Calvin Jones Highway) pedestrian culvert (approximately 9 feet wide, 8 feet high) north to town property and spurs to the west, connecting to existing sidewalks within Cardinal Park and Deacons Ridge subdivisions.	Administration Candace Davis	
Smith and Sanford Creek Greenway	Complete	$6,054,935	*Construction of a continuous pedestrian facility consisting of approximately 2.4 miles of greenway trail and 1.25 miles of sidewalk and multi-use path in the vicinity of Heritage Elementary, Middle, and High Schools. This project connects major activity centers in Wake Forest.	Administration Candace Davis	
Road Connections	Complete	$8,286,000	*Street Connections Project includes: Forest Rd, Royal Mill, Police Parking Lot, Curb and Gutter in SFBP, striping on Retail Dr.	Community Development	
Road Connections	Complete	$8,286,000	Roadway connections: Forest Road, Royal Mill connection in Traditions, Heritage Branch and Rogers Road	Public Works – Engineering - Jonathan Jacobs	
North Main Stormwater Repair and Roadway Rehabilitation	Complete	TBD	Relocate and replace failing stormwater pipe and box between North Main St., N. College St. and N. Wingate St. Upgrade existing boxes on North Main Street (US1A) to current standards with hood and grade, re-granite curb as needed, and resurface street to minimize flooding.	Public Works – Engineering - Jonathan Jacobs	
Richland Creek Stream Restoration, phase 2 (The Cottage)	Complete	$100,000	Repair of approx. 150 LF of stream bank and greenway undercut due to Hurricane Matthew. FEMA approved $16,000 for reimbursement	Public Works – Engineering Joe Guckavan	
Joyner Park Phase 2	Complete	$11,880,930	Master Plan for Joyner Park Community Center and other improvements to the park	Parks, Recreation & Cultural Resources Ruben Wall	
Comprehensive Transportation Plan	Complete	$199,363	*Multimodal Transportation Plan	Planning	

Downtown Improvements Phase 3	Complete	$5,600,000	Continue implementing the Renaissance Plan for the Downtown section of Wake Forest; improvements to streets and landscaping within the downtown area. Phase 3 of the project consists of street and landscape improvements along South White Street: East Holding Avenue to Elm Avenue and East Owen Avenue: South White Street to Brooks Street. There are five sections included in the overall effort: 1) S. White Street, 2a) East Owen Avenue, 2b) East Jones Avenue, 2c) Wait Avenue, 3) Brooks Street, 4) North White Street, and 5) Front Street intersection.	Administration Candace Davis	
Richland Creek Stream Repair 2017	Complete	$116,950	Repair of approximately 150 LF of stream bank and greenway undercut due to Hurricane Matthew. FEMA approved $16,000 for reimbursement	Public Works – Engineering Joe Guckavan	
Senior Center Expansion	Complete	$4,861,300	Exercise room addition Roof replacement for existing facility Multipurpose room addition HVAC Replacement	Public Facilities Mickey Rochelle	
Board Chambers A/V Camera System	Complete	TBD	Update existing audio visual, camera and sound system in the Board Chambers for televising meetings	Administration Aileen Staples	
Dog Park Upgrades	Complete	$155,000	New configuration, shade structures, fencing, water fountains, and ADA access	Parks, Recreation, & Cultural Resources Josh Glover	
Installation of Irrigation and Sod Flaherty Park Field #3	Complete	$60,000	Grading and sod installation in the outfield portion.	Parks, Recreation, & Cultural Resources Josh Glover	
North White Street Landfill - Cap Construction	Complete	$565,000	In July 2017, the town received a notice of violation (from NCDEQ - Solid Waste Section) of minimal levels of contaminants and was directed to put together a corrective action plan (CAP).	Public Works- Magda Holloway/Jeanette Johnson	

Priority Pedestrian Corridors: Wait & West Oak Avenue	Complete	$3,800,000	Construction of pedestrian connections along Wait Avenue and West Oak Avenue. This project consists of sidewalk on Wait Avenue from S. Allen Drive to east of Dunn Creek connecting to existing sidewalk, upgrading the intersection of S. Allen and Wait Ave with Pedestrian Signals, installation of sidewalk and multi-use path on West Oak Avenue, with a new connection to Joyner Park.	Public Works – Engineering Jonathan Jacobs	
Stadium Drive Complete Street	Complete	$10,643,800	Construction of Complete Streets and widening along Stadium Drive from Capital Blvd to Wingate Street. This project consists of turn lanes, curbs/gutters, wider shoulders, improved pedestrian access, new transit stops, benches, and a bus shelter.	Public Works – Engineering Jonathan Jacobs	
Forestville Road Pedestrian Underpass	Complete	$349,000	*Pedestrian underpass to connect Sanford Creek Greenway and sidewalk on Forestville Road *Bridge Replacement	Administration Candace Davis	
Fiber Infrastructure Project	Complete	$2,496,158	Interconnect Town sites with a fiber network infrastructure	IT Adam Oates	
Endeavor Charter School	Complete	$750,000	Offsite infrastructure Improvements related to the Traffic Impact Analysis submitted in June 2020 and providing safe ingress and egress to the newly expanded school. (Intersection of Burlington Mills Road and One World Way)	Engineering - Joe Guckavan	
Northeast Community Plan	Complete	$93,715	Update to the 2007 Northeast Neighborhood Plan	Planning Michelle Michael	
Ailey Young Dam Removal & Stream Repair	Complete	$817,105	Remove pond dam Repair stream	Engineering Joe Guckavan	
Greenway and Park Signage, Phase 1	Complete	$1,082,500	*Wayfinding, phase 1- Sign implementation across greenways and parks	Public Works	

Community Plan	Complete	$206,760	Update to the 2009 Community Plan	Planning Jennifer Currin	
Public Works Operations Center (Renovation/Upgrade)	Complete	$16,110,000	Expansion of the Operations Center	Public Facilities Mickey Rochelle	
Rogers Branch Installment	Complete	$759,900	Extension of Rogers Branch Road from its current dead end to the intersection of Foundation Drive and Forestville Road	Engineering - Joe Guckavan	

Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-44-
Submitted by: Shana Shallenberg
Submitting Department: Administration
Meeting Date: January 17, 2023

SUBJECT
Strategic Plan

Recommendation:

Item Summary:

ATTACHMENTS
- Strategic Plan Working Document_Q2 Oct-Dec2022.pdf

Town of Wake Forest Strategic Plan
Quarterly Updates

Instructions

Initiatives may be added or modified each quarter. Priorities are adopted by the Board of Commissioners and will not be modified.

Legend

Continuous Initiatives
Complete Initiatives

2022-2027 Strategic Plan Adopted on **March 15,2022**
Effective **Date July 1, 2022**
Link to website: https://www.wakeforestnc.gov/strategic-plan

GOAL 1: Sustaining Excellent Town Services

Priority: Develop strategies to attract and retain Town staff, including outreach and workforce development opportunities for high school students

Department	Initiatives	Q1 UPDATES JUL 2022- SEP 2022	Q2 UPDATES OCT 2022 - DEC 2022
1. Human Resources	Work cooperatively with the Strategic Performance team to further build out the Employee Recognition Program to include an Annual Day of Recognition to include years of service.	No Update	Meeting set for January 9, 2023 for further discussion.
2. Human Resources	Will continue to work to address initial exposure to the organization by developing Onboarding programs that are technologically advanced and attractive to new employees.	Anticipated go-live date January 2023	Ongoing - Re-vamped New Employee Orientation set to go live 1.09.23 to include new Welcome Portal and Paperless processing systems.
3. Human Resources	Will continue to review Benefit offerings to remain strategic and at the forefront of creative initiatives that are attractive to employees.	No Update	Meeting set for December 19, 2022 with Benefits Broker.
4. All	Internship & Apprentice programs to introduce students to opportunities in local government and help them gain experience for future employment. To include High School Students age 18 or older.	Inspections will be attending the career fair at Heritage HS in October. WF Power (WFP)will attend Nash Community College (NCC).	The Inspections Department started an intern in October. WFP participated in the Highschool truck fair and NCC career day. Administration will be onboarding a new Intern as of 1.09.23
5. All	Continue to work with employees to grow and learn from one another (interdivision/interdepartmental experience and education).	Citizens Academy is being filmed and footage will be used during new employee orientation to share interdepartmental awareness.	WFP has began inter-crew training sessions once a month. Inspections trained Planning on level 1 building inspections.
6. All	Teambuilding, and retention strategies	The Planning Department held a team building event to celebrate all their hard work on the Community Plan.	The Town continues ongoing team building exercises. A committee meets monthly to explore opportunities for retention and motivation of employees. A bi-monthly gift card recognition program is on-going as well as the quarterly core values program. Planning, Engineering and Inspections had their annual chili cook-off.
7. Engineering	Restructure positions to encourage team approach and develop career growth ladders for each area of expertise.	Restructure memo approved. Position changes anticipated in January.	On track to complete restructuring and assign permanent positions according to the approved memo.

Priority: Evaluate cost effective solutions for Town Services

Department	Initiatives	Q1 UPDATES JUL 2022- SEP 2022	Q2 UPDATES OCT 2022 - DEC 2022
1. Finance	Update impact fees - fire and parks and recreation. Last updates were in 2016 - these fees pay for cost of capital resulting from growth.	Impact fee updates are scheduled for later in the fiscal year.	Working on soliciting proposals from qualified consultants to update respective impact fees.
2. Engineering	Continue exploration of stormwater utility (and fee) to cover (or offset) costs of stormwater improvements.	Update to be presented at Board retreat in January.	Updates will be presented at the Board retreat in January 2023.

3. Finance	Continue to analyze cost of providing solid waste/recycling/electricity and update fee accordingly.	After year end financial results are presented for electric, rate adjustment scenarios will be considered.	Will be meeting internally to review electric year end results. Possible rate adjustment to be considered in April 2023.
4. Public Works	Seek opportunities for sustainable developments that support economic interests for the Town and still continue to support community members. For example, grants for recycling cart upgrades and recycling education.	Currently in the process of using the waste reduction and recycle grant from DEQ. Citizen Academy session offers recycle education.	Received funding for carts from DEQ grant. New Clean Cubes have been installed downtown(16). Completed pilot program to reduce contamination and increase recycling.
5. Wake Forest Power	Working with ElectriCities exploring joint purchasing of inventory and streamline specs for certain common items to make them more universal.		Purchased 50 kva transformers through ElectriCities solicitation. Working with utility directors committee to establish a centralized warehouse.
6.Human Resources	Continued solicitation of cost savings ideas through the Cost Savings and Innovation Program.	No Update	No ideas submitted this quarter. Exploring ways to further promote program.
7. Inspections	Maintain next day inspection policy.	Inspections continues to perform next day inspections 99% of the time.	Inspections continues to perform next day inspections 99% of the time.

Priority: Maintain public safety response time as road conditions change

Department	Initiatives	Q1 UPDATES JUL 2022- SEP 2022	Q2 UPDATES OCT 2022 - DEC 2022
1. Police/Fire	Share real-time road conditions between officers in the field and the Communications Center; maintain minimum staffing to ensure adequate response times.	PD continuously monitor road conditions and traffic in high travel areas, such as schools, and adjust patrols as needed.	Officers in the field continuously monitor road conditions and share real-time traffic information with other officers and the communications center as a way to aid in ensuring adequate response times. The Police Department also continues to maintain adequate minimum staffing levels to ensure adequate response times.
2. Engineering	Develop pavement management program to maximize life of roadways and improve derogated roads.	Under contract with MottMac--Anticipate first draft in November '22	First draft presentation presented. Working with the consultant to finalize the pavement management program.

GOAL 2: Creating Accessible Housing Opportunities

Priority: Develop an Affordable Housing Plan

Department	Initiatives	Q1 UPDATES JUL 2022- SEP 2022	Q2 UPDATES OCT 2022 - DEC 2022
1. Planning	Develop a Housing Affordability Plan.	The Housing Affordability Plan was adopted on 9/20/22.	

Priority: Develop a plan to actively advocate for redevelopment of quality public housing

Department	Initiatives	Q1 UPDATES JUL 2022- SEP 2022	Q2 UPDATES OCT 2022 - DEC 2022
1. Planning	Engage in conversations with Wake County Housing Authority regarding the Rental Assistance Demonstration (RAD) program.	The Town worked with the Housing Authority to develop language on the Housing Affordability Plan. At this time the Housing Authority is evaluating RAD.	No update.

Priority: Preserve naturally occurring affordable housing

Department	Initiatives	Q1 UPDATES JUL 2022- SEP 2022	Q2 UPDATES OCT 2022 - DEC 2022
1. Planning	Develop SOPs for nuisance violations.	Zoning Enforcement Officer taking a class and cross-training with inspections on the Building Code. Developing nuisance education program for the Northeast Community.	Contract signed for junk abatement, and junk has been removed from several locations.
2. Inspections	Minimum Housing Program.	Inspections continues to enforce the Minimum Housing Ordinance.	Inspections continues to enforce the Minimum Housing Ordinance. Working with a property owner to reinforce a failing retaining wall that is affecting the structural stability of a residence.
3. Planning	Implement the Town's Housing Rehab. Program.	Contract for FY23 has been executed for housing rehab program.	Work program underway.

GOAL 3: Fostering a Safe, Diverse and Welcoming Community

Priority: Create new and improved gateways and wayfinding

Department	Initiatives	Q1 UPDATES JUL 2022- SEP 2022	Q2 UPDATES OCT 2022 - DEC 2022
1. Engineering	Construct greenways as part of bond referendum.	No updates	Anticipate design/construction phases to begin in '23. Refer to the Town's Capital Improvement Plan (CIP) for additional detail.
2. Communications	Lead an initiative working with departments, advisory boards, consultants and stakeholders to identify areas where additional wayfinding and gateway signage may be beneficial.	The Town hired MERJE (West Chester, PA). to develop its wayfinding plan. MERJE conducted a site visit and met with steering committee and stakeholders Aug. 23-24. On Aug. 30, the Town hosted a virtual visioning workshop that gave residents, business owners, and stakeholders the opportunity to share their thoughts and opinions on the design of the wayfinding system. We also created a page on Engage Wake Forest to provide information about this initiative and solicit citizen input.	On October 25, MERJE provided an update to the steering committee and stakeholders team. During the meeting, MERJE presented three wayfinding design options and provided a survey for committee members and stakeholder team members to offer their feedback. Nearly everyone who received the survey, completed and submitted it. MERJE will use the responses to develop a fourth design option which will be presented to the community and the BOC.
3. Police	Patrol greenways and parks to enhance the sense of safety in the community; Water Giveaway Program in greenways.	PD patrols greenways for safety measures and hands out water to the public as well as fostering positive P2C (police to citizen) interactions.	The Police Department continues to patrol the greenways and parks. While patrolling these areas police officers frequently have positive interactions with community members. PD spends approximately 1000 hours per year patrolling our greenway system.

Priority: Implement Action Items from the Northeast Area Plan

Department	Initiatives	Q1 UPDATES JUL 2022- SEP 2022	Q2 UPDATES OCT 2022 - DEC 2022
1. All	Identify action items to evaluate during the UDO Update process	Existing UDO Analysis and Preliminary Recommendations Memo Wake Forest, NC UDO & MSSD Update recommends a new Northeast Community Residential District to allow only single-family detached uses, accessory dwelling units, and duplexes in keeping with the Northeast Community Plan. Planning is also working with Public Works and the NECC on nuisance abatement education program, which will officially launch next quarter. The NECC and Wake forest won an equity award for their ongoing partnership.	Identification of action items ongoing.
2. All	Townwide- Implement the following short-medium and ongoing targeted actions:		PD will continue to enforce littering violations around construction sites. In conjunction with the Northeast Community Coalition, Planning and Public Works removed junk from public right-of ways.
3. Planning	Focus additional residential and non-residential growth as per Future Land Use Map recommendations and explore rezoning targeted parcels to accommodate and encourage non-residential uses. (Short to Medium)		Zoning map updates being explored as part of UDO update process.
4. Planning	Research potential in-fill development sites that could support future affordable housing development. (Short)		RFQ issued for land disposition/acquisition policy.
5.Planning	Establish an overlay zoning district to align new construction with existing orientation, massing, height, etc. and determine building frontages applicable to each land use category. Short)		Evaluation ongoing as part of UDO update.
6. Planning	Prepare and adopt discretionary guidelines to guide the design of residential and non-residential properties. (Short)		Evaluation ongoing as part of UDO update.
7. All	Design and install wayfinding, signage and interpretive panels at existing parks. (Short to Medium)		Various departments attended meeting of implementation on wayfinding.
8. Planning	Preserve the Ailey Young House as an African-American heritage site. (Short to Medium)		Ailey Young House on Historic Home Tour and CIP updated for land planning.
9. Planning	Explore the establishment of a historic district and/or cultural landscape to preserve the character of the community. (Short to Medium)		Evaluation ongoing as part of UDO update.
10. Multiple	Consider opportunities to reduce speeding along neighborhood roadways. (Short)		
11. Multiple	Work with local organizations to identify and implement youth programming. (Short)		PRCR •Partnered with Faith Tabernacle Church to provide a location for the youth mime dance program at the Alston Massenburg Center. This program is free to participants. •Partnered with My Birthday Too organization to provide a location at the Alston Massenburg Center to host birthday events for children with limited resources and experiencing difficult times.
12. Multiple	Work with local organizations and religious institutions to identify and implement child care programming. (Short to Medium)		

13. Multiple	Attend meetings and assist with events in the Northeast Community		PD and PRCR attended the Northeast Community Coalition (NECC) meetings.
14. Multiple	Identify programs, initiatives, targeted funding mechanisms, counseling, and educational opportunities to allow existing residents flexibility in maintaining their chosen place of residence. (Ongoing)		
15. All	Identify additional green spaces and small-scale social gathering places and explore opportunities to add these spaces to our network. (Ongoing)	PD attended meeting with planning and the NECC to bring awareness to littering	PD and PRCR attended the NECC meetings. Ailey Young master plan included in CIP.
16. Public Works	Continue to implement tree planting programs. (Ongoing)		2022 Street Tree replacement underway
17. Public Works	Continue to identify masses of mature and specimen trees and encourage their protection where feasible. (Ongoing)	Tree planting will resume in October- Urban Forestry	Continuing to advocate for saving specimen trees during the plan review process.
18. Planning	Identify additional historic sites in the Northeast Community. (Ongoing)		No update.
19. Planning	Identify opportunities to provide educational programming to tell the stories of local historic sites and their role in the Northeast Community and Town of Wake Forest. (Ongoing)		Ongoing partnership with the Wake Forest Historical Museum on events.
20. Planning	Continue to install historic markers or other interpretive material at historic sites. (Ongoing)		Project ongoing.
21. Multiple	Implement the streetscape recommendations that align with the updated Comprehensive Transportation Plan. (Ongoing)		No update.
22. Multiple	Perform a thorough analysis of utility infrastructure systems within the study area- including broadband network coverage. (Ongoing)		
23. Multiple	Promote maintenance of roadways.(Ongoing)	Developing a Pavement Management program. Street maintenance- ENG. and PW are working together with an outside contractor to have a street resurfacing plan together for spring/early summer 2023.	Pavement management Program anticipated to identify roadway improvement projects for Spring '23
24. Ren. Centre	Explore opportunities to provide spaces and programming options for the installation of public art. (Ongoing)		Public Art Commission will be working on the town gateway signage project.
25. Planning	Continue coordination with NCDOT and GoRaleigh to advance the Wake Forest Commuter Rail (S-Line) initiative. (Ongoing)		Ongoing
26. Planning	Collaborate with Wake County to identify funding opportunities for affordable housing and other neighborhood improvement activities. (Ongoing)		No update.
27. Multiple	Work with local community organizations to understand needs and requirements for existing community celebrations, identify additional opportunities for new celebrations, identify funding sources and collaborative partners to launch new community events. (Ongoing)		PRCR • Partnered with Faith Tabernacle Church to provide a location for the youth mime dance program at the Alston Massenburg Center. This program is free to participants. • Partnered with My Birthday Too organization to provide a location at the Alston Massenburg Center to host birthday events for children with limited resources and experiencing difficult times.

Priority: Offer events that bring the community together and celebrate our diverse cultures.

Department	Initiatives	Q1 UPDATES JUL 2022- SEP 2022	Q2 UPDATES OCT 2022 - DEC 2022
1. Ren. Centre	Will present a variety of performances and programming that will attract and celebrate our diverse community.	The Renaissance Centre presented "A Fall Evening Motown Cabaret" to a SOLD-OUT audience and was the host venue for the annual DuBois Alumni Association banquet.	The Renaissance Centre hosted 9 different events this quarter, 6 were SOLD-OUT performances. The shows were The Murder Mystery Dinner Theater, Santa's Secret Workshop, Chairmen of the Board, 3 performances of Plaid Tidings and 3 performances of One Christmas Night in Memphis. In addition, the 2-day Home and Garden Show was offered to our citizens at no charge.
2. Parks, Rec. & Cult. Resources	Will host a variety of programs and special events throughout the year to bring the community together to celebrate diverse cultures.		**PRCR hosted several annual special events:** Oct 20 – Halloween Boo Bash Nov 12 - Gobblequest Dec 1 – Calls from Santa Dec 4 - Brunch with Santa Dec. 16th - Snow Ball Dance for persons with special needs
3. Multiple	Host.partner on events and community outreach initiatives to connect with citizens and bring the community together.	FD hosted a hot dog event at Good Neighbor Day. HR, in partnership with the HRC, hosted Good Neighbor Day, with multiple departments supporting the event.	PD participated in Meals on Wheels. PD conducted Turkey drive. PD conducted Shop with a Cop.
4. Public Works	Help provide resources for events that are planned in the area such as dumpsters for events, clearstream units for waste and litter prevention at events, etc. Additionally, Public Works also provides event staffing, assistance with road closures, litter prevention programs, street signage, and more.	PW staffed both FNOW for August and September. Completed 98 bypass cleanup. Supplied volunteers with litter cleanup supplies and suggested locations in need.	Staffed several town events this qtr. 98 bypass cleanup (most town departments helped staff) Shred event held in November. Participated in "Touch a Truck" event at Heritage Middle School. Franklin Academy Elementary recycle education for students.
5. Human Resources	Work with the internal Wellness Committee to introduce the workforce to a day of Wellness featuring Fiscal Wellness and well-being to also include Art, Meditation, Yoga, etc. - this event is being planned for Spring 2023 in line with Open Enrollment initiatives.	No Update	Meetings and planning ongoing.
6. Downtown Development	Will offer quality of life events that bring our community together.	Friday Night on White was held in August and September with over 10,000 in attendance at each event.	WF Cares Holiday Kickoff included various performances from local schools and youth organizations (dance, cheer, gym, etc.). Representatives from the Northeast Community Coalition and WF Womans Club attended the event and provided a children's craft activity for attendees.

GOAL 4: Investing in Transportation and Infrastructure

Priority: Develop a town-wide sustainability plan inclusive of power, water, stormwater, open space and other infrastructure			
Department	**Initiatives**	**Q1 UPDATES** JUL 2022- SEP 2022	**Q2 UPDATES** OCT 2022 - DEC 2022
1. Planning	Write Plan	A budget request will occur in FY25.	No update.

Priority: Educate the community about transportation issues, challenges and opportunities			
Department	**Initiatives**	**Q1 UPDATES** JUL 2022- SEP 2022	**Q2 UPDATES** OCT 2022 - DEC 2022
1. Police	Hold Bike Safe Riders Skills Days classes for safe motorcycle operation.	PD involved with traffic campaigns with Governor's Highway Safety Program (GHSP) to increase the safety of the motoring public.	PD participated in Thanksgiving traffic safety campaign.
2. Engineering	Coordinate with Communications to disseminate information to public about Active Transportation Projects Map.	No update	Updating Engineering web pages and develop project status information.
3. Engineering	Review/develop policies for traffic calming, traffic control improvements, parking for clear procedures and easily accessible.	Anticipate beginning in January '23	Anticipate beginning in January '23
4.Planning	Collaborate with Communications to develop a video about transportation, process, how improvements are made.	Planning and Communications are working on video related to how transportation improvements are identified and funded. Will be released in Q2.	Video is live. Task complete.

Priority: Evaluate options for transit			
Department	**Initiatives**	**Q1 UPDATES** JUL 2022- SEP 2022	**Q2 UPDATES** OCT 2022 - DEC 2022
1. Planning	Develop Transit Study (to include micro transit option)	The BoC authorized the Town Manager to execute the Public Transit Plan contract, which evaluates all types of transit, including micro, on 9/20/22.	Survey is live; pop-up event held at tree lighting.
2. Planning	Continue S-line evaluation efforts.	The Planning Department continues to work with S-line partners of the project.	Ongoing

Priority: Explore revenue options to support infrastructure needs			
Department	**Initiatives**	**Q1 UPDATES** JUL 2022- SEP 2022	**Q2 UPDATES** OCT 2022 - DEC 2022
1. Engineering	Evaluate development agreement standards as part of the UDO update.		Working with Planning to review and update UDO.
2. Planning	Evaluate and expand current Municipal Service District (MSD).	Evaluation of current MSD will not begin until later this fiscal year.	Evaluation of current MSD will not begin until later this fiscal year.

3. FIN	2022 GO Bond Referendum - strategically plan and time issuance of debt to coincide with respective infrastructure projects.	Application for bond referendum formally approved by LGC. Education campaign underway for November 8. CIP update will include revised cost estimates for projects.	Voters approved all four (4) questions for bond referendum on November 8. Board of Elections canvassed results and the Board of Commissioners officially certified the results at the December 6 meeting. CIP Update is being finalized for January 2023 presentation. First round of bonds tentatively scheduled to be issued in 2024.
4. Engineering	Partner with NCDOT to perform traffic congestion and relief analysis	Working with NCDOT to provide TIA results from recent development in the area.	No update.

GOAL 5: Advancing Community and Economic Prosperity

Priority: Develop a business attraction and retention plan that includes job creation strategies and incentives

Department	Initiatives	Q1 UPDATES JUL 2022- SEP 2022	Q2 UPDATES OCT 2022 - DEC 2022
1. Downtown Development	Downtown Development, in partnership with Wake Forest Downtown, Inc., will host annual property owners luncheon to share successes and opportunities for downtown.	Property Owner's Luncheon will be held 3rd quarter.	Property Owner's Luncheon is tentatively scheduled for 2/16/23 at Renaissance Centre.
2. Downtown Development	Downtown Development, in partnership with Wake Forest Downtown Inc., will host annual food and beverage meeting to discuss successes and opportunities.	Plan is to hold Property Owner's Luncheon 3rd quarter and Restaurant Meeting 4th quarter.	Restaurant meeting will be held later 3rd quarter or early 4th quarter.
3. Downtown Development	Downtown Development will maintain list of commercial properties available downtown to utilize in requests for information and business development.	Downtown Development Manager maintains and utilizes available properties list on an ongoing basis. Information was shared with five interested parties.	List continues to be maintained and Downtown Development Manager met with five interested parties over the last quarter.

Priority: Encourage and protect small and entrepreneurial businesses

Department	Initiatives	Q1 UPDATES JUL 2022- SEP 2022	Q2 UPDATES OCT 2022 - DEC 2022
1. Downtown Development	Downtown Development, in partnership with Wake Forest Downtown, Inc., will host an annual meeting with retail business owners to discuss successes and opportunities.	No meeting held 1st quarter, but ongoing communication maintained with business owners. Private merchant social media account and newsletter group used to facilitate merchant communication and collaboration.	No meeting 2nd quarter, but department helped facilitate Goodies for Goblins, fall window decorating promotion and holiday window decorating promotion, Plaid Friday, Small Business Saturday and Holiday Open House. Private merchant Facebook group, Downtown Development Updates, and Downtown Dispatch continue to be utilized for communication with merchants.
2. Downtown Development	Downtown Development will coordinate biannual merchant socials for the purpose of merchant engagement and relationship building to support a strong sense of community.	No merchant social held 1st quarter, but planning for one in second quarter.	Merchant social held 11.1.22 at Strike & Barrel with approximately 30 different businesses in attendance. New businesses were recognized and welcomed at this event.

3. Wake Forest Bus. & Ind. Partnership	Economic Development, in partnership with the Wake Forest Business and Industry Partnership, maintains a biennial Plan of Work that aligns with Goal 5 of the Strategic Plan. Per WFBIP memo to BOC dated July 28, 2022. WFBIP Memo July 28,2022	No updates. Next WFBIP meeting and report will be on October 20th.	Adoption of the 2023-2024 Biennial WFBIP Plan of Work will occur in January. The new 23-24 Plan of Work will summarize the progress made under the 21-22 Plan of Work as well as forecast the work ahead through 23-24.
4. Public Works	Will seek partnership opportunities to work with businesses to benefit all community members (for example, business run community cleanups, promoting businesses that support the community programs run by the Public Works Department, etc. Will also work to supply resources, when possible, to help businesses achieve community support goals		Continue to supply trash service for businesses in the MSD. Sidewalk collection that benefits local businesses. Installed clean cubes downtown.

Priority: Evaluate options for a performing arts center

Department	Initiatives	Q1 UPDATES JUL 2022- SEP 2022	Q2 UPDATES OCT 2022 - DEC 2022
1. Ren. Centre	The Renaissance Centre will conduct surveys of audiences to gauge satisfaction of current facility and explore the needs of the community.	Surveys ongoing.	The Renaissance Centre continues to gauge citizen input regarding satisfaction with the facility and programs offered through surveys.

Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-45-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: January 17, 2023

SUBJECT
Wake County Tax Release

Recommendation:

Item Summary:

ATTACHMENTS
- WF-TXREP-JAN2023MTG-KIP.pdf

WAKE COUNTY NORTH CAROLINA

Board of Commissioners
P.O. Box 550 • Raleigh, NC 27602

TEL 919 856 6180
FAX 919 856 5699

SHINICA THOMAS, CHAIR
SUSAN EVANS, VICE-CHAIR
VICKIE ADAMSON
MATT CALABRIA
DON MIAL
CHERYL STALLINGS
JAMES WEST

January 4, 2023

Mr. Kip Padgett
Town Manager;
Town of Wake Forest
301 S. Brooks Street
Wake Forest, North Carolina 27587

Dear Mr. Padgett:

The Wake County Board of Commissioners, in regular session on January 3, 2023, approved and accepted the enclosed tax report for the Town of Wake Forest.

The attached adopted actions are submitted for your review; no local board action is required.

Sincerely,

Yvonne Gilyard
Deputy Clerk to the Board
Wake County Board of Commissioners

DocuSign Envelope ID: 58C674A0-177E-4DB6-802E-E87C3204D2AD

Board Report

Return

Date : 01/03/2023

Approved By : DocuSigned by: Kim Lorbacher 48E02562258A4D9...

TO : WAKE COUNTY BOARD OF COMMISSIONERS

RE: CONSIDERATION OF REFUND FOR TAXES, INTEREST AND PENALTIES FOR WAKE FOREST

No.	Name of Tax Payer	Account Number	Tax and Penalties		Total Rebate	Total Refund	Request Status
1	WILLIAMS, TODD JEREMY 509 QUEENSFERRY RD CARY NC, 27511 - 6319	0004205896- 2022- 2022- 000000	City	297.01	668.73	668.73	Refund
			County	371.72			
	Marcus D. Kinrade		Total City Rebated	297.01			
	Wake County Tax Administrator		Total County Rebated	371.72			
			Total Rebate/Refund		668.73	668.73	

DocuSigned by: Marcus Kinrade 37C19A0FB14C430...

CC:

***Refund amount may differ from rebated total due to released interest or application of payment to any balance due on the account.**

Print Lock

WAKE COUNTY
NORTH CAROLINA

WAKE COUNTY TAX ADMINSTRATION

Rebate details
11/1/2022 - 11/30/2022

WAKE FOREST

DATE	TIME	PAGE
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REBATE NUMBER	PROPERTY	SPEC DIST	CITY TAG	LATE LIST	BILLED INT	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
WAKE FOREST SPEC DIST												
BUSINESS ACCOUNTS												
832297	154.69	48.13	0.00	15.47	0.00	218.29	11/21/2022	0006559105	2022	2022	000000	LUMPY'S ICE CREAM INC
832476	154.69	48.13	0.00	15.47	0.00	218.29	11/22/2022	0006962357	2022	2022	000000	HIGH PARK NAIL LLC
830959	7.92	5.67	0.00	1.01	0.00	14.60	11/07/2022	0006131430	2022	2022	000000	LAS MARGARITAS MEXICAN RESTAURANT 4
831822	17.16	5.34	0.00	1.72	0.00	24.22	11/16/2022	0006509930	2022	2022	000000	PITNEY BOWES GLOBAL FINANCIAL SVCS LLC
Subtotal for BUSINESS ACCOUNTS	**334.46**	**107.27**	**0.00**	**33.67**	**0.00**	**475.40**		**4 Properties Rebated**				
INDIVIDUAL REAL ESTATE ACCOUNTS												
831256	603.70	170.75	0.00	0.00	0.00	774.45	11/09/2022	0000463906	2022	2022	000000	WALSH, EDWARD JOSEPH III
831276	892.34	252.38	0.00	0.00	0.00	1,144.72	11/09/2022	0000457665	2021	2021	000000	AGATE, PATRICK
Subtotal for INDIVIDUAL REAL ESTATE ACCOUNTS	**1,496.04**	**423.13**	**0.00**	**0.00**	**0.00**	**1,919.17**		**2 Properties Rebated**				
TOTAL WAKE FOREST SPEC DIST	**1,830.50**	**530.40**	**0.00**	**33.67**	**0.00**	**2,394.57**		**6 Properties Rebated for the District/City**				

WAKE FOREST (Not In District)

WAKE COUNTY
NORTH CAROLINA

WAKE COUNTY TAX ADMINSTRATION
Rebate details
11/1/2022 - 11/30/2022

WAKE FOREST

DATE	TIME	PAGE
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REBATE NUMBER	PROPERTY	SPEC DIST	CITY TAG	LATE LIST	BILLED INT	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
BUSINESS ACCOUNTS												
831121	0.00	0.00	0.00	18.98	0.00	18.98	11/08/2022	0006820094	2022	2022	000000	MATTRESS FIRM INC
831116	0.00	0.00	0.00	22.15	0.00	22.15	11/08/2022	0006819878	2022	2022	000000	MATTRESS FIRM INC
832615	836.42	0.00	0.00	83.64	0.00	920.06	11/23/2022	0006944258	2022	2022	000000	EYA HOSPITALITY GROUP
832605	126.97	0.00	0.00	12.70	0.00	139.67	11/23/2022	0006821915	2022	2022	000000	JUICE KINGS LLC
832470	154.69	0.00	0.00	15.47	0.00	170.16	11/22/2022	0006946341	2022	2022	000000	WEGMANS FOOD MARKET INC
831958	52.68	0.00	0.00	0.00	0.00	52.68	11/17/2022	0006553055	2022	2022	000000	PROVISION AUDIO/VIDEO SERVICES, LLC
831656	43.08	0.00	0.00	4.31	0.00	47.39	11/15/2022	0006826159	2022	2022	000000	IM2BZ LLC
Subtotal for BUSINESS ACCOUNTS	**1,213.84**	**0.00**	**0.00**	**157.25**	**0.00**	**1,371.09**		**7 Properties Rebated**				
INDIVIDUAL PROPERTY ACCOUNTS												
831398	9.90	0.00	0.00	0.99	0.00	10.89	11/10/2022	0006906650	2022	2022	000000	MACKIE, GEORGE
Subtotal for INDIVIDUAL PROPERTY ACCOUNTS	**9.90**	**0.00**	**0.00**	**0.99**	**0.00**	**10.89**		**1 Properties Rebated**				
WILDLIFE BOAT ACCOUNTS												
832101	297.01	0.00	0.00	0.00	0.00	297.01	11/18/2022	0004205896	2022	2022	000000	WILLIAMS, TODD JEREMY
830570	2.33	0.00	0.00	0.24	0.00	2.57	11/02/2022	0004205454	2022	2022	000000	SHARPEE, GERALD PAUL
831267	82.80	0.00	0.00	8.28	0.00	91.08	11/09/2022	0004200832	2022	2022	000000	ALEXANDER, EMIL PAUL
Subtotal for WILDLIFE BOAT ACCOUNTS	**382.14**	**0.00**	**0.00**	**8.52**	**0.00**	**390.66**		**3 Properties Rebated**				

WAKE COUNTY
NORTH CAROLINA

WAKE COUNTY TAX ADMINSTRATION
Rebate details
11/1/2022 - 11/30/2022

WAKE FOREST

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REBATE NUMBER	PROPERTY	SPEC DIST	CITY TAG	LATE LIST	BILLED INT	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
TOTAL WAKE FOREST (Not In District)	1,605.88	0.00	0.00	166.76	0.00	1,772.64		11 Properties Rebated for the District/City				
TOTAL FOR CITY WAKE FOREST	3,436.38	530.40	0.00	200.43	0.00	4,167.21		17 Properties Rebated for the City				

WAKE COUNTY

WAKE COUNTY TAX ADMINSTRATION

Rebate details

11/1/2022 - 11/30/2022

WAKE FOREST

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REBATE NUMBER	PROPERTY	SPEC DIST	CITY TAG	LATE LIST	BILLED INT	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
Grand Total:	**236,892.04**	**3,098.14**	**1,440.00**	**5,129.71**	**0.00**	**246,559.89**	**277**	**Properties Rebated for All Cities**				

Board of Commissioners Agenda Item Report

Agenda Item No.: 2022-46-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: January 17, 2023

SUBJECT
Commissioner Reports

Recommendation:

Item Summary:

ATTACHMENTS

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