



**Wake Forest Board of Commissioners Work Session**  
**Meeting Agenda**  
**November 09, 2023 at 6:00 PM**

**1. Presentations**

- 1.1. Presentation of LEGISLATIVE CASE RZ-23-02, Stadium Drive Mixed Use, a rezoning filed by Williams Mullen to rezone 19.30 acres located at 0 Stadium Dr, being Wake County Tax PIN 1831957846 from Rural Holding District (RD) and Special Highway Overlay (SH1-O) to Neighborhood Mixed-Use Conditional District (NMX-CD) and Special Highway Overlay (SH1-O).  
[BOC Agenda Summary RZ-23-02.pdf](#)  
[RZ-23-02 Staff Report.pdf](#)  
[Attachment A - Neighborhood Meeting Information.pdf](#)  
[Attachment B - Application.pdf](#)  
[Attachment D - Planning Board Recommendation and Plan Consistency Analysis.pdf](#)  
[Attachment C - Maps.pdf](#)  
[Attachment E - TIA Executive Summary and NCDOT Review Report.pdf](#)  
[Exhibit 1 - Proposed Conditional District Plan.pdf](#)
- 1.2. Proclamation Recognizing Friday, November 24, 2023, as Plaid Friday and Saturday, November 25, 2023, as Small Business Saturday.  
[Proclamation Recognizing Plaid Friday and Small Business Saturday November 2023.docx](#)
- 1.3. Presentation of Stormwater Utility Advisory Group Recommendations  
[110923 BOC WS Agenda Summary.pdf](#)
- 1.4. Presentation of reimbursement agreement between the Town of Wake Forest and Taylor Morrison of Carolinas, Inc.  
[MiddlegameSignalReimbursement\\_Summary.docx](#)  
[AttachmentA\\_TownofWakeForestHWY98RadfordGlenReimbursementAgreementandResolution.docx](#)  
[Attachment B\\_Budget.pdf](#)  
[AttachmentC\\_CIP Item.pdf](#)
- 1.5. Presentation of Community Plan Amendment related to the Wake Forest/Raleigh Utility Merger Agreement (CPA-23-03)  
[Agenda Summary\\_BoCWS.pdf](#)

[2023-260 Staff Report.pdf](#)  
[Attachment A - Application.pdf](#)  
[Attachment B - Aerial, Zoning and Land Use Maps.pdf](#)  
[Exhibit 1 - Proposed Community Plan Map and Text Amendments.pdf](#)

- 1.6. Wake Forest Downtown Plan: Houseal Lavigne (Consultant) Presentation  
[Agenda Summary\\_110923.pdf](#)

## **2. Discussion of Monthly Financial Report**

- 2.1. September Financial Summaries  
[Monthly Financial Report\\_summary.pdf](#)  
[September 30, 2023 Financial Summaries.pdf](#)

## **3. Review of Draft Agenda for Upcoming Regular Meeting**

- 3.1. Review of Draft Agenda for Upcoming Regular Meeting  
[DraftBOCAgendaNov202321.pdf](#)

## **4. Other Business**

- 4.1. Consideration of LEGISLATIVE CASE RZ-21-08, Joyner Property, a rezoning filed by McAdams Company to rezone 124.68 acres located at 1180 and 1200 (portion) Club Villas Dr, being Wake County Tax PINs 1841091336 and 1831895139 (portion) from General Residential 3 Planned Unit Development\* (GR3 PUD\*); Falls Lake Watershed Protection Overlay (FL-WMA); and Special Highway Overlay (SH1-O) to General Residential 10 Conditional District (GR10-CD); Falls Lake Watershed Protection Overlay (FL-WMA); and Special Highway Overlay (SH1-O). (\*While these parcels are labeled as GR3 (PUD), the parcels are not subject to any PUD regulations as the PUD regulations were removed when SU-99-02-01 was approved. Due to the zoning map label, staff will refer to the current zoning as GR3 PUD until such time the official zoning map is amended to remove the PUD text.)  
[BOC Agenda Summary RZ-21-08.pdf](#)  
[RZ-21-08 Staff Report](#)  
[Attachment A - Neighborhood Meeting Information.pdf](#)  
[Attachment B - Application.pdf](#)  
[Attachment C - Maps.pdf](#)  
[Attachment D - Special Use Permit SU-99-02 Approvals.pdf](#)  
[Attachment E - Special Use Permit SU-99-02-01 Approval.pdf](#)  
[Attachment F - Planning Board Recommendation and Plan Consistency Analysis.pdf](#)  
[Attachment G - TIA Executive Summary and NCDOT Review Report.pdf](#)  
[Exhibit 1 - Legal Description.pdf](#)  
[Exhibit 2 - Inconsistency Statement RZ-21-08.pdf](#)



[Exhibit 3 - Proposed Conditional District Plan.pdf](#)

4.2. CIP Project Tracker

[CIP Project Tracker Q1\\_FY2023-2024.pdf](#)

4.3. Strategic Plan

[Strategic Plan Quarterly Tracker\\_Q1 FYE2024.pdf](#)

4.4. Consultation with the Town Attorney, N.C.G.S. § 143.318.11(a)(3).”

## **5. Commissioner Reports**

## **6. Adjournment**



## Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2023-265-  
Submitted by: Patrick Reidy  
Submitting Department: Planning  
Meeting Date: November 9, 2023

### **SUBJECT**

Presentation of LEGISLATIVE CASE RZ-23-02, Stadium Drive Mixed Use, a rezoning filed by Williams Mullen to rezone 19.30 acres located at 0 Stadium Dr, being Wake County Tax PIN 1831957846 from Rural Holding District (RD) and Special Highway Overlay (SH1-O) to Neighborhood Mixed-Use Conditional District (NMX-CD) and Special Highway Overlay (SH1-O).

### **Recommendation:**

### **Item Summary:**

### **ATTACHMENTS**

- [BOC Agenda Summary RZ-23-02.pdf](#)
- [RZ-23-02 Staff Report.pdf](#)
- [Attachment A - Neighborhood Meeting Information.pdf](#)
- [Attachment B - Application.pdf](#)
- [Attachment D - Planning Board Recommendation and Plan Consistency Analysis.pdf](#)
- [Attachment C - Maps.pdf](#)
- [Attachment E - TIA Executive Summary and NCDOT Review Report.pdf](#)
- [Exhibit 1 - Proposed Conditional District Plan.pdf](#)

**Agenda Item:** Presentation of LEGISLATIVE CASE RZ-23-02, Stadium Drive Mixed-Use, a rezoning filed by Williams Mullen to rezone 19.30 acres located at 0 Stadium Dr, being Wake County Tax PIN 1831957846 from Rural Holding District (RD) and Special Highway Overlay (SH1-O) to Neighborhood Mixed-Use Conditional District (NMX-CD) and Special Highway Overlay (SH1-O).

**Summary:** A public comment session was held at the October 10, 2023 Planning Board meeting. The Planning Board voted 5-0 to find the request consistent with the Community Plan and recommended approval of the zoning map amendment (rezoning). The Planning Board made the following suggestions for the applicant to consider:

- Include more specificity to the public art commitment
- Provide a commitment to provide green infrastructure elements
- Better define how placemaking will be provided
- Provide a crosswalk across Stadium Drive
- Provide building renderings

Since the Planning Board meeting, the applicant has revised their conditions:

- Condition #11 – Specified the type of public art that could be provided and included a minimum commitment of \$50,000 towards public art
- Condition #13 – A new condition was added to provide a commitment to placemaking between Buildings 1 and 2 by providing stamped concrete or paver stone sidewalks, stamped concrete or decorative art crosswalk, and decorative lighting
- Condition #17 – A new condition was added that the developer will provide a crosswalk across Stadium Drive if approved by NCDOT

**Attachments:** See Staff Report



# Staff Report

## Case RZ-23-02: Stadium Drive Mixed-Use Conditional District

|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting Date</b>                  | November 9, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Requested Actions</b>             | <p>Consideration of the following items related to the Conditional Zoning Map Amendment request for 0 Stadium Drive:</p> <ol style="list-style-type: none"> <li>1. Act on Plan Consistency Statement</li> <li>2. Rezone 19.30 acres on the Town of Wake Forest Zoning Map from Rural Holding District (RD), Richland Creek Watershed Management Area District (RC-WMA), and Special Highway Overlay (SH1-O) to Neighborhood Mixed-Use Conditional District (NMX-CD), Richland Creek Watershed Management Area District (RC-WMA), and Special Highway Overlay (SH1-O).</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Case Manager</b>                  | Patrick Reidy, Senior Planner – Development Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Planning Board Recommendation</b> | <p>Recommended approval by a vote of 5-0 of the zoning map amendment request.</p> <p>The Planning Board made the following suggestions for the applicant to consider:</p> <ul style="list-style-type: none"> <li>• Include more specificity to the public art commitment</li> <li>• Provide a commitment to provide green infrastructure elements</li> <li>• Better define how placemaking will be provided</li> <li>• Provide a crosswalk across Stadium Drive</li> <li>• Provide building renderings</li> </ul> <p>See Attachment D for the Planning Board Recommendation and Plan Consistency Analysis.</p> <p>Since the Planning Board meeting, the applicant has revised their conditions:</p> <ul style="list-style-type: none"> <li>• Condition #11 – Specified the type of public art that could be provided and included a minimum commitment of \$50,000 towards public art</li> <li>• Condition #13 – A new condition was added to provide a commitment to placemaking between Buildings 1 and 2 by providing stamped concrete or paver stone sidewalks, stamped concrete or decorative art crosswalk, and decorative lighting</li> <li>• Condition #17 – A new condition was added that the developer will provide a crosswalk across Stadium Drive if approved by NCDOT</li> </ul> |

**PUBLIC MEETINGS**

| <b>Neighborhood Meeting</b>          | <b>Public Comment Session</b> | <b>Public Hearing</b> |
|--------------------------------------|-------------------------------|-----------------------|
| March 14, 2023<br>(See Attachment A) | October 10, 2023              | November 21, 2023     |

**CASE INFORMATION**

|                                   |                                                                                                                                                                                                                                                                                                               |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant</b>                  | Williams Mullen<br>C/O Tom Johnson<br>301 Fayetteville St, Suite 1700<br>Raleigh, NC 27601                                                                                                                                                                                                                    |
| <b>Developer</b>                  | Capitol Commercial, LLC<br>C/O Tyler Morris<br>PO Box 6247<br>Raleigh, NC 27628                                                                                                                                                                                                                               |
| <b>Property Owner</b>             | Southeastern Baptist Theological Seminary<br>C/O Ryan Hutchinson<br>240 N. Wingate Street<br>Wake Forest, NC 27587-2343                                                                                                                                                                                       |
| <b>Location</b>                   | Frontage along US-1 and Stadium Drive                                                                                                                                                                                                                                                                         |
| <b>Addresses</b>                  | 0 Stadium Drive                                                                                                                                                                                                                                                                                               |
| <b>Wake County Tax PIN</b>        | 1831957846                                                                                                                                                                                                                                                                                                    |
| <b>Acreage</b>                    | 19.30 acres                                                                                                                                                                                                                                                                                                   |
| <b>Zoning</b>                     | Existing: Rural Holding District (RD), Richland Creek Watershed Management Area District (RC-WMA), and Special Highway Overlay (SH1-O)<br><br>Proposed: Neighborhood Mixed-Use Conditional District (NMX-CD), Richland Creek Watershed Management Area District (RC-WMA), and Special Highway Overlay (SH1-O) |
| <b>Land Use</b>                   | Existing: Vacant<br><br>Proposed: General Commercial – 19,428 square feet<br>Medical Clinic – 25,00 square feet<br>Dwelling – Multifamily (307 units)                                                                                                                                                         |
| <b>Community Plan Designation</b> | Corridor Commercial<br><br>Located within an Activity Center area centered at the US-1 and Durham Road interchange                                                                                                                                                                                            |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>Corporate Limits</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | This application is in the Town's corporate limits |
| <p><i>See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Community Plan Maps. See Community Plan <a href="#">page 42</a> in a description of Corridor Commercial areas and <a href="#">page 48</a> for guidance on Activity Centers. See also Community Plan <a href="#">page 66</a> for relevant policies on commercial development, <a href="#">page 69</a> for relevant policies on screening and buffering, and <a href="#">page 70</a> for relevant policies on community character.</i></p> |                                                    |

#### **SURROUNDING LAND USES AND ZONING**

|                                                                                                                                                                                                                                | <b>Land Use</b>                                                           | <b>Zoning</b>                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>North</b>                                                                                                                                                                                                                   | Townhome Dwellings (Staffordshire)                                        | General Residential 5 Planned Unit Development (GR5 PUD)                                                                             |
| <b>South</b>                                                                                                                                                                                                                   | Vacant; General Commercial Greater than 100,000 sf (Wake Forest Crossing) | Rural Holding District (RD) and Conditional Use Highway Business (CU HB)                                                             |
| <b>East</b>                                                                                                                                                                                                                    | Townhome Dwellings (Staffordshire)                                        | General Residential 5 Planned Unit Development (GR5 PUD)                                                                             |
| <b>West</b>                                                                                                                                                                                                                    | Single-Family Dwellings; US1 Right-of-Way                                 | Residential Mixed-Use Conditional District (RMX-CD); Conditional Use General Residential 3 (CU GR3); and General Residential 3 (GR3) |
| <p>The proposed land use is generally <b>compatible</b> with surrounding land uses.</p> <p>The proposed zoning is generally <b>compatible</b> with surrounding zoning.</p> <p><i>See Attachment C for associated maps.</i></p> |                                                                           |                                                                                                                                      |

#### **MASTER PLAN ANALYSIS**

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Open Space</b> | <p>Required: 2% or 0.38 acres</p> <p>Proposed: 2% or 0.38 acres</p> <p>Summary: The proposed Master Plan <b>complies</b> with the minimum open space percentage requirement in the UDO.</p> |
| <b>Park Space</b> | <p>Required: 2% or 0.38 acres</p> <p>Proposed: 2% or 0.38 acres</p> <p>Summary: The proposed Master Plan <b>complies</b> with the minimum park space percentage requirement in the UDO.</p> |

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| <b>Active Recreation</b> | <p>Required: 25% of park space or 0.1 acres</p> <p>Proposed: 25% of park space or 0.1 acres</p> <p>Summary: The proposed Master Plan <b>complies</b> with the minimum park space percentage requirement in the UDO.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Public Utilities</b>  | <p>Required: The UDO requires that public water and sewer mains are extended to serve the site.</p> <p>Proposed: This property is served by a 12" water line located along Stadium Drive. It is also served by an 8" sewer line located along Stadium Drive that will be extended through the project. There is an existing 8" water main and a 6" force sewer line that is located along Old Stadium Drive, these lines will be re-routed through the site.</p> <p>Summary: The proposed Master Plan <b>complies</b> with the public utility requirements in the UDO.</p>                                                                                                                                      |
| <b>Parking</b>           | <p>Required: Per UDO Chapter 9.4, the parking requirement for dwelling-multifamily is 1.8 spaces per unit or 553 parking spaces. The parking requirement for general commercial is 1 space per 350 SF or 56 parking spaces. The parking requirement for medical clinic is 1 space per 250 SF or 100 parking spaces. A total of 709 parking spaces are required.</p> <p>The bike parking requirement for Dwelling – Multifamily is 2 per 40 auto spaces and 1 per 30 units for private recreation facilities or 35 bike spaces. The bike parking requirement for general is 2 per 40 auto spaces or 3 bike spaces. The bike parking requirement for medical clinic is 2 per 50 auto spaces or 4 bike spaces.</p> |
|                          | <p>Proposed: The applicant is proposing to provide 623 parking spaces through off-street parking spaces. Rezoning condition #5a requests that the requirement for dwelling multi-family be reduced from 1.8 spaces per unit to 1.52 spaces per unit since this is a mixed-use project where residents will not need to drive to use the non-residential uses.</p> <p>The developer will provide at least 42 bike parking spaces. The final locations will be determined at the time of Construction Plan review.</p> <p>Summary: The proposed Master Plan <b>complies</b> with the minimum parking requirements in the UDO if Condition #5a is approved by the Board of Commissioners.</p>                      |
| <b>Roads</b>             | <p>Required: The Comprehensive Transportation Plan requires a US-1 Service Road North of S. Main Street cross section adjacent to US-1. It also required a 3A cross section for Stadium Drive. Based on the amount of development proposed, the UDO required a Transportation Impact Analysis (TIA).</p>                                                                                                                                                                                                                                                                                                                                                                                                        |

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|  | <p>Proposed: The proposed Master Plan (Exhibit 1, Sheet PP8.0) complies with the US-1 service road cross sections for the new service road adjacent to US-1 and the 3A cross section for Stadium Drive.</p> <p>The US 1 Council of Planning determined that the proposed Master Plan is generally in compliance with the US 1 Corridor Study at its March 30, 2023 meeting.</p> <p>A TIA was provided for the project (Attachment E). The improvements required to mitigate the impact of the development are:</p> <p><u>Old Stadium Drive</u></p> <ul style="list-style-type: none"> <li>• Realign Old Stadium Drive to intersect Stadium Drive at the existing intersection of Stadium Drive and the Wake Forest Crossing Shopping Center northern driveway instead of Glencoe Drive. This realignment is consistent with the plans for the Y26 Service Road as part of NCDOT STIP U-5307</li> <li>• Realigned Old Stadium Drive (future Y26 collector road) should be constructed as a 3-lane section to provide left-turn lanes at the site driveways</li> </ul> <p><u>Stadium Drive at Shopping Center Driveway/Old Stadium Drive</u></p> <ul style="list-style-type: none"> <li>• Restripe eastbound Stadium Drive to provide a left-turn lane with 100 feet of storage</li> <li>• Construct a westbound right-turn lane with 100 feet of storage on Stadium Drive</li> <li>• Construct the southbound approach with a through-right-turn lane and a left-turn lane that extends back into a TWLTL towards the intersection of Stadium Drive at Medical Driveway 2/Site Driveway 2.</li> <li>• Restripe the northbound Shopping Center Driveway approach to add a through movement to the northbound right-turn lane</li> </ul> <p><u>Old Stadium Drive at Medical Driveway 1</u></p> <ul style="list-style-type: none"> <li>• Construct the full-movement Medical Driveway 1 with one ingress and one egress lane</li> </ul> <p><u>Old Stadium Drive at Site Driveway 1</u></p> <ul style="list-style-type: none"> <li>• Construct the full-movement Site Driveway 1 with one ingress and one egress lane</li> <li>• Construct the northbound approach with a right-turn lane and a left-turn lane that extends back into a two-way left-turn lane (TWLTL) towards the intersection of Old Stadium Drive at Medical Driveway 2/Site Driveway 2</li> <li>• Construct the eastbound approach with one through-right lane</li> <li>• Implement all-way stop control</li> </ul> <p><u>Old Stadium Drive at Medical Driveway 2/Site Driveway 2</u></p> <ul style="list-style-type: none"> <li>• Construct the full-movement Medical Driveway 2 with one ingress and one egress lane</li> </ul> |
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|  | <ul style="list-style-type: none"> <li>Construct the full-movement Site Driveway 2 with one ingress and one egress lane.</li> <li>Construct a northbound left-turn lane that extends back into a TWLTL towards the intersection of Stadium Drive at Shopping Center Driveway/Old Stadium Drive</li> </ul> <p>In addition to the TIA requirements, NCDOT is requiring a 2<sup>nd</sup> U-turn lane on US-1 north of Stadium Drive at the RCI that will be installed as part of the Amavi development.</p> <ul style="list-style-type: none"> <li>The developer has also offered rezoning condition #6 that requires the developer to install these improvements. The condition also states that if Amavi does not construct the RCI improvements, this developer shall pay a fee-in-lieu in the amount of 3% of the cost of the full RCI construction based on the amount of traffic that this development will generate at the US-1/Stadium drive intersection.</li> </ul> |
|  | <p>Summary: The proposed Master Plan <b>complies</b> with the minimum roadway infrastructure requirements in the UDO.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

#### PROPOSED MODIFICATIONS OF BASE NEIGHBORHOOD MIXED-USE ZONING DISTRICT STANDARDS

|                                                                          |                                                                                                                                                               |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Article 2.2.3.D.1 Principal Front Setback</b>                         |                                                                                                                                                               |
| Required:                                                                | 12' max                                                                                                                                                       |
| Proposed:                                                                | 40' max from back of curb of parking lot to front of building                                                                                                 |
| <b>Article 2.2.3.D.5 Frontage Buildout</b>                               |                                                                                                                                                               |
| Required:                                                                | 60% min                                                                                                                                                       |
| Proposed:                                                                | 35.1% for Lot 1 along Street A and 25.4% for Lot 2 along Street A                                                                                             |
| <b>Article 2.4.3.C Special Highway Overlay Landscaping and Buffering</b> |                                                                                                                                                               |
| Required:                                                                | 50' average street bufferyard for frontage of existing right-of-way (US-1)<br>30' average street bufferyard adjacent to access road (Street A)                |
| Proposed:                                                                | 20' average street bufferyard for frontage of existing right-of-way (US-1)<br>20' average street bufferyard adjacent to access road (Street A)                |
| <b>Article 2.4.3.D Special Highway Overlay Dimensional Requirements</b>  |                                                                                                                                                               |
| Required:                                                                | Building Setback - 100 feet from property line abutting major access corridor<br>Parking Setback - 50 feet from property line abutting major access corridor. |
| Proposed:                                                                | Building Setback: 25 feet for Building 6 and 48 feet for Building 2 from property line abutting major access corridor.<br>Parking Setback: 24 feet for Lot 2  |

|                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Article 9.3 Permitted Parking Locations</b></p> <p>Required: Parking permitted in 2<sup>nd</sup> and 3<sup>rd</sup> layers only.</p> <p>Proposed: Parking to be allowed per Master Plan.</p> |
| <p><b>Article 9.4.A.6 Off-street Parking</b></p> <p>Required: 1.8 parking spaces per unit for Multifamily</p> <p>Proposed: 1.52 parking spaces per unit for Multifamily</p>                        |
| <p><i>See Attachment B for proposed zoning conditions.</i></p>                                                                                                                                     |

#### COMPREHENSIVE PLAN CONSISTENCY

|                                                                                                                                                                                                                            |                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Community Plan (2022)</b>                                                                                                                                                                                               | The proposed zoning map amendment request is generally consistent with the adopted 2022 Community Plan.                                                                       |
| <b>Comprehensive Transportation Plan (2019)</b>                                                                                                                                                                            | The proposed zoning map amendment request is generally consistent with the Comprehensive Transportation Plan.                                                                 |
| <b>Historic Preservation Plan (2021)</b>                                                                                                                                                                                   | The Historic Preservation Plan is not applicable to the zoning map amendment request.                                                                                         |
| <b>Northeast Neighborhood Plan (2007)</b>                                                                                                                                                                                  | The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.                                                                                        |
| <b>Park, Recreation, and Cultural Resources Master Plan (2015)</b>                                                                                                                                                         | The Parks, Recreation, and Cultural Resources Master Plan is not applicable to the zoning map amendment request.                                                              |
| <b>Public Art Vision Plan (2009)</b>                                                                                                                                                                                       | The Public Art Vision Plan is not applicable to the zoning map amendment request. The applicant has provided Conditions #11 to provide public art as part of the development. |
| <b>Renaissance Plan (2017)</b>                                                                                                                                                                                             | The Renaissance Plan is not applicable to the zoning map amendment request.                                                                                                   |
| <p><i>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.</i></p> |                                                                                                                                                                               |

### **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: Planning Board Recommendation and Plan Consistency Analysis
- Attachment E: TIA Executive Summary and NCDOT Review Report

### **EXHIBITS**

- Exhibit 1: Proposed Conditional District Plan

**NEIGHBORHOOD MEETING SUMMARY PACKAGE**  
**STADIUM DRIVE MIXED USE CONDITIONAL DISTRICT REZONING**  
**(RZ-23-02/SP-23-04)**

Unaddressed Property on Stadium Drive, Wake Forest, NC  
(Wake County PIN: 1831957846)

Included:

- Mailed Neighborhood Meeting Notice
- List of Owners - Properties within 500 Feet
- Summary of Neighborhood Meeting
- Meeting Attendance Sign-in Sheet

# WILLIAMS MULLEN

Thomas H. Johnson, Jr.  
Direct Dial: 919.981.4006  
tjohnson@williamsmullen.com

March 1, 2023

**Re: Notice of Neighborhood Meeting for Proposed Rezoning – Unaddressed Property on Stadium Drive, Wake Forest (Wake County PIN: 1831957846)**

Dear Neighboring Property Owner:

You are invited to attend an informational neighborhood meeting to learn about a proposed rezoning for an 18.6-acre unaddressed property (identified as Wake County PIN: 1831957846) located on Stadium Drive and adjacent to the east side of Capital Boulevard, outlined in red shown on the enclosed vicinity maps. The meeting will be held on **Tuesday, March 14, 2023 from 6:00 PM until 7:00 PM in Carson Hall (Room 101) located at 101 N Wingate Street, Wake Forest, NC, on the Southeastern Baptist Theological Seminary Campus** (parking is located adjacent to the building). The applicant is proposing to rezone the property from the current zoning of Rural Holding District (RD) to Neighborhood Mixed-Use Conditional District (NMX-CD) to allow for development that includes a building for medical office use, mixed-use buildings with multifamily dwellings above ground level commercial/retail uses, buildings with only multifamily dwellings, and associated amenity areas for residents with development on the site subject to an associated conditional district master plan (see attached) included as part of the rezoning application.

In accordance with Town of Wake Forest neighborhood meeting procedures, applicants are required after filing a rezoning application with the Town to notify owners of properties within 500 feet of property that is the subject of the proposed rezoning and invite them to attend a neighborhood meeting. This meeting allows the applicant to inform surrounding property owners about the proposed project and master plan, and provide neighbors an opportunity to ask questions of the applicant and discuss any potential concerns they may have about the project before rezoning is presented to the Planning Board and Board of Commissioners. The purpose of the neighborhood meeting is informational, and formal public meetings on the request with the Town's Planning Board and Board of Commissioners will occur later in the rezoning process.

I represent CC Investments, LLC, the applicant for the rezoning application described above. If you have any questions about this proposed rezoning, please contact me at 919-981-4006 or [tjohnson@williamsmullen.com](mailto:tjohnson@williamsmullen.com). Information about the Town of Wake Forest's rezoning process can be found at <https://www.wakeforestnc.gov/planning> and search "Rezoning Process", or by contacting Patrick Reidy with the Wake Forest Planning Department at 919-435-9515.

Sincerely,



Thomas H. Johnson, Jr.

Enclosures: vicinity maps (aerial image and current zoning)  
conditional district master plan (site layout)

cc: Town of Wake Forest Planning Department

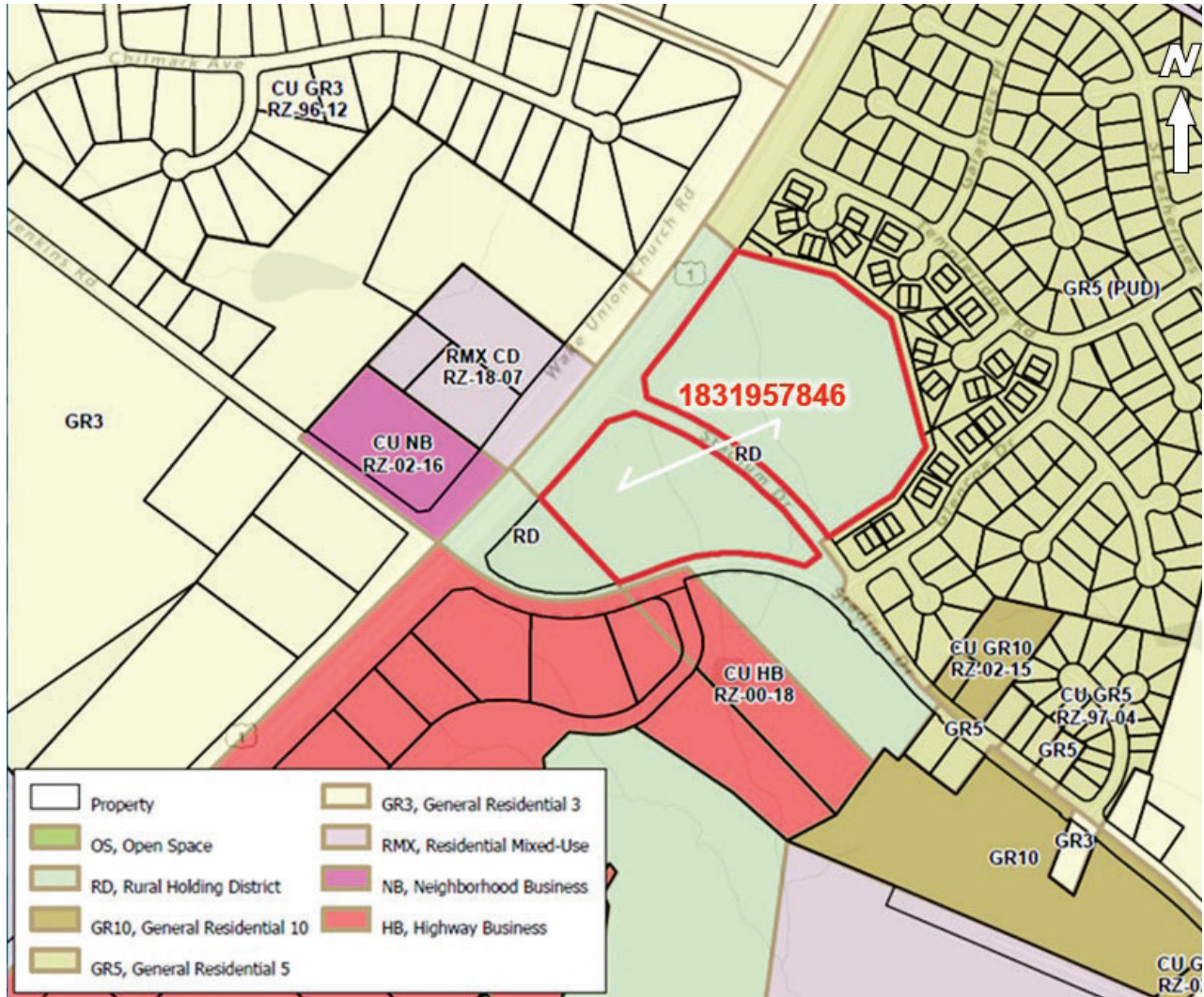
VICINITY MAP (WITH 2021 AERIAL IMAGE)



Parcel boundaries and 2021 aerial image source: Wake County GIS iMAPS



# VICINITY MAP (WITH ZONING DISTRICTS)



Parcel boundaries, zoning map/information source: Wake County GIS iMAPS (2/27/23)





**MAILING LIST - NEIGHBORHOOD MEETING NOTICE**  
**STADIUM DRIVE MIXED USE CONDITIONAL DISTRICT REZONING (RZ-23-02/SP-23-04)**

| <b>OWNER</b>                                      | <b>ADDR1</b>               | <b>ADDR2</b>               | <b>ADDR3</b>            |
|---------------------------------------------------|----------------------------|----------------------------|-------------------------|
| STAFFORDSHIRE HOMEOWNERS ASSOC INC                | SENTRY MGMT INC            | 2180 W SR 434, STE 5000    | LONGWOOD, FL 32779-5042 |
| DICKERSON, LAWRENCE P                             | 407 GALASHIELS PL          | WAKE FOREST, NC 27587-8779 |                         |
| SOWA, AUDREY                                      | 405 SHANNONFORD CT         | WAKE FOREST, NC 27587-9005 |                         |
| MAINSAIL INVESTMENTS                              | 7401 LOUISBURG RD          | RALEIGH, NC 27616-6454     |                         |
| KEARNEY, GLORIA                                   | 990 TEMPLERIDGE RD         | WAKE FOREST, NC 27587-9006 |                         |
| CORRIVEAU, NANCY                                  | 407 SHANNONFORD CT         | WAKE FOREST, NC 27587-9005 |                         |
| HOWELL, BRIAN MITCHELL HOWELL, AMY KAREN          | 408 KILMARNOCK CT          | WAKE FOREST, NC 27587-9004 |                         |
| SRA WAKE FOREST LLC                               | 5345 PINE TREE DR          | MIAMI BEACH, FL 33140-2143 |                         |
| VAUGHN, AMBER MARIE                               | 337 GLENCOE DR             | WAKE FOREST, NC 27587-8785 |                         |
| CUNNINGHAM, MARTHA R HOWELL, ROSE C               | 304 GLENCOE DR             | WAKE FOREST, NC 27587-9030 |                         |
| WHITE, LISA A                                     | 955 TEMPLERIDGE RD         | WAKE FOREST, NC 27587-6655 |                         |
| ANDAL, JOCELYN                                    | 609 TORRY HILL CT          | WAKE FOREST, NC 27587-2662 |                         |
| RIGGINS, THERESA                                  | 400 SHANNONFORD CT         | WAKE FOREST, NC 27587-9005 |                         |
| STAFFORDSHIRE INC                                 | C/O JAMES R ROGER III      | 875 WASHINGTON ST, STE B2  | RALEIGH, NC 27605-3272  |
| STATE EMPLOYEES CREDIT UNION                      | PO BOX 26807               | RALEIGH, NC 27611-6807     |                         |
| JOYNER, GINGER L                                  | 313 GLENCOE DR             | WAKE FOREST, NC 27587-8785 |                         |
| HEISTERBERG, JON F HEISTERBERG, BEVERLY A         | 7449 HEARTLAND DR          | WAKE FOREST, NC 27587-5799 |                         |
| EDELEN, RYAN CHRISTIE, ERICKA                     | 512 GALASHIELS PL          | WAKE FOREST, NC 27587-9022 |                         |
| FLYNN, JAIMI DIANNE                               | 205 GLENCOE DR             | WAKE FOREST, NC 27587-8784 |                         |
| BRIDGES, SARAH G                                  | 12737 WAKE UNION CHURCH RD | WAKE FOREST, NC 27587-9743 |                         |
| SCOTT, SHANE LOUIS SCOTT, MIRELA                  | 237 HAYWICKE PL            | WAKE FOREST, NC 27587-9027 |                         |
| WILL, JULIA ROSE                                  | 403 KILMARNOCK CT          | WAKE FOREST, NC 27587-9004 |                         |
| SHECKELLS, JESSICA M                              | 956 TEMPLERIDGE RD         | WAKE FOREST, NC 27587-9006 |                         |
| WEINGARTEN/INVESTMENTS INC                        | KIMCO REALTY               | 500 N BROADWAY, STE 201    | JERICHO, NY 11753-2122  |
| SOUTHEASTERN BAPTIST THEO                         | PO BOX 1889                | WAKE FOREST, NC 27588-1889 |                         |
| FOZDAR, MANISH A FOZDAR, RITA M                   | 1109 CHILMARK AVE          | WAKE FOREST, NC 27587-5334 |                         |
| SIMMONS, BEAULAH                                  | 406 GALASHIELS PL          | WAKE FOREST, NC 27587-9001 |                         |
| WOOSTER, EUGENE R WOOSTER, LOIS                   | 406 GLENCOE DR             | WAKE FOREST, NC 27587-9003 |                         |
| ULIANO, KATHLEEN M                                | 331 GLENCOE DR             | WAKE FOREST, NC 27587-8785 |                         |
| JAFFEE, IRA W JAFFEE, EVA E                       | 994 TEMPLERIDGE RD         | WAKE FOREST, NC 27587-9006 |                         |
| HERES, TINA M                                     | 409 GLENCOE DR             | WAKE FOREST, NC 27587-8786 |                         |
| CHAMPAGNE, EDNA Y                                 | 407 GLENCOE DR             | WAKE FOREST, NC 27587-8786 |                         |
| REHMAN, BABAR REHMAN, AZIZ                        | 942 TEMPLERIDGE RD         | WAKE FOREST, NC 27587-9006 |                         |
| SW CAPITAL LLC                                    | 12631 CAPITAL BLVD         | WAKE FOREST, NC 27587-5359 |                         |
| SPRINGER, RODGER D SPRINGER, LOUISE S             | 3815 HERITAGE SPRING CIR   | WAKE FOREST, NC 27587-8376 |                         |
| PACE, DONNA ROLLINS ROBERTS-BETSCH, LINDA ROLLINS | 2804 KIMMON WAY            | WAKE FOREST, NC 27587-5442 |                         |
| WARREN, ROBERT E WARREN, GLORIA                   | 321 GLENCOE DR             | WAKE FOREST, NC 27587-8785 |                         |
| ARMSTRONG, RICKY L ARMSTRONG, FRANCINE B          | 503 GALASHIELS PL          | WAKE FOREST, NC 27587-8780 |                         |

**MAILING LIST - NEIGHBORHOOD MEETING NOTICE**  
**STADIUM DRIVE MIXED USE CONDITIONAL DISTRICT REZONING (RZ-23-02/SP-23-04)**

| <b>OWNER</b>                                               | <b>ADDR1</b>                | <b>ADDR2</b>               | <b>ADDR3</b> |
|------------------------------------------------------------|-----------------------------|----------------------------|--------------|
| PRIVOTT, WILLIAM THOMAS PRIVOTT, LINDA B                   | 712 WELLINGHAM DR           | DURHAM, NC 27713-7504      |              |
| VALENTINE, GARNELL L VALENTINE, NATTIKI W                  | 7713 KENNINGTON MANOR LN    | WAKE FOREST, NC 27587-3909 |              |
| DAVE, LANISHA                                              | 998 TEMPLERIDGE RD          | WAKE FOREST, NC 27587-9006 |              |
| ROOSEN, ALEXANDER J. PUCKETT, DANA C.                      | 504 GALASHIELS PL           | WAKE FOREST, NC 27587-9022 |              |
| GRUBBS, ALTON B GRUBBS, ALLISON R                          | 5812 LORD GRANVILLE WAY     | ROLESVILLE, NC 27571-8766  |              |
| HARVEY, THOMAS E HARVEY, BEVERLY J                         | 243 HAYWICKE PL             | WAKE FOREST, NC 27587-9027 |              |
| LITTLE, DAVID H LITTLE, MARTHA W                           | PO BOX 90111                | RALEIGH, NC 27675-0111     |              |
| MARCY, TINA KATHLEEN MARCY, GLEN THOMAS                    | 340 GLENCOE DR              | WAKE FOREST NC 27587-9030  |              |
| MARLOWE & MOYE LLC                                         | PO BOX 20667                | RALEIGH, NC 27619-0667     |              |
| BERGDOLT, HENRY F                                          | 1200 WATERGATE CT           | RALEIGH, NC 27615-5473     |              |
| SOUTHEASTERN BAPTIST THEO                                  | 240 N WINGATE ST            | WAKE FOREST, NC 27587-2343 |              |
| CARBALLA, RICHARD CARBALLA, KAREN                          | 5241 WILDERNESS TRL         | ROCKFORD, IL 61114-7022    |              |
| CRESCENT 1000 LLC CAPITAL 12520 LLC                        | 100 CRESCENT GREEN, STE 101 | CARY, NC 27518             |              |
| HATCH, ADAM DAVID HATCH, ERIN MCNALLY                      | 334 GLENCOE DR              | WAKE FOREST, NC 27587-9030 |              |
| KOLARSKY, ANTHONY L KOLARSKY, KATHLEEN A                   | 312 GLENCOE DR              | WAKE FOREST, NC 27587-9030 |              |
| CHUKWURAH, EDWIN C CHUKWURAH, CHINWE N N                   | 882 DROGHEDA PL             | WAKE FOREST, NC 27587-9025 |              |
| HOLEMAN, ROBERT W HOLEMAN, LINDA C                         | 880 DROGHEDA PL             | WAKE FOREST, NC 27587-9025 |              |
| DRAKE, SARAH A TRUSTEE                                     | 508 HILLANDALE DR           | RALEIGH, NC 27609-7082     |              |
| BUTTERFLY HOLDINGS LLC E HUNT II LLC                       | 1121 JENKINS RD             | WAKE FOREST, NC 27587-9064 |              |
| PHAM-NGUYEN, ASHLEY T NGUYEN, TUAN                         | 1233 KEITH RD               | WAKE FOREST, NC 27587-7301 |              |
| ALFORD, WANDA JOY                                          | 886 DROGHEDA PL             | WAKE FOREST, NC 27587-9025 |              |
| NANCE-POOR, ROBERT STEPHEN                                 | 402 KILMARNOCK CT           | WAKE FOREST, NC 27587-9004 |              |
| EDWARDS, FRANCES E WILMOTH, PATRICIA DEANNA                | 253 HAYWICKE PL             | WAKE FOREST, NC 27587-9027 |              |
| TOLLENS, MARY                                              | 991 W DURNESS CT            | WAKE FOREST, NC 27587-4919 |              |
| HELLMAN, AUDREY LAURA                                      | 945 E DURNESS CT            | WAKE FOREST, NC 27587-4921 |              |
| FULLER, MARTIN SMITH, SUSAN                                | 404 SHANNONFORD CT          | WAKE FOREST, NC 27587-9005 |              |
| QUIZON, SAMANTHA ROSE                                      | 401 SHANNONFORD CT          | WAKE FOREST, NC 27587-9005 |              |
| MATTHEWS, LEONARD C MATTHEWS, ANGELA H                     | 1104 CHILMARK AVE           | WAKE FOREST, NC 27587-5358 |              |
| WFDA PROPERTIES, LLC                                       | 207 ANNISTON CT             | CARY, NC 27519-6821        |              |
| GRIFFIN, JERRY                                             | 400 GALASHIELS PL           | WAKE FOREST, NC 27587-9001 |              |
| TALLENT, PAMELA FULLER TALLENT, JOHN MARK SR               | 999 W DURNESS CT            | WAKE FOREST, NC 27587-4919 |              |
| RIPPLE, JAMIE G RIPPLE, KRISTIANNE F                       | 320 GLENCOE DR              | WAKE FOREST, NC 27587-9030 |              |
| HOWELL, WESLEY HOWELL, SUMMER                              | 403 GALASHIELS PL           | WAKE FOREST, NC 27587-8779 |              |
| CASTILLO, ANTONIO J RODRIGUEZ RODRIGUEZ, CLARET J ROJAS DE | 323 GLENCOE DR              | WAKE FOREST, NC 27587-8785 |              |
| RAY, TIFFINY                                               | 407 KILMARNOCK CT           | WAKE FOREST, NC 27587-9004 |              |
| MCELHENNON, DERMOT F MCELHENNON, DREW                      | 409 KILMARNOCK CT           | WAKE FOREST, NC 27587-9004 |              |
| CALDWELL, CORAL CALDWELL, CHRISTOPHER                      | 311 GLENCOE DR              | WAKE FOREST, NC 27587-8785 |              |
| WILLIAMS, NADELLE S BURNS, DEBBIE S                        | 1636 CARRIAGE DR            | FRANKLINTON, NC 27525-7024 |              |

**MAILING LIST - NEIGHBORHOOD MEETING NOTICE**  
**STADIUM DRIVE MIXED USE CONDITIONAL DISTRICT REZONING (RZ-23-02/SP-23-04)**

| <b>OWNER</b>                                | <b>ADDR1</b>          | <b>ADDR2</b>               | <b>ADDR3</b> |
|---------------------------------------------|-----------------------|----------------------------|--------------|
| FARRAND, NANCY                              | 3413 SECRETARIAT WAY  | RALEIGH, NC 27614-8370     |              |
| HARGROVE, JILL LYNN MAY, MARK W             | 409 SHANNONFORD CT    | WAKE FOREST, NC 27587-9005 |              |
| HENDERSON, KAREN W HENDERSON, TIMOTHY L     | 1105 CHILMARK AVE     | WAKE FOREST, NC 27587-5334 |              |
| SMITH, JOSEPH BRENT ODELL, ALYSSA GABRIELLA | 408 GALASHIELS PL     | WAKE FOREST, NC 27587-9001 |              |
| FILSINGER, DANIEL                           | 409 GALASHIELS PL     | WAKE FOREST, NC 27587-8779 |              |
| DITELLO, JANICE MARY                        | 408 SHANNONFORD CT    | WAKE FOREST, NC 27587-9005 |              |
| STANSBURY, JEANETTE D                       | 401 GALASHIELS PL     | WAKE FOREST, NC 27587-8779 |              |
| CANADY, LAWRENCE THOMAS CANADY, MARSHA F    | 231 HAYWICKE PL       | WAKE FOREST, NC 27587-9027 |              |
| WHITLEY, DONNA                              | 982 TEMPLERIDGE RD    | WAKE FOREST, NC 27587-9006 |              |
| MACLAREN, ERICH                             | 329 GLENCOE DR        | WAKE FOREST, NC 27587-8785 |              |
| QUALLS, JEREMY B QUALLS, THOMAS             | 1100 CHILMARK AVE     | WAKE FOREST, NC 27587-5358 |              |
| GONCALVES, JEANETTE ALVES                   | 953 TEMPLERIDGE RD    | WAKE FOREST, NC 27587-6655 |              |
| SIX FORKS INVESTMENT GROUP INC              | 8700 REINDEER MOSS DR | WAKE FOREST, NC 27587-4838 |              |
| ARAFAT, AHMED A ALDAGHMA, NAHLA L           | 402 GALASHIELS PL     | WAKE FOREST, NC 27587-9001 |              |
| YARMOLIK, TATSIANA YARMOLIK, ANDREI         | 995 W DURNES CT       | WAKE FOREST, NC 27587-4919 |              |
| SMITH, PATRICK EVAN                         | 890 DROGHEDA PL       | WAKE FOREST, NC 27587-9025 |              |
| RAVINDRAN, URVI P RAVINDRAN, VEJAY K        | 8024 GHOST PONY TRL   | RALEIGH, NC 27613-1721     |              |
| KLINGERMAN, KYLE KLINGERMAN, LAUREN SLAYTON | 881 DROGHEDA PL       | WAKE FOREST, NC 27587-9025 |              |
| GRIFFIN, JAMES ALEXANDER                    | 405 KILMARNOCK CT     | WAKE FOREST, NC 27587-9004 |              |
| EYROLLES, KRAIG ANDREW                      | 932 TEMPLERIDGE RD    | WAKE FOREST, NC 27587-9006 |              |
| GOLDEN BEAR INVESTMENT GROUP LLC            | 1755 RIVER CLUB WAY   | FRANKLINTON, NC 27525-7048 |              |
| HOWELL, ELIZABETH                           | 400 KILMARNOCK CT     | WAKE FOREST, NC 27587-9004 |              |
| BRUCE, GREGORY BRUCE, MELISSA               | 229 HAYWICKE PL       | WAKE FOREST, NC 27587-9027 |              |
| REVRI, AYESHA                               | 977 W DURNES CT       | WAKE FOREST, NC 27587-4919 |              |
| CARRINGTON, YVETTE CARRINGTON, CRYSTAL      | 339 GLENCOE DR        | WAKE FOREST, NC 27587-8785 |              |
| GARCIA, LAURA R GARCIA, MARCO S             | 406 SHANNONFORD CT    | WAKE FOREST, NC 27587-9005 |              |
| NEAL, SARA L. BLACKWELL, GORDON L II        | 1101 CHILMARK AVE     | WAKE FOREST, NC 27587-5334 |              |
| CHAVIS, CARSON EUGENE CHAVIS, CONNIE ANN    | 885 DROGHEDA PL       | WAKE FOREST, NC 27587-9025 |              |
| EVANS, SARAH PAULETTE                       | 203 GLENCOE DR        | WAKE FOREST, NC 27587-8784 |              |
| SMITH, LINDA MARY SMITH, GARY JAY           | 983 W DURNES CT       | WAKE FOREST, NC 27587-4919 |              |
| JIMENEZ, ARTURO G                           | 403 SHANNONFORD CT    | WAKE FOREST, NC 27587-9005 |              |
| IANUALE, JAMES DEAN IANUALE, ALEXA          | 3657 SLEEPY HOLLOW RD | WAKE FOREST, NC 27587-8300 |              |

**NEIGHBORHOOD MEETING SUMMARY**  
**STADIUM DRIVE MIXED USE CONDITIONAL DISTRICT REZONING (RZ-23-02/SP-23-04)**

**Unaddressed Property on Stadium Drive, Wake Forest (Wake County PIN: 1831957846)**

The neighborhood meeting was held on **March 14, 2023**, from **6:00 - 7:05 PM** at **Carson Hall (Room 101)** located at **101 N Wingate St., Wake Forest, NC**, on the Southeastern Baptist Theological Seminary Campus. Written notice of the meeting was mailed in accordance with the Town's notification requirements (see attached mailing list).

**Applicant Team Members present:**

Tyler Morris (Capitol Commercial, LLC)  
Jason Stegall (CC Investments, LLC)  
Tom Johnson (Williams Mullen)  
David Lasley (Piedmont Land Design)  
Lyle Overcash (Kimley-Horn)  
Roberta Gunnels (Kimley-Horn)  
Wayne Nicholas (Williams Mullen)

**Attendees:**

38 neighbors/residents attended meeting (see attached attendance roster)

Meeting began at 6:00 PM. Tom Johnson (TJ) introduced the project team and explained his professional experience and role on the team. Tyler Morris (TM) provided a brief background of his professional experience and described examples of similar types of projects the applicant has developed and he has worked on. He presented an overview of the proposed rezoning and showed copy of master plan included with application submittal. He described the proposed mixed-use development of multifamily dwellings with ground level commercial and retail with residences above in two of the buildings, and an office use on a separate parcel. He explained the building design, site layout including buffers and amenity areas, and future road network for the site including the planned NCDOT project for the Capital Boulevard/Stadium Drive intersection and its impact on the subject parcel.

The following summarizes the questions, comments and concerns (grouped below by topic) from attendees at the meeting, and the responses provided by the applicant team:

**Traffic**

**Questions:**

- How does development affect traffic in area?
- Expected traffic flow from development?
- What is planned for intersection at Capital Blvd and Jenkins Road?
- How does traffic enter the development?
- Will vehicles be able to take left turns off Capital Blvd to enter the development?
- Will development provide greater walkability to shopping in the area?
- Will proposed commercial space attract more traffic?
- How will apartment residents walk to shopping center on opposite side Stadium Drive?

**Concerns:**

- additional traffic on Capital Blvd. (mentioned by multiple attendees);
- proposed access road to Stadium Drive from development being across from access for existing shopping center on opposite side Stadium Drive;
- traffic by-passing main roads in area and using other roads;
- vehicles being able to make right turn out of Glencoe Drive onto Stadium Drive;
- length of traffic signal at Capital Blvd intersection;
- traffic in general in the area.

**NEIGHBORHOOD MEETING SUMMARY**  
**STADIUM DRIVE MIXED USE CONDITIONAL DISTRICT REZONING (RZ-23-02/SP-23-04)**

**Unaddressed Property on Stadium Drive, Wake Forest (Wake County PIN: 1831957846)**

**Applicant team responses:**

The proposal follows the Town's Community Plan goals for development in this location. The applicant team explained a traffic impact analysis study (TIA) was prepared and submitted in accordance with the Town's requirements. They explained the study accounts for traffic from proposed development and other approved developments in the area, and looks at traffic flow on adjacent roads and to/from the proposed development. They described the roadway and traffic-related improvements the development will make to mitigate possible impacts. The applicant understands concern about traffic possibly by-passing main roads and using other local roads, and described the length and nature of routes that would be involved in by-passing the main roads. The applicant explained that the design does not allow for vehicles to turn left from Capital Blvd into the development. The applicant team explained the changes currently proposed by the NCDOT project for the intersection.

**Environment**

- What will happen to wildlife in area?
- General question about tree removal.
- How does stormwater for development get handled?
- Has sound study been done?
- Concern with removal of trees and possible increase in noise?

**Applicant team responses:**

The applicant team understands concern about wildlife and tree removal, and is required to comply with the Town's regulations in developing the site. They explained the project design is required to meet Town and other stormwater regulations, and review of a detailed stormwater design occurs during site plan review process and not rezoning. The applicant team explained a sound study is not typically required for this type of development, and added the Town has noise regulations that must be complied with.

**Site Design/Layout**

- Proximity of buildings to existing townhomes off Glencoe Drive?
- Are there buffers between apartment buildings and adjacent development?
- Suggestion that applicant look at buffer next to Staffordshire.
- Location of dumpster and number of locations in development?
- Concern with location of buildings on site.
- General question about parking for the development?
- What types of amenities will be provided for apartment residents?
- How is lighting in development addressed?
- Will apartments have balconies, and would they be facing internal to development or facing external? Concern about balconies facing adjacent properties.
- Can higher buffer be provided to help with sound?
- What can be done to prevent car from going through buffer to adjacent properties?

**NEIGHBORHOOD MEETING SUMMARY**  
**STADIUM DRIVE MIXED USE CONDITIONAL DISTRICT REZONING (RZ-23-02/SP-23-04)**

**Unaddressed Property on Stadium Drive, Wake Forest (Wake County PIN: 1831957846)**

**Applicant team responses:**

TM and TJ showed the proposed plan and explained/described: the locations of buildings and buffers being provided; the building setbacks and vegetated buffers will comply with the Town's requirements; amenities being provided including open space areas, swimming pool with courtyard, and other amenity areas inside the building; the distance of proposed building to closest existing development is approximately 80–100 feet; the location of the proposed dumpster and the screening required by the Town in addition to the vegetated buffer between dumpster and adjacent property; the proposed design locates the more intense buildings containing mix of residential and commercial uses towards middle of development away from adjacent properties; the Town ordinance requires more than 600 parking spaces for the proposed development; the Town has regulations for lighting that require no spillover, and lighting will be reviewed with the site plan submittal.

**Land Use**

- What is the type/design of apartments?
- Will development include affordable housing?
- What type of office use is proposed?
- Concern about stores that sell cannabis products.

**Applicant team responses:**

The proposed development is apartments in multi-story buildings with units accessed by internal corridors. At this time affordable units are not proposed. The office parcel is intended for medical office use. The applicant understands the concern from neighbor about stores that sell cannabis products.

**Other Questions/Comments**

- What is the status of proposed development, is it already final?
- Have there been any Planning Board or Board of Commissioners meetings yet on this request?
- How do neighbor comments and concerns get mentioned?
- How do residents see summary of meeting from applicant?

**Applicant team responses:**

The applicant has submitted the rezoning application to the Town. The application has been through one review by staff so far. The Town requires a neighborhood meeting after the first staff review and before resubmitting. The request must still go through rezoning process including review and recommendation by the Planning Board at a meeting, and a public hearing and decision by the Board of Commissioners at a meeting. The meetings will occur later in the rezoning process. Notices of the meetings/hearing will be mailed to property owners and signs posted on the property in accordance with Town's requirements for notification. The applicant is required to provide the Town with a written summary of the neighborhood meeting which will be included in staff report. There will be opportunities for residents to speak at public hearing and meeting about the proposed rezoning.

- Can project be less dense and provide more open space?
- Proposed development seems similar to other developments.
- What could happen where the project does not end up moving forward?

**NEIGHBORHOOD MEETING SUMMARY**  
**STADIUM DRIVE MIXED USE CONDITIONAL DISTRICT REZONING (RZ-23-02/SP-23-04)**

**Unaddressed Property on Stadium Drive, Wake Forest (Wake County PIN: 1831957846)**

**Applicant team responses:**

The Town's long-range plan is for mixed-use development with higher density in this location. Changes in the economy, the request not being approved by the Town would affect the proposed development.

- How will proposed development affect property values?
- Concern about security from having more residents in area.
- Is seminary selling property? What about taxes?
- Who is the broker listing the seminary property?

**Applicant team responses:**

The applicant has an agreement to purchase the property. New development will generate additional tax revenue for the Town. The buildings will have secure access.

While concluding the meeting, TJ and TM thanked those in attendance for coming to meeting, asking questions, sharing feedback and engaging in discussion with the applicant team. TJ and TM encouraged neighbors to reach out to applicant with any additional questions during the process as it moves forward and provided their contact information.

Meeting concluded at 7:05 PM.



Neighborhood Meeting Attendance Roster

Tuesday, March 14, 2023 6:00 PM

Carson Hall, 101 N Wingate Street, Wake Forest, NC

Proposed Rezoning – unaddressed property on Stadium Drive, Wake Forest (PIN: 1831957846)

| Name                            | Address                              | Phone          | Email Address             |
|---------------------------------|--------------------------------------|----------------|---------------------------|
| David Lacey<br>(APPLICANT TEAM) | 6522 204 Sycamore Rd<br>Pawlet, VT   | (919) 845-7600 |                           |
| Joe Martinusar                  | 920 ST CATHERINE DR<br>WAKE FOREST   | 919.414.7103   |                           |
| Jammi Flynn                     | 805 Glenview Dr<br>Wake Forest       | 435 214 0984   |                           |
| Jesse Flynn                     | 205 Wendover Dr                      | 425 244 6984   |                           |
| Elizabeth (Buell)               | 400 Kilmarnock Ct<br>Wake Forest, NC | 402-253-7028   |                           |
| Coral Caldwell                  | 311 Glenview Drive                   | 757-567-7488   | cmullen2013@gmail.com     |
| Loris Woster<br>Eugene          | 406 Glenview<br>702 St Catherine's   | 919-554-3228   |                           |
| Christina Corcoran              | 918 Temple Ridge Rd                  | 908 251 7928   | ben203ac913@gmail.com     |
| Jade Shocks                     | 956 Templeidge                       | 715-404-9503   | jaded8@gmail.com          |
| Dale Zurevsky                   | 808 St Catherine                     | 651-686-3202   | retrivingconnection@gmail |
| Christina Apple                 | 320 Glenview Dr                      | (919) 601-1630 | knipple@crossroadsps      |
| Graig Johnson                   | Abasco Vie Rd                        | —              | —                         |

Neighborhood Meeting Attendance Roster

Tuesday, March 14, 2023 6:00 PM

Carson Hall, 101 N Wingate Street, Wake Forest, NC

Proposed Rezoning – unaddressed property on Stadium Drive, Wake Forest (PIN: 1831957846)

| Name               | Address                 | Phone        | Email Address              |
|--------------------|-------------------------|--------------|----------------------------|
| Patrick Elliott    | 962 E. durness Ct       | 919-904 5240 | Elliott.280@gmail.com      |
| Kristen Elliott    | 962 E. durness Ct       | 919-412-9526 | kristenelliott@gmail.com   |
| Margaret P Watkins | 402 Belmellen Ct.       | 919-426-3850 | mpwatkins@alumni.peace.edu |
| Andreï Yarmolik    | 995 W Durness Ct        | 917-604-9745 | andre.yarmolik@gmail.com   |
| TATSIANA YARMOLIK  | 995 W Durness Ct        | 917-615-3808 | latiandad@gmail.com        |
| Francine Armstrong | 503 Galashields Pl.     | 919-556-6946 | farmstrong55@gmail.com     |
| Catie Puckett      | 504 Galashields Pl      |              |                            |
| Alex Rossen        | " "                     |              |                            |
| Renee Shandlin     | 935 G. Catherine's Dr.  | 919-306-3690 | momofcarni@yahoo.com       |
| Renee Hamrick      | 925 St. Catherine's Dr. | 336-213-5834 | MATHEVANKEE17@gmail.com    |
| Najia Alvarado     | 710 St. Catherine's Dr  | 919-307-7551 | najialvarado@gmail.com     |

Neighborhood Meeting Attendance Roster

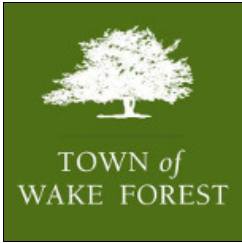
Tuesday, March 14, 2023 6:00 PM

Carson Hall, 101 N Wingate Street, Wake Forest, NC

Proposed Rezoning – unaddressed property on Stadium Drive, Wake Forest (PIN: 1831957846)

| Name                  | Address                        | Phone        | Email Address                    |
|-----------------------|--------------------------------|--------------|----------------------------------|
| Kathleen Uliano       | 331 Glenwood                   | 919-607-0861 | KathleenUliano@yahoo.com         |
| Birdie Holman         | 880 Dresheda Pl                | 919-554-4520 | birdieholman@gmail.com           |
| Buddy Holman          | "                              | "            | buddyholman@gmail.com            |
| Paula Evans           | 203 Glenwood                   | 919-556-0756 | evansp73@gmail.com               |
| Matthew Barbisch      | 923 Templeville Rd             |              |                                  |
| Bill Andrews          | 1121 Jenkins Rd                | 919-368-8885 | bandrease.entrustholdingsinc.com |
| Suzanne Richards      | 842 ST Catherine's, WF         | 919-671-4403 | metechwriter@gmail.com           |
| GIE LAMANDO           | 850 ST. CATHERINES DR          | 919-669-54K  |                                  |
| JEFF & MARY FORTUNATO | 836 ST CATHERINES DR           | 910-228-9330 | jfortunato@yahoo.com             |
| Lisa Kennedy          | 714 St. Catherine's            | 919-671-8571 |                                  |
| Theresa Riggins       | 400 Shannanford Ct<br>WF 31537 | 919-556-7514 |                                  |
| Joe Monck             | 813 St. Catherine's            | 919-569-2114 |                                  |

Page 4 of 4



## 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

#942296

**Project Title:** Stadium Drive Mixed Use Conditional District Rezoning

**Jurisdiction:** Town of Wake Forest (Wake County)

**Application Type:** Conditional District Rezoning

**State:** NC

**Workflow:** Conditional District Rezoning

**County:** Wake

### Submittal Requirements

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

[VIEW CONDITIONAL DISTRICT REZONING SUBMITTAL CHECKLIST](#)

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

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

### Pre-Application Meeting

**Has a pre-application conference been held?:** Yes

*Note: This type of project requires a pre-application conference be completed prior to official submittal. If this has not been completed, please return to the home screen and select **Pre-Application Conference** from the application type drop down list in order to schedule your required meeting.*

**Pre-Application Conference Date:** 11/16/2021

**Staff Member Met With:** Kari Grace

**Pre-application Conference Project Number:**

### Address & Basic Site Information

#### Please Note:

In some cases, a parcel address may not verify. In the event that our system is unable to verify the address you enter, please submit the project as an *Unverified Parcel* and provide zoning and land use information as requested below. For verified addresses, the zoning and land use information will be added to the application automatically (you do not need to provide it below).

**Project Address or PIN:**

**Tax PIN:** 1831957846 (Unverified)

- 0 STADIUM DR (Unverified)



- 1831957846 (Unverified)

**Acreage:** 19.30

**Name of Existing Development/Subdivision (if applicable--for reference only):** Stadium Drive Apartments Rezoning

**For unverified addresses/parcels only,** please provide below 1) the current use of the parcel, 2) the zoning district(s) it is in, and 3) any overlay districts that apply. Reference the [zoning map](#) and the [overlay districts map](#) on the town's website.

**Current Use & Zoning (required only if address/parcel is unverified):**

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

#### GIS Site Information (Automatically Generated - Not Available for Unverified Addresses)

**Parcel Area:**

**Current Use:**

**Wake Forest (WF):**

**Planning and Zoning:**

**Base District:**

**In SH1-O Overlay:**

**In SH2-O Overlay:**

**In Water Supply Watershed Protection Overlay:**

**In TND Overlay:**

**In SF Overlay:**

**In HL-O Overlay:**

**In MVCP-O Overlay:**

**In National Register of Historic Places:**

**In Flood Hazard Area:**

#### Additional Zoning Information

**Currently a Conditional District?:** No

**Currently a Conditional Use?:** No

**Is there an existing Special Use Permit for the Property?:** No **Case Number of related site plan (if applicable):**

**Case Numbers of other related approvals (if applicable):**  
none

#### 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

Tom Johnson  
Williams Mullen  
301 Fayetteville Street, 1700  
Raleigh, NC 27601  
P:919-981-4006  
[tjohnson@williamsmullen.com](mailto:tjohnson@williamsmullen.com)

##### Project Contact - Developer

Tyler Morris  
Capitol Commercial, LLC  
PO BOX 6247  
Raleigh, NC 27628  
P:1-252-722-9312  
[tmorris@ccrdu.com](mailto:tmorris@ccrdu.com)

##### Project Contact - Traffic Engineer

##### Project Contact - Property Owner

Southeastern Baptist Theological Seminary, Inc.  
240 N Wingate Street  
Wake Forest, NC 27587  
P:123-456-7890  
[xxxx.xxxx@xxxx.com](mailto:xxxx.xxxx@xxxx.com)

##### Project Contact - Engineer

David Lasley  
Piedmont Land Design, LLP  
8522-204 Six Forks Road  
Raleigh, NC 27615  
P:919-845-7600  
[david@piedmontlanddesign.com](mailto:david@piedmontlanddesign.com)

##### Project Contact - Attorney

Lyle Overcash  
Kimley-Horn  
421 Fayetteville Street, 600  
Raleigh, NC 27601  
P:919-677-2000  
[Lyle.Overcash@kimley-horn.com](mailto:Lyle.Overcash@kimley-horn.com)

Tom Johnson  
Williams Mullen  
301 Fayetteville Street, 1700  
Raleigh, NC 27601  
P:919.981.4006  
[tjohnson@williamsmullen.com](mailto:tjohnson@williamsmullen.com)

## Transportation Impact Analysis

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

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

**Project Number:**

For projects requiring a TIA, a separate TIA application must be submitted in conjunction with this application. Please review the [TIA submittal checklist](#) and submit a **Transportation Impact Analysis Review** application in IDT.

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

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

**Proposed Land Use:**

Multifamily, mixed use (multifamily and retail/commercial), and medical office

**Proposed Number of Lots:** 2

**Number of Buildings:** 6

**Number of Single-Family Lots:** 0

**Number of Townhome Lots:** 0

**Number of Multi-Family Units:** 307

**Number of Stories:** 4

**Square Footage of All Buildings (non-residential):** 39428

## Plan Information - Conditional Rezoning

### Description of Request:

Rezoning of entire property and area within adjacent Stadium Drive right-of-way to Neighborhood Mixed-Use Conditional (NMX-CD). A separate petition to close the subject portion of Stadium Drive has been submitted to the Town in conjunction with this rezoning request. The rezoning proposes a variety of use types including a stand-alone building for medical office use, mixed-use buildings with multifamily dwellings above ground level commercial/retail uses, buildings with only multifamily dwellings, and associated amenity areas for residents.

### Initial Proposed Conditions Offered by Applicant:

1. The conditional district master plan approved as part of this rezoning request shall be a condition of this NMX-CD zoning district. Amendments to the approved 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 master plan. Minor amendments include but are not limited to moving buildings, updating parking layout, realignment of the private street network and adjusting building square footages within the limits of the TIA. Total building square footage and number of buildings could decrease, if necessary.
2. All development will comply with requirements of the Town of Wake Forest Unified Development Ordinance (UDO) unless expressly stated as an exception and will comply with the approved master plan in accordance with Condition 1.
3. The following uses shall be permitted within this NMX-CD zoning district in accordance with the UDO and this master plan, and may be subject to additional use standards (see UDO) uses followed by (SUP) require approval of a special use permit; uses followed by (A) denote allowed as accessory use; uses followed

by (s) denote use allowed subject to supplemental use standards contained in UDO:

RESIDENTIAL: Multifamily Dwellings (s)

OFFICE/SERVICE: ATM; Bank, Credit Union, Financial Services; Business Support Services; Dry Cleaning & Laundry Services; Medical Clinic; Personal Services; Professional Services; Home Occupation (A)(s)

COMMERCIAL/ENTERTAINMENT: General Commercial; Bar/Tavern; Restaurant; Outdoor Seating (A)(s)

CIVIC: Public Safety Station; Recreation Facility, Indoor

AGRICULTURE: Garden (Community and Private); Produce Stand (s)

INFRASTRUCTURE: Wireless Telecommunications Facility, Non-Tower (s); Wireless Telecommunications Facility, Tower (SUP) (s); Utilities Class 1; UtilitiesClass 2

OTHER: Temporary Uses (See UDO Section 4.7 for Specific Provisions)

#### **Justification of Consistency with Comprehensive Plan:**

The rezoning request is consistent with multiple goals, objectives and recommendations of the Comprehensive Plan. The property is adjacent to Capital Boulevard, shown on the Land Use Plan within the Corridor Commercial designation and also shown within an Activity Center. The rezoning proposes both a vertical and horizontal mix of uses including multifamily dwellings with some units above ground level commercial/retail uses, and a stand-alone building for medical office use. The residential use with ground floor commercial/retail uses provides an active pedestrian-scale environment with a mix of uses, connectivity and amenity areas for residents, aligning with the Activity Center guidelines. The rezoning is consistent with objectives of the Land Use and Development Growth Strategy being an infill development with a design and mix of uses that provides more housing choices and commercial opportunities on land already within Town limits. Development proposed by this rezoning furthers key recommendations in the Plan, including promoting multi-story structures within commercial corridor areas with residential above commercial uses and encouraging pedestrian-oriented shopping environments. Design of the proposed development incorporates future NCDOT plans for Capital Boulevard in this location, furthering another key recommendation of the Plan. Overall, the mix of uses and site design proposed by this rezoning is consistent with several Plan goals, including: balancing the mix of uses; providing diverse housing opportunities; supporting a pedestrian-friendly community; supporting strategic growth; and supporting unique, thriving businesses.



# WILLIAMS MULLEN

Direct Dial: 919.981.4006  
tjohnson@williamsmullen.com

October 31, 2023

## VIA E-MAIL

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

RE: ZONING CONDITIONS Stadium Drive Mixed Use Conditional District Rezoning (RZ-23-02/SP-23-04); Unaddressed Property on Stadium Drive, Wake Forest (Wake County PIN: 1831957846)

Dear Patrick:

Please accept this letter as our agreement to the below conditions:

- 1.) The conditional district master plan SP-23-04 approved as part of this rezoning request shall be a condition of this NMX-CD zoning district. Amendments to the approved 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 master plan. Minor amendments include, but are not limited to, moving buildings, updating parking layout, realignment of the private street network and adjusting building square footages within the limits of the TIA. Total building square footage and number of buildings could decrease, if necessary.
- 2.) All development will comply with requirements of the Town of Wake Forest Unified Development Ordinance (UDO) unless expressly stated as an exception and will comply with the approved master plan in accordance with Condition 1.
- 3.) The following uses shall be permitted within this NMX-CD zoning district in accordance with the UDO and this master plan, and may be subject to additional use standards (see UDO) – uses followed by “(SUP)” require approval of a special use permit; uses followed by “(A)” denote allowed as accessory use; uses followed by “(s)” denote use allowed subject to supplemental use standards contained in UDO:

RESIDENTIAL: Multifamily Dwellings (s)

OFFICE/SERVICE: ATM; Bank, Credit Union, Financial Services; Business Support Services; Dry Cleaning & Laundry Services; Medical Clinic; Personal Services; Professional Services; Home Occupation (A)(s)

COMMERCIAL/ENTERTAINMENT: General Commercial (EXCEPT any business in which the primary/principal use or activity is the retail sales of vaping and/or CBD products is prohibited); Bar/Tavern; Restaurant; Outdoor Seating (A)(s); Open Air Retail (s)

CIVIC: Public Safety Station; Recreation Facility, Indoor

AGRICULTURE: Garden (Community and Private); Produce Stand (s)

INFRASTRUCTURE: Wireless Telecommunications Facility, Non-Tower (s); Wireless Telecommunications Facility, Tower (SUP)(s); Utilities – Class 1; Utilities – Class 2

OTHER: Temporary Uses (See UDO Section 4.7 for Specific Provisions)

- 4.) Building heights shall be limited to a maximum of four (4) stories plus a basement.
- 5.) As part of the rezoning, modifications to UDO standards/requirements are granted as follows:
  - a) Modification to the number of parking spaces required by the UDO: for multi-family residential use to allow parking at a ratio of 1.52 spaces per unit.
  - b) Modification to UDO 9.3 regarding parking locations to allow parking to be located as shown on the approved plan.
  - c) Each of Buildings 1-5 shall be a maximum of 40 feet from the back of curb of the parking lot in the front of each building.
  - d) Modification to allow the required number of parking spaces for retail use and shown on the plan to include restaurant and bar uses based on the integrated mix of uses on the site that facilitates patronage of the non-residential space by residents within the development that can walk to these establishments.
  - e) Modification to the minimum frontage buildout (UDO 2.2.3.D) to allow: minimum frontage buildout of 35.1% for Lot 1 along frontage of built and future NCDOT right-of-way (street A); and minimum of 25.4% for Lot 2 along frontage of built and future NCDOT right-of-way (street A).
  - f) Modification of the required setbacks from a major access corridor in the SHO district to allow: a minimum building setback of 25 feet for Building 6 (Lot 2); a minimum parking setback of 24 feet for a portion of the parking area on Lot 2; and a minimum building setback of 48 feet for Building 2 (Lot 1) for a portion of the building.
  - g) Modification of the required street bufferyard in the SHO district to allow a minimum average width of 20 feet along US Hwy 1 and a minimum average width of 20 feet along Street A.

- 6.) 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. 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. Amavi is obligated to complete superstreet improvements on US 1/Capitol Blvd. related to its development approved in project number RZ-22-07 ("Superstreet Improvements"). In the event that Amavi does not complete the Superstreet Improvements, Applicant will pay a fee in lieu in the amount of 3% of the cost of the Superstreet Improvements based upon Applicant's traffic impact related to the Superstreet Improvements.
- 7.) The vertically mixed-use buildings shall each contain a minimum of 8,000 square feet of non-residential use space inclusive of incidental areas (hallways, storage and/or mechanical equipment space). To more effectively respond to evolving market conditions and better facilitate accommodating the needs of residents within this development and the community, no minimum amount of retail use as defined in the UDO is required within the non-residential square footage of the mixed-use buildings.
- 8.) EV charging stations will be provided in the development at a rate of two (2) per building with locations and details to be determined and shown on the construction drawings submitted for review of this development.
- 9.) In an effort to create continuity for the entire project, a common building material shall be provided on the site plan submitted for review of this development that is used in all phases of the development. The material could be used in a variety of ways including, but not limited to: landscaping walls, signage, building materials, accent materials, etc. Providing a minimum of one element for each phase shall satisfy this condition, but the developer may choose to provide the material in multiple facets if desired.
- 10.) Prior to issuance of the first building permit for the multifamily buildings, supplemental plantings if necessary will be installed in the perimeter buffer adjacent to existing residential development. Since the perimeter buffer incorporates existing vegetation, Town staff may, at the request of the applicant, defer installation of supplemental plantings to a later date if staff determines at the time of issuing each building permit that existing vegetation in the vicinity of the respective building functions consistent with screening requirements.
- 11.) Developer shall purchase and install a public art feature of a type, design and location as approved in consultation with Town Staff and the Town's Public Art Commission and will be shown on the approved construction drawings. Public Art shall be a combination of murals, sculptures, or interactive installations for a minimum commitment of \$50,000.
- 12.) A minimum of six outdoor seating/benches will be provided in the active park space behind Building 2, along pedestrian plazas, and adjacent to sidewalks and/or other area within the development where practical and appropriate subject to site development

constraints, with locations and details to be determined at the time of construction drawing review for this development.

- 13.) In the retail area between Buildings 1 and 2, Developer will construct the sidewalks of stamped concrete or paver stones, the crosswalks of stamped asphalt or decorative art crosswalks and will provide decorative lighting, all to be finally determined on the construction plans.
- 14.) A thirty-foot (30') buffer shall be provided adjacent to the shared property lines with Staffordshire Inc. and Sarah A. Drake, Trustee Drake Family Trust, as shown on the plan approved as part of rezoning RZ-23-02/SP-23-04.
- 15.) No balconies or patios shall be allowed on the north facing facade of Building 4 and the south and east facing facades of Building 5.
- 16.) As part of construction drawing review for this development, the applicant will work with the appropriate staff to identify potential mutually acceptable location of a bus shelter within the existing right-of-way adjacent to Stadium Drive near Glencoe Drive.
- 17.) Developer will provide a crosswalk at the intersection of Street A as shown on the Master Plan and the Stadium Drive entrance to Wake Forest Crossing Shopping Center, subject to approval by NCDOT.

Agreed and consented to by:



---

Thomas H. Johnson, Jr.  
Attorney for Capitol Commercial, LLC

**TOWN OF WAKE FOREST**

**AGENT AUTHORIZATION FORM:**

Application #: RZ-23-02/SP-23-04 Submittal Date: \_\_\_\_\_

Southeastern Baptist Theological Seminary, Inc. is the owner of the property for which the attached application is being submitted:

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

0 Stadium Drive, Wake Forest, NC 27587; Wake Co. PIN: 1831957846

The property is located at: (NE quadrant of Capital Blvd. and Stadium Dr. intersection)

The agent for this project is: Thomas H. Johnson, Jr. (Williams Mullen)

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

Name: Thomas H. Johnson, Jr. - attorney (Williams Mullen)

Address: 301 Fayetteville Street, Suite 1700, Raleigh, NC 27601

Telephone Number: 919.981.4006 Fax: \_\_\_\_\_

Email Address: tjohnson@williamsmullen.com

Signature(s) of Owner(s):

SOUTHEASTERN BAPTIST THEOLOGICAL  
SEMINARY INC. BY: [Signature], EVP

Print or type name(s):

Southeastern Baptist Theological Seminary, Inc.

BY: KAU R. HUTCHINSON, EVP

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 #: RZ-23-02/SP-23-04

Submittal Date: \_\_\_\_\_

Southeastern Baptist Theological Seminary, Inc. is the owner of the property for which the attached application is being submitted:

- ☒ General Use Rezoning or Conditional District Rezoning
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- ☐ Variance
- ☐ Major Architectural Review

0 Stadium Drive, Wake Forest, NC 27587; Wake Co. PIN 1831957846

The property is located at: (NE quadrant of Capital Blvd. and Stadium Dr. intersection)

The <sup>applicant</sup> agent for this project is: CC Investments, LLC (Jason Stegall)

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

Name: CC Investments, LLC (Jason Stegall)

Address: PO BOX 6247; Raleigh, NC 27628

Telephone Number: 252-722-9312 Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature(s) of Owner(s):



Print or type name(s):

Southeastern Baptist Theological Seminary, Inc.

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

## 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:** Williams Mullen

**Owner:** Southeastern Baptist Theological Seminary, Inc.

**Requested Action:** Rezone 19.30 acres on the Town of Wake Forest Zoning Map from Rural Holding District (RD) and Special Highway Overlay (SH1-O) to Neighborhood Mixed-Use Conditional District (NMX-CD) and Special Highway Overlay (SH1-O)

**Existing Zoning:** Rural Holding District (RD) and Special Highway Overlay (SH1-O)

**Location:** 0 Stadium Dr

**Size:** 19.30 acres

**Tax PINs:** 1831957846

**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 10th day of October 2023.

Introduced by Planning Board member:

Michael Almquist

Seconded by Planning Board member:

Michael Hickey

Attest

Karin Kuropas  
Karin Kuropas, Planning Board Chair

Courtney Tanner  
Courtney Tanner, Planning Director

Planning Board Report to Board of Commissioners

| Community Plan Consistency Grid: RZ 23-02 |                                                                                                                                                                                                                                                                                      |  |            |           |           |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------|-----------|-----------|
| <b>POLICIES FOR AFFORDABLE HOUSING</b>    |                                                                                                                                                                                                                                                                                      |  | <b>YES</b> | <b>NO</b> | <b>NA</b> |
| AH-1                                      | Implement Affordable Housing Plan                                                                                                                                                                                                                                                    |  |            |           |           |
| <b>POLICIES FOR RESIDENTIAL CHARACTER</b> |                                                                                                                                                                                                                                                                                      |  | <b>YES</b> | <b>NO</b> | <b>NA</b> |
| RC-1                                      | Encourage single-family attached and multifamily development to incorporate varied building frontages and rooflines, front porches, front yards, and balconies to provide visual interest and complement the scale and character of surrounding single-family neighborhoods          |  |            |           |           |
| RC-2                                      | Setbacks of infill development should match the existing context as much as possible as uniform setbacks can help foster a pedestrian-friendly environment                                                                                                                           |  |            |           |           |
| RC-3                                      | Promote higher density infill and redevelopment within older established neighborhoods to provide greater housing choices while matching the scale and character of existing properties                                                                                              |  |            |           |           |
| RC-4                                      | Promote higher density housing along key corridors and surrounding activity centers. This includes near areas designated in the Land Use Plan as Commercial Corridor; Neighborhood Commercial; Light Industrial; and Office, Civic, and Institutional                                |  |            |           |           |
| RC-5                                      | For larger scale planned subdivisions that provide a mix of housing types, work with private developers to locate lower density housing near existing single-family detached neighborhoods to create appropriate transitions and preserve the character of established neighborhoods |  |            |           |           |
| RC-6                                      | Consider requiring a minimum percentage of housing types in new neighborhood developments to increase housing diversity and affordability (e.g. at least 20% duplexes/townhomes)                                                                                                     |  |            |           |           |
| RC-7                                      | Review and update the UDO to align with residential character recommendations within this Community Plan                                                                                                                                                                             |  |            |           |           |
| <b>POLICIES FOR SENIOR HOUSING</b>        |                                                                                                                                                                                                                                                                                      |  | <b>YES</b> | <b>NO</b> | <b>NA</b> |
| SH-1                                      | Promote senior housing within a quarter mile of transit stops, Downtown, shopping areas, parks, and recreational facilities                                                                                                                                                          |  |            |           |           |
| SH-2                                      | Encourage smaller lot, single-story housing types for seniors that are ADA accessible                                                                                                                                                                                                |  |            |           |           |
| SH-3                                      | Encourage age-targeted cooperative housing types for community-oriented senior living, such as co-housing and cottage home courts                                                                                                                                                    |  |            |           |           |
| SH-4                                      | Promote the development of continuing care retirement communities (CCRC), or life plan communities, which offer distinct types of housing and care levels based on a senior's needs                                                                                                  |  |            |           |           |
| SH-5                                      | Encourage developers of age-targeted housing to include amenities attractive to seniors, such as front porches, back patios, walking paths, and outdoor sports facilities, and activated gathering spaces                                                                            |  |            |           |           |



| Community Plan Consistency Grid: RZ 23-02      |                                                                                                                                                                                                                           |  |     |    |    |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----|----|----|
| POLICIES FOR COMMERCIAL DEVELOPMENT            |                                                                                                                                                                                                                           |  | YES | NO | NA |
| CD-1                                           | Enhance established commercial areas by incentivizing redevelopment and/or renovation of existing businesses.                                                                                                             |  |     |    |    |
| CD-2                                           | Support small, local businesses within commercial centers to support unique shopping options within Wake Forest                                                                                                           |  |     |    |    |
| CD-3                                           | Establish architectural design standards for commercial building facades that promote quality design while allowing for flexibility that encourages creative design                                                       |  |     |    |    |
| CD-4                                           | Promote multi-story structures within Commercial Corridor and Neighborhood Commercial areas at appropriate scales that offer residential or office above ground-floor commercial                                          |  |     |    |    |
| CD-5                                           | Encourage pedestrian-oriented shopping environments with sidewalks, attractive storefronts, and buildings facing each other to create a sense of enclosure                                                                |  |     |    |    |
| CD-6                                           | Encourage the incorporation of pedestrian/bicyclist/transit-oriented areas in large-scale shopping centers that provide outdoor seating and gathering areas, bicycle parking stations, and access to transit services     |  |     |    |    |
| CD-7                                           | Promote cross-access and pedestrian pathways between adjacent parking lots and leading to buildings to promote well-connected, cohesive shopping areas                                                                    |  |     |    |    |
| CD-8                                           | Encourage the consolidation of commercial driveways onto major streets to reduce traffic conflicts                                                                                                                        |  |     |    |    |
| CD-9                                           | Require "360 degree architecture" (high quality architecture on all sides of the building as opposed to just the front-facing façade), including well-designed or screened service areas                                  |  |     |    |    |
| CD-10                                          | Encourage businesses to replace existing, non-conforming signage with attractive signage that meets Town standards                                                                                                        |  |     |    |    |
| CD-11                                          | Promote outparcel development to improve the character along primary roadways and break up views of large parking lots                                                                                                    |  |     |    |    |
| CD-12                                          | Review and update the UDO, including the US 1 Special Highway Overlay (SH1-O) and Dr Calvin Jones Highway Overlay (SH2-O) districts, to align with commercial development recommendations within this Community Plan      |  |     |    |    |
| CD-13                                          | Support accessory commercial units (ACUs) that allow the ground floor of residential properties or an accessory structure facing the street to contain a commercial use beneficial to the surrounding neighborhood        |  |     |    |    |
| CD-14                                          | Establish block standards for commercial areas to break up large tracts into more human scale pieces with streets or street-like features within the development                                                          |  |     |    |    |
| POLICIES FOR MINORITY & WOMEN-OWNED BUSINESSES |                                                                                                                                                                                                                           |  | YES | NO | NA |
| MWOB-1                                         | Work with organizations, such as the Chamber and the Black Business Alliance, to expand diversity, equity, and inclusion programs that are supported with grassroots community engagement                                 |  |     |    |    |
| MWOB-2                                         | Explore successful programs for supporting minority and women-owned businesses in surrounding communities to implement in Wake Forest                                                                                     |  |     |    |    |
| MWOB-3                                         | Explore regional, state, and federal grants available for minority and women businesses, such as grants from the National Institute of Economic Development and Carolina Community Impact                                 |  |     |    |    |
| MWOB-4                                         | Support informational sessions and/or provide educational resources to employers on how they can establish equitable work environments and policies within their businesses                                               |  |     |    |    |
| POLICIES FOR SETBACKS                          |                                                                                                                                                                                                                           |  | YES | NO | NA |
| SB-1                                           | Incentivize businesses to situate new buildings at or near the property line to improve walkability, such as by requiring more landscaping if parking lots are located in front of buildings rather than to the rear/side |  |     |    |    |
| SB-2                                           | Promote consistency in setbacks within commercial and residential areas to form desirable continuity in the streetwall, or the facades of buildings facing the street                                                     |  |     |    |    |
| SB-3                                           | Encourage outparcel development with 360 architecture to "hold the corner" of commercial corridor development                                                                                                             |  |     |    |    |
| SB-4                                           | Ensure adequate setbacks of industrial or other high intensity uses to reduce potential sound or visual impacts on adjacent lower intensity uses                                                                          |  |     |    |    |
| SB-5                                           | Allow for flexibly in setbacks in Downtown where existing conditions prevent a consistent streetwall, while maintaining a close interface with the street (e.g., utility, landscaping, and/or topography challenges)      |  |     |    |    |
| POLICIES FOR PARKING LOTS                      |                                                                                                                                                                                                                           |  | YES | NO | NA |
| PL-1                                           | For existing front-loaded surface parking lots, encourage property owners to improve their character with perimeter and interior landscaping, and/or decorative walls and fencing                                         |  |     |    |    |

| Community Plan Consistency Grid: RZ 23-02     |                                                                                                                                                                                                                                                                          |  |            |           |           |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------|-----------|-----------|
| PL-2                                          | Require off-street parking to be located to the side or rear of the primary building                                                                                                                                                                                     |  |            |           |           |
| PL-3                                          | Encourage shared parking agreements where neighboring uses with different peak parking demand times can use the same parking lot, reducing the need for additional parking lots                                                                                          |  |            |           |           |
| PL-4                                          | Reevaluate minimum parking standards and consider implementing maximum parking standards to reduce excessive requirements                                                                                                                                                |  |            |           |           |
| PL-5                                          | Monitor parking supply and strategically encourage structured or underground parking in higher density areas if needed, such as in Downtown, TOD, and activity center areas, to reduce the amount of land dedicated to surface parking                                   |  |            |           |           |
| PL-6                                          | Consider offering incentives for structured parking, such as density bonuses, allowable lot coverage increases, and height limit increases.                                                                                                                              |  |            |           |           |
| PL-7                                          | Encourage the integration of structured parking into multifamily buildings to minimize surface parking lots                                                                                                                                                              |  |            |           |           |
| PL-8                                          | Encourage North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Nitrogen and Phosphorus (SNAP) nutrient-reducing practices, such as permeable surfaces, that allow water infiltration in parking lots to improve stormwater drainage and water quality |  |            |           |           |
| PL-9                                          | Encourage the provision of pedestrian walkways in parking lots to enhance connectivity and safety to businesses                                                                                                                                                          |  |            |           |           |
|                                               |                                                                                                                                                                                                                                                                          |  |            |           |           |
| <b>POLICIES FOR SCREENING &amp; BUFFERING</b> |                                                                                                                                                                                                                                                                          |  | <b>YES</b> | <b>NO</b> | <b>NA</b> |
| SB-1                                          | Ensure sufficient screening and buffering of industrial and commercial uses next to residential uses to minimize potential adverse impacts, such as in the Unicon Drive area                                                                                             |  |            |           |           |
| SB-2                                          | Encourage new development to preserve existing wooded areas along the perimeter of sites to provide natural buffering                                                                                                                                                    |  |            |           |           |
| SB-3                                          | Encourage screening of utility, loading, outdoor storage, and trash disposal areas that are visible from the right-of-way and adjacent development                                                                                                                       |  |            |           |           |
| SB-4                                          | Promote the use of setbacks for walls and fences that allow for plantings between the property line and the right-of-way and adjacent development                                                                                                                        |  |            |           |           |

| Community Plan Consistency Grid: RZ 23-02 |                                                                                                                                                                                                                                                                          |  |     |    |    |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----|----|----|
| POLICIES FOR COMMUNITY CHARACTER          |                                                                                                                                                                                                                                                                          |  | YES | NO | NA |
| CC-1                                      | Preserve vistas and view corridors that contribute to the economic and aesthetic value of Wake Forest, such as the church steeple at Southeastern Baptist Theological Seminary, S White Street in Downtown, and N Main Street in the Wake Forest Local Historic District |  |     |    |    |
| CC-2                                      | Curate public outdoor spaces for important monuments and artworks to showcase them as anchors and entry points to neighborhoods                                                                                                                                          |  |     |    |    |
| CC-3                                      | Leverage historic structures, events, and people to create a sense of place through placemaking and branding                                                                                                                                                             |  |     |    |    |
| CC-4                                      | Ensure new development is contextual to the existing character of the area in terms of scale, massing, setback, fenestration, and design features (porches, storefronts, etc.)                                                                                           |  |     |    |    |
| CC-5                                      | Encourage developers to incorporate landscaping to beautify neighborhoods and commercial areas, such as landscaped medians and roundabouts.                                                                                                                              |  |     |    |    |
| CC-6                                      | Incorporate landscaping and gateway features into public rights-of-way, such as landscaped streetscapes, green infrastructure, and public promenades                                                                                                                     |  |     |    |    |
| CC-7                                      | Emphasize quality development along highly visible thoroughfares in the Town to reinforce its positive image                                                                                                                                                             |  |     |    |    |
| CC-8                                      | In accordance with the Land Use Plan, ensure incompatible, high intensity uses are directed away from low intensity residential areas                                                                                                                                    |  |     |    |    |
| CC-9                                      | Continue to provide quality municipal services for the maintenance and upkeep of neighborhoods, such as street cleaning, snow removal, and trash disposal services                                                                                                       |  |     |    |    |
| CC-10                                     | Work with NCDOT to identify areas for roadway enhancements                                                                                                                                                                                                               |  |     |    |    |
| CC-11                                     | Refer to the Public Art Vision Plan for guidance when public art is being proposed in private development                                                                                                                                                                |  |     |    |    |
| CC-12                                     | Work with developers to improve the character of retaining walls, such as by incorporating public art or tiering the walls to reduce their visual impact                                                                                                                 |  |     |    |    |
| POLICIES FOR UTILITY LINES                |                                                                                                                                                                                                                                                                          |  | YES | NO | NA |
| UL-1                                      | Create a master plan for burying utility lines with community involvement to identify priority areas for conversion                                                                                                                                                      |  |     |    |    |
| UL-2                                      | Ensure major Town entrances and gateway corridors and highly visible, pedestrian-oriented areas are prioritized for conversion                                                                                                                                           |  |     |    |    |
| UL-3                                      | Consider trenching utilities as capital improvements are made in the right-of-way for all areas of the Town                                                                                                                                                              |  |     |    |    |
| UL-4                                      | Investigate partnering with private developers to install conduit for fiber and/or burying utility lines in priority conversion areas                                                                                                                                    |  |     |    |    |
| UL-5                                      | Explore partnerships with private developers for boring and burying additional conduit along main roadways                                                                                                                                                               |  |     |    |    |
| UL-6                                      | Consider and install conduit with greenway project construction.                                                                                                                                                                                                         |  |     |    |    |

| Community Plan Consistency Grid: RZ 23-02 |                                           |                                                                                                                                                                                                                                 |            |           |           |
|-------------------------------------------|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|-----------|
|                                           |                                           |                                                                                                                                                                                                                                 |            |           |           |
|                                           | <b>POLICIES FOR HISTORIC PRESERVATION</b> |                                                                                                                                                                                                                                 | <b>YES</b> | <b>NO</b> | <b>NA</b> |
|                                           | HP-1                                      | Work with the Historic Preservation Commission (HPC) and the Planning Department to continue to implement the 2019 Historic Property Handbook and Design Standards and continue to preserve existing and new historic landmarks |            |           |           |
|                                           | HP-2                                      | Continue to enforce the Historic Preservation Ordinance for the Wake Forest Local Historic District and local historic landmarks                                                                                                |            |           |           |
|                                           | HP-3                                      | Promote State and Federal Tax Incentives for qualified rehabilitation projects for properties listed individually or as contributing historic properties in the National Register of Historic Places                            |            |           |           |
|                                           | HP-4                                      | Ensure development surrounding and within historic districts is sensitive to the historic context of the neighborhood                                                                                                           |            |           |           |
|                                           | HP-5                                      | Encourage adaptive reuse, restoration, and repurposing of historic structures to preserve Wake Forest's history                                                                                                                 |            |           |           |
|                                           | HP-6                                      | Continue to enforce the Demolition of Historic Structures Ordinance for the protection of all historic properties in Wake Forest                                                                                                |            |           |           |
|                                           | HP-7                                      | Investigate the adoption of new local historic districts or character historic overlay districts to preserve Wake Forest's historic character                                                                                   |            |           |           |
|                                           |                                           |                                                                                                                                                                                                                                 |            |           |           |
|                                           | <b>POLICIES FOR COMMUNITY FACILITIES</b>  |                                                                                                                                                                                                                                 | <b>YES</b> | <b>NO</b> | <b>NA</b> |
|                                           | CF-1                                      | Expand Town facilities concurrently with new growth                                                                                                                                                                             |            |           |           |
|                                           | CF-2                                      | Annually review the Town's Work Management Plan, Staffing, and Budget section to reflect current needs and priorities                                                                                                           |            |           |           |
|                                           | CF-3                                      | Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to identify strategies to close gaps in park service areas, such as west of Capital Boulevard and the southern and eastern portion of Town       |            |           |           |
|                                           | CF-4                                      | Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to expand equity in the quality of public park facilities and programming                                                                        |            |           |           |
|                                           | CF-5                                      | Explore green infrastructure options that also beautify spaces, like bioswales and planters                                                                                                                                     |            |           |           |
|                                           | CF-6                                      | Continue to work with regional educational entities to provide support as they seek new facility locations or expansion with growth                                                                                             |            |           |           |
|                                           | CF-7                                      | Coordinate with regional educational entities to ensure increased equity in educational facilities across the community                                                                                                         |            |           |           |
|                                           | CF-8                                      | Coordinate with the Police and Fire Departments to ensure response times are sufficient for all areas of town with growth                                                                                                       |            |           |           |
|                                           | CF-9                                      | Consider emerging best practices for community safety, such as mental health crisis response teams                                                                                                                              |            |           |           |
|                                           | CF-10                                     | Promote and incorporate sustainable building practices into community facilities, setting a precedent for private developers to implement                                                                                       |            |           |           |
|                                           | CF-11                                     | Coordinate with regional healthcare providers to explore opportunities to locate a full service hospital or regional medical facilities in the Town                                                                             |            |           |           |
|                                           | CF-12                                     | Evaluate existing streets and explore UDO updates to address traffic congestion, traffic speed, reduce collisions, and improve safety conditions for all modes of transportation                                                |            |           |           |
|                                           | CF-13                                     | Regularly update the Town Pavement Management System program                                                                                                                                                                    |            |           |           |

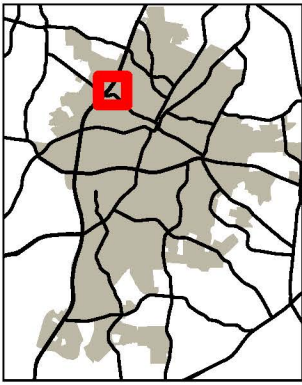
| Community Plan Consistency Grid: RZ 23-02 |                                                     |                                                                                                                                                                                                                                                                     |            |           |           |
|-------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|-----------|
|                                           |                                                     |                                                                                                                                                                                                                                                                     |            |           |           |
|                                           | <b>POLICIES FOR PUBLIC TRANSIT</b>                  |                                                                                                                                                                                                                                                                     | <b>YES</b> | <b>NO</b> | <b>NA</b> |
|                                           | PT-1                                                | Continue to work with transit partners to consider more frequent service and route network expansions to key locations to improve rider experience and attract more usage of mass transit                                                                           |            |           |           |
|                                           | PT-2                                                | Coordinate with property owners, private developers, and transit partners to set aside land for transit stops at appropriate locations. The Town should obtain a transit easement for these locations and construct and maintain quality bus shelter infrastructure |            |           |           |
|                                           | PT-3                                                | Work with GoRaleigh and GoTriangle to construct smart bus shelters, or sustainable shelters that incorporate elements like interactive screens with live timetables, smart lighting, solar panels, and bike lock stations                                           |            |           |           |
|                                           | PT-4                                                | Explore incorporating public art into bus shelters                                                                                                                                                                                                                  |            |           |           |
|                                           | PT-5                                                | Continue to evaluate and coordinate Park and Ride locations with transit partners                                                                                                                                                                                   |            |           |           |
|                                           | PT-6                                                | Explore best long term transit options such as fixed or microtransit                                                                                                                                                                                                |            |           |           |
|                                           |                                                     |                                                                                                                                                                                                                                                                     |            |           |           |
|                                           | <b>POLICIES FOR CAPITAL BOULEVARD</b>               |                                                                                                                                                                                                                                                                     | <b>YES</b> | <b>NO</b> | <b>NA</b> |
|                                           | CB-1                                                | Continue to work closely with NCDOT to implement the project and promote commercial growth in accordance with the Land Use Plan                                                                                                                                     |            |           |           |
|                                           | CB-2                                                | Continue advocating for improvements along the corridor to assist in improving the quality of life for Wake Forest residents, businesses, and property owners                                                                                                       |            |           |           |
|                                           |                                                     |                                                                                                                                                                                                                                                                     |            |           |           |
|                                           | <b>POLICIES FOR STREET CONNECTIVITY</b>             |                                                                                                                                                                                                                                                                     | <b>YES</b> | <b>NO</b> | <b>NA</b> |
|                                           | SC-1                                                | Promote short blocks of less than 600 linear feet between intersections of local roads to improve walkability                                                                                                                                                       |            |           |           |
|                                           | SC-2                                                | Avoid dead-ends, cul-de-sacs, and T-intersections in places where four-way intersections can be aligned                                                                                                                                                             |            |           |           |
|                                           | SC-3                                                | Study the appropriateness of traffic circles at four-way intersections to ease congestion and improve safety                                                                                                                                                        |            |           |           |
|                                           |                                                     |                                                                                                                                                                                                                                                                     |            |           |           |
|                                           | <b>POLICIES FOR SIDEWALKS &amp; MULTI-USE PATHS</b> |                                                                                                                                                                                                                                                                     | <b>YES</b> | <b>NO</b> | <b>NA</b> |
|                                           | SP-1                                                | Update the CTP to include an inventory of sidewalks in addition to multi-use paths and establish project priorities, private-public funding, and time frames for closing gaps in the network                                                                        |            |           |           |
|                                           | SP-2                                                | Update the CTP to identify priority areas for high visibility crosswalks, bulb outs, refuge islands, rectangular rapid flashing beacons, and other pedestrian improvements                                                                                          |            |           |           |
|                                           | SP-3                                                | Work with Public Works to identify crosswalk ramps that are not ADA compliant and prioritize upgrades                                                                                                                                                               |            |           |           |
|                                           | SP-4                                                | In coordination with roadway improvements, upgrade aging sidewalks or install new sidewalks if none exist                                                                                                                                                           |            |           |           |
|                                           | SP-5                                                | Promote sidewalk, multi-use path, or trail connectivity between residential subdivisions and nonresidential development to improve pedestrian and bicycle connectivity                                                                                              |            |           |           |
|                                           | SP-6                                                | Continue to ensure all new residential development provides sidewalks on both sides of the street                                                                                                                                                                   |            |           |           |
|                                           | SP-7                                                | Encourage multi-use paths to be provided along the main road in developments                                                                                                                                                                                        |            |           |           |
|                                           | SP-8                                                | Ensure multifamily and commercial developments include strong pedestrian networks within and between their sites                                                                                                                                                    |            |           |           |

| Community Plan Consistency Grid: RZ 23-02 |                                                      |                                                                                                                                                                                                                                                                        |            |           |           |
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|                                           |                                                      |                                                                                                                                                                                                                                                                        |            |           |           |
|                                           | <b>POLICIES FOR BIKEWAYS, GREENWAYS &amp; TRAILS</b> |                                                                                                                                                                                                                                                                        | <b>YES</b> | <b>NO</b> | <b>NA</b> |
|                                           | BGT-1                                                | Identify trail head locations as the greenway and trail network continues to expand                                                                                                                                                                                    |            |           |           |
|                                           | BGT-2                                                | Explore opportunities along greenways to add amenities (i.e. water fountains, seating /rest areas, pocket parks, public art, and fix it stations) and programming with the Parks, Recreation, and Cultural Resources Department or other organizations like StoryWalks |            |           |           |
|                                           | BGT-3                                                | Encourage development along greenways to incorporate greenway access into the site, particularly for uses attractive to trail users (i.e. restaurant, cafes, and bars)                                                                                                 |            |           |           |
|                                           |                                                      |                                                                                                                                                                                                                                                                        |            |           |           |
|                                           | <b>POLICIES FOR LOCAL FOOD SYSTEMS</b>               |                                                                                                                                                                                                                                                                        | <b>YES</b> | <b>NO</b> | <b>NA</b> |
|                                           | LFS-1                                                | Continue to support the Northern Community Food Security Team and together explore other locations for community food hubs within the Town                                                                                                                             |            |           |           |
|                                           | LFS-2                                                | Partner with local food cooperatives and regional food networks, such as the Capital Area Food Network, to address food insecurity in the community                                                                                                                    |            |           |           |
|                                           | LFS-3                                                | Encourage regenerative practices, such as use of organic fertilizers, crop rotation, and crop variation for healthy soil                                                                                                                                               |            |           |           |
|                                           | LFS-4                                                | Conduct a meal gap survey to better assess the immediate and long term needs in the community                                                                                                                                                                          |            |           |           |
|                                           | LFS-5                                                | Evaluate the economic impact of local food systems in the community to encourage localized marketplaces for food producers                                                                                                                                             |            |           |           |
|                                           | LFS-6                                                | Explore updates to the UDO that would promote urban agriculture and repurposing of vacant or underutilized lots for such uses                                                                                                                                          |            |           |           |
|                                           |                                                      |                                                                                                                                                                                                                                                                        |            |           |           |
|                                           | <b>POLICIES FOR CONSERVATION DESIGN</b>              |                                                                                                                                                                                                                                                                        | <b>YES</b> | <b>NO</b> | <b>NA</b> |
|                                           | CD-1                                                 | Encourage conservation design in the UDO's subdivision development regulations, particularly for areas within watershed protection areas                                                                                                                               |            |           |           |
|                                           | CD-2                                                 | Explore incentives for promoting conservation design, such as density bonuses to allow for comparable number of housing units but greater preserved green space within the site                                                                                        |            |           |           |
|                                           | CD-3                                                 | Encourage developers to enhance preserved green spaces as accessible amenities for residents, such as trails and outdoor seating                                                                                                                                       |            |           |           |
|                                           |                                                      |                                                                                                                                                                                                                                                                        |            |           |           |
|                                           | <b>POLICIES FOR GREEN SPACE PRESERVATION</b>         |                                                                                                                                                                                                                                                                        | <b>YES</b> | <b>NO</b> | <b>NA</b> |
|                                           | GSP-1                                                | Prioritize higher density redevelopment and infill development within already developed areas to avoid premature development in long term growth areas and reduce greenfield development                                                                               |            |           |           |
|                                           | GSP-2                                                | Work with private developers to preserve significant natural assets within sites, such as streams, steep slopes, unique geological formations, wetlands, and mature stands of trees, which can be incorporated as development amenities                                |            |           |           |
|                                           | GSP-3                                                | Continue to identify and strategically acquire environmentally sensitive land to preserve as dedicated conservation areas and publicly accessible open space                                                                                                           |            |           |           |
|                                           | GSP-4                                                | Explore incentives to promote conservation design in future development, such as density bonuses, to promote clusters of taller structures that preserve natural areas of the site                                                                                     |            |           |           |
|                                           | GSP-5                                                | Explore strategies to further promote green space preservation within the updated UDO, such as increasing set aside requirements, and evaluate what is credited as open space                                                                                          |            |           |           |
|                                           | GSP-6                                                | Explore strategies to further protect wildlife and environmentally sensitive areas in the UDO                                                                                                                                                                          |            |           |           |

| Community Plan Consistency Grid: RZ 23-02 |                                                                                                                                                                                                                                                                                                                             |  |     |    |    |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----|----|----|
| POLICIES FOR TREE CANOPY                  |                                                                                                                                                                                                                                                                                                                             |  | YES | NO | NA |
| TC-1                                      | Continue to support the Town in administering the Urban Forestry Program and planting, preserving, and maintaining trees on public properties and rights-of-way                                                                                                                                                             |  |     |    |    |
| TC-2                                      | Explore updates to the UDO that could further promote tree preservation and replacement in new developments                                                                                                                                                                                                                 |  |     |    |    |
| TC-3                                      | Review existing incentives and consider additional incentives for private developers to promote tree preservation above what is required by the UDO                                                                                                                                                                         |  |     |    |    |
| TC-4                                      | Explore ways to increase the number of trees required in parking lots during the update to the UDO, such as requiring an island every 20 parking spaces or decreasing the minimum distance a parking space can be from a tree                                                                                               |  |     |    |    |
| TC-5                                      | Ensure public and private tree plantings and xeriscaping are made up of native plant species that are adapted to local environmental conditions and require less irrigation                                                                                                                                                 |  |     |    |    |
| TC-6                                      | Coordinate efforts to influence State regulations related to the expansion of tree preservation standards                                                                                                                                                                                                                   |  |     |    |    |
| POLICIES FOR SUSTAINABLE DEVELOPMENT      |                                                                                                                                                                                                                                                                                                                             |  | YES | NO | NA |
| SD-1                                      | Encourage private developers to incorporate green building, LID, and green infrastructure practices in future developments                                                                                                                                                                                                  |  |     |    |    |
| SD-2                                      | Incorporate green infrastructure into public streetscapes, prioritizing pedestrian-oriented areas like Downtown, TOD, and Neighborhood Commercial areas                                                                                                                                                                     |  |     |    |    |
| SD-3                                      | Continue to incorporate sustainable design best practices into Town-owned infrastructure and community facilities, striving to incorporate LEED practices into future facilities                                                                                                                                            |  |     |    |    |
| SD-4                                      | Use the Environmental Protection Agency's (EPA) "Revising Local Codes to Facilitate Low Impact Development" guide to help identify regulations within the UDO that discourage LID practices                                                                                                                                 |  |     |    |    |
| SD-5                                      | Evaluate potential rainwater collection programs and composting programs                                                                                                                                                                                                                                                    |  |     |    |    |
| SD-6                                      | Explore an incentive program to encourage development to provide stormwater when lots are exempt from stormwater requirements                                                                                                                                                                                               |  |     |    |    |
| SD-7                                      | Update the Manual of Specifications, Standards and Design to reference green infrastructure design                                                                                                                                                                                                                          |  |     |    |    |
| SD-8                                      | Explore decommissioned rights-of-way as potential stormwater routes                                                                                                                                                                                                                                                         |  |     |    |    |
| SD-9                                      | Support the use of attractive, safe, and sustainable street furniture and infrastructure, such as solar streetlights, and LED traffic lights                                                                                                                                                                                |  |     |    |    |
| SD-10                                     | Expand the electric vehicle (EV) charging network by requiring the installation of charging stations, or the infrastructure needed to accommodate future charging stations, in all new parking lots, especially parking lots of multifamily and large scale developments, and increasing supply of public charging stations |  |     |    |    |
| SD-11                                     | Promote adaptive reuse over redevelopment for structures that are structurally sound, feature desirable built form, and/or are historically significant. This includes creating an online inventory of buildings available for adaptive reuse                                                                               |  |     |    |    |
| SD-12                                     | Investigate developing a solar energy ordinance and enrolling in the SolSmart program, a national designation program funded by the US Department of Energy charged with making solar power faster, easier, and more affordable                                                                                             |  |     |    |    |
| SD-13                                     | Explore ways to incentivize renewable energy and passive solar design in the Town's development standards. SolSmart's Solar Energy Toolkit can be used as resource for better promoting solar panels within the code                                                                                                        |  |     |    |    |
| SD-14                                     | Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation                                                                                                                                                                                                                   |  |     |    |    |
| POLICIES FOR TOURISM                      |                                                                                                                                                                                                                                                                                                                             |  | YES | NO | NA |
| T-1                                       | Grow the Town's art community and reputation as a regional arts destination with a Downtown focus                                                                                                                                                                                                                           |  |     |    |    |

| Community Plan Consistency Grid: RZ 23-02 |                                                                                                                                                                                                                     |  |            |           |           |
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| T-2                                       | Explore the potential of constructing a recreational destination facility with a regional draw                                                                                                                      |  |            |           |           |
| T-3                                       | Develop annual Tourism Economic Impact Reports to help quantify progress made in Wake Forest's tourism sector and identify trends, issues, and opportunities that can help Town staff prioritize future investments |  |            |           |           |
| T-4                                       | Support the Wake Forest Area Chamber to create and market a local visitor's center as a public resource hub for the Town's attractions, events, and businesses for visitors                                         |  |            |           |           |
| T-5                                       | Leverage Wake County's Room Occupancy Tax to build, finance, and create new establishments or run events related to tourism, allowing the Town to capitalize on its success in drawing hotel occupants              |  |            |           |           |
| T-6                                       | Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations                                                                              |  |            |           |           |
| T-7                                       | Continue to support Wake Forest Downtown Inc. (a Main Street America accredited program) in meeting the National Accreditation Standards of Performance as outlined by the National Main Street Center              |  |            |           |           |
| T-8                                       | Continue to participate in the NC Main to Main Trail program, a network that connects the State's Main Street America communities, and leverage this designation in the Town's marketing strategy                   |  |            |           |           |
| T-9                                       | Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs                                                                               |  |            |           |           |
| T-10                                      | Explore the creation of a social district, where customers can carry and consume food and drinks purchased from businesses outside in a designated zone                                                             |  |            |           |           |
| <b>POLICIES FOR GATEWAYS</b>              |                                                                                                                                                                                                                     |  | <b>YES</b> | <b>NO</b> | <b>NA</b> |
| GW-1                                      | Create a Gateway Plan to identify and prioritize sites for gateway features and establish design standards. Ensure the Plan works in synergy with the Town's Wayfinding Plan.                                       |  |            |           |           |
| GW-2                                      | Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.                                                                                                     |  |            |           |           |
| <b>POLICIES FOR DOWNTOWN WAKE FOREST</b>  |                                                                                                                                                                                                                     |  | <b>YES</b> | <b>NO</b> | <b>NA</b> |
| DWF-1                                     | Evaluate existing zoning regulations around density in appropriate locations to balance Downtown's development potential with preserving its historic character                                                     |  |            |           |           |
| DWF-2                                     | Identify strategies to fill vacant buildings Downtown that promote an entrepreneurial and small-business culture                                                                                                    |  |            |           |           |
| DWF-3                                     | Identify strategies to attract families and younger populations to Downtown with inviting public spaces, entertainment, and destinations for all ages                                                               |  |            |           |           |
| DWF-4                                     | Provide guidelines for how buildings should be orientated to support pedestrian-friendly environments                                                                                                               |  |            |           |           |
| DWF-5                                     | Reassess parking demand and supply with consideration for a new parking garage(s) to minimize surface parking lots                                                                                                  |  |            |           |           |
| DWF-6                                     | Identify strategies to create an "experience-based" Downtown retail environment with unique local businesses and a pedestrian-oriented environment                                                                  |  |            |           |           |
| DWF-7                                     | Reassess strategies to improve gateways and wayfinding to and within Downtown to better direct people and create a distinct sense of place                                                                          |  |            |           |           |
| DWF-8                                     | Identify opportunities for Downtown events and public gathering spaces to bring the community together, such as live outdoor events and festivals                                                                   |  |            |           |           |





TOWN of  
WAKE FOREST

# RZ-23-02 Stadium Drive Mixed Use Conditional District Rezoning

3/23/2023



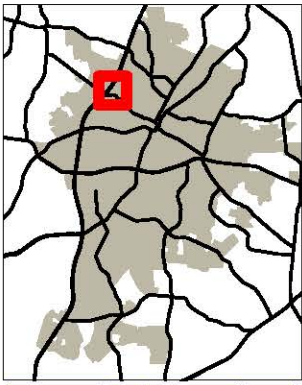
Please note that this map is intended for illustrative purposes only.  
For specific inquiries regarding zoning boundaries, contact the  
Town Wake Forest Planning Department at 919-435-9510.

0 500 1,000 1,500 Feet



50

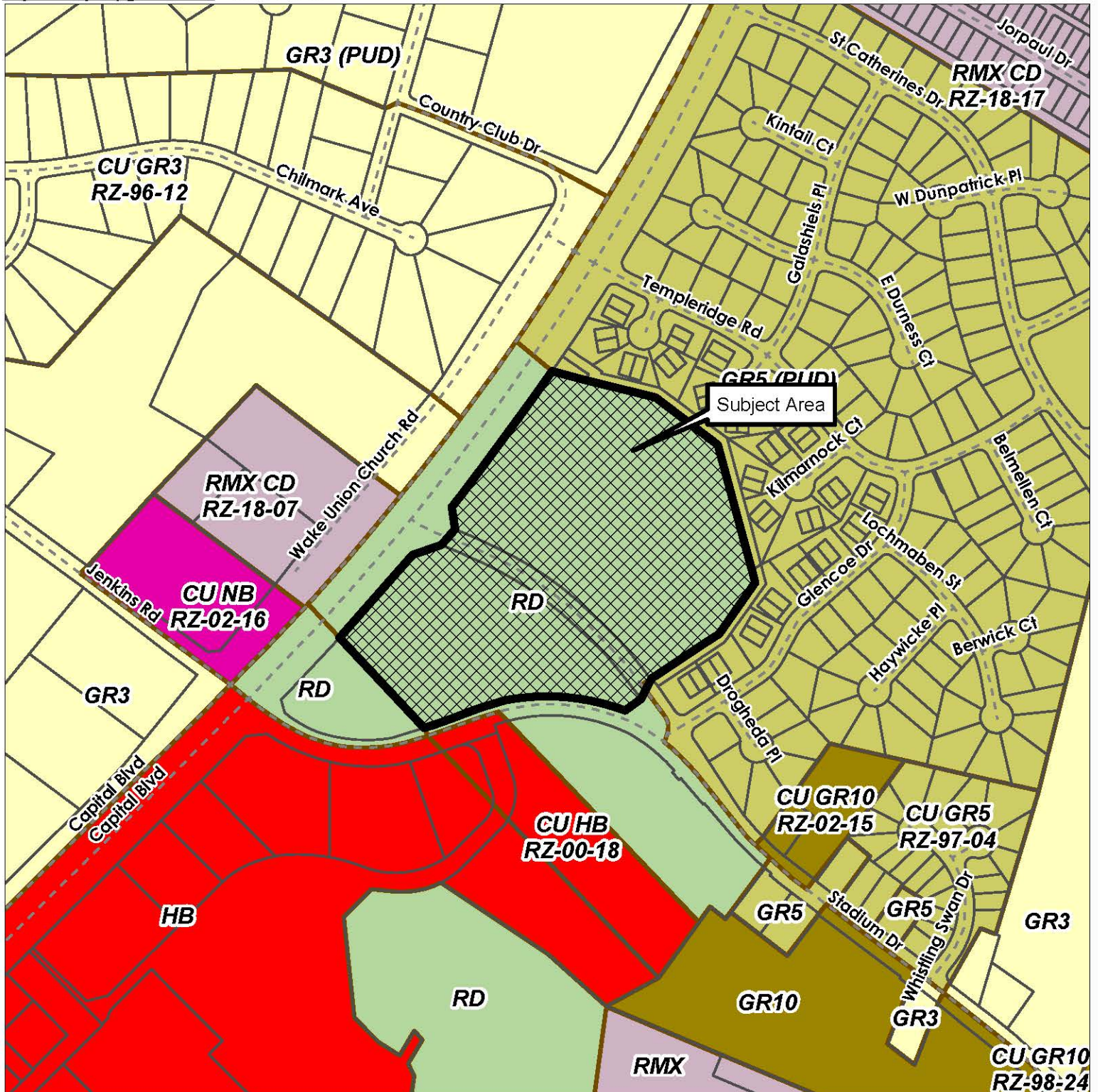




TOWN of  
WAKE FOREST

# RZ-23-02 Stadium Drive Mixed Use Conditional District Rezoning

3/23/2023

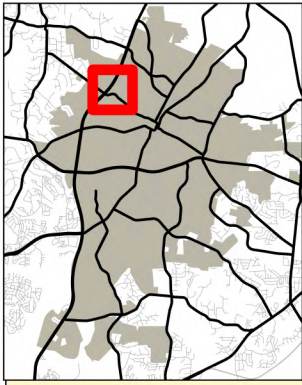


Please note that this map is intended for illustrative purposes only.  
For specific inquiries regarding zoning boundaries, contact the  
Town Wake Forest Planning Department at 919-435-9510.

0 500 1,000 1,500 Feet

51





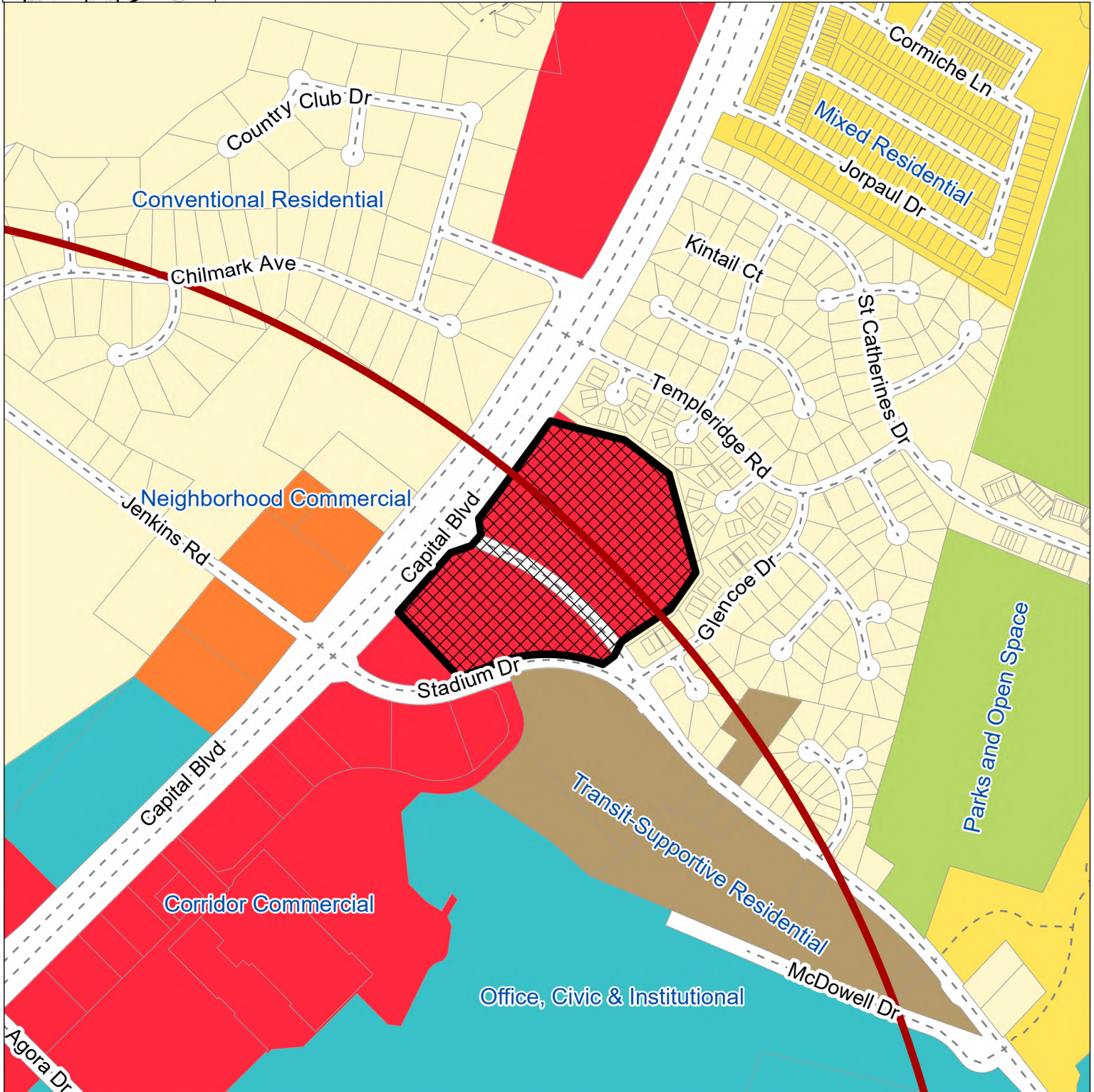
# Land Use Plan



TOWN of  
WAKE FOREST

## RZ-23-02 Stadium Drive Mixed Use Conditional District Rezoning

10/9/2023



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

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





*Traffic Impact Analysis*

# Stadium Drive Mixed-Use

## Wake Forest, NC

Prepared for:  
Capitol Commercial, LLC.

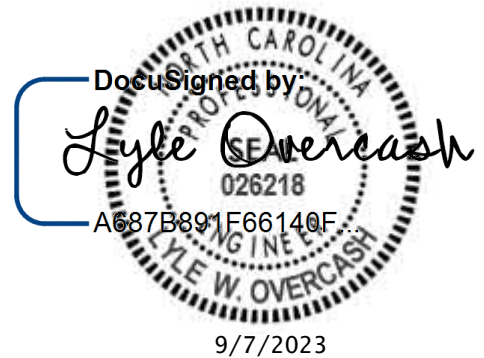
**Kimley»Horn**

Traffic Impact Analysis for  
**Stadium Drive Mixed-Use**  
Wake Forest, North Carolina

Prepared for:  
**Capitol Commercial, LLC**  
Raleigh, NC

Prepared by:  
**Kimley-Horn and Associates, Inc.**  
NC License #F-0102  
421 Fayetteville Street, Suite 600  
Raleigh, NC 27601  
(919) 677-2000

September 2023  
014418001



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

## Executive Summary

Kimley-Horn and Associates, Inc. has performed a Traffic Impact Analysis (TIA) for the proposed Stadium Drive Mixed-Use project located along US 1 (Capital Boulevard). This project site is located in the northeast quadrant of the intersection of US 1 and Jenkins Road/Stadium Drive.

The proposed development is currently expected to consist of approximately 350 mid-rise apartments, 25,000 square feet (SF) of medical office space, and 20,000 SF of retail space. The development is expected to be completed in 2025. The mixed-use development is proposed to be accessed by a right-in, right-out driveway (Old Stadium Drive) on US 1 and a full movement driveway on Stadium Drive that will connect with the existing Shopping Center Driveway south of the future site. In addition, there will be multiple internal site driveways along the realigned Old Stadium Drive.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development. The traffic conditions studied include the existing (2022) traffic condition, the projected (2025) background traffic condition, and the projected (2025) build-out traffic condition.

As shown in [Table ES-1](#), the project is projected to generate 2,864 new daily trips, 236 new trips during the AM peak hour, and 302 new trips during the PM peak hour on a typical weekday.

| <b>Table ES-1</b>                        |                                |                  |      |              |                     |            |                     |            |
|------------------------------------------|--------------------------------|------------------|------|--------------|---------------------|------------|---------------------|------------|
| <b>ITE Traffic Generation (Vehicles)</b> |                                |                  |      |              |                     |            |                     |            |
| <b>Land Use Code</b>                     | <b>Land Use</b>                | <b>Intensity</b> |      | <b>Daily</b> | <b>AM Peak Hour</b> |            | <b>PM Peak Hour</b> |            |
|                                          |                                |                  |      |              | <b>In</b>           | <b>Out</b> | <b>In</b>           | <b>Out</b> |
| 221                                      | Multifamily Housing (Mid-Rise) | 350              | d.u. | 1,624        | 33                  | 109        | 84                  | 54         |
| 720                                      | Medical Office Building        | 25,000           | s.f. | 966          | 55                  | 14         | 30                  | 69         |
| 822                                      | Retail                         | 20,000           | s.f. | 1,074        | 27                  | 18         | 64                  | 63         |
| <b>Subtotal</b>                          |                                |                  |      | <b>3,664</b> | <b>115</b>          | <b>141</b> | <b>178</b>          | <b>186</b> |
| <b>Internal Capture</b>                  |                                |                  |      | <b>800</b>   | <b>10</b>           | <b>10</b>  | <b>31</b>           | <b>31</b>  |
| <b>Total Net New External Trips</b>      |                                |                  |      | <b>2,864</b> | <b>105</b>          | <b>131</b> | <b>147</b>          | <b>155</b> |

Capacity analyses were performed using Synchro software. [Table ES-2](#) summarizes the operation of the study intersections for the AM and PM peak hour traffic conditions.



Table ES-2 - Level of Service Summary

| Intersection and Approach/Movement                          | Traffic Control | Existing (2022) Traffic |          | Background (2025) Traffic |          | Build-out (2025) Traffic |           |
|-------------------------------------------------------------|-----------------|-------------------------|----------|---------------------------|----------|--------------------------|-----------|
|                                                             |                 | AM                      | PM       | AM                        | PM       | AM                       | PM        |
| US 1 at Jenkins Road/Stadium Drive                          | Signalized      | D (54.9)                | D (46.9) | N/A                       |          | N/A                      |           |
| Northbound Overall                                          |                 | N/A                     |          | A (9.6)                   | B (18.8) | B (10.9)                 | C (22.3)  |
| Southbound Overall                                          |                 | N/A                     |          | D (40.5)                  | B (18.3) | D (47.3)                 | B (19.9)  |
| US 1 (Capital Boulevard) at Northern U-Turn                 | Signalized      | N/A                     |          | D (39.4)                  | C (26.7) | D (49.4)                 | D (35.2)  |
| US 1 (Capital Boulevard) at Southern U-Turn                 | Signalized      | N/A                     |          | B (14.9)                  | C (32.1) | B (15.7)                 | D (38.3)  |
| US 1 (Capital Boulevard) at Old Stadium Drive               | Unsignalized    | - (-)                   | - (-)    | - (-)                     | - (-)    | - (-)                    | - (-)     |
| Westbound                                                   |                 | B (13.6)                | C (18.9) | C (15.1)                  | C (22.6) | C (15.6)                 | C (24.9)  |
| US 1 at Country Club Drive/Templeridge Road                 | Unsignalized    | - (-)                   | - (-)    | - (-)                     | - (-)    | - (-)                    | - (-)     |
| Eastbound                                                   |                 | E (49.0)                | F (57.3) | F (69.3)                  | F (74.1) | F (70.4)                 | F (78.2)  |
| Westbound                                                   |                 | E (40.1)                | F (62.2) | F (60.5)                  | F (96.5) | F (62.2)                 | F (101.2) |
| Northbound Left                                             |                 | C (17.8)                | C (15.1) | C (22.3)                  | C (17.9) | C (22.7)                 | C (18.3)  |
| Southbound Left                                             |                 | B (12.4)                | C (17.8) | B (13.9)                  | C (22.0) | B (14.0)                 | C (22.5)  |
| Stadium Drive at Shopping Center Driveway/Old Stadium Drive | Unsignalized    | - (-)                   | - (-)    | - (-)                     | - (-)    | - (-)                    | - (-)     |
| Northbound                                                  |                 | B (11.3)                | B (12.9) | C (15.8)                  | C (22.5) | D (28.0)                 | F (111.1) |
| Southbound                                                  |                 | N/A                     | N/A      | N/A                       | N/A      | C (21.9)                 | D (28.3)  |
| Eastbound Left                                              |                 | N/A                     | N/A      | N/A                       | N/A      | A (8.6)                  | A (8.2)   |
| Westbound Left                                              |                 | A (8.0)                 | A (8.4)  | A (8.5)                   | A (8.6)  | A (8.5)                  | A (8.8)   |
| Stadium Drive at Glencoe Drive                              | Unsignalized    | - (-)                   | - (-)    | - (-)                     | - (-)    | - (-)                    | - (-)     |
| Southbound                                                  |                 | B (13.3)                | B (12.1) | C (18.3)                  | B (14.5) | C (18.9)                 | C (15.3)  |
| Eastbound Left                                              |                 | A (8.1)                 | A (8.1)  | A (8.5)                   | A (8.5)  | A (8.6)                  | A (8.6)   |
| Glencoe Drive at Old Stadium Drive                          | Unsignalized    | - (-)                   | - (-)    | - (-)                     | - (-)    | N/A                      | N/A       |
| Eastbound                                                   |                 | A (9.1)                 | A (8.9)  | A (9.1)                   | A (9.0)  |                          |           |
| Northbound Left                                             |                 | A (7.5)                 | A (7.5)  | A (7.5)                   | A (7.5)  |                          |           |
| Old Stadium Drive at Medical Driveway 1                     | Unsignalized    | N/A                     | N/A      | N/A                       | N/A      | - (-)                    | - (-)     |
| Northbound                                                  |                 |                         |          |                           |          | A (8.8)                  | A (8.7)   |
| Westbound Left                                              |                 |                         |          |                           |          | A (7.3)                  | A (7.3)   |
| Old Stadium Drive at Stadium Drive/Site Driveway 1          | Unsignalized    | N/A                     | N/A      | N/A                       | N/A      | A (7.5)                  | A (7.3)   |
| Eastbound                                                   |                 |                         |          |                           |          | A (7.1)                  | A (7.0)   |
| Westbound                                                   |                 |                         |          |                           |          | A (7.6)                  | A (7.5)   |
| Northbound                                                  |                 |                         |          |                           |          | A (7.5)                  | A (7.3)   |
| Old Stadium Drive at Medical Driveway 2/Site Driveway 2     | Unsignalized    | N/A                     | N/A      | N/A                       | N/A      | - (-)                    | - (-)     |
| Eastbound                                                   |                 |                         |          |                           |          | A (9.7)                  | A (9.0)   |
| Westbound                                                   |                 |                         |          |                           |          | B (10.3)                 | B (10.4)  |
| Northbound Left                                             |                 |                         |          |                           |          | A (7.4)                  | A (7.3)   |
| Southbound Left                                             |                 |                         |          |                           |          | A (7.3)                  | A (7.4)   |



*NCDOT STIP U-5307D Project*

Planning and development is underway on the NCDOT State Transportation Improvement Program (STIP) U-5307 project to convert US 1 (Capital Boulevard) to a controlled-access facility from I-540 in Raleigh to Purnell Road/Harris Road in Wake Forest. This project is intended to improve traffic congestion and reduce travel times along US 1. A controlled-access highway is one on which access is provided only via ramps at interchanges. Some cross-streets will be grade-separated, and no driveway connections will be allowed on US 1.

The “D” portion of the U-5307 project plans to realign Stadium Drive and reconfigure the US 1 at Jenkins Road/Stadium Drive intersection, creating an overpass, however, this segment is not funded. As part of the U-5307D preliminary design, a collector road (Y26B) was proposed that originally bisected the project site roughly in half, leaving some odd remnant parcels adjacent to US 1, see attached schematic. In addition, the original Y26B alignment would have likely been more expensive due to ROW acquisition driven by fill slopes.

In coordination with NCDOT and their STIP project consultant, Kimley-Horn prepared several options to realign Y26B while not affecting the overall alignment of the Stadium Drive overpass over US 1. Option B was selected as the preferred alternative, it is attached to this document, along with an interim design to accommodate the connection to Stadium Drive prior to U-5307D being constructed. Option B slid the collector road more towards US 1 and left a more developable area for the Stadium Drive Mixed-Use development site.

Through extensive coordination with NCDOT, the site plan was modified to accommodate the interim and future alignment of the Y26B collector road. Shaded portions of the site plan denote reserved areas for possible future NCDOT ROW. It is anticipated that NCDOT will incorporate this design in the U-5307D plans once this segment moves forward with funding.

*Background Improvements*

The following background improvements are to be performed with the Horse Creek Amavi development:

**US 1 at Jenkins Road/Stadium Drive:**

- Convert the intersection to a reduced conflict intersection (RCI) with side streets restricted to right turns only
- Provide a new exclusive eastbound right-turn lane with approximately 500 feet of storage and appropriate taper length
- Stripe the eastbound approach of Jenkins Road to provide dual right turn lanes
- Restripe the westbound approach of Stadium Drive to provide dual right turn lanes

- Extend the existing northbound left-turn lane on US Highway 1 to provide a minimum of 450 feet of storage plus appropriate deceleration and taper length
- Modify the existing traffic signal to accommodate the new configuration and coordinate the signal with the new U-turn intersections

**US 1 at Northern U-Turn:**

- Construct a new northbound U-turn lane on US Highway 1 with a minimum of 425 feet of storage and appropriate deceleration and taper
- Construct a bulb out on US Highway 1 to accommodate U-turning vehicles
- Install a traffic signal at the intersection with wooden poles and coordinate the new traffic signal with the intersection at US Highway 1 and Jenkins Road/Stadium Drive

**US 1 at Southern U-Turn:**

- Construct a new southbound U-turn lane on US Highway 1 with a minimum of 425 feet of storage and appropriate deceleration and taper. Depending on the exact location of the new U-turn, it may be ideal to start the taper for the southbound U-turn lane at/near the intersection with Jenkins Road
- Construct a bulb out on US Highway 1 to accommodate U-turning vehicles
- Install a traffic signal at the intersection with wooden poles and coordinate the new traffic signal with the intersection at US Highway 1 and Jenkins Road/Stadium Drive

***Recommendations***

The following improvements are recommended to be performed with the Stadium Drive Mixed-Use development to accommodate projected site traffic volumes:

**Old Stadium Drive:**

- Realign Old Stadium Drive to intersect Stadium Drive at the existing intersection of Stadium Drive and the Wake Forest Crossing Shopping Center northern driveway instead of Glencoe Drive. This realignment is consistent with the plans for the Y26 Service Road as part of NCDOT STIP U-5307D
- Realigned Old Stadium Drive (future Y26 collector road) should be constructed as a 3-lane section to provide left-turn lanes at the site driveways

**Stadium Drive at Shopping Center Driveway/Old Stadium Drive:**

- Restripe eastbound Stadium Drive to provide a left-turn lane with 100 feet of storage
- Construct a westbound right-turn lane with 100 feet of storage on Stadium Drive
- Construct the southbound approach with a through-right-turn lane and a left-turn lane that extends back into a TWLTL towards the intersection of Stadium Drive at Medical Driveway 2/Site Driveway 2.
- Restripe the northbound Shopping Center Driveway approach to add a through movement to the northbound right-turn lane

**Old Stadium Drive at Medical Driveway 1:**

- Construct the full-movement Medical Driveway 1 with one ingress and one egress lane

**Old Stadium Drive at Site Driveway 1:**

- Construct the full-movement Site Driveway 1 with one ingress and one egress lane
- Construct the northbound approach with a right-turn lane and a left-turn lane that extends back into a two-way left-turn lane (TWLTL) towards the intersection of Old Stadium Drive at Medical Driveway 2/Site Driveway 2
- Construct the eastbound approach with one through-right lane
- Implement all-way stop control

**Old Stadium Drive at Medical Driveway 2/Site Driveway 2:**

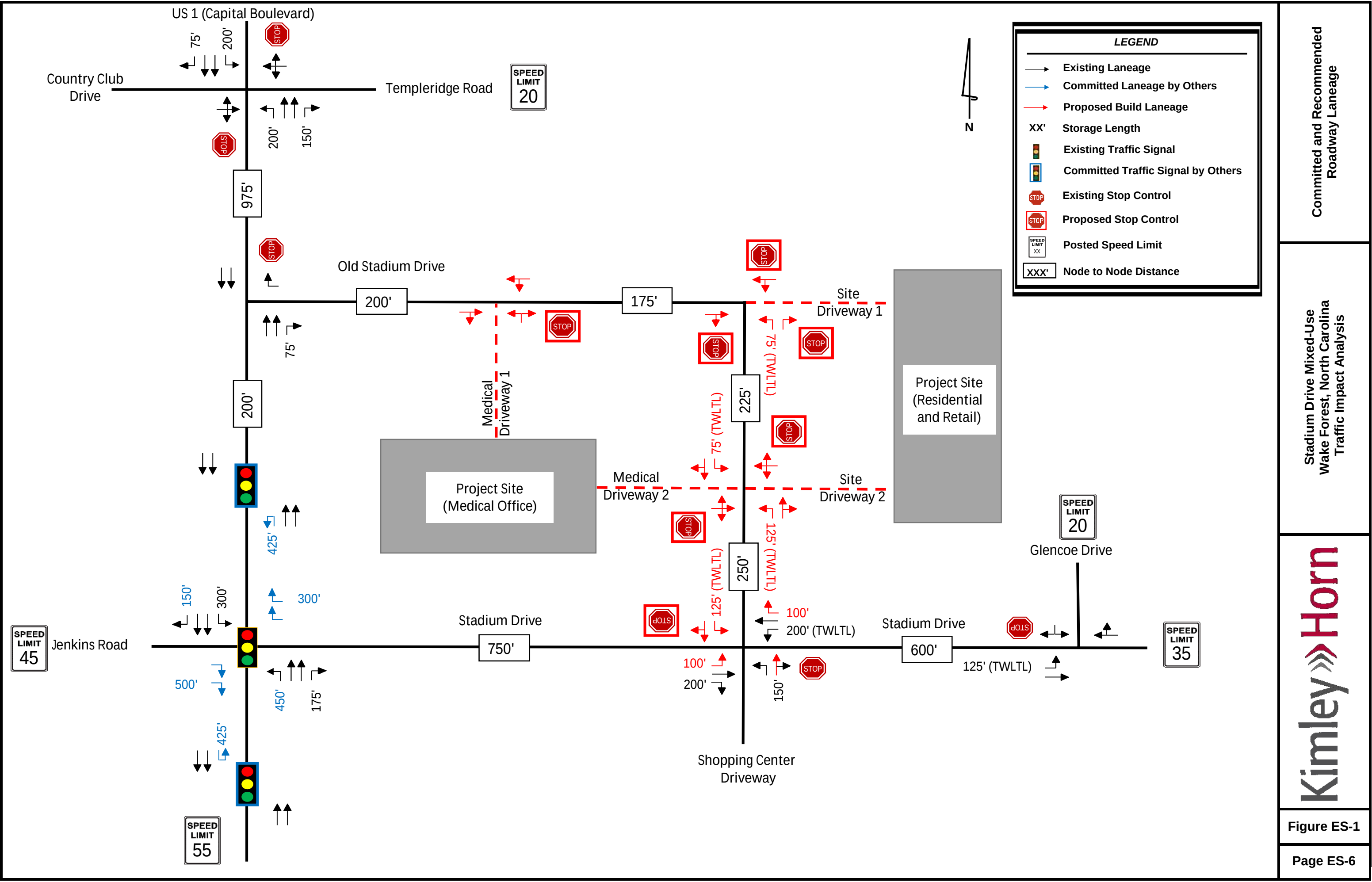
- Construct the full-movement Medical Driveway 2 with one ingress and one egress lane
- Construct the full-movement Site Driveway 2 with one ingress and one egress lane.
- Construct a northbound left-turn lane that extends back into a TWLTL towards the intersection of Stadium Drive at Shopping Center Driveway/Old Stadium Drive

Analyses indicate that all signalized intersections are expected to operate acceptable with the RCI background improvement.

Analyses also indicate that most of the unsignalized study intersections are expected to operate with short or moderate delays on minor street approaches at project build-out with the exception of the unsignalized intersections of US 1 (Capital Boulevard) at Country Club Drive/Templeridge Road. However, it is typical for stop sign controlled side streets and driveways intersecting major streets to experience long delays during peak hours, while the majority of the traffic moving through the intersection on the major street experiences little or no delay.

At the unsignalized intersection of Stadium Drive and the Shopping Center Driveway/Stadium Drive, the northbound minor street approach (Shopping Center Driveway) is expected to operate with increased delays in the PM peak hour in the study year 2025 with the proposed Stadium Drive Mixed-Use development in place. However, no queueing issues are expected at this intersection and no roadway improvements are recommended to be performed for the northbound approach of intersection to accommodate projected site traffic.

**Figure ES-1** shows the recommended roadway laneage.



Committed and Recommended  
Roadway Laneage

Stadium Drive Mixed-Use  
Wake Forest, North Carolina  
Traffic Impact Analysis



Figure ES-1



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

Roy Cooper  
Governor

J. Eric Boyette  
Secretary

September 21, 2023

# Stadium Drive Mixed-Use

## Traffic Impact Analysis Review Report Congestion Management Section

TIA Project: SC-2023-022R1  
Division: 5  
County: Wake



Nicholas C. Lineberger, P.E. Regional Engineer  
Madonna Saleh, Design Engineer

### Stadium Drive Mixed-Use

SC-2023-022R1

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 | 09/18/23 | Date of Site Plan  | 08/30/23 |
| Date of Complete Information   | 09/18/23 | Date of Sealed TIA | 09/07/23 |

### Proposed Development

The TIA assumes the development is completed by 2025 and consists of the following:

| Land Use                                     | Land Use Code | Size          |
|----------------------------------------------|---------------|---------------|
| Multifamily Housing (Mid-Rise)               | 221           | 350 d.u.      |
| Medical-Dental Office Building - Stand Alone | 720           | 25,000 sq.ft. |
| Strip Retail Plaza (<40k)                    | 822           | 20,000 sq.ft. |

### Trip Generation - Unadjusted Volumes During a Typical Weekday

|              | IN  | OUT | TOTAL |
|--------------|-----|-----|-------|
| AM Peak Hour | 115 | 141 | 256   |
| PM Peak Hour | 178 | 186 | 364   |
| Daily Trips  |     |     | 3,664 |

### 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

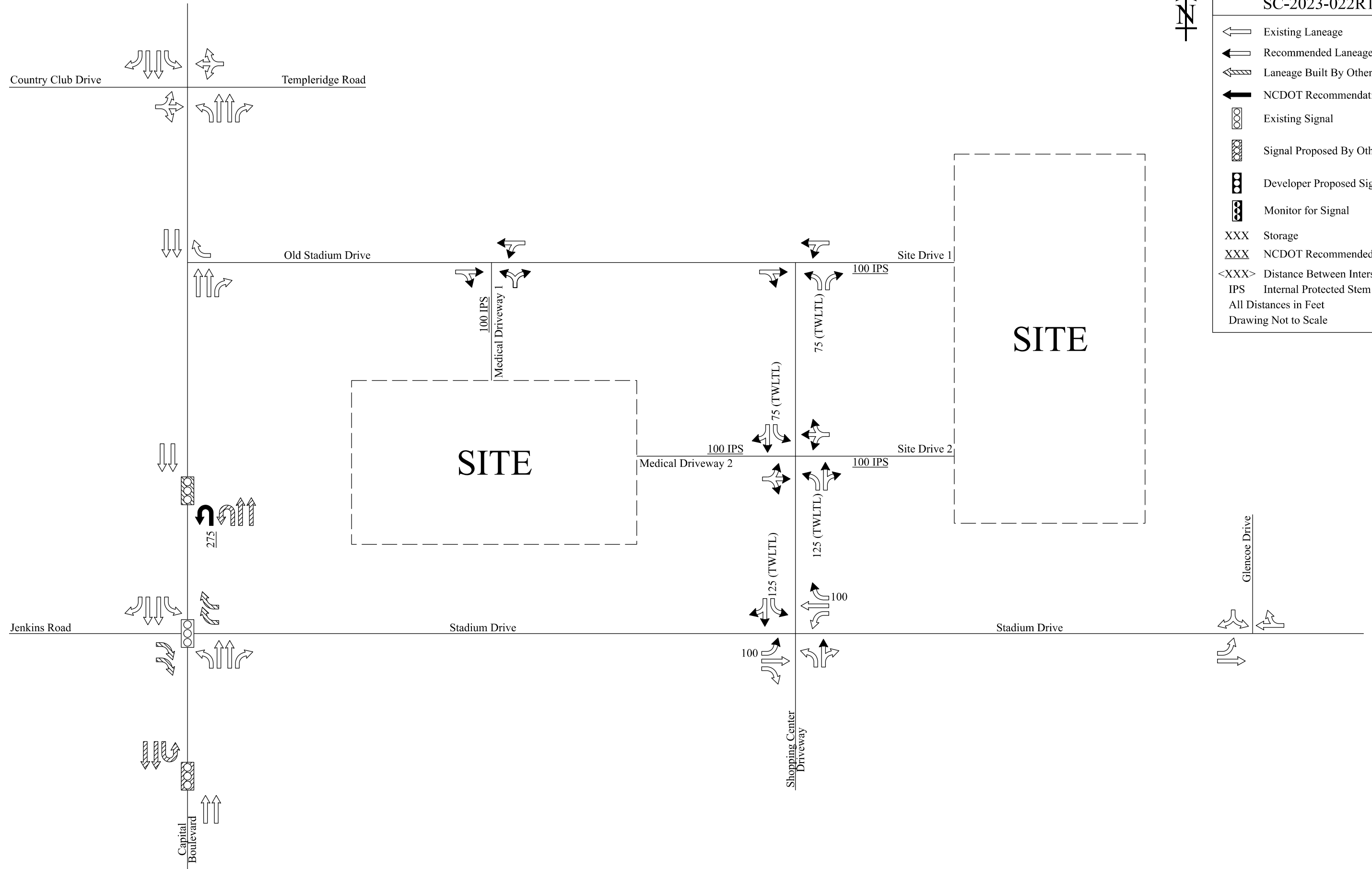
We defer to the District Engineer, the Division Traffic Engineer, and the Regional Traffic Engineer for final decisions regarding signalization.



**Stadium Drive Mixed-Use**  
**Wake Forest, Wake County**  
**SC-2023-022R1**



-  Existing Laneage
-  Recommended Laneage
-  Laneage Built By Others
-  NCDOT Recommendation
-  Existing Signal
-  Signal Proposed By Others
-  Developer Proposed Signal
-  Monitor for Signal
- XXX Storage
- XXX NCDOT Recommended Storage
- <XXX> Distance Between Intersections
- IPS Internal Protected Stem
- All Distances in Feet
- Drawing Not to Scale

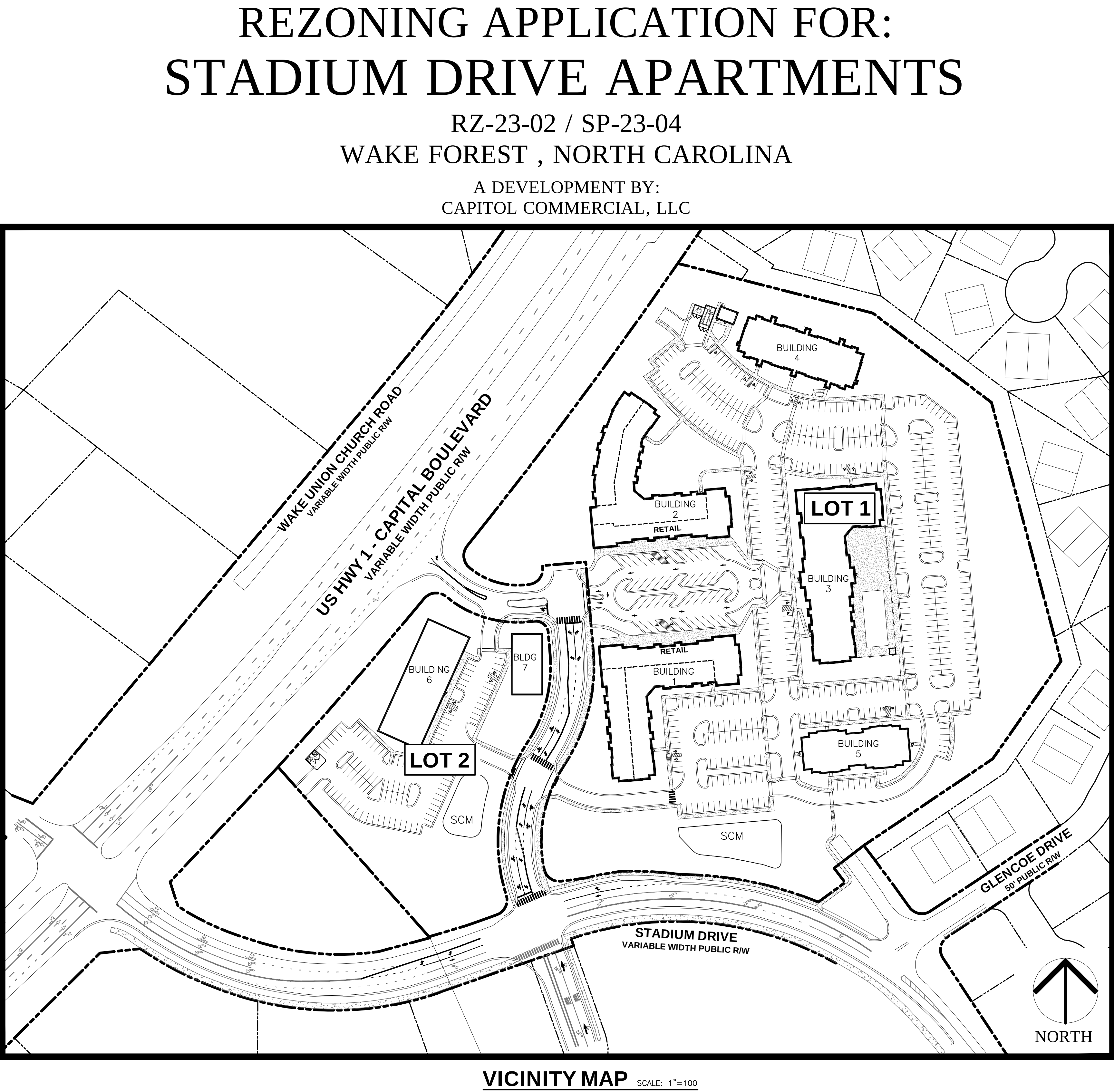




| SITE DATA                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. CURRENT PROPERTY OWNERS                     | SOUTHEASTERN BAPTIST<br>THEOLOGICAL SEMINARY, INC.<br>240 WINGATE STREET<br>WAKE FOREST, NC 27587                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 2. CONTACT PERSON                              | PIEDMONT LAND DESIGN, LLP<br>ATTN: MIKE SCHNEIDER<br>8522-204 SIX FORKS ROAD<br>RALEIGH, NORTH CAROLINA 27615<br>(919) 845-7600 (PHONE)<br>(919) 845-7703 (FAX)<br>MIKES@PIEDMONTLANDDESIGN.COM (E-MAIL)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 3. EXISTING LOT AREA                           | 19.30 AC (INCLUDES STADIUM DRIVE ROW, TO BE ABANDONED)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 4. PROPOSED LOT AREAS                          | NEW LOT 1 = 14.80 AC<br>NEW LOT 2 = 3.28 AC<br>NEW ROW = 1.22 AC<br>TOTAL AREA = 19.30 AC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 5. PARCEL DATA:                                | PIN: 1831957846<br>DB 1244, PG 333                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 5. EXISTING ZONING                             | RURAL HOLDING DISTRICT (RD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 6. PROPOSED ZONING                             | NEIGHBORHOOD MIXED-USE CONDITIONAL DISTRICT (NMX-CD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 7. MINIMUM LOT CRITERIA:                       | -SETBACKS (MINIMUMS):<br>PRINCIPAL FRONT SETBACK: 12' MAXIMUM<br>STREET SIDE/SECONDARY FRONT SETBACK: 12' MAXIMUM<br>SIDE SETBACK (from adjacent lot): 0' MINIMUM<br>REAR SETBACK: 0' MINIMUM<br>-FRONTAGE BUILDOUT (FOR PRINCIPAL STREET FRONTAGE ONLY)<br>MINIMUM REQUIRED: 60%<br>PROVIDED: 35.1% FOR LOT 1 ALONG FRONTAGE OF BUILT AND FUTURE NCDOT RIGHT-OF-WAY (STREET A); AND MINIMUM OF 25.4% FOR LOT 2 ALONG FRONTAGE OF BUILT AND FUTURE NCDOT RIGHT-OF-WAY (STREET A).<br>-MINIMUM LOT WIDTH AT FRONT SETBACK: 60'<br>-MINIMUM LOT SIZE: 40,000 SF<br>-MINIMUM ALLOWABLE BUILDING HEIGHT = NONE<br>-MAXIMUM ALLOWABLE BUILDING HEIGHT = 6 STORIES<br>-MAXIMUM PROPOSED BUILDING HEIGHT = 4 STORIES |
| 8. MAXIMUM DENSITY                             | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 9. PROPOSED DENSITY                            | LOT 1 = 307 UNITS/14.80 AC=20.7 UNITS/AC (APARTMENTS)<br>LOT 2 = N/A (MEDICAL BLDG.)<br>*SEE "BUILDING DATA" CHART PROPOSED BUILDING SQUARE FOOTAGES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 10. PROPOSED RESIDENTIAL UNITS                 | 307 UNITS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 11. PROPOSED BUILT UPON AREA (IMPERVIOUS AREA) | NEW LOT 1 NEW LOT 2 NEW ROW<br>BUILDINGS = 2.46 AC (16.6%) 0.46 AC (13.8%) N/A<br>PAVEMENT/SIDEWALKS = 5.87 AC (39.5%) 1.10 AC (33.0%) 0.82 AC<br>TOTAL = 8.33 AC (56.1%) 1.56 AC (46.8%) 0.82 AC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 12. CURRENT USE                                | VACANT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 13. PROPOSED USES                              | LOT 1 = MULTI FAMILY/RETAIL<br>LOT 2 = MEDICAL OFFICE BLDG.<br>* FOR SQUARE FOOTAGE AND LOCATION OF USES, SEE "BUILDING DATA" TABLE THIS SHEET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 14. PROPOSED DISTURBED AREA                    | 17.0 AC (88.0%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 15. HISTORIC STRUCTURES                        | NONE ARE LOCATED ON SITE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 16. FEMA FLOODPLAIN                            | PROPERTY IS NOT LOCATED IN A FEMA FLOOD AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 17. WATERSHED                                  | RICHLAND CREEK WATERSHED MANAGEMENT AREA DISTRICT (RC-WMA)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 18. SPECIAL FLOOD HAZARD SOILS                 | NONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 19. PROPOSED PUBLIC ROADS                      | 838 LF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 20. FIRE LANE WIDTHS                           | 20' WIDE (SEE FIRE ROUTE PLAN SHEET)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 21. EXISTING IMPERVIOUS                        | 0.3 AC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 22. OPEN SPACE/PARK SPACE                      | OPEN SPACE ROD=2% OF SITE AREA<br>OPEN SPACE ROD=2% OF SITE AREA<br>PARK SPACE ROD=2% OF SITE AREA<br>PARK SPACE ROD=2% OF SITE AREA<br>ACTIVE RECREATION REQUIRED=25% OF PROVIDED PARK SPACE<br>ROD AREA=25% OF 0.38 AC=0.1 AC (0.1 AC/25% PROVIDED)<br>SEE PLAN FOR PROVIDED AMENITIES.                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 23. COMMUNITY PLAN DESIGNATION                 | CORRIDOR COMMERCIAL - LOCATED IN AN ACTIVITY CENTER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 24. APPLICANT:                                 | THOMAS H. JOHNSON, JR<br>WILLIAMS MULLEN<br>301 FAYETTEVILLE STREET, SUITE 1700<br>RALEIGH, NC 27601<br>PH: 919-981-4006<br>E-MAIL: T.JOHNSON@WILLIAMSMULLEN.COM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 25. DEVELOPER:                                 | CAPITOL COMMERCIAL, LLC<br>PO BOX 6247<br>RALEIGH NC 27628<br>ATTN: TYLER MORRIS<br>PHONE: 252-722-9312                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| AUTO PARKING DATA |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NEW LOT #1        | REQUIRED PARKING:<br>MULTI FAMILY: 307 UNITS X 1.8 SPACES/UNIT = 553 SPACES REQUIRED<br>RETAIL: 19,428 SF X 1 SPACE/350 SF = 56 SPACES REQUIRED<br>TOTAL PARKING REQUIRED = 609 SPACES<br><br>PROVIDED PARKING:<br>MULTI FAMILY: 467 SPACES PROVIDED *<br>RETAIL: 56 SPACES PROVIDED<br>TOTAL PARKING PROVIDED = 523 SPACES<br><br>* A MODIFICATION IS REQUESTED TO ALLOW 467 PARKING SPACES FOR THE MULTI-FAMILY.<br>THE PROVIDED PARKING RATIO = 467 SPACES/307 UNITS = 1.52 |
| NEW LOT #2        | REQUIRED PARKING:<br>MEDICAL: 25,000 SF X 1 SPACE/250 SF = 100 SPACES REQUIRED<br><br>PROVIDED PARKING:<br>100 SPACES PROVIDED                                                                                                                                                                                                                                                                                                                                                 |

| BIKE PARKING DATA |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NEW LOT #1        | REQUIRED PARKING:<br>MULTI FAMILY: 468 AUTO SPACES X (2 BIKE SPACES/40 AUTO SPACES) = 24 SPACES REQUIRED<br>RECREATION FACILITY: 1 SPACE/30 UNITS = 307/30 = 11 SPACES REQUIRED<br>RETAIL: 56 AUTO SPACES X (2 BIKE SPACES/40 AUTO SPACES) = 3 SPACES REQUIRED<br><br>TOTAL BIKE PARKING REQUIRED = 38 SPACES<br><br>PROVIDED PARKING:<br>38 SPACES PROVIDED - LOCATION(S) AND DETAILS TO BE DETERMINED AND SHOWN ON THE CONSTRUCTION DRAWINGS SUBMITTED FOR REVIEW OF THIS DEVELOPMENT |
| NEW LOT #2        | REQUIRED PARKING:<br>MEDICAL: 100 AUTO SPACES X (2 BIKE SPACES/50 AUTO SPACES) = 4 SPACES REQUIRED<br><br>PROVIDED PARKING:<br>4 SPACES PROVIDED - LOCATION(S) AND DETAILS TO BE DETERMINED AND SHOWN ON THE CONSTRUCTION DRAWINGS SUBMITTED FOR REVIEW OF THIS DEVELOPMENT                                                                                                                                                                                                             |



| BUILDING | STORIES                 | USE                 | GROSS SF                                                        | # UNITS | BUILDING HEIGHT                |
|----------|-------------------------|---------------------|-----------------------------------------------------------------|---------|--------------------------------|
| 1        | 4 STORIES<br>W/BASEMENT | MULTI-FAMILY/RETAIL | 99,510 GSF RESIDENTIAL,<br>9,748 GSF RETAIL                     | 85      | 41'-2" WITH<br>10'-8" BASEMENT |
| 2        | 4 STORIES<br>W/BASEMENT | MULTI-FAMILY/RETAIL | 106,576 GSF RESIDENTIAL,<br>9,680 GSF RETAIL                    | 80      | 41'-2" WITH<br>10'-8" BASEMENT |
| 3        | 4                       | MULTI-FAMILY        | 102,920 GSF RESIDENTIAL                                         | 82      | 43'-2" MAX                     |
| 4        | 3                       | MULTI-FAMILY        | 40,200 GSF RESIDENTIAL                                          | 36      | 30'-6"                         |
| 5        | 3                       | MULTI-FAMILY        | 33,885 GSF RESIDENTIAL                                          | 24      | 30'-6"                         |
| 6        | 1                       | MEDICAL             | 15,000 SF                                                       | N/A     | 13' +/-                        |
| 7        | 2                       | MEDICAL             | 10,000 SF                                                       | N/A     | 26' +/-                        |
| TOTALS   |                         |                     | 383,091 SF RESIDENTIAL<br>19,428 SF RETAIL<br>25,000 SF MEDICAL | 307     |                                |

- SHEET INDEX:
- PP 1.0 COVER SHEET

PP 2.0 EXISTING CONDITIONS & TREE SURVEY PLAN

PP 3.0 TREE DEMOLITION PLAN

PP 4.0 SITE PLAN

PP 5.0 FIRE ROUTE PLAN

PP 6.0 GRADING AND DRAINAGE PLAN

PP 7.0 UTILITY PLAN

PP 8.0 ROADWAY CROSS SECTIONS

PP 9.0 FUTURE NCDOT STADIUM DRIVE ALIGNMENT

PP 10.0 LIGHTING PLAN

LP 1.1 LANDSCAPE PLAN

LP 9.1 LANDSCAPE DETAILS

- GENERAL NOTES
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF WAKE FOREST, WAKE COUNTY AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.

2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.

4. CONTRACTOR IS RESPONSIBLE FOR REMOVING OR RELOCATING ALL UTILITIES IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO DISTURBANCE.

5. SURVEY DATA PROVIDED BY ROBINSON & PLANTE, PC, NC LICENSE C-2687, 970 TRINITY RD, RALEIGH, NC 27607 (919)859-6030

6. A LIGHTING PLAN PREPARED IN ACCORDANCE WITH APPLICABLE UDO REQUIREMENTS SHALL BE INCLUDED WITH THE SITE PLAN SUBMITTED FOR REVIEW OF THIS DEVELOPMENT

VICINITY MAP

NTS

ZONING CONDITIONS

RZ-23-02/SP-23-04

UNDRESSED PROPERTY ON STADIUM DRIVE, WAKE FOREST (WAKE COUNTY PIN: 1831957846)

1) THE CONDITIONAL DISTRICT MASTER PLAN SP-23-04 APPROVED AS PART OF THIS REZONING REQUEST SHALL BE A CONDITION OF THIS NMX-CD ZONING DISTRICT AMENDMENTS TO THE APPROVED 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 MASTER PLAN. MINOR AMENDMENTS INCLUDE, BUT ARE NOT LIMITED TO, MOVING BUILDINGS, UPDATING PARKING LAYOUT, REALIGNMENT OF THE PRIVATE STREET NETWORK AND ADJUSTING BUILDING SQUARE FOOTAGES WITHIN THE LIMITS OF THE 1A, TOTAL BUILDING SQUARE FOOTAGE AND NUMBER OF BUILDINGS COULD DECREASE, IF NECESSARY.

2) ALL DEVELOPMENT WILL COMPLY WITH REQUIREMENTS OF THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO) UNLESS EXPRESSLY STATED AS AN EXCEPTION AND WILL COMPLY WITH THE APPROVED MASTER PLAN IN ACCORDANCE WITH CONDITION 1.

3) THE FOLLOWING USES SHALL BE PERMITTED WITHIN THIS NMX-CD ZONING DISTRICT IN ACCORDANCE WITH THE UDO AND THIS MASTER PLAN, AND MAY BE SUBJECT TO ADDITIONAL USE STANDARDS (SEE UDO) - USES FOLLOWED BY '(SUP)' REQUIRE APPROVAL OF A SPECIAL USE PERMIT. USES FOLLOWED BY '(A)' DENOTE ALLOWED AS ACCESSORY USE; USES FOLLOWED BY '(S)' DENOTE USE ALLOWED SUBJECT TO SUPPLEMENTAL USE STANDARDS CONTAINED IN UDO.

RESIDENTIAL: MULTIFAMILY DWELLINGS (S)  
OFFICE/SERVICE: ATM, BANK, CREDIT UNION, FINANCIAL SERVICES; BUSINESS SUPPORT SERVICES; DRY CLEANING & LAUNDRY SERVICES; MEDICAL CLINIC; PERSONAL SERVICES; PROFESSIONAL SERVICES; HOME OCCUPATION (A)(S)  
COMMERCIAL/ENTERTAINMENT: GENERAL COMMERCIAL (EXCEPT ANY BUSINESS IN WHICH THE PRIMARY/PRINCIPAL USE OR ACTIVITY IS THE RETAIL SALES OF VAPING AND/OR CBD PRODUCTS IS PROHIBITED); BARY/Tavern; RESTAURANT; OUTDOOR SEATING (A)(S); OPEN AIR RETAIL (S)  
Civic: PUBLIC SAFETY STATION; RECREATION FACILITY, INDOOR  
AGRICULTURE: GARDEN (COMMUNITY AND PRIVATE); PRODUCE STAND (S)  
INFRASTRUCTURE: WIRELESS TELECOMMUNICATIONS FACILITY, NON-TOWER (S); WIRELESS TELECOMMUNICATIONS FACILITY, TOWER (SUP)(S); UTILITIES - CLASS 1; UTILITIES - CLASS 2  
OTHER TEMPORARY USES (SEE UDO SECTION 4.7 FOR SPECIFIC PROVISIONS)

4) BUILDING HEIGHTS SHALL BE LIMITED TO A MAXIMUM OF FOUR (4) STORIES PLUS A BASEMENT.

5) AS PART OF THE REZONING, MODIFICATIONS TO UDO STANDARDS/REQUIREMENTS ARE GRANTED AS FOLLOWS:  
a) MODIFICATION TO THE NUMBER OF PARKING SPACES REQUIRED BY THE UDO: FOR MULTI-FAMILY RESIDENTIAL USE TO ALLOW PARKING AT A RATIO OF 1.52 SPACES PER UNIT.  
b) MODIFICATION TO UDO 9.3 REGARDING PARKING LOCATIONS TO ALLOW PARKING TO BE LOCATED AS SHOWN ON THE APPROVED PLAN.  
c) EACH OF BUILDINGS 1-5 SHALL BE A MAXIMUM OF 40 FEET FROM THE BACK OF CURB OF THE PARKING LOT IN THE FRONT OF EACH BUILDING.  
d) MODIFICATION TO ALLOW THE REQUIRED NUMBER OF PARKING SPACES FOR RETAIL USE AND SHOWN ON THE PLAN TO INCLUDE RESTAURANT AND BAR USES BASED ON THE INTEGRATED MIX OF USES ON THE SITE THAT FACILITATES PATRONAGE OF THE NON-RESIDENTIAL SPACE BY RESIDENTS WITHIN THE DEVELOPMENT THAT CAN WALK TO THESE ESTABLISHMENTS.  
e) MODIFICATION TO THE MINIMUM FRONTAGE BUILDOUT (UDO 2.2.3.D) TO ALLOW: MINIMUM FRONTAGE BUILDOUT OF 35.1% FOR LOT 1 ALONG FRONTAGE OF BUILT AND FUTURE NCDOT RIGHT-OF-WAY (STREET A); AND MINIMUM OF 25.4% FOR LOT 2 ALONG FRONTAGE OF BUILT AND FUTURE NCDOT RIGHT-OF-WAY (STREET A).  
f) MODIFICATION OF THE REQUIRED SETBACKS FROM A MAJOR ACCESS CORRIDOR IN THE SHO DISTRICT TO ALLOW: A MINIMUM BUILDING SETBACK OF 25 FEET FOR BUILDING 6 (LOT 2); A MINIMUM PARKING SETBACK OF 24 FEET FOR A PORTION OF THE PARKING AREA ON LOT 2; AND A MINIMUM BUILDING SETBACK OF 48 FEET FOR BUILDING 2 (LOT 1) FOR A PORTION OF THE BUILDING.  
g) MODIFICATION OF THE REQUIRED STREET BUFFERYARD IN THE SHO DISTRICT TO ALLOW A MINIMUM AVERAGE WIDTH OF 20 FEET ALONG US HWY 1 AND A MINIMUM AVERAGE WIDTH OF 20 FEET ALONG STREET A.  
h) 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. 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. AMAVI IS OBLIGATED TO COMPLETE SUPERSTREET IMPROVEMENTS ON US 1/CAPITOL BLVD, RELATED TO ITS DEVELOPMENT APPROVED IN PROJECT NUMBER RZ-22-07 ("SUPERSTREET IMPROVEMENTS"). IN THE EVENT THAT AMAVI DOES NOT COMPLETE THE SUPERSTREET IMPROVEMENTS, APPLICANT WILL PAY A FEE IN LIEU IN THE AMOUNT OF 3% OF THE COST OF THE SUPERSTREET IMPROVEMENTS BASED UPON APPLICANT'S TRAFFIC IMPACT RELATED TO THE SUPERSTREET IMPROVEMENTS.

7) THE VERTICALLY MIXED-USE BUILDINGS SHALL EACH CONTAIN A MINIMUM OF 8,000 SQUARE FEET OF NON-RESIDENTIAL USE SPACE INCLUSIVE OF INCIDENTAL AREAS (HALLWAYS, STORAGE AND/OR MECHANICAL EQUIPMENT SPACES), TO MORE EFFECTIVELY RESPOND TO EVOLVING MARKET CONDITIONS AND BETTER FACILITATE ACCOMMODATING THE NEEDS OF RESIDENTS WITHIN THIS DEVELOPMENT AND THE COMMUNITY. NO MINIMUM AMOUNT OF RETAIL USE AS DEFINED IN THE UDO IS REQUIRED WITHIN THE NON-RESIDENTIAL SQUARE FOOTAGE OF THE MIXED-USE BUILDINGS.

8) EV CHARGING STATIONS WILL BE PROVIDED IN THE DEVELOPMENT AT A RATE OF TWO (2) PER BUILDING WITH LOCATIONS AND DETAILS TO BE DETERMINED AND SHOWN ON THE CONSTRUCTION DRAWINGS SUBMITTED FOR REVIEW OF THIS DEVELOPMENT.

9) IN AN EFFORT TO CREATE CONTINUITY FOR THE ENTIRE PROJECT, A COMMON BUILDING MATERIAL SHALL BE PROVIDED ON THE SITE PLAN SUBMITTED FOR REVIEW OF THIS DEVELOPMENT THAT IS USED IN ALL PHASES OF THE DEVELOPMENT. THE MATERIAL COULD BE USED IN A VARIETY OF WAYS INCLUDING, BUT NOT LIMITED TO: LANDSCAPING WALLS, SIGNAGE, BUILDING MATERIALS, ACCENT MATERIALS, ETC. PROVIDING A MINIMUM OF ONE ELEMENT FOR EACH PHASE SHALL SATISFY THIS CONDITION, BUT THE DEVELOPER MAY CHOOSE TO PROVIDE THE MATERIAL IN MULTIPLE FACETS IF DESIRED.

10) PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE MULTIFAMILY BUILDINGS, SUPPLEMENTAL PLANNINGS IF NECESSARY WILL BE INSTALLED IN THE PERIMETER BUFFER ADJACENT TO EXISTING RESIDENTIAL DEVELOPMENT SINCE THE PERIMETER BUFFER INCORPORATES EXISTING VEGETATION, TOWN STAFF MAY, AT THE REQUEST OF THE APPLICANT, DEFER INSTALLATION OF SUPPLEMENTAL PLANNINGS TO A LATER DATE IF STAFF DETERMINES AT THE TIME OF ISSUING EACH BUILDING PERMIT THAT EXISTING VEGETATION IN THE VICINITY OF THE RESPECTIVE BUILDING FUNCTIONS CONSISTENT WITH SCREENING REQUIREMENTS.

11) AS PART OF CONSTRUCTION DRAWING REVIEW FOR THIS DEVELOPMENT, THE APPLICANT WILL WORK WITH STAFF TO IDENTIFY GENERAL AREAS FOR OPPORTUNITIES TO INCORPORATE PUBLIC ART WITHIN THE DEVELOPMENT APPROPRIATE IN SCALE AND CONTEXT FOR THE LOCATIONS. THE LOCATIONS FOR PUBLIC ART OPPORTUNITIES WILL BE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

12) A MINIMUM OF SIX OUTDOOR SEATING/BENCHES WILL BE PROVIDED IN THE ACTIVE PARK SPACE BEHIND BUILDING 2, ALONG PEDESTRIAN PLAZAS, AND ADJACENT TO SIDEWALKS AND/OR OTHER AREA WITHIN THE DEVELOPMENT WHERE PRACTICAL AND APPROPRIATE SUBJECT TO SITE DEVELOPMENT CONSTRAINTS, WITH LOCATIONS AND DETAILS TO BE DETERMINED AT THE TIME OF CONSTRUCTION DRAWING REVIEW FOR THIS DEVELOPMENT.

13) A THIRTY-FOOT (30') BUFFER SHALL BE PROVIDED ADJACENT TO THE SHARED PROPERTY LINES WITH STAFFORDSHIRE INC. AND SARAH A. DRAKE, TRUSTEE DRAKE FAMILY TRUST, AS SHOWN ON THE PLAN APPROVED AS PART OF REZONING RZ-23-02/SP-23-04.

14) NO BALCONIES OR PATIOS SHALL BE ALLOWED ON THE NORTH FACING FACADE OF BUILDING 4 AND THE SOUTH AND EAST FACING FACADES OF BUILDING 5.

15) AS PART OF CONSTRUCTION DRAWING REVIEW FOR THIS DEVELOPMENT, THE APPLICANT WILL WORK WITH THE APPROPRIATE STAFF TO IDENTIFY POTENTIAL MUTUALLY ACCEPTABLE LOCATION OF A BUS SHELTER WITHIN THE EXISTING RIGHT-OF-WAY ADJACENT TO STADIUM DRIVE NEAR GLENCOE DRIVE.

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE:

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE:

PLD

PIEDMONT LAND DESIGN, LLP

8522-204 SIX FORKS ROAD  
RALEIGH, NORTH CAROLINA 27615  
919.845.7600 PHONE  
919.845.7703 FAX  
ENGR. FIRM LICENSE NO. F-0843

09-20-23

PRELIMINARY  
NOT FOR CONSTRUCTION

STADIUM DRIVE APARTMENTS

0 STADIUM DRIVE  
WAKE FOREST, NORTH CAROLINA

ISSUED: 19 JAN 2023

REVISIONS:

15 MAY 2023

PER TOWN COMMENTS

30 AUG 2023

PER TOWN COMMENTS

20 SEP 2023

PER TOWN COMMENTS

DRAWN BY: JET

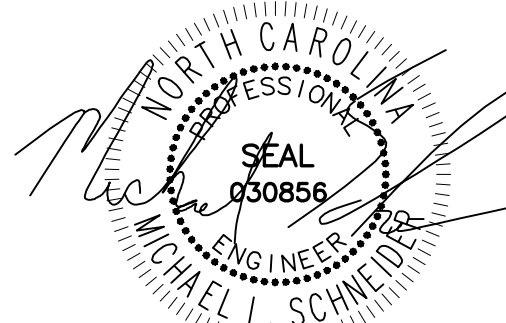
CHECKED BY: JDL

PROJECT: CCUS1SDWF

COVER SHEET

DWG. NO. PP 1.0





08-30-23

PRELIMINARY  
NOT FOR CONSTRUCTION

STADIUM DRIVE APARTMENTS

0 STADIUM DRIVE  
WAKE FOREST, NORTH CAROLINA

ISSUED: 19 JAN 2023

REVISIONS:

15 MAY 2023  
PER TOWN COMMENTS  
30 AUG 2023  
PER TOWN COMMENTS

DRAWN BY: JET  
CHECKED BY: JDL

PROJECT: CCUS1SDWF

EXISTING  
CONDITIONS &  
TREE SURVEY

DWG. NO. PP 2.0

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 56°06'08" W | 59.93'   |
| L2         | N 37°33'01" W | 32.54'   |
| L3         | N 39°15'01" W | 7.41'    |
| L4         | N 38°57'18" W | 37.03'   |
| L5         | N 40°19'40" W | 51.57'   |
| L6         | N 42°52'05" W | 51.45'   |
| L7         | N 44°43'23" W | 51.29'   |
| L8         | N 47°02'14" W | 51.43'   |
| L9         | N 48°56'05" W | 51.29'   |
| L10        | N 50°37'10" W | 51.19'   |
| L11        | N 52°41'41" W | 51.45'   |
| L12        | N 54°56'57" W | 52.14'   |
| L13        | N 58°07'49" W | 52.01'   |
| L14        | N 61°37'24" W | 52.02'   |
| L15        | N 64°35'48" W | 51.66'   |
| L16        | N 66°01'54" W | 68.17'   |
| L17        | N 67°23'40" W | 54.07'   |
| L18        | N 63°25'38" W | 70.73'   |
| L19        | N 69°04'22" E | 95.22'   |
| L20        | S 68°54'43" E | 74.30'   |

| LINE TABLE |               |        |
|------------|---------------|--------|
| L21        | S 65°56'34" E | 64.68' |
| L22        | S 64°35'48" E | 49.09' |
| L23        | S 61°57'22" E | 48.63' |
| L24        | S 58°07'49" E | 48.51' |
| L25        | S 54°56'57" E | 49.29' |
| L26        | S 52°41'41" E | 49.19' |
| L27        | S 50°37'10" E | 49.22' |
| L28        | S 48°56'05" E | 49.41' |
| L29        | S 47°02'14" E | 49.22' |
| L30        | S 44°43'23" E | 49.10' |
| L31        | S 42°52'05" E | 49.15' |
| L32        | S 40°19'40" E | 49.27' |
| L33        | S 38°28'54" E | 49.45' |
| L34        | S 37°20'03" E | 25.36' |
| L35        | S 37°20'03" E | 29.15' |
| L36        | S 53°43'35" W | 53.55' |
| L37        | S 73°40'58" W | 29.70' |
| L38        | S 73°19'51" W | 30.86' |
| L41        | N 21°05'42" E | 59.98' |
| L42        | S 52°39'57" W | 60.40' |

| CURVE TABLE |           |          |         |         |
|-------------|-----------|----------|---------|---------|
| CURVE       | DELTA     | RADIUS   | ARC     | CHORD   |
| C1          | 1°28'23"  | 7747.94' | 194.67' | 97.34'  |
| C2          | 2°20'37"  | 7747.94' | 316.92' | 316.89' |
| C3          | 2°25'58"  | 7748.27' | 328.98' | 328.96' |
| C4          | 34°36'04" | 602.96'  | 364.13' | 358.62' |

## GENERAL NOTES

- PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
- PROPERTY IS IN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, BY FEMA FIRM NO. 3720184100K, PANEL 1841, LAST REVISED 07/19/22, AND FIRM 3720183100K, PANEL 1831, LAST REVISED 07/19/22.
- AREAS BY COORDINATE METHOD.
- DISTANCES ARE HORIZONTAL GROUND.
- ZONING SHOWN PER WAKE COUNTY GIS.
- UNDERGROUND UTILITIES SHOWN TO EXTENT POSSIBLE THRU SURFACE STRUCTURES AND PAINTED LINES. UNDERGROUND UTILITY LOCATION IS APPROXIMATE AND MAY BE INCOMPLETE.
- D.B. 4986 PG. 160 RECORDS A TEMPORARY DRAINAGE EASEMENT A MAXIMUM WIDTH OF 18' OUTSIDE THE RIGHT OF WAY (FOR SLOPES).

## TREE LEGEND

- XX TREE SPECIES (TO BE REMOVED)
- XX TREE SPECIES (TO REMAIN)

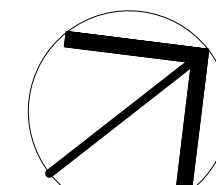
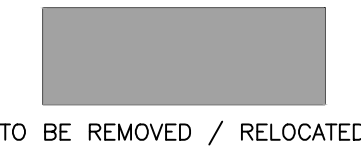
## TREE SUMMARY

ALL SURVEYED TREES TO BE REMOVED UNLESS OTHERWISE SPECIFIED IN THIS TREE SUMMARY.

TREES TO BE SAVED:

- T1 - 22" WHITE OAK  
T2 - 23" WILLOW OAK  
T3 - 26" WHITE OAK  
T4 - 24" HICKORY  
T5 - 35" WHITE OAK  
T6 - 21" WHITE OAK  
T7 - 21" RED OAK  
T8 - 25" PINE  
T9 - 28" WHITE OAK  
T10 - 29" PINE  
T11 - 23" WHITE OAK  
T12 - 21" WHITE OAK  
T13 - 22" WHITE OAK  
T14 - 24" WHITE OAK  
T15 - 25" WHITE OAK  
T16 - 28" WHITE OAK  
T17 - 23" RED OAK

## SITE LEGEND



0 50 100 150  
SCALE IN FEET

PRELIMINARY  
NOT FOR CONSTRUCTION

WAKE FOREST CASE# - SP-23-04

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST BOARD  
OF COMMISSIONERS  
DATE:

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST  
PLANNING BOARD  
DATE:







TREES TO BE REMOVED:

|               |               |               |               |               |               |               |               |               |               |               |                                    |                               |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------------------------------------|-------------------------------|
| 10" sourwood  | 20" pine      | 20" white oak | 21" hickory   | 21" white oak | 22" gum       | 22" white oak | 23" white oak | 24 white oak  | 26" red oak   | 31 red oak    | 9" sourwood                        | T1 - 22" WHITE OAK            |
| 10" sourwood  | 20" pine      | 20" white oak | 21" pine      | 21" white oak | 22" pine      | 22" white oak | 23" white oak | 24 white oak  | 26" white oak | 31 white oak  | 9" sourwood                        | T2 - 23" WILLOW OAK           |
| 10" sourwood  | 20" pine      | 20" white oak | 21" pine      | 21" white oak | 22" poplar    | 22" white oak | 23" white oak | double stem   | 26" white oak | 35 white oak  | 9" sourwood                        | T3 - 26" WHITE OAK            |
| 14" sourwood  | 20" pine      | 20" white oak | 21" pine      | 21" white oak | 22" poplar    | 22" black gum | 23" white oak | 25" gum       | 27" poplar    | 40 white oak  | 9" sourwood                        | T4 - 24" HICKORY              |
| 14" sourwood  | 20" pine      | 20" white oak | 21" pine      | 21" white oak | 22" poplar    | 22" gum       | 24 gum        | 25" pine      | 27" white oak | 41" red oak   | 9" sourwood                        | T5 - 35" WHITE OAK            |
| 15" sourwood  | 20" pine      | 20" white oak | 21" poplar    | 21" white oak | 22" post oak  | 23" maple     | 24 gum        | 25" pine      | 27" white oak | 41" white oak | 9" sourwood                        | T6 - 21" WHITE OAK            |
|               | 20" poplar    | 20" white oak | 21" poplar    | 21" white oak | 22" red oak   | 23" pine      | 24 gum        | 25" pine      | 27" white oak | 8" cherry     | 9" sourwood                        | T7 - 21" RED OAK              |
| 20" black gum | 20" red oak   | 20" white oak | 21" poplar    | 21" white oak | 22" red oak   | 23" pine      | 24 hickory    | 25" red oak   | 28" pine      | 8" sourwood   | 9" sourwood                        | T8 - 25" PINE                 |
| 20" gum       | 20" red oak   | 20" white oak | 21" post oak  | 21" white oak | 22" red oak   | 23" poplar    | 24 poplar     | 25" red oak   | 28" sweet gum | 8" sourwood   | TOTAL TREES TO BE<br>REMOVED = 189 | T9 - 28" WHITE OAK            |
| 20" gum       | 20" red oak   | 20" white oak | 21" red oak   | 21" white oak | 22" sweet gum | 23" poplar    | 24 poplar     | 25" white oak |               | 8" sourwood   |                                    | T10 - 29" PINE                |
| 20" gum       | 20" red oak   | 20" white oak | 21" red oak   | 21" white oak | 22" white oak | 23" red oak   | 24 poplar     | 25" white oak | 28" white oak | 8" sourwood   |                                    | T11 - 23" WHITE OAK           |
| 20" hickory   | 20" red oak   | 20" white oak | 21" sweet gum | 21" white oak | 22" white oak | 23" red oak   | 24 red oak    | 25" white oak | 29" poplar    | 8" sourwood   |                                    | T12 - 21" WHITE OAK           |
| 20" maple     | 20" red oak   | 20" white oak | 21" sweet gum | 21" white oak | 22" white oak |               | 24 red oak    | 25" white oak | 29" red oak   | 8" sourwood   |                                    | T13 - 22" WHITE OAK           |
| 20" pine      | 20" red oak   | 20" white oak | 21" sweet gum | 21" white oak | 22" white oak | 23" white oak |               | 25" white oak | 29" white oak | 8" sourwood   |                                    | T14 - 24" WHITE OAK           |
| 20" pine      | 20" red oak   | 20" white oak | 21" sweet gum | 22" black gum | 22" white oak | 23" white oak | 24 white oak  | 26" poplar    | 29" white oak | 8" sourwood   |                                    | T15 - 25" WHITE OAK           |
| 20" pine      | 20" sweet gum | 21" gum       | 21" sweet gum | 22" gum       | 22" white oak | 23" white oak | 24 white oak  | 26" poplar    | 30" white oak | 8" sourwood   |                                    | T16 - 28" WHITE OAK           |
| 20" pine      | 20" white oak | 21" gum       | 21" white oak | 22" gum       | 22" white oak | 23" white oak | 24 white oak  | 26" post oak  | 30" white oak | 8" sourwood   |                                    | T17 - 23" RED OAK             |
|               |               |               |               |               |               |               |               |               |               |               |                                    | TOTAL TREES TO<br>REMAIN = 17 |



PRELIMINARY  
NOT FOR CONSTRUCTION

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST BOARD  
OF COMMISSIONERS

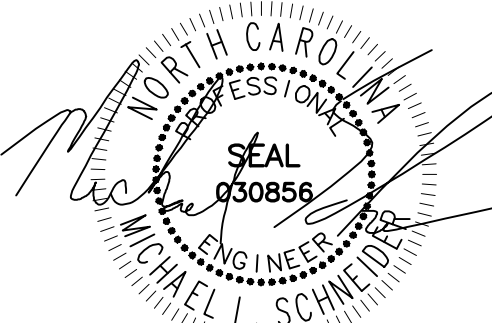
RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST  
PLANNING BOARD

DATE: \_\_\_\_\_

# PLD

PIEDMONT LAND DESIGN, LLP

8522-204 SIX FORKS ROAD  
RALEIGH, NORTH CAROLINA 27615  
919.845.7600 PHONE  
919.845.7703 FAX  
ENGR. FIRM LICENSE NO. F-0843



08-30-23

PRELIMINARY  
NOT FOR CONSTRUCTION

# STADIUM DRIVE APARTMENTS

0 STADIUM DRIVE  
WAKE FOREST, NORTH CAROLINA

**ISSUED: 19 JAN 2023**

REVISIONS:

1 15 MAY 2023

2 30 AUG 2023

PER TOWN COMMENTS

DRAWN BY: JET  
CHECKED BY: JDL

PROJECT: **CCUS1SDWF**

## TREE DEMOLITION PLAN

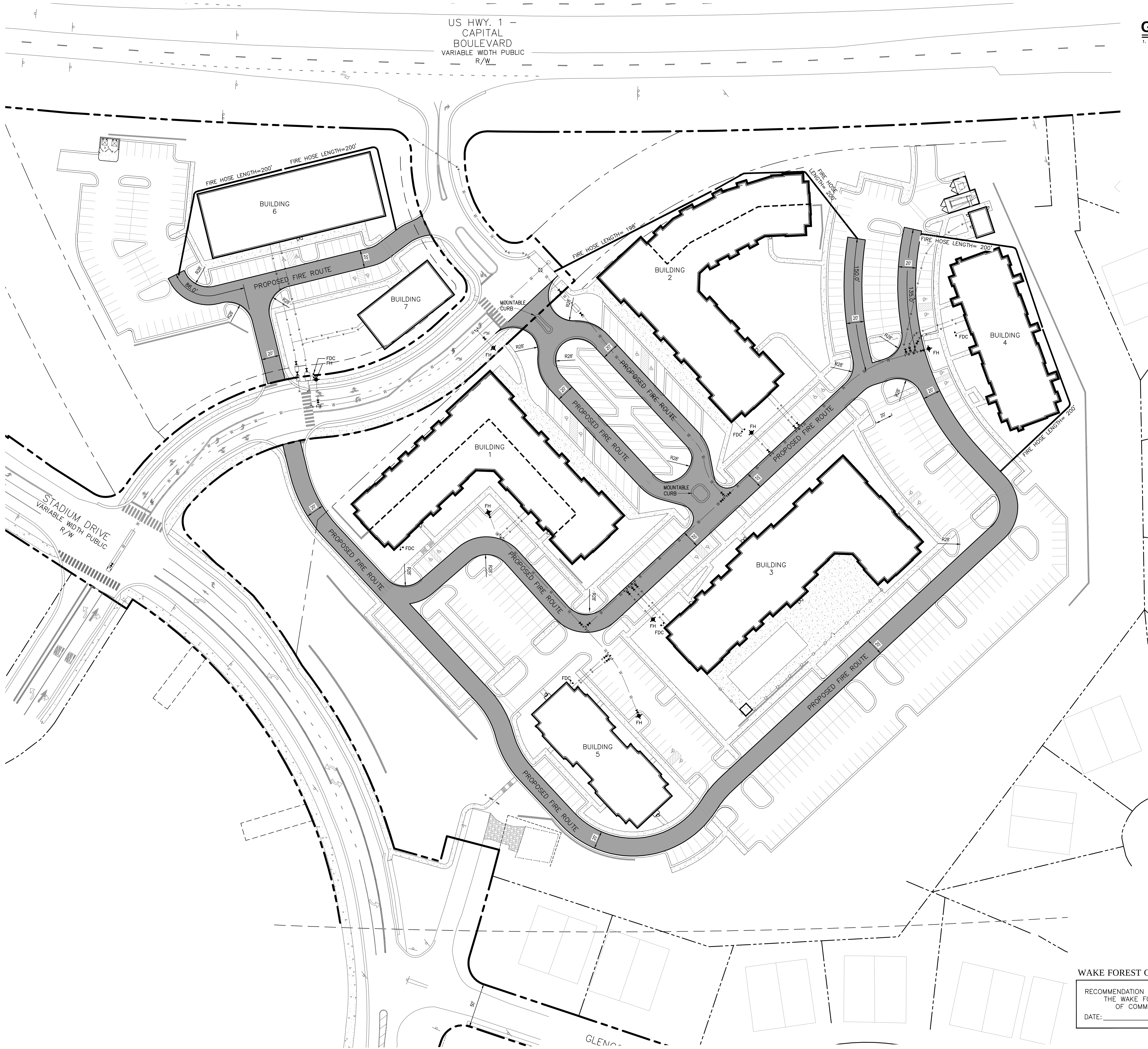
DWG. NO. **PP 3.0**







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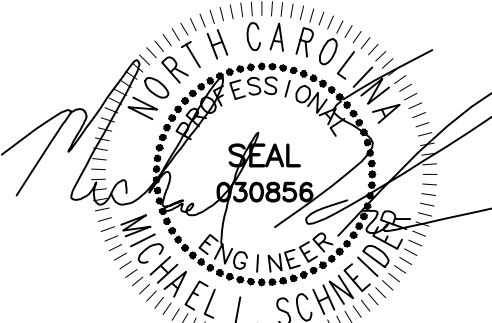
GENERAL NOTES

1. ALL HVAC UNITS WILL BE LOCATED ON THE ROOF TOPS.

PLD

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RALEIGH, NORTH CAROLINA 27615  
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ENGR. FIRM LICENSE NO. F-0843



08-30-23

PRELIMINARY  
NOT FOR CONSTRUCTION

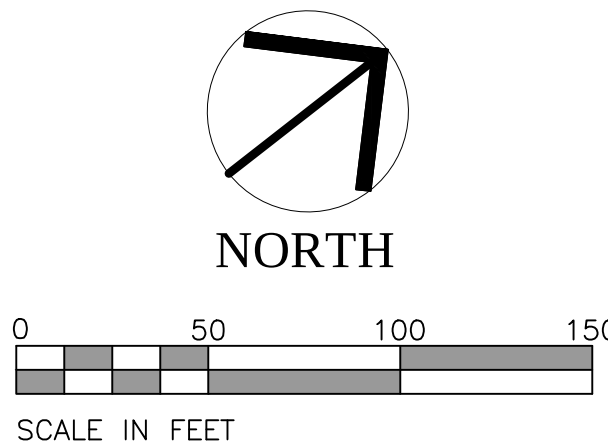
STADIUM DRIVE APARTMENTS

0 STADIUM DRIVE  
WAKE FOREST, NORTH CAROLINA

ISSUED: 19 JAN 2023

REVISIONS:

- 15 MAY 2023  
PER TOWN COMMENTS
- 30 AUG 2023  
PER TOWN COMMENTS



PRELIMINARY  
NOT FOR CONSTRUCTION

WAKE FOREST CASE# - SP-23-04

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST BOARD  
OF COMMISSIONERS  
DATE:

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST  
PLANNING BOARD  
DATE:

DRAWN BY: JET  
CHECKED BY: JDL  
PROJECT: CCUS1SDWF

FIRE ROUTE  
PLAN

DWG. NO. PP 5.0



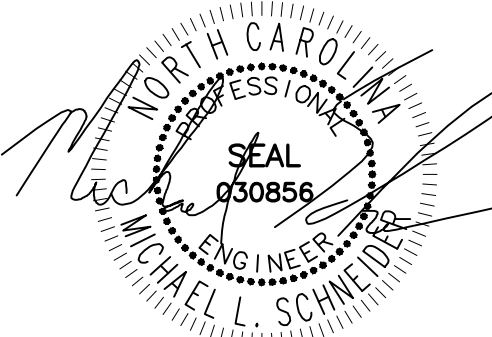
GRADING NOTES:

1. SCM SIZING IS PRELIMINARY AND WILL BE FURTHER REVIEWED WITH CONSTRUCTION DRAWINGS
2. ALL WALLS OVER 30" IN HEIGHT REQUIRE A 42" ALUMINUM FENCE UNLESS OTHERWISE NOTED. FENCING WILL BE PROVIDED AROUND SCM'S

PLD

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8522-204 SIX FORKS ROAD  
RALEIGH, NORTH CAROLINA 27615  
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ENGR. FIRM LICENSE NO. F-0843



09-20-23

PRELIMINARY  
NOT FOR CONSTRUCTION

STADIUM DRIVE APARTMENTS

0 STADIUM DRIVE  
WAKE FOREST, NORTH CAROLINA

ISSUED: 19 JAN 2023

REVISIONS:

- 15 MAY 2023  
PER TOWN COMMENTS
- 30 AUG 2023  
PER TOWN COMMENTS
- 20 SEP 2023  
PER TOWN COMMENTS

DRAWN BY: JET  
CHECKED BY: JDL

PROJECT: CCUS1SDWF

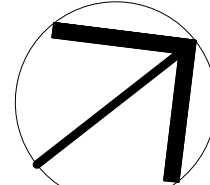
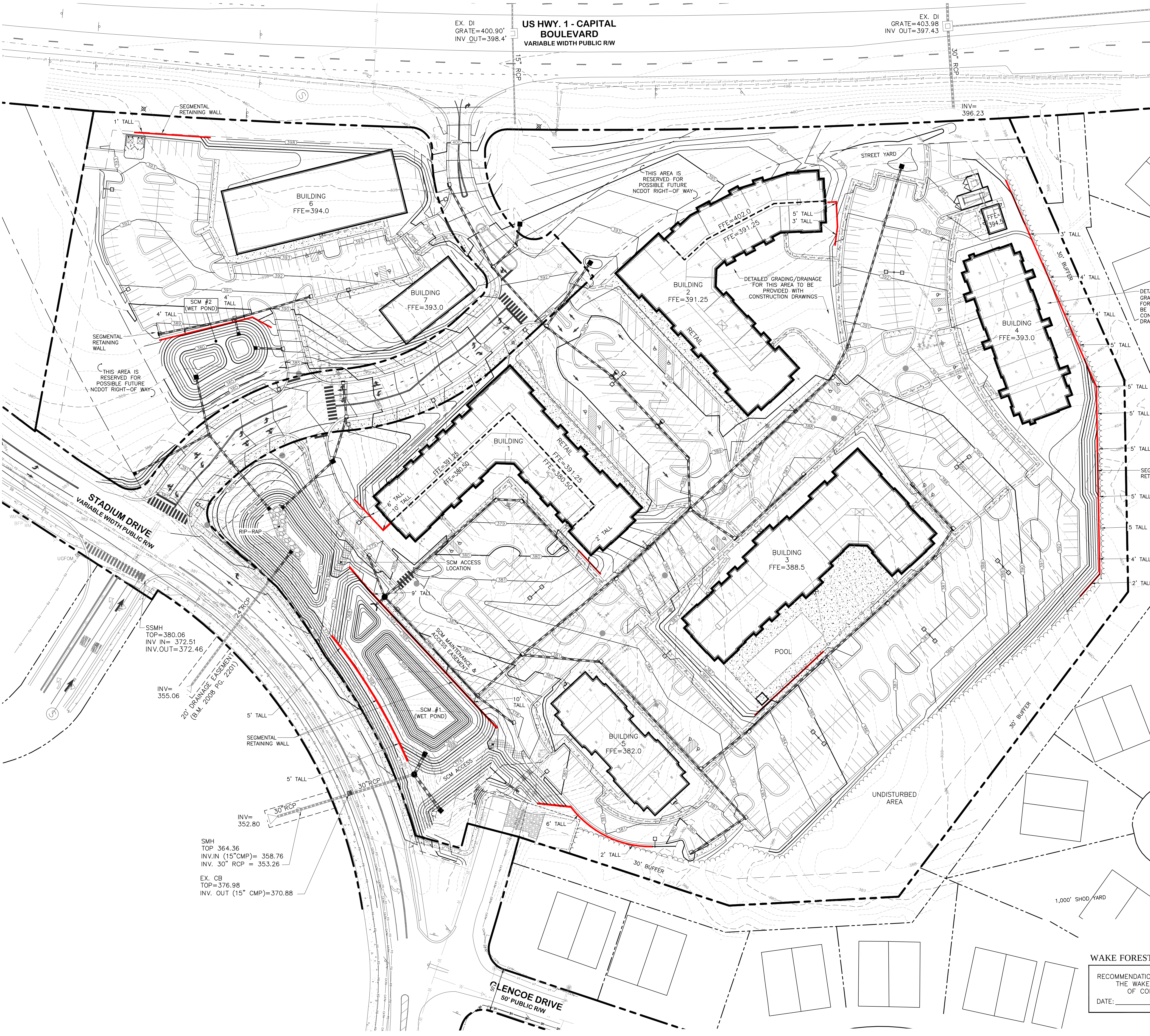
GRADING & DRAINAGE  
PLAN

DWG. NO. PP 6.0

US HWY. 1 - CAPITAL  
BOULEVARD  
VARIABLE WIDTH PUBLIC R/W

EX. DI  
GRATE=400.90'  
INV. OUT=398.4'

EX. DI  
GRATE=403.98  
INV. OUT=397.43



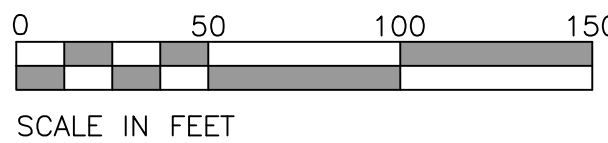
NORTH

PRELIMINARY  
NOT FOR CONSTRUCTION

WAKE FOREST CASE# - SP-23-04

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST BOARD  
OF COMMISSIONERS  
DATE:

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST  
PLANNING BOARD  
DATE:



SCALE IN FEET

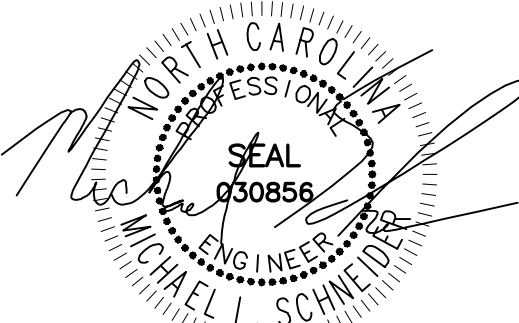
1,000' SHOOT YARD



# PLD

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8522-204 SIX FORKS ROAD  
RALEIGH, NORTH CAROLINA 27615  
919.845.7600 PHONE  
919.845.7703 FAX  
ENGR. FIRM LICENSE NO. F-0843



09-20-23

PRELIMINARY  
NOT FOR CONSTRUCTION

# STADIUM DRIVE APARTMENTS

0 STADIUM DRIVE  
WAKE FOREST, NORTH CAROLINA

ISSUED: 19 JAN 2023

REVISIONS:

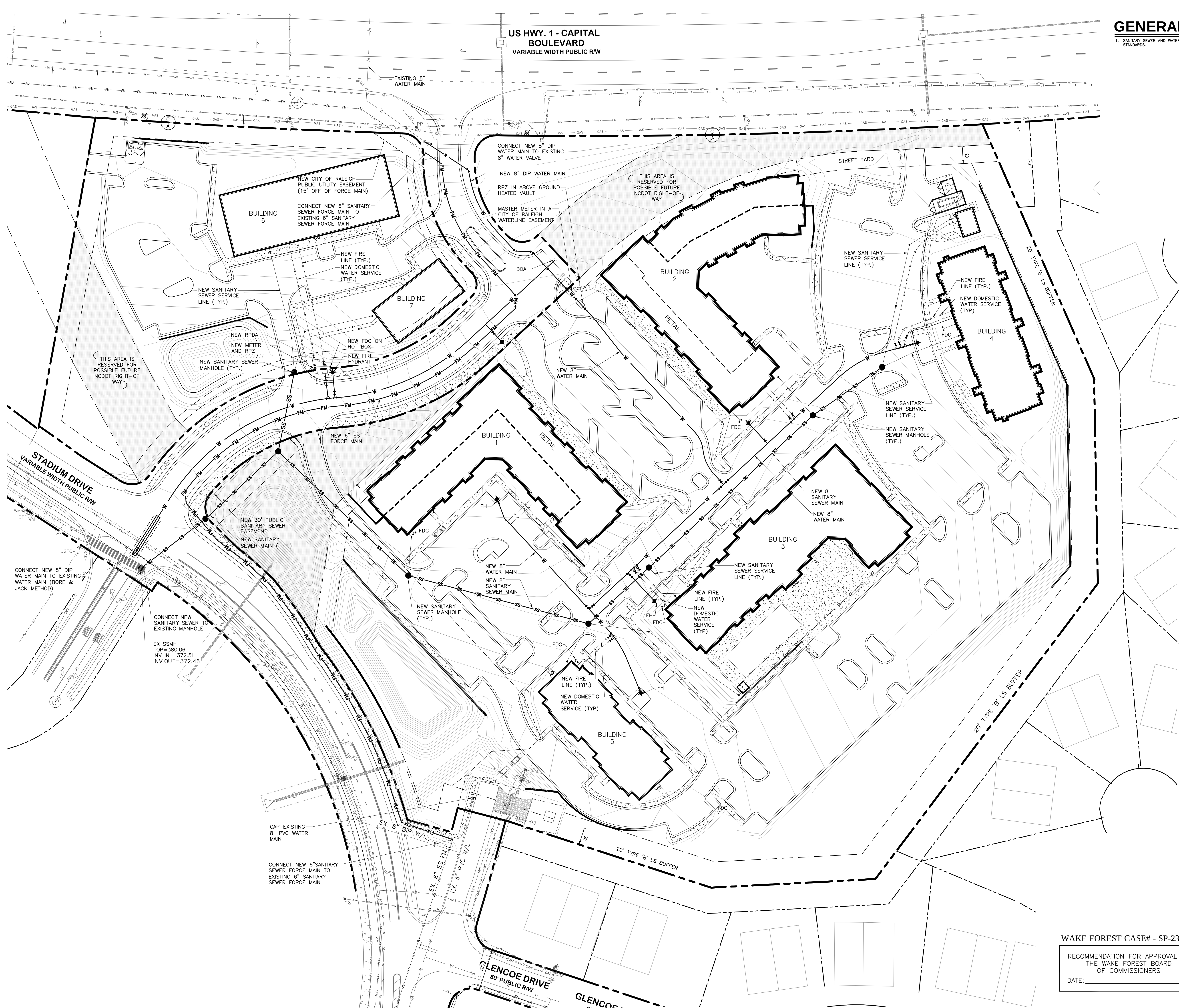
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| PER TOWN COMMENTS |             |
| 2                 | 30 AUG 2023 |
| PER TOWN COMMENTS |             |
| 3                 | 20 SEP 2023 |
| PER TOWN COMMENTS |             |

DRAWN BY: JET  
CHECKED BY: JDL

PROJECT: **CCUS1SDWF**

## UTILITY PLAN

DWG. NO. **PP 7.0**



NORTH

0 50 100 150

SCALE IN FEET

PRELIMINARY  
NOT FOR CONSTRUCTION

WAKE FOREST CASE# - SP-23-04

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST BOARD  
OF COMMISSIONERS

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST  
PLANNING BOARD

DATE: \_\_\_\_\_



**PIEDMONT LAND DESIGN, LLP**  
**8522-204 SIX FORKS ROAD**  
**RALEIGH, NORTH CAROLINA 27615**  
**919.845.7600 PHONE**  
**919.845.7703 FAX**  
**ENGR. FIRM LICENSE NO. F-0843**



# STADIUM DRIVE APARTMENTS

**0 STADIUM DRIVE  
WAKE FOREST, NORTH CAROLINA**

ISSUED: 19 JAN 2023

## REVISIONS:

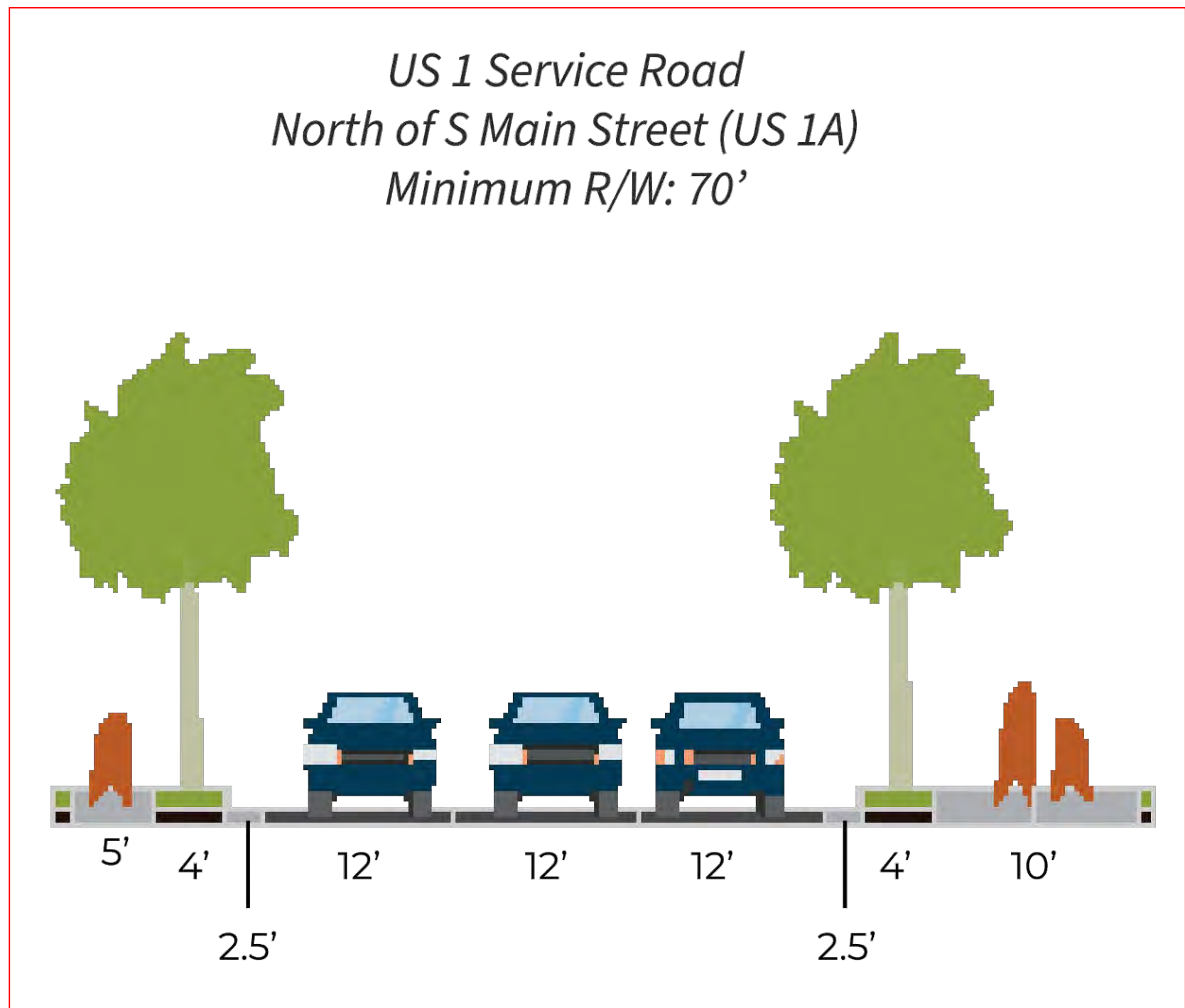
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|-------------------|-------------|
| 1                 | 15 MAY 2023 |
| PER TOWN COMMENTS |             |
| 2                 | 30 AUG 2023 |
| PER TOWN COMMENTS |             |

DRAWN BY: JET  
CHECKED BY: JDL

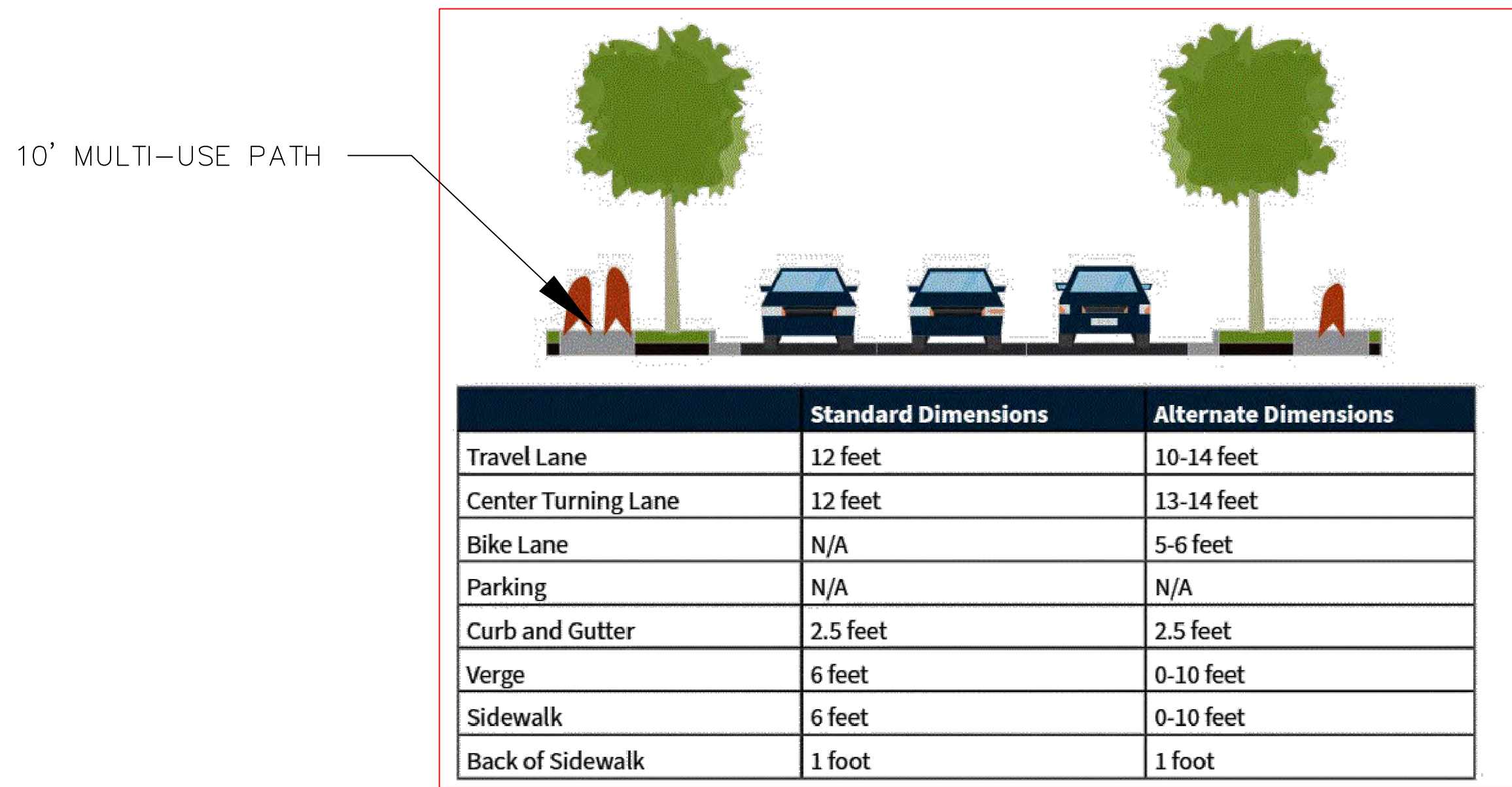
PROJECT: **CCUS1SDWF**

## ROADWAY CROSS SECTION

DWG. NO. **PP 8.0**



STREET A



# STADIUM DRIVE

PRELIMINARY  
NOT FOR CONSTRUCTION

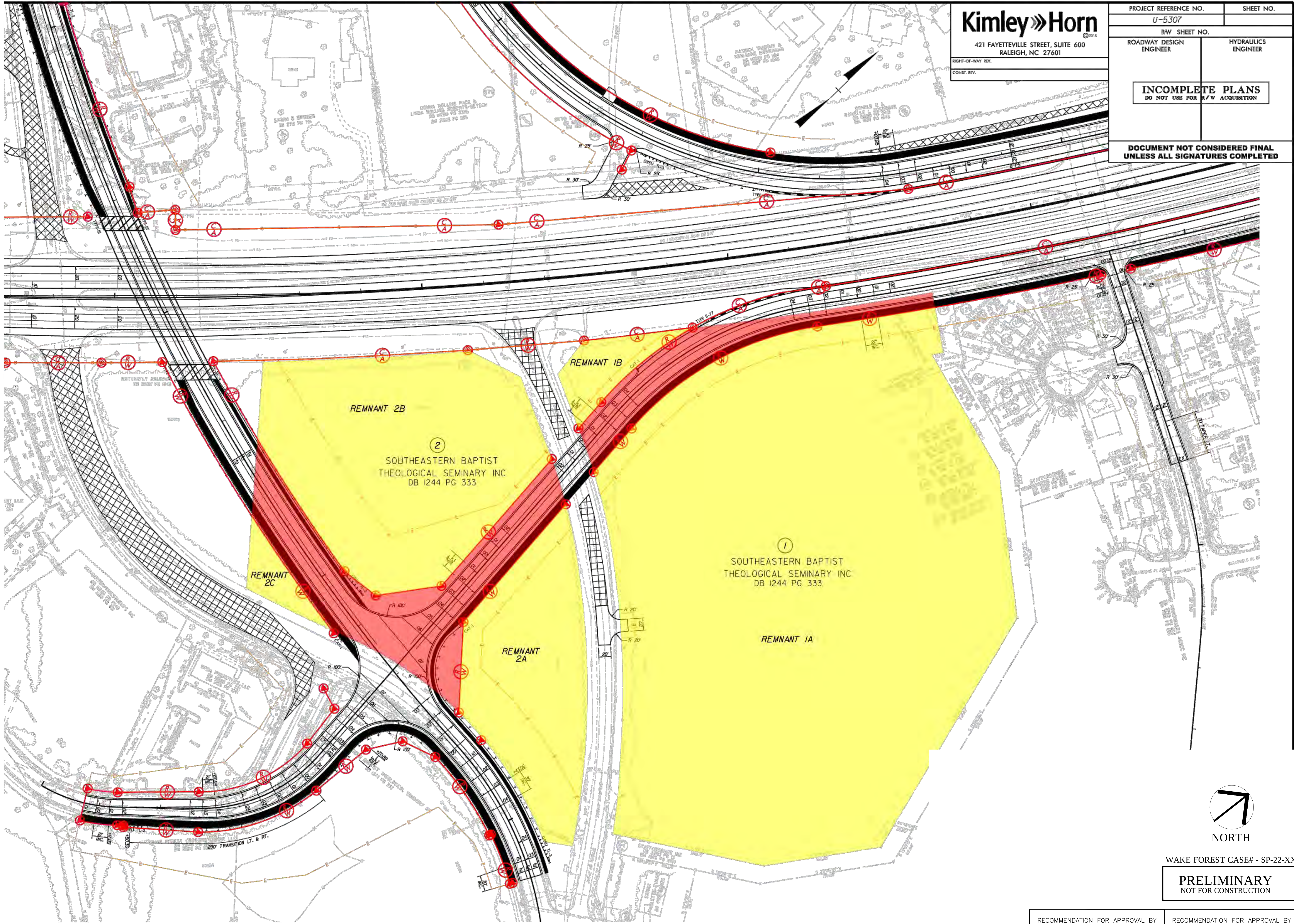
WAKE FOREST CASE# - SP-23-04

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST BOARD  
OF COMMISSIONERS  
DATE: \_\_\_\_\_

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST  
PLANNING BOARD

DATE: \_\_\_\_\_





**Kimley»Horn**

421 FAYETTEVILLE STREET, SUITE 600  
RALEIGH, NC 27601

RIGHT-OF-WAY REV.  
CONST. REV.

PROJECT REFERENCE NO.

U-5307

SHEET NO.

RW SHEET NO.

ROADWAY DESIGN  
ENGINEER

HYDRAULICS  
ENGINEER

**INCOMPLETE PLANS**  
DO NOT USE FOR R/W ACQUISITION

**DOCUMENT NOT CONSIDERED FINAL**  
UNLESS ALL SIGNATURES COMPLETED

**PLD**

PIEDMONT LAND DESIGN, LLP

8522-204 SIX FORKS ROAD  
RALEIGH, NORTH CAROLINA 27615  
919.845.7600 PHONE  
919.845.7703 FAX  
ENGR. FIRM LICENSE NO. F-0843

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**STADIUM DRIVE APARTMENTS**

**0 STADIUM DRIVE  
WAKE FOREST, NORTH CAROLINA**

ISSUED: 19 JAN 2023

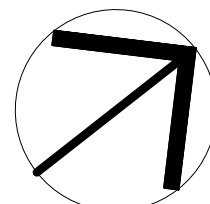
REVISIONS:

DRAWN BY: JET  
CHECKED BY: JDL

PROJECT: CCUS1SDWF

**FUTURE NCDOT  
STADIUM DRIVE  
ALIGNMENT**

DWG. NO. **PP 9.0**



NORTH

WAKE FOREST CASE# - SP-22-XX

**PRELIMINARY**  
NOT FOR CONSTRUCTION

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST BOARD  
OF COMMISSIONERS

DATE:

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST  
PLANNING BOARD

DATE:

**FOR REFERENCE ONLY** NTS



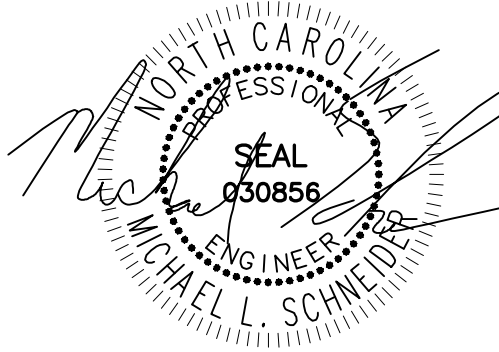
GENERAL NOTES

1. A LIGHTING PLAN PREPARED IN ACCORDANCE WITH APPLICABLE UDO REQUIREMENTS SHALL BE INCLUDED WITH THE SITE PLAN SUBMITTED FOR REVIEW OF THIS DEVELOPMENT

PLD

PIEDMONT LAND DESIGN, LLP

8522-204 SIX FORKS ROAD  
RALEIGH, NORTH CAROLINA 27615  
919.845.7600 PHONE  
919.845.7703 FAX  
ENGR. FIRM LICENSE NO. F-0843



09-20-23

PRELIMINARY  
NOT FOR CONSTRUCTION

STADIUM DRIVE APARTMENTS

0 STADIUM DRIVE  
WAKE FOREST, NORTH CAROLINA

ISSUED: 30 AUG 2023

REVISIONS:

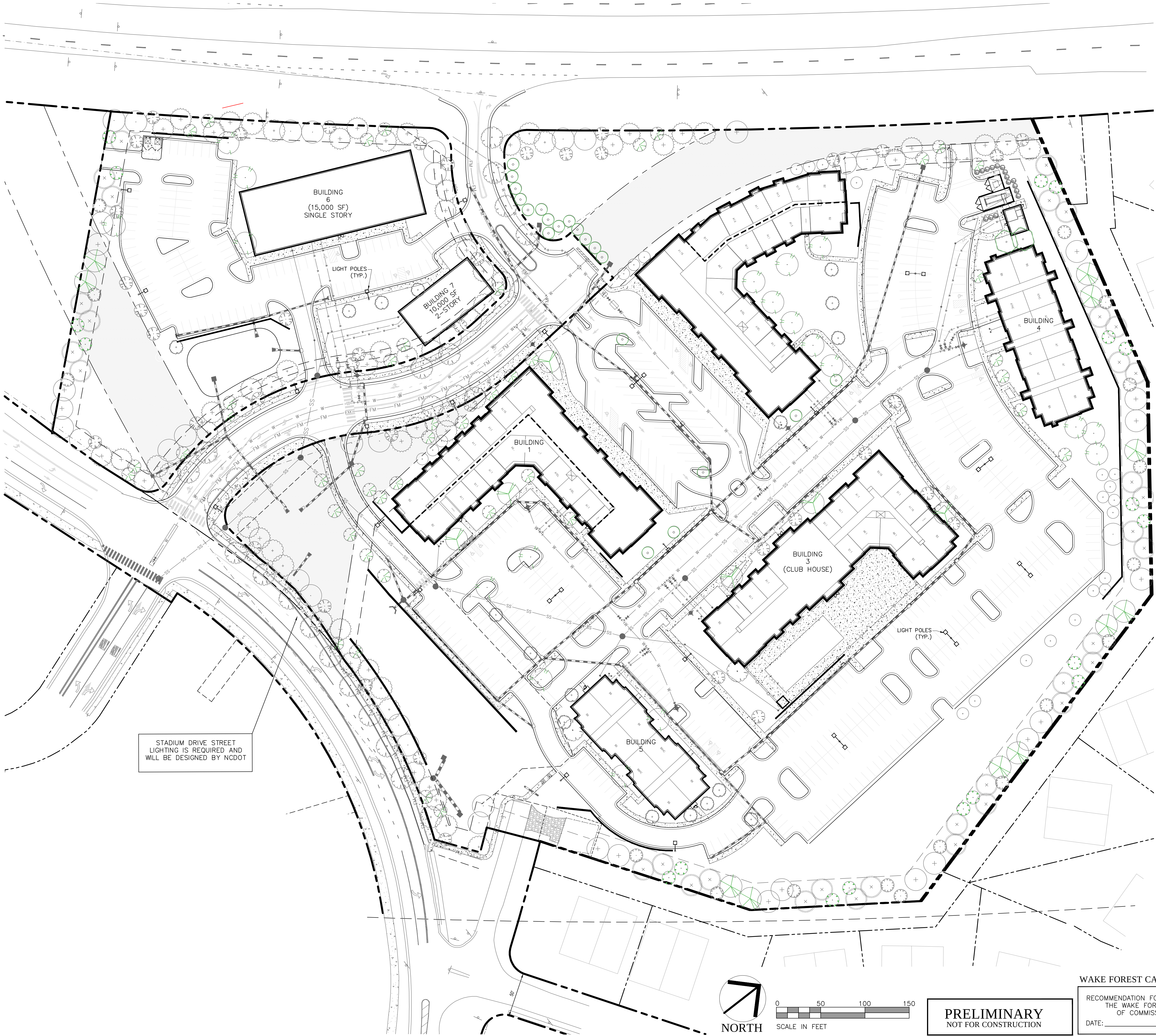
20 SEP 2023  
PER TOWN COMMENTS

DRAWN BY: JET  
CHECKED BY: JDL

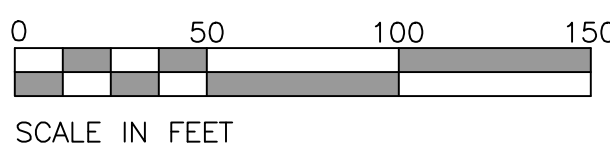
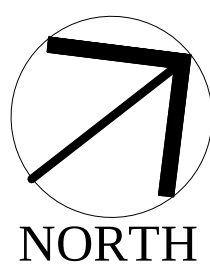
PROJECT: CCUS1SDWF

LIGHTING PLAN

DWG. NO. PP 10.0



STADIUM DRIVE STREET  
LIGHTING IS REQUIRED AND  
WILL BE DESIGNED BY NCDOT



PRELIMINARY  
NOT FOR CONSTRUCTION

WAKE FOREST CASE# - SP-23-04

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST BOARD  
OF COMMISSIONERS  
DATE:

RECOMMENDATION FOR APPROVAL BY  
THE WAKE FOREST  
PLANNING BOARD  
DATE:





## REZONING APPLICATION

|                             |                              |            |
|-----------------------------|------------------------------|------------|
| PROJECT: VWF-21203          |                              | DATE       |
| ISSUE: Rezoning Application |                              | 01.19.2023 |
|                             |                              |            |
|                             |                              |            |
|                             |                              |            |
|                             |                              |            |
| REVISIONS:                  | 1st Review Comments          | 05.15.2023 |
|                             | 2nd Review Comments          | 09.05.2023 |
|                             | 3rd Review Comments          | 09.21.2023 |
|                             |                              |            |
|                             |                              |            |
|                             |                              |            |
| DRAWN BY:                   | ML                           |            |
| CHECKED BY:                 | KT                           |            |
| CONTENT:                    | CODE REQUIRED LANDSCAPE PLAN |            |

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# LP1.1



9/20/2023 10:54 AM P:\21proj\21203\_Wake-Forest-Stadium\4c\_LAND\DP\21203-Stadium\_Drive-LP12.dwg

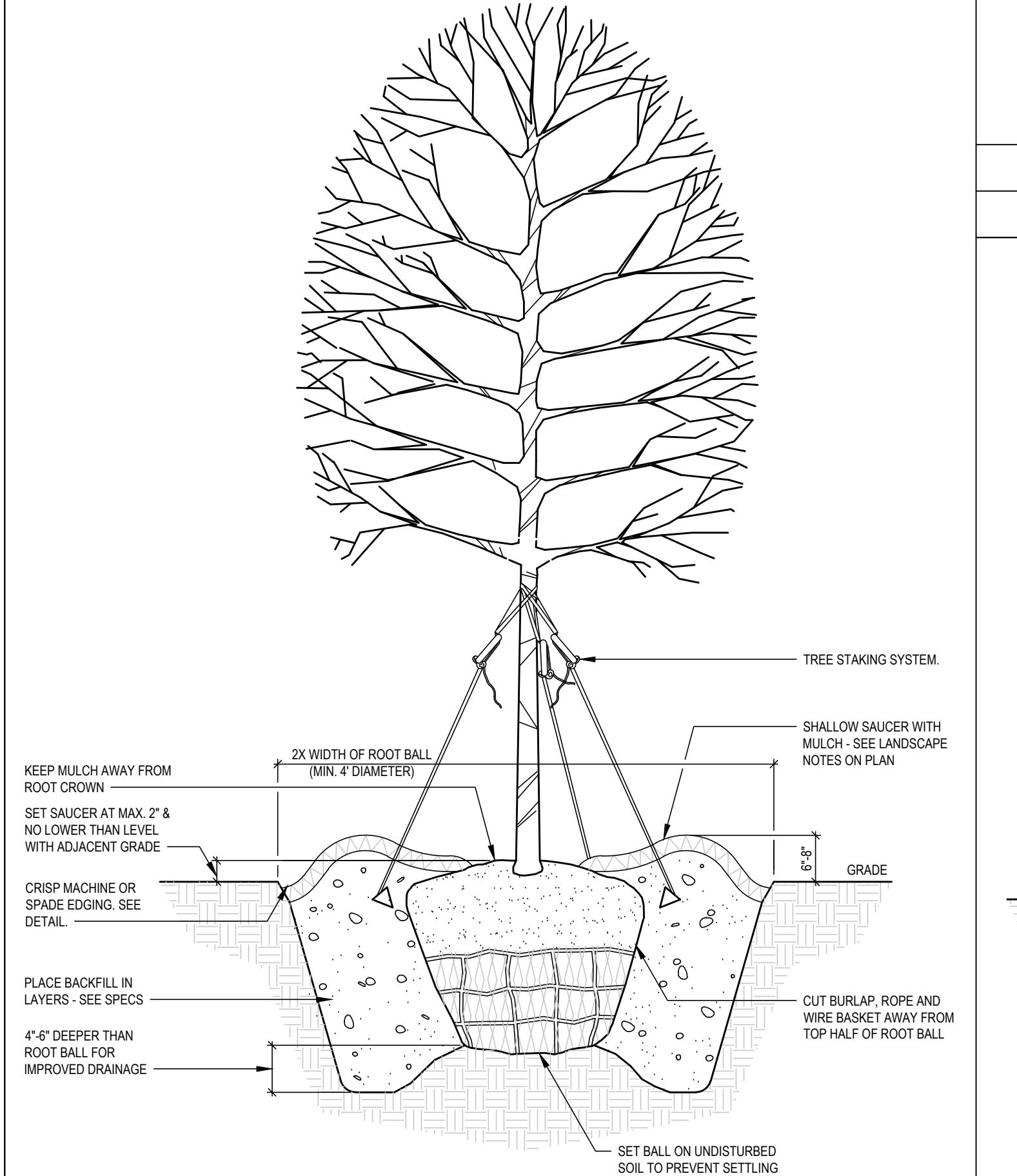
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|                                                                                                                                                                                                                                                                                                                                          |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| LANDSCAPE NOTES:                                                                                                                                                                                                                                                                                                                         |  |
| 1. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION                                                                                                                                                                                                                                                      |  |
| 2. THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE TOWN OF WAKE FOREST.                                                                                                                                                                                                                                                              |  |
| 3. ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.                                                                                                                                                                                                                 |  |
| 4. ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.                                                                                                                                                                                                                                                                                     |  |
| 5. LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.                                                                                                                                                                                                                                               |  |
| 6. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF WAKE FOREST.                                                                                                                                                                                                                                           |  |
| 7. ALL PLANTING BEDS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 3", MAXIMUM DEPTH OF 4", WITH AGED TRIPLE SHREDDED HARDWOOD MULCH FROM A SINGLE SOURCE COMMERCIAL VENDOR WITH A MAXIMUM PARTICLE SIZE OF 2 INCHES, FREE OF WEED SEED AND WASTE MATERIALS. NO PINE STRAW PERMITTED. KEEP MULCH 4 TO 6 INCHES AWAY FROM TREE TRUNKS OR STEMS. |  |
| 8. ALL LAWN AREAS TO BE SEEDED OR/AND SODDED AS PER MANUFACTURE'S SPECIFICATIONS. REFER TO LANDSCAPE PLAN(S), ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN.                                                                                                                                                                          |  |
| 9. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 30 INCHES AND 72 INCHES ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBS EXIST.                                            |  |
| 10. HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW-DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL.                                                                                                     |  |
| 11. ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.                                                     |  |
| 12. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF WAKE FOREST.                                                                                                                                                                                                                       |  |
| 13. MIN. 15' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.                                                                                                                                                                                                                                                             |  |
| 14. TREES SHALL BE 30' MIN FROM STOP SIGNS AND 10' MIN FROM DRIVEWAYS AND UTILITY POLES.                                                                                                                                                                                                                                                 |  |
| 15. TREES SHALL NOT BE IN THE CURVE TRANSITIONING FROM ONE STREET TO ANOTHER.                                                                                                                                                                                                                                                            |  |
| 16. TREES WITHIN 20 FT. OF OVERHEAD POWER LINE(S) SHOULD BE UNDERSTORY TREES.                                                                                                                                                                                                                                                            |  |
| 17. CONTRACTOR SHALL NOT PLANT TREES/SHRUBS AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRIANS EXITING AUTOS PARKED IN PARALLEL SPACES.                                                                                                                                                                                          |  |
| 18. A TREE IMPACT PERMIT IS REQUIRED FOR TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.                                                                                                                                                                                                           |  |
| 19. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).                                                                                                                                                                                                                                    |  |

|                 |   |
|-----------------|---|
| LANDSCAPE NOTES | 6 |
| SCALE: NTS      |   |

- TREE PLANTING NOTES
- MATCH PLANTING PROCEDURE FOR EVERGREEN TREES.
  - DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
  - IF TREES ARE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4" TO 6" OVER THE ENTIRE BED AREA.
  - FOR CONTAINER-GROWN TREES, EXTRACT THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
  - THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE MAINTENANCE PERIOD.
  - IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAK DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.
  - IN MEDIAN ISLANDS, SET PLANT MATERIAL AS CLOSE TO FINISHED GRADE AS POSSIBLE..
  - SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY FROM ROOT BALL
  - KEEP MULCH AWAY FROM ROOT CROWN.



|                   |   |
|-------------------|---|
| TREE INSTALLATION | 3 |
| SCALE: NTS        |   |

|                            |  |
|----------------------------|--|
| TOWN OF WAKE FOREST        |  |
| STD. TREE PROTECTION FENCE |  |
| NOT TO SCALE               |  |
| REV. 1 OF 1                |  |

FRONT VIEW

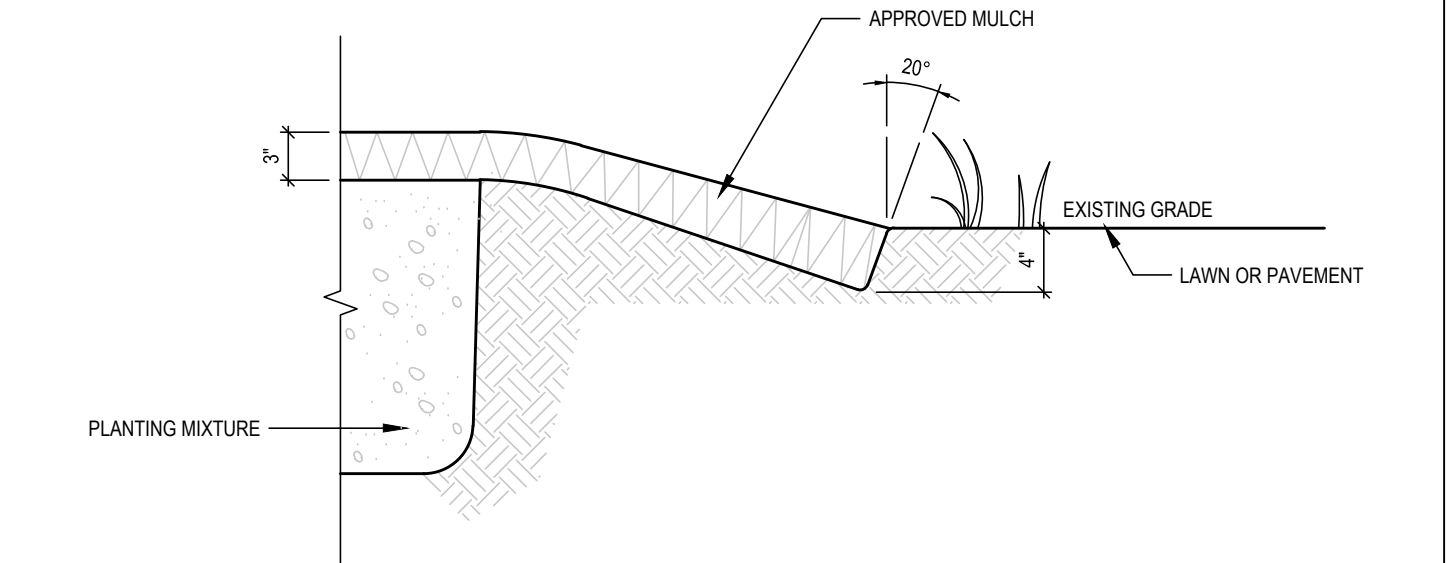
SIDE VIEW

WARNING SIGN DETAIL

NOTES:  
WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH, MINIMUM, CLEARLY LISIBLE, AND SPACED AS DETAILED.  
SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.  
PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 30' ON CENTER THEREAFTER FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.  
ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.  
MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.  
ADDITIONAL SIGNS MAY BE REQUIRED BY TOWN OF WAKE FOREST INSPECTIONS DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS.  
INSTALL TREE PROTECTION FENCE AND SIGNS PRIOR TO CALLING FOR THE INITIAL ON SITE INSPECTION BY THE TOWN OF WAKE FOREST ZONING INSPECTOR.

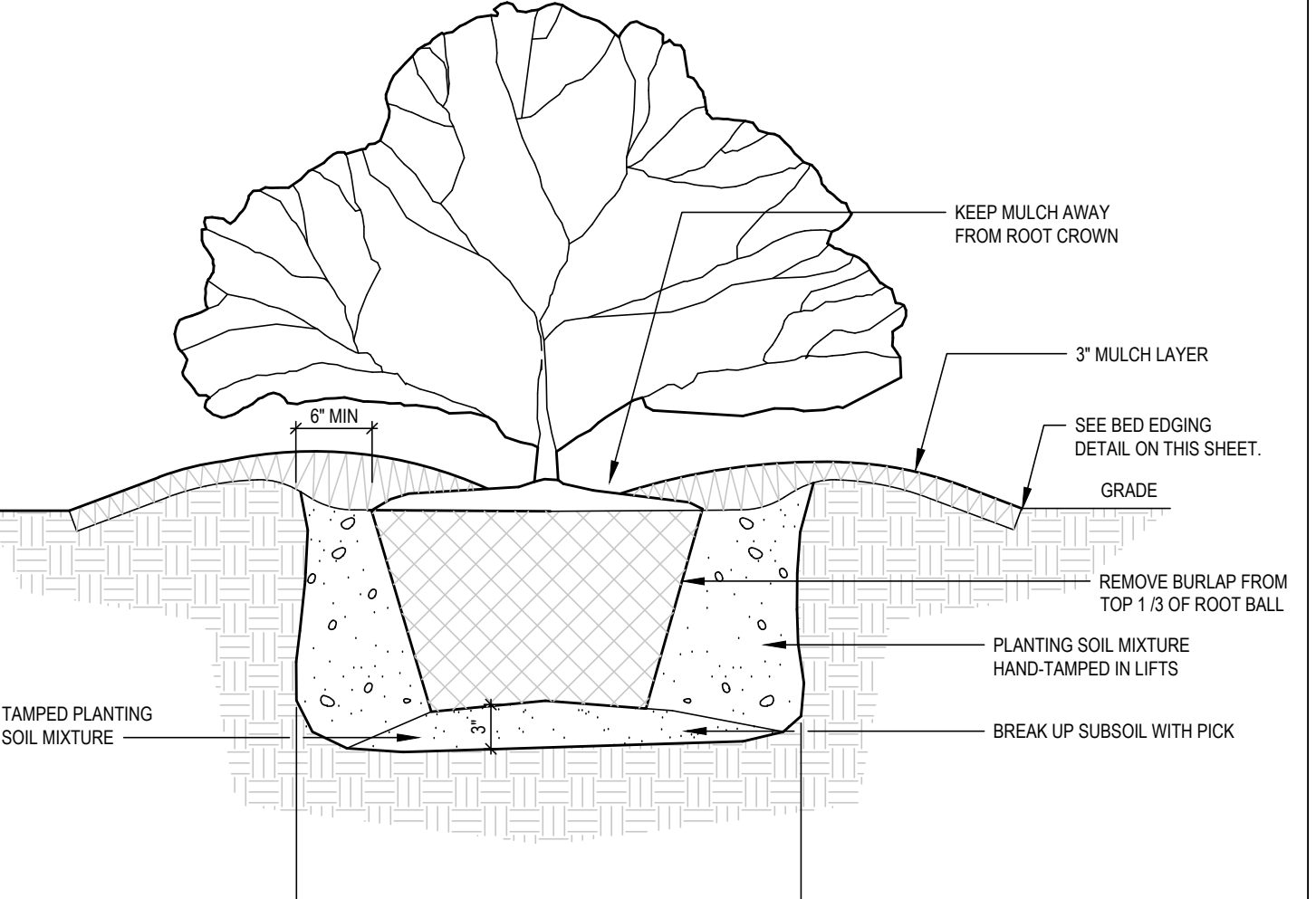
NOTE: FOR TREE PROTECTION ONLY

|                       |   |
|-----------------------|---|
| TREE PROTECTION FENCE | 5 |
| SCALE: NTS            |   |



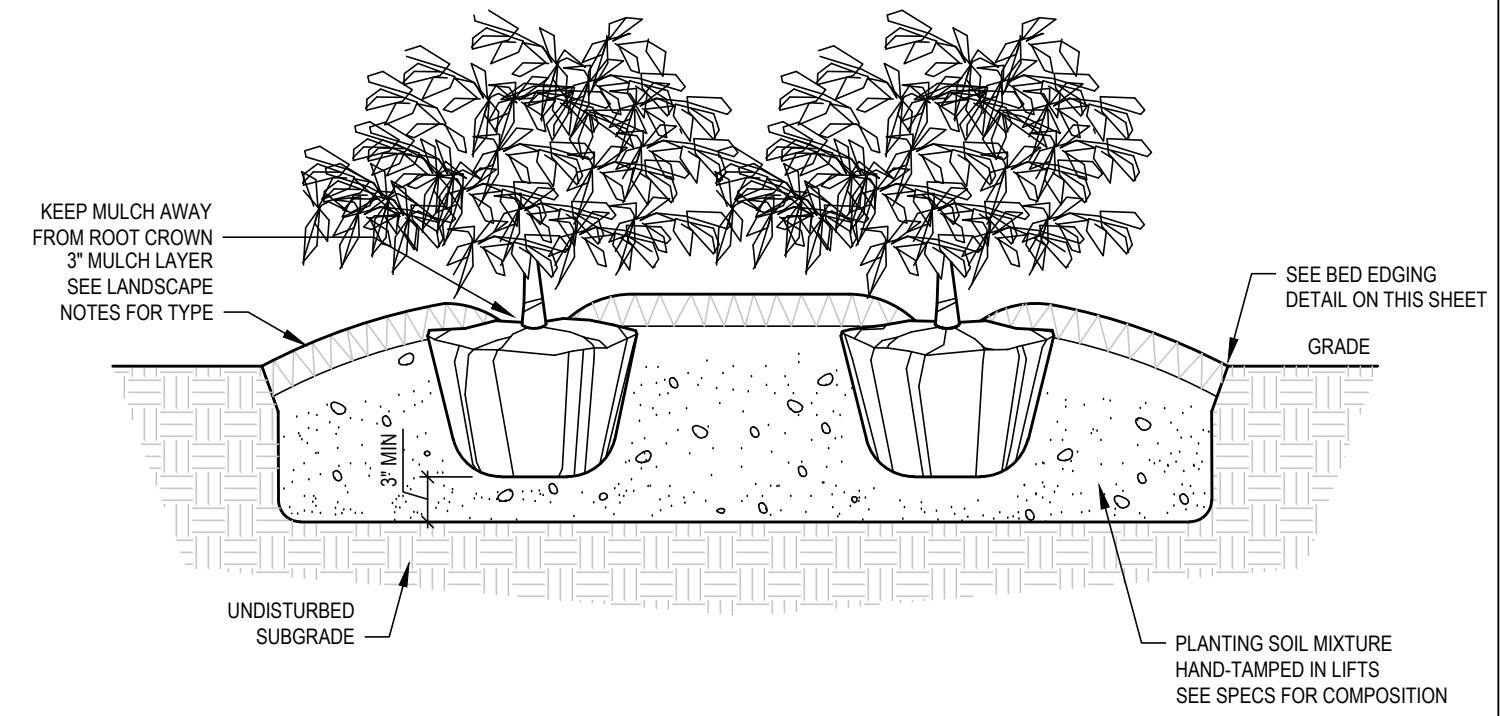
|            |   |
|------------|---|
| BED EDGING | 4 |
| SCALE: NTS |   |

- SHRUB PLANTING NOTES
- IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAK DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.
  - SET SHRUB 2 INCHES HIGHER THAN ABOVE ADJACENT GRADE.
  - SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY FROM ROOT BALL.
  - PROVIDE 2 INCH DEEP SAUCER AROUND SHRUB.
  - KEEP MULCH AWAY FROM ROOT CROWN.
  - THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE MAINTENANCE PERIOD.



|                          |   |
|--------------------------|---|
| B & B SHRUB INSTALLATION | 2 |
| SCALE: NTS               |   |

- MASS PLANTING NOTES
- PRUNE CROWDED, BROKEN, OR STRAY BRANCHES. CUT FLUSH, LEAVING CAMBIUM EDGE CLEAN.
  - CROWN PLANTING BED A MIN. OF 3 INCHES ABOVE ADJACENT GRADE EXCEPT IN COURTYARD SITUATIONS WHERE BEDS SHALL BE SLOPED TO NEAREST DRAIN BASIN.
  - KEEP MULCH AWAY FROM ROOT CROWN.



|                              |   |
|------------------------------|---|
| CONTAINER PLANT INSTALLATION | 1 |
| SCALE: NTS                   |   |

| P L A N T   L I S T |      |                                               |                                   |          |                        |                    |                   |                                            |  |
|---------------------|------|-----------------------------------------------|-----------------------------------|----------|------------------------|--------------------|-------------------|--------------------------------------------|--|
| QTY                 | SYM  | BOTANICAL NAME                                | COMMON NAME                       | CALIPER  | HEIGHT AT INSTALLATION | HEIGHT AT MATURITY | WIDTH AT MATURITY | REMARKS                                    |  |
| T R E E S           |      |                                               |                                   |          |                        |                    |                   |                                            |  |
| 44                  | AGAB | Amelanchier grandiflora 'Autumn Brilliance'   | Autumn Brilliance Serviceberry    | 1" MIN   | 6' MIN                 | 20'                | 20'               | Street Yard Buffer, Understory Replacement |  |
| 43                  | BN   | Betula nigra 'Dura Heat' Single Stem          | Single Stem Dura Heat River Birch | 1.5" MIN | 8' MIN                 | 40'                | 30'               | Canopy Replacement Tree                    |  |
| 17                  | CAC  | Carpinus caroliniana                          | American Hornbeam                 | 1" MIN   | 6' MIN                 | 25'                | 25'               | Landscape Buffer                           |  |
| 41                  | CC   | Cercis canadensis                             | Eastern Redbud                    | 1" MIN   | 6' MIN                 | 25'                | 20'               | Street Yard Buffer, Understory Replacement |  |
| 46                  | CEJ  | Cercidiphyllum japonicum                      | Katsura Tree                      | 1.5" MIN | 8' MIN                 | 50'                | 40'               | Landscape Buffer, Canopy Replacement       |  |
| 18                  | CK   | Cornus florida                                | Flowering Dogwood                 | 1" MIN   | 6' MIN                 | 20'                | 20'               | Landscape Buffer                           |  |
| 61                  | CO   | Celtis occidentalis                           | Common Hackberry                  | 1.5" MIN | 8' MIN                 | 60'                | 50'               | VUA Landscaping                            |  |
| 34                  | CRJ  | Cryptomeria japonica                          | Japanese Cedar                    | 1.5" MIN | 8' MIN                 | 60'                | 30'               | Landscape Buffer                           |  |
| 24                  | CR   | Chionanthus retusus                           | Chinese Fringetree                | 1" MIN   | 6' MIN                 | 25'                | 15'               | Understory Replacement Tree                |  |
| 67                  | GB   | Ginkgo biloba (MALE ONLY)                     | Ginkgo (fruitless)                | 1.5" MIN | 8' MIN                 | 60'                | 35'               | Street Tree, Canopy Replacement            |  |
| 45                  | LSR  | Liquidambar styraciflua 'Rotundiloba'         | Fruitless Sweetgum                | 1.5" MIN | 8' MIN                 | 60'                | 30'               | Landscape Buffer, Canopy Replacement       |  |
| 21                  | LT   | Liriodendron tulipifera                       | Tulip Poplar                      | 1.5" MIN | 8' MIN                 | 60'                | 50'               | Street Yard Buffer                         |  |
| 71                  | MG   | Magnolia grandiflora                          | Southern Magnolia                 | 1.5" MIN | 8' MIN                 | 60'                | 40'               | Street Yard Buffer, Canopy Replacement     |  |
| 50                  | NS   | Nyssa sylvatica                               | Blackgum                          | 1.5" MIN | 8' MIN                 | 60'                | 30'               | Street Yard Buffer, Canopy Replacement     |  |
| 20                  | PC   | Pistacia chinensis                            | Chinese Pistache                  | 1" MIN   | 6' MIN                 | 30'                | 25'               | Understory Replacement Tree                |  |
| 17                  | PXD  | Prunus x 'Okame'                              | Okame Cherry                      | 1" MIN   | 6' MIN                 | 25'                | 25'               | Understory Replacement Tree                |  |
| 33                  | QL   | Quercus lyrata                                | Overcup Oak                       | 1.5" MIN | 8' MIN                 | 60'                | 40'               | Canopy Replacement                         |  |
| 68                  | QP   | Quercus phellos                               | Willow Oak                        | 1.5" MIN | 8' MIN                 | 60'                | 40'               | VUA Landscaping, Canopy Replacement        |  |
| S H R U B S         |      |                                               |                                   |          |                        |                    |                   |                                            |  |
| 252                 | DP   | Distylium 'Piedisti' PP25_304                 | Copperstone Distylium             |          | 18" MIN                | 4' MIN             | 4'                | VUA Screening                              |  |
| 175                 | HQ   | Hydrangea quercifolia 'Alice'                 | Alice Oakleaf Hydrangea           |          | 3" MIN                 | 6' MIN             | 6'                | Street Yard Buffer                         |  |
| 165                 | ICBN | Ilex cornuta 'Burdorf Nana'                   | Dwarf Burford Holly               |          | 3" MIN                 | 6' MIN             | 5'                | Street Yard Buffer                         |  |
| 16                  | INS  | Ilex x 'Nellie R. Stevens'                    | Nellie R. Stevens Holly           |          | 3" MIN                 | 6' MIN             | 5'                | Refuse Screening                           |  |
| 120                 | LC   | Loropetalum chinense                          | Chinese Loropetalum               |          | 3" MIN                 | 6' MIN             | 6'                | Landscape Buffer                           |  |
| 198                 | LGR  | Linnaea x grandiflora                         | Glossy Abelia                     |          | 3" MIN                 | 6' MIN             | 6'                | Street Yard Buffer                         |  |
| 130                 | PL   | Prunus laurocerasus 'West Coast Schipkaensis' | West Coast Schip Laurel           |          | 3" MIN                 | 6' MIN             | 6'                | Landscape Buffer                           |  |
| 142                 | VAC  | Viburnum awabuki 'Chindo'                     | Chindo Viburnum                   |          | 3" MIN                 | 6' MIN             | 6'                | Landscape Buffer                           |  |
| G R A S S E S       |      |                                               |                                   |          |                        |                    |                   |                                            |  |
| 286                 | SS   | Schizachyrium scoparium 'Prairie Blues'       | Prairie Blues Little Bluestem     |          | 6" MIN                 | 36"                | 24"               | Median Grass                               |  |

| EXISTING TREES PRESERVED<br>(SEE PP3.0 FOR DETAILS) |            |     |         |
|-----------------------------------------------------|------------|-----|---------|
| Number                                              | Species    | DBH | Credits |
| T1                                                  | White Oak  | 22" | 3       |
| T2                                                  | Willow Oak | 23" | 3       |
| T3                                                  | White Oak  | 26" | 3       |
| T4                                                  | Hickory    | 24" | 3       |
| T5                                                  | White Oak  | 35" | 4       |
| T6                                                  | White Oak  | 21" | 3       |
| T7                                                  | Red Oak    | 21" | 3       |
| T8                                                  | Pine       | 25" | 3       |
| T9                                                  | White Oak  | 28" | 3       |
| T10                                                 | Pine       | 29" | 3       |
| T11                                                 | White Oak  | 23" | 3       |
| T12                                                 | White Oak  | 21" | 3       |
| T13                                                 | White Oak  | 22" | 3       |
| T14                                                 | White Oak  | 24" | 3       |
| T15                                                 | White Oak  | 25" | 3       |
| T16                                                 | White Oak  | 28" | 3       |
| T17                                                 | Red Oak    | 23" | 3       |
| Total Tree Credits                                  |            |     | 52      |

|                                                                                                                                                                        |            |           |   |  |            |    |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|---|--|------------|----|--|--|--|
| Wake Forest UDO Landscape & Screening Requirements                                                                                                                     |            |           |   |  |            |    |  |  |  |
| Project: Wake Forest Stadium Apartments                                                                                                                                |            |           |   |  |            |    |  |  |  |
| Date: 01.06.2023 (Rev.08.21.2023)                                                                                                                                      |            |           |   |  |            |    |  |  |  |
| UDO Version: July 13, 2015, Last Amendment July 19, 2022                                                                                                               |            |           |   |  |            |    |  |  |  |
| Tree Canopy Coverage Requirements                                                                                                                                      |            |           |   |  |            |    |  |  |  |
| Square Feet of Site                                                                                                                                                    |            |           |   |  |            |    |  |  |  |
| Canopy Trees Required (1.5" cal. 8' ht. @ 1 tree/10,000 SF)                                                                                                            | 840708 /   | 19.3 / AC | = |  | 840,708.00 | SF |  |  |  |
| Preserved Tree Credits (20"-30" DBH = 3 Canopy)                                                                                                                        |            |           |   |  | 84.1       | E  |  |  |  |
| Preserved Tree Credits (31"-41" DBH = 4 Canopy)                                                                                                                        |            |           |   |  | 48         | E  |  |  |  |
| Credits for Preservation of Wooded Areas (1 tree credit/ 700 SF Protected Area)                                                                                        |            |           |   |  | 4          | E  |  |  |  |
| Total Canopy Trees and Coverage Credits                                                                                                                                | 55,918 /   | 700 =     |   |  | 84         | E  |  |  |  |
| Replacement of Specimen Trees                                                                                                                                          |            |           |   |  |            |    |  |  |  |
| Canopy Specimen Trees To Be Removed (See PP3.0)                                                                                                                        |            |           |   |  | 164        | E  |  |  |  |
| Replacement Canopy Trees Required (4 trees/1 specimen)(x20" DBH)                                                                                                       | 164 x      | 4 =       |   |  | 656        | E  |  |  |  |
| Replacement Canopy Trees Provided (1.5" cal. 8' ht.)-includes street, VSA, buffer trees                                                                                |            |           |   |  | 556        | E  |  |  |  |
| Understory Specimen Trees To Be Removed (See PP3.0)                                                                                                                    |            |           |   |  | 25         | E  |  |  |  |
| Replacement Understory Trees Required (4 trees/1 specimen)(x8" DBH)                                                                                                    | 25 x       | 4 =       |   |  | 100        | E  |  |  |  |
| Replacement Understory Trees Provided (1" cal. 6' ht.)                                                                                                                 |            |           |   |  | 100        | E  |  |  |  |
| Total Replacement Trees Required                                                                                                                                       |            |           |   |  | 100        | E  |  |  |  |
| Total Replacement Trees Provided                                                                                                                                       |            |           |   |  | 756        | E  |  |  |  |
| Amount of trees to be replaced via payment equal to the value of the lost or removed specimen trees paid to a tree planting fund maintained by the Town of Wake Forest |            |           |   |  |            |    |  |  |  |
|                                                                                                                                                                        |            |           |   |  | 0          | FA |  |  |  |
| Per Patrick Ratty, tree replacement is a 4 to 1 ratio. Replacement quantity may include proposed street, VSA and buffer trees.                                         |            |           |   |  |            |    |  |  |  |
| Large Residential Street A - Street Trees                                                                                                                              |            |           |   |  |            |    |  |  |  |
| Length of Right of Way (less driveways, SDTs)                                                                                                                          |            |           |   |  | 468.51     | LF |  |  |  |
| Canopy Trees Required (1.5" cal. 8' ht. @ 50' o.c. average)                                                                                                            | 468.51 /   | 50 =      |   |  | 9          | E  |  |  |  |
| Canopy Trees Provided (1.5" cal. 8' ht. @ 50' o.c. average)                                                                                                            |            |           |   |  | 9          | E  |  |  |  |
| Old Stadium Drive - Street Trees                                                                                                                                       |            |           |   |  |            |    |  |  |  |
| Length of Right of Way (less driveways, SDTs)                                                                                                                          |            |           |   |  | 158.79     | LF |  |  |  |
| Canopy Trees Required (1.5" cal. 8' ht. @ 50' o.c. average)                                                                                                            | 158.7882 / | 50 =      |   |  | 3.0        | E  |  |  |  |
| Canopy Trees Provided (1.5" cal. 8' ht. @ 50' o.c. average)                                                                                                            |            |           |   |  | 4          | E  |  |  |  |
| Stadium Drive - Street Trees                                                                                                                                           |            |           |   |  |            |    |  |  |  |
| Length of Right of Way (less driveways, SDTs)                                                                                                                          |            |           |   |  | 422.80     | LF |  |  |  |
| Canopy Trees Required (1.5" cal. 8' ht. @ 50' o.c. average)                                                                                                            | 422.80 /   | 50 =      |   |  | 8.0        | E  |  |  |  |
| Canopy Trees Provided (1.5" cal. 8' ht. @ 50' o.c. average)                                                                                                            |            |           |   |  | 9          | E  |  |  |  |
| 20 FT Type "B" Street Yard Buffer                                                                                                                                      |            |           |   |  |            |    |  |  |  |
| Buffer Type:                                                                                                                                                           |            |           |   |  |            | B  |  |  |  |
| Combined length of Street Yard "B" Buffer areas                                                                                                                        |            |           |   |  | 2,190.00   | LF |  |  |  |
| Canopy Trees Required (1.5" cal. 8' ht. @ 2/100 LF)                                                                                                                    | 2190 x     | 0.02 =    |   |  | 43.8       | E  |  |  |  |
| Canopy Trees Preserved in Buffer (varying cal.)                                                                                                                        |            |           |   |  | 0          | E  |  |  |  |
| Canopy Trees Provided (1.5" cal. 8' ht. @ 2/100 LF)                                                                                                                    |            |           |   |  | 45         | E  |  |  |  |
| Total Canopy Trees Meeting Requirements                                                                                                                                |            |           |   |  | 45         | E  |  |  |  |
| Evergreen Trees Required (1.5" cal. 8' ht. @ 2/100 LF)                                                                                                                 | 2190 x     | 0.02 =    |   |  | 43.8       | E  |  |  |  |
| Evergreen Trees Preserved in Buffer (varying cal.)                                                                                                                     |            |           |   |  | 1          | E  |  |  |  |
| Evergreen Trees Provided (1.5" cal. 8' ht. @ 2/100 LF)                                                                                                                 |            |           |   |  | 45         | E  |  |  |  |
| Total Evergreen Trees Meeting Requirements                                                                                                                             |            |           |   |  | 45         | E  |  |  |  |
| Understory Trees Required (1" cal. 6' ht. @ 2/100 LF)                                                                                                                  | 2190 x     | 0.02 =    |   |  | 43.8       | E  |  |  |  |
| Understory Trees provided(1" cal. 6' ht. @ 2/100 LF)                                                                                                                   |            |           |   |  | 46         | E  |  |  |  |
| Shrubs Required (36" ht. @ 24/100 LF)(50% Evergreen)                                                                                                                   | 2190 x     | 0.24 =    |   |  | 525.6      | E  |  |  |  |
| Shrubs Provided (36" ht. @ 24/100 LF)(50% Evergreen)                                                                                                                   |            |           |   |  | 538        | E  |  |  |  |
| 25 FT Type "B" Landscape Buffer for Adjacent Zonings                                                                                                                   |            |           |   |  |            |    |  |  |  |
| Buffer Type:                                                                                                                                                           |            |           |   |  |            | B  |  |  |  |
| Combined length of "B" Buffer areas                                                                                                                                    |            |           |   |  | 1,613.12   | LF |  |  |  |
| Canopy Trees Required (1.5" cal. 8' ht. @ 2/100 LF)                                                                                                                    | 1613.12 x  | 0.02 =    |   |  | 32.3       | E  |  |  |  |
| Canopy Trees Preserved in Buffer (varying cal.)                                                                                                                        |            |           |   |  | 7          | E  |  |  |  |
| Canopy Trees Provided (1.5" cal. 8' ht. @ 2/100 LF)                                                                                                                    |            |           |   |  | 34         | E  |  |  |  |
| Total Canopy Trees Meeting Requirements                                                                                                                                |            |           |   |  | 37         | E  |  |  |  |
| Evergreen Trees Required (1.5" cal. 8' ht. @ 2/100 LF)                                                                                                                 | 1613.12 x  | 0.02 =    |   |  | 32.3       | E  |  |  |  |
| Evergreen Trees Preserved in Buffer (varying cal.)                                                                                                                     |            |           |   |  | 1          | E  |  |  |  |
| Evergreen Trees Provided (1.5" cal. 8' ht. @ 2/100 LF)                                                                                                                 |            |           |   |  | 33         | E  |  |  |  |
| Total Evergreen Trees Meeting Requirements                                                                                                                             |            |           |   |  | 34         | E  |  |  |  |
| Understory Trees Required (1" cal. 6' ht. @ 2/100 LF)                                                                                                                  | 1613.12 x  | 0.02 =    |   |  | 32.3       | E  |  |  |  |
| Understory Trees provided(1" cal. 6' ht. @ 2/100 LF)                                                                                                                   |            |           |   |  | 35         | E  |  |  |  |
| Shrubs Required (36" ht. @ 24/100 LF)(50% Evergreen)                                                                                                                   | 1613.12 x  | 0.24 =    |   |  | 387.1      | E  |  |  |  |
| Shrubs Provided (36" ht. @ 24/100 LF)(50% Evergreen)                                                                                                                   |            |           |   |  | 392        | E  |  |  |  |
| Vehicular Use Area Screening                                                                                                                                           |            |           |   |  |            |    |  |  |  |
| Combined length of parking areas roadcut screening                                                                                                                     |            |           |   |  | 1,236.62   | LF |  |  |  |
| Shrubs Required (1 shrub/5' O.C., must reach height of 4 in 3 yrs)                                                                                                     | 1,236.6 /  | 5 =       |   |  | 247.3      | E  |  |  |  |
| Shrubs Provided (1 shrub/5' O.C., must reach height of 4 in 3 yrs)                                                                                                     |            |           |   |  | 252        | E  |  |  |  |
| Shrubs must be within 156' of a canopy tree                                                                                                                            |            |           |   |  |            |    |  |  |  |
| Vehicular Use Area Spatial Requirements                                                                                                                                |            |           |   |  |            |    |  |  |  |
| Planting areas determine amount of trees planted within Minimum planting areas:                                                                                        |            |           |   |  |            |    |  |  |  |
| 1 canopy tree per 400 SF of planting area                                                                                                                              |            |           |   |  |            |    |  |  |  |
| 2 canopy trees per 700 SF of planting area                                                                                                                             |            |           |   |  |            |    |  |  |  |
| 3 or more trees, 300 SF of planting area per tree                                                                                                                      |            |           |   |  |            |    |  |  |  |
| All parking spaces must be within 60 FT of a canopy tree                                                                                                               |            |           |   |  |            |    |  |  |  |
| Parking lot lighting cannot be within 156' of a canopy tree                                                                                                            |            |           |   |  |            |    |  |  |  |





## Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2023-292-

Submitted by: Jennifer Herbert

Submitting Department: Downtown Development

Meeting Date: November 9, 2023

### **SUBJECT**

Proclamation Recognizing Friday, November 24, 2023, as Plaid Friday and Saturday, November 25, 2023, as Small Business Saturday.

### **Recommendation:**

Proclamation Recognizing Friday, November 24, 2023, as Plaid Friday and Saturday, November 25, 2023, as Small Business Saturday.

### **Item Summary:**

### **ATTACHMENTS**

- [Proclamation Recognizing Plaid Friday and Small Business Saturday November 2023.docx](#)



Proclaiming Friday, November 24, 2023, as Plaid Friday  
And Saturday, November 26, 2023, as Small Business Saturday

WHEREAS, purchasing holiday gifts and shopping year-round with locally owned and independent businesses supports the economic health and resilience of the community; and

WHEREAS, shopping locally supports our neighbors, friends, and family members employed by local businesses; and

WHEREAS, when we support small business, jobs are created, and local communities preserve their unique culture; and

WHEREAS, just like the individual, the individual threads are weak on their own but are strong together, so is our community. Together supporting one another while celebrating our uniqueness we are interwoven and strong; and

WHEREAS, Plaid Friday is a fun and enjoyable alternative to the big box store “Black Friday” consumer frenzy where everyone is encouraged to wear plaid and shop local and independent; and

WHEREAS, Small Business Saturday is a nationwide campaign to cultivate business for small merchants on the Saturday after Thanksgiving; and

WHEREAS, Plaid Friday and Small Business Saturday celebrate and support small businesses and all they do for Wake Forest.

WHEREAS, we encourage citizens to consider shopping our small merchants on Plaid Friday and Small Business Saturday as a way to boost the local economy and strengthen our small business community.

WHEREAS, the Town of Wake Forest, North Carolina supports and joins in this national effort to help America’s small businesses do what they do best – grow their business, create jobs, and ensure that our communities remain as vibrant tomorrow as they are today.

NOW THEREFORE, I, Vivian Jones, Mayor of the Town of Wake Forest, in the State of North Carolina, do hereby proclaim

November 24, 2023, as Plaid Friday and November 25, 2023, as Small Business Saturday and encourage our residents to recognize and support small businesses within our community by shopping these establishments on the Friday and Saturday following Thanksgiving.



---

Vivian A. Jones, Mayor



## Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2023-296-

Submitted by: Nick Nolte

Submitting Department: Engineering

Meeting Date: November 9, 2023

### **SUBJECT**

Presentation of Stormwater Utility Advisory Group Recommendations

### **Recommendation:**

### **Item Summary:**

### **ATTACHMENTS**

- [110923 BOC WS Agenda Summary.pdf](#)



**Agenda Item:** Presentation of Stormwater Utility Advisory Group Recommendations

**Summary:** The Town holds a Phase II MS4 Permit with the State which requires continual maintenance and good housekeeping of the Town's stormwater and environmental infrastructure without any federal or state financial assistance. Due to this being an unfunded mandate, the Engineering Department has utilized Freese and Nichols, a consultant with previous experience in preparing municipal stormwater utility fees, to help the Town analyze a need for a utility fee to fund the ongoing and future maintenance required by the State's MS4 Stormwater permit. A Stormwater Utility Advisory Group was created consisting of a Planning Board member, a HOA/Property manager, two Large Business representatives, an Engineer and TCC Board Member, an active resident, a Downtown Chamber of Commerce member, as well as a Small Business owner to develop equitable recommendations on the utility structure. Over the six meetings the Stormwater Utility Advisory Group had, recommendations were made regarding the service level, Capital projects, fee basis and fee credits, Residential and Non-Residential Rate Structures, and the assessment mechanism. Their recommendations involve separating existing services (\$1,471,00/yr), new services (Staff and equipment, \$575,000/yr), and the capital improvements backlog (\$10,500,000) from the current general fund and being funded solely by the proposed Stormwater Utility Fee.

**Attachments:** No attachments.



## Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2023-303-

Submitted by: Allison Snyder

Submitting Department: Engineering

Meeting Date: November 9, 2023

### **SUBJECT**

Presentation of reimbursement agreement between the Town of Wake Forest and Taylor Morrison of Carolinas, Inc.

### **Recommendation:**

Review proposed agreement to go into a reimbursement agreement for a traffic signal at Middlegame Way/Bowling Forest Drive and Hwy 98/Wait Avenue

### **Item Summary:**

### **ATTACHMENTS**

- [MiddlegameSignalReimbursement\\_Summary.docx](#)
- [AttachmentA\\_TownofWakeForestHWY98RadfordGlenReimbursementAgreementandResolution.docx](#)
- [Attachment B\\_Budget.pdf](#)
- [AttachmentC\\_CIP Item.pdf](#)



Agenda Item: Discussion of an upcoming Reimbursement Agreement between the Town of Wake Forest and Taylor Morrison of Carolina, Inc.

Summary:

Staff has worked with Taylor Morrison and the Develop of Radford glen to widen HWY 98 and install a traffic signal at Middlegame Way and Hwy98/Wait Ave. Pursuant to NCGS 160A-499 and NCGS 160A-309 the project is in our Capital Improvement Program. Taylor Morrison has provided cost estimates and data for staff to review. Staff determined the cost for this work to be performed to be a reasonable estimate and for less funding than if the Town performs the work on our own. The reimbursement agreement outlines that the Town's Transportation Engineer and the Town's Chief Financial Officer will need to approve any changes to the estimate.

Based on the estimate the total cost for the improvements is not exceed \$473,960.00. Payment will begin 60 days after completion of the project.

This work is expected to begin prior to June 1, 2024, with finalization concluding prior to June 1, 2026, with some extension allows by both parties by written agreement.

Attachments:

Attachment A: Town of Wake Forest HWY 98 Radford Glen Reimbursement Agreement and Resolution

Attachment B: Budget

Attachment C: CIP Item

RESOLUTION 2023-\_\_

RESOLUTION OF THE BOARD OF  
COMMISSIONERS OF THE TOWN OF WAKE  
FOREST TO CONTRACT WITH AND  
APPROPRIATE MONEY TO TAYLOR MORRISON  
OF CAROLINAS, INC. FOR MUNICIPAL  
INFRASTRUCTURE IMPROVEMENTS

WHEREAS, pursuant to N.C.G.S. § 160A-499, the Town of Wake Forest, North Carolina (the "Town") may enter into reimbursement agreements with private developers for the design and construction of municipal infrastructure included on the Town's Capital Improvement Plan and serving the developer, including, without limitation, water mains, sanitary sewer lines, lift stations, stormwater lines, streets, curb and gutter, sidewalks, traffic control devices, and other associated facilities.

WHEREAS, pursuant to N.C.G.S. § 160A-309, the Town may contract with a developer or property owner, or with a private party who is under contract with the developer or property owner, for public intersection or roadway improvements that are adjacent or ancillary to a private land development project.

WHEREAS, Taylor Morrison of Carolinas, Inc., a North Carolina corporation (the "Developer"), is the owner of that certain tract(s) of land located on N.C. Highway 98 (the "Property"), which Developer intends to develop for residential purposes, as shown on a plan approved by the Town's Planning Department labeled "Radford Glen Subdivision", dated December 7, 2020 (the "Project").

WHEREAS, the Developer is required by the Town to construct a widening/expansion of N.C. Highway 98 as shown on Exhibit A attached hereto and incorporated herein by this reference, together with associated improvements, including without limitation, drainage facilities, water utilities, adjacent sidewalks, streetlights, planting strips, irrigation, and street trees (collectively, the "Improvements") in order to facilitate traffic flow within, and adjacent to, the Project.

WHEREAS, the Town's 2020-2025 Capital Improvement Plan includes the Improvements as a necessary project that will provide improved traffic flow for the community.

WHEREAS, the Town has determined that the cost to the Town in reimbursing the Developer for the design and construction of the Improvements would cost less than if the Town were to design and construct the Improvements through a contract pursuant



to N.C.G.S. § 143-128 *et. seq.*

WHEREAS, N.C.G.S. § 160A-20.1 enables the Town to contract with and appropriate money to any person, association, or corporation, in order to carry out any public purpose that the Town is authorized by law to engage in.

WHEREAS, in order to facilitate the completion of the Improvements and to derive the public benefits resulting therefrom, the Town intends to appropriate Four Hundred and Seventy-three Thousand, Nine Hundred and Sixty and 00/100 Dollars (\$473,960.00) (the "Project Budget") towards the design, engineering and construction of the Improvements, subject to the terms and conditions of the Infrastructure Reimbursement Agreement attached hereto as Exhibit B and incorporated herein by this reference (the "Reimbursement Agreement"). The Developer intends to appropriate Twenty-Five Thousand Dollars (\$25,000) towards the design, engineering, and construction of the Improvements. Subject to the Reimbursement Cap (as defined below) and the terms of the Reimbursement Agreement, the Town shall be responsible for any additional costs necessary to close the Improvements in excess of the Project Budget. The Town agrees that the maximum Developer contribution shall be Twenty-Five Thousand Dollars (\$25,000).

WHEREAS, the Developer will submit a written request to amend the Project Budget to the Town's Transportation Engineer and the Town's Chief Financial Officer, at which time the Town's Chief Financial Officer will authorize an increase in the Project Budget for an amount not to exceed Four Hundred, Ninety-Eight Thousand, Nine Hundred and Sixty and No/100 Dollars (\$498,960.00) (the "Reimbursement Cap"), subject to the terms and conditions set forth in the Reimbursement Agreement.

WHEREAS, The Town agrees that the Developer will be allowed to, plat, permit, and obtain certificates of occupancy for homes on up to one hundred (100) lots within the Project prior to the need for the Improvements to be completed.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Wake Forest that the terms of the Reimbursement Agreement, including without limitation the Project Budget and the Reimbursement Cap, are hereby approved.

This the \_\_\_\_\_ day of \_\_\_\_\_ 2023.

Motion by: \_\_\_\_\_

Second by: \_\_\_\_\_

---

Vivian A Jones  
Mayor:

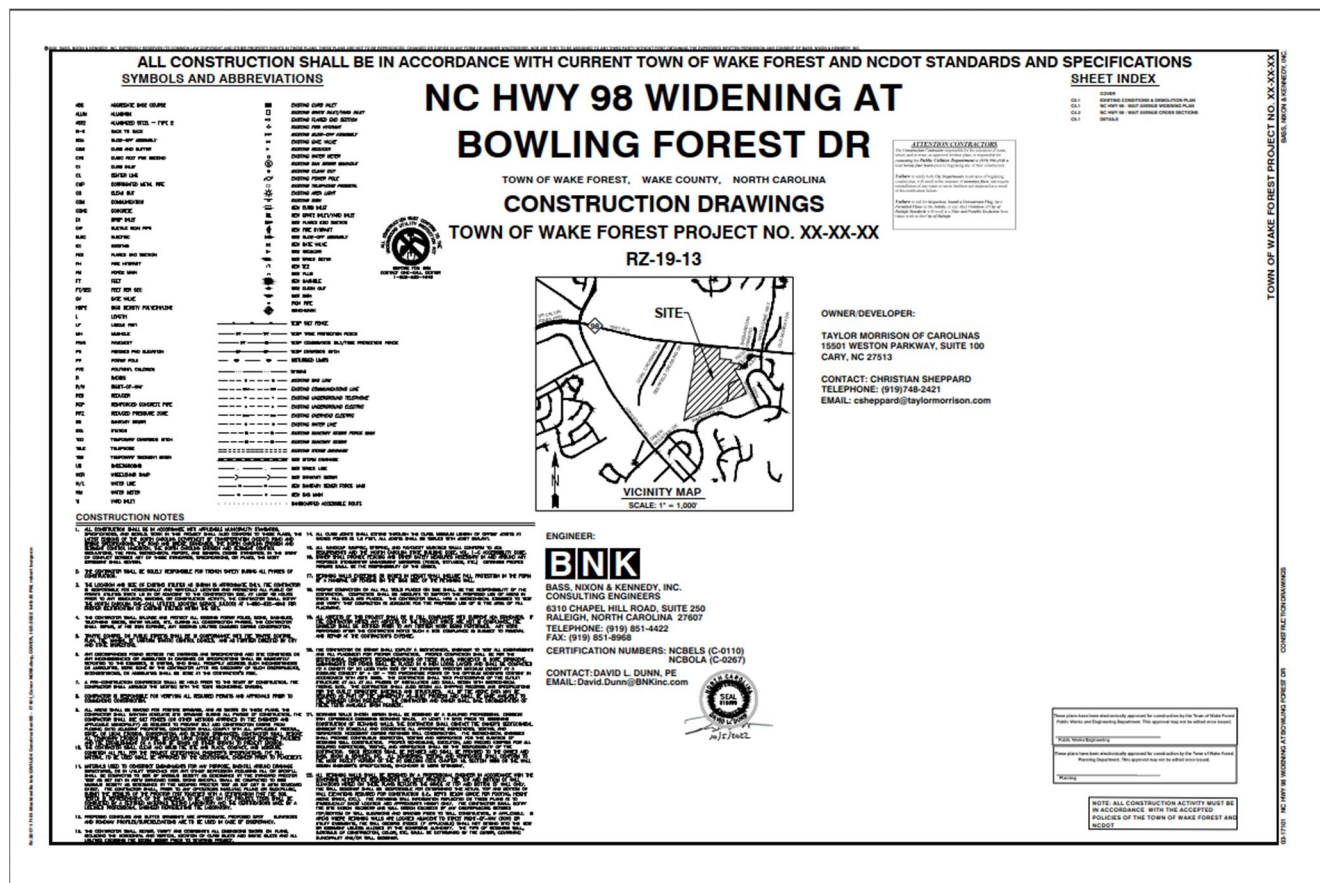
ATTEST:

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Theresa Savary  
Town Clerk

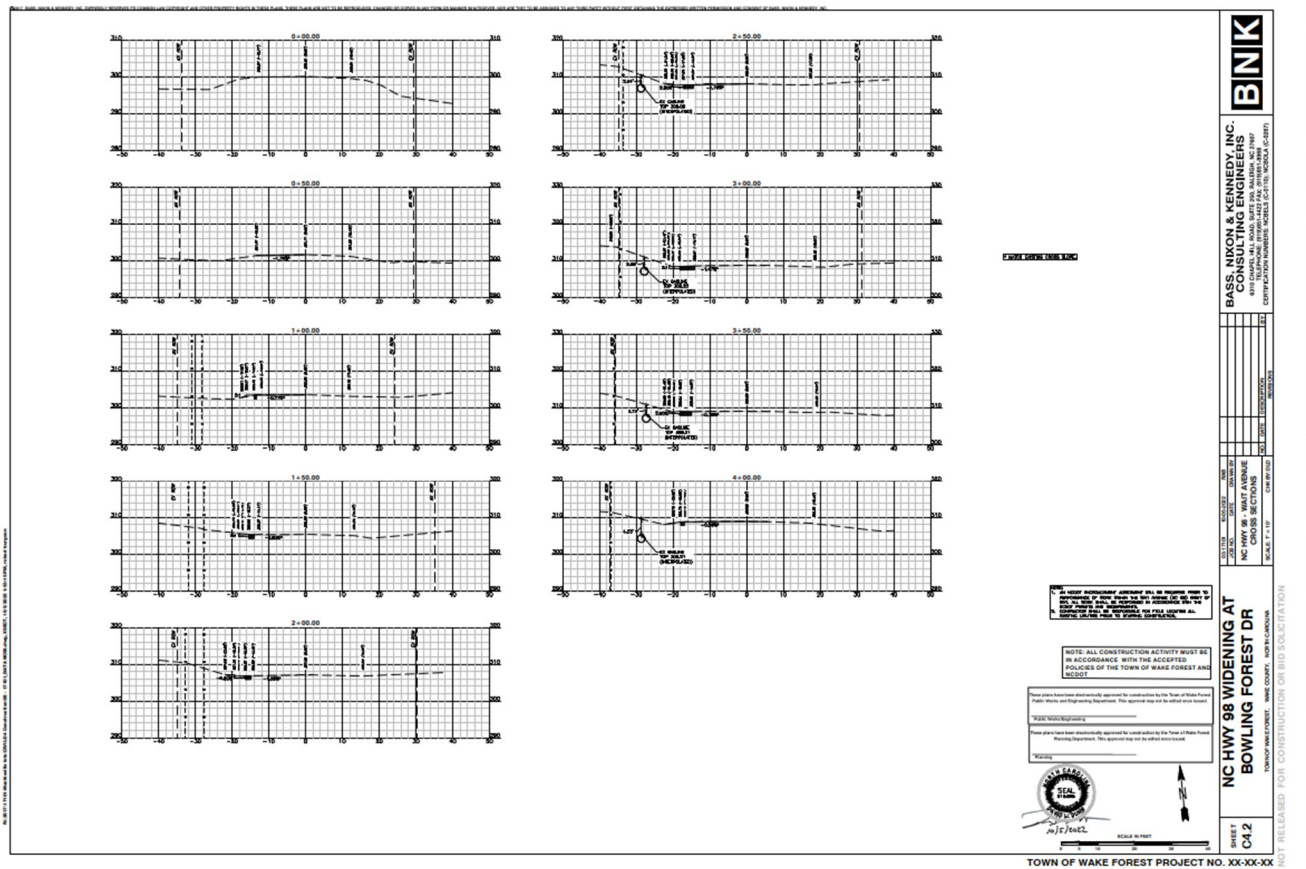


## NC HWY 98 WIDENING AT BOWLING FOREST DR









## EXHIBIT B

[REIMBURSEMENT AGREEMENT ATTACHED]



STATE OF NORTH CAROLINA COUNTY OF WAKE

INFRASTRUCTURE REIMBURSEMENT AGREEMENT

This INFRASTRUCTURE REIMBURSEMENT AGREEMENT (this "Agreement") is made and entered into this \_\_\_\_ of \_\_\_\_\_ 2023 (the "Effective Date") by and between the TOWN OF WAKE FOREST, a North Carolina municipal corporation (the "Town") and TAYLOR MORRISON OF CAROLINAS, INC., a North Carolina corporation (the "Developer").

WITNESSETH:

WHEREAS, the Developer is the owner of that certain tract(s) of land located on N.C. Highway 98, Wake Forest North Carolina (the "Property"), which Developer intends to develop for residential purposes, as shown on a plan approved by the Town's Planning Department labeled "Radford Glen Subdivision", dated December 7, 2020 (the "Project");

WHEREAS, the Developer is required to construct certain Road Improvements (defined below) in order to facilitate traffic flow within, and adjacent to, the Project;

WHEREAS, construction of the Road Improvements would not only benefit the Project, but would improve traffic flow in the community;

WHEREAS, pursuant to the authority granted to the Town by N.C.G.S. § 160A-499, the Town and the Developer desire to enter into this Agreement to set forth the terms and conditions relative to the Road Improvements as well as the cost participation agreed to by the Town;

WHEREAS, pursuant to N.C.G.S. § 160A-309, the Town may contract with a developer or property owner, or with a private party who is under contract with the developer or property owner, for public intersection or roadway improvements that are adjacent or ancillary to a private land development project.

WHEREAS, the Town has determined that the cost to the Town in reimbursing the Developer for the design and construction of the Road Improvements would cost less than if the Town were to design and construct the Road Improvements through a contract, pursuant to N.C.G.S. § 143-128 *et. seq.*;

WHEREAS, as required by N.C.G.S. § 160A-499, the Road Improvements are included in the Town's Capital Improvement Plan and the Town has enacted ordinances setting forth procedures and terms under which reimbursement agreements may be approved;

WHEREAS, as required by N.C.G.S. § 160A-309, the Town has enacted ordinances setting forth procedures, requirements, and terms for agreements which reimbursement may be approved;

WHEREAS, the Town is authorized to enter into this Agreement pursuant to N.C.G.S. § 160A-16, and may contract with the Developer to carry out the public purposes set forth herein pursuant to N.C.G.S. §160A-20.1 and the Town's Board of Commissioners has determined that it is in the best interests of its citizens to do so;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and the Developer agree as follows:

#### AGREEMENT

1. Recitals. The parties agree that the foregoing recitals are true and correct and are incorporated herein by reference.

2. The Road Improvements. The Developer hereby agrees to design and construct the Road Improvements in a good and workmanlike manner, free of liens, and in accordance with all applicable laws, codes, and ordinances. The Developer shall obtain all applicable permits and approvals necessary to complete the Road Improvements. The Town agrees to assist in expediting governmental approvals where possible. For the purposes of this Agreement, "Road Improvements" means the NC Hwy 98 Widening at Bowling Forest Drive to consist of turn lanes and a traffic signal as shown on Exhibit A attached hereto and incorporated herein by this reference, together with associated improvements, including without limitation, survey and engineering costs, drainage facilities, water utilities, adjacent sidewalks, streetlights, planting strips, irrigation, and street trees.

3. Right-of-Way Dedication. Upon completion of the Road Improvements, the Developer shall dedicate or convey, or provide for the dedication or conveyance of, the Road Improvements together with the portion of the right-of-way thereof to the North Carolina Department of Transportation (the "NCDOT"). The Road Improvements shall be subject to the NCDOT's usual and customary policies and procedures regarding acceptance (including but not limited to a one-year warranty to be provided by the Developer prior to formal acceptance by the NCDOT). The date



of final acceptance of the Road Improvements, together with the portion of the right-of-way thereof, by the NCDOT shall be referred to herein as the "Acceptance Date."

4. The Reimbursement. In consideration for the completion of the Road Improvements and the public benefits derived therefrom, the Town shall reimburse the Developer for the actual cost(s) incurred for the completion of the Road Improvements (collectively, the "Reimbursement") in accordance with the budget attached hereto as Exhibit C and incorporated herein by this reference (the "Project Budget") and subject to the Reimbursement Cap (as defined herein below). The Town will reimburse the Developer for costs of completion of the Road Improvements in excess of the Project Budget ("Excess Costs"). The Developer will submit a written request to amend the Project Budget to the Town's Transportation Engineer and the Town's Chief Financial Officer. Any written request to amend the Project Budget shall include sufficient detail to allow the Town to determine whether the proposed increase is justified, including but not limited to evidence that the cost increase is material. For the purposes of this section, a cost increase shall be considered material when it results in either an increase of over One Thousand Dollars (\$1,000) for any line item in the Project Budget or over Five Thousand Dollars (\$5,000) on a cumulative basis. Notwithstanding anything herein to the contrary, under no circumstances shall the Reimbursement exceed Four Hundred, Ninety-eight Thousand, Nine Hundred and Sixty Dollars (\$498,960.00) (the "Reimbursement Cap"). The Developer and Town understand and agree that any changes to the terms of the Reimbursement, including any increase in the Project Budget, are subject to the prior written approval of the Town's Chief Financial Officer and, if applicable, the discretion and approval of the Town's Board of Commissioners to appropriate any additional funds to the Project.

The Reimbursement shall be payable within 60-days of the completion of the improvements with the invoice sent to the Town's Transportation Engineer and the Town's Chief Financial Officer for prior written approval ("Application for Payment"). Notwithstanding the foregoing, the Town shall make available to Developer, all funds previously escrowed for the construction of the Road Improvements during construction to be disbursed as progress payments during the construction process, with the balance of the costs incurred to be reimbursed no later than 60-days after completion. For the purposes of the Reimbursement, "cost(s)" means the amount of costs actually incurred for design, engineering and construction of the Road Improvements upon final completion thereof. Excluded from the Reimbursement shall be legal fees and administrative costs (including but not limited to profit and overhead) of the Developer. For avoidance of any doubt, the Reimbursement shall be in the form of immediately available funds paid to Developer and no fee credits.

5. Maintenance. The Developer shall be responsible for maintenance of the Road Improvements at all times prior to the Acceptance Date, such maintenance

to specifically include items such as pothole repair, asphalt cracking repair, curb and gutter damage repair, and repair to any other items that may affect the integrity of the street infrastructure system.

6. Insurance. For the period of time prior to the Acceptance Date, the Developer shall maintain insurance policies with minimum limits as follows:

| Coverage                                     | Minimum Limits   |
|----------------------------------------------|------------------|
| Workers' Compensation                        | Statutory Limits |
| Employers' Liability                         | \$1,000,000      |
| General Liability                            | \$1,000,000      |
| Automobile Liability                         | \$500,000        |
| Professional Liability (E & O) (If Required} | \$1,000,000      |

Upon request, the Developer shall provide the Town with a Certificate of Insurance. All Certificates of Insurance will require thirty (30) days written notice by the insurer or Developer's agent in the event of cancellation, reduction or other modifications of coverage. In addition to the notice requirement above, Developer shall provide the Town with immediate written notice of cancellation, reduction, or other modification of coverage of insurance. Upon failure of the Developer to provide such notice, the Developer assumes sole responsibility for all losses incurred by the Town for which insurance would have provided coverage. The insurance certificate shall be for the initial period of one (1) year and shall be renewed by the Developer throughout the period of time prior to the Acceptance Date. The Town shall be listed as certificate holder and named as an additional insured under General Liability. It is required that coverage be placed with "A" rated insurance companies acceptable to the Town. Failure to maintain the required insurance in force may be cause for termination of this Agreement. If the Developer fails to maintain and keep in force the insurance herein required, the Town has the right to cancel and terminate this Agreement without notice. The Developer shall provide proof that a Drug-Free Workplace Program is in place and that drivers meet DOT/CDL licensing requirements, if requested.

7. Notice. All notices and other communications required or permitted by this Agreement shall be in writing and shall be given by either personal delivery or certified United States mail, return receipt requested, addressed as follows:



To the Town:  
Town of Wake Forest 301 S. Brooks Street  
Wake Forest, NC 27587  
Attn: Town Manager

To the Developer:  
Taylor Morrison of Carolinas, Inc.  
15501 Weston Parkway, Suite 100  
Cary, NC 27513  
Attn: Mark Altman

A change of address or person to receive notice may be made by either party by notice given to the other party. Any notice or other communication under this Agreement shall be deemed given at the time of actual delivery, if it is personally delivered. If the notice or other communication is sent by US Mail, it shall be deemed given upon the third calendar day following the day on which such notice or other communication is deposited with the US Postal Service or upon actual delivery, whichever occurs first.

8. Indemnification. To the maximum extent allowed by law, the Developer shall indemnify and save harmless the Town, its agents, officers, and employees, from and against all charges that arise in any manner from, in connection with, or out of this Agreement proximately caused by the negligent acts or omissions of the Developer or subcontractors or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable except for damage or injury caused solely by the negligence of the Town, its agents, officers, or employees. As used in this subsection, "charges" means claims, judgments, costs, damages, losses, demands, liabilities, duties, obligations, fines, penalties, royalties, settlements, expenses, interest, reasonable attorney's fees, and amounts for alleged violations of sedimentation pollution, erosion control, pollution, or other environmental laws, regulations, ordinances, rules, or orders. Nothing in this section shall affect any warranties in favor of the Town that are otherwise provided in or arise out of this Agreement. This section is in addition to and shall be construed separately from any other indemnification provisions that may be in this Agreement. This section shall remain in force despite termination of this Agreement (whether by expiration of the term or otherwise) and termination of the services of any supplemental agreement entered into under the Agreement.

9. Term and Termination. This Agreement shall commence upon the Effective Date and shall continue until the Town has paid the Reimbursement to the

Developer. Notwithstanding the foregoing, the Town may terminate this Agreement if either: (a) commencement of construction of the Road Improvements has not begun by June 1, 2024; or (b) the Road Improvements are not substantially completed in a good and workman-like manner in accordance with all applicable laws and the applicable standards within twenty-four (24) months following commencement, subject, however to a day for day extension of the twenty-four (24) month completion period for *Force Majeure*, as established by the Developer to the reasonable satisfaction of the Town. Notwithstanding the foregoing, the Developer may terminate this Agreement at any time upon written notice to the Town if, in its discretion, it decides not to develop the Property. "*Force Majeure*" means, as applicable, any acts of God, strikes, lockouts or other industrial disturbances, COVID-19 or other pandemics, unusual adverse weather conditions, terrorism or other acts of the public enemy, wars, blockades, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, tornadoes, hurricanes, floods, high-water washouts, or other matters outside of the Developer's reasonable control.

10. Public Contracts. Unless otherwise noted, this Agreement is not subject to Article 8 of Chapter 143 of the North Carolina General Statutes, except that the Developer shall solicit bids in accordance with Article 8 of Chapter 143 of the General Statutes when awarding contracts for the Road Improvements that would have required competitive bidding if the contract had been awarded by the Town. For purpose of clarity, any construction work done on or behalf of the Town or NCDOT would require formal bidding (advertisement, sealed bid, and award to the lowest responsible responsive bidder) where the amount to be paid by public funds is in excess of \$500,000. For reimbursements, credits, or payments made by public funds below that amount, informal bidding rules shall apply which requires the work to have been awarded to the lowest responsible responsive bidder after three informal proposals have been received.

11. Default. The terms and conditions of this Agreement shall be enforceable by the parties by actions for specific performance or injunction in addition to any other remedies available at law or in equity, subject to any defenses that may be asserted, provided that any damages shall be limited to actual and direct damages (and neither party shall be liable hereunder for special, consequential, lost profit or punitive damages) and the non-defaulting party provides due written notice and an opportunity to cure to the defaulting party and the defaulting party fails to cure the breach within fifteen (15) days after receipt of such notice (or if such default cannot be cured within fifteen (15) days using commercially reasonable diligence, then if such party fails to commence to cure within fifteen (15) days after receipt of notice and thereafter complete such cure using commercially reasonable diligence). Any failure or omission of the non-defaulting party to exercise any right or remedy provided



herein shall not be deemed a waiver of such party's right to enforce strictly the defaulting party's obligations in any other instance.

12. Right-of-Way and/or Easement Acquisition. The Developer shall secure all necessary easements or rights-of-way for the Road Improvements that are the subject of this Agreement prior to commencement of construction of the Project. The Town agrees to assist in securing all necessary easements or rights-of-way that the Developer is unable to obtain using reasonable efforts. All costs incurred to secure all necessary easements or rights-of-way for the Road Improvements (including all amounts paid for the Bridge Port Acquisition) are to be borne by the Developer, as further set forth in the Project Budget, and subject to the Town's obligation to reimburse the Developer.

13. Relationship of the Parties. This Agreement shall not be considered to create a joint venture, partnership or other legal relationship between the parties or as giving the right of either party to legally bind the other party in any manner or to be able to incur debts or liabilities on behalf of the other party or create a condition in which either party shall share or be responsible for the debts or liabilities of the other party. This Agreement shall not be considered to constitute the appointment of either party as a representative of the other party.

14. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina. The parties hereto consent to the jurisdiction of Wake County. Furthermore, this Agreement is entered under the authority of N.C.G.S. § 160A-499 and N.C.G.S. § 160A-309, and any provision hereof in conflict with that authority shall be null and void.

15. Waiver. No action or failure to act by the Town shall constitute a waiver of any of its rights or remedies that arise out of this Agreement, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed in writing.

16. Severability. If any provision of this Agreement shall be unenforceable, the remainder of this Agreement shall be enforceable to the extent permitted by law.

17. Performance of Government Functions. Nothing contained in this Agreement shall be deemed or construed in any way to stop, limit, or impair the Town from exercising or performing any regulatory, policing, legislative, governmental, or other powers or functions.

18. Assignment, Successors and Assigns. Without the Town's prior

written consent, the Developer shall not assign (which includes to delegate) any of its rights or duties that arise out of this Agreement. Unless the Town otherwise agrees in writing, the Developer and all assigns shall be subject to all of the Town's defenses and shall be liable for all of the Developer's duties that arise out of this Agreement and all of the Town's claims that arise out of this Agreement. Without granting the Developer the right to assign, it is agreed that the duties of the Developer that arise out of this Agreement shall be binding upon it and its heirs, personal representatives, successors, and assigns.

19. Town Policy. THE TOWN OPPOSES DISCRIMINATION ON THE BASIS OF RACE AND SEX AND URGES ALL OF ITS CONTRACTORS TO PROVIDE A FAIR OPPORTUNITY FOR MINORITIES AND WOMEN TO PARTICIPATE IN THEIR WORK FORCE AND AS SUBCONTRACTORS AND VENDORS UNDER TOWN CONTRACTS.

20. EEO Provisions. During the performance of this Agreement, the Developer shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, political affiliation or belief, age, or handicap. The Developer shall take affirmative action to ensure that applicants are employed and that employees are treated equally during employment, without regard to race, color, religion, sex, national origin, political affiliation or belief, age, or handicap. The Developer shall post in conspicuous places available to employees and applicants for employment, notices setting forth these EEO provisions. All solicitations or advertisements for employees placed by or on behalf of the Developer shall state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, political affiliation or belief, age, or handicap.

21. Principles of Interpretation. In this Agreement, unless the context requires otherwise, the singular includes the plural and the plural the singular. The pronouns "it" and "its" include the masculine and feminine. Reference to statutes or regulations include all statutory or regulatory provisions consolidating, amending, or replacing the statute or regulation. References to contracts and agreements shall be deemed to include all amendments to them. The word "person" includes natural persons, firms, companies, associations, partnerships, trusts, corporations, governmental agencies and units, and any other legal entities.

22. Captions. The captions and headings set forth in this Agreement are for convenience of reference only and shall not be construed as part of this Agreement.

23. Counterparts. This Agreement may be executed in any number of counterparts and by different parties hereto in separate counterparts, each of which



when so executed shall be an original, but all of which shall together constitute one (1) and the same instrument.

24.     **Modifications, Entire Agreement.** A modification of this Agreement is not valid unless signed by both parties and otherwise in accordance with requirements of law. Further, a modification is not enforceable against the Town unless the Town Manager or other duly authorized official signs it for the Town. This Agreement contains the entire agreement between the parties pertaining to the subject matter of this Agreement. With respect to that subject matter, there are no promises, agreements, conditions, inducements, warranties, or understandings, written or oral, expressed or implied, between the parties, other than as set forth or referenced in this Agreement.

25.     **E-Verify.** The Developer shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes. Further, if the Developer utilizes a subcontractor, Developer shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes.

26.     **Iran Divestment Act.** The Developer 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 Agreement, and (iii) it will not utilize any subcontractor to provide goods or services hereunder that is identified on any such list.

27.     **Divestment from Companies that Boycott Israel.** Developer represents, 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.

28.     **Quality and Workmanship.** All work performed and/or services rendered shall be performed to the satisfaction of the Town of Wake Forest. The work performed and/or services rendered shall not be considered complete, nor applicable payments rendered, until the Town is satisfied with the work performed and/or services rendered.

29.     **Non-appropriation clause.** Developer acknowledges that the Town of Wake Forest is a governmental entity, and the contract validity is based upon the availability of public funding under the authority of its statutory mandate. In the event that public funds are unavailable and not appropriated for the performance of the Town of Wake Forest's obligations under this contract, then this contract shall automatically expire without penalty to the Town of Wake Forest thirty (30) days after written notice to Developer of the unavailability and non-appropriation of public funds. It is expressly

agreed that the Town of Wake Forest shall not activate this non-appropriation provision for its convenience or to circumvent the requirements of this contract, but only as an emergency fiscal measure during a substantial fiscal crisis, which affects generally its governmental operations. In the event of a change in the Town of Wake Forest's statutory authority, mandate and mandated functions, by state and federal legislative or regulatory action, which adversely affects the Town of Wake Forest's authority to continue its obligations under this contract, then this contract shall automatically terminate without penalty to the Town of Wake Forest upon written notice to Developer of such limitation or change in the Town of Wake Forest's legal authority.

30. No pledge of taxing authority. The taxing power of the Town of Wake Forest is not pledged directly or indirectly to secure any monies due under this contract.

31. No waiver of governmental immunity; Violation of law. Except for waiver of governmental immunity resulting from the execution of a valid contract, the Town of Wake Forest makes no other waiver of governmental immunity. If any provision of the Contract or Agreement is in violation of any legal, statutory or state constitutional prohibition, then such provision(s) shall be unenforceable against the Town of Wake Forest.

32. Conflict of Interest. If this is a contract for design, engineering, contract administration or similar services, the Developer will not enter into contracts or agreements with third parties that may present a potential for conflict of interest between the Town of Wake Forest and the third parties regarding the subject matter of this Contract or Agreement.

33. Public Record. This Contract or Agreement is subject to disclosure under the public records laws of the State of North Carolina.

34. Title VI. During the performance of this contract, the Developer, for itself, its assignees and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

(1) Compliance with Regulations: The contractor shall comply with the Regulation relative to nondiscrimination in Federally-assisted programs of the Town of Wake Forest (hereinafter, "Town") Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

(2) Nondiscrimination: The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, national origin, sex, religion, age, or disability in the selection and retention of subcontractors, including procurements of



materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.

(3) Solicitations for Subcontractors, Including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.

(4) Information and Reports: The contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Town to be pertinent to ascertain compliance with such Regulations, orders, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information the contractor shall so certify to the Town as appropriate and shall set forth what efforts it has made to obtain the information.

(5) Sanctions for Noncompliance: In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the Town shall impose such contract sanctions as it or the Town may determine to be appropriate, including, but not limited to:

(a) withholding of payments to the contractor under the contract until the contractor complies, and/or

(b) cancellation, termination, or suspension of the contract, in whole or in part.

(6) Incorporation of Provisions: The contractor shall include the provisions of paragraphs (1) through

(6) in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the Town may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the Town to enter into such litigation to protect the interests of the Town, and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

[Remainder of Page Intentionally Blank. Signature Page Follows.]



IN WITNESS THEREOF, the parties have executed this Agreement as of the date first above written.

THE TOWN:

TOWN OF WAKE FOREST,  
a, North Carolina municipal corporation

By:\_\_\_\_\_

Name:\_\_\_\_\_

Title:\_\_\_\_\_

THE DEVELOPER:

TAYLOR MORRISON OF CAROLINAS, INC.

By:\_\_\_\_\_

Name:\_\_\_\_\_

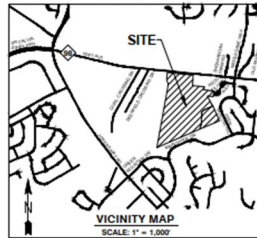
Title:\_\_\_\_\_

## SHEET INDEX

## TOWN OF WAKE FOREST, WAKE COUNTY, NORTH CAROLINA

**TOWN OF WAKE FOREST PROJECT NO. XX-XX-XX**

RZ-19-13



OWNER/DEVELOPER:

**TAYLOR MORRISON OF CAROLINAS**  
15501 WESTON PARKWAY, SUITE 100  
CARY, NC 27513

CONTACT: CHRISTIAN SHEPPARD  
TELEPHONE: (919) 748-2421  
EMAIL: csheppard@taylor-morrison.com

### CONSTRUCTION NOTES

[illegible]

## ENGINEER:



6310 CHAPEL HILL ROAD, SUITE 250  
RALEIGH, NORTH CAROLINA 27607  
TELEPHONE: (919) 851-4422  
FAX: (919) 851-8968

CERTIFICATION NUMBERS: NCBELS (C-0110)  
NCBOLA (C-0267)

CONTACT: DAVID L. DUNN, PE  
EMAIL: David.Dunn@BNKInc.com



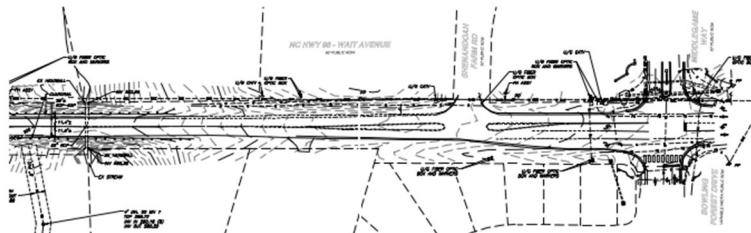
These plans have been structurally approved for construction by the Team of Water Power  
Public Works and Engineering Department. This approval may not be relied upon.

Public Works/Engineering

These plans have been structurally approved for construction by the Team of Water Power  
Planning Department. This approval may not be relied upon.

Planning

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF WAKE FOREST AND NCDOT



**LEGEND**

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF WAKE FOREST AND NCDOT

These plans have been individually approved for construction by the Town of State Park  
Public Works and Engineering Department. This approval may not be relied upon except  
Public Works Engineering

These plans have been individually approved for construction by the Town of State Park  
Planning Department. This approval may not be relied upon except

Planning



TOWN OF WAKE FOREST PROJECT 1

BNK

**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
4310 CHAPEL HILL ROAD, SUITE 200, RALEIGH, NC 27617  
TELEPHONE: (919) 851-4422 FAX: (919) 851-8998  
CERTIFICATION NUMBERS: NCBELS (C-4170), NCBOLA (C-4287)

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| DD-1708               | 10-05-2012 |
| JOB NO.               | DATE       |
| EXISTING<br>CONDITION |            |
| SCALE: 1" = 10'       |            |

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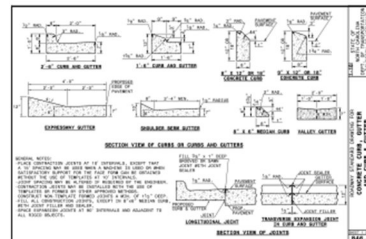
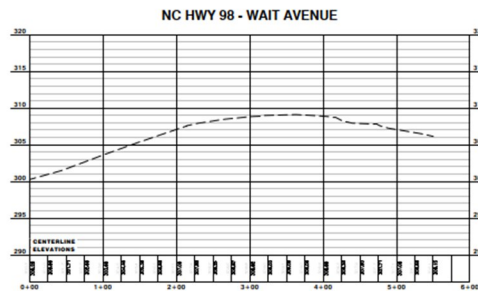
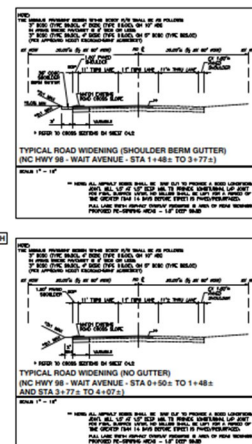
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Public Works/Engineering



TOWN OF WAKE FOREST PROJECT NO. XX-XX-XX

BNK

**ASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
4010 CHAPEL HILL ROAD, SUITE 200, RALEIGH, NC 27607  
TELEPHONE: (919) 871-4422 FAX: (919) 871-4999

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**ENC HWY 98 WIDENING AT  
BOWLING FOREST DR**

SHEET  
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BNK

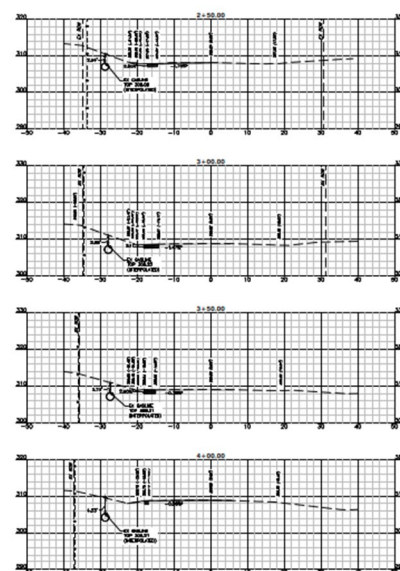
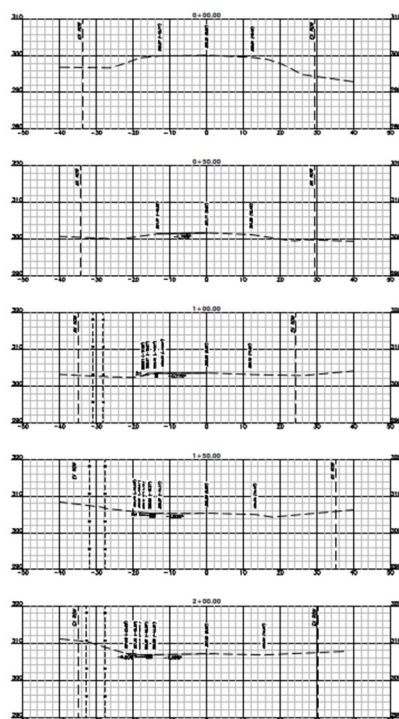
**MASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
6310 CHAPEL HILL ROAD, SUITE 200, RALEIGH, NC 27607  
TELEPHONE: (919) 871-4422 FAX: (919) 871-4999  
FACSIMILE: (919) 871-4422

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|-------------------------|------------|-------------|
| 03-11108                | 10-05-1052 | RMB         |
| JOB NO.                 | DATE       | DATA W/ BY  |
| NC HWY 98 - WAIT AVENUE |            |             |
| CROSS SECTIONS          |            |             |
| NO.                     | DATE       | DESCRIPTION |
|                         |            | B.T.        |

**NC HWY 98 WIDENING AT  
BOWLING FOREST DR**

SHEET  
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TOWN OF WAKE FOREST PROJECT NO. XX-XX-XX



**摘要**

1. AN HEAVY INCREASE  
PARTICIPATION OF  
WOMEN IN THE  
WORK FORCE AND  
CONSTRUCTION SHALL  
BE THE MAIN CAUSE

NOTE: ALL  
IN ACCORD  
POLICIES OF  
NCDOT

Public Works Engineering  
These plans have been electronically  
Planning Department, St



TOWN OF WAKE FOREST PROJECT NO. XX-XX-XX

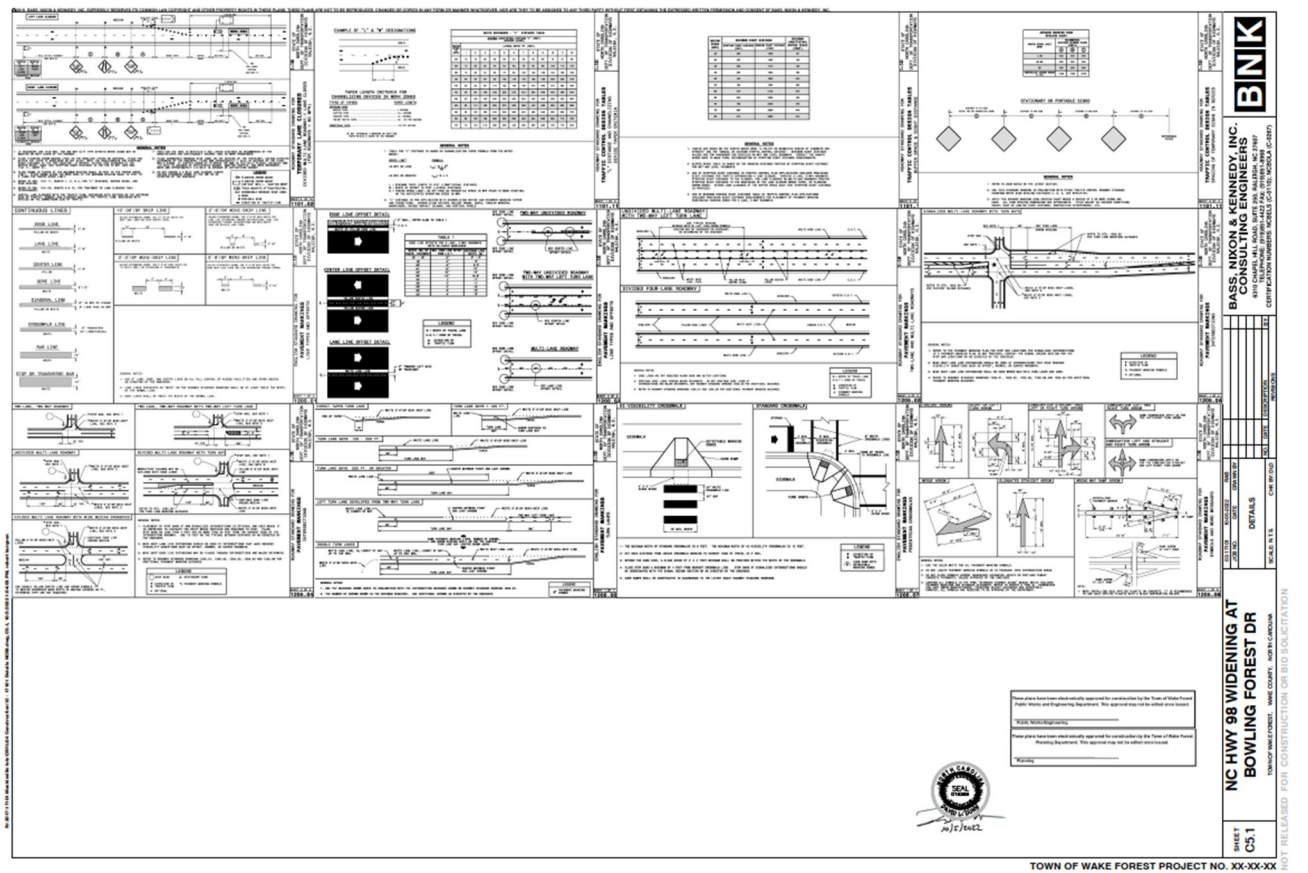




EXHIBIT C

The Project Budget





Oct-23

**NC 98 WIDENING AT BOWLING FOREST DRIVE**

| <b><u>TASK</u></b>             | <b><u>BUDGET</u></b> |
|--------------------------------|----------------------|
| SIGNAL DESIGN:                 | \$13,000             |
| CIVIL DESIGN:                  | \$10,000             |
| DESIGN SURVEY:                 | \$3,500              |
| CONSTRUCTION SURVEY:           | \$5,000              |
| AS-BUILTS:                     | \$7,500              |
| GEOTECH/TESTING:               | \$8,000              |
| PERMITS:                       | \$5,000              |
| TRAFFIC SIGNAL:                | \$275,000            |
| GRADING/TRAFFIC/GEN CONDITIONS | \$33,000             |
| E&S / DRESS OUT, ETC           | \$7,000              |
| CONCRETE                       | \$18,500             |
| STONE/ASPHALT                  | \$45,000             |
| STRIPING/MARKING/SIGNAGE       | \$15,000             |
| TOTAL PROJECTED COST:          | \$445,500            |
| CONTINGENCY: 12%               | \$53,460             |
| <b>BUDGET AMOUNT:</b>          | <b>\$498,960</b>     |
| DEVELOPER CONTRIBUTION:        | \$25,000             |
| PROJECTED TOWN CONTRIBUTION:   | \$473,960            |
| <b>TOWN REIMBURSEMENT CAP:</b> | <b>\$498,960</b>     |

**TOWN OF WAKE FOREST  
CAPITAL IMPROVEMENTS PROGRAM  
CIP UPDATE FY 2023-2028**

|                   |                        |                              |
|-------------------|------------------------|------------------------------|
| <b>DEPARTMENT</b> | <b>PROJECT MANAGER</b> | <b>DEPARTMENTAL PRIORITY</b> |
| GTP               | Joe Guckavan           | High                         |

|                            |                                                                                                                                                                                                                                     |  |                           |  |                             |   |                                 |  |                 |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------|--|-----------------------------|---|---------------------------------|--|-----------------|
| <b>PROJECT TITLE</b>       | <b>TYPE OF PROJECT</b>                                                                                                                                                                                                              |  |                           |  |                             |   |                                 |  |                 |
| Traffic/Pedestrian Signals | <table> <tr><td></td><td>1 - Health/Safety/Welfare</td></tr> <tr><td></td><td>2 - Maintenance/Replacement</td></tr> <tr><td>X</td><td>3 - Existing Programs Expansion</td></tr> <tr><td></td><td>4 - New Program</td></tr> </table> |  | 1 - Health/Safety/Welfare |  | 2 - Maintenance/Replacement | X | 3 - Existing Programs Expansion |  | 4 - New Program |
|                            | 1 - Health/Safety/Welfare                                                                                                                                                                                                           |  |                           |  |                             |   |                                 |  |                 |
|                            | 2 - Maintenance/Replacement                                                                                                                                                                                                         |  |                           |  |                             |   |                                 |  |                 |
| X                          | 3 - Existing Programs Expansion                                                                                                                                                                                                     |  |                           |  |                             |   |                                 |  |                 |
|                            | 4 - New Program                                                                                                                                                                                                                     |  |                           |  |                             |   |                                 |  |                 |

**PROJECT DESCRIPTION**  
Addition of Traffic Signals at intersections that have met signal warrants or need to be studied.

**JUSTIFICATION**  
Traffic Signals are needed at the following intersections due to increased residential development, safety concerns for motorists and pedestrians and/or shopping nearby. This is a multi-year project and the list is expected to be ongoing.

**Intersections:**  
Wait Avenue/Middlegame - FY 23-24  
Forestville/Coach Lantern - FY 23-24



|                                      |                                                                             |
|--------------------------------------|-----------------------------------------------------------------------------|
| <b>PROJECT ALTERNATIVES</b>          | <b>OPERATING IMPACT/OTHER COMMENTS</b>                                      |
| NCDOT Contribution or other funding. | Heritage Lake Road and Friendship Chapel Road to be completed by developer. |

|                        |                        |
|------------------------|------------------------|
| <b>PROJECT STATUS</b>  | Continuation - FY 2021 |
| Funds Approved to Date | Funds Expended to Date |
| \$ -                   | \$ -                   |

| CAPITAL COST BREAKDOWN | Prior to July 2023 | 2023-24    | 2024-25    | 2025-26    | 2026-27    | 2027-28    | Future Years |
|------------------------|--------------------|------------|------------|------------|------------|------------|--------------|
| Planning & Engineering | \$ -               | \$ 40,000  | \$ 30,000  | \$ 30,000  | \$ 15,000  | \$ 15,000  | \$ -         |
| Construction           | -                  | 500,000    | 400,000    | 400,000    | 150,000    | 150,000    | -            |
| Contingency            | -                  | 145,000    | 90,000     | 90,000     | 45,000     | 45,000     | -            |
| Other                  | -                  | -          | -          | -          | -          | -          | -            |
| Total Project Costs    | \$ -               | \$ 685,000 | \$ 520,000 | \$ 520,000 | \$ 210,000 | \$ 210,000 | \$ -         |

| FUNDING SOURCE(S)                            | Prior to July 2023 | 2023-24    | 2024-25    | 2025-26    | 2026-27    | 2027-28    | Future Years |
|----------------------------------------------|--------------------|------------|------------|------------|------------|------------|--------------|
| General Fund                                 | \$ -               | \$ 615,000 | \$ 455,000 | \$ 353,000 | \$ 353,000 | \$ 44,000  | \$ -         |
| Grants - NCDOT - Future Application          | -                  | -          | -          | -          | -          | -          | -            |
| GO Bonds - Bond Referendum 2022              | -                  | -          | -          | 167,000    | 167,000    | 166,000    | -            |
| Other - Middlegame/Bowling Green HOA (PILOT) | -                  | 65,000     | 65,000     | -          | -          | -          | -            |
| Total Funding Sources                        | \$ -               | \$ 680,000 | \$ 520,000 | \$ 520,000 | \$ 520,000 | \$ 210,000 | \$ -         |

**TOTAL PROJECT COST:** \$ 2,450,000





## Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2023-260-  
Submitted by: Courtney Tanner  
Submitting Department: Planning  
Meeting Date: November 9, 2023

### **SUBJECT**

Presentation of Community Plan Amendment related to the Wake Forest/Raleigh Utility Merger Agreement (CPA-23-03)

### **Recommendation:**

### **Item Summary:**

### **ATTACHMENTS**

- [Agenda Summary\\_BoCWS.pdf](#)
- [2023-260 Staff Report.pdf](#)
- [Attachment A - Application.pdf](#)
- [Attachment B - Aerial, Zoning and Land Use Maps.pdf](#)
- [Exhibit 1 - Proposed Community Plan Map and Text Amendments.pdf](#)

**Agenda Item:** Presentation of Community Plan Amendment related to the Wake Forest/Raleigh Utility Merger Agreement (CPA-23-03)

**Summary:** Due to a recent update to the Wake Forest/Raleigh Utility Merger Agreement, an amendment to the Community Plan is necessary to provide guidance to the Town as to the appropriate zoning should a property owner request municipal water and/or sewer. Failure to approve this amendment could result in incompatible residential or commercial development. This proposed amendment does not annex or rezone any parcel of land. Additionally, this proposed amendment will not extend the Town's ETJ.

The Planning Board forwarded a recommendation of denial with a vote of 4-1. The Board went on further to state that the Board of Commissioners should consider adding a land use option that is more rural than Conventional Residential to the Community Plan if the Community Plan is amended.

**Attachments:** See Staff Report



## Staff Report

### CPA-23-03: Comprehensive Plan Amendment

|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting Date</b>                  | 11/9/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Requested Actions</b>             | <p>Consideration a Request to Amend the following:</p> <ol style="list-style-type: none"> <li>1. Land Use Map in the Community Plan to include the area in the vicinity of Oak Grove Church Road as Conventional Residential.</li> <li>2. Residential Areas Plan text in the Community Plan by adding the Oak Grove Church Road &amp; Gilcrest Farm Road description.</li> <li>3. Residential Areas Plan map in the Community Plan to include the parcels in vicinity of Oak Grove Church Road as Future Conventional Residential.</li> </ol> |
| <b>Case Manager</b>                  | Courtney Tanner, Planning Director                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Planning Board Recommendation</b> | The Board forwarded a recommendation of denial with a vote of 4-1. The Board went on further to state that the Board of Commissioners should consider adding a land use option that is more rural than Conventional Residential to the Community Plan if the Community Plan is amended.                                                                                                                                                                                                                                                       |

#### PUBLIC MEETINGS

| Public Comment Session | Public Hearing |
|------------------------|----------------|
| 10/10/2023             | 11/21/2023     |

#### CASE INFORMATION

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant</b>          | Town of Wake Forest<br>301 South Brooks Street<br>Wake Forest, NC 27587                                                                                                                                                                                                                                                                                                                                                             |
| <b>Location</b>           | East of Gilcrest Farm Road, South of the Wake County Line, and along Oak Grove Church Road                                                                                                                                                                                                                                                                                                                                          |
| <b>Wake County PIN(s)</b> | 1851946713, 1851725939, 1851838214, 1851630250, 1851849241, 1861042033, 1851756902, 1851858546, 1851952427, 1851832345, 1861043146, 1851835341, 1851835834, 1851832890, 1851738883, 1851736844, 1851734809, 1851626527, 1851639632, 1851639337, 1851731760, 1851738442, 1861044544, 1861047643, 1851729434, 1851733101, 1851639098, 1851619814, 1851821839, 1851722524, 1861049618, 1851946441, 1851949309, 1851720521, 1851622872, |



|                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                      | 1851947195, 1861030871, 1851724522, 1851729905, 1851730942, 1851459139, 1851948585, 1851636043, 1851632953, 1851746585, 1851526899, 1851945132, 1851527384, 1851620274, 1851944628, 1851736204, 1851826512, 1851933875, 1851930299, 1851522495, 1851946294, 1851933386, 1851936485, 1851930479, 1861040720, 1851614809, 1851938927, 1851943111, 1851726510, 1851942677, 1851830177, 1851934635, 1851937685, 1851830874, 1861050044, 1851948843, 1851734433, and 1851952116 |
| <b>Acreage</b>                                                                                                                                       | ~584 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>See Attachment A for copy of the Application and Attachment B for surrounding land use classifications in the <a href="#">Community Plan</a>.</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

#### SURROUNDING LAND USES

|                                                            | Land Use                                                                    | Zoning                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>North</b>                                               | Residential (single-family) and Vacant                                      | Franklin County Residential 30 (R-30)                                                                                                                                                                                                                                                                                                                             |
| <b>South</b>                                               | Residential (single-family), Open Space (Wake Forest Reservoir), and Vacant | General Residential 3 (GR3), General Residential 3 PUD (GR3 PUD), General Residential 3 Conditional District (GR3 CD), Open Space (OS), General Residential 10 Conditional District (GR10 CD), General Residential 5 Conditional District (GR5 CD), Wake County Residential-30 (R-30), Wake County Residential-80 Watershed (R-80W), Neighborhood Mixed-Use (NMX) |
| <b>East</b>                                                | Residential (single-family) and Vacant                                      | Wake County Residential-30 (R-30)                                                                                                                                                                                                                                                                                                                                 |
| <b>West</b>                                                | Residential (single- and multi-family) and Vacant                           | Urban Residential Conditional District (UR CD) and Residential Mixed Use (RMX)                                                                                                                                                                                                                                                                                    |
| <i>See Attachment B Aerial, Zoning, and Land Use Maps.</i> |                                                                             |                                                                                                                                                                                                                                                                                                                                                                   |

#### CASE SUMMARY

The area subject to this amendment was ineligible to receive municipal water and/or sewer until the adoption of the Third Amendment to the Wake Forest/Raleigh Utility Merger Agreement earlier this year. If a property owner desires to receive municipal water and/or sewer, a property owner must request the Wake Forest Board of Commissioners (BOC) to approve both a voluntary annexation and rezoning request since municipal services cannot be provided to non-municipal parcels. The purpose of this amendment is to provide staff, Planning Board, and BOC comprehensive plan guidance should a property owner request to rezone their property to receive municipal water and/or sewer. This

proposed amendment does not annex or rezone any parcel of land. Additionally, this proposed amendment will not extend the Town's ETJ.

The amendment proposes to classify the land use for the subject area as Conventional Residential. See Exhibit 1 for the Conventional Residential land use description and proposed change to the Land Use Plan map. Additionally, a residential area description was added for the subject area to encourage conservation design principles and pedestrian and bicycle connections to enhance access to the reservoir. See Exhibit 1 for the full text description and change to Residential Areas Plan map.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the proposed Comprehensive Plan Amendment for the following reasons.

- Provides guidance to the Town as to the appropriate zoning should a property owner request municipal water and/or sewer.
- Articulates how conservation design principles should be prioritized to help maintain water quality, protect valued habitat and ecosystems, and design within the context of environmental features and assets.
- Advises that any development of the area should incorporate pedestrian and bicycle trails and connections that enhance access to the reservoir.

Failure to approve this amendment could result in incompatible residential or commercial development. Additionally, the conservation design principles would not be applicable for the larger tracts of land.

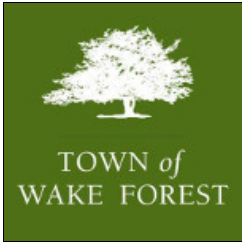
#### **ATTACHMENTS**

Attachment A: Application

Attachment B: Aerial, Zoning and Land Use Maps

#### **EXHIBITS**

Exhibit 1: Proposed Community Plan Map and Text Amendments



## Comprehensive Plan Amendment Application

(Comprehensive Plan Amendment 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

#1131358

**Project Title:** Community Plan Amendment related to the Wake ForestRaleigh Utility Merger Agreement

**Jurisdiction:** Town of Wake Forest (Wake County)

**Application Type:** Comprehensive Plan Amendment

**State:** NC

**Workflow:** Comprehensive Plan Amendment

**County:** Wake

### Confirmation Checklist Items Submitted

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

[VIEW COMPREHENSIVE PLAN AMENDMENT  
SUBMITTAL CHECKLIST](#)

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

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

### Pre-Application Meeting

**Has a pre-application conference been held?:** Yes

*Note: This type of project requires a pre-application conference be completed prior to official submittal. If this has not been completed, please return to the home screen and select **Pre-Application Conference** from the application type drop down list in order to schedule your required meeting.*

**Pre-Application Conference Date:** 05/01/2023

**Staff Member Met With:** Jennifer Currin

**Pre-application Conference Project Number:** NA

### Project Contact - Applicant/Owner

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

#### Project Contact - Property Owner



Kip Padgett  
Town of Wake Forest  
301 South Brooks Street  
Wake Forest, NC 27587  
P:9194359411  
[kpadgett@wakeforestnc.gov](mailto:kpadgett@wakeforestnc.gov)

Kip Padgett  
Town of Wake Forest  
301 South Brooks Street  
Wake Forest, NC 27587  
P:9194359411  
[kpadgett@wakeforestnc.gov](mailto:kpadgett@wakeforestnc.gov)

## Amendment Type

Please provide answers to the questions below. Other application materials specified in the submittal checklist must be uploaded as separate documents. You will have the opportunity to upload documents prior to finalizing and submitting this application.

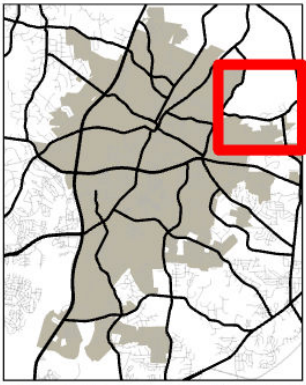
**Plan Being Amended:** Wake Forest Community Plan

**Type of Amendment:** Text, Map or Cross-Section

### Description of Request:

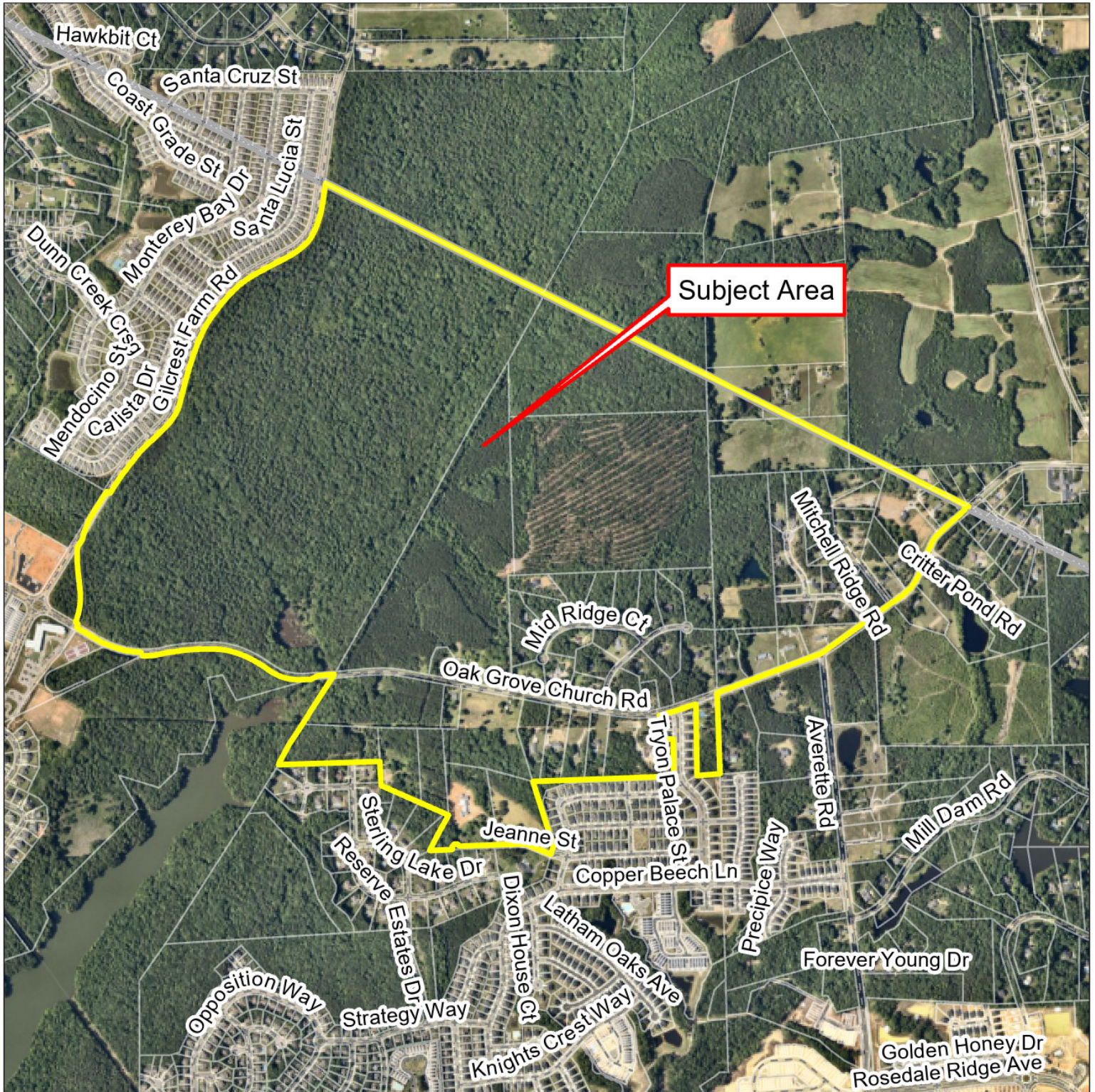
Raleigh and Wake Forest entered into an agreement to merge the utility functions of both municipalities on June 6, 2005 with the first amendment in 2013, second amendment in 2019, and third amendment in 2023. This proposed amendment will provide staff zoning guidance should a property owner desire to annex and rezone their property in order to receive water and/or sewer services.





# Comprehensive Plan Amendment (CPA-23-03)

10/2/2023

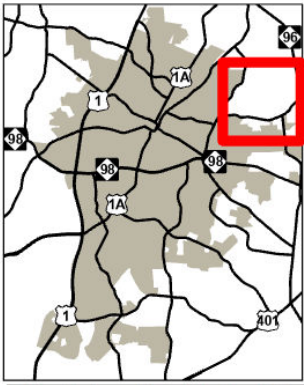


Please note that this map is intended for illustrative purposes only.  
For specific inquiries regarding zoning boundaries, contact the  
Town Wake Forest Planning Department at 919-435-9510.

0 500 1,000 1,500 2,000 2,500 3,000 3,500 4,000 4,500  
Feet

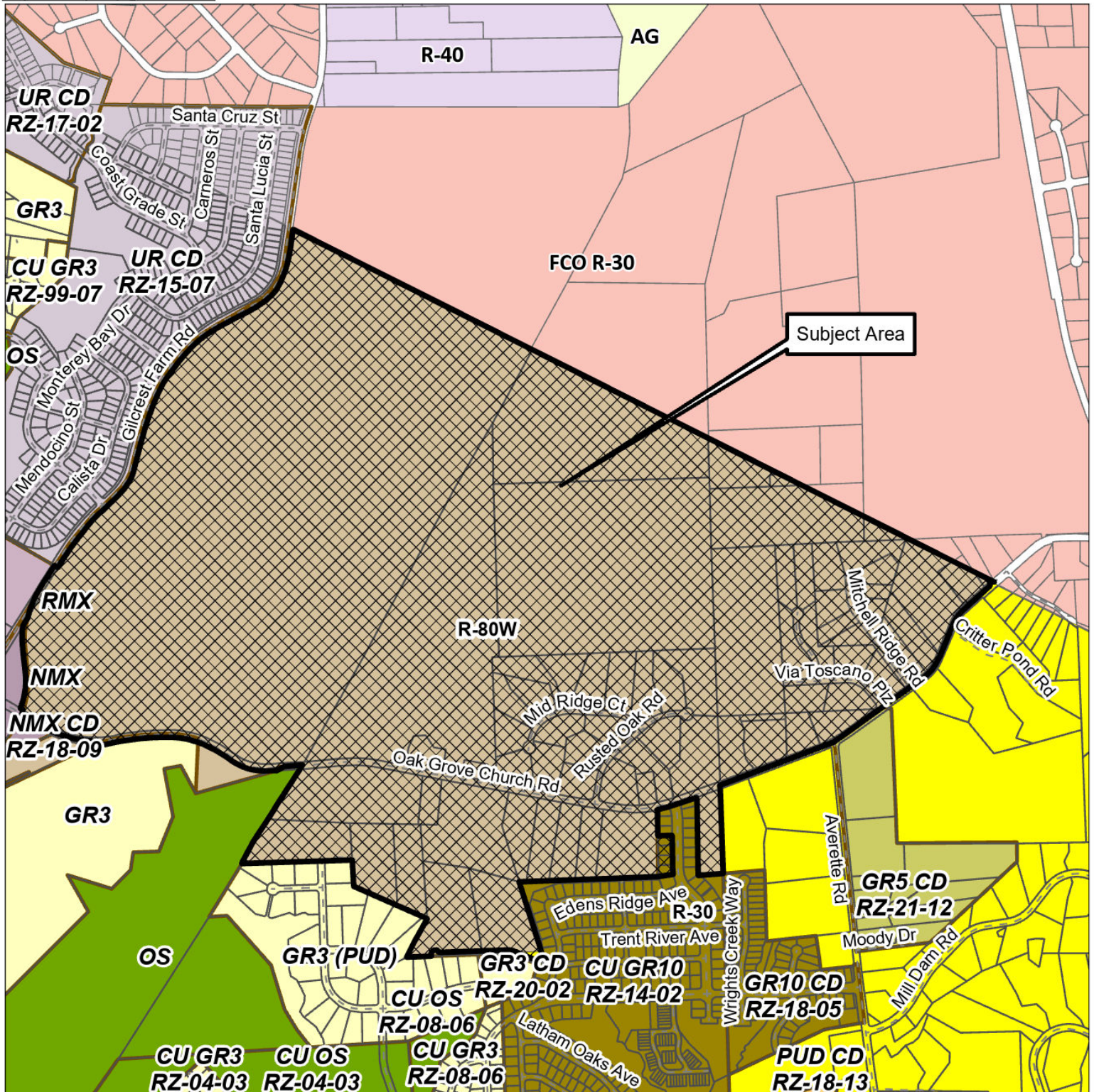






# Comprehensive Plan Amendment (CPA-23-03)

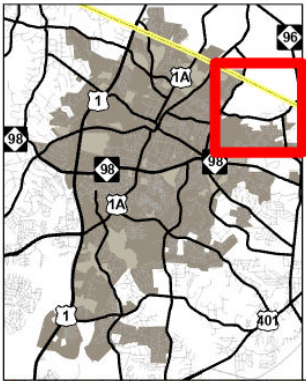
10/2/2023



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

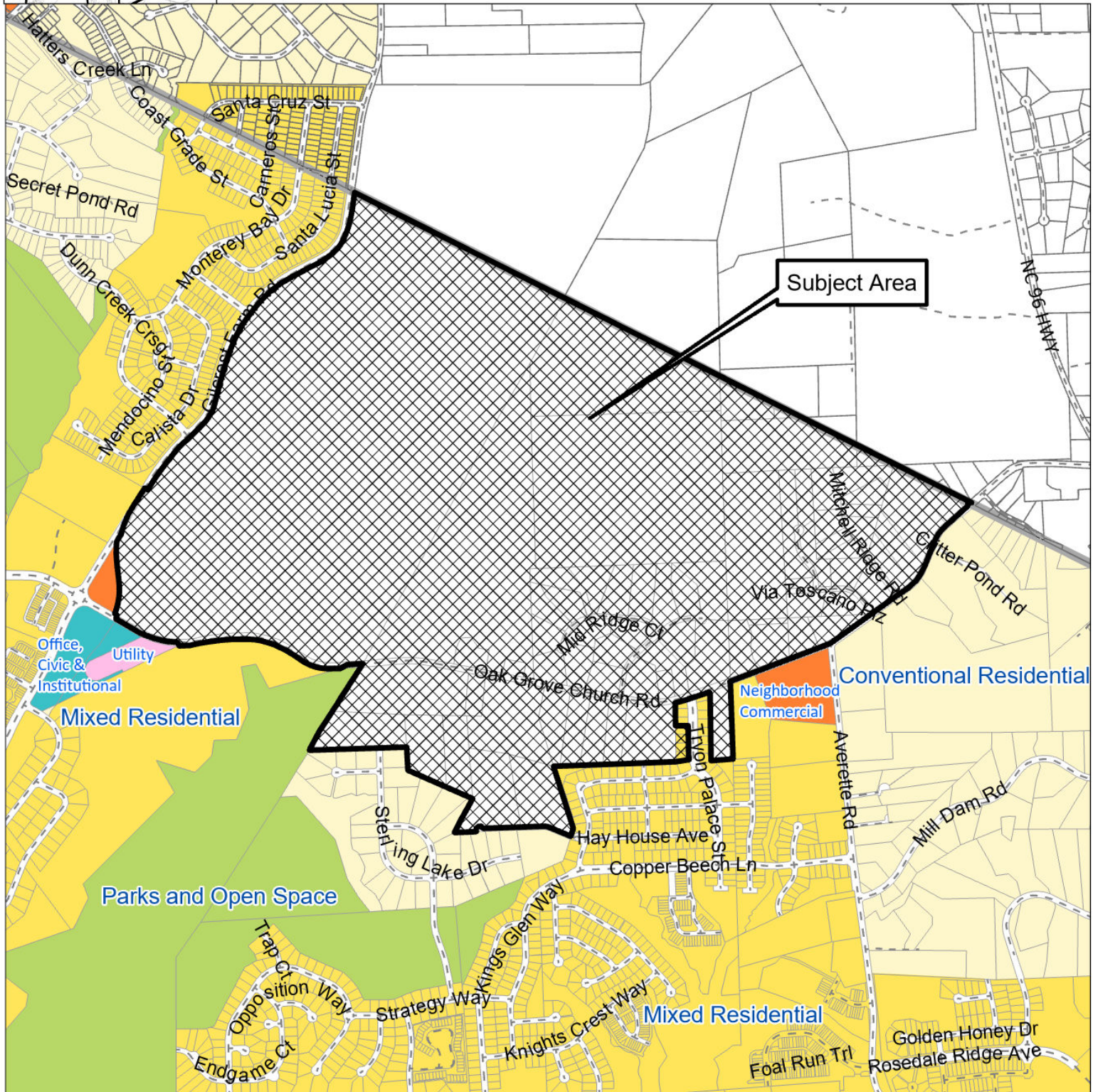
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Feet





# Comprehensive Plan Amendment (CPA-23-03)

9/27/2023





# Conventional Residential

## Description:

Conventional Residential areas consist of a mix of housing types that resemble the character and form of traditional single family neighborhoods. This can include single-family homes as well as single-family attached and multifamily developments that appear like a single-family home, such as duplexes, cottage home courts, and townhomes. This land use category consists of Wake Forest’s long standing and newer neighborhoods and residential areas in the Glen Royall Mill Village National Historic District, the Wake Forest National Register District, and the Wake Forest Local Historic District. A mixture of lot sizes and dwelling sizes should be encouraged, with heights ranging from two to three stories. Conventional Residential areas should incorporate pocket and neighborhood-scale parks, public gathering spaces, community gardens, and trails that serve surrounding residents. Conventional Residential areas may incorporate commercial corner stores located at key entry points and intersections (page 62 in the Additional Considerations chapter provides additional location and design recommendations).

## Primary Uses:

- Single-Family Detached
- Accessory Dwelling Unit
- Duplex
- Cottage Home Court
- Townhome
- Triplex/Quadplex

## Supporting Uses:

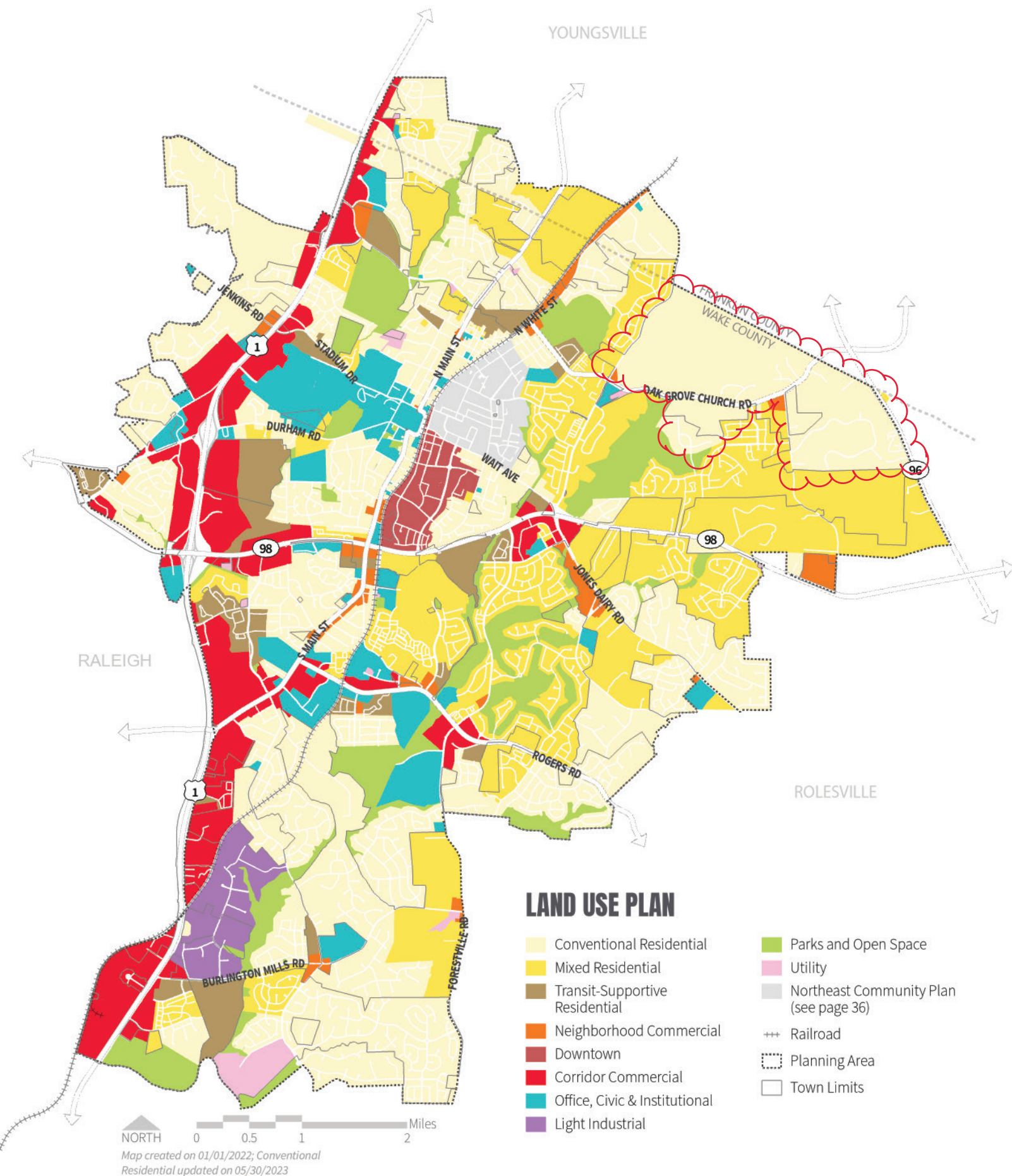
- Commercial Corner Store
- Parks and Open Space
- Multi-Family



Example of an accessory dwelling unit (ADU)  
Source: County of San Mateo











# RESIDENTIAL AREAS PLAN

The Residential Areas Plan builds on the Land Use Plan, providing a detailed yet flexible guide for preserving existing neighborhoods while supporting new housing options for Wake Forest's growing population. To ensure Wake Forest can support projected growth in the years to come, the Residential Areas Plan focuses on increasing housing diversity and equity, emphasizing a range of housing choices for people of all stages of life and income levels. The Residential Areas Plan supports diversified housing options in appropriate locations. Prioritizing infill and redevelopment opportunities before outward growth will be critical to ensuring new residential growth occurs in a sustainable, strategic manner.

*Note: The following area plans are not prioritized or ranked in any order.*

## Existing Residential

This category includes the Town's existing residential neighborhoods, such as Remington Woods, Heritage, Oakwood Estates, and Traditions. These neighborhoods consist of single-family detached, single-family attached, and multifamily dwellings. Reinvestment in housing stock and infrastructure should be an area of focus as existing neighborhoods age

and reinvestment is necessary to maintain their quality and character for Wake Forest residents.

Reinvestment should include roadway and sidewalk maintenance, strategic curb and gutter construction, tree canopy growth and expansion, and utility line and stormwater management system upgrades. Older neighborhoods developed before the 1990s should be prioritized where such amenities do not exist or have substantially aged. Future redevelopment should be compatible with the built form of existing properties to be respectful of the existing character.

## 1 Former Wake Forest Golf Course

Once the Wake Forest Country Club, this large property at Capital Boulevard and Country Club Drive now sits abandoned and requires a balanced perspective for redevelopment. To preserve and protect the environmentally sensitive areas such as Horse Creek, existing ponds, and floodplain, a cluster subdivision development is required. These environmentally sensitive areas should be integrated into the site design as enhanced resident amenities with development primarily focused east of Horse Creek and north of the existing ponds running parallel to Country Club Drive. Pedestrian and bicycle connections should be provided within the site

and should connect to the larger network. Connectivity should be emphasized to nearby commercial areas along Capital Boulevard and E. Carrol Joyner Park to the east.

## 2 Harris Road

Leveraging its direct access to Capital Boulevard, Richland Creek Elementary School, E. Carrol Joyner Park, and Harris Teeter, this undeveloped property should be developed into Transit-Supportive Residential with a mix of higher density residential types. Lower intensity residential types should be located adjacent to existing single-family detached homes along Wallridge Drive and Harris Point Way to complement their character and scale, such as smaller-scale townhomes and duplexes that mimic the character of single-family detached homes. Pedestrian and bicycle access and safe crosswalks should be prioritized along Wallridge Drive and Harris Road to create safe routes to school, parks, and shopping areas. Age-targeted housing should be encouraged to provide desirable senior housing options near such amenities.





### 3 Jenkins Road & Capital Boulevard

This undeveloped property should be developed into Conventional Residential with primarily single-family detached homes that builds off the surrounding low density residential development. Single-family attached homes should be located towards the southeastern end of the site to provide a transition into the adjacent Neighborhood Commercial development. Horse Creek and its floodplain should be preserved and enhanced as an amenity for residents, such as with walking paths and seating. Safe pedestrian and bicycle connections should be provided to Wake Forest Crossing on the east side of Capital Boulevard.

### 4 Durham Road & Capital Boulevard

This large scale undeveloped property should be developed into Transit-Supportive Residential to provide greater housing choices near Capital Boulevard and its amenities. This includes primarily multifamily development and townhomes supported at a lower scale. This development should leverage access to Ligon Mill Road, providing roadway connectivity that aligns with the existing street.

Pedestrian-oriented neighborhood-serving businesses should be supported, particularly along the western limits adjacent to Corridor Commercial uses along Capital Boulevard. Mixed use buildings and/or supporting commercial corner stores may also be supported.

### 5 Historic Residential

This category includes residential properties within the Glen Royall Mill Village National Historic District, the Wake Forest National Register District, and the Wake Forest Local Historic District. These districts contain historic homes that date back to the 19th and mid-20th centuries, concentrated along the west side of the CSX railroad tracks near the old Wake Forest College Campus (now the Southeastern Baptist Theological Seminary). These residential properties should be preserved and maintained as historic assets and tangible evidence of the Town's history. Properties within the Local Historic District require approval from the Historic Preservation Commission for any exterior changes. However, future renovations and new development in all historic districts should follow the design standards in the Wake Forest Historic Property Handbook and Design Standards to protect the special character of the historic properties and districts.

### 6 Oak Grove Church Road & Gilcrest Farm Road

The properties located at the northeast corner of Oak Grove Church Road and Gilcrest Farm Road are primarily undeveloped and should be developed as Conventional Residential. To complement the newly built single-family homes, this area should continue to offer housing opportunities at a density of no more than three units per acre. Smith Creek and other existing natural features should be preserved and integrated into any site design and development of the area. Conservation design principles should be prioritized to help maintain water quality, protect valued habitat and ecosystems, and design within the context of environmental features and assets. Any development of the area should incorporate pedestrian and bicycle trails and connections that enhance access to the reservoir.





### **7 306 S Allen Road**

This property currently holds a residential care facility that was built in 1958 and has been vacant for over 10 years. Leveraging its proximity to Downtown, and to help address the need for senior housing, this property should be redeveloped into new housing targeted to seniors that matches the scale of the surrounding single-family neighborhood. This could include a new residential care facility or age-targeted single-family detached housing, such as a cottage home court (detached dwellings developed in clusters around a communal open space). Multifamily development should be avoided to maintain existing character.

### **8 Wait Avenue**

A collection of undeveloped parcels is dispersed along Wait Avenue between N Allen Road and Traditions Grande Boulevard. Due to their larger parcel size within the surrounding context, a mix of housing types should be encouraged to complement the scale and character of adjacent single-family detached homes. This includes single-family detached homes, duplexes, cottage home courts, townhomes, triplexes, and quadplexes.

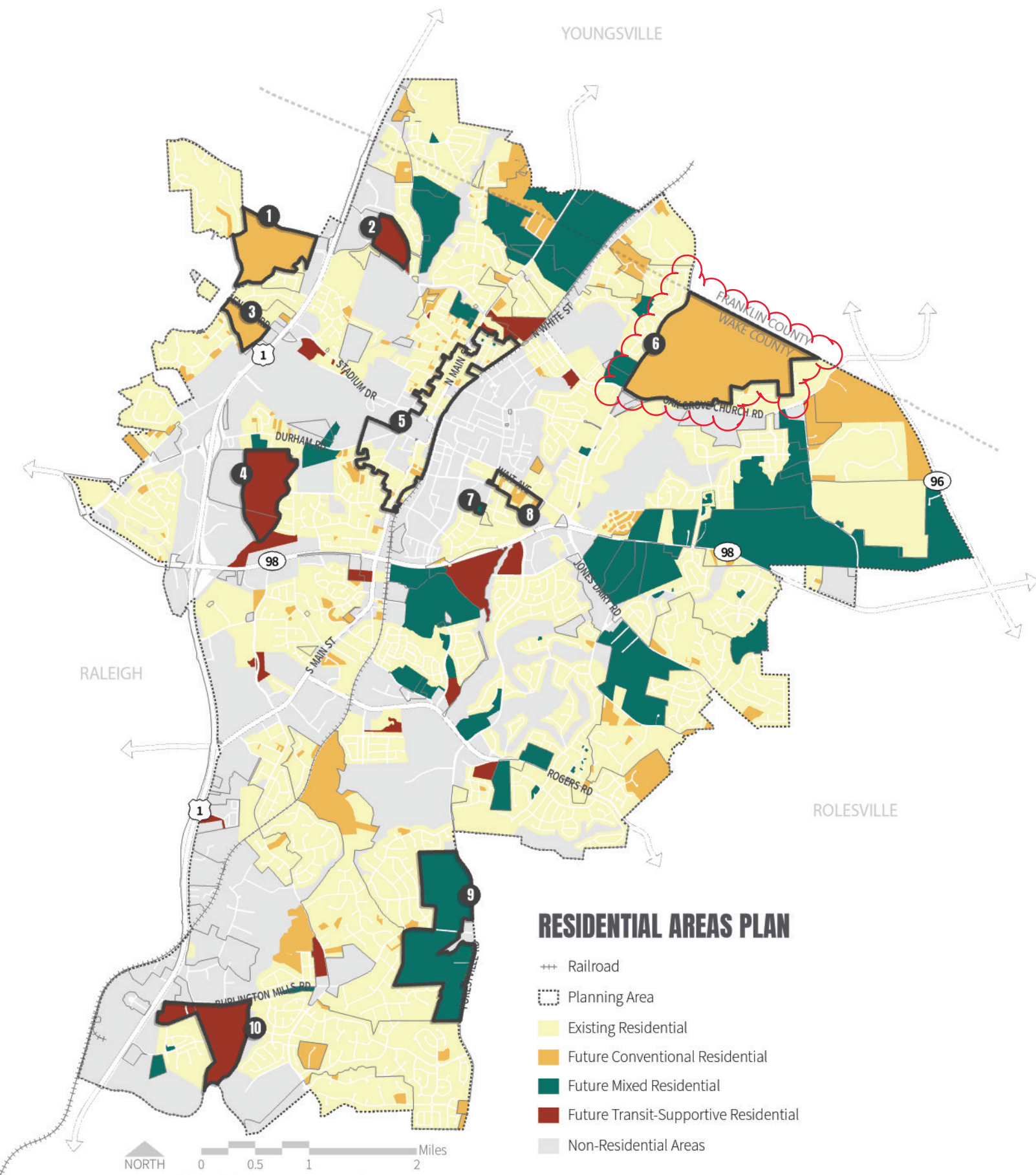
Accommodating greater housing options than only single-family detached homes would allow more residents to live in this desirable location close to Downtown while remaining compatible the character of the existing neighborhood.

### **9 Forestville Road & Burlington Mills Road**

This area presents great potential for Mixed Residential development due to its large scale and convenient access to Forestville Road and Burlington Mills Road. A diverse variety of housing should be provided within the development, ranging from small lot single-family detached housing to lower intensity multifamily development. More dense housing types should be located near the major roadways to act as a buffer from traffic activity to lower intensity residential development. Neighborhood-serving corner stores or food and drink establishments is appropriate, such as along Burlington Mills Road. Traffic impacts of future development should be examined and roadway infrastructure and access management should be upgraded as needed to sufficiently support new development.

### **10 One World Way & Burlington Mills Road**

These properties should be targeted for workforce housing to leverage proximity to the Light Industrial area north of Burlington Mills Road and access to Capital Boulevard. This would allow workers to be within walking distance to their jobs and nearby shopping options. As this area is near a potential S-Line station, TOD may also be supported with ground floor commercial and upper floor residential. Appropriate housing types include multifamily, two-over-twos, duplexes, and townhomes. Homes affordable to households earning 60 to 120 percent of the area's median income (AMI) should be encouraged.







## Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2023-309-  
Submitted by: Jennifer Currin  
Submitting Department: Planning  
Meeting Date: November 9, 2023

### **SUBJECT**

Wake Forest Downtown Plan: Houseal Lavigne (Consultant) Presentation

### **Recommendation:**

### **Item Summary:**

### **ATTACHMENTS**

- [Agenda Summary\\_110923.pdf](#)

**Agenda Item:** Wake Forest Downtown Plan: Houseal Lavigne (Consultant) Presentation.

**Summary:** Houseal Lavigne, the Town's consultant for the Downtown Plan, will be presenting information from the draft transportation and parking assessment, market analysis, and Municipal Service District (MSD) evaluation to the Board of Commissioners.

**Attachments:** None.





## Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2023-298-

Submitted by: Aileen J. Staples

Submitting Department: Administration

Meeting Date: November 9, 2023

### **SUBJECT**

September Financial Summaries

### **Recommendation:**

### **Item Summary:**

### **ATTACHMENTS**

- [Monthly Financial Report\\_summary.pdf](#)
- [September 30, 2023 Financial Summaries.pdf](#)

**Agenda Item: Monthly Financial Report**

**Summary:** Staff prepares monthly financial reports for each of the respective operating funds for which an annual budget is authorized by the Board of Commissioners. The reports are accompanied by highlights during respective month for each fund.

**Attachments:** Financial reports



## Town of Wake Forest

### September 30, 2023

#### GENERAL FUND HIGHLIGHTS:

- Total year-to-date revenues are at 11.85% of annual budgeted amounts.
- Ad valorem taxes represent over 50% of the general fund revenues – they are due September 1. Penalties and interest do not accrue until January 2024. Majority of this revenue source comes in towards the end of December and before January 6.
- Unrestricted intergovernmental revenues (sales and utility franchise tax) represent over 20% of general fund revenues. The first distribution of these revenues will be received in mid-October.
- Other financing sources include installment purchase proceeds, interfund transfers and appropriated fund balance – reflective later in the fiscal year.
- Total year-to-date expenditures are at 28.58% of appropriations (includes encumbrances).
  - Departments that are above the guideline results from blanket purchase orders that are issued in July for services that cover the fiscal year, purchase orders carried forward (items not received in FY 23) and capital equipment being ordered earlier due to delayed delivery times.
  - Risk Management (431) – Worker’s compensation, property and liability insurance invoices paid early in fiscal year.
- Net increase YTD (*decrease* fund balance) is **\$7.0 million**.
  - Typical for General Fund to operate at a deficit first few months of the fiscal year due to timing of property tax collections and receipt of sale tax revenues.

#### DEBT SERVICE FUND HIGHLIGHTS:

- \$625,941 in debt service payments made in September.
- Net increase YTD (*increase* in fund balance) is **\$903,506**.

#### WF BIP:

- Other financing sources represents transfer from General Fund.
- Expenditures are below expected guideline (25%).

#### DMSD HIGHLIGHTS:

- Majority of DMSD tax revenue will come in December and early January.
- Transfers out to Debt Service and General Fund will occur later in the fiscal year.

#### WFRC HIGHLIGHTS:

- Expenditures are at 22.73% which is below the guideline (25%).
- Other financing sources represents transfer from General Fund for personnel costs.

## September 30, 2023 - Financial Summaries – page 2

### *ELECTRIC FUND HIGHLIGHTS:*

- Total year-to-date revenues are at 30.16% of budgeted amounts.
- Total expenses are at 58.20% (includes encumbrances) – without inventory encumbrance – 21.5%.
  - Purchase for resale – power for September **(\$1,295,148)** is paid in October and not reflected in the attached.
  - Purchase order for \$4,383,350 was issued in April 2022 per bids received for transformers (inventory) – expected to arrive in early **2024**.
    - Purchases for inventory are accounted for on a cash basis during the fiscal year then reconciled to the balance sheet at year end.
    - Purchase orders for transformers carried forward from FY 22 and FY 23.
    - Shipment of transformers arrived in October.
- Net gain YTD is **\$2,176,566**
  - Please note that the margin is higher than September 2022 comparatively speaking.

Rate adjustments approved on March 21, 2023, with respective effective dates of April 1, 2023, and September 1, 2023.

### *AMERICAN RESCUE PLAN ACT (ARPA):*

- Report is a “life to date” (LTD) meaning everything reported is cumulative from the beginning – July 2021.
- Due to reporting and accounting requirements, funds received to date are shown as “deferred revenue” and is recorded as revenue as we incur expenditures over the next few years. For monthly reporting purposes, it is shown that all funds have been received.

**GENERAL FUND**  
**September 30, 2023**

**Monthly Target Percentage**

25.00%

| Department                     | Amended Budget       | YTD Actual       | Encumbrances | Remaining Budget (including encumbrances) | % Budget Used (includes encumbrances) | PY YTD Actuals      |
|--------------------------------|----------------------|------------------|--------------|-------------------------------------------|---------------------------------------|---------------------|
| <b>REVENUES</b>                |                      |                  |              |                                           |                                       |                     |
| Ad Valorem Taxes               | \$ 38,078,440        | \$ 6,189,584     | -            | \$ 31,888,856                             | 16.25%                                | \$ 5,248,341        |
| Other Taxes                    | 55,000               | 10,020           | -            | 44,980                                    | 18.22%                                | 8,617               |
| Unrestricted Intergovernmental | 18,435,300           | 91,963           | -            | 18,343,337                                | 0.50%                                 | -                   |
| Restricted Governmental        | 2,297,540            | 656,336          | -            | 1,641,204                                 | 28.57%                                | 562,191             |
| Permits and Fees               | 2,514,750            | 764,142          | -            | 1,750,608                                 | 30.39%                                | 815,187             |
| Other Revenue                  | 1,903,470            | 360,186          | -            | 1,543,284                                 | 18.92%                                | 258,830             |
| Sales and Services             | 5,096,750            | 676,655          | -            | 4,420,095                                 | 13.28%                                | 565,422             |
| Investment Earnings            | 650,000              | 312,275          | -            | 337,725                                   | 48.04%                                | 100,074             |
| Other Financing Sources        | 7,659,660            | 28,977           | -            | 7,630,683                                 | 0.38%                                 | -                   |
| <b>General Fund Total</b>      | <b>\$ 76,690,910</b> | <b>9,090,138</b> | <b>-</b>     | <b>67,600,772</b>                         | <b>11.85%</b>                         | <b>\$ 7,558,662</b> |

| Department                      | Amended Budget       | YTD Actual        | Encumbrances     | Remaining Budget (including encumbrances) | % Budget Used (includes encumbrances) | PY YTD Actuals       |
|---------------------------------|----------------------|-------------------|------------------|-------------------------------------------|---------------------------------------|----------------------|
| <b>EXPENDITURES</b>             |                      |                   |                  |                                           |                                       |                      |
| 410 Board of Commissioners      | \$ 417,500           | \$ 85,693         | \$ -             | \$ 331,807                                | 20.53%                                | \$ 161,013           |
| 412 Legal Services              | 396,200              | 66,662            | -                | 329,538                                   | 16.83%                                | 97,820               |
| 420 Town Manager's Office       | 895,650              | 198,242           | 29,489           | 667,919                                   | 25.43%                                | 165,587              |
| 421 Town Clerk                  | 250,500              | 53,691            | -                | 196,809                                   | 21.43%                                | -                    |
| 422 Organizational Performance  | 474,180              | 99,438            | -                | 374,742                                   | 20.97%                                | -                    |
| 423 Budget Management           | 232,785              | 36,554            | 9,650            | 186,581                                   | 19.85%                                | -                    |
| 425 Communications              | 1,288,400            | 238,415           | 125,841          | 924,144                                   | 28.27%                                | 238,527              |
| 430 Human Resources             | 1,162,910            | 309,492           | 23,968           | 829,450                                   | 28.67%                                | 210,214              |
| 431 Risk Management             | 467,730              | 294,962           | -                | 172,768                                   | 63.06%                                | -                    |
| 435 Downtown Development        | 510,500              | 125,659           | -                | 384,841                                   | 24.61%                                | 95,300               |
| 440 Financial Services          | 1,275,635            | 224,474           | 1,378            | 1,049,783                                 | 17.71%                                | 328,717              |
| 445 Information Technology      | 2,281,575            | 751,892           | 153,258          | 1,376,426                                 | 39.67%                                | 371,047              |
| 480 Inspections                 | 2,408,475            | 475,582           | 49,298           | 1,883,596                                 | 21.79%                                | 420,658              |
| 490 Planning                    | 4,265,250            | 706,865           | 971,113          | 2,587,271                                 | 39.34%                                | 463,238              |
| 500 Public Facilities           | 3,082,000            | 665,090           | 953,637          | 1,463,273                                 | 52.52%                                | 521,419              |
| 510 Police                      | 16,328,175           | 3,897,426         | 678,909          | 11,751,840                                | 28.03%                                | 2,989,790            |
| 520 Fire                        | 12,668,250           | 2,538,341         | 312,616          | 9,817,292                                 | 22.50%                                | 2,443,178            |
| 530 Public Works Administration | 313,115              | 82,671            | -                | 230,444                                   | 26.40%                                | 55,238               |
| 535 Urban Forestry              | 529,400              | 124,758           | -                | 404,642                                   | 23.57%                                | 82,649               |
| 540 Engineering                 | 1,697,290            | 362,071           | 223,670          | 1,111,549                                 | 34.51%                                | 247,116              |
| 545 Stormwater Management       | 796,560              | 101,435           | 112              | 695,013                                   | 12.75%                                | -                    |
| 550 Fleet Maintenance           | 651,295              | 138,688           | 5,075            | 507,532                                   | 22.07%                                | 104,185              |
| 560 Streets                     | 3,901,430            | 710,640           | 854,549          | 2,336,241                                 | 40.12%                                | 547,700              |
| 580 Solid Waste                 | 5,985,500            | 600,189           | 213,813          | 5,171,498                                 | 13.60%                                | 505,715              |
| 620 Parks and Recreation        | 6,208,965            | 1,215,358         | 1,207,529        | 3,786,078                                 | 39.02%                                | 971,496              |
| 999 Transfers                   | 8,201,640            | 2,000,412         | -                | 6,201,228                                 | 24.39%                                | 1,764,394            |
| <b>General Fund Total</b>       | <b>\$ 76,690,910</b> | <b>16,104,699</b> | <b>5,813,904</b> | <b>54,772,307</b>                         | <b>28.58%</b>                         | <b>\$ 12,784,998</b> |

**General Fund - Net Gain (Loss)**

**\$ (7,014,561)**

**\$ (5,226,336)**



**Debt Service Fund**  
**September 30, 2023**

**Monthly Target Percentage**

**25.00%**

| Department                | Amended Budget      | YTD Actual       | Remaining Budget (including encumbrances) | % Budget Used (includes encumbrances) | PY YTD Actuals      |
|---------------------------|---------------------|------------------|-------------------------------------------|---------------------------------------|---------------------|
| <b>REVENUES</b>           |                     |                  |                                           |                                       |                     |
| Restricted Governmental   | \$ 1,290,595        | 663,623          | 626,972                                   | 0.00%                                 | 642,845             |
| Permits and Fees          | 707,610             | 144,335          | 563,275                                   | 0.00%                                 | 125,672             |
| Investment Earnings       | 30,520              | 11,403           | 19,117                                    | 0.00%                                 | 2,068               |
| Other Financing Sources   | 6,078,775           | 1,503,444        | 4,575,331                                 | 24.73%                                | 1,279,332           |
| <b>General Fund Total</b> | <b>\$ 8,107,500</b> | <b>2,322,804</b> | <b>5,784,696</b>                          | <b>28.65%</b>                         | <b>\$ 2,049,918</b> |

| Department                  | Amended Budget      | YTD Actual       | Remaining Budget (including encumbrances) | % Budget Used (includes encumbrances) | PY YTD Actuals      |
|-----------------------------|---------------------|------------------|-------------------------------------------|---------------------------------------|---------------------|
| <b>EXPENDITURES</b>         |                     |                  |                                           |                                       |                     |
| 440 Financial Services      | \$ 762,870          | \$ -             | \$ 762,870                                | \$ -                                  | -                   |
| 445 Information Technology  | 397,135             | 196,009          | 201,126                                   | 49.36%                                | 199,884             |
| 480 Building Inspections    | 54,455              | 47,397           | 7,058                                     | 87.04%                                | 48,605              |
| 490 Planning                | 12,595              | -                | 12,595                                    | 0.00%                                 | -                   |
| 500 Public Facilities       | 617,190             | 335,006          | 282,184                                   | 54.28%                                | 291,292             |
| 510 Police                  | 673,215             | 342,891          | 330,324                                   | 50.93%                                | 272,343             |
| 520 Fire                    | 290,355             | 134,543          | 155,812                                   | 46.34%                                | 134,543             |
| 535 Urban Forestry Division | 8,555               | 4,273            | 4,282                                     | 49.95%                                | 4,272               |
| 540 Engineering             | 6,985               | -                | 6,985                                     | 0.00%                                 | -                   |
| 550 Fleet Maintenance       | 20,715              | 4,273            | 16,442                                    | 0.00%                                 | 4,273               |
| 560 Streets                 | 1,620,525           | 144,224          | 1,476,301                                 | 8.90%                                 | 191,370             |
| 570 Powell Bill             | 1,522,590           | -                | 1,522,590                                 | 0.00%                                 | -                   |
| 580 Solid Waste             | 235,605             | 26,360           | 209,245                                   | 11.19%                                | 26,360              |
| 620 Parks and Recreation    | 1,884,710           | 184,321          | 1,700,389                                 | 9.78%                                 | 191,917             |
| <b>General Fund Total</b>   | <b>\$ 8,107,500</b> | <b>1,419,298</b> | <b>6,688,202</b>                          | <b>17.51%</b>                         | <b>\$ 1,364,858</b> |

**Debt Service Fund - Net Gain (Loss)**

**\$ 903,506**

**\$ 685,060**

**DMSD Special Revenue Fund**  
**September 30, 2023**

**Monthly Target Percentage**

25.00%

| Department                             | Amended<br>Budget | YTD<br>Actual | Encumbrances | Remaining Budget<br>(including encumbrances) | % Budget Used<br>(includes encumbrances) | PY<br>YTD Actuals |
|----------------------------------------|-------------------|---------------|--------------|----------------------------------------------|------------------------------------------|-------------------|
| <b>REVENUES</b>                        |                   |               |              |                                              |                                          |                   |
| Ad Valorem Taxes                       | \$ 155,570        | \$ 20,707     | -            | \$ 134,863                                   | 13.31%                                   | \$ 24,601         |
| Investment Earnings                    | 9,430             | 4,565         | -            | 4,865                                        | 48.41%                                   | 1,274             |
| Other Financing Sources                | -                 | -             | -            | -                                            | 0.00%                                    | -                 |
| <b>DMSD Special Revenue Fund Total</b> | <b>\$ 165,000</b> | <b>25,272</b> | <b>-</b>     | <b>139,728</b>                               | <b>15.32%</b>                            | <b>\$ 25,875</b>  |

| Department                             | Amended<br>Budget | YTD<br>Actual | Encumbrances | Remaining Budget<br>(including encumbrances) | % Budget Used<br>(includes encumbrances) | PY<br>YTD Actuals |
|----------------------------------------|-------------------|---------------|--------------|----------------------------------------------|------------------------------------------|-------------------|
| <b>EXPENDITURES</b>                    |                   |               |              |                                              |                                          |                   |
| Transfers In (Out)                     | \$ 165,000        | \$ -          | \$ -         | \$ 165,000                                   | 0.00%                                    | \$ -              |
| <b>DMSD Special Revenue Fund Total</b> | <b>\$ 165,000</b> | <b>-</b>      | <b>-</b>     | <b>165,000</b>                               | <b>0.00%</b>                             | <b>\$ -</b>       |

**Downtown District - Net Gain (Loss)**

**25,272**

**25,875**

Wake Forest Renaissance Centre  
September 30, 2023

Monthly Target Percentage

25.00%

| Department              | Amended Budget      | YTD Actual     | Encumbrances | Remaining Budget (including encumbrances) | % Budget Used (includes encumbrances) | PY YTD Actuals    |
|-------------------------|---------------------|----------------|--------------|-------------------------------------------|---------------------------------------|-------------------|
| <b>REVENUES</b>         |                     |                |              |                                           |                                       |                   |
| Sales and Services      | \$ 249,710          | \$ 37,238      | \$ -         | \$ 212,472                                | 14.91%                                | \$ 49,936         |
| Other Revenue           | 140,700             | 36,897         | -            | 103,803                                   | 26.22%                                | 29,504            |
| Other Financing Sources | 757,785             | 180,946        | -            | 576,839                                   | 23.88%                                | 119,602           |
| <b>WFRC Fund Total</b>  | <b>\$ 1,148,195</b> | <b>255,080</b> | <b>-</b>     | <b>893,115</b>                            | <b>22.22%</b>                         | <b>\$ 199,042</b> |

| Department                         | Amended Budget      | YTD Actual     | Encumbrances  | Remaining Budget (including encumbrances) | % Budget Used (includes encumbrances) | PY YTD Actuals    |
|------------------------------------|---------------------|----------------|---------------|-------------------------------------------|---------------------------------------|-------------------|
| <b>EXPENDITURES</b>                |                     |                |               |                                           |                                       |                   |
| 626 Wake Forest Renaissance Centre | \$ 1,148,195        | \$ 232,703     | \$ 28,253     | \$ 887,238                                | 22.73%                                | \$ 178,432        |
| <b>WFRC Fund Total</b>             | <b>\$ 1,148,195</b> | <b>232,703</b> | <b>28,253</b> | <b>887,238</b>                            | <b>22.73%</b>                         | <b>\$ 178,432</b> |

**WFRC Fund - Net Gain (Loss)** **\$ 22,377** **\$ 20,610**



**Wake Forest Business and Industry Partnership Fund (BIP)**  
**September 30, 2023**

**Monthly Target Percentage**

25.00%

| Department              | Amended Budget    | YTD Actual     | Encumbrances | Remaining Budget (including encumbrances) | % Budget Used (includes encumbrances) | PY YTD Actuals   |
|-------------------------|-------------------|----------------|--------------|-------------------------------------------|---------------------------------------|------------------|
| <b>REVENUES</b>         |                   |                |              |                                           |                                       |                  |
| Sales and Services      | \$ -              | \$ -           | \$ -         | \$ -                                      | 0.00%                                 | \$ -             |
| Other Revenue           | 2,500             | 2,649          | -            | (149)                                     | 0.00%                                 | -                |
| Other Financing Sources | 550,700           | 121,449        | -            | 429,251                                   | 22.05%                                | 91,316           |
| <b>WFRC Fund Total</b>  | <b>\$ 553,200</b> | <b>124,099</b> | <b>-</b>     | <b>429,101</b>                            | <b>22.43%</b>                         | <b>\$ 91,316</b> |

| Department               | Amended Budget    | YTD Actual    | Encumbrances | Remaining Budget (including encumbrances) | % Budget Used (includes encumbrances) | PY YTD Actuals  |
|--------------------------|-------------------|---------------|--------------|-------------------------------------------|---------------------------------------|-----------------|
| <b>EXPENDITURES</b>      |                   |               |              |                                           |                                       |                 |
| 415 Economic Development | \$ 553,200        | \$ 68,253     | \$ -         | \$ 484,947                                | 12.34%                                | \$ 7,815        |
| <b>WFRC Fund Total</b>   | <b>\$ 553,200</b> | <b>68,253</b> | <b>-</b>     | <b>484,947</b>                            | <b>12.34%</b>                         | <b>\$ 7,815</b> |

**WFBIP Fund - Net Gain (Loss)** **\$ 55,845** **\$ 83,502**

**WAKE FOREST POWER (ELECTRIC FUND)**  
**September 30, 2023**

**Monthly Target Percentage**

25.00%

| Department                 | Amended Budget       | YTD Actual       | Encumbrances | Remaining Budget (including encumbrances) | % Budget Used (includes encumbrances) | PY YTD Actuals      |
|----------------------------|----------------------|------------------|--------------|-------------------------------------------|---------------------------------------|---------------------|
| <b>REVENUES</b>            |                      |                  |              |                                           |                                       |                     |
| Charges for Services       | \$ 22,616,900        | \$ 6,988,467     | -            | \$ 15,628,433                             | 30.90%                                | \$ 6,112,283        |
| Sales Tax - Utility        | 1,567,350            | 486,052          | -            | 1,081,298                                 | 31.01%                                | 423,882             |
| Other Revenue              | 287,500              | 68,991           | -            | 218,509                                   | 24.00%                                | 106,234             |
| Investment Earnings        | 31,250               | 21,353           | -            | 9,897                                     | 68.33%                                | 9,116               |
| Other Financing Sources    | 582,000              | -                | -            | 582,000                                   | 0.00%                                 | -                   |
| <b>Electric Fund Total</b> | <b>\$ 25,085,000</b> | <b>7,564,863</b> | <b>-</b>     | <b>17,520,137</b>                         | <b>30.16%</b>                         | <b>\$ 6,651,514</b> |

| Department                           | Amended Budget       | YTD Actual       | Encumbrances     | Remaining Budget (including encumbrances) | % Budget Used (includes encumbrances) | PY YTD Actuals      |
|--------------------------------------|----------------------|------------------|------------------|-------------------------------------------|---------------------------------------|---------------------|
| <b>EXPENDITURES</b>                  |                      |                  |                  |                                           |                                       |                     |
| 840 Electric - Billing & Collections | \$ 575,820           | \$ 142,235       | \$ -             | \$ 433,585                                | 24.70%                                | \$ -                |
| 850 Electric - Operations            | \$ 23,890,635        | 5,174,865        | 9,003,583        | 9,712,187                                 | 59.35%                                | 4,840,087           |
| 860 Electric - Tree Trimming         | 618,545              | 71,197           | 207,952          | 339,396                                   | 45.13%                                | 95,675              |
| <b>Electric Fund Total</b>           | <b>\$ 25,085,000</b> | <b>5,388,297</b> | <b>9,211,535</b> | <b>10,485,168</b>                         | <b>58.20%</b>                         | <b>\$ 4,935,762</b> |

**Electric Fund - Net Gain (Loss)**      \$                      -      **2,176,566**      **1,715,752**

**AMERICAN RESCUE PLAN ACT (ARPA)**  
**9/30/2023 (Cumulative - Life to Date)**

**Monthly Target Percentage**

N/A

| N/A                                |                      |                      |                  |                  |                |                |
|------------------------------------|----------------------|----------------------|------------------|------------------|----------------|----------------|
| Department                         | Amended Budget       | LTD Actual           | Encumbrances     | Remaining Budget | % Budget Used  | PY YTD Actuals |
| <b>REVENUES</b>                    |                      |                      |                  |                  |                |                |
| Restricted Governmental            | \$ 14,541,000        | 14,541,846           | -                | (846)            | 100.01%        | -              |
| Investment Earnings                | -                    | 484,262              | -                | (484,262)        | 0.00%          | -              |
| Other Financing Sources            | -                    | -                    | -                | -                | 0.00%          | -              |
| <b>General Fund Total</b>          | <b>\$ 14,541,000</b> | <b>15,026,108</b>    | <b>-</b>         | <b>(485,108)</b> | <b>103.34%</b> | <b>\$ -</b>    |
| Department                         | Amended Budget       | LTD Actual           | Encumbrances     | Remaining Budget | % Budget Used  | PY YTD Actuals |
| <b>EXPENDITURES</b>                |                      |                      |                  |                  |                |                |
| 445 Information Technology         | \$ 1,030,000         | \$ 166,780           | \$ -             | \$ 863,220       | 16.19%         | \$ -           |
| 525 Public Safety (ARPA)           | 2,800,000            | 1,284,047            | 1,859,360        | (343,407)        | 112.26%        | -              |
| 540 Engineering                    | 6,325,000            | 479,108              | 604,382          | 5,241,510        | 17.13%         | -              |
| 638 Other Improvements             | 4,386,000            | 1,876,627            | 1,049,434        | 1,459,939        | 66.71%         | -              |
| <b>General Fund Total</b>          | <b>\$ 14,541,000</b> | <b>3,806,563</b>     | <b>3,513,176</b> | <b>7,221,262</b> | <b>50.34%</b>  | <b>\$ -</b>    |
|                                    |                      |                      |                  |                  |                |                |
| <b>ARPA Fund - Net Gain (Loss)</b> |                      | <b>\$ 11,219,545</b> |                  |                  |                | <b>\$ -</b>    |





## **Board of Commissioners Work Session Agenda Item Report**

Agenda Item No.: 2023-308-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: November 9, 2023

### **SUBJECT**

Review of Draft Agenda for Upcoming Regular Meeting

### **Recommendation:**

### **Item Summary:**

### **ATTACHMENTS**

- [DraftBOCAgendaNov202321.pdf](#)



**Wake Forest Board of Commissioners**

**Draft Meeting Agenda**

**November 21, 2023 at 6:00 PM**

**All items listed are for discussion and possible action.**

**Call to Order**

**Pledge of Allegiance**

**1.Approval of Agenda**

**2.Approval of Minutes**

**3.Presentations**

- 3.A. Presentation of fiscal year ended June 30, 2023 Annual Comprehensive Financial Report
- 3.B. Resolution Recognizing Sergeant David Doherty on his Retirement

**4.Public hearings / Public Comment**

- 4.A. Public Hearing on LEGISLATIVE CASE RZ-23-02, Stadium Drive Mixed Use, a rezoning filed by Williams Mullen to rezone 19.30 acres located at 0 Stadium Dr, being Wake County Tax PIN 1831957846 from Rural Holding District (RD) and Special Highway Overlay (SH1-O) to Neighborhood Mixed-Use Conditional District (NMX-CD) and Special Highway Overlay (SH1-O).
- 4.B. PUBLIC HEARING on Stormwater Utility Fee
- 4.C. Public Hearing on Community Plan Amendment related to the Wake Forest/Raleigh Utility Merger Agreement (CPA-23-03)
- 4.D. 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 3 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 a Resolution to surplus the badge and service weapon carried by Sergeant David Doherty
- 5.B. Approval of Appointment to Citizen Advisory Boards
- 5.C. Approval of Budget Ordinance Amendment # 1 - FY 2023 - 2024
- 5.D. Approval of Smith Creek Reservoir Design
- 5.E. Approval of Supplemental Service Agreement with Mott MacDonald on Resurfacing Project FY 23-24

## **6.Legislative Items**

- 6.A. Consideration of Stormwater Utility Fee

## **7.Planning Items**

- 7.A. Consideration of LEGISLATIVE CASE RZ-23-02, Stadium Drive Mixed Use, a rezoning filed by Williams Mullen to rezone 19.30 acres located at 0 Stadium Dr, being Wake County Tax PIN 1831957846 from Rural Holding District (RD) and Special Highway Overlay (SH1-O) to Neighborhood Mixed-Use Conditional District (NMX-CD) and Special Highway Overlay (SH1-O).
- 7.B. Consideration of Community Plan Amendment related to the Wake Forest/Raleigh Utility Merger Agreement (CPA-23-03)

## **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



12.B. Wake County Tax Release

12.C. Commissioner Reports

### **13.Adjournment**



## Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2023-222-  
Submitted by: Patrick Reidy  
Submitting Department: Planning  
Meeting Date: November 9, 2023

### SUBJECT

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

### Recommendation:

### Item Summary:

### ATTACHMENTS

- [BOC Agenda Summary RZ-21-08.pdf](#)
- [RZ-21-08 Staff Report](#)
- [Attachment A - Neighborhood Meeting Information.pdf](#)
- [Attachment B - Application.pdf](#)
- [Attachment C - Maps.pdf](#)
- [Attachment D - Special Use Permit SU-99-02 Approvals.pdf](#)
- [Attachment E - Special Use Permit SU-99-02-01 Approval.pdf](#)
- [Attachment F - Planning Board Recommendation and Plan Consistency Analysis.pdf](#)
- [Attachment G - TIA Executive Summary and NCDOT Review Report.pdf](#)
- [Exhibit 1 - Legal Description.pdf](#)
- [Exhibit 2 - Inconsistency Statement RZ-21-08.pdf](#)
- [Exhibit 3 - Proposed Conditional District Plan.pdf](#)

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

**Summary:** A public comment session was held at the September 12, 2023 Planning Board meeting. The Planning Board voted 4-1 to find the request inconsistent with the Community Plan and recommended denial of the zoning map amendment (rezoning). See the staff report for the additional considerations requested by the Planning Board.

A public hearing was held on October 17<sup>th</sup>. A motion was made and seconded to disapprove the rezoning request and the motion failed by a vote of 2-3. There were concerns about some of the conditions being proposed and the Board tabled the request until the November 9<sup>th</sup> work session to give the applicant and staff time to revise conditions.

As articulated at the October 3<sup>rd</sup> work session and the October 17<sup>th</sup> public hearing, staff asked the applicant to consider changes to some of the proposed conditions. Since the applicant has opted to only modify some of the conditions, staff recommends the Board of Commissioners only accept the following conditions should they vote to approve the project: Conditions 1-12 and 15-23. Additionally, the Planning Department continues to recommend denial since the proposed rezoning and master plan are generally inconsistent with the Comprehensive Plan and several waivers from the UDO are requested.

The applicant chose to remove the conditions regarding the reduction in cross-section for Club Villas Drive and the request for no right-turn signs on Country Club Drive. The applicant also revised the condition about the Phase 2 Environmental Site Assessment to the language recommended by staff, updated the condition regarding the draining of the ponds, and added a condition that they would cover up to up to \$3,000 in costs for revising the Community Plan.

Staff does not recommend accepting the following proposed conditions for the following reasons:

- Condition 13: The Planning Department has clearly articulated to the applicant that we do not support a reduction in the SHOD buffer as proposed.
- Condition 14: The Planning Department has clearly articulated to the applicant that we do not support a reduction in the SHOD setback as proposed.



In addition to the above considerations, should the Board of Commissioners recommend approval, the Board shall include one of the following in their motion:

- State the reasons why the proposed zoning is consistent with the Comprehensive Plan; or
- State the reasons why the proposed zoning is inconsistent with the Comprehensive Plan and in the public interest. Under this option, the Community Plan is automatically amended and the approximate cost to modify the Plan is \$1500; and
- Adopt a statement of reasonableness for the proposed rezoning.

**Attachments:** See Staff Report



# Staff Report

## Case RZ-21-08: Joyner Property Conditional District

|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting Date</b>                  | November 9, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Requested Actions</b>             | <p>Consideration of the following items related to the Conditional Zoning Map Amendment request for 1180 and 1200 (portion) Club Villas Dr:</p> <ol style="list-style-type: none"> <li>1. Act on Plan Consistency Statement</li> <li>2. Rezone 124.68 acres on the Town of Wake Forest Zoning Map from General Residential 3 Planned Unit Development* (GR3 PUD*); Falls Lake Watershed Protection Overlay (FL-WMA); and Special Highway Overlay (SH1-O) to General Residential 10 Conditional District (GR10-CD); Falls Lake Watershed Protection Overlay (FL-WMA); and Special Highway Overlay (SH1-O).</li> </ol> <p>*While these parcels are labeled as GR3 (PUD), the parcels are not subject to any PUD regulations as the PUD regulations were removed when SU-99-02-01 was approved. Due to the zoning map label, staff will refer to the current zoning as GR3 PUD until such time the official zoning map is amended to remove the PUD text.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Case Manager</b>                  | Patrick Reidy, Senior Planner – Development Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Planning Board Recommendation</b> | <p>Recommended denial by a vote of 4-1 of the zoning map amendment request.</p> <p>The Planning made the following considerations for the Board of Commissioners should they vote to approve the rezoning request:</p> <ul style="list-style-type: none"> <li>• Remove Condition #13 and require the UDO standard to be met</li> <li>• Remove Condition #14 and require the UDO standard to be met</li> <li>• Accept Staff's recommended condition language for Condition #19</li> <li>• Accept Staff's recommendation for removing Condition #20</li> <li>• Accept Staff's recommendation for removing Condition #22</li> </ul> <p>See Attachment F for the Planning Board Recommendation and Plan Consistency Analysis.</p> <p>Following the Planning Board meeting, the applicant submitted revised conditions which include:</p> <ul style="list-style-type: none"> <li>• Revised Condition #13 to reduce the service road's street yard buffer from 30' to 15' for Lots 183-193 and 207-228 and from 30' to 10' for Lots 166-182.</li> <li>• Revised Condition #20 to change that instead of requesting Country Club Drive be made a one-way street, now only making the request to place no right turn signs on the service road and street H. The revision was made to try and find a more reasonable solution to the neighbor's concerns about cut-through traffic using Country Club Drive.</li> </ul> <p>Attachment B has been updated to reflect these changed conditions.</p> |

|                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Items for Board of Commissioners to Consider</b></p> | <p>A public hearing was held on October 17th. A motion was made and seconded to disapprove the rezoning request and the motion failed by a vote of 2-3. There were concerns about some of the conditions being proposed and the Board tabled the request until the November 9th work session to give the applicant and staff time to revise conditions.</p> <p>As articulated at the October 3rd work session and the October 17th public hearing, staff asked the applicant to consider changes to some of the proposed conditions. Since the applicant has opted to only modify some of the conditions, staff recommends the Board of Commissioners only accept the following conditions should they vote to approve the project: Conditions 1-12 and 15-23. Additionally, the Planning Department continues to recommend denial since the proposed rezoning and master plan are generally inconsistent with the Comprehensive Plan and several waivers from the UDO are requested.</p> <p>The applicant chose to remove the conditions regarding the reduction in cross-section for Club Villas Drive and the request for no right-turn signs on Country Club Drive. The applicant also revised the condition about the Phase 2 Environmental Site Assessment to the language recommended by staff, updated the condition regarding the draining of the ponds, and added a condition that they would cover up to up to \$3,000 in costs for revising the Community Plan.</p> <p>Staff does not recommend accepting the following proposed conditions for the following reasons:</p> <ul style="list-style-type: none"> <li>• Condition 13: The Planning Department has clearly articulated to the applicant that we do not support a reduction in the SHOD buffer as proposed.</li> <li>• Condition 14: The Planning Department has clearly articulated to the applicant that we do not support a reduction in the SHOD setback as proposed.</li> </ul> <p>In addition to the above considerations, should the Board of Commissioners recommend approval, the Board shall include one of the following in their motion:</p> <ul style="list-style-type: none"> <li>• State the reasons why the proposed zoning is consistent with the Comprehensive Plan; or</li> <li>• State the reasons why the proposed zoning is inconsistent with the Comprehensive Plan and in the public interest. Under this option, the Community Plan is automatically amended and the approximate cost to modify the Plan is \$1500; and</li> <li>• Adopt a statement of reasonableness for the proposed rezoning.</li> </ul> |
|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### PUBLIC MEETINGS

| Neighborhood Meeting                         | Public Comment Session    | Public Hearing          |
|----------------------------------------------|---------------------------|-------------------------|
| <p>March 30, 2022<br/>(See Attachment A)</p> | <p>September 12, 2023</p> | <p>October 17, 2023</p> |



## CASE INFORMATION

|                               |                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant</b>              | McAdams Company<br>C/O Laura Holloman<br>2905 Meridian Parkway<br>Durham, NC 27713                                                                                                                                                                                                                                                                 |
| <b>Developer</b>              | Mill Ridge Investments<br>C/O James Adams Jr.<br>919 S. Main Street<br>Wake Forest, NC 27587                                                                                                                                                                                                                                                       |
| <b>Property Owners</b>        | Green Timber Foundation<br>C/O Carroll Joyner<br>394 Fleming Road<br>Youngsville, NC 27596                                                                                                                                                                                                                                                         |
| <b>Location</b>               | Frontage along US-1, in between the intersections of Purnell Road and Jenkins Road                                                                                                                                                                                                                                                                 |
| <b>Addresses</b>              | 1180 and 1200 (portion) Club Villas Dr                                                                                                                                                                                                                                                                                                             |
| <b>Wake County Tax PIN(s)</b> | 1841091336 and 1831895139 (portion)                                                                                                                                                                                                                                                                                                                |
| <b>Acreage</b>                | 124.68 acres                                                                                                                                                                                                                                                                                                                                       |
| <b>Zoning</b>                 | Existing: General Residential 3 Planned Unit Development <sup>1</sup> (GR3 PUD <sup>1</sup> ); Falls Lake Watershed Protection Overlay (FL-WMA); and Special Highway Overlay (SH1-O)<br><br>Proposed: General Residential 10 Conditional District (GR10-CD); Falls Lake Watershed Protection Overlay (FL-WMA); and Special Highway Overlay (SH1-O) |
| <b>Land Use</b>               | Existing: Vacant with abandoned recreation facilities<br><br>Proposed: Dwelling – Single Family (176 shown)<br>Dwelling – Townhome (113 shown)                                                                                                                                                                                                     |
| <b>Community Plan (2009)</b>  | Growth Strategies: Sub-urban Zone<br><br>Neighborhood Planning Area: 5                                                                                                                                                                                                                                                                             |
| <b>Corporate Limits</b>       | This application is in the Town's corporate limits.                                                                                                                                                                                                                                                                                                |

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

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

## SURROUNDING LAND USES AND ZONING

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

## ZONING AND SUP CASE HISTORY

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

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

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

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

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

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

#### MASTER PLAN ANALYSIS

|                          |                                                                                                                                                                                                                                                                                                               |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Open Space</b>        | <p>Required: 10% or 12.47 acres</p> <p>Proposed: 40.29% or 50.24 acres</p> <p>Summary: The proposed Master Plan <b>complies</b> with the minimum open space percentage requirement in the UDO.</p>                                                                                                            |
| <b>Park Space</b>        | <p>Required: 2.5% or 3.12 acres</p> <p>Proposed: 5.0% or 6.33 acres</p> <p>Summary: The proposed passive recreation uses are outlined in Attachment B, Condition #15. The proposed Master Plan <b>complies</b> with the minimum park space percentage requirement in the UDO.</p>                             |
| <b>Active Recreation</b> | <p>Required: 25% of park space or 1.58 acres</p> <p>Proposed: 30.04% of park space or 1.90 acres</p> <p>Summary: The proposed active recreation uses are outlined in Attachment B, Condition #16. The proposed Master Plan <b>complies</b> with the minimum park space percentage requirement in the UDO.</p> |



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| Public Utilities | <p>Required: The UDO requires that public water and sewer mains are extended to serve the site.</p> <p>Proposed: This property is served by 8" water lines located along Club Villas Drive and Hogan Drive. It is also served by an 8" sewer line located along Club Villas Drive, Hogan Drive, and adjacent to the streams within the project that will be extended through the project.</p> <p>Summary: The proposed Master Plan <b>complies</b> with the public utility requirements in the UDO.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Parking          | <p>Required: Per UDO Chapter 9.4, the parking requirement for dwelling-single family is 2 spaces per unit if parking is provided in an enclosed garage or 352 parking spaces. The parking requirement for Dwelling - Townhome is 1.8 spaces per unit or 204 parking spaces. A total of 556 parking spaces are required.</p> <p>There are no bike parking requirements for Dwelling – Single Family. The bike parking requirement for Dwelling – Townhome is 2 per 40 auto spaces for townhomes and 1 per 30 units for private recreation facilities or 45 bike spaces.</p> <p>Proposed: The applicant is proposing to provide 694 parking spaces through off-street parking spaces and parallel parking spaces. The developer will provide at least 46 bike parking spaces. The final locations will be determined at the time of Construction Plan review.</p> <p>Summary: The proposed Master Plan <b>complies</b> with the minimum parking requirements in the UDO.</p>                                                                                                                                                                                                       |
| Roads            | <p>Required: The Comprehensive Transportation Plan requires a US-1 Service Road North of S. Main Street cross section adjacent to US-1. Based on the number of lots proposed, the UDO required a Transportation Impact Analysis (TIA).</p> <p>Proposed: The proposed Master Plan (Exhibit 1, Sheet C0.0) complies with the US-1 service road cross sections for the new service road adjacent to US-1.</p> <p>A TIA was provided for the project (Attachment G). The improvements required to mitigate the impact of the development are:</p> <p><u>US-1/Club Villas Drive</u></p> <p>Stripe the existing eastbound approach of Club Villas Drive to provide two egress lanes on the stem that exists between Capital Boulevard and Wake Union Church Road.</p> <p>The developer has also offered rezoning condition #20 that requires developer to request to the Town and NCDOT that no right turn signs be located at the service road and Street H intersections with Country Club Drive to prohibit access to Chilmark Avenue from the proposed development or service road. Staff is not supportive of this condition due to potential emergency service response time</p> |

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

|                                                                          |                                                                                                                                            |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Article 2.2.5.A.2 Max Density</b>                                     |                                                                                                                                            |
| Required:                                                                | 10/units per acre max                                                                                                                      |
| Proposed:                                                                | 3/units per acre max                                                                                                                       |
| <b>Article 2.2.5.B.1 Minimum Lot Area</b>                                |                                                                                                                                            |
| Required:                                                                | 5,000 SF min                                                                                                                               |
| Proposed:                                                                | 30,000 SF min for lots west of Horse Creek                                                                                                 |
| <b>Article 2.4.3.C Special Highway Overlay Landscaping and Buffering</b> |                                                                                                                                            |
| Required:                                                                | 30' average street bufferyard adjacent to access road                                                                                      |
| Proposed:                                                                | 10' street bufferyard adjacent to access road for Lots 166-182<br>15' street bufferyard adjacent to access road for Lots 183-193 & 207-228 |
| <b>Article 2.4.3.D Special Highway Overlay Dimensional Requirements</b>  |                                                                                                                                            |
| Required:                                                                | Building Setback: 100 feet from property line abutting major access corridor.                                                              |
| Proposed:                                                                | Building Setback: 75 feet from property line abutting major access corridor.                                                               |
| <b>Article 6.5.1.C Block Lengths</b>                                     |                                                                                                                                            |
| Required:                                                                | Maximum block lengths shall be 800'.                                                                                                       |
| Proposed:                                                                | Simpson Court may exceed maximum block length requirements.                                                                                |

**Article 8.5.3.C Buffer Yard Composition – Type B Buffer**

Required: Option 1 Minimum depth: 25’

Proposed: Option 1 Minimum depth: 25’ or 20’ as shown on Exhibit 1, Sheet L5.00

*See Attachment B for proposed zoning conditions.*

**COMPREHENSIVE PLAN CONSISTENCY**

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <b>Community Plan<br/>(2009)</b> | <p>The proposed zoning map amendment request is generally inconsistent with the adopted 2009 Community Plan. The four main areas of inconsistency are:</p> <ul style="list-style-type: none"><li>• Sub-Urban Zone (page 270): It states that the policy emphasis for Sub-Urban zones is very similar to the General Urban Zone. On Page 269, the Community Plan states that regardless of whether a particular development is of the post-war suburban model or the traditional neighborhood model, the Town wishes to see more well-designed services and places of employment proximate to and well-integrated with nearby residential development. The proposed development is adjacent to US-1 and integrates a portion of the future service road through the development. Staff believes that by not providing any non-residential development, the development is not in keeping with the policy emphasis of the Sub-Urban Zone.</li><li>• General Policy Recommendation Policy 1 (page 28): Develop complete neighborhoods built around gathering spaces with a mix of housing types, lot sizes, and integrated commercial uses versus monolithic subdivisions.</li></ul> <p>Only single-family dwellings and townhomes are proposed with this development and no commercial uses have been integrated.</p> <ul style="list-style-type: none"><li>• Future Neighborhood Policies 3 and 5 (pages 62 and 63): Consider future transit corridors and reinforce these corridors with development mixtures and densities appropriate for transit services and encourage neighborhood serving businesses in neighborhood design.</li></ul> <p>No commercial is being proposed as part of the development even though it is within the US-1 corridor. Also, townhomes are proposed to front on the service road, which is not an appropriate use along a service road.</p> <ul style="list-style-type: none"><li>• Small Scale Neighborhood Businesses Policies 1 and 3 (Pages 85 and 86): Encourage small scale, pedestrian-oriented shopping and workplaces in the design of new neighborhoods and that they are designed at a residential scale and character.</li></ul> <p>No non-residential development is being proposed within the neighborhood.</p> |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>Major Street Policies 7 and 10 (Page 133): Provide contrasting streetyards along major streets for change in visual character and employ Special Highway Overlay Zoning to help implement roadway corridor plans particularly with regard to development standards for buildings within sight of the roadway.</li> </ul> <p>The SHOD-1 zoning is in place, which requires a 30' buffer from the service road and the applicant is proposing to reduce the planting width to 10' in front of the proposed townhouses. This is an inadequate amount of buffering when a townhouse is facing a service road.</p> <ul style="list-style-type: none"> <li>Regional Transportation Policy 2 (Page 206): The Town should continue to anticipate and plan for the transformation of US-1 Capital Boulevard into a limited access freeway and multi-modal transportation corridor.</li> </ul> <p>The proposed plan does not provide any non-residential uses along this corridor and proposes townhouses adjacent to the service road, which is not the long term highest and best use of property adjacent to US-1 and a service road. Future residents of Wake Forest should not have a service road out their front door with a reduced streetyard as their only separation from the road.</p> |
| <b>Comprehensive Transportation Plan (2019)</b>                                                                                                                                                                     | The proposed zoning map amendment request is generally consistent with the Comprehensive Transportation Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Historic Preservation Plan (2012)</b>                                                                                                                                                                            | The Historic Preservation Plan is not applicable to the zoning map amendment request.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Northeast Neighborhood Plan (2007)</b>                                                                                                                                                                           | The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Park, Recreation, and Cultural Resources Master Plan (2015)</b>                                                                                                                                                  | The Parks, Recreation, and Cultural Resources Master Plan is not applicable to the zoning map amendment request.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Public Art Vision Plan (2009)</b>                                                                                                                                                                                | The Public Art Vision Plan is not applicable to the zoning map amendment request.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Renaissance Plan (2017)</b>                                                                                                                                                                                      | The Renaissance Plan is not applicable to the zoning map amendment request.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <i>See Attachment F for detailed Plan Consistency Analysis. The Comprehensive Transportation Plan is not included in the Consistency Analysis since cross-sections are the only applicable element of the Plan.</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

## **STAFF RECOMMENDATION**

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

If the Board of Commissioners were to approve the rezoning request, staff recommends only accepting Conditions 1-12 and 15-23.

## **ATTACHMENTS**

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

## **EXHIBITS**

- Exhibit 1: Legal Description
- Exhibit 2: Inconsistency Statement
- Exhibit 3: Proposed Conditional District Plan

# REZONING AND SPECIAL USE PERMIT AMENDMENT OF CARROLL JOYNER PROPERTY

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

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



## EXHIBIT A



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

To: Neighboring Property Owner

From: Nil Ghosh

Date: March 11, 2022

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

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

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

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

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

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

## How to Participate in the March 30, 2022 Neighborhood Meeting

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

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

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

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

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

## **EXHIBIT B**

### **LIST OF PROPERTY OWNERS TO WHOM NOTICES WERE SENT**

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



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

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

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

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

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

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

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

DRY TIMBER LLC  
394 FLEMING RD  
YOUNGSVILLE NC 27596-9698

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GREEN TIMBER FOUNDATION  
394 FLEMING RD  
YOUNGSVILLE NC 27596-9698

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LUFT FAMILY TRUST  
179 BRUSH CRK  
BEAUMONT CA 92223-7302

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

MAIOLO, THOMAS  
1106 LANDRUM RD  
COLUMBUS NC 28722-6485

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLEASANTS FAMILY LLC  
3023 DEVONSHIRE DR  
RALEIGH NC 27607-6619

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

YAMASA CO LTD  
PO BOX 4090  
SCOTTSDALE AZ 85261-4090

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

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

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

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

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

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



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

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

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



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

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

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



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

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

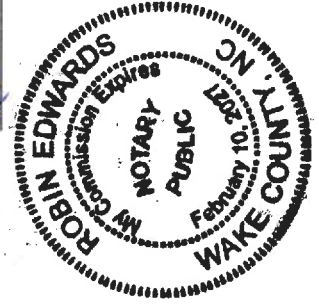
|                                                      |                            |                           |
|------------------------------------------------------|----------------------------|---------------------------|
| VOLLMER, CHARLES B VOLLMER, STELLA                   | 1118 FAIRWAY VILLAS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

PREPARED BY: NZC G1084 PRINTED NAME

SIGNATURE

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

Robin Edwards  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 2/10/2027



## EXHIBIT C

### SUMMARY OF DISCUSSION ITEMS

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

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

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

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

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

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

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

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

Those parcels no longer will be included in the application.

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

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

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

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

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

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

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

We believe the proposed layout complies with this UDO requirement.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

Do you have covenants prepared? Can we see them?

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

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

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

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

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

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

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

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

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

Will existing homeowners be grandfathered into any amenities memberships?

This is something we can ask the builder about.

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

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

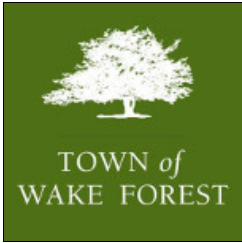
## EXHIBIT D

### NEIGHBORHOOD MEETING ATTENDEES

| APPLICANT TEAM         |                                |                          |
|------------------------|--------------------------------|--------------------------|
| Name                   | Email                          | Organization             |
| Laura Holloman         | holloman@mcadamsco.com         | McAdams                  |
| Nil Ghosh              | nghosh@morningstarlawgroup.com | Morningstar Law Group    |
| Mike Sanchez           | sanchez@mcadamsco.com          | McAdams                  |
| ATTENDEES              |                                |                          |
| Name                   | Email                          | Address                  |
| Carol Pelosi           | cwpelosi@aol.com               | 1255 South Main Street   |
| Mary Horton            | beth.horton88@yahoo.com        | 1101 Fairway Villas Dr   |
| Patrick Rodriguez      | patriklos@netscape.net         | 1231 Country Club Dr     |
| Mary Kircher           | mkircher@nc.rr.com             | -                        |
| David Michaels         | dmichaels659@gmail.com         | -                        |
| Travis Lile            | tjl0809@gmail.com              | 7806 Hogan Dr            |
| TARA SCHRIER           | tara.schrier@systemsnnhand.com | 7733 KINGS WAY COURT     |
| Karen Schlett-Evaldi   | Kschlett@nc.rr.com             | -                        |
| Mark Ruprich           | mkruprich@icloud.com           | -                        |
| Tom Anhut              | tjanhut@anhutprop.com          | 610 Presidents Walk Lane |
| Richard Ostergard      | richard.ostergard@gmail.com    | -                        |
| Lynn Joyner            | lynn.joyner@duke.edu           | -                        |
| Subir Mukherjee        | Keepitopen27587@gmail.com      | -                        |
| Kathryn Mellon-Kusibab | Kmellonkusibab@msn.com         | 2552 Palmer Court        |
| John DeFore            | jd41117@msn.com                | 7914 Hogan Drive         |
| Eugene Hamilton        | mylincolns@hotmail.com         | 8030 Hogan Drive         |
| Gina Micchia           | Micchiag@gmail.com             | -                        |
| John Iapalucci         | yappi2020@gmail.com            | 2514 McGowan Court       |
| Elizabeth Manley       | epmanley@aol.com               | 8024 Hawkshead Rd        |
| Mikayla                | Mikaylahorner@gmail.com        | Hogan Dr                 |
| Lee Perry              | leebperry12@gmail.com          | 208 Middlestone Court    |
| Maria Harkley          | Mgarcia02909@yahoo.com         | 7910 Hogan Drive         |
| Ruth Nassif            | uncann69@aol.com               | 8012 Hawkshead Rd        |
| Keith Weber            | snoops.coleus-01@icloud.com    | -                        |
| Carissa Sliwinski      | carissasliwinski@hotmail.com   | 8034 Hogan Drive         |
| Delia Bowers           | deebowers5@gmail.com           | 1230 Country Club Drive  |
| George MASSEY          | Gdennismassey0618@gmail.com    | 2513 Canonbie Lane       |
| Michael Durham         | m14durham@gmail.com            | 2421 CANONBIE LN         |
| Ann Van Orden          | vanordenbookkeeping@gmail.com  | 8036 Hawkshead Road      |
| Jo Anne Lester         | jozillabone@gmail.com          | 1352 Country Club Dr     |
| Timothy Sexton         | timothysexton@gmail.com        | 400 E CEDAR AVE          |
| Thomas Patchel         | tompatchel@gmail.com           | 8002 Hogan Drive         |
| Mary Defore            | apple27803@aol.com             | 7914 Hogan Drive         |
| Nyle Wadford           | dixieblitz@hotmail.com         | 8019 Hogan Dr.           |
| Jean                   | Jeanpatchel@gmail.com          | -                        |



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



## Conditional District Rezoning Application

(Conditional District Rezoning Workflow)

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

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

### Project Overview

#620129

**Project Title:** Joyner Property Conditional District Rezoning

**Jurisdiction:** Town of Wake Forest (Wake County)

**Application Type:** Conditional District Rezoning

**State:** NC

**Workflow:** Conditional District Rezoning

**County:** Wake

### Submittal Requirements

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

[VIEW CONDITIONAL DISTRICT REZONING  
SUBMITTAL CHECKLIST](#)

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

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

### Pre-Application Meeting

**Has a pre-application conference been held?:** Yes

*Note: This type of project requires a pre-application conference be completed prior to official submittal. If this has not been completed, please return to the home screen and select **Pre-Application Conference** from the application type drop down list in order to schedule your required meeting.*

**Pre-Application Conference Date:**

**Staff Member Met With:** Patrick Reidy

**IDT Project Number:** RZ-21-08

### Address & Basic Site Information

#### Please Note:

In some cases, a parcel address may not verify. In the event that our system is unable to verify the address you enter, please submit the project as an *Unverified Parcel* and provide zoning and land use information as requested below. For verified addresses, the zoning and land use information will be added to the application automatically (you do not need to provide it below).

**Project Address or PIN:** 1200 CLUB VILLAS DR  
(1831895139)

**Tax PIN:** 1831895139

**Acreage:** 149.66

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

**For unverified addresses/parcels only,** please provide below 1) the current use of the parcel, 2) the zoning district(s) it is in, and 3) any overlay districts that apply. Reference the [zoning map](#) and the [overlay districts map](#) on the town's website.

**Current Use & Zoning (required only if address/parcel is unverified):**

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

#### GIS Site Information (Automatically Generated - Not Available for Unverified Addresses)

**Parcel Area: GIS Acreage**

- 1200 CLUB VILLAS DR: 147.1

**Current Use:**

**Wake Forest (WF):**

**Base District: Zoning**

- 1200 CLUB VILLAS DR: CU GR3

**Planning and Zoning:**

**In SH1-O Overlay:**

**In SH2-O Overlay:**

**In TND Overlay:**

**In HL-O Overlay:**

**In National Register of Historic Places:**

**In Water Supply Watershed Protection Overlay:**

**In SF Overlay:**

**In MVCP-O Overlay:**

**In Flood Hazard Area:**

#### Additional Zoning Information

**Currently a Conditional District?:** Yes

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

**Currently a Conditional Use?:** Yes

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

#### Project Contacts

Please enter all project contacts related to your application.

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

**Project Contact - Applicant**

Laura Holloman  
McAdams Company  
2905 Meridian Parkway  
Durham, NC 27713  
P:919-361-5000  
[holloman@mcadamsco.com](mailto:holloman@mcadamsco.com)

**Project Contact - Property Owner**

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

**Project Contact - Developer**

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

**Project Contact - Engineer**

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

**Project Contact - Traffic Engineer**

**Project Contact - Attorney**



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

Nil Ghosh  
Morningstar Law Group  
112 W. Main St  
Durham, NC 27701  
P:919-590-0362  
[ngghosh@morningstarlawgroup.com](mailto:ngghosh@morningstarlawgroup.com)

## Transportation Impact Analysis

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

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

**Project Number:**

For projects requiring a TIA, a separate TIA application must be submitted in conjunction with this application. Please review the [TIA submittal checklist](#) and submit a ***Transportation Impact Analysis Review*** application in IDT.

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

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

**Proposed Land Use:**

Residential Subdivision; town park.

**Proposed Number of Lots:** 336

**Number of Buildings:** 0

**Number of Single-Family Lots:** 208

**Number of Townhome Lots:** 128

**Number of Multi-Family Units:** 0

**Number of Stories:** 2

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

## Plan Information - Conditional Rezoning

### Description of Request:

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

### Initial Proposed Conditions Offered by Applicant:

1. ALL DEVELOPMENT WILL COMPLY WILL ALL REQUIREMENTS OF THE TOWN OF WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE (UDO) UNLESS EXPRESSLY STATED AS AN EXCEPTION, AND WILL COMPLY WITH APPROVED MASTER PLAN AS SUBMITTED WITH THIS REZONING APPLICATION.
2. THE DEVELOPMENT SHALL HAVE A MAXIMUM DENSITY OF 3 UNITS PER ACRE.
3. VINYL SIDING SHALL NOT BE PERMITTED; HOWEVER, VINYL WINDOWS, DECORATIVE ELEMENTS, AND TRIM ARE PERMITTED.
4. ANY EXTERIOR WALL OF A UNIT VISIBLE FROM A STREET SHALL CONTAIN AT LEAST THREE DECORATIVE ELEMENTS SUCH AS, BUT NOT LIMITED TO, THE FOLLOWING ELEMENTS:
  - a. WINDOWS;
  - b. BAY WINDOW;
  - c. RECESSED WINDOW;

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

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

**The following policies are applicable to our request:**

***Principles for Neighborhood Planning Areas:***

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

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

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

***Policies for Future Neighborhoods:***

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

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

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

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

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

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

***Policies for Parks, Open Space, and Recreation:***

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



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

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

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

*Policies for Community Character:*

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

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

*Policies for Street Trees:*

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

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

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

**PROPOSED JOYNER PROPERTY ZONING CONDITIONS (DATED 10/27/23)**

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

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

SHALL BE REQUIRED PER THE SITE DATA TABLE. SETBACKS AS SHOWN IN THE SITE DATA TABLE ARE AS FOLLOWS:.

| TRADITIONAL SINGLE FAMILY DWELLING (MIN): | REAR LOADED SINGLE FAMILY DWELLING (MIN): | REAR LOADED TOWNHOME DWELLING (MIN): |
|-------------------------------------------|-------------------------------------------|--------------------------------------|
| FRONT: 20'                                | FRONT: 5'                                 | FRONT: 10'                           |
| SIDE: 5'                                  | SIDE: 5'                                  | SIDE: 5'                             |
| CORNER: 8'                                | CORNER: 8'                                | CORNER: 8'                           |
| REAR: 25'                                 | REAR: 5'                                  | REAR: 5'                             |

8. FOR SINGLE FAMILY AND TOWNHOME DWELLINGS, AT LEAST 15% OF AREA OF EACH FAÇADE THAT FACES A STREET LOT LINE MUST BE WINDOWS OR MAIN ENTRANCE DOORS, AS MEASURED FROM THE FINISHED FLOOR ELEVATION TO THE EAVE.
9. ROOF MATERIALS: RESIDENTIAL ROOFS SHALL BE CLAD IN WOOD SHINGLES, STANDING SEAM METAL (PORCH ROOF OR COVERED ENTRY ONLY), TERNE, SLATE, ASPHALT SHINGLES, OR SYNTHETIC MATERIALS SIMILAR AND/OR SUPERIOR IN APPEARANCE AND DURABILITY, THE PRIMARY MATERIALS USED FOR ROOFS SHOULD REFLECT THE CONTEXT OF THE SURROUNDING AREA OR NEIGHBORHOOD.
10. ALL RESIDENTIAL LOTS WEST OF HORSE CREEK SHALL HAVE A MINIMUM LOT SIZE OF 30,000 SQUARE FEET.
11. IN ACCORDANCE WITH RESTRICTIVE COVENANTS RECORDED IN WAKE COUNTY REGISTRY AT BOOK 4662, PAGE 0366, ADJCENT TO WAKE COUNTY PINS: 1832706809 AND 1832707851 A 160' BUFFER ZONE SHALL BE ESTABLISHED; ADJACENT TO WAKE COUNTY PINS: 1832709714 AND 1832800697 A 120' BUFFER ZONE SHALL BE ESTABLISHED.
12. AS NECESSARY TO MINIMIZE ENVIRONMENTAL IMPACTS AND MAXIMIZE DEVELOPABLE AREA, "SIMPSON COURT" MAY EXCEED MAXIMUM BLOCK LENGTH REQUIREMENTS (SECTION 6.5.1.C).
13. DUE TO PRESCRIBED ALIGNMENT OF THE PROPOSED SERVICE ROAD, THE REQUIRED STREET BUFFERYARD SHALL BE REDUCED FROM 30' TO 15' ALONG LOTS 183 TO 193 AND ALONG LOTS 207 TO 228. (SECTION 2.4.3.C.) AND FROM 30' TO 10' ALONG LOTS 166 TO 182.
14. THE BUILDING SETBACK SHALL BE REDUCED FROM 100' TO 75' FROM THE PROPERTY LINE ABUTTING THE MAJOR ACCESS CORRIDOR (US-1 ROW) (SECTION 2.4.3. D.).
15. DEVELOPED PASSIVE PARK SPACES SHALL CONTAIN A MINIMUM OF 3 OF THE FOLLOWING ELEMENTS, BUT NOT LIMITED TO: WALKING TRAILS; BUTTERFLY/POLLINATOR GARDENS; CUT FLOWER GARDENS; COMMUNITY GARDEN;



DOG PARK; HAMMOCK LOUNGE; FIREPITS; CORNHOLE. THE PARK SPACES PROVIDED IN THE DEVELOPMENT SHALL BE A MINIMUM OF 2,000 SQUARE FEET.

16. DEVELOPED ACTIVE PARK SPACES SHALL CONTAIN A MINIMUM OF 3 OF THE FOLLOWING ELEMENTS, BUT NOT LIMITED TO: CLUBHOUSE; SWIMMING POOL; FITNESS CENTER; PLAYGROUND; VOLLEYBALL COURT; TENNIS/PICKLEBALL COURT. THE PARK SPACES PROVIDED IN THE DEVELOPMENT SHALL BE A MINIMUM OF 2,000 SQUARE FEET.
17. PARK #1 AS SHOWN WITHIN THE MASTER PLAN, SHALL BE CONSTRUCTED BY THE DEVELOPER AND THEN CONVEYED BY NON-WARRANTY THE FAIRWAY VILLAS AT WAKE FOREST GOLF CLUB AND CLUBHOUSE VILLAS AT WAKE FOREST GOLF CLUB TOWNHOMES OWNERS ASSOCIATION, INC. THIS PARK SHALL NOT BE LESS THAN 90,000 SQUARE FEET IN SIZE. A MINIMUM OF THREE DECORATIVE BENCHES WILL BE INSTALLED IN THE PARK. A BERM AT LEAST 4' IN HEIGHT AND LANDSCAPED WITH A TOWN OF WAKE FOREST UDO TYPE A LANDSCAPE BUFFER (USING OPTION #2) SHALL BE INSTALLED ADJACENT TO THE PROPOSED SERVICE ROAD DEPICTED WITHIN THE MASTER PLAN THAT BORDER SAID PARK. PIN OAKS AND MAGNOLIAS SHALL BE PROHIBITED FROM THE BUFFER. SHRUBS ARE TO BE EVERGREENS AND NON-FLOWERING. SECTION 7.5.5.A. SHALL BE PROVIDED EXCEPT FOR TRASH AND RECYCLING BINS IN SECTION 7.5.5.A.3.
18. THERE WILL BE NO NEW DEVELOPMENT SOUTH OF THE THREE EXISTING PONDS, WITH THE POSSIBLE EXCEPTION OF ANY UTILITY IMPROVEMENTS REQUIRED BY CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THE LAND WILL REMAIN IN ITS CURRENT STATE AS A COMMUNITY OPEN SPACE. THE LAND SHALL BE DEEDED PRIOR TO FIRST PLAT APPROVAL, TO THE TOWN, COUNTY, STATE, NON-PROFIT ORGANIZATION (UNAFFILIATED WITH THE DEVELOPER) OR HOA.
19. PRIOR TO CONSTRUCTION DRAWING SUBMITTAL, THE DEVELOPER SHALL BE REQUIRED TO CONDUCT A PHASE 2 ENVIRONMENTAL SITE ASSESSMENT FOR THE ENTIRE TRACT. THE DATA FROM THE PHASE 2 ENVIRONMENTAL SITE ASSESSMENT SHALL MEET THE REQUIREMENTS OF STATUTES FOR SOIL SAMPLE COLLECTION UNDER THE INACTIVE HAZARDOUS SITES BRANCH (IHSB) REGULATORY AUTHORITY AND BE SUBMITTED TO NCDEQ'S EASTERN UNIT OF THE IHSB. A RESPONSE FROM THE EASTERN UNIT OF THE IHSB SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF CONSTRUCTION DRAWINGS. RECOMMENDATIONS/REQUIREMENTS FROM THE IHSB SHALL BE INCORPORATED INTO THE CONSTRUCTION DRAWINGS PRIOR TO THEIR APPROVAL AND ANY REMEDIATION MUST BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT.
20. A 20' TYPE B PERIMETER BUFFER SHALL BE PROVIDED AND SHALL BE PLANTED IN ACCORDANCE WITH LANDSCAPE DETAILS ONLY AS ALLOWED ON SHEET LS 5.00 WITHIN THE MASTER PLAN.

21. AT THE TIME OF THE CONSTRUCTION DRAWING SUBMITTAL, THE LOTS BETWEEN STREET C AND THE THREE EXISTING PONDS SHALL BE RECONFIGURED OR ELIMINATED TO ENSURE THAT THE REQUIRED 100 FOOT BUFFER FOR THE PONDS IS NOT LOCATED ON ANY OF THE SINGLE FAMILY LOTS. ANY RECONFIGURATION OF THE LOTS SHALL MEET ALL UDO REQUIREMENTS.
22. IF NCDOT DEEMS THAT THE EXISTING NORTHBOUND LEFT TURN MOVEMENT FROM CLUB VILLAS DRIVE TO CAPITAL BOULEVARD IS TO BE ELIMINATED, IN ORDER TO FACILITATE THIS DEVELOPMENT'S TRAFFIC TO PROCEED NORTHBOUND ON CAPITAL BOULEVARD, SUBJECT TO NCDOT APPROVAL AND ADEQUATE EXISTING RIGHT-OF-WAY, THE DEVELOPER SHALL SUBMIT CONSTRUCTION PLANS FOR THE U-TURN TO NCDOT WHEN ON-SITE CONSTRUCTION PLANS ARE SUBMITTED TO THE TOWN. CONSTRUCTION OF THE U-TURN WILL BE STARTED WITHIN 90 DAYS AND COMPLETED WITHIN ONE YEAR OF NCDOT APPROVAL OF THE U-TURN CONSTRUCTION PLANS.
23. PRIOR TO THE ISSUANCE OF CONSTRUCTION DRAWINGS, THE APPLICANT SHALL REIMBURSE THE TOWN ALL COSTS NOT TO EXCEED \$3,000 RELATED TO HAVING THE COMMUNITY PLAN AMENDED TO REFLECT THIS REZONING APPROVAL.

RESPECTFULLY SUBMITTED BY,

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

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: SU-99-02-01

Submittal Date: 4/5/22

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

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

☒ Special Use Permit Amendment

The property is located at: 1200 Club Villas Drive

McAdams

The agent for this project is: Morningstar Law Group

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

Laura Holloman, McAdams

Name: Nil Ghosh, Morningstar Law Group

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

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

Laura Holloman: (919) 610-7377

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

Laura Holloman: holloman@mcadamsco.com

Email Address: Nil Ghosh: nghosh@morningstarlawgroup.com

Signature(s) of Owner(s):



Print or type name(s):

Attach additional sheets if there are additional owners.

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

Last update: August 2018

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: SU-99-02-01

Submittal Date: 4/5/22

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

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

The property is located at: 1200 Club Villas Drive  
McAdams

The agent for this project is: Morningstar Law Group

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

Name: Nil Ghosh, Morningstar Law Group  
McAdams: 621 Hillsborough Street, Suite 500, Raleigh, NC 27603

Address: Morningstar Law Group: 700 W Main Street, Second Floor, Durham, NC 27701  
Laura Holloman: (919) 610-7377

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

Email Address: Laura Holloman: holloman@mcadamsco.com  
Nil Ghosh: nghosh@morningstarlawgroup.com

Signature(s) of Owner(s):



Print or type name(s):

Attach additional sheets if there are additional owners.

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

Last update: August 2018



TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: RZ-21-08 Submittal Date: 4/5/22

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

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

The property is located at: 1200 Club Villas Drive

The agent for this project is: McAdams  
Morningstar Law Group

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

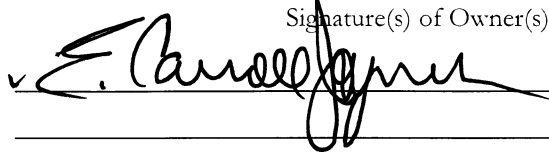
Name: Laura Holloman, McAdams  
Nil Ghosh, Morningstar Law Group  
McAdams: 621 Hillsborough Street, Suite 500, Raleigh, NC 27603

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

Telephone Number: Laura Holloman: (919) 610-7377 Fax: N/A  
Nil Ghosh: (919) 590-0362

Email Address: Laura Holloman: holloman@mcadamsco.com  
Nil Ghosh: nghosh@morningstarlawgroup.com

Signature(s) of Owner(s):



Print or type name(s):

Attach additional sheets if there are additional owners.

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

Last update: August 2018

**TOWN OF WAKE FOREST**

**AGENT AUTHORIZATION FORM:**

Application #: RZ-21-08 Submittal Date: 4/5/22

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

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

The property is located at: 1200 Club Villas Drive

The agent for this project is: McAdams Morningstar Law Group

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

Name: Nil Ghosh, Morningstar Law Group

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

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

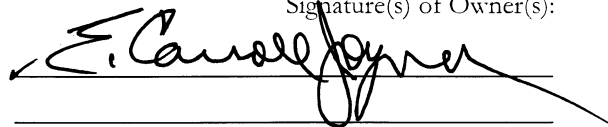
Telephone Number: Laura Holloman: (919) 610-7377 Fax: N/A

Nil Ghosh: (919) 590-0362

Email Address: Laura Holloman: holloman@mcadamsco.com

Nil Ghosh: nghosh@morningstarlawgroup.com

Signature(s) of Owner(s):



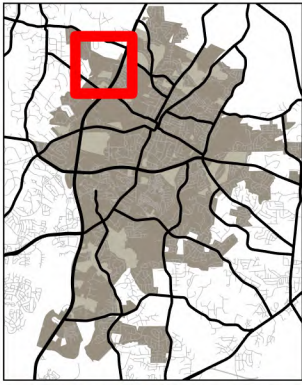
Print or type name(s):

Attach additional sheets if there are additional owners.

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

Last update: August 2018



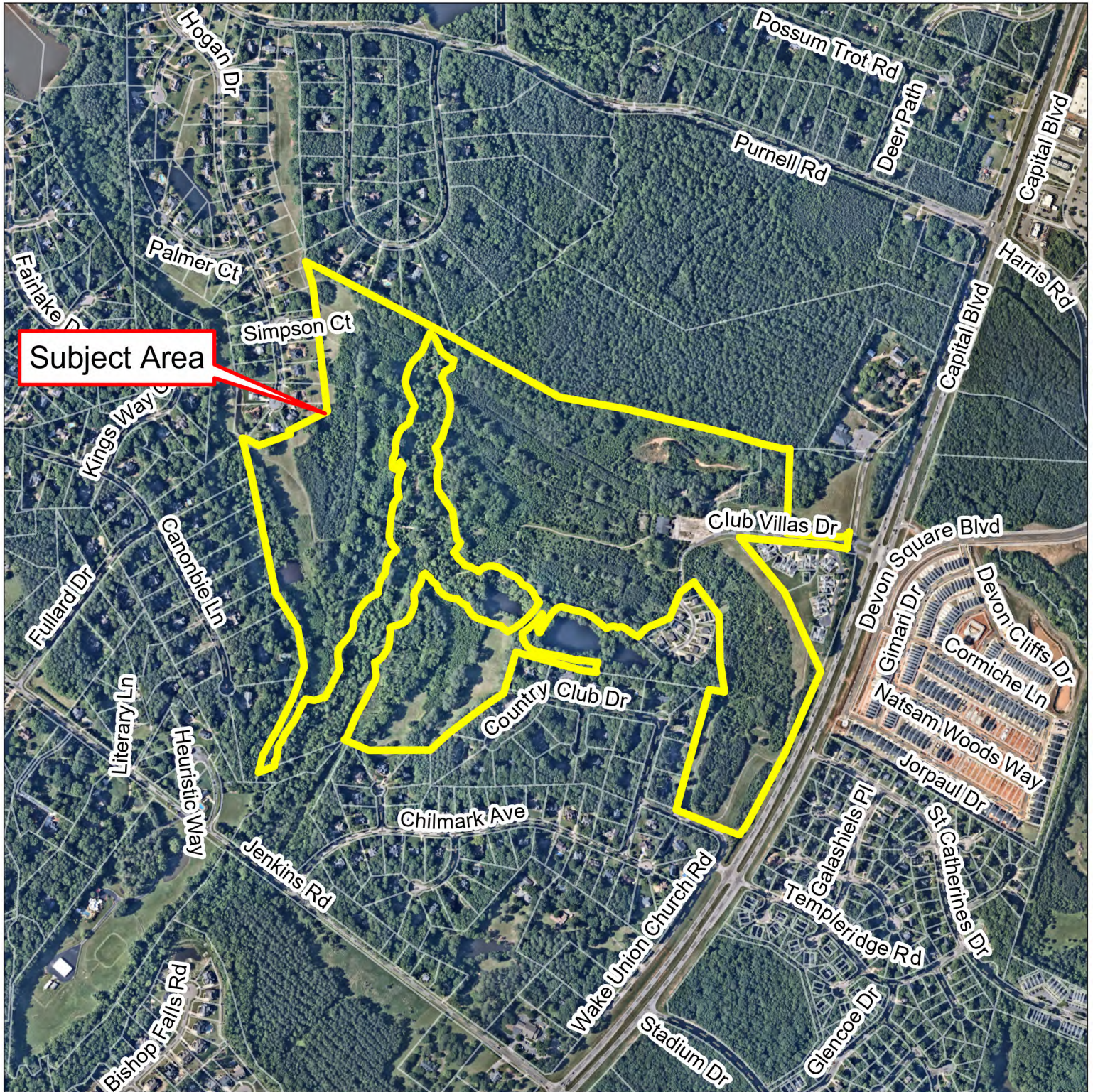


TOWN of  
WAKE FOREST

**RZ-21-08**

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

8/28/2023

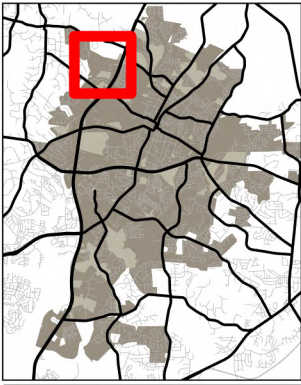


Please note that this map is intended for illustrative purposes only.  
For specific inquiries regarding zoning boundaries, contact the  
Town Wake Forest Planning Department at 919-435-9510.

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



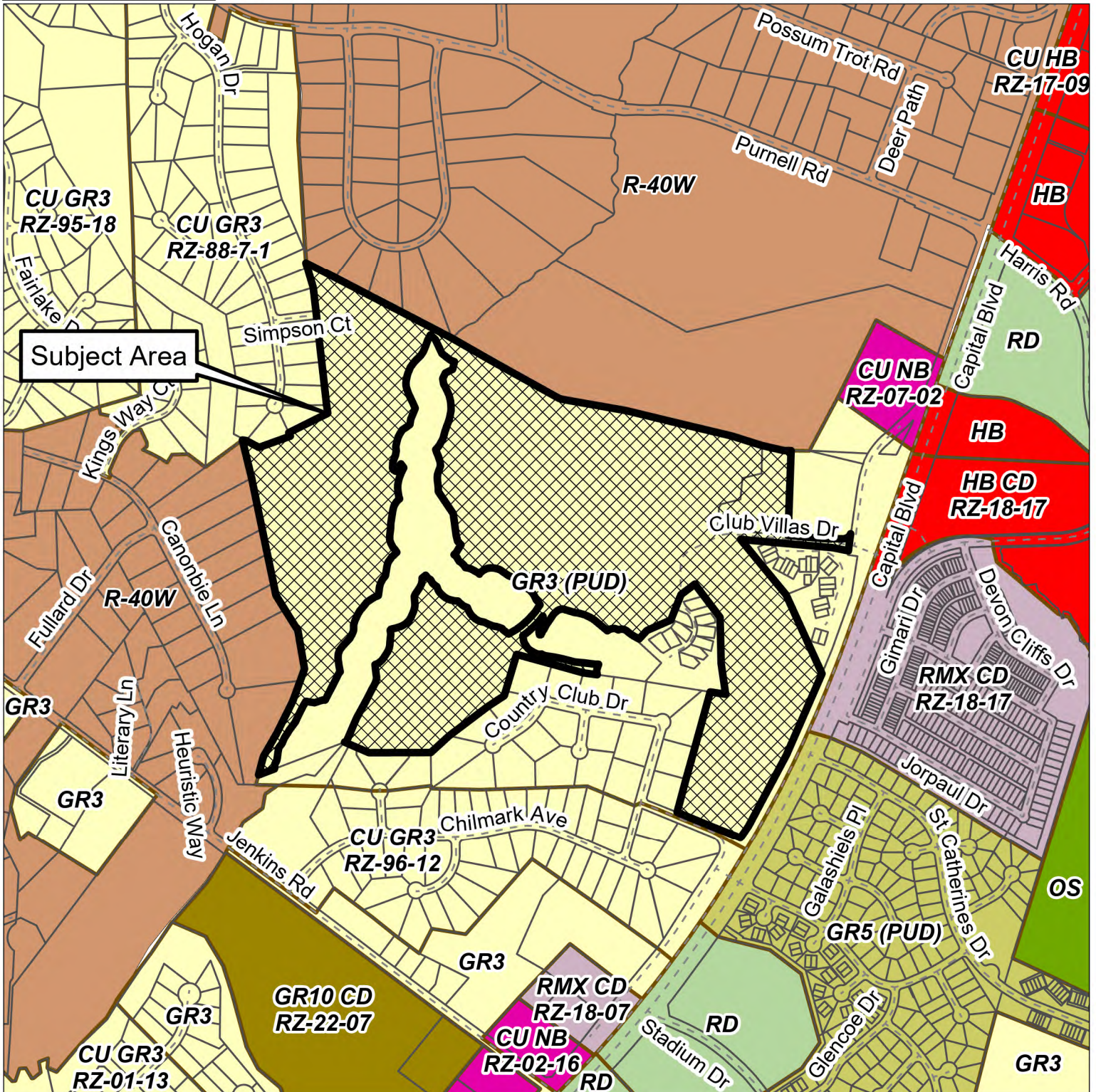




**RZ-21-08**

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

8/28/2023



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.

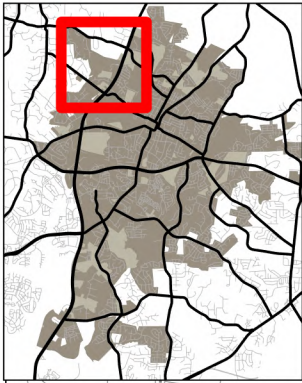
0 500 1,000 1,500 2,000  
Feet











# Neighborhood Planning Areas

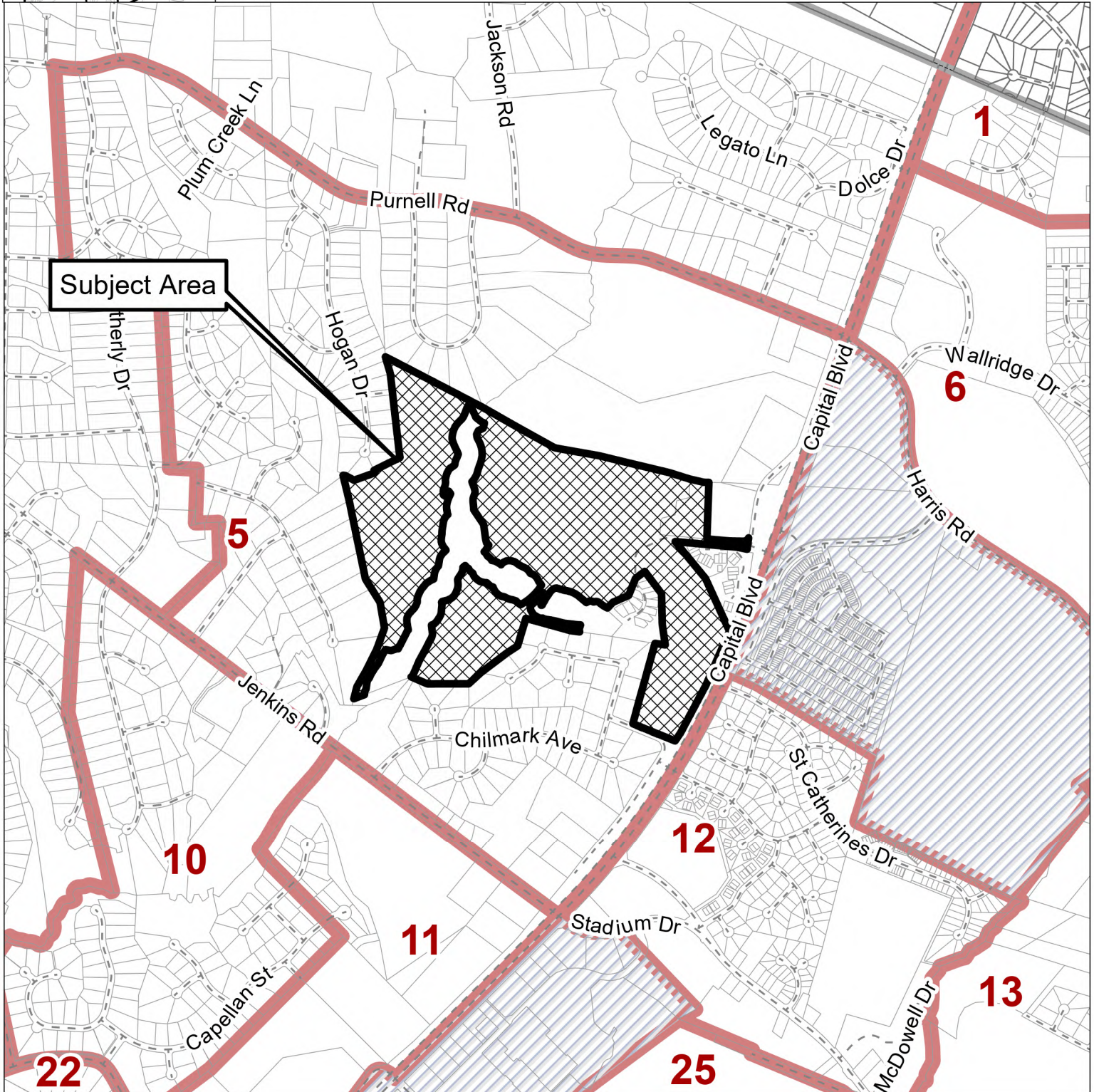


TOWN of  
WAKE FOREST

**RZ-21-08**

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

8/28/2023



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

0 0.25 0.5 0.75  
Miles

N  
W  
203





# Town of Wake Forest

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

## SPECIAL USE PERMIT

**Special Use Permit No.:** SU-99-02

**Date Issued:** May 18, 1999

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

**Property Location:** 13239 Capital Boulevard

**Tax PIN:** 1831.08-89-2193

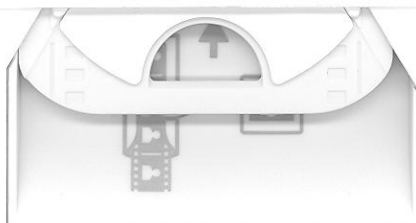
**Property Size:** 165.79 acres

**Land Use:** Planned Unit Development (30 dwelling units)

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

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

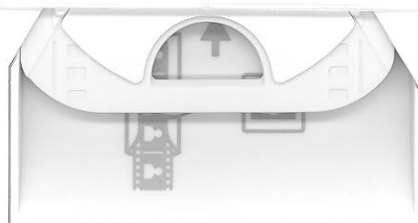
- Finding 1:** The proposed use or development is located, designed and proposed to be operated as not to be detrimental to the public health, safety and general welfare, in that the site, upon annexation, will be zoned R-40W, Residential-40 Watershed Protection District which allows planned unit developments;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



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

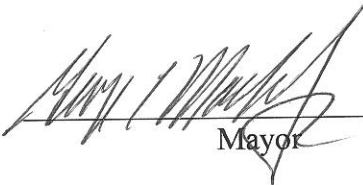
**The special use permit is hereby issued subject to the following conditions:**

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

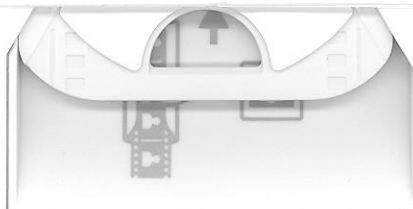




2. In accordance with Article V. Section 23.B.3 of the Wake Forest Zoning Ordinance, the property shall be zoned R-40W, Residential-40 Watershed Protection District upon the effective date of the annexation ordinance.
3. The entire acreage of the Wake Forest Golf Club shall be subject to the provisions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

  
\_\_\_\_\_  
Mayor

May 18, 1999  
Date





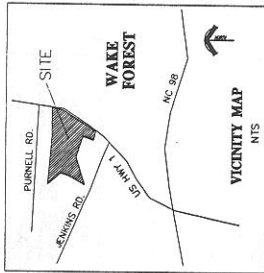
THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION AND SIGNATURE OF THE ARCHITECT.

Project #0014  
Date 01.22.99  
Revisions 04.22.99

Drawn By RSM  
Checked By  
Contract

**MASTER LAND  
USE PLAN**

Sheet 1



| TRACT    | PROPOSED USE      | AREA           |
|----------|-------------------|----------------|
| TRACT #1 | 20 TOWNHOMES      | +/- 5.55 AC.   |
| TRACT #2 | 16 TOWNHOMES      | +/- 1.45 AC.   |
| TRACT #3 | 16 LOT LINE HOMES | +/- 1.45 AC.   |
| TRACT #4 | COMMERCIAL        | +/- 5.01 AC.   |
| WFGC     | GOLF COURSE       | +/- 148.08 AC. |
| TOTAL    |                   | +/- 165.79 AC. |

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

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

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



DRAWN BY: RSM  
CHECKED BY: RSM  
DATE: 01.22.99  
REVISIONS: 04.22.99

THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION AND SIGNATURE OF THE ARCHITECT.



# TOWN of WAKE FOREST

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

[www.wakeforestnc.gov](http://www.wakeforestnc.gov)

## SPECIAL USE PERMIT AMENDMENT ORDER OF APPROVAL

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

**Date Issued:** May 4, 2023

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

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

**Property Location:** 1180 and 1200 Club Villas Drive

**Tax PINs:** 1841091336 and 1831895139 (portion)

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

**Development Name:** Joyner Property

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

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

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

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



**the type and extent of landscaping on the site.**

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

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

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

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

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

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

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

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

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

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

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

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

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

substantially injury the value of adjoining or abutting property.

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

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

  
Vivian Jones, Mayor

5-5-2023  
Date

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

# JOYNER PROPERTY

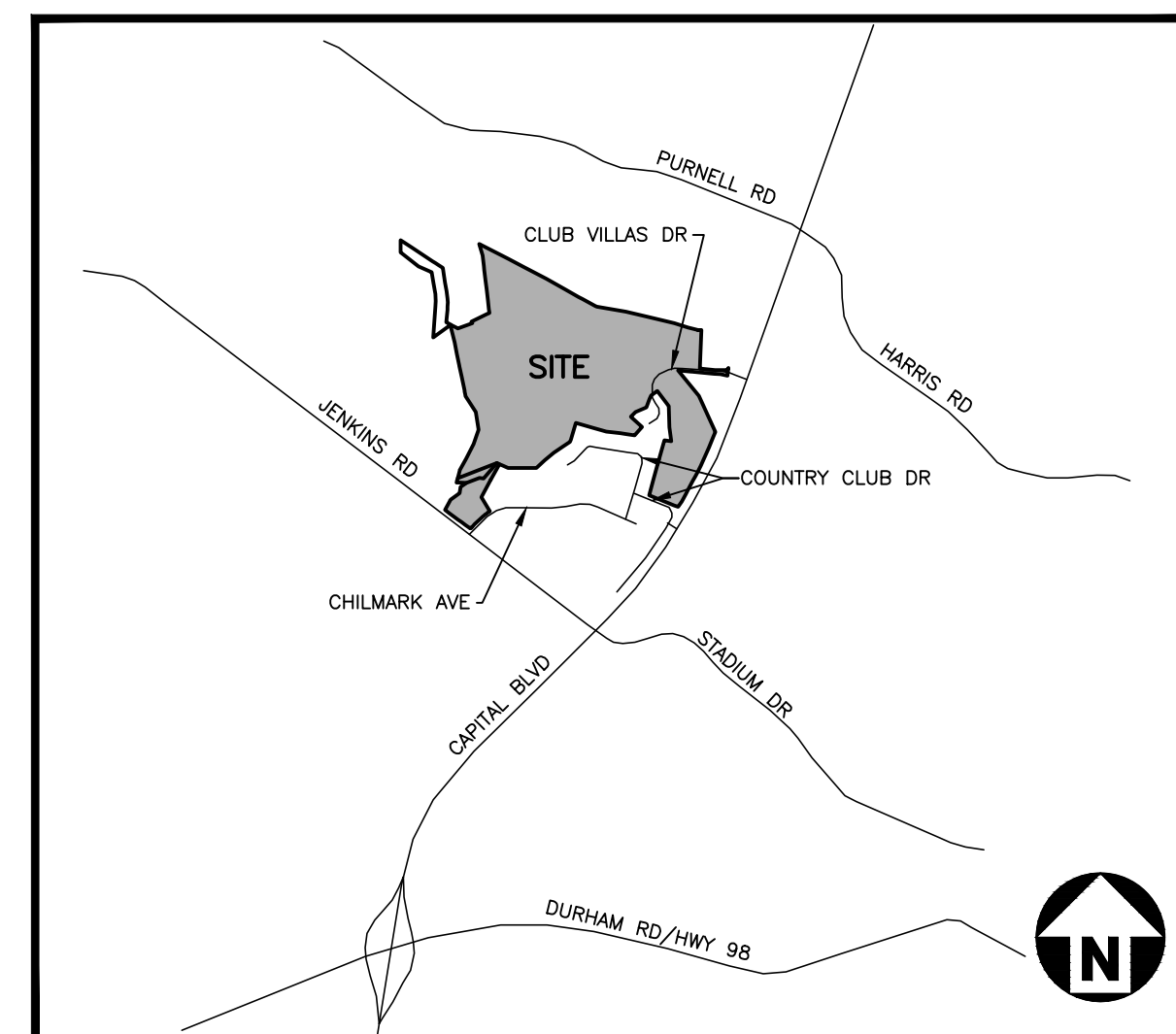
CLUB VILLAS DRIVE  
WAKE FOREST, NORTH CAROLINA

## SPECIAL USE PERMIT AMENDMENT MASTER LAND USE PLAN

PROJECT NUMBER: 202011075

DATE: FEBRUARY 27, 2023

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



**VICINITY MAP**  
N.T.S.

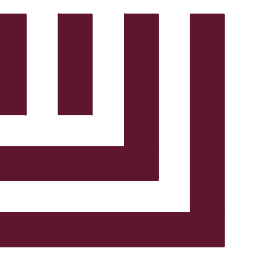
### SHEET INDEX

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

APPROVAL BY THE  
WAKE FOREST BOARD  
OF COMMISSIONERS

DATE \_\_\_\_\_

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



**McADAMS**

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

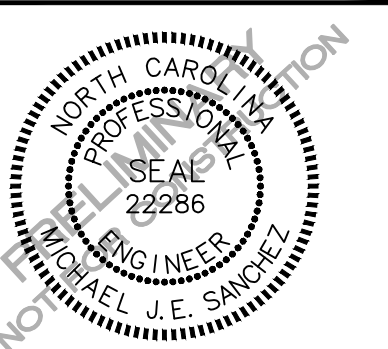
www.mcadamsco.com

### CONTACT

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

### PROPERTY OWNER

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



### REVISIONS

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

### SPECIAL USE PERMIT FOR:

JOYNER PROPERTY  
WAKE FOREST, NORTH CAROLINA  
PROJECT NUMBER: 2021110197



CLIENT

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

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



REVISIONS

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

PLAN INFORMATION

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

SHEET

EXISTING  
CONDITIONS  
**C-1**



APPROVED SITE DATA

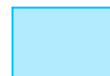
| TRACT    | PROPOSED USE | AREA         |
|----------|--------------|--------------|
| TRACT #1 | 20 TOWNHOMES | +/- 5.55 AC  |
| TRACT #2 | 10 TOWNHOMES | +/- 4.45 AC  |
| TRACT #5 | COMMERCIAL   | +/- 5.01 AC  |
| TOTAL    |              | +/- 15.01 AC |

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

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

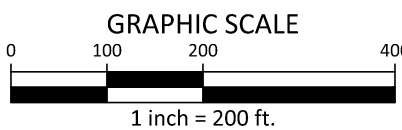
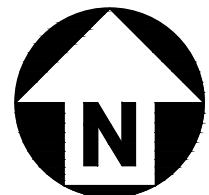
EXISTING IMPERVIOUS SURFACE AREA : +/- 2.0 AC  
(ENTIRE WAKE FOREST GOLF CLUB PUD)  
PROPOSED IMPERVIOUS SURFACE AREA : +/- 6.0 AC  
(3.6% OF ENTIRE WAKE FOREST GOLF CLUB PUD)

LEGEND

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

GENERAL NOTES:

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**CLIENT**

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

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



**REVISIONS**

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

**PLAN INFORMATION**

|             |              |
|-------------|--------------|
| PROJECT NO. | 202011075    |
| FILENAME    | 202011075-S1 |
| CHECKED BY  | LPH          |
| DRAWN BY    | JAR          |
| SCALE       | 1"=200'      |
| DATE        | 02.27.2023   |

**SHEET**

**PROPOSED  
CONDITIONS**

**C-2**



**LEGEND**

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

**OPEN SPACE**

TRACT 1  
10.00 AC PROPOSED

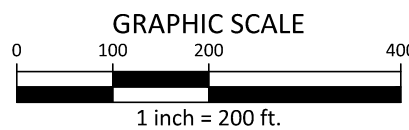
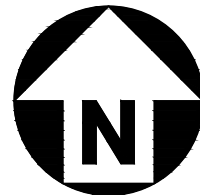
TRACT 2  
14.99 AC PROPOSED

TOTAL OPEN SPACE PROVIDED = 24.99 AC

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

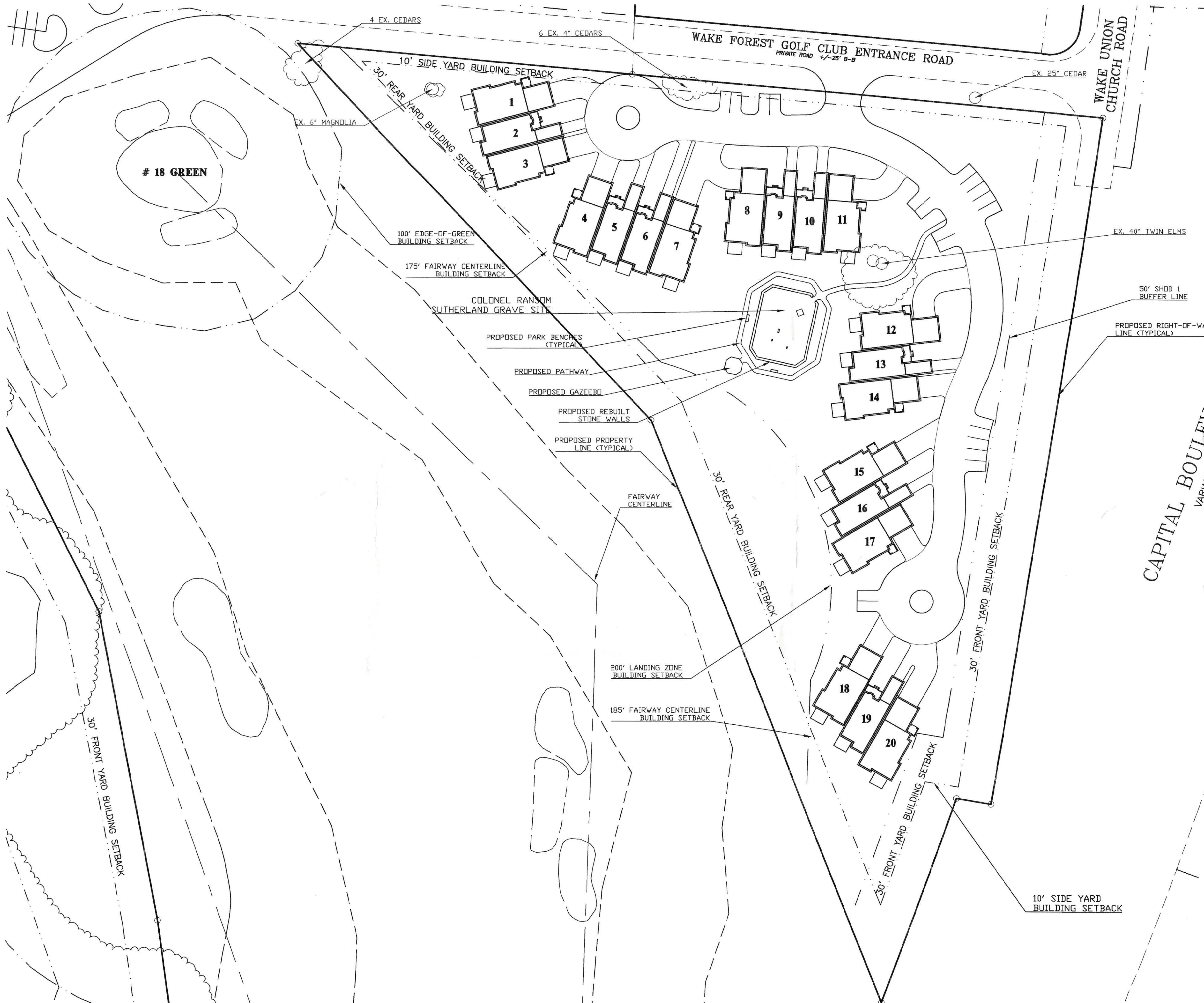
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- ALL PROPERTY BOUNDARY AND OWNER INFORMATION TAKEN FROM WAKE COUNTY GIS AND WAKE COUNTY IMAPS
- ALL EXISTING SANITARY SEWER AND WATER INFORMATION TAKEN FROM WAKE COUNTY IMAPS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





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

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

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

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

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

**WAKE FOREST  
GOLF CLUB**

Town of Wake Forest,  
North Carolina

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OR COPIED IN ANY FORM OR  
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ARE THEY TO BE ASSIGNED TO  
ANY THIRD PARTY WITHOUT  
FIRST OBTAINING THE EXPRESSED  
WRITTEN PERMISSION AND  
CONSENT OF CLINE DAVIS  
ARCHITECTS, PA.

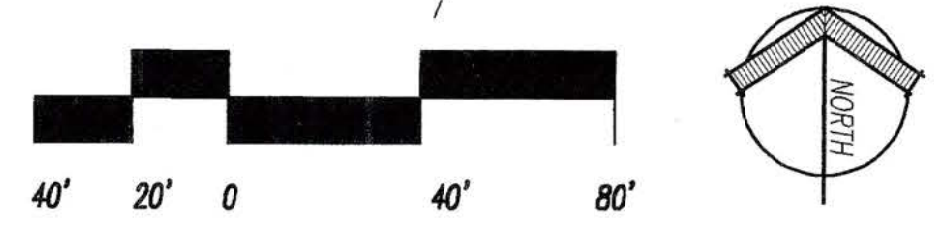
Project #98014  
Date 12.03.98  
Revisions

Drawn By PRM  
Checked By  
Content

TRACT #1  
ILLUSTRATIVE  
SITE PLAN

Sheet **C-3**

NOTE:  
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OF THE PROJECT.





**WAKE FOREST  
GOLF CLUB**

Town of Wake Forest,  
North Carolina

SITE DATA - TRACT #2

TOTAL AREA: +/-4.45 AC.  
ZONING: R-40W  
PROPOSED SPECIAL USE: P.U.D.  
PROPOSED USE: TOWNHOMES  
REQUIRED SETBACKS:  
FRONT: 30 FT.  
SIDES: 10 FT.  
REAR: 30 FT.

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

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

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ARCHITECTS, P.A.

Project #98014

Date 12.03.98

Revisions

Drawn By PRM

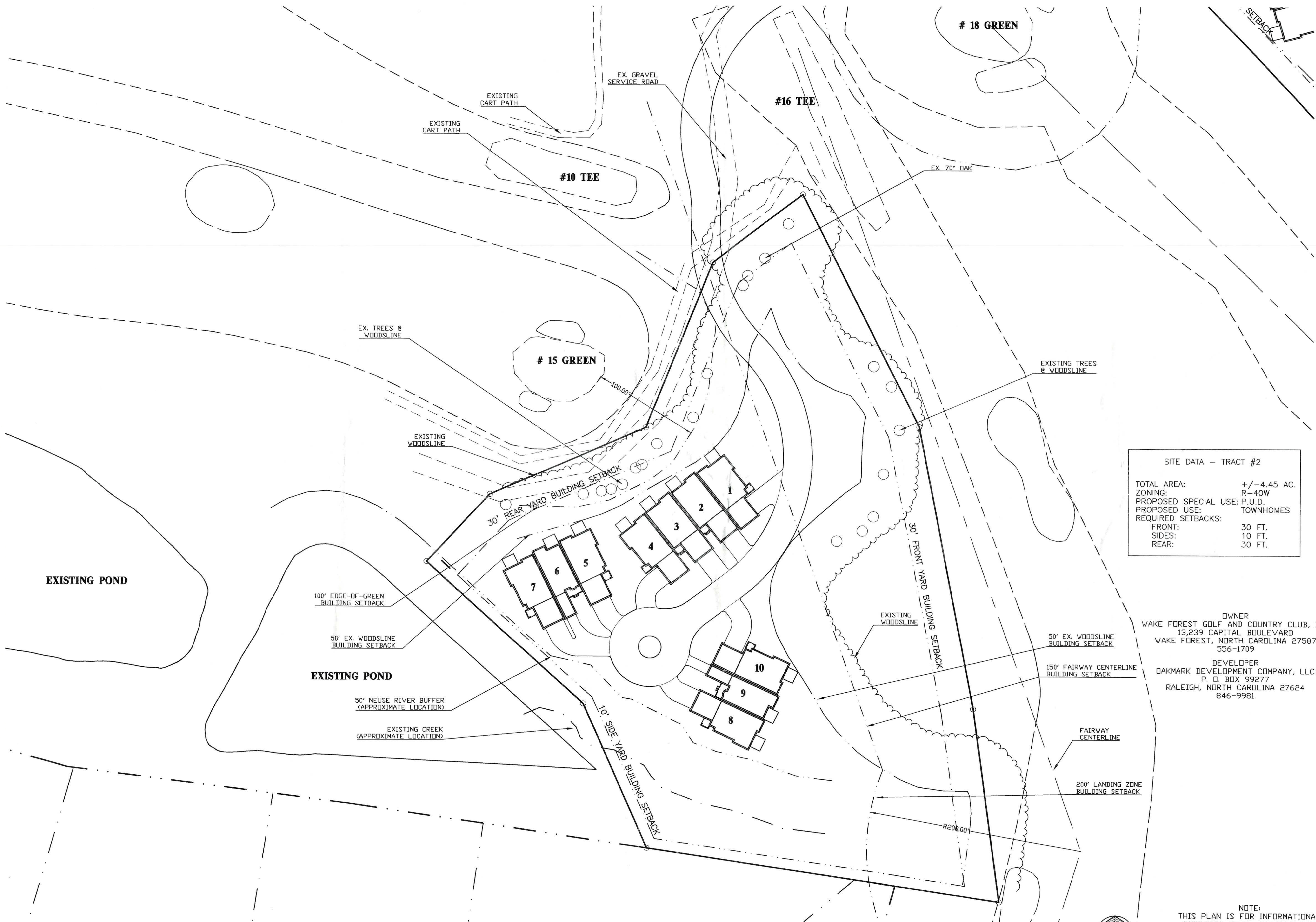
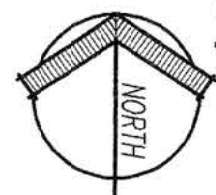
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TRACT #2  
ILLUSTRATIVE  
SITE PLAN

Sheet **C-4**

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**WAKE FOREST  
GOLF CLUB**

*Town of Wake Forest,  
North Carolina*

**SITE DATA - TRACT #4**

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

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

EXISTING TENNIS COURTS

EXISTING SWIMMING POOL

EXISTING GOLF COURSE  
EASEMENT LINE

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

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

4 EX. CEDARS

6 EX. 4" CEDARS

EX. 25" CEDAR

EX. 6" MAGNOLIA

EX. 40" TWIN ELMS

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

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

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Project #98014

Date 12.03.98

Revisions

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**TRACT #4  
ILLUSTRATIVE  
SITE PLAN**

Sheet **C-5**





# 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:** McAdams Company

**Owner:** Green Timber Foundation

**Requested Action:** Rezone 124.68 acres on the Town of Wake Forest Zoning Map from General Residential 3 Planned Unit Development\* (GR3 PUD\*); Falls Lake Watershed Protection Overlay (FL-WMA); and Special Highway Overlay (SH1-O) to General Residential 10 Conditional District (GR10-CD); Falls Lake Watershed Protection Overlay (FL-WMA); and Special Highway Overlay (SH1-O)

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

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

**Location:** 1180 and 1200 (portion) Club Villas Dr

**Size:** 124.68 acres

**Tax PINs:** 1841091336 and 1831895139 (portion)

**Existing Land Use:** Vacant with abandoned recreation facilities

## 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 12th day of September 2023.

Introduced by Planning Board member:

Shelia Bishop



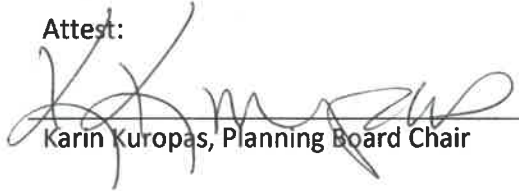


# TOWN *of* WAKE FOREST

Seconded by Planning Board member:

Michael Hickey

Attest:

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

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



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

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

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



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

May 2021



# CARROLL JOYNER RESIDENTIAL

## Traffic Impact Analysis

LOCATED IN WAKE FOREST, NC

### Prepared for:

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

### Prepared by:

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



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

Carroll Joyner Residential Traffic Impact Analysis

Prepared by: Lisa Lundeen (sign)

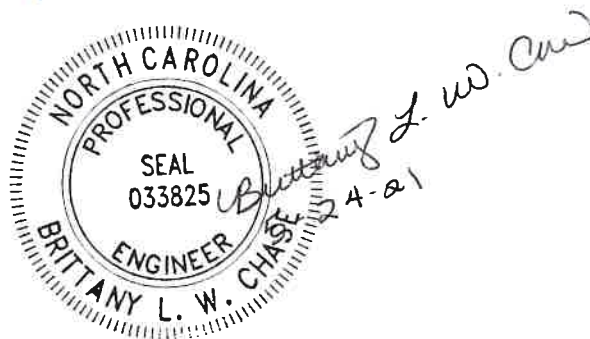
Date: 5-24-2021

**Lisa Lundeen, PE**

Reviewed by: Brittany Chase (sign)

Date: 5-24-21

**Brittany Chase, PE**





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## EXECUTIVE SUMMARY

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

J. ERIC BOYETTE  
SECRETARY

June 1, 2021

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

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



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*Customer Service:* 1-877-368-4968

*Website:* [www.ncdot.gov](http://www.ncdot.gov)

*Location:*  
750 N. GREENFIELD PARKWAY  
GARNER, NC 27529

## Toll Brothers - Carroll Joyner Residential

SC-2021-119

Wake Forest

Wake County

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

|                                |          |                    |          |
|--------------------------------|----------|--------------------|----------|
| Date Initially Received by CMS | 05/03/21 | Date of Site Plan  | N/A      |
| Date of Complete Information   | 05/03/21 | Date of Sealed TIA | 05/03/21 |

### Proposed Development

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

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

### Trip Generation - Unadjusted Volumes During a Typical Weekday

|              | IN  | OUT | TOTAL |
|--------------|-----|-----|-------|
| AM Peak Hour | 59  | 169 | 228   |
| PM Peak Hour | 183 | 109 | 292   |
| Daily Trips  |     |     | 3,186 |

### General Reference

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

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





- BEGINNING AT THE INTERSECTION OF THE COMMON CORNER OF THE NORTHERN RIGHT-OF-WAY LINE OF COUNTY CLUB DRIVE A 60' PUBLIC R/W AND U.S. HIGHWAY 1 - CAPITAL BOULEVARD A 200' PUBLIC R/W, HAVING NC NAD83(2011) GRID COORDINATES OF N817312.81, E2140089.55;
- THENCE N 67°52'38" W A DISTANCE OF 461.22' TO A POINT;
- THENCE N 15°13'03" E A DISTANCE OF 766.04' TO A POINT;
- THENCE S 81°23'09" E A DISTANCE OF 94.87' TO A POINT;
- THENCE N 07°48'44" W A DISTANCE OF 181.25' TO A POINT;
- THENCE N 01°20'40" W A DISTANCE OF 281.39' TO A POINT;
- THENCE N 37°05'36" W A DISTANCE OF 255.55' TO A POINT;
- THENCE S 52°23'00" W A DISTANCE OF 103.34' TO A POINT;
- THENCE S 21°22'36" W A DISTANCE OF 166.96' TO A POINT;
- THENCE S 66°28'38" W A DISTANCE OF 161.76' TO A POINT;
- THENCE S 43°00'49" W A DISTANCE OF 76.98' TO A POINT;
- THENCE N 52°48'40" W A DISTANCE OF 7.42' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.39', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 57°02'43" W, WITH A CHORD LENGTH OF 7.38', TO A POINT;
- THENCE N 61°16'47" W A DISTANCE OF 49.87' TO A POINT;
- THENCE N 52°26'16" W A DISTANCE OF 41.60' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 54.99', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 83°56'41" W, WITH A CHORD LENGTH OF 52.26', TO A POINT;
- THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 54.73', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 86°47'21" W, WITH A CHORD LENGTH OF 52.04', TO A POINT;
- THENCE S 61°51'11" W A DISTANCE OF 17.57' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 0.41', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 61°37'11" W, WITH A CHORD LENGTH OF 0.41', TO A POINT;
- THENCE N 49°06'08" W A DISTANCE OF 51.59' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 1.69', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 50°04'17" W, WITH A CHORD LENGTH OF 1.69', TO A POINT;
- THENCE N 51°02'25" W A DISTANCE OF 41.46' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 8.91', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 56°08'38" W, WITH A CHORD LENGTH OF 8.90', TO A POINT;
- THENCE N 61°14'50" W A DISTANCE OF 60.47' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 13.42', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 68°56'20" W, WITH A CHORD LENGTH OF 13.38', TO A POINT;
- THENCE N 76°37'50" W A DISTANCE OF 55.14' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.55', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 80°57'24" W, WITH A CHORD LENGTH OF 7.54', TO A POINT;
- THENCE N 85°16'58" W A DISTANCE OF 50.44' TO A POINT;

- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 37.47', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 73°14'47" W, WITH A CHORD LENGTH OF 36.60', TO A POINT;
- THENCE S 51°46'33" W A DISTANCE OF 17.39' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 15.56', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 42°51'31" W, WITH A CHORD LENGTH OF 15.50', TO A POINT;
- THENCE S 33°56'30" W A DISTANCE OF 69.92' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 1.33', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 33°10'44" W, WITH A CHORD LENGTH OF 1.33', TO A POINT;
- THENCE S 32°24'58" W A DISTANCE OF 40.22' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 5.23', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 29°25'02" W, WITH A CHORD LENGTH OF 5.23', TO A POINT;
- THENCE S 26°25'05" W A DISTANCE OF 28.35' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 8.63', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 87°18'49" W, WITH A CHORD LENGTH OF 8.62', TO A POINT;
- THENCE N 12°22'19" W A DISTANCE OF 15.98' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 17.52', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 00°46'39" E, WITH A CHORD LENGTH OF 17.43', TO A POINT;
- THENCE N 15°08'30" E A DISTANCE OF 28.18' TO A POINT;
- THENCE N 16°43'15" E A DISTANCE OF 9.74' TO A POINT;
- THENCE N 32°02'28" E A DISTANCE OF 13.10' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 33.52', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 12°50'14" E, WITH A CHORD LENGTH OF 32.89', TO A POINT;
- THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 172.33', WITH A RADIUS OF 530.11', WITH A CHORD BEARING OF S 46°07'47" W, WITH A CHORD LENGTH OF 171.57', TO A POINT;
- THENCE S 09°29'33" E A DISTANCE OF 32.15' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 20.50', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 21°14'09" E, WITH A CHORD LENGTH OF 20.35', TO A POINT;
- THENCE S 32°58'46" E A DISTANCE OF 24.89' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 20.38', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 44°39'21" E, WITH A CHORD LENGTH OF 20.24', TO A POINT;
- THENCE S 56°19'56" E A DISTANCE OF 19.64' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 8.06', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 60°56'56" E, WITH A CHORD LENGTH OF 8.05', TO A POINT;
- THENCE S 65°33'56" E A DISTANCE OF 21.08' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 32.95', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 84°26'35" E, WITH A CHORD LENGTH OF 32.35', TO A POINT;
- THENCE S 59°59'51" E A DISTANCE OF 2.04' TO A POINT;



- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.58', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 63°46'12" E, WITH A CHORD LENGTH OF 6.58', TO A POINT;
- THENCE S 67°32'34" E A DISTANCE OF 12.20' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.28', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 74°34'41" E, WITH A CHORD LENGTH OF 12.25', TO A POINT;
- THENCE S 81°36'49" E A DISTANCE OF 45.85' TO A POINT;
- THENCE S 78°09'26" E A DISTANCE OF 48.49' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.61', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 81°56'41" E, WITH A CHORD LENGTH OF 6.61', TO A POINT;
- THENCE S 85°43'55" E A DISTANCE OF 60.86' TO A POINT;
- THENCE S 84°23'07" E A DISTANCE OF 58.86' TO A POINT;
- THENCE S 82°37'58" E A DISTANCE OF 63.93' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.22', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 84°28'42" E, WITH A CHORD LENGTH OF 3.22', TO A POINT;
- THENCE S 86°19'25" E A DISTANCE OF 21.78' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 0.94', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 86°51'48" E, WITH A CHORD LENGTH OF 0.94', TO A POINT;
- THENCE S 19°21'34" W A DISTANCE OF 26.74' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 36.50', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 01°33'13" E, WITH A CHORD LENGTH OF 35.70', TO A POINT;
- THENCE N 82°44'06" W A DISTANCE OF 73.00' TO A POINT;
- THENCE N 74°11'42" W A DISTANCE OF 199.94' TO A POINT;
- THENCE N 75°52'57" W A DISTANCE OF 222.71' TO A POINT;
- THENCE S 16°05'08" W A DISTANCE OF 262.19' TO A POINT;
- THENCE S 56°42'09" W A DISTANCE OF 265.17' TO A POINT;
- THENCE S 48°13'28" W A DISTANCE OF 299.67' TO A POINT;
- THENCE S 89°52'35" W A DISTANCE OF 376.77' TO A POINT;
- THENCE N 66°38'08" W A DISTANCE OF 128.17' TO A POINT;
- THENCE N 66°38'11" W A DISTANCE OF 35.33' TO A POINT;
- THENCE N 24°03'00" E A DISTANCE OF 150.54' TO A POINT;
- THENCE N 28°16'24" E A DISTANCE OF 106.79' TO A POINT;
- THENCE N 28°12'55" E A DISTANCE OF 137.83' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 52.49', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF N 07°34'23" E, WITH A CHORD LENGTH OF 51.89', TO A POINT;
- THENCE N 07°27'47" W A DISTANCE OF 61.20' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 68.29', WITH A RADIUS OF 101.12', WITH A CHORD BEARING OF N 51°59'52" E, WITH A CHORD LENGTH OF 67.00', TO A POINT;
- THENCE N 32°39'02" E A DISTANCE OF 41.15' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 47.23', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF N 19°07'16" E, WITH A CHORD LENGTH OF 46.79', TO A POINT;

- THENCE N 05°35'30" E A DISTANCE OF 53.61' TO A POINT;
- THENCE N 03°15'37" E A DISTANCE OF 11.90' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 24.37', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF N 07°01'44" W, WITH A CHORD LENGTH OF 24.31', TO A POINT;
- THENCE N 34°25'53" E A DISTANCE OF 7.70' TO A POINT;
- THENCE N 76°18'59" E A DISTANCE OF 39.10' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 17.32', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF N 71°21'19" E, WITH A CHORD LENGTH OF 17.30', TO A POINT;
- THENCE N 66°23'40" E A DISTANCE OF 18.41' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 72.88', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF N 45°30'53" E, WITH A CHORD LENGTH OF 71.28', TO A POINT;
- THENCE N 24°38'06" E A DISTANCE OF 38.25' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 47.70', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF N 10°58'13" E, WITH A CHORD LENGTH OF 47.25', TO A POINT;
- THENCE N 02°41'40" W A DISTANCE OF 45.55' TO A POINT;
- THENCE N 18°06'42" E A DISTANCE OF 15.00' TO A POINT;
- THENCE N 33°38'32" E A DISTANCE OF 47.83' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 60.92', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF N 16°11'19" E, WITH A CHORD LENGTH OF 59.99', TO A POINT;
- THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 27.50', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF N 48°29'08" E, WITH A CHORD LENGTH OF 27.41', TO A POINT;
- THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 20.83', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 44°34'42" E, WITH A CHORD LENGTH OF 20.79', TO A POINT;
- THENCE S 50°32'43" E A DISTANCE OF 10.46' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 9.11', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 53°09'21" E, WITH A CHORD LENGTH OF 9.11', TO A POINT;
- THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 57.74', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 42°12'10" E, WITH A CHORD LENGTH OF 56.94', TO A POINT;
- THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 61.82', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 32°16'58" E, WITH A CHORD LENGTH OF 60.84', TO A POINT;
- THENCE S 49°59'30" E A DISTANCE OF 15.48' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 49.84', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 64°16'16" E, WITH A CHORD LENGTH OF 49.33', TO A POINT;
- THENCE S 78°33'02" E A DISTANCE OF 18.76' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.90', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 85°06'42" E, WITH A CHORD LENGTH OF 22.85', TO A POINT;
- THENCE S 41°44'27" E A DISTANCE OF 14.89' TO A POINT;

- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 56.31', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 57°52'24" E, WITH A CHORD LENGTH OF 55.57', TO A POINT;
- THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 19.50', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 21°31'35" E, WITH A CHORD LENGTH OF 19.47', TO A POINT;
- THENCE S 27°06'42" E A DISTANCE OF 10.44' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 30.50', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 35°50'59" E, WITH A CHORD LENGTH OF 30.38', TO A POINT;
- THENCE S 44°35'15" E A DISTANCE OF 10.36' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 66.01', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 63°29'55" E, WITH A CHORD LENGTH OF 64.82', TO A POINT;
- THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 12.86', WITH A RADIUS OF 55.87', WITH A CHORD BEARING OF S 69°52'22" E, WITH A CHORD LENGTH OF 12.83', TO A POINT;
- THENCE S 66°02'50" E A DISTANCE OF 32.86' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 19.74', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 71°42'12" E, WITH A CHORD LENGTH OF 19.71', TO A POINT;
- THENCE S 77°21'34" E A DISTANCE OF 21.03' TO A POINT;
- THENCE S 72°12'41" E A DISTANCE OF 35.91' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 27.76', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 44°06'56" E, WITH A CHORD LENGTH OF 27.67', TO A POINT;
- THENCE S 52°04'04" E A DISTANCE OF 10.50' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.28', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 56°09'27" E, WITH A CHORD LENGTH OF 14.26', TO A POINT;
- THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 266.31', WITH A RADIUS OF 473.43', WITH A CHORD BEARING OF N 47°20'48" E, WITH A CHORD LENGTH OF 262.82', TO A POINT;
- THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 28.79', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF N 35°27'15" W, WITH A CHORD LENGTH OF 28.69', TO A POINT;
- THENCE N 43°42'05" W A DISTANCE OF 9.63' TO A POINT;
- THENCE N 24°38'07" W A DISTANCE OF 24.17' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 79.25', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF N 47°20'21" W, WITH A CHORD LENGTH OF 77.19', TO A POINT;
- THENCE N 70°02'35" W A DISTANCE OF 10.01' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 1.12', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF N 35°42'35" W, WITH A CHORD LENGTH OF 1.12', TO A POINT;
- THENCE N 36°01'47" W A DISTANCE OF 24.11' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 53.02', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF N 51°13'03" W, WITH A CHORD LENGTH OF 52.40', TO A POINT;
- THENCE N 66°24'19" W A DISTANCE OF 42.59' TO A POINT;



- THENCE N 51°58'42" W A DISTANCE OF 34.78' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 16.81', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF N 56°47'41" W, WITH A CHORD LENGTH OF 16.79', TO A POINT;
- THENCE N 61°36'41" W A DISTANCE OF 10.85' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 134.65', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 79°48'55" W, WITH A CHORD LENGTH OF 124.70', TO A POINT;
- THENCE S 41°14'30" W A DISTANCE OF 3.28' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 28.04', WITH A RADIUS OF 96.93', WITH A CHORD BEARING OF N 55°48'17" W, WITH A CHORD LENGTH OF 27.94', TO A POINT;
- THENCE N 63°50'06" W A DISTANCE OF 31.86' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 34.40', WITH A RADIUS OF 99.18', WITH A CHORD BEARING OF N 73°41'23" W, WITH A CHORD LENGTH OF 34.23', TO A POINT;
- THENCE N 31°19'08" W A DISTANCE OF 8.93' TO A POINT;
- THENCE N 38°02'19" W A DISTANCE OF 9.16' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 11.98', WITH A RADIUS OF 2382.99', WITH A CHORD BEARING OF N 42°21'33" W, WITH A CHORD LENGTH OF 11.98', TO A POINT;
- THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 13.04', WITH A RADIUS OF 2592.41', WITH A CHORD BEARING OF N 49°11'53" W, WITH A CHORD LENGTH OF 13.04', TO A POINT;
- THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 11.45', WITH A RADIUS OF 2276.35', WITH A CHORD BEARING OF N 57°53'53" W, WITH A CHORD LENGTH OF 11.45', TO A POINT;
- THENCE N 60°21'03" W A DISTANCE OF 1.09' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 50.10', WITH A RADIUS OF 98.38', WITH A CHORD BEARING OF N 36°03'13" W, WITH A CHORD LENGTH OF 49.56', TO A POINT;
- THENCE N 43°34'59" E A DISTANCE OF 15.86' TO A POINT;
- THENCE N 32°34'06" E A DISTANCE OF 58.31' TO A POINT;
- THENCE N 43°14'28" W A DISTANCE OF 29.00' TO A POINT;
- THENCE N 16°37'42" W A DISTANCE OF 36.59' TO A POINT;
- THENCE N 07°24'07" W A DISTANCE OF 133.72' TO A POINT;
- THENCE N 33°13'03" W A DISTANCE OF 160.35' TO A POINT;
- THENCE N 06°11'08" W A DISTANCE OF 68.01' TO A POINT;
- THENCE N 01°45'36" E A DISTANCE OF 39.99' TO A POINT;
- THENCE N 18°55'11" E A DISTANCE OF 53.35' TO A POINT;
- THENCE N 03°49'40" W A DISTANCE OF 23.25' TO A POINT;
- THENCE N 14°51'24" W A DISTANCE OF 38.26' TO A POINT;
- THENCE N 25°53'09" W A DISTANCE OF 25.64' TO A POINT;
- THENCE N 23°08'58" W A DISTANCE OF 16.25' TO A POINT;
- THENCE N 40°45'16" E A DISTANCE OF 32.45' TO A POINT;
- THENCE N 29°23'24" E A DISTANCE OF 45.06' TO A POINT;
- THENCE N 17°54'08" E A DISTANCE OF 25.48' TO A POINT;
- THENCE N 15°10'03" E A DISTANCE OF 26.92' TO A POINT;
- THENCE N 19°34'34" E A DISTANCE OF 35.96' TO A POINT;

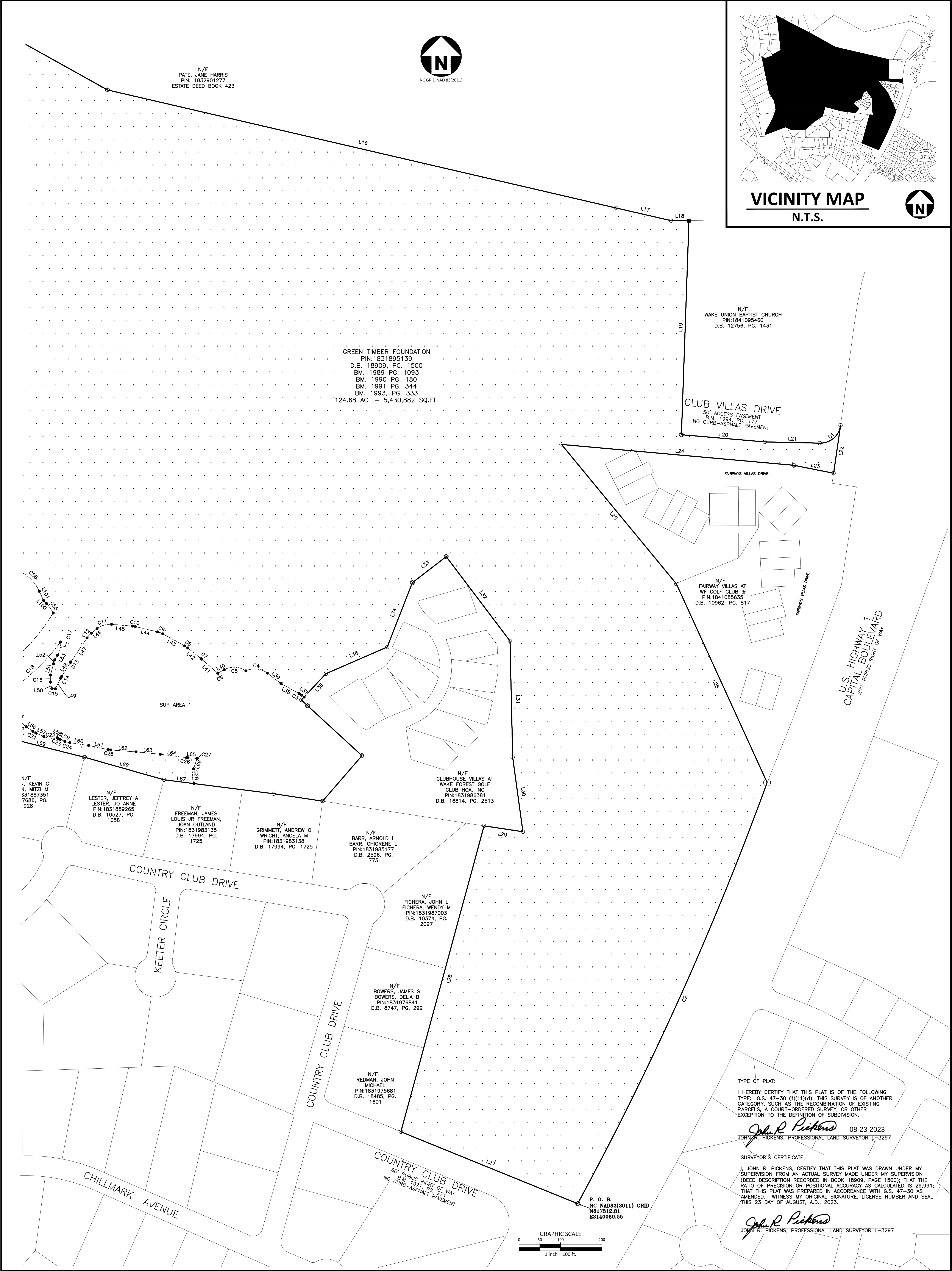
- THENCE N 19°18'10" E A DISTANCE OF 39.23' TO A POINT;
- THENCE N 15°00'01" E A DISTANCE OF 15.00' TO A POINT;
- THENCE N 10°35'49" E A DISTANCE OF 41.09' TO A POINT;
- THENCE N 00°43'50" W A DISTANCE OF 40.44' TO A POINT;
- THENCE N 04°13'05" W A DISTANCE OF 18.09' TO A POINT;
- THENCE N 14°27'25" W A DISTANCE OF 35.55' TO A POINT;
- THENCE N 24°41'45" W A DISTANCE OF 32.60' TO A POINT;
- THENCE N 25°51'01" W A DISTANCE OF 45.71' TO A POINT;
- THENCE N 07°48'56" W A DISTANCE OF 33.12' TO A POINT;
- THENCE N 27°14'42" E A DISTANCE OF 36.27' TO A POINT;
- THENCE N 62°09'00" E A DISTANCE OF 49.79' TO A POINT;
- THENCE N 12°53'31" E A DISTANCE OF 46.99' TO A POINT;
- THENCE N 69°04'13" W A DISTANCE OF 23.59' TO A POINT;
- THENCE N 52°22'31" W A DISTANCE OF 69.99' TO A POINT;
- THENCE N 24°09'10" W A DISTANCE OF 93.20' TO A POINT;
- THENCE N 47°40'33" W A DISTANCE OF 40.09' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 34.95', WITH A RADIUS OF 109.88', WITH A CHORD BEARING OF S 29°49'10" W, WITH A CHORD LENGTH OF 34.80', TO A POINT;
- THENCE S 19°47'54" W A DISTANCE OF 45.43' TO A POINT;
- THENCE S 24°27'05" W A DISTANCE OF 26.26' TO A POINT;
- THENCE S 22°55'31" W A DISTANCE OF 6.47' TO A POINT;
- THENCE S 34°52'41" W A DISTANCE OF 28.23' TO A POINT;
- THENCE S 46°56'17" W A DISTANCE OF 36.90' TO A POINT;
- THENCE S 40°52'30" W A DISTANCE OF 21.12' TO A POINT;
- THENCE S 34°48'44" W A DISTANCE OF 35.86' TO A POINT;
- THENCE S 24°18'25" W A DISTANCE OF 36.46' TO A POINT;
- THENCE S 13°48'07" W A DISTANCE OF 42.11' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 57.49', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 02°40'06" E, WITH A CHORD LENGTH OF 56.70', TO A POINT;
- THENCE S 19°08'19" E A DISTANCE OF 34.08' TO A POINT;
- THENCE S 24°44'36" E A DISTANCE OF 64.31' TO A POINT;
- THENCE S 25°06'31" E A DISTANCE OF 30.16' TO A POINT;
- THENCE S 24°00'37" W A DISTANCE OF 21.18' TO A POINT;
- THENCE S 22°38'28" W A DISTANCE OF 10.17' TO A POINT;
- THENCE S 19°46'53" W A DISTANCE OF 38.66' TO A POINT;
- THENCE S 13°58'08" W A DISTANCE OF 36.48' TO A POINT;
- THENCE S 55°29'36" W A DISTANCE OF 27.31' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 78.43', WITH A RADIUS OF 129.52', WITH A CHORD BEARING OF S 38°08'46" W, WITH A CHORD LENGTH OF 77.23', TO A POINT;
- THENCE S 16°43'26" W A DISTANCE OF 36.18' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 48.94', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 02°42'13" W, WITH A CHORD LENGTH OF 48.45', TO A POINT;
- THENCE S 10°16'37" W A DISTANCE OF 27.45' TO A POINT;
- THENCE S 20°47'44" W A DISTANCE OF 44.74' TO A POINT;

- THENCE S 04°29'25" W A DISTANCE OF 37.33' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 10.66', WITH A RADIUS OF 9.81', WITH A CHORD BEARING OF S 26°39'02" E, WITH A CHORD LENGTH OF 10.14', TO A POINT;
- THENCE S 57°07'21" E A DISTANCE OF 17.77' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 18.82', WITH A RADIUS OF 10.00', WITH A CHORD BEARING OF N 68°58'12" E, WITH A CHORD LENGTH OF 16.16', TO A POINT;
- THENCE N 15°03'44" E A DISTANCE OF 26.96' TO A POINT;
- THENCE N 41°59'56" E A DISTANCE OF 15.44' TO A POINT;
- THENCE S 34°53'37" E A DISTANCE OF 29.07' TO A POINT;
- THENCE S 26°34'15" W A DISTANCE OF 33.50' TO A POINT;
- THENCE S 20°15'06" W A DISTANCE OF 34.85' TO A POINT;
- THENCE S 15°02'58" W A DISTANCE OF 18.13' TO A POINT;
- THENCE S 09°50'49" W A DISTANCE OF 23.75' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 34.12', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 00°04'24" W, WITH A CHORD LENGTH OF 33.95', TO A POINT;
- THENCE S 09°42'01" E A DISTANCE OF 36.10' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 15.81', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 14°13'47" E, WITH A CHORD LENGTH OF 15.79', TO A POINT;
- THENCE S 47°41'05" W A DISTANCE OF 11.59' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 65.07', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 29°02'38" W, WITH A CHORD LENGTH OF 63.93', TO A POINT;
- THENCE S 10°24'11" W A DISTANCE OF 34.34' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 2.72', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 09°37'24" W, WITH A CHORD LENGTH OF 2.72', TO A POINT;
- THENCE S 08°50'38" W A DISTANCE OF 49.98' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 27.40', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 00°59'38" W, WITH A CHORD LENGTH OF 27.32', TO A POINT;
- THENCE S 06°49'47" W A DISTANCE OF 47.66' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 75.73', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 14°51'55" E, WITH A CHORD LENGTH OF 73.93', TO A POINT;
- THENCE S 36°33'38" E A DISTANCE OF 37.01' TO A POINT;
- THENCE S 44°56'46" W A DISTANCE OF 43.58' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 60.31', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 27°40'08" W, WITH A CHORD LENGTH OF 59.40', TO A POINT;
- THENCE S 10°23'31" W A DISTANCE OF 62.42' TO A POINT;
- THENCE S 36°58'35" W A DISTANCE OF 28.30' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 50.34', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 22°33'18" W, WITH A CHORD LENGTH OF 49.81', TO A POINT;
- THENCE S 08°08'01" W A DISTANCE OF 51.63' TO A POINT;



- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 0.39', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 08°01'18" W, WITH A CHORD LENGTH OF 0.39', TO A POINT;
- THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 27.40', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 66°36'47" W, WITH A CHORD LENGTH OF 27.31', TO A POINT;
- THENCE S 58°45'52" W A DISTANCE OF 33.70' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 35.83', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 48°30'02" W, WITH A CHORD LENGTH OF 35.64', TO A POINT;
- THENCE S 38°14'12" W A DISTANCE OF 53.97' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 23.95', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 31°22'36" W, WITH A CHORD LENGTH OF 23.89', TO A POINT;
- THENCE S 24°31'00" W A DISTANCE OF 39.67' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 46.37', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 11°13'58" W, WITH A CHORD LENGTH OF 45.95', TO A POINT;
- THENCE S 02°03'03" E A DISTANCE OF 15.42' TO A POINT;
- THENCE S 24°47'28" W A DISTANCE OF 51.03' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 5.64', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 44°20'34" W, WITH A CHORD LENGTH OF 5.64', TO A POINT;
- THENCE S 42°43'33" W A DISTANCE OF 65.28' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 89.02', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 17°13'23" W, WITH A CHORD LENGTH OF 86.11', TO A POINT;
- THENCE S 08°16'46" E A DISTANCE OF 62.95' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 10.02', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 11°09'03" E, WITH A CHORD LENGTH OF 10.02', TO A POINT;
- THENCE S 36°21'58" W A DISTANCE OF 8.16' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 16.13', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 31°44'39" W, WITH A CHORD LENGTH OF 16.12', TO A POINT;
- THENCE S 27°07'19" W A DISTANCE OF 94.15' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 0.60', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 26°57'04" W, WITH A CHORD LENGTH OF 0.60', TO A POINT;
- THENCE S 26°46'50" W A DISTANCE OF 72.07' TO A POINT;
- THENCE S 32°50'22" W A DISTANCE OF 4.25' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 38.54', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 80°52'41" W, WITH A CHORD LENGTH OF 38.30', TO A POINT;
- THENCE S 69°50'11" W A DISTANCE OF 29.84' TO A POINT;
- THENCE N 81°53'51" W A DISTANCE OF 53.77' TO A POINT;
- THENCE S 32°58'01" W A DISTANCE OF 28.23' TO A POINT;
- THENCE S 27°27'56" W A DISTANCE OF 49.68' TO A POINT;
- THENCE S 25°41'57" W A DISTANCE OF 62.73' TO A POINT;
- THENCE S 31°37'18" W A DISTANCE OF 10.32' TO A POINT;

- THENCE S 37°32'39" W A DISTANCE OF 48.61' TO A POINT;
- THENCE S 32°35'26" W A DISTANCE OF 57.10' TO A POINT;
- THENCE S 23°57'38" W A DISTANCE OF 35.67' TO A POINT;
- THENCE S 26°26'06" W A DISTANCE OF 6.64' TO A POINT;
- THENCE S 36°50'28" W A DISTANCE OF 7.03' TO A POINT;
- THENCE S 39°36'37" W A DISTANCE OF 16.58' TO A POINT;
- THENCE S 19°37'39" W A DISTANCE OF 12.35' TO A POINT;
- THENCE S 09°27'48" W A DISTANCE OF 66.54' TO A POINT;
- THENCE S 15°48'19" W A DISTANCE OF 11.05' TO A POINT;
- THENCE S 28°06'16" W A DISTANCE OF 10.38' TO A POINT;
- THENCE S 34°03'42" W A DISTANCE OF 7.84' TO A POINT;
- THENCE S 04°21'49" W A DISTANCE OF 30.52' TO A POINT;
- THENCE S 69°00'35" W A DISTANCE OF 86.88' TO A POINT;
- THENCE N 14°10'34" E A DISTANCE OF 115.35' TO A POINT;
- THENCE N 29°42'58" E A DISTANCE OF 167.57' TO A POINT;
- THENCE N 26°35'04" E A DISTANCE OF 216.72' TO A POINT;
- THENCE N 20°07'35" E A DISTANCE OF 207.26' TO A POINT;
- THENCE N 09°42'50" W A DISTANCE OF 237.10' TO A POINT;
- THENCE N 31°51'04" W A DISTANCE OF 252.04' TO A POINT;
- THENCE N 11°39'11" W A DISTANCE OF 966.15' TO A POINT;
- THENCE S 60°41'37" E A DISTANCE OF 91.53' TO A POINT;
- THENCE N 69°38'03" E A DISTANCE OF 206.12' TO A POINT;
- THENCE N 21°46'12" W A DISTANCE OF 25.32' TO A POINT;
- THENCE N 62°33'32" E A DISTANCE OF 265.46' TO A POINT;
- THENCE N 06°11'10" W A DISTANCE OF 765.84' TO A POINT;
- THENCE N 16°11'10" W A DISTANCE OF 150.97' TO A POINT;
- THENCE S 62°43'12" E A DISTANCE OF 1003.40' TO A POINT;
- THENCE S 60°54'15" E A DISTANCE OF 756.53' TO A POINT;
- THENCE S 76°56'27" E A DISTANCE OF 1261.64' TO A POINT;
- THENCE S 77°03'58" E A DISTANCE OF 136.80' TO A POINT;
- THENCE S 89°06'20" E A DISTANCE OF 42.92' TO A POINT;
- THENCE S 02°01'30" W A DISTANCE OF 516.85' TO A POINT;
- THENCE S 85°04'42" E A DISTANCE OF 202.37' TO A POINT;
- THENCE S 88°44'51" E A DISTANCE OF 132.76' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 70.67', WITH A RADIUS OF 49.10', WITH A CHORD BEARING OF N 50°45'46" E, WITH A CHORD LENGTH OF 64.73', TO A POINT;
- THENCE S 08°17'23" W A DISTANCE OF 114.82' TO A POINT;
- THENCE N 78°47'17" W A DISTANCE OF 98.10' TO A POINT;
- THENCE N 84°52'19" W A DISTANCE OF 563.66' TO A POINT;
- THENCE S 39°29'11" E A DISTANCE OF 436.41' TO A POINT;
- THENCE S 24°33'19" E A DISTANCE OF 527.95' TO A POINT;
- THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 1116.61', WITH A RADIUS OF 7581.08', WITH A CHORD BEARING OF S 24°13'57" W, WITH A CHORD LENGTH OF 1115.60', TO A POINT WHICH IS THE **POINT OF BEGINNING**,
- HAVING AN AREA OF 5,430,882 SQUARE FEET, 124.68 ACRES



PROJECT NO. 2021110197

FILENAME 2021110197-82

CHECKED BY JBP

DRAWN BY JBP

SCALE 1"=100'

DATE 07/31/2023

PLAN INFORMATION

SHEET TITLE  
SECOND LINE

CX.XX

REVISIONS

NO.

DATE

REVISIONS

08-23-2023

*John R. Pickens*

JOYNER PROPERTY  
REZONING MAP  
MASTER LAND USE PLAN  
CLUB VILLAS DRIVE  
WAKE FOREST, NORTH CAROLINA

CLIENT

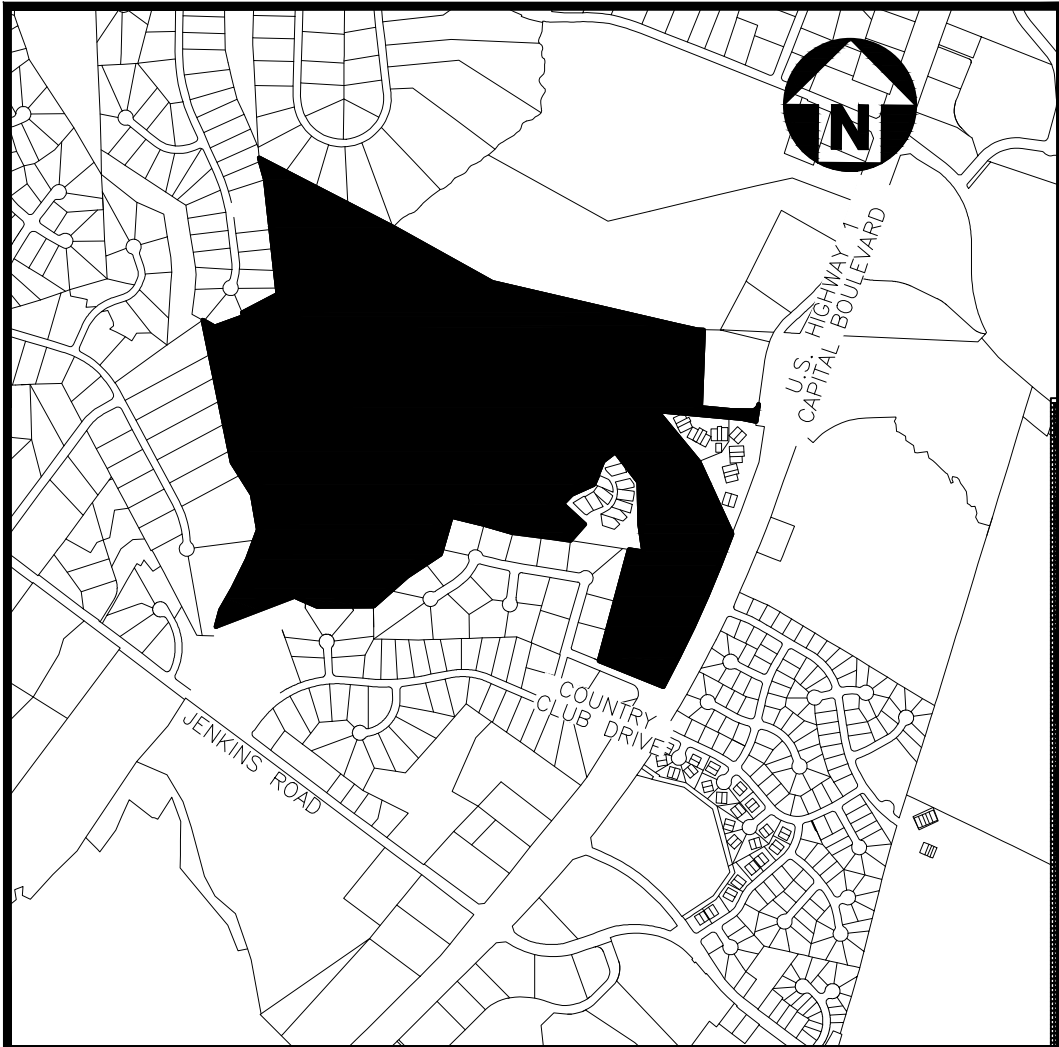
DRY TIMBER LLC  
394 FLEMING ROAD  
YOUNGSVILLE, NC 27596-9698

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The John R. McAdams Company, Inc.  
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VICINITY MAP  
N.T.S.

| LINE TABLE |               |          | LINE TABLE |               |          | LINE TABLE |               |          | LINE TABLE |               |          |
|------------|---------------|----------|------------|---------------|----------|------------|---------------|----------|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE | LINE       | BEARING       | DISTANCE | LINE       | BEARING       | DISTANCE | LINE       | BEARING       | DISTANCE |
| L1         | N 14°10'34" E | 115.35'  | L56        | S 56°19'56" E | 19.64'   | L111       | N 60°21'03" W | 1.09'    | L166       | S 20°47'44" W | 44.74'   |
| L2         | N 29°42'58" E | 167.57'  | L57        | S 65°33'56" E | 21.08'   | L112       | N 43°34'59" E | 15.86'   | L167       | S 04°29'25" W | 37.33'   |
| L3         | N 26°32'51" E | 216.72'  | L58        | S 59°59'51" E | 2.04'    | L113       | N 32°34'06" E | 58.31'   | L168       | S 57°07'21" E | 17.77'   |
| L4         | N 20°07'35" E | 207.26'  | L59        | S 67°32'34" E | 12.20'   | L114       | N 43°14'28" W | 29.00'   | L169       | N 15°03'44" E | 26.96'   |
| L5         | N 09°42'50" W | 237.10'  | L60        | S 81°36'49" E | 45.85'   | L115       | N 16°37'42" W | 36.59'   | L170       | N 41°59'56" E | 15.44'   |
| L6         | N 31°51'04" W | 252.04'  | L61        | S 78°09'26" E | 48.49'   | L116       | N 07°24'07" W | 133.72'  | L171       | S 34°53'37" E | 29.07'   |
| L7         | N 11°39'11" W | 966.15'  | L62        | S 85°43'55" E | 60.86'   | L117       | N 33°13'03" W | 160.35'  | L172       | S 26°34'15" W | 33.50'   |
| L8         | S 60°41'37" E | 91.53'   | L63        | S 84°23'07" E | 58.86'   | L118       | N 06°11'08" W | 27.96'   | L173       | S 20°15'06" W | 34.85'   |
| L9         | N 69°38'03" E | 206.12'  | L64        | S 82°37'58" E | 63.93'   | L119       | N 06°11'08" W | 40.05'   | L174       | S 15°02'58" W | 18.13'   |
| L10        | N 21°46'12" W | 25.32'   | L65        | S 86°19'25" E | 21.78'   | L120       | N 01°45'36" E | 39.99'   | L175       | S 09°50'49" W | 23.75'   |
| L11        | N 62°33'32" E | 265.46'  | L66        | S 19°21'34" W | 26.74'   | L121       | N 18°55'11" E | 53.35'   | L176       | S 09°42'01" E | 36.10'   |
| L12        | N 06°11'10" W | 765.84'  | L67        | N 82°44'06" W | 73.00'   | L122       | N 03°49'40" W | 23.25'   | L177       | S 47°41'05" W | 11.59'   |
| L13        | N 16°11'10" W | 150.97'  | L68        | N 74°11'42" W | 199.94'  | L123       | N 14°51'24" W | 38.26'   | L178       | S 10°24'11" W | 34.34'   |
| L14        | S 62°43'12" E | 1003.40' | L69        | N 75°52'57" W | 222.71'  | L124       | N 25°53'09" W | 25.64'   | L179       | S 08°50'38" W | 49.98'   |
| L15        | S 60°54'15" E | 756.53'  | L70        | S 16°05'08" W | 262.19'  | L125       | N 23°08'58" W | 16.25'   | L180       | S 06°49'47" W | 47.66'   |
| L16        | S 76°56'27" E | 1261.64' | L71        | S 56°42'09" W | 265.17'  | L126       | N 40°45'16" E | 32.45'   | L181       | S 36°33'38" E | 37.01'   |
| L17        | S 77°03'58" E | 136.80'  | L72        | S 48°13'28" W | 299.67'  | L127       | N 29°23'24" E | 45.06'   | L182       | S 44°56'46" W | 43.58'   |
| L18        | S 89°06'20" E | 42.92'   | L73        | S 89°52'35" W | 376.77'  | L128       | N 17°54'08" E | 25.48'   | L183       | S 10°23'31" W | 62.42'   |
| L19        | S 02°01'30" W | 516.85'  | L74        | N 66°38'08" W | 128.17'  | L129       | N 15°10'03" E | 26.92'   | L184       | S 36°58'35" W | 28.30'   |
| L20        | S 85°04'42" E | 202.37'  | L75        | N 66°38'11" W | 35.33'   | L130       | N 19°34'34" E | 35.96'   | L185       | S 08°78'58" W | 52.03'   |
| L21        | S 88°44'51" E | 132.76'  | L76        | N 24°03'00" E | 150.54'  | L131       | N 19°18'10" E | 39.23'   | L186       | S 58°45'52" W | 33.70'   |
| L22        | S 08°17'23" W | 114.82'  | L77        | N 28°16'24" E | 106.79'  | L132       | N 15°00'01" E | 15.00'   | L187       | S 38°14'12" W | 53.97'   |
| L23        | N 78°47'17" W | 98.10'   | L78        | N 28°12'55" E | 137.83'  | L133       | N 10°35'43" E | 41.09'   | L188       | S 24°31'00" W | 39.67'   |
| L24        | N 84°52'19" W | 563.66'  | L79        | N 07°27'47" W | 61.20'   | L134       | N 00°43'50" W | 40.44'   | L189       | S 02°03'03" E | 15.42'   |
| L25        | S 39°29'11" E | 436.41'  | L80        | N 32°39'02" E | 41.15'   | L135       | N 04°13'05" W | 18.09'   | L190       | S 24°47'28" W | 51.03'   |
| L26        | S 24°33'19" E | 527.95'  | L81        | N 05°35'30" E | 53.61'   | L136       | N 14°27'25" W | 35.55'   | L191       | S 42°43'33" W | 65.28'   |
| L27        | N 67°52'38" W | 461.22'  | L82        | N 03°15'37" E | 11.90'   | L137       | N 24°41'43" W | 32.60'   | L192       | S 08°16'46" E | 62.95'   |
| L28        | N 15°13'03" E | 766.04'  | L83        | N 34°25'53" E | 7.70'    | L138       | N 25°51'01" W | 45.71'   | L193       | S 36°21'58" W | 6.16'    |
| L29        | S 81°23'09" E | 94.87'   | L84        | N 76°18'59" E | 39.10'   | L139       | N 07°48'56" W | 33.12'   | L194       | S 27°07'15" W | 94.75'   |
| L30        | N 07°48'44" W | 181.25'  | L85        | N 66°23'40" E | 18.41'   | L140       | N 27°14'42" E | 36.27'   | L195       | S 26°46'50" W | 72.07'   |
| L31        | N 01°20'40" W | 281.39'  | L86        | N 24°38'06" E | 38.25'   | L141       | N 62°09'00" E | 49.79'   | L196       | S 32°50'22" W | 4.25'    |
| L32        | N 37°09'36" W | 255.55'  | L87        | N 02°41'40" W | 45.55'   | L142       | N 12°53'31" E | 46.99'   | L197       | S 69°50'11" W | 29.84'   |
| L33        | S 52°23'00" W | 103.34'  | L88        | N 18°06'42" E | 15.00'   | L143       | N 69°04'13" W | 23.59'   | L198       | N 81°53'51" W | 53.77'   |
| L34        | S 21°22'36" W | 166.96'  | L89        | N 33°38'32" E | 47.83'   | L144       | N 52°22'31" W | 69.99'   | L199       | S 32°58'01" W | 28.23'   |
| L35        | S 66°28'38" W | 161.76'  | L90        | S 50°32'43" E | 10.46'   | L145       | N 24°09'10" W | 93.20'   | L200       | S 27°27'56" W | 49.68'   |
| L36        | S 43°00'49" W | 76.98'   | L91        | S 49°59'30" E | 15.48'   | L146       | N 47°40'33" W | 40.09'   | L201       | S 29°41'57" W | 62.73'   |
| L37        | N 52°48'40" W | 7.42'    | L92        | S 78°33'02" E | 18.76'   | L147       | S 19°43'54" W | 45.43'   | L202       | S 31°37'18" W | 10.32'   |
| L38        | N 61°16'47" W | 49.87'   | L93        | S 41°44'27" E | 14.89'   | L148       | S 24°27'05" W | 26.26'   | L203       | S 37°32'39" W | 48.61'   |
| L39        | S 52°26'16" W | 41.60'   | L94        | S 27°06'42" E | 10.44'   | L149       | S 22°55'31" W | 6.47'    | L204       | S 32°35'26" W | 57.10'   |
| L40        | S 61°51'11" W | 17.57'   | L95        | S 44°52'15" E | 10.36'   | L150       | S 34°52'41" W | 28.23'   | L205       | S 23°57'38" W | 35.67'   |
| L41        | N 49°06'08" W | 51.59'   | L96        | S 66°02'50" E | 32.86'   | L151       | S 46°56'17" W | 36.90'   | L206       | S 26°26'06" W | 6.64'    |
| L42        | N 51°02'25" W | 41.46'   | L97        | S 77°21'34" E | 21.03'   | L152       | S 40°52'30" W | 21.12'   | L207       | S 36°50'28" W | 7.03'    |
| L43        | N 61°14'50" W | 60.47'   | L98        | S 72°12'41" E | 35.91'   | L153       | S 34°48'44" W | 35.86'   | L208       | S 39°36'37" W | 16.58'   |
| L44        | N 76°37'50" W | 55.14'   | L99        | S 52°04'04" E | 10.50'   | L154       | S 24°18'25" W | 36.46'   | L209       | S 19°37'39" W | 12.35'   |
| L45        | N 85°16'58" W | 50.44'   | L100       | N 43°42'05" W | 9.63'    | L155       | S 13°48'07" W | 42.11'   | L210       | S 09°27'48" W | 66.54'   |
| L46        | S 51°46'33" W | 17.39'   | L101       | N 24°38'07" W | 24.17'   | L156       | S 19°08'19" E | 34.06'   | L211       | S 15°48'19" W | 11.05'   |
| L47        | S 33°56'30" W | 69.92'   | L102       | N 70°02'35" W | 10.01'   | L157       | S 24°44'36" E | 64.31'   | L212       | S 28°06'16" W | 10.38'   |
| L48        | S 32°24'58" W | 40.22'   | L103       | N 36°01'47" W | 24.11'   | L158       | S 25°06'31" E | 30.16'   | L213       | S 34°03'42" W | 7.84'    |
| L49        | S 26°25'05" W | 28.35'   | L104       | N 66°24'19" W | 42.59'   | L159       | S 24°00'37" W | 21.18'   | L214       | S 04°21'49" W | 30.52'   |
| L50        | N 12°27'12" W | 15.98'   | L105       | N 51°58'42" W | 34.78'   | L160       | N 22°38'28" W | 10.17'   | L215       | S 69°00'35" W | 86.88'   |
| L51        | N 15°08'30" E | 28.18'   | L106       | N 61°30'41" W | 10.85'   | L161       | S 19°46'53" W | 38.66'   |            |               |          |
| L52        | N 16°43'15" E | 9.74'    | L107       | S 41°14'30" W | 3.28'    | L162       | S 13°58'08" W | 36.48'   |            |               |          |
| L53        | N 32°02'28" E | 13.10'   | L108       | N 63°50'06" W | 31.86'   | L163       | S 55°29'36" W | 27.31'   |            |               |          |
| L54        | S 09°29'33" E | 32.15'   | L109       | N 31°19'08" W | 8.93'    | L164       | S 16°43'26" W | 36.18'   |            |               |          |
| L55        | S 32°58'46" E | 24.89'   | L110       | N 38°02'19" W | 9.16'    | L165       | S 10°16'37" W | 27.45'   |            |               |          |

| CURVE TABLE |          |            |               |              |
|-------------|----------|------------|---------------|--------------|
| CURVE       | RADIUS   | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1          | 49.10'   | 70.67'     | N 50°45'46" E | 64.75'       |
| C2          | 7581.08' | 1116.61'   | S 24°13'57" W | 1115.60'     |
| C3          | 50.00'   | 7.39'      | N 57°02'43" W | 7.38'        |
| C4          | 50.00'   | 54.99'     | N 83°56'41" W | 52.26'       |
| C5          | 50.00'   | 54.73'     | N 86°47'21" W | 52.04'       |
| C6          | 50.00'   | 0.41'      | S 61°37'11" W | 0.41'        |
| C7          | 50.00'   | 1.69'      | N 50°04'17" W | 1.69'        |
| C8          | 50.00'   | 8.91'      | N 56°08'38" W | 8.90'        |
| C9          | 50.00'   | 13.42'     | N 68°56'20" W | 13.38'       |
| C10         | 50.00'   | 7.55'      | N 80°57'24" W | 7.54'        |
| C11         | 50.00'   | 37.47'     | S 73°14'47" W | 36.60'       |
| C12         | 50.00'   | 15.56'     | S 42°51'31" W | 15.50'       |
| C13         | 50.00'   | 1.33'      | S 33°10'44" W | 1.33'        |
| C14         | 50.00'   | 5.23'      | S 29°25'02" W | 5.23'        |
| C15         | 50.00'   | 8.63'      | N 87°18'49" W | 8.62'        |
| C16         | 50.00'   | 17.52'     | N 00°46'39" E | 17.43'       |
| C17         | 50.00'   | 33.52'     | N 12°50'14" E | 32.89'       |
| C18         | 530.11'  | 172.33'    | S 46°07'47" W | 171.57'      |
| C19         | 50.00'   | 20.50'     | S 21°14'09" E | 20.35'       |
| C20         | 50.00'   | 20.38'     | S 44°39'21" E | 20.24'       |
| C21         | 50.00'   | 8.06'      | S 60°56'56" E | 8.05'        |
| C22         | 50.00'   | 32.95'     | S 84°26'35" E | 32.35'       |
| C23         | 50.00'   | 6.58'      | S 63°46'12" E | 6.58'        |
| C24         | 50.00'   | 12.28'     | S 74°34'47" E | 12.25'       |
| C25         | 50.00'   | 6.61'      | S 81°56'41" E | 6.61'        |
| C26         | 50.00'   | 3.22'      | S 84°28'42" E | 3.22'        |
| C27         | 50.00'   | 0.94'      | S 86°51'48" E | 0.94'        |
| C28         | 50.00'   | 36.50'     | S 01°33'13" E | 35.70'       |
| C29         | 100.00'  | 52.49'     | N 07°34'23" E | 51.89'       |
| C30         | 101.12'  | 68.29'     | N 51°59'52" E | 67.00'       |
| C31         | 100.00'  | 47.23'     | N 19°07'16" E | 46.79'       |
| C32         | 100.00'  | 24.37'     | N 07°01'44" W | 24.31'       |
| C33         | 100.00'  | 17.32'     | N 71°21'19" E | 17.30'       |
| C34         | 100.00'  | 72.88'     | N 45°30'53" E | 71.28'       |
| C35         | 100.00'  | 47.70'     | N 10°58'13" E | 47.25'       |
| C36         | 100.00'  | 60.92'     | N 16°11'19" E | 59.99'       |
| C37         | 100.00'  | 27.50'     | N 48°29'08" E | 27.41'       |
| C38         | 100.00'  | 20.83'     | S 44°34'42" E | 20.79'       |
| C39         | 100.00'  | 9.11'      | S 53°09'21" E | 9.11'        |
| C40         | 100.00'  | 57.74'     | S 42°12'10" E | 56.84'       |
| C41         | 100.00'  | 61.82'     | S 42°16'58" E | 60.94'       |
| C42         | 100.00'  | 49.84'     | S 64°16'16" E | 49.33'       |
| C43         | 100.00'  | 22.90'     | S 85°06'42" E | 22.85'       |
| C44         | 100.00'  | 56.31'     | S 57°52'24" E | 55.57'       |
| C45         | 100.00'  | 19.50'     | S 21°31'35" E | 19.47'       |
| C46         | 100.00'  | 30.50'     | S 35°29'59" E | 30.38'       |
| C47         | 100.00'  | 66.01'     | S 63°29'55" E | 64.82'       |
| C48         | 55.87'   | 12.86'     | S 69°52'22" E | 12.83'       |
| C49         | 100.00'  | 19.74'     | S 71°42'12" E | 19.71'       |
| C50         | 100.00'  | 27.76'     | S 44°06'56" E | 27.67'       |
| C51         | 100.00'  | 14.28'     | S 56°09'27" E | 14.26'       |
| C54         | 473.43'  | 266.31'    | N 47°20'48" E | 262.82'      |
| C55         | 100.00'  | 28.79'     | N 35°27'15" W | 28.69'       |
| C56         | 100.00'  | 79.25'     | N 47°20'21" W | 77.19'       |
| C57         | 100.00'  | 1.12'      | N 35°42'35" W | 1.12'        |
| C58         | 100.00'  | 53.02'     | N 51°13'03" W | 52.40'       |
| C59         | 100.00'  | 16.81'     | N 56°47'41" W | 16.79'       |
| C60         | 100.00'  | 76.11'     | N 83°24'51" W | 74.28'       |
| C61         | 100.00'  | 58.54'     | S 58°00'44" W | 57.71'       |
| C62         | 96.93'   | 28.04'     | N 55°48'17" W | 27.94'       |
| C63         | 99.18'   | 34.40'     | N 73°41'23" W | 34.23'       |
| C64         | 2382.99' | 11.98'     | N 42°21'33" W | 11.98'       |
| C65         | 2592.41' | 13.04'     | N 49°11'53" W | 13.04'       |
| C66         | 2276.35' | 11.45'     | N 57°53'53" W | 11.45'       |
| C67         | 98.38'   | 50.10'     | N 36°03'13" W | 49.56'       |
| C68         | 109.88'  | 34.95'     | S 29°49'10" W | 34.80'       |
| C69         | 100.00'  | 57.49'     | S 02°40'06" E | 56.70'       |
| C70         | 129.52'  | 78.43'     | S 38°08'46" W | 77.23'       |
| C71         | 100.00'  | 48.94'     | S 02°42'13" W | 48.45'       |
| C72         | 9.81'    | 10.66'     | S 26°39'02" E | 10.14'       |
| C73         | 10.00'   | 18.82'     | N 68°58'12" E | 16.16'       |
| C74         | 100.00'  | 34.12'     | S 00°04'24" W | 33.95'       |
| C75         | 100.00'  | 15.81'     | S 14°13'47" E | 15.79'       |
| C76         | 100.00'  | 65.07'     | S 29°02'38" W | 63.93'       |
| C77         | 100.00'  | 2.72'      | S 09°37'24" W | 2.72'        |
| C78         | 100.00'  | 27.40'     | S 00°59'38" W | 27.32'       |
| C79         | 100.00'  | 75.73'     | S 14°51'55" E | 73.93'       |
| C80         | 100.00'  | 60.31'     | S 27°51'17" W | 58.78'       |
| C81         | 100.00'  | 50.34'     | S 22°33'18" W | 49.81'       |
| C82         | 100.00'  | 20.40'     | S 66°36'47" W | 27.31'       |
| C83         | 100.00'  | 35.83'     | S 48°30'02" E | 35.64'       |
| C84         | 100.00'  | 23.95'     | S 31°43'31" W | 23.64'       |
| C85         | 100.00'  | 46.37'     | S 11°13'58" W | 45.95'       |
| C86         | 100.00'  | 5.64'      | S 44°20'34" W | 5.64'        |
| C87         | 100.00'  | 89.02'     | S 17°13'23" W | 86.11'       |
| C88         | 100.00'  | 10.02'     | S 11°09'03" E | 10.02'       |
| C89         | 100.00'  | 16.13'     | S 31°43'31" W | 16.02'       |
| C90         | 100.00'  | 38.54'     | S 80°52'41" W | 38.30'       |

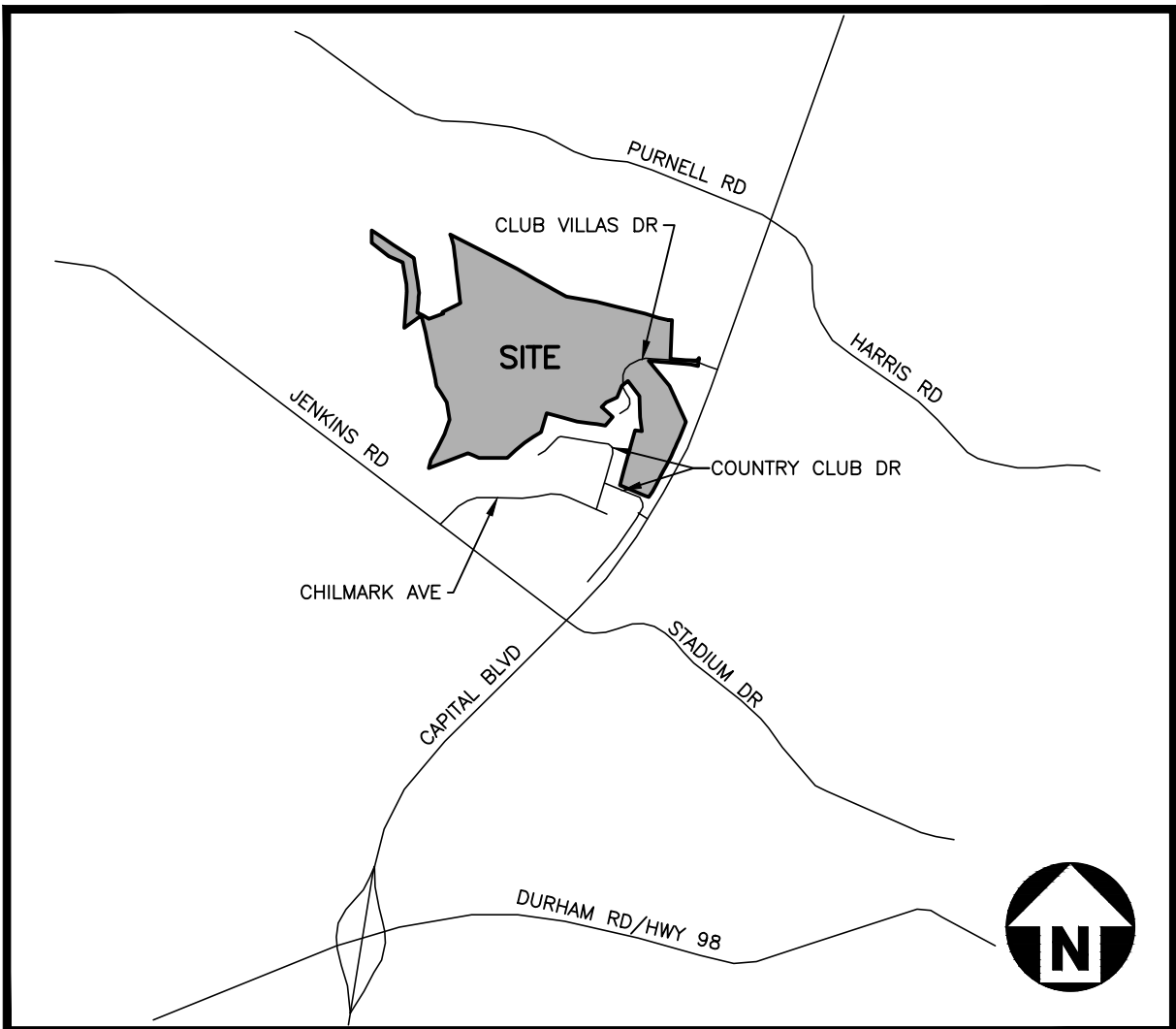
**Consistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160D-605 Addressing Action on Zoning Map Amendment RZ-21-08: Joyner Property Conditional District**

The Wake Forest Board of Commissioners finds that RZ-21-08 is inconsistent with the 2009 Wake Forest Community Plan. The Wake Forest Board of Commissioners finds that the denial of the rezoning request is reasonable and in the public interest for the following reasons:

1. The Community Plan's Sub-Urban Zone states that the Town wishes to see more well-designed services and places of employment proximate to and well-integrated with nearby residential development. The proposed rezoning is adjacent to US-1 and integrates a portion of the future service road through the development. By not providing any non-residential development, development is not in keeping with the policy emphasis of Sub-Urban Zone.
2. The Community Plan's General Policy Recommendation Policy 1 states that complete neighborhoods should be built around gathering spaces with a mix of housing types, lot sizes, and integrated commercial uses versus monolithic subdivisions. The proposed rezoning only provides single-family and townhome dwellings and no commercial uses have been integrated.
3. The Community Plan's Future Neighborhood Policies 3 & 5 states that the town should consider future transit corridors and reinforce these corridors with development mixtures and densities appropriate for transit services and encourage neighborhood serving businesses in neighborhood design. The proposed rezoning does not provide any commercial even though it is within the US-1 Corridor and proposing townhomes to front on a service road is not an appropriate use along a service road.
4. The Community Plan's Small Scale Neighborhood Businesses Policies 1 & 3 states that the Town should encourage small scale, pedestrian-oriented shopping and workplaces in the design of new neighborhoods and that they are designed at a residential scale and character. The proposed rezoning does not propose any non-residential development within the neighborhood.
5. The Community Plan's Major Street Policies 7 & 10 states to provide contrasting streetyards along major streets for change in visual character and employ Special Highway Overlay Zoning to help implement roadway corridor plans particularly with regard to development standards for buildings within sight of the roadway. The proposed rezoning proposes to reduce the buffer from 30' to 10' and 15' along the service road in front of the townhomes. This is inadequate buffering for townhomes that face a service road.
6. The Community Plan's Regional Transportation Policy 2 states that The Town should continue to anticipate and plan for the transformation of US-1 Capital Boulevard into a limited access freeway and multi-modal transportation corridor. The proposed rezoning does not provide any non-residential uses along this corridor and proposes townhomes adjacent to the service road.



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



## VICINITY MAP

N.T.S.

# JOYNER PROPERTY

## CLUB VILLAS DRIVE WAKE FOREST, NORTH CAROLINA MASTER SITE PLAN

PROJECT NUMBER: 2021110197  
DATE: SEPTEMBER 07, 2023

## TOWN OF WAKE FOREST PROJECT #SP-21-02 REZONING CASE #RZ-21-08

### PROPOSED JOYNER PROPERTY ZONING CONDITIONS

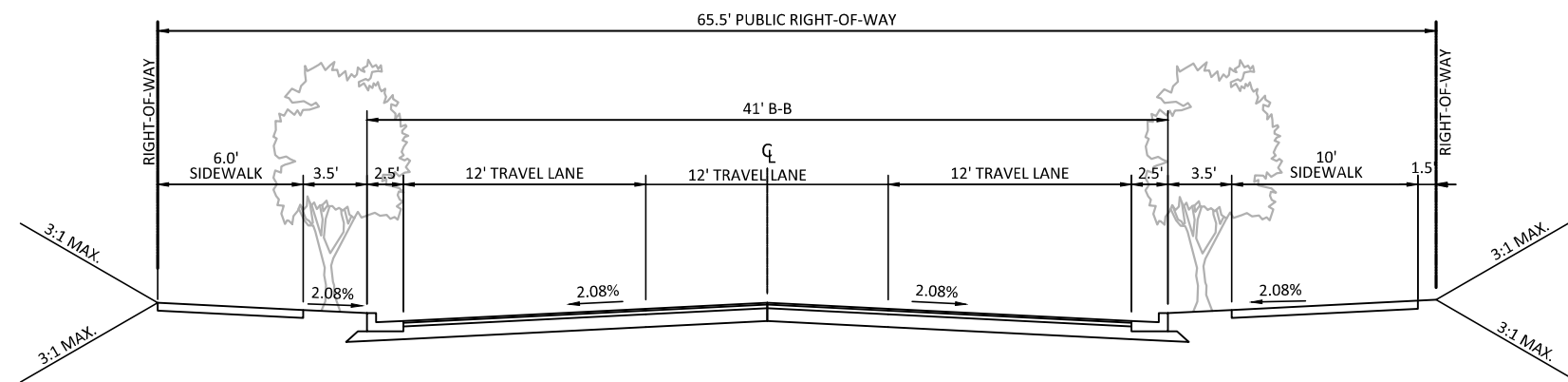
- SITE MASTER PLAN (SP-21-02) IS A CONDITION OF THE REZONING REQUEST. AMENDMENTS OF THE MASTER PLAN SHALL REQUIRE A REZONING AMENDMENT UNLESS THE ADMINISTRATOR FINDS THE MODIFICATION TO BE MINOR AND IN KEEPING WITH THE SPIRIT AND INTENT OF THE ADOPTED SUBDIVISION MASTER PLAN.
- THE DEVELOPMENT SHALL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

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

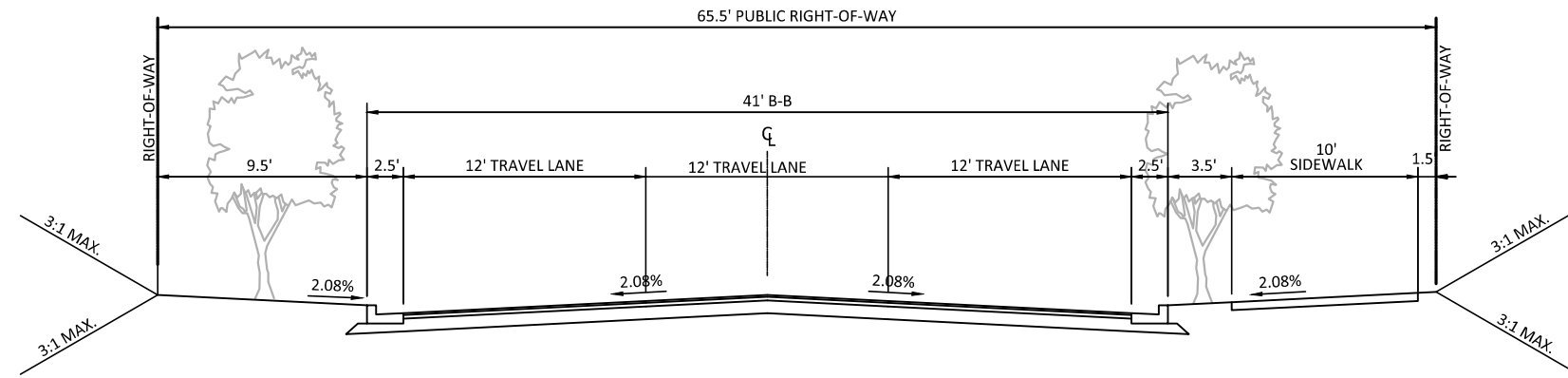
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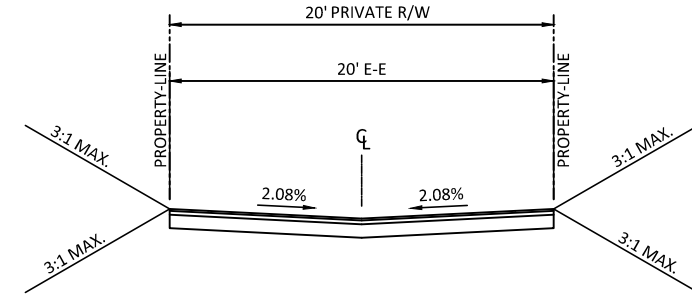
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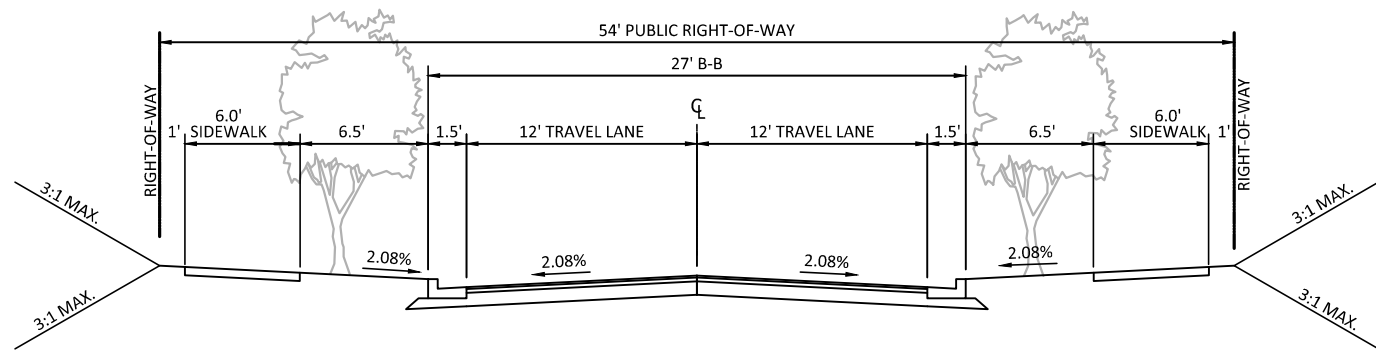
TYPICAL SECTION  
SERVICE ROAD WITH  
SIDEWALK ON BOTH SIDES  
(65.5' R/W, 41' B-B)



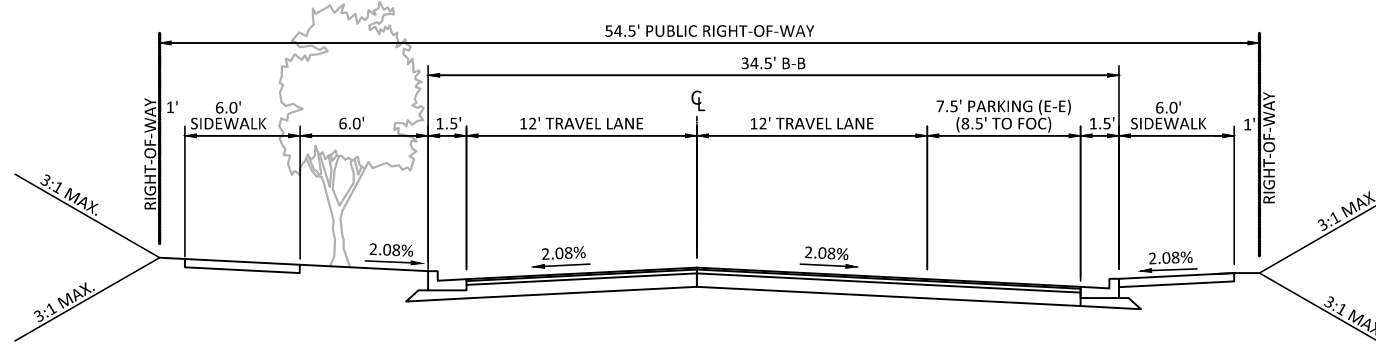
TYPICAL SECTION  
SERVICE ROAD WITH  
SIDEWALK ON ONE SIDE  
(65.5' R/W, 41' B-B)



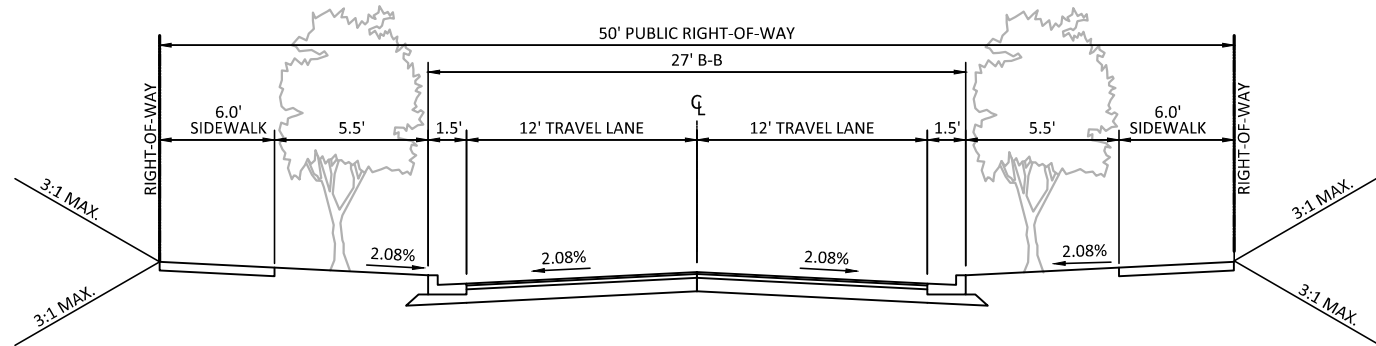
TYPICAL SECTION  
PRIVATE ALLEY  
(TWO-WAY)  
(20' R/W, 20' E-E)



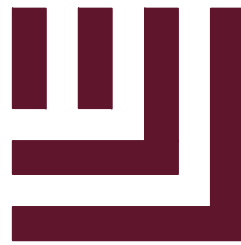
TYPICAL SECTION  
YIELD STREET  
(54' R/W, 27' B-B)



TYPICAL SECTION  
YIELD STREET WITH  
PARKING ON ONE SIDE  
(54.5' R/W, 34.5' B-B)



TYPICAL SECTION  
CLUB VILLAS DRIVE ENTRANCE STREET  
(50' R/W, 27' B-B)



McAdams

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

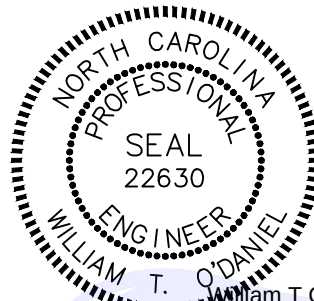
CLIENT

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

GREEN TIMBER FOUNDATION  
394 FLEMING ROAD  
YOUNGSVILLE, NC 27596-9698

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

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



William T. O'Daniel  
Professional Engineer  
c=US, o=North Carolina,  
email=odaniel@mcadamsco.com  
2023.08.24 16:41:33 -04'00'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 2021110197  
FILENAME 2021110197-TS1  
CHECKED BY WTO  
DRAWN BY JPM  
SCALE N/A  
DATE 08. 25. 2023

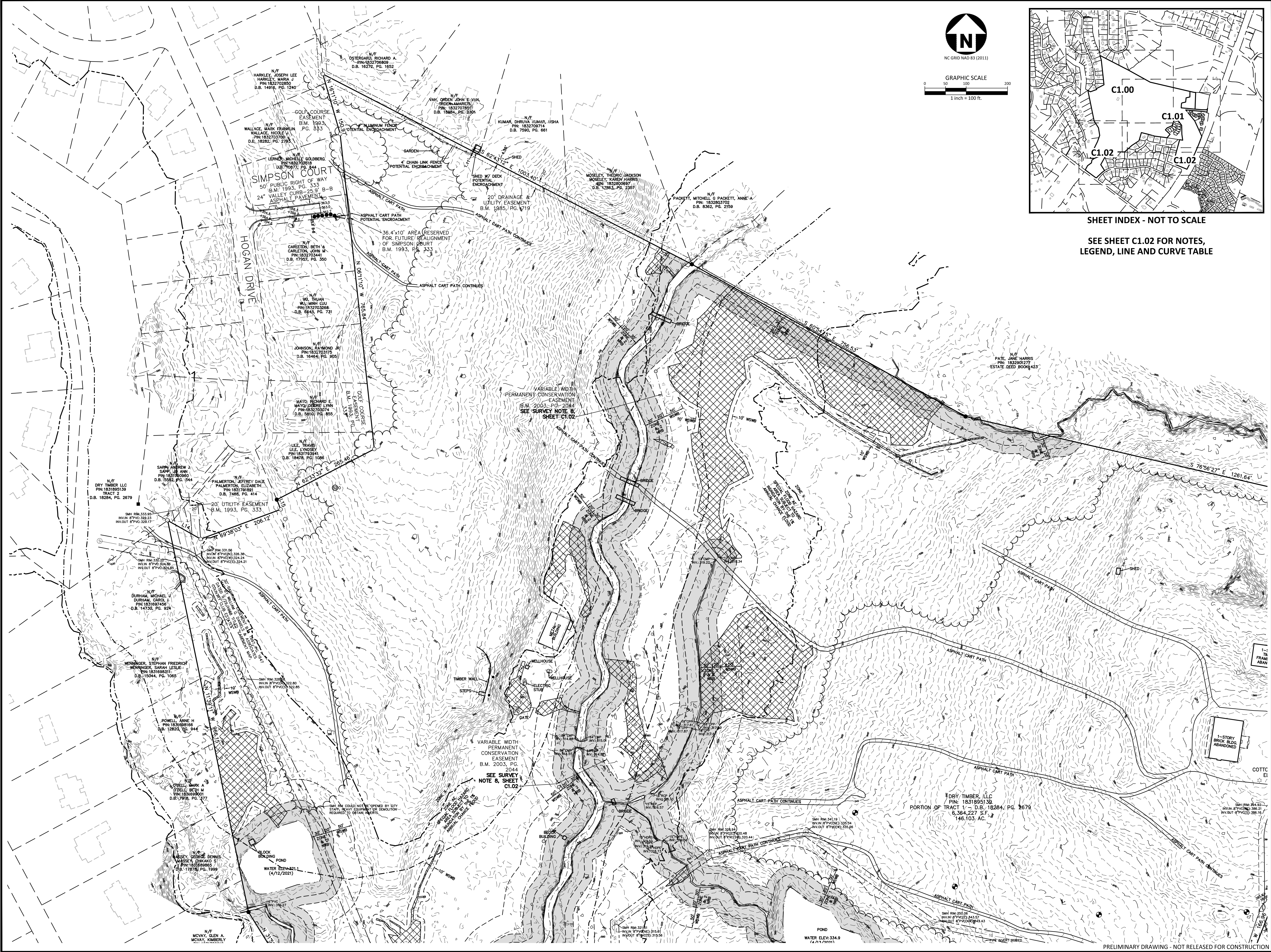
SHEET

TYPICAL  
SECTIONS

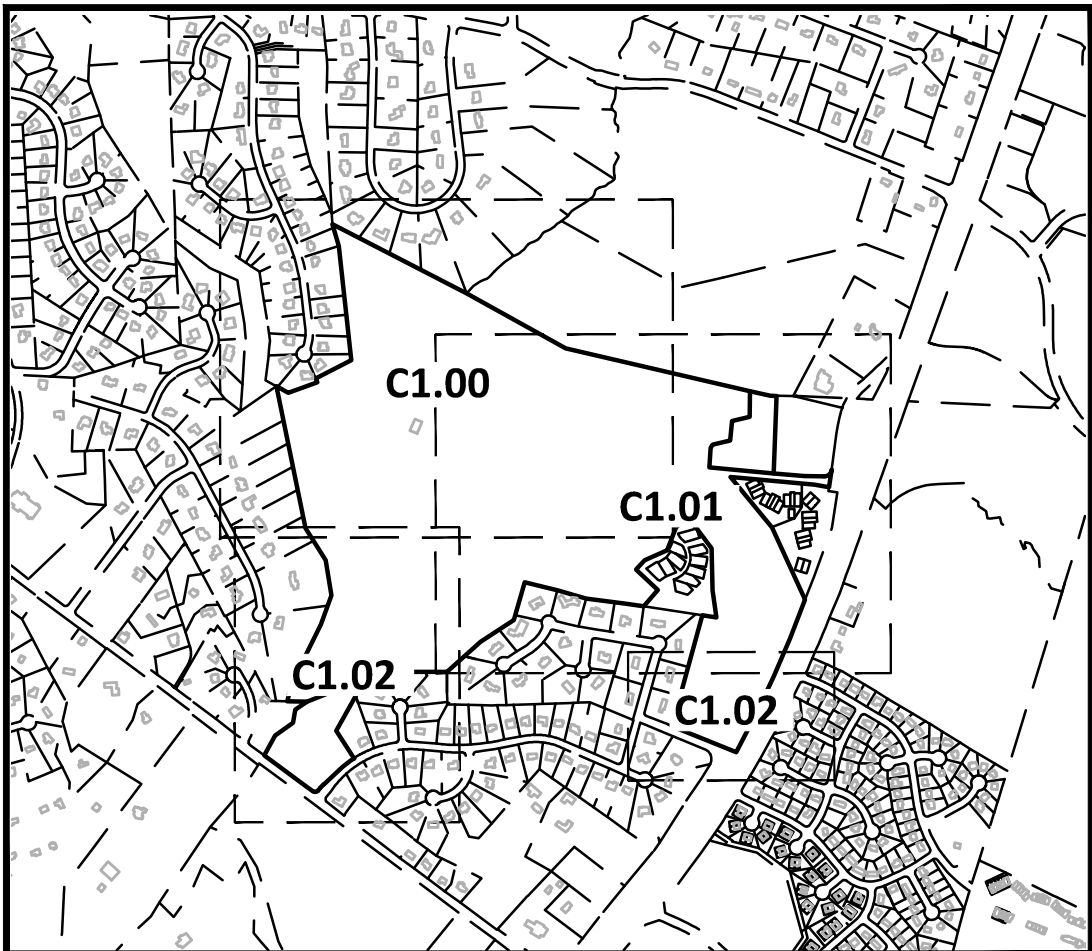
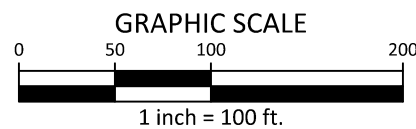
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



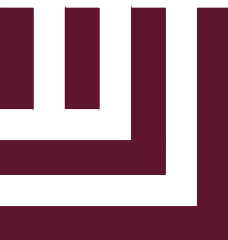


NC GRID NAD 83 (2011)



SHEET INDEX - NOT TO SCALE

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



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**JOYNER PROPERTY**

**MASTER SITE PLAN**

**CLUB VILLAS DRIVE**

WAKE FOREST, NORTH CAROLINA



**REVISIONS**

| NO. | DATE |
|-----|------|
| 1   |      |

**PLAN INFORMATION**

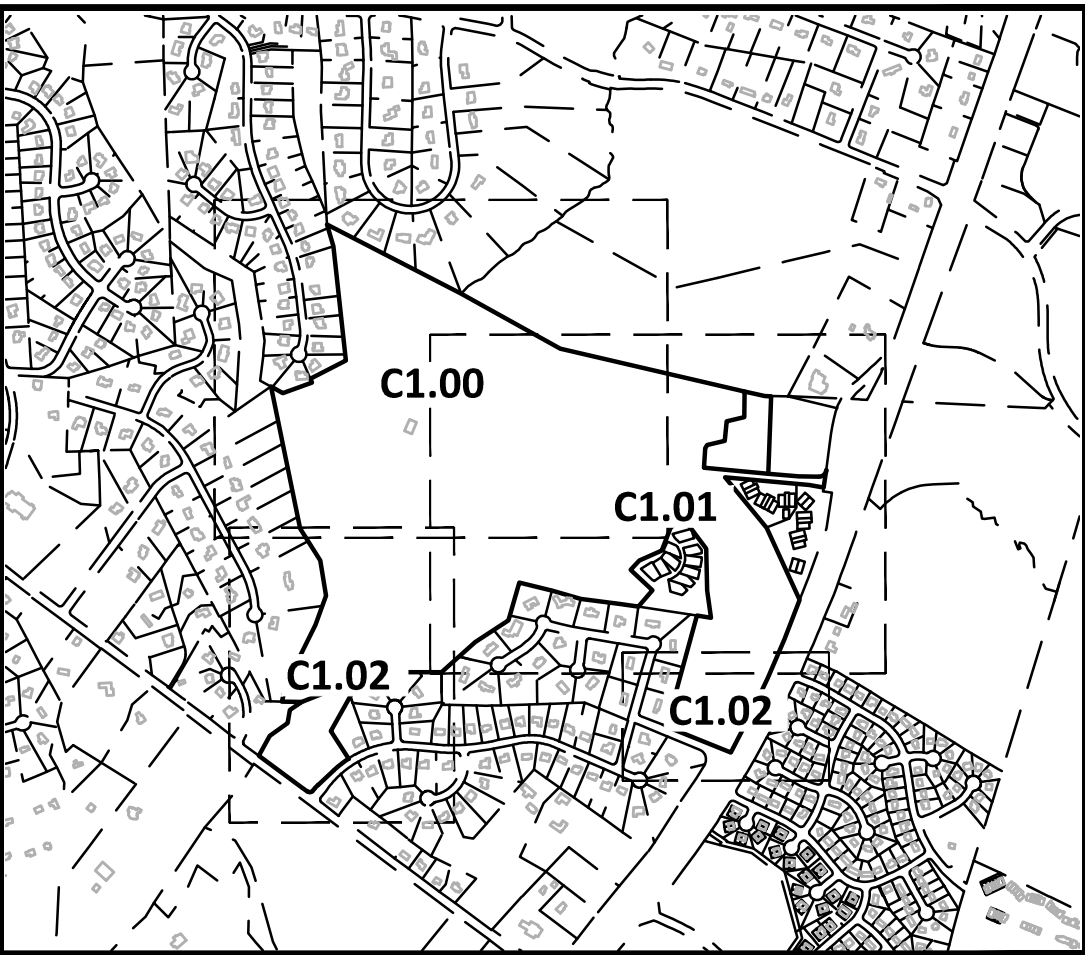
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| FILENAME    | 2021110197-C1 |
| CHECKED BY  | EMC           |
| DRAWN BY    | EMC           |
| SCALE       | 1"=100'       |
| DATE        | 06.07.2021    |

**SHEET**

**EXISTING CONDITIONS**

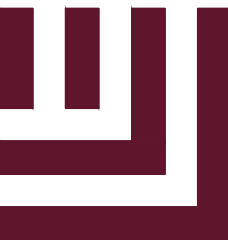
**C1.00**





SHEET INDEX - NOT TO SCALE

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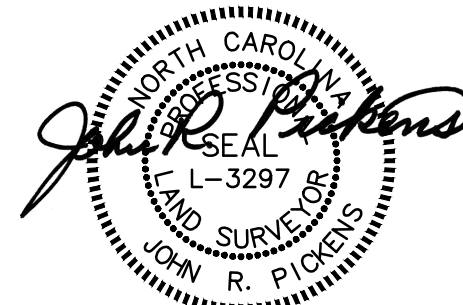
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JOYNER PROPERTY  
MASTER SITE PLAN  
CLUB VILLAS DRIVE  
WAKE FOREST, NORTH CAROLINA



08-09-2023

REVISIONS

| NO. | DATE |
|-----|------|
| 1   |      |

PLAN INFORMATION

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

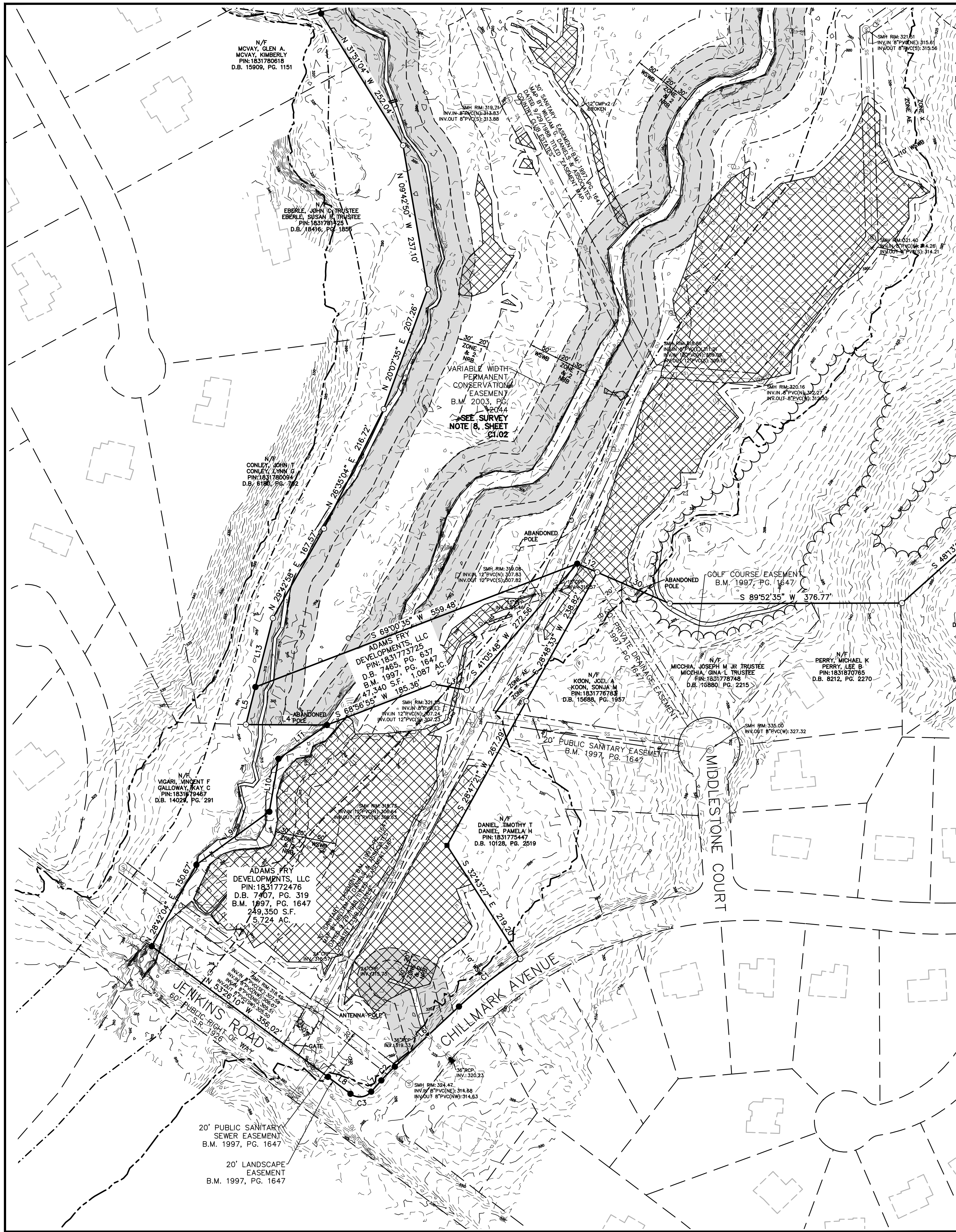
SHEET

EXISTING  
CONDITIONS

C1.01

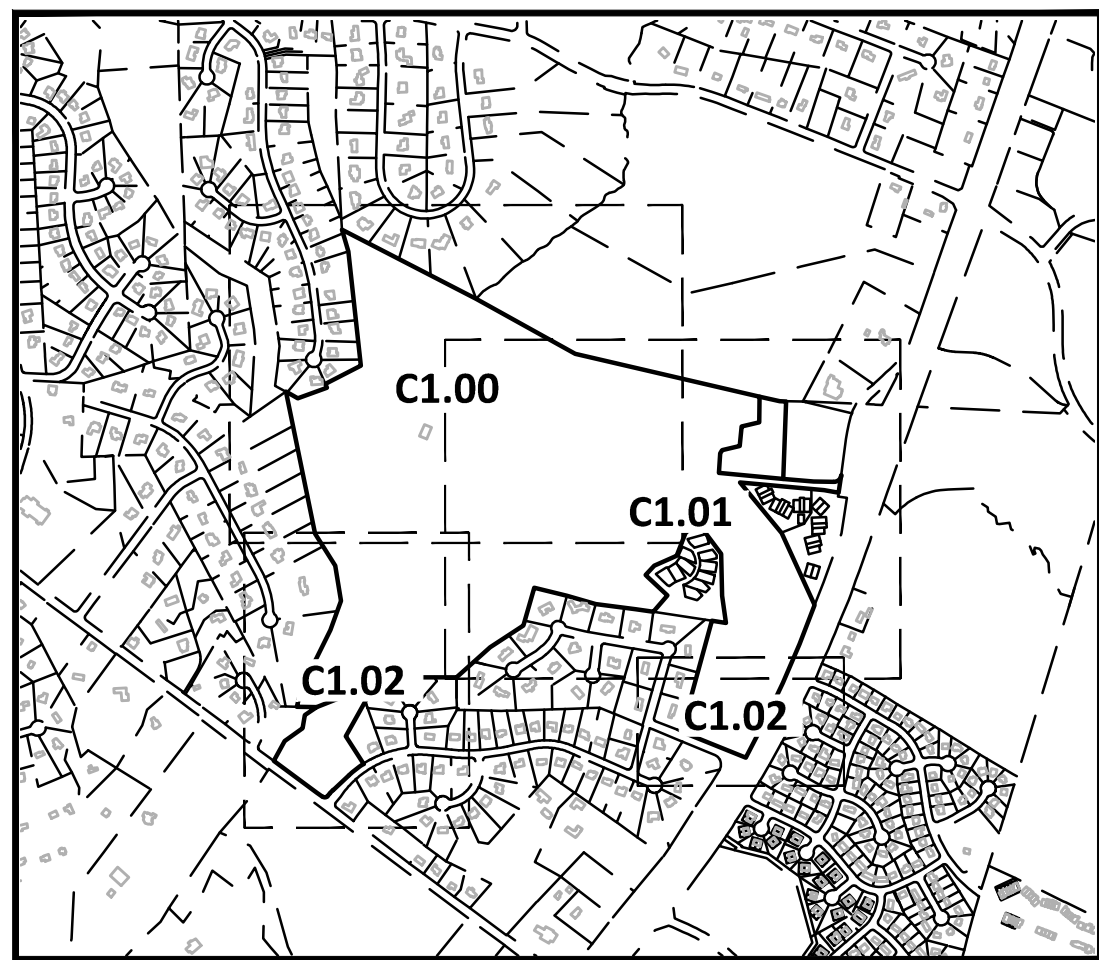


*John R. Pickens*  
JOHN R. PICKENS, PLS L-3297



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

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



**SHEET INDEX - NOT TO SCALE**

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 89°05'38" E | 136.80'  |
| L2         | S 77°03'20" E | 42.92'   |
| L3         | N 72°44'44" W | 124.44'  |
| L4         | N 89°40'56" W | 131.55'  |
| L5         | N 14°10'34" E | 62.84'   |
| L6         | S 46°52'54" W | 142.80'  |
| L7         | S 41°14'14" W | 24.52'   |
| L8         | S 35°33'38" W | 44.38'   |
| L9         | N 53°58'58" E | 146.49'  |
| L10        | N 09°52'08" E | 87.28'   |
| L11        | N 56°56'54" E | 95.82'   |
| L12        | N 69°38'11" W | 35.33'   |
| L13        | N 41°01'34" E | 101.34'  |
| L14        | S 60°41'32" E | 91.53'   |
| L15        | N 21°46'12" W | 25.32'   |
| L16        | S 75°54'40" W | 120.05'  |
| L17        | S 05°36'45" W | 129.92'  |
| L18        | N 70°30'36" W | 133.36'  |
| L19        | S 33°04'21" W | 13.76'   |
| L20        | S 03°51'36" W | 23.73'   |
| L21        | S 88°44'51" E | 132.76'  |
| L22        | S 88°17'23" W | 116.94'  |
| L23        | N 72°01'17" E | 98.10'   |
| L24        | S 81°23'09" W | 94.87'   |
| L25        | S 52°23'00" W | 103.34'  |
| L26        | S 40°40'49" W | 86.52'   |
| L27        | S 45°38'35" E | 20.60'   |
| L28        | S 72°01'36" W | 118.82'  |
| L29        | N 81°21'36" W | 119.82'  |
| L30        | N 36°38'08" W | 128.17'  |

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

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

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

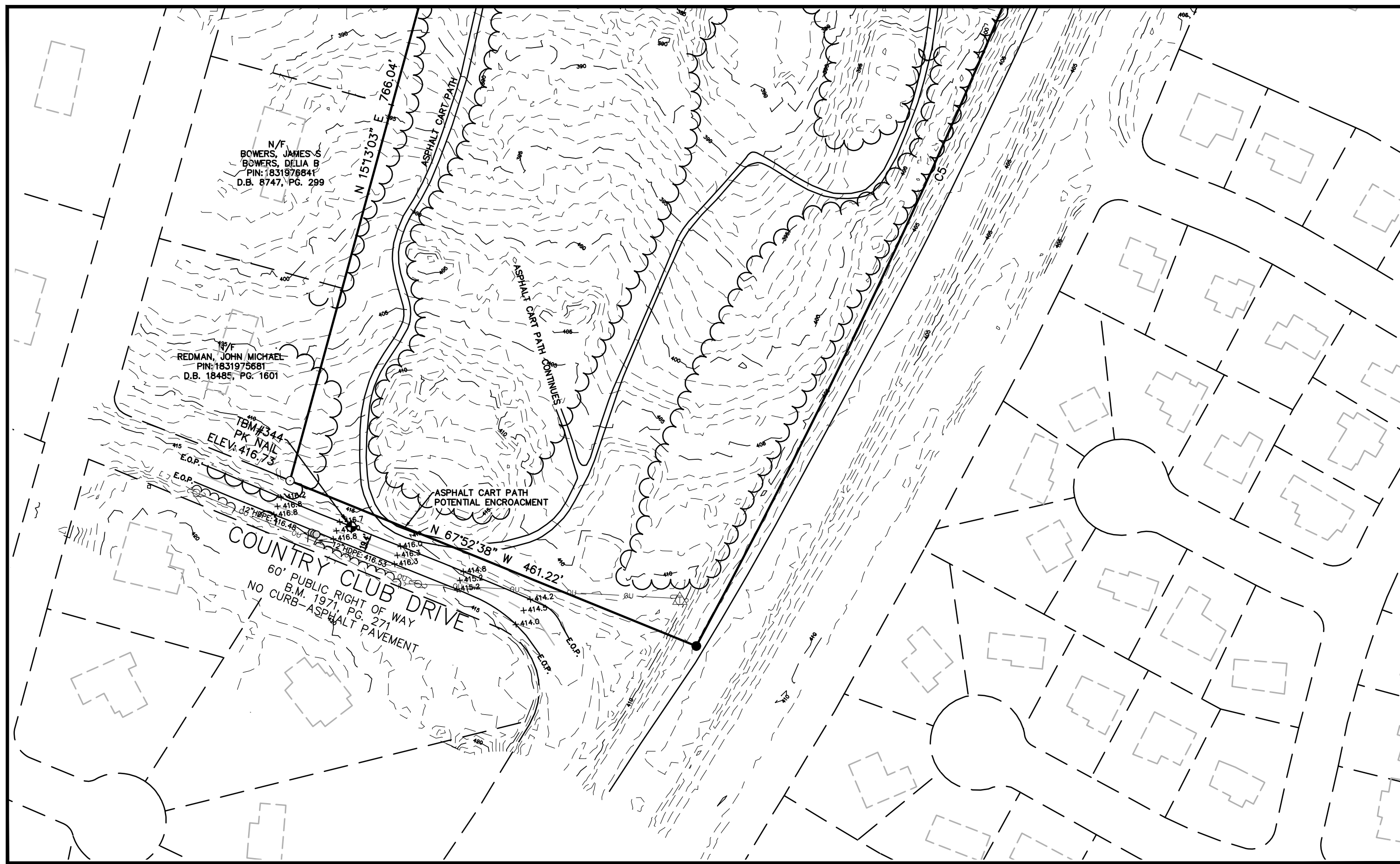


NC GRID NAD 83 (2011)

**GRAPHIC SCALE**

0 50 100 200

1 inch = 100 ft.



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

| NO. | DATE |
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| 1   |      |

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

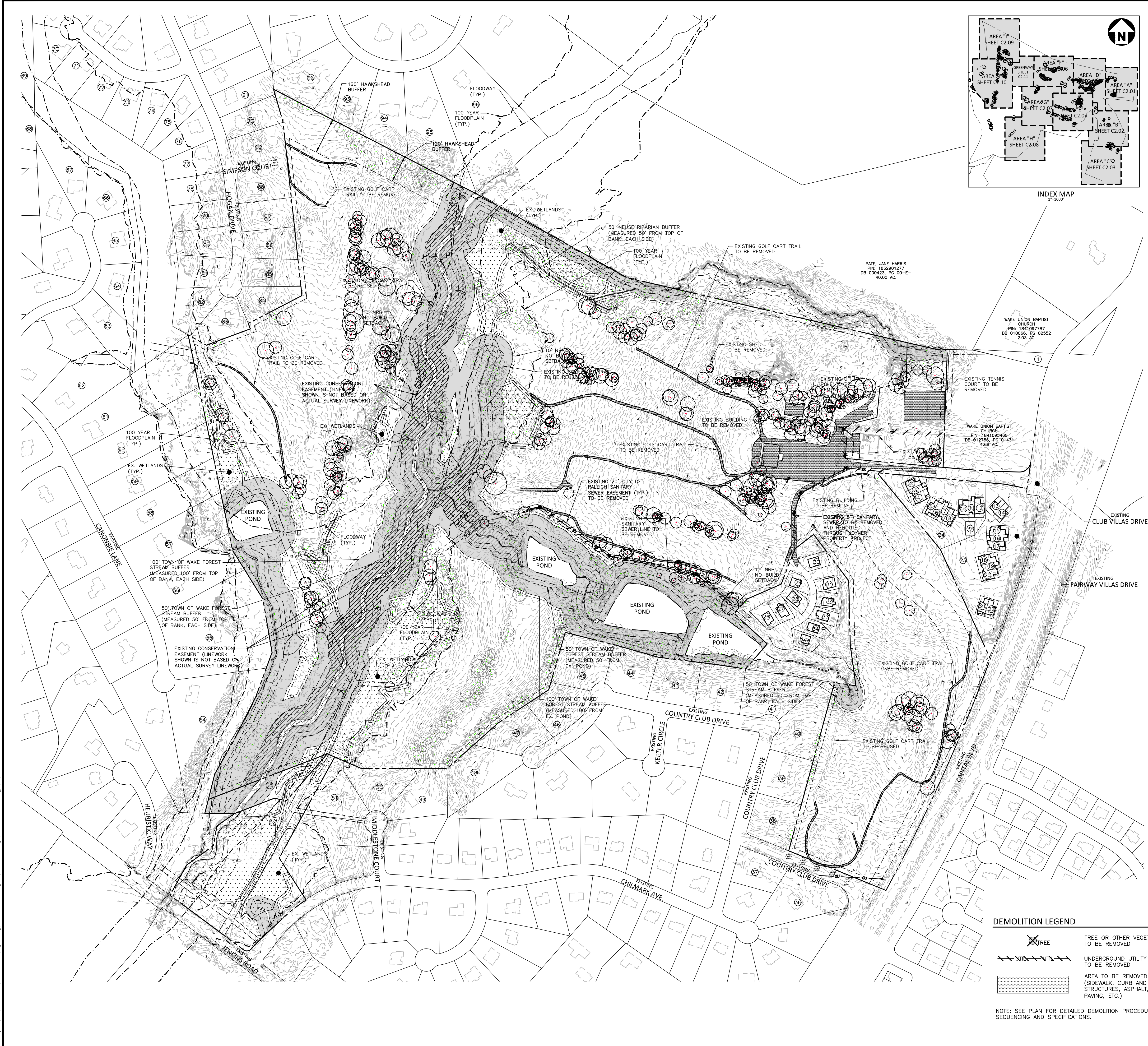
## EXISTING CONDITIONS

# C1.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



\\projects\T\2021110197\04-Production\Engineering\Master Plan - Pricing Set\Current Drawings\2021110197-DM1.dwg, 8/24/2023 3:23:07 PM, Julia Shult



**DEMOLITION LEGEND**

TREE OR OTHER VEGETATION TO BE REMOVED

UNDERGROUND UTILITY TO BE REMOVED

AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

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

**GRAPHIC SCALE**

0 100 200 400

1 inch = 200 ft.

**ADJACENT PROPERTY OWNERS**

- |                                                                                   |                                                                                    |                                                                                |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| 1 WAKE UNION BAPTIST CHURCH<br>PIN: 1810197615<br>DB 010066, PG 02552<br>0.26 AC. | 37 GOSSET, LINDA M<br>PIN: 1831975411<br>DB 010391, PG 00784<br>0.79 AC.           | 72 MOFFATTE, IAN M<br>PIN: 1831975411<br>DB 010391, PG 00784<br>0.69 AC.       |
| 2 HORTON, ROBIN<br>PIN: 1831975681<br>DB 013569, PG 01957<br>0.69 AC.             | 38 REDMAN, J MICHAEL<br>PIN: 1831975681<br>DB 013569, PG 01957<br>0.69 AC.         | 73 JACKSON, DAVID E<br>PIN: 1832607746<br>DB 007273, PG 00186<br>0.69 AC.      |
| 3 FINNIGAN, JOSEPH T<br>PIN: 1841092027<br>DB 015051, PG 02043<br>0.06 AC.        | 39 BOWERS, JAMES S<br>PIN: 1831975681<br>DB 008747, PG 00299<br>0.69 AC.           | 74 CARLE, JACQUELINE D<br>PIN: 183200775<br>DB 017342, PG 01980<br>0.69 AC.    |
| 4 CARTER, TERRY W<br>PIN: 1841092027<br>DB 015051, PG 02043<br>0.06 AC.           | 40 FICHERA, JOHN L<br>PIN: 1831975681<br>DB 010374, PG 02097<br>1.20 AC.           | 75 HORNER, WESLEY<br>PIN: 183200775<br>DB 018368, PG 01295<br>0.69 AC.         |
| 5 BRUNHORST, WILLIAM<br>PIN: 1841092027<br>DB 015051, PG 02043<br>0.06 AC.        | 41 BARR, ARNOLD L BARR<br>PIN: 1831975681<br>DB 002964, PG 00773<br>1.14 AC.       | 76 GERLITZ, KYLE A<br>PIN: 1832700611<br>DB 018153, PG 01396<br>0.69 AC.       |
| 6 DOMINICK, JOHN M<br>PIN: 1841092027<br>DB 015051, PG 02043<br>0.06 AC.          | 42 GRIMMETT, ANDREW O<br>PIN: 1831975681<br>DB 017994, PG 01725<br>0.51 AC.        | 77 HORNBUCKLE, CASSANDRA<br>PIN: 1832700540<br>DB 016163, PG 00500<br>0.69 AC. |
| 7 GRADY, DOUGLAS H<br>PIN: 1841092027<br>DB 009563, PG 00022<br>0.90 AC.          | 43 FREEMAN, JAMES LOUIS<br>PIN: 1831975681<br>DB 015051, PG 02043<br>0.06 AC.      | 78 KENNEDY, JANET A<br>PIN: 1832700611<br>DB 018153, PG 01396<br>0.69 AC.      |
| 8 CORRETT, MICHAEL P<br>PIN: 1841092027<br>DB 015051, PG 02043<br>0.06 AC.        | 44 LESTER, JEFFREY A<br>PIN: 1832700611<br>DB 015051, PG 02043<br>0.06 AC.         | 79 YAROSH, LOUIS<br>PIN: 1832700611<br>DB 015051, PG 02043<br>0.06 AC.         |
| 9 OAKMARK DEVELOPMENT<br>PIN: 1841092027<br>DB 006876, PG 00285<br>0.08 AC.       | 45 UFTON, KEVIN C<br>PIN: 1831975681<br>DB 007686, PG 00928<br>1.13 AC.            | 80 BAGWELL, CATHY L<br>PIN: 1832700611<br>DB 015051, PG 02043<br>0.06 AC.      |
| 10 BYRNE, THOMAS J JR<br>PIN: 1841092027<br>DB 013727, PG 02265<br>0.82 AC.       | 46 WILLIAMS, PATRICK<br>PIN: 1831975681<br>DB 015051, PG 02043<br>0.06 AC.         | 81 PORTER, RYAN S<br>PIN: 1832700611<br>DB 015051, PG 02043<br>0.06 AC.        |
| 11 PRUITT, DELORES<br>PIN: 1841092027<br>DB 009225, PG 00583<br>0.06 AC.          | 47 JOYNER, SAMUEL H<br>PIN: 1831975681<br>DB 015051, PG 02043<br>0.06 AC.          | 82 SAPP, ANDREW J SAPP<br>PIN: 1832700611<br>DB 005542, PG 00544<br>0.71 AC.   |
| 12 ROUSSEAU, CHERYL E<br>PIN: 1841092027<br>DB 017774, PG 00544<br>0.08 AC.       | 48 FISHER, C P JR<br>PIN: 1831975681<br>DB 002417, PG 00449<br>1.30 AC.            | 83 PALMERTON, JEFFREY<br>PIN: 1831975681<br>DB 007468, PG 00414<br>0.75 AC.    |
| 13 NEISS, GAIL ELANE<br>PIN: 1841092027<br>DB 017774, PG 00544<br>0.08 AC.        | 49 PERRY, MICHAEL K<br>PIN: 1831975681<br>DB 009212, PG 02270<br>1.10 AC.          | 84 LEAVENWOOD, EUGENE<br>PIN: 1832700611<br>DB 008586, PG 00333<br>0.69 AC.    |
| 14 HEATH, CHARLES LARRY<br>PIN: 1841092027<br>DB 016073, PG 01028<br>0.08 AC.     | 50 MCCOY, JOSEPH W JR<br>PIN: 1831975681<br>DB 016880, PG 02215<br>0.95 AC.        | 85 MAYO, RICHARD E<br>PIN: 1832700611<br>DB 008586, PG 00333<br>0.69 AC.       |
| 15 WALSH, DONNA L<br>PIN: 1841092027<br>DB 010897, PG 00088<br>0.09 AC.           | 51 KOON, JOEL A KOON<br>PIN: 1831975681<br>DB 015051, PG 02043<br>0.06 AC.         | 86 JOHNSON, RAYMOND JR<br>PIN: 1832700611<br>DB 016464, PG 00905<br>0.69 AC.   |
| 16 BONE, MALCOLM BONE<br>PIN: 1841092027<br>DB 013245, PG 01171<br>0.06 AC.       | 52 ADAMS FRY DEVELOPMENT LLC<br>PIN: 1831975681<br>DB 007407, PG 00319<br>5.76 AC. | 87 WU, THUAN WU, MINH<br>PIN: 1832700611<br>DB 006448, PG 00731<br>0.69 AC.    |
| 17 LOVING, JOHN C<br>PIN: 1841092027<br>DB 010355, PG 00066<br>0.08 AC.           | 53 ADAMS FRY DEVELOPMENT LLC<br>PIN: 1831975681<br>DB 007407, PG 00319<br>5.76 AC. | 88 CARLETON, BETH A<br>PIN: 1832700611<br>DB 017957, PG 00350<br>0.69 AC.      |
| 18 MATZKEVICH, DYANNE M<br>PIN: 1841092027<br>DB 017937, PG 02274<br>0.09 AC.     | 54 ROGGE, BEVERLY J<br>PIN: 1831975681<br>DB 010154, PG 02584<br>0.06 AC.          | 89 LERNER, MICHELLE<br>PIN: 1832700611<br>DB 006448, PG 00731<br>0.69 AC.      |
| 19 ROGGE, BEVERLY J<br>PIN: 1831975681<br>DB 010154, PG 02584<br>0.06 AC.         | 55 VOLLMER, CHARLES B<br>PIN: 1841092027<br>DB 014827, PG 00672<br>0.08 AC.        | 90 CONLEY, JOHN T<br>PIN: 1832700611<br>DB 008186, PG 00702<br>3.43 AC.        |
| 20 VOLLMER, CHARLES B<br>PIN: 1841092027<br>DB 014827, PG 00672<br>0.08 AC.       | 56 MAULD, THOMAS<br>PIN: 1831975681<br>DB 017711, PG 02381<br>0.08 AC.             | 91 CONLEY, LYNN G<br>PIN: 1832700611<br>DB 006448, PG 00731<br>0.69 AC.        |
| 21 ZELUS, MICHELLE<br>PIN: 1841092027<br>DB 016923, PG 00340<br>0.08 AC.          | 57 ZELUS, MICHELLE<br>PIN: 1841092027<br>DB 016923, PG 00340<br>0.08 AC.           | 92 WALLACE, MARK<br>PIN: 1832700611<br>DB 015051, PG 02043<br>0.06 AC.         |
| 22 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 58 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       | 93 MASSEY, GEORGE<br>PIN: 1832700611<br>DB 016272, PG 01652<br>1.30 AC.        |
| 23 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 59 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       | 94 OSTERGARD, RICHARD A<br>PIN: 1832700611<br>DB 016272, PG 01652<br>1.30 AC.  |
| 24 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 60 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       | 95 VAN, ORDEN JOHN E<br>PIN: 1832700611<br>DB 015051, PG 02043<br>0.06 AC.     |
| 25 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 61 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       | 96 KUMAR, DHIRVA<br>PIN: 1832700611<br>DB 007590, PG 00661<br>1.15 AC.         |
| 26 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 62 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       | 97 KUMAR, DHIRVA<br>PIN: 1832700611<br>DB 007590, PG 00661<br>1.15 AC.         |
| 27 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 63 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       | 98 MOSELEY, THEODORE<br>PIN: 1832700611<br>DB 017953, PG 02357<br>2.06 AC.     |
| 28 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 64 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       | 99 DURHAM, MICHAEL J<br>PIN: 1831975681<br>DB 014751, PG 00924<br>2.78 AC.     |
| 29 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 65 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       | 100 DURHAM, MICHAEL J<br>PIN: 1831975681<br>DB 014751, PG 00924<br>2.78 AC.    |
| 30 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 66 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 31 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 67 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 32 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 68 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 33 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 69 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 34 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 70 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 35 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 71 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 36 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 72 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 37 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 73 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 38 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 74 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 39 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 75 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 40 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 76 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 41 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 77 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 42 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 78 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 43 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 79 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 44 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 80 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 45 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 81 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 46 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 82 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 47 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 83 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 48 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 84 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 49 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 85 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 50 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 86 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 51 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 87 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 52 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 88 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 53 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 89 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 54 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 90 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 55 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 91 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 56 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 92 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 57 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 93 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 58 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 94 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 59 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 95 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 60 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 96 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 61 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 97 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 62 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 98 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 63 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 99 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.       |                                                                                |
| 64 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      | 100 FAIRWAY VILAS AT WF<br>PIN: 1841092027<br>DB 010962, PG 00817<br>2.87 AC.      |                                                                                |

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

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

**REVISIONS**

| NO. | DATE |
|-----|------|
|     |      |

**PLAN INFORMATION**

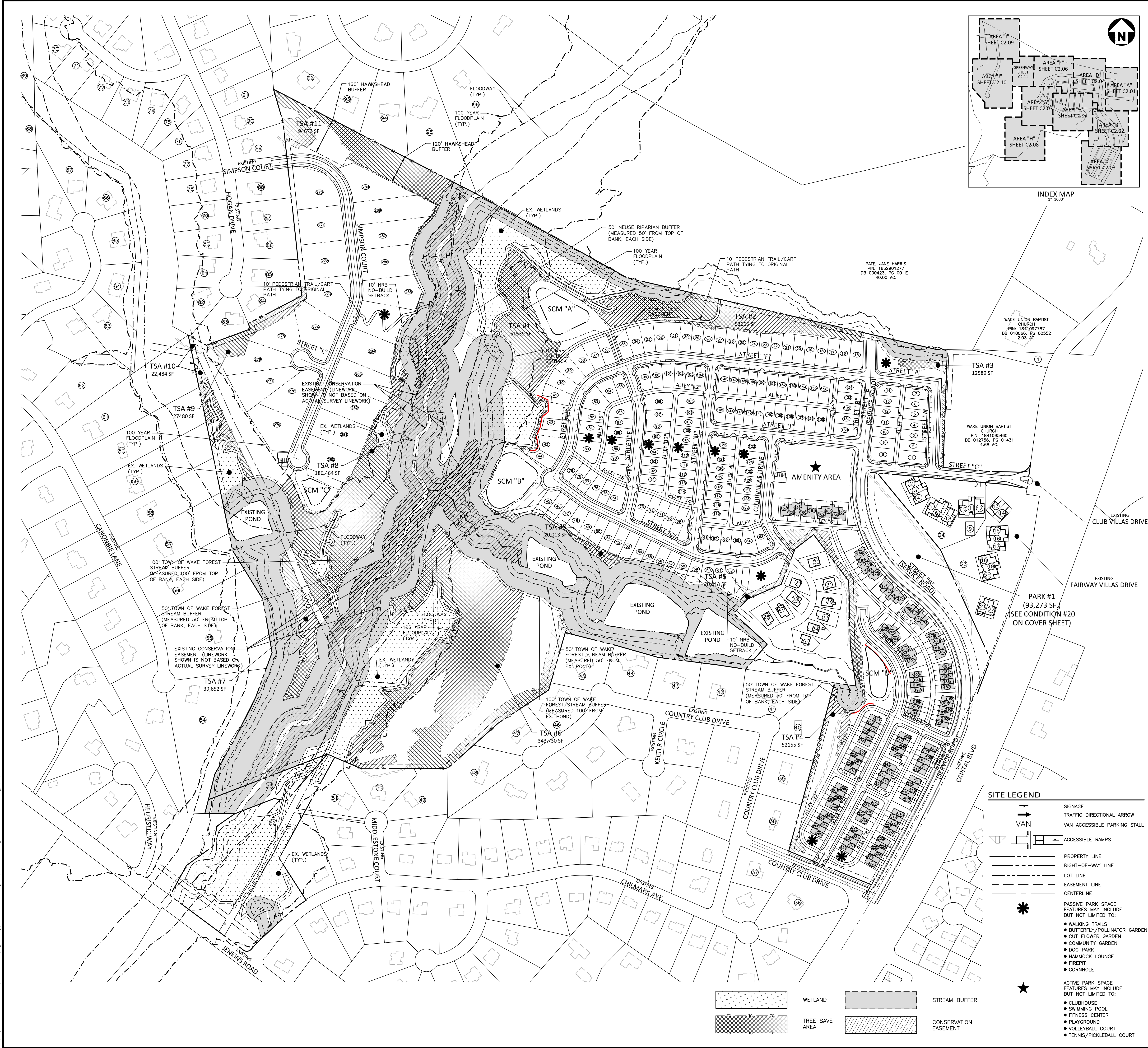
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| PROJECT NO. | 2021110197     |
| FILENAME    | 2021110197-DM1 |
| CHECKED BY  | WTO            |
| DRAWN BY    | JPM            |
| SCALE       | 1"=200'        |
| DATE        | 08. 25. 2023   |

**SHEET**

**OVERALL**  
**DEMOLITION PLAN**  
**C1.03**

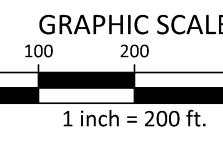
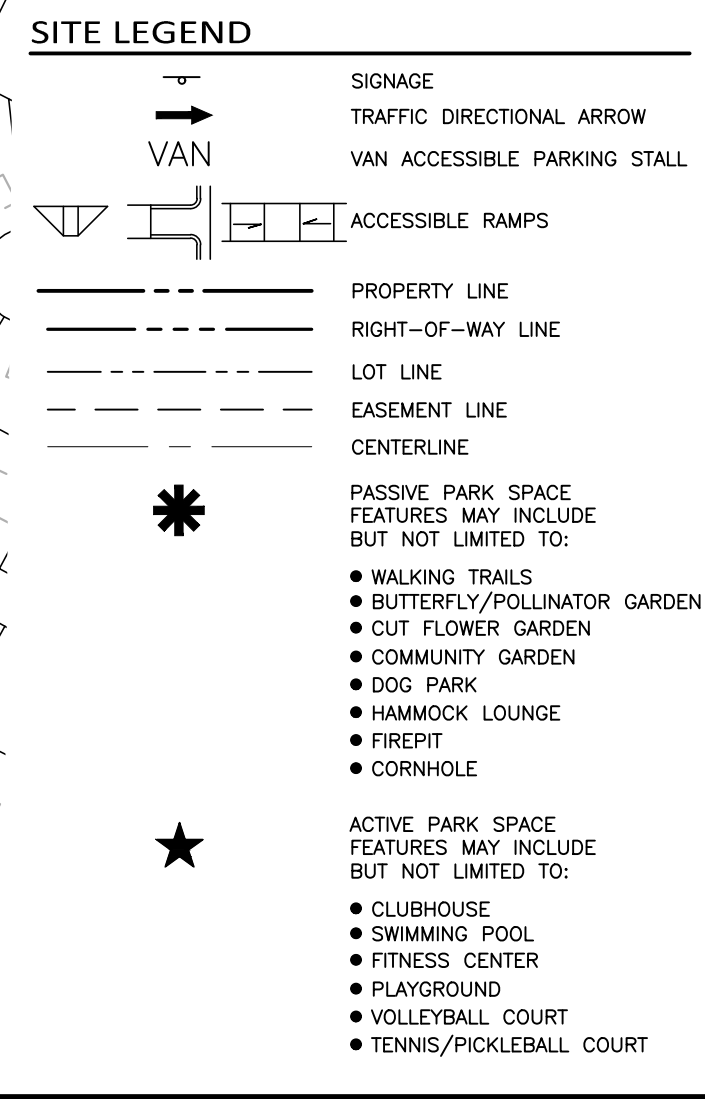


\\s\Projects\VT01\_2021110197\04-Production\Engineering\Master Plan - Pricing Set\Current Drawings\2021110197-OAS1.dwg, 8/24/2023 10:06:04 AM, Julia Shurt



#### ADJACENT PROPERTY OWNERS

|                                                                                                                     |                                                                                         |                                                                                          |
|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| 1 WAKE UNION BAPTIST CHURCH<br>PIN: 181047615<br>DB 010066, PG 02252<br>0.26 AC.                                    | 37 GOSSET, LINDA M<br>PIN: 1831975411<br>DB 010391, PG 00784<br>0.79 AC.                | 72 MOFFATTE, IAN M<br>PIN: 1831975411<br>DB 010391, PG 00784<br>0.69 AC.                 |
| 2 HORTON, ROBIN<br>PIN: 1831975411<br>DB 010391, PG 00784<br>0.69 AC.                                               | 38 REDMAN, J MICHAEL<br>PIN: 1831975411<br>DB 010391, PG 00784<br>0.69 AC.              | 73 JACOBSON, DAVID E<br>PIN: 1832607746<br>DB 007273, PG 00186<br>0.69 AC.               |
| 3 FINNEGAN, JOSEPH T<br>PIN: 1831975411<br>DB 010391, PG 00784<br>0.69 AC.                                          | 39 BOWERS, JAMES S<br>PIN: 1832607746<br>DB 007273, PG 00186<br>0.69 AC.                | 74 CARLE, JACQUELINE D<br>PIN: 1832607746<br>DB 017342, PG 01980<br>0.69 AC.             |
| 4 CARTER, TERRY W<br>PIN: 1832607746<br>DB 010391, PG 00784<br>0.69 AC.                                             | 40 BOWERS, DELIA B<br>PIN: 1832607746<br>DB 007273, PG 00186<br>0.69 AC.                | 75 HORNER, WESLEY<br>PIN: 1832607746<br>DB 018368, PG 01295<br>0.69 AC.                  |
| 5 BRUNHORST, WILLIAM<br>PIN: 1832607746<br>DB 010391, PG 00784<br>0.69 AC.                                          | 41 FICHERA, JOHN L<br>PIN: 1832607746<br>DB 010374, PG 02097<br>1.20 AC.                | 76 GERLITZ, KYLE A<br>PIN: 1832700611<br>DB 018153, PG 01396<br>0.69 AC.                 |
| 6 DOMINICK, JOHN M<br>PIN: 1832700611<br>DB 017994, PG 01725<br>0.51 AC.                                            | 42 BARR, ARNOLD L BARR<br>PIN: 1832700611<br>DB 002266, PG 00773<br>1.14 AC.            | 77 HORNBUCKLE, CASSANDRA<br>PIN: 1832700611<br>DB 016163, PG 00500<br>0.69 AC.           |
| 7 GRADY, DOUGLAS H<br>PIN: 1832700611<br>DB 009563, PG 00022<br>0.06 AC.                                            | 43 FREEMAN, JAMES LOUIS<br>PIN: 1832700611<br>DB 010886, PG 00559<br>0.90 AC.           | 78 KENNEDY, JANET A<br>PIN: 1832700611<br>DB 015-E, PG 1815<br>0.69 AC.                  |
| 8 CORRETT, MICHAEL P<br>PIN: 1832700611<br>DB 011992, PG 02542<br>0.07 AC.                                          | 44 LESTER, JEFFREY A<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.              | 79 YAROSH, DANIEL<br>PIN: 1832700611<br>DB 015023, PG 01164<br>0.69 AC.                  |
| 9 OAKMARK DEVELOPMENT<br>PIN: 1832700611<br>DB 006576, PG 00285<br>0.08 AC.                                         | 45 UFTON, KEVIN C<br>PIN: 1832700611<br>DB 007686, PG 00928<br>1.13 AC.                 | 80 PORTER, RYAN S<br>PIN: 1832700611<br>DB 015619, PG 01860<br>0.72 AC.                  |
| 10 BYRNE, THOMAS J JR<br>PIN: 1832700611<br>DB 017256, PG 00-EE-40.00 AC.                                           | 46 WILLIAMS, PATRICK<br>PIN: 1832700611<br>DB 018244, PG 00964<br>0.92 AC.              | 81 SAPP, ANDREW J SAPP<br>PIN: 1832700611<br>DB 005582, PG 00544<br>0.71 AC.             |
| 11 PRUITT, DELORES<br>PIN: 1832700611<br>DB 009225, PG 00563<br>0.06 AC.                                            | 47 JOYNER, SAMUEL H<br>PIN: 1832700611<br>DB 018667, PG 02193<br>0.93 AC.               | 82 PALMERTON, JEFFREY<br>PIN: 1832700611<br>DB 007468, PG 00414<br>0.75 AC.              |
| 12 ROUSSEAU, CHERYL E<br>PIN: 1832700611<br>DB 017774, PG 00544<br>0.08 AC.                                         | 48 FISHER, C P JR<br>PIN: 1832700611<br>DB 002417, PG 00449<br>1.30 AC.                 | 83 LEAVENWOOD, EUGENE<br>PIN: 1832700611<br>DB 008586, PG 00333<br>0.69 AC.              |
| 13 HEATH, CHARLES LARRY<br>PIN: 1832700611<br>DB 018073, PG 01028<br>0.08 AC.                                       | 49 PERRY, MICHAEL K<br>PIN: 1832700611<br>DB 008586, PG 00333<br>0.69 AC.               | 84 MAYO, RICHARD E<br>PIN: 1832700611<br>DB 008586, PG 00333<br>0.69 AC.                 |
| 14 WALSH, DONNA L<br>PIN: 1832700611<br>DB 010897, PG 00088<br>0.09 AC.                                             | 50 MCCOY, JOSEPH M JR<br>PIN: 1832700611<br>DB 018680, PG 02215<br>0.89 AC.             | 85 JOHNSON, RAYMOND JR<br>PIN: 1832700611<br>DB 016464, PG 00905<br>0.69 AC.             |
| 15 BONE, MALCOLM BONE<br>PIN: 1832700611<br>DB 013245, PG 01171<br>0.06 AC.                                         | 51 KOON, JOEL A KOON<br>PIN: 1832700611<br>DB 015686, PG 01957<br>0.98 AC.              | 86 WU, THUAN WU, MINH<br>PIN: 1832700611<br>DB 006648, PG 00731<br>0.69 AC.              |
| 16 LOVING, JOHN C<br>PIN: 1832700611<br>DB 010352, PG 00066<br>0.08 AC.                                             | 52 ADAMS FRY DEVELOPMENTS LLC<br>PIN: 1832700611<br>DB 007407, PG 00319<br>5.76 AC.     | 87 CARLETON, BETH A<br>PIN: 1832700611<br>DB 017957, PG 00350<br>0.69 AC.                |
| 17 MATZKEVICH, DYANNE M<br>PIN: 1832700611<br>DB 017937, PG 00274<br>0.09 AC.                                       | 53 ADAMS FRY DEVELOPMENTS LLC<br>PIN: 1832700611<br>DB 007407, PG 00319<br>5.76 AC.     | 88 LERNER, MICHELLE<br>PIN: 1832700611<br>DB 018252, PG 00793<br>0.69 AC.                |
| 18 ROGGE, BEVERLY J<br>PIN: 1832700611<br>DB 018105, PG 00284<br>0.06 AC.                                           | 54 CONLEY, JOHN T<br>PIN: 1832700611<br>DB 008186, PG 00702<br>3.43 AC.                 | 89 HARKLEY, JOSEPH LEE<br>PIN: 1832700611<br>DB 014916, PG 01240<br>0.73 AC.             |
| 19 VOLLMER, CHARLES B<br>PIN: 1832700611<br>DB 014827, PG 00672<br>0.08 AC.                                         | 55 EBERLE, SUSAN R<br>PIN: 1832700611<br>DB 015907, PG 00718<br>3.80 AC.                | 90 OSTERGARD, RICHARD A<br>PIN: 1832700611<br>DB 018252, PG 00793<br>0.69 AC.            |
| 20 MAULD, THOMAS<br>PIN: 1832700611<br>DB 017711, PG 02381<br>0.08 AC.                                              | 56 MCWAY, GLEN A<br>PIN: 1832700611<br>DB 015907, PG 00718<br>3.80 AC.                  | 91 KUMAR, DHIRVA<br>PIN: 1832700611<br>DB 007590, PG 00661<br>1.23 AC.                   |
| 21 ZEUS, MICHELLE<br>PIN: 1832700611<br>DB 016923, PG 00340<br>0.08 AC.                                             | 57 O'DELL, MARK A<br>PIN: 1832700611<br>DB 007918, PG 00377<br>1.81 AC.                 | 92 MOSELEY, THEODORE<br>PIN: 1832700611<br>DB 017953, PG 02257<br>2.06 AC.               |
| 22 FAIRWAY VILAS AT WF GOLF CLUB<br>PIN: 1832700611<br>DB 010962, PG 00817<br>2.87 AC.                              | 58 POWELL, ANNE H<br>PIN: 1832700611<br>DB 012820, PG 00944<br>1.36 AC.                 | 93 DURHAM, MICHAEL J<br>PIN: 1832700611<br>DB 014747, PG 01362<br>0.94 AC.               |
| 23 FAIRWAY VILAS AT WF GOLF CLUB & TOWNHOMES OWNERS ASSOC INC<br>PIN: 1832700611<br>DB 009050, PG 00136<br>1.39 AC. | 59 WEININGER, STEPHAN<br>PIN: 1832700611<br>DB 015044, PG 01085<br>2.12 AC.             | 94 PACKETT, MITCHELL G<br>PIN: 1832700611<br>DB 009362, PG 00219<br>3.63 AC.             |
| 24 CLUBHOUSE VILAS AT WAKE FOREST GOLF CLUB HKS INC<br>PIN: 1832700611<br>DB 018814, PG 02513<br>3.17 AC.           | 60 EBERLE, SUSAN R<br>PIN: 1832700611<br>DB 015907, PG 00718<br>3.80 AC.                | 95 HARKLEY, JOSEPH LEE<br>PIN: 1832700611<br>DB 014916, PG 01240<br>0.73 AC.             |
| 25 BELUK, EDWARD A<br>PIN: 1832700611<br>DB 017423, PG 00205<br>0.19 AC.                                            | 61 MEYER, ROGER P<br>PIN: 1832700611<br>DB 006223, PG 00200<br>1.63 AC.                 | 96 BEASLEY, DARRYL<br>PIN: 1832700611<br>DB 017181, PG 02551<br>0.94 AC.                 |
| 26 ZHANG, BARRU<br>PIN: 1832700611<br>DB 017010, PG 01441<br>0.18 AC.                                               | 62 BEASLEY, DARRYL<br>PIN: 1832700611<br>DB 017181, PG 02551<br>0.94 AC.                | 97 BARKLEY, HUBERT<br>PIN: 1832700611<br>DB 017181, PG 02551<br>0.94 AC.                 |
| 27 HODGES, JOHN W III<br>PIN: 1832700611<br>DB 017059, PG 00072<br>0.19 AC.                                         | 63 SUCHER, AARON<br>PIN: 1832700611<br>DB 017355, PG 01588<br>0.98 AC.                  | 98 GORDANO, GLENN E<br>PIN: 1832700611<br>DB 006833, PG 00871<br>0.17 AC.                |
| 28 REITMANN, ROBERT<br>PIN: 1832700611<br>DB 017165, PG 00638<br>0.16 AC.                                           | 64 SUCHER, AARON<br>PIN: 1832700611<br>DB 017355, PG 01588<br>0.98 AC.                  | 99 LEARY, CHRISTOPHER R<br>PIN: 1832700611<br>DB 012820, PG 01160<br>0.86 AC.            |
| 29 GOK, KEN Y<br>PIN: 1832700611<br>DB 016844, PG 00697<br>0.18 AC.                                                 | 65 HODGES, THOMAS R<br>PIN: 1832700611<br>DB 016747, PG 01362<br>0.94 AC.               | 100 FAIRLAKE COMMUNITY ASSOCIATION<br>PIN: 1832700611<br>DB 016932, PG 00579<br>0.69 AC. |
| 30 RAMSARAN, MICHAEL<br>PIN: 1832700611<br>DB 015098, PG 00453<br>0.15 AC.                                          | 66 BARKLEY, HUBERT<br>PIN: 1832700611<br>DB 017181, PG 02551<br>0.94 AC.                | 101 GRAY, JOSEPH N<br>PIN: 1832700611<br>DB 017097, PG 01191<br>0.69 AC.                 |
| 31 JALLORINA, CLAUDE H<br>PIN: 1832700611<br>DB 017656, PG 00904<br>0.17 AC.                                        | 67 GORDANO, JOHNNA D<br>PIN: 1832700611<br>DB 006833, PG 00871<br>0.17 AC.              | 102 DINGBAUM, THOMAS W<br>PIN: 1832700611<br>DB 007917, PG 00070<br>0.69 AC.             |
| 32 SIMS, YVONNE M<br>PIN: 1832700611<br>DB 017009, PG 00279<br>0.17 AC.                                             | 68 LEARY, CHRISTOPHER R<br>PIN: 1832700611<br>DB 012820, PG 01160<br>0.86 AC.           |                                                                                          |
| 33 KING, JOHN C JR<br>PIN: 1832700611<br>DB 016902, PG 01921<br>0.18 AC.                                            | 69 FAIRLAKE COMMUNITY ASSOCIATION<br>PIN: 1832700611<br>DB 016932, PG 00579<br>0.69 AC. |                                                                                          |
| 34 RUPSKY, MARK J<br>PIN: 1832700611<br>DB 016903, PG 00226<br>0.17 AC.                                             | 70 GRAY, JOSEPH N<br>PIN: 1832700611<br>DB 017097, PG 01191<br>0.69 AC.                 |                                                                                          |
| 35 CIMA, DAVID A CIMA<br>PIN: 1832700611<br>DB 013665, PG 02375<br>1.25 AC.                                         | 71 DINGBAUM, THOMAS W<br>PIN: 1832700611<br>DB 007917, PG 00070<br>0.69 AC.             |                                                                                          |



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#### CLIENT

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YOUNGSLVILLE, NC 27596-9698

GREEN TIMBER FOUNDATION  
394 FLEMING ROAD  
YOUNGSLVILLE, NC 27596-9698

#### CONTACT:

JAMES ADAMS  
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PHONE: 919. 556. 5418

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

#### REVISIONS

| NO. | DATE |
|-----|------|
|     |      |

#### PLAN INFORMATION

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| FILENAME    | 2021110197-OAS1 |
| CHECKED BY  | WTO             |
| DRAWN BY    | JPM             |
| SCALE       | 1"=200'         |
| DATE        | 08.25.2023      |

#### SHEET

OVERALL  
SITE PLAN  
**C2.00**



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



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

REVISIONS

NO. DATE

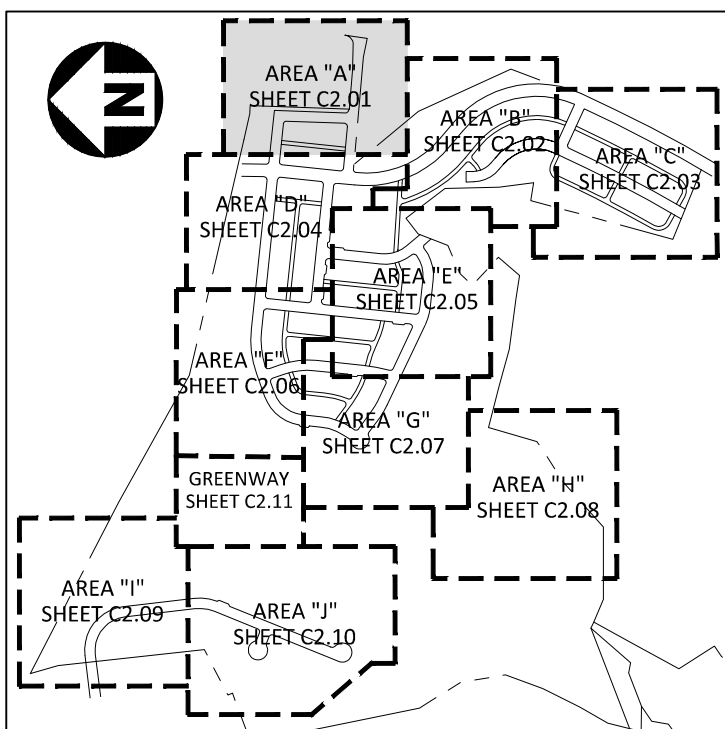
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DATE 08.25.2023

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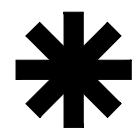
SITE PLAN  
AREA "A"

C2.01



SITE LEGEND

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



PASSIVE PARK SPACE  
FEATURES MAY INCLUDE  
BUT NOT LIMITED TO:

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



ACTIVE PARK SPACE  
FEATURES MAY INCLUDE  
BUT NOT LIMITED TO:

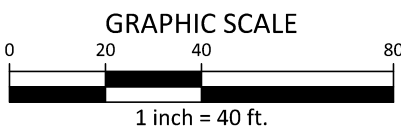
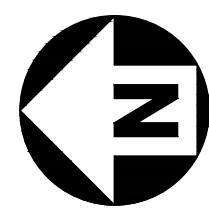
- CLUBHOUSE
- SWIMMING POOL
- FITNESS CENTER
- PLAYGROUND
- VOLLEYBALL COURT
- TENNIS/PICKLEBALL COURT

KEY LEGEND

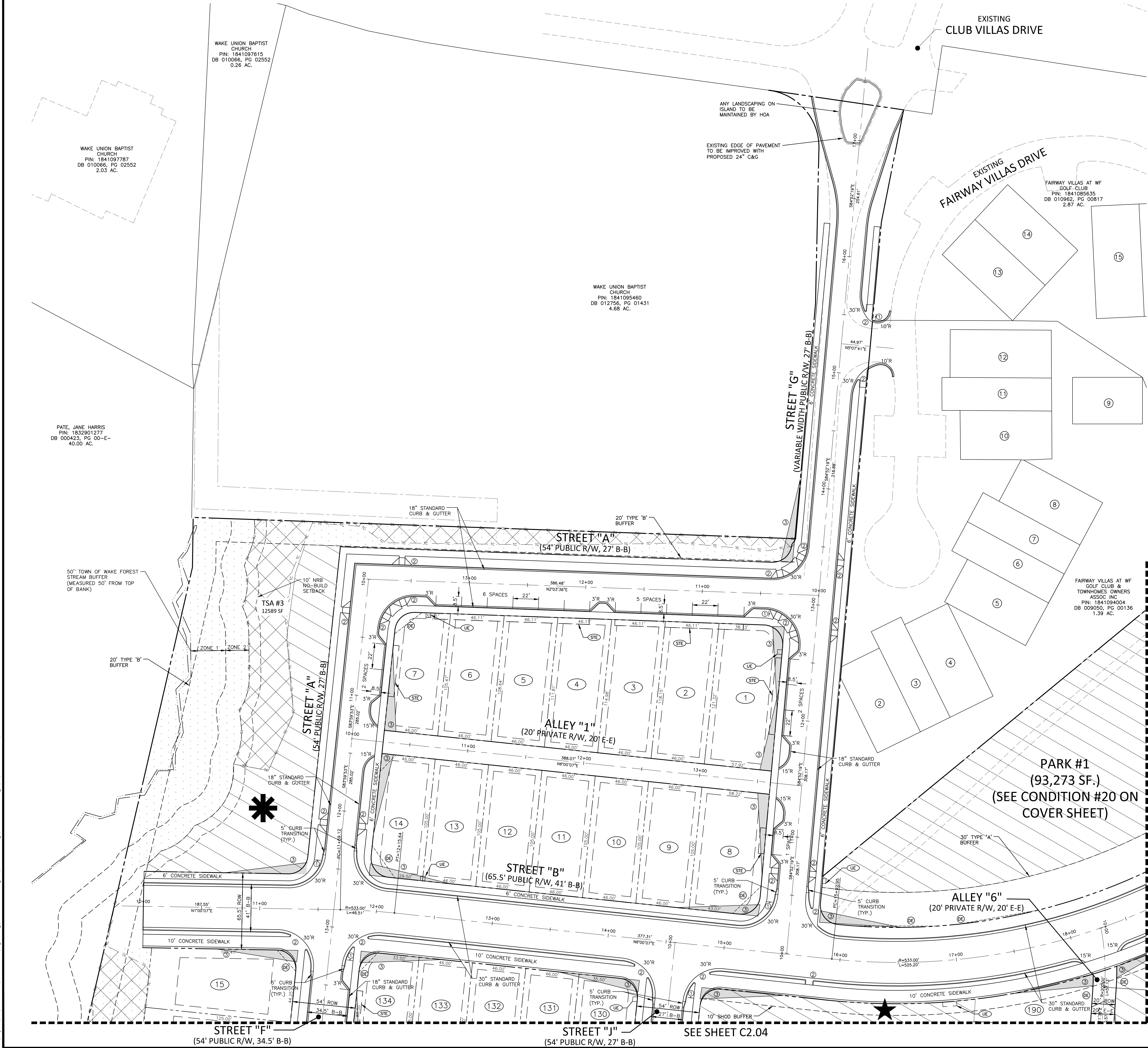
- ① STOP SIGN
- ② ACCESSIBLE RAMP
- ③ 10'X70' SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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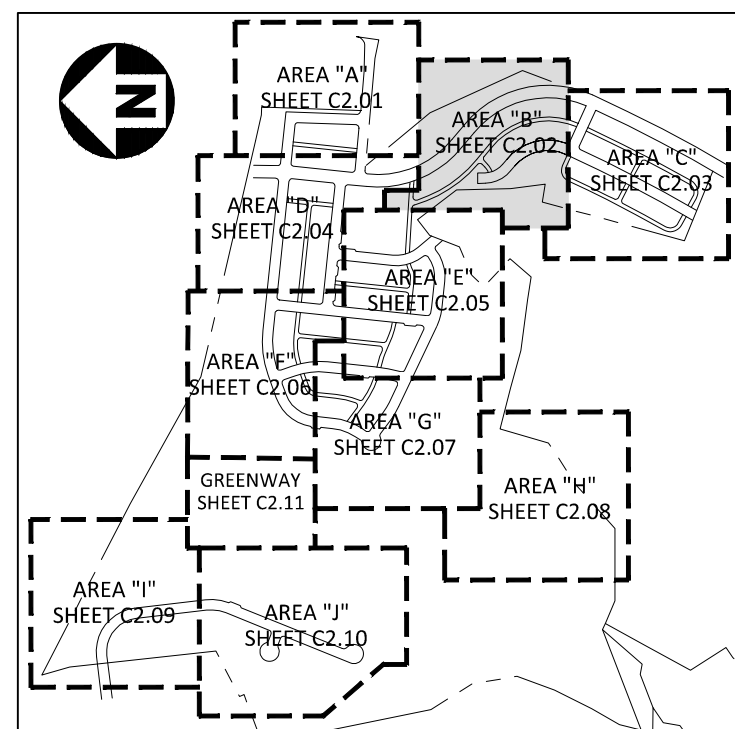
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## CLIENT

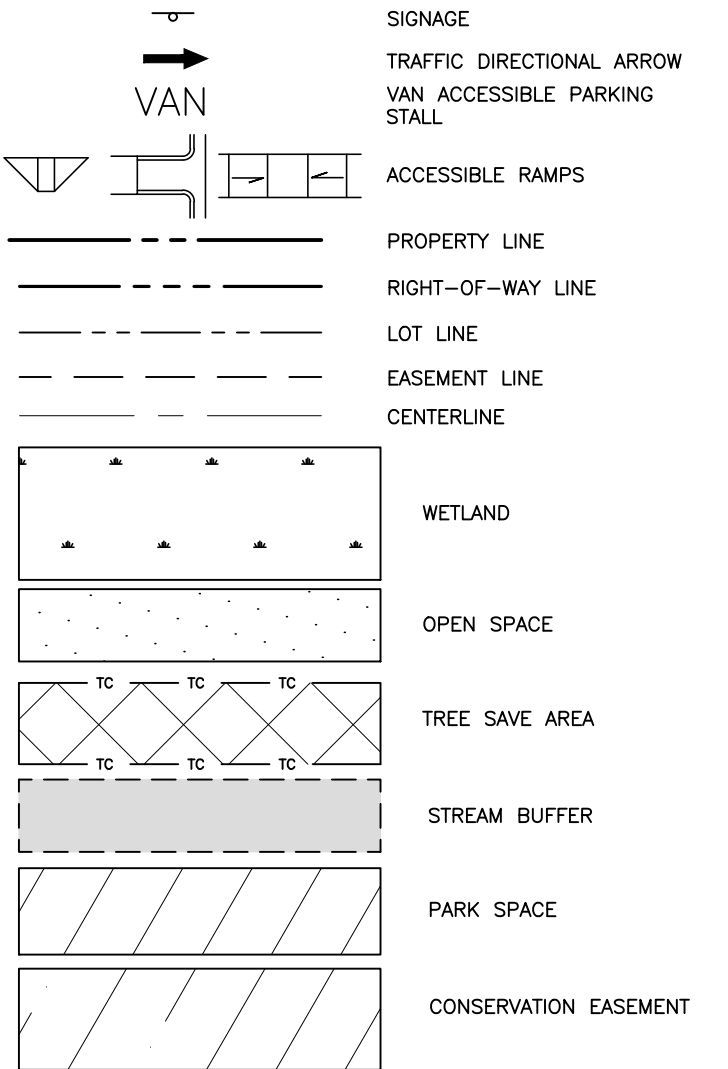
GREEN TIMBER FOUNDATION  
394 FLEMING ROAD  
YOUNGSVILLE, NC 27596-9698

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



INDEX MAP

## SITE LEGEND



PASSIVE PARK SPACE  
FEATURES MAY INCLUDE  
BUT NOT LIMITED TO:

- WALKING TRAILS
- BUTTERFLY/POLLINATOR GARDEN
- CUT FLOWER GARDEN
- COMMUNITY GARDEN
- DOG PARK
- HAMMOCK LOUNGE
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ACTIVE PARK SPACE  
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- PLAYGROUND
- VOLLEYBALL COURT
- TENNIS/PICKLEBALL COURT



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o=North Carolina,  
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## REVISIONS

| NO. | DATE |
|-----|------|
|-----|------|

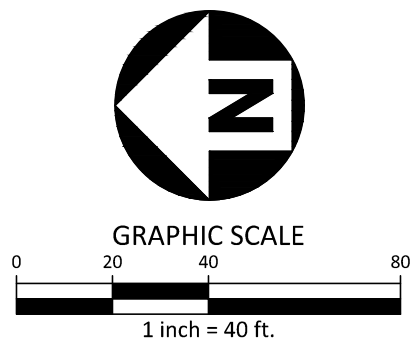
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| FILENAME    | 2021110197-S1 |
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| DRAWN BY    | JPM           |
| SCALE       | 1"=40'        |
| DATE        | 08. 25. 2023  |

**SHEET**

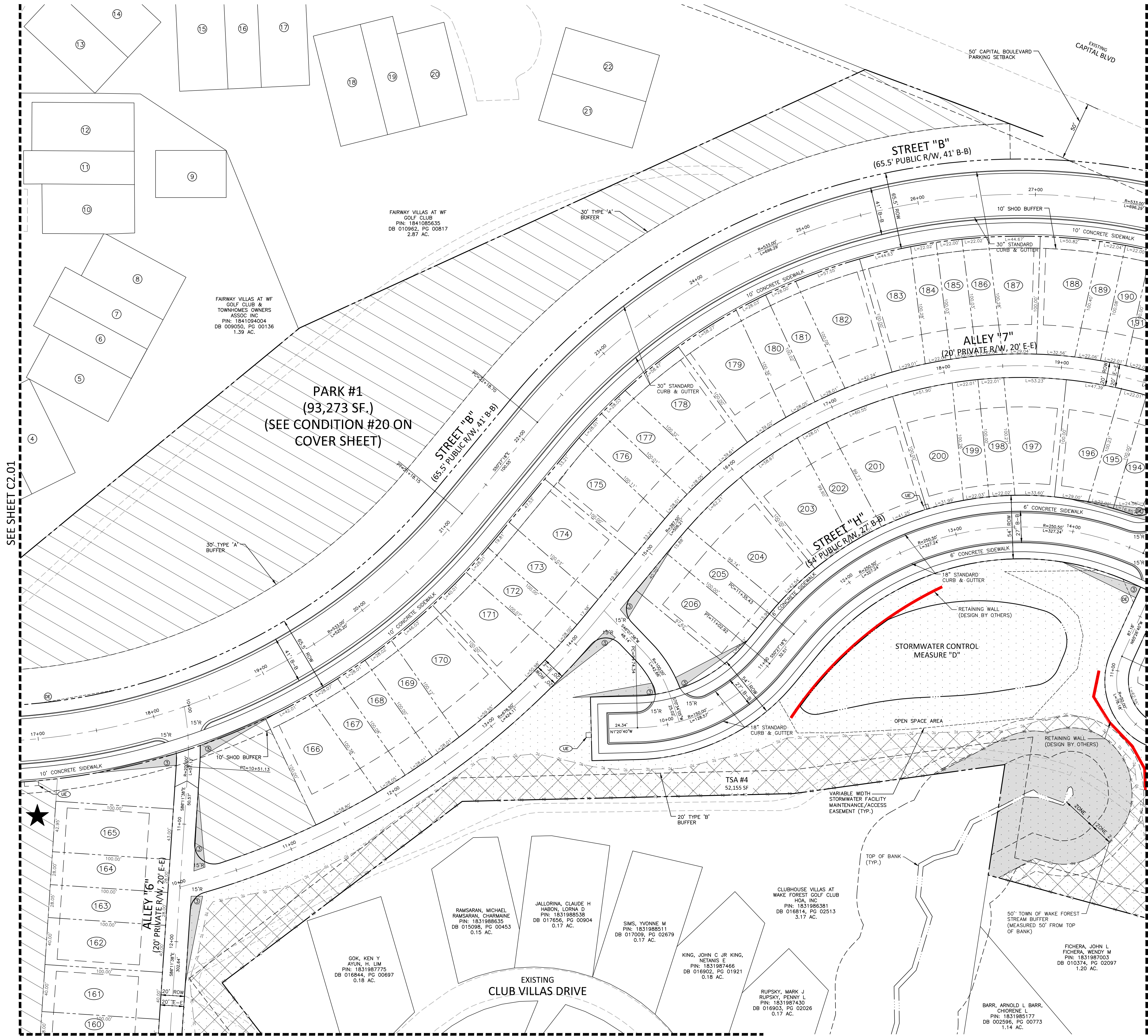
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# C2.02



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SEE SHEET C2.05

SEE SHEET C2.03

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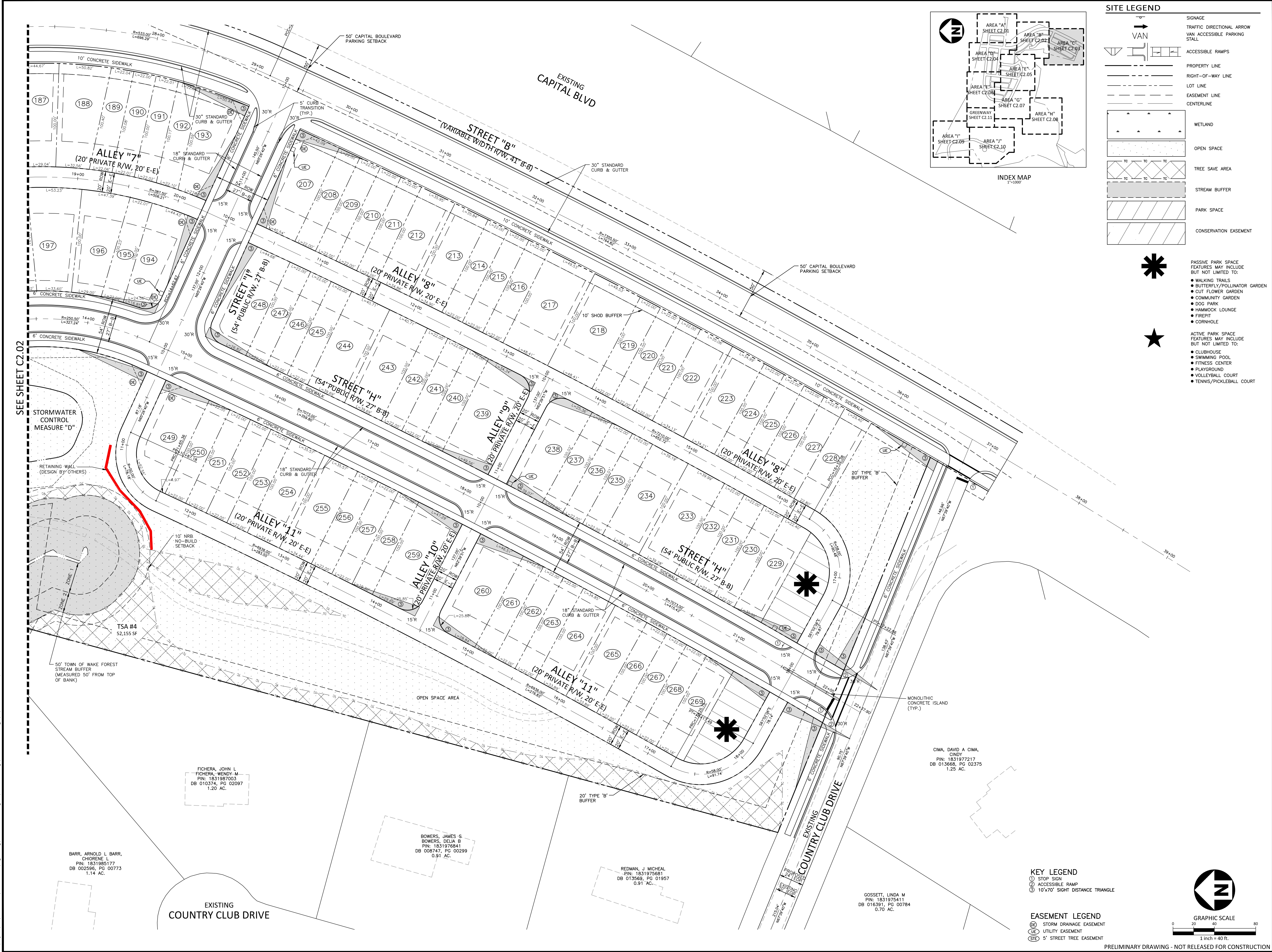
- ① STOP SIGN
- ② ACCESSIBLE RAMP
- ③ 10'x70' SIGHT DISTANCE TRIANGLE

## EASEMENT LEGEND

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



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SITE LEGEND

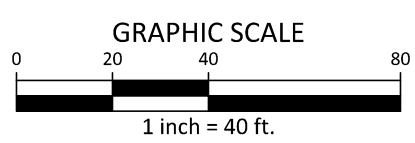
- SIGNAGE  
TRAFFIC DIRECTIONAL ARROW  
VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- PROPERTY LINE  
RIGHT-OF-WAY LINE  
LOT LINE  
EASEMENT LINE  
CENTERLINE
- WETLAND
- OPEN SPACE
- TREE SAVE AREA
- STREAM BUFFER
- PARK SPACE
- CONSERVATION EASEMENT
- PASSIVE PARK SPACE  
FEATURES MAY INCLUDE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

KEY LEGEND

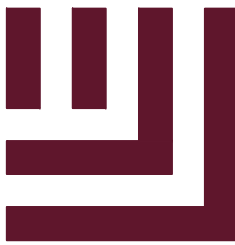
- ① STOP SIGN  
② ACCESSIBLE RAMP  
③ 10'x70' SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND

- CE STORM DRAINAGE EASEMENT  
UE UTILITY EASEMENT  
ST 5' STREET TREE EASEMENT



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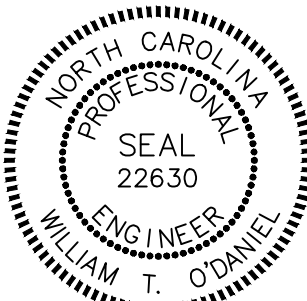
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GREEN TIMBER FOUNDATION  
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JOYNER PROPERTY  
MASTER SITE PLAN  
CLUB VILLAS DRIVE  
WAKE FOREST, NORTH CAROLINA



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c/o North Carolina,  
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REVISIONS

NO. DATE

PLAN INFORMATION

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

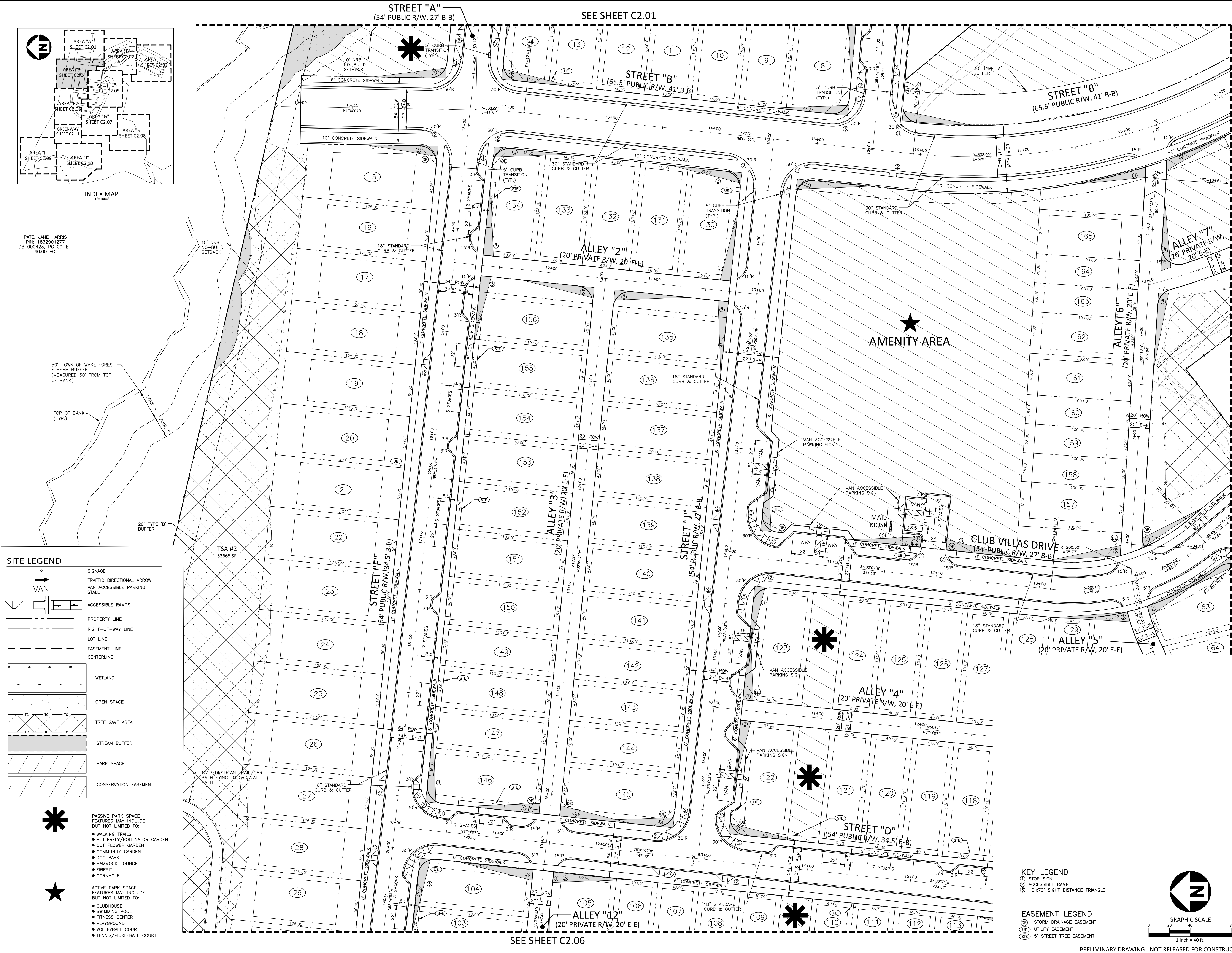
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SITE PLAN  
AREA "C"

C2.03



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## JOYNER PROPERTY

### MASTER SITE PLAN

### CLUB VILLAS DRIVE

WAKE FOREST, NORTH CAROLINA



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o=North Carolina,  
email=odaniel@mcadamsco.com  
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**REVISIONS**

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**PLAN INFORMATION**

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

**SHEET**

**SITE PLAN**  
**AREA "D"**  
**C2.04**





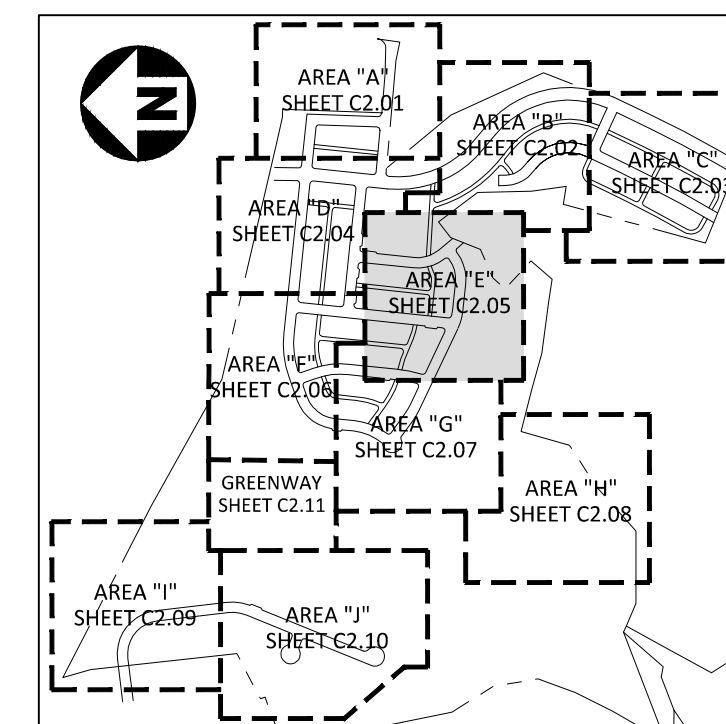
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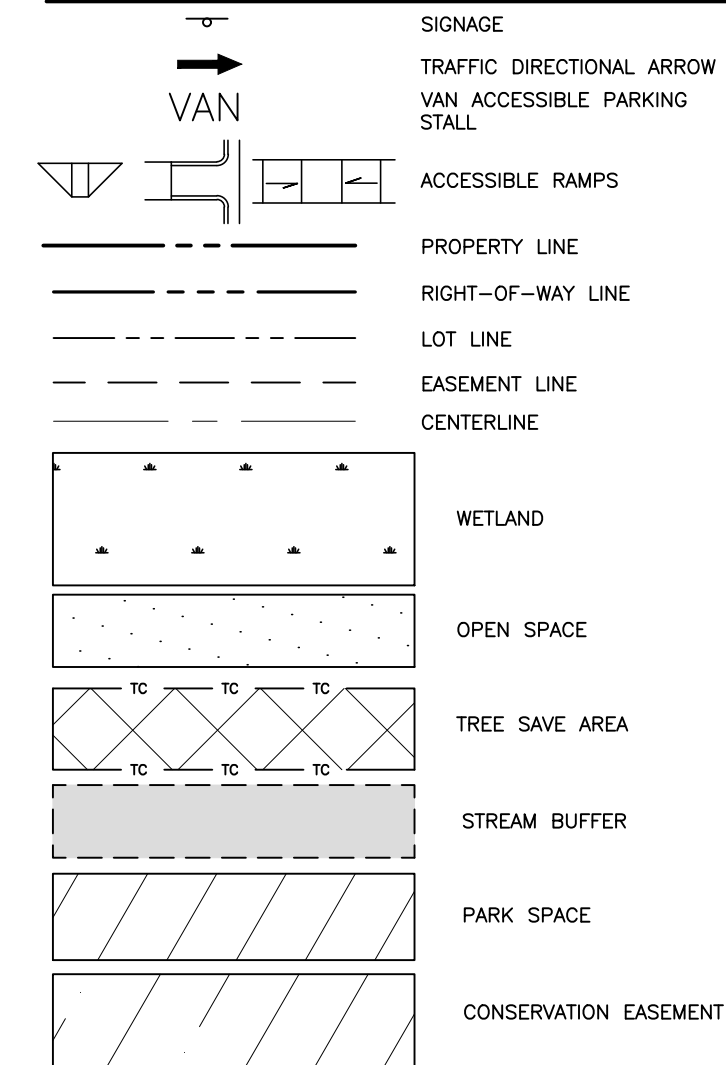
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CONTACT:  
JAMES ADAMS  
jmas@millridgeco.com  
PHONE: 919. 556. 5418



INDEX M
45-400

## SITE LEGEND



PASSIVE PARK SPACE  
FEATURES MAY INCLUDE  
BUT NOT LIMITED TO:

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

ACTIVE PARK SPACE  
FEATURES MAY INCLUDE  
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- SWIMMING POOL
- FITNESS CENTER
- PLAYGROUND
- VOLLEYBALL COURT
- TENNIS/PICKLEBALL COURT



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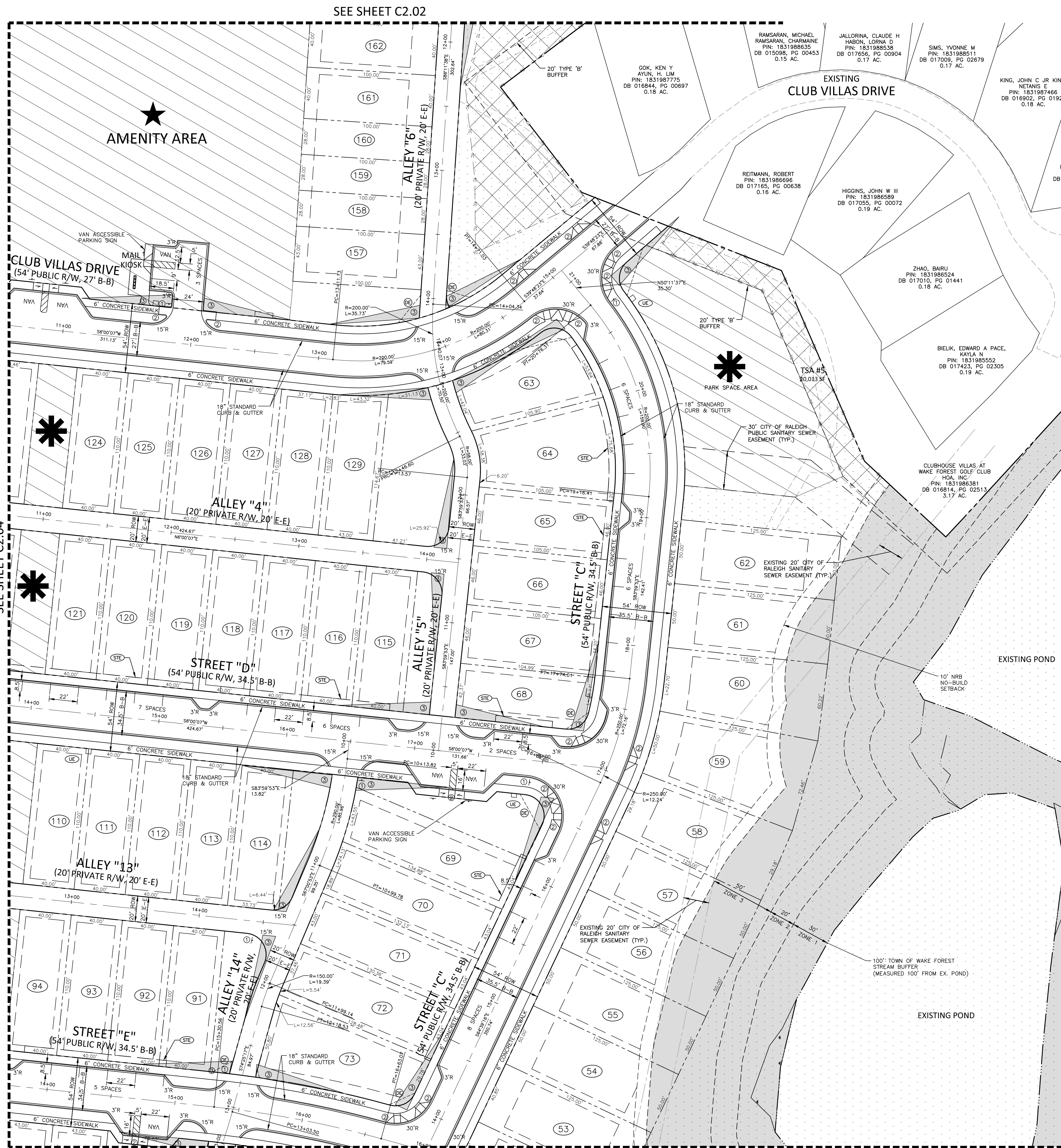
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| FILENAME    | 2021110197-S1 |
| CHECKED BY  | WTO           |
| DRAWN BY    | JPM           |
| SCALE       | 1"=40'        |
| DATE        | 08. 25. 2023  |

**SHEET**

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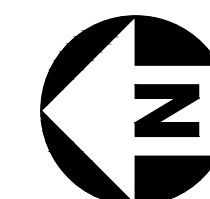


KEY LEGEND

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

## EASEMENT LEGEND

- ☒ DE STORM DRAINAGE EASEMENT  
☐ UE UTILITY EASEMENT  
☐ STE 5' STREET TREE EASEMENT



**GRAPHIC SCALE**

0 20 40 80

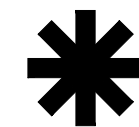
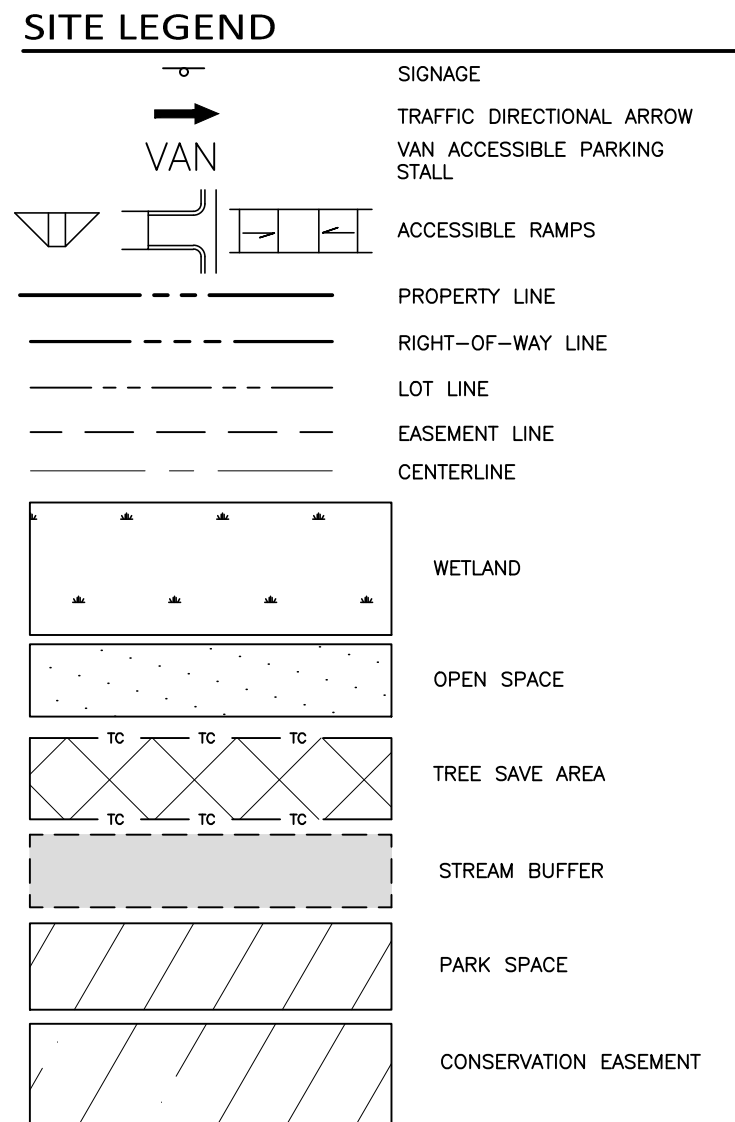
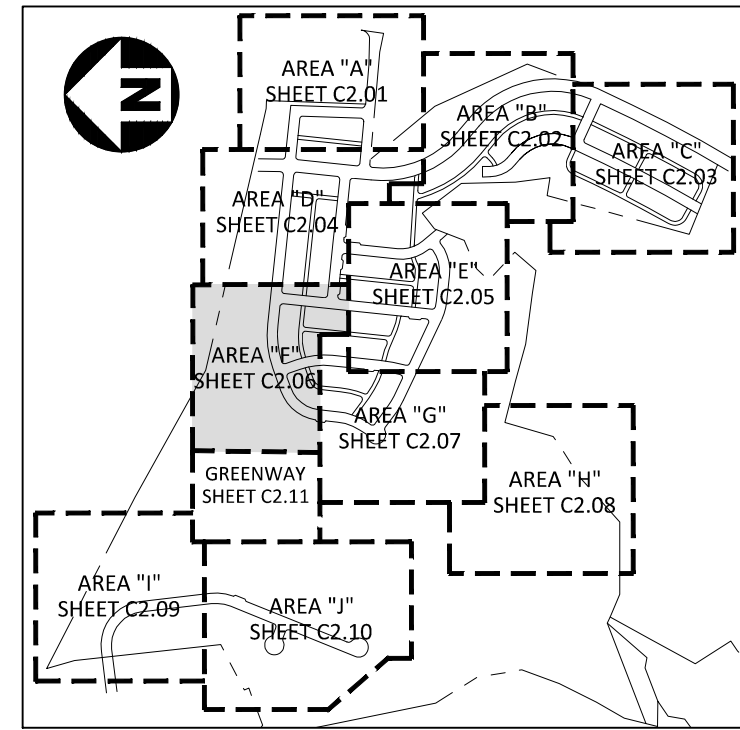
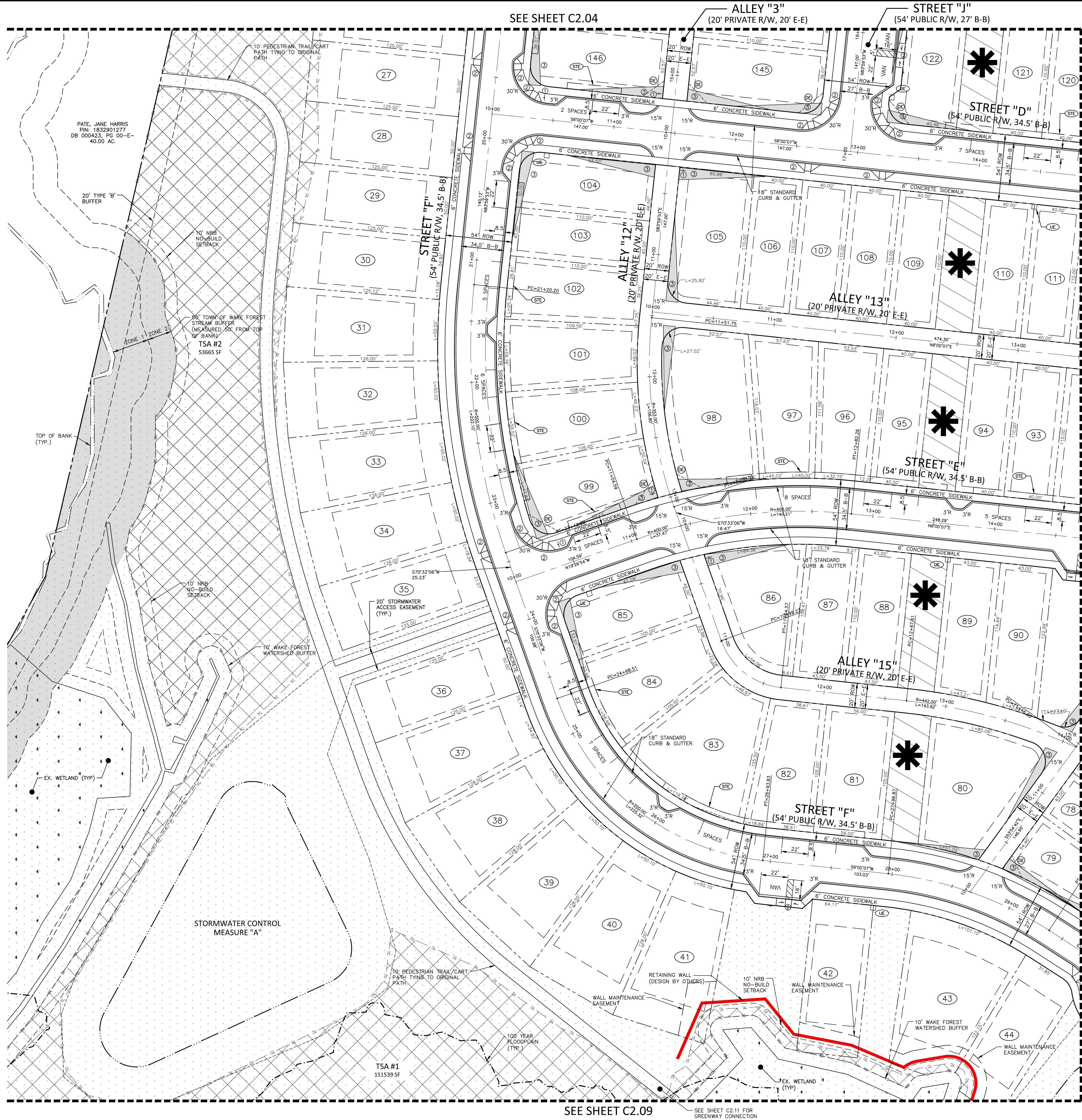
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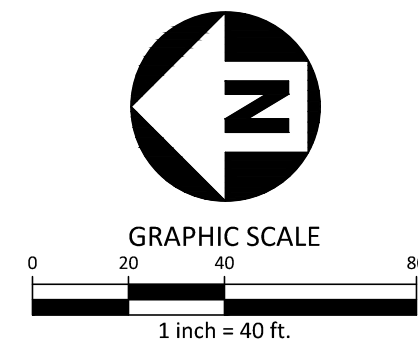
- PASSIVE PARK SPACE  
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  - BUTTERFLY/POLLINATOR GARDEN
  - CUT FLOWER GARDEN
  - COMMUNITY GARDEN
  - DOG PARK
  - HAMMOCK LOUNGE
  - FIREPIT
  - CORNHOLE



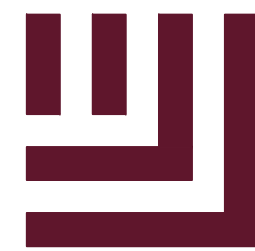
- ACTIVE PARK SPACE  
FEATURES MAY INCLUDE  
BUT NOT LIMITED TO:
- CLUBHOUSE
  - SWIMMING POOL
  - FITNESS CENTER
  - PLAYGROUND
  - VOLLEYBALL COURT
  - TENNIS/PICKLEBALL COURT

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

- EASEMENT LEGEND**
- ② STORM DRAINAGE EASEMENT
  - ③ UTILITY EASEMENT
  - ④ 5' STREET TREE EASEMENT



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YOUNGSVILLE, NC 27596-9698

GREEN TIMBER FOUNDATION  
394 FLEMING ROAD  
YOUNGSVILLE, NC 27596-9698

CONTACT:  
JAMES ADAMS  
jmas@mllridgeco.com  
PHONE: 919. 556. 5418

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



William T. O'Daniel  
cn=William T O'Daniel, c=US,  
o=North Carolina,  
email=odaniel@mcadamsco.com  
2023.08.24 16:41:33 -04'00'

**REVISIONS**

NO. DATE

**PLAN INFORMATION**

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

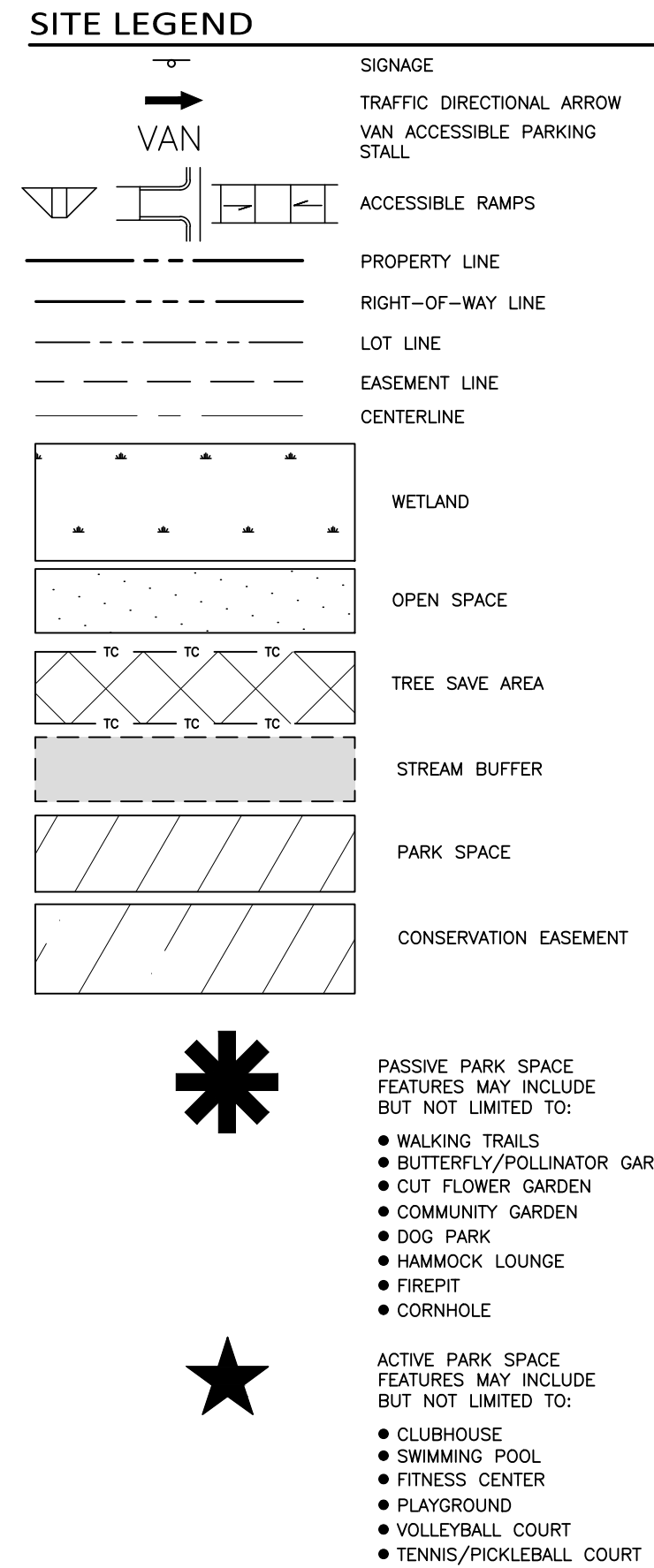
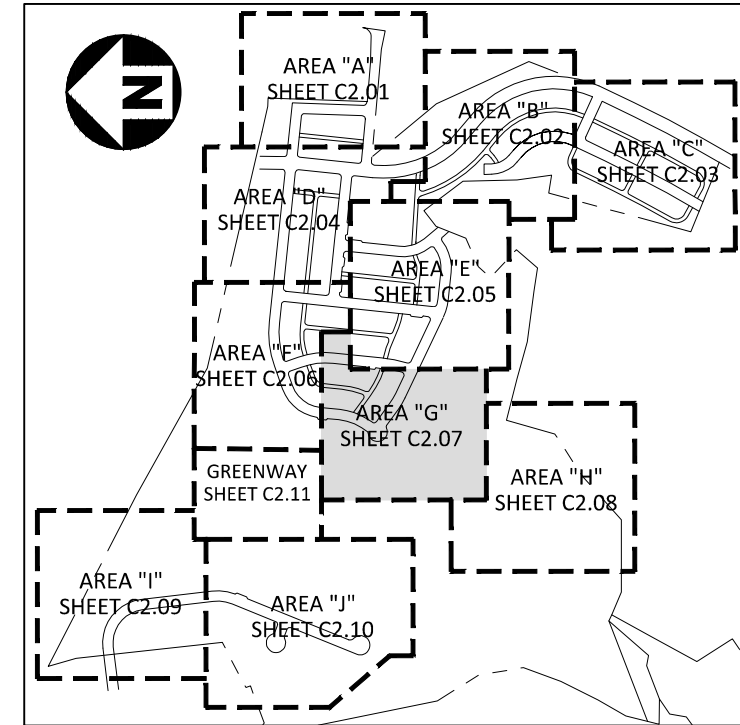
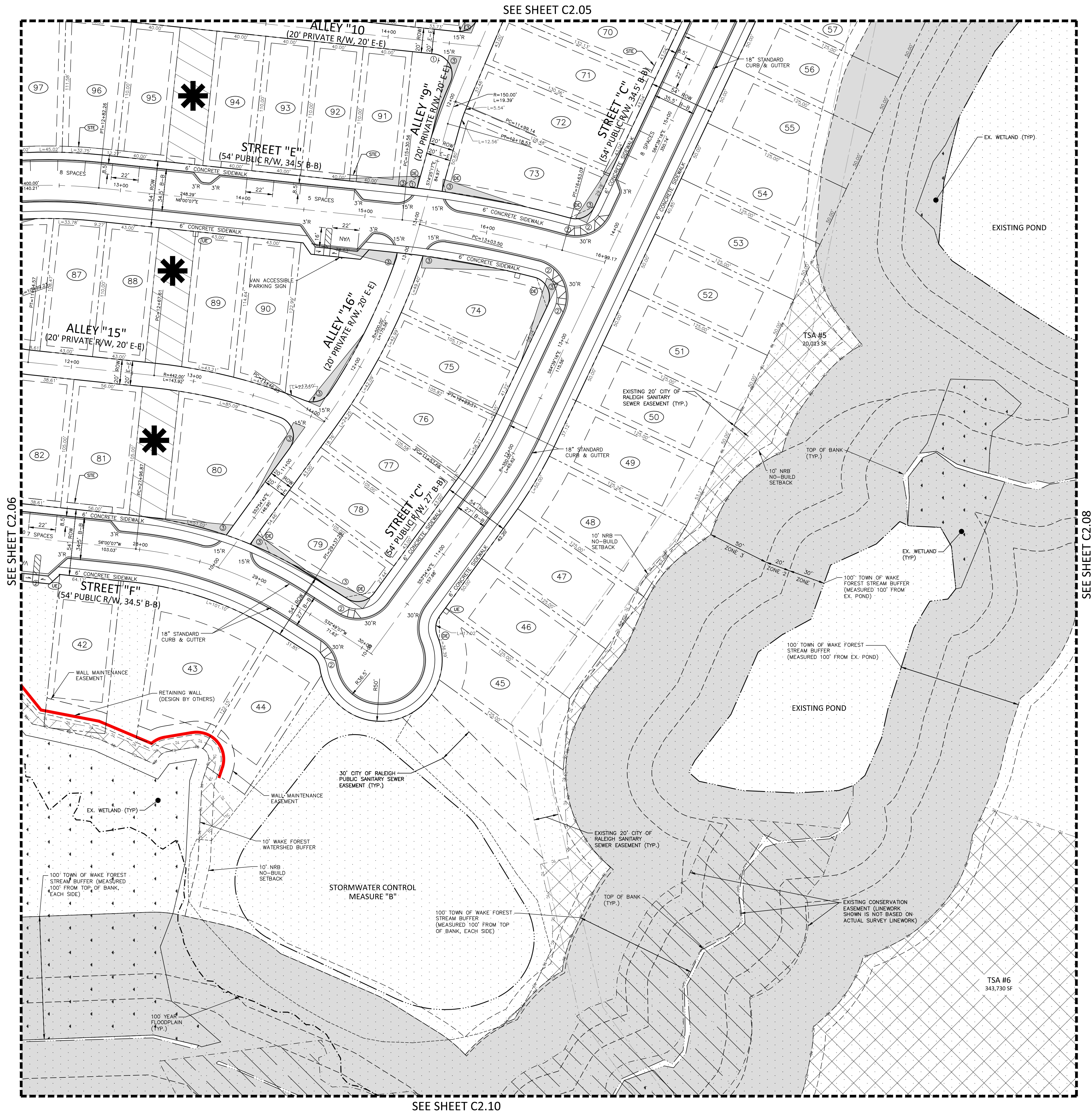
**SHEET**

**SITE PLAN  
AREA "F"**

**C2.06**



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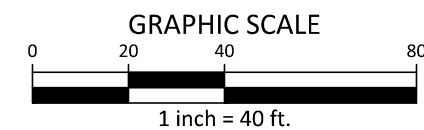
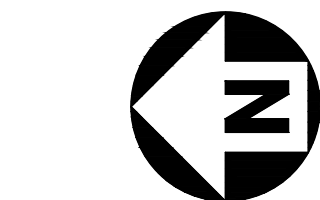


KEY LEGEND

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

EASEMENT LEGEND

- ④ STORM DRAINAGE EASEMENT
- ⑤ UTILITY EASEMENT
- ⑥ 5' STREET TREE EASEMENT



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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CLIENT

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GREEN TIMBER FOUNDATION  
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c/o William T. O'Daniel, c=US,  
o=North Carolina,  
email=odaniel@mcadamsco.com  
2023.08.24 16:41:33 -04'00'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 2021110197  
FILENAME 2021110197-S1  
CHECKED BY WTO  
DRAWN BY JPM  
SCALE 1"=40'  
DATE 08.25.2023

SHEET

SITE PLAN  
AREA "G"

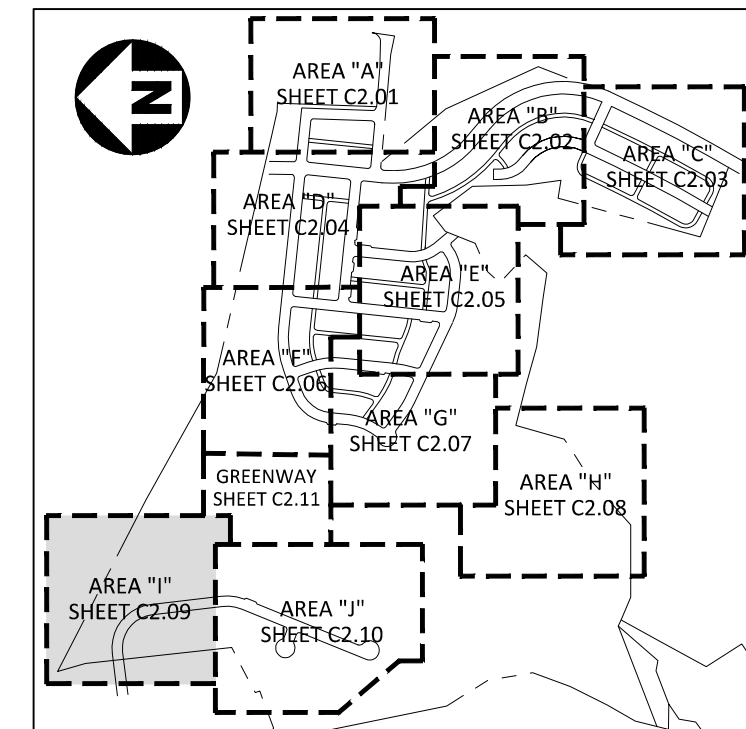
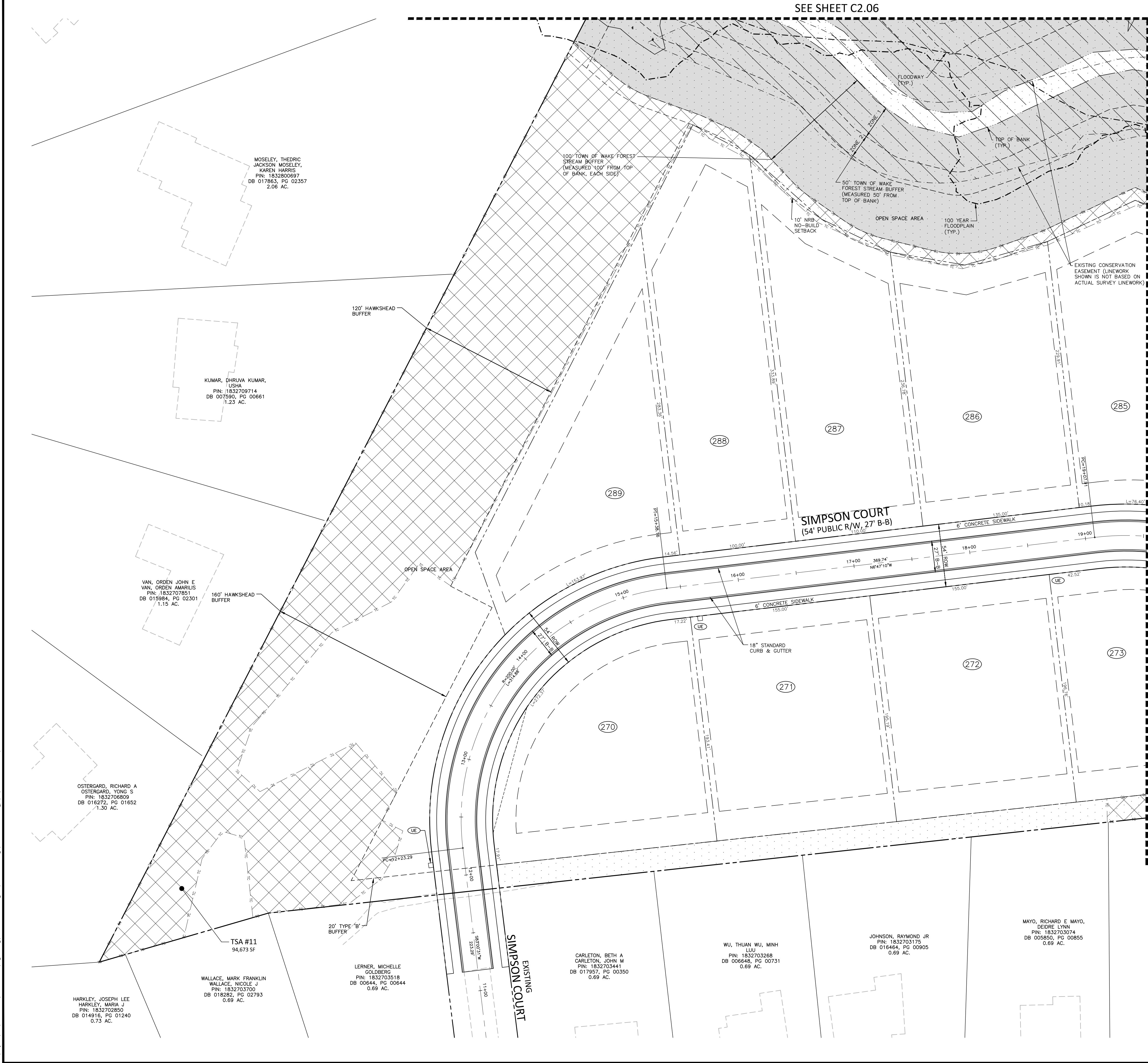
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| SITE LEGEND |                                                                                                                                                                                                                                  |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             | SIGNAGE<br>TRAFFIC DIRECTIONAL ARROW<br>VAN ACCESSIBLE PARKING STALL                                                                                                                                                             |
|             | ACCESSIBLE RAMPS                                                                                                                                                                                                                 |
|             | PROPERTY LINE                                                                                                                                                                                                                    |
|             | RIGHT-OF-WAY LINE                                                                                                                                                                                                                |
|             | LOT LINE                                                                                                                                                                                                                         |
|             | EASEMENT LINE                                                                                                                                                                                                                    |
|             | CENTERLINE                                                                                                                                                                                                                       |
|             | WETLAND                                                                                                                                                                                                                          |
|             | OPEN SPACE                                                                                                                                                                                                                       |
|             | TREE SAVE AREA                                                                                                                                                                                                                   |
|             | STREAM BUFFER                                                                                                                                                                                                                    |
|             | PARK SPACE                                                                                                                                                                                                                       |
|             | CONSERVATION EASEMENT                                                                                                                                                                                                            |
|             | PASSIVE PARK SPACE<br>FEATURES MAY INCLUDE<br>BUT NOT LIMITED TO:<br>• WALKING TRAILS<br>• BUTTERFLY/POLLINATOR GARDEN<br>• CUT FLOWER GARDEN<br>• COMMUNITY GARDEN<br>• DOG PARK<br>• HAMMOCK LOUNGE<br>• FIREPIT<br>• CORNHOLE |
|             | ACTIVE PARK SPACE<br>FEATURES MAY INCLUDE<br>BUT NOT LIMITED TO:<br>• CLUBHOUSE<br>• SWIMMING POOL<br>• FITNESS CENTER<br>• PLAYGROUND<br>• VOLLEYBALL COURT<br>• TENNIS/PICKLEBALL COURT                                        |

KEY LEGEND

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

EASEMENT LEGEND

SD STORM DRAINAGE EASEMENT  
UE UTILITY EASEMENT  
STE 5' STREET TREE EASEMENT

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

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on=William T. O'Daniel, c=US,  
o=North Carolina,  
email=odaniel@mcadamsco.com  
2023.08.24 16:41:33 -04'00'

**REVISIONS**

| NO. | DATE |
|-----|------|
|-----|------|

**PLAN INFORMATION**

|             |               |
|-------------|---------------|
| PROJECT NO. | 2021110197    |
| FILENAME    | 2021110197-51 |
| CHECKED BY  | WTO           |
| DRAWN BY    | JPM           |
| SCALE       | 1"=40'        |
| DATE        | 08. 25. 2023  |

**SHEET**

**SITE PLAN**  
**AREA "I"**  
**C2.09**





license number: C-0293, C-187

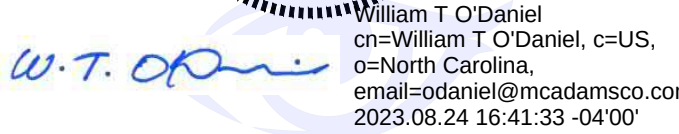
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**MASTER SITE PLAN**  
**CLUB VILLAS DRIVE**  
WAKE FOREST, NORTH CAROLINA



## REVISIONS

| NO. | DATE |
|-----|------|
|-----|------|

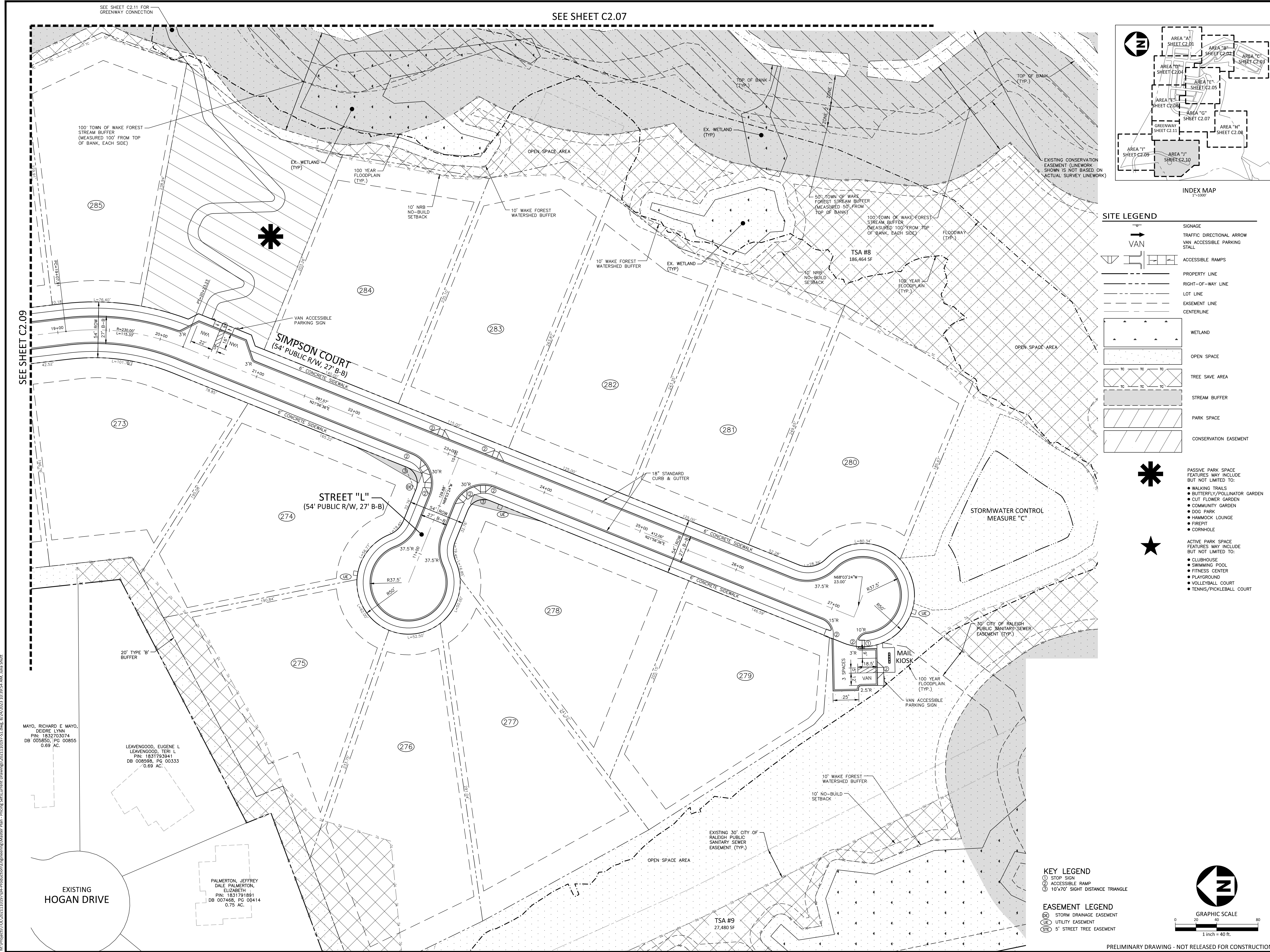
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|-------------|---------------|
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| FILENAME    | 2021110197-S1 |
| CHECKED BY  | WTO           |
| DRAWN BY    | JPM           |
| SCALE       | 1"=40'        |
| DATE        | 08. 25. 2023  |

**SHEET**

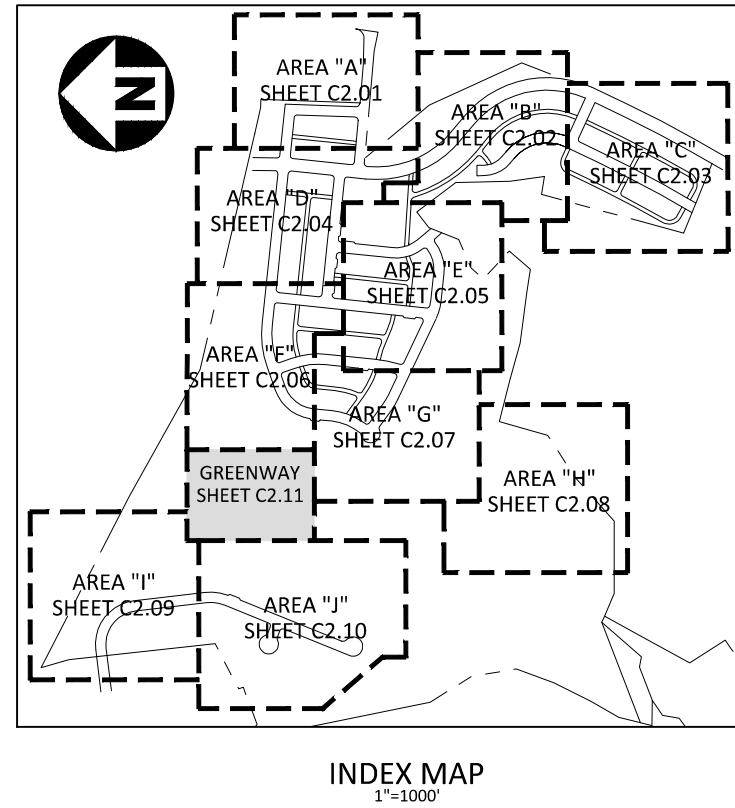
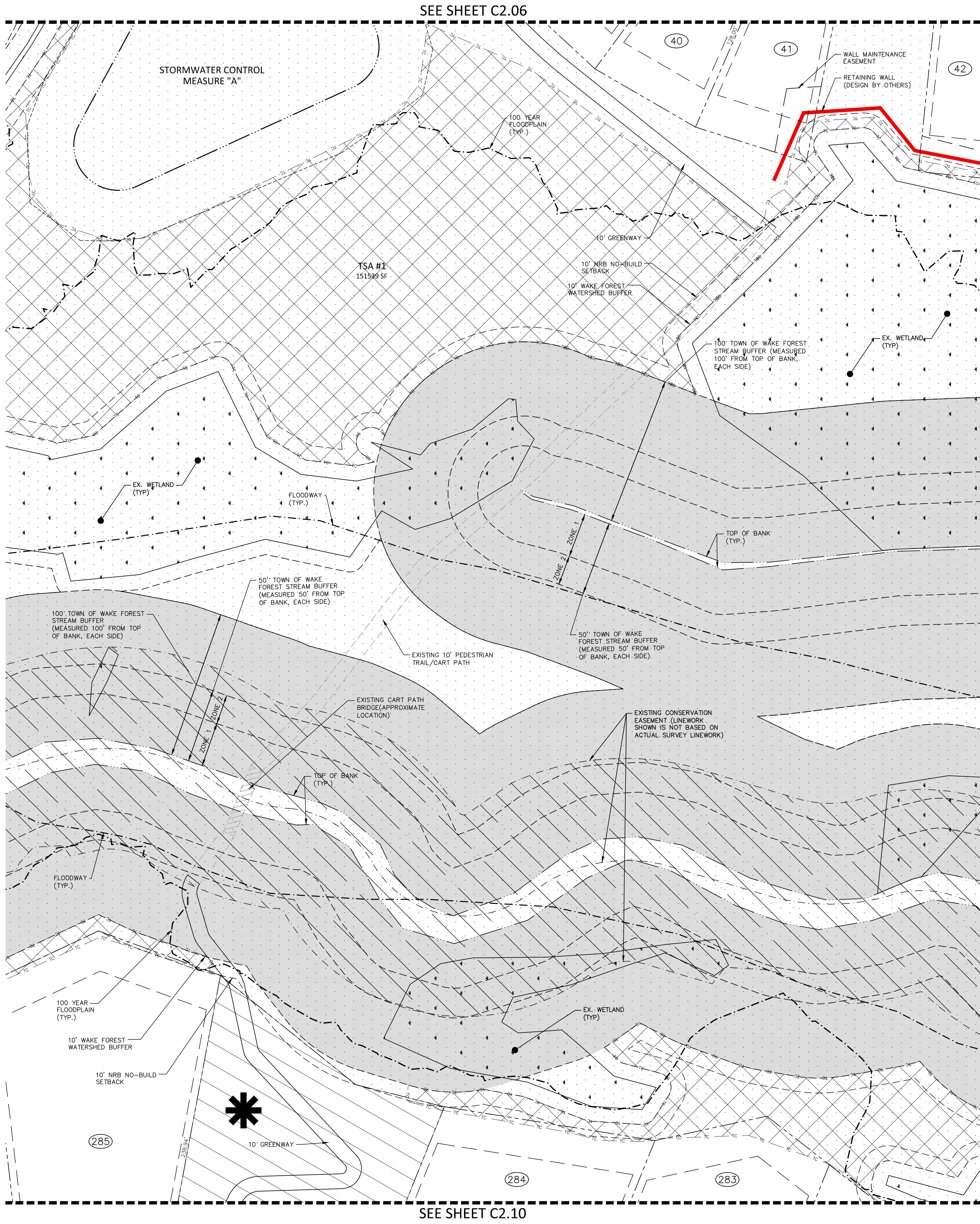
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# C2.10

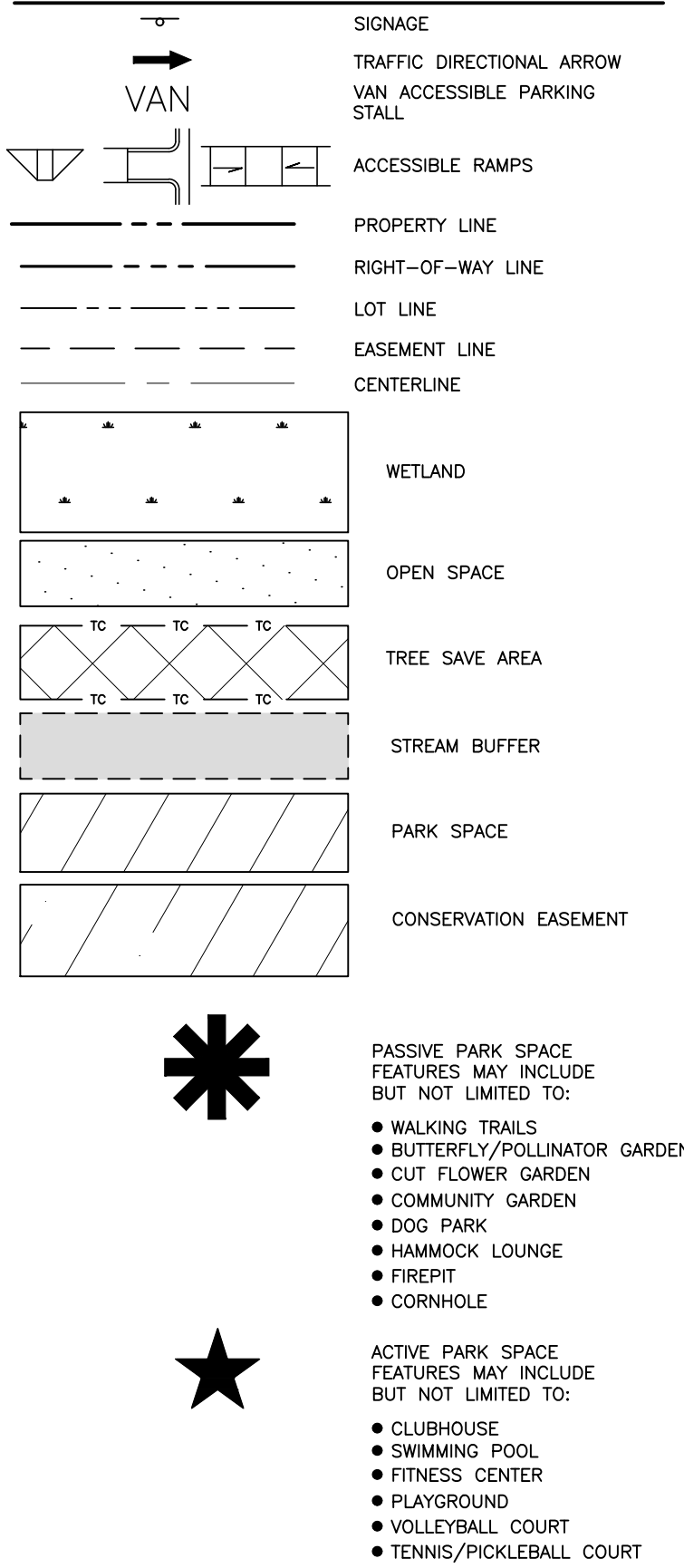




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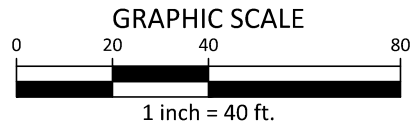
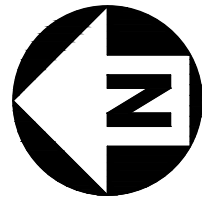


SITE LEGEND

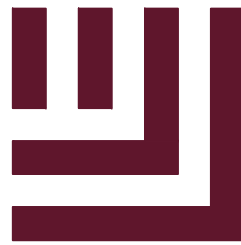


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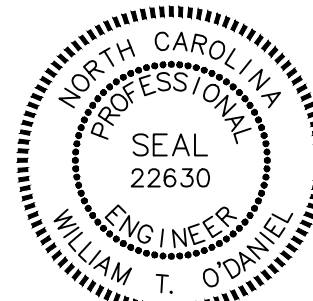
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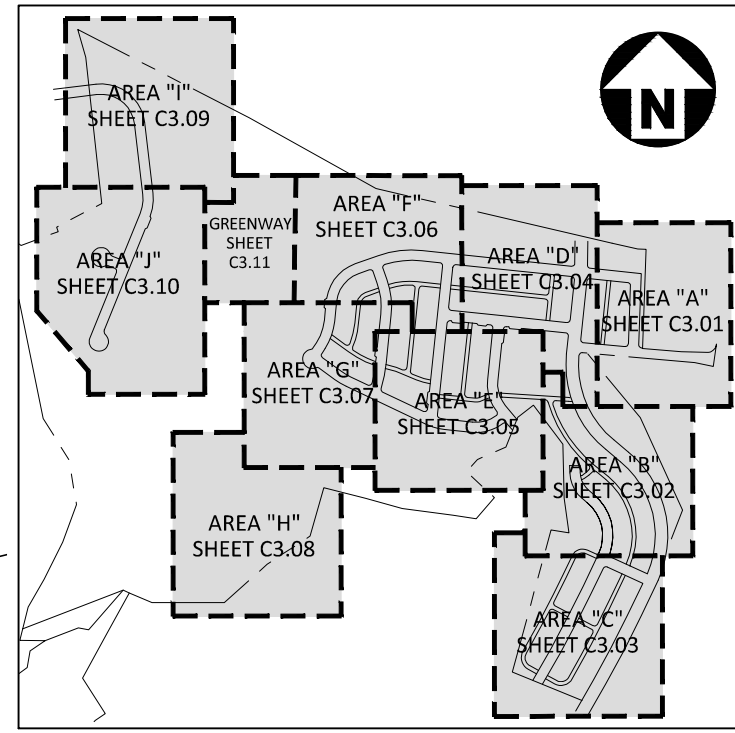
SHEET

SITE PLAN  
GREENWAY

C2.11



\\Projects\VT01\2021110197\04-Production\Engineering\Master Plan - Pricing Set\Current Drawings\2021110197-04G1.dwg, 9/7/2023 3:40:17 PM, Juan Montes



#### ADJACENT PROPERTY OWNERS

|                                                                                     |                                                                                     |                                                                                |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| 1 WAKE UNION BAPTIST CHURCH<br>PIN: 1841097615<br>DB 010066, PG 02552<br>0.26 AC.   | 37 GOSSETT, LINDA M<br>PIN: 1831975411<br>DB 010391, PG 00784<br>0.79 AC.           | 72 MOFFATTE, IAN M<br>PIN: 1831975411<br>DB 010391, PG 00784<br>0.69 AC.       |
| 2 HORTON, ROBIN<br>PIN: 1831975411<br>DB 013569, PG 01957<br>0.69 AC.               | 38 REDMAN, J MICHAEL<br>PIN: 1831975411<br>DB 013569, PG 01957<br>0.69 AC.          | 73 JACOBSON, DAVID E<br>PIN: 1832607746<br>DB 007273, PG 00186<br>0.69 AC.     |
| 3 FINNEGAN, JOSEPH T<br>PIN: 1841092027<br>DB 015001, PG 02043<br>0.06 AC.          | 39 BOWERS, JAMES S<br>PIN: 1831975411<br>DB 008747, PG 00299<br>0.69 AC.            | 74 CARLE, JACQUELINE D<br>PIN: 183200775<br>DB 017342, PG 01980<br>0.69 AC.    |
| 4 CARTER, TERRY W<br>PIN: 1841092023<br>DB 015046, PG 01361<br>0.08 AC.             | 40 FICHERA, JOHN L<br>PIN: 1831975411<br>DB 010374, PG 02097<br>1.20 AC.            | 75 HORNER, WESLEY<br>PIN: 183260775<br>DB 018368, PG 01295<br>0.69 AC.         |
| 5 BRUNHOFST, WILLIAM<br>PIN: 1841092989<br>DB 14-E, PG 3763<br>0.07 AC.             | 41 BARR, ARNOLD L BARR<br>PIN: 1831975411<br>DB 002966, PG 00773<br>1.14 AC.        | 76 GERLITZ, KYLE A<br>PIN: 1832700611<br>DB 018153, PG 01396<br>0.69 AC.       |
| 6 DOMINICK, JOHN M<br>PIN: 1841093918<br>DB 016125, PG 00408<br>0.06 AC.            | 42 GRIMMETT, ANDREW O<br>PIN: 1831975411<br>DB 017994, PG 01725<br>0.51 AC.         | 77 HORNBUCKLE, CASSANDRA<br>PIN: 1832700540<br>DB 016163, PG 00500<br>0.69 AC. |
| 7 GRADY, DOUGLAS H<br>PIN: 1841093947<br>DB 009563, PG 00022<br>0.07 AC.            | 43 FREEMAN, JAMES LOUIS<br>PIN: 1831975411<br>DB 017994, PG 01725<br>0.51 AC.       | 78 KENNEDY, JANET A<br>PIN: 1832700611<br>DB 15-E, PG 1815<br>0.69 AC.         |
| 8 CORBETT, MICHAEL P<br>PIN: 1841093975<br>DB 011992, PG 02542<br>0.07 AC.          | 44 LESTER, JEFFREY A<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.          | 79 YAROSH, DANIEL<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.        |
| 9 OAKMARK DEVELOPMENT<br>PIN: 1841094950<br>DB 006576, PG 00285<br>0.06 AC.         | 45 UFTON, KEVIN C<br>PIN: 1831975411<br>DB 007686, PG 00928<br>1.13 AC.             | 80 BAGWELL, CATHLIN<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.      |
| 10 BYRNE, THOMAS J JR<br>PIN: 1841094950<br>DB 013727, PG 02265<br>0.07 AC.         | 46 WILLIAMS, PATRICK<br>PIN: 1831975411<br>DB 010022, PG 01658<br>0.88 AC.          | 81 PORTER, JESSICA E<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.     |
| 11 PRUITT, DELORES<br>PIN: 1841094950<br>DB 009563, PG 00022<br>0.06 AC.            | 47 JOYNER, SAMUEL H<br>PIN: 1831975411<br>DB 010022, PG 01658<br>0.88 AC.           | 82 SAPP, ANDREW J SAPP<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.   |
| 12 ROUSSEAU, CHERYL E<br>PIN: 1841094950<br>DB 010022, PG 01658<br>0.88 AC.         | 48 FISHER, C P JR<br>PIN: 1831975411<br>DB 010022, PG 01658<br>0.88 AC.             | 83 PALMERTON, JEFFREY<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.    |
| 13 NEISS, GAIL ELANE<br>PIN: 1841094950<br>DB 010022, PG 01658<br>0.88 AC.          | 49 PERRY, MICHAEL K<br>PIN: 1831975411<br>DB 010022, PG 01658<br>0.88 AC.           | 84 LEAVENWOOD, EUGENE<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.    |
| 14 HEATH, CHARLES LARRY<br>PIN: 1841094950<br>DB 010022, PG 01658<br>0.88 AC.       | 50 WALSH, DONNA L<br>PIN: 1841094950<br>DB 010022, PG 01658<br>0.88 AC.             | 85 MAYO, RICHARD E<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.       |
| 15 BONE, MALCOLM BONE<br>PIN: 1841094950<br>DB 010022, PG 01658<br>0.88 AC.         | 51 KOOB, JOEL A KOOB<br>PIN: 1831975411<br>DB 010022, PG 01658<br>0.88 AC.          | 86 JOHNSON, RAYMOND R<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.    |
| 16 LOVING, JOHN C<br>PIN: 1841094950<br>DB 010022, PG 01658<br>0.88 AC.             | 52 ADAMS FRY DEVELOPMENTS LLC<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC. | 87 CARLETON, BETH A<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.      |
| 17 ADAMS FRY DEVELOPMENTS LLC<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC. | 53 MATZKEVICH, DYANNE M<br>PIN: 1841094950<br>DB 010022, PG 01658<br>0.88 AC.       | 88 LERNER, MICHELLE<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.      |
| 18 ROJGE, BEVERLY J<br>PIN: 1841094950<br>DB 010022, PG 01658<br>0.88 AC.           | 54 VOLLMER, CHARLES B<br>PIN: 1841094950<br>DB 010022, PG 01658<br>0.88 AC.         | 89 WALLACE, MARK<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.         |
| 19 MAULD, THOMAS<br>PIN: 1841094950<br>DB 010022, PG 01658<br>0.88 AC.              | 55 MAULD, THOMAS<br>PIN: 1841094950<br>DB 010022, PG 01658<br>0.88 AC.              | 90 HARKLEY, JOSEPH LEE<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.   |
| 20 ZELUS, MICHELLE<br>PIN: 1841094950<br>DB 010022, PG 01658<br>0.88 AC.            | 56 MASSEY, GEORGE<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.             | 91 OSTERGARD, RICHARD A<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.  |
| 21 FAIRWAY VILAS AT WF<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.        | 57 O'DELL, MARK A<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.             | 92 VAN, ORDEN JOHN E<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.     |
| 22 FAIRWAY VILAS AT WF<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.        | 58 POWELL, ANNE H<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.             | 93 KUMAR, DHIRVA<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.         |
| 23 FAIRWAY VILAS AT WF<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.        | 59 WEININGER, STEPHAN<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.         | 94 MOSELEY, THEODORE<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.     |
| 24 CLUBHOUSE VILAS AT<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.         | 60 DURHAM, MICHAEL J<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.          | 95 PACKETT, MITCHELL G<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.   |
| 25 BELUK, EDWARD A<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.            | 61 ZHANG, BAIJU<br>PIN: 1832700611<br>DB 010022, PG 01658<br>0.88 AC.               | 96                                                                             |
| 26 HODGES, JOHN W III<br>PIN: 1831985502<br>DB 017025, PG 00072<br>0.19 AC.         | 62 HODGES, JOHN W III<br>PIN: 1831985502<br>DB 017025, PG 00072<br>0.19 AC.         |                                                                                |
| 27 RETTMANN, ROBERT<br>PIN: 1831985502<br>DB 017025, PG 00072<br>0.19 AC.           | 63 GOK, KEN Y<br>PIN: 1831985502<br>DB 017025, PG 00072<br>0.19 AC.                 |                                                                                |
| 28 KING, JOHN C JR<br>PIN: 1831985502<br>DB 017025, PG 00072<br>0.19 AC.            | 64 RAMSARAN, MICHAEL<br>PIN: 1831985502<br>DB 017025, PG 00072<br>0.19 AC.          |                                                                                |
| 29 JALLORINA, CLAUDE H<br>PIN: 1831985502<br>DB 017025, PG 00072<br>0.19 AC.        | 65 HARBON, LORNA D<br>PIN: 1831985502<br>DB 017025, PG 00072<br>0.19 AC.            |                                                                                |
| 30 SIMS, YVONNE M<br>PIN: 1831985502<br>DB 017025, PG 00072<br>0.19 AC.             | 66 KING, JOHN C JR<br>PIN: 1831985502<br>DB 017025, PG 00072<br>0.19 AC.            |                                                                                |
| 31 RUPSKY, MARK J<br>PIN: 1831985502<br>DB 017025, PG 00072<br>0.19 AC.             | 67 CIMA, DAVID A CIMA<br>PIN: 1831985502<br>DB 017025, PG 00072<br>0.19 AC.         |                                                                                |
| 32 CIMA, DAVID A CIMA<br>PIN: 1831985502<br>DB 017025, PG 00072<br>0.19 AC.         | 68 LEARY, CHRISTOPHER R<br>PIN: 1831985502<br>DB 017025, PG 00072<br>0.19 AC.       |                                                                                |
|                                                                                     | 69 DINGBAUM, JUDITH<br>PIN: 1831985502<br>DB 017025, PG 00072<br>0.19 AC.           |                                                                                |

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394 FLEMING ROAD  
YOUNGSVILLE, NC 27596-9698

**CONTACT:**  
JAMES ADAMS  
jmas@millridgeco.com  
PHONE: 919. 556. 5418

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

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

**REVISIONS**

| NO. | DATE |
|-----|------|
|     |      |

**PLAN INFORMATION**

|             |                 |
|-------------|-----------------|
| PROJECT NO. | 2021110197      |
| FILENAME    | 2021110197-OAG1 |
| CHECKED BY  | WTO             |
| DRAWN BY    | JPM             |
| SCALE       | 1"=200'         |
| DATE        | 08. 25. 2023    |

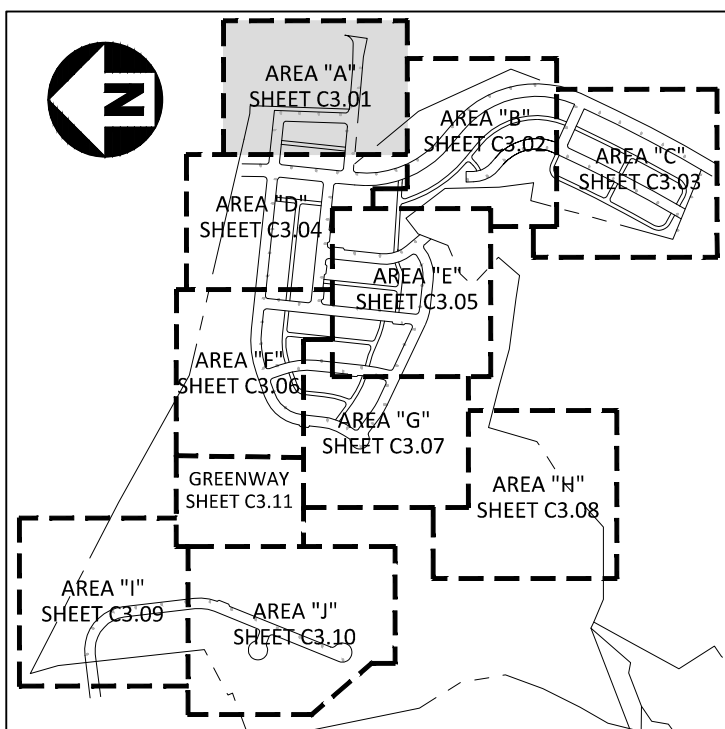
**OVERALL GRADING AND STORM DRAINAGE PLAN**

**C3.00**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

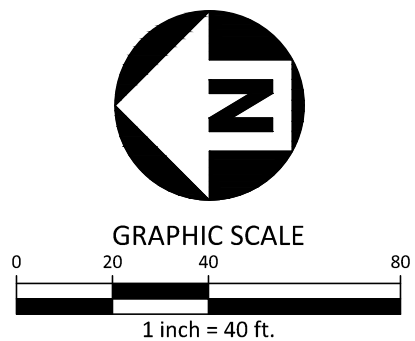


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- EASEMENT LEGEND
- SD STORM DRAINAGE EASEMENT
  - UE UTILITY EASEMENT
  - STE STREET TREE EASEMENT

- GRADING LEGEND
- FLARED END SECTION
  - ENDWALL SECTION
  - CATCH BASIN
  - DROP INLET
  - STORM SERVICE INLET
  - STORM SERVICE ROOF-DRAIN
  - JUNCTION BOX
  - DRAINAGE FLOW ARROW
  - LINE BREAK SYMBOL
  - TOP & BOTTOM CURB ELEVATIONS
  - TOP OF WALL ELEVATION
  - BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
  - SPOT ELEVATION
  - STORM DRAINAGE
  - STORM SERVICE LINE
  - ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
  - TREE PROTECTION FENCE
  - LIMITS OF DISTURBANCE
  - WOODED AREA
  - MAJOR CONTOUR
  - MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EASEMENT LINE
  - ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
  - RETAINING WALL



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license number: C-0293, C-187  
www.mcadamsco.com

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GREEN TIMBER FOUNDATION  
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PHONE: 919. 556. 5418

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

**PROFESSIONAL SEAL**  
22630  
ENGINEER  
WILLIAM T. O'DANIEL  
William T. O'Daniel  
cn=William T. O'Daniel, c=US,  
o=North Carolina,  
email=odaniel@mcadamsco.com  
2023.08.24 16:41:33 -0400

**REVISIONS**

| NO. | DATE |
|-----|------|
|-----|------|

**PLAN INFORMATION**

|             |               |
|-------------|---------------|
| PROJECT NO. | 2021110197    |
| FILENAME    | 2021110197-G1 |
| CHECKED BY  | WTO           |
| DRAWN BY    | JPM           |
| SCALE       | 1"=40'        |
| DATE        | 08.25.2023    |

**SHEET**  
**GRADING AND STORM DRAINAGE PLAN**  
**AREA "A"**  
**C3.01**



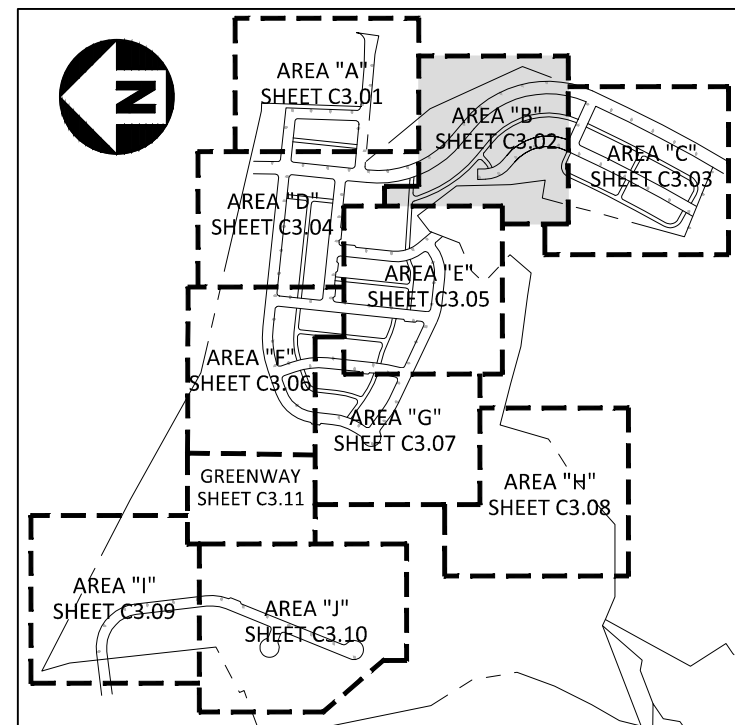


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## CLIENT

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394 FLEMING ROAD  
YOUNGSVILLE, NC 27596-9698

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

INDEX MAP  
1"=1000'

### EASEMENT LEGEND

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

### GRADING LEGEND

- |  |                                                                                                                              |
|--|------------------------------------------------------------------------------------------------------------------------------|
|  | FLARED END SECTION                                                                                                           |
|  | ENDWALL SECTION                                                                                                              |
|  | CATCH BASIN                                                                                                                  |
|  | DROP INLET                                                                                                                   |
|  | STORM SERVICE INLET                                                                                                          |
|  | STORM SERVICE ROOF- DRAIN                                                                                                    |
|  | JUNCTION BOX                                                                                                                 |
|  | DRAINAGE FLOW ARROW                                                                                                          |
|  | LINE BREAK SYMBOL                                                                                                            |
|  | TOP & BOTTOM CURB ELEVATIONS                                                                                                 |
|  | TOP OF WALL ELEVATION                                                                                                        |
|  | BOTTOM OF WALL ELEVATION<br>(NOTE: BOTTOM OF WALL IS GROUND<br>ELEVATION NOT WALL FOUNDATION)                                |
|  | SPOT ELEVATION                                                                                                               |
|  | STORM DRAINAGE                                                                                                               |
|  | STORM SERVICE LINE                                                                                                           |
|  | ROOF DRAIN, 8" ADS<br>NON-PERFORATED TUBING OR<br>EQUAL 1.0% MIN. SLOPE 3' MIN.<br>COVER PVC SCHEDULE 40 IN<br>TRAFFIC AREAS |
|  | TREE PROTECTION FENCE                                                                                                        |
|  | LIMITS OF DISTURBANCE                                                                                                        |
|  | WOODED AREA                                                                                                                  |
|  | MAJOR CONTOUR                                                                                                                |
|  | MINOR CONTOUR                                                                                                                |
|  | EXISTING MAJOR CONTOUR                                                                                                       |
|  | EXISTING MINOR CONTOUR                                                                                                       |
|  | EASEMENT LINE                                                                                                                |
|  | ACCESSIBLE PARKING AREA<br>(2% MAX. SLOPE IN ALL DIRECTIONS)                                                                 |
|  | RETAINING WALL                                                                                                               |



William T O'Daniel  
cn=William T O'Daniel, c=US  
o=North Carolina,  
email=odaniel@mcadamsco  
2023.08.24 16:41:33 -04'00'

## REVISIONS

| NO. | DATE |
|-----|------|
|-----|------|

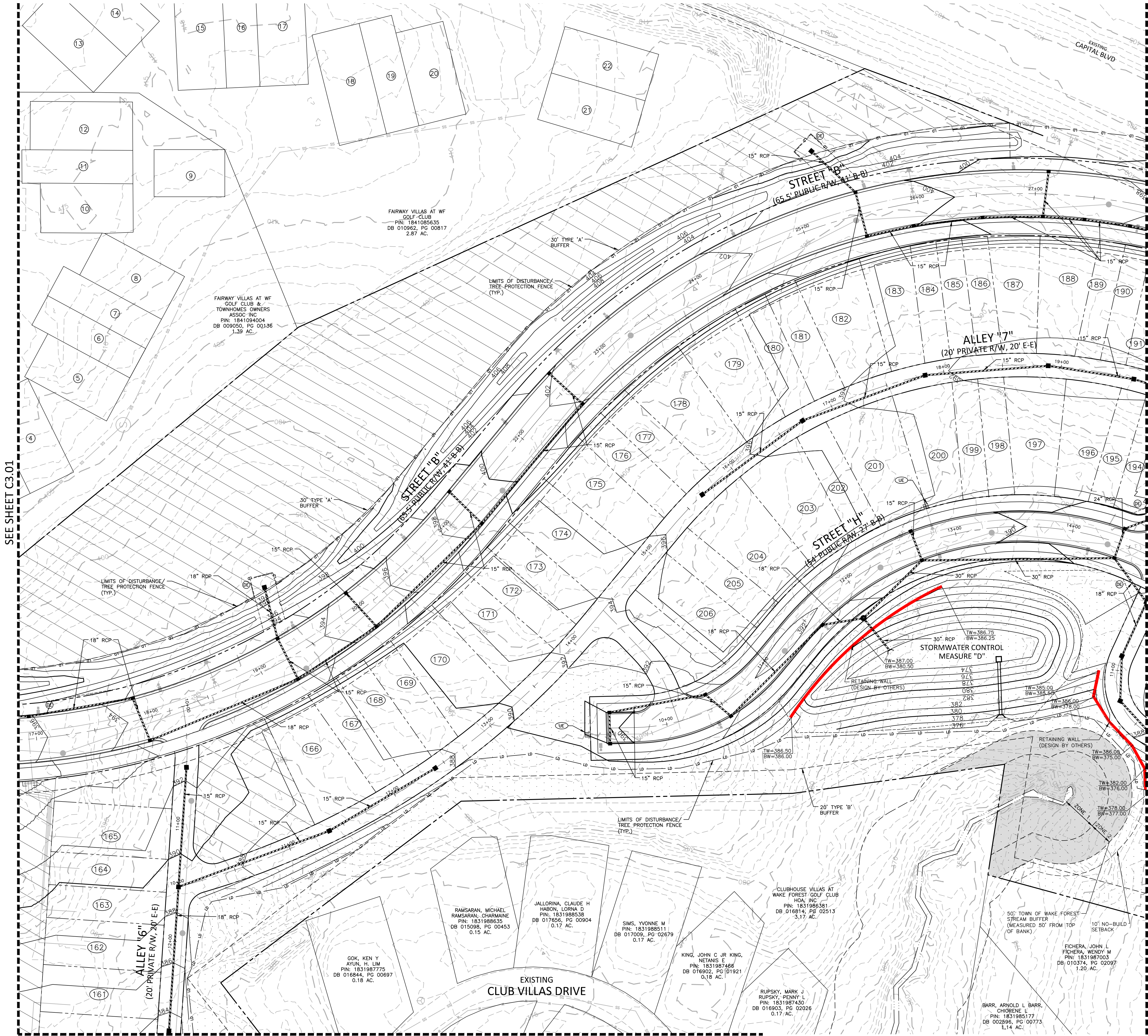
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|-------------|---------------|
| PROJECT NO. | 2021110197    |
| FILENAME    | 2021110197-G1 |
| CHECKED BY  | WTO           |
| DRAWN BY    | JPM           |
| SCALE       | 1"=40'        |
| DATE        | 08. 25. 2023  |

**SHEET**

## GRADING AND STORM DRAINAGE PLAN AREA "B"

# C3.02



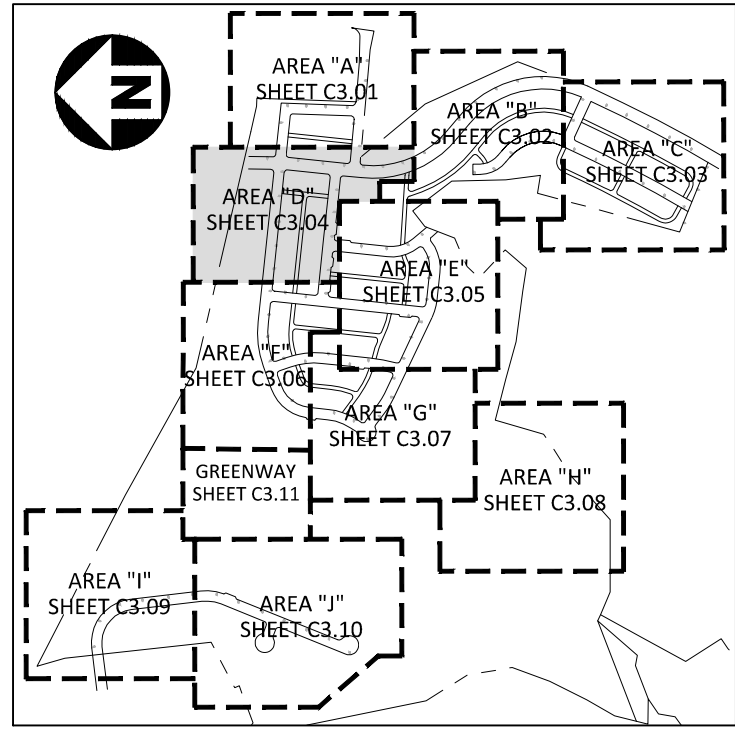
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION









INDEX MAP  
1"=1000'

- EASEMENT LEGEND**
- RD STORM DRAINAGE EASEMENT
  - UE UTILITY EASEMENT
  - STE STREET TREE EASEMENT

PATE, JANE HARRIS  
PIN: 1832901277  
DB 000423, PG. 00-E-  
40.00 AC.

30' TOWN OF WAKE FOREST  
STREAM BUFFER  
(MEASURED 50' FROM TOP  
OF BANK)

20' TYPE 'B'  
BUFFER

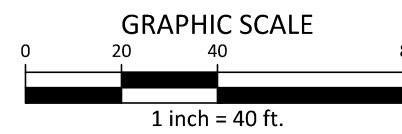
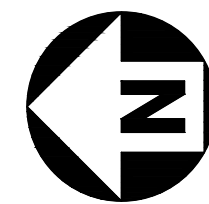
LIMITS OF DISTURBANCE/  
TREE PROTECTION FENCE  
(TYP.)

**GRADING LEGEND**

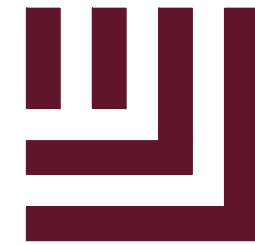
- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- TOP & BOTTOM CURB ELEVATIONS
- TOP OF WALL ELEVATION  
BW=213.00
- BOTTOM OF WALL ELEVATION  
(NOTE: BOTTOM OF WALL IS GROUND  
ELEVATION NOT WALL FOUNDATION)
- SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- ROOF DRAIN, 8" ADS  
NON-PERFORATED TUBING OR  
EQUAL 1.0% MIN. SLOPE 3' MIN.  
COVER PVC SCHEDULE 40 IN  
TRAFFIC AREAS
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- WOODED AREA
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA  
(2% MAX. SLOPE IN ALL DIRECTIONS)
- RETAINING WALL



SEE SHEET C3.05



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William T. O'Daniel  
c/o-William T. O'Daniel, c=US,  
o=North Carolina,  
email=rodaniel@mcadamsco.com,  
2023.08.24 16:41:33 -04'00'

**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. 2021110197  
FILENAME 2021110197-G1  
CHECKED BY WTO  
DRAWN BY JPM  
SCALE 1"=40'  
DATE 08. 25. 2023

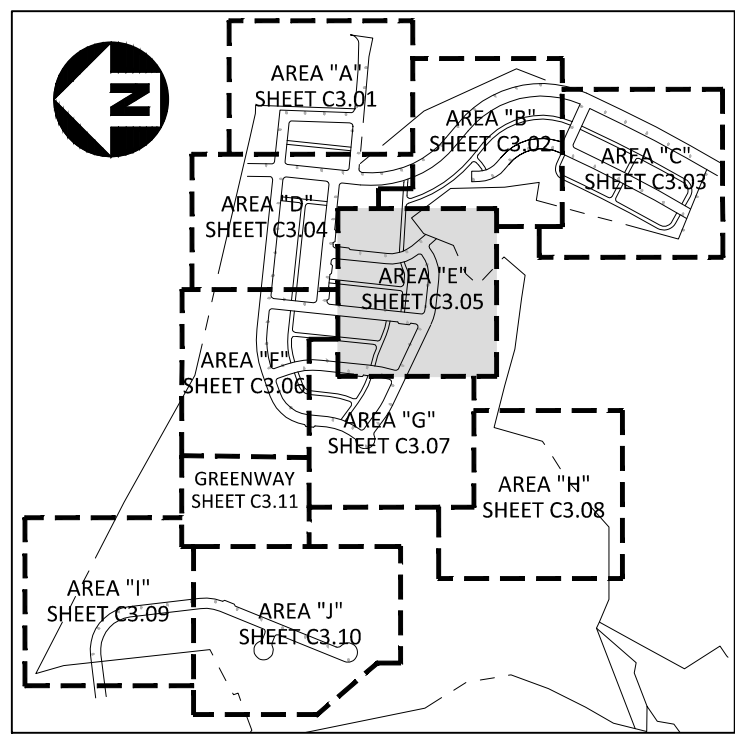
**SHEET**

**GRADING AND  
STORM DRAINAGE PLAN  
AREA "D"**

**C3.04**



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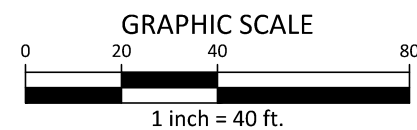
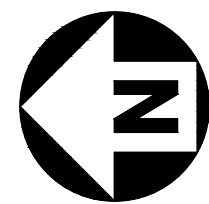
INDEX MAP  
1"=500'

#### EASEMENT LEGEND

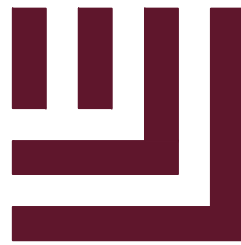
- DE STORM DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- STE STREET TREE EASEMENT

#### GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- TOP & BOTTOM CURB ELEVATIONS
- TW=223.00  
BW=213.00  
TOP OF WALL ELEVATION  
BOTTOM OF WALL ELEVATION  
(NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60  
SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- RD RD RD RD  
ROOF DRAIN, 8" ADS  
NON-PERFORATED TUBING OR  
EQUAL 1.0% MIN. SLOPE 3' MIN.  
COVER PVC SCHEDULE 40 IN  
TRAFFIC AREAS
- TP TP TP TP  
TREE PROTECTION FENCE
- LD LD LD LD  
LIMITS OF DISTURBANCE
- WOODED AREA
- 250  
MAJOR CONTOUR
- 252  
MINOR CONTOUR
- 250  
EXISTING MAJOR CONTOUR
- 252  
EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA  
(2% MAX. SLOPE IN ALL DIRECTIONS)
- RETAINING WALL



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WAKE FOREST, NORTH CAROLINA



W.T. O'Daniel  
William T O'Daniel, c=US,  
o=North Carolina,  
email=odaniel@mcadamsco.com  
2023-08-24 16:41:33 -0400

#### REVISIONS

NO. DATE

#### PLAN INFORMATION

PROJECT NO. 2021110197  
FILENAME 2021110197-G1  
CHECKED BY WTO  
DRAWN BY JPM  
SCALE 1"=40'  
DATE 08. 25. 2023

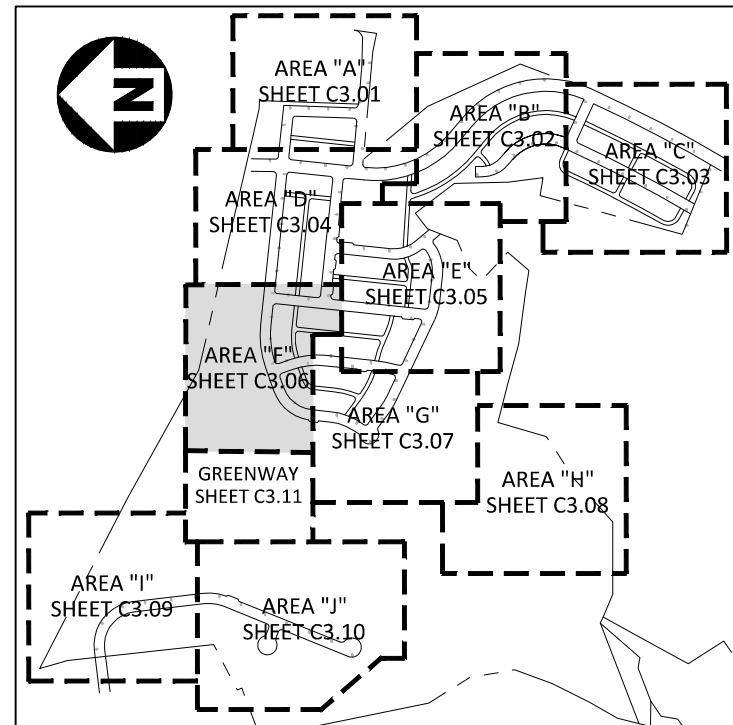
#### SHEET

**GRADING AND  
STORM DRAINAGE PLAN  
AREA "E"**

**C3.05**



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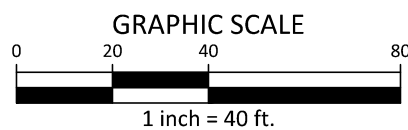
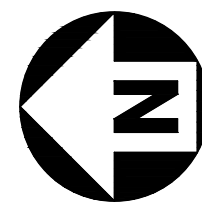
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EASEMENT LEGEND

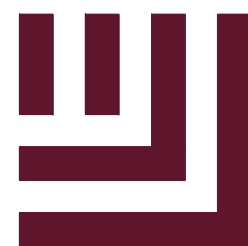
- SD STORM DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- STE STREET TREE EASEMENT

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- TOP & BOTTOM CURB ELEVATIONS
- TW=223.00  
BW=213.00 TOP OF WALL ELEVATION  
BOTTOM OF WALL ELEVATION  
(NOTE: BOTTOM OF WALL IS GROUND  
ELEVATION NOT WALL FOUNDATION)
- + 250.60 SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- RD RD RD ROOF DRAIN, 8" ADS  
NON-PERFORATED TUBING OR  
EQUAL 1.0% MIN. SLOPE 3' MIN.  
COVER PVC SCHEDULE 40 IN  
TRAFFIC AREAS
- TP TP TP TREE PROTECTION FENCE
- LD LD LIMITS OF DISTURBANCE
- WOODED AREA
- 250 MAJOR CONTOUR
- 252 MINOR CONTOUR
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA  
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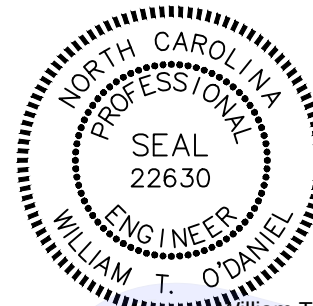
CLIENT

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 2021110197  
FILENAME 2021110197-G1  
CHECKED BY WTO  
DRAWN BY JPM  
SCALE 1"=40'  
DATE 08. 25. 2023

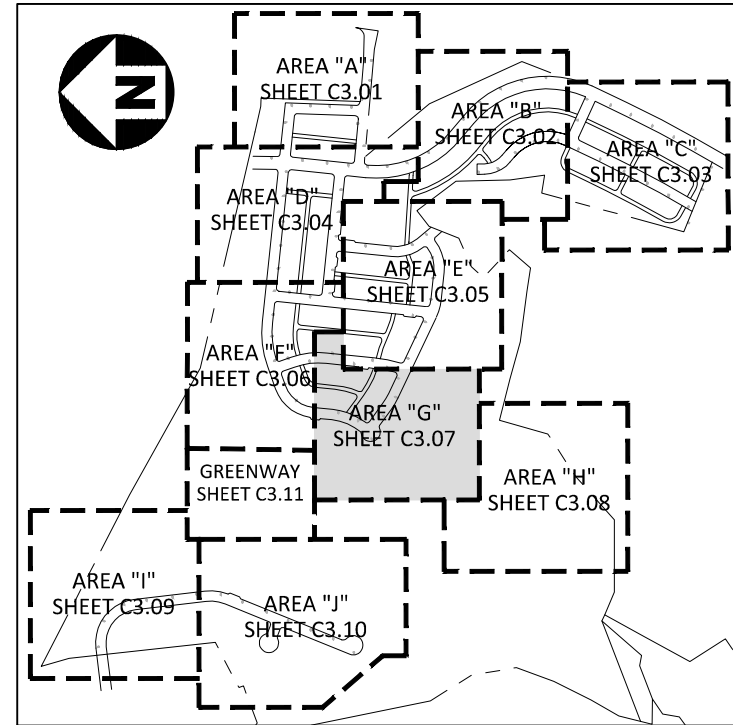
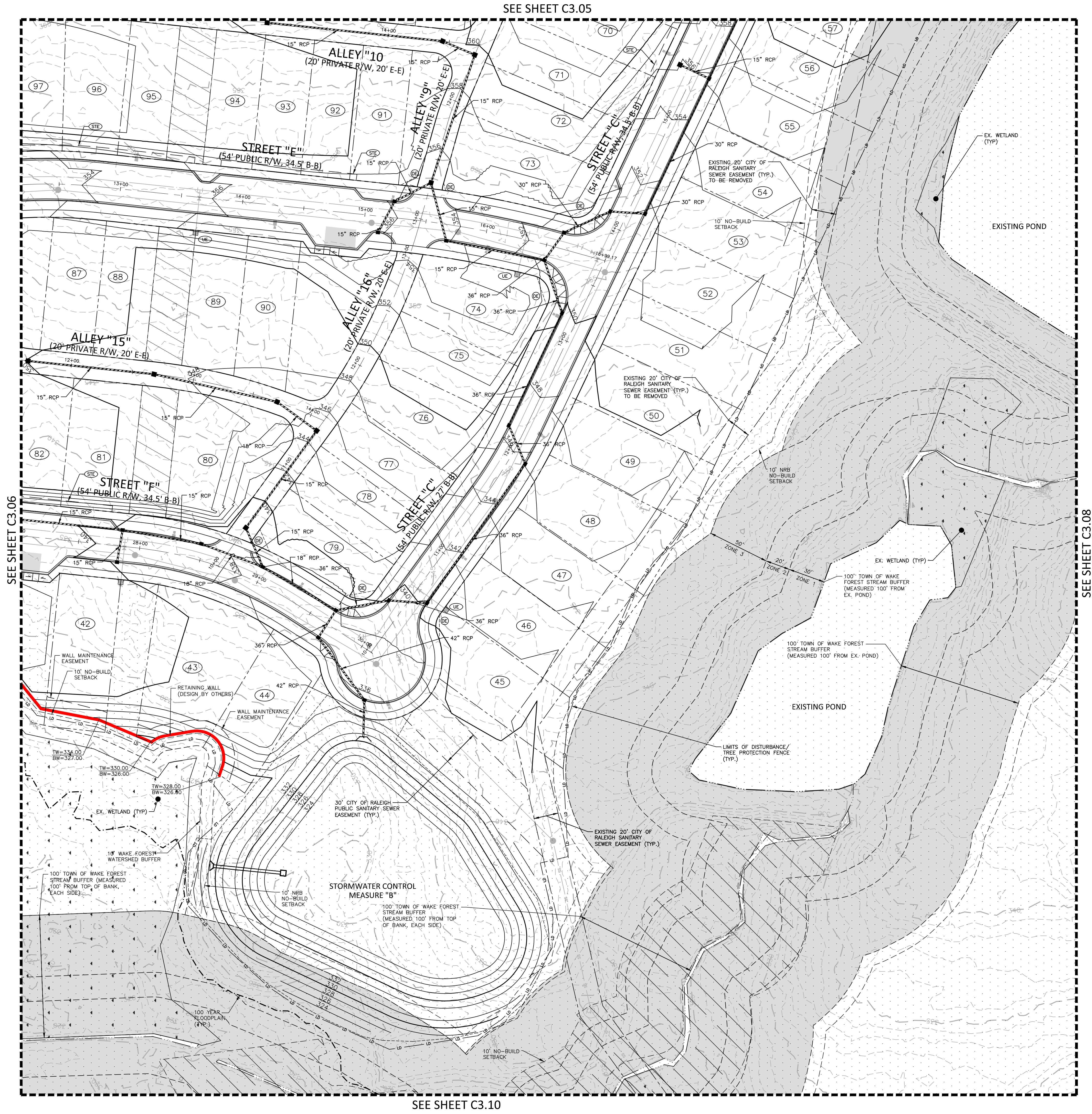
SHEET

GRADING AND  
STORM DRAINAGE PLAN  
AREA "F"

C3.06



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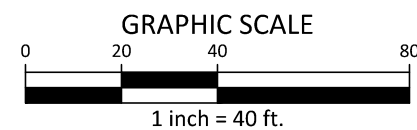
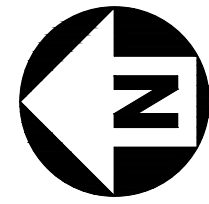
INDEX MAP  
1"=1000'

EASEMENT LEGEND

- SD STORM DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- STE STREET TREE EASEMENT

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
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- LD LD LIMITS OF DISTURBANCE
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- 252 EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA  
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- RETAINING WALL



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REVISIONS

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PLAN INFORMATION

PROJECT NO. 2021110197  
FILENAME 2021110197-G1  
CHECKED BY WTO  
DRAWN BY JPM  
SCALE 1"=40'  
DATE 08. 25. 2023

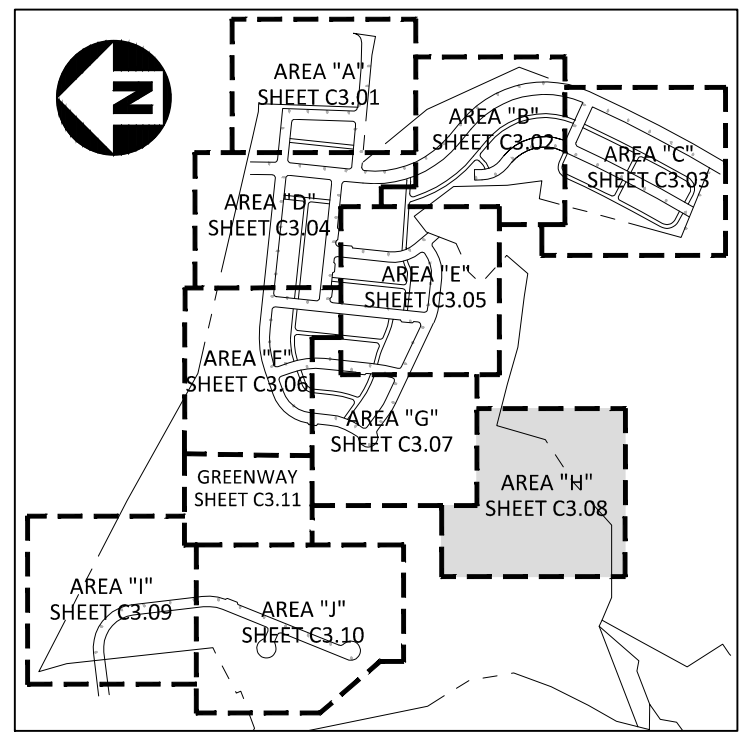
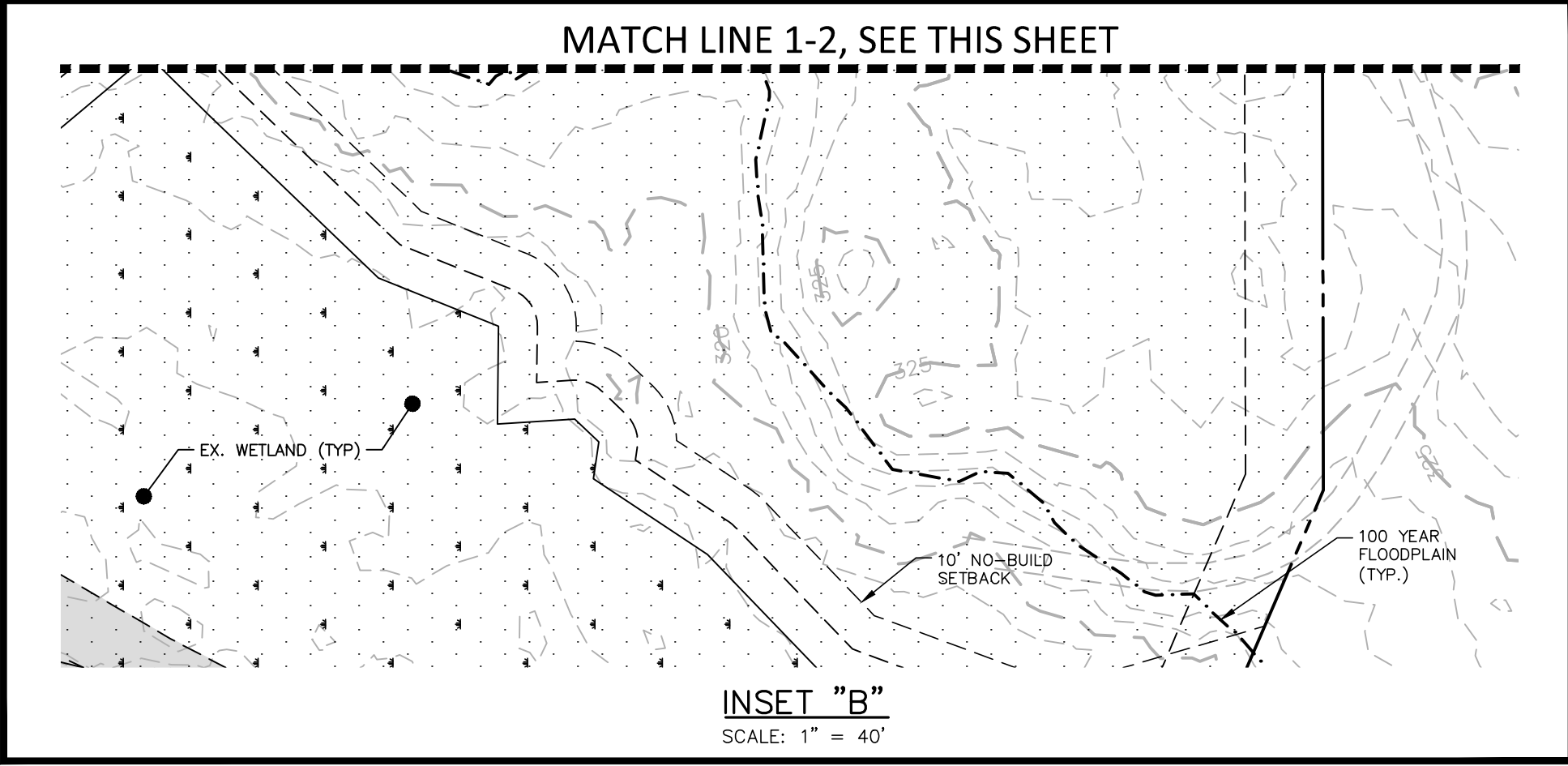
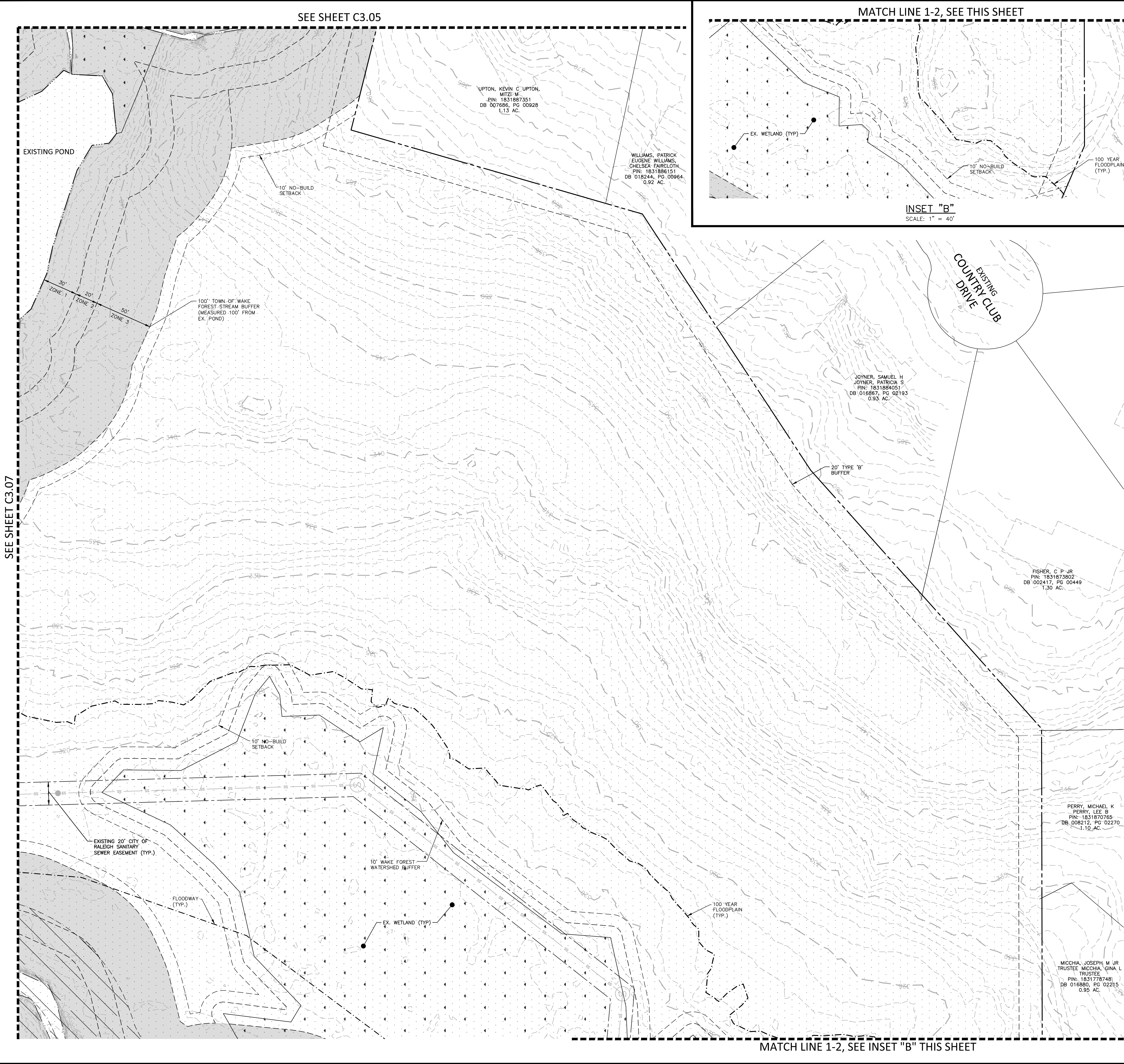
SHEET

GRADING AND  
STORM DRAINAGE PLAN  
AREA "G"

C3.07

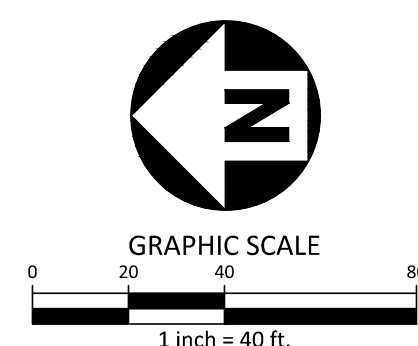


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- EASEMENT LEGEND**
- SD STORM DRAINAGE EASEMENT
  - UE UTILITY EASEMENT
  - STE STREET TREE EASEMENT

- GRADING LEGEND**
- FLARED END SECTION
  - ENDWALL SECTION
  - CATCH BASIN
  - DROP INLET
  - STORM SERVICE INLET
  - STORM SERVICE ROOF-DRAIN
  - JUNCTION BOX
  - DRAINAGE FLOW ARROW
  - LINE BREAK SYMBOL
  - TOP & BOTTOM CURB ELEVATIONS
  - TOP OF WALL ELEVATION
  - BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
  - SPOT ELEVATION
  - STORM DRAINAGE
  - STORM SERVICE LINE
  - ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
  - TREE PROTECTION FENCE
  - LIMITS OF DISTURBANCE
  - WOODED AREA
  - MAJOR CONTOUR
  - MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EASEMENT LINE
  - ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
  - RETAINING WALL



**McADAMS**  
The John R. McAdams Company, Inc.  
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DRY TIMBER LLC  
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YOUNGSVILLE, NC 27596-9698  
GREEN TIMBER FOUNDATION  
394 FLEMING ROAD  
YOUNGSVILLE, NC 27596-9698  
CONTACT:  
JAMES ADAMS  
jmas@millridgeco.com  
PHONE: 919. 556. 5418

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

**PROFESSIONAL SEAL**  
22630  
ENGINEER  
WILLIAM T. O'DANIEL  
c/o-William T O'Daniel, c=US,  
o=North Carolina,  
email=odaniel@mcadamsco.com  
2023.08.24 16:41:33 -0400

**REVISIONS**

| NO. | DATE |
|-----|------|
|-----|------|

**PLAN INFORMATION**

|             |               |
|-------------|---------------|
| PROJECT NO. | 2021110197    |
| FILENAME    | 2021110197-G1 |
| CHECKED BY  | WTO           |
| DRAWN BY    | JPM           |
| SCALE       | 1"=40'        |
| DATE        | 08. 25. 2023  |

**SHEET**  
**GRADING AND STORM DRAINAGE PLAN**  
**AREA "H"**  
**C3.08**





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**CLIENT**

GREEN TIMBER FOUNDATION  
394 FLEMING ROAD  
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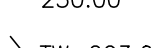
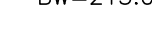
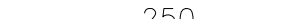
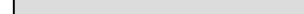
CONTACT:  
JAMES ADAMS  
jmas@millridgeco.com  
PHONE: 919. 556. 5418

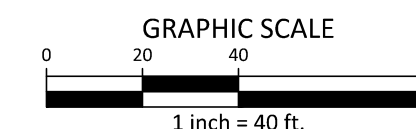


### EASEMENT LEGEND

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

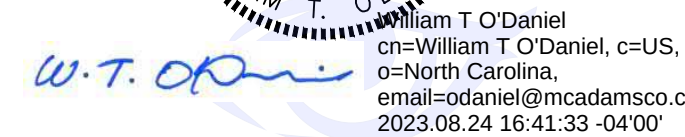
### GRADING LEGEND

- |                                                                                       |                                                                                          |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
|    | FLARED END SECTION                                                                       |
|    | ENDWALL SECTION                                                                          |
|    | CATCH BASIN                                                                              |
|    | DROP INLET                                                                               |
|    | STORM SERVICE INLET                                                                      |
|    | STORM SERVICE ROOF-RAIN                                                                  |
|    | JUNCTION BOX                                                                             |
|    | DRAINAGE FLOW ARROW                                                                      |
|    | LINE BREAK SYMBOL                                                                        |
|    | TOP & BOTTOM CURB ELEVATIONS                                                             |
|    | TOP OF WALL ELEVATION                                                                    |
|    | BOTTOM OF WALL ELEVATION<br>(NOTE: BOTTOM OF WALL IS GROUND<br>ELEVATION NOT FOUNDATION) |
|    | SPOT ELEVATION                                                                           |
|    | STORM DRAINAGE                                                                           |
|    | STORM SERVICE LINE                                                                       |
|   | ROOF DRAIN, 8" ADS<br>NON-PERFORATED TUBING OR<br>EQUAL 1.0% MIN. SLOPE 3' MIN.          |
|  | COVER PVC SCHEDULE 40 IN<br>TRAFFIC AREAS                                                |
|  | TREE PROTECTION FENCE                                                                    |
|  | LIMITS OF DISTURBANCE                                                                    |
|  | WOODED AREA                                                                              |
|  | 250 MAJOR CONTOUR                                                                        |
|  | 252 MINOR CONTOUR                                                                        |
|  | 250 EXISTING MAJOR CONTOUR                                                               |
|  | 252 EXISTING MINOR CONTOUR                                                               |
|  | EASEMENT LINE                                                                            |
|  | ACCESSIBLE PARKING AREA<br>(2% MAX. SLOPE IN ALL DIRECTIONS)                             |
|  | RETAINING WALL                                                                           |



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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



## REVISIONS

| NO. | DATE |
|-----|------|
| 1   | 1950 |
| 2   | 1951 |
| 3   | 1952 |
| 4   | 1953 |
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| 97  | 2046 |
| 98  | 2047 |
| 99  | 2048 |
| 100 | 2049 |

## PLAN INFORMATION

|             |               |
|-------------|---------------|
| PROJECT NO. | 2021110197    |
| FILENAME    | 2021110197-G1 |
| CHECKED BY  | WTO           |
| DRAWN BY    | JPM           |
| SCALE       | 1"=40'        |
| DATE        | 08. 25. 2023  |

**SHEET**

**GRADING AND  
STORM DRAINAGE PLAN  
AREA "I"**

# C3.09





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GREEN TIMBER FOUNDATION  
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YOUNGSVILLE, NC 27596-9698

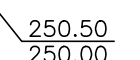
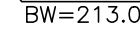
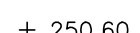
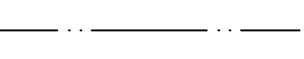
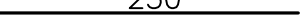
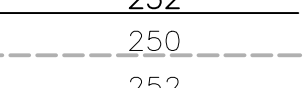
CONTACT:  
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jmas@millridgeco.com  
PHONE: 919. 556. 5418

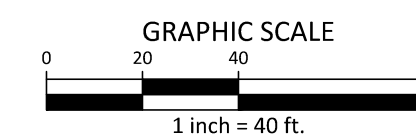


## EASEMENT LEGEND

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

## GRADING LEGEND

- |                                                                                       |                                                                                                                              |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
|    | FLARED END SECTION                                                                                                           |
|    | ENDWALL SECTION                                                                                                              |
|    | CATCH BASIN                                                                                                                  |
|    | DROP INLET                                                                                                                   |
|    | STORM SERVICE INLET                                                                                                          |
|    | STORM SERVICE ROOF-RAIN                                                                                                      |
|    | JUNCTION BOX                                                                                                                 |
|    | DRAINAGE FLOW ARROW                                                                                                          |
|    | LINE BREAK SYMBOL                                                                                                            |
|    | TOP & BOTTOM CURB ELEVATIONS                                                                                                 |
|    | TOP OF WALL ELEVATION                                                                                                        |
|    | TOP OF WALL ELEVATION<br>(NOTE: BOTTOM OF WALL IS GROUND<br>ELEVATION NOT WALL FOUNDATION)                                   |
|    | SPOT ELEVATION                                                                                                               |
|    | STORM DRAINAGE                                                                                                               |
|    | STORM SERVICE LINE                                                                                                           |
|    | ROOF DRAIN, 8" ADS<br>NON-PERFORATED TUBING OR<br>EQUAL 1.08 MIN. SLOPE 3' MIN.<br>COVER PVC SCHEDULE 40 IN<br>TRAFFIC AREAS |
|    | TREE PROTECTION FENCE                                                                                                        |
|   | LIMITS OF DISTURBANCE                                                                                                        |
|  | WOODED AREA                                                                                                                  |
|  | 250 MAJOR CONTOUR                                                                                                            |
|  | 252 MINOR CONTOUR                                                                                                            |
|  | 250 EXISTING MAJOR CONTOUR                                                                                                   |
|  | 252 EXISTING MINOR CONTOUR                                                                                                   |
|  | EASEMENT LINE                                                                                                                |
|  | ACCESSIBLE PARKING AREA<br>(2% MAX. SLOPE IN ALL DIRECTIONS)                                                                 |
|  | RETAINING WALL                                                                                                               |



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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



William T O'Daniel  
cn=William T O'Daniel, c=US,  
o=North Carolina,  
email=odaniel@mcadamsco.com  
2023.08.24 16:41:33 -04'00'

## REVISIONS

| NO. | DATE |
|-----|------|
|-----|------|

## PLAN INFORMATION

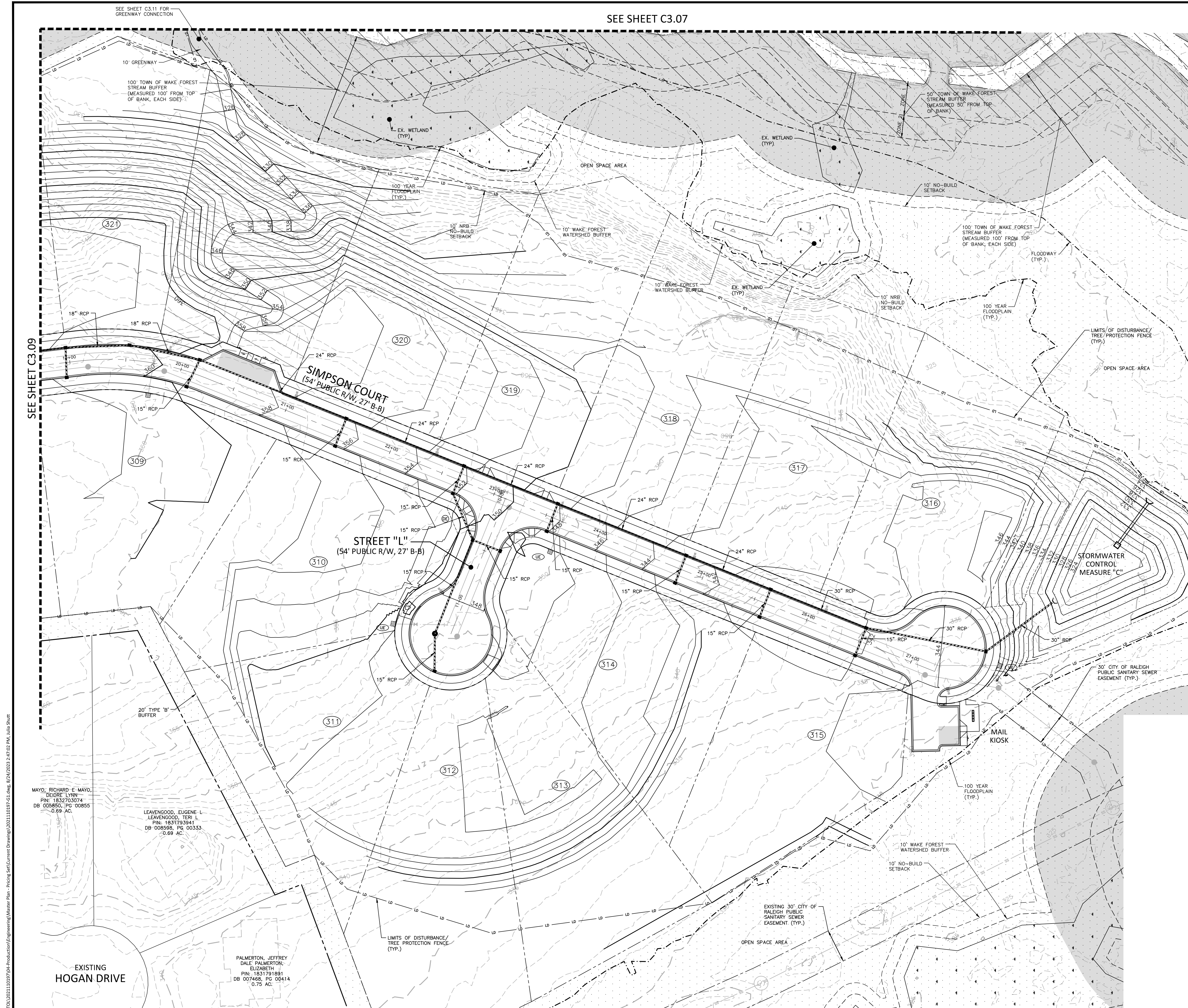
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| PROJECT NO. | 2021110197    |
| FILENAME    | 2021110197-G1 |
| CHECKED BY  | WTO           |
| DRAWN BY    | JPM           |
| SCALE       | 1"=40'        |
| DATE        | 08. 25. 2023  |

## SHEET

**GRADING AND  
STORM DRAINAGE PLAN  
AREA "J"**

# C3.10

279







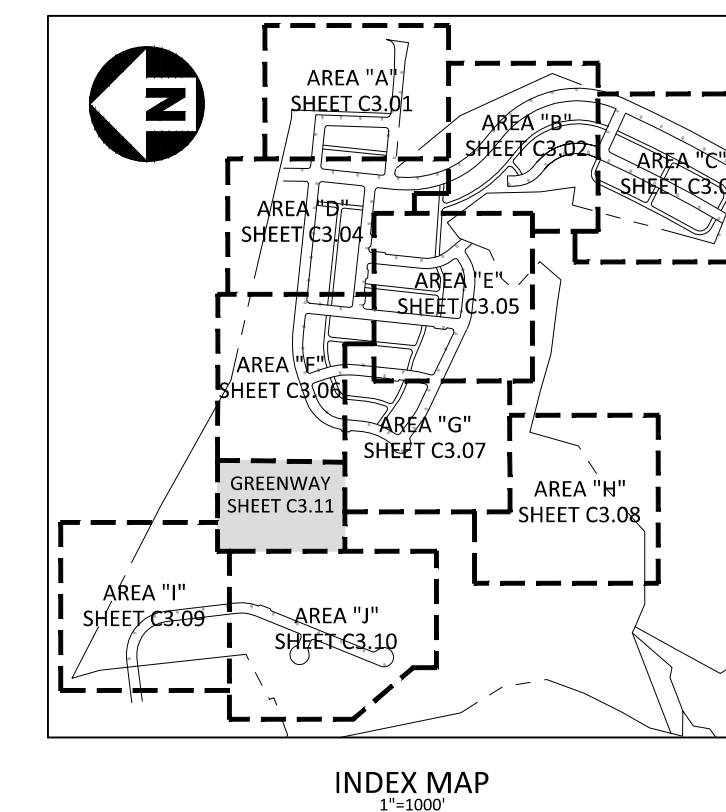
phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

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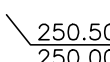
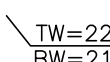
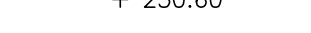
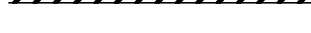
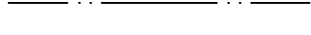
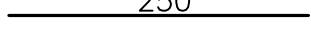
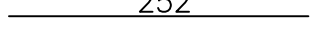
## CLIENT

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YOUNGSVILLE, NC 27596-9698

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



### GRADING LEGEND

|                                                                                       |                                                                                                                              |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
|    | FLARED END SECTION                                                                                                           |
|    | ENDWALL SECTION                                                                                                              |
|    | CATCH BASIN                                                                                                                  |
|    | DROP INLET                                                                                                                   |
|    | STORM SERVICE INLET                                                                                                          |
|    | STORM SERVICE ROOF-RAIN                                                                                                      |
|    | JUNCTION BOX                                                                                                                 |
|    | DRAINAGE FLOW ARROW                                                                                                          |
|    | LINE BREAK SYMBOL                                                                                                            |
|    | TOP & BOTTOM CURB ELEVATIONS                                                                                                 |
|    | TOP OF WALL ELEVATION<br>(NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)                                      |
|    | SPOT ELEVATION                                                                                                               |
|    | STORM DRAINAGE                                                                                                               |
|    | STORM SERVICE LINE                                                                                                           |
|    | ROOF DRAIN, 8" ADS<br>NON-PERFORATED TUBING OR<br>EQUAL 1.0% MIN. SLOPE 3' MIN.<br>COVER PVC SCHEDULE 40 IN<br>TRAFFIC AREAS |
|    | TREE PROTECTION FENCE                                                                                                        |
|    | LIMITS OF DISTURBANCE                                                                                                        |
|    | WOODED AREA                                                                                                                  |
|    | MAJOR CONTOUR                                                                                                                |
|    | MINOR CONTOUR                                                                                                                |
|    | EXISTING MAJOR CONTOUR                                                                                                       |
|  | EXISTING MINOR CONTOUR                                                                                                       |
|  | EASEMENT LINE                                                                                                                |
|  | ACCESSIBLE PARKING AREA<br>(2% MAX. SLOPE IN ALL DIRECTIONS)                                                                 |
|  | RETAINING WALL                                                                                                               |

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



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cn=William T O'Daniel, c=US,  
o=North Carolina,  
email=odaniel@mcadamsco.com  
2023.08.24 16:41:33 -04'00'

## REVISIONS

| NO. | DATE |
|-----|------|
|-----|------|

## PLAN INFORMATION

|             |               |
|-------------|---------------|
| PROJECT NO. | 2021110197    |
| FILENAME    | 2021110197-G1 |
| CHECKED BY  | WTO           |
| DRAWN BY    | JPM           |
| SCALE       | 1"=40'        |
| DATE        | 08. 25. 2023  |

## SHEET

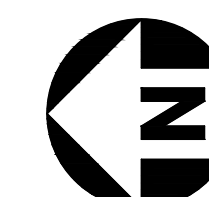
**GRADING AND  
STORM DRAINAGE PLAN  
GREENWAY**

# C3.11



### EASEMENT LEGEND

☐ DE STORM DRAINAGE EASEMENT  
☐ UE UTILITY EASEMENT  
☐ STE STREET TREE EASEMENT

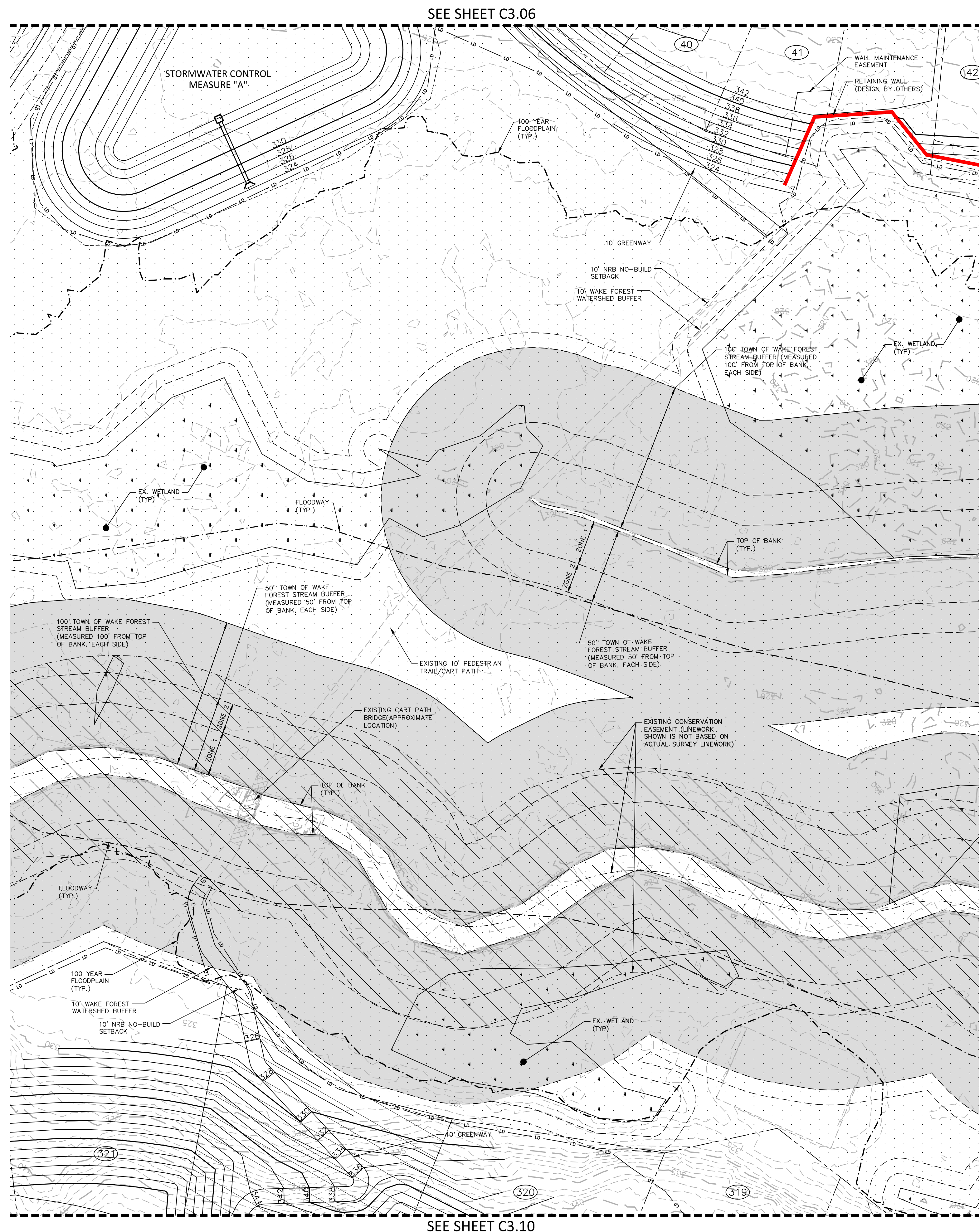


GRAPHIC SCALE

0 20 40

1 inch = 40 ft.

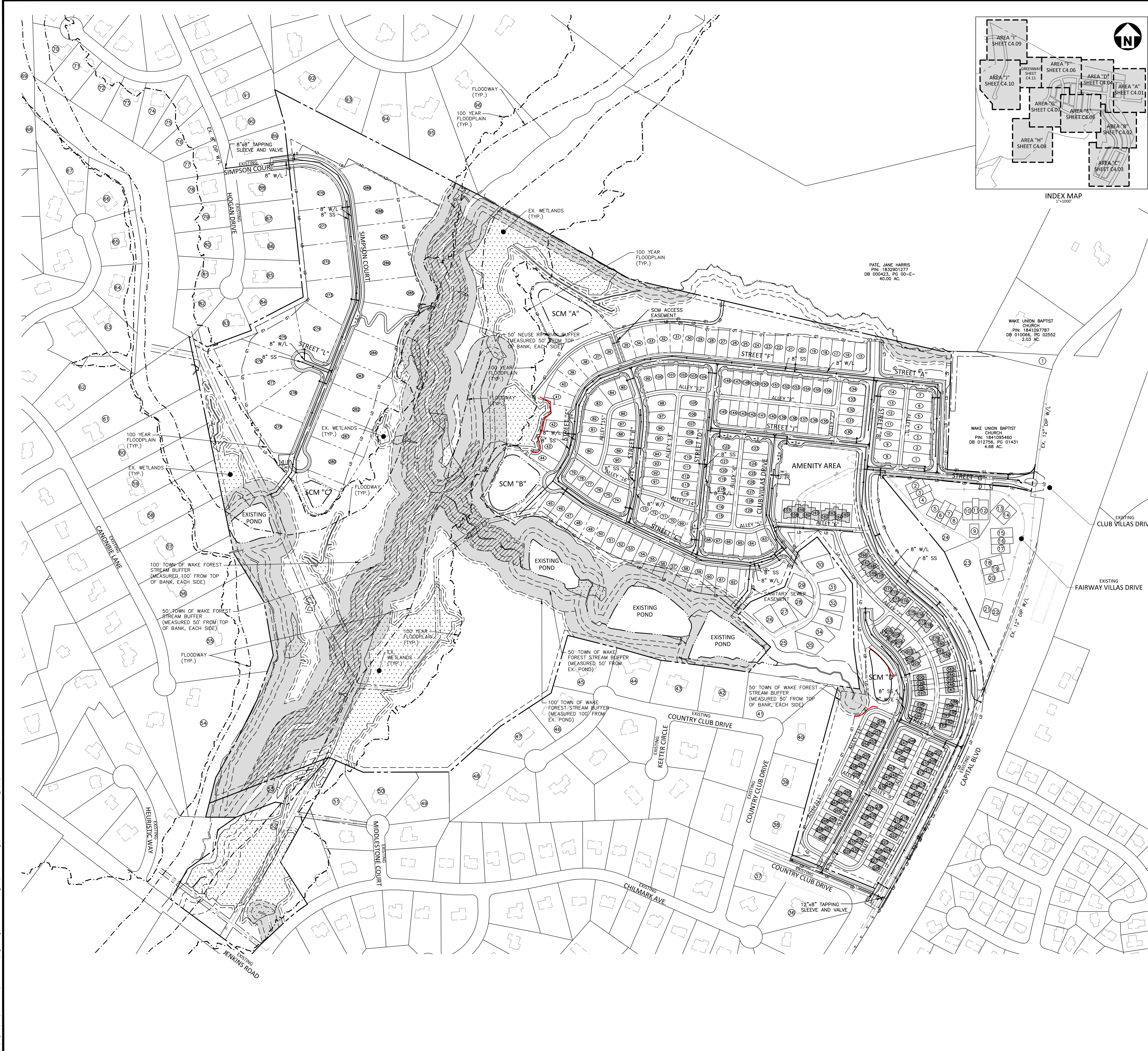
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#### ADJACENT PROPERTY OWNERS

|                                                                                    |                                                                                     |                                                                                |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| 1 WAKE UNION BAPTIST CHURCH<br>PIN: 1841097615<br>DB 010066, PG 022552<br>0.26 AC. | 37 GOSSETT, LINDA M<br>PIN: 1831975411<br>DB 010391, PG 00784<br>0.79 AC.           | 72 MOFFATTE, IAN M<br>PIN: 1831975411<br>DB 010391, PG 00784<br>0.69 AC.       |
| 2 REDMAN, J MICHAEL<br>PIN: 1831975681<br>DB 013569, PG 01957<br>0.91 AC.          | 38 BOWERS, JAMES S<br>PIN: 1832607746<br>DB 007273, PG 00186<br>0.69 AC.            | 73 CARLE, JACQUELINE D<br>PIN: 1832008775<br>DB 008747, PG 02029<br>0.69 AC.   |
| 3 FINNIGAN, JOSEPH T<br>PIN: 1841092027<br>DB 015051, PG 02043<br>0.06 AC.         | 39 FICHERA, JOHN L<br>PIN: 1831985177<br>DB 010374, PG 02097<br>1.20 AC.            | 74 HORNER, WESLEY<br>PIN: 1832008775<br>DB 013569, PG 01957<br>0.69 AC.        |
| 4 CARTER, TERRY W<br>PIN: 1841092033<br>DB 015051, PG 02043<br>0.06 AC.            | 40 BARR, ARNOLD L BARR<br>PIN: 1831985177<br>DB 002296, PG 00773<br>1.14 AC.        | 75 GERLITZ, KYLE A<br>PIN: 1832700611<br>DB 018153, PG 01396<br>0.69 AC.       |
| 5 BRUNHORST, WILLIAM<br>PIN: 1841092989<br>DB 14-E, PG 3763<br>0.07 AC.            | 41 GRIMMETT, ANDREW O<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.         | 76 HORNBUCKLE, CASSANDRA<br>PIN: 1832700540<br>DB 016163, PG 00500<br>0.69 AC. |
| 6 DOMINICK, JOHN M<br>PIN: 1841093918<br>DB 016125, PG 00408<br>0.06 AC.           | 42 FREEMAN, JAMES LOUIS<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.       | 77 KENNEDY, JANET A<br>PIN: 1832700611<br>DB 018153, PG 01396<br>0.69 AC.      |
| 7 GRADY, DOUGLAS H<br>PIN: 1841093918<br>DB 009563, PG 00022<br>0.07 AC.           | 43 LESTER, JO ANNE D<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.          | 78 YAROSH, DANIEL<br>PIN: 1832700611<br>DB 018153, PG 01396<br>0.69 AC.        |
| 8 CORRETT, MICHAEL P<br>PIN: 1841093918<br>DB 016125, PG 00408<br>0.06 AC.         | 44 OAKMARK DEVELOPMENT<br>PIN: 1841093918<br>DB 006786, PG 00285<br>0.08 AC.        | 79 WILLIAMS, PATRICK<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.     |
| 9 BYRNE, THOMAS J JR<br>PIN: 1841093918<br>DB 016125, PG 00408<br>0.06 AC.         | 45 PRUITT, DELORES<br>PIN: 1841093918<br>DB 016125, PG 00408<br>0.06 AC.            | 80 JOYNER, SAMUEL H<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.      |
| 10 ROUSSEAU, CHERYL E<br>PIN: 1841093918<br>DB 016125, PG 00408<br>0.06 AC.        | 46 HEATH, CHARLES LARRY<br>PIN: 1841093918<br>DB 016125, PG 00408<br>0.06 AC.       | 81 FISHER, C P JR<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.        |
| 11 HEATH, CHARLES LARRY<br>PIN: 1841093918<br>DB 016125, PG 00408<br>0.06 AC.      | 47 WALSH, DONNA L<br>PIN: 1841093918<br>DB 016125, PG 00408<br>0.06 AC.             | 82 PERRY, MICHAEL K<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.      |
| 12 BONE, MALCOLM BONE<br>PIN: 1841093918<br>DB 016125, PG 00408<br>0.06 AC.        | 48 ADAMS FRY DEVELOPMENTS LLC<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC. | 83 KOOH, JOEL A KOOH<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.     |
| 13 LOVING, JOHN C<br>PIN: 1841093918<br>DB 016125, PG 00408<br>0.06 AC.            | 49 MATZKEVICH, DYANNE M<br>PIN: 1841093918<br>DB 016125, PG 00408<br>0.06 AC.       | 84 LERNER, MICHELLE<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.      |
| 14 ROGGE, BEVERLY J<br>PIN: 1841093918<br>DB 016125, PG 00408<br>0.06 AC.          | 50 CONLEY, JOHN T<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.             | 85 CONLEY, LYNN G<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.        |
| 15 VOLLMER, CHARLES B<br>PIN: 1841093918<br>DB 016125, PG 00408<br>0.06 AC.        | 51 WALLACE, MARK<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.              | 86 EBERLE, SUSAN R<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.       |
| 16 MAULD, THOMAS<br>PIN: 1841093918<br>DB 016125, PG 00408<br>0.06 AC.             | 52 MOYAY, GLEN A<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.              | 87 MASSEY, GEORGE<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.        |
| 17 ZELUS, MICHELLE<br>PIN: 1841093918<br>DB 016125, PG 00408<br>0.06 AC.           | 53 O'DELL, MARK A<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.             | 88 O'DELL, BETH M<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.        |
| 18 FAIRWAY VILAS AT WF<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.       | 54 POWELL, ANNE H<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.             | 89 WEININGER, STEPHAN<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.    |
| 19 FAIRWAY VILAS AT WF<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.       | 55 WEININGER, STEPHAN<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.         | 90 MOSELEY, THEODORE<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.     |
| 20 CLUBHOUSE VILAS AT<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.        | 56 DURHAM, MICHAEL J<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.          | 91 DURHAM, CAROL J<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.       |
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| 22 ZHAG, BARRU<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.               | 58 BEASLEY, DARRYL<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.            | 93 BEASLEY, DARRYL<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.       |
| 23 HODGES, JOHN W III<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.        | 59 SUCHER, AARON<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.              | 94 SUCHER, AARON<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.         |
| 24 GOK, KEN Y<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.                | 60 HODGES, THOMAS R<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.           | 95 HODGES, THOMAS R<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.      |
| 25 RAMSARAN, MICHAEL<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.         | 61 BARKLEY, HUBERT<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.            | 96 BARKLEY, HUBERT<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.       |
| 26 JALLORINA, CLAUDE H<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.       | 62 GORDON, GLENN E<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.            | 97 GORDON, GLENN E<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.       |
| 27 SIMS, YVONNE M<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.            | 63 LEARY, CHRISTOPHER R<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.       | 98 LEARY, CHRISTOPHER R<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.  |
| 28 KING, JOHN C JR<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.           | 64 FAIRLAKE COMMUNITY<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.         | 99 FAIRLAKE COMMUNITY<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.    |
| 29 RUPSKY, PENNY J<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.           | 65 GRAFF, JOSEPH N<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.            | 100 GRAFF, JOSEPH N<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.      |
| 30 CIMA, DAVID A CIMA<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.        | 66 DINGBAUM, JUDITH<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.           | 101 DINGBAUM, JUDITH<br>PIN: 1831985177<br>DB 017994, PG 01725<br>0.91 AC.     |

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|     |      |

**PLAN INFORMATION**

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| DRAWN BY    | JPM             |
| SCALE       | 1"=200'         |
| DATE        | 08.25.2023      |

**SHEET**

**OVERALL**  
**UTILITY PLAN**  
**C4.00**





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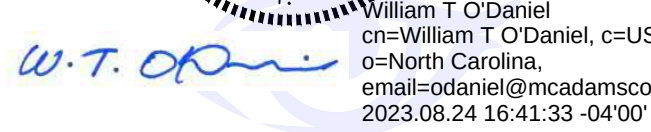
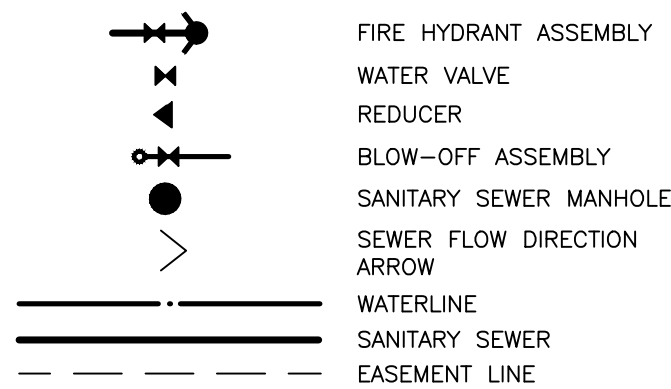
**CONTACT:**  
**JAMES ADAMS**  
**jmas@millridgeco.com**  
**PHONE: 919. 556. 5418**



### EASEMENT LEGEND

- ☐ DE STORM DRAINAGE EASEMENT  
☐ UE UTILITY EASEMENT  
☐ STE STREET TREE EASEMENT

## UTILITY LEGEND



## REVISIONS

| NO. | DATE |
|-----|------|
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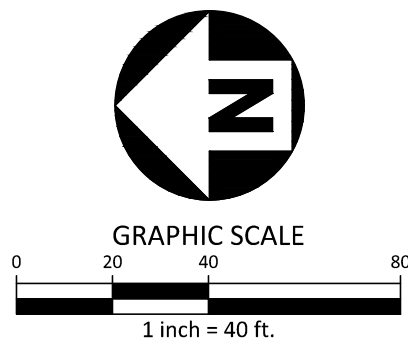
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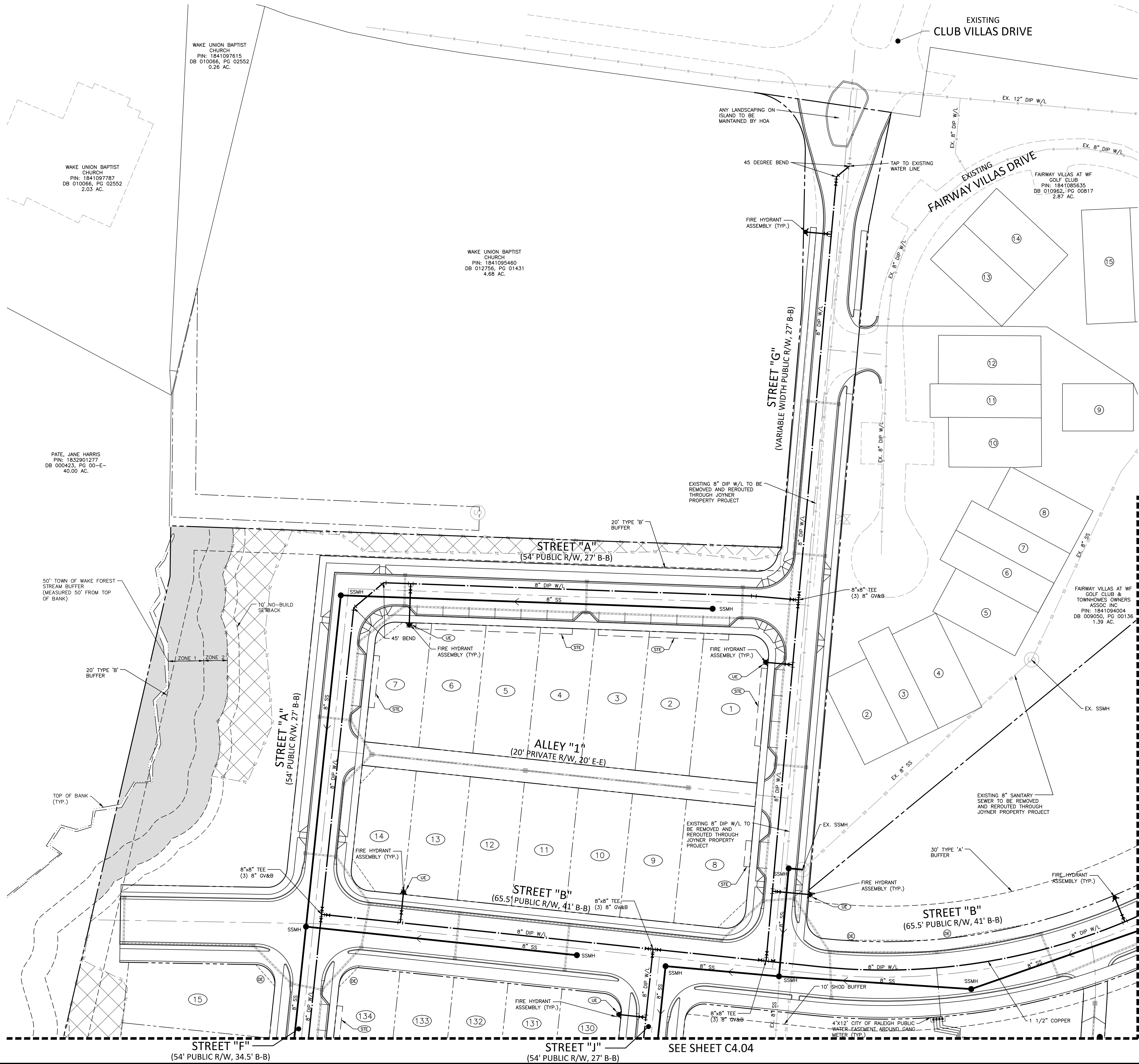
# UTILITY PLAN AREA "A"

# C4.01



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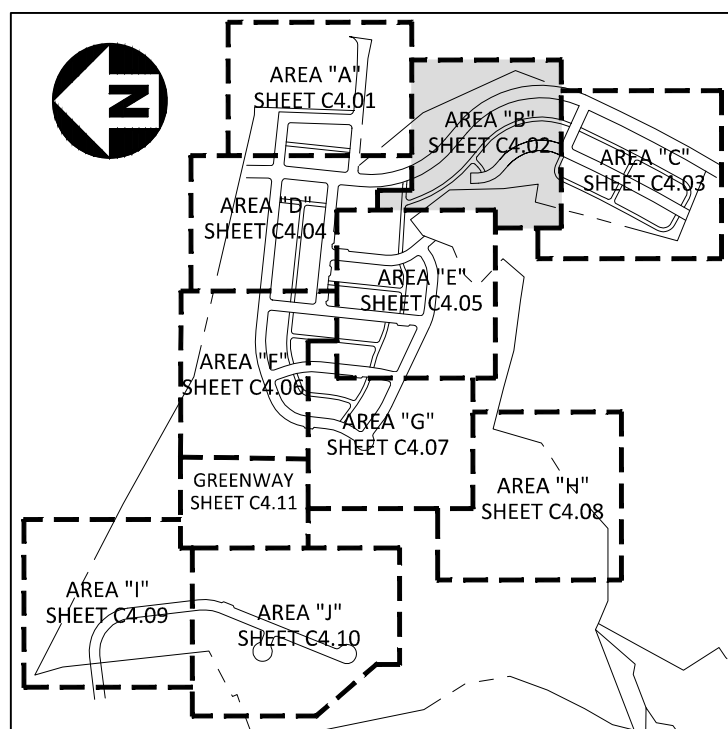
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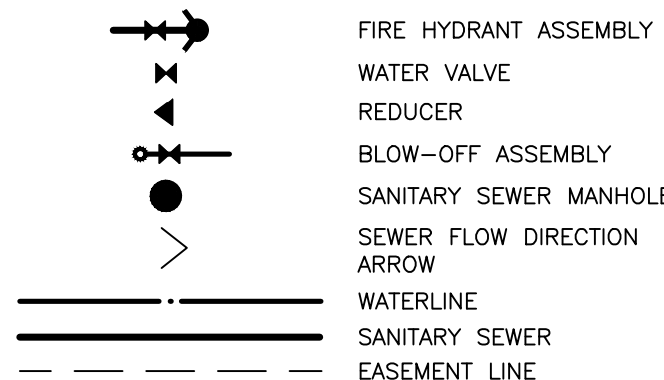
CONTACT:  
JAMES ADAMS  
jmas@millridgeco.com  
PHONE: 919. 556. 5418

INDEX MAP  
1"=1000'

### EASEMENT LEGEND

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

## UTILITY LEGEND



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cn=William T O'Daniel, c=US,  
o=North Carolina,  
email=odaniel@mcadamsco.com  
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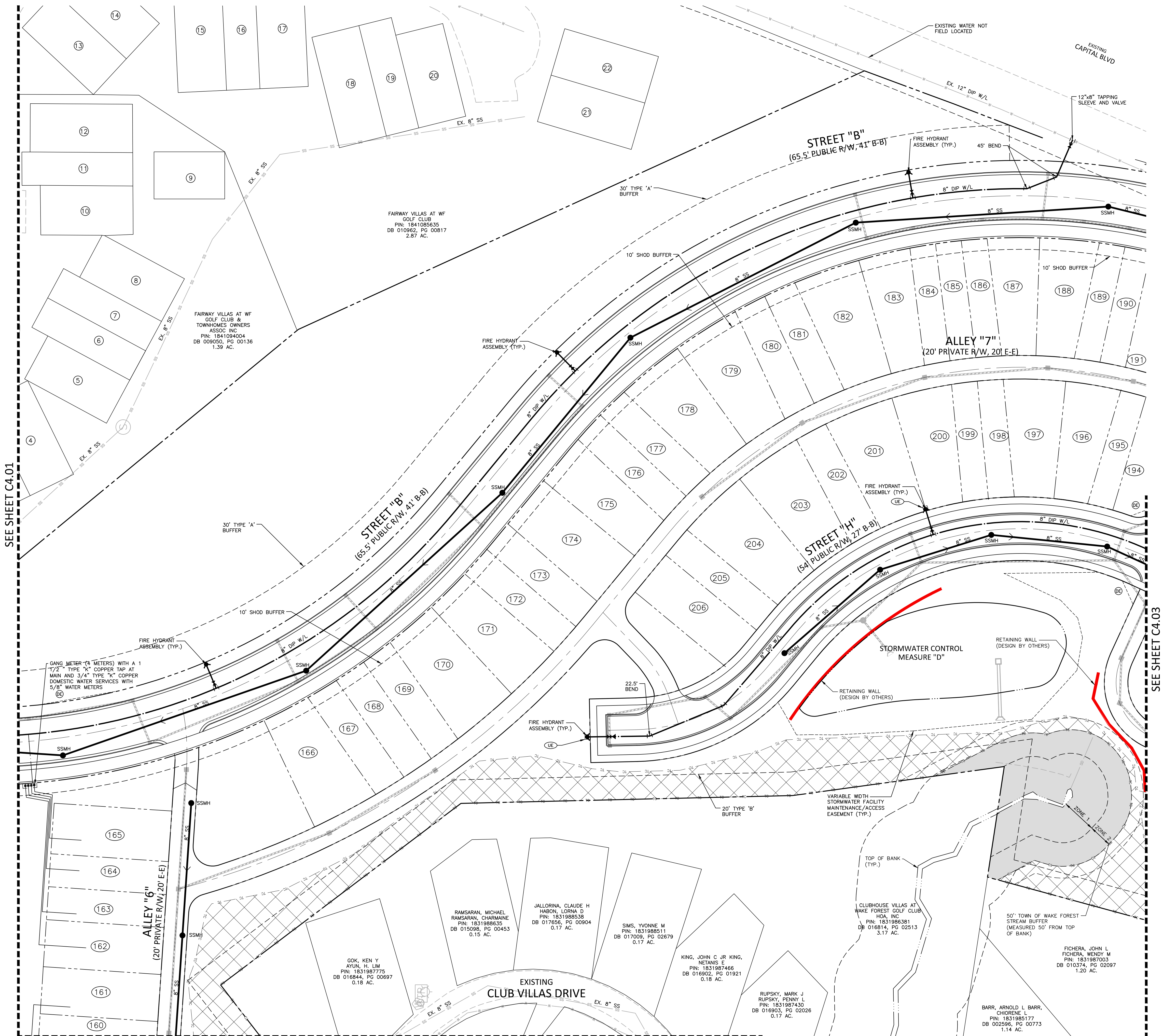
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**SHEET**

## UTILITY PLAN AREA "B"

# C4.02

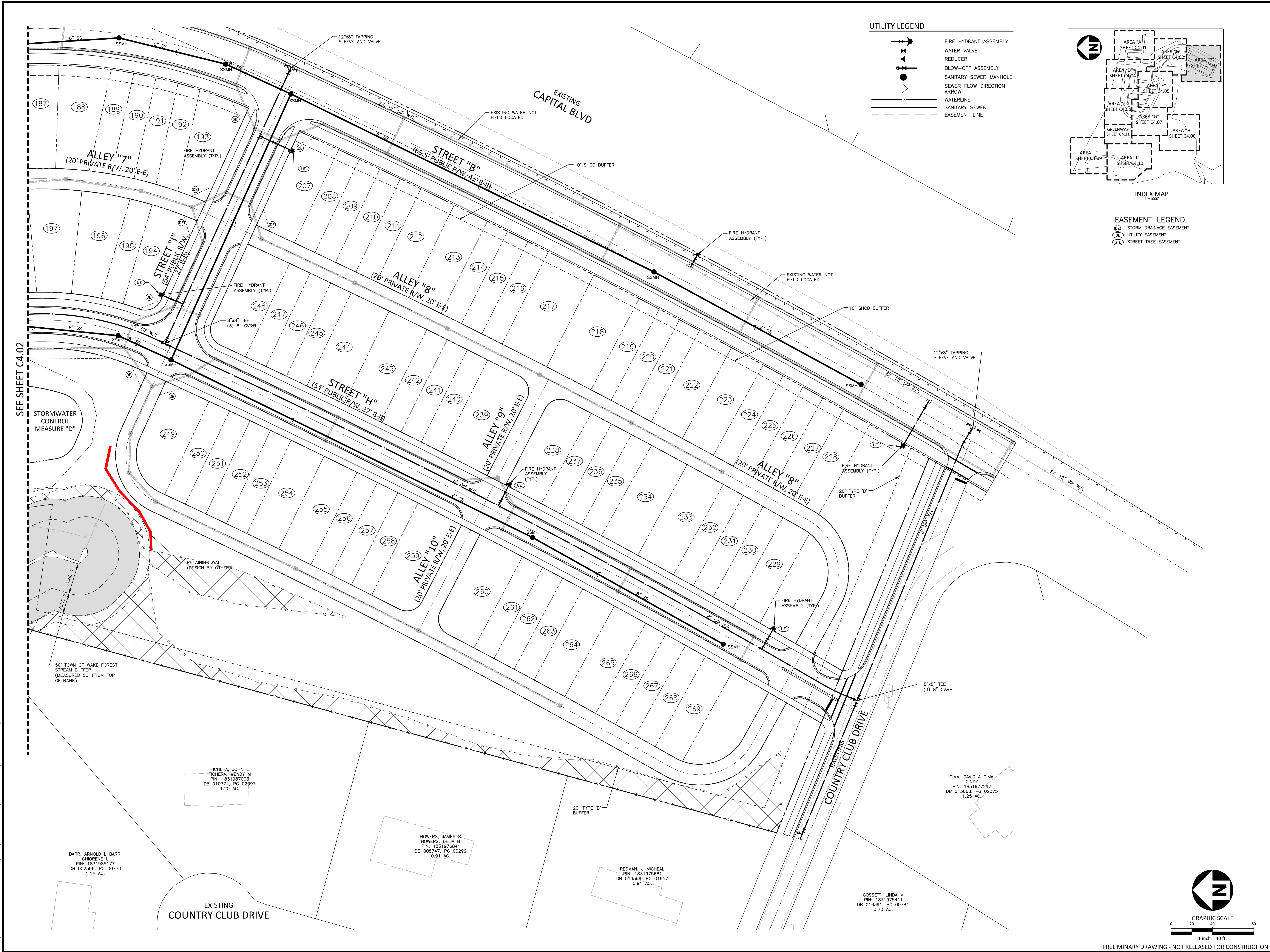


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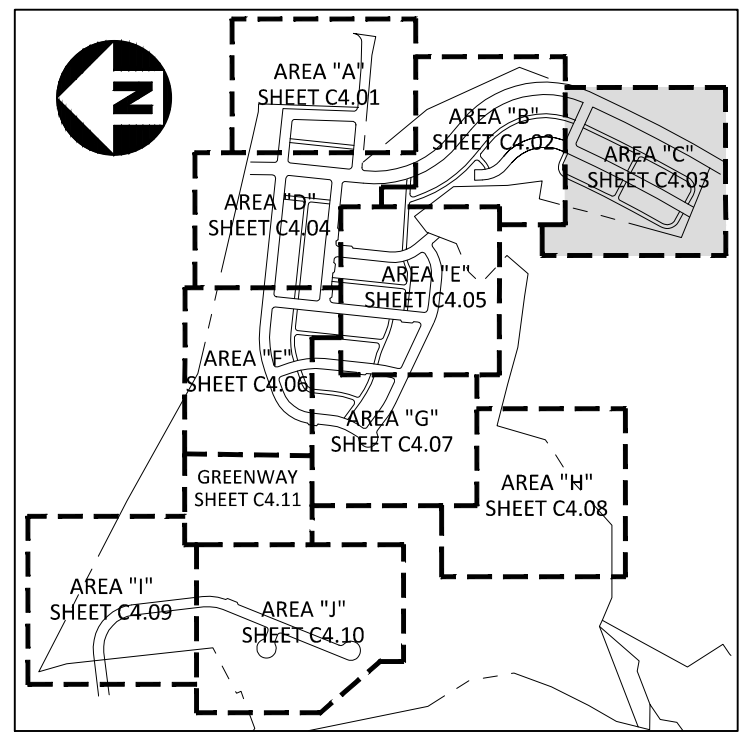


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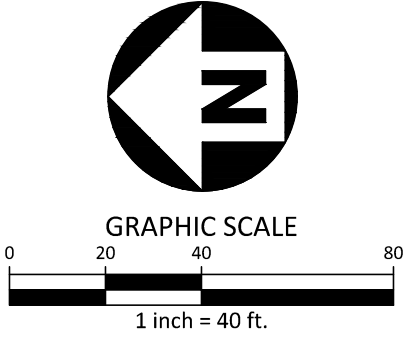
**UTILITY LEGEND**

|  |                              |
|--|------------------------------|
|  | FIRE HYDRANT ASSEMBLY        |
|  | WATER VALVE                  |
|  | REDUCER                      |
|  | BLOW-OFF ASSEMBLY            |
|  | SANITARY SEWER MANHOLE       |
|  | SEWER FLOW DIRECTION ARROW   |
|  | WATERLINE                    |
|  | SANITARY SEWER EASEMENT LINE |



**EASEMENT LEGEND**

|  |                         |
|--|-------------------------|
|  | STORM DRAINAGE EASEMENT |
|  | UTILITY EASEMENT        |
|  | STREET TREE EASEMENT    |



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**CLUB VILLAS DRIVE**  
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**PROFESSIONAL SEAL**  
22630  
ENGINEER  
WILLIAM T. O'DANIEL

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c/o William T. O'Daniel, c=US,  
o=North Carolina,  
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2023.08.24 16:41:33 -04'00'

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**PLAN INFORMATION**

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| DRAWN BY    | JPM           |
| SCALE       | 1"=40'        |
| DATE        | 08. 25. 2023  |

**SHEET**

**UTILITY PLAN**  
**AREA "C"**  
**C4.03**

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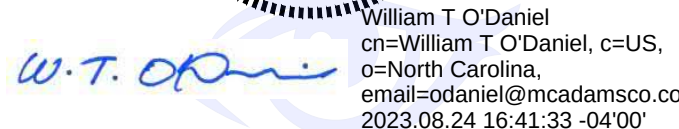
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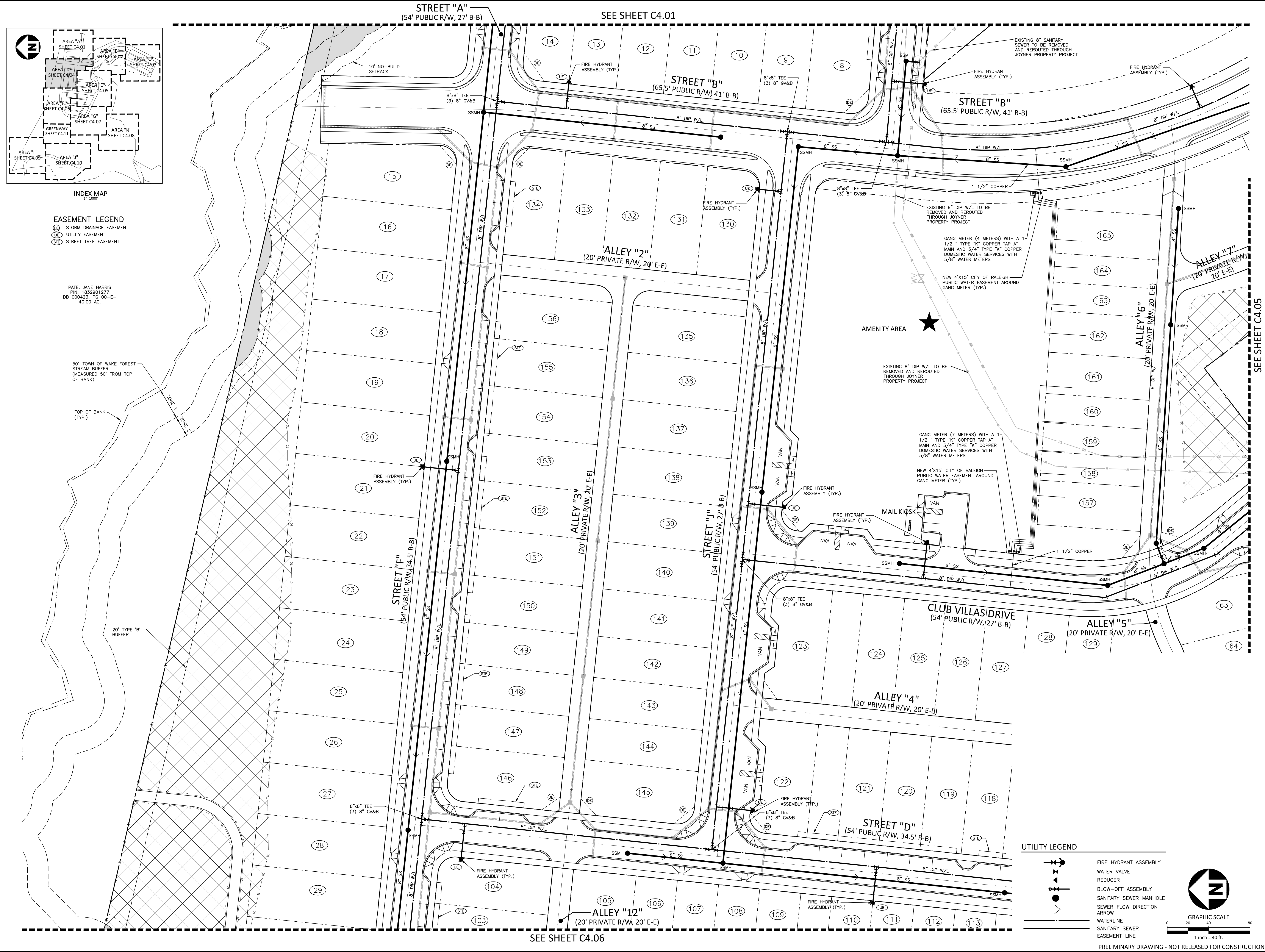
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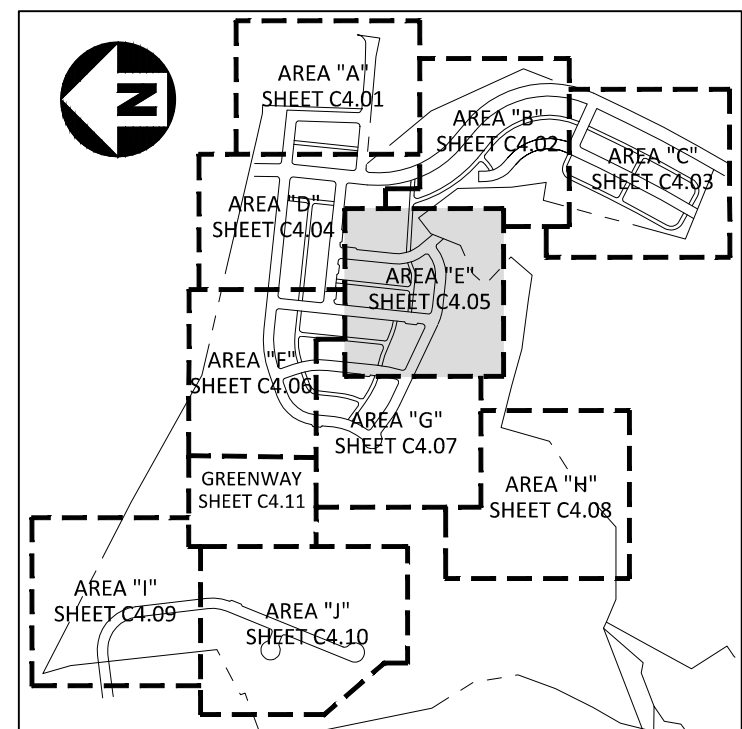
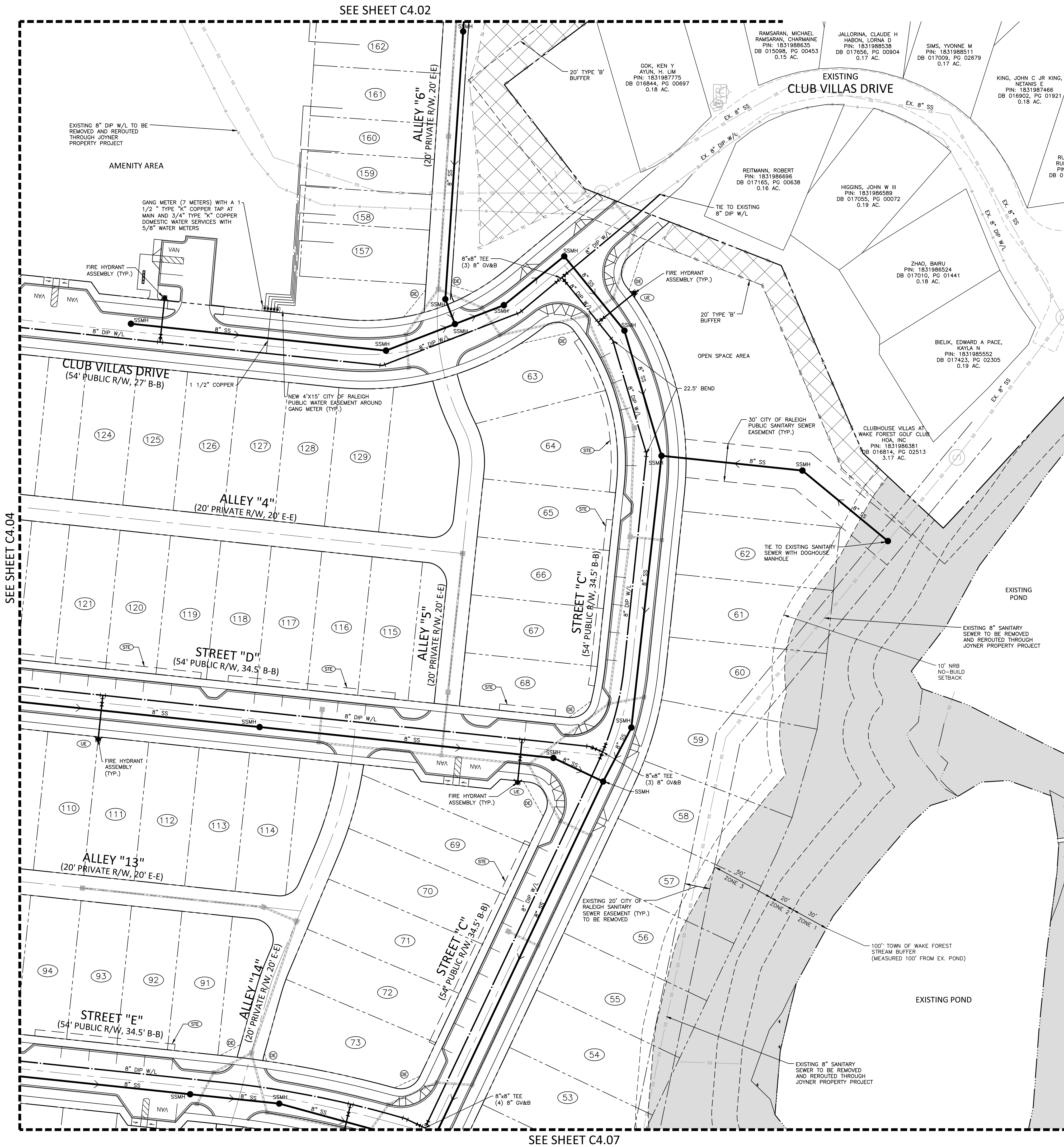
### UTILITY PLAN AREA "D"

# C4.04





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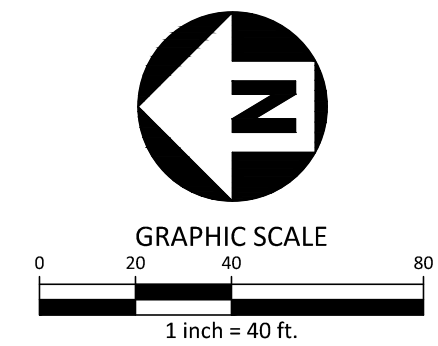
INDEX MAP  
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EASEMENT LEGEND

- SD STORM DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- STE STREET TREE EASEMENT

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- REDUCER
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER FLOW DIRECTION
- ARROW
- WATERLINE
- SANITARY SEWER
- EASEMENT LINE



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WAKE FOREST, NORTH CAROLINA



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o=North Carolina,  
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PLAN INFORMATION

PROJECT NO. 2021110197  
FILENAME 2021110197-U1  
CHECKED BY WTO  
DRAWN BY JPM  
SCALE 1"=40'  
DATE 08. 25. 2023

SHEET

UTILITY PLAN  
AREA "E"

C4.05





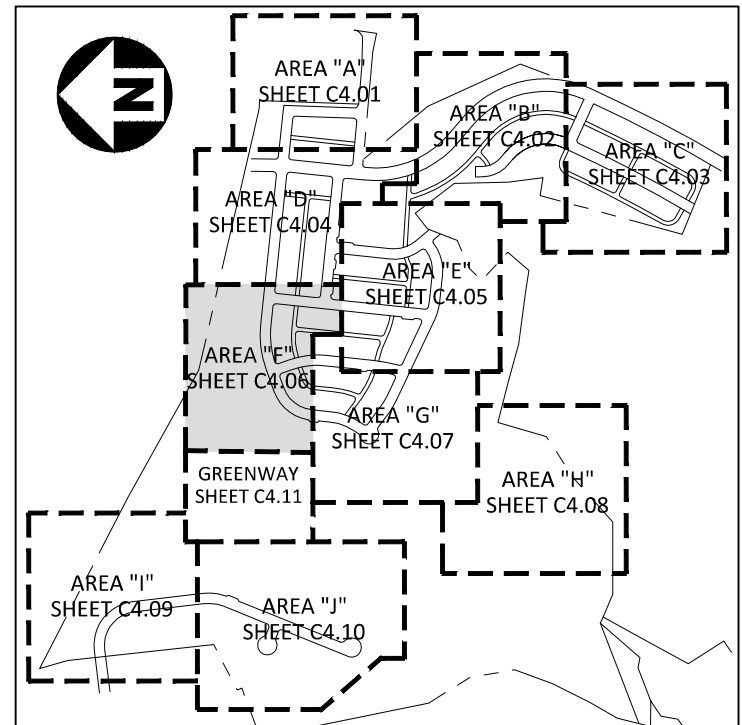
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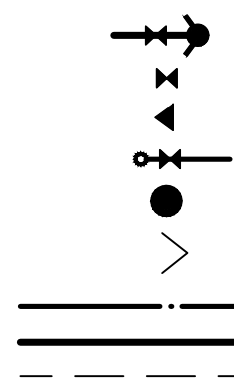


INDEX MAP  
1"=1000'

### EASEMENT LEGEND

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

## UTILITY LEGEND



- FIRE HYDRANT ASSEMBLY  
WATER VALVE  
REDUCER  
BLOW-OFF ASSEMBLY  
SANITARY SEWER MANHOLE  
SEWER FLOW DIRECTION  
ARROW  
WATERLINE  
SANITARY SEWER  
EASEMENT LINE



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o=North Carolina,  
email=odaniel@mcadamsco.com  
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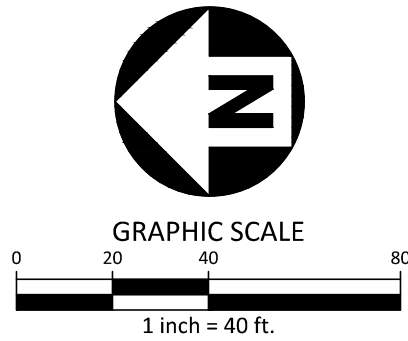
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| DATE        | 08. 25. 2023  |

**SHEET**

# UTILITY PLAN AREA "F"

# C4.06



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SEE SHEET C4.07

SEE SHEET C4.09

- SEE SHEET C4.11 FOR  
GREENWAY CONNECTION





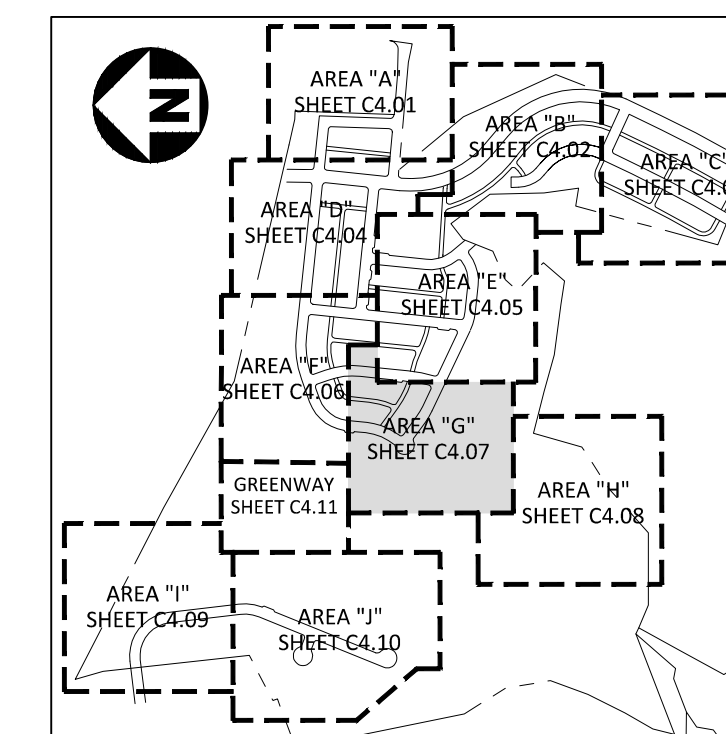
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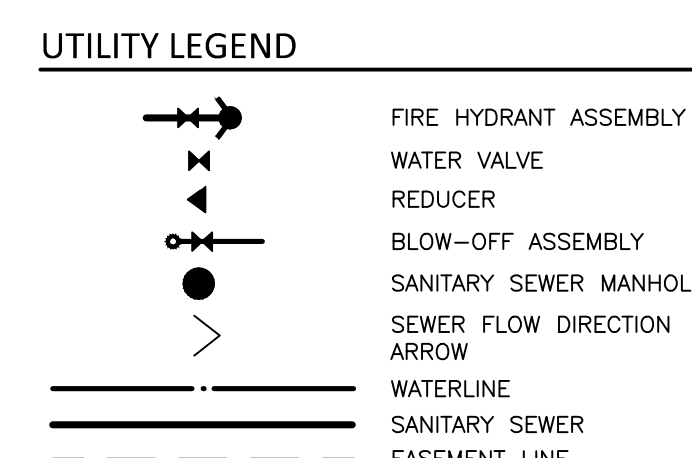
GREEN TIMBER FOUNDATION  
394 FLEMING ROAD  
YOUNGSVILLE, NC 27596-9698

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



## EASEMENT LEGEND

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



William T O'Daniel  
cn=William T O'Daniel, c=US,  
o=North Carolina,  
email=odaniel@mcadamsco.com  
2023.08.24 16:41:33 -04'00'

## REVISIONS

| NO. | DATE |
|-----|------|
|-----|------|

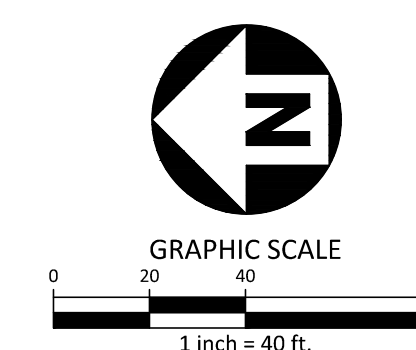
## PLAN INFORMATION

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| PROJECT NO. | 2021110197    |
| FILENAME    | 2021110197-U1 |
| CHECKED BY  | WTO           |
| DRAWN BY    | JPM           |
| SCALE       | 1"=40'        |
| DATE        | 08. 25. 2023  |

**SHEET**

**UTILITY PLAN  
AREA "G"**

## C4.07



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

\\Projects\TOL\2021110197\04-Production\Engineering\Master Plan - Pricing Set\Current Drawings\2021110197-U1.dwg, 8/24/2023 3:05:33 PM, Julia Shutt

SEE SHEET C4.05

SEE SHEET C4.08

SEE SHEET C4.10





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fax 919. 361. 2269  
license number: C-0293, C-

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



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

## REVISIONS

| NO. | DATE |
|-----|------|
|-----|------|

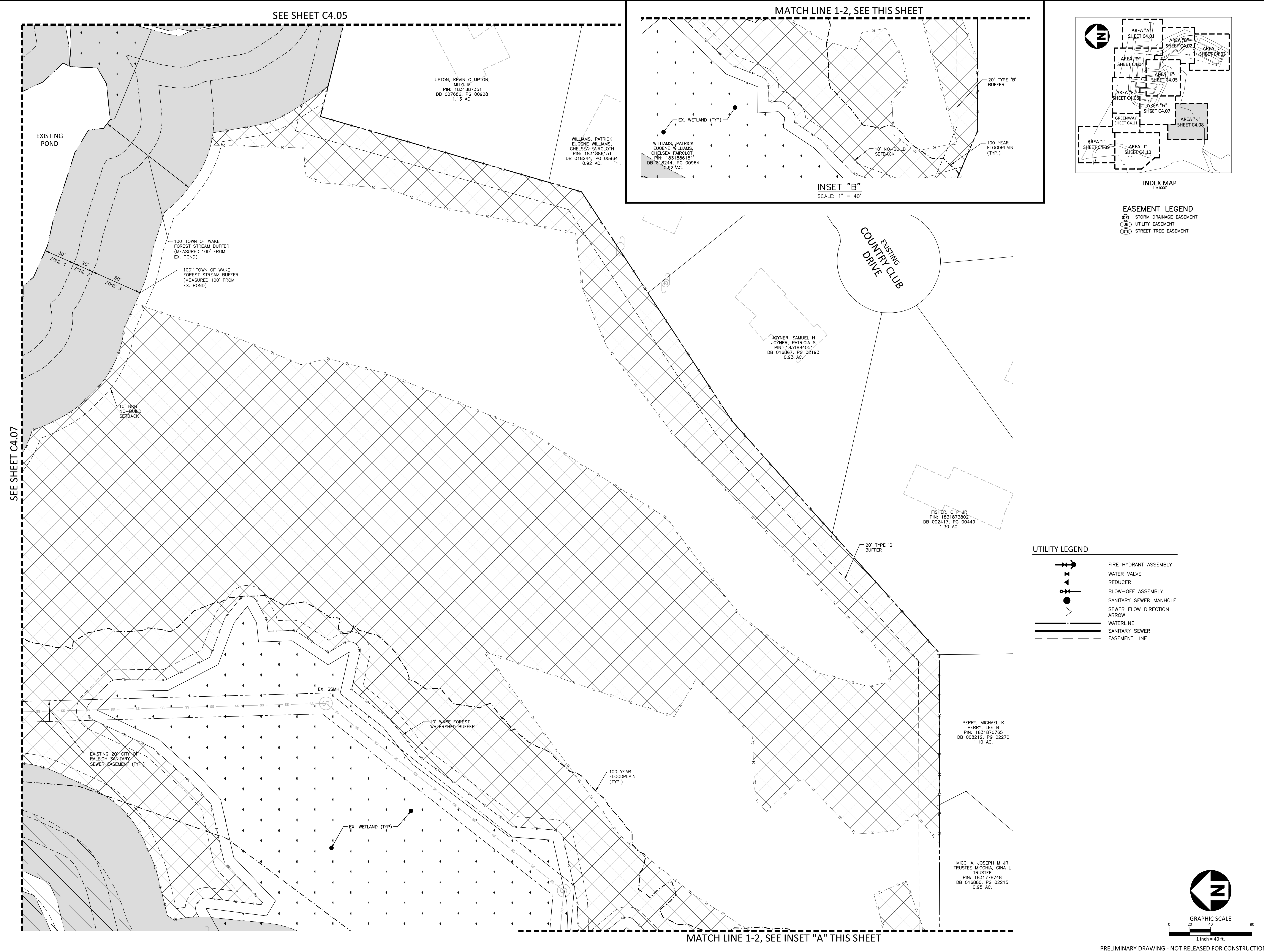
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| CHECKED BY  | WTO           |
| DRAWN BY    | JPM           |
| SCALE       | 1"=40'        |
| DATE        | 08. 25. 2023  |

**SHEET**

### UTILITY PLAN AREA "H"

# C4.08







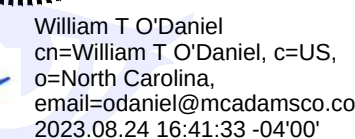
phone 919. 361. 5000  
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CONTACT:  
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jmas@millridgeco.com  
PHONE: 919. 556. 5418

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



| NO. | DATE |
|-----|------|
|-----|------|

| NO. | DATE |
|-----|------|
|-----|------|

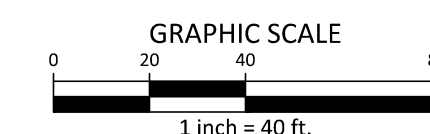
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| SCALE       | 1"=40'        |
| DATE        | 08. 25. 2023  |

## C4.09



☐ (DE) STORM DRAINAGE EASEMENT  
☐ (UE) UTILITY EASEMENT  
☐ (STE) STREET TREE EASEMENT

|                                                                                       |                        |
|---------------------------------------------------------------------------------------|------------------------|
|  | FIRE HYDRANT ASSEMBLY  |
|  | WATER VALVE            |
|  | REDUCER                |
|  | BLOW-OFF ASSEMBLY      |
|  | SANITARY SEWER MANHOLE |
|  | SEWER FLOW DIRECTION   |
|  | WATERLINE              |
|  | SANITARY SEWER         |
|  | EASEMENT LINE          |



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

4:\Projects\TOL\2021110197\04-Production\Engineering\Master Plan - Pricing Set\Current Drawings\2021110197-U1.dwg, 8/24/2023 3:07:03 PM, Julia Shutt







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

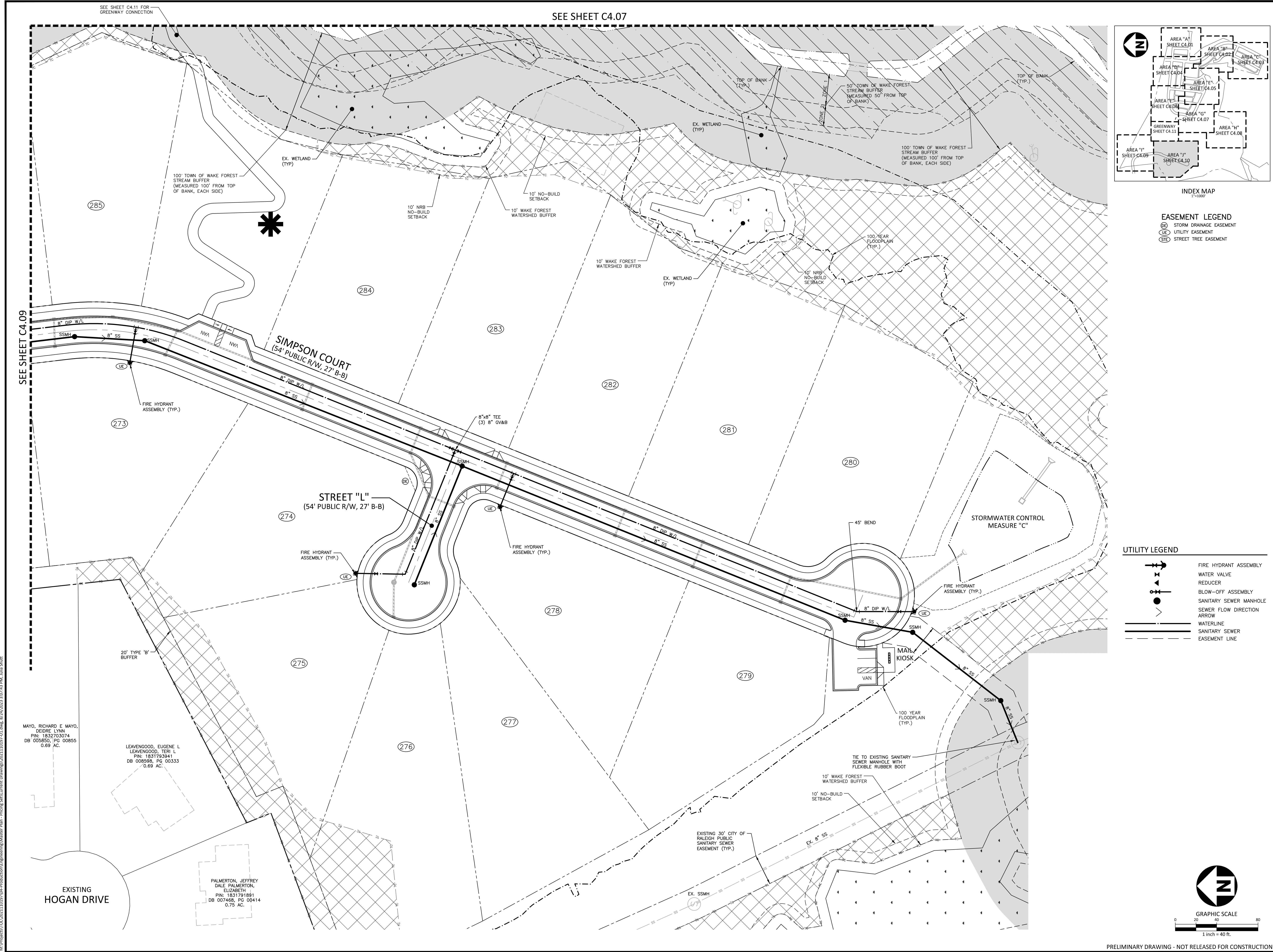
**JOYNER PROPERTY**  
MASTER SITE PLAN  
CLUB VILLAS DRIVE  
WAKE FOREST, NORTH CAROLINA

William T O'Daniel  
cn=William T O'Daniel, c=US,  
o=North Carolina,  
email=odaniel@mcadamsco.com  
2023.08.24 16:41:33 -04'00'

NO.      DATE

|             |               |
|-------------|---------------|
| PROJECT NO. | 2021110197    |
| FILENAME    | 2021110197-U1 |
| CHECKED BY  | WTO           |
| DRAWN BY    | JPM           |
| SCALE       | 1"=40'        |
| DATE        | 08. 25. 2023  |

## C4.10



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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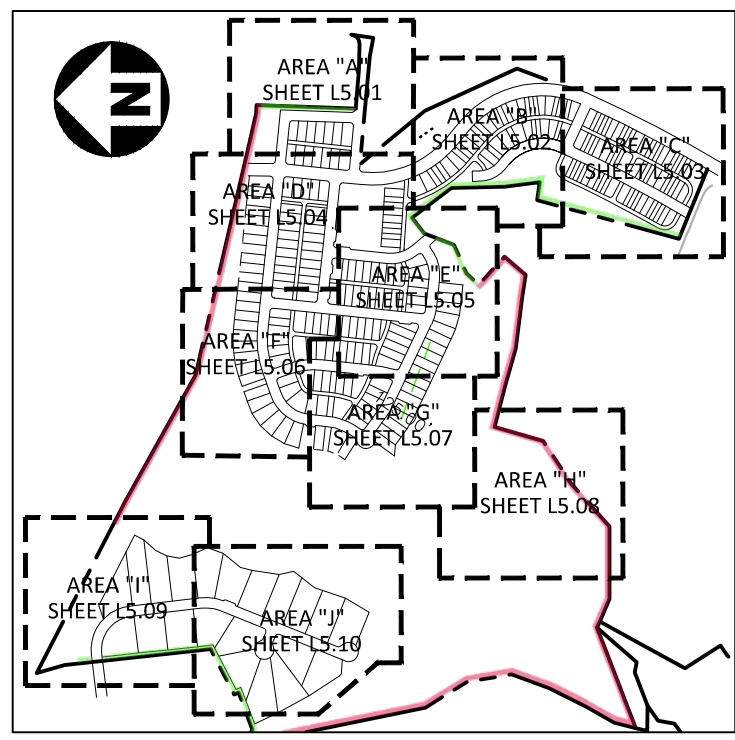


CONCEPT PLANT SCHEDULE

- PINE REFORESTATION**  
Pinus strobus / White Pine  
Pinus taeda / Loblolly Pine
- UNDERSTORY REPLANTING AREA**  
UNDERSTORY TREE 3 / UNDERSTORY TREE 3  
UNDERSTORY TREE 4 / UNDERSTORY TREE 4

PLANT SCHEDULE

| TREES | CODE   | COMMON NAME       | BOTANICAL NAME    |
|-------|--------|-------------------|-------------------|
|       | CNT1   | Canopy Tree 1     | Canopy Tree 1     |
|       | CNT10  | Canopy Tree 10    | Canopy Tree 10    |
|       | CNT11  | Canopy Tree 11    | Canopy Tree 11    |
|       | CNT12  | Canopy Tree 12    | Canopy Tree 12    |
|       | CNT13  | Canopy Tree 13    | Canopy Tree 13    |
|       | CNT14  | Canopy Tree 14    | Canopy Tree 14    |
|       | CNT15  | Canopy Tree 15    | Canopy Tree 15    |
|       | CNT16  | Canopy Tree 16    | Canopy Tree 16    |
|       | CNT2   | Canopy Tree 2     | Canopy Tree 2     |
|       | CNT3   | Canopy Tree 3     | Canopy Tree 3     |
|       | CNT4   | Canopy Tree 4     | Canopy Tree 4     |
|       | CNT5   | Canopy Tree 5     | Canopy Tree 5     |
|       | CNT6   | Canopy Tree 6     | Canopy Tree 6     |
|       | CNT7   | Canopy Tree 7     | Canopy Tree 7     |
|       | CNT8   | Canopy Tree 8     | Canopy Tree 8     |
|       | CNT9   | Canopy Tree 9     | Canopy Tree 9     |
|       | SHRUBS |                   |                   |
|       | EVS1   | Evergreen Shrub 1 | Evergreen Shrub 1 |



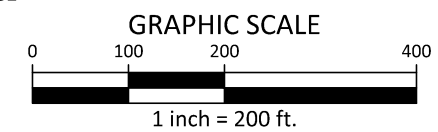
INDEX MAP

SITE LEGEND

- SIGNAGE  
 YARD LIGHTS  
 LIGHT POLE  
 POWER POLE  
 TRAFFIC DIRECTIONAL ARROW  
 ACCESSIBLE PARKING STALL  
 VAN ACCESSIBLE PARKING STALL  
 PARKING SPACE COUNT  
 ACCESSIBLE RAMPS  
 ACCESSIBLE ROUTE  
 PHASE LINE  
 PROPERTY LINE  
 RIGHT-OF-WAY LINE  
 LOT LINE  
 EASEMENT LINE  
 CENTERLINE  
 WETLAND  
 STREAM BUFFER  
 TREE SAVE AREA  
 TYPE 'A' BUFFER  
 TYPE 'B' BUFFER  
 STREET YARD  
 TREE TO REMAIN  
 25' TYPE 'B' BUFFER  
 20' TYPE 'B' BUFFER

NOTES:

- REFER TO SHEET C2.00 FOR ADJACENT PROPERTY LEGEND AND OWNER INFORMATION.
- STREET TREE LOCATIONS TO BE FINALIZED AT CONSTRUCTION DRAWINGS WITH FINALIZED DRIVEWAY AND UTILITY SERVICE LOCATIONS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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GREEN TIMBER FOUNDATION  
394 FLEMING ROAD  
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CONTACT:  
JAMES ADAMS  
jmas@millridgeco.com  
PHONE: 919. 556. 5418

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



REVISIONS

| NO. | DATE |
|-----|------|
|-----|------|

PLAN INFORMATION

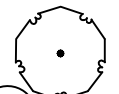
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|-------------|----------------|
| PROJECT NO. | 2021110197     |
| FILENAME    | 2021110197-L51 |
| CHECKED BY  | MPT            |
| DRAWN BY    | SM             |
| SCALE       | 1"=200'        |
| DATE        | 08. 25. 2023   |

SHEET

OVERALL  
LANDSCAPE PLAN  
**L5.00**

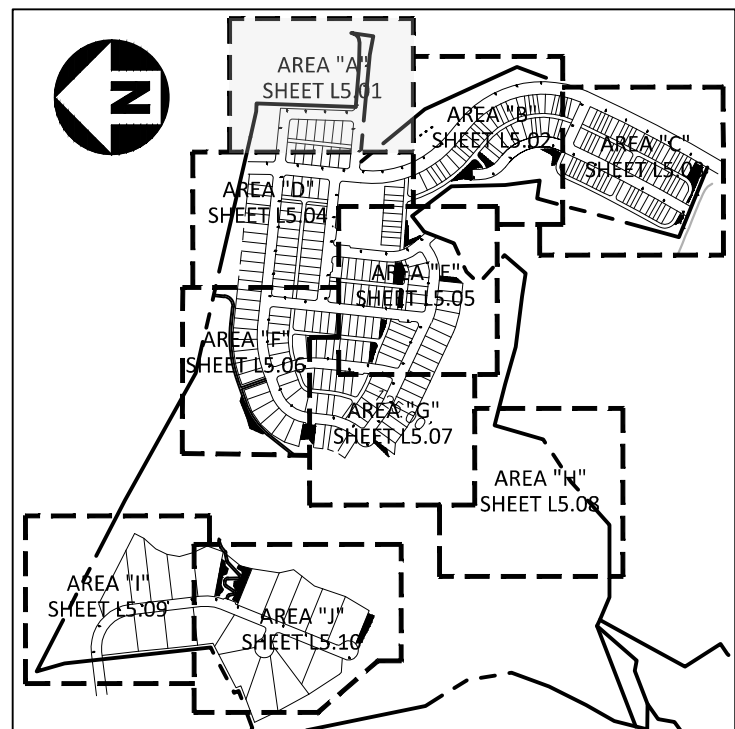


## PLANT SCHEDULE AREA A

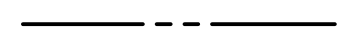
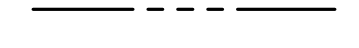
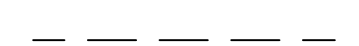
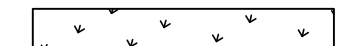
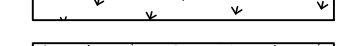
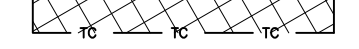
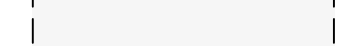
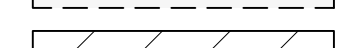
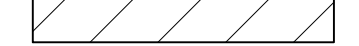
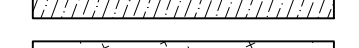
| TREES                                                                             | CODE  | COMMON NAME    | BOTANICAL NAME |
|-----------------------------------------------------------------------------------|-------|----------------|----------------|
|  | CNT1  | Canopy Tree 1  | Canopy Tree 1  |
|  | CNT14 | Canopy Tree 14 | Canopy Tree 14 |
|  | CNT16 | Canopy Tree 16 | Canopy Tree 16 |
|  | CNT2  | Canopy Tree 2  | Canopy Tree 2  |
|  | CNT3  | Canopy Tree 3  | Canopy Tree 3  |
|  | CNT4  | Canopy Tree 4  | Canopy Tree 4  |
|  | CNT8  | Canopy Tree 8  | Canopy Tree 8  |

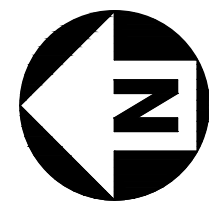
## CONCEPT PLANT SCHEDULE

|                                                                                   |                                                                                                              |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|  | PINE REFORESTATION<br>Pinus strobus / White Pine<br>Pinus taeda / Loblolly Pine                              |
|  | UNDERSTORY REPLANTING AREA<br>UNDERSTORY TREE 3 / UNDERSTORY TREE 3<br>UNDERSTORY TREE 4 / UNDERSTORY TREE 4 |

INDEX MAP  
1"=1000'

## SITE LEGEND

|                                                                                       |                              |
|---------------------------------------------------------------------------------------|------------------------------|
|    | SIGNAGE                      |
|    | YARD LIGHTS                  |
|    | LIGHT POLE                   |
|    | POWER POLE                   |
|    | TRAFFIC DIRECTIONAL ARROW    |
|    | ACCESSIBLE PARKING STALL     |
|    | VAN ACCESSIBLE PARKING STALL |
|    | PARKING SPACE COUNT          |
|    | ACCESSIBLE RAMP              |
|    | ACCESSIBLE ROUTE             |
|    | PHASE LINE                   |
|    | PROPERTY LINE                |
|    | RIGHT-OF-WAY LINE            |
|    | LOT LINE                     |
|    | EASEMENT LINE                |
|    | CENTERLINE                   |
|    | WETLAND                      |
|    | OPEN SPACE                   |
|   | TREE SAVE AREA               |
|  | STREAM BUFFER                |
|  | PARK SPACE                   |
|  | TYPE 'A' BUFFER              |
|  | TYPE 'B' BUFFER              |
|  | STREET YARD                  |
|  | TREE TO REMAIN               |

KEY LEGEND  
① STOP SIGN  
② ACCESSIBLE RAMP  
③ 10'x70' SIGHT DISTANCE TRIANGLE  
EASEMENT LEGEND  
④ STORM DRAINAGE EASEMENT  
⑤ UTILITY EASEMENT  
⑥ 5' STREET TREE EASEMENTGRAPHIC SCALE  
0 20 40 80  
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PHONE: 919. 556. 5418JOYNER PROPERTY  
MASTER SITE PLAN  
CLUB VILLAS DRIVE  
WAKE FOREST, NORTH CAROLINA

## REVISIONS

NO. DATE

## PLAN INFORMATION

PROJECT NO. 2021110197  
FILENAME 2021110197-L51  
CHECKED BY MPT  
DRAWN BY SM  
SCALE 1"=40'  
DATE 08. 25. 2023

## SHEET

LANDSCAPE PLAN  
AREA "A"

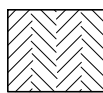
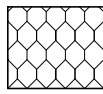
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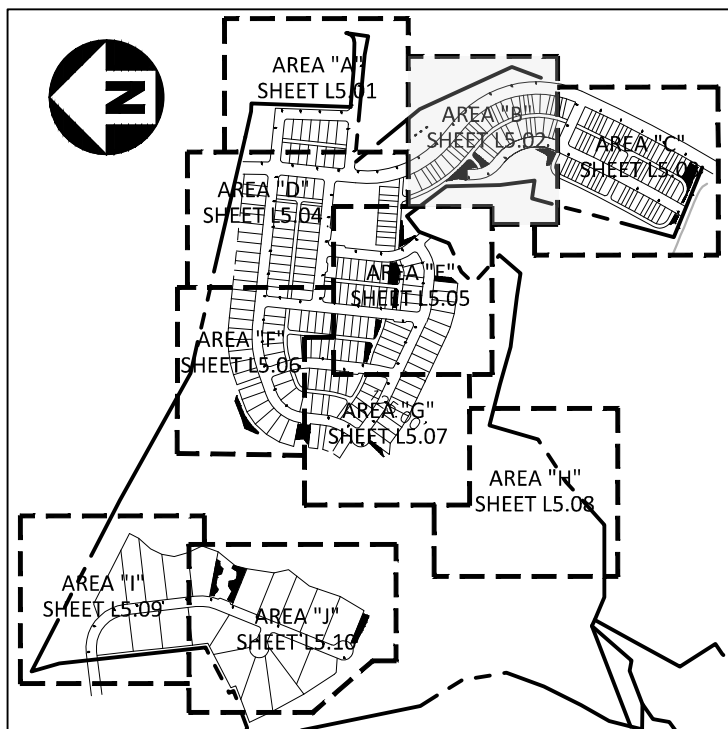


PLANT SCHEDULE AREA B

| TREES                                                                             | CODE  | COMMON NAME    | BOTANICAL NAME |
|-----------------------------------------------------------------------------------|-------|----------------|----------------|
|  | CNT1  | Canopy Tree 1  | Canopy Tree 1  |
|  | CNT14 | Canopy Tree 14 | Canopy Tree 14 |
|  | CNT15 | Canopy Tree 15 | Canopy Tree 15 |
|  | CNT16 | Canopy Tree 16 | Canopy Tree 16 |
|  | CNT2  | Canopy Tree 2  | Canopy Tree 2  |
|  | CNT3  | Canopy Tree 3  | Canopy Tree 3  |
|  | CNT4  | Canopy Tree 4  | Canopy Tree 4  |

CONCEPT PLANT SCHEDULE

|                                                                                   |                                                                                                              |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|  | PINE REFORESTATION<br>Pinus strobus / White Pine<br>Pinus taeda / Loblolly Pine                              |
|  | UNDERSTORY REPLANTING AREA<br>UNDERSTORY TREE 3 / UNDERSTORY TREE 3<br>UNDERSTORY TREE 4 / UNDERSTORY TREE 4 |



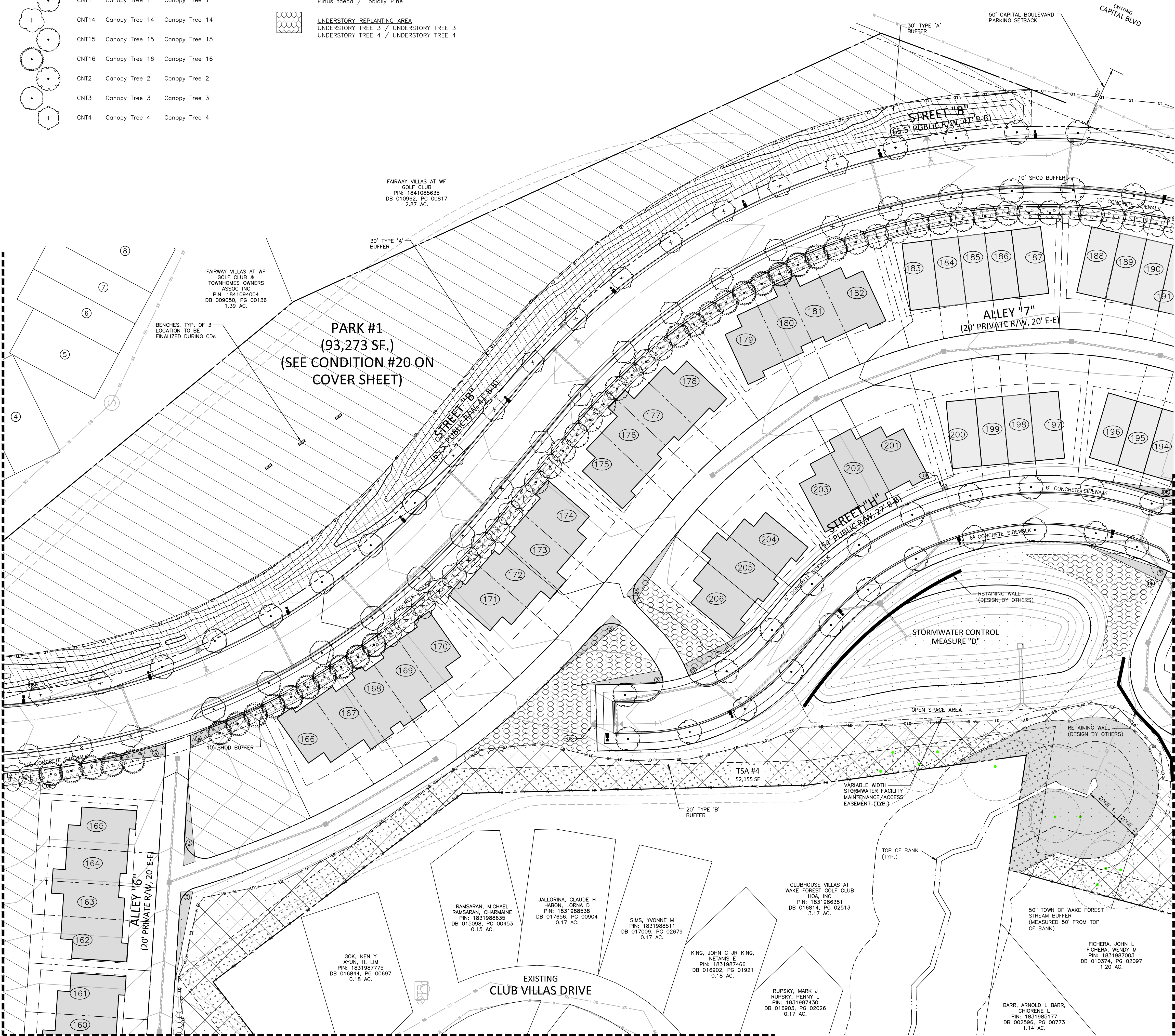
INDEX MAP  
1"=1000'

SITE LEGEND

|                                                                                       |                              |
|---------------------------------------------------------------------------------------|------------------------------|
|    | SIGNAGE                      |
|    | YARD LIGHTS                  |
|    | LIGHT POLE                   |
|    | POWER POLE                   |
|    | TRAFFIC DIRECTIONAL ARROW    |
|    | ACCESSIBLE PARKING STALL     |
|    | VAN ACCESSIBLE PARKING STALL |
|    | PARKING SPACE COUNT          |
|    | ACCESSIBLE RAMPS             |
|    | ACCESSIBLE ROUTE             |
|    | PHASE LINE                   |
|    | PROPERTY LINE                |
|    | RIGHT-OF-WAY LINE            |
|    | LOT LINE                     |
|    | EASEMENT LINE                |
|    | CENTERLINE                   |
|    | WETLAND                      |
|    | OPEN SPACE                   |
|    | TREE SAVE AREA               |
|    | STREAM BUFFER                |
|  | PARK SPACE                   |
|  | TYPE 'A' BUFFER              |
|  | TYPE 'B' BUFFER              |
|  | STREET YARD                  |
|  | TREE TO REMAIN               |

SEE SHEET L5.03

SEE SHEET L5.01

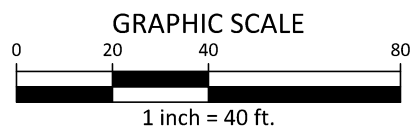
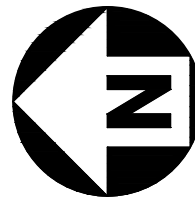


KEY LEGEND

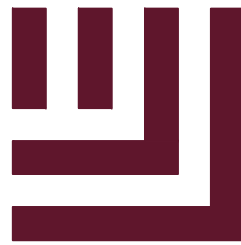
- ① STOP SIGN
- ② ACCESSIBLE RAMP
- ③ 10'-0" SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND

- ④ STORM DRAINAGE EASEMENT
- ⑤ UTILITY EASEMENT
- ⑥ 5' STREET TREE EASEMENT



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PHONE: 919. 556. 5418

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



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 2021110197  
FILENAME 2021110197-L51  
CHECKED BY MPT  
DRAWN BY SM  
SCALE 1"=40'  
DATE 08. 25. 2023

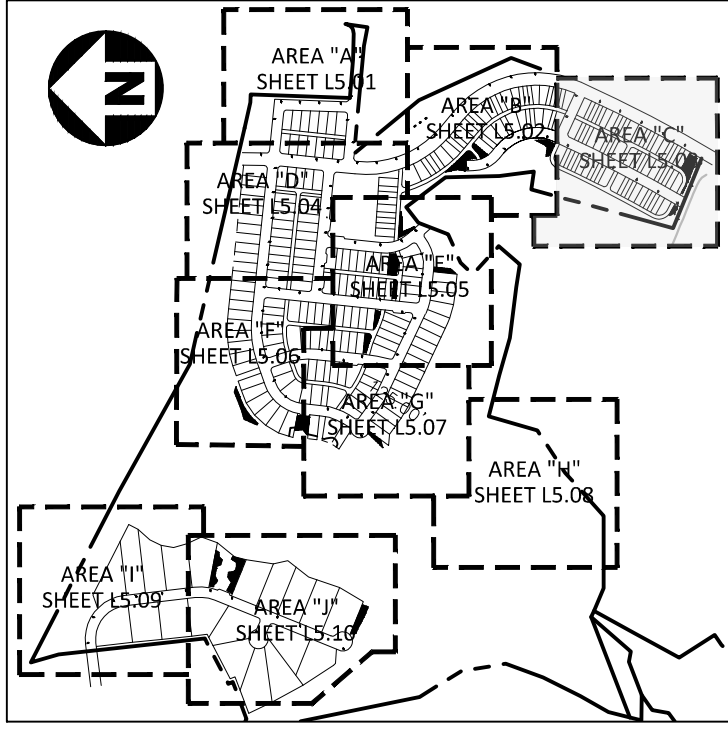
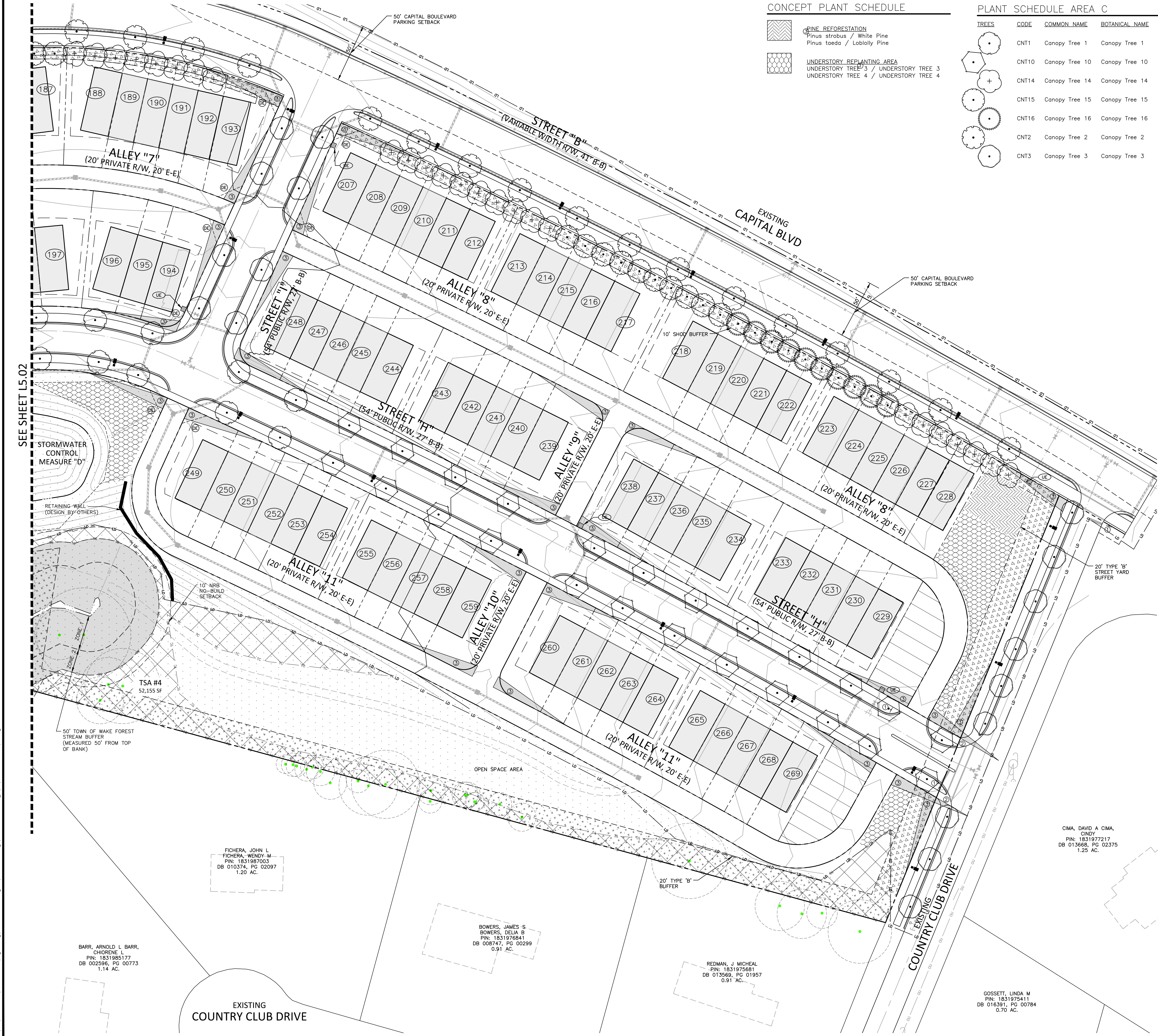
SHEET

LANDSCAPE PLAN  
AREA "B"

L5.02



I:\Projects\1010197\1010197-04-Production\Engineering\Master Plan - Pricing Set\Current Drawings\2021110197-L5.03.dwg, 9/17/2023 5:00:03 PM, Seung Ma



| SITE LEGEND |                              |
|-------------|------------------------------|
|             | SIGNAGE                      |
|             | YARD LIGHTS                  |
|             | LIGHT POLE                   |
|             | POWER POLE                   |
|             | TRAFFIC DIRECTIONAL ARROW    |
|             | ACCESSIBLE PARKING STALL     |
|             | VAN ACCESSIBLE PARKING STALL |
|             | PARKING SPACE COUNT          |
|             | ACCESSIBLE RAMPS             |
|             | ACCESSIBLE ROUTE             |
|             | PHASE LINE                   |
|             | PROPERTY LINE                |
|             | RIGHT-OF-WAY LINE            |
|             | LOT LINE                     |
|             | EASEMENT LINE                |
|             | CENTERLINE                   |
|             | WETLAND                      |
|             | OPEN SPACE                   |
|             | TREE SAVE AREA               |
|             | STREAM BUFFER                |
|             | PARK SPACE                   |
|             | TYPE 'A' BUFFER              |
|             | TYPE 'B' BUFFER              |
|             | STREET YARD                  |
|             | TREE TO REMAIN               |

KEY LEGEND

① STOP SIGN

② ACCESSIBLE RAMP

③ 10'x20' SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND

④ STORM DRAINAGE EASEMENT

⑤ UTILITY EASEMENT

⑥ 5' STREET TREE EASEMENT

GRAPHIC SCALE

0 20 40 80

1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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2905 Meridian Parkway  
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GREEN TIMBER FOUNDATION  
394 FLEMING ROAD  
YOUNGSVILLE, NC 27596-9698

CONTACT:

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

JOYNER PROPERTY

MASTER SITE PLAN

CLUB VILLAS DRIVE

WAKE FOREST, NORTH CAROLINA



REVISIONS

| NO. | DATE |
|-----|------|
|     |      |

PLAN INFORMATION

|             |                |
|-------------|----------------|
| PROJECT NO. | 2021110197     |
| FILENAME    | 2021110197-L51 |
| CHECKED BY  | MPT            |
| DRAWN BY    | SM             |
| SCALE       | 1"=40'         |
| DATE        | 08. 25. 2023   |

SHEET

LANDSCAPE PLAN

AREA "C"

L5.03





SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT

- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

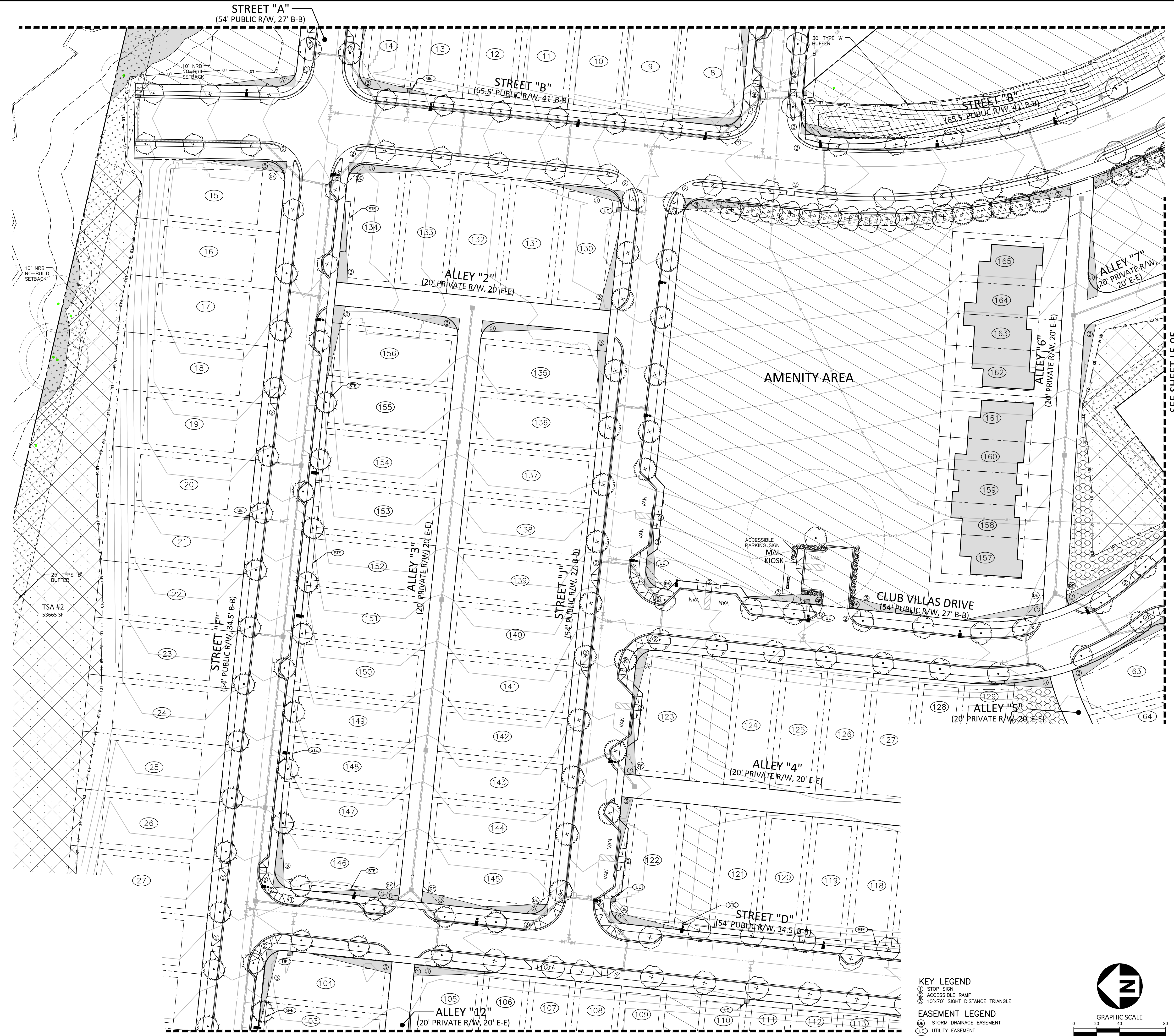
- WETLAND
- OPEN SPACE
- TREE SAVE AREA
- STREAM BUFFER
- PARK SPACE
- TYPE 'A' BUFFER
- TYPE 'B' BUFFER
- STREET YARD
- TREE TO REMAIN

PLANT SCHEDULE AREA D

| TREES  | CODE  | COMMON NAME       | BOTANICAL NAME    |
|--------|-------|-------------------|-------------------|
|        | CNT14 | Canopy Tree 14    | Canopy Tree 14    |
|        | CNT16 | Canopy Tree 16    | Canopy Tree 16    |
|        | CNT2  | Canopy Tree 2     | Canopy Tree 2     |
|        | CNT3  | Canopy Tree 3     | Canopy Tree 3     |
|        | CNT4  | Canopy Tree 4     | Canopy Tree 4     |
|        | CNT5  | Canopy Tree 5     | Canopy Tree 5     |
|        | CNT7  | Canopy Tree 7     | Canopy Tree 7     |
|        | CNT8  | Canopy Tree 8     | Canopy Tree 8     |
|        | CNT9  | Canopy Tree 9     | Canopy Tree 9     |
| SHRUBS | CODE  | COMMON NAME       | BOTANICAL NAME    |
|        | EVS1  | Evergreen Shrub 1 | Evergreen Shrub 1 |

CONCEPT PLANT SCHEDULE

- PINE REFORESTATION
- Pinus strobus / White Pine
- Pinus taeda / Loblolly Pine
- UNDERSTORY REPLANTING AREA
- UNDERSTORY TREE 3 / UNDERSTORY TREE 3
- UNDERSTORY TREE 4 / UNDERSTORY TREE 4



KEY LEGEND

- STOP SIGN
- ACCESSIBLE RAMP
- 10'x10' SIGHT DISTANCE TRIANGLE
- STORM DRAINAGE EASEMENT
- UTILITY EASEMENT
- 5' STREET TREE EASEMENT

EASEMENT LEGEND

GRAPHIC SCALE

1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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



REVISIONS

| NO. | DATE |
|-----|------|
|-----|------|

**PLAN INFORMATION**

PROJECT NO. 2021110197  
FILENAME 2021110197-L51  
CHECKED BY MPT  
DRAWN BY SM  
SCALE 1"=40'  
DATE 08.25.2023

**SHEET**

**LANDSCAPE PLAN**  
AREA "D"  
**L5.04**

\\Projects\2021\110197\04-Production\Engineering\Master Plan - Pricing Set\Current Drawings\2021110197-L51.dwg, 8/31/2023 5:01:06 PM, Seung Ma





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



REVISIONS

NO. DATE

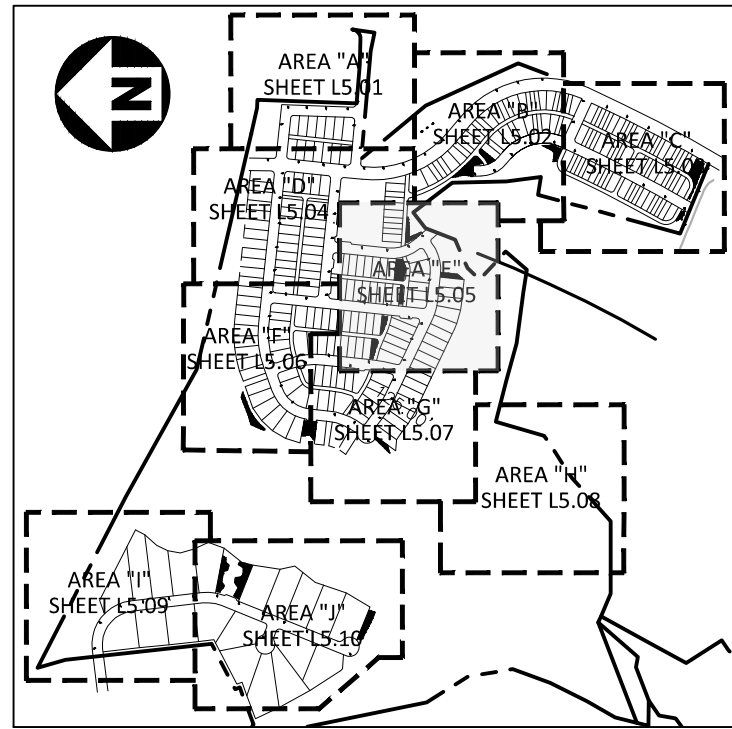
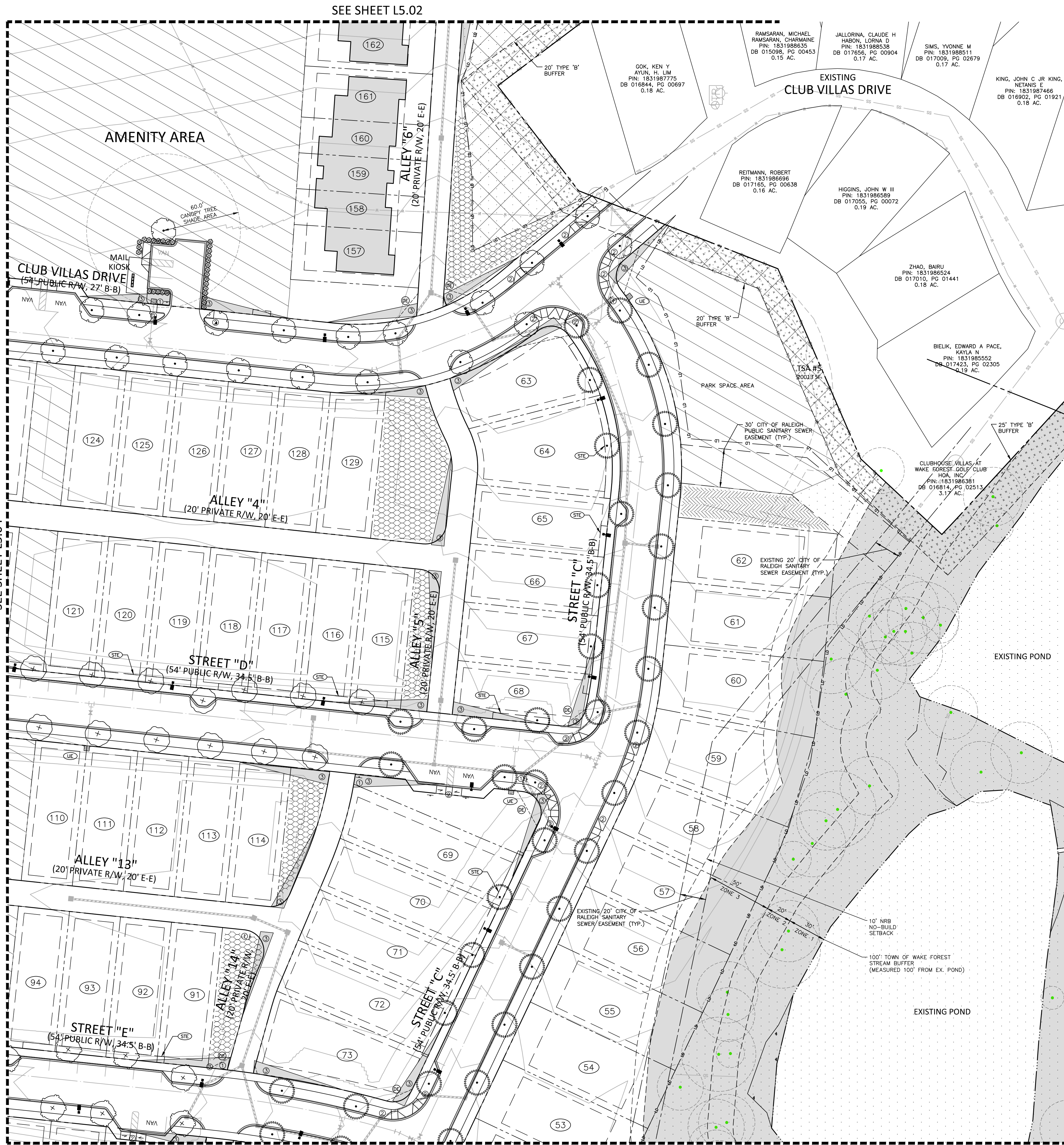
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PROJECT NO. 2021110197  
FILENAME 2021110197-L51  
CHECKED BY MPT  
DRAWN BY SM  
SCALE 1"=40'  
DATE 08. 25. 2023

SHEET

LANDSCAPE PLAN  
AREA "E"

L5.05



INDEX MAP

1"=1000'

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT

- ACCESSIBLE RAMP
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

- WETLAND
- OPEN SPACE
- TREE SAVE AREA
- STREAM BUFFER
- PARK SPACE
- TYPE 'A' BUFFER
- TYPE 'B' BUFFER
- STREET YARD
- TREE TO REMAIN

PLANT SCHEDULE AREA E

| TREES  | CODE              | COMMON NAME       | BOTANICAL NAME    |
|--------|-------------------|-------------------|-------------------|
| CNT11  | Canopy Tree 11    | Canopy Tree 11    | Canopy Tree 11    |
| CNT6   | Canopy Tree 6     | Canopy Tree 6     | Canopy Tree 6     |
| CNT7   | Canopy Tree 7     | Canopy Tree 7     | Canopy Tree 7     |
| CNT9   | Canopy Tree 9     | Canopy Tree 9     | Canopy Tree 9     |
| SHRUBS | CODE              | COMMON NAME       | BOTANICAL NAME    |
| EVS1   | Evergreen Shrub 1 | Evergreen Shrub 1 | Evergreen Shrub 1 |

CONCEPT PLANT SCHEDULE

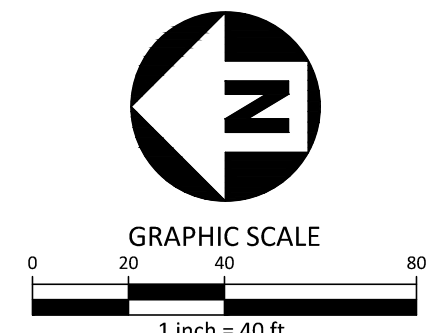
- PINE REFORESTATION  
Pinus strobus / White Pine  
Pinus taeda / Loblolly Pine
- UNDERSTORY REPLANTING AREA  
UNDERSTORY TREE 3 / UNDERSTORY TREE 3  
UNDERSTORY TREE 4 / UNDERSTORY TREE 4

KEY LEGEND

- STOP SIGN
- ACCESSIBLE RAMP
- 10'x70' SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND

- STORM DRAINAGE EASEMENT
- UTILITY EASEMENT
- STREET TREE EASEMENT



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SEE SHEET L5.07

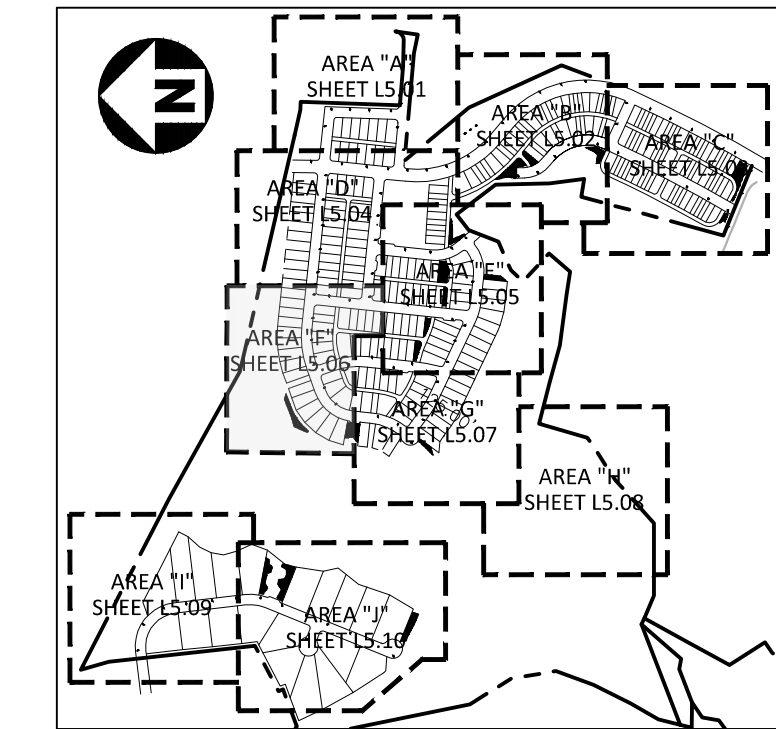
CONCEPT PLANT SCHEDULE

|  |                                       |
|--|---------------------------------------|
|  | PINE REFORESTATION                    |
|  | Pinus strobus / White Pine            |
|  | Pinus taeda / Loblolly Pine           |
|  | UNDERSTORY REPLANTING AREA            |
|  | UNDERSTORY TREE 3 / UNDERSTORY TREE 3 |
|  | UNDERSTORY TREE 4 / UNDERSTORY TREE 4 |

PLANT SCHEDULE AREA F

| TREES | CODE  | COMMON NAME    | BOTANICAL NAME |
|-------|-------|----------------|----------------|
|       | CNT11 | Canopy Tree 11 | Canopy Tree 11 |
|       | CNT13 | Canopy Tree 13 | Canopy Tree 13 |
|       | CNT5  | Canopy Tree 5  | Canopy Tree 5  |
|       | CNT7  | Canopy Tree 7  | Canopy Tree 7  |
|       | CNT8  | Canopy Tree 8  | Canopy Tree 8  |
|       | CNT9  | Canopy Tree 9  | Canopy Tree 9  |

STORMWATER CONTROL MEASURE "A"

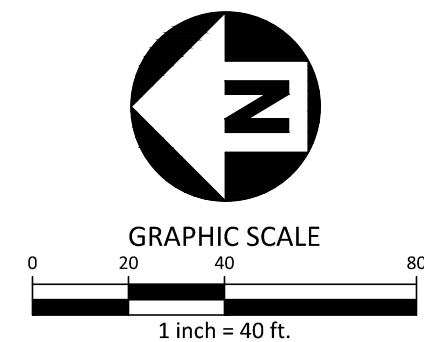


SITE LEGEND

|  |                              |
|--|------------------------------|
|  | SIGNAGE                      |
|  | YARD LIGHTS                  |
|  | LIGHT POLE                   |
|  | POWER POLE                   |
|  | TRAFFIC DIRECTIONAL ARROW    |
|  | ACCESSIBLE PARKING STALL     |
|  | VAN ACCESSIBLE PARKING STALL |
|  | PARKING SPACE COUNT          |
|  | ACCESSIBLE RAMPS             |
|  | ACCESSIBLE ROUTE             |
|  | PHASE LINE                   |
|  | PROPERTY LINE                |
|  | RIGHT-OF-WAY LINE            |
|  | LOT LINE                     |
|  | EASEMENT LINE                |
|  | CENTERLINE                   |
|  | WETLAND                      |
|  | OPEN SPACE                   |
|  | TREE SAVE AREA               |
|  | STREAM BUFFER                |
|  | PARK SPACE                   |
|  | TYPE 'A' BUFFER              |
|  | TYPE 'B' BUFFER              |
|  | STREET YARD                  |
|  | TREE TO REMAIN               |

KEY LEGEND

|  |                                 |
|--|---------------------------------|
|  | STOP SIGN                       |
|  | ACCESSIBLE RAMP                 |
|  | 10'x70' SIGHT DISTANCE TRIANGLE |
|  | EASEMENT LEGEND                 |
|  | STORM DRAINAGE EASEMENT         |
|  | UTILITY EASEMENT                |
|  | 5' STREET TREE EASEMENT         |



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MASTER SITE PLAN  
CLUB VILLAS DRIVE  
WAKE FOREST, NORTH CAROLINA



REVISIONS

| NO. | DATE |
|-----|------|
|-----|------|

PLAN INFORMATION

|             |                |
|-------------|----------------|
| PROJECT NO. | 2021110197     |
| FILENAME    | 2021110197-L51 |
| CHECKED BY  | MPT            |
| DRAWN BY    | SM             |
| SCALE       | 1"=40'         |
| DATE        | 08. 25. 2023   |

SHEET

LANDSCAPE PLAN  
AREA "F"  
L5.06





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



REVISIONS

NO. DATE

PLAN INFORMATION

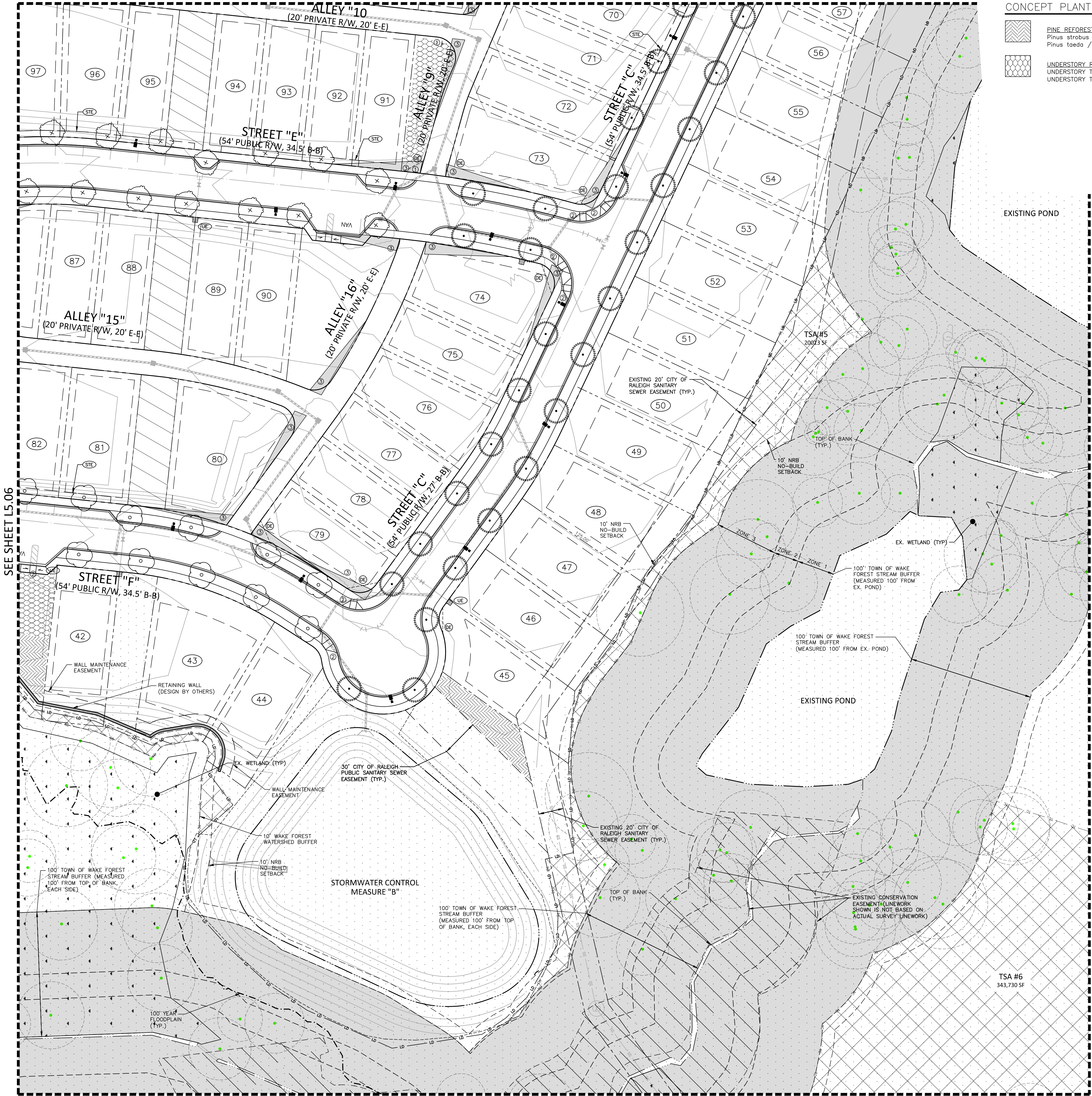
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FILENAME 2021110197-LS1  
CHECKED BY MPT  
DRAWN BY SM  
SCALE 1"=40'  
DATE 08. 25. 2023

SHEET

LANDSCAPE PLAN  
AREA "G"

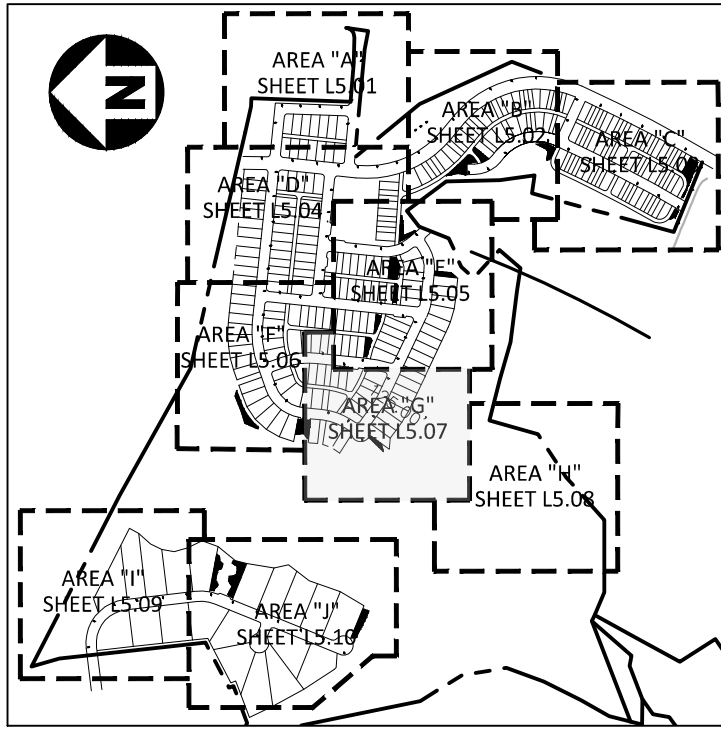
L5.07

SEE SHEET L5.05



CONCEPT PLANT SCHEDULE

- PINE REFORESTATION**  
Pinus strobus / White Pine  
Pinus taeda / Loblolly Pine
- UNDERSTORY REPLANTING AREA**  
UNDERSTORY TREE 3 / UNDERSTORY TREE 3  
UNDERSTORY TREE 4 / UNDERSTORY TREE 4



INDEX MAP  
1"=1000'

SITE LEGEND

- SIGNAGE  
YARD LIGHTS  
LIGHT POLE  
POWER POLE  
TRAFFIC DIRECTIONAL ARROW  
ACCESSIBLE PARKING STALL  
VAN ACCESSIBLE PARKING STALL  
PARKING SPACE COUNT  
ACCESSIBLE RAMP  
ACCESSIBLE ROUTE  
PHASE LINE  
PROPERTY LINE  
RIGHT-OF-WAY LINE  
LOT LINE  
EASEMENT LINE  
CENTERLINE  
WETLAND  
OPEN SPACE  
TREE SAVE AREA  
STREAM BUFFER  
PARK SPACE  
TYPE 'A' BUFFER  
TYPE 'B' BUFFER  
STREET YARD  
TREE TO REMAIN

PLANT SCHEDULE AREA G

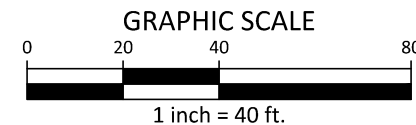
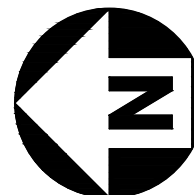
| TREES | CODE  | COMMON NAME    | BOTANICAL NAME |
|-------|-------|----------------|----------------|
|       | CNT11 | Canopy Tree 11 | Canopy Tree 11 |
|       | CNT13 | Canopy Tree 13 | Canopy Tree 13 |
|       | CNT6  | Canopy Tree 6  | Canopy Tree 6  |

KEY LEGEND

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

EASEMENT LEGEND

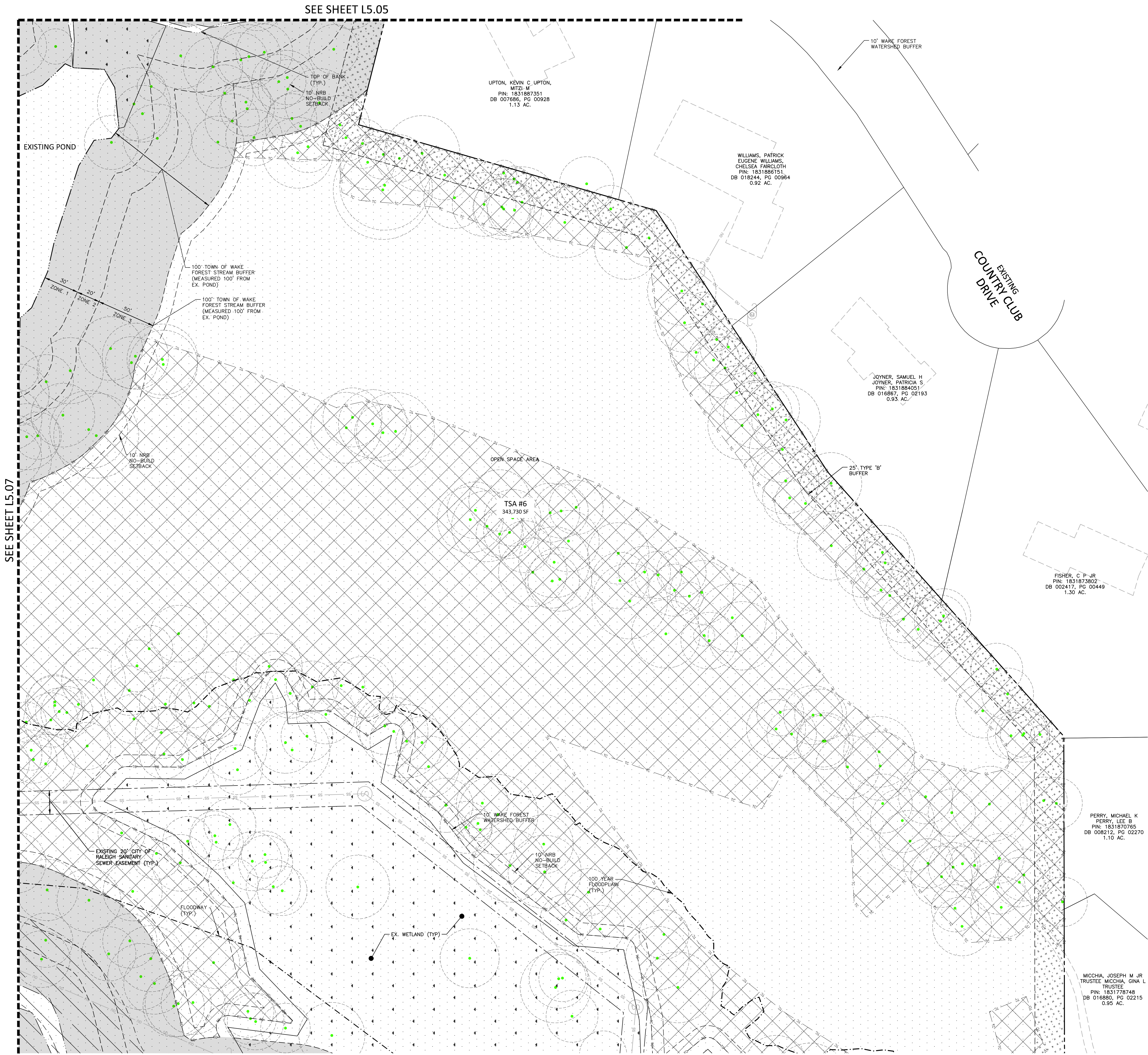
- ⑥ STORM DRAINAGE EASEMENT  
⑦ UTILITY EASEMENT  
⑧ 5' STREET TREE EASEMENT



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INDEX MAP  
1"=100'

SITE LEGEND

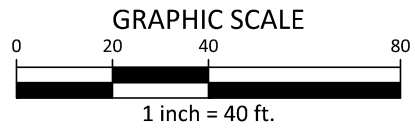
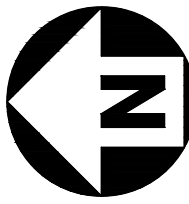
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|  | SIGNAGE                      |
|  | YARD LIGHTS                  |
|  | LIGHT POLE                   |
|  | POWER POLE                   |
|  | TRAFFIC DIRECTIONAL ARROW    |
|  | ACCESSIBLE PARKING STALL     |
|  | VAN ACCESSIBLE PARKING STALL |
|  | PARKING SPACE COUNT          |
|  | ACCESSIBLE RAMPS             |
|  | ACCESSIBLE ROUTE             |
|  | PHASE LINE                   |
|  | PROPERTY LINE                |
|  | RIGHT-OF-WAY LINE            |
|  | LOT LINE                     |
|  | EASEMENT LINE                |
|  | CENTERLINE                   |
|  | WETLAND                      |
|  | OPEN SPACE                   |
|  | TREE SAVE AREA               |
|  | STREAM BUFFER                |
|  | PARK SPACE                   |
|  | TYPE 'A' BUFFER              |
|  | TYPE 'B' BUFFER              |
|  | STREET YARD                  |
|  | TREE TO REMAIN               |

KEY LEGEND

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

EASEMENT LEGEND

- ④ STORM DRAINAGE EASEMENT
- ⑤ UTILITY EASEMENT
- ⑥ 5' STREET TREE EASEMENT



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CLUB VILLAS DRIVE  
WAKE FOREST, NORTH CAROLINA



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 2021110197  
FILENAME 2021110197-L51  
CHECKED BY MPT  
DRAWN BY SM  
SCALE 1"=40'  
DATE 08. 25. 2023

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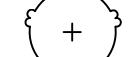
LANDSCAPE PLAN  
AREA "H"

L5.08



## PLANT SCHEDULE AREA I

| TREES | CODE | COMMON NAME | BOTANICAL NAME |
|-------|------|-------------|----------------|
|-------|------|-------------|----------------|

|                                                                                   |       |                |                |
|-----------------------------------------------------------------------------------|-------|----------------|----------------|
|  | CNT11 | Canopy Tree 11 | Canopy Tree 11 |
|  | CNT12 | Canopy Tree 12 | Canopy Tree 12 |

MOSELEY, THEDRIC  
JACKSON MOSELEY,  
KAREN HARRIS  
PIN: 1832800697  
DB 017883, PG 02357  
2.06 AC.

KUMAR, DHIRUVA KUMAR,  
USHA  
PIN: 1832709714  
DB 007590, PG 00661  
1.23 AC.

VAN, ORDEN JOHN E  
VAN, ORDEN AMARILIS  
PIN: 1832707851  
DB 015984, PG 02301  
1.15 AC.

OSTERGARD, RICHARD A  
OSTERGARD, YONG S  
PIN: 1832708609  
DB 016272, PG 01652  
1.30 AC.

HARKLEY, JOSEPH LEE  
HARKLEY, MARIA J  
PIN: 1832702850  
DB 014916, PG 01240  
0.73 AC.

WALLACE, MARK FRANKLIN  
WALLACE, NICOLE J  
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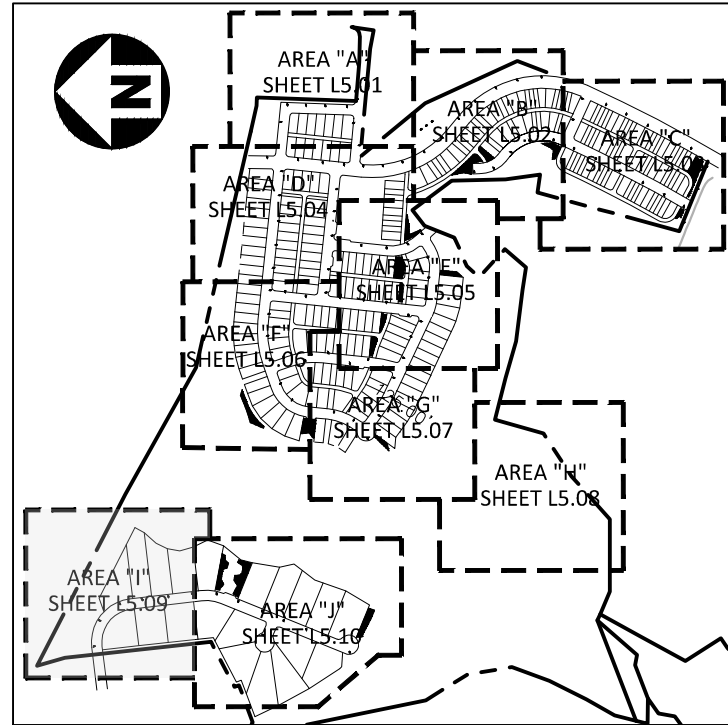
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GOLDBERG  
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CARLETON, BETH A  
CARLETON, JOHN M  
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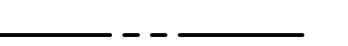
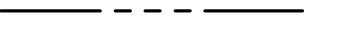
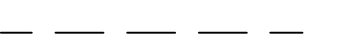
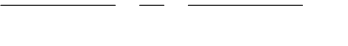
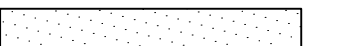
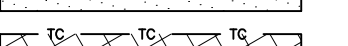
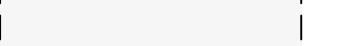
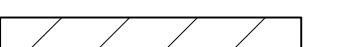
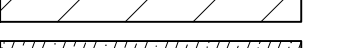
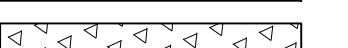
WU, THUAN WU, MINH  
LUU  
PIN: 1832703268  
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JOHNSON, RAYMOND JR  
PIN: 1832703175  
DB 016464, PG 00905  
0.69 AC.

MAYO, RICHARD E MAYO,  
DEIDRE LYNN  
PIN: 1832703074  
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INDEX MAP  
1"=100'

## SITE LEGEND

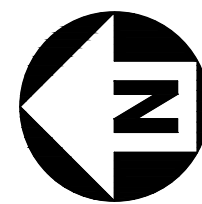
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|---------------------------------------------------------------------------------------|------------------------------|
|    | SIGNAGE                      |
|    | YARD LIGHTS                  |
|    | LIGHT POLE                   |
|    | POWER POLE                   |
|    | TRAFFIC DIRECTIONAL ARROW    |
|    | ACCESSIBLE PARKING STALL     |
|    | VAN ACCESSIBLE PARKING STALL |
|    | PARKING SPACE COUNT          |
|    | ACCESSIBLE RAMPS             |
|    | ACCESSIBLE ROUTE             |
|    | PHASE LINE                   |
|    | PROPERTY LINE                |
|    | RIGHT-OF-WAY LINE            |
|    | LOT LINE                     |
|    | EASEMENT LINE                |
|   | CENTERLINE                   |
|  | WETLAND                      |
|  | OPEN SPACE                   |
|  | TREE SAVE AREA               |
|  | STREAM BUFFER                |
|  | PARK SPACE                   |
|  | TYPE 'A' BUFFER              |
|  | TYPE 'B' BUFFER              |
|  | STREET YARD                  |
|  | TREE TO REMAIN               |

## KEY LEGEND

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

## EASEMENT LEGEND

- SD STORM DRAINAGE EASEMENT  
UE UTILITY EASEMENT  
STE STREET TREE EASEMENT



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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

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fax 919. 361. 2269  
license number: C-0293, C-187

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## CLIENT

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

GREEN TIMBER FOUNDATION  
394 FLEMING ROAD  
YOUNGSVILLE, NC 27596-9698

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

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



## REVISIONS

| NO. | DATE |
|-----|------|
|-----|------|

## PLAN INFORMATION

|             |                |
|-------------|----------------|
| PROJECT NO. | 2021110197     |
| FILENAME    | 2021110197-L51 |
| CHECKED BY  | MPT            |
| DRAWN BY    | SM             |
| SCALE       | 1"=40'         |
| DATE        | 08. 25. 2023   |

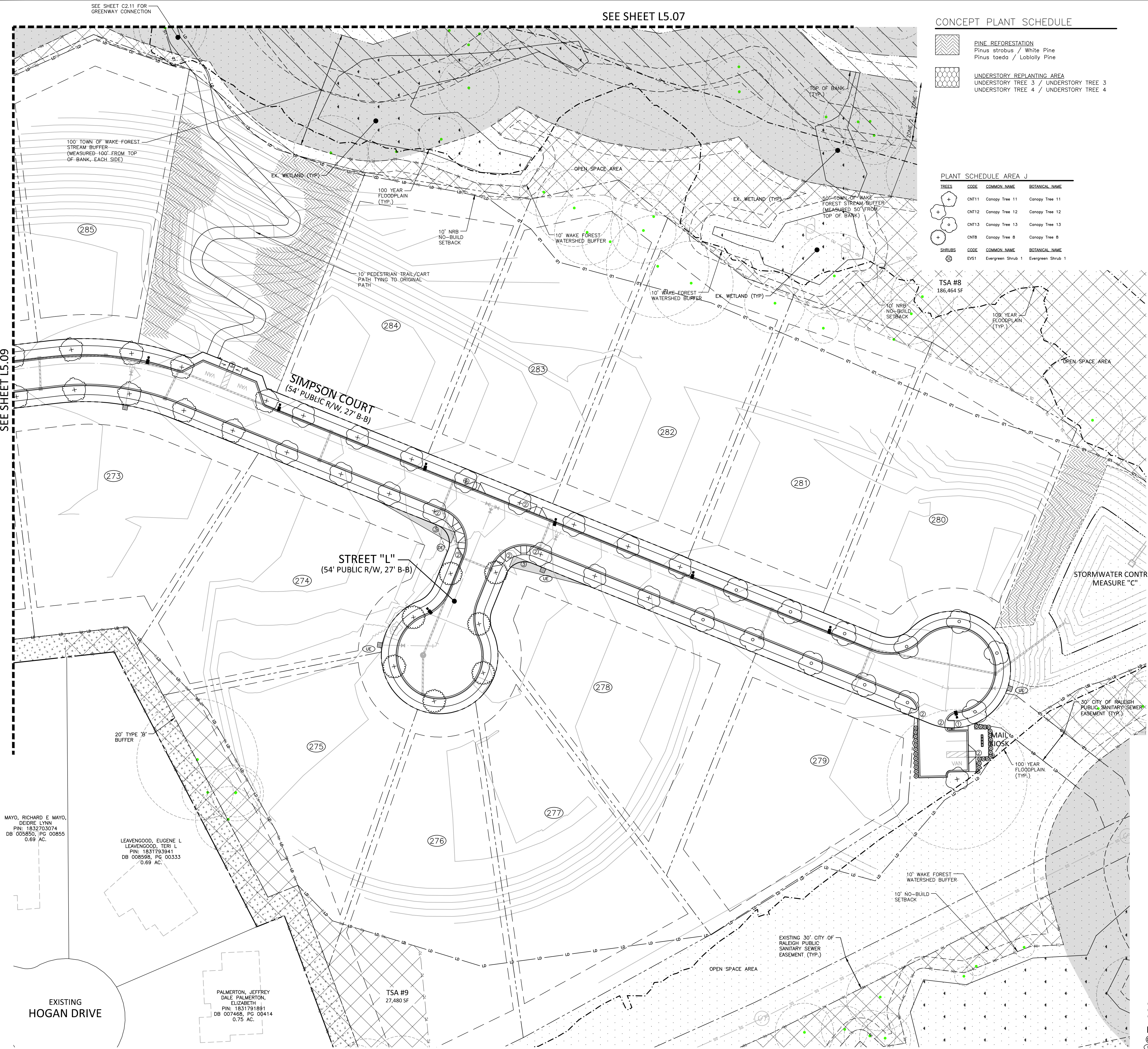
## SHEET

**LANDSCAPE PLAN**  
**AREA "I"**

**L5.09**



I:\Projects\101\10170\10170-04-Production\Engineering\Master Plan - Pricing Set\Current Drawings\20211101\10170-04-01.dwg, 8/31/2023 5:02:39 PM, Second Ma

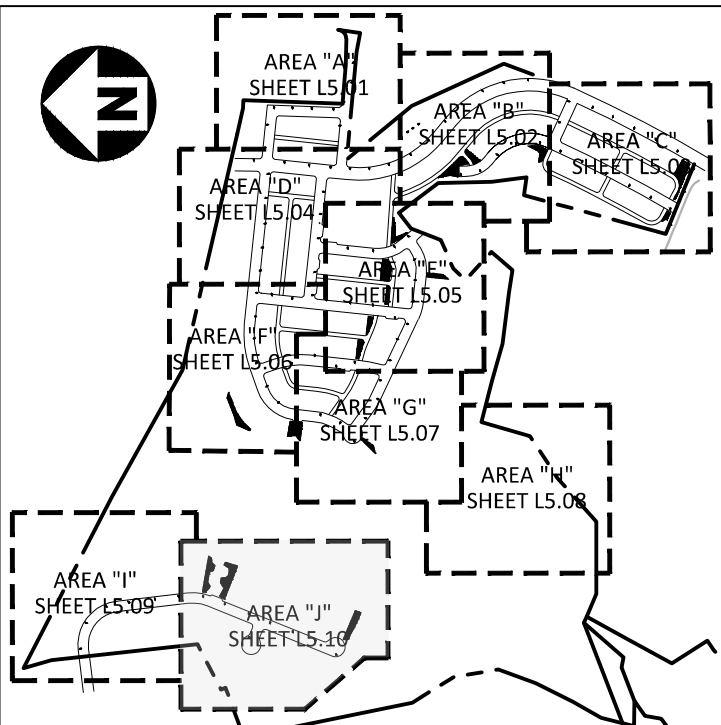


CONCEPT PLANT SCHEDULE

- PINE REFORESTATION  
Pinus strobus / White Pine  
Pinus taeda / Loblolly Pine
- UNDERSTORY REPLANTING AREA  
UNDERSTORY TREE 3 / UNDERSTORY TREE 3  
UNDERSTORY TREE 4 / UNDERSTORY TREE 4

PLANT SCHEDULE AREA J

| TREES  | CODE  | COMMON NAME       | BOTANICAL NAME    |
|--------|-------|-------------------|-------------------|
|        | CNT11 | Canopy Tree 11    | Canopy Tree 11    |
|        | CNT12 | Canopy Tree 12    | Canopy Tree 12    |
|        | CNT13 | Canopy Tree 13    | Canopy Tree 13    |
|        | CNT8  | Canopy Tree 8     | Canopy Tree 8     |
| SHRUBS | CODE  | COMMON NAME       | BOTANICAL NAME    |
|        | EVST  | Evergreen Shrub 1 | Evergreen Shrub 1 |



INDEX MAP  
1"=100'

SITE LEGEND

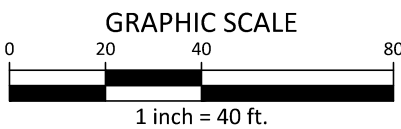
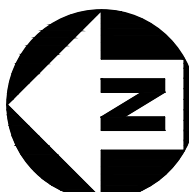
- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- TYPE (A) TYPE (B) TYPE (C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- WETLAND
- OPEN SPACE
- TREE SAVE AREA
- STREAM BUFFER
- PARK SPACE
- TYPE 'A' BUFFER
- TYPE 'B' BUFFER
- STREET YARD
- TREE TO REMAIN

KEY LEGEND

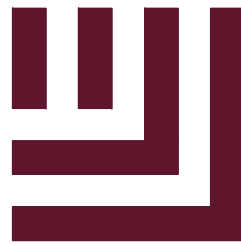
- STOP SIGN
- ACCESSIBLE RAMP
- 10'x70' SIGHT DISTANCE TRIANGLE

EASEMENT LEGEND

- STORM DRAINAGE EASEMENT
- UTILITY EASEMENT
- STREET TREE EASEMENT



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. 2021110197  
FILENAME 2021110197-L51  
CHECKED BY MPT  
DRAWN BY SM  
SCALE 1"=40'  
DATE 08. 25. 2023

SHEET

LANDSCAPE PLAN  
AREA "J"

L5.10



LANDSCAPE CALCULATIONS

STREET YARD

|                                             |                         |          |
|---------------------------------------------|-------------------------|----------|
| COUNTRY CLUB DRIVE - 20' TYPE B STREET YARD |                         | 285 LF*  |
| EVERGREEN TREES:<br>REQUIRED:<br>PROVIDED:  | 6 (2/100 LF)<br>6*      |          |
| CANOPY TREES<br>REQUIRED:<br>PROVIDED:      | 6 (2/100 LF)<br>6*      |          |
| UNDERSTORY TREES<br>REQUIRED:<br>PROVIDED:  | 6 (2/100 LF)<br>6*      |          |
| SHRUBS<br>REQUIRED:<br>PROVIDED:            | 69 (24/100 LF)<br>69*   |          |
| SERVICE ROAD - 10' TYPE B STREET YARD       |                         | 1866 LF* |
| EVERGREEN TREES:<br>REQUIRED:<br>PROVIDED:  | 38 (2/100 LF)<br>38*    |          |
| CANOPY TREES<br>REQUIRED:<br>PROVIDED:      | 19 (1/100 LF)<br>19*    |          |
| UNDERSTORY TREES<br>REQUIRED:<br>PROVIDED:  | 38 (2/100 LF)<br>38*    |          |
| SHRUBS<br>REQUIRED:<br>PROVIDED:            | 224 (12/100 LF)<br>224* |          |

PERIMETER BUFFERS

SOUTHERN PROPERTY  
20' & 25' TYPE B BUFFER

|                                            |  |                                                              |
|--------------------------------------------|--|--------------------------------------------------------------|
| EVERGREEN TREES:<br>REQUIRED:<br>PROVIDED: |  | 103 (2/100 LF)<br>EXISTING TREES TO FULFILL REQUIREMENT**    |
| CANOPY TREES<br>REQUIRED:<br>PROVIDED:     |  | 103 (2/100 LF)<br>EXISTING TREES TO FULFILL REQUIREMENT**    |
| UNDERSTORY TREES<br>REQUIRED:<br>PROVIDED: |  | 103 (2/100 LF)<br>EXISTING TREES TO FULFILL REQUIREMENT**    |
| SHRUBS<br>REQUIRED:<br>PROVIDED:           |  | 1229 (24/100 LF)<br>EXISTING SHRUBS TO FULFILL REQUIREMENT** |

EASTERN PROPERTY  
20' & 25' TYPE B BUFFER

|                                            |  |                         |
|--------------------------------------------|--|-------------------------|
| EVERGREEN TREES:<br>REQUIRED:<br>PROVIDED: |  | 10 (2/100 LF)<br>10*    |
| CANOPY TREES<br>REQUIRED:<br>PROVIDED:     |  | 10 (2/100 LF)<br>10*    |
| UNDERSTORY TREES<br>REQUIRED:<br>PROVIDED: |  | 10 (2/100 LF)<br>10*    |
| SHRUBS<br>REQUIRED:<br>PROVIDED:           |  | 120 (24/100 LF)<br>120* |

EASTERN PROPERTY  
30' TYPE A BUFFER

|                                            |  |                         |
|--------------------------------------------|--|-------------------------|
| EVERGREEN TREES:<br>REQUIRED:<br>PROVIDED: |  | 44 (4/100 LF)<br>44*    |
| CANOPY TREES<br>REQUIRED:<br>PROVIDED:     |  | 22 (2/100 LF)<br>22*    |
| UNDERSTORY TREES<br>REQUIRED:<br>PROVIDED: |  | 44 (4/100 LF)<br>44*    |
| SHRUBS<br>REQUIRED:<br>PROVIDED:           |  | 394 (36/100 LF)<br>394* |

WESTERN PROPERTY  
20' & 25' TYPE B BUFFER

|                                            |  |                                                             |
|--------------------------------------------|--|-------------------------------------------------------------|
| EVERGREEN TREES:<br>REQUIRED:<br>PROVIDED: |  | 73 (2/100 LF)<br>EXISTING TREES TO FULFILL REQUIREMENT**    |
| CANOPY TREES<br>REQUIRED:<br>PROVIDED:     |  | 73 (2/100 LF)<br>EXISTING TREES TO FULFILL REQUIREMENT**    |
| UNDERSTORY TREES<br>REQUIRED:<br>PROVIDED: |  | 73 (2/100 LF)<br>EXISTING TREES TO FULFILL REQUIREMENT**    |
| SHRUBS<br>REQUIRED:<br>PROVIDED:           |  | 870 (24/100 LF)<br>EXISTING SHRUBS TO FULFILL REQUIREMENT** |

NORTHERN PROPERTY  
20' & 25' TYPE B BUFFER

|                                            |  |                                                             |
|--------------------------------------------|--|-------------------------------------------------------------|
| EVERGREEN TREES:<br>REQUIRED:<br>PROVIDED: |  | 62 (2/100 LF)<br>EXISTING TREES TO FULFILL REQUIREMENT**    |
| CANOPY TREES<br>REQUIRED:<br>PROVIDED:     |  | 62 (2/100 LF)<br>EXISTING TREES TO FULFILL REQUIREMENT**    |
| UNDERSTORY TREES<br>REQUIRED:<br>PROVIDED: |  | 62 (2/100 LF)<br>EXISTING TREES TO FULFILL REQUIREMENT**    |
| SHRUBS<br>REQUIRED:<br>PROVIDED:           |  | 744 (24/100 LF)<br>EXISTING SHRUBS TO FULFILL REQUIREMENT** |

\*BUFFER PLANTS TO BE INSTALLED PER STANDARD BUFFER DETAILS THIS SHEET.  
FINAL LOCATIONS OF PLANTINGS TO BE COORDINATED WHEN ENHANCED  
LANDSCAPE PLANS ARE DEVELOPED  
\*\*PRESERVED VEGETATION SHALL BE UTILIZED TO MEET BUFFER STANDARDS.  
SUPPLEMENTAL PLANTING MAY BE REQUIRED UPON FIELD INSPECTION.

LANDSCAPE CALCULATIONS

STREET TREES

|                                 |                    |         |
|---------------------------------|--------------------|---------|
| CLUB VILLAS DRIVE               |                    | 1002 LF |
| TREES<br>REQUIRED:<br>PROVIDED: | 20 (1/50 LF)<br>20 |         |
| STREET "A"                      |                    | 1086 LF |
| TREES<br>REQUIRED:<br>PROVIDED: | 22 (1/50 LF)<br>25 |         |
| STREET "B"                      |                    | 3410 LF |
| TREES<br>REQUIRED:<br>PROVIDED: | 69 (1/50 LF)<br>69 |         |
| STREET "C"                      |                    | 1746 LF |
| TREES<br>REQUIRED:<br>PROVIDED: | 36 (1/50 LF)<br>42 |         |
| STREET "D"                      |                    | 1400 LF |
| TREES<br>REQUIRED:<br>PROVIDED: | 28 (1/50 LF)<br>31 |         |
| STREET "E"                      |                    | 1218 LF |
| TREES<br>REQUIRED:<br>PROVIDED: | 25 (1/50 LF)<br>25 |         |
| STREET "F"                      |                    | 3200 LF |
| TREES<br>REQUIRED:<br>PROVIDED: | 64 (1/50 LF)<br>65 |         |
| STREET "G"                      |                    | 1400 LF |
| TREES<br>REQUIRED:<br>PROVIDED: | 28 (1/50 LF)<br>30 |         |
| STREET "H"                      |                    | 2256 LF |
| TREES<br>REQUIRED:<br>PROVIDED: | 46 (1/50 LF)<br>51 |         |
| STREET "I"                      |                    | 350 LF  |
| TREES<br>REQUIRED:<br>PROVIDED: | 7 (1/50 LF)<br>8   |         |
| STREET "J"                      |                    | 1086 LF |
| TREES<br>REQUIRED:<br>PROVIDED: | 22 (1/50 LF)<br>24 |         |
| SIMPSON COURT                   |                    | 2952 LF |
| TREES<br>REQUIRED:<br>PROVIDED: | 60 (1/50 LF)<br>62 |         |
| STREET "L"                      |                    | 194 LF  |
| TREES<br>REQUIRED:<br>PROVIDED: | 4 (1/50 LF)<br>7   |         |
| COUNTRY CLUB DRIVE              |                    | 340 LF  |
| TREES<br>REQUIRED:<br>PROVIDED: | 9 (1/50 LF)<br>9   |         |

CLUB VILLAS DRIVE

|                                            |  |                                                              |
|--------------------------------------------|--|--------------------------------------------------------------|
| EVERGREEN TREES:<br>REQUIRED:<br>PROVIDED: |  | 103 (2/100 LF)<br>EXISTING TREES TO FULFILL REQUIREMENT**    |
| CANOPY TREES<br>REQUIRED:<br>PROVIDED:     |  | 103 (2/100 LF)<br>EXISTING TREES TO FULFILL REQUIREMENT**    |
| UNDERSTORY TREES<br>REQUIRED:<br>PROVIDED: |  | 103 (2/100 LF)<br>EXISTING TREES TO FULFILL REQUIREMENT**    |
| SHRUBS<br>REQUIRED:<br>PROVIDED:           |  | 1229 (24/100 LF)<br>EXISTING SHRUBS TO FULFILL REQUIREMENT** |

EASTERN PROPERTY  
20' & 25' TYPE B BUFFER

|                                            |  |                         |
|--------------------------------------------|--|-------------------------|
| EVERGREEN TREES:<br>REQUIRED:<br>PROVIDED: |  | 10 (2/100 LF)<br>10*    |
| CANOPY TREES<br>REQUIRED:<br>PROVIDED:     |  | 10 (2/100 LF)<br>10*    |
| UNDERSTORY TREES<br>REQUIRED:<br>PROVIDED: |  | 10 (2/100 LF)<br>10*    |
| SHRUBS<br>REQUIRED:<br>PROVIDED:           |  | 120 (24/100 LF)<br>120* |

EASTERN PROPERTY  
30' TYPE A BUFFER

|                                            |  |                         |
|--------------------------------------------|--|-------------------------|
| EVERGREEN TREES:<br>REQUIRED:<br>PROVIDED: |  | 44 (4/100 LF)<br>44*    |
| CANOPY TREES<br>REQUIRED:<br>PROVIDED:     |  | 22 (2/100 LF)<br>22*    |
| UNDERSTORY TREES<br>REQUIRED:<br>PROVIDED: |  | 44 (4/100 LF)<br>44*    |
| SHRUBS<br>REQUIRED:<br>PROVIDED:           |  | 394 (36/100 LF)<br>394* |

WESTERN PROPERTY  
20' & 25' TYPE B BUFFER

|                                            |  |                                                             |
|--------------------------------------------|--|-------------------------------------------------------------|
| EVERGREEN TREES:<br>REQUIRED:<br>PROVIDED: |  | 73 (2/100 LF)<br>EXISTING TREES TO FULFILL REQUIREMENT**    |
| CANOPY TREES<br>REQUIRED:<br>PROVIDED:     |  | 73 (2/100 LF)<br>EXISTING TREES TO FULFILL REQUIREMENT**    |
| UNDERSTORY TREES<br>REQUIRED:<br>PROVIDED: |  | 73 (2/100 LF)<br>EXISTING TREES TO FULFILL REQUIREMENT**    |
| SHRUBS<br>REQUIRED:<br>PROVIDED:           |  | 870 (24/100 LF)<br>EXISTING SHRUBS TO FULFILL REQUIREMENT** |

NORTHERN PROPERTY  
20' & 25' TYPE B BUFFER

|                                            |  |                                                             |
|--------------------------------------------|--|-------------------------------------------------------------|
| EVERGREEN TREES:<br>REQUIRED:<br>PROVIDED: |  | 62 (2/100 LF)<br>EXISTING TREES TO FULFILL REQUIREMENT**    |
| CANOPY TREES<br>REQUIRED:<br>PROVIDED:     |  | 62 (2/100 LF)<br>EXISTING TREES TO FULFILL REQUIREMENT**    |
| UNDERSTORY TREES<br>REQUIRED:<br>PROVIDED: |  | 62 (2/100 LF)<br>EXISTING TREES TO FULFILL REQUIREMENT**    |
| SHRUBS<br>REQUIRED:<br>PROVIDED:           |  | 744 (24/100 LF)<br>EXISTING SHRUBS TO FULFILL REQUIREMENT** |

\*BUFFER PLANTS TO BE INSTALLED PER STANDARD BUFFER DETAILS THIS SHEET.  
FINAL LOCATIONS OF PLANTINGS TO BE COORDINATED WHEN ENHANCED  
LANDSCAPE PLANS ARE DEVELOPED  
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SUPPLEMENTAL PLANTING MAY BE REQUIRED UPON FIELD INSPECTION.

LANDSCAPE CALCULATIONS

BASELINE CANOPY COVERAGE

|                                                                                    |               |                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BASELINE CANOPY COVERAGE                                                           |               | 3,348,625 SF                                                                                                                                                                                                                                             |
| PER UDO - A MINIMUM CANOPY COVERAGE OF 1 CANOPY TREE PER 10,000 SF OF PARCEL AREA. |               |                                                                                                                                                                                                                                                          |
| NET PARCEL AREA:                                                                   | 5,361,965 SF  |                                                                                                                                                                                                                                                          |
| RIPARIAN AREAS:                                                                    | -2,013,340 SF |                                                                                                                                                                                                                                                          |
|                                                                                    | 3,348,625 SF  |                                                                                                                                                                                                                                                          |
| CANOPY TREES<br>REQUIRED:                                                          |               | 335 (1/ 10,000 SF PARCEL AREA)                                                                                                                                                                                                                           |
| PROVIDED:                                                                          |               | 448 CANOPY TREES IN STREET TREE PLANTING<br>25 CANOPY TREES IN STREET YARD PLANTING<br>270 CANOPY TREES IN BUFFER<br>1435 CANOPY TREES IN TREE SAVE AREA (1 TREE PER 700 SF OF TREE SAVE AREA - 1,004,444 SF)<br>3,063 SPECIMEN TREE PRESERVATION CREDIT |
| SPECIMEN TREE REPLACEMENT<br>REQUIRED:<br>PROVIDED:                                |               | 1236 CANOPY + 492 UNDERSTORY = 1728 TOTAL<br>1274 CANOPY + 498 UNDERSTORY = 1772 TOTAL<br>1274 PINE REFORESTATION<br>498 UNDERSTORY REPLANTING                                                                                                           |

TREE COVERAGE

|         |  |              |
|---------|--|--------------|
| TSA #1  |  | 151,539 SF   |
| TSA #2  |  | 53,665 SF    |
| TSA #3  |  | 12,589 SF    |
| TSA #4  |  | 52,155 SF    |
| TSA #5  |  | 20,013 SF    |
| TSA #6  |  | 343,730 SF   |
| TSA #7  |  | 39,652 SF    |
| TSA #8  |  | 186,464 SF   |
| TSA #9  |  | 27,480 SF    |
| TSA #10 |  | 22,484 SF    |
| TSA #11 |  | 94,673 SF    |
| TOTAL:  |  | 1,004,444 SF |

NEIGHBORHOOD PARK

MIN. 1 TREE (2 INCH CALIPER MIN MEASURED 6" ABOVE THE GROUND AT INSTALLATION) TO BE PLANTED IN AT LEAST 350 SQUARE FEET OF SOIL OR 1 PRESERVED EXISTING CANOPY TREE A MIN. OF 12 INCH CALIPER FOR EVERY 2,500 SQUARE FEET OF REQUIRED PARK SPACE. (UDO 7.5.5.A.2)  
REQUIRED: 55 (135,772 / 2500 )  
PROVIDED: 55\*

\*AMENITY CANOPY TREES SHALL BE PLANTED IF PRESERVED EXISTING CANOPY TREES DO NOT MEET THE REQUIREMENT. REPLANTING TO BE FINALIZED DURING CDS.

SPECIAL HIGHWAY OVERLAY DISTRICT

ALONG STREET "B"

|                                 |  |                       |
|---------------------------------|--|-----------------------|
| TREES<br>REQUIRED:<br>PROVIDED: |  | 112 (3/50 LF)<br>112* |
|---------------------------------|--|-----------------------|

\*TREES SHALL INCLUDE CANOPY, UNDERSTORY AND EVERGREEN

VEHICLE USE AREA

MAIL KIOSK #1

|                                        |  |                                              |
|----------------------------------------|--|----------------------------------------------|
| CANOPY TREES<br>REQUIRED:<br>PROVIDED: |  | ALL SPACES WITHIN 60' FROM PLANTED TREE<br>1 |
|----------------------------------------|--|----------------------------------------------|

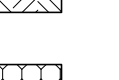
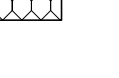
|                                  |  |                                                                                    |
|----------------------------------|--|------------------------------------------------------------------------------------|
| SHRUBS<br>REQUIRED:<br>PROVIDED: |  | EVERGREEN SHRUBS PLACED MAXIMUM OF 5' ON CENTER (150 LF)<br>30 SHRUBS<br>30 SHRUBS |
|----------------------------------|--|------------------------------------------------------------------------------------|

MAIL KIOSK #2

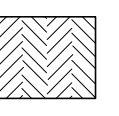
|                                        |  |                                              |
|----------------------------------------|--|----------------------------------------------|
| CANOPY TREES<br>REQUIRED:<br>PROVIDED: |  | ALL SPACES WITHIN 60' FROM PLANTED TREE<br>1 |
|----------------------------------------|--|----------------------------------------------|

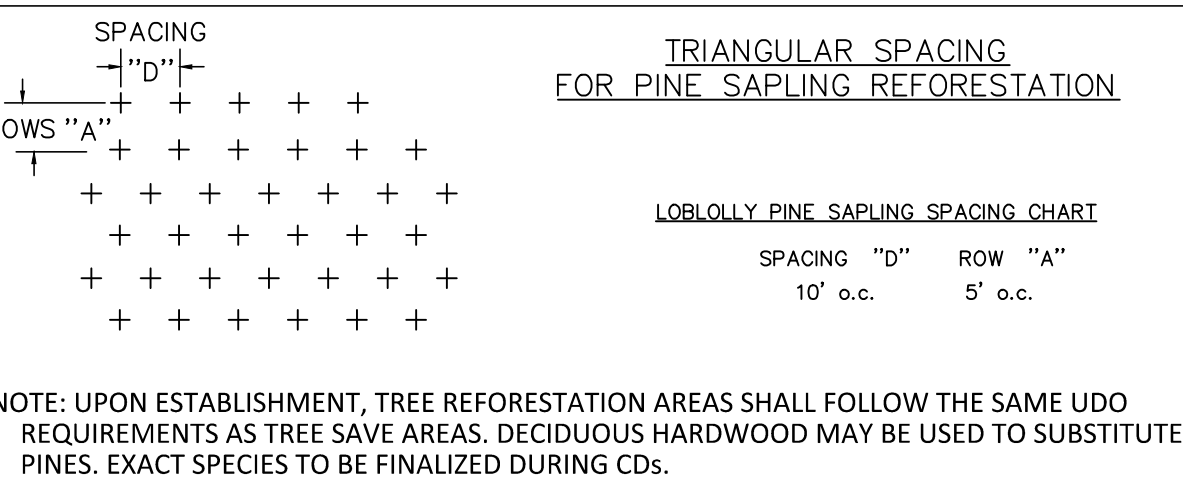
|                                  |  |                                                                                    |
|----------------------------------|--|------------------------------------------------------------------------------------|
| SHRUBS<br>REQUIRED:<br>PROVIDED: |  | EVERGREEN SHRUBS PLACED MAXIMUM OF 5' ON CENTER (143 LF)<br>29 SHRUBS<br>29 SHRUBS |
|----------------------------------|--|------------------------------------------------------------------------------------|

PLANT SCHEDULE

| TREES                                                                                 | CODE  | QTY | COMMON NAME       | BOTANICAL NAME    | CAL      | HEIGHT |
|---------------------------------------------------------------------------------------|-------|-----|-------------------|-------------------|----------|--------|
|    | CNT1  | 37  | Canopy Tree 1     | Canopy Tree 1     | 1.5" min | 8' min |
|    | CNT10 | 24  | Canopy Tree 10    | Canopy Tree 10    | 1.5" min | 8' min |
|    | CNT11 | 33  | Canopy Tree 11    | Canopy Tree 11    | 1.5" min | 8' min |
|    | CNT12 | 34  | Canopy Tree 12    | Canopy Tree 12    | 1.5" min | 8' min |
|    | CNT13 | 25  | Canopy Tree 13    | Canopy Tree 13    | 1.5" min | 8' min |
|    | CNT14 | 47  | Canopy Tree 14    | Canopy Tree 14    | 1.5" min | 8' min |
|    | CNT15 | 30  | Canopy Tree 15    | Canopy Tree 15    | 1.5" min | 8' min |
|    | CNT16 | 35  | Canopy Tree 16    | Canopy Tree 16    | 1.5" min | 8' min |
|    | CNT2  | 58  | Canopy Tree 2     | Canopy Tree 2     | 1.5" min | 8' min |
|    | CNT3  | 38  | Canopy Tree 3     | Canopy Tree 3     | 1.5" min | 8' min |
|    | CNT4  | 49  | Canopy Tree 4     | Canopy Tree 4     | 1.5" min | 8' min |
|    | CNT5  | 36  | Canopy Tree 5     | Canopy Tree 5     | 1.5" min | 8' min |
|    | CNT6  | 52  | Canopy Tree 6     | Canopy Tree 6     | 1.5" min | 8' min |
|    | CNT7  | 46  | Canopy Tree 7     | Canopy Tree 7     | 1.5" min | 8' min |
|    | CNT8  | 29  | Canopy Tree 8     | Canopy Tree 8     | 1.5" min | 8' min |
|    | CNT9  | 18  | Canopy Tree 9     | Canopy Tree 9     | 1.5" min | 8' min |
|  | EVS1  | 59  | Evergreen Shrub 1 | Evergreen Shrub 1 | 36" min  |        |

CONCEPT PLANT SCHEDULE

|                                                                                     |                                                                                                              |                         |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------|
|  | PINE REFORESTATION<br>Pinus strobus / White Pine<br>Pinus taeda / Loblolly Pine                              | 30,634 sf<br>637<br>637 |
|  | UNDERSTORY REPLANTING AREA<br>UNDERSTORY TREE 3 / UNDERSTORY TREE 3<br>UNDERSTORY TREE 4 / UNDERSTORY TREE 4 | 33,267 sf<br>249<br>249 |



GENERAL LANDSCAPE NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WAKE FOREST AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCRPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- SUBSTITUTIONS OF SPECIFIC PLANTS CAN ONLY OCCUR WITH PRIOR WRITTEN PERMISSION OF BOTH OWNER AND LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY AMERICAN HORT - AMERICANHORT.ORG.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- ALL TREES MUST BE PLANTED AFTER OCTOBER 1 AND BEFORE MARCH 31.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- PROPOSED TREES TO BE PLANTED A MINIMUM 15 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- ALL TREE PLANTINGS SHALL BE MULCHED WITH 3 INCHES OF SHREDDED BARK OR 4 INCHES OF PINE STRAW IN A 3 FOOT RADIUS AROUND THE TREE, OR TO THE DRUPLINE, WHICHEVER IS GREATER. THE MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE THEREAFTER. MULCH SHALL NOT COVER THE ROOT COLLAR.

MAINTENANCE NOTES:

- WARRANTY: INSTALLER SHALL REPAIR OR REPLACE ANY PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
  - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE, ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
  - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
- THE OWNER OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES ON THIS PLAN. FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN MAY CONSTITUTE A VIOLATION OF THIS ORDINANCE AND MAY RESULT IN FINES. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE VEGETATION, INCLUDING BUT NOT LIMITED TO:
  - FERTILIZATION
  - PRUNING WITHIN LIMITS
  - PEST CONTROL
  - MULCHING
  - MOWING
  - PROTECTION OF THE ROOT ZONES FROM EQUIPMENT, CONSTRUCTION AND RELATED MATERIALS, ETC.
  - METHOD OF IRRIGATION
  - OTHER CONTINUING MAINTENANCE OPERATIONS

PLANTING REQUIREMENT:

TYPE "B" BUFFER  
CREATE A SEMI-OPAQUE BUFFER HAVING ONLY SEASONAL HORIZONTAL OPENINGS, NOT TO EXCEED 10% OF THE TOTAL WIDTH FROM THE GROUND TO A HEIGHT OF 8' WITHIN 2 YEARS OF PLANTING.  
50% OF SHRUBS SHALL BE EVERGREEN.  
\*\*\*CANOPY TREES IN BUFFER ADJACENT TO ON-STREET PARKING TO BE WITHIN 60' FROM PARKING SPACES.



phone 919. 361. 5000  
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CLIENT

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

GREEN TIMBER FOUNDATION  
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YOUNGSVILLE, NC 27596-9698

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



REVISIONS

| NO. | DATE |
|-----|------|
|-----|------|

PLAN INFORMATION

|             |                |
|-------------|----------------|
| PROJECT NO. | 2021110197     |
| FILENAME    | 2021110197-L51 |
| CHECKED BY  | MPT            |
| DRAWN BY    | SM             |
| SCALE       | N/A            |
| DATE        | 08.25.2023     |

SHEET

LANDSCAPE NOTES  
AND DETAILS

L5.11



I:\Projects\TDO\_2021110197\04-Production\Engineering\Master Plan - Pricing Set\Current Drawings\2021110197-L5.dwg, 8/31/2023 5:04:39 PM, Scott Ma

| DECIDUOUS CANOPY |              |      |        | REMOVED |               |      |      |
|------------------|--------------|------|--------|---------|---------------|------|------|
| PRESERVED        |              |      | CREDIT | SPECIES |               |      | QTY. |
| SIZE             | SPECIES      | QTY. |        | SIZE    | SPECIES       | QTY. |      |
| 20               | ash          | 3    | 3      | 30      | ash           | 1    |      |
| 21               | ash          | 4    | 3      | 26      | ash           | 1    |      |
| 22               | ash          | 3    | 3      | 24      | ash           | 1    |      |
| 23               | ash          | 1    | 3      | 22      | ash           | 1    |      |
| 24               | ash          | 1    | 3      | 25      | beech         | 1    |      |
| 25               | ash          | 1    | 3      | 37      | beech         | 1    |      |
| 26               | ash          | 1    | 3      | 30      | beech         | 1    |      |
| 27               | ash          | 1    | 3      | 32      | beech         | 1    |      |
| 28               | ash          | 1    | 3      | 23      | beech         | 2    |      |
| 29               | ash          | 1    | 3      | 28      | beech         | 2    |      |
| 35               | esh          | 1    | 4      | 30      | chestnut oak  | 1    |      |
| 20               | beech        | 3    | 3      | 23      | elm           | 1    |      |
| 21               | beech        | 3    | 3      | 47      | gum           | 1    |      |
| 24               | beech        | 1    | 3      | 31      | gum           | 1    |      |
| 25               | beech        | 1    | 3      | 32      | gum           | 1    |      |
| 26               | beech        | 1    | 3      | 29      | gum           | 2    |      |
| 28               | beech        | 1    | 3      | 30      | gum           | 3    |      |
| 34               | beech        | 1    | 4      | 24      | gum           | 3    |      |
| 36               | beech        | 1    | 4      | 22      | gum           | 3    |      |
| 40               | beech        | 1    | 4      | 21      | gum           | 3    |      |
| 26               | chestnut oak | 1    | 3      | 27      | gum           | 4    |      |
| 23               | elm          | 1    | 3      | 26      | gum           | 4    |      |
| 26               | elm          | 1    | 3      | 25      | gum           | 7    |      |
| 27               | elm          | 1    | 3      | 20      | gum           | 9    |      |
| 28               | elm          | 1    | 3      | 28      | gum           | 9    |      |
| 29               | elm          | 1    | 3      | 23      | gum           | 12   |      |
| 20               | gum          | 43   | 3      | 36      | hackberry     | 1    |      |
| 21               | gum          | 1    | 3      | 31      | hickory       | 1    |      |
| 21               | gum          | 34   | 3      | 28      | hickory       | 1    |      |
| 22               | gum          | 35   | 3      | 20      | hickory       | 2    |      |
| 23               | gum          | 25   | 3      | 21      | hickory       | 3    |      |
| 24               | gum          | 29   | 3      | 23      | hickory       | 3    |      |
| 25               | gum          | 22   | 3      | 27      | maple         | 1    |      |
| 26               | gum          | 22   | 3      | 20      | maple         | 1    |      |
| 27               | gum          | 20   | 3      | 23      | maple         | 1    |      |
| 28               | gum          | 13   | 3      | 21      | maple         | 1    |      |
| 29               | gum          | 9    | 3      | 29      | maple         | 3    |      |
| 30               | gum          | 10   | 3      | 26      | pecan         | 1    |      |
| 31               | gum          | 6    | 4      | 31      | poplar        | 1    |      |
| 32               | gum          | 9    | 4      | 44      | poplar        | 1    |      |
| 33               | gum          | 1    | 4      | 36      | poplar        | 1    |      |
| 34               | gum          | 1    | 4      | 28      | poplar        | 1    |      |
| 35               | gum          | 1    | 4      | 59      | poplar        | 1    |      |
| 36               | gum          | 1    | 4      | 41      | poplar        | 1    |      |
| 37               | gum          | 1    | 4      | 33      | poplar        | 2    |      |
| 24               | gum double s | 1    | 3      | 29      | poplar        | 2    |      |
| 27               | gumsaw       | 1    | 3      | 27      | poplar        | 2    |      |
| 26               | hackberry    | 1    | 3      | 32      | poplar        | 2    |      |
| 20               | hickory      | 2    | 3      | 40      | poplar        | 3    |      |
| 21               | hickory      | 1    | 3      | 22      | poplar        | 3    |      |
| 22               | hickory      | 1    | 3      | 38      | poplar        | 3    |      |
| 24               | hickory      | 1    | 3      | 25      | poplar        | 3    |      |
| 25               | hickory      | 1    | 3      | 23      | poplar        | 3    |      |
| 27               | hickory      | 1    | 3      | 21      | poplar        | 4    |      |
| 28               | hickory      | 1    | 3      | 26      | poplar        | 4    |      |
| 20               | maple        | 5    | 3      | 24      | poplar        | 5    |      |
| 21               | maple        | 5    | 3      | 31      | red oak       | 1    |      |
| 22               | maple        | 7    | 3      | 25      | red oak       | 1    |      |
| 23               | maple        | 4    | 3      | 43      | red oak       | 1    |      |
| 24               | maple        | 2    | 3      | 48      | red oak       | 1    |      |
| 25               | maple        | 2    | 3      | 23      | red oak       | 1    |      |
| 26               | maple        | 5    | 3      | 26      | red oak       | 1    |      |
| 27               | maple        | 4    | 3      | 52      | red oak       | 1    |      |
| 28               | maple        | 6    | 3      | 21      | red oak       | 1    |      |
| 29               | maple        | 2    | 3      | 27      | red oak       | 1    |      |
| 30               | maple        | 3    | 3      | 41      | red oak       | 1    |      |
| 31               | maple        | 1    | 4      | 20      | red oak       | 2    |      |
| 32               | maple        | 2    | 4      | 36      | red oak       | 2    |      |
| 33               | maple        | 1    | 4      | 33      | red oak       | 2    |      |
| 34               | maple        | 1    | 4      | 42      | red oak       | 2    |      |
| 36               | maple        | 2    | 4      | 30      | red oak       | 3    |      |
| 39               | maple        | 1    | 4      | 35      | red oak       | 3    |      |
| 40               | maple        | 1    | 4      | 34      | swamp white o | 1    |      |
| 47               | maple        | 1    | 5      | 21      | walnut        | 1    |      |
| 20               | poplar       | 11   | 3      | 21      | white oak     | 1    |      |
| 21               | poplar       | 7    | 3      | 37      | white oak     | 1    |      |
| 22               | poplar       | 11   | 3      | 25      | white oak     | 2    |      |
| 23               | poplar       | 8    | 3      | 24      | white oak     | 2    |      |
| 24               | poplar       | 6    | 3      | 30      | white oak     | 2    |      |
| 25               | poplar       | 8    | 3      | 40      | white oak     | 2    |      |
| 26               | poplar       | 7    | 3      | 32      | white oak     | 3    |      |
| 27               | poplar       | 1    | 3      | 26      | white oak     | 4    |      |
| 28               | poplar       | 6    | 3      | 40      | willow oak    | 1    |      |
| 29               | poplar       | 5    | 3      | 33      | willow oak    | 1    |      |
| 30               | poplar       | 7    | 3      | 20      | willow oak    | 1    |      |
| 31               | poplar       | 5    | 4      | 50      | willow oak    | 1    |      |
| 32               | poplar       | 2    | 4      | 38      | willow oak    | 1    |      |
| 33               | poplar       | 7    | 4      | 34      | willow oak    | 2    |      |
| 34               | poplar       | 1    | 4      |         |               |      |      |
| 35               | poplar       | 2    | 4      |         |               |      |      |
| 36               | poplar       | 1    | 4      |         |               |      |      |
| 37               | poplar       | 2    | 4      |         |               |      |      |
| 38               | poplar       | 1    | 4      |         |               |      |      |
| 43               | poplar       | 1    | 5      |         |               |      |      |
| 45               | poplar       | 1    | 5      |         |               |      |      |
| 20               | red oak      | 1    | 3      |         |               |      |      |
| 22               | red oak      | 2    | 3      |         |               |      |      |
| 24               | red oak      | 1    | 3      |         |               |      |      |
| 25               | red oak      | 1    | 3      |         |               |      |      |
| 27               | red oak      | 1    | 3      |         |               |      |      |
| 28               | red oak      | 1    | 3      |         |               |      |      |
| 31               | red oak      | 1    | 4      |         |               |      |      |
| 32               | red oak      | 1    | 4      |         |               |      |      |
| 33               | red oak      | 1    | 4      |         |               |      |      |
| 35               | red oak      | 1    | 4      |         |               |      |      |
| 36               | red oak      | 1    | 4      |         |               |      |      |
| 37               | red oak      | 1    | 4      |         |               |      |      |
| 38               | red oak      | 2    | 4      |         |               |      |      |
| 44               | red oak      | 1    | 5      |         |               |      |      |
| 20               | river birch  | 2    | 3      |         |               |      |      |
| 21               | river birch  | 2    | 3      |         |               |      |      |
| 22               | river birch  | 1    | 3      |         |               |      |      |

| DECIDUOUS CANOPY |             |      |        | REMOVED |         |      |      |
|------------------|-------------|------|--------|---------|---------|------|------|
| PRESERVED        |             |      | CREDIT | SPECIES |         |      | QTY. |
| SIZE             | SPECIES     | QTY. |        | SIZE    | SPECIES | QTY. |      |
| 26               | river birch | 2    | 3      |         |         |      |      |
| 33               | river birch | 1    | 4      |         |         |      |      |
| 34               | river birch | 1    | 4      |         |         |      |      |
| 40               | river birch | 1    | 4      |         |         |      |      |
| 27               | swamp oak   | 1    | 3      |         |         |      |      |
| 25               | swamp white | 1    | 3      |         |         |      |      |
| 32               | swamp white | 1    | 4      |         |         |      |      |
| 20               | sycamore    | 1    | 3      |         |         |      |      |
| 21               | sycamore    | 2    | 3      |         |         |      |      |
| 22               | sycamore    | 1    | 3      |         |         |      |      |
| 23               | sycamore    | 1    | 3      |         |         |      |      |
| 26               | sycamore    | 1    | 3      |         |         |      |      |
| 28               | sycamore    | 1    | 3      |         |         |      |      |
| 29               | sycamore    | 1    | 3      |         |         |      |      |
| 30               | sycamore    | 1    | 3      |         |         |      |      |
| 32               | sycamore    | 1    | 4      |         |         |      |      |
| 33               | sycamore    | 1    | 4      |         |         |      |      |
| 20               | walnut      | 1    | 3      |         |         |      |      |
| 20               | white oak   | 1    | 3      |         |         |      |      |
| 21               | white oak   | 1    | 3      |         |         |      |      |
| 22               | white oak   | 2    | 3      |         |         |      |      |
| 24               | white oak   | 2    | 3      |         |         |      |      |
| 27               | white oak   | 1    | 3      |         |         |      |      |
| 28               | white oak   | 2    | 3      |         |         |      |      |
| 32               | white oak   | 1    | 4      |         |         |      |      |
| 34               | willow oak  | 3    | 3      |         |         |      |      |
| 30               | willow oak  | 1    | 3      |         |         |      |      |
| 31               | willow oak  | 1    | 4      |         |         |      |      |
| 33               | willow oak  | 1    | 4      |         |         |      |      |
| 35               | willow oak  | 1    | 4      |         |         |      |      |
| 42               | willow oak  | 1    | 5      |         |         |      |      |
| 21               | wilow oak   | 1    | 3      |         |         |      |      |
| 23               | wilow oak   | 1    | 3      |         |         |      |      |
| 25               | wilow oak   | 1    | 3      |         |         |      |      |
| 26               | wilow oak   | 1    | 3      |         |         |      |      |

| UNDERSTORY |              |      |        | REMOVED |                 |      |      |
|------------|--------------|------|--------|---------|-----------------|------|------|
| PRESERVED  |              |      | CREDIT | SPECIES |                 |      | QTY. |
| SIZE       | SPECIES      | QTY. |        | SIZE    | SPECIES         | QTY. |      |
| 16         | cedar        | 1    | 2      | 9       | cedar           | 1    |      |
| 30         | cedar        | 1    | 2      | 25      | cedar           | 1    |      |
| 27         | cedar        | 1    | 2      | 12      | cedar           | 1    |      |
| 29         | cedar        | 1    | 2      | 30      | cedar           | 1    |      |
| 26         | cedar        | 1    | 2      | 8       | cedar           | 2    |      |
| 21         | cedar        | 1    | 2      | 17      | cedar           | 2    |      |
| 22         | cedar        | 2    | 2      | 21      | cedar           | 3    |      |
| 23         | cedar        | 2    | 2      | 24      | cedar           | 3    |      |
| 13         | cedar        | 2    | 2      | 28      | cedar           | 3    |      |
| 20         | cedar        | 3    | 2      | 23      | cedar           | 3    |      |
| 15         | cedar        | 4    | 2      | 20      | cedar           | 4    |      |
| 14         | cedar        | 4    | 2      | 11      | cedar           | 4    |      |
| 17         | cedar        | 4    | 2      | 18      | cedar           | 4    |      |
| 18         | cedar        | 6    | 2      | 13      | cedar           | 5    |      |
| 8          | cedar        | 6    | 2      | 14      | cedar           | 5    |      |
| 9          | cedar        | 6    | 2      | 19      | cedar           | 5    |      |
| 12         | cedar        | 7    | 2      | 22      | cedar           | 6    |      |
| 10         | cedar        | 8    | 2      | 16      | cedar           | 6    |      |
| 11         | cedar        | 8    | 2      | 10      | cedar           | 6    |      |
| 13         | cherry       | 1    | 2      | 15      | cedar           | 7    |      |
| 8          | cherry       | 2    | 2      | 8       | cherry          | 1    |      |
| 10         | cypress      | 1    | 2      | 27      | cherry          | 1    |      |
| 9          | cypress      | 1    | 2      | 26      | cherry          | 2    |      |
| 10         | dogwood      | 1    | 2      | 19      | cypress         | 1    |      |
| 8          | dogwood      | 3    | 2      | 12      | dogwood         | 1    |      |
| 10         | holly        | 1    | 2      | 9       | dogwood         | 1    |      |
| 12         | holly        | 1    | 2      | 11      | dogwood         | 1    |      |
| 21         | leyland cyp  | 1    | 2      | 10      | dogwood         | 1    |      |
| 12         | redbud       | 1    | 2      | 14      | holly           | 1    |      |
| 8          | black willow | 4    | 2      | 13      | leyland cypress | 1    |      |
| 9          | black willow | 1    | 2      | 38      | leyland cypress | 1    |      |
| 11         | black willow | 1    | 2      | 16      | leyland cypress | 1    |      |
| 13         | black willow | 2    | 2      | 21      | leyland cypress | 1    |      |
|            |              |      |        | 24      | leyland cypress | 2    |      |
|            |              |      |        | 19      | leyland cypress | 2    |      |
|            |              |      |        | 17      | leyland cypress | 2    |      |
|            |              |      |        | 12      | leyland cypress | 3    |      |
|            |              |      |        | 15      | leyland cypress | 3    |      |
|            |              |      |        | 8       | leyland cypress | 4    |      |
|            |              |      |        | 10      | leyland cypress | 4    |      |
|            |              |      |        | 11      | leyland cypress | 4    |      |
|            |              |      |        | 18      | leyland cypress | 5    |      |
|            |              |      |        | 14      | leyland cypress | 5    |      |
|            |              |      |        | 20      | magnolia        | 1    |      |
|            |              |      |        | 24      | magnolia        | 1    |      |
|            |              |      |        | 26      | magnolia        | 1    |      |

| EVERGREEN CANOPY |         |      |        | REMOVED |         |      |      |
|------------------|---------|------|--------|---------|---------|------|------|
| PRESERVED        |         |      | CREDIT | SPECIES |         |      | QTY. |
| SIZE             | SPECIES | QTY. |        | SIZE    | SPECIES | QTY. |      |
| 10               | pine    | 1    | 3      | 40      | pine    | 1    |      |
| 20               | pine    | 33   | 3      | 38      | pine    | 1    |      |
| 21               | pine    | 30   | 3      | 34      | pine    | 1    |      |
| 22               | pine    | 40   | 3      | 35      | pine    | 2    |      |
| 23               | pine    | 35   | 3      | 31      | pine    | 2    |      |
| 24               | pine    | 36   | 3      | 36      | pine    | 2    |      |
| 25               | pine    | 31   | 3      | 33      | pine    | 3    |      |
| 26               | pine    | 32   | 3      | 32      | pine    | 3    |      |
| 27               | pine    | 35   | 3      | 29      | pine    | 5    |      |
| 28               | pine    | 24   | 3      | 26      | pine    | 6    |      |
| 29               | pine    | 24   | 3      | 30      | pine    | 7    |      |
| 30               | pine    | 25   | 3      | 27      | pine    | 9    |      |
| 31               | pine    | 1    | 4      | 28      | pine    | 10   |      |
| 32               | pine    | 9    | 4      | 22      | pine    | 11   |      |
| 33               | pine    | 5    | 4      | 23      | pine    | 11   |      |
| 34               | pine    | 3    | 4      | 20      | pine    | 15   |      |
| 35               | pine    | 4    | 4      | 21      | pine    | 16   |      |
| 36               | pine    | 1    | 4      | 25      | pine    | 16   |      |
| 37               | pine    | 1    | 4      | 24      | pine    | 17   |      |
| 39               | pine    | 1    | 4      |         |         |      |      |
| 42               | pine    | 1    | 5      |         |         |      |      |

TREE PRESERVATION AND REPLACEMENT SUMMARY

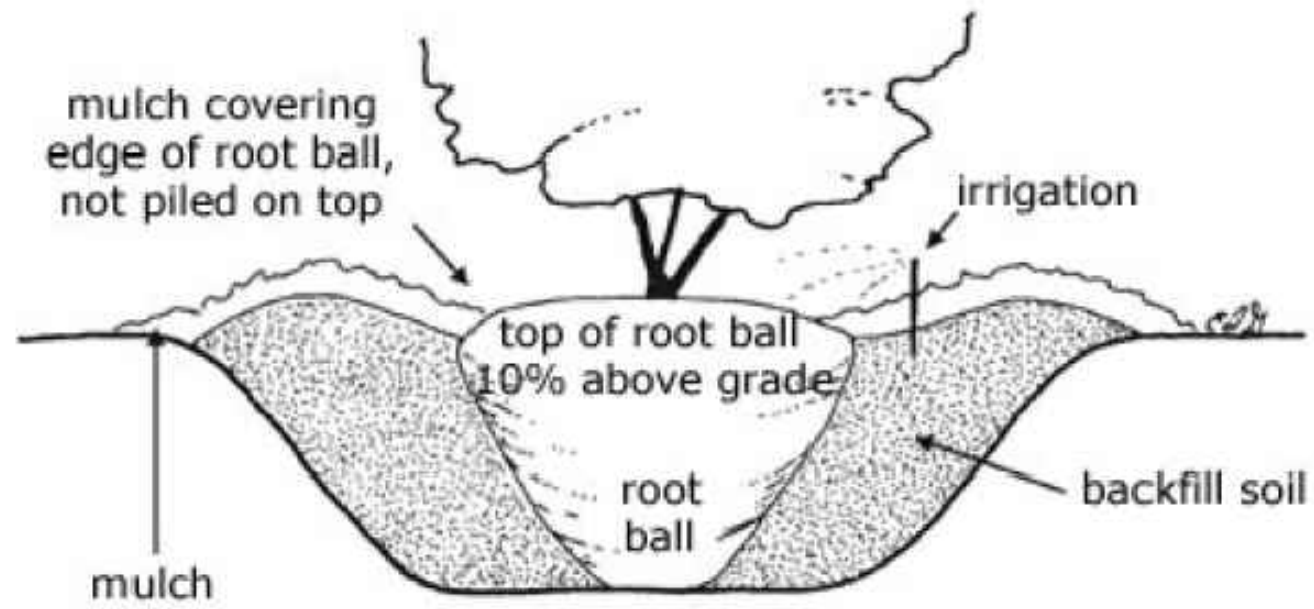
SEE TABLE AT LEFT FOR INDIVIDUAL TREES AND SPECIES INFORMATION

CANOPY TREES

DECIDUOUS TREES

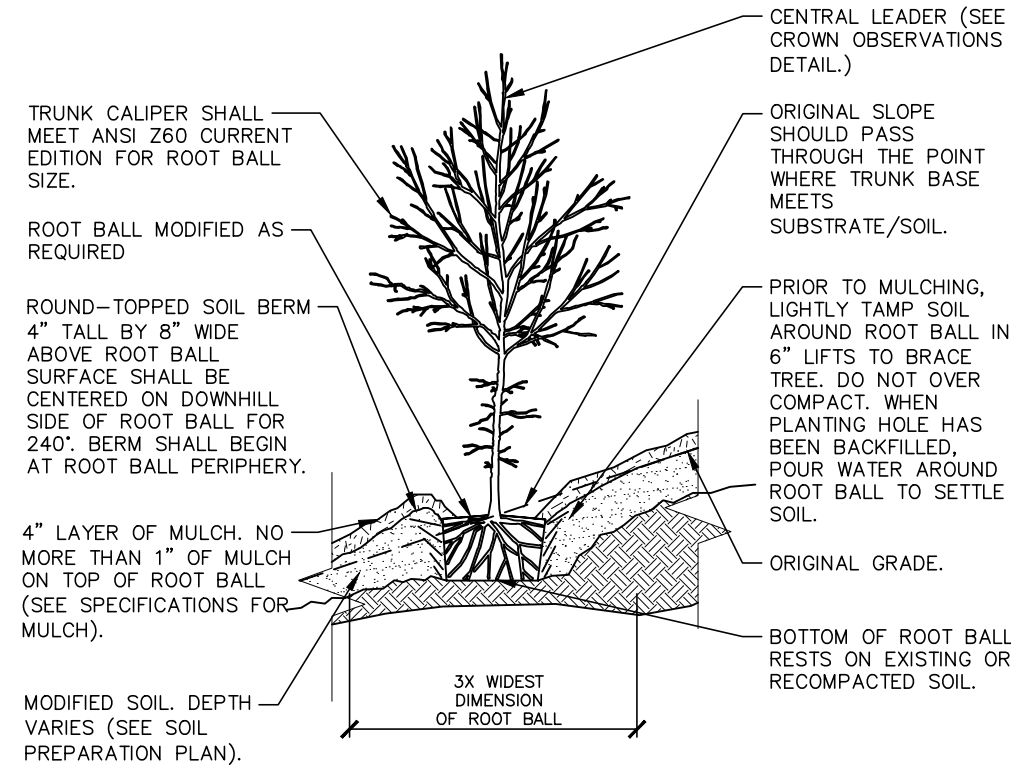


I:\Projects\TOD\2021110197\04-Production\Engineering\Master Plan - Pricing Set\Current Drawings\2021110197-L5.dwg, 8/31/2023 5:04:44 PM, Seong Ma



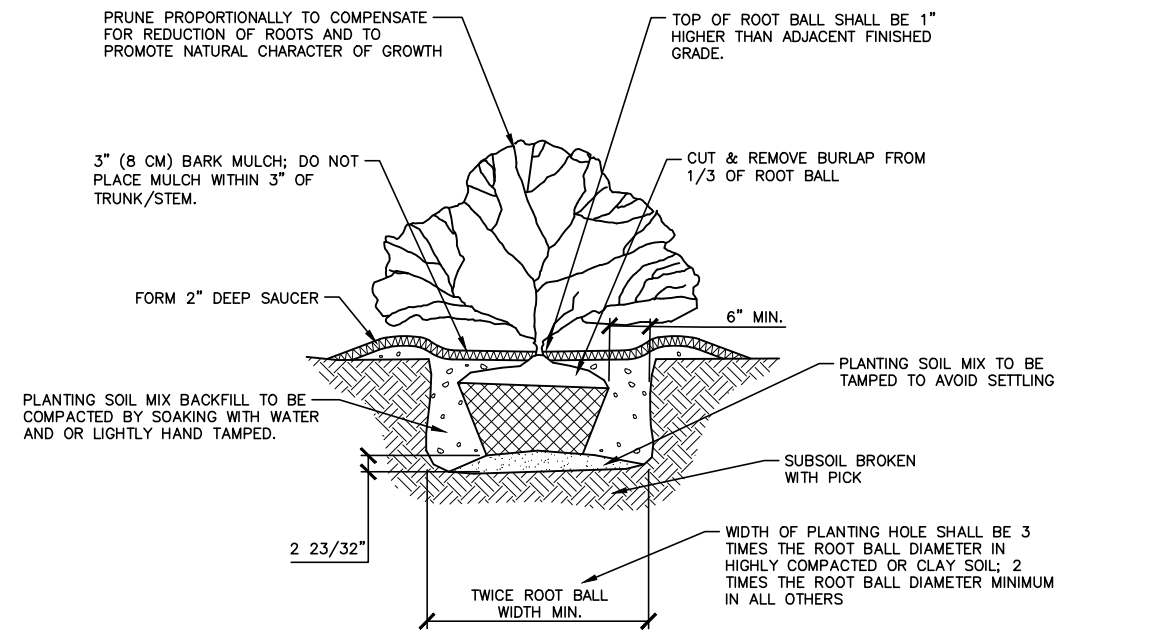
## 01 TREE INSTALLATION (TOWN OF WAKE FOREST TYP. DETAIL)

SCALE: NTS



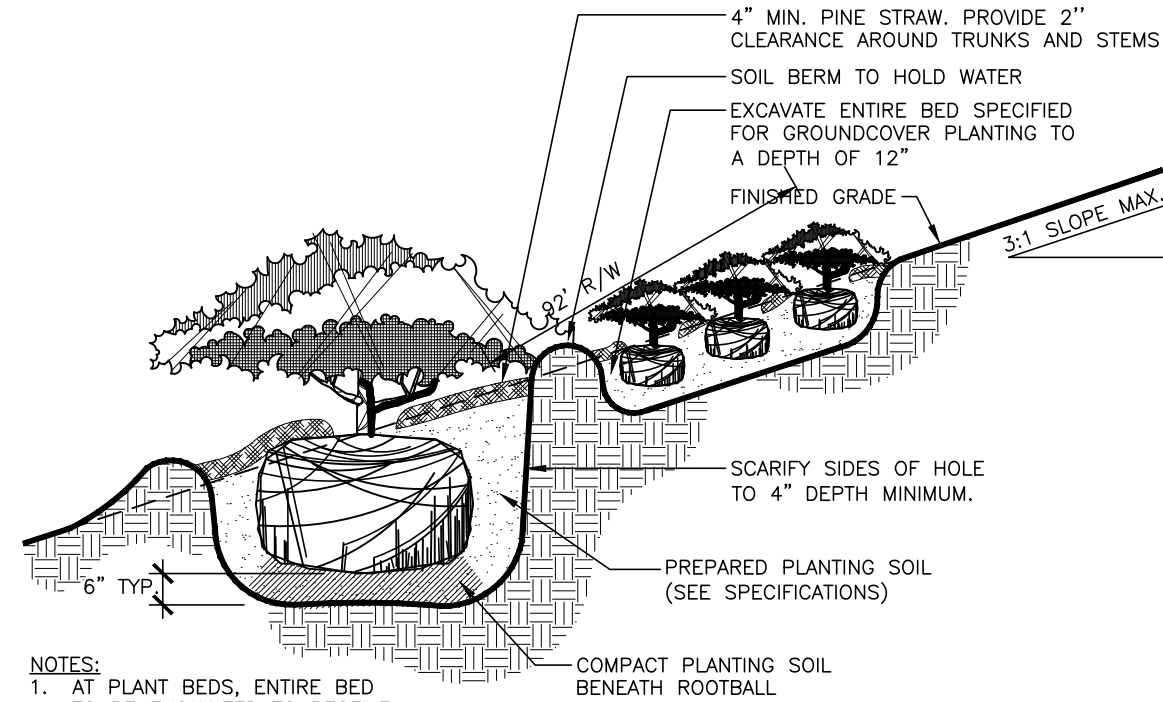
## 04 TREE ON SLOPE 5% (20:1) TO 50% (2:1) - MODIFIED SOIL

SCALE: N.T.S.



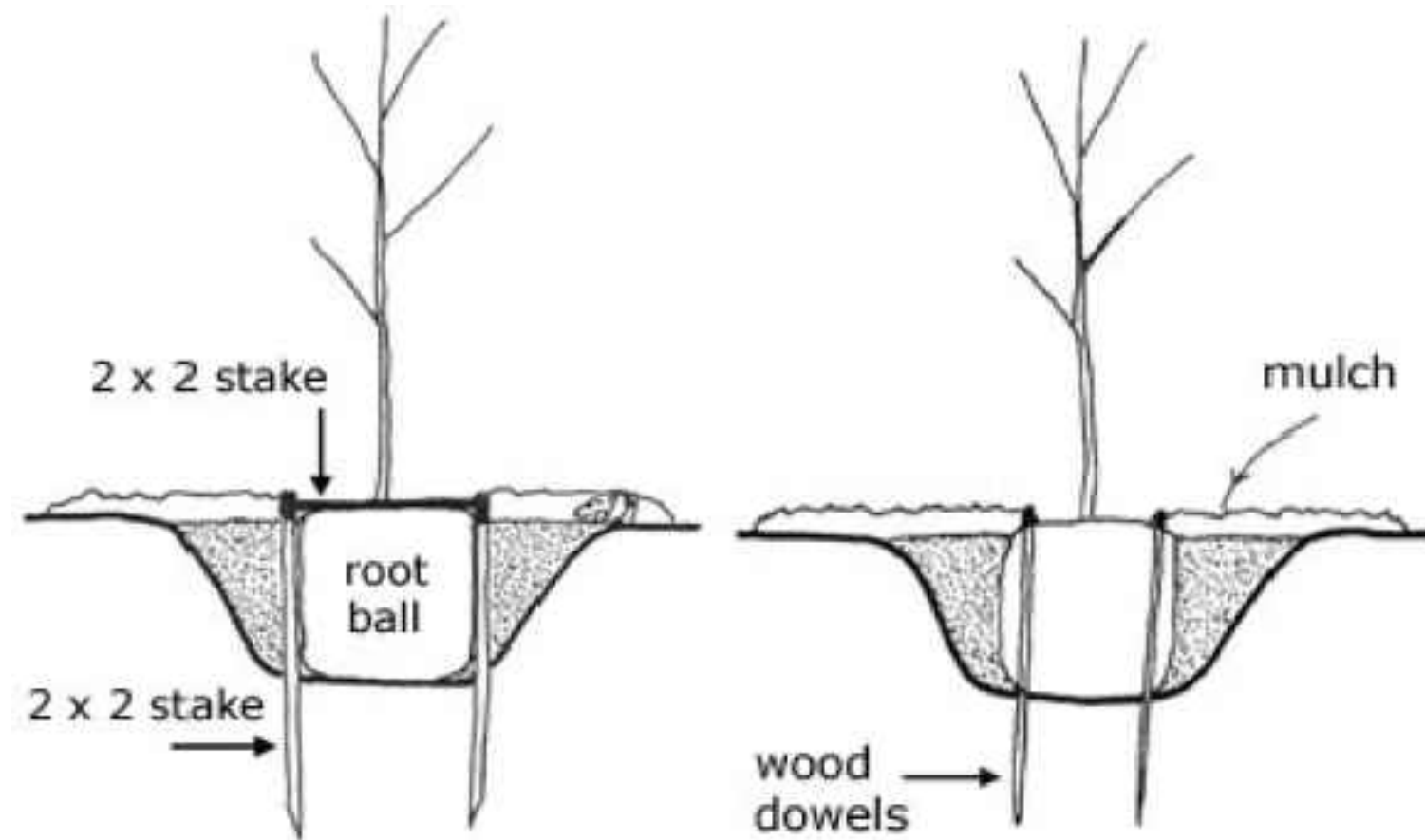
## 02 SHRUB INSTALLATION

SCALE: 3/8"=1'-0"



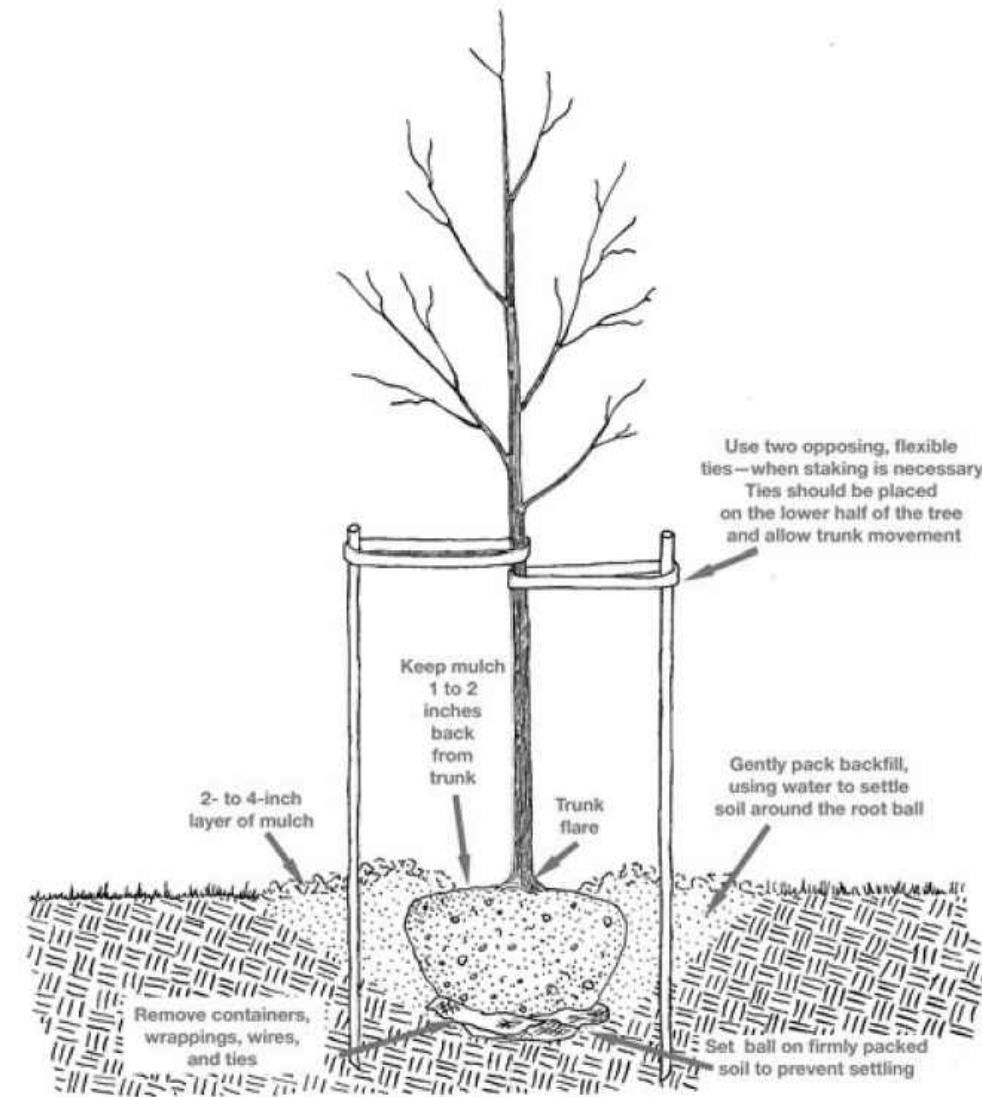
## 05 SHRUB PLANTING ON SLOPE

SCALE: 3/4"=1'-0"



## 03 PREFERRED TREE STAKING METHODS (TOWN OF WAKE FOREST TYP. DETAIL)

SCALE: NTS



## 06 ALTERNATE TREE STAKING METHOD (TOWN OF WAKE FOREST TYP. DETAIL)

SCALE: NTS



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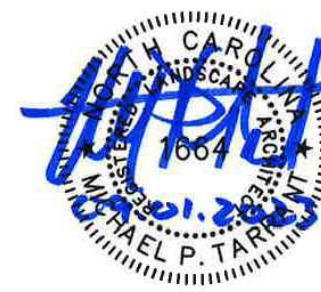
### CLIENT

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

GREEN TIMBER FOUNDATION  
394 FLEMING ROAD  
YOUNGSVILLE, NC 27596-9698

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

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



### REVISIONS

NO. DATE

### PLAN INFORMATION

PROJECT NO. 2021110197  
FILENAME 2021110197-L51  
CHECKED BY MPT  
DRAWN BY SM  
SCALE N/A  
DATE 08. 25. 2023

### SHEET

LANDSCAPE DETAILS

L5.13

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





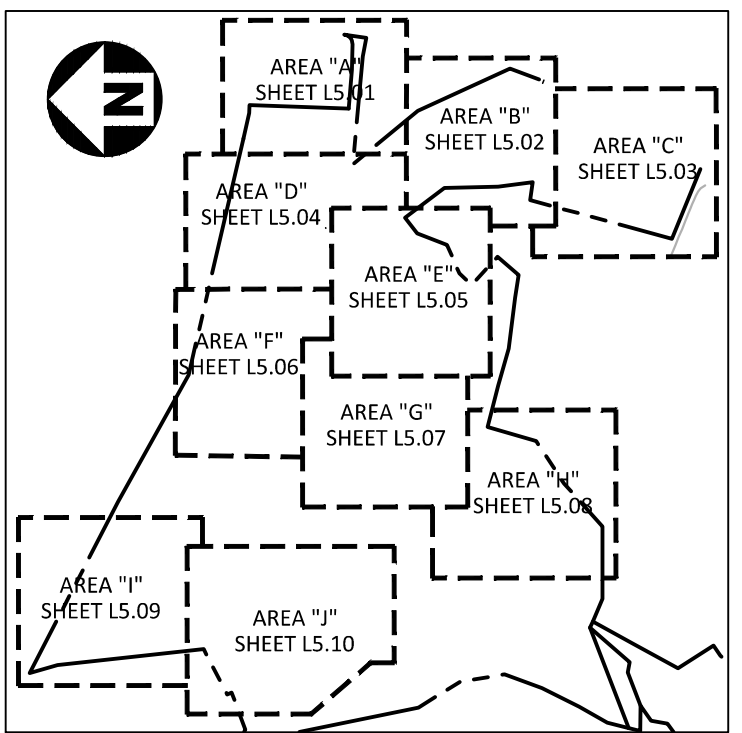
license number: C-0293, C-187

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## CLIENT

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## LEGEND

— LD — LD — LIMITS OF DISTURBANCE  
250 PROPOSED CONTOUR

WETLAND

 TREE SAVE



TREE TO BE REMOVED

● TREE TO REMAIN

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



## REVISIONS

| NO. | DATE | DESCRIPTION | AMOUNT |
|-----|------|-------------|--------|
| 1   | 1950 | ...         | ...    |
| 2   | 1951 | ...         | ...    |
| 3   | 1952 | ...         | ...    |
| 4   | 1953 | ...         | ...    |
| 5   | 1954 | ...         | ...    |
| 6   | 1955 | ...         | ...    |
| 7   | 1956 | ...         | ...    |
| 8   | 1957 | ...         | ...    |
| 9   | 1958 | ...         | ...    |
| 10  | 1959 | ...         | ...    |
| 11  | 1960 | ...         | ...    |
| 12  | 1961 | ...         | ...    |
| 13  | 1962 | ...         | ...    |
| 14  | 1963 | ...         | ...    |
| 15  | 1964 | ...         | ...    |
| 16  | 1965 | ...         | ...    |
| 17  | 1966 | ...         | ...    |
| 18  | 1967 | ...         | ...    |
| 19  | 1968 | ...         | ...    |
| 20  | 1969 | ...         | ...    |
| 21  | 1970 | ...         | ...    |
| 22  | 1971 | ...         | ...    |
| 23  | 1972 | ...         | ...    |
| 24  | 1973 | ...         | ...    |
| 25  | 1974 | ...         | ...    |
| 26  | 1975 | ...         | ...    |
| 27  | 1976 | ...         | ...    |
| 28  | 1977 | ...         | ...    |
| 29  | 1978 | ...         | ...    |
| 30  | 1979 | ...         | ...    |
| 31  | 1980 | ...         | ...    |
| 32  | 1981 | ...         | ...    |
| 33  | 1982 | ...         | ...    |
| 34  | 1983 | ...         | ...    |
| 35  | 1984 | ...         | ...    |
| 36  | 1985 | ...         | ...    |
| 37  | 1986 | ...         | ...    |
| 38  | 1987 | ...         | ...    |
| 39  | 1988 | ...         | ...    |
| 40  | 1989 | ...         | ...    |
| 41  | 1990 | ...         | ...    |
| 42  | 1991 | ...         | ...    |
| 43  | 1992 | ...         | ...    |
| 44  | 1993 | ...         | ...    |
| 45  | 1994 | ...         | ...    |
| 46  | 1995 | ...         | ...    |
| 47  | 1996 | ...         | ...    |
| 48  | 1997 | ...         | ...    |
| 49  | 1998 | ...         | ...    |
| 50  | 1999 | ...         | ...    |
| 51  | 2000 | ...         | ...    |
| 52  | 2001 | ...         | ...    |
| 53  | 2002 | ...         | ...    |
| 54  | 2003 | ...         | ...    |
| 55  | 2004 | ...         | ...    |
| 56  | 2005 | ...         | ...    |
| 57  | 2006 | ...         | ...    |
| 58  | 2007 | ...         | ...    |
| 59  | 2008 | ...         | ...    |
| 60  | 2009 | ...         | ...    |
| 61  | 2010 | ...         | ...    |
| 62  | 2011 | ...         | ...    |
| 63  | 2012 | ...         | ...    |
| 64  | 2013 | ...         | ...    |
| 65  | 2014 | ...         | ...    |
| 66  | 2015 | ...         | ...    |
| 67  | 2016 | ...         | ...    |
| 68  | 2017 | ...         | ...    |
| 69  | 2018 | ...         | ...    |
| 70  | 2019 | ...         | ...    |
| 71  | 2020 | ...         | ...    |
| 72  | 2021 | ...         | ...    |
| 73  | 2022 | ...         | ...    |
| 74  | 2023 | ...         | ...    |
| 75  | 2024 | ...         | ...    |
| 76  | 2025 | ...         | ...    |
| 77  | 2026 | ...         | ...    |
| 78  | 2027 | ...         | ...    |
| 79  | 2028 | ...         | ...    |
| 80  | 2029 | ...         | ...    |
| 81  | 2030 | ...         | ...    |
| 82  | 2031 | ...         | ...    |
| 83  | 2032 | ...         | ...    |
| 84  | 2033 | ...         | ...    |
| 85  | 2034 | ...         | ...    |
| 86  | 2035 | ...         | ...    |
| 87  | 2036 | ...         | ...    |
| 88  | 2037 | ...         | ...    |
| 89  | 2038 | ...         | ...    |
| 90  | 2039 | ...         | ...    |
| 91  | 2040 | ...         | ...    |
| 92  | 2041 | ...         | ...    |
| 93  | 2042 | ...         | ...    |
| 94  | 2043 | ...         | ...    |
| 95  | 2044 | ...         | ...    |
| 96  | 2045 | ...         | ...    |
| 97  | 2046 | ...         | ...    |
| 98  | 2047 | ...         | ...    |
| 99  | 2048 | ...         | ...    |
| 100 | 2049 | ...         | ...    |

## PLAN INFORMATION

|             |                |
|-------------|----------------|
| PROJECT NO. | 2021110197     |
| FILENAME    | 2021110197-LS1 |
| CHECKED BY  | SRD            |
| DRAWN BY    | CTM            |
| SCALE       | 1"=200'        |
| DATE        | 08. 25. 2023   |

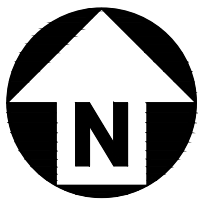
## SHEET

## SPECIMEN TREE MAP

# L5.14

NOTES:

1. REFER TO SHEET C2.00 FOR ADJACENT PROPERTY  
LEGEND AND OWNER INFORMATION.



GRAPHIC SCALE

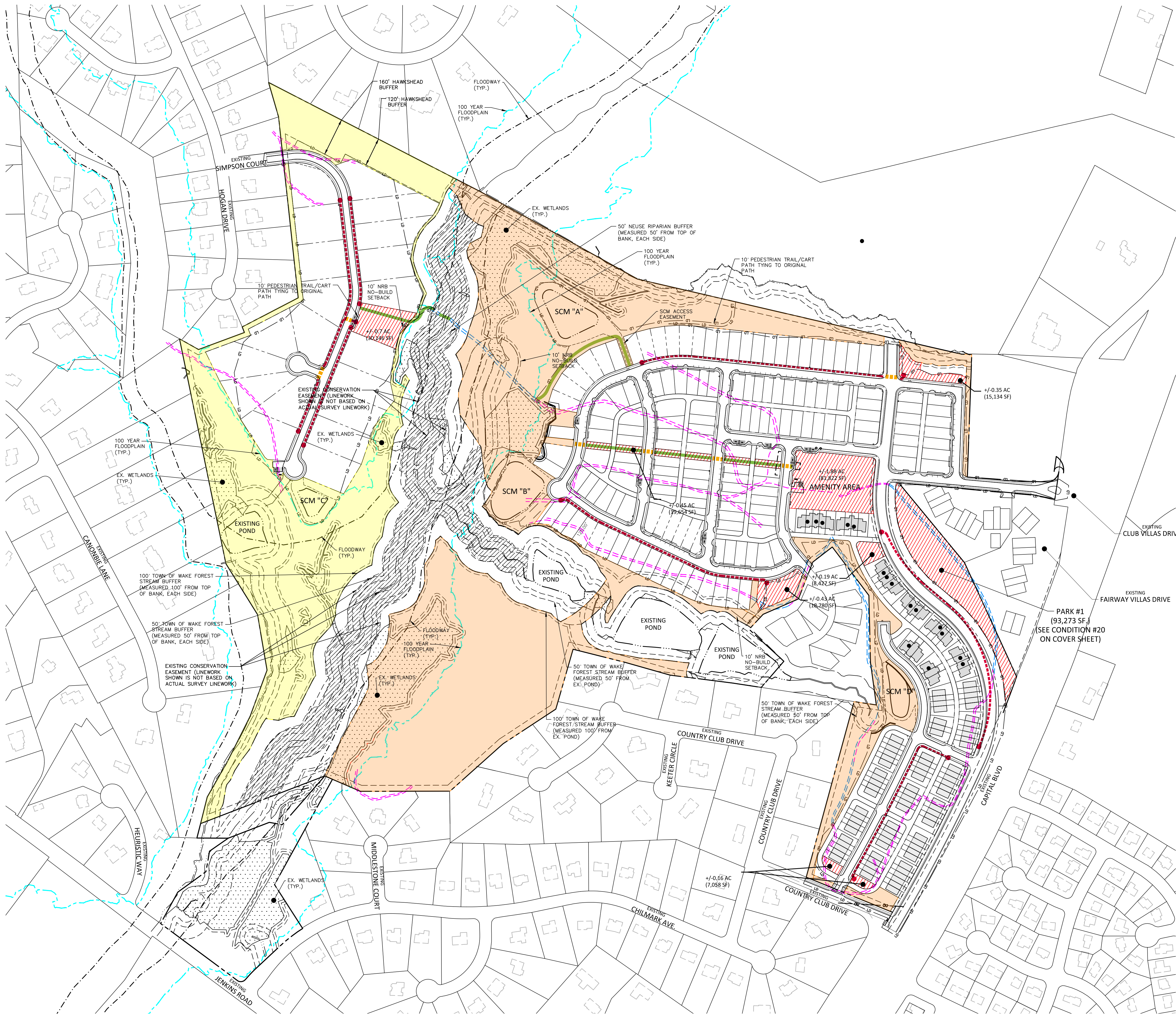
1 inch = 200 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TOL\2021110197\04-Production\Engineering\Master Plan - Pricing Set\Current Drawings\2021110197-TR1.dwg, 8/31/2023 5:09:50 PM, Sicong Ma



I:\Projects\10110197\04-Production\Engineering\Master Plan - Pricing Set\Current Drawings\2021110197-051.dwg, 8/13/2023 5:08:47 PM, Strong MA



#### LEGEND

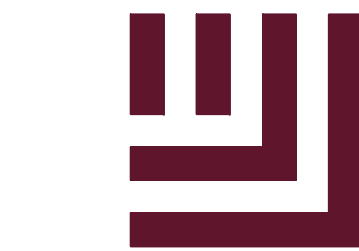
| SYMBOL | DESCRIPTION                                                                                                                                                 | APPROXIMATE LAND AREA                                                        |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
|        | OPEN SPACE AREA WEST OF STREAM BUFFER USED TOWARD TOWN OPEN SPACE REQUIREMENT                                                                               | +/-17.38 AC (756,992 SF)                                                     |
|        | OPEN SPACE AREA EAST OF STREAM BUFFER USED TOWARD TOWN OPEN SPACE REQUIREMENT                                                                               | +/-37.13 AC (1,617,223 SF)                                                   |
|        | NEIGHBORHOOD PARK SPACE WEST OF CREEK EAST OF CREEK                                                                                                         | +/-5.85 AC (275,886 SF)<br>+/-0.70 AC (30,146 SF)<br>+/-5.15 AC (245,740 SF) |
|        | EXISTING CART PATH TO BE REMOVED                                                                                                                            | +/-6,563 LF                                                                  |
|        | TO REMAIN                                                                                                                                                   | +/-3,262 LF                                                                  |
|        | EXISTING CONSERVATION EASEMENT (FOR REFERENCE ONLY; CONSERVATION EASEMENT AREA INCLUDED AS PART OF THE OPEN SPACE CALCULATIONS OF SUP UNDER SEPARATE COVER) | +/-10.35 AC (450,842 SF)                                                     |

#### SITE LEGEND

|  |                                                                                    |
|--|------------------------------------------------------------------------------------|
|  | SIGNAGE                                                                            |
|  | TRAFFIC DIRECTIONAL ARROW                                                          |
|  | VAN ACCESSIBLE PARKING STALL                                                       |
|  | ACCESSIBLE RAMPS                                                                   |
|  | PROPERTY LINE                                                                      |
|  | RIGHT-OF-WAY LINE                                                                  |
|  | LOT LINE                                                                           |
|  | EASEMENT LINE                                                                      |
|  | CENTERLINE                                                                         |
|  | 100 YEAR FLOOD PLAIN                                                               |
|  | PEDESTRIAN TRAIL/SIDEWALK (DEMONSTRATING FURTHEST DISTANCES FROM RECREATION SPACE) |
|  | CROSSWALK                                                                          |
|  | PEDESTRIAN ASPHALT TRAILS                                                          |

#### OPEN SPACE CALCULATIONS

|                                                                         |                    |                                  |
|-------------------------------------------------------------------------|--------------------|----------------------------------|
| OPEN SPACE (UNIMPROVED)                                                 | REQUIRED           | 5,430,882 SF x 10% = 543,088 SF  |
|                                                                         | PROPOSED           | 2,188,322 SF (40.29%)            |
| OPEN SPACE W/IN:                                                        | TREE SAVE          | 1,004,444 SF (45.9%)             |
|                                                                         | REFORESTATION      | 63,901 SF (2.92%)                |
|                                                                         | CONSERVATION ESMTS | 0 SF (EXCLUDED)                  |
| OPEN SPACE OUTSIDE OF FLOOD HAZARD, WATERCOURSES, AND WATERSHED BUFFERS | REQUIRED           | 2,188,322 SF x 25% = 54,708 SF   |
|                                                                         | PROPOSED           | 1,119,977 SF (51.18%)            |
| PARK SPACE                                                              | REQUIRED           | 5,430,882 SF x 2.5% = 135,772 SF |
|                                                                         | PROPOSED           | 275,886 SF (5.0%)                |
|                                                                         | ACTIVE REQUIRED    | 68,971 SF (25% PARK SPACE)       |
|                                                                         | ACTIVE PROPOSED    | 82,881 SF (30.04%)               |
| PARK SPACE OUTSIDE OF PONDS, LAKES, WETLANDS, AND POWER EASEMENTS       | REQUIRED           | 275,886 SF x 50% = 91,306 SF     |
|                                                                         | PROPOSED           | 275,886 SF (100%)                |



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

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



#### REVISIONS

NO. DATE

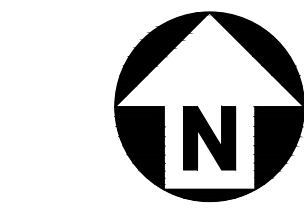
#### PLAN INFORMATION

PROJECT NO. 2021110197  
FILENAME 2021110197-051  
CHECKED BY SRD  
DRAWN BY CTM  
SCALE 1"=200'  
DATE 08. 25. 2023

#### SHEET

OVERALL  
OPEN SPACE PLAN

L6.00

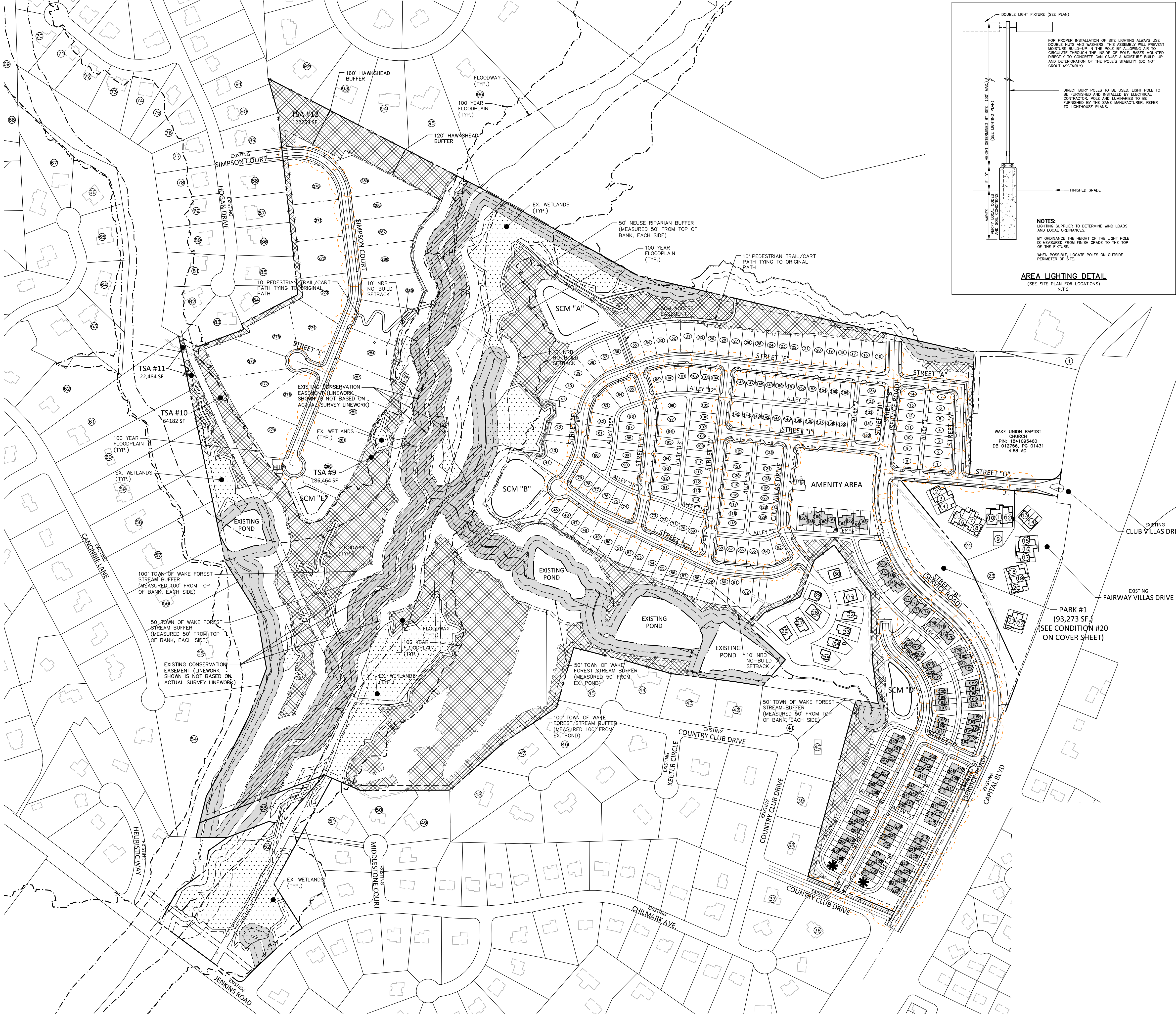


GRAPHIC SCALE  
0 100 200 400  
1 inch = 200 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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THIS PROJECT WILL MEET THE FOLLOWING LIGHTING STANDARDS AT THE TIME OF CONSTRUCTION PLANS. IN ADDITION, LIGHT POLES WILL BE LOCATED SO AS TO AVOID ANY CONFLICTS WITH EASEMENTS, RETAINING WALLS OR TREES.

OUTDOOR LIGHTING

THE LIGHTING STANDARDS FOR THIS SITE PLAN WILL MEET ALL THE REQUIREMENTS AS LISTED BELOW.

PURPOSE

THE PURPOSE OF THESE STANDARDS IS TO ASSURE THAT ADEQUATE EXTERIOR LIGHTING IS PROVIDED FOR NONRESIDENTIAL AND MULTI-FAMILY DEVELOPMENTS TO FACILITATE CRIME PREVENTION, SECURITY, AND SAFE PASSAGE, AND THAT EXTERIOR LIGHTS BE SHIELDED SO THAT THE LIGHT CAST BEYOND THE PROPERTY LINE DOES NOT EXCEED THE LIMITS IN ACCORDANCE WITH THESE STANDARDS.

APPLICABILITY

A. ADEQUATE LIGHTING SHALL BE PROVIDED IN NONRESIDENTIAL AND MULTIFAMILY DEVELOPMENTS CONFORMING TO PROFESSIONAL ENGINEERING STANDARDS.

B. THE FOLLOWING SHALL BE EXEMPT FROM THESE PROVISIONS:

1. OUTDOOR LIGHTS USED FOR A TEMPORARY EVENT; PERMITTED THROUGH A TEMPORARY USE PERMIT.
2. OUTDOOR LIGHTS USED EXCLUSIVELY FOR RECREATIONAL ACTIVITIES, CONCERTS, PLAYS OR OTHER OUTDOOR EVENTS THAT ARE OPEN TO THE PUBLIC, PROVIDED THAT THE LIGHT FIXTURES ARE LOCATED AT LEAST 100 FEET FROM ANY ADJACENT RESIDENTIAL USE AND THE EVENT OR FUNCTION MEETS ALL OTHER APPLICABLE ZONING REQUIREMENTS. SUCH LIGHTING SHALL NOT BE ILLUMINATED BETWEEN THE HOURS OF 12:00AM AND 8 A.M. AND BETWEEN 1:00 A.M. AND 8 A.M. FRIDAY AND SATURDAY EXCEPT IN THE UC DISTRICT AND THE DOWNTOWN TIER.
3. OUTDOOR LIGHTING EXEMPTED PURSUANT TO 1 AND 2 ABOVE SHALL ONLY BE ILLUMINATED WHILE THE ACTIVITY TAKES PLACE AND DURING HIGH TRAFFIC PERIODS IMMEDIATELY BEFORE AND AFTER THE EVENT.

STANDARDS

A. ALL SITE LIGHTING SHALL BE DESIGNED SO THAT THE LEVEL OF ILLUMINATION AS MEASURED IN FOOT-CANDELS (FC) AT ANY ONE POINT MEETS THE STANDARDS IN THE TABLE BELOW WITH MINIMUM AND MAXIMUM LEVELS MEASURED ON THE PAVEMENT WITHIN THE LIGHTED AREA.

| TYPE OF LIGHTING                                                                                                                                                            | LIGHT LEVEL (FOOT-CANDELS) |      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------|
|                                                                                                                                                                             | MIN.                       | MAX. |
| ARCHITECTURAL LIGHTING; LANDSCAPE OR DECORATIVE LIGHTING, WALKWAYS EXCEPT FOR THOSE LISTED BELOW                                                                            | 0.0                        | 5.0  |
| CANOPY AREA LIGHTING                                                                                                                                                        | 2.0                        | 24.0 |
| PEDESTRIAN PASSAGES AND MALLS (ARTICLE 16)                                                                                                                                  | 1.0                        | 15.0 |
| MULTIFAMILY PARKING LOT                                                                                                                                                     | 0.5                        | 8.0  |
| NONRESIDENTIAL AND MULTIFAMILY ENTRANCES                                                                                                                                    | 1.0                        | 15.0 |
| NONRESIDENTIAL PARKING LOT                                                                                                                                                  | 0.5                        | 10.0 |
| ON-SITE WALKWAYS BETWEEN BUILDING ENTRANCES, BETWEEN PARKING & A BUILDING ENTRANCE, OR SERVING TO MEET SIDEWALK REQUIREMENTS PER SEC. 12.4, PEDESTRIAN AND BICYCLE MOBILITY | 0.2                        | 5.0  |
| STORAGE AREA (SECURITY LIGHTING)                                                                                                                                            | 0.5                        | 10.0 |
| VEHICLE SALES AND DISPLAY                                                                                                                                                   | 0.5                        | 24.0 |

B. THE MAXIMUM ILLUMINATION PERMITTED AT THE EDGE OF A PROPERTY LINE SHALL BE AS SET FORTH BELOW. WHERE A DEVELOPMENT IS UNIFIED WITH SHARED PARKING OR OTHER MEASURES SHOWN ON A SITE PLAN, THE MAXIMUM ILLUMINATION LEVELS SHALL APPLY ONLY TO THE EXTERIOR LOT LINES OF THE PROJECT (ANY INTERIOR LOT LINES SHALL BE EXEMPT FROM THIS PARAGRAPH).

1. THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO A RESIDENTIAL ZONING DISTRICT SHALL BE 0.5 FOOT-CANDELS.
2. THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO NONRESIDENTIAL ZONING DISTRICT SHALL BE 5.0 FOOT-CANDELS.
3. THE MAXIMUM ILLUMINATION AT THE EDGE OF THE PROPERTY LINE ADJACENT TO A STREET SHALL BE 5.0 FOOT-CANDELS.

C. FULL CUTOFF LIGHTING  
THE MAXIMUM HEIGHT FOR DIRECTIONAL OR FULL CUT-OFF LIGHTING FIXTURES (FIXTURES DESIGNED TO ENSURE THAT NO LIGHT IS EMITTED ABOVE A HORIZONTAL LINE PARALLEL TO THE GROUND) SHALL BE 30 FEET ABOVE GRADE.

D. NON-DIRECTIONAL LIGHTING  
THE MAXIMUM HEIGHT FOR NON-DIRECTIONAL LIGHTING FIXTURES (FIXTURES DESIGNED TO ALLOW LIGHT TO BE EMITTED ABOVE A HORIZONTAL LINE PARALLEL TO THE GROUND) SHALL BE 15 FEET ABOVE GRADE. NON-DIRECTIONAL LIGHTING FIXTURES SHALL BE TRANSLUCENT OR HAVE BAFFLES TO PREVENT VIEWS OF THE LIGHT SOURCE.

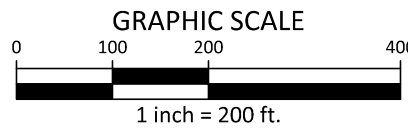
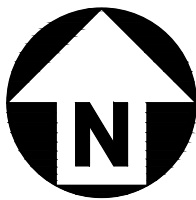
E. CANOPY LIGHTING  
UNDER CANOPY LIGHTING SHALL BE RESTRICTED TO LIGHTING FIXTURES (INCLUDING LENSES) THAT DO NOT PROJECT BELOW THE BOTTOM OF THE CANOPY.

F. GLARE  
LIGHTING SHALL BE ORIENTED NOT TO DIRECT GLARE OR EXCESSIVE ILLUMINATION ONTO STREETS IN A MANNER THAT MAY DISTRACT OR INTERFERE WITH THE VISION OF DRIVERS ON SUCH STREETS.

G. ACCENT LIGHTING  
LIGHTING FIXTURES USED TO ACCENT ARCHITECTURAL FEATURES, LANDSCAPING OR ART SHALL BE LOCATED, AIMED OR SHIELDED TO MINIMIZE LIGHT SPILL INTO THE NIGHT SKY.

H. BLINKING OR FLASHING LIGHTS  
BLINKING OR FLASHING LIGHTS SHALL BE PROHIBITED UNLESS THE LIGHTS ARE REQUIRED AS A SAFETY FEATURE (E.G. BEACONS ON TOWERS) OR PERMITTED AS PART OF A SIGN IN ACCORDANCE WITH ARTICLE 11, SIGN STANDARDS.

I. NON-CONFORMITIES  
LIGHTING FIXTURES EXISTING AS OF JUNE 12, 2000 MAY REMAIN, AND SHALL BE CONSIDERED NONCONFORMING STRUCTURES. MODIFICATIONS, REPLACEMENT OR EXPANSIONS, SHALL CONFORM WITH THE STANDARDS OF THIS ORDINANCE.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

REVISIONS

| NO. | DATE       | RESPONSE TO TOWN COMMENTS |
|-----|------------|---------------------------|
| 1   | 04.06.2022 | RESPONSE TO TOWN COMMENTS |
| 2   | 07.07.2022 | RESPONSE TO TOWN COMMENTS |
| 3   | 09.29.2022 | RESPONSE TO TOWN COMMENTS |
| 4   | 06.27.2023 | RESPONSE TO TOWN COMMENTS |

PLAN INFORMATION

|             |                |
|-------------|----------------|
| PROJECT NO. | 2021110197     |
| FILENAME    | 2021110197-L11 |
| CHECKED BY  | .              |
| DRAWN BY    | .              |
| SCALE       | 1"=200'        |
| DATE        | 08.19.2021     |

SHEET

LIGHTING  
PERFORMANCE PLAN  
L7.00





## Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2023-294-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: November 9, 2023

### **SUBJECT**

CIP Project Tracker

### **Recommendation:**

### **Item Summary:**

### **ATTACHMENTS**

- [CIP Project Tracker Q1\\_FY2023-2024.pdf](#)



| PROJECT TITLE                                         | PHASE        | TOTAL PROJECT COST | PROJECT DESCRIPTION                                                                                                                                                         | DEPT & PROJECT MANAGER                 | COMPLETED YES / NO | PROJECT UPDATE:<br>Q1: July-September 2023                                                                                                                                                                                                |
|-------------------------------------------------------|--------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>General Government</b>                             |              |                    |                                                                                                                                                                             |                                        |                    |                                                                                                                                                                                                                                           |
| <b>Ailey Young House Rehabilitation</b>               | Construction | \$303,500          | Preservation of the building<br>Will provide an African American historical resource                                                                                        | Planning -<br>Michelle Michael         | No                 | Funded phase has been completed. Will seek additional funds for future phases in upcoming years.                                                                                                                                          |
| <b>Town Hall Wayfinding Designs/Signage - Phase I</b> |              | \$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 -<br>Bill Crabtree      | No                 | In early September, MERJE reps visited Wake Forest over three days to determine sign locations. In late September, they provided updated programming documents, including the Sign Location Plan, Message Schedule, and Location Details. |
| <b>Information Technology</b>                         |              |                    |                                                                                                                                                                             |                                        |                    |                                                                                                                                                                                                                                           |
| <b>Phone System Refresh</b>                           |              | \$200,000          | Upgrade existing VoIP hardware and related networking gear.                                                                                                                 | Information Technology -<br>Adam Oates | No                 | The contract has been executed, and the equipment has been delivered. Our project kickoff is scheduled for October, and the project is anticipated to span a duration of 120 days.                                                        |
| <b>Work Order and Asset Management Software</b>       |              | \$220,000          | Software Upgrades                                                                                                                                                           | Information Technology -<br>Adam Oates | No                 | The kickoff meeting for Phase One, encompassing parks maintenance, streets, and urban forestry, is slated for October. This initial phase may extend for a maximum duration of six months.                                                |
| <b>Public Facilities</b>                              |              |                    |                                                                                                                                                                             |                                        |                    |                                                                                                                                                                                                                                           |
| <b>Town Hall - Lighting &amp; Leak Repair</b>         |              | \$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 –<br>Mickey Rochelle | No                 | Leak repair is completed and lights are 80% complete. Some fixtures and sensors are backordered.                                                                                                                                          |
| <b>Fire Training Deck Rebuild</b>                     |              | \$48,000           | Remove and rebuild deck on training conex units                                                                                                                             | Public Facilities –<br>Mickey Rochelle | No                 | Notice to Proceed has been issued with a projected date of December 31, 2023 for completion.                                                                                                                                              |

|                                                         |                      |             |                                                                                                                                                                                                                                                                                 |                                     |     |                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <b>Storage Shelter Warehouse</b>                        |                      | \$125,000   | Construct shelter to store electrical wire out of the elements.                                                                                                                                                                                                                 | Public Facilities – Mickey Rochelle | No  | Shelter is in design phase and the site plan has been reviewed by planning.                                                                                                                                                                                                                                                                                                                      |
| <b>Town Hall Upfits - (FY 23-24)</b>                    |                      | \$150,000   |                                                                                                                                                                                                                                                                                 | Public Facilities – Mickey Rochelle | No  | No Upfits have been started other than the changes included in the renovation.                                                                                                                                                                                                                                                                                                                   |
| <b>Police</b>                                           |                      |             |                                                                                                                                                                                                                                                                                 |                                     |     |                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>License Plate Reader System</b>                      |                      | \$157,500   | Installation of fixed automatic license plate reader systems throughout the town.                                                                                                                                                                                               | Police - Jeff Leonard               | No  | Contract has been signed and locations selected. Installation is set to begin this month (September)                                                                                                                                                                                                                                                                                             |
| <b>Fire</b>                                             |                      |             |                                                                                                                                                                                                                                                                                 |                                     |     |                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Fire Logistics Facility</b>                          |                      | \$1,200,000 | Warehouse space needed to store reserve equipment and supplies.                                                                                                                                                                                                                 | Fire - Ron Early                    | No  | Site plan is under review and building design is in progress.                                                                                                                                                                                                                                                                                                                                    |
| <b>Greenway, Transportation &amp; Pedestrian Access</b> |                      |             |                                                                                                                                                                                                                                                                                 |                                     |     |                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Traffic Pedestrian Signals</b>                       | In Progress          | \$385,000   | Traffic signals design and installation at several intersections:<br>Heritage Lake Road and Friendship Chapel Road<br>Forestville Road and Song Sparrow Road<br>Wait Avenue and Middlegame                                                                                      | Engineering - Joe Guckavan          | No  | It is anticipated to have a Reimbursement Agreement in place for the proposed signal at Middlegame and Wait Ave. Also, warrant studies have been performed for the proposed signal at Coach Lantern and Forestville Rd's. Data indicates signals are warranted. A presentation is planned for the October BOC Work Session for this project. We anticipate design to begin pending BOC approval. |
| <b>Dunn Creek Greenway, Phase 3</b>                     | Design, Right-of-way | \$40,000    | Construction of greenway (Town property to NC 98 Business to Oak Grove Church Road)<br>1.9 mile trail connection to Ailey Young Park                                                                                                                                            | Planning - Courtney Tanner          | No  | All land and easements have been acquired. Construction plans are being revised to comply with purchase agreement(s) and to obtain updated state and/or federal permits. Project will be bid in Spring/Summer 2024.                                                                                                                                                                              |
| <b>Smith Creek Greenway, Phase 2</b>                    | 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          | Yes | Plans will be updated in 2025 to bid project in 2026.                                                                                                                                                                                                                                                                                                                                            |
| <b>Dunn Creek Greenway, Phase 4</b>                     | 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          | Yes | Plans are finalized and will be bid in Spring/Summer 2024.                                                                                                                                                                                                                                                                                                                                       |



|                                                 |                      |             |                                                                                                                                                                                                                                                                                                                 |                            |    |                                                                                   |
|-------------------------------------------------|----------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----|-----------------------------------------------------------------------------------|
| <b>Smith Creek Greenway, Phase 3</b>            | 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 | No | Plans will be updated in 2025 to bid project in 2026.                             |
| <b>Ligon Mill Road Operational Improvements</b> | 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 | The project is complete. We are still seeking final reimbursement from NCDOT.     |
| <b>Bus Shelter Installation</b>                 | Construction         | \$105,000   | Installation of three bus shelters and amenities at stops along the Wake Forest Loop.                                                                                                                                                                                                                           | Planning - Courtney Tanner | No | No new updated. Bond project.                                                     |
| <b>Ligon Mill Road Underpass</b>                | 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 | No | This project is well underway. We anticipate substantial completion by Fall 2025. |
| <b>Forbes Property Improvements</b>             |                      | \$74,700    |                                                                                                                                                                                                                                                                                                                 | Engineering - Joe Guckavan | No | Two payments have been made - one remaining for FY 25                             |

### ***Parks, Recreation and Cultural Resources***

|                          |                                                   |           |                                                                                                                                                     |                   |    |                               |
|--------------------------|---------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|-------------------------------|
| <b>Flaherty Field #2</b> | Project in progress: Out for bid by mid-November. | \$496,240 | Upgrades include: New dugouts, ADA ramp, new bleachers, entrance enhancement, backstop, signage, staircase, bullpens, some fencing and landscaping. | PRCR - Ruben Wall | No | Plans completed and approved. |
|--------------------------|---------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|-------------------------------|

### ***Asset Maintenance***

|                                                 |             |             |                                                                                                                                         |                                   |    |                                                                                                                                                                         |
|-------------------------------------------------|-------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Flaherty Park Dam Maintenance and Repair</b> | Design      | \$1,010,200 | Remove pond dam and repair stream.                                                                                                      | Engineering - Steven Meyer        | No | At final design phase - bid documents to be developed. Permit applied for NCDEQ. Comments Received. Finalize plans - Late October / Early November Bid Phase - November |
| <b>Wake Forest Reservoir Improvements</b>       | Design      | \$4,478,500 | Dam upfits, Dam inspections, Spillway upfits, Lagoon Decommissioning, Park Improvements: Parking lot, boat ramp, and dock. New Bridges. | Engineering - Allison Snyder      | No | Received some community funding - Design at 90%. Coordinated with NCDEQ. Setting up meeting with FEMA in October.                                                       |
| <b>Sidewalk Replacement</b>                     | In Progress | \$50,000    | Replace deteriorated, broken and/or uneven sidewalks.                                                                                   | Public Works - Streets Tim Bailey | No | 910LF of sidewalk replaced in various locations.                                                                                                                        |

|                                                            |             |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                          |    |                                                                                                                                                                     |
|------------------------------------------------------------|-------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Street Maintenance and Resurfacing</b>                  | In Progress | \$135,000 | 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 - Min Htun   | No | Bids received. BOC to be approved in October. Funding to be obtained by Dec 31st<br>Bid Opening 9/28/23<br>NTP November 2023                                        |
| <b>Stormwater Infrastructure Maintenance and Funding</b>   | In Progress | \$375,000 | Stormwater Infrastructure Assessment for the 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 - Nick Nolte | No | Town finished all Stormwater Utility Advisory Group meetings. Currently slated to present at BOC Work Session Nov. 9th, and decision made at Nov. 21st BOC Meeting. |
| <b>East Juniper Upgrades</b>                               |             | \$14,000  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Engineering - Min Htun   | No | Resurfacing contract awarded. Construction to begin third week in October.                                                                                          |
| <b>Neighborhood Drainage Improvements - Home Gardens</b>   | Not Started | \$50,000  | This project should address the existing drainage issue between Wake Drive and Forest Drive by rerouting storm drainage to avoid stormwater inundation of the properties and the street. Providing funds for this specific location, in addition to the annual program that addresses various deficiencies throughout Wake Forest within the municipal drainage system, assists in the safe and efficient management of stormwater.                                  | Engineering - Nick Nolte | No | No project updates this qtr. Project likely to be pushed to 2024.                                                                                                   |
| <b>Neighborhood Drainage Improvements - Cardinal Hills</b> | Not Started | \$50,000  | This project should investigate the capacity of the existing stormwater system to avoid stormwater inundation of the properties and the street. Providing funds for this specific location, in addition to the annual program that addresses various deficiencies throughout Wake Forest within the municipal drainage system, assists in the safe and efficient management of stormwater.                                                                           | Engineering - Nick Nolte | No | No project updates this qtr. Project likely to be pushed to 2024.                                                                                                   |



|                                                                   |             |             |                                                                                                                  |                                                   |     |                                                       |
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| <b>Wake Forest Power</b>                                          |             |             |                                                                                                                  |                                                   |     |                                                       |
| <b>Line Construction/<br/>System Improvements</b>                 | In Progress | \$1,000,000 | *Extend and upgrade the Electrical Distribution System                                                           | Wake Forest Power Chris Terrell                   | No  | Completed projects: Devon Square. Ongoing grove 98 NW |
| <b>LED Conversion</b>                                             | In Progress | \$125,000   | Convert every light to LED over next 3-5 years                                                                   | Wake Forest Power Chris Terrell                   | No  | On going                                              |
| <b>Public Works</b>                                               |             |             |                                                                                                                  |                                                   |     |                                                       |
| <b>Transportation New Sidewalk Projects</b>                       | In Progress | \$50,000    | Streets to install missing sidewalk as identified by Town staff or through the CTP.                              | Public Works- Streets Tim Bailey                  | No  | No new sidewalk installed this qtr.                   |
| <b>Transportation Roadway Lighting</b>                            |             | \$100,000   | Lighting Town roadways according to NCDOT and Association of State Highways and Transportation (ASHTO) standards | Public Works- Streets Tim Bailey                  | No  | No updates this qtr.                                  |
| <b>Major Capital Projects</b>                                     |             |             |                                                                                                                  |                                                   |     |                                                       |
|                                                                   |             |             |                                                                                                                  |                                                   |     |                                                       |
| <b>Completed Projects</b>                                         |             |             |                                                                                                                  |                                                   |     |                                                       |
| <b>W. Oak Avenue Pedestrian Underpass</b>                         | Complete    | \$168,000   | *Pedestrian connections along W. Oak Ave: N. Wingate to N. Main Street                                           | Administration Candace Davis                      | Yes |                                                       |
| <b>Rogers Road Widening &amp; Pedestrian Underpass</b>            | Complete    | \$1,755,500 | *Pedestrian underpass to connect Smith Creek Greenway and sidewalk on Rogers Rd                                  | Administration Candace Davis                      | Yes |                                                       |
| <b>Athletic Fields Lighting System Replacement/ Installation*</b> | Complete    | \$1,279,000 | *Replacement plan for lighting at athletic fields                                                                | Parks, Recreation & Cultural Resources Ed Austin  | Yes |                                                       |
| <b>Public Safety OSSI System Refresh</b>                          | Complete    | \$40,000    | *Upgrade existing OSSI hardware and operating systems                                                            | IT Tom LaBarge                                    | Yes |                                                       |
| <b>Renaissance Centre Renovations Phase 1</b>                     | Complete    | \$1,237,000 | *upgrade and renovate areas to improve ability to satisfy the needs of different users                           | Public Facilities Mickey Rochelle                 | Yes |                                                       |
| <b>Hedrick Property Purchase</b>                                  | Complete    | \$595,515   | N/A                                                                                                              | Public Works                                      | Yes |                                                       |
| <b>Spray grounds/ Water Features*</b>                             | Complete    | \$411,268   | *New spray ground water features at Smith Creek, Flaherty Park, and Future Center                                | Parks, Recreation & Cultural Resources Ruben Wall | Yes |                                                       |

|                                                                                                          |          |             |                                                                                                                                                                                                                                                                                                          |                                                                  |     |  |
|----------------------------------------------------------------------------------------------------------|----------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-----|--|
| <b>Installation of Irrigation and Sod at Flaherty Park Baseball/ Softball Fields*</b>                    | Complete | \$138,000   | *Building sand-based grass infield<br>*Grading of entire field<br>*Installation of hybrid sod on Field 2                                                                                                                                                                                                 | Parks, Recreation & Cultural Resources<br>Ruben Wall             | Yes |  |
| <b>Renaissance Centre Renovations Phase 2</b>                                                            | Complete | \$995,800   | *upgrade and renovate areas to improve ability to satisfy the needs of different users                                                                                                                                                                                                                   | Public Facilities<br>Mickey Rochelle                             | Yes |  |
| <b>Communication Center Hardware Upgrade/ Vista 911</b>                                                  | Complete | \$180,000   | *Upgrade current hardware to receive 911 transfers and landline/cellular information, provide analytics                                                                                                                                                                                                  | IT<br>Jeff Leonard                                               | Yes |  |
| <b>Security systems for Flaherty Community Center, Holding Community House, and Parks and Recreation</b> | Complete | \$137,500   | *Security alarms and cameras<br>*Install card access at remaining buildings                                                                                                                                                                                                                              | Public Facilities Mickey Rochelle                                | Yes |  |
| <b>Equipment/Materials Storage Building</b>                                                              | Complete | TBD         | Add Storage Building at Heritage Park / Reduce Time Transporting Equipment from Maintenance Shop                                                                                                                                                                                                         | Parks, Recreation & Cultural Resources Ruben Wall                | Yes |  |
| <b>Smith Creek Stream Bank Repair</b>                                                                    | Complete | \$200,000   | * Repair of approximately 200 LF of stream bank due to damage from Hurricane Matthew.<br>*Working with FEMA on 404/406 funding                                                                                                                                                                           | Public Works - Engineering Carrie Mitchell                       | Yes |  |
| <b>Athletic Court Reconstruction*</b>                                                                    | Complete | \$62,500    | *Reconstruction of Tyler Run and Ailey Young basketball courts                                                                                                                                                                                                                                           | Parks, Recreation & Cultural Resources<br>Ruben Wall/Josh Glover | Yes |  |
| <b>Holding Park Pool and Playground Renovation</b>                                                       | Complete | \$2,929,000 | *Renovation of Holding Park pool<br>*Improved /more accessible playground with improved drainage system                                                                                                                                                                                                  | Parks, Recreation & Cultural Resources<br>Ruben Wall             | Yes |  |
| <b>Dunn Creek Greenway - Downtown Connector</b>                                                          | 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                                     | Yes |  |
| <b>Smith and Sanford Creek Greenway</b>                                                                  | 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                                     | Yes |  |



|                                                                |          |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                         |     |  |
|----------------------------------------------------------------|----------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-----|--|
| 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                                   | Yes |  |
| Road Connections                                               | Complete | \$8,286,000  | Roadway connections: Forest Road, Royal Mill connection in Traditions, Heritage Branch and Rogers Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Public Works –<br>Engineering - Jonathan<br>Jacobs      | Yes |  |
| North Main Stormwater<br>Repair and Roadway<br>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 –<br>Engineering - Jonathan<br>Jacobs      | Yes |  |
| Richland Creek Stream<br>Restoration, phase 2<br>(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 –<br>Engineering<br>Joe Guckavan           | Yes |  |
| Joyner Park Phase 2                                            | Complete | \$11,880,930 | Master Plan for Joyner Park Community Center and other improvements to the park                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Parks, Recreation &<br>Cultural Resources<br>Ruben Wall | Yes |  |
| Comprehensive<br>Transportation Plan                           | Complete | \$199,363    | *Multimodal Transportation Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Planning                                                | Yes |  |
| Downtown Improvements<br>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<br>Candace Davis                         | Yes |  |
| Richland Creek Stream<br>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 –<br>Engineering<br>Joe Guckavan           | Yes |  |
| Senior Center Expansion                                        | Complete | \$4,861,300  | Exercise room addition<br>Roof replacement for existing facility<br>Multipurpose room addition<br>HVAC Replacement                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Public Facilities<br>Mickey Rochelle                    | Yes |  |

|                                                                  |          |              |                                                                                                                                                                                                                                                                                                                                                                                              |                                                        |     |  |
|------------------------------------------------------------------|----------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-----|--|
| <b>Board Chambers A/V Camera System</b>                          | Complete | TBD          | Update existing audio visual, camera and sound system in the Board Chambers for televising meetings                                                                                                                                                                                                                                                                                          | Administration<br>Aileen Staples                       | Yes |  |
| <b>Dog Park Upgrades</b>                                         | Complete | \$155,000    | New configuration, shade structures, fencing, water fountains, and ADA access                                                                                                                                                                                                                                                                                                                | Parks, Recreation, & Cultural Resources<br>Josh Glover | Yes |  |
| <b>Installation of Irrigation and Sod Flaherty Park Field #3</b> | Complete | \$60,000     | Grading and sod installation in the outfield portion.                                                                                                                                                                                                                                                                                                                                        | Parks, Recreation, & Cultural Resources<br>Josh Glover | Yes |  |
| <b>North White Street Landfill - Cap Construction</b>            | 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          | Yes |  |
| <b>Priority Pedestrian Corridors: Wait &amp; West Oak Avenue</b> | 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<br>Jonathan Jacobs          | Yes |  |
| <b>Stadium Drive Complete Street</b>                             | 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<br>Jonathan Jacobs          | Yes |  |
| <b>Forestville Road Pedestrian Underpass</b>                     | Complete | \$349,000    | *Pedestrian underpass to connect Sanford Creek Greenway and sidewalk on Forestville Road<br>*Bridge Replacement                                                                                                                                                                                                                                                                              | Administration Candace Davis                           | Yes |  |
| <b>Fiber Infrastructure Project</b>                              | Complete | \$2,496,158  | Interconnect Town sites with a fiber network infrastructure                                                                                                                                                                                                                                                                                                                                  | IT<br>Adam Oates                                       | Yes |  |
| <b>Endeavor Charter School</b>                                   | 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                             | n/a |  |



|                                                                 |          |              |                                                                                                                        |                                        |     |  |
|-----------------------------------------------------------------|----------|--------------|------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-----|--|
| <b>Northeast Community Plan</b>                                 | Complete | \$93,715     | Update to the 2007 Northeast Neighborhood Plan                                                                         | Planning<br>Michelle Michael           | Yes |  |
| <b>Ailey Young Dam Removal &amp; Stream Repair</b>              | Complete | \$817,105    | Remove pond dam<br>Repair stream                                                                                       | Engineering<br>Joe Guckavan            | No  |  |
| <b>Greenway and Park Signage, Phase 1</b>                       | Complete | \$1,082,500  | *Wayfinding, phase 1- Sign implementation across greenways and parks                                                   | Public Works                           | Yes |  |
| <b>Community Plan</b>                                           | Complete | \$206,760    | Update to the 2009 Community Plan                                                                                      | Planning<br>Jennifer Currin            | yes |  |
| <b>Public Works Operations Center (Renovation/Upgrade)</b>      | Complete | \$16,110,000 | Expansion of the Operations Center                                                                                     | Public Facilities<br>Mickey Rochelle   | No  |  |
| <b>Rogers Branch Installment</b>                                | Complete | \$759,900    | Extension of Rogers Branch Road from its current dead end to the intersection of Foundation Drive and Forestville Road | Engineering - Joe<br>Guckavan          | n/a |  |
| <b>Downtown Underground Conversion - Wait Ave</b>               | Complete | \$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<br>Terrell     | No  |  |
| <b>Electric Building Improvements - 5301 Unicon Dr.</b>         | Complete | \$149,500    | Electric Department Building including building remodel and construction retrofitting                                  | Public Facilities- Mickey<br>Rochelle  | No  |  |
| <b>Town Hall - Carpet Replacement/Renovations/Office Upfits</b> | Complete | \$277,300    | Carpet Replacement and office upfits for Town Hall to be completed in FY 21-22                                         | Public Facilities –<br>Mickey Rochelle | Yes |  |



## **Board of Commissioners Work Session Agenda Item Report**

Agenda Item No.: 2023-295-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: November 9, 2023

### **SUBJECT**

Strategic Plan

### **Recommendation:**

### **Item Summary:**

### **ATTACHMENTS**

- [Strategic Plan Quarterly Tracker\\_Q1 FYE2024.pdf](#)



Town of Wake Forest Strategic Plan  
Quarterly Updates

|                                                                                                                                                          |                                                                                                          |                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Instructions</b><br>Initiatives may be added or modified each quarter. Priorities are adopted by the Board of Commissioners and will not be modified. | <b>Legend</b><br><div><div></div>Continuous Initiatives</div> <div><div></div>Complete Initiatives</div> | <b>2022-2027 Strategic Plan</b><br>Adopted on <b>March 15, 2022</b><br>Effective <b>Date July 1, 2022</b><br>Link to website: <a href="https://www.wakeforestnc.gov/strategic-plan">https://www.wakeforestnc.gov/strategic-plan</a> |
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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<br>JUL 2023 - SEP 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Q2 UPDATES<br>OCT 2023 - DEC 2023 | Q3 UPDATES<br>JAN 2024 - MAR 2024 | Q4 UPDATES<br>APR 2024 - JUN 2024 |
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| 1. Human Resources | Work cooperatively with the Organizational Performance team to further build out the Employee Recognition Program.                                                                                                                                                     | Ongoing - Remains in development. Working cooperatively with Org. Performance Department.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                   |                                   |                                   |
| 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.                                                                                             | Ongoing - Onboarding Program is complete.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                   |                                   |                                   |
| 3. Human Resources | Will continue to review benefit offerings to remain strategic and at the forefront of creative initiatives that are attractive to employees.                                                                                                                           | Ongoing - next discussion on this subject scheduled for December. Next annual employee survey scheduled for January 2024.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                   |                                   |                                   |
| 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.                                                                      | Police department: Tyler Main served with the department as an intern prior to beginning BLET as a police recruit. Inspections: Intern Seth Via has been hired to fill the Inspections Apprenticeship position.<br>The Renaissance Centre hosted Wake County Public Schools sophomores and juniors for a Careers in Arts talk. Center staff and professional artists shared their day-to-day responsibilities and talked about opportunities in the visual and performing arts as a career.<br>Organizational Performance met with students from North Wake College and Career Academy to discuss local government employment and career opportunities. |                                   |                                   |                                   |
| 5. All             | Continue to work with employees to grow and learn from one another (interdivision/interdepartmental experience and education).                                                                                                                                         | Two Planning Department staff are taking classes at UNC's School of Government to sit for the CZO exam this fall.<br>Inspections - A member of the Public Works division shadowed inspectors at various times during the month of August. We have two directors attending University of North Carolina's School of Government Municipal and County Administration Course.                                                                                                                                                                                                                                                                               |                                   |                                   |                                   |
| 6. All             | Teambuilding, and retention strategies                                                                                                                                                                                                                                 | Public Works- Cross training employees in efforts to build skillsets.<br>Organizational Performance focused on recognizing outstanding employees through the quarterly Austin T. Smith Core Values Award Program, Gift Card Recognition Program, and Quarterly Powering Performance Newsletters.<br>Received 46 Core Values nominations in August and recognized 22 employees via our Gift Card Recognition Program.                                                                                                                                                                                                                                    |                                   |                                   |                                   |
| 7. 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. | Complete. Possible consideration for another similar event, subject to employee survey results in 2024.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                   |                                   |                                   |
| 8. Engineering     | Restructure positions to encourage team approach and develop career growth ladders for each area of expertise.                                                                                                                                                         | Complete                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                   |                                   |                                   |

Priority: Evaluate cost effective solutions for Town Services

| Department | Initiatives                                                                                                                                                 | Q1 UPDATES<br>JUL 2023 - SEP 2023                                                                                                                                                                                                                                                                                             | Q2 UPDATES<br>OCT 2023 - DEC 2023 | Q3 UPDATES<br>JAN 2024 - MAR 2024 | Q4 UPDATES<br>APR 2024 - JUN 2024 |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| 1. Finance | Update impact fees - fire and parks and recreation. Last updates were in 2016 - these fees help pay for cost of capital improvements resulting from growth. | Fire impact fee update complete and presented to Board of Commissioners at September 5 work session. Presented to Planning Board on September 12. Public hearing and approval of updated fees scheduled for October 17. Effective date will be January 2024. Parks and Recreation impact fee in the process of being updated. |                                   |                                   |                                   |

Town of Wake Forest Strategic Plan  
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| 2. Engineering                                                           | Continue exploration of stormwater utility (and fee) to cover (or offset) costs of stormwater improvements.                                                                                                            | A Stormwater Utility Working Group was established to provide feedback and perspective from a wide cross section of representatives. The group has met five times, with one remaining meeting, and a presentation to the Board of Commissioners (BOC) with final recommendations scheduled for November. |                               |                               |                               |
| 3. Finance                                                               | Continue to analyze cost of providing solid waste/recycling/electricity and update fee accordingly.                                                                                                                    | Electric rate increase approved in March 2023 implemented September 1.                                                                                                                                                                                                                                   |                               |                               |                               |
| 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. | Hosting Town staff tours of South Wake Municipal Landfill and Waste Management's Material Recovery Facility (recycling center). Town booth at Senior Expo focused on litter prevention.                                                                                                                  |                               |                               |                               |
| 5. Wake Forest Power                                                     | Working with ElectriCities exploring joint purchasing of inventory and streamline specs for certain common items to make them more universal.                                                                          | Ongoing                                                                                                                                                                                                                                                                                                  |                               |                               |                               |
| 6.Human Resources                                                        | Continued solicitation of cost savings ideas through the Cost Savings and Innovation Program.                                                                                                                          | Ongoing - currently in re-development.                                                                                                                                                                                                                                                                   |                               |                               |                               |
| 7. Inspections                                                           | Maintain next day inspection policy.                                                                                                                                                                                   | Inspections continues to perform next day inspections 99% of the time.                                                                                                                                                                                                                                   |                               |                               |                               |
| Priority: Maintain public safety response time as road conditions change |                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                          |                               |                               |                               |
| Department                                                               | Initiatives                                                                                                                                                                                                            | Q1 UPDATESJUL 2023 - SEP 2023                                                                                                                                                                                                                                                                            | Q2 UPDATESOCT 2023 - DEC 2023 | Q3 UPDATESJAN 2024 - MAR 2024 | Q4 UPDATESAPR 2024 - JUN 2024 |
| 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.                                                              | Police Department has ensured that minimum staffing is maintained while training several new officers. Officers and Communications Center communicate road conditions to ensure fastest response times and communicate road issues to inform citizens.                                                   |                               |                               |                               |
| 2. Engineering                                                           | Develop pavement management program to maximize life of roadways and improve derogated roads.                                                                                                                          | Complete                                                                                                                                                                                                                                                                                                 |                               |                               |                               |

GOAL 2: Creating Accessible Housing Opportunities



|                                                                                           |                                                                                                                         |                                                                                                                                                                                                     |                               |                               |                               |
|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------------|-------------------------------|
| Priority: Develop an Affordable Housing Plan                                              |                                                                                                                         |                                                                                                                                                                                                     |                               |                               |                               |
| Department                                                                                | Initiatives                                                                                                             | Q1 UPDATESJUL 2023 - SEP 2023                                                                                                                                                                       | Q2 UPDATESOCT 2023 - DEC 2023 | Q3 UPDATESJAN 2024 - MAR 2024 | Q4 UPDATESAPR 2024 - JUN 2024 |
| 1. Planning                                                                               | Develop a Housing Affordability Plan.                                                                                   | Complete                                                                                                                                                                                            |                               |                               |                               |
| Priority: Develop a plan to actively advocate for redevelopment of quality public housing |                                                                                                                         |                                                                                                                                                                                                     |                               |                               |                               |
| Department                                                                                | Initiatives                                                                                                             | Q1 UPDATESJUL 2023 - SEP 2023                                                                                                                                                                       | Q2 UPDATESOCT 2023 - DEC 2023 | Q3 UPDATESJAN 2024 - MAR 2024 | Q4 UPDATESAPR 2024 - JUN 2024 |
| 1. Planning                                                                               | Engage in conversations with Wake County Housing Authority regarding the Rental Assistance Demonstration (RAD) program. | Ongoing - conversations at staff level.                                                                                                                                                             |                               |                               |                               |
| Priority: Preserve naturally occurring affordable housing                                 |                                                                                                                         |                                                                                                                                                                                                     |                               |                               |                               |
| Department                                                                                | Initiatives                                                                                                             | Q1 UPDATESJUL 2023 - SEP 2023                                                                                                                                                                       | Q2 UPDATESOCT 2023 - DEC 2023 | Q3 UPDATESJAN 2024 - MAR 2024 | Q4 UPDATESAPR 2024 - JUN 2024 |
| 1. Inspections                                                                            | Minimum Housing Program.                                                                                                | Inspections continues to enforce the Minimum Housing Code Ordinance. Larry Rochelle, current president of the NC Association of Housing Code Officials (NCAHO), attended a board meeting in Durham. |                               |                               |                               |
| 2. Planning                                                                               | Implement the Town's Housing Rehab. Program.                                                                            | Contract for FY24 has been executed for housing rehab program for \$50,000.                                                                                                                         |                               |                               |                               |
| 3. Planning                                                                               | Develop SOPs for nuisance violations.                                                                                   | Complete                                                                                                                                                                                            |                               |                               |                               |

GOAL 3: Fostering a Safe, Diverse and Welcoming Community



|                                                           |                                                 |                                                                                   |                               |                               |                               |
|-----------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------|-------------------------------|-------------------------------|
| Priority: Create new and improved gateways and wayfinding |                                                 |                                                                                   |                               |                               |                               |
| Department                                                | Initiatives                                     | Q1 UPDATESJUL 2023 - SEP 2023                                                     | Q2 UPDATESOCT 2023 - DEC 2023 | Q3 UPDATESJAN 2024 - MAR 2024 | Q4 UPDATESAPR 2024 - JUN 2024 |
| 1. Engineering                                            | Construct greenways as part of bond referendum. | Dunn Creek Greenway Phases 3 and 4 are on track to begin construction Spring '24. |                               |                               |                               |



Town of Wake Forest Strategic Plan  
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| 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.                               | Ongoing. Costs to be updated accordingly in CIP update.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                   |                                   |                                   |
| 3. Police                                                     | Patrol greenways and parks to enhance the sense of safety in the community; Water Giveaway Program in greenways.                                                                                              | Police Department Community Resource Officers continue to patrol greenways and parks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |                                   |                                   |
| Priority: Implement Action Items from the Northeast Area Plan |                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                   |                                   |                                   |
| Department                                                    | Initiatives                                                                                                                                                                                                   | Q1 UPDATES<br>JUL 2023 - SEP 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Q2 UPDATES<br>OCT 2023 - DEC 2023 | Q3 UPDATES<br>JAN 2024 - MAR 2024 | Q4 UPDATES<br>APR 2024 - JUN 2024 |
| 1. All                                                        | Identify action items to evaluate during the UDO Update process                                                                                                                                               | Identification of action items ongoing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                   |                                   |                                   |
| 2. 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) | Parcels will be rezoned as part of the UDO and zoning map update. As part of this update process, this initiative will be evaluated.                                                                                                                                                                                                                                                                                                                                                                                                                             |                                   |                                   |                                   |
| 3. Planning                                                   | Research potential in-fill development sites that could support future affordable housing development. (Short)                                                                                                | This project is currently ongoing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                   |                                   |                                   |
| 4. 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, and a new zoning district, not an overlay, is currently proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                   |                                   |                                   |
| 5. Planning                                                   | Prepare and adopt discretionary guidelines to guide the design of residential and non-residential properties. (Short)                                                                                         | Evaluation ongoing as part of UDO update.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                   |                                   |                                   |
| 6. All                                                        | Design and install wayfinding, signage and interpretive panels at existing parks. (Short to Medium)                                                                                                           | Police Department recommended that Parks, Recreation and Cultural Resources install a sign at Smith Creek Soccer Center stating that the park was open from dawn to dusk.                                                                                                                                                                                                                                                                                                                                                                                        |                                   |                                   |                                   |
| 7. Planning                                                   | Preserve the Ailey Young House as an African-American heritage site. (Short to Medium)                                                                                                                        | The Town has acquired the property at 0 N. White Street directly south of the Ailey Young House parcel. Long Range Planning is developing an Request for Proposals (RFP) for Master Site Plan for release in Quarter 2. Multiple Town Departments (Public Works -Streets, Urban Forestry, Facilities, Engineering, Planning, Power) worked together to complete a soil erosion mitigation project at the Ailey Young House. The Town of Wake Forest received an Anthemion Award from Capital Area Preservation for the Ailey Young House Rehabilitation Project. |                                   |                                   |                                   |
| 8. 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                   |                                   |                                   |
| 9. Multiple                                                   | Consider opportunities to reduce speeding along neighborhood roadways. (Short)                                                                                                                                | Police Department continues to conduct speeding campaigns throughout the town to ensure safe driving; Police Department partnered with outside agencies in enforcement campaigns.                                                                                                                                                                                                                                                                                                                                                                                |                                   |                                   |                                   |
| 10. Multiple                                                  | Work with local organizations to identify and implement youth programming. (Short)                                                                                                                            | Ongoing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                   |                                   |                                   |
| 12. Multiple                                                  | Attend meetings and assist with events in the Northeast Community.                                                                                                                                            | Planning met in August with Christian Banks Community Engagement Coordinator @ NCWorks Career Center. The meeting was focused on developing a program that can teach individuals how to identify soft skills, build resumes and improve their interviewing skills. The aim is to help them secure better-paying jobs. (Northeast Community is the community of interest). Planning attended three meetings this quarter. Police Department attended Northeast Community Coalition (NECC) meetings.                                                               |                                   |                                   |                                   |
| 13. Multiple                                                  | Identify programs, initiatives, targeted funding mechanisms, counseling, and educational opportunities to allow existing residents flexibility in maintaining their chosen place of residence. (Ongoing)      | September's NECC meeting included a presentation by DHIC, Inc. (formerly Downtown Housing Improvement Corporation) on their services. The aim is to ensure that residents are well-informed about their housing situation when approached by developers, investors, and builders.                                                                                                                                                                                                                                                                                |                                   |                                   |                                   |
| 14. All                                                       | Identify additional green spaces and small-scale social gathering places and explore opportunities to add these spaces to our network. (Ongoing)                                                              | Ongoing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                   |                                   |                                   |
| 15. Public Works                                              | Continue to implement tree planting programs. (Ongoing)                                                                                                                                                       | Street tree replacement will begin in October.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                   |                                   |                                   |
| 16. Public Works                                              | Continue to identify masses of mature and specimen trees and encourage their protection where feasible. (Ongoing)                                                                                             | Continuing to advocate for saving specimen trees during the plan review process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                   |                                   |                                   |
| 17. Planning                                                  | Identify additional historic sites in the Northeast Community. (Ongoing)                                                                                                                                      | Researching additional historic sites for incorporation into a walking tour brochure for the Northeast Community.                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                   |                                   |                                   |

Town of Wake Forest Strategic Plan  
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| 18. 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)                                                                                                                           | Drafting a walking tour brochure for the Northeast Community, expected completion Q3.                                                                                                                                                                                                                                                                                                                                                                                                                            |                               |                               |                               |
| 19. Planning                                                                                | Continue to install historic markers or other interpretive material at historic sites. (Ongoing)                                                                                                                                                                                                             | First three historic markers are in production with expected delivery in Quarter 2. Second round of historic markers are being finalized to order. Next round of historic marker applications due September 30.                                                                                                                                                                                                                                                                                                  |                               |                               |                               |
| 20. Multiple                                                                                | Implement the streetscape recommendations that align with the updated Comprehensive Transportation Plan. (Ongoing)                                                                                                                                                                                           | Ongoing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                               |                               |                               |
| 21. Multiple                                                                                | Perform a thorough analysis of utility infrastructure systems within the study area- including broadband network coverage. (Ongoing)                                                                                                                                                                         | Police Department reported multiple street lights out to Electric Dept.                                                                                                                                                                                                                                                                                                                                                                                                                                          |                               |                               |                               |
| 22. Multiple                                                                                | Promote maintenance of roadways.(Ongoing)                                                                                                                                                                                                                                                                    | Engineering and Public Works - Street resurfacing project out for bids.                                                                                                                                                                                                                                                                                                                                                                                                                                          |                               |                               |                               |
| 23. Ren. Centre                                                                             | Explore opportunities to provide spaces and programming options for the installation of public art. (Ongoing)                                                                                                                                                                                                | The Public Art Commission has developed an Art Plan that will help guide the community with public art projects for the next several years, including art placement in the Northeast Community.                                                                                                                                                                                                                                                                                                                  |                               |                               |                               |
| 24. Planning                                                                                | Continue coordination with NCDOT and GoRaleigh to advance the Wake Forest Commuter Rail (S-Line) initiative. (Ongoing)                                                                                                                                                                                       | Resolution to support development of the S-Line rail corridor and to provide \$3.3 million in local funding to match a federal grant opportunity for mobility hub design and project development activities adopted in September. Funds are to be obligated by 2026.                                                                                                                                                                                                                                             |                               |                               |                               |
| 25. Planning                                                                                | Collaborate with Wake County to identify funding opportunities for affordable housing and other neighborhood improvement activities. (Ongoing)                                                                                                                                                               | Conversations are ongoing with Wake County. There are no current collaboration opportunities.                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |                               |                               |
| 26. 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)                                      | Ongoing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                               |                               |                               |
| Priority: Offer events that bring the community together and celebrate our diverse cultures |                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                               |                               |                               |
| Department                                                                                  | Initiatives                                                                                                                                                                                                                                                                                                  | Q1 UPDATESJUL 2023 - SEP 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Q2 UPDATESOCT 2023 - DEC 2023 | Q3 UPDATESJAN 2024 - MAR 2024 | Q4 UPDATESAPR 2024 - JUN 2024 |
| 1. Ren. Centre                                                                              | Will present a variety of performances and programming that will attract and celebrate our diverse community.                                                                                                                                                                                                | The Renaissance Centre is celebrating 10 years of bringing our community together to celebrate the arts. The performing arts series began in July and had 3 sold out shows in the 1st quarter. The Mystery Dinner Theater audience was comprised of ages 12 to 80 years-old and multiple ethnicities.                                                                                                                                                                                                            |                               |                               |                               |
| 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.                                                                                                                                                                        | Our Specialized Programs & Inclusion Specialist has added two new initiatives: "Talk with Me Tuesdays" and "SPIRIT Wake Forest". "Talk with Me Tuesdays" provides opportunities to share information on needs and resources within our community. "SPIRIT Wake Forest" stands for Specialized Programs and Inclusion Resources for Individuals Throughout Wake Forest. This program is our way of identifying initiatives, activities, and events for people of all physical, emotional and cognitive abilities. |                               |                               |                               |
| 3. Multiple                                                                                 | Host partner on events and community outreach initiatives to connect with citizens and bring the community together.                                                                                                                                                                                         | Public Works will host a "Sustainability 101" group event in September.<br>Organizational Performance hosted a successful 2023 Citizen's Academy with 23 participants, providing information on a wide range of town departments and initiatives.                                                                                                                                                                                                                                                                |                               |                               |                               |
| 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. | Public Works provided staff and resources for Friday Night on White and Good Neighbor Day.                                                                                                                                                                                                                                                                                                                                                                                                                       |                               |                               |                               |
| 5. Downtown Development                                                                     | Will offer quality of life events that bring our community together.                                                                                                                                                                                                                                         | Friday Night on White held July, August, and September. Effectively implemented weather delay plans to avoid event cancellations. Event continues to draw a large and diverse crowd from our community and beyond.                                                                                                                                                                                                                                                                                               |                               |                               |                               |



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<br>JUL 2023 - SEP 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Q2 UPDATES<br>OCT 2023 - DEC 2023 | Q3 UPDATES<br>JAN 2024 - MAR 2024 | Q4 UPDATES<br>APR 2024 - JUN 2024 |
| 1. Planning                                                                                                                  | Write Plan                                                                                                                     | A budget request will occur in FY25.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                   |                                   |                                   |
| Priority: Educate the community about transportation issues, challenges and opportunities                                    |                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                   |                                   |                                   |
| Department                                                                                                                   | Initiatives                                                                                                                    | Q1 UPDATES<br>JUL 2023- SEP 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Q2 UPDATES<br>OCT 2023 - DEC 2023 | Q3 UPDATES<br>JAN 2024 - MAR 2024 | Q4 UPDATES<br>APR 2024 - JUN 2024 |
| 1. Police                                                                                                                    | Hold Bike Safe Riders Skills Days classes for safe motorcycle operation.                                                       | No classes held during the quarter.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |                                   |                                   |
| 2. Engineering                                                                                                               | Coordinate with Communications to disseminate information to public about Active Transportation Projects Map.                  | A web page has been developed to show all Active, Proposed, and Completed transportation projects. The page is found through the Engineering page of the Town's website.<br><a href="https://www.wakeforestnc.gov/transportation/transportation-projects">https://www.wakeforestnc.gov/transportation/transportation-projects</a>                                                                                                                                                              |                                   |                                   |                                   |
| 3. Engineering                                                                                                               | Review/develop policies for traffic calming, traffic control improvements, parking for clear procedures and easily accessible. | Reviewed policy and working on policies to streamline internal communications.                                                                                                                                                                                                                                                                                                                                                                                                                 |                                   |                                   |                                   |
| 4.Planning                                                                                                                   | Collaborate with Communications to develop a video about transportation, process, how improvements are made.                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                   |                                   |                                   |
| Priority: Evaluate options for transit                                                                                       |                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                   |                                   |                                   |
| Department                                                                                                                   | Initiatives                                                                                                                    | Q1 UPDATES<br>JUL 2023 - SEP 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Q2 UPDATES<br>OCT 2023 - DEC 2023 | Q3 UPDATES<br>JAN 2024 - MAR 2024 | Q4 UPDATES<br>APR 2024 - JUN 2024 |
| 1. Planning                                                                                                                  | Develop Transit Study (to include micro transit option)                                                                        | Draft Public Transit Plan presented to the Planning Board in August and Board of Commissioners in September.                                                                                                                                                                                                                                                                                                                                                                                   |                                   |                                   |                                   |
| 2. Planning                                                                                                                  | Continue S-line evaluation efforts.                                                                                            | Resolution to support development of the S-Line rail corridor and to provide \$3.3 million in local funding to match a federal grant opportunity for mobility hub design and project development activities adopted in September. Funds are to be obligated by 2026.                                                                                                                                                                                                                           |                                   |                                   |                                   |
| Priority: Explore revenue options to support infrastructure needs                                                            |                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                   |                                   |                                   |
| Department                                                                                                                   | Initiatives                                                                                                                    | Q1 UPDATES<br>JUL 2023 - SEP 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Q2 UPDATES<br>OCT 2023 - DEC 2023 | Q3 UPDATES<br>JAN 2024 - MAR 2024 | Q4 UPDATES<br>APR 2024 - JUN 2024 |
| 1. Engineering                                                                                                               | Evaluate development agreement standards as part of the UDO update.                                                            | The UDO update is underway and will include evaluation of standards for infrastructure needs.                                                                                                                                                                                                                                                                                                                                                                                                  |                                   |                                   |                                   |
| 2. Planning                                                                                                                  | Evaluate and expand current Municipal Service District (MSD).                                                                  | Study is currently underway.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                   |                                   |                                   |
| 3. Finance                                                                                                                   | 2022 GO Bond Referendum - strategically plan and time issuance of debt to coincide with respective infrastructure projects.    | Design on projects continue and plans are to issue \$22 million(of \$75 million total referendum) in 2024. CIP is underway and cost estimates will be updated accordingly.                                                                                                                                                                                                                                                                                                                     |                                   |                                   |                                   |
| 4. Engineering                                                                                                               | Partner with NCDOT to perform traffic congestion and relief analysis.                                                          | Town and NCDOT staff have discussed safety concerns at Capitol and Purnell Rds. NCDOT is currently designing an Reduced Conflict Intersection (RCI) and has indicated they will seek funding sources for improvements. The Town has contracted with an On-Call Engineering Consultant to perform traffic studies at Capitol Blvd and Burlington Mills Rd as well as, S Main St. Town Administrators met with NCDOT and they support the direction. Updates will be provided to BOC in October. |                                   |                                   |                                   |



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<br>JUL 2023 - SEP 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Q2 UPDATES<br>OCT 2023 - DEC 2023 | Q3 UPDATES<br>JAN 2024 - MAR 2024 | Q4 UPDATES<br>APR 2024 - JUN 2024 |
| 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.                                                                                                                                                                                   | Annual property owners lunch is scheduled for January 25, 2024. Department continues to utilize Downtown Development Updates and Downtown Dispatch to keep downtown property owners informed of what is happening downtown.                                                                                                                                                                                                                                                                                                       |                                   |                                   |                                   |
| 2. Downtown Development                                                                                         | Downtown Development, in partnership with Wake Forest Downtown Inc., will host annual food and beverage meeting to discuss successes and opportunities.                                                                                                                                                                                              | Food and beverage meeting will be held in third quarter. Department continues to utilize Downtown Development Updates and Downtown Dispatch to keep downtown business owners informed of what is happening downtown. Owners are also engaged with scheduled visits and event survey follow ups.                                                                                                                                                                                                                                   |                                   |                                   |                                   |
| 3. Downtown Development                                                                                         | Downtown Development will maintain list of commercial properties available downtown to utilize in requests for information and business development.                                                                                                                                                                                                 | Vacancy rate has decreased to 7%. Majority of available space available is pending and/or has development plans in the works. Business and property owners are getting creative on use of their spaces. For example, the expansion at Page 158 Books is being used by Lemon Tree Cafe during the day, but The Listening Room at night. The Knotty Sheep is also going to utilize some of this space to teach classes and sell products. Department met with 4 individuals interested in opening a business downtown this quarter. |                                   |                                   |                                   |
| Priority: Encourage and protect small and entrepreneurial businesses                                            |                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                   |                                   |                                   |
| Department                                                                                                      | Initiatives                                                                                                                                                                                                                                                                                                                                          | Q1 UPDATES<br>JUL 2023- SEP 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Q2 UPDATES<br>OCT 2023 - DEC 2023 | Q3 UPDATES<br>JAN 2024 - MAR 2024 | Q4 UPDATES<br>APR 2024 - JUN 2024 |
| 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.                                                                                                                                                                                | Annual retail business owners meeting will be held in third quarter. Department continues to utilize Downtown Development Updates and Downtown Dispatch to keep downtown business owners informed of what is happening downtown. Owners are also engaged with in person visits or meetings, as well as event survey follow ups.                                                                                                                                                                                                   |                                   |                                   |                                   |
| 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.                                                                                                                                                                              | Merchant social was held at The Loading Dock on July 20, 2023 with over 50 people in attendance and over 30 different businesses represented.                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                                   |                                   |
| 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.<br><br>WFBIP2023-2024 Plan of Work<br>Biennial Report on the 2021-2022 WFBIP Plan of Work                                   | <a href="#">WFBIP Update to the Board of Commissioners July 2023</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                   |                                   |                                   |
| 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. | Ongoing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                   |                                   |                                   |
| Priority: Evaluate options for a performing arts center                                                         |                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                   |                                   |                                   |
| Department                                                                                                      | Initiatives                                                                                                                                                                                                                                                                                                                                          | Q1 UPDATES<br>JUL 2023 - SEP 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Q2 UPDATES<br>OCT 2023 - DEC 2023 | Q3 UPDATES<br>JAN 2024 - MAR 2024 | Q4 UPDATES<br>APR 2024 - JUN 2024 |



Town of Wake Forest Strategic Plan  
Quarterly Updates

|                |                                                                                                                                            |                                                                                                                                                                                                          |  |  |  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| 1. Ren. Centre | The Renaissance Centre will conduct surveys of audiences to gauge satisfaction of current facility and explore the needs of the community. | The Renaissance Centre continues to gauge citizen input regarding satisfaction with the facility and programs offered through surveys. Surveys are sent after every show. Staff evaluates citizen input. |  |  |  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|



## Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2023-305-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: November 9, 2023

### **SUBJECT**

Consultation with the Town Attorney, N.C.G.S. § 143.318.11(a)(3).”

### **Recommendation:**

### **Item Summary:**

### **ATTACHMENTS**

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