



TOWN *of* WAKE FOREST

Planning Board Meeting Agenda September 10, 2024 at 6:00 PM

Notice

In accordance with the requirements of Title II of the Americans with Disability Act of 1990 (ADA), the Town of Wake Forest will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For individuals with impaired hearing, special equipment is available for use during meetings in the Town Hall Board Chambers. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the Town of Wake Forest should contact the office of ADA Coordinator [Mickey Rochelle](#) at 919-435-9455 or Deputy Town Clerk [Ella Dowtin](#) at 919-435-9436 as soon as possible, but no later than 48 hours before the scheduled event.

Cable & Online Broadcast of Planning Board Meetings

All Planning Board meetings are broadcast live on [WFTV 10](#) beginning at 6:00 p.m. Meetings are also aired online on the [Public Meetings Portal](#) on the [Town of Wake Forest website](#). Archived meeting videos are also provided and available for one year after the original air date.

Meeting Agendas

[Planning Board](#) meeting agendas are typically available to be viewed and downloaded by noon on the Friday prior to the second Tuesday of each month. Citizens may also receive a copy of each month's agenda via email by enrolling in the Town's free [E-Notifier](#) subscription service.

Public Comment

Those wishing to speak must first register to speak no later than 3:00 p.m. the day of the meeting. The forms to register to speak and provide written comments are available at <https://www.wakeforestnc.gov/ph>.

At the appropriate time, the Planning Board Chair will acknowledge those persons who have registered to speak. They will be called upon in the order registered. Speakers will address the Board as a whole, from the podium at the front of the room, and begin their remarks by stating their name and address. At the end of public comment, the Chair may summarize the discussion from the public comment. While not required, the Chair may ask staff or the applicant to respond. Speakers

needing additional information or questions answered will be contacted by the Deputy Town Clerk and provided contact information for the appropriate staff person.

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

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

1.Call to Order

2.Adoption of Agenda

3.Approval of Minutes

- 3.A. Approval of Minutes
[4-09-2024 Planning Board Minutes .pdf](#)

4.Presentations

5.Old Business with Public Comment

6.Old Business

7.New Business with Public Comment

- 7.A. Consideration of LEGISLATIVE CASE RZ-23-11, 418 Jones Dairy Road, a rezoning filed by TMTLA Associates to rezone 5.61 acres located at 418 Jones Dairy Road, being Wake County Tax PIN 1850155522 from Light Industrial (LI) and Rural Holding District (RD) to Neighborhood Business Conditional District (NB-CD).
[RZ-23-11_Staff_Report_Final.pdf](#)
[Attachment A - Neighborhood Meeting Information.pdf](#)
[Attachment B - Application.pdf](#)
[Attachment C - Maps.pdf](#)

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

[Attachment E - TIA Executive Summary and NCDOT Review Report.pdf](#)

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

- 7.B. Consideration of LEGISLATIVE CASE RZ-23-12, Hyundai Automotive Dealership, a conditional district rezoning filed by Drew Wilkinson on behalf of 10012 CBM LLC, 2517 BMC LLC, and Naught 1 LLC, to rezone 11.16 acres located at 10012 Capital Boulevard and 2517, 2601, and 2605 Burlington Mills Road, being Wake County Tax PIN(s) 1738497725, 1738499517, 1738592719, and 1738593572, from Highway Business (HB) and General Residential (GR3) to Highway Business Conditional District (HB-CD).

[Staff Report RZ-23-12.pdf](#)

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

[Attachment B - Application.pdf](#)

[Attachment C - Maps.pdf](#)

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

[Attachment E - TIA Executive Summary and NCDOT Report.pdf](#)

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

[Exhibit 2 - Proposed Building Elevations.pdf](#)

- 7.C. Consideration of LEGISLATIVE CASE RZ-22-05-01, Reserve at Dunn Creek, a rezoning amendment by filed by Timmons Group to amend rezoning conditions to align the installation of the right turn lane from Heritage Lake Drive onto westbound Friendship Chapel Road with the opening of Friendship Chapel Road to Holding Village

[RZ-22-05-01 Staff Report.pdf](#)

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

[Attachment B - Application.pdf](#)

[Attachment C - Maps.pdf](#)

[Attachment D - RZ-22-05 Ordinance and Master Plan.pdf](#)

[Attachment E - Consistency Statement RZ-22-05-01.pdf](#)

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

8.New Business

9.Staff Comments

10.Planning Board Comments

11.Adjournment



Planning Board Agenda Item Report

Agenda Item No.: 2024-299-

Submitted by: Ella Dowtin

Submitting Department: Planning

Meeting Date: September 10, 2024

SUBJECT

Approval of Minutes

Recommendation:

Item Summary:

ATTACHMENTS

- [4-09-2024 Planning Board Minutes .pdf](#)



Wake Forest Planning Board Minutes

The Wake Forest Planning Board met on **Tuesday, April 9, 2024, at 6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Planning Board Members present: Karin Kuropas arrived approximately at 6:15 p.m., Michael Almquist, Sheila Bishop, Elaine Sheppard, Matt Davis, Anna Shope, and Adam Redler.

Planning Board Members absent: N/A

Staff Members present: Planning Director Courtney Tanner, Assistant Planning Director Jennifer Currin, Senior Planner Tim Richards, Town Attorney Hassan Kingsberry, and Deputy Town Clerk Ella Dowtin.

1. Call to Order

Vice-Chair Almquist called the meeting to order at 6:00 p.m.

2. Adoption of Agenda

ACTION:

Mover: Matt Davis moved to adopt the agenda as presented.

Seconder: Elaine Sheppard.

Vote: Motion carried 6-0.

3. Approval of Minutes

3.A. Approval of Minutes

ACTION:

Mover: Shelia Bishop moved to approve the February 13, 2024; minutes as presented.

Seconded: Anna Shope.
Vote: Motion carried 6-0.

4. Presentations

No Presentations Presented.

5. Old Business with Public Comment
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No Old Business with Public Comment Presented.

6. Old Business

No Old Business Presented.

7. New Business with Public Comment
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7.A. Consideration of LEGISLATIVE CASE RZ-23-03, White Street Mixed Use, a conditional district rezoning filed by Chase Massey on behalf of Thales Academy, Inc., to rezone 3.93 acres located at 0 North White Street, being Wake County Tax PIN 1841966020, from Neighborhood Business (NB) to Neighborhood Mixed-Use Conditional District (NMX-CD).

Senior Planner Tim Richards provided the staff report for case RZ-23-03, White Street Mixed Use.

Discussion

Mr. Almquist asked if the canopy trees going into Flaherty Park would be left standing. Mr. Richards responded yes. Mr. Almquist asked similarly to fronting N. White St., the reason for the smaller trees is the powerline requirement that you can't have canopy trees where you have above-ground powerlines. Mr. Richards responded that Royal Mill Ave. has understory trees; North White St. is proposed to be canopy trees. Mr. Almquist asked what type of buffer is located up against the outfield at Flaherty Park. Mr. Richards responded that it was a type B buffer. Mr. Almquist asked if there was any discussion about a traffic light at the corner of N. White St. and Royal Mill Ave. Mr. Richards responded that a signal was not recommended at that intersection.

Mr. Davis asked to what extent the TIA considers future traffic impacts from the proposed church to the south. Mr. Richards responded that he did not have the answer off the top of his head.

Ms. Kuropas asked about the church parking in relation to the Royal Mill frontage. Mr. Richards responded that it was not his project.

Mr. Almquist said he read that the Housing Affordability Plan was not applicable in this development; is that because they are slated for purchasing or renting? Mr. Richards. stated that there are no policies in the Plan that would be relevant to this rezoning proposal. Mr. Richards mentioned that housing affordability could be a component of the project or addressed through a rezoning condition. Mr. Almquist asked for an explanation on the consistency grid CD-9, not high-quality architectural on all sides. Mr. Richards responded the applicant is not proposing any enhanced building design standards; so, the building would have to comply with the building design guidelines in the UDO.

Chase Massey with FLM Engineering is available to answer questions about Legislative Case RZ-23-03.

Mr. Almquist asked if there was no consideration on Royal Mill Ave. because of the major powerline. He also asked if the powerlines could be buried and if there was a major powerline on N. White St., that could be buried underground. Mr. Massey responded that it is a major feeder line on N. White St., the line on Royal Mill Ave. is a transmission line and Wake Electric said that they did not have the expertise or the equipment to bury that line. The powerline on N. White St. would be expensive and over a year lead time to get the materials to bury the line. There are also existing streetlights on the power polls as the frontage is improved with a multiuse path and there are already power polls and streetlights on N. White St.

Mr. Redler asked if there were additional justifications or background for not meeting the minimum parking spots. Mr. Massey responded as far as the multi-family it's a moving target for whether they're going to have one or three-bedroom units, so they met in the middle with two-bedroom units.

Mr. Davis asked if there were examples of similar developments that use the 1.5 ratio for multi-family parking. Mr. Massey responded that he did not know the exact

developments but received feedback from staff that some multi-family developments in town use the 1.5 ratio

Ms. Shope asked if the intended use for the housing units was for rent or purchase. Mr. Massey responded that he is unsure; possibly a combination of both with them being apartments.

Mr. Almquist asked if they would consider housing affordability. Mr. Massey replied that would be a question for the developer, David Phillips.

Mr. Almquist asked about the grading by the N. White St. driveway. Mr. Massey would expect the effect of those trees to be minimal based on the grading plan they have.

Mr. Davis asked if the developer would consider signalizing the roadway between N. White St. and Royal Mill Ave. being that it is currently unsignalized. Mr. Massey responded that was not a consideration; the traffic study did not warrant a signal at that intersection.

Mr. Redler asked Mr. Massey if he would share the comments regarding the height of the building from the neighborhood meeting. Mr. Massey replied he did not recall a lot of opposition. They were asking how tall the building was going to be and came back stating it would be four stories.

Mr. Almquist asked if they considered the list of uses the neighbors would like excluded from the commercial area. Mr. Massey responded that allowable uses (ex. vape shop, car garage, drive-thru, and ABC Store) were excluded to meet the terms.

Ms. Sheppard asked what uses they see going in this development. Mr. Massey responded that the developer would answer that question later on in the evening.

Mr. Davis asked would the developer consider restricting drive-thru type of restaurant services. Mr. Massey responded that they would be happy to consider restricting drive-thru type restaurant services.

Mr. Almquist asked if there are any considerations to environmental aspects as far as bioswales. Mr. Massey responded when they get to the construction drawings, they will consider the bioswales and are not opposed to implementing that. Mr. Almquist

asked with bioswales not being implemented what could be under consideration. Mr. Massey responded that there will be an underground sand filter to meet the stormwater nutrients that treat the site run-off.

Mr. Redler noted that 1.5 vehicles per residential unit is about 100 parking spaces and there are approximately 238 total parking spaces. He asked if the TIA indicates that the additional 130 parking spaces would fill up in one hour during peak time. Mr. Massey replied that the additional parking accounts for the commercial and restaurant requirements and that's how they got the 238 parking spaces.

Developer, David Philips provided an overview of the property's trees and parking. Mr. Philips answered the question as to whether the housing would be for renting or purchasing; he stated it would be for rent.

Ms. Bishop asked if the multi-family units have preferential parking closer to the building. Mr. Philips responded that no preferential parking has been decided at this time. That will be looked at during the construction design. Ms. Bishop asked if the medians are all concrete or if trees have been considered in the median. Mr. Philips responded that some trees and lighting are already part of the parking lot.

Ms. Shope asked what commercial items were being considered. Mr. Philips responded that the first floor will serve as commercial retail, the second through the fourth floor will be residential. Ms. Shope asked if there would be any amenities. Mr. Philips responded yes, gathering place, fitness center, or retail establishment.

Ms. Kuropas asked if there would be any common areas inside the building. Mr. Philips responded yes.

Public Comments

No Public Comments Presented.

ACTION:

Mover: Michael Almquist moved to approve Legislative Case RZ-23-03, White Street Mixed Use because it is generally consistent with the Comprehensive Plan and for the applicant to consider protecting the root area along the northern property line and designating some of the rental units for affordable housing.

Seconder: Matt Davis.

Vote: Motion carried 7-0.

8. New Business

No New Business Presented.

9. Staff Comments

Planning Director Courtney Tanner reminded Board members that last week an email was sent out for the School of Government offering their annual Planning Board training; if you are interested in taking the training you are encouraged to. If you travel from your home to Rocky Mount or Chapel Hill, you will be reimbursed for mileage with a provided copy of Google Maps from your residence to the training location and back.

Planning Director Courtney Tanner reminded the Board that you can't talk about whether a property is owner or renter occupied. Keep in mind to go over all policies and if there is a recommendation of any conditions, they are to be consistent with the Town plans and be more specific with the plans moving forward.

10. Planning Board Comments

No Planning Board Comments Presented.

11. Adjournment

ACTION:

Mover: Elaine Sheppard moved to adjourn the meeting at 7:15 pm.

Seconded: Michael Almquist.

Vote: Motion carried 7-0.

Duly approved in open session this 10th day of September 2024.

Ella Downtin
Deputy Town Clerk

Karin Kuropas
Planning Board Chair



Planning Board Agenda Item Report

Agenda Item No.: 2024-261-

Submitted by: Patrick Reidy

Submitting Department: Planning

Meeting Date: September 10, 2024

SUBJECT

Consideration of LEGISLATIVE CASE RZ-23-11, 418 Jones Dairy Road, a rezoning filed by TMTLA Associates to rezone 5.61 acres located at 418 Jones Dairy Road, being Wake County Tax PIN 1850155522 from Light Industrial (LI) and Rural Holding District (RD) to Neighborhood Business Conditional District (NB-CD).

Recommendation:

Item Summary:

ATTACHMENTS

- [RZ-23-11_Staff_Report Final.pdf](#)
- [Attachment A - Neighborhood Meeting Information.pdf](#)
- [Attachment B - Application.pdf](#)
- [Attachment C - Maps.pdf](#)
- [Attachment D - Plan Consistency Analysis.pdf](#)
- [Attachment E - TIA Executive Summary and NCDOT Review Report.pdf](#)
- [Exhibit 1 - Proposed Conditional District Plan.pdf](#)



Staff Report

Case RZ-23-11: 418 Jones Dairy Rd Conditional District

Meeting Date	September 10, 2024
Requested Actions	Consideration of the following items related to the Conditional Zoning Map Amendment request for 418 Jones Dairy Road: 1. Act on Plan Consistency Statement 2. Rezone 5.61 acres on the Town of Wake Forest Zoning Map from Light Industrial (LI) and Rural Holding District (RD) to Neighborhood Business Conditional District (NB-CD).
Case Manager	Patrick Reidy, Senior Planner – Development Services

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (tentative)
December 14, 2023 (See Attachment A)	September 10, 2024	October 15, 2024

CASE INFORMATION

Applicant	TMTLA Associates C/O Andy Porter 5011 Southpark Drive, Suite 200 Durham, NC 27713
Developer	Focus Design Builders, LLC C/O Jonathan Williams 881 Falcate Drive Wake Forest, NC 27587
Property Owner	David Williams Sr. 3201 Baynam Pond Drive Wake Forest, NC 27587
Location	Frontage along Jones Dairy Road, between Friendship Chapel Road and Chalk Road
Addresses	418 Jones Dairy Road
Wake County Tax PIN	1850155522
Acreage	5.61 acres

Zoning	Existing: Light Industrial (LI) and Rural Holding District (RD) Proposed: Neighborhood Business Conditional District (NB-CD)
Land Use	Existing: Vacant Proposed: Medical Clinic, Restaurant, and Bar/Tavern
Community Plan Designation	Neighborhood Commercial
Corporate Limits	This application is within the Town's extra-territorial jurisdiction.

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Land Use Maps. See Community Plan [page 40](#) for a description of Mixed Residential.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Vehicle Services – Major Repair/Body Work (Auto Tech)	Rural Holding District (RD)
South	Vacant	Rural Holding District (RD) and Neighborhood Business (NB)
East	Vehicle Services – Major Repair/Body Work (Ed Joyner Auto Body) and Future Multi-family (Hamlet at Quail Crossing)	Rural Holding District (RD) and General Residential 10 Conditional District (GR10-CD)
West	Vacant	Light Industrial (LI) and Rural Holding District (RD)
The proposed land use is generally compatible with surrounding land uses. The proposed zoning is generally compatible with surrounding zoning. See Attachment C for associated maps.		

MASTER PLAN ANALYSIS

Public Utilities	Required: The UDO requires that public water and sewer mains are extended to serve the site. Proposed: This property is served by a 12" water line located along Jones Dairy Road. It is also served by an 18" sewer line located near the southern property boundary that will be extended through the site. Summary: The proposed Master Plan complies with the public utility requirements in the UDO.
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Parking	Required: Per UDO Chapter 9.4, the parking requirement for medical clinic is 1 space per 250 square feet or 150 parking spaces. The parking requirement for restaurant and bar/tavern is 1 space per 200 square feet or 58 parking spaces. The total number of parking spaces required is 208. The bike parking requirement for medical clinic, restaurant, and bar/tavern is 2 per 50 auto spaces or 8 bicycle spaces. Proposed: The Master Plan shows 209 parking spaces provided and 8 bicycle parking spaces. Summary: The proposed Master Plan complies with the minimum parking requirements in the UDO.
Roads	Required: The Comprehensive Transportation Plan (CTP) identifies Jones Dairy Road as a major thoroughfare with a 4A road cross-section (ultimate 4 lane divided road). The 108' cross section includes 4-12' travel lanes, and 2.5' curb and gutters, 6' verges, and 10' multiuse paths. Based on the number of trips generated, the UDO required a Transportation Impact Analysis (TIA). Proposed: The proposed Master Plan (Exhibit 1, Sheet CE-01) complies with the 4A cross-section for the required improvements. A TIA was provided for the project (Attachment E). The improvements required to mitigate the impact of the development are: <u>Jones Dairy Road and Site Drive</u> • Construct the eastbound approach with one (1) ingress lane and two (2) egress lanes. • Provide an exclusive northbound left-turn lane with a minimum of 75 feet of storage and appropriate deceleration and taper length. • Provide an exclusive southbound right-turn lane with a minimum of 100 feet of storage and appropriate deceleration and taper length. • Provide stop-control for the eastbound approach. • Monitor the intersection for signalization and install a signal when warranted. <u>Jones Dairy Road/Traditions Grande Boulevard and NC 98/Wait Ave</u> • Adjust signal timings for intersection to operate at an overall LOS D during weekday AM and PM peak periods. NCDOT typically updates all signals periodically to account for changes in traffic patterns as part of signal maintenance. Due to this, no geometric improvements are recommended at this intersection by the proposed development. The developer has offered rezoning conditions #9-15 that requires the TIA improvements. Summary: The proposed Master Plan complies with the minimum roadway infrastructure requirements in the UDO.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan	The proposed zoning map amendment request is generally consistent with the adopted Community Plan. - Land Use Plan (pages 40): The Land Use Plan calls for Neighborhood Commercial for the property. Neighborhood Commercial uses include local-serving commercial nodes that provide surrounding residents with convenient access to day-to-day goods and services. Examples include hair salons, cafes, dry cleaners, restaurants, and small grocery or convenience stores. Neighborhood Commercial uses should support compact, pedestrian-oriented, mixed use environments with building scales compatible with adjacent residential areas. In cases other than adaptive reuse, new Neighborhood Commercial uses should include vertical mixed use buildings with ground-floor commercial and upper-story residential or office. They should be located along the Town's major roadways or intersections to provide a transition in intensity to more intense commercial areas and residential neighborhoods. High levels of pedestrian and bicycle access to residential areas should be emphasized, with well-connected sidewalks, trails, and bicycle routes ensuring residents can easily access Neighborhood Commercial nodes without having to drive. This development only provides medical office, restaurant, and bar/tavern uses with the option of providing other neighborhood commercial type uses in a vertically mixed building that requires at least 50% to the ground floor to be commercial/entertainment uses. - Commercial Development (page 66): Support small, local businesses within commercial centers to support unique shopping options within Wake Forest. Establish architectural design standards for commercial building facades that promote quality design while allowing for flexibility that encourages creative design. Promote multi-story structures within Commercial Corridor and Neighborhood Commercial areas at appropriate scales that offer residential or office above ground-floor commercial. The proposed development provides opportunities for unique shopping in Wake Forest. It also provides Architectural Rezoning Conditions that adopts a high-quality design for the building (Exhibit 1, Sheets 12-30). The proposed multi-story building offers office above ground floor commercial/entertainment is proposed as two-stories, which is an appropriate scale of nearby areas. - Parking Lots (page 68): Require off-street parking to be located to the side or rear of the primary building. The proposed development has configured their parking lot so that all parking is to the side and rear of the building. - Screening and Buffering (page 69): Encourage new development to preserve existing wooded areas along the perimeter of sites to provide natural buffering. Encourage screening of utility, loading, outdoor
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	storage, and trash disposal areas that are visible from the right-of-way and adjacent development. The proposed development is providing buffers comprising of existing vegetation with supplemental plantings as needed. They are also screening their utilities and dumpster from the right-of-way and adjacent development.
Comprehensive Transportation Plan (2019)	The proposed zoning map amendment is generally consistent with the Comprehensive Transportation Plan (see roads discussion under Master Plan Analysis above).
Historic Preservation Plan (2022)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Housing Affordability Plan (2022)	The Housing Affordability Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2007)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Resources Master Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.
<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>	

STAFF RECOMMENDATION

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

ATTACHMENTS

- Attachment A: Neighborhood Meeting Information
- Attachment B: Application
- Attachment C: Maps
- Attachment D: Plan Consistency Analysis
- Attachment E: TIA Executive Summary and NCDOT Review Report

EXHIBITS

- Exhibit 1: Proposed Conditional District Plan



To: Resident(s) and Property Owner(s)
From: TMTLA Associates
Date: November 30, 2023
Re: Notice of meeting to discuss Conditional District Rezoning application RZ-23-11 filed for 418 Jones Dairy Road, REID# 0010594.

TMTLA Associates has submitted a Conditional District Rezoning application RZ-23-11 for the above referenced property. The purpose of this meeting is to notify neighbors and provide an opportunity to discuss the Conditional District Rezoning request. The 418 Jones Dairy Road property is highlighted in red on the context map included with this mailing. The other parcels highlighted in yellow on the context map indicate the property owners we are required to notify about this proposal.

The property is currently split zoned (LI) Light Industrial / (RD) Rural Holding District. The developer is proposing (NB) Neighborhood Business Conditional District for the entire property. The proposed rezoning request is consistent with the adopted Community Plan, Neighborhood Commercial designation for this location. The rezoning would facilitate the ability to develop a future Neighborhood Commercial use at this location.

Meeting Date & Time: **Thursday, December 14, 2023, 6-7 pm**
Meeting Location: **The Cotton Company, 306 South White Street, Wake Forest, NC 27587**
Meeting will be held on the second floor

Please note that no public hearing dates are scheduled yet. The Town will provide notice when they are scheduled.

If you have any questions prior to or after this meeting, you may contact us at (919) 484-8880 or email me at Andy@tmtla.com. You may also contact the Town of Wake Forest Planning Department at 919-435-9510.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew S. Porter".

Andrew Porter, PLA
TMTLA Associates
P: (919) 484-8880
E: Andy@tmtla.com

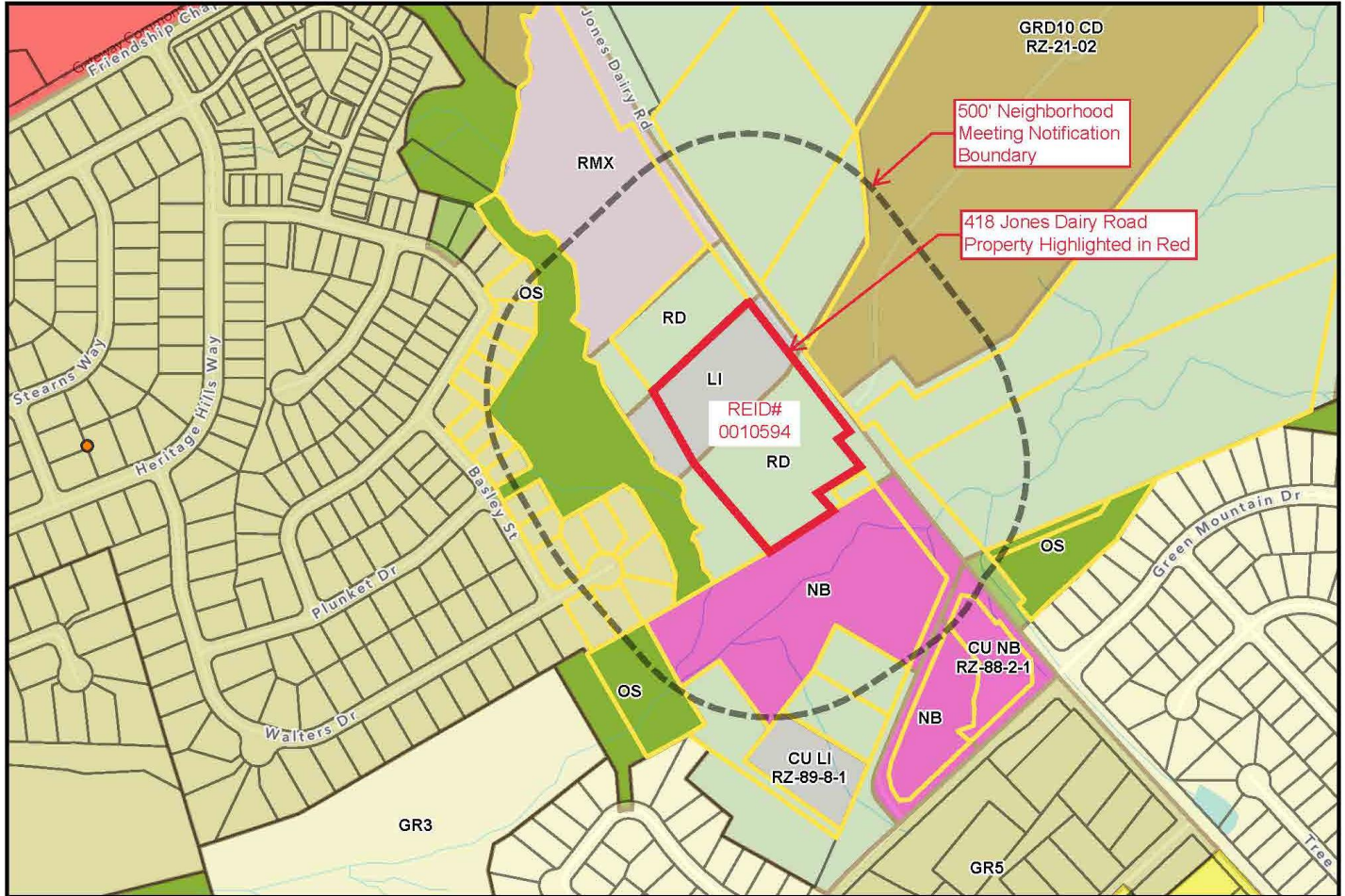
Cc: Town of Wake Forest Planning Department

TMTLA ASSOCIATES

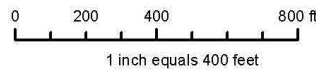
LANDSCAPE ARCHITECTURE & LAND PLANNING

Notification Area / Context Map

418 Jones Dairy Road Highlighted in Red.



500' Notification Boundary



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

Neighborhood Meeting Mailing List

Owner

CASH BROTHERS CORP OF WAKE FOREST

CURRENT RESIDENT

WILCOX, CHARLES T WILCOX, HEIDI S

BYRD, JUDY C

CURRENT RESIDENT

INFANTE, AUGUSTO B INFANTE, ELIZABETH A

CURRENT RESIDENT

MACKIE, GEORGE C JR

PACE, WILLIAM C II PACE, PATRICIA

CURRENT RESIDENT

JOYNER, HENRY EDWARD JOYNER, CAROL P

CURRENT RESIDENT

PINDER, FRANCES V

DUTTON, DAVID DUTTON, PATRICIA A

WAKE FOREST TOWN OF

CARPENTER, MATTHEW D CARPENTER, SANDRA F

KELLY, DANIEL KELLY, JOANN

SETTELEN, JOHN L SETTELEN, PATRICIA A

SCHWEINER, BARBARA A

SANDERS, DAVID BRIAN SANDERS, TRACY

CURRENT RESIDENT

BYRD, JUDY C

FOWLER, LILLIAN BURWELL HEIRS

CURRENT RESIDENT

WILLIAMS, JUDY H

WAKE FOREST TOWN OF

CURRENT RESIDENT

BYRD, JUDY C BYRD, VICKIE C

CURRENT RESIDENT

PACE, WILLIAM C II PACE, PATRICIA C

CURRENT RESIDENT

IMPOSIMATO, ANTHONY IMPOSIMATO, SUSAN

LOWE, CLIFFORD A CURTO-LOWE, JULIA A

KNODE, JON DAVID WESLE KNODE, DAWN KELLY

WAKE FOREST TOWN OF

CURRENT RESIDENT

AMJAD, ZAHRA SALEEM, AMJAD I

CURRENT RESIDENT

EACH, ROBERT

THE HAMLET AT QUAIL CROSSING LLC

CURRENT RESIDENT

DEMASI, MICHAEL

SCIORTINO, MICHAEL DAVID SCIORTINO, JILL COPPEL

MACKIE FAMILY LLC

DOLAN, NEIL PETER DOLAN, LAURA FRANCES CARUS

LAURENT, SUSAN

NC WAKE PROPERTIES INC

RUBIN, MICHAEL JONAH RUBIN, BECKY SUZZANNE

WILLIAMS, DAVID A SR

CURRENT RESIDENT

BYRD, JUDY C BYRD, WILLIAM C

CURRENT RESIDENT

LEHMAN, JAMES H LEHMAN, JANE D

JOYNER, HENRY EDWARD JOYNER, CAROL P

TMTLA ASSOCIATES

JONATHAN WILLIAMS

Mailing Address 1

1525 TRADESCANT CT

204 JONES DAIRY RD

709 WALTERS DR

905 QUAIL AVE

1008 CHALK RD

909 BOWLING GREEN DR

405 DIMOCK WAY

528 N MAIN ST

PO BOX 31

1012 CHALK RD

345 JONES DAIRY RD

375 JONES DAIRY RD

1417 BASLEY ST

1409 BASLEY ST

301 BROOKS ST

712 WALTERS DR

705 WALTERS DR

353 DIMOCK WAY

1405 BASLEY ST

704 WALTERS DR

1006 CHALK RD

905 QUAIL AVE

99 ROGERS AVE APT 3

468 JONES DAIRY RD

413 DIMOCK WAY

301 BROOKS ST

1501 BASLEY ST

905 QUAIL AVE

1004 CHALK RD

PO BOX 31

1040 CHALK RD

713 WALTERS DR

1505 BASLEY ST

708 WALTERS DR

PO BOX 352

1016 CHALK RD

12340 RICHMOND RUN DR

604 JONES DAIRY RD

409 DIMOCK WAY

1921 GALLOWS RD STE 700

1423 DEERFIELD CROSSING DR

349 DIMOCK WAY

701 WALTERS DR

528 N MAIN ST

401 DIMOCK WAY

1509 BASLEY ST

230 CAPCOM AVE STE 103

700 WALTERS DR

3201 BAYNAM POND DR

418 JONES DAIRY RD

905 QUAIL AVE

1005 CHALK RD

1413 BASLEY ST

345 JONES DAIRY RD

5011 Southpark Drive, Ste 200

881 Falcate Drive

Mailing Address 2

RALEIGH, NC 27613-7459

WAKE FOREST, NC 27587-6188

WAKE FOREST, NC 27587-6188

WAKE FOREST, NC 27587-7630

WAKE FOREST, NC 27587-7630

WESTBURY, NY 11590-6103

WAKE FOREST, NC 27587-7630

WAKE FOREST, NC 27587-2326

WAKE FOREST, NC 27588-0031

WAKE FOREST, NC 27587-7630

WAKE FOREST, NC 27587-5979

WAKE FOREST, NC 27587-5979

WAKE FOREST, NC 27587-6190

WAKE FOREST, NC 27587-6190

WAKE FOREST, NC 27587-2901

WAKE FOREST, NC 27587-6187

WAKE FOREST, NC 27587-6188

WAKE FOREST, NC 27587-4478

WAKE FOREST, NC 27587-6190

WAKE FOREST, NC 27587-6187

WAKE FOREST, NC 27587-7630

WAKE FOREST, NC 27587-7630

BROOKLYN, NY 11216-3979

WAKE FOREST, NC 27587-6187

WAKE FOREST, NC 27587-4495

WAKE FOREST, NC 27587-2901

WAKE FOREST, NC 27587-7630

WAKE FOREST, NC 27587-7630

WAKE FOREST, NC 27587-7630

WAKE FOREST, NC 27588-0031

WAKE FOREST, NC 27587-7630

WAKE FOREST, NC 27587-6188

WAKE FOREST, NC 27587-6192

WAKE FOREST, NC 27587-6187

WAKE FOREST, NC 27588-0352

WAKE FOREST, NC 27587-7630

RALEIGH, NC 27614-6412

WAKE FOREST, NC 27588-0352

WAKE FOREST, NC 27587-4495

VIENNA, VA 22182-3994

WAKE FOREST, NC 27587

WAKE FOREST, NC 27587-4478

WAKE FOREST, NC 27587-6188

WAKE FOREST, NC 27587-2326

WAKE FOREST, NC 27587-4495

WAKE FOREST, NC 27587-6192

WAKE FOREST, NC 27587-6510

WAKE FOREST, NC 27587-6187

WAKE FOREST, NC 27587-5473

WAKE FOREST, NC 27587-5473

WAKE FOREST, NC 27587-7630

WAKE FOREST, NC 27587-7630

WAKE FOREST, NC 27587-6190

WAKE FOREST, NC 27587-5979

DURHAM, NC 27713

WAKE FOREST, NC 27587

Project: 418 Jones Dairy Road

Date: December 14, 2023

Guest Sign-in Sheet

NAME	ADDRESS	PHONE	EMAIL
Scott Laurent	1509 Basely Street Wake Forest, NC	(303) 818-2505	slaurent5280@gmail.com
Cliff Lowe	1505 Basely St	919-757-5428	Calowe1@me.com
JANE Lehman	1413 Basely St W.F. NC	856-905-0725	LEHMAN.TimJANE@gmail.com
<u>Project Team</u>			
Andy Porter	5011 South Park DR, Ste 200, Durham NC	919-484-8880	Andy@TINTLA.com
Jonathan Williams	881 Falcate DR, Wake Forest	919-816-6395	jwilliams@focusdesignbuilders.com
Courtney Williams			
Albert McDonald	302 Jefferson St, Ste 250, Raleigh NC	919-888-9310	AlbertM@310air.com



418 Jones Dairy Road

December 14, 2023

Neighborhood Meeting #1 – Meeting Minutes

The following minutes have been prepared by TMTLA Associates –

- Meeting start time 6:00 pm.
- Good evening and thank you for joining our neighborhood meeting tonight to discuss the Conditional District Rezoning request for 418 Jones Dairy Road.
- My name is Andy Porter and I am with TMTLA Associates a landscape architecture and land planning firm. We have been hired by the property owner to assist with this rezoning request.
- Other members of the team here tonight are Albert McDonald, Architect with 310 Architecture & Interiors and Jonathan Williams, for the property owner and Focus Design Builders.
- If you have not already, please complete the sign-in sheet prior to leaving tonight. The sign-in sheet and meeting minutes for this meeting will be shared with Town of Wake Forest Planning.
- I will provide a brief overview of our request and the rezoning process, and then open the floor to questions. Please hold your questions until I am through with the overview and the team will be happy to answer any questions in an orderly fashion.
- The project site is located at 418 Jones Dairy Road and is approximately 5.5 acres in size.
- The purpose of this meeting is to notify neighbors and provide an opportunity to discuss the Conditional District Rezoning request.
- Attending neighbors asked questions about the property/project location and proximity to the existing homes on Basley Street.
- The property is currently split zoned, RD-Rural Holding District and LI-Light Industrial.
- The existing property use today is single-family residential.
- The project site is currently located outside of Town of Wake Forest Corporate Limits however within Town of Wake Forest ETJ & Planning jurisdiction. With the Conditional District Rezoning request, Annexation is also being requested to bring the property into Town of Wake Forest Corporate Limits.
- Our Conditional District Rezoning request is to rezone the property to NB-Neighborhood Business.
- The proposed rezoning request is consistent with the Town of Wake Forest Community Plan, Neighborhood Commercial designation for this location. The Community Plan was adopted by the Town, April 2022. The rezoning would facilitate the ability to develop a future Neighborhood Commercial use at this location.
- Attending neighbors asked questions about the zoning districts of adjacent properties.

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

- We are providing rezoning conditions for uses allowed on the cover sheet of our plans. Uses include Office/Service, Commercial/Entertainment, Civic, and Educational/Institutional uses as further defined by ToWF UDO.
- We are also committing to a minimum of 50% of the ground floor square footage to be provided as Commercial/Entertainment uses consistent with the adopted Community Plan.
- Our application also includes Architectural commitments to aid in providing interesting Architecture.
- Attending neighbors asked questions about the possible future use of the property once rezoned.
- The property owners vision for the project is to facilitate a medical office facility at this location to provide more opportunities for community health care. Commercial/Entertainment uses will also be included at a neighborhood scale.
- We submitted our initial application and plans to the Town in August and have since received the first round of review comments. We are currently working on revising the plans per staff comments. Prior to resubmitting for the second review the Town requires that we hold a neighborhood meeting to inform the neighbors about the project.
- Two new commercial buildings are proposed. Each building is 2-story and roughly 24,500 SF +/- (49,000 SF +/- total). The new buildings will be located at the front of the site near Jones Dairy Road.
- Parking will be provided in a terraced parking lot behind the new buildings.
- Attending neighbors noted their preference would be for the vehicular parking to be located in front of the buildings.
- Remy Kemp and Associates has prepared a TIA for the project and the following transportation-related improvements are being provided.
- The project proposes one new access point to Jones Dairy Road which will align with the Hamlet at Quail Crossing residential project entrance across the street.
- Jones Dairy Road will be widened per NCDOT future street section along the project frontage and include a new right and left turn lane at the site entrance.
- A new driveway stub to the northwest property line is planned internal to the site.
- Attending neighbors commented on the recent growth in traffic volume on Jones Dairy Road.
- Regarding stormwater management an underground Stormwater Control Measure is proposed within the new parking lot to meet Town of Wake Forest and State regulations for stormwater management.
- There are no wetlands or stream buffers located on-site however there is minimal 100-year floodplain located on-site. No fill is proposed in the floodplain area.
- Attending neighbors asked questions about stormwater runoff and if the project could potentially contribute to expansion of the adjacent floodplain area.
- Attending neighbors asked questions about the environmental sensitivity of the adjacent floodplain area.
- Landscape buffers, tree canopy coverage, and parking area plantings are being provided per ToWF UDO requirements.



TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

- Attending neighbors expressed concern for parking lot lighting especially when the leaves are off.
- As mentioned earlier we submitted our initial application and plans to the Town in August and have since received the first round of review comments. We are currently working on revising the plans per staff comments and preparing for a second submittal. We anticipate three plan review cycles as is typical.
- Once the Town of Wake Forest Technical Review Committee (TRC) has cleared all comments the application will be scheduled for consideration by the Planning Board. The Planning Board will hold a public comment session and then provide a recommendation to the Board of Commissioners.
- Final action on the Conditional District rezoning request will be per the Board of Commissioners vote on the application.
- We are not sure yet when the project will be scheduled for the Planning Board or Board of Commissioners. We are likely 6-months or more out from being schedule for Planning Board.
- Attending neighbors asked when the project could potentially be fully built out. Jonathan responded 3-4 years but could be sooner or later depending on how the market responds once rezoned.
- Thank you for joining our meeting tonight. If you think of any questions after this meeting please feel free to reach out to me by email. My email is included in the notification letter that you all received.
- Meeting end time approximately 7:05 pm.
- 7 attendees including the project team.



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

#1114015

Project Title: 418 Jones Dairy Road 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 that you have reviewed the associated submittal checklist for this permit and that 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: 08/08/2022

Staff Member Met With: Patrick Reidy

Pre-application Conference Project Number: 820846

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:

- 418 Jones Dairy Rd (1850155522)
- 418 Jones Dairy Rd (1850155522)

Tax PIN:

- 1850155522
- 1850155522

Acreage: 5.6

Name of Existing Development/Subdivision (if applicable--for reference only): N/A

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

- 418 Jones Dairy Rd: 5.61
- 418 Jones Dairy Rd: 5.61

Wake Forest (WF):

Base District: Zoning

- 418 Jones Dairy Rd: RD
- 418 Jones Dairy Rd: RD

In SH2-O Overlay:

In TND Overlay:

In HL-O Overlay:

In National Register of Historic Places:

Current Use: Land Use Development

- 418 Jones Dairy Rd: Residential
- 418 Jones Dairy Rd: Residential

Planning and Zoning: Jurisdiction

- 418 Jones Dairy Rd: WAKE FOREST
- 418 Jones Dairy Rd: WAKE FOREST

In SH1-O Overlay:

In Water Supply Watershed Protection Overlay:

In SF Overlay:

In MVCP-O Overlay:

In Flood Hazard Area: Floodplain Zones

- 418 Jones Dairy Rd: AE
- 418 Jones Dairy Rd: AE

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):

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

Andrew Porter
TMTLA Associates
5011 Southpark Drive, Suite 200
Durham, NC 27713
P:(919) 4848880
Andy@TMTLA.com

Project Contact - Property Owner

David Williams

3201 Baynam Pond Drive
Wake Forest, NC 27587
P:919453-0200
dwilliams@focusdesignbuilders.com

Project Contact - Developer

Jonathan Williams
Focus Design Builders, LLC
881 Falcate Drive
Wake Forest, NC 27587
P:919-453-0200
jonathan@focusdesignbuilders.com

Project Contact - Traffic Engineer

Danielle Troutman
Ramey Kemp Associates
5808 Faringdon Pl, #100
Raleigh, NC 27609
P:919 987 1296
dtoutman@rameykemp.com

Project Contact - Other

Albert McDonald
310 Architecture + Interiors
302 Jefferson Street, Suite 250
Raleigh, NC 27605
P:(919) 838-9310
AlbertM@310ai.com

Project Contact - Engineer

Kevin Varnell

P.O. Box 1108
Nashville, NC 27856
P:252-459-8196
kvarnell@stocksengineering.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?: Yes

Project Number: 989,099

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.

 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.

Project Type:

Proposed Conditional Zoning District: NB-CD, Neighborhood Business

Proposed Land Use:

Proposed Number of Lots: 1

1. ALLOWED USES SHALL INCLUDE:

OFFICE/SERVICE

ATM (NO DRIVE-THRU), BANK, CREDIT UNION, FINANCIAL SERVICES (NO DRIVE-THRU), BUSINESS SUPPORT SERVICES, DRY CLEANING & LAUNDRY SERVICES, MEDICAL CLINIC, PERSONAL SERVICES, PROFESSIONAL SERVICES

COMMERCIAL/ENTERTAINMENT

ALCOHOLIC BEVERAGE SALES STORE, AMUSEMENT (INDOOR), BAR/TAVERN, GENERAL COMMERCIAL, OUTDOOR SEATING (AS AN ACCESSORY USE), RESTAURANT

CIVIC

CIVIC MEETING FACILITY, COMMUNITY OR CULTURAL FACILITY, RECREATION FACILITY (INDOOR), PUBLIC SAFETY STATION

EDUCATIONAL/INSTITUTIONAL

STUDIO - ART, DANCE, MARTIAL ARTS, MUSIC

Number of Buildings: 2

Number of Townhome Lots: 0

Total Number of Dwelling Units:

Square Footage of All Buildings (non-residential): 49004

Number of Single-Family Lots: 0

Number of Multi-Family Units: 0

Number of Stories: 2

Plan Information - Conditional Rezoning

Description of Request:

Conditional District Rezoning to NB-Neighborhood Business (Conditional District).

Initial Proposed Conditions Offered by Applicant:

1. ALLOWED USES SHALL INCLUDE:

OFFICE/SERVICE

ATM (NO DRIVE-THRU), BANK, CREDIT UNION, FINANCIAL SERVICES (NO DRIVE-THRU), BUSINESS SUPPORT SERVICES, DRY CLEANING & LAUNDRY SERVICES, MEDICAL CLINIC, PERSONAL SERVICES, PROFESSIONAL SERVICES

COMMERCIAL/ENTERTAINMENT

ALCOHOLIC BEVERAGE SALES STORE, AMUSEMENT (INDOOR), BAR/TAVERN, GENERAL COMMERCIAL, OUTDOOR SEATING (AS AN ACCESSORY USE), RESTAURANT

CIVIC

CIVIC MEETING FACILITY, COMMUNITY OR CULTURAL FACILITY, RECREATION FACILITY (INDOOR), PUBLIC SAFETY STATION

EDUCATIONAL/INSTITUTIONAL

STUDIO - ART, DANCE, MARTIAL ARTS, MUSIC

2. A MINIMUM OF 50% OF THE GROUND FLOOR SQUARE FOOTAGE SHALL BE PROVIDED AS COMMERCIAL/ENTERTAINMENT USES.

3. DEVELOPER TO PROVIDE A LOCATION NEAR THE BUILDING ENTRY OR COURTYARD FOR PUBLIC ART INSTALLATION.

Please see additional proposed conditions on Architectural plan sheets.

Justification of Consistency with Comprehensive Plan:

Request is consistent with the Neighborhood Commercial designation within the Community Plan.



418 Jones Dairy Road
Conditional District Rezoning Conditions (RZ-23-11)
Date: 7/23/2024

Rezoning Conditions

1. SITE MASTER PLAN (SP-23-19) IS A CONDITION OF THE REZONING REQUEST. AMENDMENTS OF THE MASTER PLAN SHALL REQUIRE A REZONING AMENDMENT UNLESS THE ADMINISTRATOR FINDS THE MODIFICATION TO BE MINOR AND IN KEEPING WITH THE SPIRIT AND INTENT OF THE APPROVED SITE MASTER PLAN.
2. ALLOWED USES SHALL INCLUDE:
OFFICE/SERVICE
ATM (NO DRIVE-THRU), BANK, CREDIT UNION, FINANCIAL SERVICES (NO DRIVE-THRU), BUSINESS SUPPORT SERVICES, DRY CLEANING & LAUNDRY SERVICES, MEDICAL CLINIC, PERSONAL SERVICES, PROFESSIONAL SERVICES

COMMERCIAL/ENTERTAINMENT
ALCOHOLIC BEVERAGE SALES STORE, AMUSEMENT (INDOOR), BAR/TAVERN, GENERAL COMMERCIAL, OUTDOOR SEATING (AS AN ACCESSORY USE), RESTAURANT

CIVIC
CIVIC MEETING FACILITY, COMMUNITY OR CULTURAL FACILITY, RECREATION FACILITY (INDOOR), PUBLIC SAFETY STATION

EDUCATIONAL/INSTITUTIONAL
STUDIO - ART, DANCE, MARTIAL ARTS, MUSIC
3. A MINIMUM OF 50% OF THE GROUND FLOOR SQUARE FOOTAGE SHALL BE PROVIDED AS COMMERCIAL/ENTERTAINMENT USES.
4. REGARDLESS OF FUTURE TENANT MIX, THE MAXIMUM PARKING REQUIRED IS 209 PARKING SPACES.
5. DEVELOPER SHALL PURCHASE AND INSTALL A MINIMUM OF (1) ONE PUBLIC ART FEATURE OF A TYPE AND DESIGN TO ENHANCE THE PROPOSED COURTYARD PATIO IN CONSULTATION WITH THE TOWN'S PUBLIC ART COMMISSION. A NORTH CAROLINA ARTIST SHALL BE SELECTED EARLY IN THE CONSTRUCTION DRAWING PROCESS SO THE ART LOCATION CAN BE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. THE PUBLIC ART MAY BE ONE OR MORE OF THE FOLLOWING TYPES: SCULPTURE, ARTISTIC FURNITURE, LANDSCAPE PLANTERS, ARTISTIC LIGHTING, OR ARTISTIC PAVEMENTS FOR A MINIMUM COMMITMENT OF \$10,000 AND NOT TO EXCEED \$50,000. THE PUBLIC ART SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF CO.
6. DEVELOPER WILL CONTINUE TO ENTERTAIN THE OPTION OF A DEVELOPMENT AGREEMENT WITH THE TOWN FOR REIMBURSEMENT TO EXTEND IMPROVEMENTS ON THE WEST SIDE OF JONES DAIRY ROAD TO THE BRIDGE.

7. SITE LIGHTING WITHIN THE REAR PARKING LOT SHALL BE LIMITED TO A MAXIMUM OF 4 FOOTCANDLES.
8. NEW ELECTRICAL SERVICES TO PROPOSED BUILDINGS WILL BE BELOW GROUND.

TRANSPORTATION IMPROVEMENTS BY 418 JONES DAIRY ROAD DEVELOPER:

9. ASSOCIATED ROAD IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE PER THE APPROVED TIA AND UDO.
10. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE PROPOSED SITE DRIVEWAY CONNECTION TO JONES DAIRY ROAD SHALL BE CONSTRUCTED WITH ONE (1) INGRESS LANE AND TWO (2) EGRESS LANES. BOTH EGRESS LANES SHALL BE PROVIDED WITH STOP-CONTROL.
11. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, CONSTRUCT AN EXCLUSIVE NORTHBOUND LEFT-TURN LANE WITH APPROPRIATE STORAGE, DECELERATION, AND TAPER LENGTH ON JONES DAIRY ROAD AT THE LOCATION OF THE PROPOSED SITE DRIVEWAY.
12. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE WITH APPROPRIATE STORAGE, DECELERATION, AND TAPER LENGTH ON JONES DAIRY ROAD AT THE LOCATION OF THE PROPOSED SITE DRIVEWAY.
13. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, COORDINATE WITH NCDOT ON SIGNAL TIMING ADJUSTMENTS AT THE JONES DAIRY ROAD / TRADITIONS GRANDE BOULEVARD AND NC 98 / WAIT AVENUE INTERSECTION TO PROVIDE OVERALL LOS D OPERATIONS DURING THE WEEKDAY AM AND PM PEAK HOURS.
14. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY DEVELOPER SHALL PAY AN IN-LIEU FEE FOR FUTURE JONES DAIRY ROAD CONCRETE MEDIAN BASED ON AN ENGINEERS COST ESTIMATE.
15. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, DEVELOPER SHALL PAY A FEE IN LIEU PAYMENT OF 25% OF THE DESIGN AND CONSTRUCTION COST FOR A TRAFFIC SIGNAL TO BE INSTALLED BY OTHERS AT THE SITE DRIVEWAY ON JONES DAIRY ROAD. THE FEE IN LIEU AMOUNT SHALL BE CALCULATED BY DEVELOPER AND SUBJECT TO TOWN APPROVAL. THE FEE IN LIEU ESTIMATE SHOULD ACCOUNT FOR METAL MAST ARMS, NOT WOOD POLES. THE FEE IN LIEU PAYMENT MAY BE USED FOR OTHER INTERSECTION IMPROVEMENTS IN THE VICINITY BESIDES ONLY A TRAFFIC SIGNAL.

Architectural Rezoning Conditions

5.6.1 – Applicability

A. The architecture represented in this submittal establish the design intent of the **418 Jones Dairy Road - Medical Office Development**. There shall be no deviations from the submitted architectural expression (materiality, glazing, massing, articulation, etc.) beyond the allowed exceptions described below. If the design cannot meet these conditions, the development must follow strict adherence to the Unified Development Ordinance published by the Town of Wake Forest as enforced at the date of the new architectural review submittal.

5.6.2 – Façade Materials

A. Allowable facade materials:

- a.** The building façade, as measured from the finished elevation of the first floor to the roof deck will have no less than a 50% masonry or premium non-masonry natural finish material(s) (e.g. natural copper, zinc, phenolic wood, precast concrete. etc.) on each building elevation (excluding glazing), which exceeds UDO Section 5.6.2.A.
- b.** Lap siding (i.e., cementitious fiber board), exposed heavy timber, stucco, EIFS and site cast concrete are not permitted building façade materials on any elevation. This is more selective than façade materials allowed in UDO Section 5.6.2.A.

B. Location and Balance of Wall Materials:

- a.** Premium non-masonry material(s) (e.g. natural copper, zinc, phenolic wood, stone, precast concrete etc.) may be used within four feet from finished grade. This is an amendment to UDO Section 5.6.2.B.

5.6.3 – Ground Level Detailing

A. Minimize Blank Walls:

- a.** Materiality (ex. masonry and zinc wall panels) can be used as patterned material to minimize blank walls.

E. Glazing to be Dispersed

- a.** The building façade as measured from the finished elevation of the first floor to the roof deck, will have a minimum 50% glazing on all building elevations, including a minimum of 50% on the ground floor.
 - i.** Spandrel glass may be utilized to meet up to 30% of the glazing requirements at ground level retail spaces and shall not vary in size or rhythm of adjacent glazing.

5.6.4 – Utilities & Screening

B. Wall Mounted Equipment:

- a.** No wall-mounted building utility service equipment (e.g. electrical house panel boxes) shall be placed on the public street right-of-way side of the building or the primary building entrance elevations unless (a) it is located below the lowest grade of the primary facing street or (b) it is screened from view to the maximum extent practicable by a wall enclosure with material(s) similar or complimentary to the primary building façade material if located above the lowest grade of the primary street. This is an amendment to UDO Section 5.6.4.B.

C. Parapets:

- a.** Parapets shall be a minimum of 42” in height as measured from the highest point of the finished roof.

5.6.5 - Façade Articulation

A. Expression of Entries:

a. Where appropriate, each entryway shall have 1 or more clearly defined, highly visible customer entrance(s) facing the street or the primary parking field. Where the principal building entrance is not street facing, access through an outdoor amenity space/courtyard from the street and/or parking field to the principal building entrance may be considered a second principal entrance. The building elevations defining the edges of the outdoor amenity space shall each feature 2 or more of the following: recess, canopy, arcade, wingwall, planter, seating, public art. Outdoor amenity spaces shall incorporate landscaped areas in conjunction with walkable surface comprised of stamped and or colored concrete, walkable pavers. Asphalt is not an acceptable material for outdoor amenity spaces. All ground floor retail entries shall be delineated by an awning or recess, or a combination of awning and recess with a minimum overhead coverage of 8'-0".

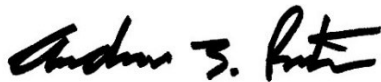
B. Articulation:

a. In lieu of the requirements in UDO 5.6.5.C, Articulation

- i. Primary building entries and ground floor retail entries shall be denoted with a recess, or canopy; or combination of a recess and a canopy with a minimum total coverage of 8'-0"
- ii. A change in plane or recess will occur along all elevations where there is a change in façade material such that dissimilar materials meet at an inside corner.
- iii. At least 2 changes in vertical profile and/or roofline are required along any public street facing building elevation using an architectural element integral to the building materiality and design which may include a roof top screen (complying with 5.6.4) and/or a stair tower. For buildings 2 stories or under, a raised secondary parapet that is at least 1'-6" taller than the primary parapet may constitute a roof line change. Provided that, the secondary parapet is located no more than 30'-0" or 1/3 of the depth of the building (whichever is less) as measured perpendicular from the finished face of the primary elevation from the primary parapet.

Conditional District Rezoning Conditions Assembled by:

TMTLA Associates



Andrew J. Porter, PLA



Agent Authorization Form

The Wake Forest Unified Development Ordinance (UDO) states that applications for development approvals may only be made by the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner (see [Sec. 15.2.5.C](#)). This agent authorization form must be signed by the landowner and included with any application not submitted by the landowner or lessee as specified above. If more than one landowner is involved, a separate agent authorization form must be submitted by each landowner.

Address(es) and Tax PIN(s) for
which authorization is granted: 418 Jones Dairy Road / PIN# 1850155522

Landowner's name*: David A. Williams Sr.

Application(s) for which
authorization is granted (e.g.,
Rezoning, Special Use Permit): Conditional District Rezoning

Person authorized to submit
application(s) as landowner's
agent (must be the same
person listed as the applicant
on the application form): TMTLA Associates - Andy Porter, PLA

Landowner's Signature: _____

DocuSigned by:

AE2AC7988C144E1...

2/2/2024

Date: _____

*Please provide below the name, address, and other information
of the person signing this form.*

Name: David A. Williams Sr.

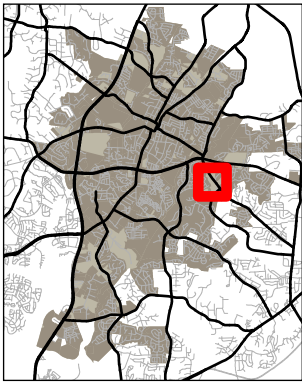
Address: 3201 Baynam Pond Dr., Wake Forest NC 27587

Telephone number: 919-816-6395

Email address: jwilliams@focusdesignbuilders.com

If signing for a corporation or other entity, please
specify title and/or relationship to the corporation
or other entity (e.g., Member, Executive Officer): N/A

**Owner of record as shown on the latest equalized assessment rolls of Wake County, or, if ownership has recently been transferred, the grantee shown on the recorded deed (a copy of the deed must accompany this form).*



TOWN of
WAKE FOREST

RZ-23-11

418 Jones Dairy Rd Conditional District Rezoning Wake County PIN: 1850155522

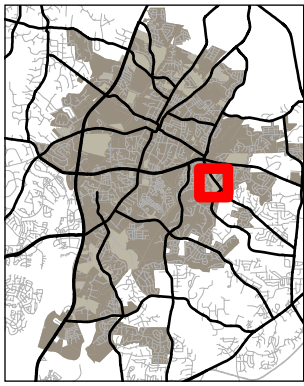
7/17/2024



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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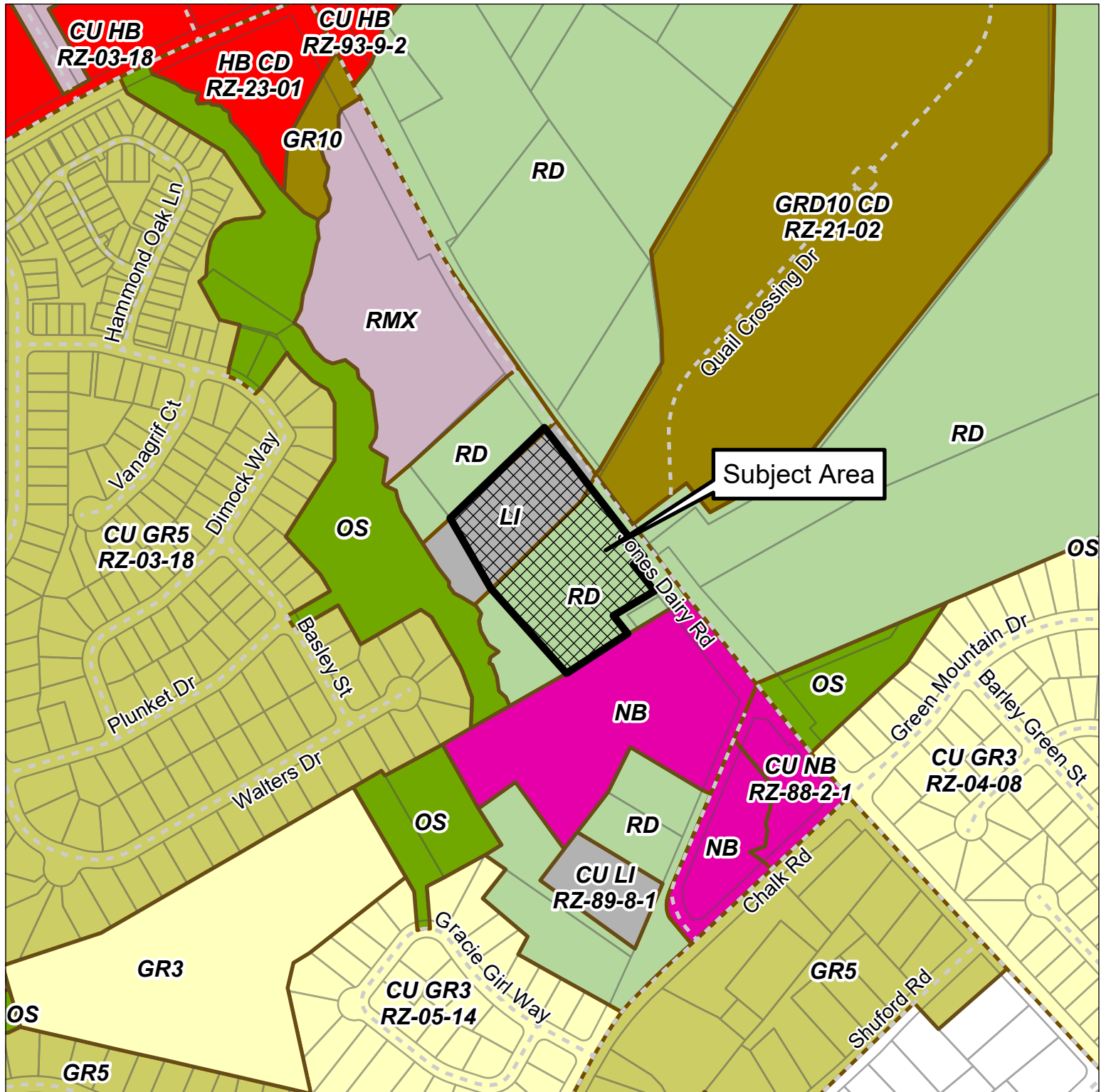


TOWN of
WAKE FOREST

RZ-23-11

418 Jones Dairy Rd Conditional District Rezoning Wake County PIN: 1850155522

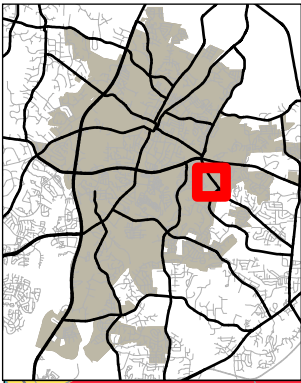
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Land Use Plan

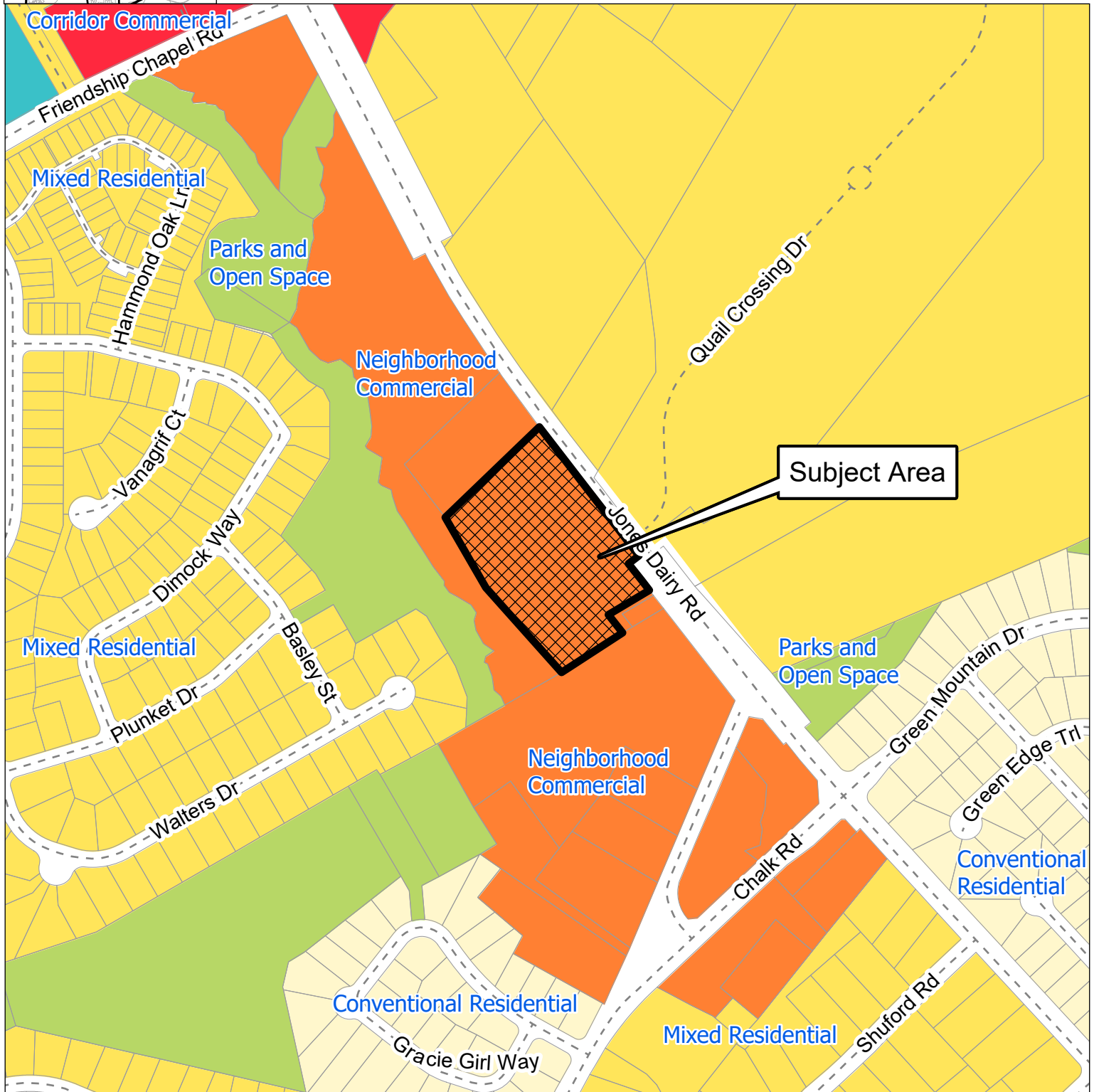


TOWN of
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RZ-23-11

418 Jones Dairy Rd Conditional District Rezoning
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Community Plan Consistency Grid: RZ 23-11				
POLICIES FOR AFFORDABLE HOUSING		YES	NO	NA
AH-1	Implement Affordable Housing Plan			
POLICIES FOR RESIDENTIAL CHARACTER		YES	NO	NA
RC-1	Encourage single-family attached and multifamily development to incorporate varied building frontages and rooflines, front porches, front yards, and balconies to provide visual interest and complement the scale and character of surrounding single-family neighborhoods			
RC-2	Setbacks of infill development should match the existing context as much as possible as uniform setbacks can help foster a pedestrian-friendly environment			
RC-3	Promote higher density infill and redevelopment within older established neighborhoods to provide greater housing choices while matching the scale and character of existing properties			
RC-4	Promote higher density housing along key corridors and surrounding activity centers. This includes near areas designated in the Land Use Plan as Commercial Corridor; Neighborhood Commercial; Light Industrial; and Office, Civic, and Institutional			
RC-5	For larger scale planned subdivisions that provide a mix of housing types, work with private developers to locate lower density housing near existing single-family detached neighborhoods to create appropriate transitions and preserve the character of established neighborhoods			
RC-6	Consider requiring a minimum percentage of housing types in new neighborhood developments to increase housing diversity and affordability (e.g. at least 20% duplexes/townhomes)			
RC-7	Review and update the UDO to align with residential character recommendations within this Community Plan			
POLICIES FOR SENIOR HOUSING		YES	NO	NA
SH-1	Promote senior housing within a quarter mile of transit stops, Downtown, shopping areas, parks, and recreational facilities			
SH-2	Encourage smaller lot, single-story housing types for seniors that are ADA accessible			
SH-3	Encourage age-targeted cooperative housing types for community-oriented senior living, such as co-housing and cottage home courts			
SH-4	Promote the development of continuing care retirement communities (CCRC), or life plan communities, which offer distinct types of housing and care levels based on a senior's needs			
SH-5	Encourage developers of age-targeted housing to include amenities attractive to seniors, such as front porches, back patios, walking paths, and outdoor sports facilities, and activated gathering spaces			

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

Community Plan Consistency Grid: RZ 23-11				
SB-5	Allow for flexibly in setbacks in Downtown where existing conditions prevent a consistent streetwall, while maintaining a close interface with the street (e.g., utility, landscaping, and/or topography challenges)			
POLICIES FOR PARKING LOTS		YES	NO	NA
PL-1	For existing front-loaded surface parking lots, encourage property owners to improve their character with perimeter and interior landscaping, and/or decorative walls and fencing			
PL-2	Require off-street parking to be located to the side or rear of the primary building			
PL-3	Encourage shared parking agreements where neighboring uses with different peak parking demand times can use the same parking lot, reducing the need for additional parking lots			
PL-4	Reevaluate minimum parking standards and consider implementing maximum parking standards to reduce excessive requirements			
PL-5	Monitor parking supply and strategically encourage structured or underground parking in higher density areas if needed, such as in Downtown, TOD, and activity center areas, to reduce the amount of land dedicated to surface parking			
PL-6	Consider offering incentives for structured parking, such as density bonuses, allowable lot coverage increases, and height limit increases.			
PL-7	Encourage the integration of structured parking into multifamily buildings to minimize surface parking lots			
PL-8	Encourage North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Nitrogen and Phosphorus (SNAP) nutrient-reducing practices, such as permeable surfaces, that allow water infiltration in parking lots to improve stormwater drainage and water quality			
PL-9	Encourage the provision of pedestrian walkways in parking lots to enhance connectivity and safety to businesses			
POLICIES FOR SCREENING & BUFFERING		YES	NO	NA
SB-1	Ensure sufficient screening and buffering of industrial and commercial uses next to residential uses to minimize potential adverse impacts, such as in the Unicon Drive area			
SB-2	Encourage new development to preserve existing wooded areas along the perimeter of sites to provide natural buffering			
SB-3	Encourage screening of utility, loading, outdoor storage, and trash disposal areas that are visible from the right-of-way and adjacent development			
SB-4	Promote the use of setbacks for walls and fences that allow for plantings between the property line and the right-of-way and adjacent development			

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

Community Plan Consistency Grid: RZ 23-11				
POLICIES FOR PUBLIC TRANSIT		YES	NO	NA
PT-1	Continue to work with transit partners to consider more frequent service and route network expansions to key locations to improve rider experience and attract more usage of mass transit			
PT-2	Coordinate with property owners, private developers, and transit partners to set aside land for transit stops at appropriate locations. The Town should obtain a transit easement for these locations and construct and maintain quality bus shelter infrastructure			
PT-3	Work with GoRaleigh and GoTriangle to construct smart bus shelters, or sustainable shelters that incorporate elements like interactive screens with live timetables, smart lighting, solar panels, and bike lock stations			
PT-4	Explore incorporating public art into bus shelters			
PT-5	Continue to evaluate and coordinate Park and Ride locations with transit partners			
PT-6	Explore best long term transit options such as fixed or microtransit			
POLICIES FOR CAPITAL BOULEVARD		YES	NO	NA
CB-1	Continue to work closely with NCDOT to implement the project and promote commercial growth in accordance with the Land Use Plan			
CB-2	Continue advocating for improvements along the corridor to assist in improving the quality of life for Wake Forest residents, businesses, and property owners			
POLICIES FOR STREET CONNECTIVITY		YES	NO	NA
SC-1	Promote short blocks of less than 600 linear feet between intersections of local roads to improve walkability			
SC-2	Avoid dead-ends, cul-de-sacs, and T-intersections in places where four-way intersections can be aligned			
SC-3	Study the appropriateness of traffic circles at four-way intersections to ease congestion and improve safety			
POLICIES FOR SIDEWALKS & MULTI-USE PATHS		YES	NO	NA
SP-1	Update the CTP to include an inventory of sidewalks in addition to multi-use paths and establish project priorities, private-public funding, and time frames for closing gaps in the network			
SP-2	Update the CTP to identify priority areas for high visibility crosswalks, bulb outs, refuge islands, rectangular rapid flashing beacons, and other pedestrian improvements			
SP-3	Work with Public Works to identify crosswalk ramps that are not ADA compliant and prioritize upgrades			
SP-4	In coordination with roadway improvements, upgrade aging sidewalks or install new sidewalks if none exist			
SP-5	Promote sidewalk, multi-use path, or trail connectivity between residential subdivisions and nonresidential development to improve pedestrian and bicycle connectivity			
SP-6	Continue to ensure all new residential development provides sidewalks on both sides of the street			
SP-7	Encourage multi-use paths to be provided along the main road in developments			

Community Plan Consistency Grid: RZ 23-11				
SP-8	Ensure multifamily and commercial developments include strong pedestrian networks within and between their sites			

Community Plan Consistency Grid: RZ 23-11				
POLICIES FOR BIKEWAYS, GREENWAYS & TRAILS		YES	NO	NA
BGT-1	Identify trail head locations as the greenway and trail network continues to expand			
BGT-2	Explore opportunities along greenways to add amenities (i.e. water fountains, seating /rest areas, pocket parks, public art, and fix it stations) and programming with the Parks, Recreation, and Cultural Resources Department or other organizations like StoryWalks			
BGT-3	Encourage development along greenways to incorporate greenway access into the site, particularly for uses attractive to trail users (i.e. restaurant, cafes, and bars)			
POLICIES FOR LOCAL FOOD SYSTEMS		YES	NO	NA
LFS-1	Continue to support the Northern Community Food Security Team and together explore other locations for community food hubs within the Town			
LFS-2	Partner with local food cooperatives and regional food networks, such as the Capital Area Food Network, to address food insecurity in the community			
LFS-3	Encourage regenerative practices, such as use of organic fertilizers, crop rotation, and crop variation for healthy soil			
LFS-4	Conduct a meal gap survey to better assess the immediate and long term needs in the community			
LFS-5	Evaluate the economic impact of local food systems in the community to encourage localized marketplaces for food producers			
LFS-6	Explore updates to the UDO that would promote urban agriculture and repurposing of vacant or underutilized lots for such uses			
POLICIES FOR CONSERVATION DESIGN		YES	NO	NA
CD-1	Encourage conservation design in the UDO's subdivision development regulations, particularly for areas within watershed protection areas			
CD-2	Explore incentives for promoting conservation design, such as density bonuses to allow for comparable number of housing units but greater preserved green space within the site			
CD-3	Encourage developers to enhance preserved green spaces as accessible amenities for residents, such as trails and outdoor seating			
POLICIES FOR GREEN SPACE PRESERVATION		YES	NO	NA
GSP-1	Prioritize higher density redevelopment and infill development within already developed areas to avoid premature development in long term growth areas and reduce greenfield development			
GSP-2	Work with private developers to preserve significant natural assets within sites, such as streams, steep slopes, unique geological formations, wetlands, and mature stands of trees, which can be incorporated as development amenities			
GSP-3	Continue to identify and strategically acquire environmentally sensitive land to preserve as dedicated conservation areas and publicly accessible open space			
GSP-4	Explore incentives to promote conservation design in future development, such as density bonuses, to promote clusters of taller structures that preserve natural areas of the site			
GSP-5	Explore strategies to further promote green space preservation within the updated UDO, such as increasing set aside requirements, and evaluate what is credited as open space			
GSP-6	Explore strategies to further protect wildlife and environmentally sensitive areas in the UDO			

Community Plan Consistency Grid: RZ 23-11				
POLICIES FOR TREE CANOPY		YES	NO	NA
TC-1	Continue to support the Town in administering the Urban Forestry Program and planting, preserving, and maintaining trees on public properties and rights-of-way			
TC-2	Explore updates to the UDO that could further promote tree preservation and replacement in new developments			
TC-3	Review existing incentives and consider additional incentives for private developers to promote tree preservation above what is required by the UDO			
TC-4	Explore ways to increase the number of trees required in parking lots during the update to the UDO, such as requiring an island every 20 parking spaces or decreasing the minimum distance a parking space can be from a tree			
TC-5	Ensure public and private tree plantings and xeriscaping are made up of native plant species that are adapted to local environmental conditions and require less irrigation			
TC-6	Coordinate efforts to influence State regulations related to the expansion of tree preservation standards			
POLICIES FOR SUSTAINABLE DEVELOPMENT		YES	NO	NA
SD-1	Encourage private developers to incorporate green building, LID, and green infrastructure practices in future developments			
SD-2	Incorporate green infrastructure into public streetscapes, prioritizing pedestrian-oriented areas like Downtown, TOD, and Neighborhood Commercial areas			
SD-3	Continue to incorporate sustainable design best practices into Town-owned infrastructure and community facilities, striving to incorporate LEED practices into future facilities			
SD-4	Use the Environmental Protection Agency's (EPA) "Revising Local Codes to Facilitate Low Impact Development" guide to help identify regulations within the UDO that discourage LID practices			
SD-5	Evaluate potential rainwater collection programs and composting programs			
SD-6	Explore an incentive program to encourage development to provide stormwater when lots are exempt from stormwater requirements			
SD-7	Update the Manual of Specifications, Standards and Design to reference green infrastructure design			
SD-8	Explore decommissioned rights-of-way as potential stormwater routes			
SD-9	Support the use of attractive, safe, and sustainable street furniture and infrastructure, such as solar streetlights, and LED traffic lights			
SD-10	Expand the electric vehicle (EV) charging network by requiring the installation of charging stations, or the infrastructure needed to accommodate future charging stations, in all new parking lots, especially parking lots of multifamily and large scale developments, and increasing supply of public charging stations			
SD-11	Promote adaptive reuse over redevelopment for structures that are structurally sound, feature desirable built form, and/or are historically significant. This includes creating an online inventory of buildings available for adaptive reuse			
SD-12	Investigate developing a solar energy ordinance and enrolling in the SolSmart program, a national designation program funded by the US Department of Energy charged with making solar power faster, easier, and more affordable			
SD-13	Explore ways to incentivize renewable energy and passive solar design in the Town's development standards. SolSmart's Solar Energy Toolkit can be used as resource for better promoting solar panels within the code			

Community Plan Consistency Grid: RZ 23-11				
SD-14	Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation			
POLICIES FOR TOURISM		YES	NO	NA
T-1	Grow the Town's art community and reputation as a regional arts destination with a Downtown focus			
T-2	Explore the potential of constructing a recreational destination facility with a regional draw			
T-3	Develop annual Tourism Economic Impact Reports to help quantify progress made in Wake Forest's tourism sector and identify trends, issues, and opportunities that can help Town staff prioritize future investments			
T-4	Support the Wake Forest Area Chamber to create and market a local visitor's center as a public resource hub for the Town's attractions, events, and businesses for visitors			
T-5	Leverage Wake County's Room Occupancy Tax to build, finance, and create new establishments or run events related to tourism, allowing the Town to capitalize on its success in drawing hotel occupants			
T-6	Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations			
T-7	Continue to support Wake Forest Downtown Inc. (a Main Street America accredited program) in meeting the National Accreditation Standards of Performance as outlined by the National Main Street Center			
T-8	Continue to participate in the NC Main to Main Trail program, a network that connects the State's Main Street America communities, and leverage this designation in the Town's marketing strategy			
T-9	Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs			
T-10	Explore the creation of a social district, where customers can carry and consume food and drinks purchased from businesses outside in a designated zone			
POLICIES FOR GATEWAYS		YES	NO	NA
GW-1	Create a Gateway Plan to identify and prioritize sites for gateway features and establish design standards. Ensure the Plan works in synergy with the Town's Wayfinding Plan.			
GW-2	Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.			
POLICIES FOR DOWNTOWN WAKE FOREST		YES	NO	NA
DWF-1	Evaluate existing zoning regulations around density in appropriate locations to balance Downtown's development potential with preserving its historic character			
DWF-2	Identify strategies to fill vacant buildings Downtown that promote an entrepreneurial and small-business culture			
DWF-3	Identify strategies to attract families and younger populations to Downtown with inviting public spaces, entertainment, and destinations for all ages			
DWF-4	Provide guidelines for how buildings should be orientated to support pedestrian-friendly environments			
DWF-5	Reassess parking demand and supply with consideration for a new parking garage(s) to minimize surface parking lots			

Community Plan Consistency Grid: RZ 23-11				
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			



Jones Dairy Medical Office
Traffic Impact Analysis
Wake Forest, North Carolina

TRAFFIC IMPACT ANALYSIS

FOR

JONES DAIRY MEDICAL OFFICE

LOCATED

IN

WAKE FOREST, NC

Prepared For:
11 Investments, LLC
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Wake Forest, NC 27587

Prepared By:
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MARCH 2023



3/31/23

A handwritten signature in black ink, appearing to read "Ramey G. Stephenson", written over the professional seal.

RKA Project No. 22220

Prepared By: MM

Reviewed By: RS

TRAFFIC IMPACT ANALYSIS
JONES DAIRY ROAD MEDICAL OFFICE
WAKE FOREST, NORTH CAROLINA
EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Jones Dairy Road Medical Office development in accordance with the Town of Wake Forest (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The development is proposed be located 418 Jones Dairy Road in Wake Forest, North Carolina. The proposed development is anticipated to be completed in 2025 and is expected to consist of 37,800 square feet (sf) of medical office uses and 12,600 sf of retail and restaurant uses. This study assumes the 12,600 sf is developed with restaurant uses, since that produces the most conservative estimate of the site's total trip generation potential. Access to the development is proposed to be provided via one (1) full-movement driveway connection to Jones Dairy Road.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2023 Existing Traffic Conditions
- 2025 No-Build Traffic Conditions
- 2025 Build Traffic Conditions

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

- a) Jones Dairy Road / Traditions Grande Boulevard and NC 98 / Wait Avenue (Signalized)
- b) Jones Dairy Road and Friendship Chapel Road (Unsignalized)
- c) Jones Dairy Road and Chalk Road / Green Mountain Drive (Signalized)

Existing peak hour traffic volumes were determined based on traffic counts conducted at intersections a) and c) in October 2022 and counts conducted at intersection b) in February 2023 during typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods, while schools were in session. Counts at intersections a) and c) were grown to 2023 using a 3.5%

annual growth rate. Traffic volumes were balanced between study intersections, where appropriate.

3. Site Trip Generation

The proposed development is assumed to consist of 37,800 sf of medical office and 12,600 sf of high-turnover sit-down restaurant space. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the *ITE Trip Generation Manual*, 11th Edition. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)			Weekday PM Peak Hour Trips (vph)		
			Enter	Exit	Total	Enter	Exit	Total
Medical Office (720)	37.8 KSF	1,362	93	24	117	45	104	149
High-Turnover Sit-Down (932)	12.6 KSF	1,352	98	74	172	105	101	206
Total Trips		2,714	191	98	289	150	205	355
<i>Internal Capture (19% AM, 3% PM) *</i>			-28	-28	-56	-4	-4	-8
Total External Trips			163	70	233	146	201	347
<i>Pass-By Trips: High-Turnover Sit-Down (43% PM)</i>			--	--	--	-43	-43	-86
Total Primary Trips			163	70	233	103	158	261

*Utilizing methodology contained in the NCHRP Report 684.

4. Future Traffic Conditions

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 3.5% would be used to generate 2025 projected weekday AM and PM peak hour traffic volumes. The following adjacent developments were identified to be considered under future conditions:

- Radford Glen
- Quail Crossing
- Holding Village
- Dameron Property Residential Development

- Food Lion Development
- Legacy Wake Forest
- Lot 1 and Lot 10 in Gateway Commons
- Autobell

Due to the low trip generation potential of the Autobell and the two lots within Gateway Commons, it was agreed during the scoping process that trips for those developments would be accounted for in the applied 3.5% annual background growth.

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2023 existing, 2025 no-build, and 2025 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified and are recommended to accommodate future traffic conditions. The improvements are summarized below and are illustrated in Figure E-1.

Recommended Improvements by Developer

Jones Dairy Road and Site Drive

- Construct the eastbound approach with one (1) ingress lane and two (2) egress lanes.
- Provide an exclusive northbound left-turn lane with a minimum of 75 feet of storage and appropriate deceleration and taper length.
- Provide an exclusive southbound right-turn lane with a minimum of 100 feet of storage and appropriate deceleration and taper length.
- Provide stop-control for the eastbound approach.

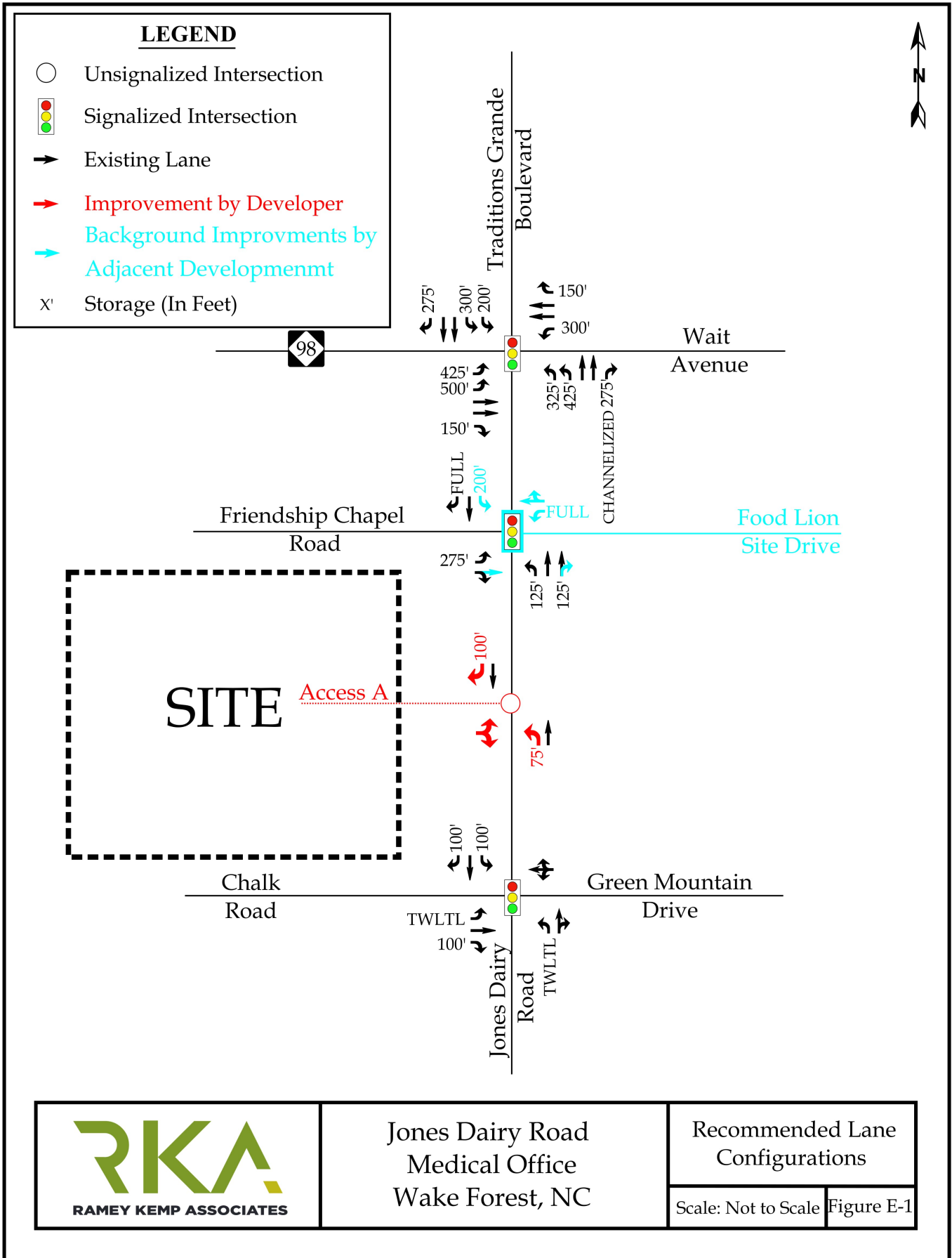
Improvements Needed to Meet Town's UDO Requirements

Jones Dairy Road / Traditions Grande Boulevard and NC 98 / Wait Avenue

- Adjust signal timings for intersection to operate at an overall LOS D during weekday AM and PM peak periods. NCDOT typically updates all signals periodically to account for changes in traffic patterns as part of signal maintenance. Due to this, no geometric improvements are recommended at this intersection by the proposed development.

Jones Dairy Road and Site Drive

- Monitor the intersection for signalization and install a signal when warranted.



Jones Dairy Road
Medical Office
Wake Forest, NC

Recommended Lane
Configurations

Scale: Not to Scale Figure E-1



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

Roy Cooper

Governor

J. Eric Boyette

Secretary

May 1, 2023

Jones Dairy Medical Office

Traffic Impact Analysis Review Report

Congestion Management Section

TIA Project: SC-2023-085
Division: 5
County: Wake



Nicholas C. Lineberger, P.E. Regional Engineer
Daniel W. Collins, Project Design Engineer

Jones Dairy Medical Office

SC-2023-085

Wake Forest

Wake County

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

Date Initially Received by CMS	04/04/23	Date of Site Plan	06/13/22
Date of Complete Information	04/04/23	Date of Sealed TIA	04/03/23

Proposed Development

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

Land Use	Land Use Code	Size
Medical-Dental Office Building - Stand Alone	720	37,800 sq.ft.
High-Turnover (Sit-Down) Restaurant	932	12,600 sq.ft.

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	191	98	289
PM Peak Hour	150	205	355
Daily Trips			2,714

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.

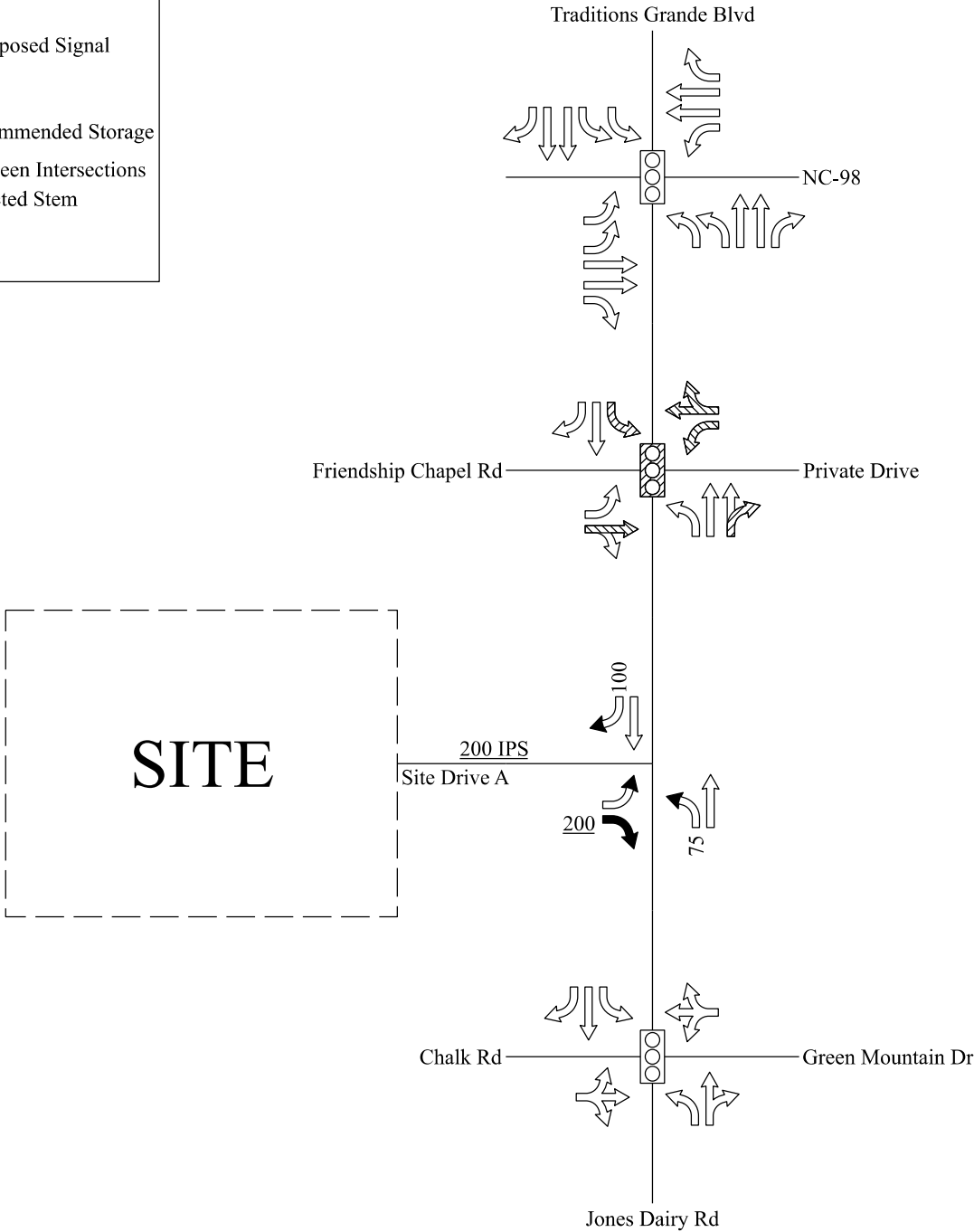
Signalization

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

Jones Dairy Medical Office SC-2023-085



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



418 JONES DAIRY ROAD



Know what's below.
Call before you dig.
Dial 811 or 1-800-632-4949

owner:
David A. Williams SR.
3201 Baynam Pond Drive
Wake Forest, NC 27587
(919) 453-0200
Contact: Jonathan Williams

design builder:
Focus Design Builders LLC
881 Falcate Drive
Wake Forest, NC 27587
(919) 453-0200
Contact: Jonathan Williams

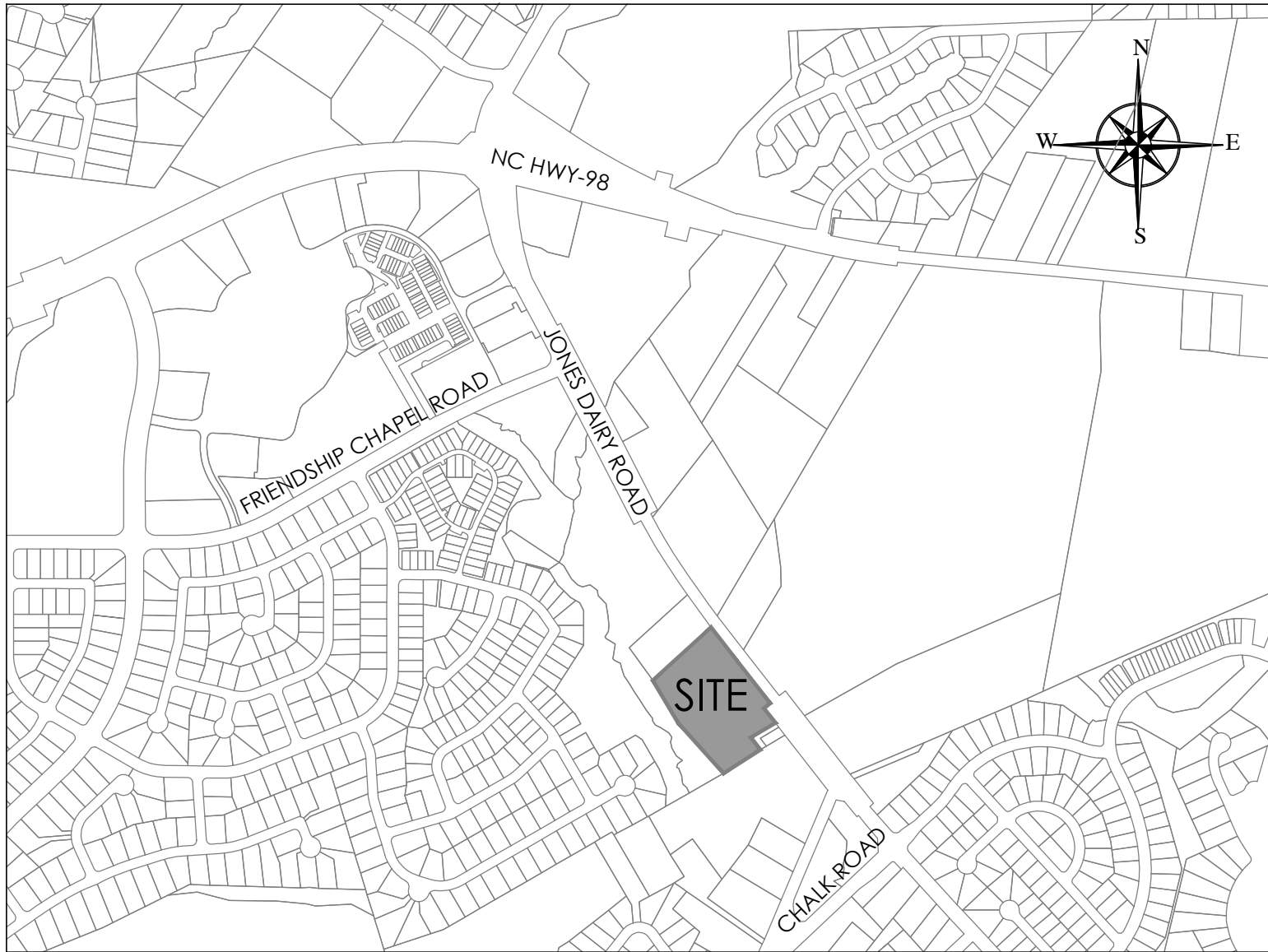
civil engineer:
Stocks Engineering
801 East Washington Street
Nashville, North Carolina 27856
(919) 252-8196
Contact: Kevin Varnell, PE

landscape architect:
TMTLA Associates
5011 Southpark Drive, Ste. 200
Durham, North Carolina 27713
(919) 484-8880
Contact: Andy Porter, PLA

architect:
310 Architecture + Interiors
302 Jefferson Street, Suite 250
Raleigh, North Carolina, 27605
(919) 838-9310
Contact: Albert McDonald, AIA

418 JONES DAIRY ROAD WAKE FOREST, NC 27587
PIN# 1850155522

CASE #:RZ-23-11 CONDITIONAL DISTRICT REZONING SITE MASTER PLAN - SP-23-19



VICINITY MAP
NOT TO SCALE

REZONING CONDITIONS

- SITE MASTER PLAN (SP-23-19) IS A CONDITION OF THE REZONING REQUEST. AMENDMENTS OF THE MASTER PLAN SHALL REQUIRE A REZONING AMENDMENT UNLESS THE ADMINISTRATOR FINDS THE MODIFICATION TO BE MINOR AND IN KEEPING WITH THE SPIRIT AND INTENT OF THE APPROVED SITE MASTER PLAN.
 - ALLOWED USES SHALL INCLUDE:
OFFICE/SERVICE
ATM (NO DRIVE-THRU), BANK, CREDIT UNION, FINANCIAL SERVICES (NO DRIVE-THRU), BUSINESS SUPPORT SERVICES, DRY CLEANING & LAUNDRY SERVICES, MEDICAL CLINIC, PERSONAL SERVICES, PROFESSIONAL SERVICES

COMMERCIAL/ENTERTAINMENT
ALCOHOLIC BEVERAGE SALES STORE, AMUSEMENT (INDOOR), BAR/TAVERN, GENERAL COMMERCIAL, OUTDOOR SEATING (AS AN ACCESSORY USE), RESTAURANT

CIVIC
CIVIC MEETING FACILITY, COMMUNITY OR CULTURAL FACILITY, RECREATION FACILITY (INDOOR), PUBLIC SAFETY STATION

EDUCATIONAL/INSTITUTIONAL
STUDIO - ART, DANCE, MARTIAL ARTS, MUSIC
 - A MINIMUM OF 50% OF THE GROUND FLOOR SQUARE FOOTAGE SHALL BE PROVIDED AS COMMERCIAL/ENTERTAINMENT USES.
 - REGARDLESS OF FUTURE TENANT MIX, THE MAXIMUM PARKING REQUIRED IS 209 PARKING SPACES.
 - DEVELOPER SHALL PURCHASE AND INSTALL A MINIMUM OF (1) ONE PUBLIC ART FEATURE OF A TYPE AND DESIGN TO ENHANCE THE PROPOSED COURTYARD PATIO IN CONSULTATION WITH THE TOWN'S PUBLIC ART COMMISSION. A NORTH CAROLINA ARTIST SHALL BE SELECTED EARLY IN THE CONSTRUCTION DRAWING PROCESS SO THE ART LOCATION CAN BE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. THE PUBLIC ART MAY BE ONE OR MORE OF THE FOLLOWING TYPES: SCULPTURE, ARTISTIC FURNITURE, LANDSCAPE PLANTERS, ARTISTIC LIGHTING, OR ARTISTIC PAYMENTS FOR A MINIMUM COMMITMENT OF \$10,000 AND NOT TO EXCEED \$50,000. THE PUBLIC ART SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF CO.
 - DEVELOPER WILL CONTINUE TO ENTERTAIN THE OPTION OF A DEVELOPMENT AGREEMENT WITH THE TOWN FOR REIMBURSEMENT TO EXTEND IMPROVEMENTS ON THE WEST SIDE OF JONES DAIRY ROAD TO THE BRIDGE.
 - SITE LIGHTING WITHIN THE REAR PARKING LOT SHALL BE LIMITED TO A MAXIMUM OF 4 FOOTCANDLES.
 - NEW ELECTRICAL SERVICES TO PROPOSED BUILDINGS WILL BE BELOW GROUND.
- TRANSPORTATION IMPROVEMENTS BY 418 JONES DAIRY ROAD DEVELOPER:
9. ASSOCIATED ROAD IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE PER THE APPROVED TIA AND UDO.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE PROPOSED SITE DRIVEWAY CONNECTION TO JONES DAIRY ROAD SHALL BE CONSTRUCTED WITH ONE (1) INGRESS LANE AND TWO (2) EGRESS LANES. BOTH EGRESS LANES SHALL BE PROVIDED WITH STOP-CONTROL.
 - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, CONSTRUCT AN EXCLUSIVE NORTHBOUND LEFT-TURN LANE WITH APPROPRIATE STORAGE, DECELERATION, AND TAPER LENGTH ON JONES DAIRY ROAD AT THE LOCATION OF THE PROPOSED SITE DRIVEWAY.
 - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE WITH APPROPRIATE STORAGE, DECELERATION, AND TAPER LENGTH ON JONES DAIRY ROAD AT THE LOCATION OF THE PROPOSED SITE DRIVEWAY.
 - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, COORDINATE WITH NCDOT ON SIGNAL TIMING ADJUSTMENTS AT THE JONES DAIRY ROAD / TRADITIONS GRANDE BOULEVARD AND NC 98 / WAIT AVENUE INTERSECTION TO PROVIDE OVERALL LOS D OPERATIONS DURING THE WEEKDAY AM AND PM PEAK HOURS.
 - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY DEVELOPER SHALL PAY AN IN-LIEU FEE FOR FUTURE JONES DAIRY ROAD CONCRETE MEDIAN BASED ON AN ENGINEERS COST ESTIMATE.
 - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, DEVELOPER SHALL PAY A FEE IN LIEU PAYMENT OF 25% OF THE DESIGN AND CONSTRUCTION COST FOR A TRAFFIC SIGNAL TO BE INSTALLED BY OTHERS AT THE SITE DRIVEWAY ON JONES DAIRY ROAD. THE FEE IN LIEU AMOUNT SHALL BE CALCULATED BY DEVELOPER AND SUBJECT TO TOWN APPROVAL. THE FEE IN LIEU ESTIMATE SHOULD ACCOUNT FOR METAL MAST ARMS, NOT WOOD POLES. THE FEE IN LIEU PAYMENT MAY BE USED FOR OTHER INTERSECTION IMPROVEMENTS IN THE VICINITY BESIDES ONLY A TRAFFIC SIGNAL.

SITE DATA

OWNER:	DAVID A. WILLIAMS SR.
OWNER ADDRESS:	3201 BAYNAM POND DRIVE WAKE FOREST NC, 27587
PROPERTY ADDRESS:	418 JONES DAIRY ROAD
PIN:	1850155522
REID:	0010594
DEED:	DB18609/DP2735
AREA:	244,133 SF / 5.604 AC (EXISTING) 232,174 SF / 5.329 AC (AFTER ROW DEDICATION)
DISTURBED AREA:	270,970 SF / 6.22 AC
EX. USE:	SINGLE FAMILY
EX. ZONING:	RD-RURAL HOLDING DISTRICT 145,248.5 SF / 3.334 AC LI - LIGHT INDUSTRIAL 98,884.5 SF / 2.270 AC NEIGHBORHOOD COMMERCIAL
COMMUNITY PLAN:	NONE
OVERLAYS:	NONE
PROPOSED ZONING:	NB-NEIGHBORHOOD BUSINESS (CONDITIONAL DISTRICT)
PROPOSED USES:	SEE LIST OF ZONING CONDITIONS THIS SHEET
JURISDICTION:	TOWN OF WAKE FOREST (ANNEXATION REQUESTED)
BLDG. FLOOR AREA:	3,575 SF EXISTING (TO BE DEMOLISHED) NO MAXIMUM (50,000 SF OR LESS PER BUILDING) 24,502 SF - BLDG. #1 24,502 SF - BLDG. #2 49,004 SF TOTAL BLDG. FLOOR AREA PROPOSED
FRONT SETBACK:	20' MIN.
SIDE SETBACK:	15' MIN.
REAR SETBACK:	20' MIN.
BUILDING HEIGHT:	3 STORIES MAX.
RIVER BASIN:	NEUSE RIVER BASIN
WATERSHED OVERLAY:	NONE
FLOODPLAIN:	NONE PER FIRM PANEL # 3720185000K, DATED 7/19/2022
STREAMS:	NO BUFFERED STREAMS OR WETLANDS WITHIN THE PROJECT AREA
OPEN SPACE:	EXEMPT - UDO SEC. 7.4.1.
PARK SPACE:	EXEMPT - UDO SEC. 7.4.1.
TREE COVERAGE:	SEE LANDSCAPE PLAN - UDO SEC. 8.3.1.
LANDSCAPE BUFFERS:	SEE LANDSCAPE PLAN - UDO SEC. 8.5.2.
VEHICULAR PARKING:	PARKING IN FRONT SETBACK NOT PERMITTED MEDICAL CLINIC - 1 SPACE PER 250 SF 37,429 SF / 250 SF = 149.7 (150) SPACES REQUIRED RESTAURANT/BAR TAVERN - 1 SPACE PER 200 SF 11,575 SF / 200 SF = 57.8 (58) SPACES REQUIRED TOTAL PARKING SPACES REQUIRED = 208 TOTAL PARKING SPACES PROVIDED = 209 INCLUDING 7 VAN ACCESSIBLE ADA SPACES
BICYCLE PARKING:	MEDICAL CLINIC - 2 PER 50 AUTO SPACES 150 SPACES / 50 = 3 X 2 = 6 BIKE PARKING SPACES REQUIRED RESTAURANT/BAR TAVERN - 2 PER 50 AUTO SPACES 58 SPACES / 50 = 1 X 2 = 2 BIKE PARKING SPACES REQUIRED TOTAL BIKE PARKING SPACES REQUIRED/PROVIDED = 8
AT TIME OF CDS, FINAL DETERMINATION OF PARKING AND BIKE REQUIREMENTS WILL BE DETERMINED BASED ON THE FINAL USE MIX.	
OFF-STREET LOADING:	PROJECTS WITH A GROSS FLOOR AREA OF 40,001 - 100,000 SF SHALL PROVIDE A MIN. OF 2 LOADING SPACES PER UDO SEC 9.4.5. 2 LOADING SPACES PROVIDED
IMPERVIOUS AREA:	EXISTING IMPERVIOUS AREA= 13,035 SF / 0.30 AC (5.33% OF EX. SITE PRE ROW DED.) PROPOSED IMPERVIOUS AREA= 144,234 SF / 3.31 AC (62.12% OF SITE AFTER ROW DED.)

SHEET INDEX

L-0	COVER SHEET
00	SURVEY
L-1	EXISTING CONDITIONS AND PRELIMINARY DEMOLITION PLAN
L-1.1	SPECIMEN TREE PLAN
L-2	SITE LAYOUT PLAN
CE-01	ROADWAY IMPROVEMENTS
CE-02	UTILITY PLAN
CE-03	GRADING AND DRAINAGE PLAN
L-4	SITE LIGHTING PLAN
L-5	LANDSCAPE PLAN
L-5.1	LANDSCAPE CALCULATIONS
ARCHITECTURAL REZONING PACKAGE (19 SHEETS)	

SUBMITTAL DATES

FIRST SUBMITTAL	8/15/2023
SECOND SUBMITTAL	4/4/2024
THIRD SUBMITTAL	6/28/2024
FOURTH SUBMITTAL	7/16/2024

CASE NUMBER (RZ-23-11)

RECOMMENDATION FOR
APPROVAL BY THE WAKE FOREST
PLANNING BOARD

DATE: _____

RECOMMENDATION FOR
APPROVAL BY THE WAKE FOREST
BOARD OF COMMISSIONERS

DATE: _____

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH TOWN OF WAKE FOREST,
CITY OF RALEIGH, AND/OR NCDOT STANDARDS,
DETAILS AND SPECIFICATION, LATEST EDITION.

ARCHITECTURAL REZONING CONDITIONS

5.6.1 – Applicability

A. The architecture represented in this submittal establish the design intent of the **418 Jones Dairy Road - Medical Office Development**. There shall be no deviations from the submitted architectural expression (materiality, glazing, massing, articulation, etc.) beyond the allowed exceptions described below. If the design cannot meet these conditions, the development must follow strict adherence to the Unified Development Ordinance published by the Town of Wake Forest as enforced at the date of the new architectural review submittal.

5.6.2 – Façade Materials

A. Allowable façade materials:

- The building façade, as measured from the finished elevation of the first floor to the roof deck will have no less than a 50% masonry or premium non-masonry natural finish material(s) (e.g. natural copper, zinc, phenolic wood, precast concrete, etc.) on each building elevation (excluding glazing), which exceeds UDO Section 5.6.2.A.
- Lap siding (i.e., cementitious fiber board), exposed heavy timber, stucco, EIFS and site cast concrete are not permitted building façade materials on any elevation. This is more selective than façade materials allowed in UDO Section 5.6.2.A.

B. Location and Balance of Wall Materials:

- Premium non-masonry material(s) (e.g. natural copper, zinc, phenolic wood, stone, precast concrete etc.) may be used within four feet from finished grade. This is an amendment to UDO Section 5.6.2.B.

5.6.3 – Ground Level Detailing

A. Minimize Blank Walls:

- Materiality (ex. masonry and zinc wall panels) can be used as patterned material to minimize blank walls.

E. Glazing to be Dispersed

- The building façade as measured from the finished elevation of the first floor to the roof deck, will have a minimum 50% glazing on all building elevations, including a minimum of 50% on the ground floor.
 - Spandrel glass may be utilized to meet up to 30% of the glazing requirements at ground level retail spaces and shall not vary in size or rhythm of adjacent glazing.

5.6.4 – Utilities & Screening

B. Wall Mounted Equipment:

- No wall-mounted building utility service equipment (e.g. electrical house panel boxes) shall be placed on the public street right-of-way side of the building or the primary building entrance elevations unless (a) it is located below the lowest grade of the primary facing street or (b) it is screened from view to the maximum extent practicable by a wall enclosure with material(s) similar or complimentary to the primary building façade material if located above the lowest grade of the primary street. This is an amendment to UDO Section 5.6.4.B.

C. Parapets:

- Parapets shall be a minimum of 42" in height as measured from the highest point of the finished roof.

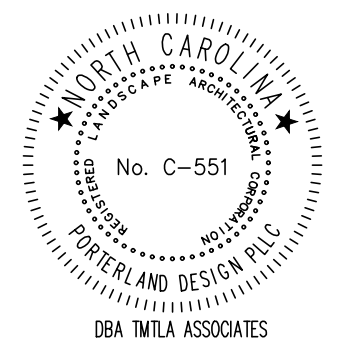
5.6.5 - Façade Articulation

A. Expression of Entries:

- Where appropriate, each entryway shall have 1 or more clearly defined, highly visible customer entrance(s) facing the street or the primary parking field. Where the principal building entrance is not street facing, access through an outdoor amenity space/courtyard from the street and/or parking field to the principal building entrance may be considered a second principal entrance. The building elevations defining the edges of the outdoor amenity space shall each feature 2 or more of the following: recess, canopy, arcade, wingwall, planter, seating, public art. Outdoor amenity spaces shall incorporate a landscaped areas in conjunction with walkable surface comprised of stamped and or colored concrete, walkable pavers. Asphalt is not an acceptable material for outdoor amenity spaces. All ground floor retail entries shall be delineated by an awning or recess, or a combination of awning and recess with a minimum overhead coverage of 8'-0".

B. Articulation:

- In lieu of the requirements in UDO 5.6.5.C, Articulation
 - Primary building entries and ground floor retail entries shall be denoted with a recess, or canopy; or combination of a recess and a canopy with a minimum total coverage of 8'-0"
 - A change in plane or recess will occur along all elevations where there is a change in façade material such that dissimilar materials meet at an inside corner.
 - At least 2 changes in vertical profile and/or roofline are required along any public street facing building elevation using an architectural element integral to the building materiality and design which may include a roof top screen (complying with 5.6.4) and/or a stair tower. For buildings 2 stories or under, a raised secondary parapet that is at least 1'-6" taller than the primary parapet may constitute a roof line change. Provided that, the secondary parapet is located no more than 30'-0" or 1/3 of the depth of the building (whichever is less) as measured perpendicular from the finished face of the primary elevation from the primary parapet.



7/16/2024
PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS:

- Per 1st Review Comments 4/4/2024
- Per 2nd Review Comments 6/28/2024
- Per 3rd Review Comments 7/16/2024

COVER SHEET
418 JONES DAIRY ROAD
418 JONES DAIRY ROAD
WAKE FOREST, NC 27587

SCALE:
AS NOTED
DRAWN BY:
AJP
PROJECT #
20026
DATE:
8-15-2023
SHEET
L-0

OF

I, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HERE ON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

DocuSigned by:
Larry Jordan Parker, Jr. 4/21/2022
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-4685



LINE TYPE LEGEND	
	PROPERTY LINE - LINE SURVEYED
	RIGHT-OF-WAY
	ADJOINING LINE - LINE NOT SURVEYED
	OVERHEAD LINE
	BUILDING SETBACK
	EASEMENT
	BUFFER
	FLOOD HAZARD SOILS

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 46°46'45" E	8585.31'
L-2	S 37°47'01" E	58.33'
L-3	S 52°06'42" W	40.00'
L-4	S 38°08'01" E	70.13'
L-5	N 44°09'05" W	57.94'
L-6	N 30°26'23" E	45.71'
L-7	N 30°26'23" E	49.16'
L-8	N 30°38'05" E	74.76'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	8.91'	6980.00'	8.91'	S 36°55'12" E
C-2	112.13'	6980.00'	112.13'	S 37°25'01" E

ADOPTED FROM NC GRID 1983 83/2011



VICINITY MAP

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- 3) ALL DWELLINGS WITHIN THE SUBJECT NEW LOT IS TO BE REMOVED.

LEGEND:

- EIP - EXISTING IRON PIPE
- EB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- ### - ADDRESS

LIGHT INDUSTRIAL(LI)
MINIMUM BUILDING SETBACKS

FRONT	30'
STREET SIDE/	30'
SECONDARY FRONT	15'
SIDE	20'
REAR	20'
LOT AREA MIN.	40,000 S.F.
(INTERIOR LOTS ONLY)	
LOT WIDTH MIN.	N/A

RURAL HOLDING DISTRICT(RD)
MINIMUM BUILDING SETBACKS

FRONT	20'
STREET SIDE/	20'
SECONDARY FRONT	10'
SIDE	25'
REAR	25'
LOT AREA MIN.	40,000 S.F.
LOT WIDTH MIN.	60 FT.

NOTES:

1. THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
2. UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED BY GC MAPPING.
3. ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
4. ALL ELEVATIONS ARE BASED ON NAVD 88
5. ALL CONTOURS ARE AT 1' INTERVALS HIGHLIGHTED EVERY 5'.

TOPOGRAPHIC SURVEY FOR
FOCUS DESIGN BUILDERS

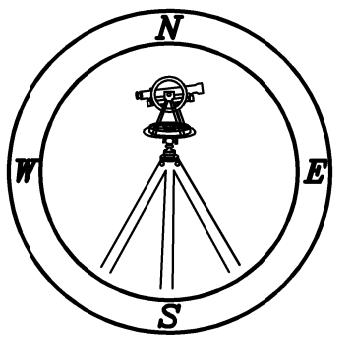
350, 418 & 0 JONES DAIRY ROAD
OWNER: DAVID A. WILLIAMS SR.
REF: D.B. 18609, PAGE 2735
REF: D.B. 18031, PAGE 1470
REF: D.B. 17968, PAGE 2233
REF: B.M. 1986, PAGE 1862
REF: B.M. 2021 PAGE 1873
WAKE FOREST TOWNSHIP
WAKE COUNTY, NORTH CAROLINA



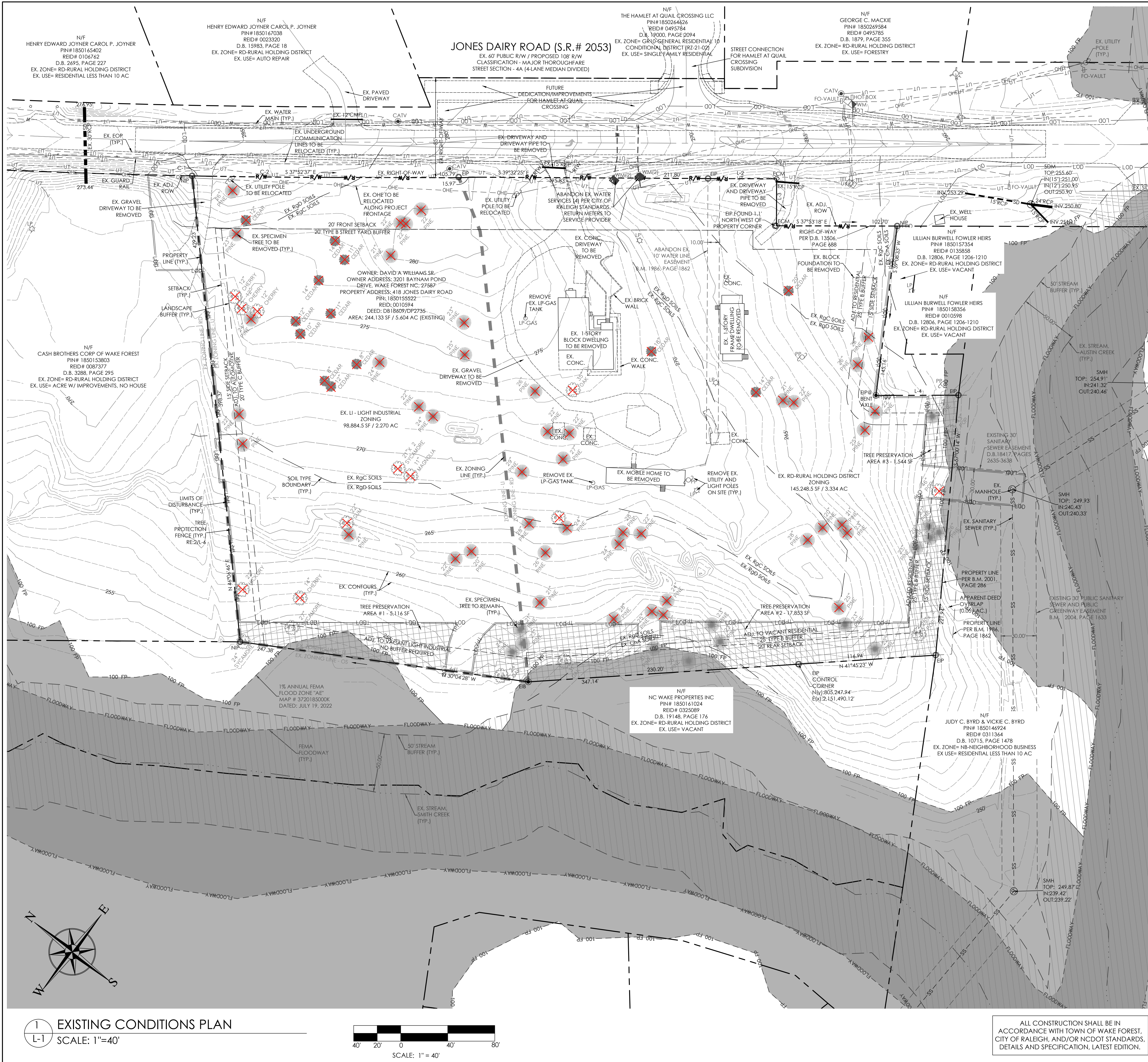
SCALE 1"=60'

MARCH 29, 2022
REVISED APRIL 20, 2022
ZONED RD & LI
PIN #1850.01-15-4638
PIN #1850.01-15-5458
PIN #1850.01-15-6365

(X:\PROJECTS\JONESDAIRY\350 - 4638)



CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



EXISTING CONDITIONS NOTES

- BOUNDARY AND FIELD TOPOGRAPHIC SURVEY PROVIDED BY CAWTHORNE, MOSS & PANCIERA, P.C., APRIL 2022.
- ADDITIONAL BASE INFORMATION PER WAKE COUNTY GIS.
- THERE ARE FLOOD HAZARD AREAS AND FUTURE CONDITIONS FLOOD HAZARD AREAS LOCATED WITHIN THE PROJECT SITE, AS SHOWN ON FIRM PANEL # 372018500K, DATED JULY 19, 2022.
- THERE ARE NO PROTECTED WETLANDS WITHIN THE PROJECT SITE PER TERRACON WETLAND DELINEATION.
- THERE ARE NO BUFFERED STREAMS WITHIN THE PROJECT SITE PER TERRACON STREAM DELINEATION.
- EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY.

DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS TO PERFORM DEMOLITION WORK ON-SITE AND IN THE RIGHT-OF-WAY.
- IF ANY HAZARDOUS MATERIALS ARE FOUND ON SITE, THEY SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS HANDLER. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
- CONTRACTOR SHALL PROTECT ADJACENT STRUCTURES AND INFRASTRUCTURE FROM DAMAGE DUE TO DEMOLITION ACTIVITIES. ANY DAMAGE OUTSIDE OF THE PROJECT LIMITS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- DEMOLITION SHALL BE PERFORMED WITH DUE CARE AND DILIGENCE. ALL STRUCTURES AND UTILITIES NOT DESIGNATED FOR REMOVAL OR MODIFICATION SHALL REMAIN AND BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGED INFRASTRUCTURE ON-SITE OR IN THE RIGHT-OF-WAY SHALL BE REPAIRED TO NCDOT OR TOWN OF WAKE FOREST STANDARDS AND SPECIFICATIONS BY THE CONTRACTOR AT NO ADDITIONAL COST.
- ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF DISTURBANCE ABOVE AND BELOW GROUND SHALL BE DEMOLISHED AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. THIS INCLUDES, BUT IS NOT LIMITED TO, EXISTING TREES, VEGETATION, FENCES, PAVEMENTS, CURBS AND GUTTER, STRUCTURES, FOUNDATIONS, POLES, SIGNAGE, WALLS, AND OTHER MISCELLANEOUS SITE ELEMENTS.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE CALL (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NORTH CAROLINA ONE CALL. THE CONTRACTOR MAY ALSO NEED TO ENGAGE A PRIVATE UTILITY LOCATING FIRM AT THEIR OWN COST TO EFFICIENTLY HAVE ALL UTILITIES LOCATED. CONTRACTOR SHALL REPORT ALL DISCOVERED UTILITIES DURING CONSTRUCTION TO THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
- CONTRACTOR SHALL COORDINATE UTILITY ABANDONMENT, REMOVAL, AND RELOCATION WITH THE APPROPRIATE UTILITY SERVICE PROVIDER. ALL UTILITY ABANDONMENT, REMOVAL AND RELOCATION WORK SHALL BE PERFORMED PER THE SERVICE PROVIDERS STANDARDS AND SPECIFICATIONS.
- REFERENCE SITE LAYOUT PLAN SHEET L-2 FOR LAYOUT DIMENSIONS AND EXTENT OF DEMOLITION AREAS. ALL PAVEMENT, CURB AND GUTTER AND SIDEWALK TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM LINE FOR REMOVAL. EXISTING PAVEMENT, CURB AND GUTTER, AND SIDEWALK NOT INDICATED FOR REMOVAL, WHICH IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO MATCH ORIGINAL CONFIGURATION.
- ALL DEMOLITION AND CONSTRUCTION WASTE SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR AND DISPOSED OF PROPERLY PER STATE, LOCAL, AND FEDERAL REGULATIONS.
- UNLESS OTHERWISE DIRECTED, THE CONTRACTOR SHALL PROTECT ALL TREES THAT ARE TO REMAIN AND FENCE THOSE WHICH MAY RISK DAMAGE FROM CONSTRUCTION EQUIPMENT OR WORK. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THESE PLANS. ALL TREES WHICH ARE TO BE REMOVED SHALL BE DONE IN A MANNER WHICH WILL NOT INJURE PLANT MATERIAL TO REMAIN. STUMPS SHALL BE COMPLETELY REMOVED AND HAULED OFF.
- CONTRACTOR SHALL STRIP TOPSOIL AND STOCKPILE FOR LATER REUSE.
- EROSION AND SEDIMENTATION CONTROL MEASURES PER APPROVED EROSION CONTROL PLANS SHALL BE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION ACTIVITIES.

LEGEND

- TREE PRESERVATION AREA
- FEATURE TO BE DEMOLISHED/REMOVED OR RELOCATED

CASE NUMBER (RZ-23-11)

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE: _____

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE: _____

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

5011 SOUTH PARK DRIVE, STE. 200-DURHAM, NC 27713

p: (919) 484-8880 e: info@tmtla.com

7/16/2024

PRELIMINARY NOT FOR CONSTRUCTION

EXISTING CONDITIONS & PRELIMINARY DEMOLITION PLAN

418 JONES DAIRY ROAD

418 JONES DAIRY ROAD

WAKE FOREST, NC 27587

SCALE: AS NOTED

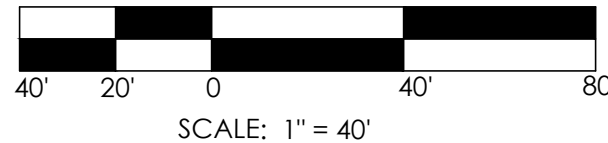
DRAWN BY: AJP

PROJECT # 20026

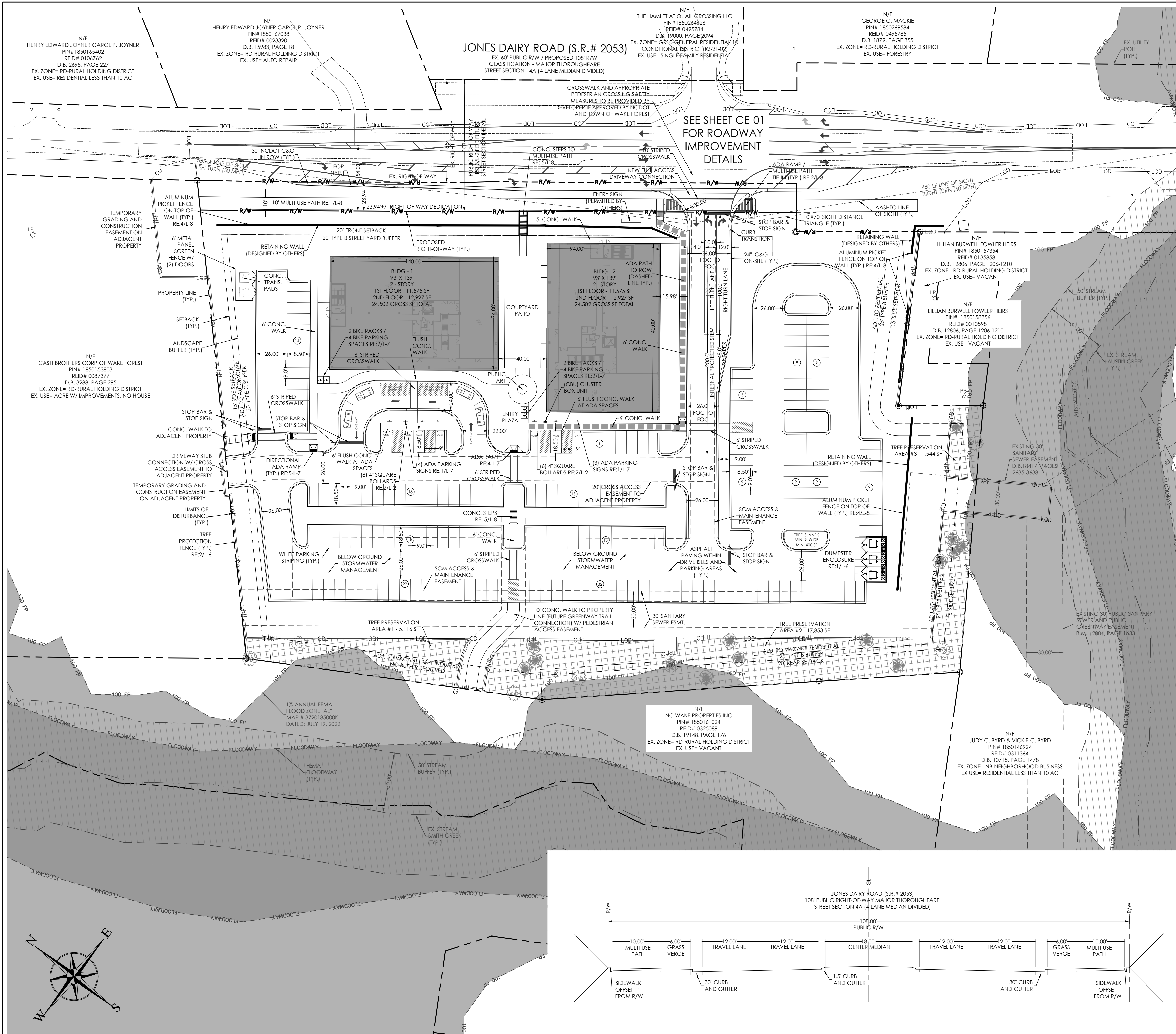
DATE: 8-15-2023

SHEET L-1

OF



SCALE:
AS NOTED
DRAWN BY:
AJP
PROJECT #
20026
DATE:
8-15-2023
SHEET
L-1.1
OF



1 SITE LAYOUT PLAN
L-2 SCALE: 1"=40'

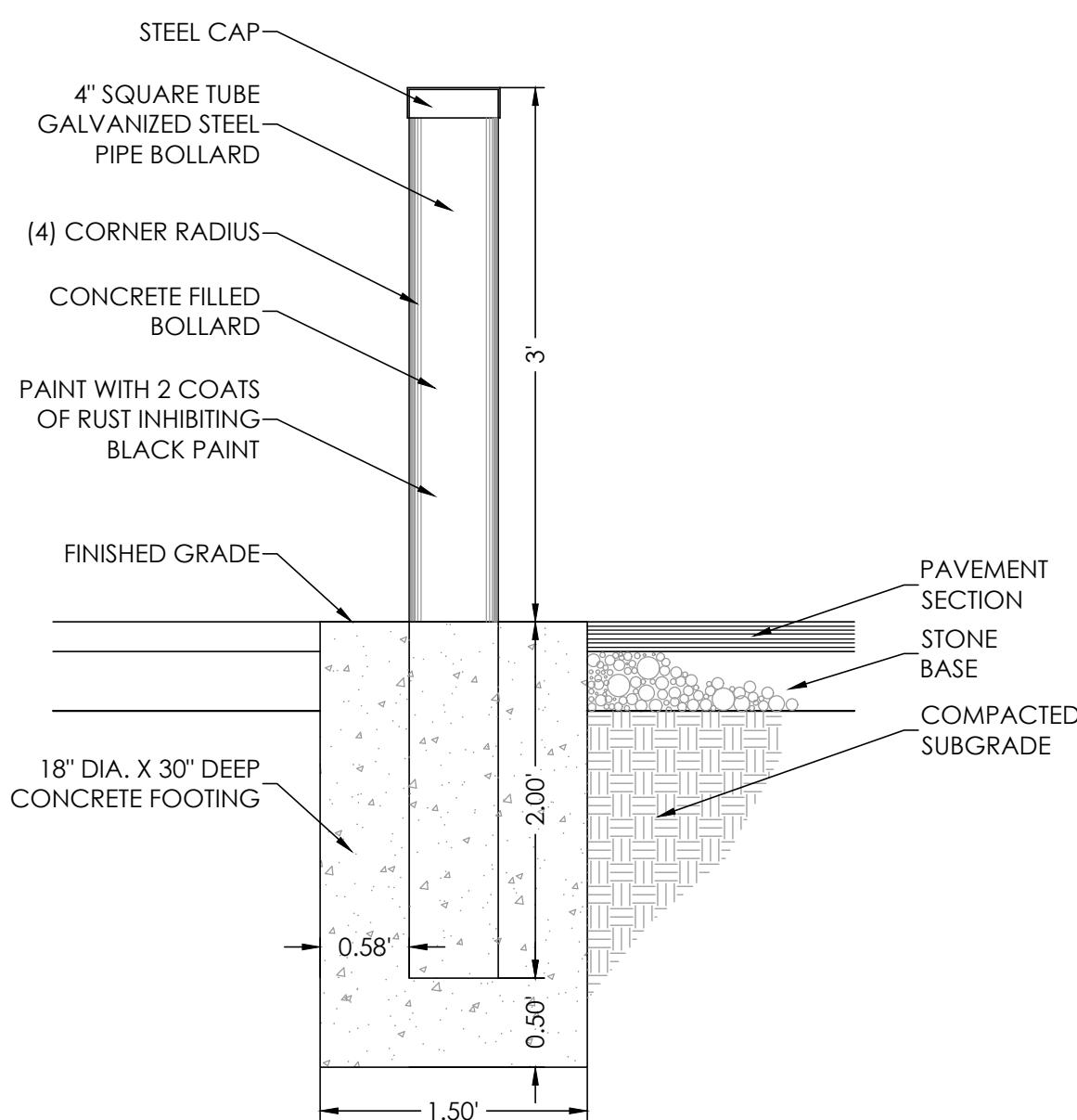
3 JONES DAIRY ROAD (FUTURE STREET SECTION)
L-2 NTS

SITE DATA

SEE COVER SHEET FOR SITE DATA

SITE LAYOUT PLAN NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST, AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE. IF DISCREPANCIES ARE FOUND THE MORE STRINGENT REQUIREMENTS WILL PREVAIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK. NO CHANGES MAY BE MADE TO THE APPROVED DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ISSUING AUTHORITY.
- DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, BACK OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL UNLESS OTHERWISE NOTED. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL CONSTRUCTION TRADES PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO REFERENCE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
- ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. PAINT STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.
- ALL LANDSCAPE ISLANDS SHALL HAVE RAISED CURB AND GUTTER. MINIMUM CURB RADIUS SHALL BE 3' UNLESS OTHERWISE NOTED.
- A SEPARATE PERMIT AND APPROVAL IS REQUIRED FOR SIGNS.
- FIRE LANE MARKING AND SIGNAGE TO BE IN ACCORDANCE WITH LOCAL GUIDELINES. CONTRACTOR TO CONTACT THE LOCAL FIRE MARSHAL FOR INSTRUCTIONS.
- THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1 - 2009 AND CHAPTER 11 OF THE NCBIC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.
- ALL PAVEMENT PATCHING SHALL BE PERFORMED PER TOWN OF WAKE FOREST OR NCDOT STANDARDS AND SPECIFICATION, AS APPLICABLE.
- CONTRACTOR SHALL UTILIZE SIGNS, BARRICADES, FLAGMEN OR GUARDS AS REQUIRED TO PROTECT THE SAFETY OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK AS ILLUSTRATED ON THE PLANS. ALL PROJECT STAKING SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL SURVEYOR PAID BY THE CONTRACTOR. DO NOT SCALE THE DRAWINGS. DIGITAL INFORMATION IS PROVIDED FOR CONSTRUCTION DRAWINGS. IF EXISTING CONDITIONS DIFFER FROM THOSE ILLUSTRATED ON THE PLANS, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR TO COMPLETE THE WORK ILLUSTRATED ON THE DRAWINGS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS OTHERWISE NOTED.
- STOP BAR, DIRECTIONAL ARROWS AND CROSSWALK MARKINGS SHALL BE OF THERMOPLASTIC MATERIAL.
- ANNEXATION MUST OCCUR PRIOR TO CD APPROVAL IF REZONING IS APPROVED.
- IF REZONING IS APPROVED, ARCHITECTURAL REVIEW MUST BE APPROVED PRIOR TO CD APPROVAL.
- AT TIME OF CDS, PLEASE PROVIDE AN EXHIBIT TO DEMONSTRATE THAT THE AASHTO REQUIRED VERTICAL SIGHT DISTANCE CAN BE ACHIEVED AT THIS DRIVEWAY.
- AT CONSTRUCTION DRAWINGS PLEASE KEEP IN MIND MSD 3.2.2 VERTICAL ALIGNMENT REQUIREMENTS. MAXIMUM GRADES LISTED IN SECTION 3.2.2.A.1. MAXIMUM GRADES AT INTERSECTIONS LISTED IN SECTION 3.2.2.A.2.



2 4\"/>
L-2 NTS

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF WAKE FOREST, CITY OF RALEIGH, AND/OR NCDOT STANDARDS, DETAILS AND SPECIFICATION, LATEST EDITION.

CASE NUMBER (RZ-23-11)

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE: _____

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE: _____

REVISIONS:

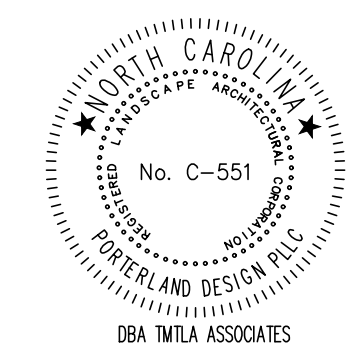
- Per 1st Review Comments 4/4/2024
- Per 2nd Review Comments 6/28/2024
- Per 3rd Review Comments 7/16/2024

SITE LAYOUT PLAN
418 JONES DAIRY ROAD
418 JONES DAIRY ROAD
WAKE FOREST, NC 27587

SCALE:
AS NOTED
DRAWN BY:
AJP
PROJECT #
20026
DATE:
8-15-2023

SHEET
L-2

OF



7/16/2024
PRELIMINARY
NOT FOR
CONSTRUCTION

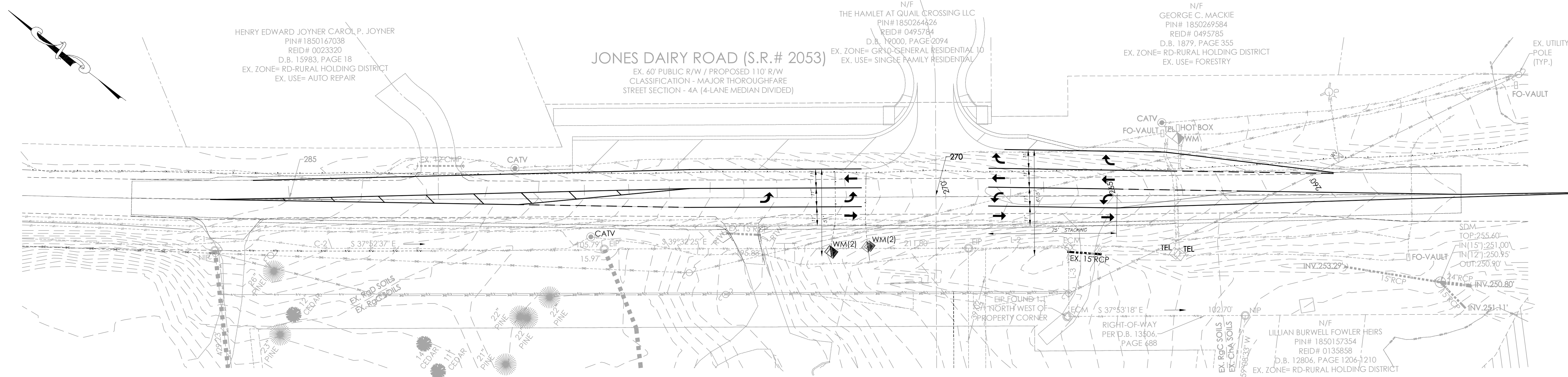
TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

5011 SOUTH PARK DRIVE, STE. 200-DURHAM, NC 27713

p: (919) 484-8880 e: info@tmtla.com

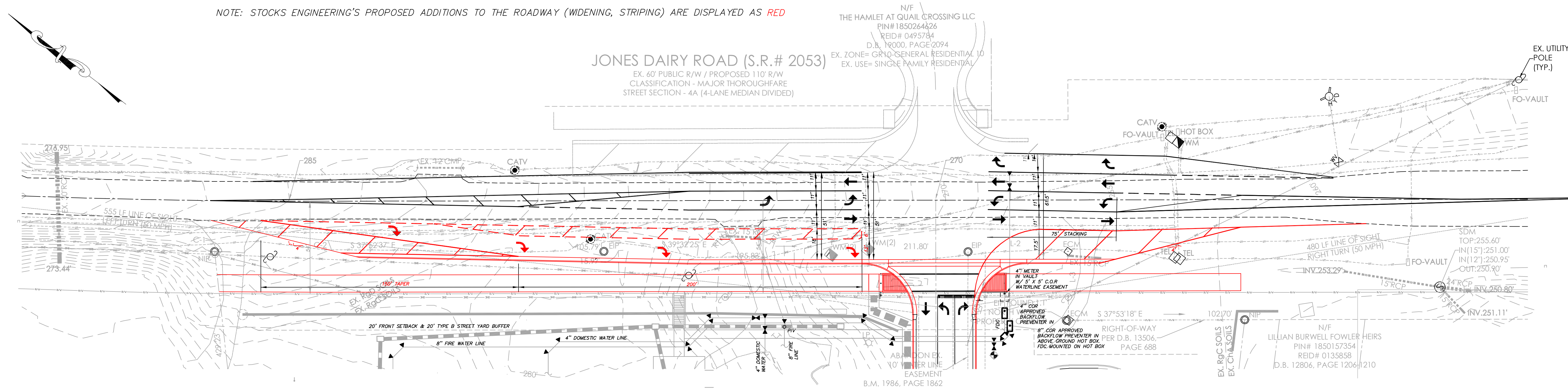
NOTE: THE WIDENING, STRIPING AND CUL-DA-SAC SHOWN IS A PERMITTED BUT NOT BUILT DESIGN BY "THE HAMLET QUAIL CROSSING, LLC." THE HAMLET QUAIL CROSSING, LLC. WIDENING AND STRIPING DESIGN WILL BE DISPLAYED AS BLACK ON THIS SHEET.



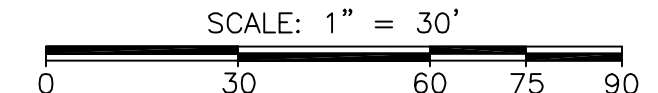
(EXISTING)

NOTE: ALL EXISTING UTILITIES ARE TO BE RELOCATED OUT FROM UNDER THE PROPOSED ROAD WIDENING

NOTE: STOCKS ENGINEERING'S PROPOSED ADDITIONS TO THE ROADWAY (WIDENING, STRIPING) ARE DISPLAYED AS RED



(PROPOSED)



STOCKS ENGINEERING
801 EAST WASHINGTON STREET
NASHVILLE, N.C. 27856
PHONE: (252) 459-8196
WWW.STOCKSENGINEERING.COM

BLN-C-1874

**418 JONES DAIRY ROAD
WAKE FOREST, NORTH CAROLINA**

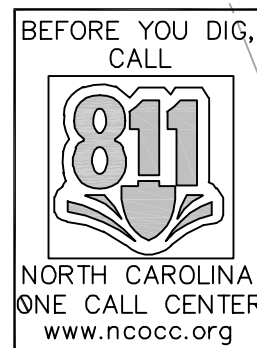
NORTH CAROLINA PROFESSIONAL SEAL 19843
ENGINEER
MICHAEL STOCK
5/22/23

ROADWAY IMPROVEMENTS

REVISIONS
3-7-24 PLANNING COMMENTS
5-14-24 PLANNING COMMENTS

FILE NO.	2022-038
HORZ. SCALE:	1"=30'
VERT. SCALE:	NONE

CE-01



N/F
HENRY EDWARD JOYNER CARO, P. JOYNER
PIN# 1850167038
REID# 0023320
D.B. 15983, PAGE 18
EX. ZONE= RD-RURAL HOLDING DISTRICT
EX. USE= AUTO REPAIR

NOTE: REMOVE ALL TREES IN PROPOSED SEWER EASEMENT AREA
NOTE: ALL EXISTING UTILITIES ARE TO BE RELOCATED OUT FROM
UNDER THE PROPOSED ROAD WIDENING

JONES DAIRY ROAD (S.R.# 2053)

EX. 60' PUBLIC R/W / PROPOSED 110' R/W
CLASSIFICATION - MAJOR THOROUGHFARE
STREET SECTION - 4A (4-LANE MEDIAN DIVIDED)

N/F
THE HAMLET AT QUAIL CROSSING LLC
PIN# 1850264426
REID# 0495784
D.B. 18000, PAGE 2094
EX. ZONE= GRD-GENERAL RESIDENTIAL
EX. USE= SINGLE FAMILY RESIDENTIAL

N/F
GEORGE C. MACKIE
PIN# 1850267584
REID# 0495785
D.B. 1879, PAGE 355
EX. ZONE= RD-RURAL HOLDING DISTRICT
EX. USE= FORESTRY

EX. UTILITY
POLE
(TYP.)
FO-VAULT

CATV
FO-VAULT
HOT BOX
WWM

480 LF LINE OF SIGHT
RIGHT TURN (50 MPH)
INV. 253.29

SDM
TOP: 255.60'
IN (15'): 251.00'
IN (12'): 250.95'
OUT: 250.90'

STANDARD UTILITY NOTES:
1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).
2. Utility separation requirements:
a) A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 20' from a private well or 40' from a public well.
b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DRP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications.
d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DRP material is specified for sanitary sewer.
e) Maintain 18" min. vertical separation of all watermain & RCP storm drain crossings; maintain 18" min. vertical separation of all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DRP materials & a concrete cross having 6" min. clearance (per CORPUD details W- 41 & S-49).
f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
g) Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
h) Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
i) Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24-hour advance notice to the City of Raleigh Public Utilities Department.
j) SEWER BYPASS PUMPING - A bypass plan sealed by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
k) 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
l) It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
m) Install 1/2" copper* water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
n) Install 12" sewer services 1.0X minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
o) Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
p) All environmental permits applicable to the project must be obtained from NCDWM, USACE &/or FEMA for any project involving wetland &/or floodplain impacts (respectively) prior to construction.
q) NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
r) Cross-connection control protection devices are required based on the degree of health hazard involved as listed in the City of Raleigh Public Utilities Handbook.
s) Cross-connection control protection devices are required based on the degree of health hazard involved as listed in the City of Raleigh Public Utilities Handbook.
t) The devices shall meet the American Society of Sanitary Engineering (ASSE) standards and be on the University of Southern California approved list.
u) The devices shall be installed and tested (both, initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross connection control program, whichever is more stringent.
v) NOTICE for projects that involve an oversized main or urban main replacement. Any City reimbursement greater than \$50,000.00 must undergo the public bidding process.

SEWER EASEMENT
D.B. 18417, PAGES
2635-3638

SMH
TOP: 249.93'
IN: 240.43'
OUT: 240.33'

N/F
JUDY C. BYRD & VICKIE C. BYRD
PIN# 1850146924
REID# 0011364
D.B. 10715, PAGE 1478

**PUBLIC
Sewer Collection / Extension System**
The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit #
Authorization to Construct
Date

418 JONES DAIRY ROAD
WAKE FOREST, NORTH CAROLINA

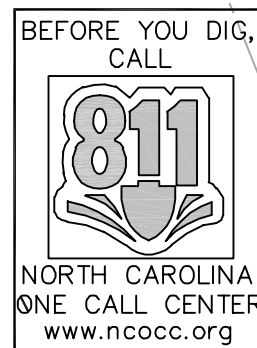


UTILITY PLAN

REVISIONS
3-7-24 PLANNING COMMENTS
5-14-24 PLANNING COMMENTS

FILE NO. 2022-038
HORZ. SCALE: 1"=30'
VERT. SCALE: NONE

CE-02



N/F
HENRY EDWARD JOYNER CARO, P. JOYNER
PIN# 1850167038
REID# 0023320
D.B. 15983, PAGE 18
EX. ZONE= RD-RURAL HOLDING DISTRICT
EX. USE= AUTO REPAIR

JONES DAIRY ROAD (S.R.# 2053)

EX. 60' PUBLIC R/W / PROPOSED 110' R/W
CLASSIFICATION - MAJOR THOROUGHFARE
STREET SECTION - 4A (4-LANE MEDIAN DIVIDED)

N/F
THE HAMLET AT QUAIL CROSSING LLC
PIN# 1850264426
REID# 0495754
D.B. 18000, PAGE 2094
EX. ZONE= GRD-GENERAL RESIDENTIAL
EX. USE= SINGLE FAMILY RESIDENTIAL

N/F
GEORGE C. MACKIE
PIN# 1850269584
REID# 0495785
D.B. 1879, PAGE 355
EX. ZONE= RD-RURAL HOLDING DISTRICT
EX. USE= FORESTRY

EX. UTILITY
POLE
(TYP.)
FO-VAULT

CATV
FO-VAULT
TEL
HOT BOX
WWM

SDM
TOP: 255.60'
IN(15') 251.00'
IN(12') 250.95'
OUT: 250.90'

FO-VAULT
24" RCP
INV. 250.80'
15' RCP
INV. 251.11'

480 LF LINE OF SIGHT
RIGHT TURN (50 MPH)
INV. 253.29'

FO-VAULT
24" RCP
INV. 250.80'
15' RCP
INV. 251.11'

LILLIAN BURWELL FOWLER HEIRS
PIN# 1850157354
REID# 0135858
D.B. 12806, PAGE 1210
EX. ZONE= RD-RURAL HOLDING DISTRICT
EX. USE= VACANT

LILLIAN BURWELL FOWLER HEIRS
PIN# 1850158354
REID# 0010598
D.B. 12806, PAGE 1206+1210
EX. ZONE= RD-RURAL HOLDING DISTRICT
EX. USE= VACANT

SMH
TOP: 254.91'
IN: 241.32'
OUT: 240.46'

EX. STREAM,
AUSTIN CREEK
(TYP.)

EXISTING 30"
SEWER EASEMENT
D.B. 18417, PAGES
2635-2638

SMH
TOP: 249.93'
IN: 240.43'
OUT: 240.33'

JUDY C. BYRD & VICKIE C. BYRD
PIN# 1850146924
REID# 0011364
D.B. 10713, PAGE 1478
EX. ZONE= NB-NEIGHBORHOOD BUSINESS
EX. USE= RESIDENTIAL LESS THAN 10 AC

PROPERTY LINE
PER B.M. 2007,
PAGE 286

APPROXIMATE
OVERLAP
10.05% AC

PROPER
PER B.M.
PAGE 11

ADJ. TO VACANT RESIDENTIAL
25' TYPE B BUFFER
20' REAR SETBACK

ADJ. TO VACANT LIGHT INDUSTRIAL
NO BUFFER REQUIRED

ADJ. TO VACANT RESIDENTIAL
25' TYPE B BUFFER
20' REAR SETBACK

ADJ. TO VACANT RESIDENTIAL
25' TYPE B BUFFER
20' REAR SETBACK

ADJ. TO VACANT RESIDENTIAL
25' TYPE B BUFFER
20' REAR SETBACK

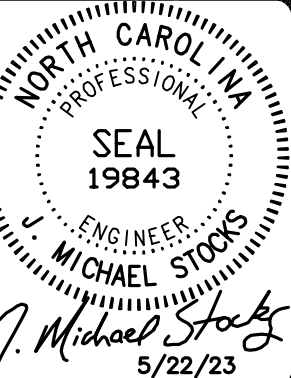
ADJ. TO VACANT RESIDENTIAL
25' TYPE B BUFFER
20' REAR SETBACK

DRAINAGE TABLE			
DRAINAGE ID	TOP	INV. F/L	PIPE SIZE
CB 2	266.50	256.39	36"
DI 3	268.00	264.20	24"
DI 4	270.00	266.48	18"
DI 5	271.00	267.00	18"
DI 6	270.00	267.00	18"
CB 7	258.25	255.25	18"
CB 8	269.50	257.87	24"
CB 9	266.70	257.95	24"
CB 10	266.60	258.07	24"
CB 11	264.50	258.20	24"
CB 12	261.50	258.50	18"

STOCKS
ENGINEERING

BLN-C-1874

418 JONES DAIRY ROAD
WAKE FOREST, NORTH CAROLINA

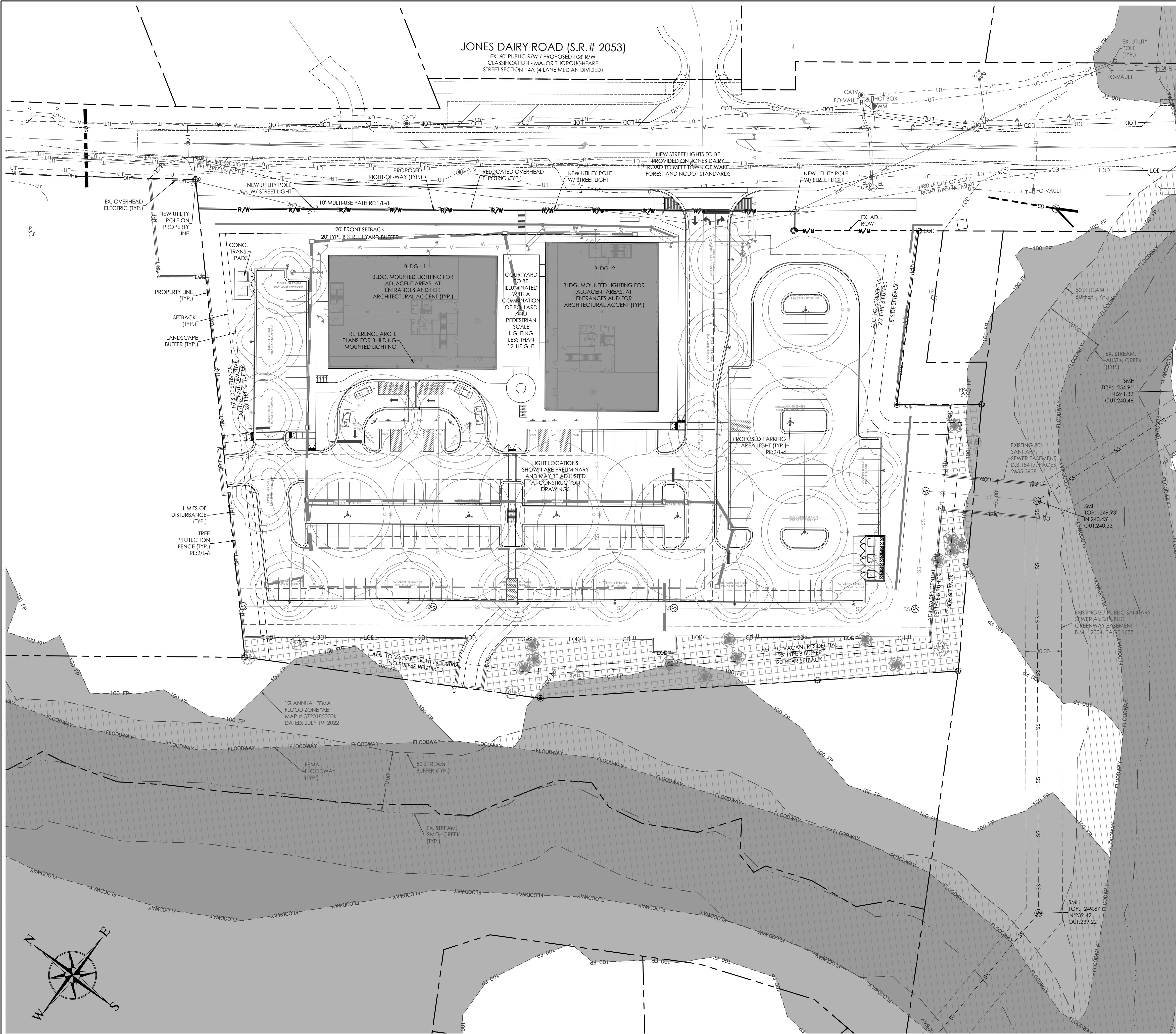


GRADING AND
DRAINAGE PLAN

REVISIONS
3-7-24 PLANNING COMMENTS
5-14-24 PLANNING COMMENTS

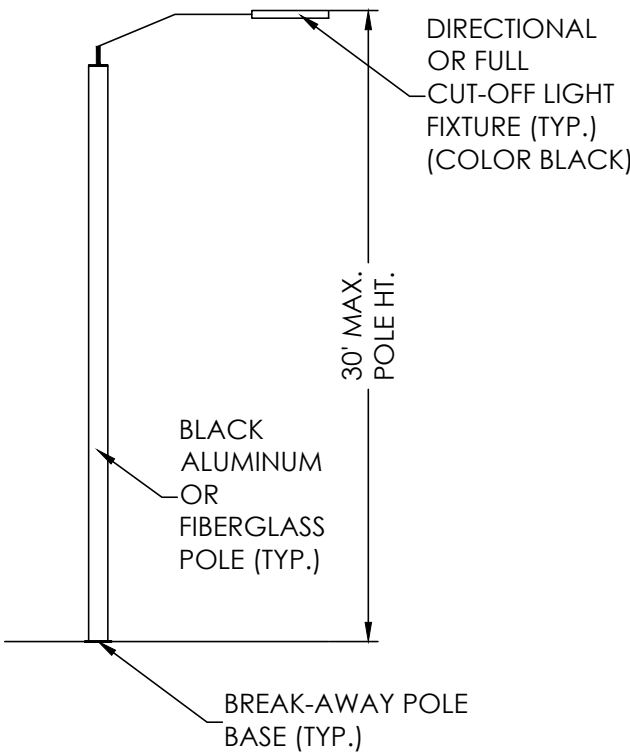
FILE NO. 2022-038
HORZ. SCALE: 1"=30'
VERT. SCALE: NONE

CE-03



SITE LIGHTING PLAN NOTES

1. PROPOSED SITE LIGHTING SHALL MEET ALL STANDARDS AND SPECIFICATIONS OF THE TOWN OF WAKE FOREST AND NCDOT AS APPLICABLE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK.
3. 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 MOTOR VEHICLE DRIVES ON SUCH STREETS.
4. CONTRACTOR TO COORDINATE ALL BUILDING MOUNTED LIGHTING WITH ELECTRICAL DESIGNER.
5. CONTRACTOR SHALL COORDINATE LIGHT FIXTURE, AND LIGHT POLE INSTALLATION WITH WAKE ELECTRIC.
6. CONTRACTOR TO PROVIDE 2" SCHEDULE 40 PVC ELECTRICAL CONDUIT UNDER PAVEMENT, UNDER HEAVILY LANDSCAPED AREAS AND AS NECESSARY TO PROVIDE ACCESS TO ALL LIGHT FIXTURES/POLES AND CONNECT BACK TO ELECTRICAL TIE IN LOCATION.
7. CONTRACTOR TO COORDINATE LIGHT POLE AND CONDUIT LOCATIONS PRIOR TO PAVING.
8. ALL ELECTRICAL CONDUIT, LIGHT POLES, AND FIXTURES TO BE FURNISHED BY THE CONTRACTOR.
9. ALL CONDUIT ENDS ARE TO BE CAPPED TO PREVENT ENTRY OF DEBRIS.
10. ALL CONDUITS MORE THAN 20' IN LENGTH SHALL HAVE A POLY STRING INSTALLED.
11. ALL PVC JOINTS ARE TO BE SOLVENT WELDED.
12. A PHOTOMETRIC PLAN IS REQUIRED AT THE TIME OF CONSTRUCTION DRAWINGS.
13. LIGHT LOCATIONS MAY BE ADJUSTED WITH CONSTRUCTION DRAWINGS.



2 PARKING AREA LIGHT
L-4 NTS

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF WAKE FOREST, CITY OF RALEIGH, AND/OR NCDOT STANDARDS, DETAILS AND SPECIFICATION, LATEST EDITION.

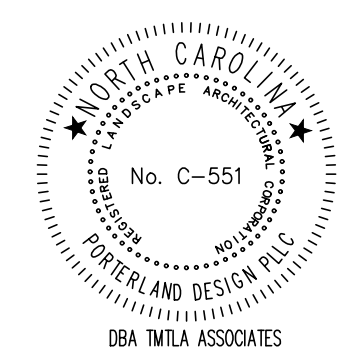
CASE NUMBER (RZ-23-11)

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE: _____

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE: _____



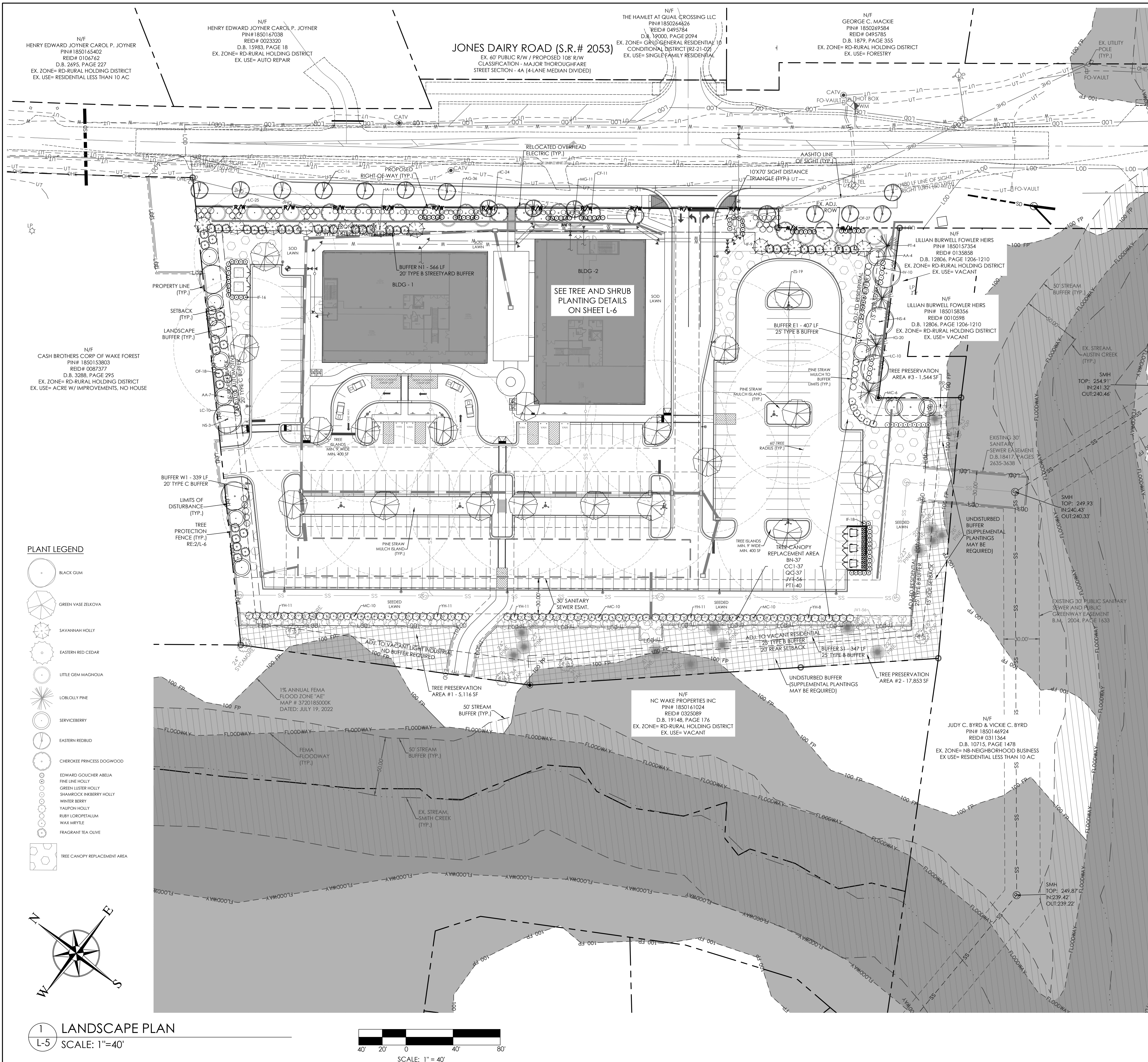
7/16/2024
PRELIMINARY
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CONSTRUCTION

REVISIONS:

1. Per 1st Review Comments 4/4/2024
2. Per 2nd Review Comments 6/28/2024
3. Per 3rd Review Comments 7/16/2024

SITE LIGHTING PLAN
418 JONES DAIRY ROAD
418 JONES DAIRY ROAD
WAKE FOREST, NC 27587

SCALE:
AS NOTED
DRAWN BY:
AJP
PROJECT #
20026
DATE:
8-15-2023
SHEET
L-4
OF



LANDSCAPE PLAN NOTES

- ALL PLANT MATERIAL ON THIS SITE MUST MEET MINIMUM TOWN OF WAKE FOREST UDO REQUIREMENTS FOR SIZE, HEIGHT, AND SPACING. PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND IN CONFORMANCE WITH THE GENERAL PLANTING NOTES AND DETAILS WITHIN THIS PLAN SET.
- PLANTING STOCK SHALL MEET ALL STANDARDS WITHIN THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK." ALL PLANTS SHALL BE VIGOROUS, HEALTHY MATERIAL FREE FROM PESTS AND DISEASE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. THE CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT THE SITE AND PERFORM THE WORK SPECIFIED INCLUDING THE FINE GRADING AND INCORPORATION OF TOPSOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATIONS FROM GRADES AND CONDITIONS SHOWN WEATHER SURFACE OR SUBSURFACE. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY AND PRIOR TO ORDERING MATERIALS.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS TO PERFORM THE WORK.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE CALL (1-800-432-4849) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NORTH CAROLINA ONE CALL. THE CONTRACTOR MAY ALSO NEED TO ENGAGE A PRIVATE UTILITY LOCATING FIRM AT THEIR OWN COST TO EFFICIENTLY HAVE ALL UTILITIES LOCATED.
- ANY DAMAGE TO EXISTING IMPROVEMENTS OUTSIDE OF THE PROJECT LIMITS, INCLUDING CURB AND GUTTER, SIDEWALKS, PAVED OR TURF AREAS SHALL BE REPAIRED TO ORIGINAL CONDITIONS BY THE CONTRACTOR WITHOUT ADDITIONAL COST TO THE DEVELOPER.
- PLANT QUANTITIES TO BE VERIFIED BY LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE PLANS AS COMPARED TO THE PLANT LIST THE CONTRACTOR SHALL PROVIDE THE QUANTITY SHOWN ON THE PLANS.
- CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OR MODIFICATIONS TO THE LANDSCAPE PLANS. THIS MAY REQUIRE A MODIFICATION TO THE APPROVED PLANS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES ON THE PLANS.
- ALL ABOVE GROUND MECHANICAL EQUIPMENT, ELECTRICAL TRANSFORMERS, DUMPSTERS, BACKFLOW PREVENTERS, AND VALVE BOXES SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND RIGHT-OF-WAY WHILE MAINTAINING REQUIRED ACCESS TO LOCAL CODE STANDARDS AND REQUIREMENTS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTIONS BETWEEN TWO FEET AND EIGHT FEET IN HEIGHT ABOVE THE NEAREST VEHICLE SURFACE OR ADJACENT CURB LINE SHALL BE ALLOWED.
- ALL UNPAVED AREAS SHALL BE TOPSOILED AND SEEDED / SODDED OR MULCHED TO THE LIMITS OF CONSTRUCTION BASED ON ACTUAL FIELD CONDITIONS BEYOND THE APPROVED PLANS.
- ALL SOD TO BE REBEL FESCUE IV, TURF GEM, LESCO OR EQUAL. ALL SEED TO BE REBEL FESCUE IV, TURF GEM, LESCO OR EQUAL @ 6 LBS. PER 1000 S.F. IN LAWN AREAS 3" TOPSOIL SHALL BE TILED INTO THE TOP 6" OF GROUND PRIOR TO SEEDING.
- SLOPES GREATER THAN 3:1 SHALL REQUIRE HYDRO-SEEDING. SLOPES GREATER THAN 2:1 SHALL BE SODDED WITH CENTIPEDE GRASS. ADDITIONAL STABILIZATION MEASURES MAY BE REQUIRED FOR SLOPES GREATER THAN 3:1 TO ENSURE SOIL STABILIZATION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
- INTERIOR MULCH SHALL BE DOUBLE GROUND PINE BARK TO A DEPTH OF 4". PERIMETER LANDSCAPE BUFFERS SHALL BE MULCHED WITH 4" PINE STRAW TO BED LINES SHOWN OR BUFFER LIMITS. BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS.
- PINE STRAW SHALL NOT BE USED AS MULCH OR GROUND COVER WITHIN TEN FEET OF ANY STRUCTURES CONSISTING OF EXTERIOR COMBUSTIBLE CONSTRUCTION.
- CONTRACTOR SHALL LEVEL AND SMOOTH ALL DISTURBED AREAS AND REMOVE ALL ROCKS AND CONSTRUCTION DEBRIS PRIOR TO SEEDING, SOD OR PLANT INSTALLATION.
- NOTE THAT WITHIN LANDSCAPED AREAS SURROUNDING BUILDING, THE GRADES SHOWN ON THE GRADING SHEET ARE "TOP OF MULCH" OR "TOP OF TOPSOIL." CONTRACTOR SHALL ENSURE POSITIVE FINISHED DRAINAGE (MIN. 2%) AWAY FROM ALL BUILDINGS AND COORDINATE WITH THE LANDSCAPE PLAN TO LEAVE SUBGRADE LOW ENOUGH TO MAINTAIN THESE SPOTS AS FINISHED GRADE.
- OWNER SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH THE SAME PLANT MATERIAL ORIGINALLY SPECIFIED ON THIS PLAN.
- TREE PLANTING AND SITE LIGHTING SHALL BE SEPARATED BY AT LEAST 10 FEET.

LANDSCAPE SCOPE OF WORK

- FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED OR INDICATED BY THE DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK INCLUDING INSTALLATION OF ALL TREES, SHRUBS, GROUND COVER, ANNUALS, SEED, SOD AND MULCH.
- MATERIALS AND WORK:**
THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL WORK REQUIRED UNDER THE CONTRACT SHALL BE SUBJECT TO APPROVAL BY THE OWNER. THE OWNER SHALL HAVE THE RIGHT TO REJECT ANY AND ALL MATERIALS AND ANY AND ALL WORK, WHICH IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT.
- PLANT MATERIALS:**
ALL PLANT MATERIALS SHALL BE NURSERY GROWN, FRESHLY DUG IN THE FIELD, NATURALLY SHAPED, WELL BRANCHED, FULLY FOLIATED WHEN IN LEAF WITH FULLY DEVELOPED ROOT SYSTEMS. TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND LEADERS INTACT. ALL PLANTS MUST BE FREE OF DISEASE, INSECT INFESTATION OR THEIR EGGS AND SHALL HAVE BEEN GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- PLANT SIZE:**
SPECIFIED SIZES INDICATES THE MINIMUM ALLOWABLE SIZE AT PLANTING. WHERE CONTAINER AND HEIGHT/SPREADS ARE INDICATED FOR A SINGLE SPECIES, BOTH SIZE REQUIREMENTS SHALL BE MET WHEN ONLY PLANT HEIGHT OR SPREAD ARE INDICATED. CONTAINER SIZE SHALL BE BASED ON "AMERICAN STANDARDS FOR NURSERY STOCK" STANDARDS.
- ORGANIC MATTER:**
AGED MANURE, COMPOST OR PINE BARK FINES, AT THE OPTION OF THE CONTRACTOR, MATERIAL SHALL BE AIR DRIED, FINELY SHREDDED AND SUITABLE FOR HORTICULTURAL PURPOSES AND SHALL CONTAIN NO MORE THAN 35% MOISTURE CONTENT BY WEIGHT.
- PINE BARK MULCH:**
ALL PINE BARK MULCH SHALL BE CLEAN, DOUBLE GROUND, FINE TEXTURED NUGGET MULCH WITH MINIMAL AMOUNTS OF SAPWOOD CONTENT.
- TURF AREAS:**
PRIOR TO ANY SEEDING OR SOD APPLICATION, VERIFY THAT ALL TRENCHING AND LAND DISTURBING ACTIVITIES HAVE BEEN COMPLETED. ENSURE ALL AREAS ARE FREE OF STONES, LARGE SOIL CLOUDS AND ANY OTHER CONSTRUCTION DEBRIS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF WAKE FOREST, CITY OF RALEIGH, AND/OR NCDOT STANDARDS, DETAILS AND SPECIFICATION, LATEST EDITION.

CASE NUMBER (RZ-23-11)

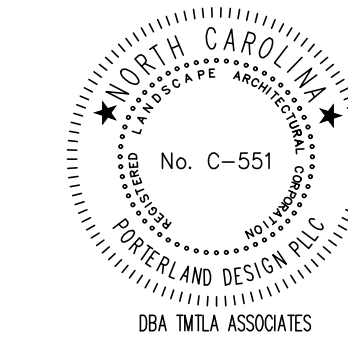
RECOMMENDATION FOR
APPROVAL BY THE WAKE FOREST
PLANNING BOARD

DATE: _____

RECOMMENDATION FOR
APPROVAL BY THE WAKE FOREST
BOARD OF COMMISSIONERS

DATE: _____

TMTLA ASSOCIATES



7/16/2024
PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS:

1. Per 1st Review Comments 4/4/2024
2. Per 2nd Review Comments 6/28/2024
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LANDSCAPE PLAN
418 JONES DAIRY ROAD
418 JONES DAIRY ROAD
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SCALE:
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OF

PLANT SCHEDULE

PLANT LIST - 418 JONES DAIRY ROAD							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	ROOT	COMMENTS
Deciduous Canopy Trees							
BN	37	Betula nigra	River Birch	1.5" CAL	8'-10'	B&B	Full, Straight Single Leader
CC1	37	Carpinus caroliniana	American Hornbeam	1.5" CAL	8'-10'	B&B	Full, Straight Single Leader
NS	7	Nyssa sylvatica	Black Gum	2.5" CAL	10'-12'	B&B	Full, Straight Single Leader
QC	37	Quercus coccinea	Scarlet Oak	1.5" CAL	8'-10'	B&B	Full, Straight Single Leader
ZS	19	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" CAL	10'-12'	B&B	Full, Straight Single Leader
Evergreen Trees							
JA	11	Ilex X attenuata 'Savannah'	Savannah Holly	-	8' MIN.	CONT.	Full, Straight Single Leader
JV1	56	Juniperus virginiana	Eastern Red Cedar	-	4.5' MIN.	CONT.	Full, Straight Single Leader
MG	11	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	-	8' MIN.	CONT.	Full, Straight Single Leader
PT	4	Pinus taeda	Loblolly Pine	-	8' MIN.	CONT.	Full, Straight Single Leader
PT1	40	Pinus taeda	Loblolly Pine	-	4.5' MIN.	CONT.	Full, Straight Single Leader
Understory Trees							
AA	11	Amelanchier x grandiflora 'Autmun Brilliance'	Autumn Brilliance Serviceberry	1.5" CAL	8'-10'	B&B	Full, Straight Single Leader
CC	16	Cercis canadensis	Eastern Redbud	1.5" CAL	8'-10'	B&B	Full, Straight Single Leader
CF	11	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	1.5" CAL	8'-10'	B&B	Full, Straight Single Leader
Shrubs							
AG	36	Abelia X grandiflora 'Edward Goucher'	Edward Goucher Abelia	-	18" MIN.	CONT.	Full, Match
IF	43	Ilex cornuta 'Fine Line'	Fine Line Holly	-	36" MIN.	CONT.	Full, Match
IC	24	Ilex crenata 'Green Luster'	Green Luster Holly	-	18" MIN.	CONT.	Full, Match
IG	20	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	-	18" MIN.	CONT.	Full, Match
IV	10	Ilex verticillata 'Apollo'	Winter Berry	-	18" MIN.	CONT.	Full, Match
YH	52	Ilex vomitoria	Yaupon Holly	-	18" MIN.	CONT.	Full, Match
LC	45	Loropetalum chinense var rubrum 'Rudy'	Ruby Loropetalum	-	18" MIN.	CONT.	Full, Match
MC	36	Mynca cerifera	Wax Myrtle	-	18" MIN.	CONT.	Full, Match
OF	45	Osmanthus fragrans	Fragrant Tea Olive	-	18" MIN.	CONT.	Full, Match

Note: All plant material must meet or exceed the minimum Caliper, Height, and Root, specified at the time of installation.

LANDSCAPE CALCULATIONS

TREE CANOPY COVERAGE - UDO SEC. 8.3.1
RURAL AND SUBURBAN DISTRICTS - 2 CANOPY TREES PER 5,000 SF OF PARCEL AREA, OR 1 CANOPY TREE AND 1 UNDERSTORY TREE PER 4,000 SF OF PARCEL AREA.

232,174 SF / 5,000 SF = 46.43
46.43 X 2 = 93 CANOPY TREES REQUIRED (1.5" min. caliper)

NEW PLANTINGS PROVIDED (STREET TREES, BUFFERS, AND VUA AREAS)
15 - STREET TREES
19 - VUA TREES
33 - TREES IN BUFFER N1
12 - TREES IN BUFFER E1
10 - TREES IN BUFFER W1
4 - TREES PROVIDED IN UNDISTURBED BUFFERS E1 & S1
93 TREES PROVIDED

TREE PRESERVATION - UDO SEC. 8.4.1
CREDIT FOR PRESERVATION OF WOODED AREAS, ONE TREE CREDIT PER 700 SF OF PROTECTED AREA.
TREE PRESERVATION AREA #1 - 5,114 SF
TREE PRESERVATION AREA #2 - 17,853 SF
TREE PRESERVATION AREA #3 - 1,544 SF
TOTAL TREE PRESERVATION AREA = 24,513 SF

CREDIT FOR PRESERVATION OF SPECIMEN TREES
20'-30" DBH PRESERVED TREES, 16 TREES X 3 = 48 TREE CREDITS
31"-41" DBH PRESERVED TREES, 3 TREES X 4 = 12 TREE CREDITS
42"+ DBH PRESERVED TREES, 1 TREE X 5 = 5 TREE CREDITS
65 TOTAL TREE CREDITS FOR PRESERVED SPECIMEN TREES
RE: L-1, 1 SPECIMEN TREE LIST

NO CREDITS TAKEN FOR TREE PRESERVATION AREAS
65 TREE CREDITS TAKEN FOR PRESERVED SPECIMEN TREES
ADDITIONAL TREE CREDITS MAY BE TAKEN AT CDS WITH ADDITIONAL TREE SURVEY FOR THE TREE PRESERVATION AREAS PROVIDED, ADDITIONAL TREE CREDIT MAY BE USED TO FURTHER REDUCE THE NUMBER OF REPLACEMENT TREES REQUIRED.

SPECIMEN / HISTORIC TREES - UDO SEC. 8.4.3
ANY 20 INCH DBH OR GREATER CANOPY TREE OR 8 INCH DBH OR GREATER UNDERSTORY TREE IN FAIR OR BETTER CONDITION, FOR EACH SPECIMEN TREE REMOVED 4 REPLACEMENT TREES SHALL BE PROVIDED.

48 EXISTING SPECIMEN TREES REMOVED, 48 X 4 = 272 REPLACEMENT TREES REQUIRED (1.5" MIN. CALIPER)
272 REPLACEMENT TREES - 65 TREE CREDITS = 207 REPLACEMENT TREES REQUIRED/PROVIDED

BUFFER YARD REQUIREMENTS - UDO SEC. 8.5
BUFFER N1 - 566 LF / 20' TYPE B (OPTION 1) STREET YARD BUFFER
2 EVERGREEN TREES PER 100 LF - 5.66 x 2 = 11.32 (11) REQUIRED
2 CANOPY TREES PER 100 LF - 5.66 x 2 = 11.32 (11) REQUIRED
2 UNDERSTORY TREES PER 100 LF - 5.66 x 2 = 11.32 (11) REQUIRED
24 SHRUBS PER 100 LF - 5.66 x 24 = 135.84 (136) REQUIRED

BUFFER E1 - 407 LF / 25' TYPE B (OPTION 1) BUFFER
407 X 25 = 10,175 SF TOTAL BUFFER AREA, 5,425 SF UNDISTURBED BUFFER AREA
5,425 SF / 10,175 SF = 0.53%, 407 LF X .47 = 191.29 (191 LF W/ PROPORTIONAL REDUCTION)
2 EVERGREEN TREES PER 100 LF - 1.91 x 2 = 3.82 (4) REQUIRED
2 CANOPY TREES PER 100 LF - 1.91 x 2 = 3.82 (4) REQUIRED
2 UNDERSTORY TREES PER 100 LF - 1.91 x 2 = 3.82 (4) REQUIRED
24 SHRUBS PER 100 LF - 1.91 x 24 = 45.84 (46) REQUIRED

BUFFER S1 - 347 LF / 25' TYPE B (OPTION 1) BUFFER
UNDISTURBED BUFFER AREA (SUPPLEMENTAL PLANTINGS MAY BE REQUIRED)

BUFFER W1 - 339 LF / 20' TYPE C (OPTION 1) BUFFER
1 CANOPY TREES PER 100 LF - 3.39 x 1 = 3.39 (3) REQUIRED
2 UNDERSTORY TREES PER 100 LF - 3.39 x 2 = 6.78 (7) REQUIRED
8 SHRUBS PER 100 LF - 3.39 x 8 = 27.12 (27) REQUIRED

STREET TREES - UDO SEC. 8.6
THERE ARE EX. OVERHEAD UTILITIES ALONG THE JONES DAIRY ROAD FRONTAGE.

ONLY WHEN PLANTING OF CANOPY TREES IS NOT PRACTICAL DUE TO THE LOCATION OF UTILITIES, 1 UNDERSTORY TREE FOR EVERY 35 LINEAR FEET OF PLANTING AREA, OR FRACTION THERE OF EQUAL TO OR GREATER THAN 18 FEET.

540 LF FRONTAGE / 35 = 15.42 (15) STREET TREES REQUIRED
16 - 1.5" CALIPER STREET TREES PROVIDED

VEHICULAR USE AREA SCREENING AND LANDSCAPING - UDO SEC. 8.7
ALL OFF-STREET PARKING, LOADING AREAS, AND SERVICE AREAS ADJACENT TO AND/OR VISIBLE FROM A PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES SHALL BE SCREENED FROM VIEW.

PROPOSED PARKING AREAS PARALLEL TO JONES DAIRY ROAD ARE SCREENED WITH EVERGREEN SHRUBS PLACED A MAX. OF 5 FEET ON CENTER, 18 SHRUBS PROVIDED IN BUFFER N1

PROPOSED PARKING AT THE REAR OF THE SITE IS SCREENED WITH EVERGREEN REPLACEMENT TREES JUST OUTSIDE OF THE SEWER EASEMENT, 57 EVERGREEN TREES PROVIDED

ALL PARKING SPACES, OR PORTIONS THEREOF, SHALL BE WITHIN 60 FEET OF A PLANTED CANOPY TREE TRUNK, 19 CANOPY TREES PROVIDED

TREE ISLANDS MINIMUM 400 SF IN AREA AND MIN. 9' WIDTH

DUMPSTER AND MECHANICAL UTILITIES SCREENING - UDO SEC. 8.8
ALL DUMPSTERS, LOADING DOCKS, OUTDOOR STORAGE AREAS AND UTILITY STRUCTURES, WHICH ARE VISIBLE FROM A PUBLIC STREET OR ADJACENT PROPERTY LINE, SHALL BE SCREENED UNLESS ALREADY SCREENED BY AN INTERVENING BUFFER YARD.

PROPOSED DUMPSTER ENCLOSURE AND UTILITY AREA FOR TRANSFORMERS IS SCREENED BY EVERGREEN SHRUBS PLACED A MAX. OF 5 FEET ON CENTER, 43 EVERGREEN SHRUBS PROVIDED

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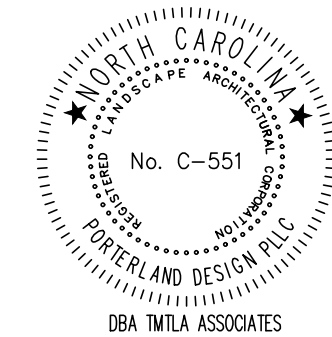
CASE NUMBER (RZ-23-11)

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE: _____

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE: _____



7/16/2024
PRELIMINARY
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LANDSCAPE CALCULATIONS
418 JONES DAIRY ROAD
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WAKE FOREST, NC 27587

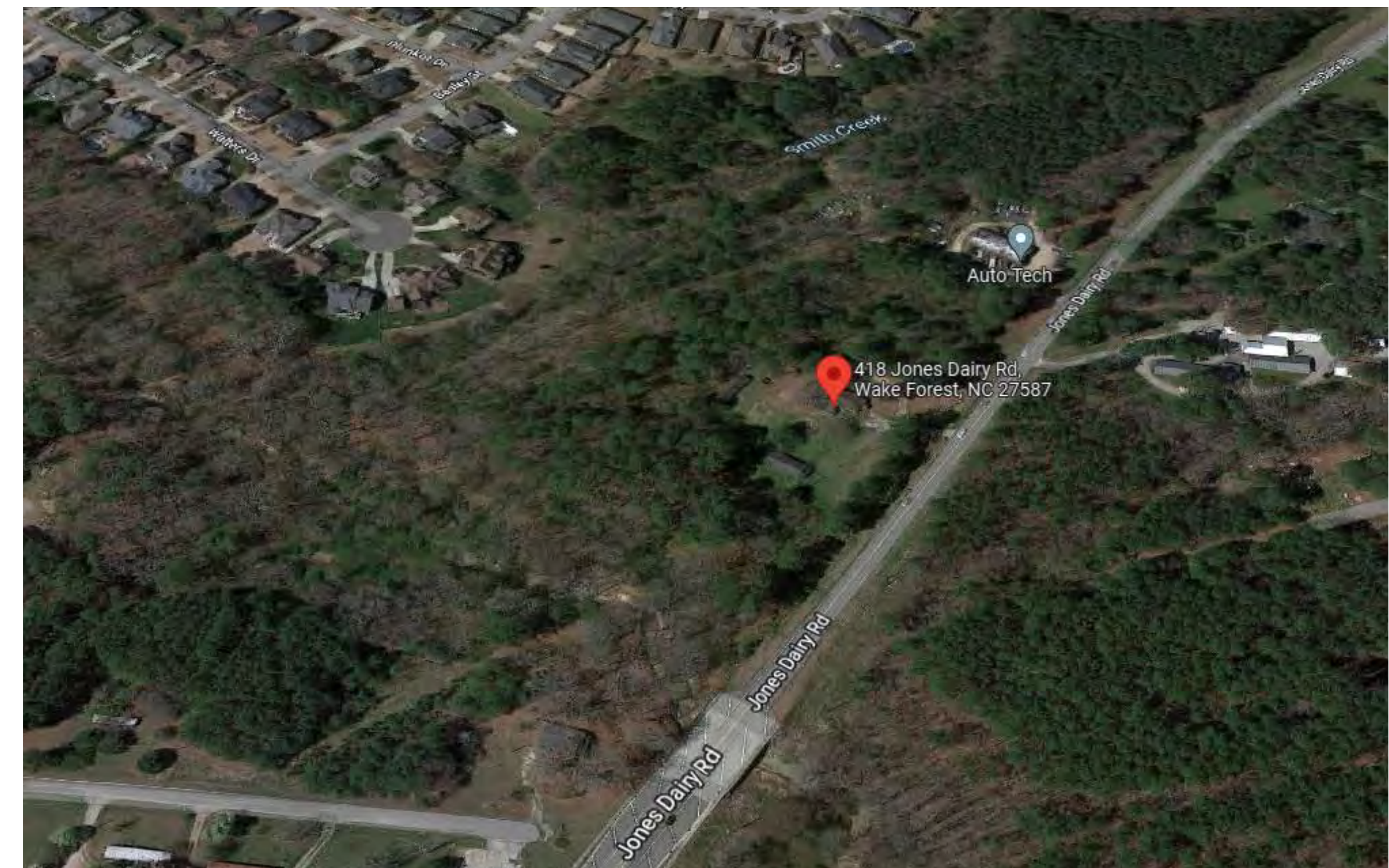
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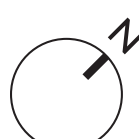
418 JONES DAIRY ROAD OFFICE BUILDING

Rezoning Package Architectural Concept Design

418 JONES DAIRY ROAD
WAKE FOREST, NC 27587



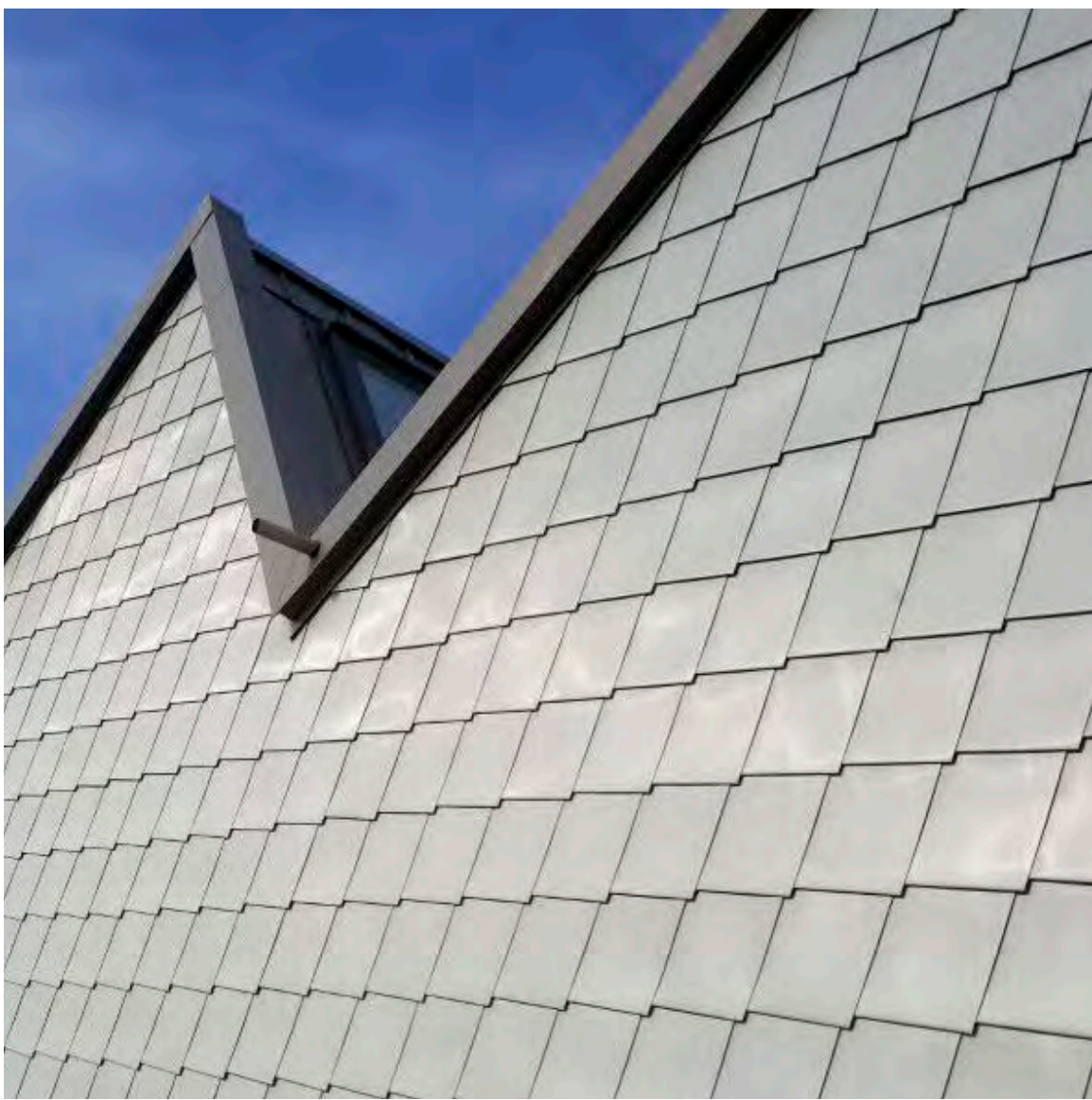
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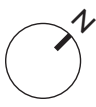
PRIMARY FACADE MATERIAL STUDY - ZINC PANELS

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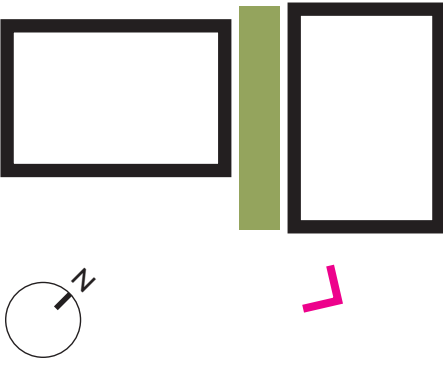
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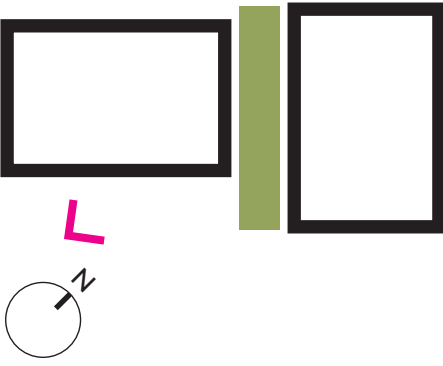
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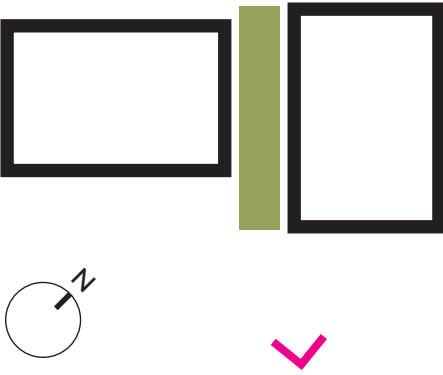
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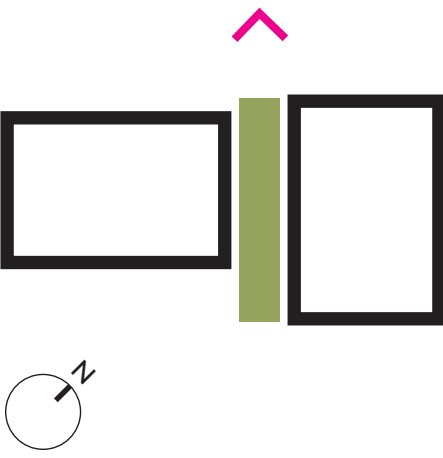
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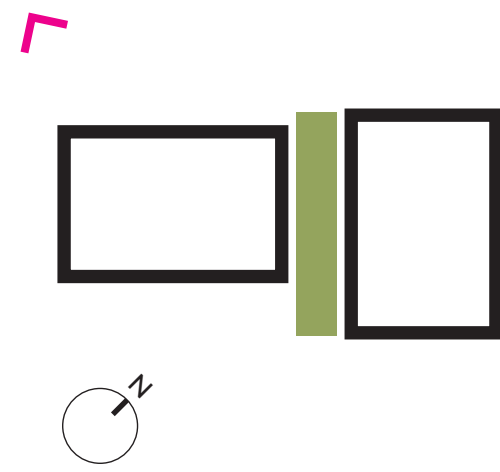
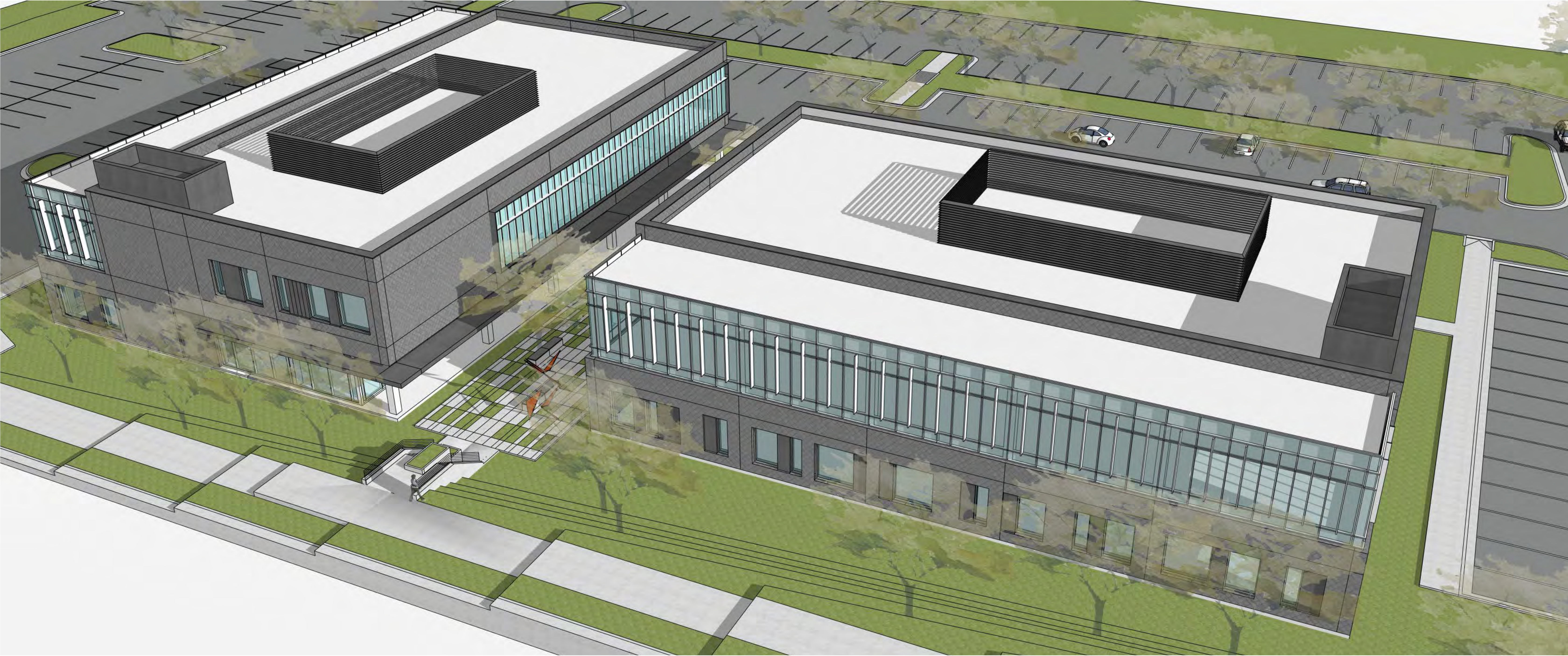
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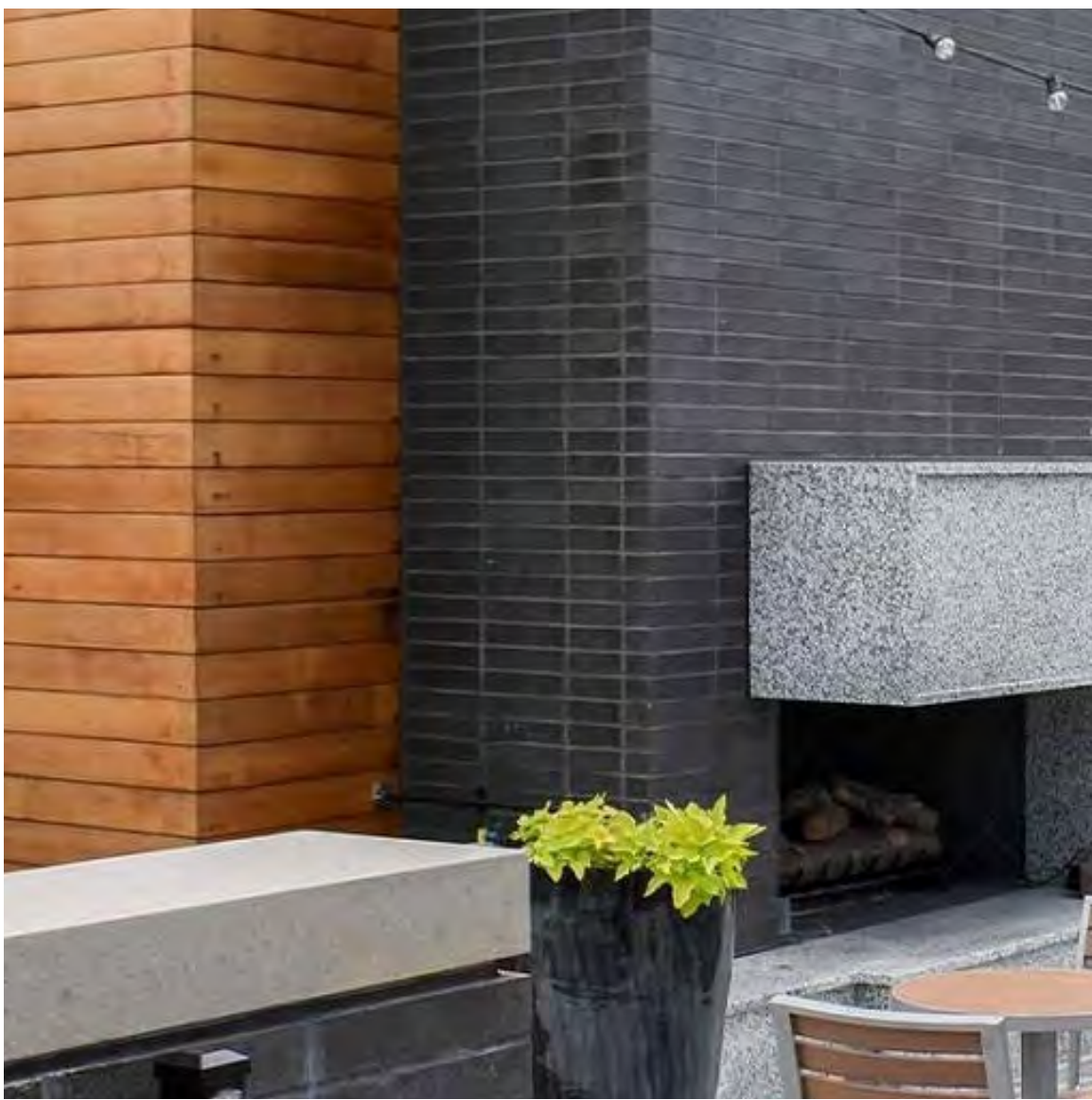
PRIMARY FACADE MATERIAL STUDY - BLACK NORMAN SIZE BRICK

NOT TO SCALE



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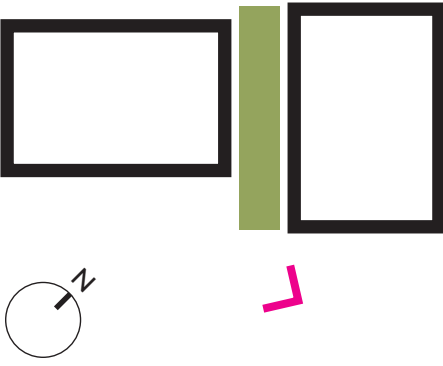
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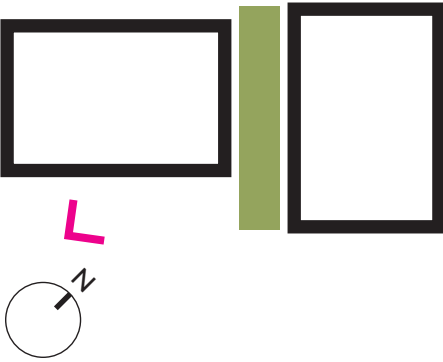
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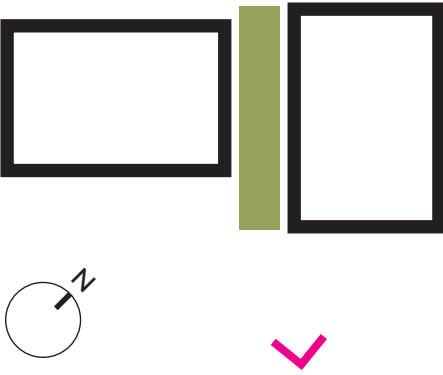
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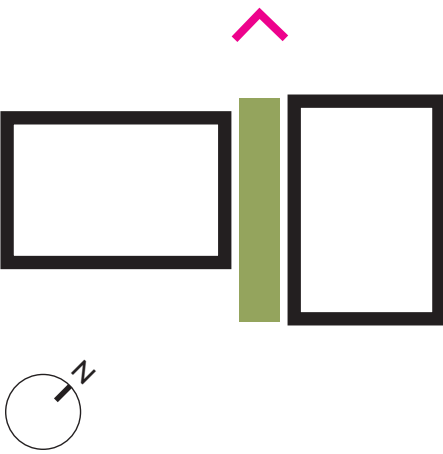
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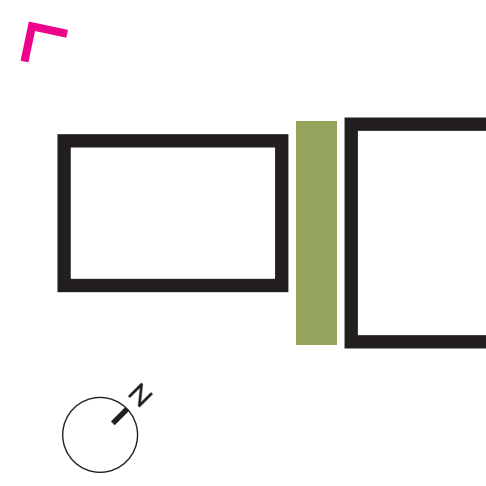
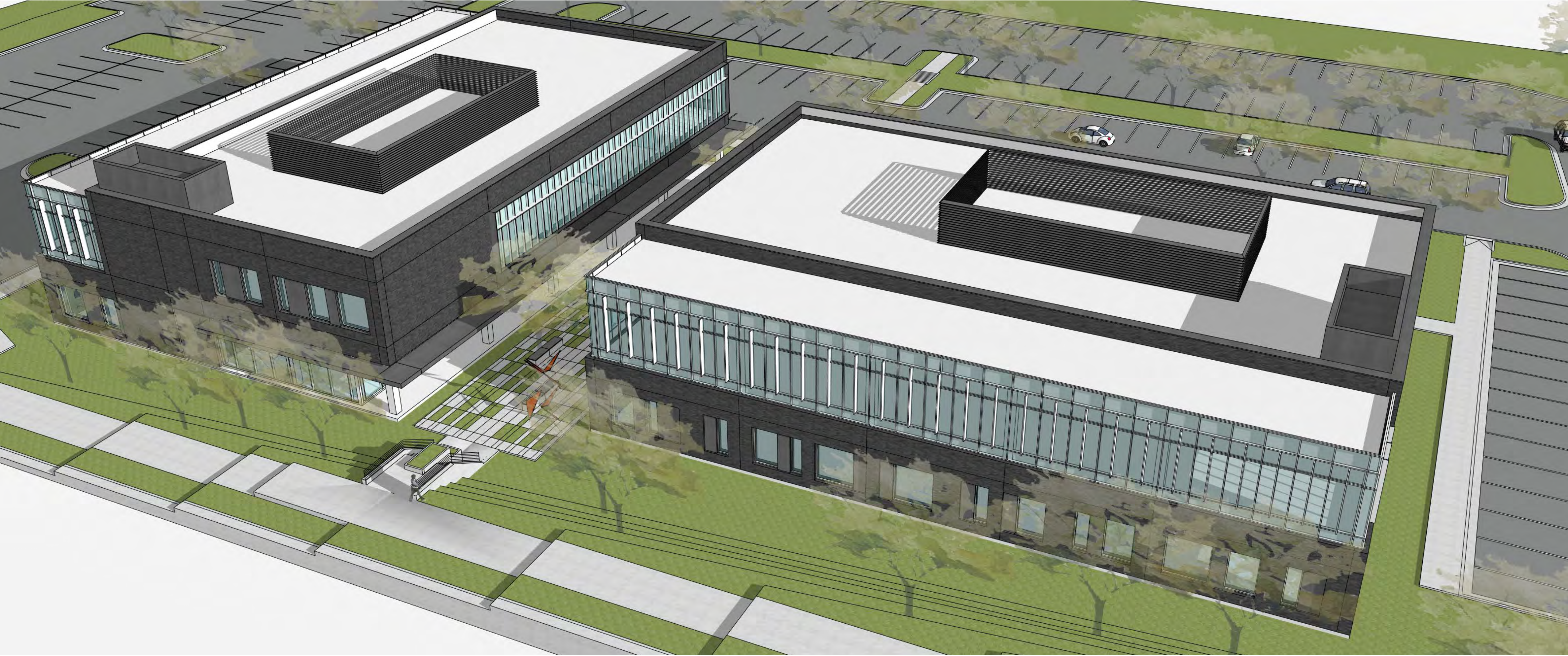
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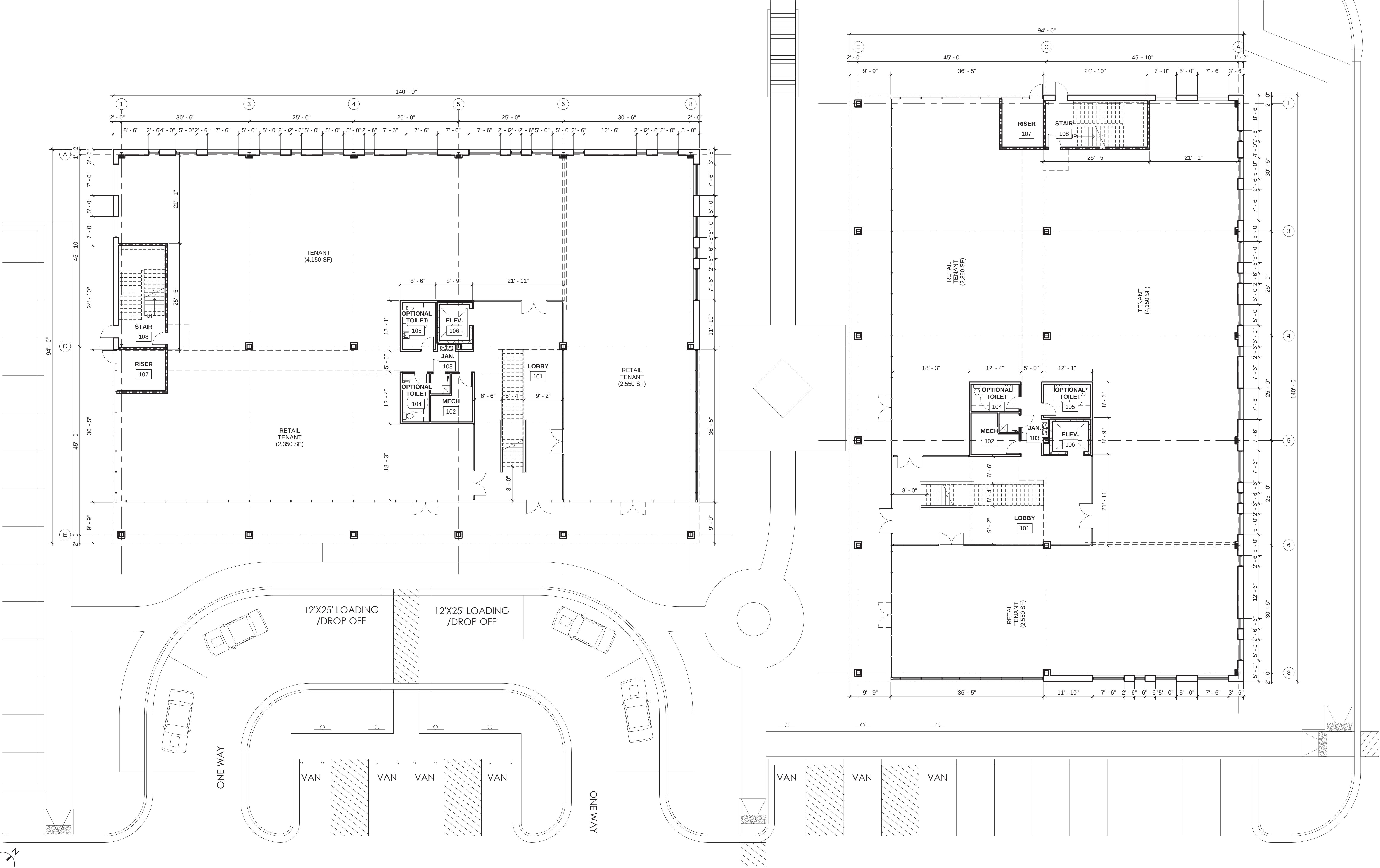
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06.28.2024

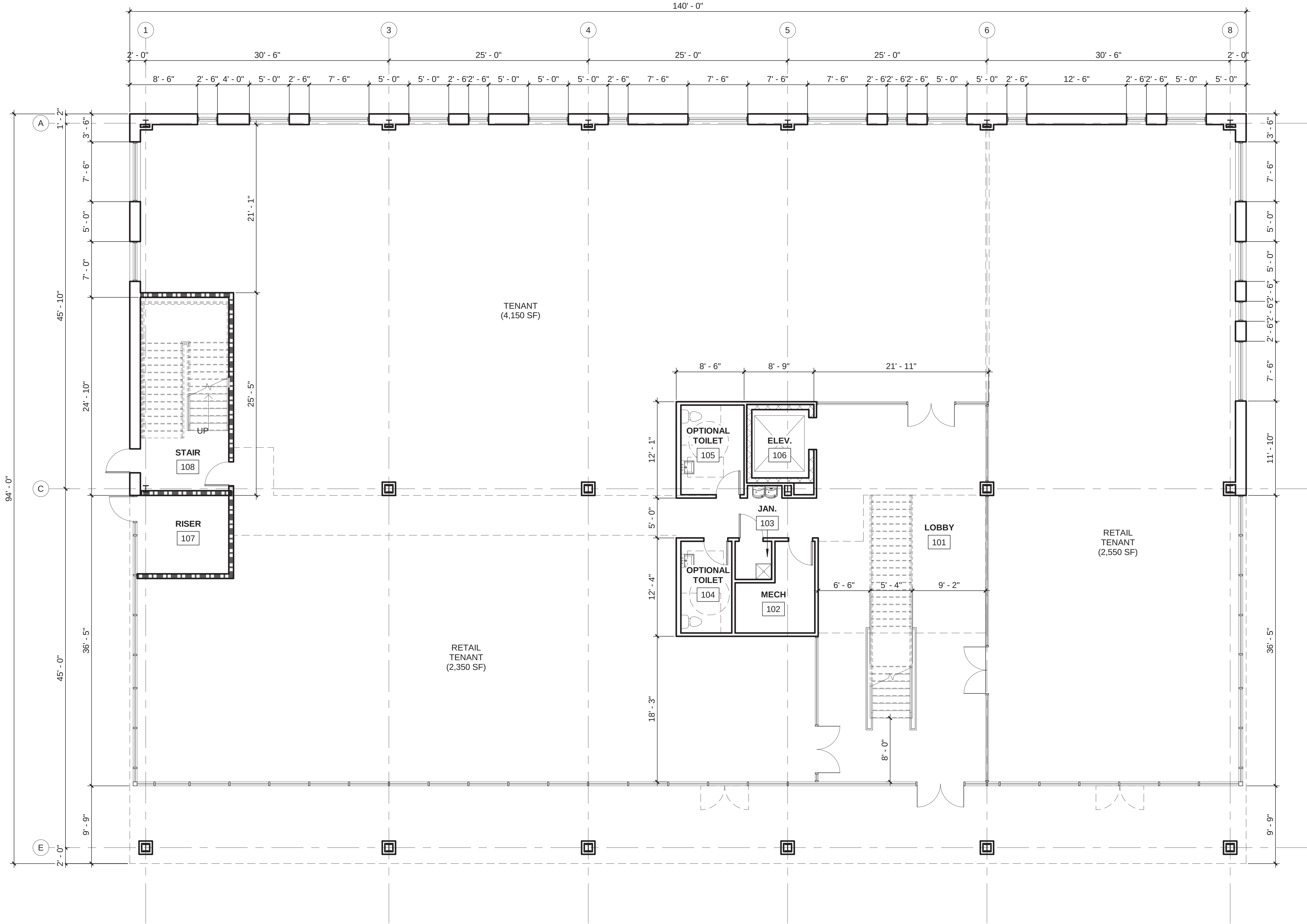
ARCHITECTURAL SITE PLAN
NOT TO SCALE



BUILDING ELEVATIONS AND MATERIALITY CONVEYED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
06.28.2024

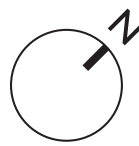
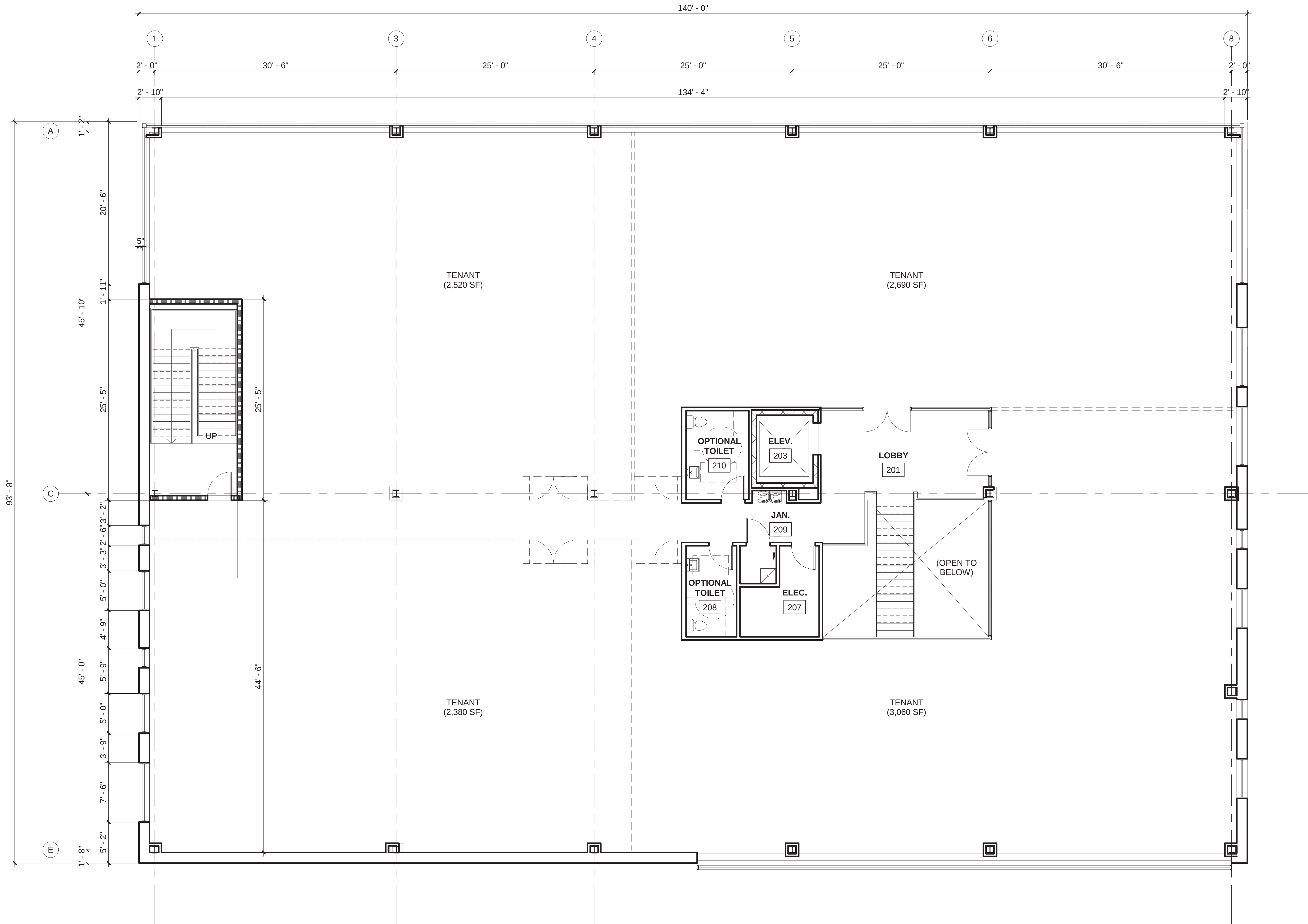
FIRST FLOOR - SPACE PLAN STUDY

NOT TO SCALE



SECOND FLOOR - SPACE PLAN STUDY

NOT TO SCALE





Planning Board Agenda Item Report

Agenda Item No.: 2024-276-

Submitted by: Tim Richards

Submitting Department: Planning

Meeting Date: September 10, 2024

SUBJECT

Consideration of LEGISLATIVE CASE RZ-23-12, Hyundai Automotive Dealership, a conditional district rezoning filed by Drew Wilkinson on behalf of 10012 CBM LLC, 2517 BMC LLC, and Naught 1 LLC, to rezone 11.16 acres located at 10012 Capital Boulevard and 2517, 2601, and 2605 Burlington Mills Road, being Wake County Tax PIN(s) 1738497725, 1738499517, 1738592719, and 1738593572, from Highway Business (HB) and General Residential (GR3) to Highway Business Conditional District (HB-CD).

Recommendation:

Item Summary:

ATTACHMENTS

- [Staff Report RZ-23-12.pdf](#)
- [Attachment A - Neighborhood Meeting Information.pdf](#)
- [Attachment B - Application.pdf](#)
- [Attachment C - Maps.pdf](#)
- [Attachment D - Plan Consistency Analysis.pdf](#)
- [Attachment E - TIA Executive Summary and NCDOT Report.pdf](#)
- [Exhibit 1 - Proposed Master Plan.pdf](#)
- [Exhibit 2 - Proposed Building Elevations.pdf](#)



Staff Report

Case RZ-23-12: Hyundai Automotive Dealership

Meeting Date	September 10, 2024
Requested Action	Consideration of the following items related to the Conditional Zoning request for 10012 Capital Boulevard and 2517, 2601, and 2605 Burlington Mills Road: 1. Act on Plan Consistency Statement 2. Rezone 11.16 acres on the Town of Wake Forest Zoning Map from Highway Business (HB) and General Residential (GR3) to Highway Business Conditional District (HB-CD).
Case Manager	Tim Richards, Senior Planner - Development Services

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing (tentative)
January 31, 2024 (See Attachment A)	September 10, 2024	October 15, 2024

CASE INFORMATION

Applicant/Developer	Drew Wilkinson Johnson Automotive 5839 Capital Blvd Raleigh, NC 27616
Property Owners	10012 CBM LLC 1001 College Ct New Bern, NC 28562 2517 BMC LLC 1001 College Ct New Bern, NC 28562 NAUGHT 1 LLC 5839 Capital Blvd Raleigh, NC 27616
Location	Northeast corner of the Capital Boulevard and Burlington Mills Road intersection
Addresses	10012 Capital Boulevard 2517, 2601, and 2605 Burlington Mills Road

Wake County Tax PIN(s)	1738497725, 1738499517, 1738592719, and 1738593572	
Acreage	11.16 acres	
Zoning	Existing:	Highway Business (HB) and General Residential (GR3)
	Proposed:	Highway Business Conditional District (HB-CD)
Land Use	Existing:	Vehicle rental/leasing/sales Vehicle services – Minor maintenance/repair Vehicle services – Major repair/body work General commercial Open air retail Dwelling – Single-family
	Proposed:	Vehicle rental/leasing/sales Vehicle services – Minor maintenance/repair Vehicle services – Major repair/body work Wireless telecommunications facility (non-tower) Utilities – Class 1 and Class 2
Corporate Limits	This application is located in the Town's corporate limits and extra-territorial jurisdiction (ETJ).	

See Attachment B for a copy of the application and Attachment C for Aerial, Zoning, and Land Use Maps.

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Storage – Self-service	Highway Business (HB)
South	Vacant land Gas/Fueling station	Residential Mixed-Use Conditional District (RMX-CD) Highway Business Conditional District (HB-CD) Highway Business (HB)
East	Dwelling – Single-family School – Elementary & Secondary	General Residential (GR3)
West	Vehicle rental/leasing/sales Vehicle services – Minor maintenance/repair Vehicle services – Major repair/body work	Highway Business (HB) Conditional Use Highway Business (CU HB)

The proposed land use is generally **compatible** with surrounding land uses.

The proposed zoning is generally **compatible** with surrounding zoning.

See Attachment C for associated maps.

MASTER PLAN ANALYSIS

Parking	Required:	122 automobile spaces, 6 bicycle spaces
	Proposed:	122 automobile spaces (5 of which are ADA Accessible), 6 bicycle spaces
	Summary:	<i>The proposed Master Plan complies with the minimum parking requirements in the UDO.</i>
Public Utilities	Required:	Connect to municipal water supply and sanitary sewage systems
	Proposed:	Connect to existing water and sewer lines located along Burlington Mills Road
	Summary:	<i>The proposed Master Plan complies with the public utility requirements in the UDO.</i>
Roads	Required:	The Town's Comprehensive Transportation Plan (CTP) categorizes the abutting segment of Burlington Mills Road as a Major Thoroughfare with a 4A cross section including multi use paths along both sides of the street. The 4A cross section with multi use paths requires 108' of right-of-way to accommodate a 21' median and curbing, four 12' travel lanes (two in each direction), and on each side of the street, 2.5' curb and gutter, 6' verge, 10' multi use path, and 1' behind the multi use path. Under UDO Sections 6.6 and 6.8, new development is required to dedicate additional right-of-way and make frontage improvements necessary to accommodate the recommended cross section and bring the frontage into conformity with the cross section. A Transportation Impact Analysis (TIA) was completed for the proposed development as required by UDO Section 6.11 (see Attachment E). The TIA recommendations include the following roadway improvements: • At the US 1 and Burlington Mills Road intersection, extend the existing westbound right turn lane on Burlington Mills Road along the site frontage with the required taper and adjust signal timings. • On Burlington Mills Road west of Urial Drive, provide an eastbound left turn lane with approximately 100' of storage and an appropriate deceleration and taper. • On Burlington Mills Road east of Urial Drive, provide frontage widening to be striped as a westbound right-turn lane with approximately 125' of storage and an appropriate taper. • At the Burlington Mills Road and Urial Drive intersection, if a signal has been installed at that intersection as required of the approved Burlington Mills at Capital Blvd development, modify the signal to accommodate all recommended lanes at the intersection.

		• At the site driveway on Burlington Mills Road opposite Urial Drive, construct a full-movement driveway with one ingress lane and one egress lane. • At the site driveway on US 1, improve the driveway connection to a full right-in/right-out access.
	Proposed:	The Master Plan shows improvements to the northern half of Burlington Mills Road, including additional right-of-way and travel lanes, curb and gutter, multi use path, and other improvements necessary to bring it into conformity with the CTP 4A cross section along the site frontage. Condition #6 states that the developer will make all improvements shown on the Master Plan and all TIA-recommended improvements. While the Master Plan shows Burlington Mills Road tapering to a single westbound lane along the frontage of the intervening two parcels that are not a part of the proposed development (2521 and 2525 Burlington Mills Road), Condition # 8 states the developer will construct improvements along that frontage, at the developer's expense, to bring the northern half of Burlington Mills Road into conformity with the CTP cross section, if, prior to commencement of construction of the Burlington Mills Road improvements, 1) the town or NCDOT acquires the right-of-way and associated utility and temporary construction easements and 2) the town provides the information necessary for the inclusion of the off-site improvements into the developer's construction plans or provides final plans for the off-site improvements.
	Summary:	<i>The proposed Master Plan complies with the minimum roadway infrastructure requirements in the UDO. Note that the <u>US 1 Council of Planning</u>, at its June 4, 2024, meeting, found the proposed rezoning generally consistent with the US 1 Corridor Study, with the recommendation that the developer include in a condition acknowledging that the controlled access line for the U-5307 project is located on the site and stating that the continued business operation will remain viable using only those lands on the site that are not acquired by NCDOT as a part of U-5307.</i>

PROPOSED MODIFICATIONS OF UDO STANDARDS

Table 2.3.3, Use Table	Condition #2 limits the list of uses allowed in the HB district in Table 2.3.3 to the following uses: • Vehicle Rental/Leasing/Sales • Vehicle Services—Minor Maintenance/Repair • Vehicle Services—Major Repair/Body Work • Light Manufacturing Workshop • Wireless Telecommunications Facility (Non-Tower) • Utilities—Class 1 and Class 2
Section 5.6, Commercial Building Standards	Conditions #4 and #5 modify building design standards for commercial buildings, if the site is developed for vehicle rental/leasing/sales. The conditions state that the building will be constructed generally consistent with the elevations provided as Exhibit 2 to this report and list specific modifications of the building design standards in Section 5.6 of the UDO proposed to allow for that building design. Modifications are proposed for materials, glazing, façade articulation, roofline, and building entry standards.

OTHER PROPOSED CONDITIONS

Condition #3 addresses recommendations and comments from NCDOT (see NCDOT Report in Attachment E) and the US 1 Council of Planning recommendations (see summary in *Roads* portion of Master Plan analysis above).

Condition #9 states that the developer will install a decorative masonry wall with enhanced landscaping near the corner of US 1 and Burlington Mills Road. This condition was proposed after discussions with Planning Staff on improving this prominent southern gateway to the Town.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed zoning map amendment request is generally consistent with the adopted 2022 Community Plan. This determination is based primarily on the following Community Plan direction: • Corridor Commercial areas should include auto-oriented retail and service businesses that serve patrons from within Wake Forest and the region and strengthen the Town’s tax base. Corridor Commercial uses should be situated at highly visible and accessible locations along the Town’s major roadways. (See plan page 42). • Commercial Area 1 (Capital Boulevard) should be developed in coordination with NCDOT’s U-5307 project. High quality development should be promoted that features efficient access management, landscaping, and attractive building facades. (See plan page 54). • Commercial development should promote cohesive, well-connected shopping areas, consolidate commercial driveways onto major streets where possible to reduce traffic conflicts, provide quality architecture on all sides of the building, and replace non-conforming signage with signage that meets town standards. (See plan page 66).
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	High quality development should be emphasized along highly visible thoroughfares in the Town to reinforce its positive image (See plan page 70). Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity (See plan page 88).
Comprehensive Transportation Plan (2019)	The proposed zoning map amendment request is generally consistent with the Comprehensive Transportation Plan. This determination is based on the consistency of the roadway improvements proposed with the applicable CTP cross section and the engagement of NCDOT and the US 1 Council of Planning in preparing the Master Plan and proposed conditions (see <i>Roads</i> portion of Master Plan analysis above).
Historic Preservation Plan (2022)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2021)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Resources Master Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.

See Attachment D for detailed Plan Consistency Analysis for the Community Plan. Comprehensive Transportation Plan consistency is addressed in the Roads portion of the Master Plan analysis above.

STAFF RECOMMENDATION

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

ATTACHMENTS

- Attachment A: Neighborhood Meeting Information
- Attachment B: Application
- Attachment C: Maps
- Attachment D: Plan Consistency Analysis
- Attachment E: TIA Executive Summary and NCDOT Report

EXHIBITS

- Exhibit 1: Proposed Master Plan
- Exhibit 2: Proposed Building Elevations

**SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.**

LAWYERS

OFFICES
Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

TOBY R. COLEMAN
DIRECT DIAL: (919) 821-6778
E-Mail: tcoleman@smithlaw.com

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

January 19, 2024

Re: Notice of neighborhood meeting to discuss proposed rezoning for land located at 2517, 2601, and 2605 Burlington Mills Road and 10012 Capital Boulevard, Wake Forest, NC 27587 (PINs 1738499517, 1738592719, 1738593572, and 1738497725) (collectively, the "Property")
Case Number RZ-23-12

Dear Neighboring Property Owners:

On behalf of Johnson Automotive, we are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning of the Property. The Property is currently zoned Highway Business (HB) and General Residential 3 (GR3) with Special Highway Overlay District (SH1-O) and is proposed to be rezoned to Highway Business Conditional District (HB-CD) with SH1-O. The rezoning is proposed to allow for the development of a new car dealership. The enclosed maps show the location and current zoning of the Property.

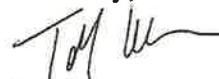
THE NEIGHBORHOOD MEETING WILL BE HELD ON JANUARY 31, 2024 AT 6 P.M. AT THE ABBOTTS CREEK COMMUNITY CENTER, 9950 DURANT ROAD, RALEIGH, NC, RALEIGH, NC 27614.

Per Town of Wake Forest ordinance requirements, we are notifying you of this Neighborhood Meeting because your property is located within 500 feet of the proposed development. While this Neighborhood Meeting is not a public hearing, it is an opportunity for you to meet with the applicant to hear about its intention to rezone and develop the land for the proposed project. The Neighborhood Meeting is intended to allow the applicant to explain the proposed project and to be informed of the concerns of the neighborhood and surrounding property owners.

The rezoning would permit development of approximately 6.8 acres of the Property as a new car dealership pursuant to a site master plan. The site master plan includes plans for a 46,400-square-foot building with a sales showroom and a vehicle service area. The site will have a parking lot that will provide both car display area and parking. Further information on the proposed plan will be discussed at the Neighborhood Meeting.

Town Planning staff will not be in attendance at this meeting. If you have any questions about this Neighborhood Meeting, or if you are unable to attend and would like to speak with someone regarding the proposal, please feel free to contact me at (919) 821-6778 or via email at tcoleman@smithlaw.com. You may also contact the Town of Wake Forest Planning Department at (919) 435-9510.

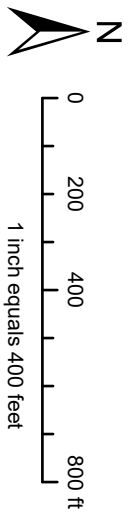
Sincerely,



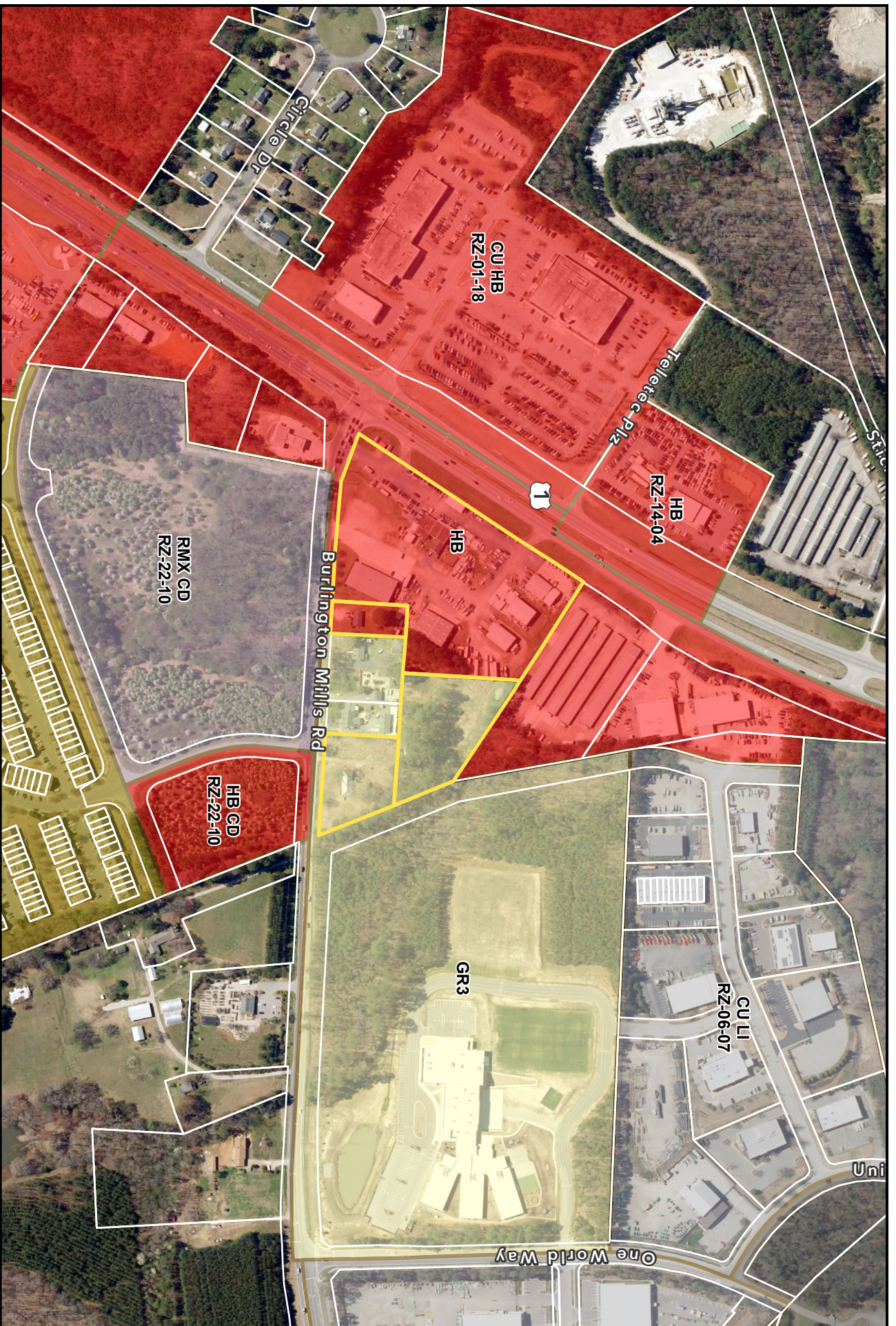
Toby R. Coleman

enclosure

#11909021v1



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



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RZ-23-01

Mailing List for Neighborhood Meeting

PIN	Address	Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
1739503609	0 CAPITAL BLVD	HADDOCK PROPERTIES III LLC	CALIBER BODYWORKS OF NORTH CAROLINA	548 GLENVILLE SCHOOL RD	GLENVILLE NC 28736-8361
1739501577	10112 CAPITAL BLVD	HADDOCK PROPERTIES III LLC	CALIBER BODYWORKS OF NORTH CAROLINA	548 GLENVILLE SCHOOL RD	GLENVILLE NC 28736-8361
1739504435	2608 LEIGHTON RIDGE DR	WHITE, MARK WHITE, KAREN	115 OAK GROVE CHURCH RD	YOUNGSVILLE NC 27596-7561	
1738592504	2525 BURLINGTON MILLS RD	WILLIAMS, ROBERT WAYNE WILLIAMS, RHONDA G	2525 BURLINGTON MILLS RD	WAKE FOREST NC 27587-8854	
1738396727	10101 CAPITAL BLVD	CROSSROADS HOLDINGS LLC	PO BOX 2069	WAKE FOREST NC 27588-2069	
1738587240	0 MIDDLETOWN DR	SHEARON FARMS TOWNHOME OWNERS ASSOCIATION II, INC	1033 WADE AVE STE 208	RALEIGH NC 27605-1155	
1738492130	9932 CAPITAL BLVD	PRECISION INVESTMENTS LLC	9912B CAPITAL BLVD	WAKE FOREST NC 27587-7784	
1738395348	2421 CIRCLE DR	NIETO, RICARDO	2421 CIRCLE DR	WAKE FOREST NC 27587-9331	
1738597082	2624 BURLINGTON MILLS RD	ADAMS, ALICE M ADAMS, JACK L	2624 BURLINGTON MILLS RD	WAKE FOREST NC 27587-8855	
1739404590	2604 TELETec PLZ	EMC HOLDINGS LLC	10121 CAPITAL BLVD STE 105	WAKE FOREST NC 27587-7748	
1738586769	4515 MIDDLETOWN DR	SANDERS, KATHRYN P	3101 BARNSLEY LN	RALEIGH NC 27604-5903	
1738480879	9922 CAPITAL BLVD	PRECISION INVESTMENTS LLC	9912B CAPITAL BLVD	WAKE FOREST NC 27587-7784	
1738691116	2704 BURLINGTON MILLS RD	ADCON FARMS LLC	2624 BURLINGTON MILLS RD	WAKE FOREST NC 27587-8855	
1738690897	4879 ONE WORLD WAY	ENDEAVOR CHARTER SCHOOL FOUNDATION INC	JOHN COLLAR TREASURER	4879 ONE WORLD WAY	WAKE FOREST NC 27587-5902
1738493229	2500 BURLINGTON MILLS RD	UMA CORP	205 CASTLE HAYNE DR	CARY NC 27519-9214	
1739404872	12030 STICKMAN ST	PS NC I LP LTD PTNRP	701 WESTERN AVE	GLENDALE CA 91201-2349	
1738396333	2425 CIRCLE DR	KEARNEY FAMILY IRREVOCABLE TRUST	2425 CIRCLE DR	WAKE FOREST NC 27587-9331	
1738497725	10012 CAPITAL BLVD	10012 CBM LLC	1001 COLLEGE CT	NEW BERN NC 28562-4972	
1738499517	2517 BURLINGTON MILLS RD	2517 BMC LLC	1001 COLLEGE CT	NEW BERN NC 28562-4972	
1738587801	4519 MIDDLETOWN DR	COZY4 PROPERTIES LLC	12228 THE GATES DR	RALEIGH NC 27614-7320	
1738678968	2700 BURLINGTON MILLS RD	ADAMS, ALICE MACON ADAMS, JACK LYNN	2624 BURLINGTON MILLS RD	WAKE FOREST NC 27587-8855	
1738586880	4517 MIDDLETOWN DR	NICHOLS, GLENDA	4517 MIDDLETOWN DR	WAKE FOREST NC 27587-4190	
1738592719	2601 BURLINGTON MILLS RD	NAUGHT 1 LLC	5839 CAPITAL BLVD	RALEIGH NC 27616-2937	

RZ-23-01

Mailing List for Neighborhood Meeting

PIN	Address	Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
1738593572	2605 BURLINGTON MILLS RD	NAUGHT 1 LLC	5839 CAPITAL BLVD	RALEIGH NC 27616-2937	
1738590585	2521 BURLINGTON MILLS RD	WILLIAMS, ROBERT O WILLIAMS, RHONDA G	2525 BURLINGTON MILLS RD	WAKE FOREST NC 27587-8854	
1738587842	4523 MIDDLETOWN DR	LINDSAY, CHRIS S	4523 MIDDLETOWN DR	WAKE FOREST NC 27587-4190	
1738587812	4521 MIDDLETOWN DR	CARRINGTON, SHERARD R	4521 MIDDLETOWN DR	WAKE FOREST NC 27587-4190	
1738487937	0 BURLINGTON MILLS RD	GGP WAKE FOREST LLC	3904 BOSTON ST STE 402	BALTIMORE MD 21224-5762	
1738595101	0 BURLINGTON MILLS RD	GGP WAKE FOREST LLC	2077 SOMERVILLE RD STE 310	ANNAPOLIS MD 21401-4186	
1739501134	10104 CAPITAL BLVD	PS NC III LP	PO BOX 25025	GLENDALE CA 91221-5025	
1738398211	2433 CIRCLE DR	DEBNAM, KIMBERLY K	12605 LEATHERWOOD CT	RALEIGH NC 27613-5303	
1738397218	2429 CIRCLE DR	DEBNAM, KIMBERLY K	12605 LEATHERWOOD CT	RALEIGH NC 27613-5303	
1739505476	2616 LEIGHTON RIDGE DR	M-KAL ENTERPRISES, LLC	2616 LEIGHTON RIDGE DR	WAKE FOREST NC 27587-5995	

Neighborhood Meeting Summary
RZ-23-01

Rezoning of 2517, 2601 and 2605 Burlington Mills Road and 10012 Capital Blvd.

Meeting Date: January 31, 2024

Meeting Location: Abbotts Creek Community Center, 9950 Durant Rd.

There were three people in attendance. The following questions were asked and issues discussed:

- An attendee asked when DOT would have funds for Capital Boulevard improvements and whether the road construction would impact the proposed car dealership. The timeline for road construction on this portion of Capital Boulevard is unknown.
- An attendee noted that the master plan for the proposed car dealership shows that two neighboring residential properties would remain.
- An attendee asked how the proposed car dealership would impact traffic. Burlington Mills Road will be expanded as part of the development, which would help reduce the length of traffic backups on westbound Burlington Mills Road at the intersection with Capital Boulevard.
- An attendee asked if a traffic signal would be installed at the intersection of Burlington Mills and Urial. The property on the south side of Burlington Mills Road has committed to installing a traffic light at the intersection once that property is developed.

Proposed Rezoning of Burlington Mills/Capital Blvd. Properties., Wake Forest
Jan. 31, 2024 Neighborhood Meeting Sign-In Sheet

NAME	ADDRESS
11M Roche	2429 Circle 2433 Drive
7336-558-8954	
Jack Adams	2624 Burlington Mills Rd (919) 671 9886
	JK Adams JK Adams 07@gmail.com
Mike Adams	2704 Burlington Mills Rd WF.



Conditional District Rezoning Application

(Conditional District Rezoning - Planning Board Workflow)

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

Project Overview

#1199900

Project Title: Hyundai Automotive Dealership Conditional District

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Conditional District Rezoning

State: NC

Workflow: Conditional District Rezoning - Planning Board

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 that you have reviewed the associated submittal checklist for this permit and that 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: 9/11/23

Staff Member Met With: Tim Richards

Pre-application Conference Project Number: 1116429

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:

- 2517 Burlington Mills Rd (1738499517)

Tax PIN:

- 1738499517

- 2601 Burlington Mills Rd (1738592719)
- 2605 Burlington Mills Rd (1738593572)
- 10016 Capital Blvd (1738497725)

- 1738592719
- 1738593572
- 1738497725

Acreage: 11.16

Name of Existing Development/Subdivision (if applicable--for reference only):

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

- 2517 Burlington Mills Rd: 0.5
- 2601 Burlington Mills Rd: 2.12
- 2605 Burlington Mills Rd: 1.26
- 10016 Capital Blvd: 7.49

Current Use: Land Use Development

- 2517 Burlington Mills Rd: Commercial
- 2601 Burlington Mills Rd: Residential
- 2605 Burlington Mills Rd: Residential
- 10016 Capital Blvd: Commercial

Wake Forest (WF): Town Limits

- 10016 Capital Blvd: WF

Planning and Zoning: Jurisdiction

- 2517 Burlington Mills Rd: WAKE FOREST
- 2601 Burlington Mills Rd: WAKE FOREST
- 2605 Burlington Mills Rd: WAKE FOREST
- 10016 Capital Blvd: WAKE FOREST

Base District: Zoning

- 2517 Burlington Mills Rd: HB
- 2601 Burlington Mills Rd: GR3
- 2605 Burlington Mills Rd: GR3
- 10016 Capital Blvd: HB

In SH1-O Overlay: Special Highway Overlay - US 1

- 2517 Burlington Mills Rd: yes
- 2601 Burlington Mills Rd: yes
- 2605 Burlington Mills Rd: yes
- 10016 Capital Blvd: yes

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?: 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):

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

Project Contact - Property Owner

Drew Wilkinson
Johnson Automotive
5839 CAPITAL BLVD
RALEIGH, NC 27616
P:919-877-1955
dwilkinson@johnsonautomotive.com

Project Contact - Developer

Drew Wilkinson
Johnson Automotive
5839 CAPITAL BLVD
RALEIGH, NC 27616
P:919-877-1955
dwilkinson@johnsonautomotive.com

Project Contact - Other

Tyler Hoorn
Bohler Engineering
4130 Parklake Avenue, Suite 200
Raleigh, NC 27612
P:9195789000
thoorn@bohlereng.com

Drew Wilkinson
Johnson Automotive
5839 CAPITAL BLVD
RALEIGH, NC 27616
P:919-877-1955
dwilkinson@johnsonautomotive.com

Project Contact - Engineer

Will Swaringen
Bohler Engineering
4130 Park Lake Ave, 130
Raleigh, NC 27612
P:9195789000
wswaringen@bohlereng.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

Project Number:

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

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.

Project Type: Residential

Proposed Land Use:

Vehicle Rental/Leasing/Sales

Number of Buildings: 1

Number of Townhome Lots: 0

Total Number of Dwelling Units: 0

Square Footage of All Buildings (non-residential): 46400

Proposed Conditional Zoning District: HB-CD, Highway Business

Proposed Number of Lots: 1

Number of Single-Family Lots: 0

Number of Multi-Family Units: 0

Number of Stories: 2

Plan Information - Conditional Rezoning

Description of Request:

Rezoning from residential to commercial (HB-CD) to build a proposed two story car dealership

Justification of Consistency with Comprehensive Plan:

Land use plan designates our parcel for corridor commercial, which aligns with HB zoning district.

Initial Proposed Conditions Offered by Applicant:

See draft zoning conditions on cover sheet (bottom left).

Hyundai Automotive Dealership Rezoning (RZ-23-12)

Zoning Conditions

Submitted August 21, 2024

The following zoning conditions shall apply to the properties at 10012 Capital Blvd. and 2517, 2601, and 2605 Burlington Mills Rd., Wake Forest, NC (PINs 1738497725, 1738499517, 1738592719, and 1738593572) (the “Property”):

1. The Property shall be developed in accordance with the associated master plan (RZ-23-12), except deviations from the master plan that are not defined as substantial changes by UDO Sec. 15.15.3.B, and that the Administrator determines are consistent with applicable UDO standards and do not alter the basic development concept or run contrary to the spirit and intent of the adopted master plan may be reviewed and approved by the Administrator.
2. Only the following uses shall be permitted, subject to all applicable supplemental use standards in the UDO: Vehicle Rental/Leasing/Sales; Vehicle Services—Minor Maintenance/Repair; Vehicle Services—Major Repair/Body Work; Wireless Telecommunications Facility (Non-Tower); Utilities—Class 1 and Class 2.
3. Some or all of that portion of the Property within the Proposed Control of Access Area (“C/A Area”) as shown on Sheet C-303 of the associated master plan (RZ-23-12) (PHASE 2 SITE PLAN U-5307 OVERLAY) may be condemned by the state as part of the North Carolina Department of Transportation Project U-5307, which will convert the portions of Capital Boulevard adjacent to the Property to a controlled access highway.
 - a. The driveway entrance to the Property from Capital Boulevard shown on the associated master plan may be closed by the state as part of Project U-5307.
 - b. Permanent off-street parking (“Phase 2 Parking”) within the area labeled “PHASE 2 AREA IMPROVEMENTS PENDING NCDOT PROJECT U-5307” (“Phase 2 Area”) on Sheet C-301 of the associated master plan and detailed on Sheet C-303 of the associated master plan may not be built until the owner(s) of the Property receives written notice from the state or local government of the state’s interest in acquiring some or all of that portion of the Property within the C/A Area (the “Condemnation Notice”). The Phase 2 Parking is provided so that the permitted uses on the Property will have adequate parking to support the permitted uses after the state acquires some or all of the C/A Area. Phase 2 Parking in areas designated as potential locations for drainage, construction, and utility easements in connection with U-5307 improvements may be modified and the number of parking spaces reduced to keep Phase 2 Parking out of said easements associated with U-5307. There will continue to be adequate parking to support the permitted

uses on the Property in the event that the Phase 2 Parking area is reduced or the number of parking spaces in Phase 2 Parking is reduced to avoid conflicts with public right-of-way and easements associated with NCDOT Project U-5307.

- c. Trees labeled “FUTURE TREE” and “FUTURE INTERIOR CANOPY TREE” on Sheet C-702 of the associated master plan and lighting labeled “FUTURE LIGHT” or labeled with a dashed circle on Sheet C-703 of the associated master plan shall be installed concurrently with the installation of Phase 2 Parking. This condition shall not preclude structure demolition, tree removal, and grading activity within the Phase 2 Area prior to receipt of the Condemnation Notice.
4. If the site is developed to include vehicle rental/leasing/sales as a principal use, the facades of the building labeled “PROP. 2-STORY HYUNDAI DEALERSHIP” shall be constructed in a manner generally consistent with the graphic elevations attached to these conditions as Exhibit A. Recognizing that the graphic elevations are illustrative and conceptual, minor adjustments to the ground level detailing and the size of sections or bays from those shown on the graphic elevations are permitted.
5. Commercial buildings on the Property shall be developed in accordance with the associated master plan (RZ-23-12). To facilitate the architecture design reflected in the master plan and Exhibit A to these conditions, the following building design standards of UDO Section 5.6 are modified for Vehicle Rental/Leasing/Sales and Vehicle Services uses:
 - a. Section 5.6.2.A The allowable façade materials and required percentages for the Principal Front and Street Building Façade Elevation are modified as follows:
 - Masonry: Min. 5%
 - EIFS: Not permitted
 - Architectural metal siding: Max. 80%
 - b. Section 5.6.3.E The requirement that individual glazing areas cannot span more than 15 linear feet shall not apply.
 - c. Section 5.6.5.A This section shall not apply.
 - d. Section 5.6.5.B The expression of entries requirement is modified to provide that (i) the southern and eastern building façades are not required to have a defined and visible customer entrance, and (ii) any entrances on the southern or eastern building façades are not required to have any of the entry features listed in Section 5.6.5.B.
 - e. Section 5.6.5.C The articulation and roofline requirements of this section shall not apply. The principal entryway requirement is modified to permit the Principal Front Elevation to have one principal entrance.

- f. For the purposes of the building design standards of UDO Section 5.6, the western building façade shall be the Principal Front Elevation, the northern and southern building facades shall be side elevations, and the eastern building façade shall be the rear elevation. Neither the southern nor the eastern building façade shall be treated as a street façade.
6. Roadway improvements recommended by the Traffic Impact Analysis (the “TIA”) (as approved by NCDOT and the Town of Wake Forest) and roadway improvements shown in the adopted master plan shall be constructed by Property owner as per final requirements and timing.
7. In addition to all those roadway improvements recommended by the TIA and otherwise shown in the adopted master plan, additional right-of-way and improvements to Burlington Mills Road and Capital Boulevard required by Chapter 6 of the UDO shall be provided in the initial site Construction Plans for the Property. Where approved by Town staff, the developer of the Property may pay a fee in lieu for the following street improvements to Burlington Mills Road:
 - a. The portion of the multi-use path between the Burlington Mills Road intersection with Capital Boulevard and the terminus of the multi-use path shown on the associated master plan;
 - b. One-half of the required median; and
 - c. Those portions of the second westbound travel lane and the corresponding curb and gutter and frontage improvements that are not constructed in full along the frontage of the Property.
8. If the preconditions set out in this condition are satisfied, the Property owner shall construct at its own cost certain off-site road improvements to that portion of Burlington Mills Road fronting the properties located at 2521 Burlington Mills Road and 2525 Burlington Mills Road (PINs 1738590585 and 1738592504) (the “Adjacent Properties”). The off-site improvements to be constructed shall include a second westbound travel lane and those street improvements occurring on the northern side of Burlington Mills Road outside of the travel lanes (curb and gutter, verge, sidewalk/multi-use path, and back of sidewalk) that are specified in the Wake Forest Comprehensive Transportation Plan and approved by the North Carolina Department of Transportation. The Property owner shall be responsible for these specified off-site improvements if, prior to commencement of construction of the roadway improvements to Burlington Mills Road required by these zoning conditions, the following occur:

- a. The Town or the North Carolina Department of Transportation obtain all right-of-way and associated utility and temporary construction easements necessary to construct the roadway improvements; and
- b. The Town provides the Owner either (i) sufficient information to include the specified off-site improvements in its Construction Plans for the Property ("Owner's Construction Plans") or (ii) final plans and cross sections necessary to construct such roadway improvements (the "Approved Road Plans").

The Property owner shall be responsible for all costs necessary to construct said roadway improvements fronting the Adjacent Properties, except that the Property owner shall not be responsible for the following costs: (a) costs of constructing roadway improvements that are not shown in the Owner's Construction Plans or Approved Road Plans, and (b) costs of correcting any defects in the roadway that are the result of defective or incomplete information provided by the Town or defective or incomplete Approved Road Plans.

9. The Property owner will install and maintain a decorative wall near the corner of Capital Boulevard and Burlington Mills Road. The decorative wall may include a public art fixture if approved by the town. The decorative wall shall be constructed of stone, brick, or other deemed acceptable masonry material. Enhanced landscaping shall be planted and maintained around the decorative wall. The enhanced landscaping shall include (a) at least two understory trees that may be located next to or behind the sign, and (b) at least 400 square feet of ornamental grasses or other equivalent plantings located in front of the Welcome Sign(s).

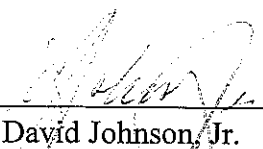
The property owners consent to the zoning conditions written above if the rezoning request is approved.

Property Owners:

Naught 1 LLC

2517 BMC LLC

10012 CBM LLC

By: 
C. David Johnson, Jr.
Manager, Naught 1 LLC, 2517 BMC LLC and
10012 CBM LLC

08-20-2024
Date

Agent Authorization Form



TOWN of
WAKE FOREST

The Wake Forest Unified Development Ordinance (UDO) states that applications for development approvals may only be made by the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner (see Sec. 15.2.5.C). This agent authorization form must be signed by the landowner and included with any application not submitted by the landowner or lessee as specified above. If more than one landowner is involved, a separate agent authorization form must be submitted by each landowner.

Address(es) and Tax PIN(s) for which authorization is granted: 10012 CAPITAL BLVD, Wake Forest, NC 27587 PIN: 1738497725

Landowner's name*: 10012 CBM LLC

Application(s) for which authorization is granted (e.g., Rezoning, Special Use Permit): Rezoning

Person authorized to submit application(s) as landowner's agent (must be the same person listed as the applicant on the application form): Drew Wilkinson

Landowner's Signature: By: [Signature]

Date: April 3, 2024

Please provide below the name, address, and other information of the person signing this form.

Name: C. David Johnson Jr.

Address: 5839 Capital Blvd. Raleigh NC 27616

Telephone number: 919-877-1955

Email address: dwilkinson@johnsonautomotive.com

If signing for a corporation or other entity, please specify title and/or relationship to the corporation or other entity (e.g., Member, Executive Officer): Manager

*Owner of record as shown on the latest equalized assessment rolls of Wake County, or, if ownership has recently been transferred, the grantee shown on the recorded deed (a copy of the deed must accompany this form).

Agent Authorization Form



TOWN of
WAKE FOREST

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Address(es) and Tax PIN(s) for
which authorization is granted: 1738499517

Landowner's name*: 2517 BMC LLC

Application(s) for which
authorization is granted (e.g.,
Rezoning, Special Use Permit): Rezoning

Person authorized to submit
application(s) as landowner's
agent (must be the same
person listed as the applicant
on the application form): Drew Wilkinson

2517 BMC LLC

Landowner's Signature:

Date:

[Signature]
12/12/2023

Please provide below the name, address, and other information
of the person signing this form.

Name: C. David Johnson Jr.

Address: 5839 Capital Blvd. Raleigh NC 27616

Telephone number: 919 - 877-1955

Email address: djohnson@johnsonautomotive.com

If signing for a corporation or other entity, please
specify title and/or relationship to the corporation
or other entity (e.g., Member, Executive Officer):

Manager

*Owner of record as shown on the latest equalized assessment rolls of Wake County, or, if ownership has recently been transferred, the grantee shown on the recorded deed (a copy of the deed must accompany this form).



Agent Authorization Form

The Wake Forest Unified Development Ordinance (UDO) states that applications for development approvals may only be made by the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner (see Sec. 15.2.5.C). This agent authorization form must be signed by the landowner and included with any application not submitted by the landowner or lessee as specified above. If more than one landowner is involved, a separate agent authorization form must be submitted by each landowner.

Address(es) and Tax PIN(s) for
which authorization is granted: 1738592719

Landowner's name*: NAUGHT 1, LLC

Application(s) for which
authorization is granted (e.g.,
Rezoning, Special Use Permit): Rezoning

Person authorized to submit
application(s) as landowner's
agent (must be the same
person listed as the applicant
on the application form): Drew Wilkinson

Landowner's Signature: By: [Signature]

Date: 12/02/2023

Please provide below the name, address, and other information
of the person signing this form.

Name: C. David Johnson Jr.

Address: 5839 Capital Blvd. Raleigh NC 27616

Telephone number: 919-877-1955

Email address: djohnson@johnsonautomotive.com

If signing for a corporation or other entity, please
specify title and/or relationship to the corporation
or other entity (e.g., Member, Executive Officer):

Manager

*Owner of record as shown on the latest equalized assessment rolls of Wake County, or, if ownership has recently been transferred, the grantee shown on the recorded deed (a copy of the deed must accompany this form).



Agent Authorization Form

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Address(es) and Tax PIN(s) for
which authorization is granted: 1738593572

Landowner's name*: Naught 1 LLC

Application(s) for which
authorization is granted (e.g.,
Rezoning, Special Use Permit): Rezoning

Person authorized to submit
application(s) as landowner's
agent (must be the same
person listed as the applicant
on the application form): Drew Wilkinson

Landowner's Signature: Naught 1 LLC
By: [Signature]

Date: 12/12/2023

Please provide below the name, address, and other information
of the person signing this form.

Name: C. David Johnson Jr.

Address: 5839 Capital Blvd. Raleigh NC 27616

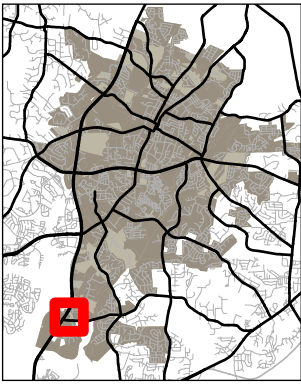
Telephone number: 919-877-1955

Email address: djohnson@johnsonautomotive.com

If signing for a corporation or other entity, please
specify title and/or relationship to the corporation
or other entity (e.g., Member, Executive Officer):

Manager

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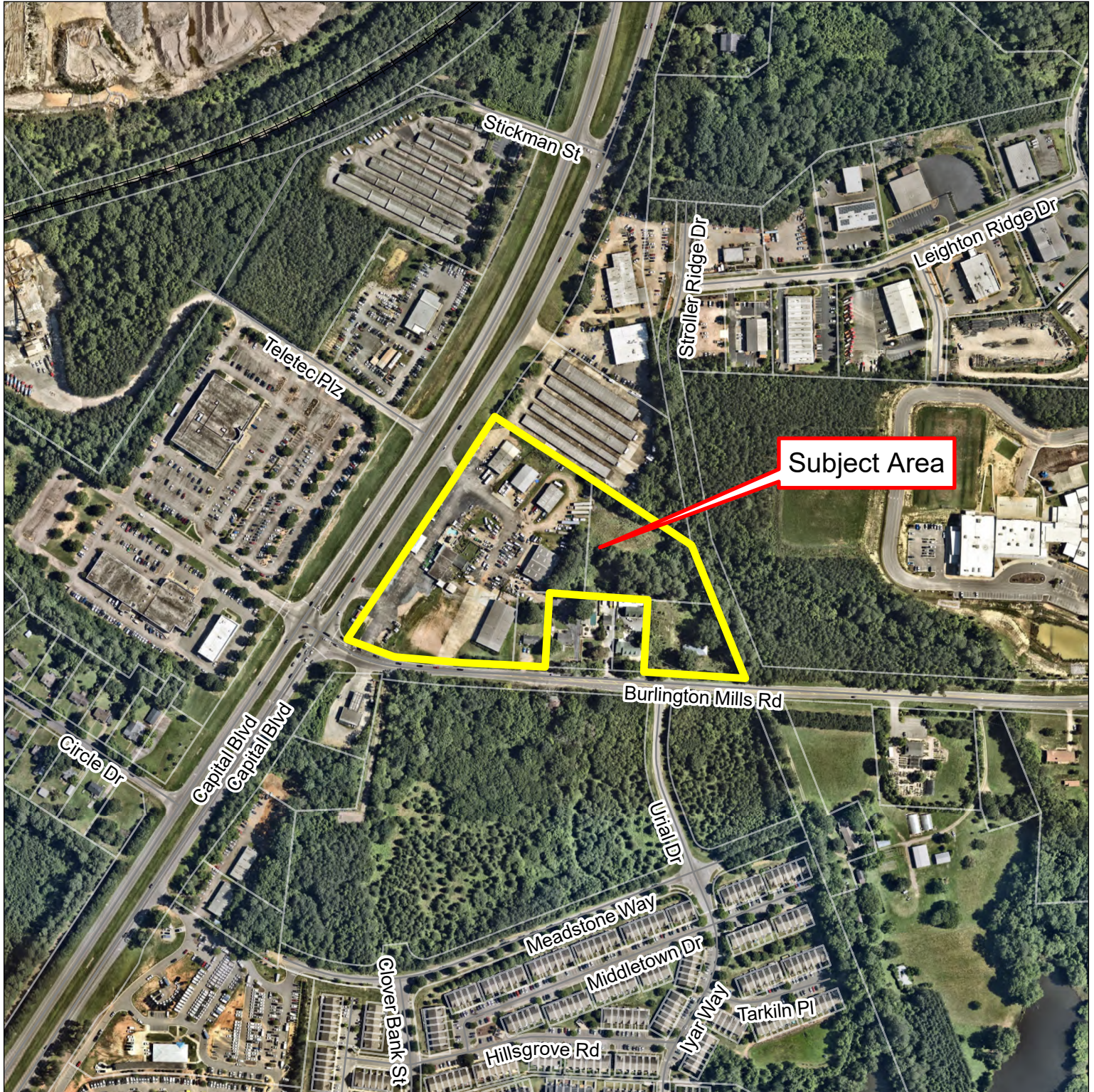
Aerial Photograph

RZ-23-12

Hyundai Automotive Dealership Conditional District

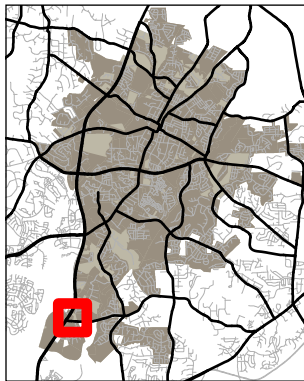
Wake County PIN: 1738497725,1738499517,1738592719 & 1738593572

8/7/2024



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



Zoning



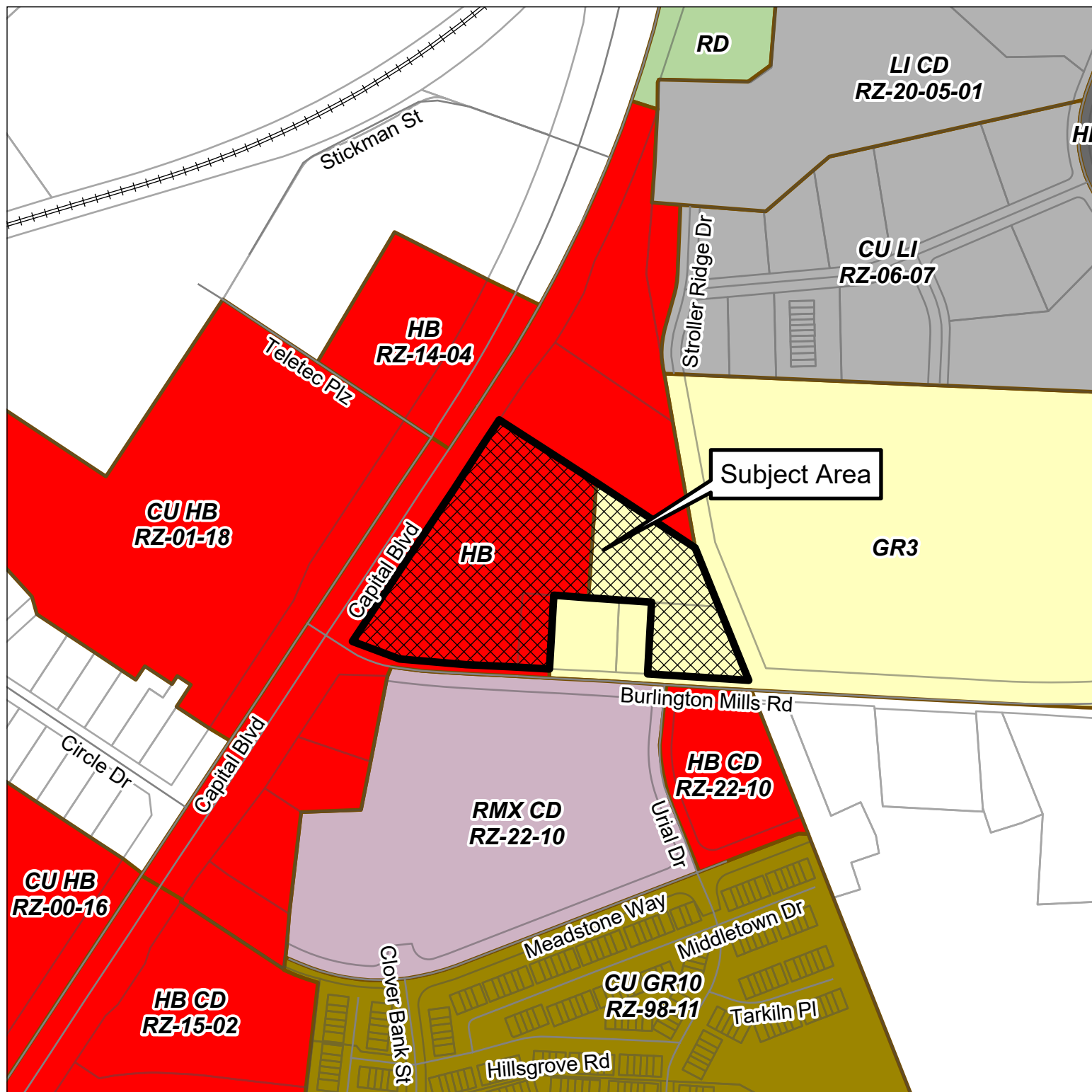
TOWN of
WAKE
FOREST

RZ-23-12

Hyundai Automotive Dealership Conditional District

Wake County PIN: 1738497725,1738499517,1738592719 & 1738593572

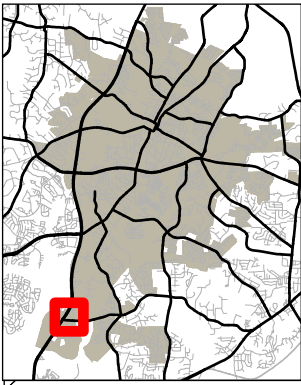
8/7/2024



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0 500 1,000 1,500 Feet

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Land Use Plan



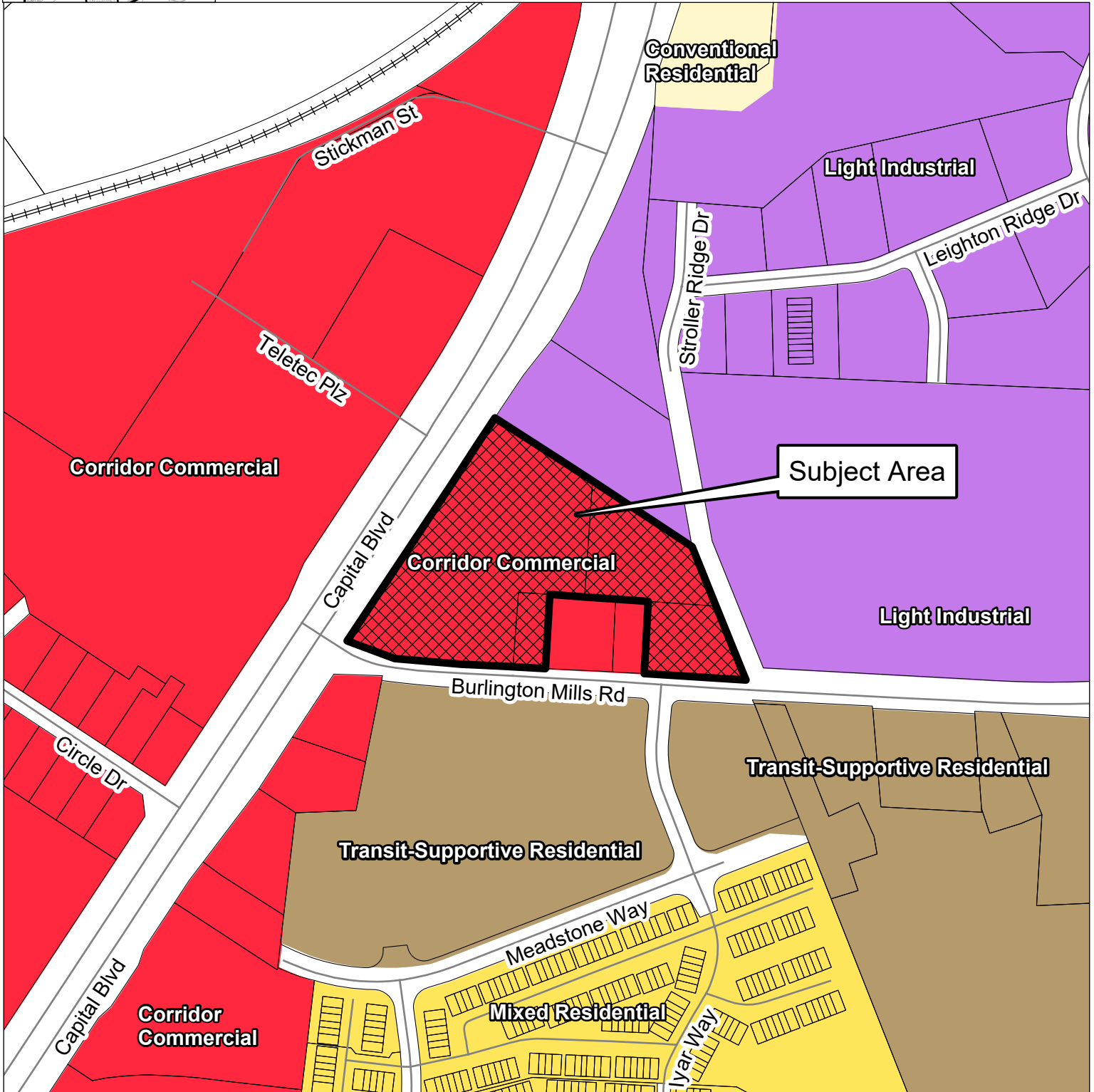
TOWN of
**WAKE
FOREST**

RZ-23-12

Hyundai Automotive Dealership Conditional District

Wake County PIN: 1738497725,1738499517,1738592719 & 1738593572

8/7/2024



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



Community Plan Consistency Analysis: RZ-23-12				
POLICIES FOR AFFORDABLE HOUSING		YES	NO	NA
AH-1	Implement Affordable Housing Plan			
POLICIES FOR RESIDENTIAL CHARACTER		YES	NO	NA
RC-1	Encourage single-family attached and multifamily development to incorporate varied building frontages and rooflines, front porches, front yards, and balconies to provide visual interest and complement the scale and character of surrounding single-family neighborhoods			
RC-2	Setbacks of infill development should match the existing context as much as possible as uniform setbacks can help foster a pedestrian-friendly environment			
RC-3	Promote higher density infill and redevelopment within older established neighborhoods to provide greater housing choices while matching the scale and character of existing properties			
RC-4	Promote higher density housing along key corridors and surrounding activity centers. This includes near areas designated in the Land Use Plan as Commercial Corridor; Neighborhood Commercial; Light Industrial; and Office, Civic, and Institutional			
RC-5	For larger scale planned subdivisions that provide a mix of housing types, work with private developers to locate lower density housing near existing single-family detached neighborhoods to create appropriate transitions and preserve the character of established neighborhoods			
RC-6	Consider requiring a minimum percentage of housing types in new neighborhood developments to increase housing diversity and affordability (e.g. at least 20% duplexes/townhomes)			
RC-7	Review and update the UDO to align with residential character recommendations within this Community Plan			
POLICIES FOR SENIOR HOUSING		YES	NO	NA
SH-1	Promote senior housing within a quarter mile of transit stops, Downtown, shopping areas, parks, and recreational facilities			
SH-2	Encourage smaller lot, single-story housing types for seniors that are ADA accessible			
SH-3	Encourage age-targeted cooperative housing types for community-oriented senior living, such as co-housing and cottage home courts			
SH-4	Promote the development of continuing care retirement communities (CCRC), or life plan communities, which offer distinct types of housing and care levels based on a senior's needs			
SH-5	Encourage developers of age-targeted housing to include amenities attractive to seniors, such as front porches, back patios, walking paths, and outdoor sports facilities, and activated gathering spaces			
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			

Community Plan Consistency Analysis: RZ-23-12				
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 flexibility in setbacks in Downtown where existing conditions prevent a consistent streetwall, while maintaining a close interface with the street (e.g., utility, landscaping, and/or topography challenges)			
POLICIES FOR PARKING LOTS		YES	NO	NA
PL-1	For existing front-loaded surface parking lots, encourage property owners to improve their character with perimeter and interior landscaping, and/or decorative walls and fencing			
PL-2	Require off-street parking to be located to the side or rear of the primary building			
PL-3	Encourage shared parking agreements where neighboring uses with different peak parking demand times can use the same parking lot, reducing the need for additional parking lots			
PL-4	Reevaluate minimum parking standards and consider implementing maximum parking standards to reduce excessive requirements			
PL-5	Monitor parking supply and strategically encourage structured or underground parking in higher density areas if needed, such as in Downtown, TOD, and activity center areas, to reduce the amount of land dedicated to surface parking			
PL-6	Consider offering incentives for structured parking, such as density bonuses, allowable lot coverage increases, and height limit increases.			

Community Plan Consistency Analysis: RZ-23-12				
PL-7	Encourage the integration of structured parking into multifamily buildings to minimize surface parking lots			
PL-8	Encourage North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Nitrogen and Phosphorus (SNAP) nutrient-reducing practices, such as permeable surfaces, that allow water infiltration in parking lots to improve stormwater drainage and water quality			
PL-9	Encourage the provision of pedestrian walkways in parking lots to enhance connectivity and safety to businesses			
POLICIES FOR SCREENING & BUFFERING		YES	NO	NA
SB-1	Ensure sufficient screening and buffering of industrial and commercial uses next to residential uses to minimize potential adverse impacts, such as in the Unicon Drive area			
SB-2	Encourage new development to preserve existing wooded areas along the perimeter of sites to provide natural buffering			
SB-3	Encourage screening of utility, loading, outdoor storage, and trash disposal areas that are visible from the right-of-way and adjacent development			
SB-4	Promote the use of setbacks for walls and fences that allow for plantings between the property line and the right-of-way and adjacent development			
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			

Community Plan Consistency Analysis: RZ-23-12				
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.			
POLICIES FOR HISTORIC PRESERVATION		YES	NO	NA
HP-1	Work with the Historic Preservation Commission (HPC) and the Planning Department to continue to implement the 2019 Historic Property Handbook and Design Standards and continue to preserve existing and new historic landmarks			
HP-2	Continue to enforce the Historic Preservation Ordinance for the Wake Forest Local Historic District and local historic landmarks			
HP-3	Promote State and Federal Tax Incentives for qualified rehabilitation projects for properties listed individually or as contributing historic properties in the National Register of Historic Places			
HP-4	Ensure development surrounding and within historic districts is sensitive to the historic context of the neighborhood			
HP-5	Encourage adaptive reuse, restoration, and repurposing of historic structures to preserve Wake Forest's history			
HP-6	Continue to enforce the Demolition of Historic Structures Ordinance for the protection of all historic properties in Wake Forest			
HP-7	Investigate the adoption of new local historic districts or character historic overlay districts to preserve Wake Forest's historic character			
POLICIES FOR COMMUNITY FACILITIES		YES	NO	NA
CF-1	Expand Town facilities concurrently with new growth			
CF-2	Annually review the Town's Work Management Plan, Staffing, and Budget section to reflect current needs and priorities			
CF-3	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to identify strategies to close gaps in park service areas, such as west of Capital Boulevard and the southern and eastern portion of Town			
CF-4	Work with the Wake Forest Parks, Recreation, and Cultural Resources Department to expand equity in the quality of public park facilities and programming			
CF-5	Explore green infrastructure options that also beautify spaces, like bioswales and planters			
CF-6	Continue to work with regional educational entities to provide support as they seek new facility locations or expansion with growth			
CF-7	Coordinate with regional educational entities to ensure increased equity in educational facilities across the community			
CF-8	Coordinate with the Police and Fire Departments to ensure response times are sufficient for all areas of town with growth			
CF-9	Consider emerging best practices for community safety, such as mental health crisis response teams			

Community Plan Consistency Analysis: RZ-23-12				
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			
POLICIES FOR PUBLIC TRANSIT		YES	NO	NA
PT-1	Continue to work with transit partners to consider more frequent service and route network expansions to key locations to improve rider experience and attract more usage of mass transit			
PT-2	Coordinate with property owners, private developers, and transit partners to set aside land for transit stops at appropriate locations. The Town should obtain a transit easement for these locations and construct and maintain quality bus shelter infrastructure			
PT-3	Work with GoRaleigh and GoTriangle to construct smart bus shelters, or sustainable shelters that incorporate elements like interactive screens with live timetables, smart lighting, solar panels, and bike lock stations			
PT-4	Explore incorporating public art into bus shelters			
PT-5	Continue to evaluate and coordinate Park and Ride locations with transit partners			
PT-6	Explore best long term transit options such as fixed or microtransit			
POLICIES FOR CAPITAL BOULEVARD		YES	NO	NA
CB-1	Continue to work closely with NCDOT to implement the project and promote commercial growth in accordance with the Land Use Plan			
CB-2	Continue advocating for improvements along the corridor to assist in improving the quality of life for Wake Forest residents, businesses, and property owners			
POLICIES FOR STREET CONNECTIVITY		YES	NO	NA
SC-1	Promote short blocks of less than 600 linear feet between intersections of local roads to improve walkability			
SC-2	Avoid dead-ends, cul-de-sacs, and T-intersections in places where four-way intersections can be aligned			
SC-3	Study the appropriateness of traffic circles at four-way intersections to ease congestion and improve safety			
POLICIES FOR SIDEWALKS & MULTI-USE PATHS		YES	NO	NA
SP-1	Update the CTP to include an inventory of sidewalks in addition to multi-use paths and establish project priorities, private-public funding, and time frames for closing gaps in the network			
SP-2	Update the CTP to identify priority areas for high visibility crosswalks, bulb outs, refuge islands, rectangular rapid flashing beacons, and other pedestrian improvements			
SP-3	Work with Public Works to identify crosswalk ramps that are not ADA compliant and prioritize upgrades			

Community Plan Consistency Analysis: RZ-23-12				
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			
POLICIES FOR BIKEWAYS, GREENWAYS & TRAILS		YES	NO	NA
BGT-1	Identify trail head locations as the greenway and trail network continues to expand			
BGT-2	Explore opportunities along greenways to add amenities (i.e. water fountains, seating /rest areas, pocket parks, public art, and fix it stations) and programming with the Parks, Recreation, and Cultural Resources Department or other organizations like StoryWalks			
BGT-3	Encourage development along greenways to incorporate greenway access into the site, particularly for uses attractive to trail users (i.e. restaurant, cafes, and bars)			
POLICIES FOR LOCAL FOOD SYSTEMS		YES	NO	NA
LFS-1	Continue to support the Northern Community Food Security Team and together explore other locations for community food hubs within the Town			
LFS-2	Partner with local food cooperatives and regional food networks, such as the Capital Area Food Network, to address food insecurity in the community			
LFS-3	Encourage regenerative practices, such as use of organic fertilizers, crop rotation, and crop variation for healthy soil			
LFS-4	Conduct a meal gap survey to better assess the immediate and long term needs in the community			
LFS-5	Evaluate the economic impact of local food systems in the community to encourage localized marketplaces for food producers			
LFS-6	Explore updates to the UDO that would promote urban agriculture and repurposing of vacant or underutilized lots for such uses			
POLICIES FOR CONSERVATION DESIGN		YES	NO	NA
CD-1	Encourage conservation design in the UDO's subdivision development regulations, particularly for areas within watershed protection areas			
CD-2	Explore incentives for promoting conservation design, such as density bonuses to allow for comparable number of housing units but greater preserved green space within the site			
CD-3	Encourage developers to enhance preserved green spaces as accessible amenities for residents, such as trails and outdoor seating			
POLICIES FOR GREEN SPACE PRESERVATION		YES	NO	NA
GSP-1	Prioritize higher density redevelopment and infill development within already developed areas to avoid premature development in long term growth areas and reduce greenfield development			

Community Plan Consistency Analysis: RZ-23-12				
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			
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			

Community Plan Consistency Analysis: RZ-23-12				
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			
T-2	Explore the potential of constructing a recreational destination facility with a regional draw			
T-3	Develop annual Tourism Economic Impact Reports to help quantify progress made in Wake Forest's tourism sector and identify trends, issues, and opportunities that can help Town staff prioritize future investments			
T-4	Support the Wake Forest Area Chamber to create and market a local visitor's center as a public resource hub for the Town's attractions, events, and businesses for visitors			
T-5	Leverage Wake County's Room Occupancy Tax to build, finance, and create new establishments or run events related to tourism, allowing the Town to capitalize on its success in drawing hotel occupants			
T-6	Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations			
T-7	Continue to support Wake Forest Downtown Inc. (a Main Street America accredited program) in meeting the National Accreditation Standards of Performance as outlined by the National Main Street Center			
T-8	Continue to participate in the NC Main to Main Trail program, a network that connects the State's Main Street America communities, and leverage this designation in the Town's marketing strategy			
T-9	Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs			
T-10	Explore the creation of a social district, where customers can carry and consume food and drinks purchased from businesses outside in a designated zone			
POLICIES FOR GATEWAYS		YES	NO	NA
GW-1	Create a Gateway Plan to identify and prioritize sites for gateway features and establish design standards. Ensure the Plan works in synergy with the Town's Wayfinding Plan.			
GW-2	Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.			
POLICIES FOR DOWNTOWN WAKE FOREST		YES	NO	NA

Community Plan Consistency Analysis: RZ-23-12				
DWF-1	Evaluate existing zoning regulations around density in appropriate locations to balance Downtown's development potential with preserving its historic character			
DWF-2	Identify strategies to fill vacant buildings Downtown that promote an entrepreneurial and small-business culture			
DWF-3	Identify strategies to attract families and younger populations to Downtown with inviting public spaces, entertainment, and destinations for all ages			
DWF-4	Provide guidelines for how buildings should be orientated to support pedestrian-friendly environments			
DWF-5	Reassess parking demand and supply with consideration for a new parking garage(s) to minimize surface parking lots			
DWF-6	Identify strategies to create an "experience-based" Downtown retail environment with unique local businesses and a pedestrian-oriented environment			
DWF-7	Reassess strategies to improve gateways and wayfinding to and within Downtown to better direct people and create a distinct sense of place			
DWF-8	Identify opportunities for Downtown events and public gathering spaces to bring the community together, such as live outdoor events and festivals			

*Revised
Traffic Impact Analysis*

Johnson Hyundai of Wake Forest

Wake Forest, NC

Prepared for:
Johnson Automotive

Kimley»Horn

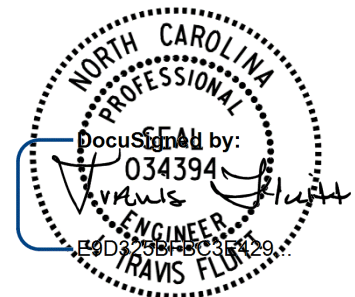
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Revised Traffic Impact Analysis for
Johnson Hyundai of Wake Forest
Wake Forest, North Carolina

Prepared for:
Johnson Automotive
Raleigh, North Carolina

Prepared by:
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421 Fayetteville Street, Suite 600
Raleigh, NC 27601
(919) 677-2000

April 2024
012083003



4/15/2024

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 revised the Traffic Impact Analysis originally dated October 10, 2023 for the Johnson Hyundai of Wake Forest development, which is proposed to be located north of Burlington Mills Road and east of US 1 (Capital Boulevard) in Wake Forest, NC, to address comments received from the Town of Wake Forest and changes to the proposed site plan. The property is proposed to consist of an automobile sales dealership of approximately 48,500 square feet (SF). Build-out of the development is anticipated by 2026.

The site currently consists of several commercial uses served by two driveways on Burlington Mills Road and two driveways on US 1. All of these commercial uses will be removed with the proposed dealership. The southern existing driveway on US 1 and both existing driveways on Burlington Mills Road are proposed to be removed with this development. The site is proposed to be accessed by the northern existing right-in/right-out driveway on US 1 and one new full-movement driveway connection to the intersection of Burlington Mills Road at Urial Drive.

The proposed Johnson Hyundai of Wake Forest site development is in the immediate vicinity of NCDOT Project # U-5307 which proposes to convert the existing intersection of US 1 at Burlington Mills Road to an interchange. Plans for this project are not yet finalized; therefore, per discussions with NCDOT and the Town of Wake Forest, NCDOT Project # U-5307 will not be analyzed in this study. The existing site driveway along US 1 that is proposed to remain will be removed, and the full-movement driveway on Burlington Mills Road will be restricted to right-in/right-out access with the completion of U-5307. With STIP project U-5307, the site will have access to the future Stroller Ridge Drive extension.

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 (2023) traffic condition and the projected (2026) background and build-out traffic conditions. The weekday AM and PM peak hours were studied.

As shown in [Table ES-1](#), the proposed development has the potential to generate 1,360 net new daily trips, 100 net new trips during the AM peak hour, and 121 net new trips during the PM peak hour on a typical weekday. No reductions were taken for pass-by traffic already on the network or for existing uses to be removed.

Table ES-1 ITE Traffic Generation (Vehicles)									
Land Use Code	Land Use	Intensity		Daily		AM Peak Hour		PM Peak Hour	
				In	Out	In	Out	In	Out
840	Automobile Sales (New)	48,500	SF	680	680	54	46	56	65

Capacity analyses were performed using Synchro Version 11 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 (2023) Traffic		Background (2026) Traffic		Build-out (2026) Traffic		Build-out (2026) Traffic - with Improvements	
		AM	PM	AM	PM	AM	PM	AM	PM
US 1 at Burlington Mills Road	Signalized	D (54.5)	D (45.4)	F (98.5)	E (67.0)	F (101.6)	E (70.5)	F (101.6)	E (70.6)
Eastbound		F (98.8)	F (127.8)	F (96.9)	F (130.5)	F (97.0)	F (130.6)	F (97.0)	F (130.6)
Westbound		F (92.5)	F (117.2)	F (89.9)	F (122.8)	F (89.6)	F (123.4)	F (89.6)	F (123.4)
Northbound		D (48.8)	C (32.3)	F (89.1)	D (53.5)	F (94.5)	E (55.3)	F (94.5)	E (60.1)
Southbound		D (48.1)	D (39.7)	F (109.8)	E (62.0)	F (111.8)	E (68.0)	F (111.8)	E (63.2)
Burlington Mills Road at Urial Drive/Site Driveway 1	Unsignalized/ Signalized	- (-)	- (-)	B (12.9)	B (10.5)	B (14.4)	B (12.4)	B (13.8)	B (11.9)
Eastbound		N/A		A (9.6)	A (8.6)	B (11.1)	B (10.4)	B (10.1)	A (9.6)
Westbound*		A (8.5)	A (8.8)	B (12.1)	A (9.4)	B (13.0)	B (11.0)	B (12.8)	B (10.7)
Northbound		C (24.5)	C (22.9)	C (25.1)	C (20.5)	C (27.1)	C (22.6)	C (26.5)	C (22.1)
Southbound		N/A		N/A		C (23.9)	C (20.5)	C (23.3)	C (20.1)
Burlington Mills Road at 1 World Way	Signalized	B (14.9)	B (12.2)	C (23.7)	B (14.8)	C (22.8)	B (14.6)	N/A	
Eastbound		A (8.1)	A (7.5)	C (24.0)	A (8.3)	C (22.4)	A (8.2)		
Westbound		B (16.5)	B (17.2)	C (21.8)	B (19.8)	C (21.3)	B (19.3)		
Southbound		C (20.3)	B (15.4)	C (26.8)	C (20.3)	C (26.2)	C (20.0)		
US 1 at Frontline Auto Sales Driveway	Unsignalized	- (-)	- (-)	- (-)	- (-)	N/A		N/A	
Westbound		C (23.9)	E (44.2)	D (26.6)	F (62.3)				
US 1 at Wakefield Automotive Driveway (Site Driveway 2)	Unsignalized	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	N/A	
Westbound		C (19.8)	C (21.4)	C (23.2)	D (26.6)	C (24.9)	D (29.9)		
Burlington Mills Road BP Driveway/Frontline Auto Sales Driveway	Unsignalized	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Northbound		C (16.4)	C (15.5)	D (25.1)	C (21.1)	C (18.4)	C (17.0)	C (18.4)	C (17.0)
Southbound		C (22.5)	C (21.8)	E (39.0)	E (37.3)	N/A		N/A	
Eastbound Left		B (11.6)	B (10.7)	B (13.1)	B (12.6)				
Westbound Left		A (8.7)	A (8.7)	A (9.7)	A (9.2)	A (9.7)	A (9.3)	A (9.7)	A (9.3)
Burlington Mills Road at Wakefield Auto Truck and Van Driveway	Unsignalized	- (-)	- (-)	- (-)	- (-)	N/A		N/A	
Southbound		C (18.5)	C (19.2)	C (21.7)	C (22.7)				
Eastbound Left		A (9.4)	A (8.7)	B (10.4)	A (9.6)				

*Major street left-turn movements analyzed in unsignalized scenarios.

The following roadway improvements are committed to be performed by the Burlington Mills Residential development:

Burlington Mills Road at Urial Drive:

- Install a traffic signal when warranted
- Provide exclusive northbound left and right-turn lanes on Urial Drive extending back to Site Driveway 2 of this development
- Widen Burlington Mills Road to provide two eastbound lanes along the site frontage with the outside lane dropping as a right-turn lane at Urial Drive

The following roadway improvements are recommended to be performed to accommodate existing traffic and the projected Johnson Hyundai of Wake Forest site traffic for the study year 2026 based on the capacity analysis presented herein:

US 1 at Burlington Mills Road:

- Modify signal timings to meet v/c ratio thresholds outlined in the Town's UDO
- Extend the existing through/right lane back along the site frontage (maximum storage estimated to be approximately 550 feet plus 100-foot taper)

Burlington Mills Road at Urial Drive/Site Driveway 1:

- Construct a full-movement site driveway for the planned development north of Burlington Mills Road with one ingress and one egress lane
- Provide an eastbound left-turn lane with approximately 100 feet of storage and appropriate deceleration and taper
- Provide frontage widening to be striped as a westbound right-turn lane (maximum storage estimated to be approximately 125 feet plus 100-foot taper)
- Modify the traffic signal, if installed, to accommodate the recommended laneage

US 1 at Wakefield Automotive Driveway

- Improve this driveway connection to a full right-in/right-out access

Analysis indicates that with the recommended improvements in place, all the study intersections are expected to operate at an acceptable LOS in the projected (2026) build-out traffic condition except US 1 at Burlington Mills Road. The intersection of US 1 at Burlington Mills Road is projected to operate at LOS F in the AM peak hour and LOS E in the PM peak hour in the projected (2026) traffic condition with or without the proposed development in place. Signal timing modifications improve the v/c ratio for the southbound left-turn movement and intersection as a whole to acceptable levels, per the Town's UDO.

The recommended extension of the existing westbound through/right lane from US 1 along the site frontage is expected to significantly reduce the westbound queues and delays along this section of Burlington Mills Road. SimTraffic simulations indicate that westbound queues on this section of Burlington Mills Road may be reduced by approximately **45 percent in the AM peak hour** and **21 percent in the PM peak hour** compared to the background condition. Table ES-3 shows a comparison of the maximum reported queues from SimTraffic at each intersection for the projected (2026) background

and build-out improved traffic conditions for the westbound through movement along Burlington Mills Road.

Table ES-3 SimTraffic Maximum Queues - Westbound Burlington Mills Road				
Intersection	Background	Build-out + Improvements	Difference (Build-out + Imp. vs. Background)	% Difference (Build-out + Imp. vs. Background)
AM Peak Hour				
US 1	154'	168'	+14	+9.1%
BP Driveway	210'	398'	+188	+89.5%
Urial Drive/Site Dwy 1	1,469'	297'	-1,172	-79.8%
1 World Way	954'	668'	-286	-30.0%
Total	2,787'	1,531'	-1,256	-45.1%
PM Peak Hour				
US 1	137'	159'	+22	+16.1%
BP Driveway	210'	406'	+196	+93.3%
Urial Drive/Site Dwy 1	1,476'	991'	-485	-32.9%
1 World Way	993'	669'	-324	-32.6%
Total	2,816'	2,225'	-591	-21.0%

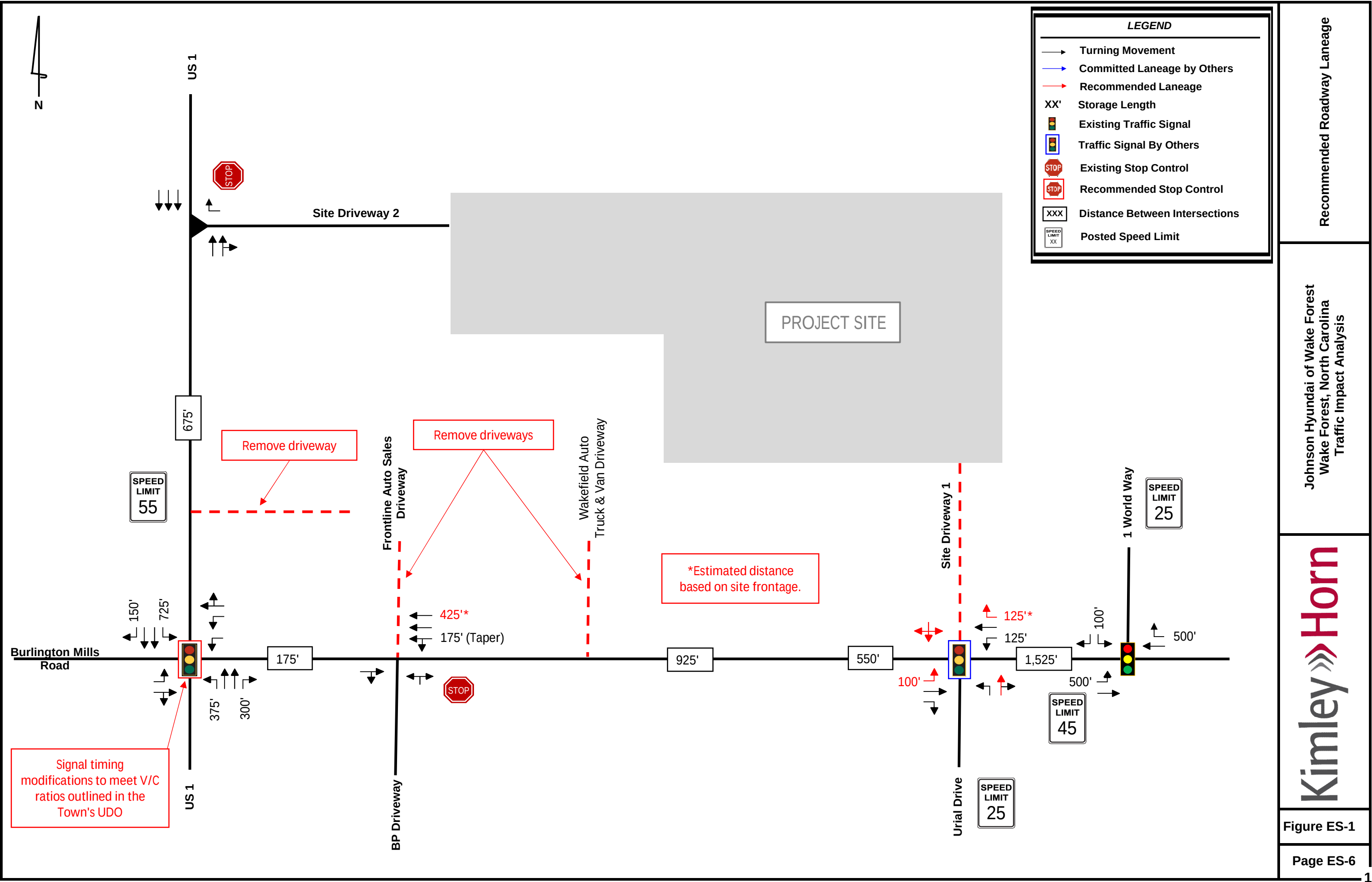
SimTraffic arterial reports for westbound Burlington Mills Road also show that the travel time on westbound Burlington Mills Road may be reduced by approximately **66 percent in the AM peak hour** and **67 percent in the PM peak hour**. Additionally, delay per vehicle may be reduced by approximately **67 percent in the AM peak hour** and by **63 percent in the PM peak hour**. Table ES-4 shows a comparison of the travel times and delays per vehicle between the projected (2026) background and build-out improved traffic conditions for the westbound through movement along Burlington Mills Road.

Table ES-4 SimTraffic Arterial Results - Westbound Burlington Mills Road				
Scenario	AM Peak Hour		PM Peak Hour	
	Travel Time (sec)	Delay (sec/veh)	Travel Time (sec)	Delay (sec/veh)
Background	648.9	500.5	1125.4	830.8
Build-out + Improvements	219.8	166.5	370.7	310.4
Difference (Build-out + Imp vs. Background)	-429.1	-334.0	-754.7	-520.4
% Difference (Build-out + Imp vs. Background)	-66.1%	-66.7%	-67.1%	-62.6%

While not reflected in the intersection LOS and delays, the decrease in queues, travel times, and delays per vehicle in the westbound direction represent significant improvements in operations on Burlington Mills Road and are expected to more than offset any impacts from projected site traffic. Therefore, no

additional mitigation is recommended to be performed at this intersection as part of the Johnson Hyundai of Wake Forest project.

The recommended laneage is shown on **Figure ES-1**.





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

May 14, 2024

Johnson Hyundai of Wake Forest

Traffic Impact Analysis Review Report

Congestion Management Section

TIA Project: SC-2023-244R1
Division: 5
County: Wake



Clarence B. Bunting, P.E. Regional Engineer
Trevor S. Darnell, Project Design Engineer

Johnson Hyundai of Wake Forest

SC-2023-244R1

Wake Forest

Wake County

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

Date Initially Received by CMS	04/16/24	Date of Site Plan	04/03/24
Date of Complete Information	04/16/24	Date of Sealed TIA	04/15/24

Proposed Development

The TIA assumes the development is completed by 2026 and consists of the following:

Land Use	Land Use Code	Size
Automobile Sales (New)	840	48,500 sq.ft.

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	54	46	100
PM Peak Hour	56	65	121
Daily Trips			1,360

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 developer 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.

Johnson Hyundai of Wake Forest SC-2023-244R1

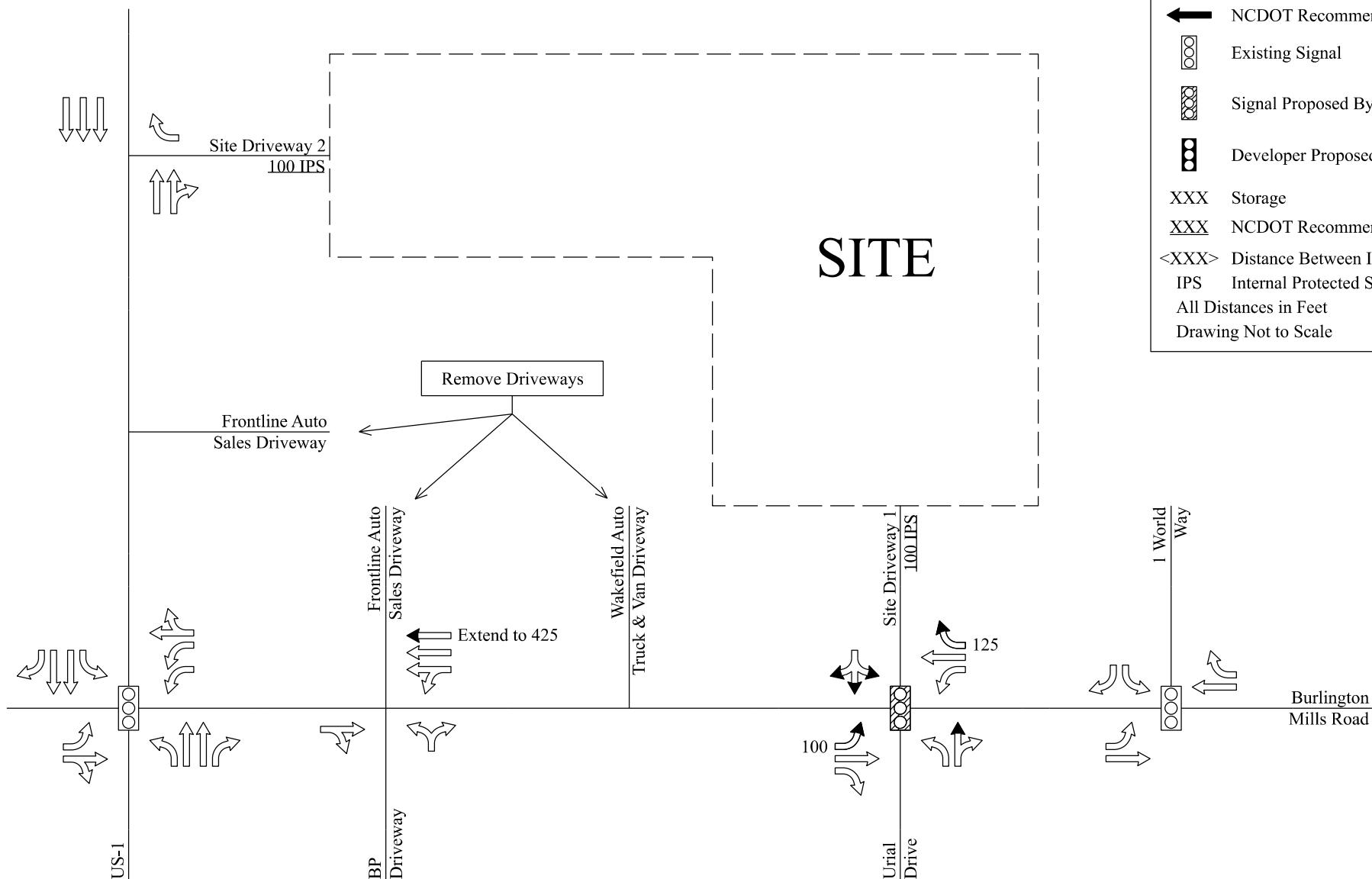
District Note:

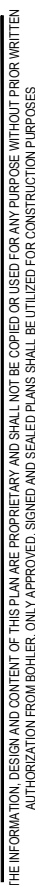
The proposed Site Access #2 is a temporary access. The proposed Site Access #2 shall be removed when the STIP project U-5307B is completed in the future at no additional cost to the NC Department of Transportation. - mvs



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

SITE





BOHLER
BOHLER ENGINEERING NC, PLLC

REVISIONS

REV	DATE	COMMENT	DRAWN BY
			CHECKED BY
1	02/01/2024	RE-REVIEW SET	IRF
2	04/03/2024	RE-REVIEW SET	WES
3	05/20/2024	RE-REVIEW SET	IRF
4	07/02/2024	RE-REVIEW SET	WES
5	07/18/2024	RE-REVIEW SET	IRF
			TH
			ASW
			TH

- ALWAYS CALL 811

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT: **HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN**

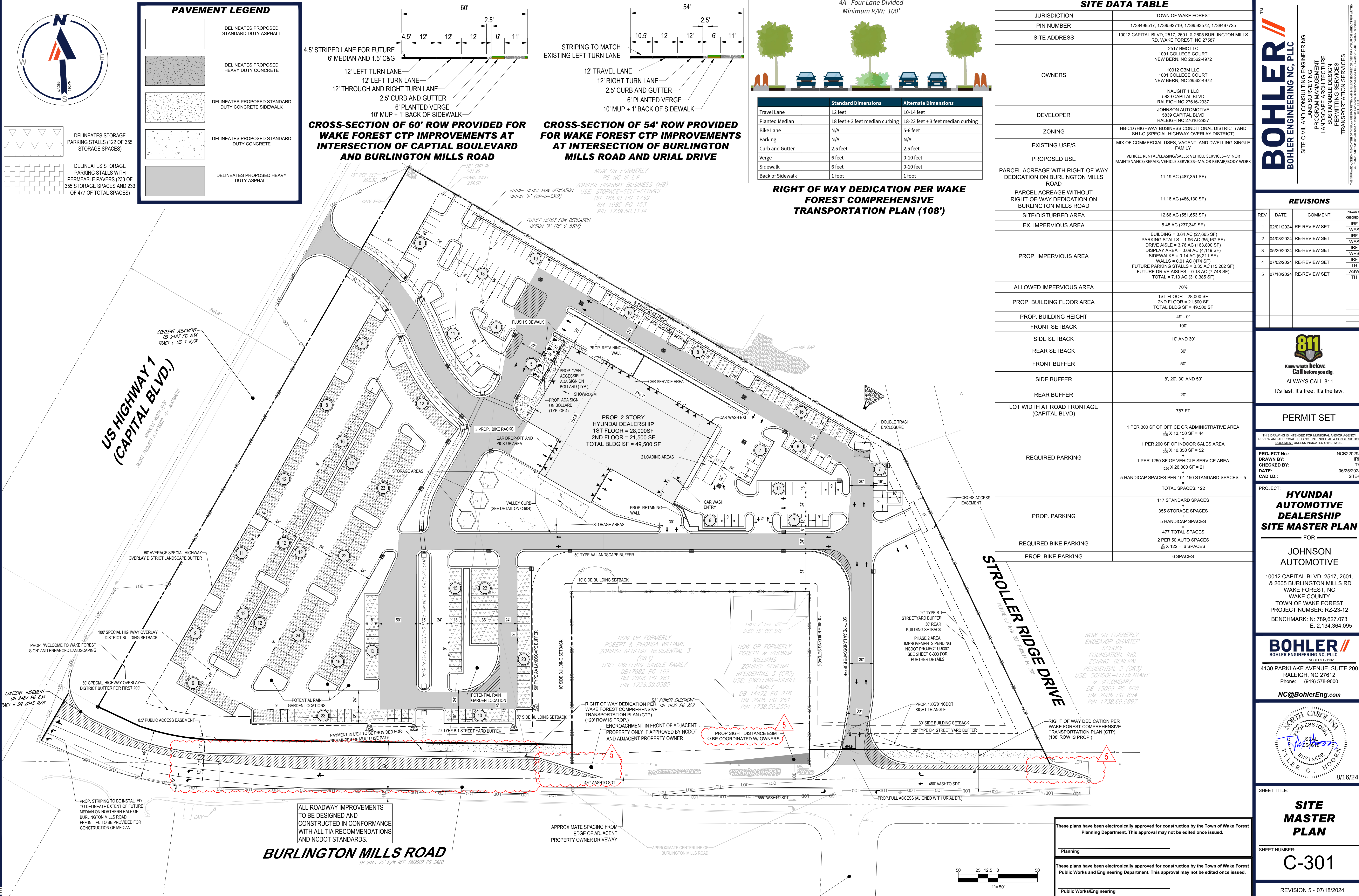
10012 CAPITAL BLVD, 2517, 2601,
& 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12
BENCHMARK: N: 789,627.073
E: 2,134,364.095



8/16/24

SHEET NUMBER:
C-201

REVISION 5 - 07/18/2024



BOHLER

BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

JURISDICTION

TOWN OF WAKE FOREST

PIN NUMBER

1738499517, 1738592719, 1738593572, 1738497725

SITE ADDRESS

10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD, WAKE FOREST, NC 27587

OWNERS

2517 BMO LLC
1001 COLLEGE COURT
NEW BERN, NC 28562-4972
10012 CBM LLC
1001 COLLEGE COURT
NEW BERN, NC 28562-4972
5839 CAPITAL BLVD
RALEIGH NC 27616-2937

DEVELOPER

JOHNSON AUTOMOTIVE
5839 CAPITAL BLVD
RALEIGH NC 27616-2937

ZONING

HB-CD (HIGHWAY BUSINESS CONDITIONAL DISTRICT) AND SH1-0 (SPECIAL HIGHWAY OVERLAY DISTRICT)

EXISTING USE/S

MIX OF COMMERCIAL USES, VACANT, AND DWELLING-SINGLE FAMILY

PROPOSED USE

VEHICLE RENTAL/LEASING/SALES; VEHICLE SERVICES-MINOR MAINTENANCE/REPAIR; VEHICLE SERVICES-MAJOR REPAIR/BODY WORK

PARCEL ACREAGE WITH RIGHT-OF-WAY DEDICATION ON BURLINGTON MILLS ROAD

11.19 AC (487,351 SF)

PARCEL ACREAGE WITHOUT RIGHT-OF-WAY DEDICATION ON BURLINGTON MILLS ROAD

11.16 AC (486,130 SF)

SITE/DISTURBED AREA

12.66 AC (551,653 SF)

EX. IMPERVIOUS AREA

5.45 AC (237,349 SF)

PROP. IMPERVIOUS AREA

BUILDING = 0.04 AC (27,686 SF)
PARKING STALLS = 1.96 AC (85,197 SF)
DRIVE AISLE = 3.76 AC (163,800 SF)
DISPLAY AREA = 0.09 AC (4,119 SF)
SIDEWALKS = 0.14 AC (6,211 SF)
WALLS = 0.01 AC (474 SF)
FUTURE PARKING STALLS = 0.35 AC (15,202 SF)
FUTURE DRIVE AISLES = 0.18 AC (7,748 SF)
TOTAL = 7.13 AC (310,385 SF)

ALLOWED IMPERVIOUS AREA

70%

PROP. BUILDING FLOOR AREA

1ST FLOOR = 28,000 SF
2ND FLOOR = 21,500 SF
TOTAL BLDG SF = 49,500 SF

PROP. BUILDING HEIGHT

49' - 0"

FRONT SETBACK

100'

SIDE SETBACK

10' AND 30'

REAR SETBACK

30'

FRONT BUFFER

50'

SIDE BUFFER

8', 20', 30' AND 50'

REAR BUFFER

20'

LOT WIDTH AT ROAD FRONTAGE (CAPITAL BLVD)

787 FT

REQUIRED PARKING

1 PER 300 SF OF OFFICE OR ADMINISTRATIVE AREA
30 X 13,150 SF = 44
1 PER 200 SF OF INDOOR SALES AREA
20 X 10,350 SF = 52
1 PER 1250 SF OF VEHICLE SERVICE AREA
1250 X 26,000 SF = 21
5 HANDICAP SPACES PER 101-150 STANDARD SPACES = 5
TOTAL SPACES: 122

PROP. PARKING

117 STANDARD SPACES
+
355 STORAGE SPACES
=
5 HANDICAP SPACES
=
477 TOTAL SPACES

REQUIRED BIKE PARKING

2 PER 50 AUTO SPACES
6 X 122 = 6 SPACES

PROP. BIKE PARKING

6 SPACES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	
1	02/01/2024	RE-REVIEW SET	IRF	WES
2	04/03/2024	RE-REVIEW SET	IRF	WES
3	05/20/2024	RE-REVIEW SET	IRF	WES
4	07/02/2024	RE-REVIEW SET	IRF	TH
5	07/18/2024	RE-REVIEW SET	ASW	TH

811

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PERMIT SET

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PROJECT No.: NCB220294
DRAWN BY: IRF
CHECKED BY: TH
DATE: 06/25/2024
CAD ID: SITE-0

PROJECT: **HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN**

FOR **JOHNSON AUTOMOTIVE**

10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12
BENCHMARK: N: 789,627.073
E: 2,134,364.095

BOHLER

BOHLER ENGINEERING NC, PLLC

NCBLS P-1132

4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL

SEAL

6/16/24

TYLER G. JOHNSON

ENGINEER

SHEET TITLE: **SITE MASTER PLAN**

SHEET NUMBER: **C-301**

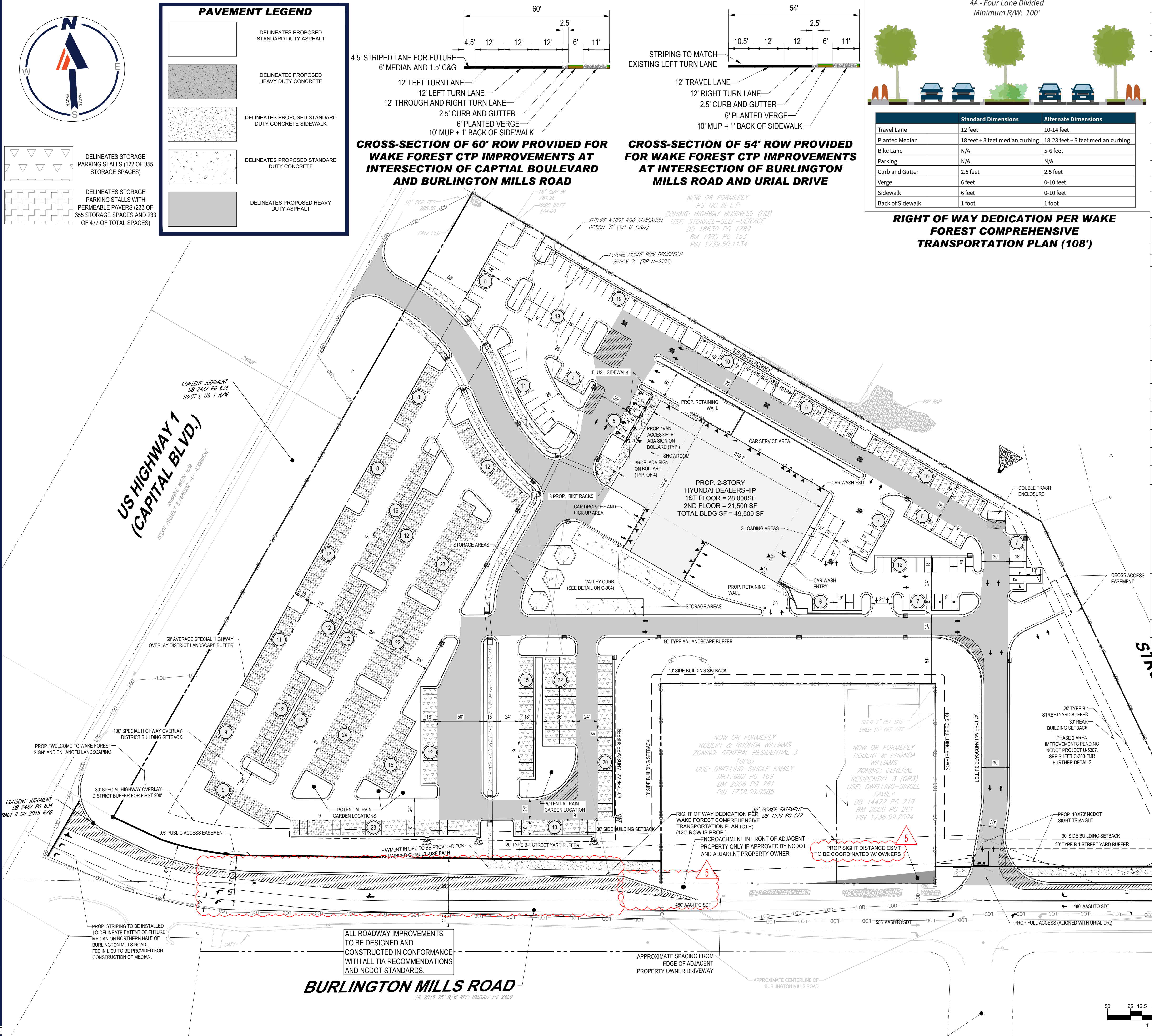
REVISION 5 - 07/18/2024

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Planning

These plans have been electronically approved for construction by the Town of Wake Forest Public Works and Engineering Department. This approval may not be edited once issued.

Public Works/Engineering



PAVEMENT LEGEND

DELINEATES PROPOSED STANDARD DUTY ASPHALT

DELINEATES PROPOSED HEAVY DUTY CONCRETE

DELINEATES PROPOSED STANDARD DUTY CONCRETE SIDEWALK

DELINEATES PROPOSED STANDARD DUTY CONCRETE

DELINEATES PROPOSED HEAVY DUTY ASPHALT

DELINEATES STORAGE PARKING STALLS (122 OF 355 STORAGE SPACES)

DELINEATES STORAGE PARKING STALLS WITH PERMEABLE PAVERS (233 OF 355 STORAGE SPACES AND 233 OF 477 OF TOTAL SPACES)

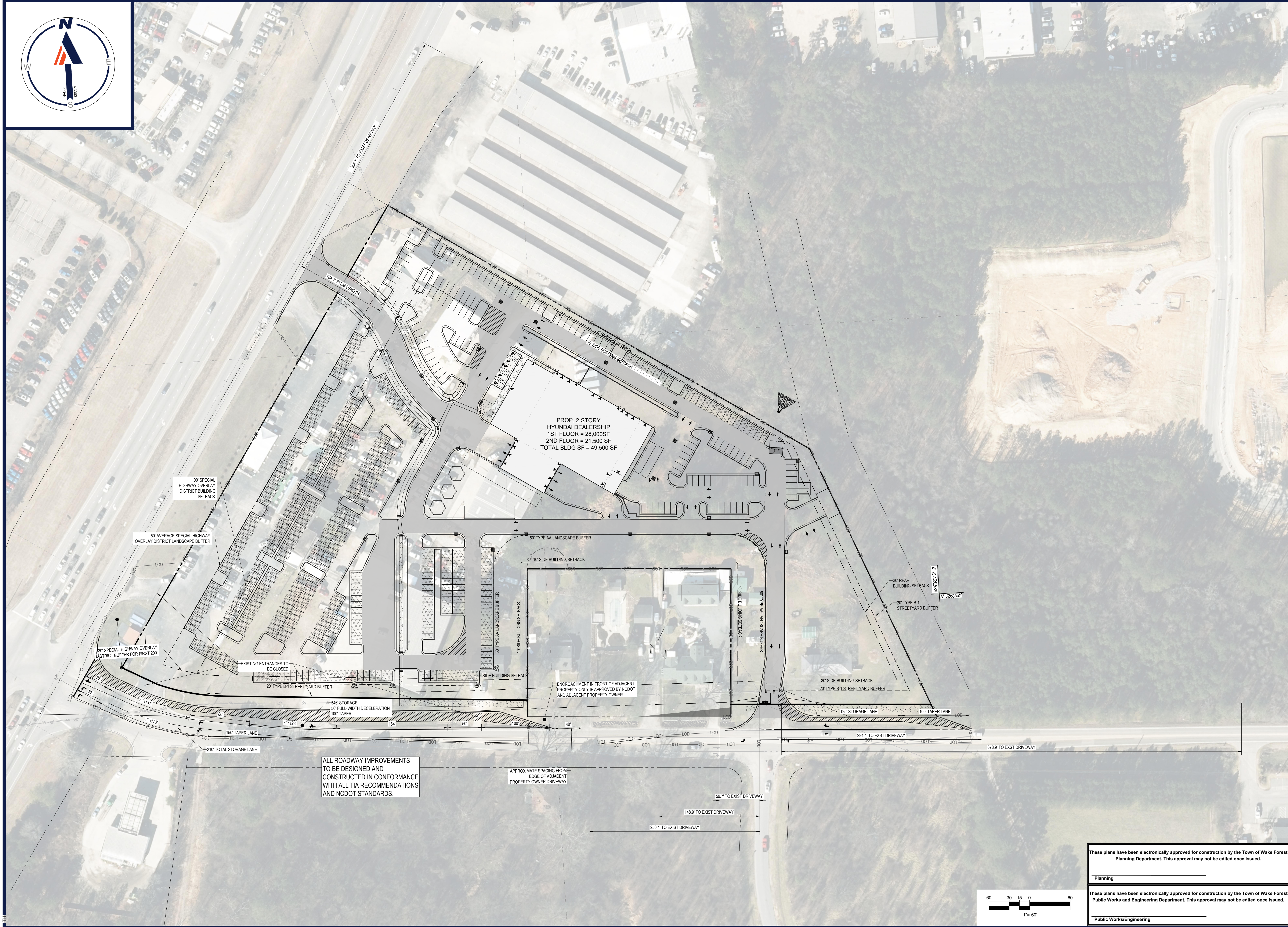
CROSS-SECTION OF 60' ROW PROVIDED FOR WAKE FOREST CTP IMPROVEMENTS AT INTERSECTION OF CAPITAL BOULEVARD AND BURLINGTON MILLS ROAD

CROSS-SECTION OF 54' ROW PROVIDED FOR WAKE FOREST CTP IMPROVEMENTS AT INTERSECTION OF BURLINGTON MILLS ROAD AND URIAL DRIVE

4A - Four Lane Divided
Minimum R/W: 100'

RIGHT OF WAY DEDICATION PER WAKE FOREST COMPREHENSIVE TRANSPORTATION PLAN (108')

JUL 21, 2024
180CHILRENG-NETSHARE-NC-PROJECT 520224-NCB220294-SITE-0-PLAN LAYOUT C-301 SITE MASTER PLAN



ALL ROADWAY IMPROVEMENTS
TO BE DESIGNED AND
CONSTRUCTED IN CONFORMANCE
WITH ALL TIA RECOMMENDATIONS
AND NCDOT STANDARDS.

APPROXIMATE SPACING FROM
EDGE OF ADJACENT
PROPERTY OWNER DRIVEWAY

ENCROACHMENT IN FRONT OF ADJACENT
PROPERTY ONLY IF APPROVED BY NCDOT
AND ADJACENT PROPERTY OWNER

30' REAR
BUILDING SETBACK

20' TYPE B-1
STREETYARD BUFFER

E 2135, 518

N 789, 592

60 30 15 0 60

1" = 60'

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CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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REVISIONS

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2	04/03/2024	RE-REVIEW SET	IRF WES
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4	07/02/2024	RE-REVIEW SET	IRF TH
5	07/18/2024	RE-REVIEW SET	ASW TH



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PROJECT No.:	NCB220294
DRAWN BY:	IRF
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DATE:	06/25/2024
CAD I.D.:	SITE-0

PROJECT: **HYUNDAI
AUTOMOTIVE
DEALERSHIP
SITE MASTER PLAN**

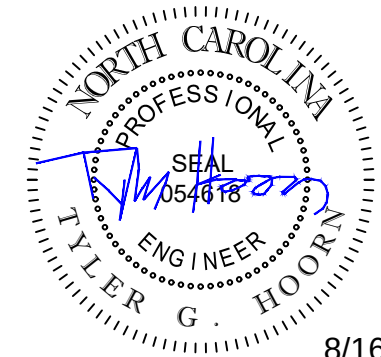
JOHNSON
AUTOMOTIVE

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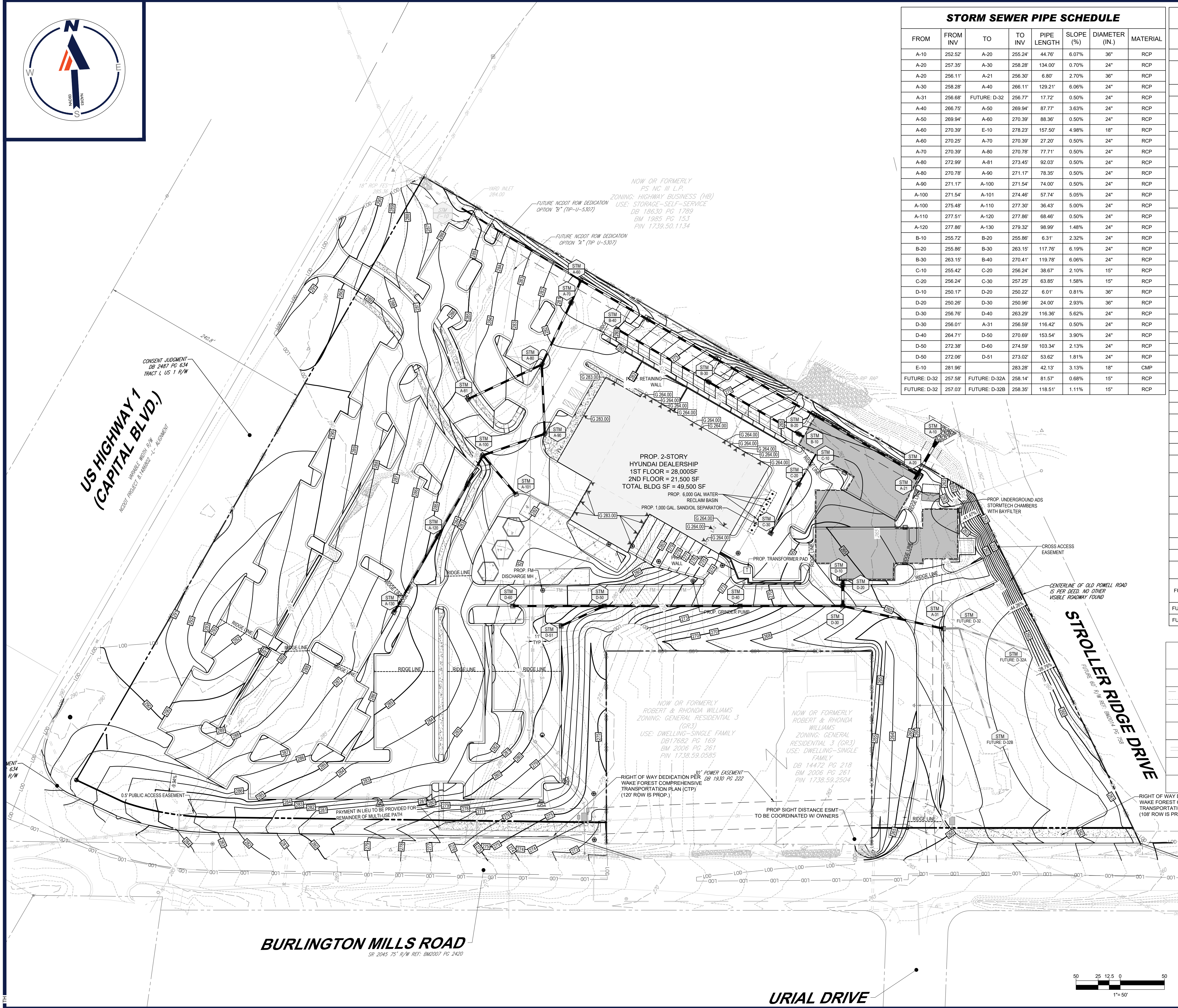
8/16/24

SHEET TITLE:
**EXISTING AND
PROPOSED
DRIVEWAY
MAP**

SHEET NUMBER:

C-302

REVISION 5 - 07/18/2024



STORM SEWER PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
A-10	252.52'	A-20	255.24'	44.76'	6.07%	36"	RCP
A-20	257.35'	A-30	258.28'	134.00'	0.70%	24"	RCP
A-20	256.11'	A-21	256.30'	6.80'	2.70%	36"	RCP
A-30	258.28'	A-40	266.11'	129.21'	6.06%	24"	RCP
A-31	256.68'	FUTURE: D-32	256.77'	17.72'	0.50%	24"	RCP
A-40	266.75'	A-50	269.94'	87.77'	3.63%	24"	RCP
A-50	269.94'	A-60	270.39'	88.36'	0.50%	24"	RCP
A-60	270.39'	E-10	278.23'	157.50'	4.98%	18"	RCP
A-60	270.25'	A-70	270.39'	27.20'	0.50%	24"	RCP
A-70	270.39'	A-80	270.78'	77.71'	0.50%	24"	RCP
A-80	272.99'	A-81	273.45'	92.03'	0.50%	24"	RCP
A-80	270.78'	A-90	271.17'	78.35'	0.50%	24"	RCP
A-90	271.17'	A-100	271.54'	74.00'	0.50%	24"	RCP
A-100	271.54'	A-101	274.46'	57.74'	5.05%	24"	RCP
A-100	275.48'	A-110	277.30'	36.43'	5.90%	24"	RCP
A-110	277.51'	A-120	277.86'	68.46'	0.50%	24"	RCP
A-120	277.86'	A-130	279.32'	98.99'	1.48%	24"	RCP
B-10	255.72'	B-20	255.86'	6.31'	2.32%	24"	RCP
B-20	255.86'	B-30	263.15'	117.76'	6.19%	24"	RCP
B-30	263.15'	B-40	270.41'	119.78'	6.06%	24"	RCP
C-10	255.42'	C-20	256.24'	38.67'	2.10%	15"	RCP
C-20	256.24'	C-30	257.25'	63.65'	1.58%	15"	RCP
D-10	250.17'	D-20	250.22'	6.01'	0.81%	36"	RCP
D-20	250.26'	D-30	250.96'	24.00'	2.93%	36"	RCP
D-30	256.76'	D-40	263.29'	116.36'	5.62%	24"	RCP
D-30	256.01'	A-31	256.59'	116.42'	0.50%	24"	RCP
D-40	264.71'	D-50	270.69'	153.54'	3.90%	24"	RCP
D-50	272.38'	D-60	274.59'	103.34'	2.13%	24"	RCP
D-50	272.06'	D-51	273.02'	53.62'	1.81%	24"	RCP
E-10	281.96'	D-32	283.28'	42.13'	3.13%	18"	CMP
FUTURE: D-32	257.58'	FUTURE: D-32A	258.14'	81.57'	0.68%	15"	RCP
FUTURE: D-32	257.03'	FUTURE: D-32B	258.35'	118.51'	1.11%	15"	RCP

STORM STRUCTURE SCHEDULE

NAME	TYPE	RIM ELEV. (FT.)	INVERTS
A-10	FLARED END SECTIONS	508.37'	INV IN = 252.52' (36")
A-20	MANHOLES	263.60'	INV IN = 256.11' (36") INV IN = 257.35' (24") INV OUT = 255.24' (36")
A-21	DETENTION SYSTEM CONNECTIONS	263.63'	INV OUT = 256.30' (36")
A-30	MANHOLES	264.80'	INV IN = 258.28' (24") INV OUT = 258.28' (24")
A-31	CURB INLETS	262.84'	INV IN = 256.68' (24") INV OUT = 256.59' (24")
A-40	MANHOLES	273.00'	INV IN = 266.75' (24") INV OUT = 266.11' (24")
A-50	MANHOLES	278.80'	INV IN = 269.94' (24") INV OUT = 269.94' (24")
A-60	MANHOLES	280.64'	INV IN = 270.25' (24") INV IN = 270.39' (18") INV OUT = 270.39' (24")
A-70	GRATE INLETS	279.98'	INV IN = 270.39' (24") INV OUT = 270.39' (24")
A-80	CURB INLETS	281.87'	INV IN = 270.78' (24") INV IN = 272.99' (24") INV OUT = 270.78' (24")
A-81	CURB INLETS	284.52'	INV OUT = 273.45' (24")
A-90	CURB INLETS	281.28'	INV IN = 271.17' (24") INV OUT = 271.17' (24")
A-100	CURB INLETS	281.72'	INV IN = 275.48' (24") INV IN = 271.54' (24") INV OUT = 271.54' (24")
A-101	CURB INLETS	281.09'	INV OUT = 274.46' (24")
A-110	CURB INLETS	283.90'	INV IN = 277.51' (24") INV OUT = 277.30' (24")
A-120	CURB INLETS	284.66'	INV IN = 277.86' (24") INV OUT = 277.86' (24")
A-130	CURB INLETS	285.57'	INV OUT = 279.32' (24")
B-10	DETENTION SYSTEM CONNECTIONS	263.28'	INV IN = 255.72' (24")
B-20	GRATE INLETS	263.39'	INV IN = 255.86' (24") INV OUT = 255.86' (24")
B-30	GRATE INLETS	271.63'	INV IN = 263.15' (24") INV OUT = 263.15' (24")
B-40	GRATE INLETS	280.02'	INV OUT = 270.41' (24")
C-10	DETENTION SYSTEM CONNECTIONS	263.21'	INV IN = 255.42' (15")
C-20	GRATE INLETS	262.75'	INV IN = 256.24' (15") INV OUT = 256.24' (15")
C-30	GRATE INLETS	263.00'	INV IN = 257.25' (15")
D-10	DETENTION SYSTEM CONNECTIONS	253.68'	INV IN = 250.17' (36")
D-20	CURB INLETS	265.62'	INV IN = 250.26' (36") INV IN = 250.22' (36")
D-30	CURB INLETS	266.64'	INV IN = 256.01' (24") INV IN = 256.76' (24") INV OUT = 250.96' (36")
D-40	CURB INLETS	271.64'	INV IN = 264.71' (24") INV OUT = 263.29' (24")
D-50	CURB INLETS	278.23'	INV IN = 272.06' (24") INV IN = 272.38' (24") INV OUT = 270.69' (24")
D-51	CURB INLETS	279.26'	INV OUT = 273.02' (24")
D-60	CURB INLETS	280.97'	INV OUT = 274.59' (24")
E-10	EX. YARD INLET	285.00'	INV IN = 281.96' (18") INV OUT = 278.23' (18")
FUTURE: D-32	FUTURE CURB INLET	263.02'	INV IN = 257.03' (15") INV IN = 257.58' (15") INV OUT = 256.77' (24")
FUTURE: D-32A	FUTURE CURB INLET	263.58'	INV OUT = 258.14' (15")
FUTURE: D-32B	FUTURE CURB INLET	263.79'	INV OUT = 258.35' (15")

GRADING LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
120	CONTOUR LINE	120
125	CONTOUR LINE	125
TS 516.00 OR 516.4	SPOT ELEVATIONS	TS 516.00 TC 516.00 BC 515.55
STM	STORM LABEL	STM #
	STORM SEWER	
	YARD INLET	
	CURB INLET	

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4	07/02/2024	RE-REVIEW SET	IRF
5	07/18/2024	RE-REVIEW SET	ASW



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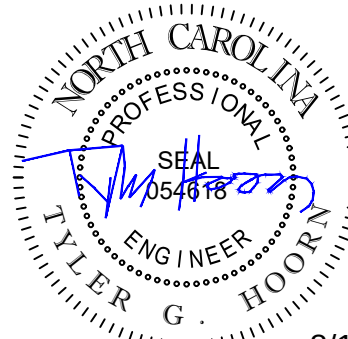
PROJECT No.: NCB220294
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CAD ID: GRAD-0

PROJECT: **HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN**

FOR **JOHNSON AUTOMOTIVE**

10012 CAPITAL BLVD, 2517, 2601,
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8/16/24

SHEET TITLE: **PRELIMINARY GRADING AND DRAINAGE PLAN**

SHEET NUMBER: **C-401**

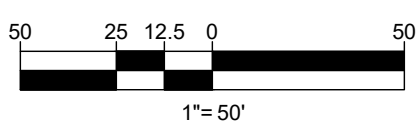
REVISION 5 - 07/18/2024

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Planning

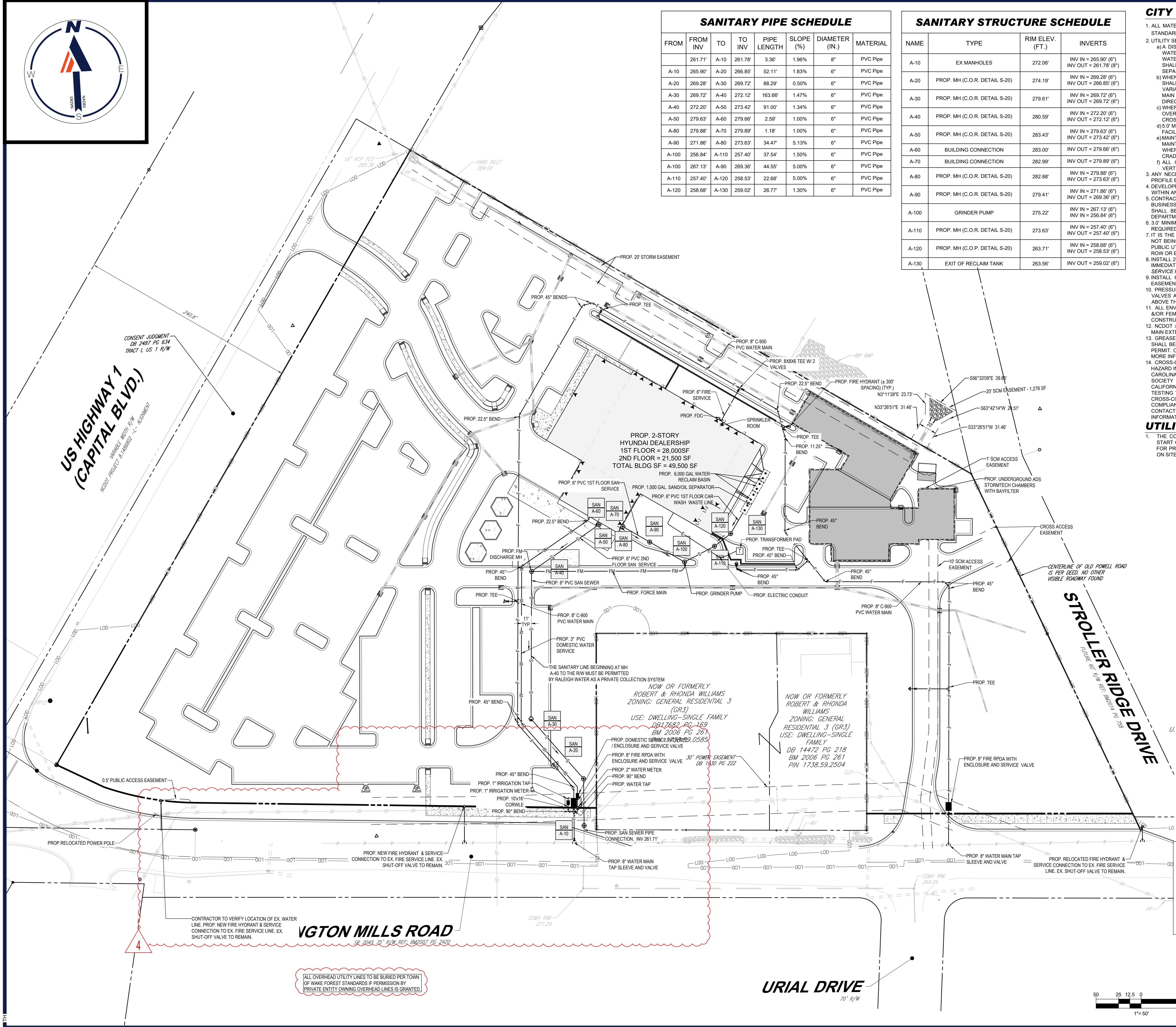
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Public Works/Engineering



BURLINGTON MILLS ROAD
SR 2043 75' R/W REF: BM2007 PG 2420

URIAL DRIVE



SANITARY PIPE SCHEDULE							
FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
A-10	261.71'	A-10	261.78'	3.36'	1.96%	8"	PVC Pipe
A-10	265.90'	A-20	266.85'	52.11'	1.83%	6"	PVC Pipe
A-20	269.28'	A-30	269.72'	88.29'	0.50%	6"	PVC Pipe
A-30	269.72'	A-40	272.12'	163.66'	1.47%	6"	PVC Pipe
A-40	272.20'	A-50	273.42'	91.00'	1.34%	6"	PVC Pipe
A-50	279.63'	A-60	279.66'	2.99'	1.00%	6"	PVC Pipe
A-80	279.88'	A-70	279.89'	1.18'	1.00%	6"	PVC Pipe
A-90	271.86'	A-80	273.63'	34.47'	5.13%	6"	PVC Pipe
A-100	256.84'	A-110	257.40'	37.54'	1.50%	6"	PVC Pipe
A-100	267.13'	A-90	269.36'	44.55'	5.00%	6"	PVC Pipe
A-110	257.40'	A-120	258.53'	22.68'	5.00%	6"	PVC Pipe
A-120	258.68'	A-130	259.02'	26.77'	1.30%	6"	PVC Pipe

SANITARY STRUCTURE SCHEDULE			
NAME	TYPE	RIM ELEV. (FT.)	INVERTS
A-10	EX MANHOLES	272.06'	INV IN = 265.90' (6") INV OUT = 261.78' (6")
A-20	PROP. MH (C.O.R. DETAIL S-20)	274.19'	INV IN = 269.28' (6") INV OUT = 266.85' (6")
A-30	PROP. MH (C.O.R. DETAIL S-20)	279.61'	INV IN = 269.72' (6") INV OUT = 272.12' (6")
A-40	PROP. MH (C.O.R. DETAIL S-20)	280.59'	INV IN = 272.20' (6") INV OUT = 272.12' (6")
A-50	PROP. MH (C.O.R. DETAIL S-20)	283.43'	INV IN = 279.63' (6") INV OUT = 273.42' (6")
A-60	BUILDING CONNECTION	283.00'	INV OUT = 279.66' (6")
A-70	BUILDING CONNECTION	282.99'	INV OUT = 279.89' (6")
A-80	PROP. MH (C.O.R. DETAIL S-20)	282.88'	INV OUT = 273.63' (6")
A-90	PROP. MH (C.O.R. DETAIL S-20)	279.41'	INV IN = 271.86' (6") INV OUT = 269.36' (6")
A-100	GRINDER PUMP	275.22'	INV IN = 267.13' (6") INV IN = 258.64' (6")
A-110	PROP. MH (C.O.R. DETAIL S-20)	273.63'	INV IN = 257.40' (6") INV OUT = 257.40' (6")
A-120	PROP. MH (C.O.P. DETAIL S-20)	263.71'	INV IN = 258.68' (6") INV OUT = 258.53' (6")
A-130	EXIT OF RECLAIM TANK	263.56'	INV OUT = 259.02' (6")

CITY OF RALEIGH PUBLIC UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER & RCP SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10' IF THE SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS. THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
- INSTALL 2" PVC WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. **NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE**
- INSTALL 6" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE & OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND & OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 996-2334 OR STEPHEN.CALVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FOR EACH DEVICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

UTILITY PLAN NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY STRUCTURES AND LINES BEFORE THE START OF CONSTRUCTION TO VERIFY SIZE, DEPTH, & LOCATION OF EXISTING UTILITIES ARE ADEQUATE FOR PROPOSED IMPROVEMENTS. CONTRACTOR SHALL CONTACT ENGINEER OF ANY ISSUES THAT ARISE ON SITE.

UTILITY LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	SANITARY LABEL	
	STORM LABEL	
	UNDERGROUND WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND GAS LINE	
	OVERHEAD WIRE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
	WATER METER	
	WATER VALVE	
	YARD INLET	
	CURB INLET	
	CLEAN OUT	
	ELECTRIC BOX	

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All construction must be in accordance with all Local, State, and Federal Rules and Regulations. This approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid:

City of Raleigh Development Approval

These plans have been electronically approved for construction by the Town of Wake Forest Planning Department. This approval may not be edited once issued.

These plans have been electronically approved for construction by the Town of Wake Forest Public Works and Engineering Department. This approval may not be edited once issued.

Public Works/Engineering

BOHLER
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	02/01/2024	RE-REVIEW SET	IRF	WES
2	04/03/2024	RE-REVIEW SET	IRF	WES
3	05/20/2024	RE-REVIEW SET	IRF	WES
4	07/02/2024	RE-REVIEW SET	IRF	TH
5	07/18/2024	RE-REVIEW SET	ASW	TH



Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

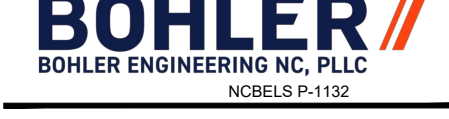
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NC220294
DRAWN BY: IRF
CHECKED BY: STM
DATE: 06/25/2024
CAD LD: UTIL-0

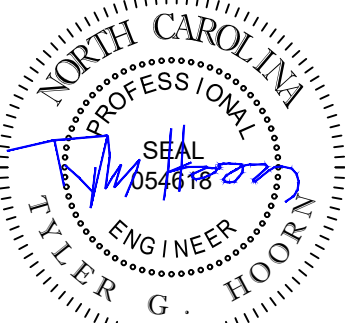
PROJECT: **HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN**

FOR **JOHNSON AUTOMOTIVE**

10012 CAPITAL BLVD, 2517, 2601,
& 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12
BENCHMARK: N: 789,627.073
E: 2,134,364.095



4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com



8/16/24

SHEET TITLE:

UTILITY PLAN

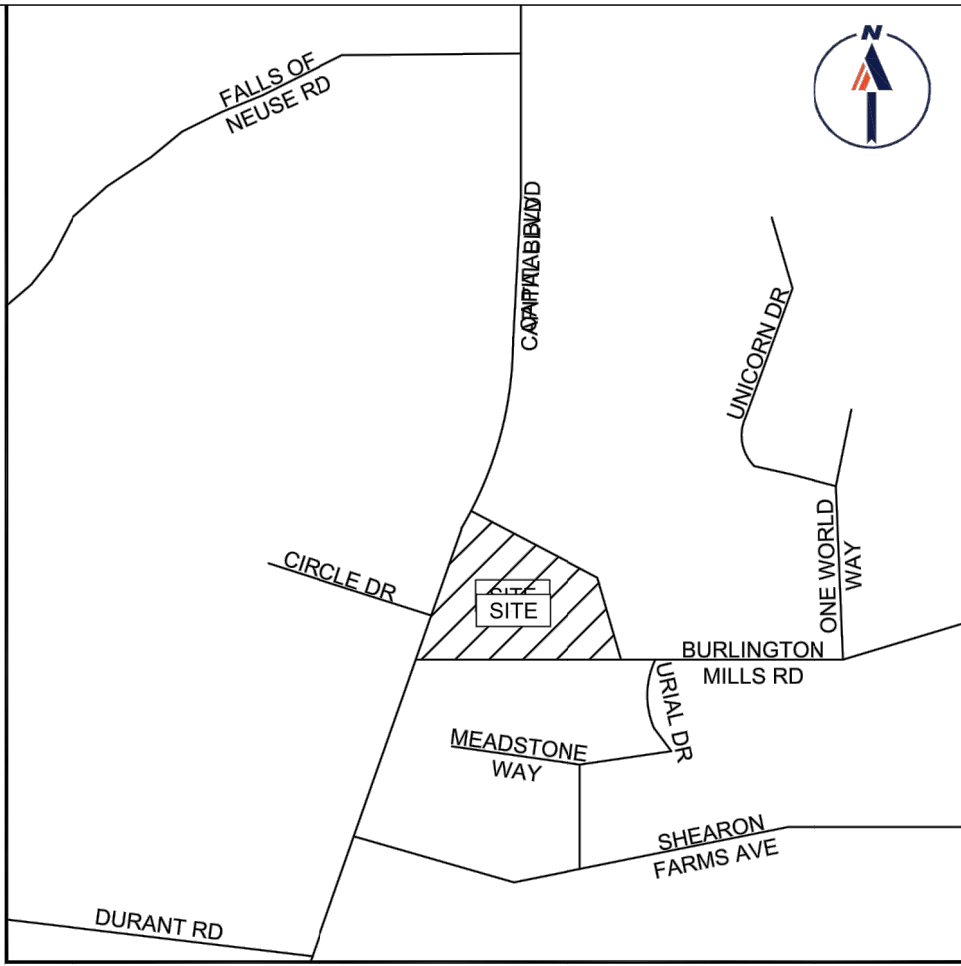
SHEET NUMBER:

C-501

REVISION 5 - 07/18/2024

NOTES:

1. THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS A GUARANTEE OF MARKETABLE TITLE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT/ TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
6. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
7. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP'S 3720173800K AND 3720173900K, PANELS 1738 AND 1739 EFFECTIVE DATE JULY 19, 2022.



LOCATION MAP
NOT TO SCALE

REFERENCES:

- DB 19215, PG 251
- DB 19215, PG 259
- DB 18630, PG 1789
- DB 14472, PG 218
- DB 15089, PG 608
- DB 18959, PG 1903
- DB 17682, PG 169
- BM 1985, PG 153
- BM 2006, PG 261

SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1:10,000*, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

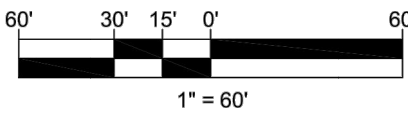
- (1) CLASS OF SURVEY: "CLASS A"
- (2) POSITIONAL ACCURACY: 0.04'
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
- (4) DATES OF SURVEY: 03/06/2023
- (5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
- (7) GEOID MODEL: 2012 (CONUS)
- (8) COMBINED GRID FACTOR(S): 0.99993176
- (9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 28TH DAY OF SEPTEMBER A.D., 2023.

PRELIMINARY - NOT FOR RECORDATION,
SALES OR CONVEYANCES

SURVEYOR

NC L-3920



TREE SURVEY
FOR

JOHNSON AUTOMOTIVE
PIN: 1738-49-9517, 1738-59-2719, 1738-59-3572, 1738-49-9517
DB 19215, PG 251; DB 18959, PG 1903
SITE ADDRESS: 10012 CAPITAL BLVD
TOWN OF WAKE FOREST
WAKE FOREST TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

NCBLS: P-1132

FILE NO.
NCB220294

DATE
10/03/2023

FIELD DATE
09/24/2023

CREW CHIEF
JR

DRAWN
RJ

REVIEWED
TET

APPROVED
TET

SCALE
1"=60'

DWG. NO.
1 OF 1

BOHLER

4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NORTH CAROLINA 27612-9195
www.bohlerengineering.com

■ UPLAND NEW YORK ■ BOSTON ■ NEW YORK ■ METRO ■ WARREN ■ PHILADELPHIA ■ SOUTHERN ■ LEHIGH VALLEY ■ PA ■ SOUTHEASTERN PA ■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

LEGEND

- LINE SURVEYED
- - - LINE NOT SURVEYED
- ECM CONCRETE MONUMENT FOUND
- IPF IRON PIPE FOUND
- PPF PINCHED PIPE FOUND
- IPS IRON PIPE SET
- XCS X-CUT SET
- TREE (SIZE AS NOTED)

Point #	Northing	Easting	Type	Width(Inches)
96000	790024.1	2135093.8	Cedar	14
96002	789995.1	2135118.8	Cedar	12
96004	789978.9	2135142.1	Cherry	8
96005	789991.1	2135128.0	Cherry	11
96006	789954.4	2135167.6	Cherry	11
96007	789938.7	2135192.9	Cedar	8
96008	789937.0	2135191.3	Pine	20
96009	789930.7	2135220.1	Pine	21
96010	789925.8	2135256.4	Cherry	8
96011	789900.8	2135294.7	Cherry	8
96013	789752.2	2135376.5	Pine	26
96014	789749.7	2135398.5	Pine	28
96015	789741.4	2135415.5	Pine	21
96016	789788.7	2135395.3	Gum	22
96017	789727.3	2135393.0	Pine	27
96018	789709.6	2135439.4	Pine	24
96019	789670.3	2135464.4	Pine	27

Point #	Northing	Easting	Type	Width(Inches)
96020	789659.4	2135459.5	Willow Oak	21
96021	789653.9	2135433.4	Elm	20
96022	789641.8	2135462.9	Poplar	24
96023	789634.5	2135477.0	White Oak	21
96024	789566.0	2135491.3	White Oak	21
96025	789522.7	2135528.1	Sweetgum	21
96026	789480.3	2135538.1	Pine	26
96027	789502.2	2135513.2	White Oak	21
96028	789423.6	2135462.0	Maple	20
96029	789474.9	2135379.5	Red Oak	26
96030	789435.0	2135312.4	Maple	26
96031	789547.6	2135441.1	Water Oak	43
96032	789732.5	2135323.7	Pine	27
96033	789736.7	2135328.5	Pine	22
96034	789735.1	2135323.4	Pine	20
96035	789722.0	2135321.4	Pine	26
96036	789698.9	2135325.6	Pine	20

Point #	Northing	Easting	Type	Width(Inches)
96037	789670.4	2135335.6	Pine	21
96038	789663.6	2135347.9	Pine	24
96039	789727.1	2135309.2	Pine	20
96040	789722.6	2135278.9	Pine	24
96041	789724.2	2135276.5	Pine	20
96042	789753.7	2135267.2	Pine	23
96043	789739.2	2135258.7	Pine	28
96044	789692.4	2135257.0	Pine	26
96045	789673.7	2135206.2	Pine	26
96046	789703.7	2135187.1	Pine	20
96047	789724.7	2135204.3	Pine	26
96048	789730.6	2135223.8	Pine	23
96049	789720.2	2135230.4	Pine	28
96050	789728.3	2135238.8	Pine	23
96051	789743.5	2135227.9	Pine	20
96052	789749.1	2135255.2	Pine	21
96053	789768.7	2135248.4	Pine	20

Point #	Northing	Easting	Type	Width(Inches)
96054	789751.7	2135209.3	Pine	20
96055	789755.7	2135210.9	Pine	20
96056	789759.1	2135196.7	Pine	26
96057	789763.8	2135194.2	Pine	27
96058	789783.2	2135149.3	Oak	22
96059	789664.6	2135079.8	Pine	41
96060	789664.4	2135002.8	Pine	20
96061	789769.5	2135015.7	Pine	22
96062	789746.0	2135020.8	Pine	20
96063	789787.6	2135037.0	Pine	20
96064	789792.8	2135047.5	Pine	21
96065	789816.7	2135040.1	Black Willow	8
96066	789474.1	2134713.1	Crape Myrtle	18
96067	789477.4	2134743.8	Crape Myrtle	26
96068	789468.7	2134770.2	Crape Myrtle	18
96069	789465.0	2134798.9	Crape Myrtle	16



US HIGHWAY 1
(CAPITAL BLVD.)

BURLINGTON MILLS ROAD

URIAL DRIVE

TREE SURVEY LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	TREE TO BE REMOVED	
	EXISTING TREE	
	SILT FENCE	SF
	TREE PROTECTION FENCE	
	LIMIT OF DISTURBANCE	LOD
	LIMIT OF DISTURBANCE/ SILT FENCE	LOD-SF

NOTES:

- THE EXISTING ON-SITE TREE STAND IS GENERALLY IN GOOD HEALTH.
- THE FOREST STAND CONSISTS OF A MIX OF DECIDUOUS AND EVERGREEN TREES.



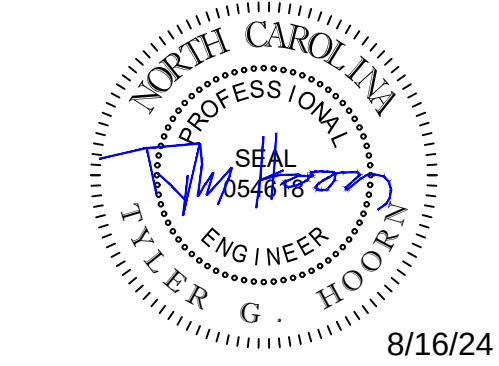
PERMIT SET

PROJECT No.: NCB220294
DRAWN BY: IRF
CHECKED BY: TH
DATE: 06/25/2024
CAD ID: 0

HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN

FOR
JOHNSON
AUTOMOTIVE
10012 CAPITAL BLVD, 2517, 2601,
& 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12
BENCHMARK: N: 789,627.073
E: 2,134,364.095

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
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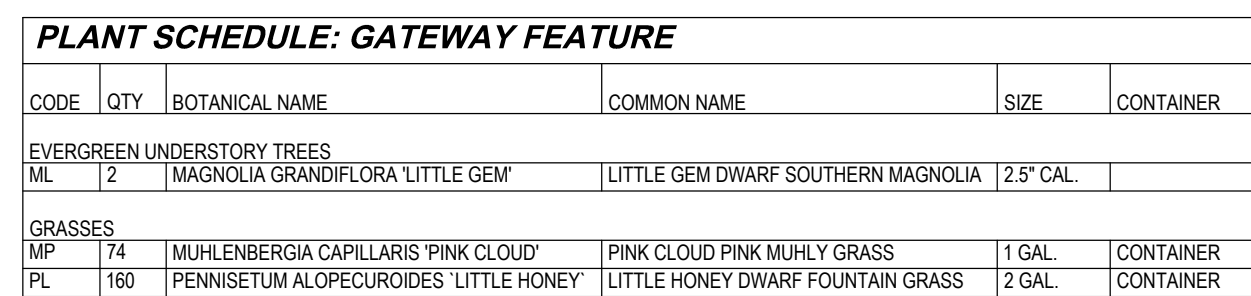
SHEET TITLE:

TREE SAVE PLAN

SHEET NUMBER:
C-701

REVISION 5 - 07/18/2024

Point #	Northing	Easting	Type	Width(In)
96001	78901.1	213081.8	Cedar	24
96002	78905.1	213081.8	Cedar	24
96004	78909.1	213081.8	Cherry	8
96005	78905.1	213081.8	Cherry	24
96006	78904.1	213081.8	Cherry	24
96007	78908.1	213081.8	Cedar	8
96008	78907.1	213081.8	Pine	24
96009	78908.1	213081.8	Pine	24
96010	78905.1	213081.8	Cherry	8
96011	78905.1	213081.8	Cherry	8
96012	78905.1	213081.8	Cherry	8
96013	78905.1	213081.8	Pine	24
96014	78905.1	213081.8	Cherry	8
96015	78905.1	213081.8	Cherry	8
96016	78905.1	213081.8	Pine	24
96017	78905.1	213081.8	Cherry	8
96018	78905.1	213081.8	Cherry	8
96019	78905.1	213081.8	Cherry	8
96020	78905.1	213081.8	Cherry	8
96021	78905.1	213081.8	Cherry	8
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LOCATION	HATCH	TYPE AND OPTION	LENGTH (FT)	REQUIRED PLANTINGS	PROP. PLANTINGS
SIDE (ADJACENT TO GR3 PROPERTY)		50' TYPE AA LANDSCAPE BUFFER	697	10 EVERGREEN TREES, 8 CANOPY TREES, 6 UNDERSTORY TREES, AND 48 SHRUBS PER 100 LINEAR FT 10' X 10' = 70 EVERGREEN TREES 10' X 6' = 42 CANOPY TREES 10' X 6' = 42 UNDERSTORY TREES 10' X 48" = 336 SHRUBS	70 EVERGREEN TREES 42 CANOPY TREES 42 UNDERSTORY TREES 336 SHRUBS
SIDE (STREET YARD)		20' TYPE B-1 STREET YARD BUFFER	652	2 EVERGREEN TREES, 2 CANOPY TREES, 2 UNDERSTORY TREES, AND 24 SHRUBS PER 100 LINEAR FT 10' X 2' = 13 EVERGREEN TREES 10' X 2' = 13 CANOPY TREES 10' X 2' = 13 UNDERSTORY TREES 10' X 24" = 157 SHRUBS	13 EVERGREEN TREES 13 CANOPY TREES 13 UNDERSTORY TREES 157 SHRUBS
SIDE (STREET YARD)		30' SPECIAL HIGHWAY OVERLAY DISTRICT AND 20' STREETYARD BUFFER OVERLAP	200	3 TREES PER 50' OF SH-4 YARD: 10' X 3 = 4 TREES STREETYARD REQUIREMENTS: 10' X 2' = 4 EVERGREEN TREES 10' X 2' = 4 CANOPY TREES 10' X 2' = 4 UNDERSTORY TREES 10' X 24" = 48 SHRUBS	4 EVERGREEN TREES 4 CANOPY TREES 4 UNDERSTORY TREES 48 SHRUBS
REAR (ADJACENT TO GR3 PROPERTY)		20' TYPE B-1 STREET YARD BUFFER AND PARKING SETBACK	395	2 EVERGREEN TREES, 2 CANOPY TREES, 3 UNDERSTORY TREES, AND 24 SHRUBS PER 100 LINEAR FT 10' X 2' = 8 EVERGREEN TREES 10' X 2' = 8 CANOPY TREES 10' X 3' = 12 UNDERSTORY TREES 10' X 24" = 96 SHRUBS EVERGREEN SHRUBS PLACED AT 5 FEET ON CENTER 395' ÷ 5' = 79 EVERGREEN SHRUBS	8 EVERGREEN TREES 8 CANOPY TREES 12 UNDERSTORY TREES 96 SHRUBS
SIDE		8' PARKING SETBACK	718	EVERGREEN SHRUBS PLACED AT 5 FEET ON CENTER 718 ÷ 5' = 144 EVERGREEN SHRUBS	144 EVERGREEN SHRUBS
FRONT (ALONG CAPITAL BLVD.)		50' SPECIAL HIGHWAY OVERLAY DISTRICT BUFFER AND PARKING SETBACK	717	5 TREES PER 50' OF SH-4 YARD: 10' X 5 = 22 TREES EVERGREEN SHRUBS PLACED AT 5 FEET ON CENTER 717 ÷ 5' = 144 EVERGREEN SHRUBS	72 EVERGREEN UNDERSTORY TREES 144 EVERGREEN SHRUBS

LANDSCAPE PLAN NOTES

2. ALL LANDSCAPED AND LAWN AREAS ARE TO RECEIVE A MINIMUM OF 6" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
5. ALL TREES SHALL HAVE A STRAIGHT TRUNK, FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
6. ALL GRASSED AREAS SHALL BE SOODED WITH A LOCALLY GROWN COMMERCIAL FESCUE SEED MIX MEETING LATEST NORTH CAROLINA AGRICULTURE STANDARDS FOR SEED AND PLANT CERTIFICATION.
7. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
8. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITIES LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS
12. ALL PLANT MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE AND BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR A ONE YEAR GROWING PERIOD.
13. ANY PLANT MATERIAL, WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS
14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
15. ALL PLANTING DETAIL SHALL BE FULLY COVERED BY A MINIMUM 3" DEPTH OF TRIPLE SHREDED HARDWOOD MULCH FROM A LOCAL MULCH SOURCE HARVESTED IN A SUSTAINABLE MANNER.
16. BIODEGRADABLE WEED MATTING (ALL-POR WEED MAT OR APPROVED EQUIV) SHALL BE REQUIRED IN SHRUB BEDS AT COMPLETION.
17. ALL PLANT MATERIAL MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
18. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDINGS IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED.
19. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF AN EROSION CONTROL PLAN.
20. CONTRACTOR SHALL PROVIDE GATOR BAGS ON ALL TREES NOT RECEIVING IRRIGATION.
21. ALL PLANTS THAT ARE OVERGROWN OR IN POOR HEALTH SHALL BE REMOVED, MATURING EXISTING VEGETATION ALONG WITH EXISTING TREES AND SHRUBS TO BE MAINTAINED.
22. ALL EXISTING CANOPY AND UNDERSTORY TREES TO REMAIN SHOWN ON A.L.T. - NPS LAND TITLE SURVEY I & II.
23. PER SECTION 8.8.2 OF TOWN OF WAKE FOREST UDO, GROUND EQUIPMENT SUCH AS HOT BOXES, TRANSFORMERS, GENERATORS, AND HVAC UNITS SHALL BE SCREENED FROM VIEW FROM STREETS, ON SIDE SIDEWALKS, GREENWAYS, AND ADJACENT PERMITTES
24. NO OBJECTS THAT IMPAIRS SIGHT DISTANCE BETWEEN A HEIGHT OF 30 AND 72 INCHES ABOVE THE GROUND SURFACE, SHALL BE LOCATED WITHIN ANY OF THE SIGHT DISTANCE TRIANGLE.

COMPLIANCE TABLE		
TYPE AND OPTION	REQUIRED PLANTINGS	PROP. PLANTINGS
TREE CANOPY COVERAGE REQUIREMENTS (8.3.1) RURAL & SUBURBAN	2 CANOPY TREES PER 5,000 SF OR 1 CANOPY TREE AND 1 UNDERSTORY TREE PER 4,000 SF 10.79 AC (470,202 SF) / 4,000 SF = 118 CANOPY TREES AND 118 UNDERSTORY TREES	CANOPY TREES: 85 (PERIMETER BUFFERS AND STREET TREES) + 39 (INTERIOR LANDSCAPE ISLANDS) = 124 UNDERSTORY TREES (PERIMETER BUFFERS): 143
TREE MITIGATION	FEE TO BE DETERMINED AND PAID FOR BY JURISDICTION REFERENCED FROM UDO SECTION 6.4.D	TREES TO BE REMOVED LOCATED ON SHEET C-701

COMPLIANCE TABLE

TYPE AND OPTION	REQUIRED PLANTINGS	PROP. PLANTINGS
TREE CANOPY COVERAGE REQUIREMENTS (8.3.1) RURAL & SUBURBAN	2 CANOPY TREES PER 5,000 SF OR 1 CANOPY TREE AND 1 UNDERSTORY TREE PER 4,000 SF 0.79 AC (479,202 SF) / 4,000 SF = 118 CANOPY TREES AND 118 UNDERSTORY TREES	CANOPY TREES: 85 (PERIMETER BUFFERS AND STREET TREES) + 39 (INTERIOR LANDSCAPE) = 124 UNDERSTORY TREES (PERIMETER BUFFERS): 143
TREE MITIGATION	FEE TO BE DETERMINED AND PAID FOR BY JURISDICTION REFERENCED FROM UDO SECTION 6.4.D	TREES TO BE REMOVED LOCATED ON SHEET C-701



8/16/24

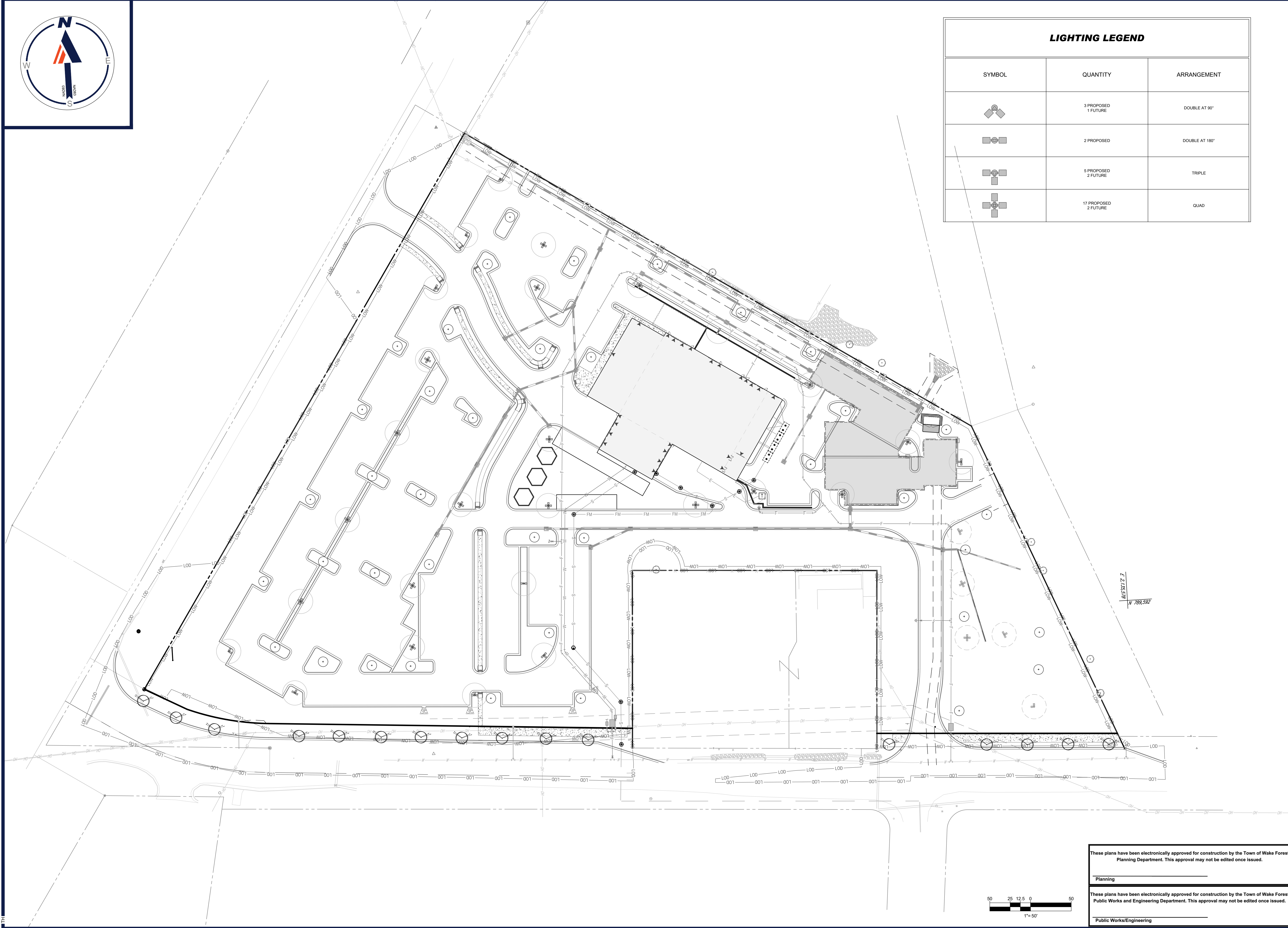
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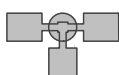
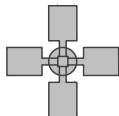
LANDSCAPE PLAN

SHEET NUMBER

C-702

REVISION 5 - 07/18/2024



LIGHTING LEGEND		
SYMBOL	QUANTITY	ARRANGEMENT
	3 PROPOSED 1 FUTURE	DOUBLE AT 90°
	2 PROPOSED	DOUBLE AT 180°
	5 PROPOSED 2 FUTURE	TRIPLE
	17 PROPOSED 2 FUTURE	QUAD

THE

BOHLER

BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

PROJECT MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY
			CHECKED BY
1	02/01/2024	RE-REVIEW SET	IRF
			WES
2	04/03/2024	RE-REVIEW SET	IRF
			WES
3	05/20/2024	RE-REVIEW SET	IRF
			WES
4	07/02/2024	RE-REVIEW SET	IRF
			TH
5	07/18/2024	RE-REVIEW SET	ASW
			TH



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Call before you dig.**
ALWAYS CALL 811
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PERMIT SET

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NCB220294
DRAWN BY:	IRF
CHECKED BY:	TH
DATE:	06/25/2024
CAD I.D.:	LSCP-0

PROJECT: **HYUNDAI
AUTOMOTIVE
DEALERSHIP
SITE MASTER PLAN**

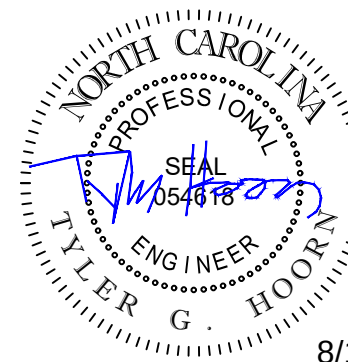
JOHNSON
AUTOMOTIVE

10012 CAPITAL BLVD, 2517, 2601,
& 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12
BENCHMARK: N: 789,627.073
E: 2,134,364.095

BOHLER 
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000

NC@BohlerEng.com



8/16/2.

SHEET TITLE:

LIGHTING PLAN

SHEET NUMBER

C-703

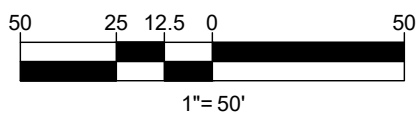
REVISION 5 - 07/18/2024

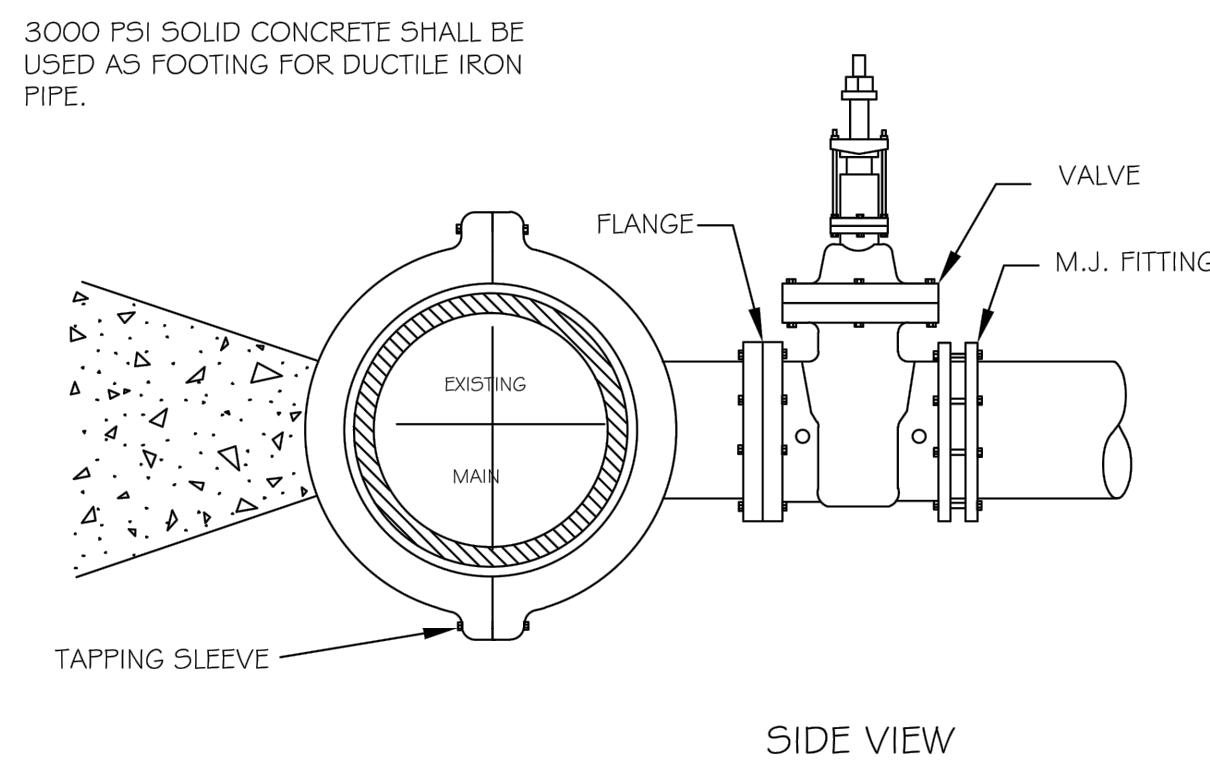
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Planning

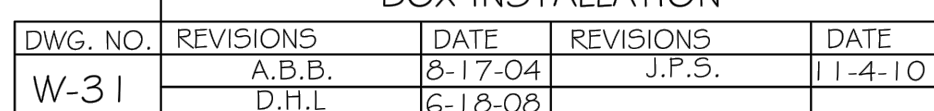
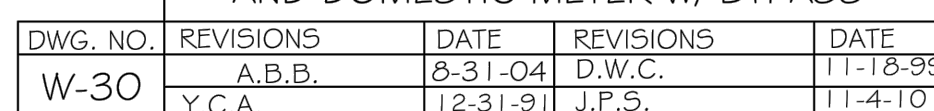
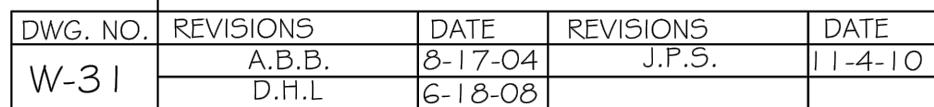
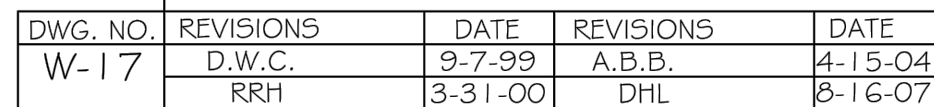
These plans have been electronically approved for construction by the Town of Wake Forest Public Works and Engineering Department. This approval may not be edited once issued.

Public Works/Engineering

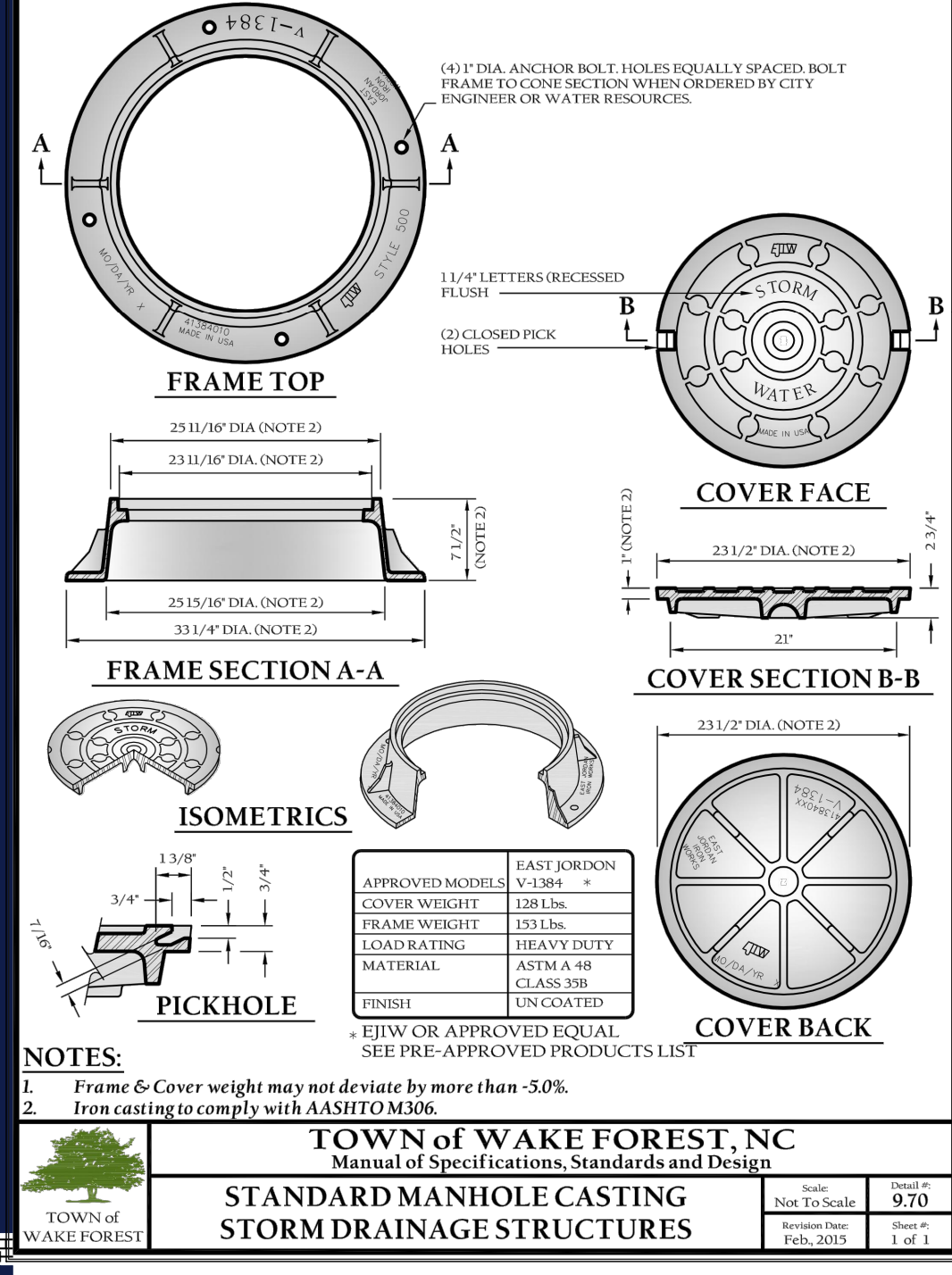
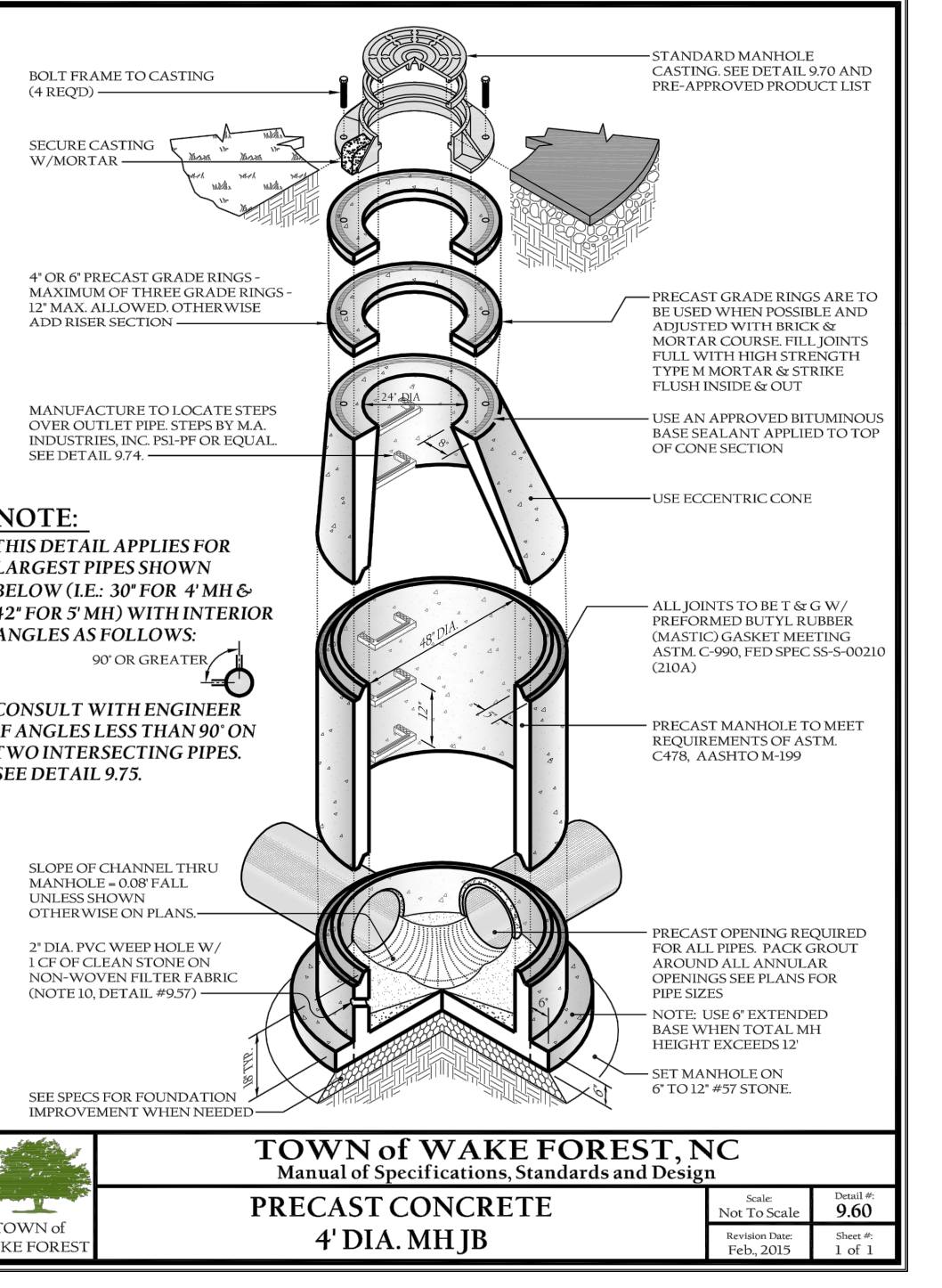
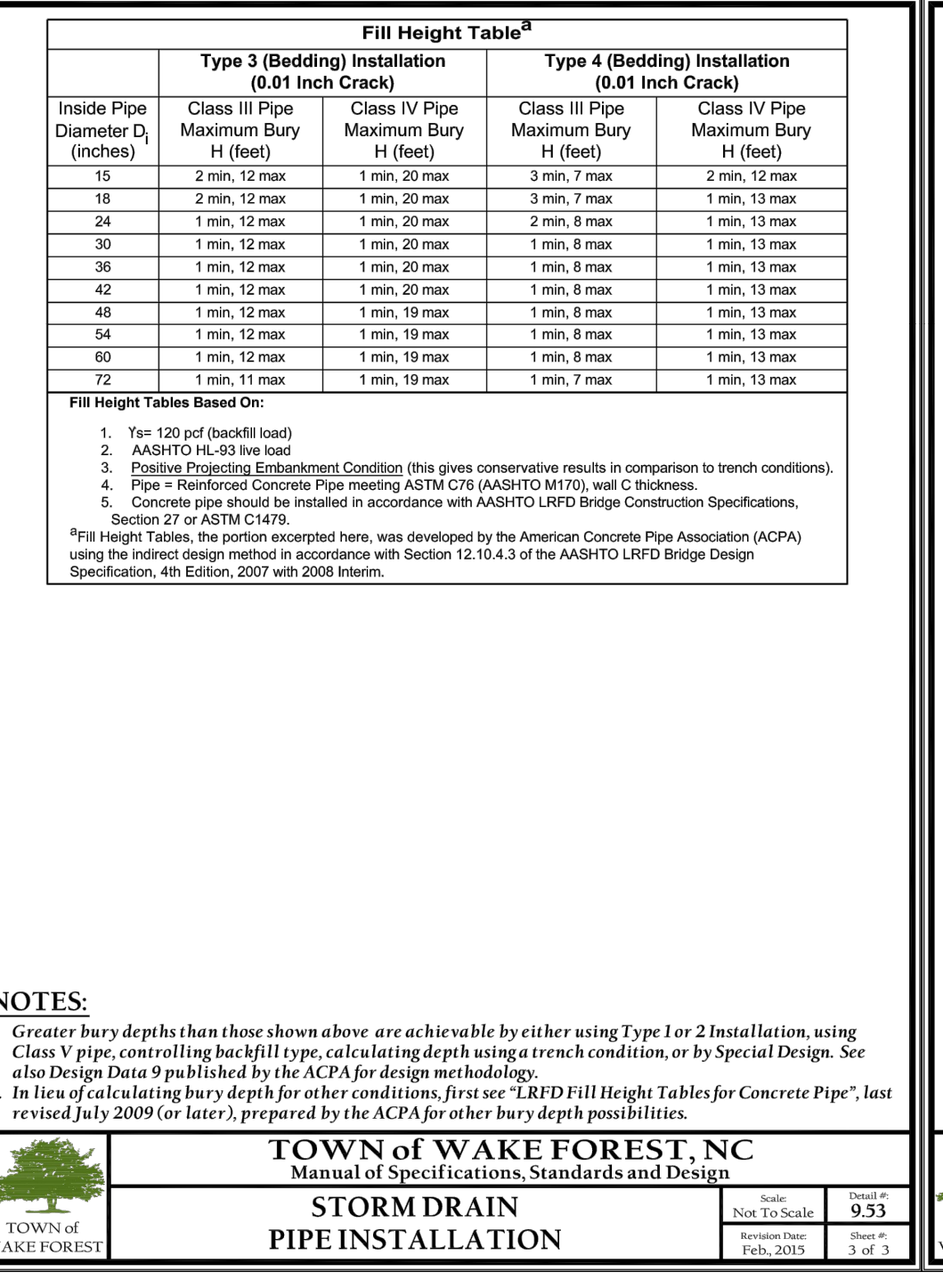
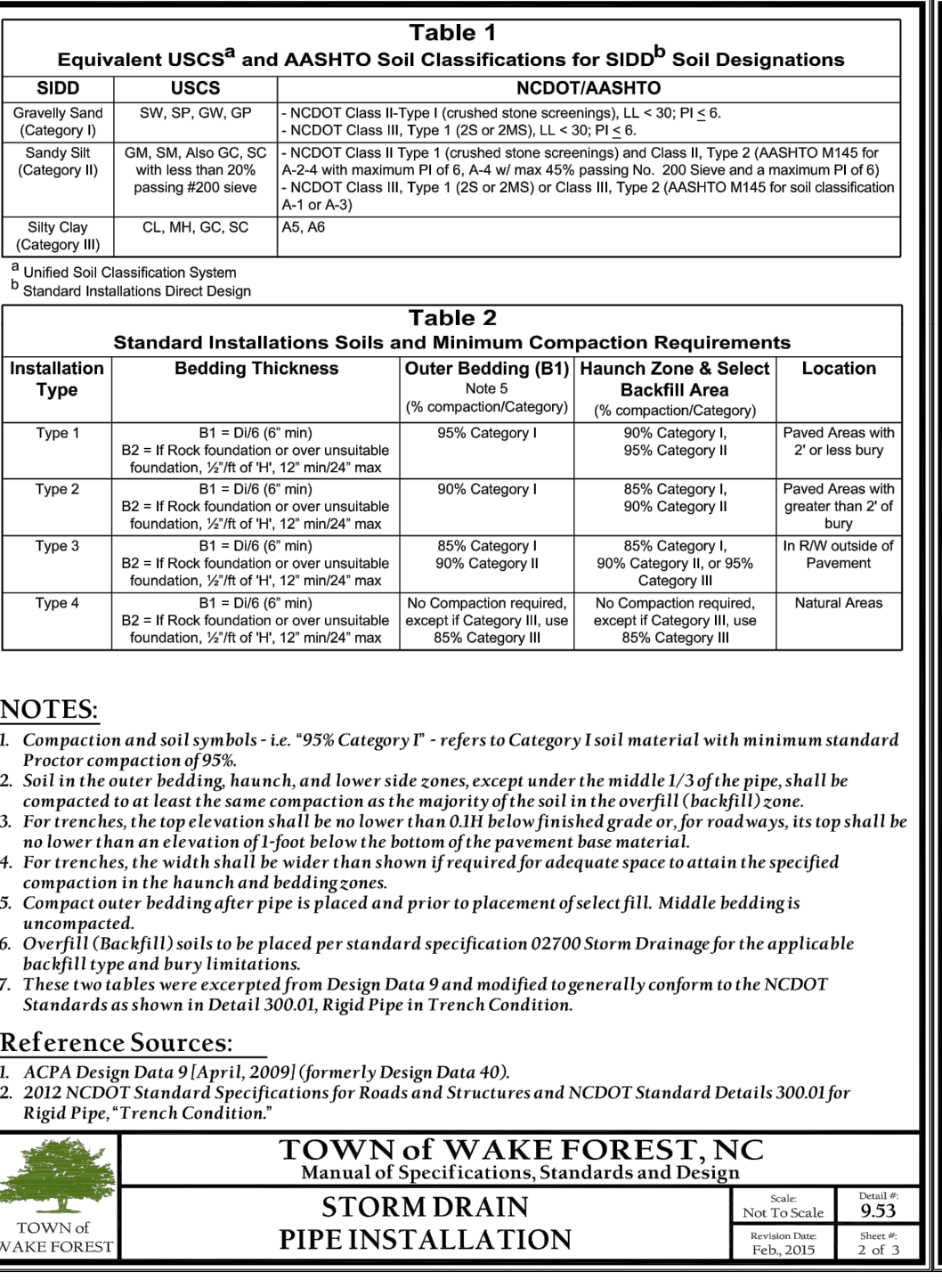
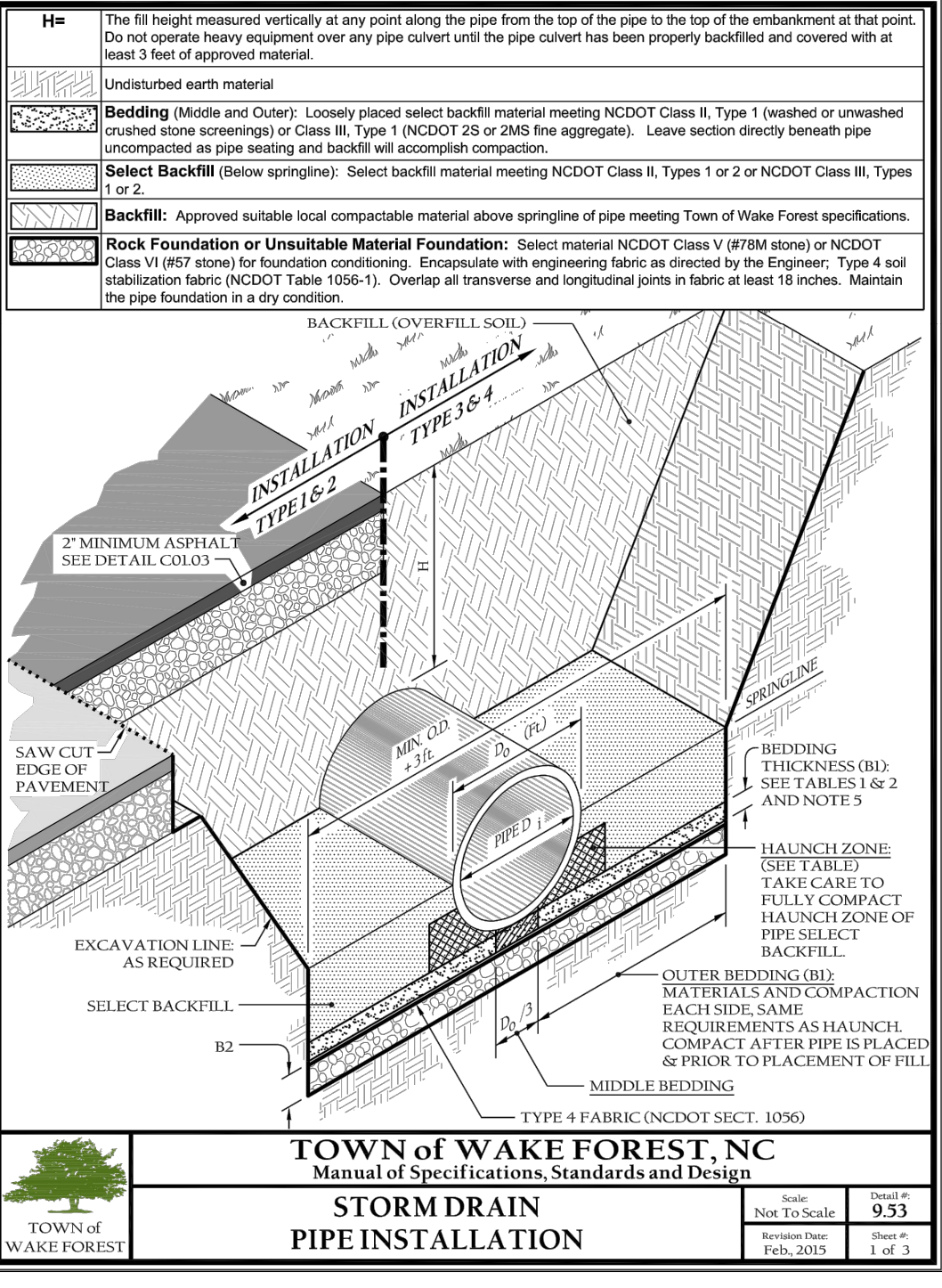
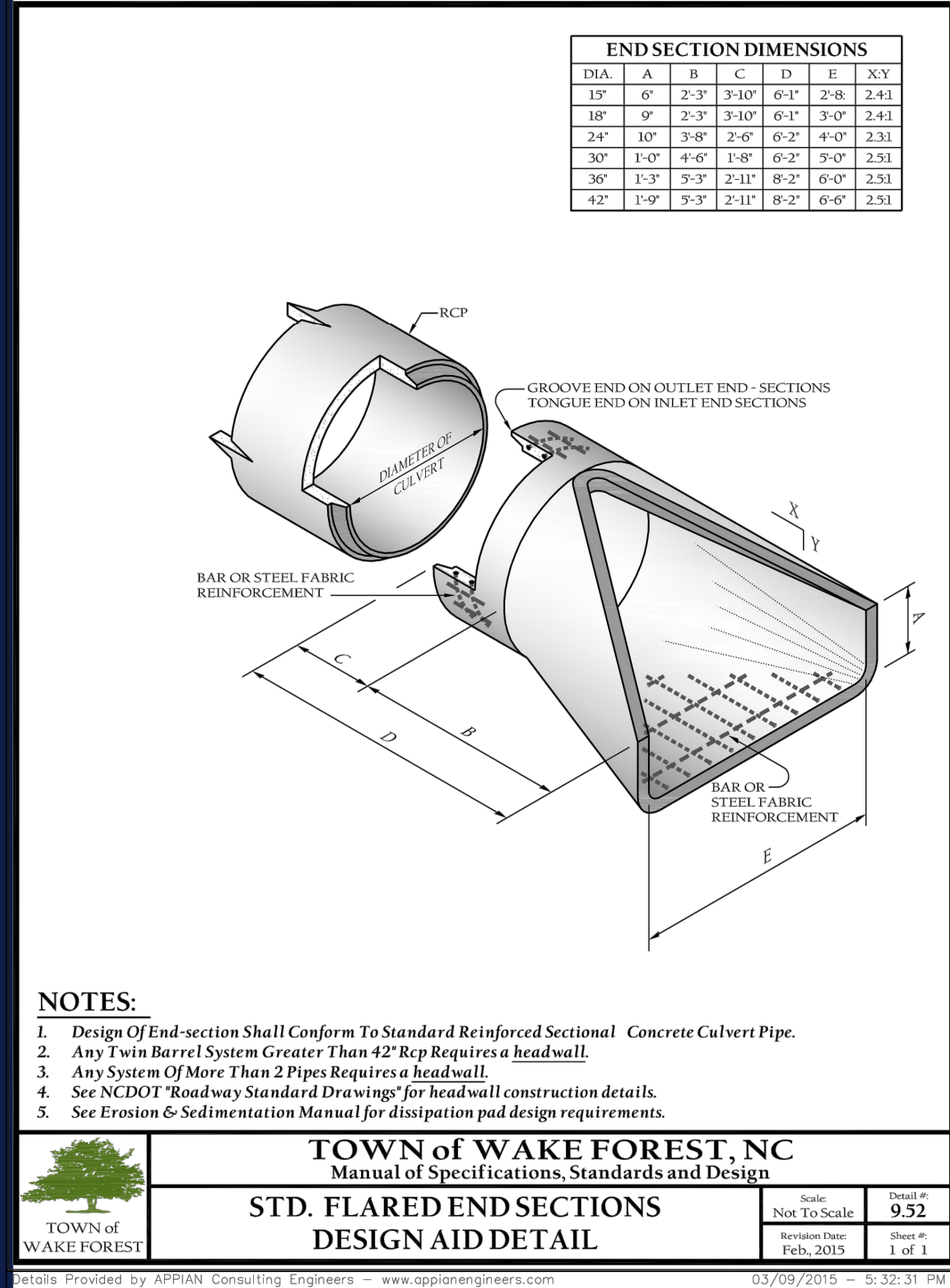
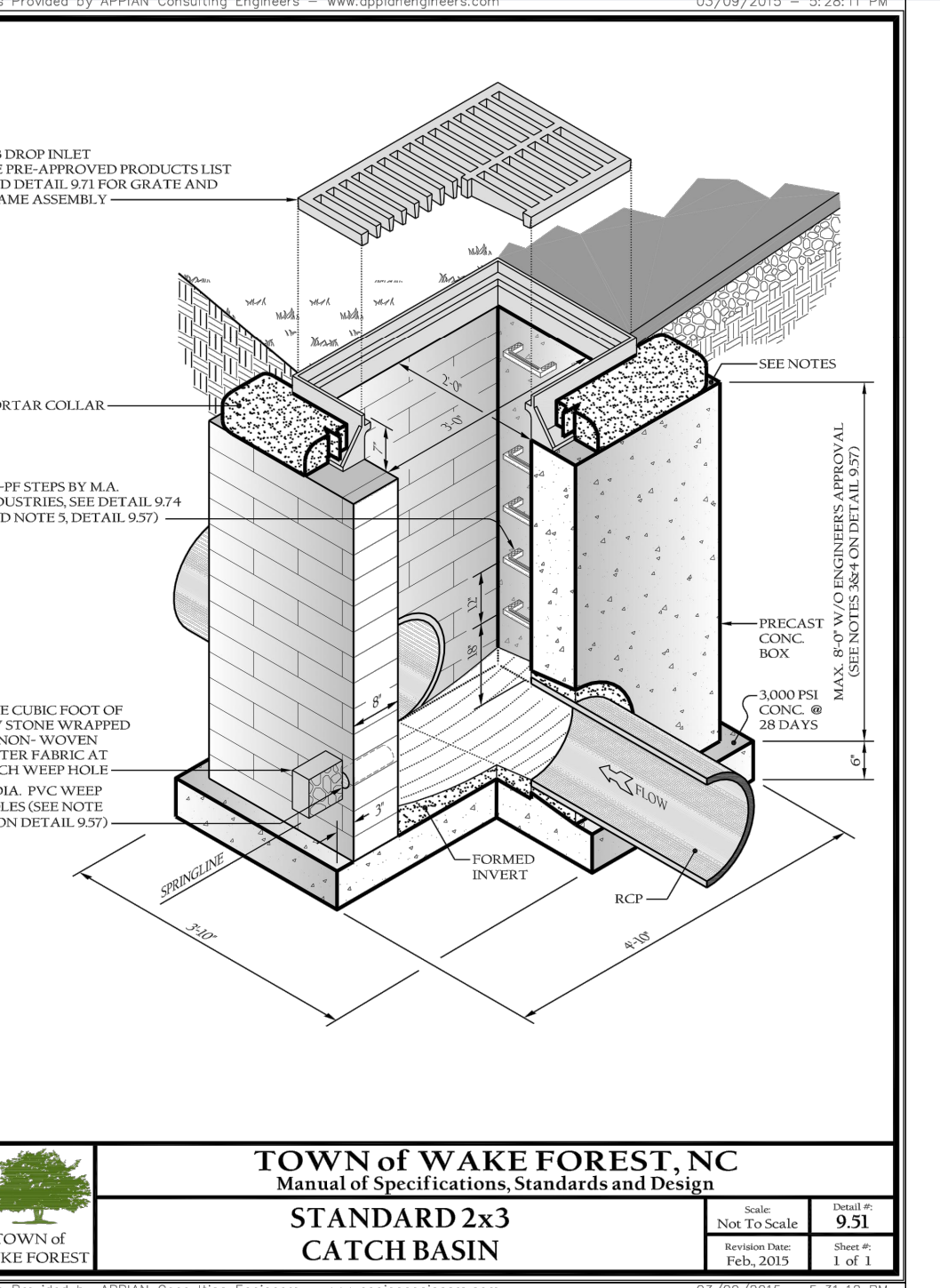
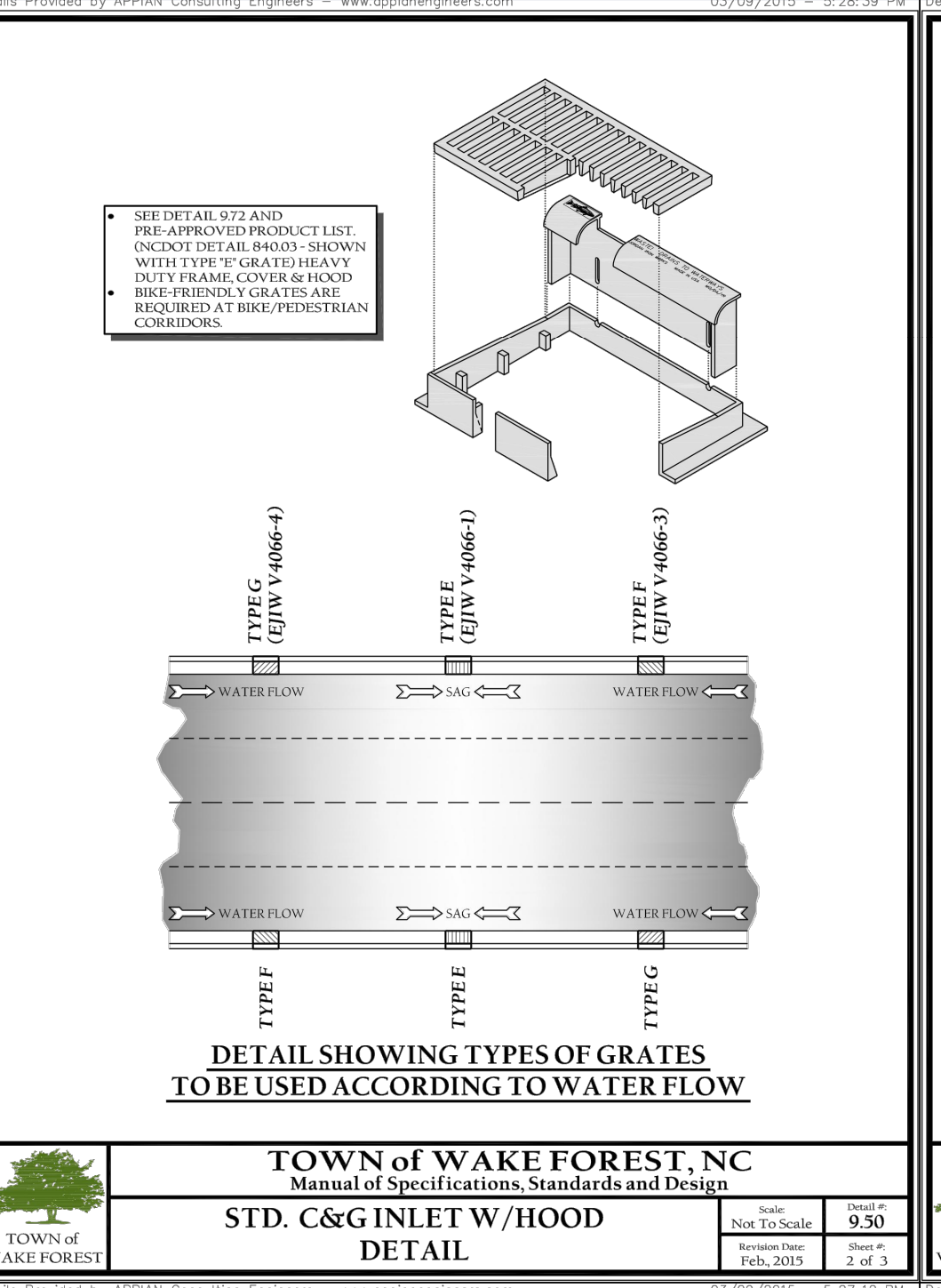
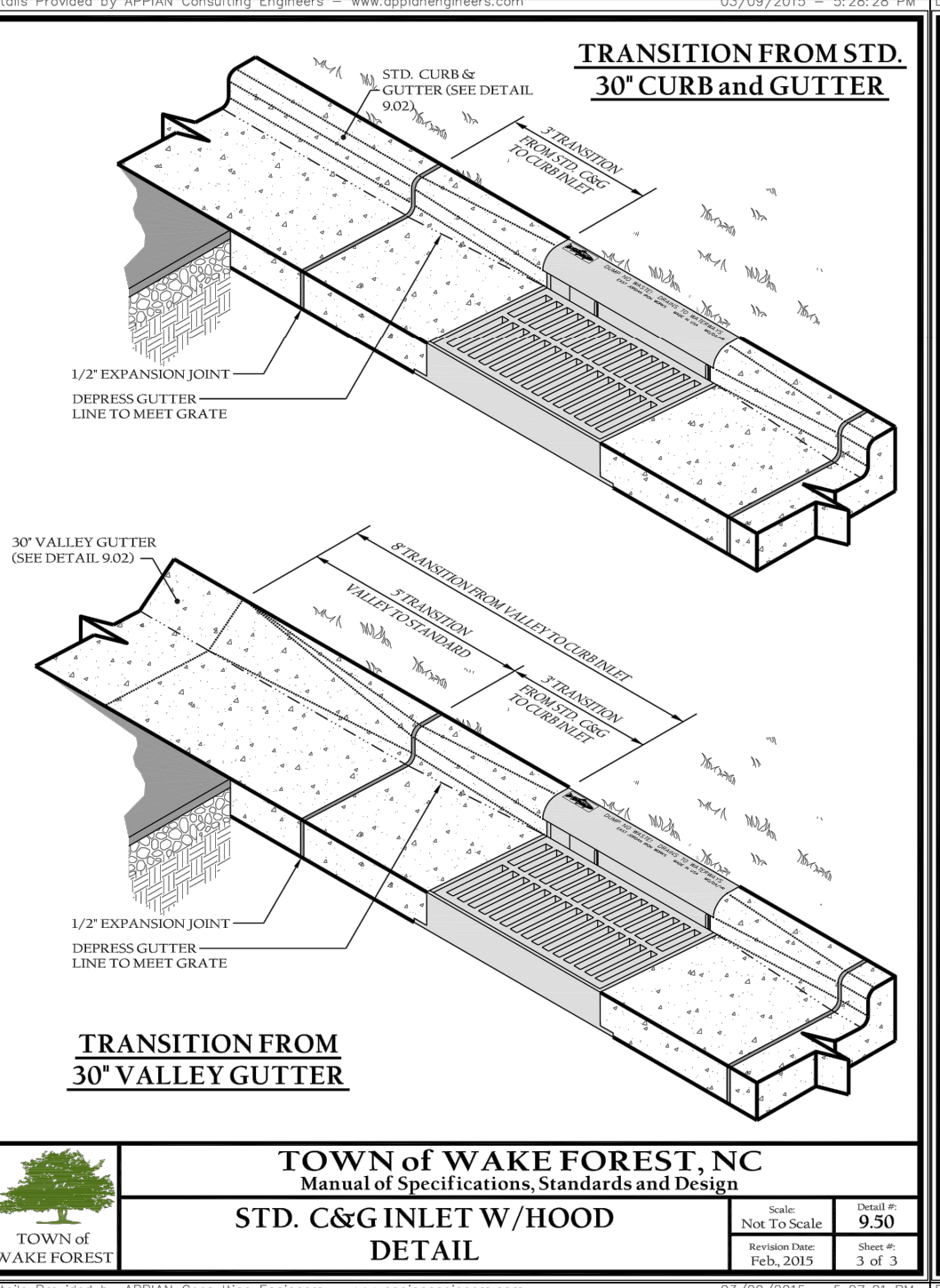
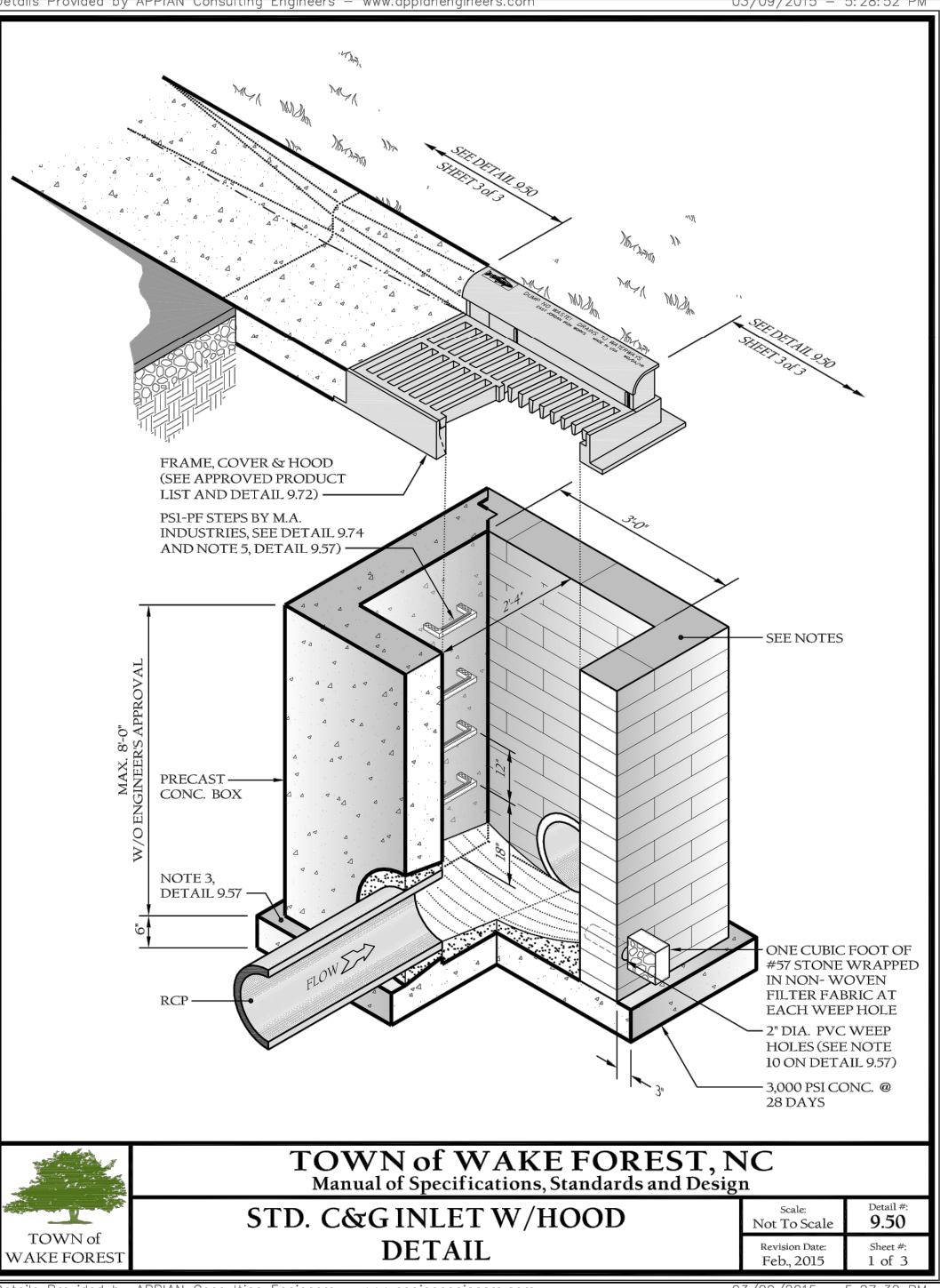
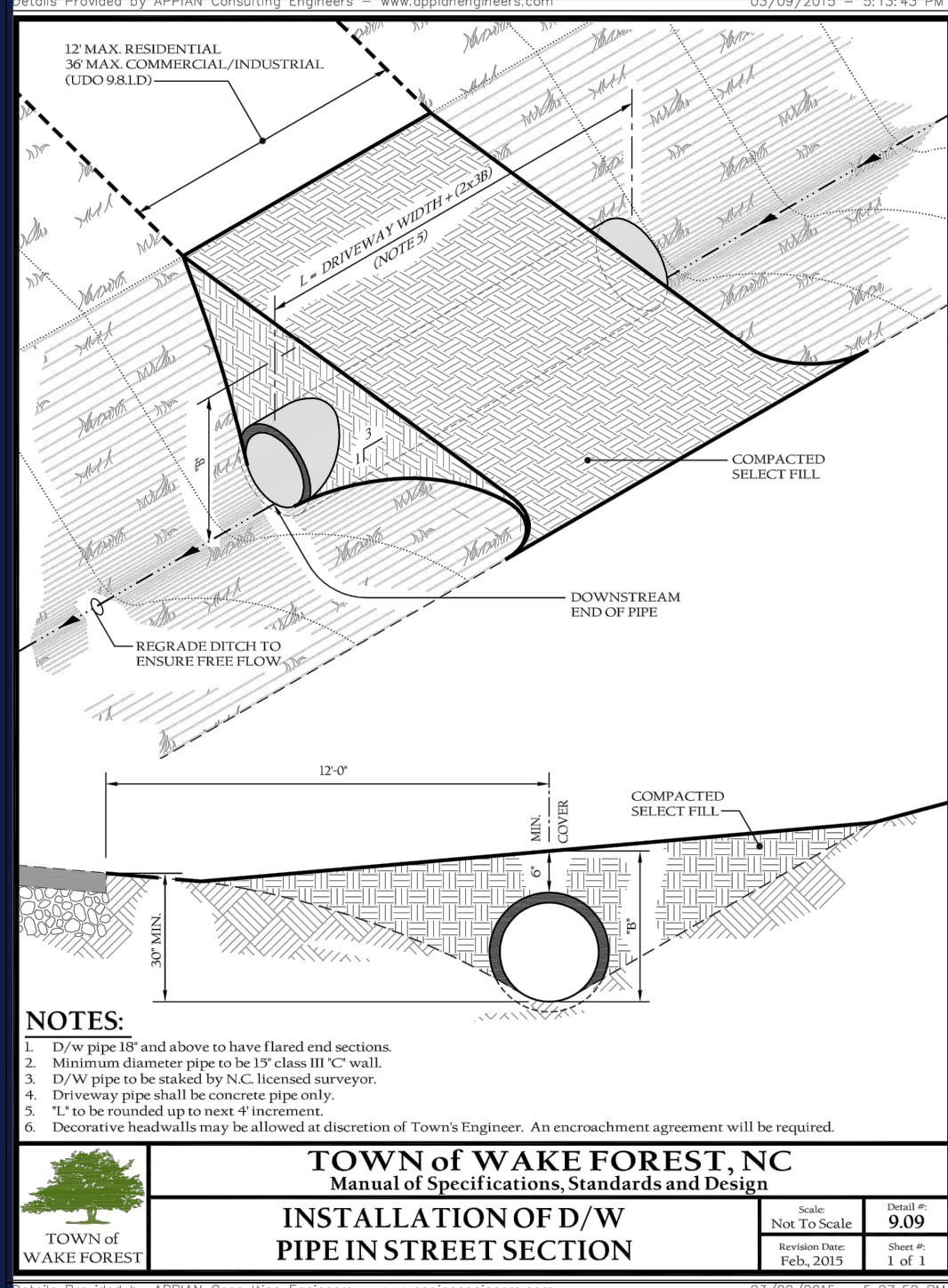




CHECK AREA OF	CITY OF RALEIGH			
	DEPARTMENT OF PUBLIC UTILITIES			
	4" - 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY			
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-14	Y.C.A.	12-31-91	RRH	3-31-00
	D.W.C.	9-7-99	J.P.S.	11-1-10



Public Works/Engineering



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REVISIONS				
REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	02/01/2024	RE-REVIEW SET	IRF	WES
2	04/03/2024	RE-REVIEW SET	IRF	WES
3	05/20/2024	RE-REVIEW SET	IRF	WES
4	07/02/2024	RE-REVIEW SET	IRF	TH
5	07/18/2024	RE-REVIEW SET	ASW	TH

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PROJECT No.: NCB220294
DRAWN BY: IRF
CHECKED BY: TH
DATE: 06/25/2024
CAD ID: CND-0

HYUNDAI
AUTOMOTIVE
DEALERSHIP
SITE MASTER PLAN

FOR

JOHNSON
AUTOMOTIVE

10012 CAPITAL BLVD, 2517, 2601,
& 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12
BENCHMARK: N: 789,627.073
E: 2,134,364.095

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NCBELS P-1132

4130 PARKLAKE AVENUE, SUITE 200
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Phone: (919) 578-9000

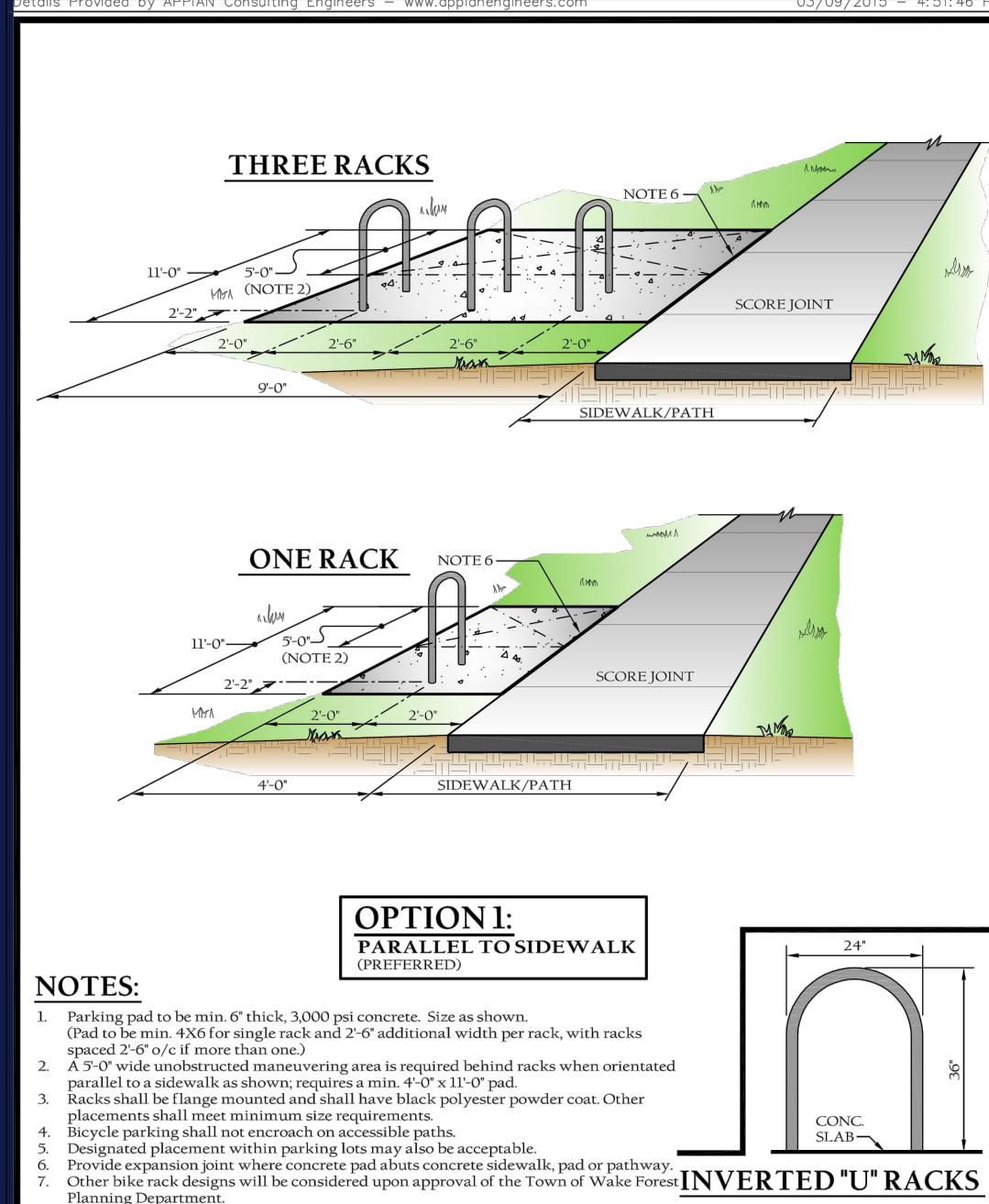
NC@BohlerEng.com

PROFESSIONAL ENGINEER
T. G. BOHLER
16/16/24

STORM
DETAILS

SHEET NUMBER: C-903

REVISION 5 - 07/18/2024



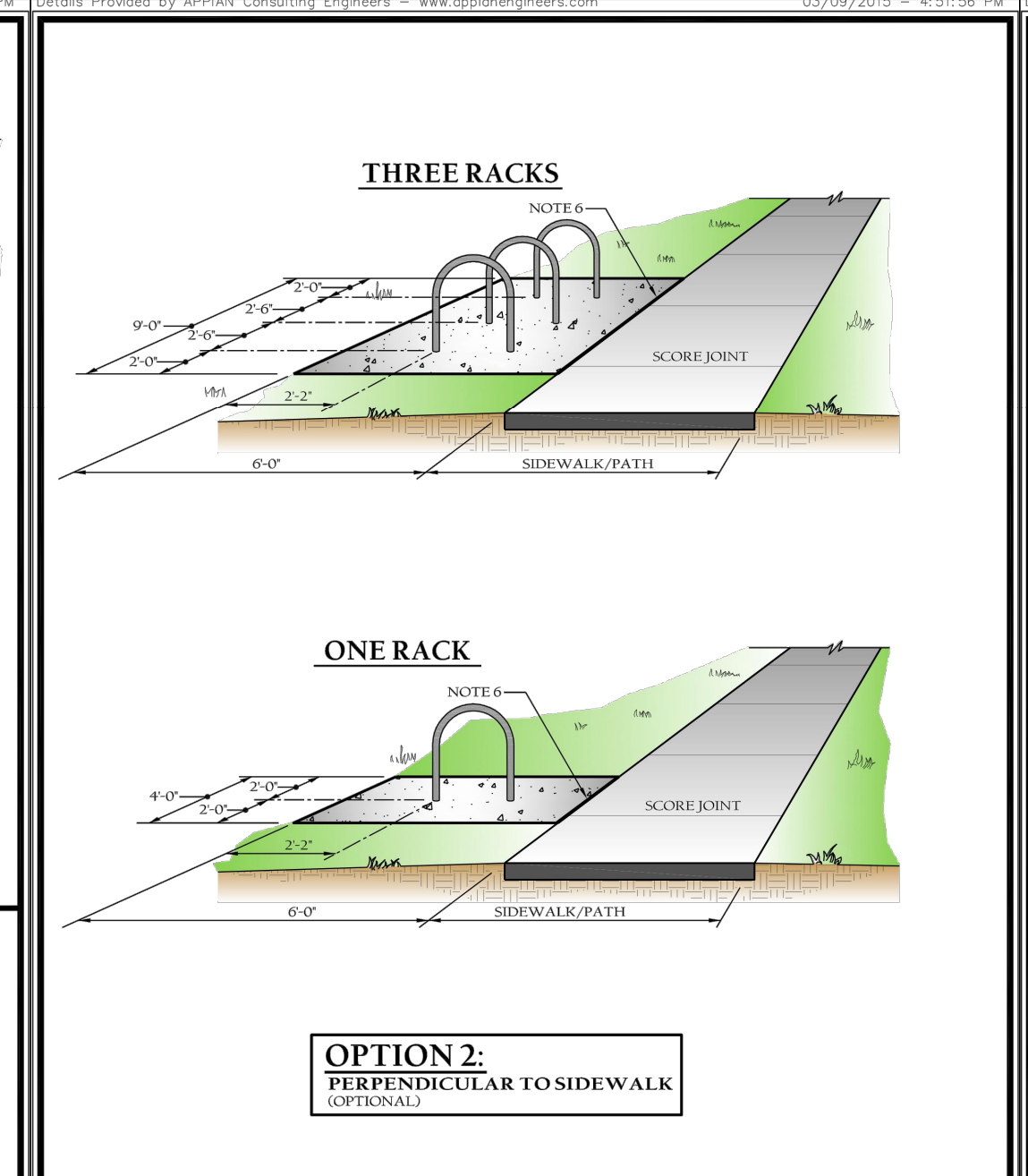
NOTES:

- Parking pad to be min. 6" thick, 3000 psi concrete. Size as shown.
- Pad to be min. 48" for single rack and 2'-0" additional width per rack, with racks spaced 2'-0" o.c. If more than one.
- A 5'-0" wide unobstructed maneuvering area is required behind racks when orientated parallel to a sidewalk as shown; requires a min. 4'-0" x 11'-0" pad.
- Racks shall be flange mounted and shall have black polyester powder coat. Other placements shall meet minimum size requirements.
- Bicycle parking shall not encroach on accessible paths.
- Designated placement within parking lots may also be acceptable.
- Provide expansion joints where concrete pad abuts concrete sidewalk, pad or pathway.
- Other bike rack designs will be considered upon approval of the Town of Wake Forest Planning Department.

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

BICYCLE PARKING
PARALLEL TO SIDEWALK

Scale: Not To Scale
Sheet: 8 of 16
Revision: 1 of 1



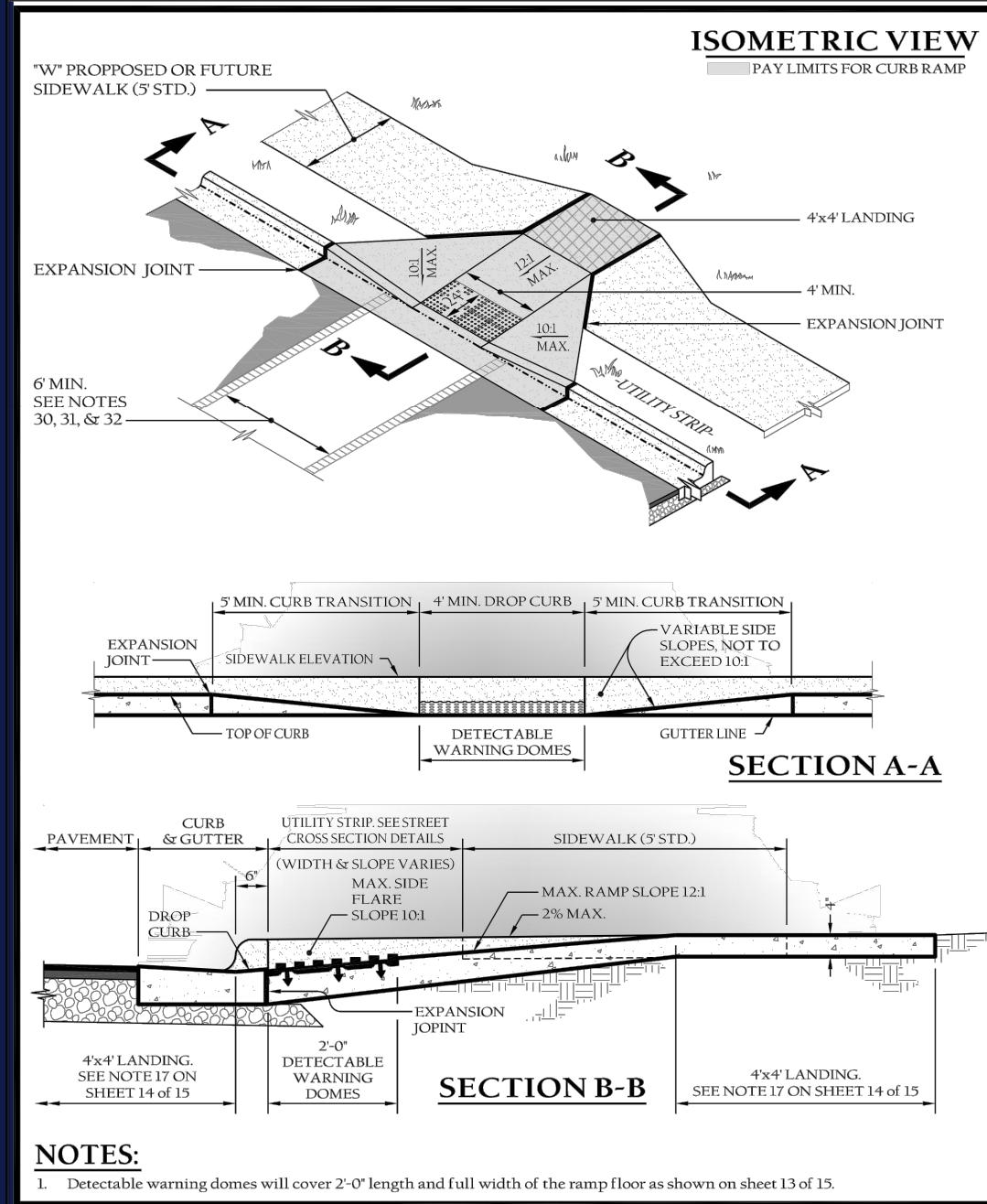
NOTES:

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- Pad to be min. 48" for single rack and 2'-0" additional width per rack, with racks spaced 2'-0" o.c. If more than one.
- A 5'-0" wide unobstructed maneuvering area is required behind racks when orientated parallel to a sidewalk as shown; requires a min. 4'-0" x 11'-0" pad.
- Racks shall be flange mounted and shall have black polyester powder coat. Other placements shall meet minimum size requirements.
- Bicycle parking shall not encroach on accessible paths.
- Designated placement within parking lots may also be acceptable.
- Provide expansion joints where concrete pad abuts concrete sidewalk, pad or pathway.
- Other bike rack designs will be considered upon approval of the Town of Wake Forest Planning Department.

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

BICYCLE PARKING
PERPENDICULAR TO SIDEWALK

Scale: Not To Scale
Sheet: 8 of 16
Revision: 1 of 1



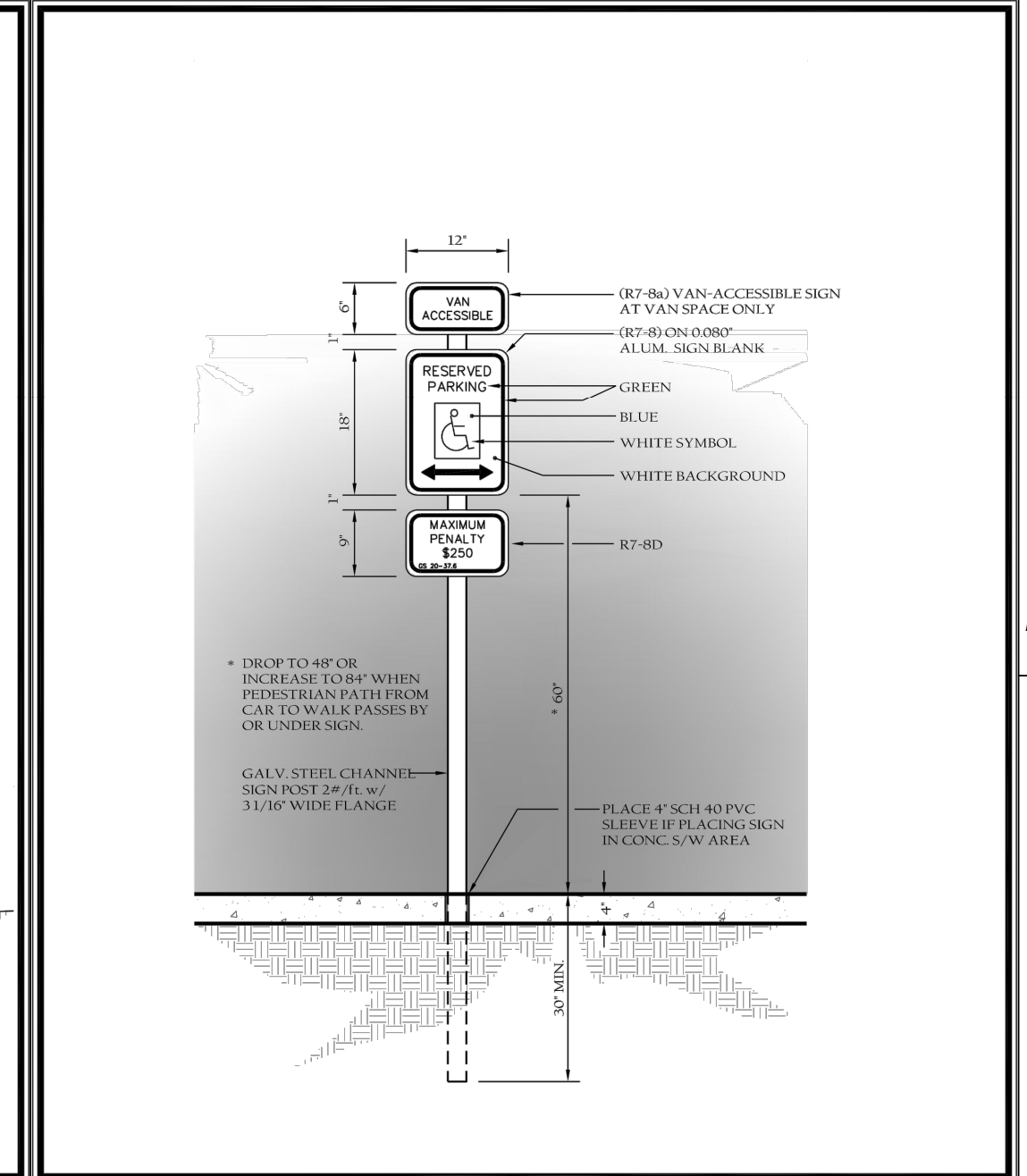
NOTES:

- Detectable warning domes will cover 2'-0" length and full width of the ramp floor as shown on sheet 13 of 15.

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

SINGLE CURB RAMP
WITH PROPOSED CURB & GUTTER

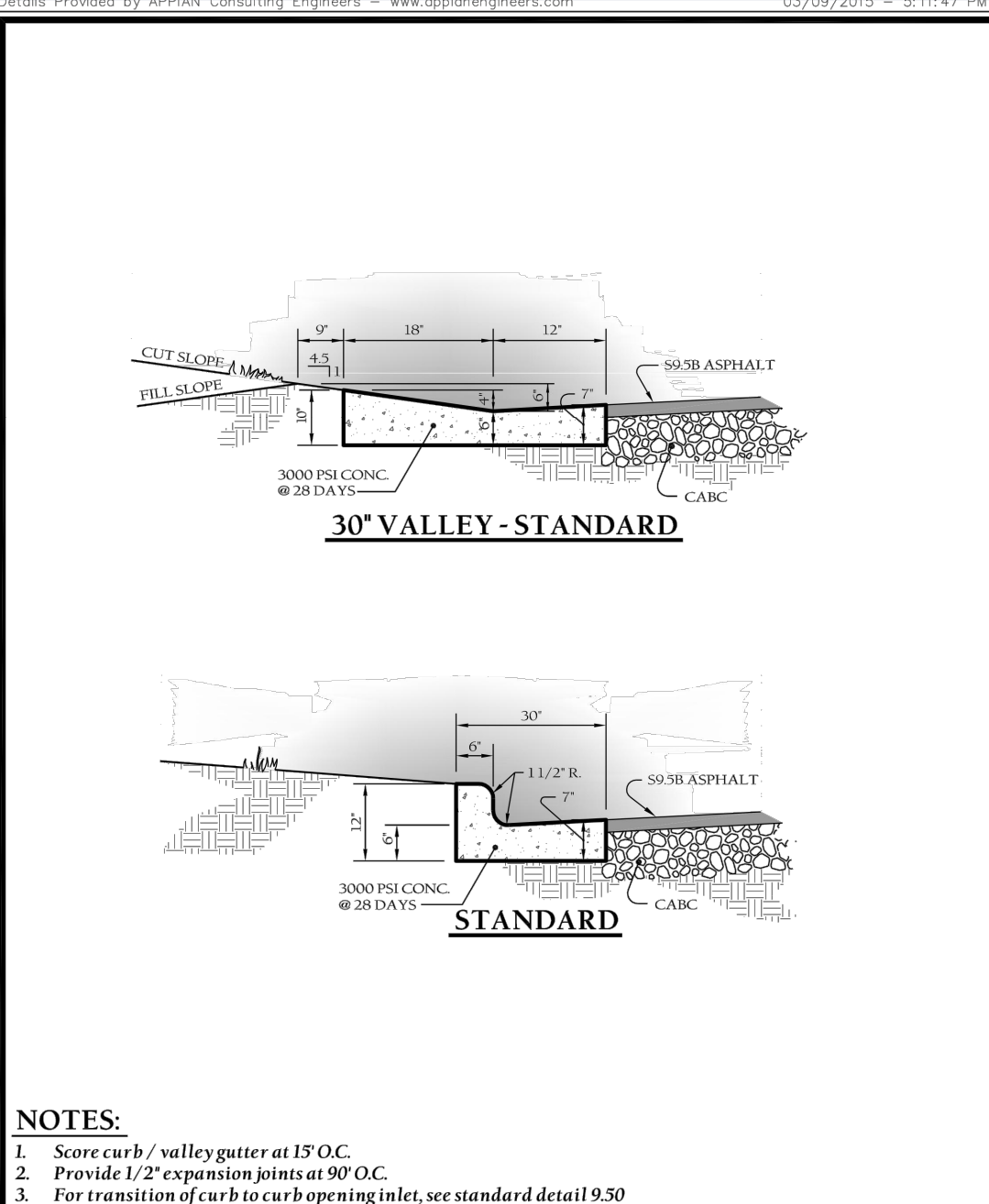
Scale: Not To Scale
Sheet: 9 of 15
Revision: 1 of 1



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

R7-8 HANDICAP SIGN DETAIL

Scale: Not To Scale
Sheet: 9 of 15
Revision: 1 of 1



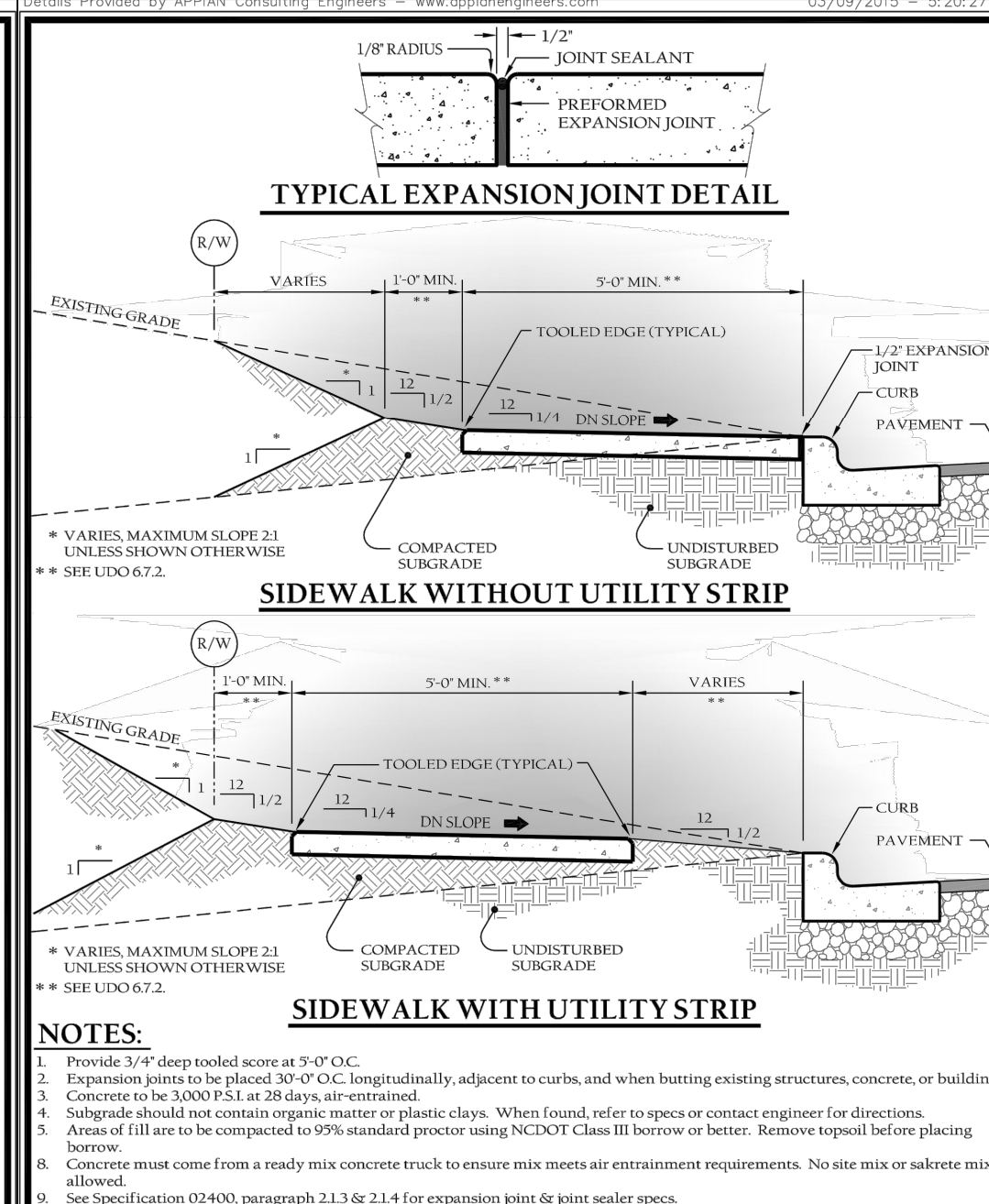
NOTES:

- Score curb / valley gutter at 15' O.C.
- Provide 1/2" expansion joints at 90' O.C.
- For transition of curb to curb opening inlet, see standard detail 9.50

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

STD. CURB & GUTTER & VALLEY GUTTER DETAIL

Scale: Not To Scale
Sheet: 9 of 16
Revision: 1 of 1



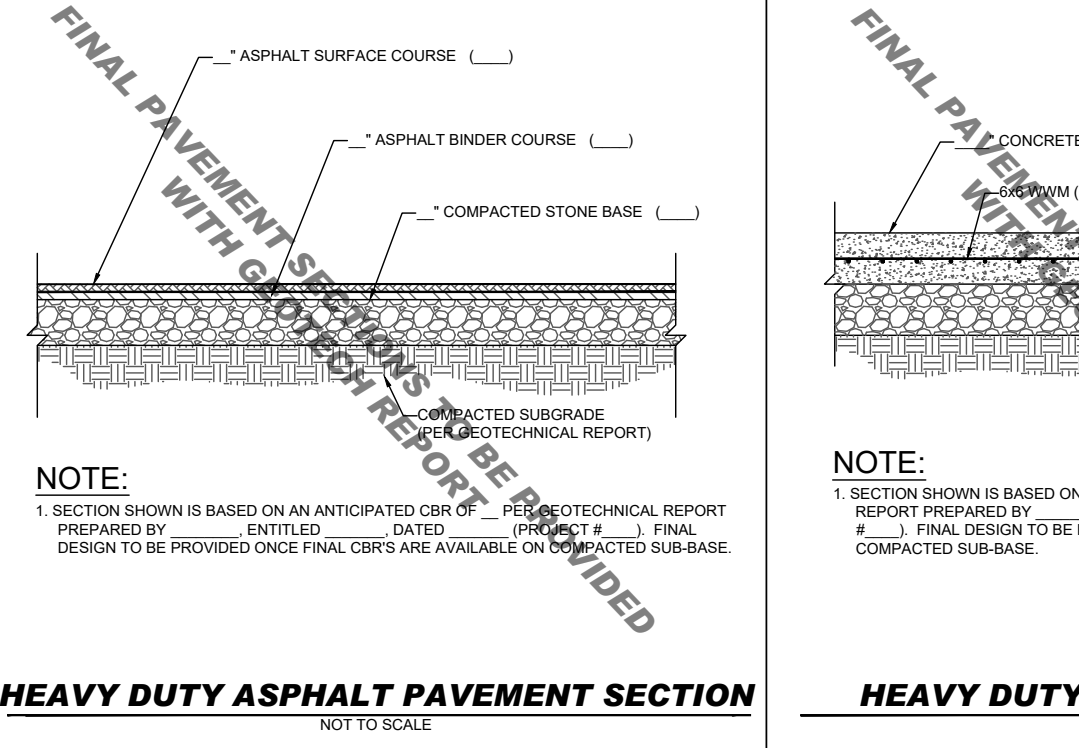
NOTES:

- Provide 3/4" deep tooled score at 5'-0" O.C.
- Expansion joints to be placed 30'-0" O.C. longitudinally adjacent to curbs, and when butting existing structures, concrete, or buildings.
- Concrete to be 3000 PSI, air 28 days, self-consolidating.
- Subgrade should not contain organic matter or plastic clays. When found, refer to spec or contact engineer for directions.
- Areas of fill soil to be compacted to 99% standard proctor using NC DOT Class III borrow or better. Remove topsoil before placing borrow.
- Concrete must come from a ready mix concrete truck to ensure mix meets all entrainment requirements. No site mix or salcrete mix allowed.
- See Specification 02-400, paragraph 2.1.3 & 2.1.4 for expansion joints & joint sealer spec.

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

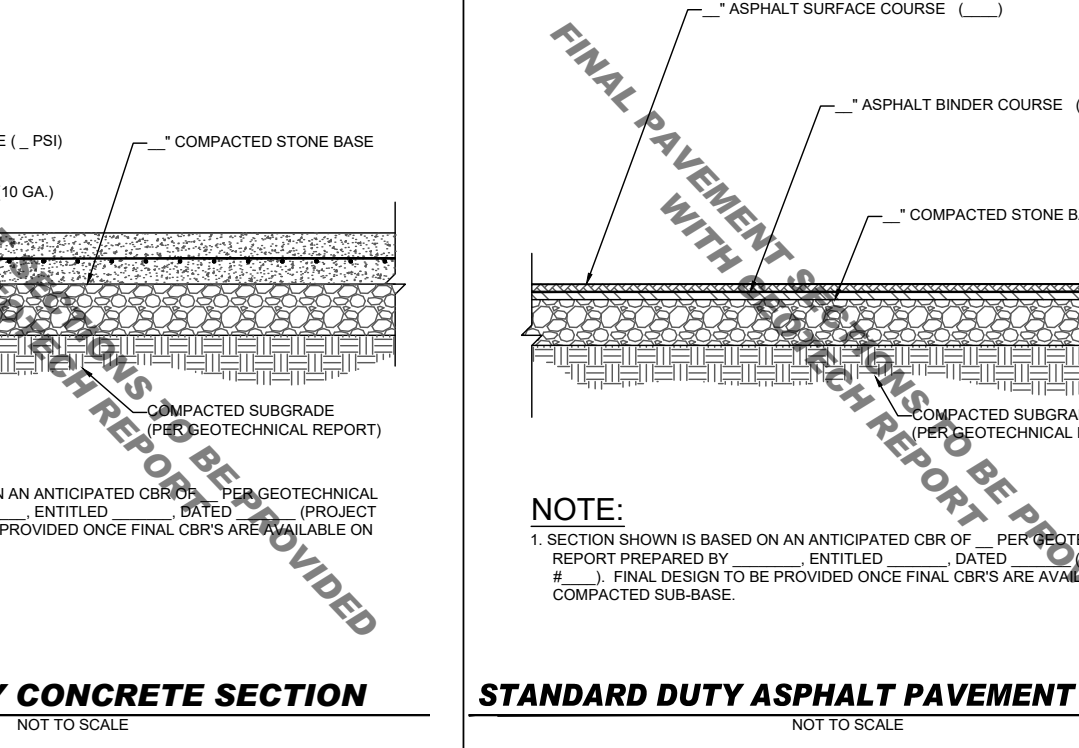
TYP SIDEWALK in CUT or FILL SECTIONS

Scale: Not To Scale
Sheet: 9 of 16
Revision: 1 of 1



NOTE:

- SECTION SHOWN IS BASED ON AN ANTICIPATED CBR OF 10. PER GEOTECHNICAL REPORT PREPARED BY [] DATED [].
- FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.



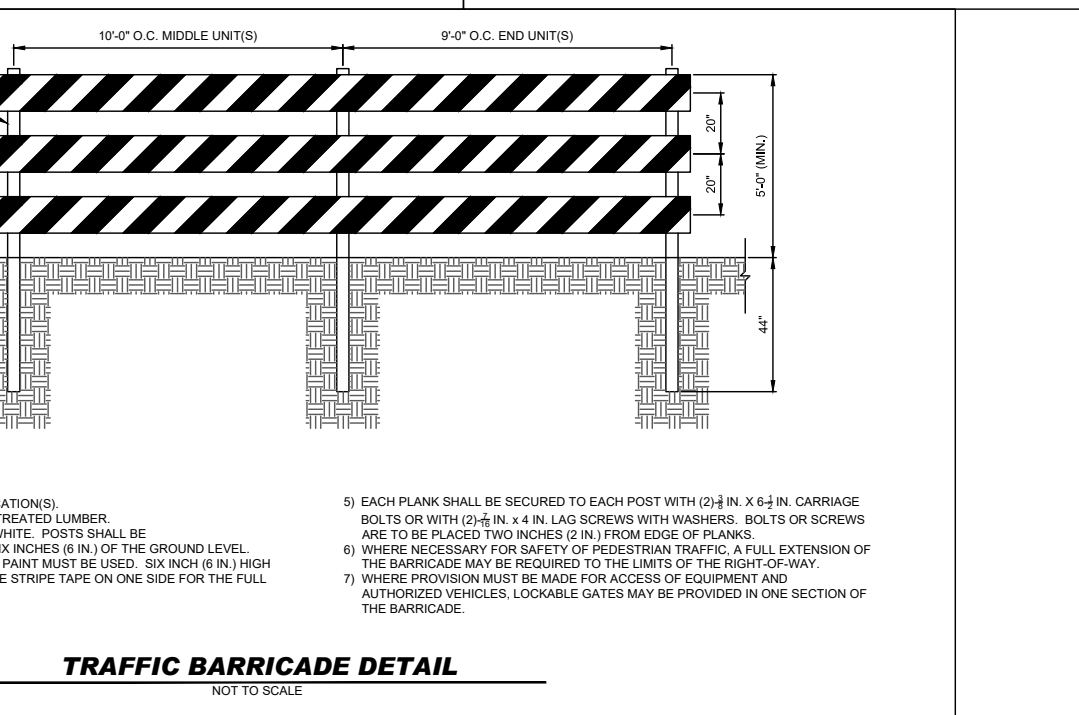
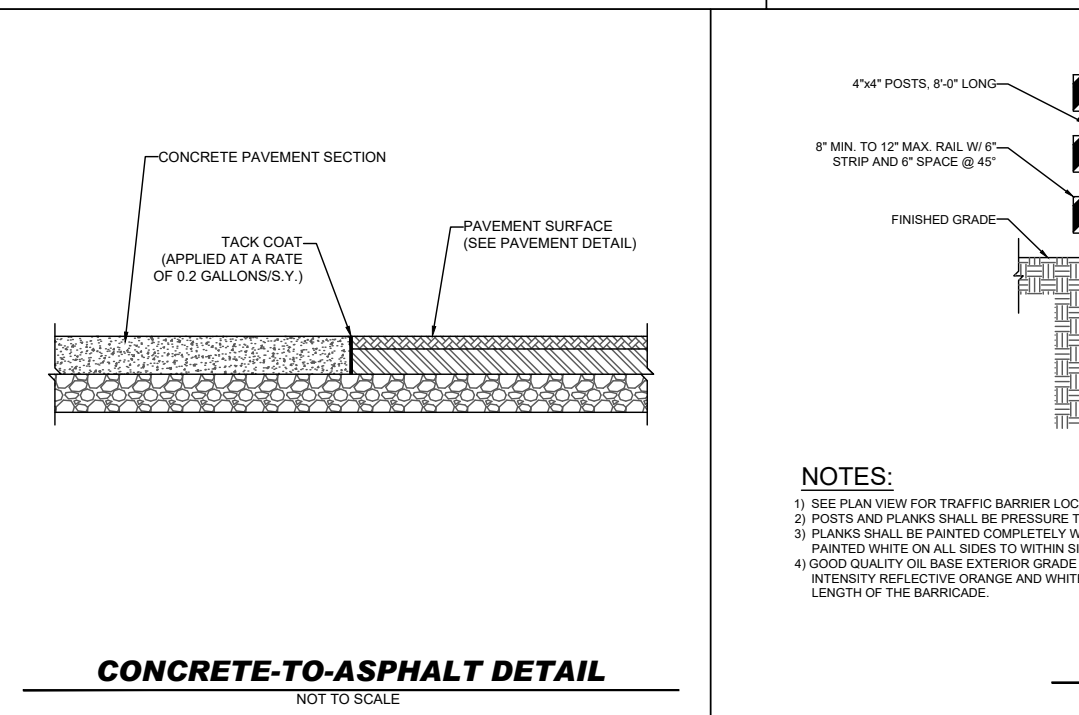
NOTE:

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ADS
Advanced Drainage Systems, Inc.

DC-780 STORMTECH CHAMBER SPECIFICATIONS

DC-780 ISOLATOR ROW PLUS DETAIL

DC-780 CROSS SECTION DETAIL

DC-780 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH DC-780 CHAMBER SYSTEMS

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

BAYFILTER TREATMENT FLOW

BAYFILTER TREATMENT VOLUME

ISOLATOR ROW PLUS & BAYFILTER CROSS SECTION/PROFILE

ISOLATOR ROW PLUS & BAYFILTER SCHEMATIC

ISOLATOR ROW PLUS FLOW RATES

KEY BENEFITS OF BAYFILTER

BAYFILTER SEDIMENT CAPTURE CAPACITY

KEY BENEFITS OF AN ISOLATOR PLUS & BAYFILTER DESIGN

KEY BENEFITS OF STORMTECH CHAMBERS

STORMTECH DESIGN TOOL

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SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	02/01/2024	RE-REVIEW SET	IRF
2	04/03/2024	RE-REVIEW SET	IRF
3	05/20/2024	RE-REVIEW SET	IRF
4	07/02/2024	RE-REVIEW SET	IRF
5	07/18/2024	RE-REVIEW SET	ASW

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PROJECT No.: NCB220294
DRAWN BY: IRF
CHECKED BY: TH
DATE: 06/25/2024
CAD ID: 0

PROJECT:
HYUNDAI
AUTOMOTIVE
DEALERSHIP
SITE MASTER PLAN
FOR
JOHNSON
AUTOMOTIVE
10012 CAPITAL BLVD, 2517, 2601,
& 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12
BENCHMARK: N: 789,627.073
E: 2,134,364.095

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NCBLES P-1132
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

SEAL
T.Y. L. G. HORN
ENGINEER
8/16/24

SITE DETAILS

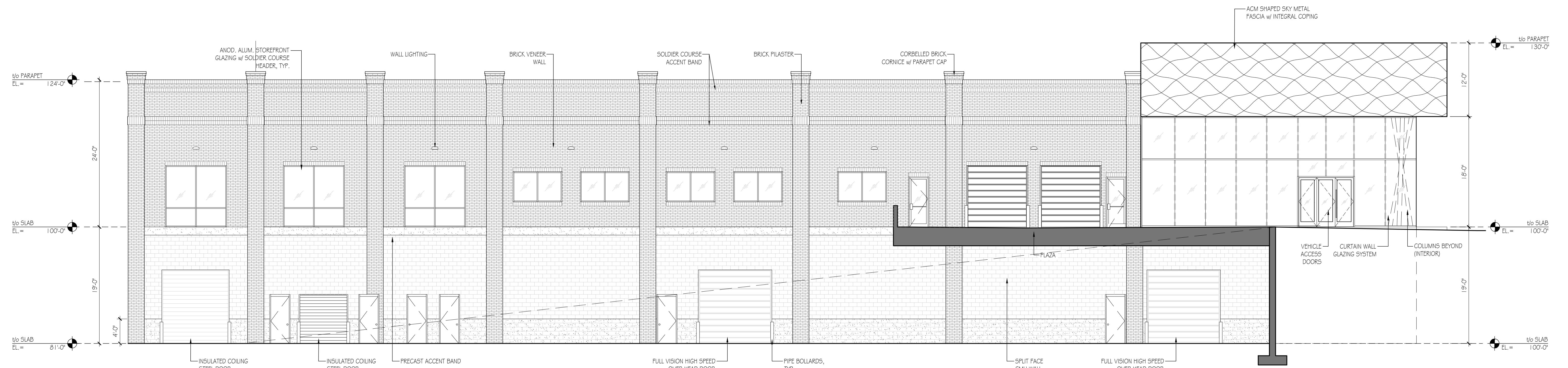
Planning

Public Works/Engineering

REVISION 5 - 07/18/2024

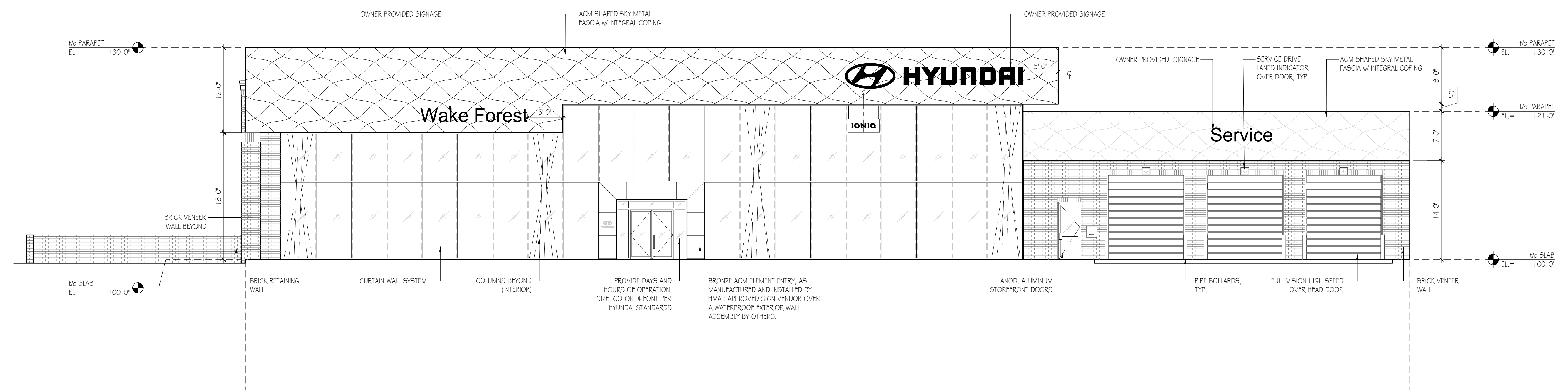
These plans have been electronically approved for construction by the Town of Wake Forest Planning Department. This approval may not be edited once issued.

These plans have been electronically approved for construction by the Town of Wake Forest Public Works and Engineering Department. This approval may not be edited once issued.



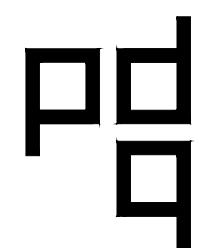
2 PROPOSED NORTH ELEVATION - UDO SIDE FACADE

Scale: 1/8" = 1'-0"



1 PROPOSED WEST ELEVATION - UDO PRINCIPAL FRONT FACADE

Scale: 1/8" = 1'-0"



PENNEY DESIGN GROUP

8120 Woodmont Avenue | Suite 750 | Bethesda, Maryland 20814
p.301.979.7600 | f.301.710.6384 | www.penneydesigngroup.com

Naught 1, LLC

5839 Capital Boulevard
Raleigh, NC 27616

PROPOSED EXTERIOR ELEVATIONS

June 17, 2024

Hyundai of Wake Forest

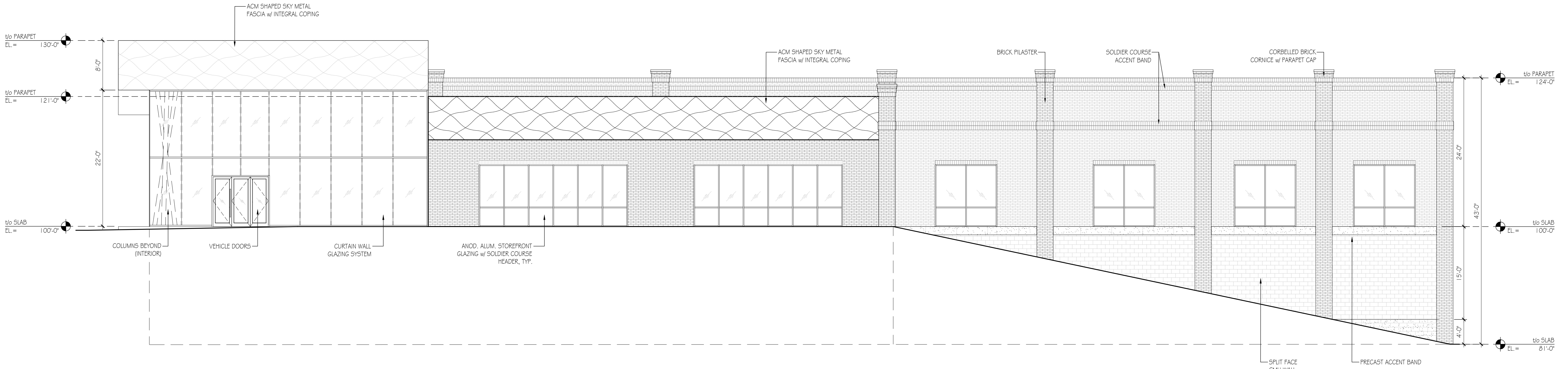
2525 Burlington Mills Road
Wake Forest, NC 27587
JAI004a

PE-1

SCALE:
1/8" = 1'-0"
30 x 42

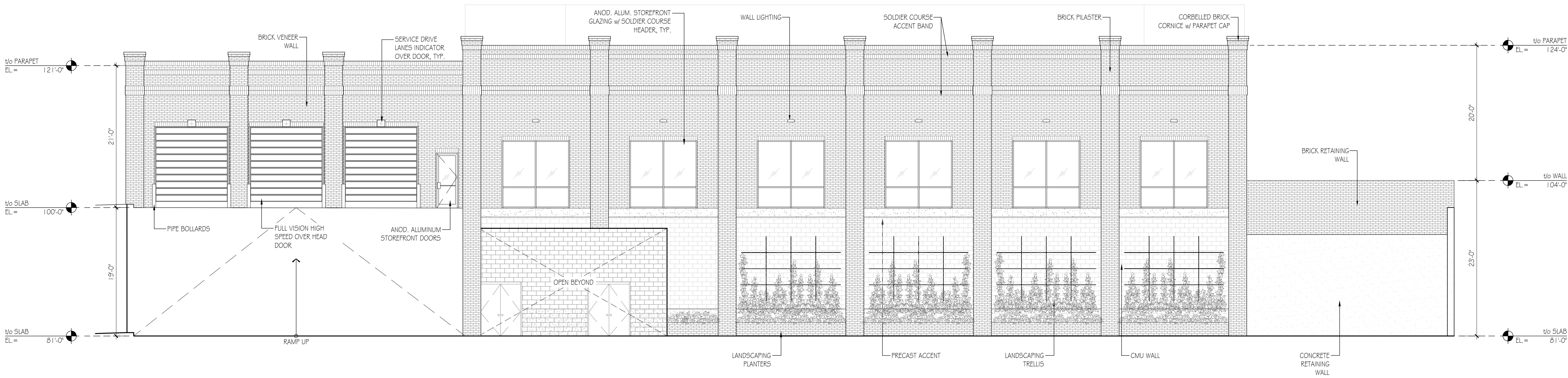
EXTERIOR MATERIALS SCHEDULE			
TAG	MATERIAL	SPECIFICATION	REMARKS
WALLS			
ACM-1	SHAPED SKY METAL FASCIA	HMA SURVEY VENDOR, PROPRIETARY PRODUCT AND COLOR, COMPLETE RAIN SCREEN ACM SYSTEM, BLACK w/ 4MM SHAPED SKY PANEL OVERLAY, BRONZE	FASCIA AT SHOWROOM AND SERVICE DRIVE
ACM-3	ALUMINUM COMPOSITE PANEL	SERIES ONE RAINSCREEN ACM GLADDING, ALUCOBOND PE, COLOR: HYUNDAI NORTH AMERICAN BRONZE	ENTRY PORTAL
BR-1	BRICK VENEER		
CMU-1			
CMU-2	SPLIT FACE CMU		
EP-1	EXTERIOR PAINT	SHERWIN WILLIAMS, COLOR: ANTLER VELVET #5W9111, EXTERIOR FINISH: SEMI-GLOSS	EXTERIOR WALLS, DOORS, FRAMES
EP-2	EXTERIOR PAINT	SHERWIN WILLIAMS, COLOR: KAFFEE #5W6104, EXTERIOR FINISH: SEMI-GLOSS	4'-0" BASE AT EXTERIOR WALLS OF SERVICE, PIPE BOLLARDS
FC-1			

- GENERAL EXTERIOR FINISH SCHEDULE NOTES
- UNLESS NOTED OTHERWISE, PAINTED SURFACES SHALL BE PREPARED & FINISHED AS FOLLOWS:
 - EXTERIOR HOLLOW METAL DOOR FRAMES & MISCELLANEOUS METALS - 1 COAT PRIMER - 2 FINISH COATS - SEMI-GLOSS FINISH
 - EXTERIOR GYPSUM WALLBOARD CEILINGS/SOFFITS - 1 COAT PRIMER - 2 FINISH COATS - FLAT FINISH
 - EXTERIOR WALLS - STUCCO/DIPS - 1 COAT PRIMER - 2 FINISH COATS - SATIN FINISH



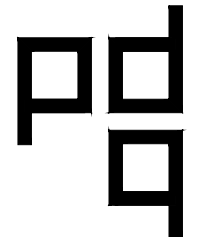
2 PROPOSED EAST ELEVATION - UDO SIDE FACADE

Scale: 1/8" = 1'-0"



1 PROPOSED SOUTH ELEVATION - UDO REAR FACADE

Scale: 1/8" = 1'-0"



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Raleigh, NC 27616

PROPOSED EXTERIOR ELEVATIONS

June 17, 2024

Hyundai of Wake Forest

2525 Burlington Mills Road
Wake Forest, NC 27587
JAI004a

PE-2

SCALE:
1/8" = 1'-0"
30 x 42



2 SOUTH ELEVATION - UDO SIDE FACADE

Scale: 1/8" = 1'-0"



1 WEST ELEVATION - UDO PRINCIPAL FRONT FACADE

Scale: 1/8" = 1'-0"



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Naught 1, LLC

5839 Capital Boulevard
Raleigh, NC 27616

Proposed Elevations

June 17, 2024

Hyundai of Wake Forest

2525 Burlington Mills Road
Wake Forest, NC 27587
JAI004a

ELEV-1

SCALE:
As Noted
24 x 36



2 NORTH ELEVATION - UDO SIDE FACADE

Scale: 1/8" = 1'-0"



1 EAST ELEVATION - UDO REAR FACADE

Scale: 1/8" = 1'-0"



Planning Board Agenda Item Report

Agenda Item No.: 2024-279-

Submitted by: Patrick Reidy

Submitting Department: Planning

Meeting Date: September 10, 2024

SUBJECT

Consideration of LEGISLATIVE CASE RZ-22-05-01, Reserve at Dunn Creek, a rezoning amendment by filed by Timmons Group to amend rezoning conditions to align the installation of the right turn lane from Heritage Lake Drive onto westbound Friendship Chapel Road with the opening of Friendship Chapel Road to Holding Village

Recommendation:

Item Summary:

ATTACHMENTS

- [RZ-22-05-01 Staff Report.pdf](#)
- [Attachment A - Neighborhood Meeting Information.pdf](#)
- [Attachment B - Application.pdf](#)
- [Attachment C - Maps.pdf](#)
- [Attachment D - RZ-22-05 Ordinance and Master Plan.pdf](#)
- [Attachment E - Consistency Statement RZ-22-05-01.pdf](#)
- [Exhibit 1 - Proposed Conditional District Plan Revised Coversheet.pdf](#)



Staff Report

Case RZ-22-05-01: Reserve at Dunn Creek Conditional District

Meeting Date	September 10, 2024
Requested Actions	Consideration of the following items related to the Conditional Zoning Map Amendment request for 0 Friendship Chapel Road and 0 NC 98 Bypass: 1. Act on Plan Consistency Statement 2. Amend rezoning conditions to align the installation of the right turn lane from Heritage Lake Drive onto westbound Friendship Chapel Road with the opening of Friendship Chapel Road to Holding Village.
Case Manager	Patrick Reidy, Senior Planner – Development Services

PUBLIC MEETINGS

Neighborhood Meeting	Public Comment Session	Public Hearing
July 9, 2024 (See Attachment A)	September 10, 2024	September 17, 2024

CASE INFORMATION

Applicant	Timmons Group C/O Beth Blackmon 5410 Trinity Road, Suite 310 Raleigh, NC 27607
Developer	Abode Communities, LLC C/O Erin Pandullo 3105 Glenwood Ave, Suite 105 Raleigh, NC 27612
Property Owners	Dunn Creek Owner, LLC* 3105 Glenwood Ave, Suite 105 Raleigh, NC 27612 *iMAPS has not been updated to reflect current ownership
Location	Frontage along NC-98, in between the intersections of Friendship Chapel Road/S. Franklin Street and Friendship Chapel Road/Heritage Lake Road
Addresses	0 Friendship Chapel Road and 0 NC 98 Bypass
Wake County Tax PIN(s)	1840660542, 1840761824, 1840657710, and 1840676254

See Attachment B for a copy of the application/revise zoning conditions and Attachment C for Aerial, Zoning, and Community Plan Maps.

ZONING CASE HISTORY

On January 17, 2023, all parcels were rezoned by RZ-22-05 by the Board of Commissioners with 19 rezoning conditions (Attachment D). The applicant has proposed Condition 1a to alter the timing of the installation of the right turn lane from Heritage Lake Road onto Friendship Chapel Road (Attachment B).

COMPREHENSIVE PLAN CONSISTENCY

Community Plan (2022)	The proposed zoning map amendment request is generally consistent with the adopted 2009 Community Plan.
Comprehensive Transportation Plan (2019)	The proposed zoning map amendment request is generally consistent with the Comprehensive Transportation Plan.
Historic Preservation Plan (2012)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2007)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Resources Master Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.

See Attachment E for Plan Consistency Statement.

STAFF RECOMMENDATION

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

ATTACHMENTS

Attachment A: Neighborhood Meeting Information
Attachment B: Application
Attachment C: Maps
Attachment D: RZ-22-05 Ordinance and Master Plan
Attachment E: Consistency Statement

EXHIBITS

Exhibit 1: Proposed Conditional District Plan Revised Coversheet

June 24, 2024

Re: Neighborhood Meeting for Reserve at Dunn Creek Conditional District Rezoning

Dear Neighboring Property Owner or Current Resident,

You are invited to attend an informational meeting to discuss a proposed change to the Reserve at Dunn Creek Conditional District Rezoning. This property includes four parcels located at 0 Friendship Chapel Road and 0 NC 98 Bypass in Wake Forest, NC with Property Identification Numbers (PIN) 1840657710, 1840761824, 1840660542 and 1840676254. The meeting details are as follows:

July 9, 2024
6:30 PM
Holiday Inn Express & Suites Raleigh North - Wake Forest
11400 Common Oaks Dr Suite D
Raleigh, NC 27614

The property totals approximately 67.42 acres in size and is located between both sections of Friendship Chapel Road and south of NC 98 with two small areas north of NC 98. The property is currently split-zoned Residential Mixed Use Conditional District (RMX-CD) and Urban Residential Conditional District (UR-CD). The proposed zoning is remaining the same with the addition of a new zoning condition regarding the timing of the construction of offsite improvements. The proposed uses on the property of single family and townhouses and the number of units approved for the property shall remain the same. The proposed change to the approved zoning is only to confirm timing of one of the committed offsite road improvements.

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

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-866-4509 or beth.blackmon@timmons.com. Also for more information about the rezoning, you may visit <https://www.wakeforestnc.gov/planning> and search "Rezoning Process" or contact Patrick Reidy with the Town of Wake Forest Planning Department at preidy@wakeforestnc.gov or 919-435-9515.

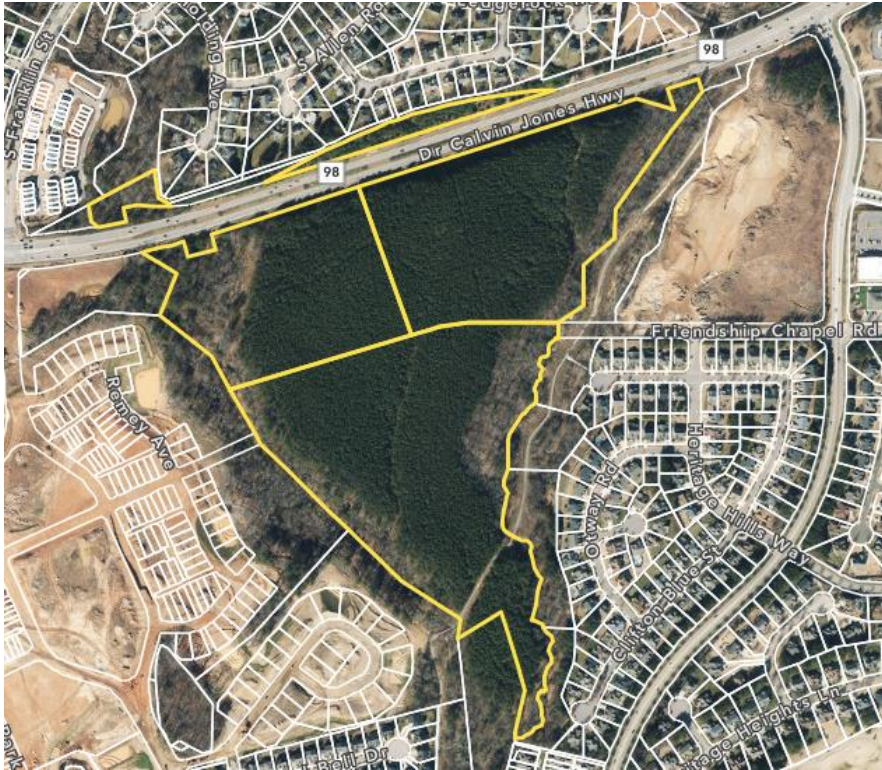
Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Preliminary Project Plan

Sincerely,



Beth Blackmon
Sr. Project Manager



CURRENT PROPERTY MAP



CURRENT ZONING MAP

Owner
MCWILLIAMS, DAVID T TRUSTEE MCWILLIAMS, KATHERINE W TRUSTEE
BAZEMORE, SERENA N BAZEMORE, MICHAEL JR
GALIC, MATTHEW GALIC, IVANA
FIDGEON, JOHN FIDGEON, JILL
SHELLEY, BRYAN J SHELLEY, WENDY R
WALSH, BARBARA WALSH, DAVID
DURING, ROSALINE HANNAH
STUART, CHARLES J STUART, HEIDI E
REACH, BRANDI K
BOYER, TYSON REG BOYER, LESA PATRICIA
LEDGEROCK PROPERTIES LLC
HILL, ROBERT N TRUSTEE HILL, JANE T TRUSTEE
LABUSCHAGNE, DEWALD LABUSCHAGNE, JAY-ANNE
MERRILL, DENISE NICOLE
MANUS, ROGER MANUS, DAWN
WINSTON, CYNTHIA CAMILLE
PARI, FREDERICK R
SMITH, MARY LOU
DIFRANCO, ADRIENNE TRUSTEE
ALLEN, CAROLYN H. HICKS, KIMBERLY ALLEN
NC INNOVATIVE PROPERTIES LLC
HARP, SUSAN JALEIGH
MATHISON, JOHN C MATHISON, JUDITH A
KLOCH, LINDA L
NOLASCO, EDGAR
ANASTASIO, MARIANNE K
SHORT, JOSEPH GABRIEL SHORT, LAUREN SANDLING
VIRK, ALAM SINGH
THOMAS, BARBARA L THOMAS, MIGNON Y
STANG, CHRISTINA DAWN
FOUNTAIN, DAVID TAYLOR FOUNTAIN, BEVERLY AVERY
TOLL SOUTHEAST LP COMPANY INC
DEAN, JAMES JORDAN DEAN, SOPHIE
NALLASIVAM, VINOD PALANISWAMY, INDUMATHI KANGAMPALAYAM
KLEPPE, BLAKE KLEPPE, SHERYL
HPA BORROWER 2016 ML LLC
MCCARTHY, LINDA WILLIAMS MCCARTHY, BASILIO REYES
LUCAS, EMIL ITO-LUCAS, SHELLALYN
GLEN, YOVINA AZUCENA MORROW, JOHN FRANCIS III
HEDGER, MICHAEL HEDGER, TRACY
MILLAR, RYAN

Mailing Address 1

1004 CREEDS HILL CT
1004 WILTS DAIRY PT
1005 CREEDS HILL CT
1005 HIALEAH CT
1008 CREEDS HILL CT
1008 WILTS DAIRY PT
1009 WILTS DAIRY PT
1012 WILTS DAIRY PT
1013 WILTS DAIRY PT
1016 WILTS DAIRY PT
1017 EXETER FIELD CIR
1017 WILTS DAIRY PT
1020 WILTS DAIRY PT
1021 WILTS DAIRY PT
1024 WILTS DAIRY PT
1100 FRONT GATE LN
1101 FRONT GATE LN
1103 FRONT GATE LN
1105 FRONT GATE LN
1107 FRONT GATE LN
111 W JONES ST
1111 FRONT GATE LN
1113 FRONT GATE LN
1115 FRONT GATE LN
1116 REMEY AVE
1117 FRONT GATE LN
1120 REMEY AVE
1124 REMEY AVE
1128 REMEY AVE
1132 REMEY AVE
1136 REMEY AVE
1140 VIRGINIA DR
1145 REMEY AVE
1149 REMEY AVE
1153 REMEY AVE
120 S RIVERSIDE PLZ STE 2000
1201 HERITAGE HEIGHTS LN
1201 REMEY AVE
1205 HERITAGE HEIGHTS LN
1205 REMEY AVE
1208 REMEY AVE

Mailing Address 2

WAKE FOREST NC 27587-4571
WAKE FOREST NC 27587-3953
WAKE FOREST NC 27587-4571
WAKE FOREST NC 27587-8690
WAKE FOREST NC 27587-4571
WAKE FOREST NC 27587-3953
WAKE FOREST NC 27587-3953
WAKE FOREST NC 27587-3953
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WAKE FOREST NC 27587-3953
RALEIGH NC 27614-8473
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WAKE FOREST NC 27587-3855
WAKE FOREST NC 27587-3856
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WAKE FOREST NC 27587-3856
SAVANNAH GA 31401-4507
WAKE FOREST NC 27587-3856
WAKE FOREST NC 27587-3856
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WAKE FOREST NC 27587-3568
WAKE FOREST NC 27587-3568
FORT WASHINGTON PA 19034-3204
WAKE FOREST NC 27587-3568
WAKE FOREST NC 27587-3568
WAKE FOREST NC 27587-3568
CHICAGO IL 60606-6995
WAKE FOREST NC 27587-4398
WAKE FOREST NC 27587-3569
WAKE FOREST NC 27587-4398
WAKE FOREST NC 27587-3569
WAKE FOREST NC 27587-3569

Mailing Address 3

BLYTON, DEBRA
 PRICKETT, GRAYSON PRICKETT, REBEKAH
 GORE, DAMON GORE, JACQUELINE
 GELARDI, ELISEBETH MALENE
 SMITH, SETH
 PASCUAL, PAMELA VASQUEZ PASCUAL, JOSE
 PANN, SAMNANG PANN, MICHELLE
 TONA, GALATA G TOLESSA, BODESHI
 LE, STEVEN
 PARIMI, SURESH VEERAPANENI, SREEJANA
 VELURI, VIJAYA K PARIMI, SWARNA K
 REDDY, CHINTAKUNTA SANDEEP
 BROWN, CHERYL L. TRUSTEE CHERYL L. BROWN TRUST
 HERITAGE CREST TOWNHOMES OWNERS ASSN INC
 PADMANABHAN, ABHISHEKH PREMA NEELAKANTAN, SRUNOKSHI KANIYUR
 PATEL, DHAVALKUMAR
 VIEIRA DA SILVA, FRANKLIN VIEIRA DA SILVA, PATRICIA CIOLFI
 THYAGARAJAN, RAGAVENDRARAJ SURIAMOORTHY, ARTHIKA
 AMH 2015-2 BORROWER LP LIMITED PARTNERSHIP
 CHANDUPATLA, VAMSHIKRISHNA KAIPU, SWETHA PUSHPA
 ZAFIROPOULOS, THEODORE ZAFIROPOULOS, TONILUISE
 MEDLIN, DANIEL MEDLIN, CAMERON
 RAVELLA, VIJAYA L RAVELLA, HARIBABU
 LEGACY HERITAGE LAKE ROAD LLC
 TRUSTEE OF THE DAVID J BUTLER TRUST
 BARTELS, MARIE ELIZABETH JOSEPH, CHRISTOPHER ELLIS
 ROWLAND, JUNIUS ROWLAND, HAYLEY
 BACHU, KARTHIK KUMAR KANDE, GAYATHRI
 TOWN OF WAKE FOREST
 PATEL, KAMLESH PATEL, BHANU KAMLESH
 TANDOUNA, BAHMA
 DUNN CREEK OWNER, LLC
 TOWN OF WAKE FOREST
 REAVES, JEREMIE REAVES, LOURDES M
 JOHNSON, SCOTT JOHNSON, MELISSA
 ALDEN, KENNETH TRUSTEE ALDEN, LAURA STEINROEBER TRUSTEE
 CASTRILLON, LUIS D
 SANK, JEFFREY A SHANNON-SANK, MICHAELA A
 BUNN, WILLIAM BUNN, KELLIE
 OLSEN, AMANDA
 ROBLES, PATRICIA B ROBLES, RAMIRO JR
 ERTMAN, HYEYOUNG ERTMAN, JUSTIN

1209 REMEY AVE
 1212 REMEY AVE
 1213 REMEY AVE
 1216 REMEY AVE
 1217 REMEY AVE
 1225 REMEY AVE
 1229 REMEY AVE
 1237 REMEY AVE
 1305 HERITAGE HILLS WAY
 1344 MAGNOLIA BEND LOOP
 14755 BUNKER HILL CT
 1501 SIERRA GLEN CIR
 1611 FAIRFAX LN
 2304 WESVILL CT STE 320
 232 ARTISAN PARK DR
 233 ARTISAN PARK DR
 236 ARTISAN PARK DR
 237 ARTISAN PARK DR
 23975 PARK SORRENTO STE 300
 241 ARTISAN PARK DR
 245 ARTISAN PARK DR
 245 TEAGUE ST
 249 ARTISAN PARK DR
 25101 CHAGRIN BLVD STE 300
 2519 MCGOWAN CT
 253 ARTISAN PARK DR
 261 ARTISAN PARK DR
 265 ARTISAN PARK DR
 301 BROOKS ST
 3048 US 1 HWY
 3057 MAVISBANK CIR
 3105 GELNWOOD AVE STE 105
 401 ELM AVE
 408 OTWAY RD
 409 OTWAY RD
 412 OTWAY RD
 413 OTWAY RD
 416 OTWAY RD
 417 OTWAY RD
 420 OTWAY RD
 421 OTWAY RD
 4217 QUARRY RD

WAKE FOREST NC 27587-3569
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 WAKE FOREST NC 27587-3569
 WAKE FOREST NC 27587-4467
 CARY NC 27519-0120
 FRISCO TX 75035-0933
 APEX NC 27502-7422
 VILLA PARK IL 60181-5246
 RALEIGH NC 27607-2973
 WAKE FOREST NC 27587-3562
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 WAKE FOREST NC 27587-3562
 CALABASAS CA 91302-4012
 WAKE FOREST NC 27587-3562
 WAKE FOREST NC 27587-3562
 WAKE FOREST NC 27587-9806
 WAKE FOREST NC 27587-3562
 BEACHWOOD OH 44122-5693
 WAKE FOREST NC 27587-6658
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 WAKE FOREST NC 27587-2901
 FRANKLINTON NC 27525-8714
 APEX NC 27502-2519
 RALEIGH NC 27612-5059
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 WAKE FOREST NC 27587-4573
 WAKE FOREST NC 27587-4574
 WAKE FOREST NC 27587-4573
 WAKE FOREST NC 27587-4574
 ZEBULON NC 27597-8792

ST AMOUR, SUSAN L
PHEBUS, BLAINE E PHEBUS, MARILYN D
HOH, CHRISTOPHER D. HOH, JENA E.
DAZA, SANTIAGO INCA TENNAKON, DILSHANI MADHUBHASHINI
CHOI, USEOK RICKY IM, MYUNGJA
VATTIKUTI, SURYA N GALI, SUNITHA
BENNETT, DAVID B BENNETT, EMMA H
HICKEY, ARTHUR G JR LYONS, SUZANNE MARY
ADAMS, THOMAS J. ADAMS, ROCHELLE L.
LOSURDO, CRAIG LOSURDO, KIM
WRIGHT, L MICHAEL WRIGHT, KATHERINE C
CONE, LAURA B CONE, JOSEPH R
JACOB, ELIZABETH MYERS
ALSTON, SAVEON JOHNSON, CRYSTAL
STUCKEY, SANDRA STUCKEY, ROBERT JR
PHILLIPS, BENJAMIN GLYN BERGIN, MARGARET FAYE
KEYS, PERRY A KEYS, TONJA
AHART, CHRISTOPHER JOSEPH AHART, AMELIA ANNE
WALTERS, DOUGLAS C TRUSTEE WALTERS, LINDA L TRUSTEE
JENSEN, CHRISTINE
WELTY, GREGORY A WELTY, JENNIFER R
SHIELDS, MICHAEL F CO TRUSTEE SHIELDS, MARGARET A CO TRUSTEE
CURTIS, ANDI-DANIELLE WARKER CURTIS, JEFFREY WARNER
PEELE, MILTON R JR PEELE, RENITA G
PARROTT, CHRISTOPHER JOHN PARROTT, LAURA T
HENDERSON, JAMEEL HOLLOWAY, CANDACE LACHELLE
KRESS, CONSTANCE I
GUICKERT, JORDAN T GUICKERT, JOHN FRANCIS III
FRICK, ANDREW L FRICK, STEPHANIE
JAMES, COLLIN JAMES, RACHEL
HULETT, DAVID R HULETT, CHARLOTTE A
FORD, THEODORE FORD, AMY
ROSS, SANDRA
CRYAN, LISA
TADROS, FADY WAHBA, EREN Y
PREIZLER LANGSTEIN, ALEC PAUL GELARDI LANGSTEIN, ISABELLA MALENE
RODRIGUEZ-MELENDEZ, JULIO E BENITEZ-STEER, LAURA D
TRAVIS, CHARLES TRAVIS, JENNIFER
LUCAS, ERIC FRANCIS LUCAS, LAUREN MICHELE
TADROS, FADY
WENTZ, CHAD WENTZ, DENA
BERRYANN, KENNETH W JR BERRYANN, KAREN H

424 OTWAY RD
428 OTWAY RD
432 OTWAY RD
436 OTWAY RD
440 OTWAY RD
451 GARFIELD AVE
500 LOLLEY CT
500 OTWAY RD
501 LEDYARD CT
501 OTWAY RD
504 LEDYARD CT
504 OTWAY RD
505 LEDYARD CT
505 OTWAY RD
505 S ALLEN RD
508 OTWAY RD
509 LEDYARD CT
509 OTWAY RD
509 S ALLEN RD
512 OTWAY RD
512 S ALLEN RD
513 S ALLEN RD
516 OTWAY RD
516 ROYCROFT DR
516 S ALLEN RD
517 ROYCROFT DR
517 S ALLEN RD
520 CLIFTON BLUE ST
520 OTWAY RD
520 ROYCROFT DR
520 S ALLEN RD
521 ROYCROFT DR
524 CLIFTON BLUE ST
524 ROYCROFT DR
525 FRIENDSHIP CHAPEL RD
525 ROYCROFT DR
528 CLIFTON BLUE ST
528 FRIENDSHIP CHAPEL RD
529 CLIFTON BLUE ST
529 FRIENDSHIP CHAPEL RD
529 ROYCROFT DR
532 CLIFTON BLUE ST

WAKE FOREST NC 27587-4573
WAKE FOREST NC 27587-4573
WAKE FOREST NC 27587-4573
WAKE FOREST NC 27587-4573
WAKE FOREST NC 27587-4573
MINEOLA NY 11501-2204
WAKE FOREST NC 27587-4484
WAKE FOREST NC 27587-8364
WAKE FOREST NC 27587-5163
WAKE FOREST NC 27587-8363
WAKE FOREST NC 27587-5163
WAKE FOREST NC 27587-8364
WAKE FOREST NC 27587-5163
WAKE FOREST NC 27587-8363
WAKE FOREST NC 27587-2614
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WAKE FOREST NC 27587-6176
WAKE FOREST NC 27587-3567
WAKE FOREST NC 27587-3563
WAKE FOREST NC 27587-6175

COLLAZO, HENRY COLLAZO, CAROL
BOOTA, ISAAC BOOTA, SARAH
BLUM, LEWIS H BLUM, DEBRA D
EIKELBOOM, ERICA MARIE EIKELBOOM, MARINUS FRANCISCUS
TURNER, CHRISTINE TURNER, KENNETH GLENN
NUNEZ, NAELLY RACKLEY, ERIK D II
OELLER, PAUL W
SHARPE, TIMOTHY M
ILES, DAVID ILES, KENNA
THOMAS, TEALA THOMAS, CORY
SOLIMINE, MICHAEL
TRI POINTE HOMES HOLDINGS INC
PEVERILL, LEWIS
LIONELLI, VICKI LIONELLI, THOMAS
ODELL, STEPHEN ODELL, NATALIIA
KOEL, SUSAN
SLAVIK, NATHAN SLAVIK, AMANDA
PANER, DANIEL PANER, ELIZABETH
ZEPED, JAMES ALBERT JR REYES, MARIA L
WELCH, STEPHEN R WELCH, SHARON
OSBORNE, DAVID R OSBORNE, BARBARA Y
DEVOE, MELISSA
MCAULIFFE, KATHLEEN
MEYER, ANGELA L
FINN, BRANDY CHINE, NATHAN
TIMEOUT TRIANGLE INVESTMENT PROPERTIES LLC
SHAFFER, SIMON-PETER TRUSTEE SHAFFER, SHEILA M TRUSTEE
FIGUEROA, JAMES P KOBUS, BARBARA
MCCRAW, TERRY L MCCRAW, SAMMIE H
DUNCAN, KIM GENTRY DUNCAN, ANITA HURLEY
LERNER, NANCY B
GREGORY, RICKY J GREGORY, KAREN K
QUINN, STEPHEN M QUINN, CATHERINE M
THOMAS, TERESA
MALOY, JANE A TRUSTEE TRUSTEE OF JANE A MALOY LIVING TRUST
ALEXANDER SHALAR & MARGARET HARWOOD SHALAR REVOCAB
ELYARD, TIMOTHY RAYMOND
MURPHY, HARRY C MURPHY, MARTHA J
KINNEY, JOHN THOMAS KINNEY, MARLA MARIA
THORNTON, JOCELYN
SMITH, DOLORES L
GOODWIN, EDWARD M

533 CLIFTON BLUE ST	WAKE FOREST NC 27587-6176
533 ROYCROFT DR	WAKE FOREST NC 27587-3563
536 CLIFTON BLUE ST	WAKE FOREST NC 27587-6175
536 ROYCROFT DR	WAKE FOREST NC 27587-3563
537 CLIFTON BLUE ST	WAKE FOREST NC 27587-6176
537 ROYCROFT DR	WAKE FOREST NC 27587-3563
540 CLIFTON BLUE ST	WAKE FOREST NC 27587-6175
541 CLIFTON BLUE ST	WAKE FOREST NC 27587-6176
541 ROYCROFT DR	WAKE FOREST NC 27587-3563
544 BASIN HILL DR	WAKE FOREST NC 27587-3572
544 CLIFTON BLUE ST	WAKE FOREST NC 27587-6175
5440 WADE PARK BLVD STE 400	RALEIGH NC 27607-6067
545 CLIFTON BLUE ST	WAKE FOREST NC 27587-6176
548 CLIFTON BLUE ST	WAKE FOREST NC 27587-6175
549 CLIFTON BLUE ST	WAKE FOREST NC 27587-6176
552 CLIFTON BLUE ST	WAKE FOREST NC 27587-6175
553 CLIFTON BLUE ST	WAKE FOREST NC 27587-6176
557 CLIFTON BLUE ST	WAKE FOREST NC 27587-6176
560 CLIFTON BLUE ST	WAKE FOREST NC 27587-6175
561 CLIFTON BLUE ST	WAKE FOREST NC 27587-6176
581 CANVAS DR	WAKE FOREST NC 27587-6144
582 SYDNEY HARBOUR PT	WAKE FOREST NC 27587-4439
583 CANVAS DR	WAKE FOREST NC 27587-6144
584 CANVAS DR	WAKE FOREST NC 27587-6147
584 SYDNEY HARBOUR PT	WAKE FOREST NC 27587-4439
585 CANVAS DR	WAKE FOREST NC 27587-6144
586 CANVAS DR	WAKE FOREST NC 27587-6147
586 SYDNEY HARBOUR PT	WAKE FOREST NC 27587-4439
587 CANVAS DR	WAKE FOREST NC 27587-6144
588 CANVAS DR	WAKE FOREST NC 27587-6147
588 SYDNEY HARBOUR PT	WAKE FOREST NC 27587-4439
589 CANVAS DR	WAKE FOREST NC 27587-6144
590 CANVAS DR	WAKE FOREST NC 27587-6147
590 SYDNEY HARBOUR PT	WAKE FOREST NC 27587-4439
591 CANVAS DR	WAKE FOREST NC 27587-6144
592 CANVAS DR	WAKE FOREST NC 27587-6147
592 SYDNEY HARBOUR PT	WAKE FOREST NC 27587-4439
593 CANVAS DR	WAKE FOREST NC 27587-6144
594 CANVAS DR	WAKE FOREST NC 27587-6147
5942 BIG SANDY DR	RALEIGH NC 27616-5787
596 CANVAS DR	WAKE FOREST NC 27587-6147
598 CANVAS DR	WAKE FOREST NC 27587-6147

HELDERMAN, STEVE R TRUSTEE HELDERMAN FAMILY TRUST	60 SCOTTS PINE CIR	WAKE FOREST NC 27587-5486
COX, CATHERINE GRACE	600 CANVAS DR	WAKE FOREST NC 27587-6145
MCPHATTER, JAMES A MCPHATTER, RENA W	600 S ALLEN RD	WAKE FOREST NC 27587-2616
ADAMS, N EUGENE ADAMS, BETSY J	604 S ALLEN RD	WAKE FOREST NC 27587-2616
SONTZ, BARBARA A	608 S ALLEN RD	WAKE FOREST NC 27587-2616
BODMER, SUSANNE C TRUSTEE SUSANNE C. BODMER REVOCABLE LIVING TRUST	609 S ALLEN RD	WAKE FOREST NC 27587-2615
KEBEDE, KALKIDAN ASSEFA HAILEMARIAM, EMEBET YILMU	610 S LASALLE ST	DURHAM NC 27705-3709
MOFFATTE, WAYNE L MOFFATTE, MAUREEN	612 S ALLEN RD	WAKE FOREST NC 27587-2616
NETHERBY, RICHARD J NETHERBY, CHARLOTTE M	618 S ALLEN RD	WAKE FOREST NC 27587-2616
COOK, BELINDA J	685 E HOLDING AVE	WAKE FOREST NC 27587-2967
MILLER, ERIC A MILLER, LAURA E	700 ROCKVILLE RD	WAKE FOREST NC 27587-2462
LOVELACE, JAMES M LOVELACE, LAURA	701 E HOLDING AVE	WAKE FOREST NC 27587-2969
BIG WHEEL REALTY LLC	7020 HASENTREE WAY	WAKE FOREST NC 27587-5247
SPELL, LEE	704 E HOLDING AVE	WAKE FOREST NC 27587-2968
DAVENPORT, GEORGE R DAVENPORT, REBECCA B	704 LEDGEROCK RD	WAKE FOREST NC 27587-5143
BOLE, DAVID A SR BOLE, DARLENE	704 MONTVILLE CT	WAKE FOREST NC 27587-2461
WEAVER, ALLEN JAMES WEAVER, LISA RENEE	704 ROCKVILLE RD	WAKE FOREST NC 27587-2462
ZITO, JESSICA BARNETT	705 E HOLDING AVE	WAKE FOREST NC 27587-2969
PINKARD, CHERYL O	705 LEDGEROCK RD	WAKE FOREST NC 27587-5144
CARTER, DIANNE C	705 MONTVILLE CT	WAKE FOREST NC 27587-2461
D'AGOSTINO, CARL D'AGOSTINO, MEGHANNE	706 E HOLDING AVE	WAKE FOREST NC 27587-2968
RECK, MARIA J RECK, MATTHEW S	708 LEDGEROCK RD	WAKE FOREST NC 27587-5143
DENICOLA, MELISSA	708 MONTVILLE CT	WAKE FOREST NC 27587-2461
JACOBS, CHRISTOPHER D	708 ROCKVILLE RD	WAKE FOREST NC 27587-2462
CONSOLO, NANCY	709 DEACON RIDGE ST	WAKE FOREST NC 27587-2650
CLARK, JOSEPH W CLARK, ANNA H	709 E HOLDING AVE	WAKE FOREST NC 27587-2969
KING, REGINALD H KING, MOLLY A	709 LEDGEROCK RD	WAKE FOREST NC 27587-5144
GODFREY, JOHN J JR GODFREY, PATRICIA	709 MONTVILLE CT	WAKE FOREST NC 27587-2461
HULTGREN, WILLIAM A.	709 ROCKVILLE RD	WAKE FOREST NC 27587-2463
DELGADO, MIGUEL A DELGADO, ANDREA K	712 E HOLDING AVE	WAKE FOREST NC 27587-2968
CHAVIS, DONALD E CHAVIS, MELODY	712 LEDGEROCK RD	WAKE FOREST NC 27587-5143
RIOS, SANDRA	712 MONTVILLE CT	WAKE FOREST NC 27587-2461
DIALLO, SALEMATOU	712 ROCKVILLE RD	WAKE FOREST NC 27587-2462
FERRIER, RYAN FERRIER, FIONA	7125 BARN OWL LN	RALEIGH NC 27614-7699
TAYMAN, JACQUELINE R	713 DEACON RIDGE ST	WAKE FOREST NC 27587-2650
GARCIA, KRYSTAL HAYWORTH VILLA, ISIDRO GARCIA	713 E HOLDING AVE	WAKE FOREST NC 27587-2969
DELUKE, MATTHEW W DELUKE, TRICIA M	713 LEDGEROCK RD	WAKE FOREST NC 27587-5144
CARL F MITCHELL & PATRICIA A MITCHELL REVOCABLE TR	716 E HOLDING AVE	WAKE FOREST NC 27587-2968
HUNKEN, JANET HUNKEN, STEVEN	716 ROCKVILLE RD	WAKE FOREST NC 27587-2462
BESSETTE, ANDRE C THOMPSON, MEREDITH B	717 E HOLDING AVE	WAKE FOREST NC 27587-2969
TAYLOR, EUGENE TAYLOR, YOLANDA LYNN	720 ROCKVILLE RD	WAKE FOREST NC 27587-2462
SWARTZEL, MICHAEL E SWARTZEL, ELIZABETH E	721 ROCKVILLE RD	WAKE FOREST NC 27587-2463

BRYSON, GREGORY SAUER-BRYSON, KRISTA
 FARDAD, MEHDI NADERI, NASRIN
 BROWN, NATHANIEL L BROWN, KIMBERLY S
 KOENIGSHOFER, JENNA
 PARTIN, PATRICIA GENTRY, VIRGINIA
 LEGGETT, DURWARD W III
 LANSON, JOHN JAMES LANSON, RITAMARIE S
 STEWART, JEFFREY STEWART, JENNIFER
 SCHWARTZ, DAVID
 BLUE SKYE MANAGEMENT LLC
 HAMAMOUCHE, KALI HAMAMOUCHE, FRANCES
 WILLIAMS, SHEILA P
 SAKOWSKI, ROBERT EDWARD TRUSTEE SAKOWSKI, NANCY LYNN TRUSTEE
 HARKEY, CAMERON M HARKEY, AMBER P
 ECHEVARRIA, ASDIEL
 SIMONE, SHEILA B SIMONE, KEVIN F
 DEES, DANNY L DEES, SALLY M
 BOLLA, SIMRAN KAUR
 HULBERT, ROBERT
 MAGDARZ, EDWARD F MAGDARZ, CAROLYN A
 WILSON, BRIAN PATRICK
 FELTON, SADI A RUIZ, MONTILAH
 KING, GEORGE T JR TRUSTEE THE GEORGE T KING JR LIVING TRUST
 HANEY, JAMES A HANEY, MARIANNE
 THOMAS, JONATHAN MICHAEL THOMAS, HELEN B
 ESPINAL, MELISSA
 DESKUS, JODI LYNN
 PLEASANTS, ZACHARY
 GREEN, CAMERON L TAOUIL, MELYK REYMMMA
 MARINO, DANIEL
 DEMILLE, DARREN DEMILLE, LAURIE ALLISON
 MONTOYA, ANGELA
 BRADFORD, KENNETH EARL
 BOYD, BROOKE TOLBERT
 JARES, JORDAN ANN
 SANNI, LAKIESHA JAMIL
 MIRAKAJ, AMANDA
 SPENCER, LYNETTE M
 JOHNSON, PAUL G JOHNSON, VANESSA D
 BICKFORD, MEGAN M
 MARRANCA, JOSEPH T MARRANCA, ANNE
 SPINKS, BOBBY G

7213 HASENTREE CLUB DR
 724 ROCKVILLE RD
 728 ROCKVILLE RD
 731 ROCKVILLE RD
 732 ROCKVILLE RD
 735 ROCKVILLE RD
 736 ROCKVILLE RD
 740 ROCKVILLE RD
 741 ROCKVILLE RD
 7413 SIX FORKS RD STE 186
 744 ROCKVILLE RD
 748 ROCKVILLE RD
 752 ROCKVILLE RD
 756 ROCKVILLE RD
 760 ROCKVILLE RD
 7621 DOLPHIN TURN ST
 801 LEDGEROCK RD
 802 LAUREL GATE DR
 803 TOWNES PARK ST
 806 MCKINLEY AVE NE
 807 TOWNES PARK ST
 808 LAUREL GATE DR
 811 TOWNES PARK ST
 813 OLD MAGNOLIA LN
 813 S FRANKLIN ST
 815 TOWNES PARK ST
 817 S FRANKLIN ST
 819 TOWNES PARK ST
 820 LAUREL GATE DR
 821 S FRANKLIN ST
 825 S FRANKLIN ST
 829 S FRANKLIN ST
 833 S FRANKLIN ST
 837 S FRANKLIN ST
 839 TOWNES PARK ST
 843 TOWNES PARK ST
 845 S FRANKLIN ST
 847 TOWNES PARK ST
 849 S FRANKLIN ST
 851 TOWNES PARK ST
 853 S FRANKLIN ST
 855 TOWNES PARK ST

WAKE FOREST NC 27587-1710
 WAKE FOREST NC 27587-2462
 WAKE FOREST NC 27587-2462
 WAKE FOREST NC 27587-2463
 WAKE FOREST NC 27587-2462
 WAKE FOREST NC 27587-2463
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 WAKE FOREST NC 27587-2462
 WAKE FOREST NC 27587-2463
 RALEIGH NC 27615-6164
 WAKE FOREST NC 27587-2462
 WAKE FOREST NC 27587-2462
 WAKE FOREST NC 27587-2462
 WAKE FOREST NC 27587-2462
 WAKE FOREST NC 27587-2462
 WILLOW SPRING NC 27592-7492
 WAKE FOREST NC 27587-5162
 WAKE FOREST NC 27587-2887
 WAKE FOREST NC 27587-2790
 HUNTSVILLE AL 35801-2928
 WAKE FOREST NC 27587-2790
 WAKE FOREST NC 27587-2887
 WAKE FOREST NC 27587-2790
 WAKE FOREST NC 27587-2956
 WAKE FOREST NC 27587-2204
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 WAKE FOREST NC 27587-2204

RAPPLEYE LEASING LLC	8676 SEARS RD	HORTON MI 49246-9663	
BELL, KATHLEEN	900 LAUREL GATE DR	WAKE FOREST NC 27587-4086	
KERR, NICHOLAS PRESTON KERR, KERRYANNE	900 LEDGEROCK RD	WAKE FOREST NC 27587-5160	
WAKE FOREST YOGA STUDIO LLC	900 S FRANKLIN ST STE 202	WAKE FOREST NC 27587-2799	
GATLIN, DAVIDA PAIEWONSKY, LESTER ALMANZAR	901 LEDGEROCK RD	WAKE FOREST NC 27587-5161	
KIRKLAND, PAMELA R	901 TOWNES PARK ST	WAKE FOREST NC 27587-2888	
DETTMAN, TODD D HOLDING, HEATHER L	902 LAUREL GATE DR	WAKE FOREST NC 27587-4086	
WRAY, STEPHEN T	903 S FRANKLIN ST	WAKE FOREST NC 27587-2798	
IYER, SRINIVASAN MAHADEVAN SRINIVASAN, POORNIMA VELLORE	904 LAUREL GATE DR	WAKE FOREST NC 27587-4086	
KENNELLY, MICHAEL	906 LAUREL GATE DR	WAKE FOREST NC 27587-4086	
KENNELLY, SARA	907 S FRANKLIN ST	WAKE FOREST NC 27587-2798	
QUINTERO, EDWARD FLORES, MELISSA	908 LAUREL GATE DR	WAKE FOREST NC 27587-4086	
MURRAY, SHAWN MURRAY, SARAH	911 S FRANKLIN ST	WAKE FOREST NC 27587-2798	
HYZY, BRIAN HYZY, CATHERINE	915 S FRANKLIN ST	WAKE FOREST NC 27587-2798	
HELMS, REBECCA MARIE	917 TOWNES PARK ST	WAKE FOREST NC 27587-2888	
SINGH, SONAL SINGH, SONALI	921 TOWNES PARK ST	WAKE FOREST NC 27587-2888	
THOMAS, KEVIN RAYNARD JR ZEIGLER, CAPRI DORANN	923 S FRANKLIN ST	WAKE FOREST NC 27587-2798	
GRASSO, DENNA S GRASSO, THOMAS J	937 CORAL BELL DR	WAKE FOREST NC 27587-4396	
HART, JASON LICHTENBERGER, LISA	940 CORAL BELL DR	WAKE FOREST NC 27587-4396	
MCCARTHY, MICHAEL F CUMMINS, ROBIN	941 CORAL BELL DR	WAKE FOREST NC 27587-4396	
POLIZIO, THOMAS ANTHONY POLIZIO, VICTORIA ZELLEFROW	944 CORAL BELL DR	WAKE FOREST NC 27587-4396	
GAMACHE, BRIAN C GAMACHE, JENNIFER M	945 CORAL BELL DR	WAKE FOREST NC 27587-4396	
HUGHES, EVAN P HUGHES, CANDACE S	948 CORAL BELL DR	WAKE FOREST NC 27587-4396	
FKH SFR PROPCO B-HLD LP	FIRSTKEY HOMES LLC	1850 PARKWAY PL SE STE 900	MARIETTA GA 30067-8261
900 FRANKLIN CENTER CONDO	FRANKLIN CENTER ASSN INC	900 S FRANKLIN ST STE 201	WAKE FOREST NC 27587-2799
WAKE FOREST TOWN OF	PO BOX 1615	WAKE FOREST NC 27588-1615	
HEATH RIDGE VILLAGE HOMEOWNERS ASSN INC	PO BOX 20969	RALEIGH NC 27619-0969	
CROW'S LANDING LLC	PO BOX 2916	BOONE NC 28607-2916	
FRANKLIN STREET TOWNES LLC	PO BOX 414	WAKE FOREST NC 27588-0414	
HERITAGE CREST TOWNHOMES OWNERS ASSN INC	PO BOX 97243	RALEIGH NC 27624-7243	
HR NORTHLAKE LLC	READER AND PARTNERS LLC	5850 T G LEE BLVD STE 200	ORLANDO FL 32822-4408
RP HV LAKESIDE LLC	READER AND PARTNERS LLC	5850 T G LEE BLVD STE 200	ORLANDO FL 32822-4408
DEACONS RIDGE HOMEOWNERS ASSN INC	SENTRY MANAGEMENT INC	2180 W SR 434 STE 5000	LONGWOOD FL 32779-5042
NORTH CAROLINA STATE OF	STATE PROPERTY OFFICE	116 W JONES ST	RALEIGH NC 27603-1335
TOWN OF WAKE FOREST	PATRICK REIDY	301 S BROOKS ST	WAKE FOREST NC 27587



**Reserve at Dunn Creek Rezoning
Neighborhood Meeting**

Time July 9, 2024
 6:30 PM

Location Holiday Inn Express & Suites Raleigh North - Wake Forest
 11400 Common Oaks Drive Raleigh, NC 27614

Attendees - See Attached, development team only.

Beth Blackmon - Timmons Group planned to describe the rezoning and what has prompted this rezoning amendment since approved rezoning:

- Presentation Boards were exhibits showing the latest rezoning master plan and current zoning of site.
- Additional zoning condition being added regarding the timing of the right turn lane from Heritage Lake Drive to westbound Friendship Chapel Road.

Questions were asked as follows:

No one attended. Meeting adjourned at 7:15pm.



Meeting Sign-in Sheet

Project:	Reserve at Dunn Creek Rezoning	Meeting Date:	July 9, 2024
Faciliator:	Timmons Group	Place/ Room:	Holiday Inn Express

Name	Address	Phone	Email
Beth Blackmon	5410 Trinity Rd, Suite 102, Raleigh NC 27607	919-866-4509	beth.blackmon@timmons.com
Jeremy Edens	5410 Trinity Rd, Suite 102, Raleigh NC 27607	(984) 222-1602	jeremy.edens@timmons.com
John Myers	7208 Falls of Neuse Rd, Ste 101 Raleigh NC 27615	(919) 306-3330	john@jpmsouth.com

TIMMONS GROUP

RALEIGH NC 276
25 JUN 2024 PM 21



FP **US POSTAGE**
\$000.64⁰
First-Class - IMI
ZIP 27607

KEBEDE, KALKIDAN ASSEFA
HALEMARIAM, EMEBET YILMU
610 S LASALLE ST
DURHAM NC 27705-3709

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

27607-6003
27705-3709

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UNABLE TO FORWARD
BC: 27607600327 *0780-09135-25-46
06/25/2024 036B 0011828383

TIMMONS GROUP

RALEIGH NC 276
25 JUN 2024 PM 21



FP **US POSTAGE**
\$000.64⁰
First-Class - IMI
ZIP 27607

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

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

27587-2204

NIXIE 276 EE 1 0207/05/24
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06/25/2024 036B 0011828383

TIMMONS GROUP

RALEIGH NC 276
25 JUN 2024 PM 21



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ZIP 27607

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

5410 TRINITY ROAD, SUITE 102 • RALEIGH, NC 27607

27607-6003
27587-4086

NIXIE 276 EE 1 0207/05/24
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BC: 27607600327 *0980-01110-25-45
06/25/2024 036B 0011828383



Map Amendment (Rezoning) Application

(Map Amendment (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

#1377365

Project Title: Reserve at Dunn Creek Conditional Rezoning Amendment

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Map Amendment (Rezoning)

State: NC

Workflow: Map Amendment (Rezoning)

County: Wake

Checklist - Map Amendment (Rezoning)

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 MAP AMENDMENT \(REZONING\)
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 that you have reviewed the associated submittal checklist for this permit and that 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: 05/23/2024

Staff Member Met With: Patrick Reidy, Allison Synder, Courtney Tanner

Pre-application Conference Project Number: N/A

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:

- 1840657710 (Unverified)
- 1840761824 (Unverified)
- 1840660542 (Unverified)
- 1840676254 (Unverified)

- 1840657710 (Unverified)
- 1840761824 (Unverified)
- 1840660542 (Unverified)
- 1840676254 (Unverified)

Acreage: 67.42

Name of Existing Development/Subdivision (if applicable--for reference only): Reserve at Dunn Creek

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):

Vacant

UR-CD, RMX-CD, OS

SH-O

*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:

Wake Forest (WF):

Base District:

In SH2-O Overlay:

In TND Overlay:

In HL-O Overlay:

In National Register of Historic Places:

Current Use:

Planning and Zoning:

In SH1-O Overlay:

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

Currently a Conditional Use?: No

Is there an existing Special Use Permit for the Property?: No **Case Number of related site plan (if applicable):** RZ-22-05

Case Numbers of other related approvals (if applicable):

SD-22-07

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

Beth Blackmon

Timmons Group

5410 Trinity Road , suite 310

Raleigh, NC 27607

P:919-866-4509

F:919-859-5663

beth.blackmon@timmons.com

Project Contact - Property Owner

Erin Pandullo

Abode Communities Acquisitions, LLC

3105 Glenwood Ave, Suite 105

Raleigh, NC 27612

P:609-577-6930

epandullo@edgewater-ventures.com

Map Amendment: Rezoning

Proposed Zoning: UR, Urban Residential

Description of Request:

Maintaining 3 existing conditional zoning districts. Adding one zoning condition related to the turn lane construction timing.

Justification of Consistency with Comprehensive Plan:

Proposed zoning matches current zoning exactly other than modifying one zoning condition regarding timing of construction for a turn lane. Plan is consistent with comprehensive plan.

Agent Authorization Form



TOWN of
WAKE FOREST

The Wake Forest Unified Development Ordinance (UDO) states that applications for development approvals may only be made by the landowner, a lessee or person holding an option or contract to purchase or lease the land, or an authorized agent of the landowner (see Sec. 15.2.5.C). This agent authorization form must be signed by the landowner and included with any application not submitted by the landowner or lessee as specified above. If more than one landowner is involved, a separate agent authorization form must be submitted by each landowner.

Address(es) and Tax PIN(s) for
which authorization is granted: 1840761824, 1840660542, 1840657710, 1840676254

Landowner's name*: Dunn Creek Owner, LLC

Application(s) for which
authorization is granted (e.g.,
Rezoning, Special Use Permit): Rezoning

Person authorized to submit
application(s) as landowner's
agent (must be the same
person listed as the applicant
on the application form): Timmons Group-Clay Oliver/Beth Blackmon

Landowner's Signature: 

Date: 6/18/24

*Please provide below the name, address, and other information
of the person signing this form.*

Name: Christopher Woody II

Address: 3105 Glenwood Avenue, Suite 105, Raleigh, NC 27612

Telephone number: _____

Email address: _____

If signing for a corporation or other entity, please
specify title and/or relationship to the corporation
or other entity (e.g., Member, Executive Officer):

Authorized Signatory

**Owner of record as shown on the latest equalized assessment rolls of Wake County, or, if ownership has recently been transferred, the grantee shown on the recorded deed (a copy of the deed must accompany this form).*

Reserve at Dunn Creek Zoning Conditions:

1. Improvements recommended by the Traffic Impact Analysis (as approved by NCDOT and Town of Wake Forest) shall be constructed as per final requirements and timing. In addition, Developer shall make a proportional fee in lieu payment (FIL) towards a traffic signal to be installed by others at the intersection of Jones Dairy Rd and Friendship Chapel Rd. The FIL shall be calculated by Developer subject to Town approval and the FIL shall be paid prior to approval of the Construction Drawings. Any NCDOT driveway permits, encroachment permits and/or control of access permits will have to be obtained by the applicant from NCDOT and any conditions imposed by NCDOT will have to be met by the applicant.
 - a. Construction of a right turn lane from Heritage Lake Road onto west-bound Friendship Chapel Rd shall commence construction prior to the issuance of the 160th building permit and shall be substantially complete no later than issuance of the 250th building permit.
2. Subdivision Master Plan (SD-22-07) is a condition of the rezoning request. Amendments to the master plan shall require a rezoning amendment unless the administrator finds the modifications to be minor and in keeping with the spirit and intent of the adopted subdivision master plan.
3. The extension of Friendship Chapel Road will require an environmental crossing along the western boundary adjacent to Holding Village. An existing agreement is in place between the Town and Holding Village to contribute funds towards this crossing. Prior to approval of CDs, Developer shall enter into an agreement with the Town to utilize the funds available under the existing agreement to construct the crossing, with Developer contributing an amount agreed upon by the Town and Developer.
 - a. Construction of the western crossing shall begin prior to the issuance of the 160th building permit and shall be substantially complete no later than issuance of the 250th building permit. Town staff will have the authority at its sole discretion to increase the number of substantially complete building permits due to force majeure conditions.
4. Uses allowed under this rezoning shall be limited to residential (single family and townhome) and/or multi-family as well as supporting amenities and administrative functions to support the units to be constructed. Home occupation business per the standards of the UDO would be allowed.
5. Greenways shall be constructed as noted on the approved Subdivision Master Plan and shall be constructed and completed prior to recording of the plat of the subject phase.
6. Buffers shall be installed prior to recording of the plat of the subject phase.
7. Type C buffers are required where noted on the Subdivision Master Plan. This may in

some instances be satisfied as non-disturbed buffer where existing vegetation is sufficient or may be deemed sufficient with inclusion of supplemental plantings.

8. Areas have been identified as "Improved Park Space" (IPS) on the Subdivision Master Plan. The IPS areas are denoted as IPS 1-4. Construction of the improvements within IPS 1-4 shall be completed in the following manner.
 - a. IPS 1: This is the Primary Amenity area and will include a pool, clubhouse, a minimum of 1 other item from the Amenity List noted in this section and associated parking. The Primary Amenity area will commence construction no later than the issuance of the 75th building permit and be completed by no later than the issuance of the 225th building permit.
 - b. IPS 2: This shall be completed by no later than the issuance of the 225th building permit and shall include no less than 2 items from the Amenity List noted in this section. It is possible that some of the mailboxes to serve the community may be located here.
 - c. IPS 3 and IPS 4: shall each include no less than 1 item from the Amenity List noted in this section. Prior to plat recordation for the phase containing IPS 3 and/or IPS 4, the construction plans for the IPS within the phase shall have been approved such that construction of the IPS may start in a timely manner after plat recordation.
 - d. Amenity List: (i) Enclosed dog park; (ii) Picnic table with grills; (iii) Seating benches or trellis swings; (iv) Playground; (v) Shade structure with seating; (vi) Outdoor fire pit with seating; (vii) hard surface recreational court or bocci. Options (iii) and (v) shall not count towards the requirements of IPS 1 and IPS 2.
 - e. Town staff in its discretion may have the right to make minor modifications to the milestones herein in the event that delays in delivery are caused by events outside Developer control.
9. Certain townhome lots within the project shall be allowed to front onto open space. These are noted as lot numbers 25-55 & 214-232 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein. The maximum number of townhome lots fronting on open space shall not exceed 55 lots.
10. Certain townhome lots shall be allowed to have front load garages (in lieu of alleys). These lots shall all have driveways directly accessing the fronting public streets. These are noted as lot numbers 141-204 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein. The maximum number of front load garage townhomes shall not exceed 70 lots.
11. The properties shown on the Subdivision Master Plan as being dedicated to the Town of Wake Forest shall be deeded in conjunction with the recording of the first phase of final plat. All costs associated with the deeding of the property shall be

incurred by the Developer.

12. The project will adhere to a number of architectural conditions including the following:

Townhome Dwelling Construction Standards

- a. Townhomes shall include a minimum of 1,400 heated square footage.
- b. Townhome units shall vary in width from 20' - 26' wide. There will be a minimum of 2 different Townhome widths with each width comprising no less than 20% of the unit count.
- c. Townhomes shall be 2-story or 3-story buildings with each type comprising no less than 20% of the unit count
- d. Townhomes less than 24' in width will have a 1- or 2-car garage and all Townhomes 24' or wider shall have a 2-car garage.
- e. To provide privacy, all front entrances shall be raised from the finished grade (at the right of way line) a minimum of 18 inches.
- f. Exposed foundation on the front of units shall be brick or stone.
- g. Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/shake, drop siding, primed board, wood board and batten, brick and/or stone.
- h. Roof Materials may be comprised of the following: standing seam metal or asphalt shingles. Roofs on porches or overhangs shall be standing seam metal.
- i. Front facades shall be comprised of a minimum of two (2) of the listed wall materials. Columns on front facades shall be a minimum of 6"x6" with a decorative masonry base a minimum of 24" in height.
- j. All townhomes shall have rear load garages except where front load units are allowed as noted on the approved Masterplan.
- k. No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
- l. Each building shall include a unifying masonry element such as a masonry water table, masonry base on columns, masonry door surround or accent, etc.
- m. Each building shall include a minimum of 3 primary colors (excluding trim colors). No two adjacent units shall have the same primary color. Front doors shall be an accent color different than the primary unit color. In addition front doors shall have natural light in the form of one of the following: (i) transom over door; (ii) sidelight; or (iii) glass door insert.
- n. Eaves shall project 8-12".
- o. All townhomes with front loaded garages shall include carriage style garage doors with glass inserts.
- p. Architectural elements shall be included as noted below:
 - i. Entrance Elements (Every unit shall have an Entrance element with min of 2 being porches in each building with end unit porches being preferred where possible.)
 - Recessed Entry

- Covered stoop (5'x5' min)
 - Usable porch a minimum of 5' deep and extending more than 50% of the facade.
- ii. Building Off-Set (Min. of 3 of each off-set per building cluster)
 - Facade Off-set (12" min. between primary faces)
 - Roof Line off-set (12" min.)
- iii. Facade Elements (Every unit shall have a two Facade elements one of which shall be window trim.)
 - Bay Window
 - Balcony
 - Window Trim (3.5" min. width) Shutters
 - Patterned Finish (Scales, Shakes, Wainscoting, etc)
- iv. Roof Elements (Min. of 60% of units per building cluster shall have a Roof Element)
 - Dormer
 - Gable
 - Cupola/Tower/Chimney
- q. Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Townhome Dwellings will have a covered porch or stoop.
- r. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO.

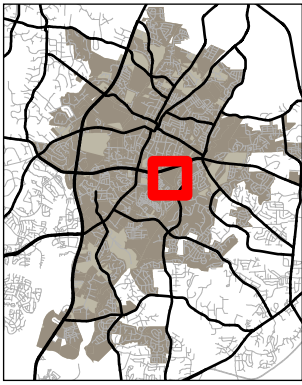
Single Family Dwelling Construction Standards.

- a. Vinyl siding is prohibited. Vinyl trim, windows and soffits will be allowed.
- b. Any exterior wall of a corner lot unit visible from a street shall contain at least three decorative elements such as, but not limited to, the following elements:
 - a. Bay window; b. Recessed window; c. Decorative window; d. Trim around windows; e. Side porch; f. two or more building materials; g. Decorative brick or stone; h. Decorative trim; i. Decorative shake
- c. Main roof pitches shall be between 6:12 and 12:12
- d. Front doors shall be an accent color different than the primary unit color. In addition front doors shall have natural light in the form of one of the following: (i) transom over door; (ii) sidelight; or (iii) glass door insert.
- e. Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth-faced concrete masonry unit foundations with 12" or more of exposed material shall be covered by decks, porches, or be clad in face brick, stone, or some other masonry material finish.
- f. Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Single Family Dwellings will have a covered porch or stoop.

- g. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO.
 - h. Garage Door setback from facade: Garages shall be set back a minimum of 18' and a maximum of 25 feet from the back of the sidewalk. In addition, the garage doors shall be flush with or recessed from the farthest protruding element of the building (ie..porch, covered portico entry or building face), such that the garage door is not the closest building element to the sidewalk. All garage doors shall be carriage style with glass inserts.
- 13. Structures heights shall be limited to the following maximums: RMX zoning 3 stories; UR zoning 3 stories
 - 14. Developer shall purchase and install a public art feature with a value of \$25,000 at the intersection of Friendship Chapel Road and Road D. The public art feature shall be subject to the approval of the Town's Public Art Commission and shall be installed prior to the issuance of the 150th building permit.
 - 15. Road A may exceed block length standards between Friendship Chapel Road and Road B (407'); between Road Band Road J (534'); and between Road E and Road D (437'); and between Road C and Road D (661').
 - 16. Road E may exceed block length standards with a maximum length of 545'.
 - 17. Road B may exceed block length standards between Road C and Road D with a maximum length of 415'.
 - 18. Friendship Chapel Road may exceed block length standards to preserve the design of the connector road between existing developments.
 - 19. In an effort to reduce the impact to the stream crossing, a 6' sidewalk shall be installed, on the north side of Friendship Chapel Road, from Road D to the Legacy Driveway.



Beth Blackmon
Sr. Project Manager
Timmons Group



Aerial



TOWN of
WAKE FOREST

RZ-22-05-01

Reserve at Dunn Creek Conditional Rezoning Amendment

Wake County PIN: 1840657710, 1840761824, 1840660542 & 1840676254

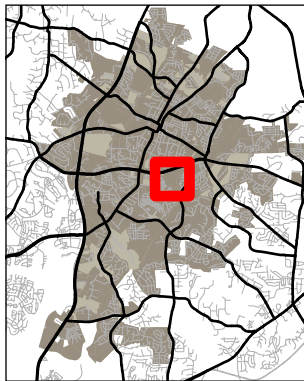
7/29/2024



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





Zoning

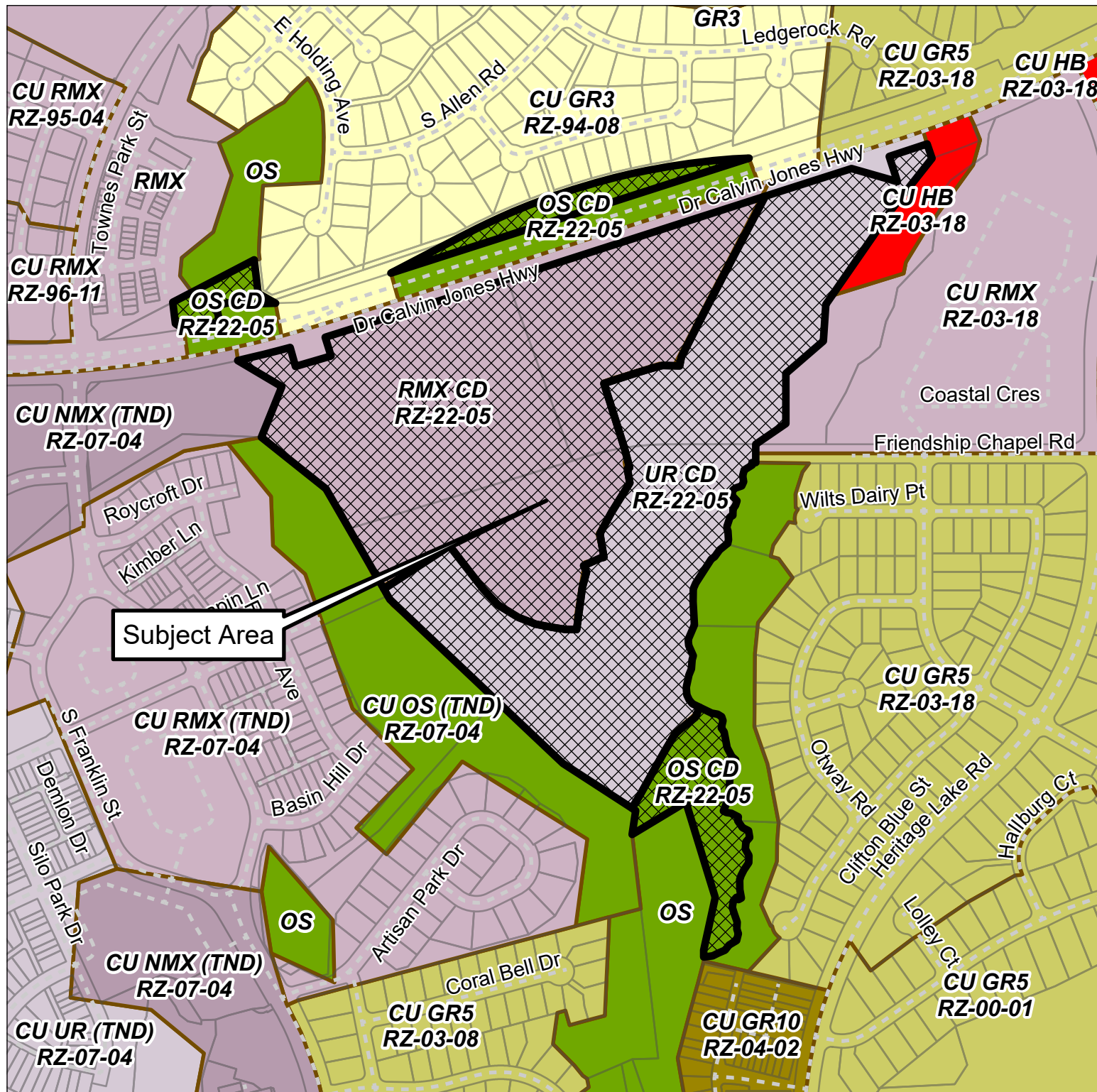


TOWN of
WAKE FOREST

RZ-22-05-01

Reserve at Dunn Creek Conditional Rezoning Amendment
Wake County PIN: 1840657710, 1840761824, 1840660542 & 1840676254

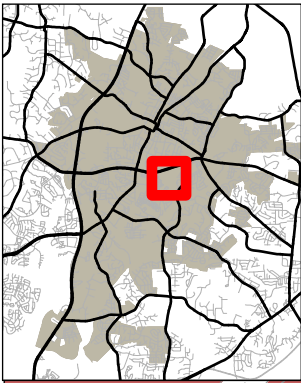
7/29/2024



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Land Use Plan

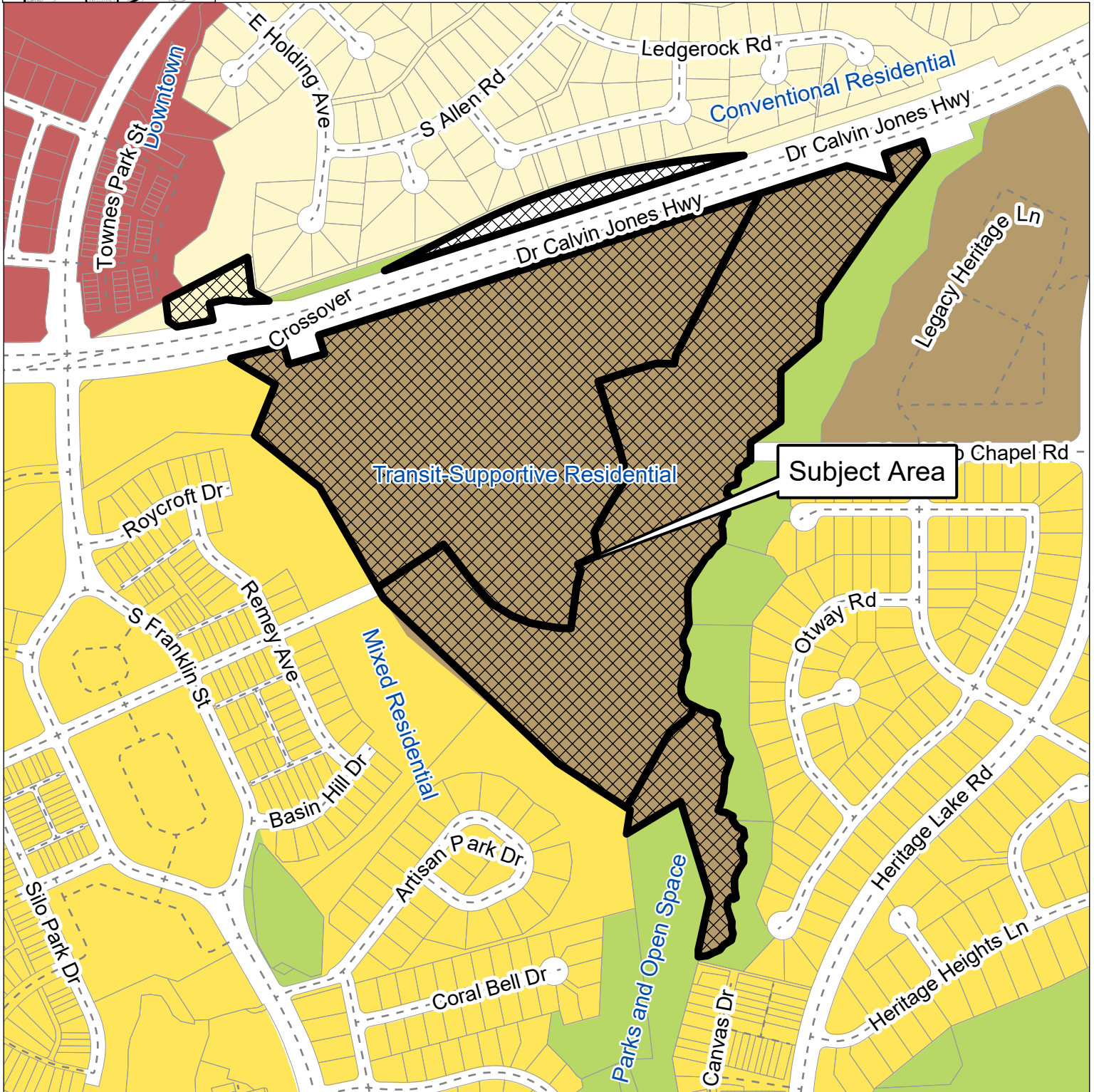


TOWN of
WAKE FOREST

RZ-22-05-01

Reserve at Dunn Creek Conditional Rezoning Amendment
Wake County PIN: 1840657710, 1840761824, 1840660542 & 1840676254

7/29/2024



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

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Feet

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185

ORDINANCE 2023-02

ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF WAKE FOREST TO CHANGE THE ZONING OF APPROXIMATELY 67.42 ACRES LOCATED AT 0 FRIENDSHIP CHAPEL ROAD AND 0 NC 98 BYPASS, BEING WAKE COUNTY TAX PINS 1840660542, 1840761824, 1840657710, AND 1840676254, FROM CONDITIONAL USE RESIDENTIAL MIXED-USE (CU RMX), RESIDENTIAL MIXED-USE (RMX), CONDITIONAL USE GENERAL RESIDENTIAL 3 (CU GR3), CONDITIONAL USE HIGHWAY BUSINESS (CU HB), AND TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY (TND) TO RESIDENTIAL MIXED-USE CONDITIONAL DISTRICT (RMX-CD), URBAN RESIDENTIAL CONDITIONAL DISTRICT (UR-CD) AND OPEN SPACE CONDITIONAL DISTRICT (OS-CD)

RZ-22-05, RESERVE AT DUNN CREEK

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

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

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

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

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

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

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

Section 3: The Town of Wake Forest Unified Development Ordinance, including the Town of Wake Forest North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the “Rezoned Lands” from Conditional Use Residential Mixed-Use (CU RMX), Residential Mixed-Use (RMX), Conditional Use General Residential 3 (CU GR3), Conditional Use Highway Business (CU HB), and Traditional Neighborhood Development Overlay (TND) to Residential Mixed-Use Conditional District (RMX-CD), Urban Residential Conditional District (UR-CD) and Open Space Conditional District (OS-CD) as shown on Exhibit 1, subject to the conditions stated herein.

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

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

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

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

1. Improvements recommended by the Traffic Impact Analysis (as approved by NCDOT and Town of Wake Forest) shall be constructed as per final requirements and timing. In addition, Developer shall make a proportional fee in lieu payment (FIL) towards a traffic signal to be installed by others at the intersection of Jones Dairy Rd and Friendship Chapel Rd. The FIL shall be calculated by Developer subject to Town approval and the FIL shall be paid prior to approval of the Construction Drawings. Any NCDOT driveway permits, encroachment permits and/or control of access permits will have to be obtained by the applicant from NCDOT and any conditions imposed by NCDOT will have to be met by the applicant.
2. Subdivision Master Plan (SD-22-07) is a condition of the rezoning request. Amendments to the master plan shall require a rezoning amendment unless the administrator finds the modifications to be minor and in keeping with the spirit and intent of the adopted subdivision master plan.
3. The extension of Friendship Chapel Road will require an environmental crossing along the western boundary adjacent to Holding Village. An existing agreement is in place between the Town and Holding Village to contribute funds towards this crossing. Prior to approval of CDs, Developer shall enter into an agreement with the Town to utilize the funds available under the existing agreement to construct the crossing, with Developer contributing an amount agreed upon by the Town and Developer.
 - a. Construction of the western crossing shall begin prior to the issuance of the 160th building permit and shall be substantially complete no later than issuance of the 250th building permit. Town staff will have the authority at its sole discretion to increase the number of substantially complete building permits due to force majeure conditions.
4. Uses allowed under this rezoning shall be limited to residential (single family and townhome) and/or multi-family as well as supporting amenities and administrative functions to support the units to be constructed. Home occupation business per the standards of the UDO would be allowed.

5. Greenways shall be constructed as noted on the approved Subdivision Master Plan and shall be constructed and completed prior to recording of the plat of the subject phase.
6. Buffers shall be installed prior to recording of the plat of the subject phase.
7. Type C buffers are required where noted on the Subdivision Master Plan. This may in some instances be satisfied as non-disturbed buffer where existing vegetation is sufficient or may be deemed sufficient with inclusion of supplemental plantings.
8. Areas have been identified as "Improved Park Space" (IPS) on the Subdivision Master Plan. The IPS areas are denoted as IPS 1-4. Construction of the improvements within IPS 1-4 shall be completed in the following manner.
 - a. IPS 1: This is the Primary Amenity area and will include a pool, clubhouse, a minimum of 1 other item from the Amenity List noted in this section and associated parking. The Primary Amenity area will commence construction no later than the issuance of the 75th building permit and be completed by no later than the issuance of the 225th building permit.
 - b. IPS 2: This shall be completed by no later than the issuance of the 225th building permit and shall include no less than 2 items from the Amenity List noted in this section. It is possible that some of the mailboxes to serve the community may be located here.
 - c. IPS 3 and IPS 4: shall each include no less than 1 item from the Amenity List noted in this section. Prior to plat recordation for the phase containing IPS 3 and/or IPS 4, the construction plans for the IPS within the phase shall have been approved such that construction of the IPS may start in a timely manner after plat recordation.
 - d. Amenity List: (i) Enclosed dog park; (ii) Picnic table with grills; (iii) Seating benches or trellis swings; (iv) Playground; (v) Shade structure with seating; (vi) Outdoor fire pit with seating; (vii) hard surface recreational court or bocci. Options (iii) and (v) shall not count towards the requirements of IPS 1 and IPS 2.
 - e. Town staff in its discretion may have the right to make minor modifications to the milestones herein in the event that delays in delivery are caused by events outside Developer control.
9. Certain town home lots within the project shall be allowed to front onto open space. These are noted as lot numbers 25-55 & 214-232 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein. The maximum number of town home lots fronting on open space shall not exceed 55 lots.
10. Certain town home lots shall be allowed to have front load garages (in lieu of alleys). These lots shall all have driveways directly accessing the fronting public streets. These are noted as lot numbers 141-204 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein. The maximum number of front load garage town homes shall not exceed 70 lots.
11. The properties shown on the Subdivision Master Plan as being dedicated to the Town of Wake Forest shall be deeded in conjunction with the recording of the first

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

12. The project will adhere to a number of architectural conditions including the following:

Townhome Dwelling Construction Standards

- a. Townhomes shall include a minimum of 1,400 heated square footage.
- b. Townhome units shall vary in width from 20' - 26' wide. There will be a minimum of 2 different Townhome widths with each width comprising no less than 20% of the unit count.
- c. Town homes shall be 2-story or 3-story buildings with each type comprising no less than 20% of the unit count
- d. Town homes less than 24' in width will have a 1- or 2-car garage and all Town homes 24' or wider shall have a 2-car garage.
- e. To provide privacy, all front entrances shall be raised from the finished grade (at the right of way line) a minimum of 18 inches.
- f. Exposed foundation on the front of units shall be brick or stone.
- g. Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/shake, drop siding, primed board, wood board and batten, brick and/or stone.
- h. Roof Materials may be comprised of the following: standing seam metal or asphalt shingles. Roofs on porches or overhangs shall be standing seam metal.
- i. Front facades shall be comprised of a minimum of two (2) of the listed wall materials. Columns on front facades shall be a minimum of 6"x6" with a decorative masonry base a minimum of 24" in height.
- j. j. All town homes shall have rear load garages except where front load units are allowed as noted on the approved Masterplan.
- k. k. No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
- l. Each building shall include a unifying masonry element such as a masonry water table, masonry base on columns, masonry door surround or accent, etc.
- m. Each building shall include a minimum of 3 primary colors (excluding trim colors). No two adjacent units shall have the same primary color. Front doors shall be an accent color different than the primary unit color. In addition, front doors shall have natural light in the form of one of the following: (i) transom over door; (ii) sidelight; or (iii) glass door insert.
- n. Eaves shall project 8-12".
- o. All town homes with front loaded garages shall include carriage style garage doors with glass inserts.
- p. Architectural elements shall be included as noted below:
 - i. Entrance Elements (Every unit shall have an Entrance element with min of 2 being porches in each building with end unit porches being preferred where possible.)
 - Recessed Entry
 - Covered stoop (5'x5' min)
 - Usable porch a minimum of 5' deep and extending more than 50% of the facade.
 - ii. Building Off-Set (Min. of 3 of each off-set per building cluster)
 - Facade Off-set (12" min. between primary faces)
 - Roof Line off-set (12" min.)

- iii. Facade Elements (Every unit shall have two Facade elements, one of which shall be window trim.)
 - Bay Window
 - Balcony
 - Window Trim (3.5" min. width)
 - Shutters
 - Patterned Finish (Scales, Shakes, Wainscoting, etc)
- iv. Roof Elements (Min. of 60% of units per building cluster shall have a Roof Element)
 - Dormer
 - Gable
 - Cupola/Tower/Chimney
- q. Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Town home Dwellings will have a covered porch or stoop.
- r. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO.

Single Family Dwelling Construction Standards

- a. Vinyl siding is prohibited. Vinyl trim, windows and soffits will be allowed.
 - b. Any exterior wall of a corner lot unit visible from a street shall contain at least three decorative elements such as, but not limited to, the following elements: a. Bay window; b. Recessed window; c. Decorative window; d. Trim around windows; e. Side porch; f. two or more building materials; g. Decorative brick or stone; h. Decorative trim; i. Decorative shake
 - c. Main roof pitches shall be between 6:12 and 12:12
 - d. Front doors shall be an accent color different than the primary unit color. In addition, front doors shall have natural light in the form of one of the following: (i) transom over door; (ii) sidelight; or (iii) glass door insert.
 - e. Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth-faced concrete masonry unit foundations with 12" or more of exposed material shall be covered by decks, porches, or be clad in face brick, stone, or some other masonry material finish.
 - f. Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Single-Family Dwellings will have a covered porch or stoop.
 - g. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO.
 - h. Garage Door setback from facade: Garages shall be set back a minimum of 18' and a maximum of 25 feet from the back of the sidewalk. In addition, the garage doors shall be flush with or recessed from the farthest protruding element of the building (ie .. porch, covered portico entry or building face), such that the garage door is not the closest building element to the sidewalk. All garage doors shall be carriage style with glass inserts.
13. Structures heights shall be limited to the following maximums: RMX zoning 3 stories; UR zoning 3 stories

14. Developer shall purchase and install a public art feature with a value of \$25,000 at the intersection of Friendship Chapel Road and Road D. The public art feature shall be subject to the approval of the Town's Public Art Commission and shall be installed prior to the issuance of the 1501h building permit.
15. Road A may exceed block length standards between Friendship Chapel Road and Road B (407'); between Road B and Road J (534'); and between Road E and Road D (437'); and between Road C and Road D (661')
16. Road E may exceed block length standards with a maximum length of 545'.
17. Road B may exceed block length standards between Road C and Road D with a maximum length of 415'.
18. Friendship Chapel Road may exceed block length standards to preserve the design of the connector road between existing developments.
19. In an effort to reduce the impact to the stream crossing, a 6' sidewalk shall be installed, on the north side of Friendship Chapel Road, from Road D to the Legacy Driveway.

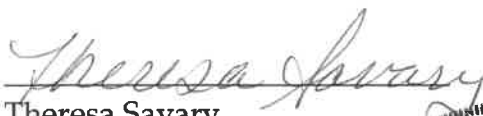
Section 8: The "Rezoned Lands" shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance.

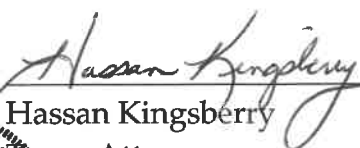
Adopted and effective this the 17th day of January 2023.


Vivian A. Jones
Mayor

ATTEST:

APPROVED AS TO FORM:


Theresa Savary
Town Clerk


Hassan Kingsberry
Town Attorney



AREAS TO BE REZONED

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

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

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

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

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

WEST A DISTANCE OF 59.13 FEET; THENCE SOUTH 45°53'14" WEST A DISTANCE OF 36.90 FEET; THENCE SOUTH 29°42'49" WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 28°37'20" WEST A DISTANCE OF 99.74 FEET; THENCE SOUTH 29°04'35" WEST A DISTANCE OF 85.94 FEET; THENCE SOUTH 30°34'45 " WEST A DISTANCE OF 14.19 FEET, SAID POINT BEING LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF TOLL SOUTHEAST LP COMPANY, INC. AS RECORDED IN DEED BOOK 18588 PAGE 1650 AND SHOWN ON BOOK OF MAPS 2021 PAGE 2316, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 57°08'41" WEST A DISTANCE OF 305.17 FEET TO A POINT; THENCE NORTH 46°41'15" WEST A DISTANCE OF 438.01 FEET TO A POINT, SAID POINT BEING LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF HR NORTHLAKE LLC AS RECORDED IN DEED BOOK 18040 PAGE 321, AND SHOWN ON BOOK OF MAPS 2021 PAGE 2201, WAKE COUNTY REGISTRY; THENCE NORTH 46°37'21" WEST A DISTANCE OF 436.47 FEET TO A POINT; THENCE NORTH 30°09'45" WEST A DISTANCE OF 42.63 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 179.08 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1000.00 FEET, A CHORD DIRECTION OF NORTH 58°33'10 " EAST, AND A CHORD DISTANCE OF 178.85 FEET; THENCE NORTH 54°40'31" EAST A DISTANCE OF 110.95 FEET TO A POINT; THENCE SOUTH 36°34'40" EAST A DISTANCE 182.57 TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 369.57 FEET, A CHORD DIRECTION OF SOUTH 63°02'45" EAST, AND A CHORD DISTANCE OF 356.56 FEET; THENCE SOUTH 89°30'51" EAST A DISTANCE OF 34.00 FEET; THENCE NORTH 00°29'09" EAST A DISTANCE OF 31.50 FEET TO A POINT; THENCE NORTH 09°06'39" EAST A DISTANCE 68.27 FEET; THENCE NORTH 09°06'39" EAST A DISTANCE OF 56.69 FEET; THENCE NORTH 12°56'38" EAST A DISTANCE OF 56.69 FEET TO A POINT; THENCE NORTH 29°10'56" WEST A DISTANCE OF 22.96 FEET; THENCE NORTH 60°49'04" EAST A DISTANCE OF 43.66 FEET; THENCE WITH CURVE TO THE RIGHT AN ARC DISTANCE OF 39.99 FEET, SAID CURVE HAVING A RADIUS OF 122.50 FEET, A CHORD DIRECTION OF NORTH 70°10'12" EAST, AND A CHORD DISTANCE OF 39.81 FEET; THENCE NORTH 10°31'51" WEST A DISTANCE OF 87.87 FEET TO A POINT; 4THENCE NORTH 29°30'48" EAST A DISTANCE OF 60.22 FEET TO A POINT; THENCE NORTH 29°29'03" EAST A DISTANCE OF 50.97 FEET TO A POINT; THENCE NORTH 29°31'44" EAST A DISTANCE OF 107.39 FEET TO A POINT; THENCE NORTH 12°38'14" WEST A DISTANCE OF 47.56 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 8.03 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1474.18 FEET, A CHORD DIRECTION OF NORTH 77°31'10" EAST, AND A CHORD DISTANCE OF 8.03 FEET; THENCE NORTH 12°19'27" WEST A DISTANCE OF 59.00 FEET TO A POINT; THENCE NORTH 17°46'54" WEST A DISTANCE OF 23.16 FEET TO A POINT; THENCE NORTH 17°46'54" WEST A DISTANCE OF 100.55 FEET TO A POINT; THENCE NORTH 17°46'54" WEST A DISTANCE OF 145.50 FEET TO A POINT; THENCE NORTH 72°13'07" EAST A DISTANCE OF 176.21 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 107.35 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 230.00 FEET, A CHORD DIRECTION OF NORTH 85°35'22" EAST, AND A CHORD DISTANCE OF 106.38 FEET TO A POINT; THENCE NORTH 08°57'39" EAST A DISTANCE 33.50 FEET TO A POINT; THENCE NORTH 27°07'24" EAST A DISTANCE OF 661.949 FEET TO A POINT, SAID POINT BEING LOCATED ON THE SOUTHERN EDGE OF THE NC 98 HIGHWAY CONTROLLED ACCESS RIGHT-OF-WAY; THENCE NORTH 72°09'47" EAST A DISTANCE OF 353.44 FEET TO A C CONCRETE MONUMENT; THENCE SOUTH 74°04'42" EAST A DISTANCE OF 175.45 FEET TO A CONCRETE MONUMENT; THENCE NORTH 17°59'47" WEST A DISTANCE OF 97.07 FEET TO A CONCRETE MONUMENT; THENCE NORTH 71°49'32" EAST A DISTANCE OF 145.81 FEET TO THE POINT OF BEGINNING, CONTAINING 29.1879 ACRES, AND BEING THE AREA TO BE REZONED UR-CD.

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

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

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

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

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

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

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

COMMENCING AT AN EXISTING IRON PIPE, SAID IRON PIPE BEING LOCATED ON THE ON THE NORTHERN EDGE OF THE NC 98 HIGHWAY AND BEING THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF ALF HOLDING VILLAGE LLC AS RECORDED IN DEED BOOK 14433 PAGE 2087, WAKE COUNTY REGISTRY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 806788.3590 FEET E: 2145233.3170 FEET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 79°11'06" EAST A DISTANCE OF 131.11 FEET TO A MONUMENT; THENCE NORTH 11°49'47" WEST A DISTANCE OF 62.40 FEET TO A POINT; THENCE NORTH 77°36'27" EAST A DISTANCE OF 63.28 FEET TO A MONUMENT; THENCE SOUTH 83°28'18" EAST A DISTANCE OF 67.48 FEET TO A POINT; THENCE NORTH 88°07'49" EAST A DISTANCE OF 171.92 FEET TO A MONUMENT; THENCE NORTH 72°51'00" EAST A DISTANCE OF 181.25 FEET TO A POINT; THENCE NORTH 72°09'47" EAST A DISTANCE A DISTANCE OF 161.18 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF THE TOWN OF WAKE FOREST AS RECORDED IN DEED BOOK 15574 PAGE 586 AND SHOWN ON BOOK OF MAPS 1997 PAGE 523, AND BEING THE POINT OF BEGINNING; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 62°51'03" EAST A DISTANCE OF 291.02 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING A POINT ON THE SOUTHERN PROPERTY LINE OF LANDS OR FORMERLY OF DEACON'S RIDGE HOMEOWNERS ASSOCIATION INC. AS RECORDED IN DEED BOOK 7836 PAGE 834 AND SHOWN ON BOOK OF MAPS 1997 PAGE 1941, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 1114.51 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 2500.01 FEET, A CHORD DIRECTION OF NORTH 74°38'36" EAST, AND A CHORD DISTANCE OF 1088.08 FEET, SAID POINT BEING LOCATED ON THE NORTHERN EDGE OF THE NC 98 HIGHWAY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE SOUTH 72°09'47" WEST A DISTANCE OF 1374.24 FEET TO THE POINT OF BEGINNING, CONTAINING 1.7429 ACRES.

REZONING PLAT
PROPERTY OF

CONTROLLED ACCESS
 800-862-1121
 800-862-1121
 800-862-1121

BANK

QUESTIONS				
Q. No.	Q. Text	Ans.	Correct Soln.	Grade
Q1	1. The number of ways in which 5 different things can be distributed among 3 persons is	3 ⁵	3 ⁵	10
Q2	2. The number of ways in which 5 different things can be distributed among 3 persons is	3 ⁵	3 ⁵	10

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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PAGE NO. 00000000
MAIL 2012-04-22 22:4
CN 12872 PG 3
CN 12333 PG 2600
CN 15998 PG 271

REZONING TABLE
 RMX - CD = 1,391,883 SF 31.9532 AC
 UR-CD = 1,271,426 SF OR 29.1679 AC
 OPEN SPACE-CD = 275,724 SF 6.2838 AC
 TOTAL AREA REZONED = 2,939,033 SF OR 67.4249 AC

[illegible]

40. VOLT 5F OR 0.3401 AC

15 200	8.1/20.1/20	80.7
20 2	3.1/20.1/20	80.12
40 5	6.0/20.1/20	80.17
60 30	9.0/20.1/20	80.2
80 30	10.0/20.1/20	80.3
100 30	10.0/20.1/20	80.3
150 2	10.0/20.1/20	80.3
200 2	10.0/20.1/20	80.3
300 2	10.0/20.1/20	80.3



RESERVE AT DUNN CREEK

CONDITIONAL DISTRICT REZONING PLAN

SITE DATA

PROJECT:	RESERVE AT DUNN CREEK
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4509 FAX: 919-859-5663 BETH BLACKMON, PE EMAIL: BETH.BLACKMON@TIMMONS.COM
DEVELOPER:	ABODE COMMUNITIES, LLC 3105 GLENWOOD AVENUE, SUITE 105 RALEIGH, NC 27612 INFOABODECOMMUNITIES@GMAIL.COM
PROPERTY OWNER:	HIGH BAR CREEK LLC 3336 WHITE OAK RD RALEIGH NC 27609-7619 HUGGY BEAR LLC 3336 WHITE OAK RD RALEIGH NC 27609-7619 DAMERON, NANCY H 3336 WHITE OAK RD RALEIGH NC 27609-7619
PROPERTY LOCATION:	FRIENDSHIP CHAPEL ROAD DR CALVIN JONES HIGHWAY
PIN:	1840-66-0542, 1840-76-1824, 1840-65-7710, 1840-67-6254
DEED REFERENCE:	DB 13812 PG 03; DB 15086 PG 271; DB 12337 PG 2555
EXISTING ZONING:	CU HB & CU RMX
PROPOSED ZONING:	UR-CD (29.19 AC) & RMX-CD (31.95 AC) & OS (6.28 AC)
TOWNSHIP:	WAKE FOREST
PROPOSED USE:	SINGLE FAMILY DWELLINGS & TOWNHOMES
EXISTING OVERLAY DISTRICT:	TND & SH-O (SPECIAL HIGHWAY OVERLAY DISTRICT)
PROPOSED OVERLAY DISTRICT:	SH-O (SPECIAL HIGHWAY OVERLAY DISTRICT)
GROWTH STRATEGY MAP DESIGNATION:	TOWN CENTER
TOTAL EXISTING TRACT AREA:	67.42 AC
AREA DEDICATED TO TOWN OF WAKE FOREST	2.68 AC
TOTAL AREA TO BE DEVELOPED	64.74 AC
EXISTING IMPERVIOUS AREA:	0 AC (0%)
PROPOSED IMPERVIOUS AREA:	26.95 AC (43.7%)
MAXIMUM PROPOSED NUMBER OF LOTS:	70 SFD (30%) & 230 TH (70%)
PROPOSED DENSITY:	2.40 DU/A (UR-CR) & 7.20 DU/A (RMX-CD)
TOTAL OPEN SPACE AREA PROVIDED:	25.78 AC (39.8%)
TOTAL IMPROVED PARK SPACE PROVIDED:	2.43 AC (3.8%)
TOTAL ACTIVE RECREATION PROVIDED:	0.32 AC (25% OF IMPROVED)
*SEE MINIMUM REQUIRED OPEN SPACE UNDER ZONING TYPES BELOW	
PROPOSED PARKING:	673 SPACES

UR ZONING

TOTAL AREA: 29.19 AC
MAXIMUM DENSITY ALLOWED: 10 DU/A
PROPOSED DENSITY: 2.40 DU/A
TOTAL SINGLE FAMILY LOTS ON PLAN: 69
MAXIMUM SINGLE FAMILY LOTS ALLOWED: 70

SETBACKS: FRONT: 20' MAX
SIDE: 5'
REAR: 20'
SIDE/SECONDARY FRONT: 5' MIN

5% MINIMUM OPEN SPACE REQUIRED: 1.46 AC
PROPOSED OPEN SPACE PROVIDED: 12.33 AC (42%)
2% MINIMUM PARK SPACE REQUIRED: 0.58 AC
PROPOSED PARK SPACE PROVIDED: 1.37 AC (4.6%)
25% MINIMUM ACTIVE RECREATION REQUIRED: 0.15 AC
PROPOSED ACTIVE RECREATION PROVIDED: 0.15 AC

RMX ZONING

TOTAL AREA: 31.95 AC
MAXIMUM DENSITY ALLOWED: 24 DU/A
MAXIMUM PROPOSED DENSITY: 7.20 DU/A
TOTAL TOWNHOME LOTS ON PLAN: 214
MAXIMUM TOWNHOME LOTS ALLOWED: 230

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

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

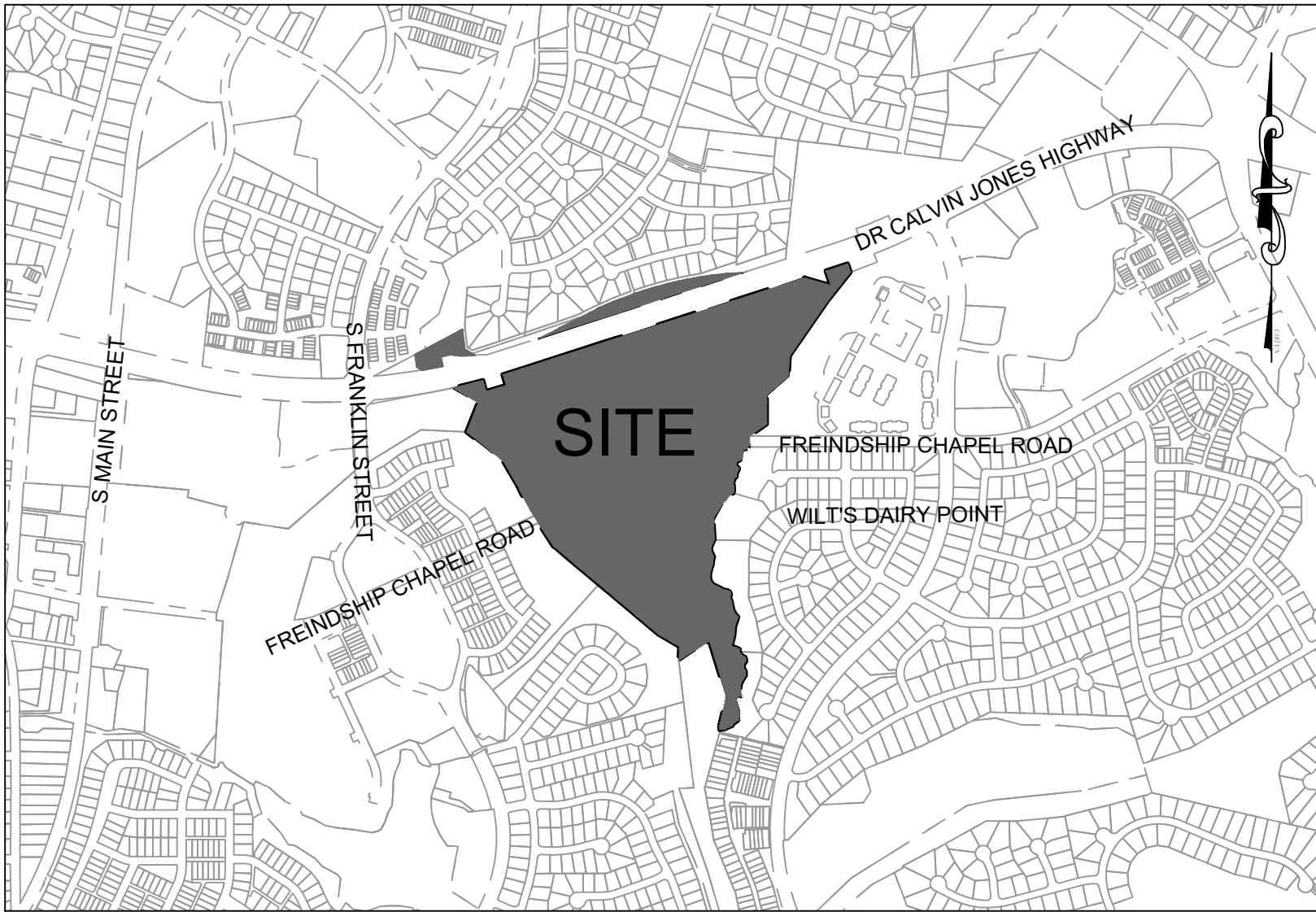
5% MINIMUM OPEN SPACE REQUIRED: 1.60 AC
PROPOSED OPEN SPACE PROVIDED: 11.71 AC (36.7%)
2% MINIMUM PARK SPACE REQUIRED: 0.64 AC
PROPOSED PARK SPACE PROVIDED: 1.06 AC (3.3%)
25% MINIMUM ACTIVE RECREATION REQUIRED: 0.16 AC
PROPOSED ACTIVE RECREATED PROVIDED: 0.16 AC

CASE #: 632357

WAKE FOREST, WAKE COUNTY, NORTH CAROLINA

RZ-22-05

SD-22-07



VICINITY MAP

SCALE: 1" = 1000'

ZONING CONDITIONS

- Improvements recommended by the Traffic Impact Analysis (as approved by NCDOT and Town of Wake Forest) shall be constructed as per final requirements and timing. In addition, Developer shall make a proportional fee in lieu payment (FIL) towards a traffic signal to be installed by others at the intersection of Jones Dairy Rd and Friendship Chapel Rd. The FIL shall be calculated by Developer subject to Town approval and the FIL shall be paid prior to approval of the Construction Drawings. Any NCDOT driveway permits, encroachment permits and/or control of access permits will have to be obtained by the applicant from NCDOT and any conditions imposed by NCDOT will have to be met by the applicant.
- Subdivision Master Plan (SD-22-07) is a condition of the rezoning request. Amendments to the master plan shall require a rezoning amendment unless the administrator finds the modifications to be minor and in keeping with the spirit and intent of the adopted subdivision master plan.
- The extension of Friendship Chapel Road will require an environmental crossing along the western boundary adjacent to Holding Village. An existing agreement is in place between the Town and Holding Village to contribute funds towards this crossing. Prior to approval of CDs, Developer shall enter into an agreement with the Town to utilize the funds available under the existing agreement to construct the crossing, with Developer contributing an amount agreed upon by the Town and Developer.
 - Construction of the western crossing shall begin prior to the issuance of the 160th building permit and shall be substantially complete no later than issuance of the 250th building permit. Town staff will have the authority at its sole discretion to increase the number of substantially complete building permits due to force majeure conditions.
- Uses allowed under this rezoning shall be limited to residential (single family and townhome) and/or multi-family as well as supporting amenities and administrative functions to support the units to be constructed. Home occupation business per the standards of the UDO would be allowed.
- Greenways shall be constructed as noted on the approved Subdivision Master Plan and shall be constructed and completed prior to recording of the plat of the subject phase.
- Buffers shall be installed prior to recording of the plat of the subject phase.
- Type C buffers are required where noted on the Subdivision Master Plan. This may in some instances be satisfied as non-disturbed buffer where existing vegetation is sufficient or may be deemed sufficient with inclusion of supplemental plantings.
- Areas have been identified as "Improved Park Space" (IPS) on the Subdivision Master Plan. The IPS areas are denoted as IPS 1-4. Construction of the improvements within IPS 1-4 shall be completed in the following manner.
 - IPS 1: This is the Primary Amenity area and will include a pool, clubhouse, a minimum of 1 other item from the Amenity List noted in this section and associated parking. The Primary Amenity area will commence construction no later than the issuance of the 75th building permit and be completed by no later than the issuance of the 225th building permit.
 - IPS 2: This shall be completed by no later than the issuance of the 225th building permit and shall include no less than 2 items from the Amenity List noted in this section. It is possible that some of the mailboxes to serve the community may be located here.
 - IPS 3 and IPS 4: shall each include no less than 1 item from the Amenity List noted in this section. Prior to plat recordation for the phase containing IPS 3 and/or IPS 4, the construction plans for the IPS within the phase shall have been approved such that construction of the IPS may start in a timely manner after plat recordation.
- Amenity List: (i) Enclosed dog park; (ii) Picnic table with grills; (iii) Seating benches or trellis swings; (iv) Playground; (v) Shade structure with seating; (vi) Outdoor fire pit with seating; (vii) hard surface recreational court or bocci. Options (iii) and (v) shall not count towards the requirements of IPS 1 and IPS 2.
- Town staff in its discretion may have the right to make minor modifications to the milestones herein in the event that delays in delivery are caused by events outside Developer control.
- Certain townhome lots within the project shall be allowed to front onto open space. These are noted as lot numbers 25-55 & 214-232 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein. The maximum number of townhome lots fronting on open space shall not exceed 55 lots.
- Certain townhome lots shall be allowed to have front load garages (in lieu of alleys). These lots shall all have driveways directly accessing the fronting public streets. These are noted as lot numbers 141-204 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein. The maximum number of front load garage townhomes shall not exceed 70 lots.
- The properties shown on the Subdivision Master Plan as being dedicated to the Town of Wake Forest shall be deeded in conjunction with the recording of the first phase of final plat. All costs associated with the deeding of the property shall be incurred by the Developer.
- The project will adhere to a number of architectural conditions including the following:
 - Townhome Dwelling Construction Standards
 - Townhomes shall include a minimum of 1,400 heated square footage.
 - Townhome units shall vary in width from 20' - 26' wide. There will be a minimum of 2 different Townhome widths with each width comprising no less than 20% of the unit count.
 - Townhomes shall be 2-story or 3-story buildings with each type comprising no less than 20% of the unit count
 - Townhomes less than 24' in width will have a 1- or 2-car garage and all Townhomes 24' or wider shall have a 2-car garage.
 - To provide privacy, all front entrances shall be raised from the finished grade (at the right of way line) a minimum of 18 inches.
 - Exposed foundation on the front of units shall be brick or stone.
 - Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/shake, drop siding, primed board, wood board and batten, brick and/or stone.
 - Roof Materials may be comprised of the following: standing seam metal or asphalt shingles. Roofs on porches or overhangs shall be standing seam metal.
 - Front facades shall be comprised of a minimum of two (2) of the listed wall materials. Columns on front facades shall be a minimum of 6"x6" with a decorative masonry base a minimum of 24" in height.
 - All townhomes shall have rear load garages except where front load units are allowed as noted on the approved Masterplan.

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	TREE SAVE PLAN
C2.0	PRELIMINARY SUBDIVISION PLAN - OVERALL
C2.1	PRELIMINARY SUBDIVISION PLAN - SHEET 1 OF 2
C2.2	PRELIMINARY SUBDIVISION PLAN - SHEET 2 OF 2
C3.0	PRELIMINARY UTILITY PLAN - OVERALL
C3.1	PRELIMINARY UTILITY PLAN - SHEET 1 OF 2
C3.2	PRELIMINARY UTILITY PLAN - SHEET 2 OF 2
C4.0	PRELIMINARY GRADING AND DRAINAGE PLAN - OVERALL
C4.1	PRELIMINARY GRADING AND DRAINAGE PLAN - SHEET 1 OF 2
C4.2	PRELIMINARY GRADING AND DRAINAGE PLAN - SHEET 2 OF 2
C5.0	PRELIMINARY LANDSCAPE PLAN - OVERALL
C5.1	PRELIMINARY LANDSCAPE PLAN - SHEET 1 OF 2
C5.2	PRELIMINARY LANDSCAPE PLAN - SHEET 2 OF 2
C6.0	PRELIMINARY LIGHTING PLAN - OVERALL
C6.1	PRELIMINARY LIGHTING PLAN - SHEET 1 OF 2
C6.2	PRELIMINARY LIGHTING PLAN - SHEET 2 OF 2

- No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
- Each building shall include a unifying masonry element such as a masonry water table, masonry base on columns, masonry door surround or accent, etc.
- Each building shall include a minimum of 3 primary colors (excluding trim colors). No two adjacent units shall have the same primary color. Front doors shall be an accent color different than the primary unit color. In addition front doors shall have natural light in the form of one of the following: (i) transom over door; (ii) sidelight; or (iii) glass door insert.
 - Eaves shall project 8'-12".
 - All townhomes with front loaded garages shall include carriage style garage doors with glass inserts.
- Architectural elements shall be included as noted below:
 - Entrance Elements (Every unit shall have an Entrance element with min of 2 being porches in each building with end unit porches being preferred where possible.)
 - Recessed Entry
 - Covered stoop (5'x5' min)
 - Usable porch a minimum of 5' deep and extending more than 50% of the facade.
 - Building Off-Set (Min. of 3 of each off-set per building cluster). Facade Off-set (12" min. between primary faces).
 - Roof Line off-set (12" min.)
 - Facade Elements (Every unit shall have a two Façade elements one of which shall be window trim.)
 - Bay Window Balcony
 - Window Trim (3.5' min. width) Shutters
 - Patterned Finish (Scales, Shakes, Wainscoting, etc)
 - Roof Elements (Min. of 60% of units per building cluster shall have a Roof Element)
 - Dormer Gable
 - Cupola/Tower/Chimney
- Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Townhome Dwellings will have a covered porch or stoop.
- Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO.
- Single Family Dwelling Construction Standards.
 - Vinyl siding is prohibited. Vinyl trim, windows and soffits will be allowed.
 - Any exterior wall of a corner lot unit visible from a street shall contain at least three decorative elements such as, but not limited to, the following elements: a. Bay window; b. Recessed window; c. Decorative window; d. Trim around windows; e. Side porch; f. two or more building materials; g. Decorative brick or stone; h. Decorative trim; i. Decorative shake
 - Main roof pitches shall be between 6:12 and 12:12
 - Front doors shall be an accent color different than the primary unit color. In addition front doors shall have natural light in the form of one of the following: (i) transom over door; (ii) sidelight; or (iii) glass door insert.
 - Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth-faced concrete masonry unit foundations with 12" or more of exposed material shall be covered by decks, porches, or be clad in face brick, stone, or some other masonry material finish.
 - Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Single Family Dwellings will have a covered porch or stoop.
 - Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO.
 - Garage Door setback from fac;ade: Garages shall be set back a minimum of 18' and a maximum of 25 feet from the back of the sidewalk. In addition, the garage doors shall be flush with or recessed from the farthest protruding element of the building (ie, porch, covered portico entry or building face), such that the garage door is not the closest building element to the sidewalk. All garage doors shall be carriage style with glass inserts.
- Structures heights shall be limited to the following maximums: RMX zoning 3 stories; UR zoning 3 stories
- Developer shall purchase and install a public art feature with a value of \$25,000 at the intersection of Friendship Chapel Road and Road D. The public art feature shall be subject to the approval of the Town's Public Art Commission and shall be installed prior to the issuance of the 150th building permit.
- Road A may exceed block length standards between Friendship Chapel Road and Road B (407'); between Road Band Road J (534'); and between Road E and Road D (437'); and between Road C and Road D (661').
- Road E may exceed block length standards with a maximum length of 545'.
- Road B may exceed block length standards between Road C and Road D with a maximum length of 415'.
- Friendship Chapel Road may exceed block length standards to preserve the design of the connector road between existing developments.
- In an effort to reduce the impact to the stream crossing, a 6' sidewalk shall be installed, on the north side of Friendship Chapel Road, from Road D to the Legacy Driveway.

APPROVAL BY THE
WAKE FOREST BOARD
OF COMMISSIONERS

DATE _____

RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD

DATE _____

FOR REVIEW
ONLY

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919-866-4951 FAX 919-853-8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

12/21/2022

DRAWN BY

331

DESIGNED BY

E. ANGE

CHECKED BY

B. BLACKMON

SCALE

1" = 1000'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD., WAKE FOREST, NORTH CAROLINA

COVER SHEET

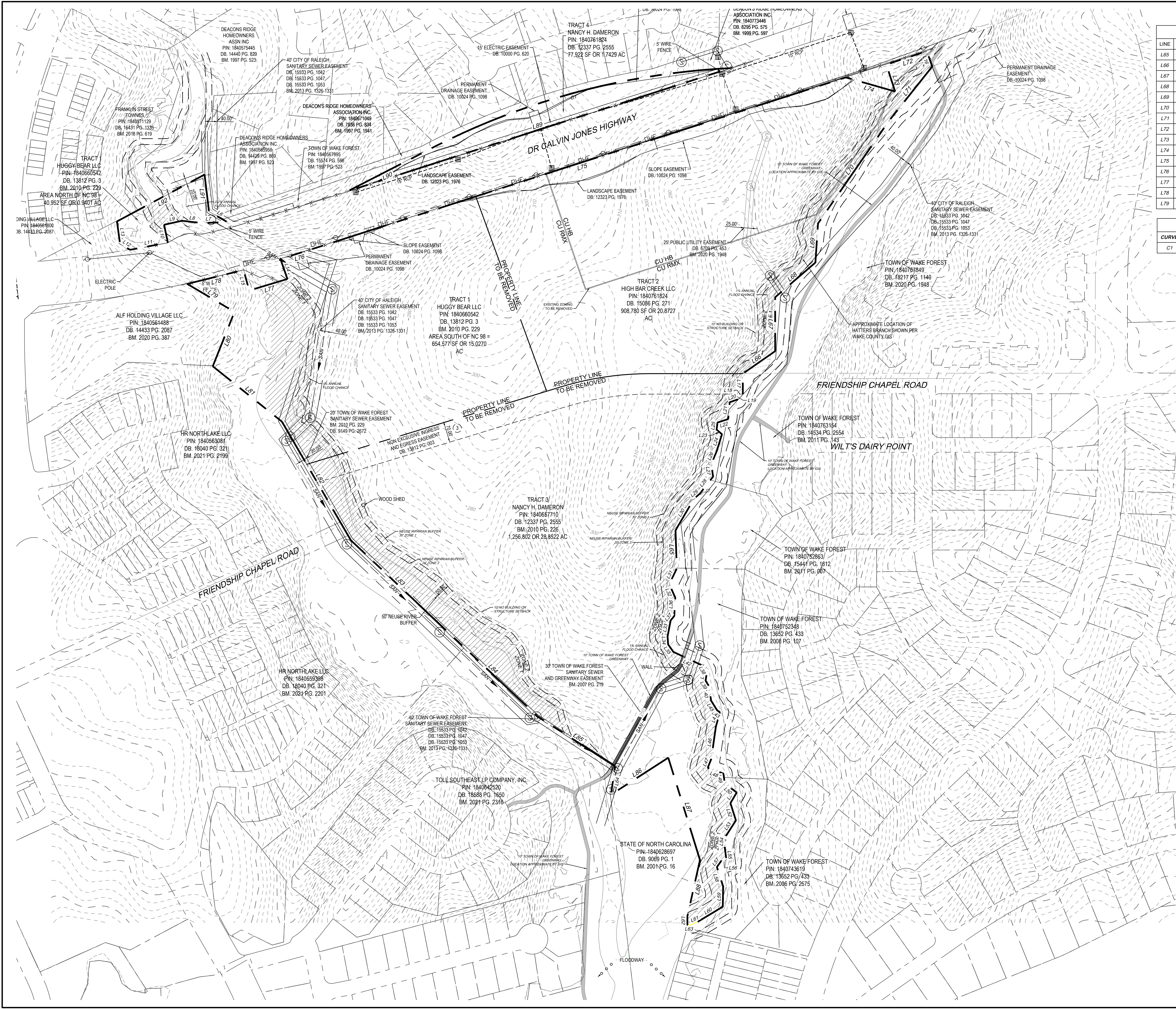
JOB NO.

49103

SHEET NO.

C0.0

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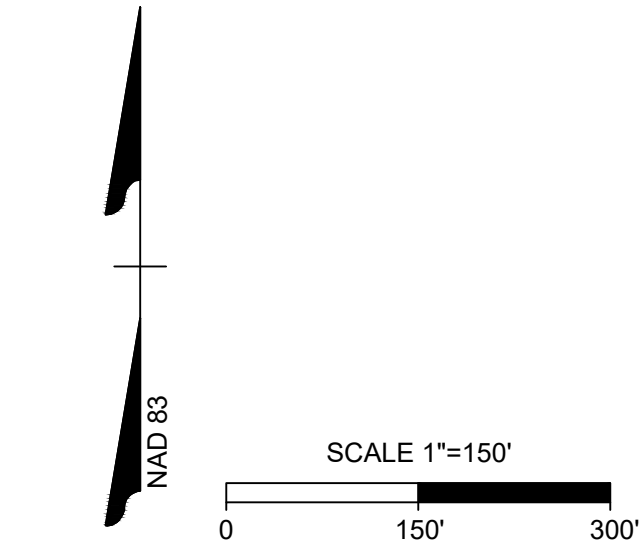


LINE TABLE		
LINE	BEARING	LENGTH
L65	N1°50'26"W	130.97'
L66	N55°16'14"E	134.42'
L67	N0°01'45"W	184.17'
L68	N49°11'44"E	181.77'
L69	N3°49'13"E	134.00'
L70	N34°38'43"E	425.94'
L71	N38°34'11"E	237.45'
L72	S71°49'32"W	145.81'
L73	S17°59'47"E	97.07'
L74	N74°04'42"W	175.45'
L75	S72°08'47"W	1900.67'
L76	S72°39'16"W	128.31'
L77	S73°17'05"W	136.23'
L78	S76°08'02"W	198.48'
L79	S59°22'22"E	187.76'

LINE TABLE		
LINE	BEARING	LENGTH
L80	S21°45'45"W	200.14'
L81	S51°18'22"E	302.80'
L82	S30°09'45"E	469.04'
L83	S46°37'21"E	436.47'
L84	S46°41'15"E	438.01'
L85	S57°08'41"E	318.06'
L86	N57°08'54"E	233.34'
L87	S17°13'19"E	366.06'
L88	S12°35'52"W	197.69'
L89	N72°09'47"E	1374.24'
L90	S62°51'03"W	291.02'
L91	N6°56'59"W	127.64'
L92	S61°50'41"W	339.40'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	25°08'17"	2500.01'	1096.85'	557.40'	S74°38'36"W	1088.08'

- EXISTING CONDITIONS NOTES:
- BOUNDARY TAKEN FROM SURVEY BY BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS DATED FEBRUARY, 03, 2022.
 - TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS.
 - ENVIRONMENTAL INFORMATION BY BASS, NIXON, KENNEDY, INC. CONSULTING ENGINEERS SURVEY DATED FEBRUARY, 03, 2022.
 - THE SUBJECT PROPERTY LIES IN ZONE X PER FIRM MAP 3720184000K EFFECTIVE DATE 07/19/2022.
 - 100-YR FLOODPLAIN DESIGNATED ON PLAN.
 - ANY INADVERTENT DISCOVERY OF GRAVES OR HUMAN REMAINS MUST FOLLOW THE PROCEDURES SET OUT IN NCGS70-29 THROUGH G.S. 70-33.



LEGEND	
	PROPERTY LINE
	FLOODWAY
	1% ANNUAL FLOOD CHANCE
	0.2% ANNUAL FLOOD CHANCE
	NEUSE RIPARIAN BUFFER



TIMMONS GROUP

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07
FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

EXISTING CONDITIONS PLAN

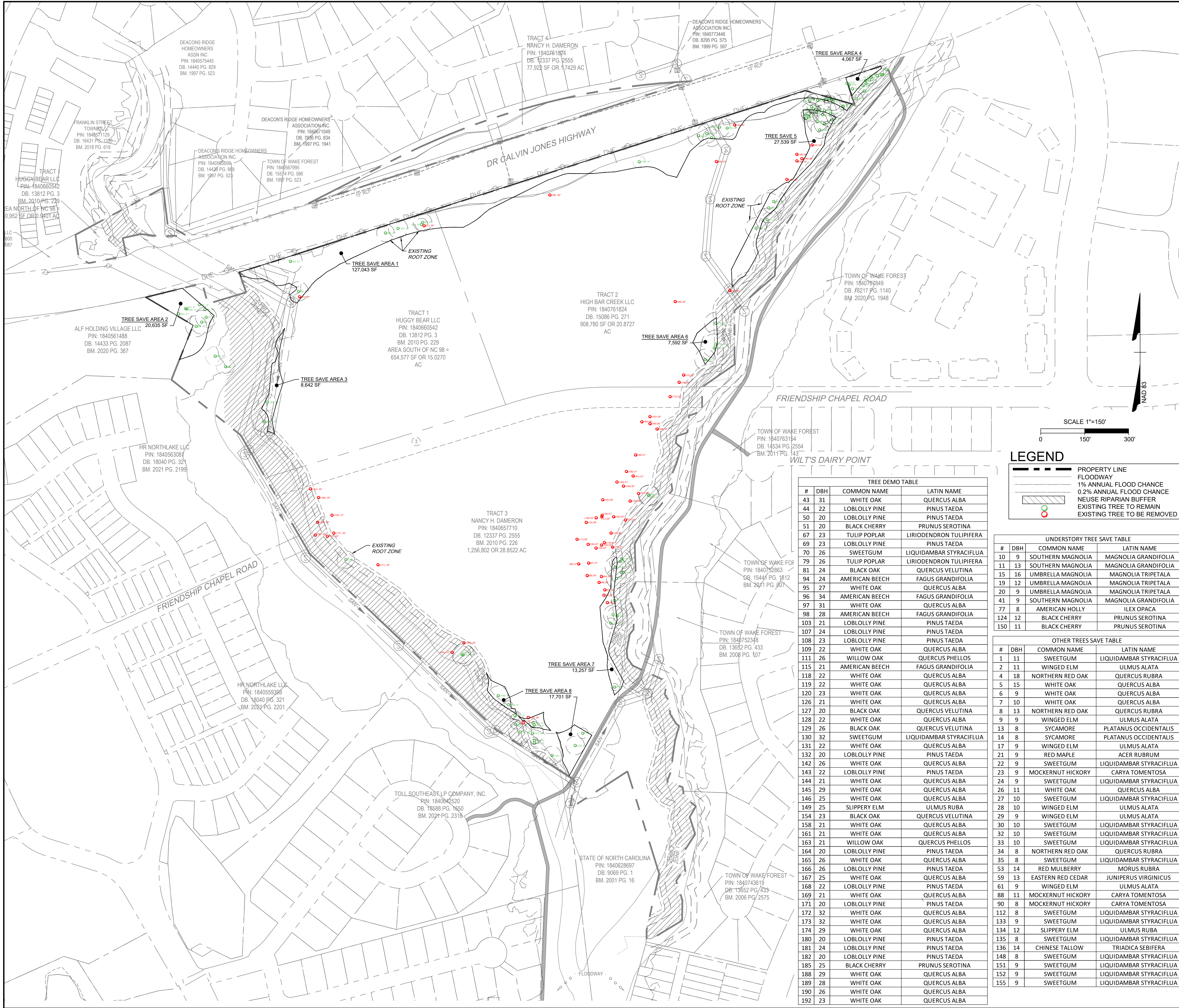
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REVISION DESCRIPTION	
DATE	
11/01/2022	
DRAWN BY	331
DESIGNED BY	E.ANGE
CHECKED BY	B.BLACKMON
SCALE	1" = 150'

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TREE CALCULATIONS	
TOTAL SITE AREA = 64.74 AC	
TOTAL ENVIRONMENTAL AREA = 4.56 AC	
TOTAL CALCULATION AREA = 60.18 AC	
CANOPY REQUIREMENTS	
(1) CANOPY TREE	
PER 10,000 SQFT PARCEL	
AREA/10,000 SQFT = 263 TREES	
MITIGATION TREES REQUIRED	
58 X 4 = CREDITS REQUIRED = 232	
TOTAL CREDITS REQUIRED = 263 + 232 = 495 CREDITS	
TREE SAVE AREAS	
TREE SAVE AREA 1: 127,043 SF / 700 SF = 181 CREDITS	
TREE SAVE AREA 2: 20,635 SF / 700 SF = 29 CREDITS	
TREE SAVE AREA 3: 8,642 SF / 700 SF = 12 CREDITS	
TREE SAVE AREA 4: 4,067 SF / 700 SF = 5 CREDITS	
TREE SAVE AREA 5: 27,539 SF / 700 SF = 39 CREDITS	
TREE SAVE AREA 6: 7,592 SF / 700 SF = 10 CREDITS	
TREE SAVE AREA 7: 13,257 SF / 700 SF = 18 CREDITS	
TREE SAVE AREA 8: 17,701 SF / 700 SF = 25 CREDITS	
TOTAL TREE SAVE AREA = 226,476 SF = 319 CREDITS	
PROPOSED TREES	
STREET TREES = 315 CREDITS	
STREETSCAPE & BUFFER TREES = 308 CREDITS	
TREE CALC SUMMARY	
EXISTING CREDITS	319 CREDITS
PROPOSED CREDITS	623 CREDITS
TOTAL CREDITS	942 CREDITS

LEGEND

- PROPERTY LINE
- FLOODWAY
- 1% ANNUAL FLOOD CHANCE
- 0.2% ANNUAL FLOOD CHANCE
- NEUSE RIPARIAN BUFFER
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

TREE DEMO TABLE			
#	DBH	COMMON NAME	LATIN NAME
43	31	WHITE OAK	QUERCUS ALBA
44	22	LOBLOLLY PINE	PINUS TAEDA
50	20	LOBLOLLY PINE	PINUS TAEDA
51	20	BLACK CHERRY	PRUNUS SEROTINA
67	23	TULIP POPLAR	LIRIODENDRON TULIPIFERA
69	23	LOBLOLLY PINE	PINUS TAEDA
70	26	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
79	26	TULIP POPLAR	LIRIODENDRON TULIPIFERA
81	24	BLACK OAK	QUERCUS VELUTINA
94	24	AMERICAN BEECH	FAGUS GRANDIFOLIA
95	27	WHITE OAK	QUERCUS ALBA
96	34	AMERICAN BEECH	FAGUS GRANDIFOLIA
97	31	WHITE OAK	QUERCUS ALBA
98	28	AMERICAN BEECH	FAGUS GRANDIFOLIA
103	21	LOBLOLLY PINE	PINUS TAEDA
107	24	LOBLOLLY PINE	PINUS TAEDA
108	23	LOBLOLLY PINE	PINUS TAEDA
109	22	WHITE OAK	QUERCUS ALBA
111	26	WILLOW OAK	QUERCUS PHELLOS
115	21	AMERICAN BEECH	FAGUS GRANDIFOLIA
118	22	WHITE OAK	QUERCUS ALBA
119	22	WHITE OAK	QUERCUS ALBA
120	23	WHITE OAK	QUERCUS ALBA
126	21	WHITE OAK	QUERCUS ALBA
127	20	BLACK OAK	QUERCUS VELUTINA
128	22	WHITE OAK	QUERCUS ALBA
129	26	BLACK OAK	QUERCUS VELUTINA
130	32	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
131	22	WHITE OAK	QUERCUS ALBA
132	20	LOBLOLLY PINE	PINUS TAEDA
142	26	WHITE OAK	QUERCUS ALBA
143	22	LOBLOLLY PINE	PINUS TAEDA
144	21	WHITE OAK	QUERCUS ALBA
145	29	WHITE OAK	QUERCUS ALBA
146	25	WHITE OAK	QUERCUS ALBA
149	25	SLIPPERY ELM	ULMUS RUBA
154	23	BLACK OAK	QUERCUS VELUTINA
158	21	WHITE OAK	QUERCUS ALBA
161	21	WHITE OAK	QUERCUS ALBA
163	21	WILLOW OAK	QUERCUS PHELLOS
164	20	LOBLOLLY PINE	PINUS TAEDA
165	26	WHITE OAK	QUERCUS ALBA
166	26	LOBLOLLY PINE	PINUS TAEDA
167	25	WHITE OAK	QUERCUS ALBA
168	22	LOBLOLLY PINE	PINUS TAEDA
169	21	WHITE OAK	QUERCUS ALBA
171	20	LOBLOLLY PINE	PINUS TAEDA
172	32	WHITE OAK	QUERCUS ALBA
173	32	WHITE OAK	QUERCUS ALBA
174	29	WHITE OAK	QUERCUS ALBA
180	20	LOBLOLLY PINE	PINUS TAEDA
181	24	LOBLOLLY PINE	PINUS TAEDA
182	20	LOBLOLLY PINE	PINUS TAEDA
185	25	BLACK CHERRY	PRUNUS SEROTINA
188	29	WHITE OAK	QUERCUS ALBA
189	28	WHITE OAK	QUERCUS ALBA
190	26	WHITE OAK	QUERCUS ALBA
192	23	WHITE OAK	QUERCUS ALBA

UNDERSTORY TREE SAVE TABLE			
#	DBH	COMMON NAME	LATIN NAME
10	9	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA
11	13	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA
15	16	UMBRELLA MAGNOLIA	MAGNOLIA TRIPETALA
19	12	UMBRELLA MAGNOLIA	MAGNOLIA TRIPETALA
20	9	UMBRELLA MAGNOLIA	MAGNOLIA TRIPETALA
41	9	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA
77	8	AMERICAN HOLLY	ILEX OPACA
124	12	BLACK CHERRY	PRUNUS SEROTINA
150	11	BLACK CHERRY	PRUNUS SEROTINA

OTHER TREES SAVE TABLE			
#	DBH	COMMON NAME	LATIN NAME
1	11	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
2	11	WINGED ELM	ULMUS ALATA
4	18	NORTHERN RED OAK	QUERCUS RUBRA
5	15	WHITE OAK	QUERCUS ALBA
6	9	WHITE OAK	QUERCUS ALBA
7	10	WHITE OAK	QUERCUS ALBA
8	13	NORTHERN RED OAK	QUERCUS RUBRA
9	9	WINGED ELM	ULMUS ALATA
13	8	SYCAMORE	PLATANUS OCCIDENTALIS
14	8	SYCAMORE	PLATANUS OCCIDENTALIS
17	9	WINGED ELM	ULMUS ALATA
21	9	RED MAPLE	ACER RUBRUM
22	9	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
23	9	MOCKERNUT HICKORY	CARYA TOMENTOSA
24	9	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
26	11	WHITE OAK	QUERCUS ALBA
27	10	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
28	10	WINGED ELM	ULMUS ALATA
29	9	WINGED ELM	ULMUS ALATA
30	10	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
32	10	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
33	10	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
34	8	NORTHERN RED OAK	QUERCUS RUBRA
35	8	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
53	14	RED MULBERRY	MORUS RUBRA
59	13	EASTERN RED CEDAR	JUNIPERUS VIRGINICUS
61	9	WINGED ELM	ULMUS ALATA
88	11	MOCKERNUT HICKORY	CARYA TOMENTOSA
90	8	MOCKERNUT HICKORY	CARYA TOMENTOSA
112	8	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
133	9	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
134	12	SLIPPERY ELM	ULMUS RUBA
135	8	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
136	14	CHINESE TALLOW	TRIADICA SEBIFERA
148	8	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
151	9	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
152	9	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
155	9	SWEETGUM	LIQUIDAMBAR STYRACIFLUA

SPECIMEN TREE SAVE TABLE		
#	DBH	COMMON NAME
3	27	LOBLOLLY PINE
12	20	TULIP POPLAR
16	28	SWEETGUM
18	20	TULIP POPLAR
25	31	WHITE OAK
31	22	WHITE OAK
36	23	POST OAK
37	23	NORTHERN RED OAK
38	22	WHITE OAK
39	26	WHITE OAK
40	31	WHITE OAK
42	20	WHITE OAK
45	20	LOBLOLLY PINE
46	24	LOBLOLLY PINE
47	20	LOBLOLLY PINE
48	22	LOBLOLLY PINE
49	24	LOBLOLLY PINE
52	21	LOBLOLLY PINE
54	22	LOBLOLLY PINE
55	20	LOBLOLLY PINE
56	27	SOUTHERN RED OAK
57	24	LOBLOLLY PINE
58	20	LOBLOLLY PINE
60	21	NORTHERN RED OAK
62	21	LOBLOLLY PINE
63	24	SCARLET OAK
64	27	LOBLOLLY PINE
65	22	LOBLOLLY PINE
66	21	LOBLOLLY PINE
68	22	SYCAMORE
71	26	NORTHERN RED OAK
72	22	BLACKJACK OAK
73	22	BLACK OAK
80	20	WHITE OAK
104	20	LOBLOLLY PINE
106	20	LOBLOLLY PINE
114	23	SWEETGUM
116	24	LOBLOLLY PINE
117	23	LOBLOLLY PINE
121	24	WHITE OAK
122	26	LOBLOLLY PINE
123	21	MOCKERNUT HICKORY
125	21	LOBLOLLY PINE
140	21	LOBLOLLY PINE
147	25	LOBLOLLY PINE
153	26	SWEETGUM
156	22	LOBLOLLY PINE
157	25	LOBLOLLY PINE
159	23	WHITE OAK
160	23	WHITE OAK
162	20	LOBLOLLY PINE
170	20	LOBLOLLY PINE
175	24	SWEETGUM
176	32	SWEETGUM
177	20	LOBLOLLY PINE
178	25	GREEN ASH
179	32	BITTERNUT HICKORY
183	20	SWEETGUM
184	26	SWEETGUM
186	24	WILLOW OAK
187	34	WHITE OAK
191	28	WHITE OAK

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DATE

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DESIGNED BY

CHECKED BY

SCALE

1" = 150'

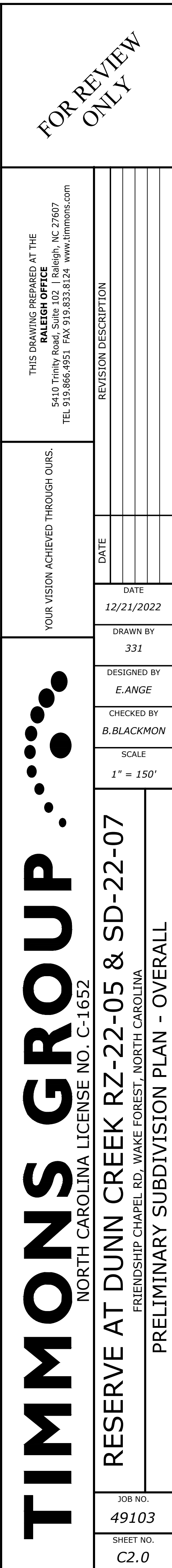
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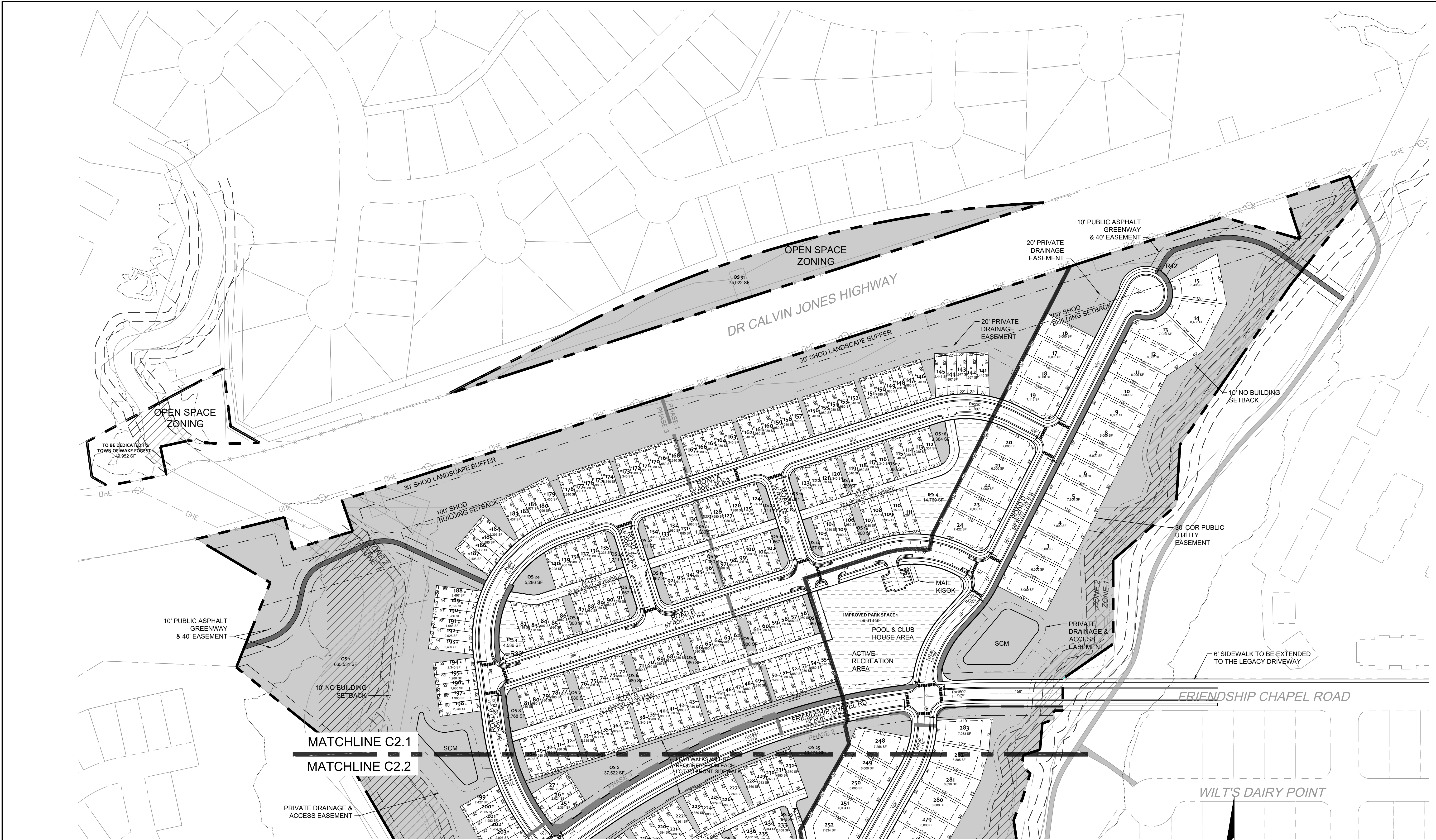
RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07
FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

TREE SAVE PLAN

JOB NO.
49103

SHEET NO.
C1.1



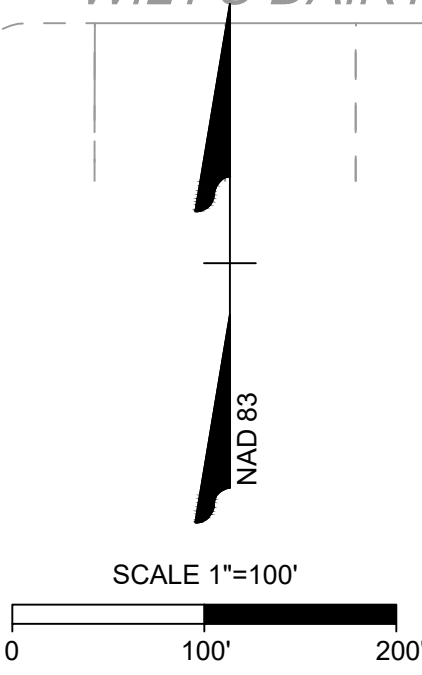


LEGEND

- PROPERTY LINE
- ZONING LINE
- PHASE LINE
- FLOODWAY
- 1% ANNUAL CHANCE FLOOD
- 0.2% ANNUAL CHANCE FLOOD
- NEUSE RIPARIAN BUFFER
- OPEN SPACE
- IMPROVED PARK SPACE
- MULTI-USE TRAIL / GREENWAY
- FRONT LOADED TOWNHOMES
- TOWNHOMES FRONTING OPEN SPACE

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

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



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SCALE
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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN - SHEET 1 OF 2

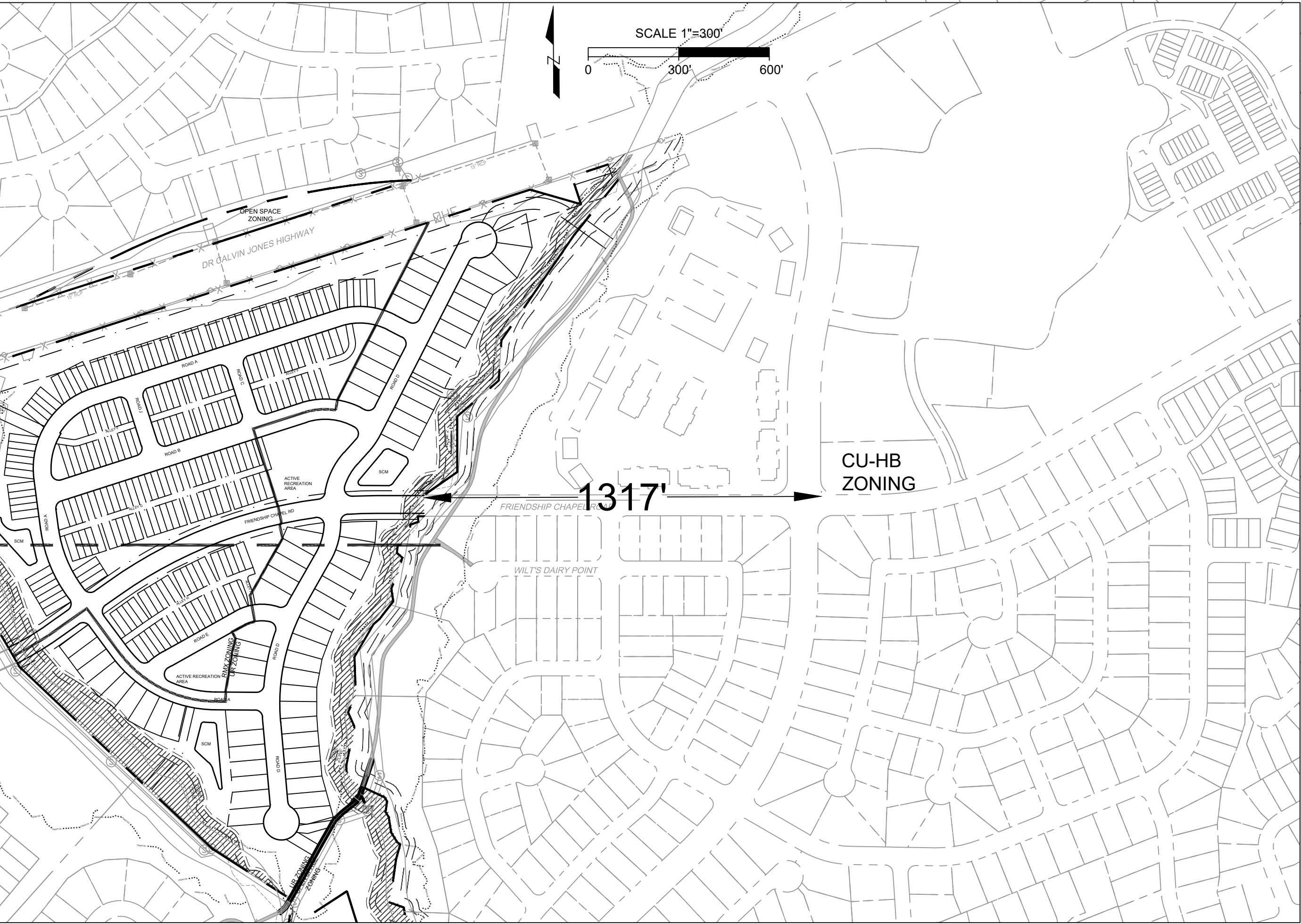
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JOB NO.
49103

SHEET NO.
C2.1

203

SFD & TH IN RMX ZONING



MATCHLINE C2.1
MATCHLINE C2.2

PRIVATE DRAINAGE & ACCESS EASEMENT

FRIENDSHIP CHAPEL ROAD

20' PRIVATE DRAINAGE EASEMENT

10' NO BUILDING SETBACK

30' COR PUBLIC UTILITY EASEMENT

PRIVATE DRAINAGE & ACCESS EASEMENT

SCM

10' PUBLIC ASPHALT GREENWAY & 40' EASEMENT

UR ZONING

RMX ZONING

IMPROVED PARK SPACE

ACTIVE RECREATION AREA

10' NO BUILDING SETBACK

10' NO BUILDING SETBACK

LEGEND

- PROPERTY LINE
- ZONING LINE
- PHASE LINE
- FLOODWAY
- 1% ANNUAL CHANCE FLOOD
- 0.2% ANNUAL CHANCE FLOOD
- NEUSE RIPARIAN BUFFER
- OPEN SPACE
- IMPROVED PARK SPACE
- MULTI-USE TRAIL / GREENWAY
- TOWNHOMES FRONTING OPEN SPACE

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SCALE 1"=100'
0 100' 200'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN - SHEET 2 OF 2

JOB NO.
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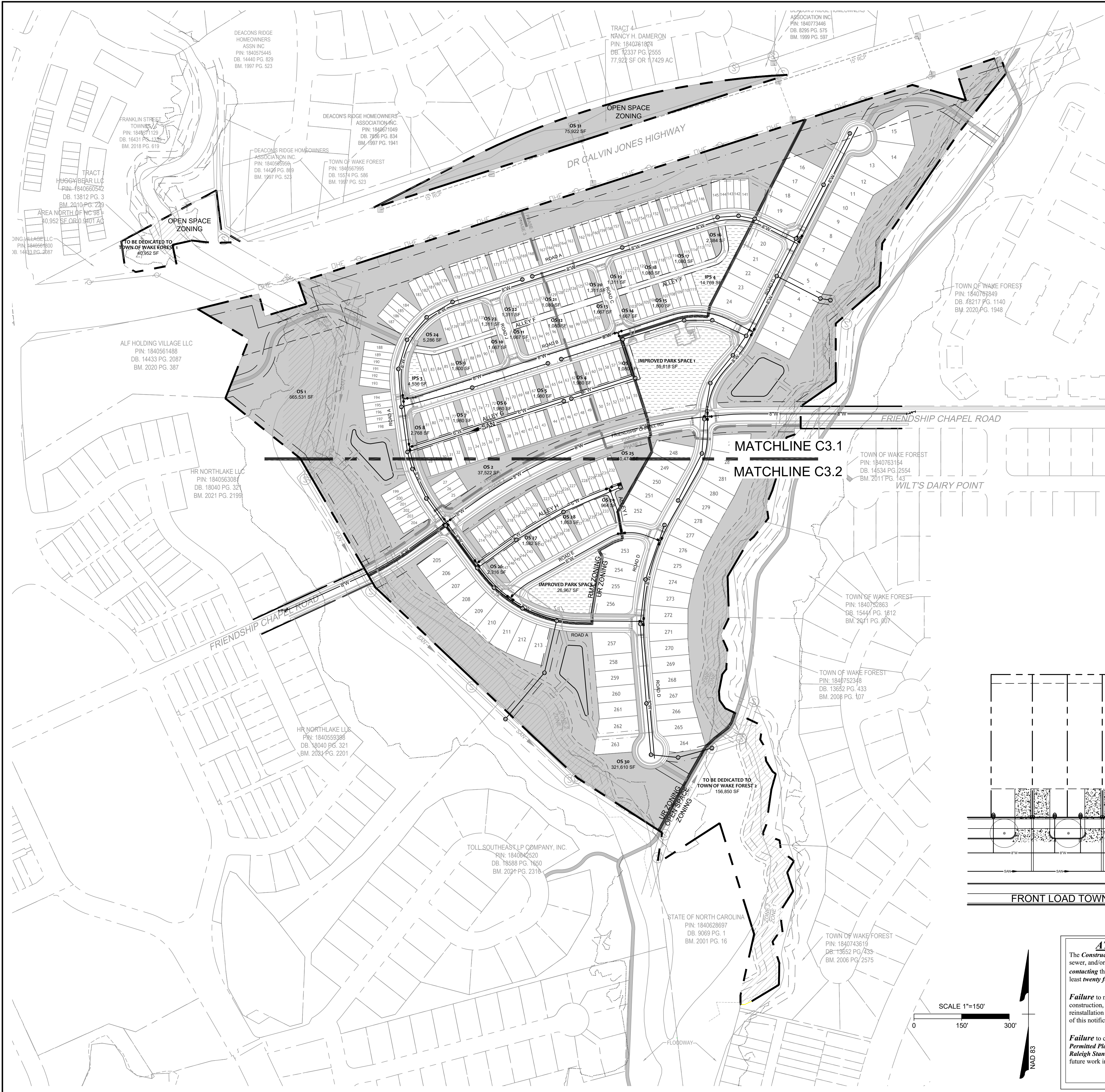
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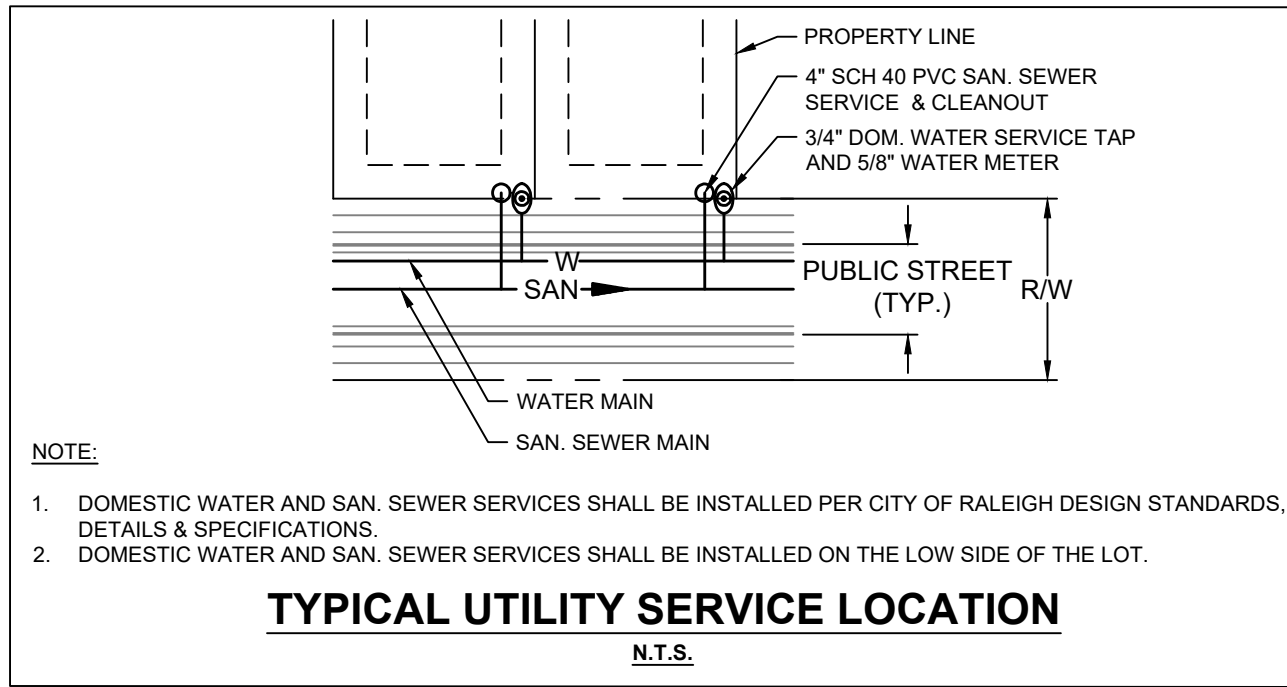
SCALE

1" = 100'

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- CITY OF RALEIGH STANDARD UTILITY NOTES:**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
 - CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 - UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER AND/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10' IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATER MAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS.
 - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
 - INSTALL 1" TYPE "K" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT
 - INSTALL 4" SCHEDULE 40 PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
 - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
 - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE AND/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 - NCDOT /RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

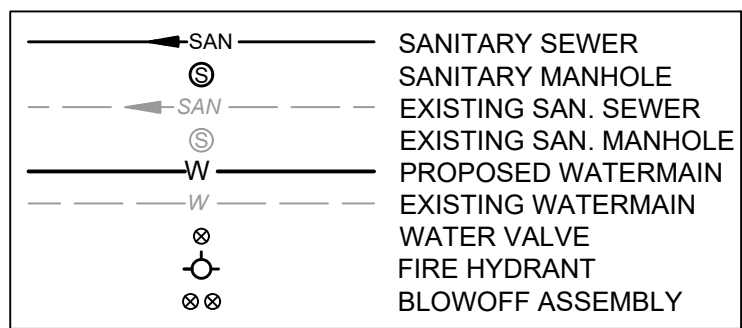


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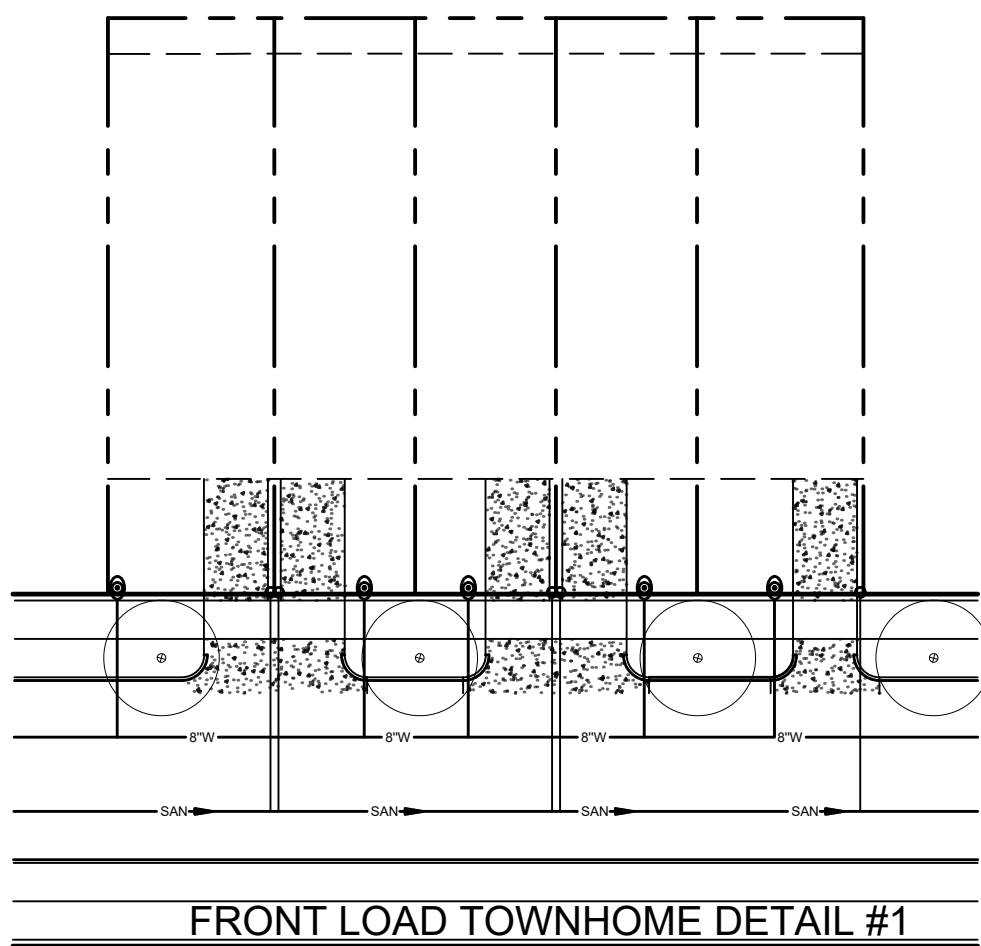
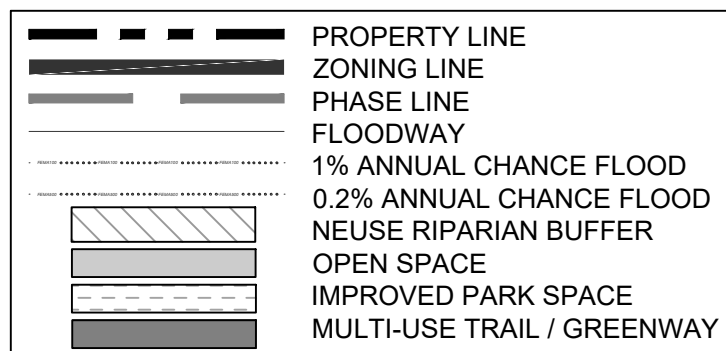
- DOMESTIC WATER AND SAN. SEWER SERVICES SHALL BE INSTALLED PER CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS.
- DOMESTIC WATER AND SAN. SEWER SERVICES SHALL BE INSTALLED ON THE LOW SIDE OF THE LOT.

TYPICAL UTILITY SERVICE LOCATION
N.T.S.

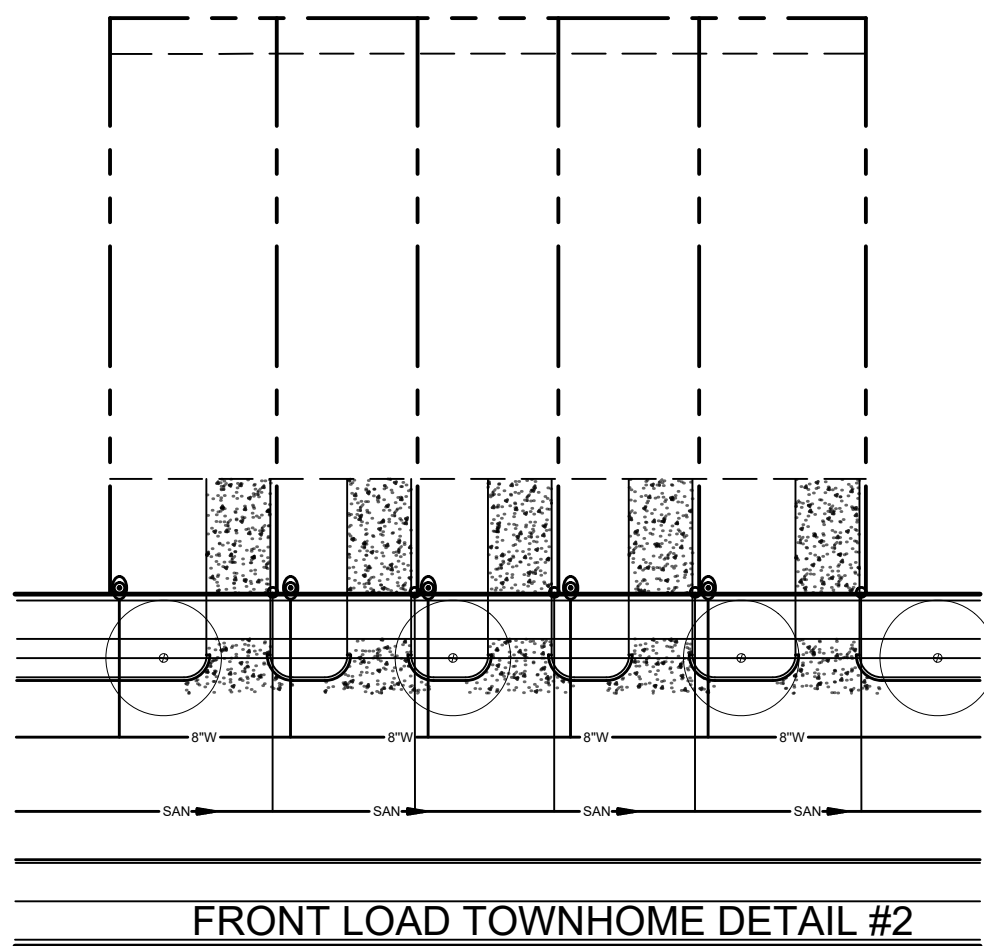
UTILITY LEGEND



LEGEND



FRONT LOAD TOWNHOME DETAIL #1



FRONT LOAD TOWNHOME DETAIL #2

ATTENTION CONTRACTORS

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

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

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

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

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REVISION DESCRIPTION	DATE
	11/01/2022
DRAWN BY	331
DESIGNED BY	E.ANGE
CHECKED BY	B.BLACKMON
SCALE	1" = 150'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

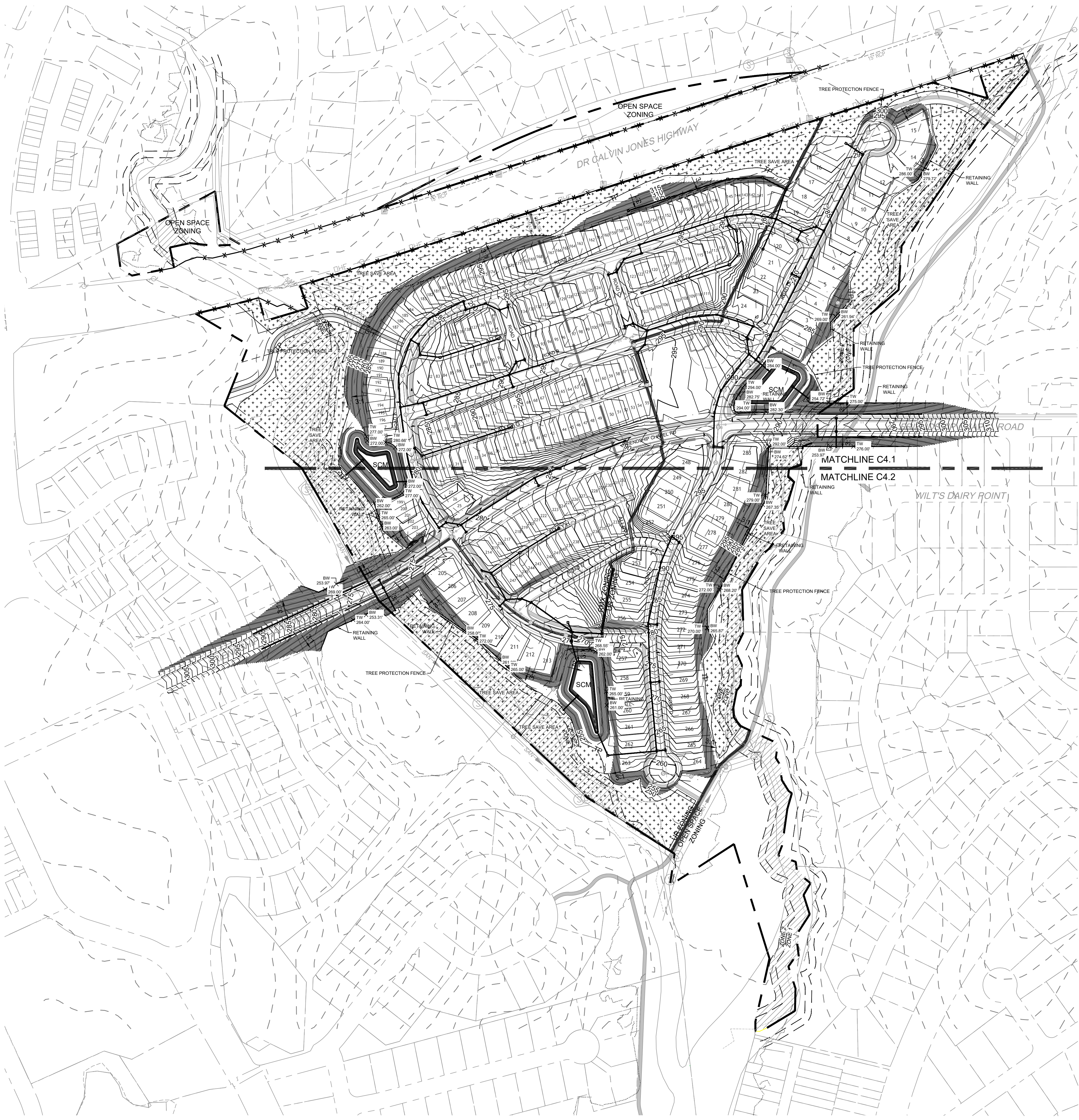
FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY UTILITY PLAN - OVERALL

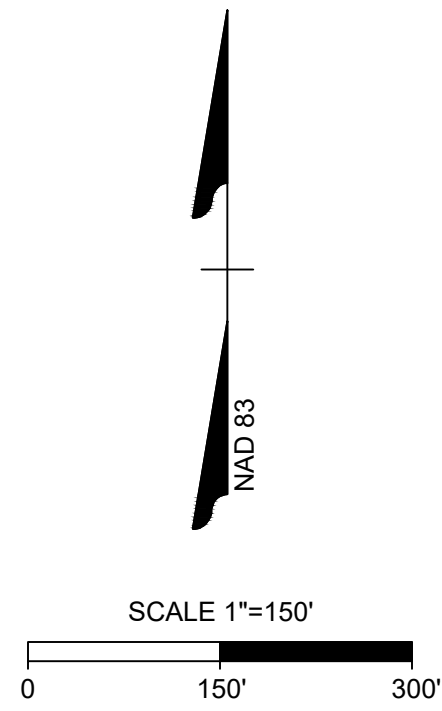
JOB NO.	49103
SHEET NO.	C3.0

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TREE SAVE AREA: 5.20 AC



LEGEND	
	PROPERTY LINE
	TREE PROTECTION FENCE
	FLOODWAY
	1% ANNUAL CHANCE FLOOD
	0.2% ANNUAL CHANCE FLOOD
	NEUSE RIPARIAN BUFFER
	TREE SAVE AREA

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

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RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY GRADING AND DRAINAGE PLAN - OVERALL

JOB NO.
49103
SHEET NO.
C4.0

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SCALE 1"=100'

0 100' 200'

NAD 83

LEGEND

	PROPERTY LINE
	TREE PROTECTION FENCE
	FLOODWAY
	1% ANNUAL CHANCE FLOOD
	0.2% ANNUAL CHANCE FLOOD
	NEUSE RIPARIAN BUFFER
	TREE SAVE AREA

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SCALE
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FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY GRADING AND DRAINAGE PLAN - SHEET 1 OF 2

JOB NO.
49103

SHEET NO.
C4.1

LANDSCAPE ORDINANCE CALCULATIONS:

Buffers:
NOTE: Existing trees to be used where buffer is located within Neuse River Riparian Buffers, floodplain, or wetland areas.

SHOD Buffer (2,670' L):
Buffer Width: 30'
3 Trees per 50'
Environmental Length: 270'
Required Buffer Length: 2,670' - 270' = 2,400'
Required Trees: 2,400' / 50' = 48 x 3 = 144 Trees
Existing Trees: 13
Trees Provided: 131 Trees

20' TYPE C BUFFER YARD - 100' TYPICAL SECTION REQUIRED
2 Canopy Trees
2 Understory Trees
12 Shrubs

20' TYPE C BUFFER YARD - (2,044' L)
41 Canopy Trees Required
41 Understory Trees Required
246 Shrubs Required
Environmental Length: 2,044'
0 Trees/ Shrubs Provided (EXISTING TREES TO BE USED SINCE ENTIRE BUFFER IS LOCATED WITHIN NEUSE RIVER RIPARIAN BUFFER AND WETLAND AREAS)

20' TYPE B STREET YARD - 100' TYPICAL SECTION REQUIRED
2 Evergreen Trees
2 Canopy Trees
2 Understory Trees
24 Shrubs

20' TYPE B STREET YARD - SEGMENT Q (259' L):
6 Evergreen Trees Required
6 Canopy Trees Required
6 Understory Trees Required
63 Shrubs Required
6 Evergreen Trees Provided
6 Canopy Trees Provided
6 Understory Trees Provided
63 Shrubs Provided
EXISTING TREES TO BE USED WITHIN NEUSE RIVER RIPARIAN BUFFER

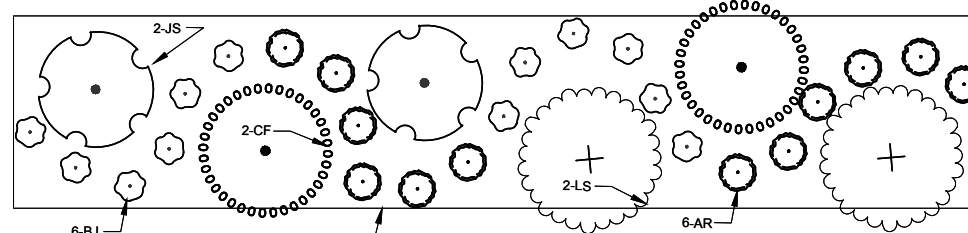
20' TYPE B STREET YARD - SEGMENT R (266' L):
6 Evergreen Trees Required
6 Canopy Trees Required
6 Understory Trees Required
64 Shrubs Required
6 Evergreen Trees Provided
6 Canopy Trees Provided
6 Understory Trees Provided
64 Shrubs Provided
EXISTING TREES TO BE USED WITHIN NEUSE RIVER RIPARIAN BUFFER

20' TYPE B STREET YARD - SEGMENT N (854' L):
18 Evergreen Trees Required
18 Canopy Trees Required
18 Understory Trees Required
205 Shrubs Required
18 Evergreen Trees Provided
18 Canopy Trees Provided
18 Understory Trees Provided
205 Shrubs Provided

20' TYPE B STREET YARD - SEGMENT M (259' L):
17 Evergreen Trees Required
17 Canopy Trees Required
17 Understory Trees Required
196 Shrubs Required
17 Evergreen Trees Provided
17 Canopy Trees Provided
17 Understory Trees Provided
196 Shrubs Provided

20' TYPE B STREET YARD - SEGMENT O (270' L):
6 Evergreen Trees Required
6 Canopy Trees Required
6 Understory Trees Required
65 Shrubs Required
6 Evergreen Trees Provided
6 Canopy Trees Provided
6 Understory Trees Provided
65 Shrubs Provided
EXISTING TREES TO BE USED WITHIN NEUSE RIVER RIPARIAN BUFFER

20' TYPE B STREET YARD - SEGMENT P (277' L):
6 Evergreen Trees Required
6 Canopy Trees Required
6 Understory Trees Required
67 Shrubs Required
6 Evergreen Trees Provided
6 Canopy Trees Provided
6 Understory Trees Provided
67 Shrubs Provided
EXISTING TREES TO BE USED WITHIN NEUSE RIVER RIPARIAN BUFFER



PLANT LIST (100' SECTION)					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUAN.
JS	JUNIPERUS SPP	JUNIPER	2.5" CAL.	B&B or Cont	2
LS	LIQUIDAMBAR SYRACIFLUA	SWEET GUM	2.5" CAL.	B&B or Cont	2
CF	CORNUS FLORIDA	EASTERN DOGWOOD	1.5" CAL.	B&B or Cont	2
AR	ABELIA GRANDIFLORA X ROSE CREEK	ROSE CREEK ABELIA	24" Ht.	Cont	12
BJ	BERBARIS JULIANAE	WINTERGREEN BARBERRY	24" Ht.	Cont	12

TREE CALCULATIONS	
TOTAL SITE AREA = 64.74 AC	
TOTAL ENVIRONMENTAL AREA = 4.56 AC	
TOTAL CALCULATION AREA = 60.18 AC	
CANOPY REQUIREMENTS	
(1) CANOPY TREE	
PER 10,000 SQFT PARCEL	
AREA/10,000 SQFT = 263 TREES	
MITIGATION TREES REQUIRED	
58 X 4 = CREDITS REQUIRED = 232	
TOTAL CREDITS REQUIRED = 263 + 232 = 495 CREDITS	
TREE SAVE AREAS	
TREE SAVE AREA 1: 127,043 SF / 700 SF = 181 CREDITS	
TREE SAVE AREA 2: 20,635 SF / 700 SF = 29 CREDITS	
TREE SAVE AREA 3: 8,642 SF / 700 SF = 12 CREDITS	
TREE SAVE AREA 4: 4,067 SF / 700 SF = 5 CREDITS	
TREE SAVE AREA 5: 27,559 SF / 700 SF = 39 CREDITS	
TREE SAVE AREA 6: 7,592 SF / 700 SF = 10 CREDITS	
TREE SAVE AREA 7: 13,257 SF / 700 SF = 18 CREDITS	
TREE SAVE AREA 8: 17,701 SF / 700 SF = 25 CREDITS	
TOTAL TREE SAVE AREA = 226,476 SF = 319 CREDITS	
PROPOSED TREES	
STREET TREES = 315 CREDITS	
STREETSCAPE & BUFFER TREES = 308 CREDITS	
TREE CALC SUMMARY	
EXISTING CREDITS	319 CREDITS
PROPOSED CREDITS	623 CREDITS
TOTAL CREDITS	942 CREDITS

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

STREET TREE CALCULATION TABLE

STREET NAME	LENGTH (LF)	DRIVEWAYS	DRIVEWAY		REQUIRED #	PROVIDED #
			LENGTH (LF)	(LF)		
FRIENDSHIP CHAPEL ROAD	2,742	0	0	2,742	55	57
ROAD A	4,818	76	850	3,968	79	95
ROAD B	2,046	0	0	2,046	41	43
ROAD C	360	0	0	360	7	8
ROAD D	4,261	60	1,200	3,061	61	85
ROAD E	945	0	0	945	19	19
ROAD J	360	0	0	360	7	8

- Street Trees:**
- Street trees shall be installed according to the following minimum standards (linear feet of planting area shall exclude driveways):
 - At least 1 canopy tree for every 50 linear feet of planting area, or fraction thereof equal to or greater than 25 feet; or
 - Only when planting of canopy trees is not practical due to the location of utilities, 1 understory tree for every 35 linear feet of planting area, or fraction thereof equal to or greater than 18 feet; or
 - Minimum spacing between trees should correspond to the expected mature spread of the adjacent trees and in no instance shall be less than:
 - 30' between canopy trees
 - 20' between canopy trees and understory trees
 - 15' between understory trees
 - In no instance shall street lights be located closer than 15' to canopy trees and 8' from understory trees

- Vehicle Surface Area:**
- No parking space shall be more than 60 feet from the trunk of a canopy tree.

ALLOWABLE STREET TREE PLANT LIST

PLANT NAME	SIZE
HIGHTOWER WILLOW OAK	2.5" CAL
QUERCUS PHELLOS 'HIGHTOWER'	10 - 12' HT
BOSQUE ELM	2.5" CAL
ULMUS PARVIFOLIA 'BOSQUE'	10 - 12' HT
JAPANESE ZELKOVA	2.5" CAL
ZELKOVA SERRATA	10 - 12' HT
OVERCUP OAK	2.5" CAL
QUERCUS LYRATA	10 - 12' HT
LACEBARK ELM	2.5" CAL
ULMUS PARVIFOLIA 'LACEBARK'	10 - 12' HT
SERVICEBERRY	2.5" CAL
AMELANCHIER SPP.	10 - 12' HT

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

LEGEND

---	PROPERTY LINE
---	TREE PROTECTION FENCE
---	FLOODWAY
---	1% ANNUAL CHANCE FLOOD
---	0.2% ANNUAL CHANCE FLOOD
---	NEUSE RIPARIAN BUFFER
---	OPEN SPACE
---	IMPROVED PARK SPACE
---	TREE SAVE AREA
---	EXISTING TREE TO REMAIN

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SCALE

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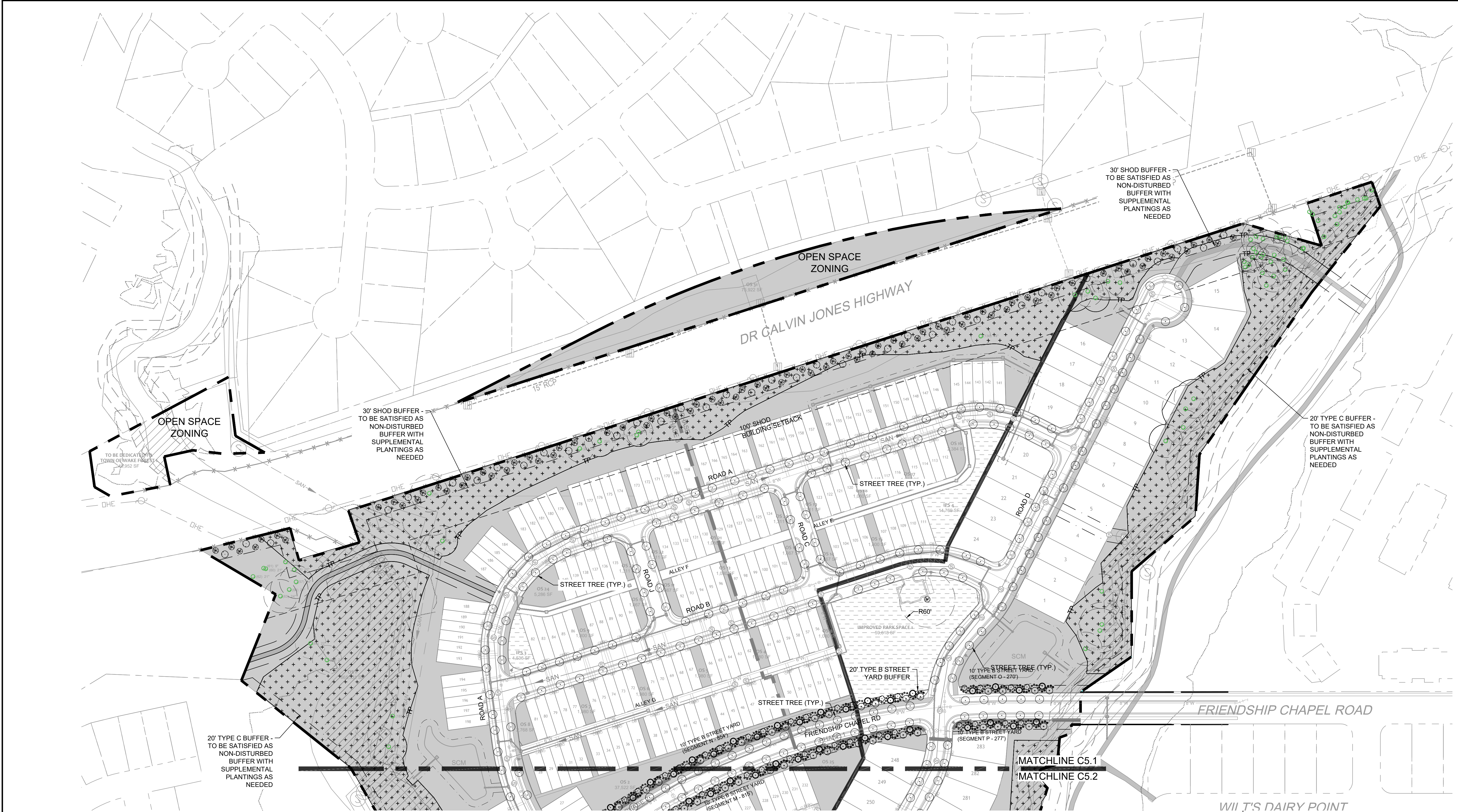
PRELIMINARY LANDSCAPE PLAN - OVERALL

JOB NO.

49103

SHEET NO.

C5.0



20' TYPE C BUFFER -
TO BE SATISFIED AS
NON-DISTURBED
BUFFER WITH
SUPPLEMENTAL
PLANTINGS AS
NEEDED

30' SHOD BUFFER -
TO BE SATISFIED AS
NON-DISTURBED
BUFFER WITH
SUPPLEMENTAL
PLANTINGS AS
NEEDED

OPEN SPACE
ZONING

30' SHOD BUFFER -
TO BE SATISFIED AS
NON-DISTURBED
BUFFER WITH
SUPPLEMENTAL
PLANTINGS AS
NEEDED

20' TYPE C BUFFER -
TO BE SATISFIED AS
NON-DISTURBED
BUFFER WITH
SUPPLEMENTAL
PLANTINGS AS
NEEDED

DO NOT WRAP TRUNK.
MARK THE NORTH SIDE OF
THE TREE IN THE NURSERY
AND LOCATE TO THE NORTH
IN THE FIELD.

TRUNK FLARE AND TOP OF ROOT
BALL SHOULD BE AT GRADE IN
WELL DRAINED SOIL. UP TO 4
INCHES (10 CM) ABOVE GRADE
IN POORLY DRAINED SOILS.

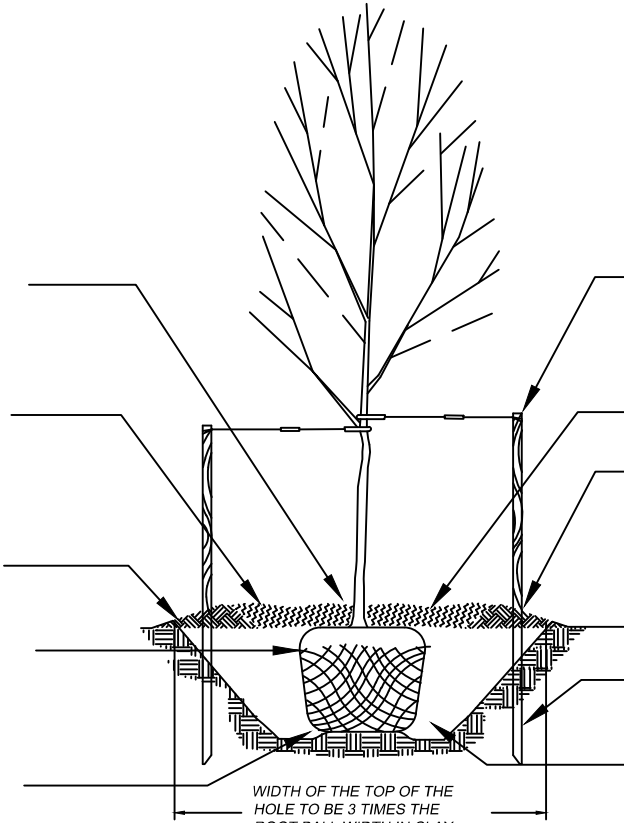
WIDTH OF PLANTING HOLE IS 3
TIMES ROOT BALL DIAMETER IN
HICKORY COMPACTED OR CLAY
SOIL, 2 TIMES MINIMUM IN
ALL OTHERS.

DIG HOLE PLANTING HOLE WITH
TAPERED SIDES.

CUT BURLAP, ROPE, WIRE BASKET
AWAY FROM TOP AND SIDES OF
ROOT BALL.

SET BALL ON UNDISTURBED SOIL
MOUND TO PREVENT SETTLING.

IF PLANTING HOLES ARE DIG WITH
A LARGER AUGER, BREAKING DOWN
THE SIDE WITH A SHOVEL CAN
ELIMINATE GLAZING AND CREATE
THE PREFERRED SLOPING SIDE.



TYPICAL TREE PLANTING

AVOID PURCHASING TREES WITH TWO LEADERS
OR REMOVE ONE AT PLANTING. OTHERWISE, DO
NOT PRUNE TREES AT PLANTING EXCEPT FOR
SPECIFIC STRUCTURAL CORRECTIONS.

DO NOT STAKE TREES EXCEPT WHERE
SPECIFIED BY LANDSCAPE ARCHITECT.
IF STAKING IS NECESSARY, USE TWO
OPPOSING STAKES WITH SEPARATE
FLOSBITE TIES. REMOVE STAKING
AT END OF FIRST GROWING SEASON.

3" (5 CM) PINE STRAW MULCH. DO NOT
PLACE MULCH IN CONTACT WITH TRUNK.

4" (10 CM) RASSED RING OF SOIL TO
DIRECT WATER INTO ROOT BALL.
ESPECIALLY IMPORTANT IF TOP OF ROOT
BALL IS RAISED ABOVE GRADE.

BEFORE PLANTING, ADD 3-4" (7-10 CM)
OF WELL-COMPOSTED LEAVES, RECYCLED
YARD WASTE, OR OTHER COMPOST AND TILL
INTO TOP 6" (15 CM) OF PREPARED
SOIL. ADD COMPOST AT 20-30% BY VOLUME
TO BACKFILL.

EXTEND STAKES INTO UNDISTURBED SOIL.
4-6" (10-15 CM) DEEPER THAN ROOT BALL
FOR LOWERED PLANTING HOLE AS NEEDED
WITH POOR DRAINAGE.

PACK BACKFILL SOIL AROUND BASE OF ROOT
BALL TO STABILIZE. ALLOW REST OF BACKFILL
TO SETTLE NATURALLY OR TAMP LIGHTLY.

SCALE 1"=100'

NAD 83

LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- FOOTWAY
- 1% ANNUAL CHANCE FLOOD
- 0.2% ANNUAL CHANCE FLOOD
- NEUSE RIPARIAN BUFFER
- OPEN SPACE
- IMPROVED PARK SPACE
- TREE SAVE AREA
- EXISTING TREE TO REMAIN

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PRELIMINARY LANDSCAPE PLAN - SHEET 1 OF 2

JOB NO.
49103
SHEET NO.
C5.1

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20' TYPE C BUFFER -
TO BE SATISFIED AS
NON-DISTURBED
BUFFER WITH
SUPPLEMENTAL
PLANTINGS AS
NEEDED

MATCHLINE C5.1
MATCHLINE C5.2

FRIENDSHIP CHAPEL ROAD

STREET TREE (TYP.)

STREET TREE (TYP.)

STREET TREE (TYP.)

R1X ZONING

UP ZONING
OPEN SPACE
ZONING

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

NAD 83

- LEGEND
- PROPERTY LINE
 - TREE PROTECTION FENCE
 - FLOODWAY
 - 1% ANNUAL CHANCE FLOOD
 - 0.2% ANNUAL CHANCE FLOOD
 - NEUSE RIPARIAN BUFFER
 - OPEN SPACE
 - IMPROVED PARK SPACE
 - TREE SAVE AREA
 - EXISTING TREE TO REMAIN

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PRELIMINARY LANDSCAPE PLAN - SHEET 2 OF 2

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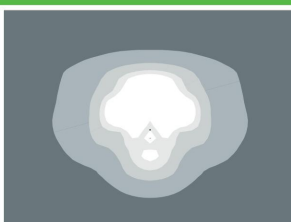
Outdoor Lighting Roadway LED									
The Roadway LED is a great solution and great fit for streets, roads, main, long service areas and parking lots. This energy-efficient luminaire delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Chosen for its medium light output in road or floodlight plans for use on an existing pole. Available with one to four fixtures per pole, depending on the luminaire combination selected.	<table> <tr> <td>LED <i>(Light Emitting Diode)</i></td><td>50 70 110 150 220 280 watts</td></tr> <tr> <td>Mounting heights</td><td>15, 20, 25, 30, 35</td></tr> <tr> <td>Colors</td><td> - Brass - Black - Gray - Green </td></tr> <tr> <td>Poles</td><td> - Style A, C - Wood </td></tr> </table>	LED <i>(Light Emitting Diode)</i>	50 70 110 150 220 280 watts	Mounting heights	15, 20, 25, 30, 35	Colors	- Brass - Black - Gray - Green	Poles	- Style A, C - Wood
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Mounting heights	15, 20, 25, 30, 35								
Colors	- Brass - Black - Gray - Green								
Poles	- Style A, C - Wood								



Outdoor Lighting

Roadway LED

Light source: LED (4000K)
 Voltage: 120V, 150, 200, 250, 300, 360
 Light pattern: ESDA Type III (road)
 ESDA cutoff classification: Full cutoff
 Color temperature: 4,000K
 Warm-up and settle time: Instant (at 120 warm-up to 100% rated life)



Light distribution pattern

Options available:

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

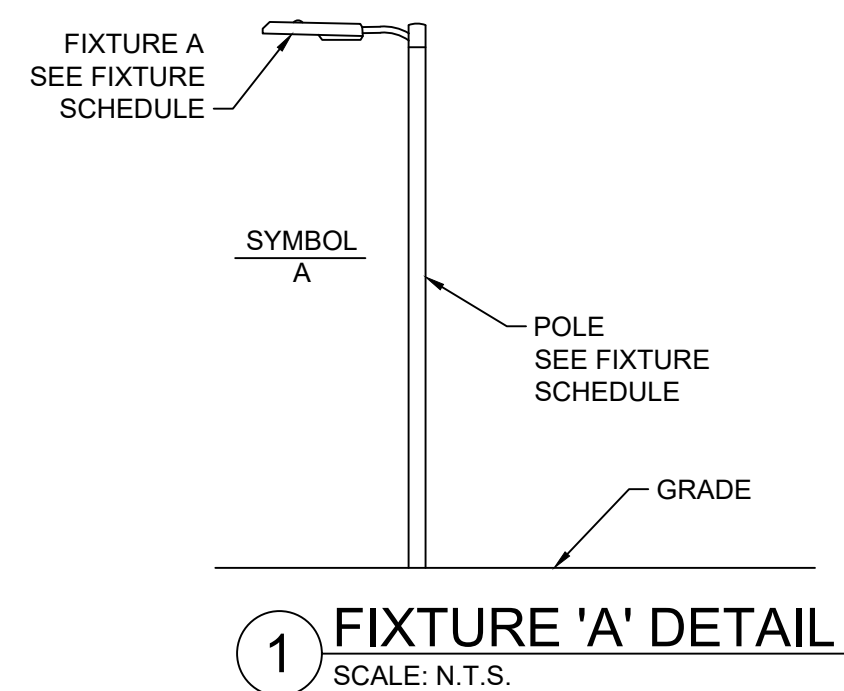
Features

- No installation cost
- Design services by lighting professionals included
- Maintenance included
- Energy efficiency
- Warranty included
- One low monthly cost on your electric bill
- Turnkey operation
- Backed by over 40 years of experience

Benefits

- Free up capital for other projects
- Meets industry standards and lighting ordinances
- Eliminates high and unexpected repair bills
- Less expensive than replacement
- Worry-free
- Convenience and savings for you
- Provides hassle-free installation and service
- A name you can trust today... and tomorrow

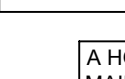
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SCALE 1"=150'


LEGEND

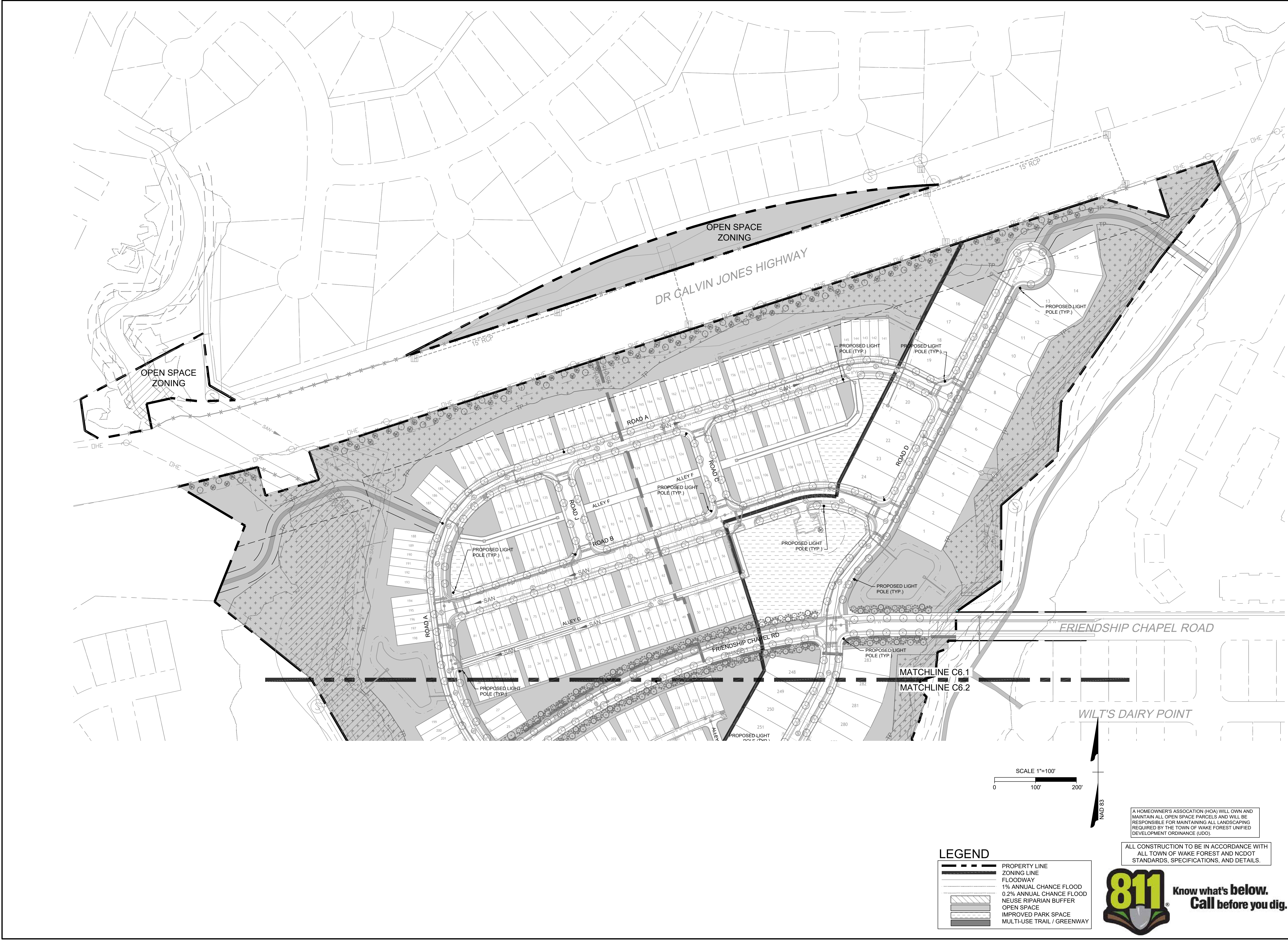
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	IMPROVED PARK SPACE
	MULTI-USE TRAIL / GREENWAY

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11/01/2022	

DRAWN BY
331

DESIGNED BY
E.ANGE

CHECKED BY
B.BLACKMON

SCALE
1" = 100'

TIMMONS GROUP

...

NORTH CAROLINA LICENSE NO. C-1652

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

PRELIMINARY LIGHTING PLAN - SHEET 1 OF 2

JOB NO.
49103

SHEET NO.
C6.1

0

100'

200'

SCALE 1"=100'

PROPERTY LINE

ZONING LINE

FLOODWAY

1% ANNUAL CHANCE FLOOD

0.2% ANNUAL CHANCE FLOOD

NE/USE RIPARIAN BUFFER

OPEN SPACE

IMPROVED PARK SPACE

MULTI-USE TRAIL / GREENWAY

LEGEND

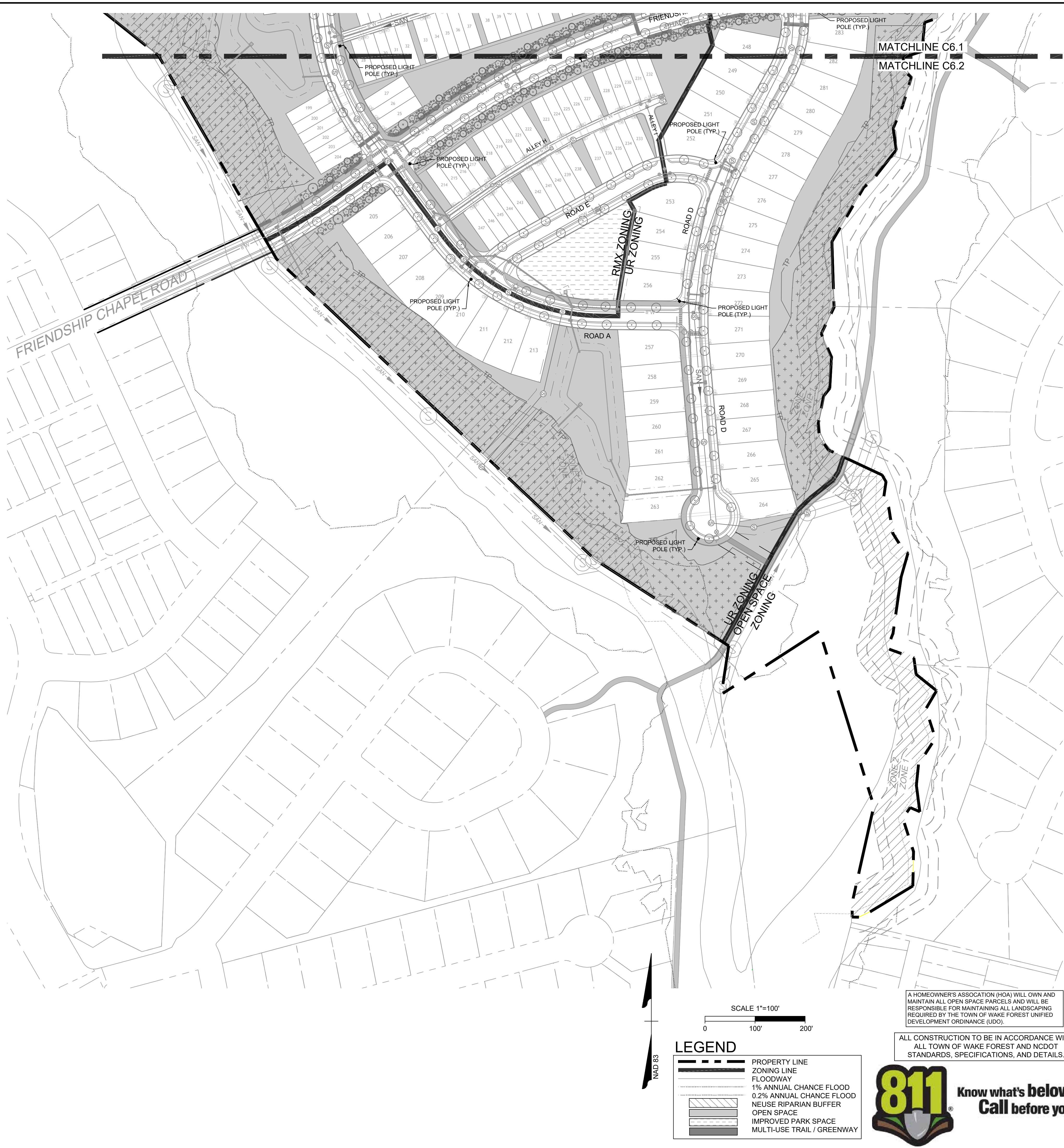
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

811

Know what's below.
Call before you dig.

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

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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD, WAKE FOREST, NORTH CAROLINA

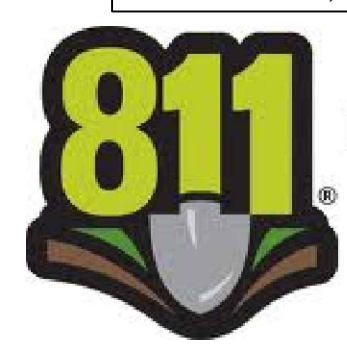
PRELIMINARY LIGHTING PLAN - SHEET 2 OF 2

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YOUR VISION ACHIEVED THROUGH OURS.		THIS DRAWING PREPARED AT THE RALEIGH OFFICE 5410 Trinity Road, Suite 102 Raleigh, NC 27607 TEL 919.866-4951 FAX 919.833.8124 www.timmons.com	
DATE	11/01/2022	REVISION DESCRIPTION	
DRAWN BY	331		
DESIGNED BY	E. ANGE		
CHECKED BY	B. BLACKMON		
SCALE	1" = 100'		

JOB NO.	49103
SHEET NO.	C6.2

FOR REVIEW ONLY



Know what's below.
Call before you dig.

Consistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160D-605 Addressing Action on Zoning Map Amendment RZ-22-05-01: Reserve at Dunn Creek Conditional District

The Wake Forest Board of Commissioners finds that RZ-22-05-01 is consistent with the 2022 Wake Forest Community Plan. The Wake Forest Board of Commissioners finds that the approval of the rezoning request is reasonable and in the public interest for the following reasons:

1. The proposed rezoning amendment is consistent with the Community Character section in the Community Plan. The rezoning amendment provides a turn lane on Heritage Lake Road, which was a result of working with NCDOT to identify areas for roadway enhancements.
2. The proposed rezoning amendment is in the public interest as the request only adjusts the timing of the right turn lane to coincide with the opening of the western crossing of Friendship Chapel Rd. to allow through traffic to continue at a normal speed and allowing for a safer turning movement.

RESERVE AT DUNN CREEK

CONDITIONAL DISTRICT REZONING PLAN

SITE DATA

PROJECT:	RESERVE AT DUNN CREEK
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4509 FAX: 919-859-5663 BETH BLACKMON, PE EMAIL: BETH.BLACKMON@TIMMONS.COM
DEVELOPER:	ABODE COMMUNITIES, LLC 3105 GLENWOOD AVENUE, SUITE 105 RALEIGH, NC 27612 INFOABODECOMMUNITIES@GMAIL.COM
PROPERTY OWNER:	HIGH BAR CREEK LLC 3336 WHITE OAK RD RALEIGH NC 27609-7619 HUGGY BEAR LLC 3336 WHITE OAK RD RALEIGH NC 27609-7619 DAMERON, NANCY H 3336 WHITE OAK RD RALEIGH NC 27609-7619
PROPERTY LOCATION:	FRIENDSHIP CHAPEL ROAD DR CALVIN JONES HIGHWAY
PIN:	1840-66-0542, 1840-76-1824, 1840-65-7710, 1840-67-6254
DEED REFERENCE:	DB 13812 PG 03; DB 15086 PG 271; DB 12337 PG 2555
EXISTING ZONING:	CU HB & CU RMX
PROPOSED ZONING:	UR-CD (29.19 AC) & RMX-CD (31.95 AC) & OS (6.28 AC)
TOWNSHIP:	WAKE FOREST
PROPOSED USE:	SINGLE FAMILY DWELLINGS & TOWNHOMES
EXISTING OVERLAY DISTRICT:	TND & SH-O (SPECIAL HIGHWAY OVERLAY DISTRICT)
PROPOSED OVERLAY DISTRICT:	SH-O (SPECIAL HIGHWAY OVERLAY DISTRICT)
GROWTH STRATEGY MAP DESIGNATION:	TOWN CENTER
TOTAL EXISTING TRACT AREA:	67.42 AC
AREA DEDICATED TO TOWN OF WAKE FOREST	2.68 AC
TOTAL AREA TO BE DEVELOPED	64.74 AC
EXISTING IMPERVIOUS AREA:	0 AC (0%)
PROPOSED IMPERVIOUS AREA:	26.95 AC (43.7%)
MAXIMUM PROPOSED NUMBER OF LOTS:	70 SFD (30%) & 230 TH (70%)
PROPOSED DENSITY:	2.40 DU/A (UR-CR) & 7.20 DU/A (RMX-CD)
TOTAL OPEN SPACE AREA PROVIDED:	25.78 AC (39.8%)
TOTAL IMPROVED PARK SPACE PROVIDED:	2.43 AC (3.8%)
TOTAL ACTIVE RECREATION PROVIDED: *SEE MINIMUM REQUIRED OPEN SPACE UNDER ZONING TYPES BELOW	0.32 AC (25% OF IMPROVED)
PROPOSED PARKING:	673 SPACES

UR ZONING

TOTAL AREA: 29.19 AC
MAXIMUM DENSITY ALLOWED: 10 DU/A
PROPOSED DENSITY: 2.40 DU/A
TOTAL SINGLE FAMILY LOTS ON PLAN: 69
MAXIMUM SINGLE FAMILY LOTS ALLOWED: 70

SETBACKS: FRONT: 20' MAX
SIDE: 5'
REAR: 20'
SIDE/SECONDARY FRONT: 5' MIN

5% MINIMUM OPEN SPACE REQUIRED: 1.46 AC
PROPOSED OPEN SPACE PROVIDED: 12.33 AC (42%)
2% MINIMUM PARK SPACE REQUIRED: 0.58 AC
PROPOSED PARK SPACE PROVIDED: 1.37 AC (4.6%)
25% MINIMUM ACTIVE RECREATION REQUIRED: 0.15 AC
PROPOSED ACTIVE RECREATION PROVIDED: 0.15 AC

RMX ZONING

TOTAL AREA: 31.95 AC
MAXIMUM DENSITY ALLOWED: 24 DU/A
MAXIMUM PROPOSED DENSITY: 7.20 DU/A
TOTAL TOWNHOME LOTS ON PLAN: 214
MAXIMUM TOWNHOME LOTS ALLOWED: 230

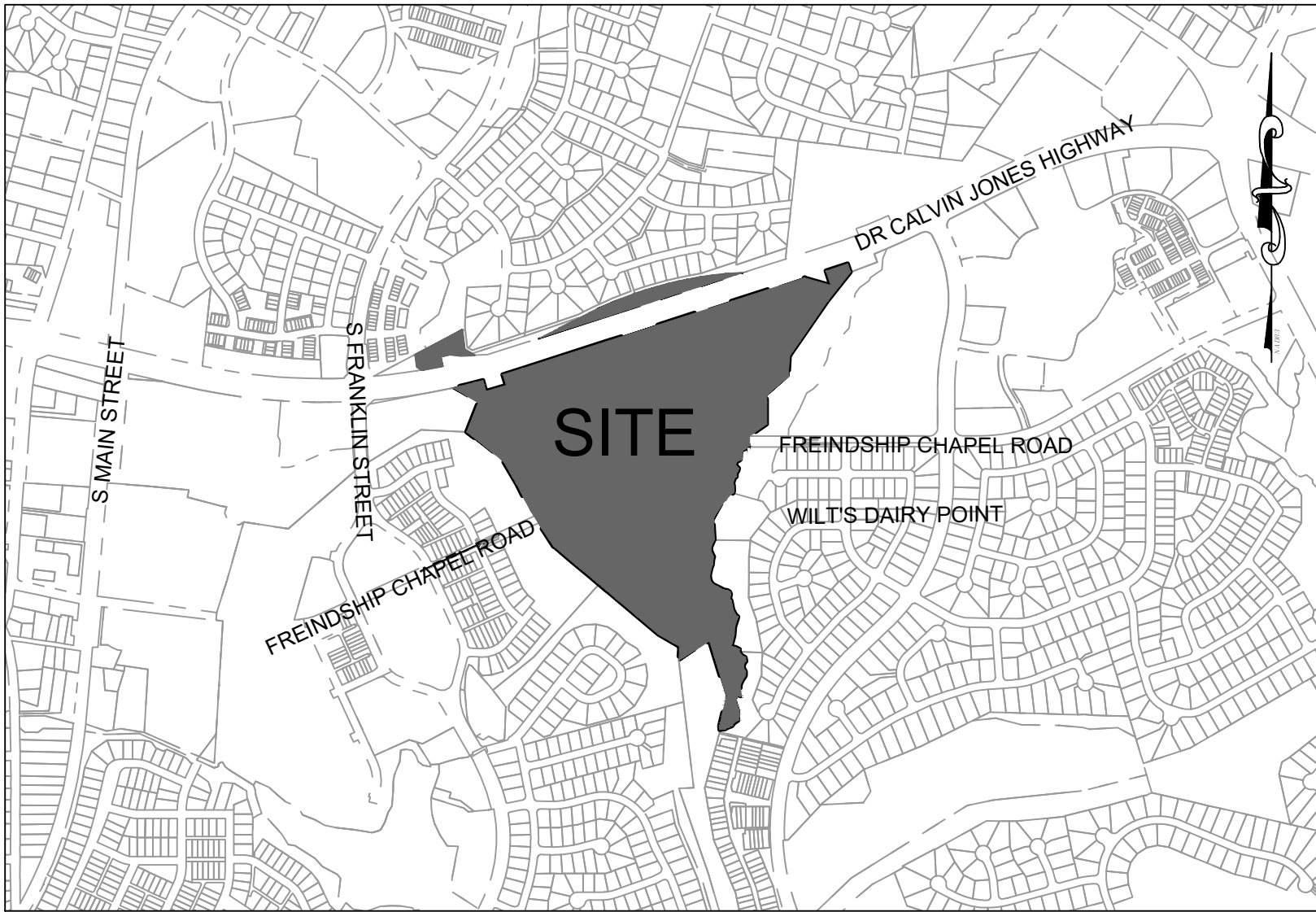
FRONT LOAD SETBACKS:
FRONT: 18' MAX
REAR: 5'
SIDE/SECONDARY FRONT: 5' MIN
BUILDING SEPARATION: 10' MIN
SIDE: 0'

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

5% MINIMUM OPEN SPACE REQUIRED: 1.60 AC
PROPOSED OPEN SPACE PROVIDED: 13.18 AC (41%)
2% MINIMUM PARK SPACE REQUIRED: 0.64 AC
PROPOSED PARK SPACE PROVIDED: 1.06 AC (3.3%)
25% MINIMUM ACTIVE RECREATION REQUIRED: 0.16 AC
PROPOSED ACTIVE RECREATED PROVIDED: 0.16 AC

ZONING CONDITIONS

- Improvements recommended by the Traffic Impact Analysis (as approved by NCDOT and Town of Wake Forest) shall be constructed as per final requirements and timing. In addition, Developer shall make a proportional fee in lieu payment (FIL) towards a traffic signal to be installed by others at the intersection of Jones Dairy Rd and Friendship Chapel Rd. The FIL shall be calculated by Developer subject to Town approval and the FIL shall be paid prior to approval of the Construction Drawings. Any NCDOT driveway permits, encroachment permits and/or control of access permits will have to be obtained by the applicant from NCDOT and any conditions imposed by NCDOT will have to be met by the applicant.
 - Construction of a right turn lane from Heritage Lake Drive onto west-bound Friendship Chapel Rd shall commence construction prior to the issuance of the 160th building permit and shall be substantially complete no later than issuance of the 250th building permit.
- Subdivision Master Plan (SD-22-07) is a condition of the rezoning request. Amendments to the master plan shall require a rezoning amendment unless the administrator finds the modifications to be minor and in keeping with the spirit and intent of the adopted subdivision master plan.
- The extension of Friendship Chapel Road will require an environmental crossing along the western boundary adjacent to Holding Village. An existing agreement is in place between the Town and Holding Village to contribute funds towards this crossing. Prior to approval of CDs, Developer shall enter into an agreement with the Town to utilize the funds available under the existing agreement to construct the crossing, with Developer contributing an amount agreed upon by the Town and Developer.
 - Construction of the western crossing shall begin prior to the issuance of the 160th building permit and shall be substantially complete no later than issuance of the 250th building permit. Town staff will have the authority at its sole discretion to increase the number of substantially complete building permits due to force majeure conditions.
- Uses allowed under this rezoning shall be limited to residential (single family and townhome) and/or multi-family as well as supporting amenities and administrative functions to support the units to be constructed. Home occupation business per the standards of the UDO would be allowed.
- Greenways shall be constructed as noted on the approved Subdivision Master Plan and shall be constructed and completed prior to recording of the plat of the subject phase.
- Buffers shall be installed prior to recording of the plat of the subject phase.
- Type C buffers are required where noted on the Subdivision Master Plan. This may in some instances be satisfied as non-disturbed buffer where existing vegetation is sufficient or may be deemed sufficient with inclusion of supplemental plantings.
- Areas have been identified as "Improved Park Space" (IPS) on the Subdivision Master Plan. The IPS areas are denoted as IPS 1-4. Construction of the improvements within IPS 1-4 shall be completed in the following manner.
 - IPS 1: This is the Primary Amenity area and will include a pool, clubhouse, a minimum of 1 other item from the Amenity List noted in this section and associated parking. The Primary Amenity area will commence construction no later than the issuance of the 75th building permit and be completed by no later than the issuance of the 225th building permit.
 - IPS 2: This shall be completed by no later than the issuance of the 225th building permit and shall include no less than 2 items from the Amenity List noted in this section. It is possible that some of the mailboxes to serve the community may be located here.
 - IPS 3 and IPS 4: shall each include no less than 1 item from the Amenity List noted in this section. Prior to plat recordation for the phase containing IPS 3 and/or IPS 4, the construction plans for the IPS within the phase shall have been approved such that construction of the IPS may start in a timely manner after plat recordation.
- Amenity List: (i) Enclosed dog park; (ii) Picnic table with grills; (iii) Seating benches or trellis swings; (iv) Playground; (v) Shade structure with seating; (vi) Outdoor fire pit with seating; (vii) hard surface recreational court or bocci. Options (iii) and (v) shall not count towards the requirements of IPS 1 and IPS 2.
- Town staff in its discretion may have the right to make minor modifications to the milestones herein in the event that delays in delivery are caused by events outside Developer control.
- Certain townhome lots within the project shall be allowed to front onto open space. These are noted as lot numbers 25-55 & 214-232 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein. The maximum number of townhome lots fronting on open space shall not exceed 55 lots.
- Certain townhome lots shall be allowed to have front load garages (in lieu of alleys). These lots shall all have driveways directly accessing the fronting public streets. These are noted as lot numbers 141-204 and are shown on sheets C2.1 & C2.2. It shall be noted that with final construction plans, final lot numbers and quantities may change but the location of these units shall remain as referenced herein. The maximum number of front load garage townhomes shall not exceed 70 lots.
- The properties shown on the Subdivision Master Plan as being dedicated to the Town of Wake Forest shall be deeded in conjunction with the recording of the first phase of final plat. All costs associated with the deeding of the property shall be incurred by the Developer.
- The project will adhere to a number of architectural conditions including the following:
Townhome Dwelling Construction Standards
 - Townhomes shall include a minimum of 1,400 heated square footage.
 - Townhome units shall vary in width from 20' - 28' wide. There will be a minimum of 2 different Townhome widths with each width comprising no less than 20% of the unit count.
 - Townhomes shall be 2-story or 3-story buildings with each type comprising no less than 20% of the unit count
 - Townhomes less than 24' in width will have a 1- or 2-car garage and all Townhomes 24' or wider shall have a 2-car garage.
 - To provide privacy, all front entrances shall be raised from the finished grade (at the right of way line) a minimum of 18 inches.
 - Exposed foundation on the front of units shall be brick or stone.
 - Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/shake, drop siding, primed board, wood board and batten, brick and/or stone.
 - Roof Materials may be comprised of the following: standing seam metal or asphalt shingles. Roofs on porches or overhangs shall be standing seam metal.
 - Front facades shall be comprised of a minimum of two (2) of the listed wall materials. Columns on front facades shall be a minimum of 6"x6" with a decorative masonry base a minimum of 24" in height.



VICINITY MAP

SCALE: 1" = 1000'

CASE #: 632357

WAKE FOREST, WAKE COUNTY, NORTH CAROLINA

RZ-22-05

SD-22-07

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	TREE SAVE PLAN
C2.0	PRELIMINARY SUBDIVISION PLAN - OVERALL
C2.1	PRELIMINARY SUBDIVISION PLAN - SHEET 1 OF 2
C2.2	PRELIMINARY SUBDIVISION PLAN - SHEET 2 OF 2
C3.0	PRELIMINARY UTILITY PLAN - OVERALL
C3.1	PRELIMINARY UTILITY PLAN - SHEET 1 OF 2
C3.2	PRELIMINARY UTILITY PLAN - SHEET 2 OF 2
C4.0	PRELIMINARY GRADING AND DRAINAGE PLAN - OVERALL
C4.1	PRELIMINARY GRADING AND DRAINAGE PLAN - SHEET 1 OF 2
C4.2	PRELIMINARY GRADING AND DRAINAGE PLAN - SHEET 2 OF 2
C5.0	PRELIMINARY LANDSCAPE PLAN - OVERALL
C5.1	PRELIMINARY LANDSCAPE PLAN - SHEET 1 OF 2
C5.2	PRELIMINARY LANDSCAPE PLAN - SHEET 2 OF 2
C6.0	PRELIMINARY LIGHTING PLAN - OVERALL
C6.1	PRELIMINARY LIGHTING PLAN - SHEET 1 OF 2
C6.2	PRELIMINARY LIGHTING PLAN - SHEET 2 OF 2

- All townhomes shall have rear load garages except where front load units are allowed as noted on the approved Masterplan.
- No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
- Each building shall include a unifying masonry element such as a masonry water table, masonry base on columns, masonry door surround or accent, etc.
- Each building shall include a minimum of 3 primary colors (excluding trim colors). No two adjacent units shall have the same primary color. Front doors shall be an accent color different than the primary unit color. In addition front doors shall have natural light in the form of one of the following: (i) transom over door; (ii) sidelight; or (iii) glass door insert.
- Eaves shall project 8-12".
- All townhomes with front loaded garages shall include carriage style garage doors with glass inserts.
- Architectural elements shall be included as noted below:
 - Entrance Elements (Every unit shall have an Entrance element with min of 2 being porches in each building with end unit porches being preferred where possible.)
 - Recessed Entry
 - Covered stoop (5'x5' min)
 - Usable porch a minimum of 5' deep and extending more than 50% of the facade.
 - Building Off-Set (Min. of 3 of each off-set per building cluster). Facade Off-set (12" min. between primary faces).
 - Roof Line off-set (12" min.)
 - Facade Elements (Every unit shall have a two Facade elements one of which shall be window trim.)
 - Bay Window Balcony
 - Window Trim (3.5' min. width) Shutters
 - Patterned Finish (Scales, Shakes, Wainscoting, etc)
 - Roof Elements (Min. of 60% of units per building cluster shall have a Roof Element)
 - Dormer Gable
 - Cupola/Tower/Chimney
- Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Townhome Dwellings will have a covered porch or stoop.
- Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO.
- Single Family Dwelling Construction Standards.
 - Vinyl siding is prohibited. Vinyl trim, windows and soffits will be allowed.
 - Any exterior wall of a corner lot unit visible from a street shall contain at least three decorative elements such as, but not limited to, the following elements: a. Bay window; b. Recessed window; c. Decorative window; d. Trim around windows; e. Side porch; f. two or more building materials; g. Decorative brick or stone; h. Decorative trim; i. Decorative shake
 - Main roof pitches shall be between 6:12 and 12:12
 - Front doors shall be an accent color different than the primary unit color. In addition front doors shall have natural light in the form of one of the following: (i) transom over door; (ii) sidelight; or (iii) glass door insert.
 - Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth-faced concrete masonry unit foundations with 12" or more of exposed material shall be covered by decks, porches, or be clad in face brick, stone, or some other masonry material finish.
 - Front porches and/or covered stoops if provided shall be a minimum of 5' in depth. A minimum of 50% of the Single Family Dwellings will have a covered porch or stoop.
 - Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 8 inches. Eaves will be allowed to encroach into setbacks as allowed in the UDO.
 - Garage Door setback from facade: Garages shall be set back a minimum of 18' and a maximum of 25 feet from the back of the sidewalk. In addition, the garage doors shall be flush with or recessed from the farthest protruding element of the building (ie, porch, covered portico entry or building face), such that the garage door is not the closest building element to the sidewalk. All garage doors shall be carriage style with glass inserts.
- Structures heights shall be limited to the following maximums: RMX zoning 3 stories; UR zoning 3 stories
- Developer shall purchase and install a public art feature with a value of \$25,000 at the intersection of Friendship Chapel Road and Road D. The public art feature shall be subject to the approval of the Town's Public Art Commission and shall be installed prior to the issuance of the 150th building permit.
- Road A may exceed block length standards between Friendship Chapel Road and Road B (407'); between Road Band Road J (534'); between Road E and Road D (437'); and between Road C and Road D (661').
- Road E may exceed block length standards with a maximum length of 545'.
- Road B may exceed block length standards between Road C and Road D with a maximum length of 415'.
- Friendship Chapel Road may exceed block length standards to preserve the design of the connector road between existing developments.
- In an effort to reduce the impact to the stream crossing, a 6' sidewalk shall be installed, on the north side of Friendship Chapel Road, from Road D to the Legacy Driveway.

APPROVAL BY THE
WAKE FOREST BOARD
OF COMMISSIONERS

DATE _____

RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD

DATE _____

FOR REVIEW
ONLY

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
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REVISION DESCRIPTION

DATE

07/10/2024

DRAWN BY

331

DESIGNED BY

331

CHECKED BY

B.BLACKMON

SCALE

1" = 1000'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

RESERVE AT DUNN CREEK RZ-22-05 & SD-22-07

FRIENDSHIP CHAPEL RD., WAKE FOREST, NORTH CAROLINA

COVER SHEET

JOB NO.

49103

SHEET NO.

C0.0

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