



TOWN *of* WAKE FOREST

Board of Adjustment Meeting Agenda June 16, 2022 at 6:00 PM

Notice

In accordance with the requirements of Title II of the Americans with Disability Act of 1990 (ADA), the Town of Wake Forest will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For individuals with impaired hearing, special equipment is available for use during meetings in the Town Hall Board Chambers. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the Town of Wake Forest should contact the office of ADA Coordinator [Mickey Rochelle](#) at 919-435-9455 or Deputy Town Clerk [Terry Savary](#) at 919-435-9432 as soon as possible, but no later than 48 hours before the scheduled event.

Public Hearing

Those wishing to speak must first register to speak no later than 3pm the day of the meeting at <https://www.wakeforestnc.gov/public-meetings-portal>.

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

1.Call to Order

2.Adoption of Agenda

3.Approval of Minutes

3.A. Approval of Minutes

[BOA_DraftMinutes2022Feb17.pdf](#)

4.Old Business

5.New Business

5.A. Public Hearing and Consideration on QAUSI-JUDICIAL ITEM BOA-22-01 Variance Requests for 11915 Retail Drive

[BOA-22-01 Staff Report](#)

[Exhibit A - Variance Application and Justification Letter.pdf](#)

[Exhibit B - Proposed Construction Plans.pdf](#)

[Exhibit C - Proposed Architectural Elevations.pdf](#)

[Exhibit D - RZ-99-18.pdf](#)

[Exhibit E - SUP-00-05.pdf](#)

[Exhibit F - Approved Construction Plans.pdf](#)

[Exhibit G - Aerial Map.pdf](#)

[Exhibit H - Recorded Plat \(BM 2001 PG 1138\).pdf](#)

[Exhibit I - UDO Chapter 4.pdf](#)

[Exhibit J - UDO Chapter 5.pdf](#)

[Exhibit K - UDO Chapter 17.pdf](#)

6.Staff Comments

7.Board of Adjustment Comments

8.Adjournment



Board of Adjustment Agenda Item Report

Agenda Item No.: 2021-609-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: June 16, 2022

SUBJECT

Approval of Minutes

Recommendation:

Item Summary:

ATTACHMENTS

- [BOA_DraftMinutes2022Feb17.pdf](#)



Wake Forest Board of Adjustment Minutes

The Wake Forest Board of Adjustment met on **Thursday, February 17, 2022 at 6:00 p.m.** in the Board Room at Wake Forest Town Hall, 301 S Brooks Street.

Board of Adjustment Members present: William Hedrick, Jonathan Bivens, Rick Porter, and Mark Williams

Board of Adjustment Members absent: Bryan Lange and Michael Schietzelt

Staff Members present: Planning Director Courtney Tanner, Senior Planner Patrick Reidy, Town Attorney Hassan Kingsberry, and Deputy Town Clerk Terry Savary

Senior Planner Patrick Reidy welcomed and introduced new Town Attorney Hassan Kingsberry.

1. Call to Order

William Hedrick called the February 17, 2022 meeting of the Wake Forest Board of Adjustment to order at 6:19 p.m.

2. Regular Business

A. No regular business presented.

3. Approval of Minutes

A. Minutes from December 16, 2021 Meeting

ACTION:

Mover: Rick Porter moved to approve the December 16, 2021 meeting minutes as presented.

Seconded: Jonathan Bivens.
Vote: Motion carried 4-0.

4. New Business

A. Continuation of Overview and Adoption of the Board of Adjustment Handbook

Planning Director Courtney Tanner asked the Board if they all received the book “Suggested Procedural Rules for Local Appointed Boards” delivered to their homes. She said it’s not mandatory they bring the book to each meeting and is a resource guide for them to reference, if needed. She did request they return the book to staff once they no longer serve on the Board.

Planning Director Courtney Tanner stated there was question concerning an “alternate member”, and the language in the handbook has been cleared up. On page eleven of the handbook, staff added a portion regarding remote participation.

Planning Director Courtney Tanner stated the only other thing changed in the Board of Adjustment Handbook was the effective date of February 17, 2022, which is today’s meeting date.

Planning Director Courtney Tanner requested the Board sign the Acknowledgement of Receipt of the Board of Adjustment Handbook once the handbook is adopted.

Mark Williams asked if the term “Administrator” in Section 2 Establishment and Authority (B.1. Appeals) is defined somewhere else in the handbook. Ms. Tanner replied she doesn’t think it’s defined in the Unified Development Ordinance (UDO).

Mark Williams asked if the word “junction in the first paragraph of Section 6.A. Meeting Schedule should be “conjunction”. Ms. Tanner replied, yes it’s a typo and staff will make the correction.

Jonathan Bivens asked if “thereat” is a word in Section B.1. under Meeting Notice. Town Attorney Hassan Kingsberry confirmed it’s a word.

ACTION:

Mover: Mark Williams moved to approve the Adoption of the Board of Adjustment Handbook subject to a revision in changing the word “junction” to conjunction” of

Section 6.A. Meeting Schedule.

Seconder: Rick Porter.

Vote: Motion carried 6-0.

A copy of the Board of Adjustment Handbook is attached to the February 17, 2022 Board of Adjustment minutes available in the Minutes Book in the Town Clerk's Office.

Patrick Reidy mentioned it's likely there will be no meeting in March 2022 but there may be a meeting April or May 2022.

5. Adjournment

Chair Hedrick adjourned the meeting at 6:27 p.m.

Duly approved in open session this 16th day of June 2022.

William Hedrick, Chair
Board of Adjustment

Theresa Savary, Secretary



Board of Adjustment Agenda Item Report

Agenda Item No.: 2021-570-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: June 16, 2022

SUBJECT

Public Hearing and Consideration on QAUSI-JUDICIAL ITEM BOA-22-01 Variance Requests for 11915 Retail Drive

Recommendation:

Item Summary:

ATTACHMENTS

- [BOA-22-01 Staff Report](#)
- [Exhibit A - Variance Application and Justification Letter.pdf](#)
- [Exhibit B - Proposed Construction Plans.pdf](#)
- [Exhibit C - Proposed Architectural Elevations.pdf](#)
- [Exhibit D - RZ-99-18.pdf](#)
- [Exhibit E - SUP-00-05.pdf](#)
- [Exhibit F - Approved Construction Plans.pdf](#)
- [Exhibit G - Aerial Map.pdf](#)
- [Exhibit H - Recorded Plat \(BM 2001 PG 1138\).pdf](#)
- [Exhibit I - UDO Chapter 4.pdf](#)
- [Exhibit J - UDO Chapter 5.pdf](#)
- [Exhibit K - UDO Chapter 17.pdf](#)



Staff Report

Case BOA-22-01: Home Depot Expansion

Meeting Date	June 16, 2022
Requested Actions	Consideration of the following items related to Variance requests for 11915 Retail Drive: 1. Consideration of request to exceed 15% glazing maximum to 100%. 2. Consideration to allow a commercial accessory use in the street side/secondary front and principal front setbacks, which is not permitted.
Case Manager	Patrick Reidy, Senior Planner

CASE INFORMATION

Applicant	Scott A. Mommer Consulting C/O Janay Mommer 4694 W. Jacquelyn Avenue Fresno, CA 93722	
Property Owner	HD Development of Maryland, Inc C/O of Suzanne Russo 2455 Paces Ferry Road Atlanta, GA 30339	
Location	Capital Plaza Shopping Center, Parcel B	
Address	11915 Retail Drive	
Wake County Tax PIN(s)	1830583840	
Acreage	14.90 acres	
Zoning	Conditional Use Highway Business (CU HB) (RZ-99-18 Exhibit D), US 1 Special Highway Overlay (SH1-O), Richland Creek Watershed Management Area District (RC-WMA)	
Special Use Permit	SU-00-05 (Exhibit E)	
Setbacks	Front	30 feet

	Street Side/ Secondary	30 feet
	Side	10 feet
	Rear	30 feet
Land Use	General Commercial > 100,000SF (Home Depot)*	
Community Plan (2009)	Highway Corridor	
Corporate Limits	This application is in the Town’s corporate limits.	
Book of Maps/ Page Number	Book 2001 Page 1138 – Recorded June 22, 2001 (Exhibit H)	
<i>See Exhibit A for a copy of the application and justification letter and Exhibit G for the Aerial Map.</i>		
<i>* Current regulations require a special use permit for general commercial uses greater than 100,000 sf. Home Depot was approved and constructed prior to this requirement. See Exhibit F.</i>		

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	General Commercial – Use Greater than 100,000SF (Target)	Highway Business (HB)
South	General Commercial – Use Greater than 100,000SF (Capital Plaza)	Conditional Use Highway Business (CU HB)
East	Right-of-Way (Retail Drive and Capital Boulevard)	Highway Business (HB)
West	Single Family Dwellings (Crenshaw Hall and Crenshaw Hall Plantation)	Conditional Use General Residential 5 (CU GR5)

VARIANCE REQUESTS

The applicant is requesting relief from Sections 4.6.2 (Exhibit I) and 5.2.3.C.2 (Exhibit J) of the Wake Forest Unified Development Ordinance (UDO), which applies to 1) the location of an allowed Accessory Use on a lot, and 2) the maximum allowance of the use of spandrel glass to meet glazing requirements (Exhibit A).

Variance Request #1

Section 4.6.2 of the UDO requires that commercial accessory uses to locate to the side or rear yard setback only, not street side/secondary front or principal front setbacks (Exhibit I). The applicant is requesting to allow for an accessory use for a proposed Tool Rental Center and truck rental to be

located in the principal front setback and street side/secondary front setback, as shown on the proposed Construction Plan Revision prepared by Scott A. Mommer Consulting and dated January 7, 2022 (Exhibit B). Specifically, the applicant is requesting to 1) locate equipment rental pick-up and drop-off between the building and Retail Drive (street side/secondary front setback), 2) add an open-air storage area that is delineated by black vinyl coated mesh fencing, and 3) locate rental spaces in the principal front setback between the lumber canopy and Retail Drive. See Exhibit K for principal front and secondary front or street side setback definitions.

Variance Request #2

Section 5.6.3.C of the UDO requires that commercial buildings greater than 100,000 SF to provide 40% glazing on street façade elevations. Section 5.2.3.C.2 of the UDO allows up to 15% of the required glazing to utilize spandrel glass. The applicant is requesting to exceed the maximum spandrel glass permitted (15%) along the northern elevation by using 100% spandrel glass for the required glazing. (Exhibit C).

FINDINGS OF FACT

In granting any variance, the Board of Adjustment must have a concurring vote of four members (super-majority) by the terms of Section 14.5 of the Wake Forest Unified Development Ordinance and the general statutes. The Board shall not grant variances unless and until written findings are made based on all the following conclusions and findings of fact in Section 15.13.3.B of the UDO.

Variance Request #1: Section 4.6.2

15.13.3.B.1	<table> <tr> <td data-bbox="440 1008 602 1199"> Finding of Fact: </td><td data-bbox="602 1008 1421 1199"> Carrying out the strict letter of the ordinance would result in an unnecessary hardship. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. </td></tr> <tr> <td data-bbox="440 1199 602 1892"> Staff Analysis: </td><td data-bbox="602 1199 1421 1892"> UDO Section 4.6.2 requires commercial accessory uses to locate in the side or rear yard setbacks only. The applicant is requesting to locate in prohibited setbacks. Specifically, the applicant is requesting to 1) locate equipment rental pick-up and drop-off between the building and Retail Drive, 2) add an open-air storage area that is delineated by black vinyl coated mesh fencing, and 3) locate rental spaces in the front setback between the lumber canopy and Retail Drive. There is existing vegetation, as shown on the approved Landscape Plan (Exhibit F) between Retail Drive and the northern parking area. The property owner could make site modifications to locate the parking for the accessory use equipment in the rear yard (see the existing parking spaces on Exhibit B) while maintaining delivery operations within the same area. The property owner could also expand the building to put the equipment inside or build a brick wall around the fenced in area, which would comply with the UDO. A reasonable use of the property, home improvement and garden center, can continue when complying with the side or rear yard location requirements for accessory uses. Therefore, carrying out </td></tr> </table>	Finding of Fact:	Carrying out the strict letter of the ordinance would result in an unnecessary hardship. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.	Staff Analysis:	UDO Section 4.6.2 requires commercial accessory uses to locate in the side or rear yard setbacks only. The applicant is requesting to locate in prohibited setbacks. Specifically, the applicant is requesting to 1) locate equipment rental pick-up and drop-off between the building and Retail Drive, 2) add an open-air storage area that is delineated by black vinyl coated mesh fencing, and 3) locate rental spaces in the front setback between the lumber canopy and Retail Drive. There is existing vegetation, as shown on the approved Landscape Plan (Exhibit F) between Retail Drive and the northern parking area. The property owner could make site modifications to locate the parking for the accessory use equipment in the rear yard (see the existing parking spaces on Exhibit B) while maintaining delivery operations within the same area. The property owner could also expand the building to put the equipment inside or build a brick wall around the fenced in area, which would comply with the UDO. A reasonable use of the property, home improvement and garden center, can continue when complying with the side or rear yard location requirements for accessory uses. Therefore, carrying out
Finding of Fact:	Carrying out the strict letter of the ordinance would result in an unnecessary hardship. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.				
Staff Analysis:	UDO Section 4.6.2 requires commercial accessory uses to locate in the side or rear yard setbacks only. The applicant is requesting to locate in prohibited setbacks. Specifically, the applicant is requesting to 1) locate equipment rental pick-up and drop-off between the building and Retail Drive, 2) add an open-air storage area that is delineated by black vinyl coated mesh fencing, and 3) locate rental spaces in the front setback between the lumber canopy and Retail Drive. There is existing vegetation, as shown on the approved Landscape Plan (Exhibit F) between Retail Drive and the northern parking area. The property owner could make site modifications to locate the parking for the accessory use equipment in the rear yard (see the existing parking spaces on Exhibit B) while maintaining delivery operations within the same area. The property owner could also expand the building to put the equipment inside or build a brick wall around the fenced in area, which would comply with the UDO. A reasonable use of the property, home improvement and garden center, can continue when complying with the side or rear yard location requirements for accessory uses. Therefore, carrying out				

		the strict letter of the ordinance would not result in an unnecessary hardship.
15.13.3.B.2	Finding of Fact: Staff Analysis:	The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. There is no hardship peculiar to the property for this request. The business desires to store equipment/tools and vehicular rental adjacent to the proposed Tool Rental Center.
15.13.3.B.3	Finding of Fact: Staff Analysis:	The hardship did not result from actions taken by the applicant of the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. The applicant is desiring to 1) locate equipment rental pick-up and drop-off between the building and Retail Drive, 2) add an open-air storage area that is delineated by black vinyl coated mesh fencing, and 3) locate rental spaces in the front setback between the lumber canopy and Retail Drive. The applicant can make modifications to their proposal that would comply with the UDO. Therefore, the hardship is self-created.
15.13.3.B.4	Finding of Fact: Staff Analysis:	The requested variance is consistent with the spirit, purpose, and intent of this ordinance, such that the public safety is secured, and substantial justice is achieved. The requested variance is inconsistent with the spirit, purpose, and intent of the UDO. The UDO's accessory use regulations are meant to allow for uses associated with the principal use, so long as those uses are located in the side or rear yards.

Variance Request #2: Section 5.2.3.C.2		
15.13.3.B.1	Finding of Fact: Staff Analysis:	Carrying out the strict letter of the ordinance would result in an unnecessary hardship. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. Carrying out the strict letter of the ordinance would result in an unnecessary hardship. The proposed expansion for the Tool Rental Center is still providing the required amount of glazing, however it is not transparent due to the use and security needs of the proposed Tool Rental Center.

		The existing façade where the expansion is proposed does not provide any glazing and none was required at the time of the development of the site.
15.13.3.B.2	Finding of Fact: Staff Analysis:	The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. The hardship does not result from conditions that are peculiar to the property. The parcel is bounded by Retail Drive on two sides of the building, creating two street facades that must meet the 40% transparency requirement, which is not uncommon. The proposed use, not the glazing requirement, is the reason the applicant is proposing to use all spandrel glass.
15.13.3.B.3	Finding of Fact: Staff Analysis:	The hardship did not result from actions taken by the applicant of the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. The hardship results from actions taken by the property owner by proposing the Tool Rental Center use in this location. The applicant could use transparent glass and meet the glazing requirements without the need for a variance.
15.13.3.B.4	Finding of Fact: Staff Analysis:	The requested variance is consistent with the spirit, purpose, and intent of this ordinance, such that the public safety is secured, and substantial justice is achieved. The requested variance is consistent with the spirit, purpose, and intent of the UDO. The UDO's regulations are meant for commercial buildings greater than 100,000 SF to provide at least 40% glazing within the transparency zone. The UDO recognizes that there are some instances where spandrel glass is an appropriate alternate to storefront windows, but limits spandrel glass to 15% of the requirement. The applicant is proposing to provide 40% glazing, but 100% in the form of spandrel glass instead of transparent windows.

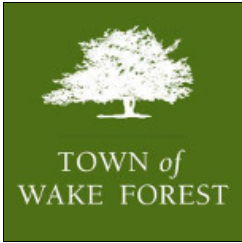
STAFF RECOMMENDATION

Staff recommends that the Board of Adjustment determine each variance separately, starting with variance request #1, and determine if each required findings of fact has been met. If the Board of Adjustment determines the variance meets the required findings of fact, then the Board should recommend approval. If the Board of Adjustment determines that the proposed variance does not meet one or more of the required findings of fact, then the Board should recommend denial.

EXHIBITS

Exhibit A: Variance Application and Justification Letter

- Exhibit B: Proposed Construction Plan Revision prepared by Scott A. Mommer Consulting dated January 7, 2022
- Exhibit C: Proposed Architectural Elevations prepared by Scott A. Mommer Consulting dated February 9, 2022
- Exhibit D: RZ-99-18
- Exhibit E: SU-00-05
- Exhibit F: Approved Construction Plans
- Exhibit G: Aerial Map
- Exhibit H: Recorded Plat (BM 2001 Page 1138)
- Exhibit I: UDO Chapter 4
- Exhibit J: UDO Chapter 5
- Exhibit K: UDO Chapter 17



Variance Request

Variance - BOA

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

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

Project Overview

#617708

Project Title: Home Depot - Tool Rental Center Expansion

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Variance Request

State: NC

Workflow: Variance - BOA

County: Wake

Checklist - Variance

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 VARIANCE SUBMITTAL CHECKLIST](#)

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

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

Pre-Application Meeting

Has a pre-application conference been held?: Yes

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

Pre-Application Conference Date and Time: 08/30/2021 5:30 PM **Staff Member Met With:** Patrick Reidy

Project Tracking ID: 606038

Project Information

Project/Development Name: Home Depot - Tool Rental Center Expansion **Project Address or PIN:** 11915 RETAIL DR (1830583840)

Tax PIN: 1830583840

Zoning: Zoning

- 11915 RETAIL DR: HB

Current Zoning Overlay: RC-WMA, Richland Creek Watershed Management Area District **Town Limits:** In ETJ

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

Land Use: Land Use Development

- 11915 RETAIL DR: Commercial

Acreage: 14.9**GIS Acreage: Parcel**

- 11915 RETAIL DR: 14.9

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

Janay Mommer
Scott A. Mommer Consulting
4694 W Jacquelyn Avenue
Fresno, CA 93722
P:5599787643
jmommer@larsandersen.com

Project Contact - Property Owner

Suzanne Russo
HD Development of Maryland, Inc
2455 Paces Ferry Road
Atlanta, GA 30339
P:770-433-8211
suzanne_russo@homedepot.com

Variance**Lot Number(s):** PARCEL PLAZA BLD CAPITA BM2001-01138**Subdivision :** PARCEL PLAZA BLD CAPITA BM2001-01138**Project/Development Name:** Home Depot - Tool Rental Center Expansion**Deed Book:** 010398**Page:** 01893**Number of Variance Requests:** 2**UDO Section(s) From Which Applicant is Requesting Relief:** 4.6.2**Description of Request:**

Request to display Equipment Rental Equipment in the proposed location on the Site Plan in conjunction with the proposed Tool Rental Center expansion. The reasoning for the Variance request is to provide for streamline rental transactions, pick-up, and drop-off for Home Depot customers.

UDO Section(s) From Which Applicant is Requesting Relief: 5.2.3.C.2**Description of Request:**

Request to allow spandrel glass for entirety of required glazing on northern elevation of proposed addition.

UDO Section(s) From Which Applicant is Requesting Relief:**Description of Request:****UDO Section(s) From Which Applicant is Requesting Relief:****Description of Request:****Variance Findings**

The Board of Adjustment shall not grant a variance unless and until it makes all of the following findings. **Please address compliance with the Findings of Fact:**

Carrying out the strict letter of the ordinance would result in an unnecessary hardship. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property:

The request for the Variance is to store and display compact power rental equipment in the location shown on the Site Plan.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance:

The reasoning for the proposed location is to provide a cohesive experience to customers. The proposed display location is across the drive aisle from the proposed Tool Rental Center (TRC) and will provide easier transaction and accessibility to customers renting the equipment.

The hardship did not result from actions taken by the applicant of the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship:

Not applicable, there are no hardships or hardships as a result from actions taken by the applicant of the Property Owner.

As mentioned above, the proposed display location is within the vicinity of the proposed Tool Rental Center. This location will provide an easier pick-up process for the customer.

The requested variance is consistent with the spirit, purpose, and intent of this ordinance, such that the public safety is secured, and substantial justice is achieved:

The requested Variance is in line with Ordinance. The proposed display location is screened from the roadway by existing landscaping and will provide a streamline transaction process for customers.

Variance Findings for Floodplain, Watershed and Stormwater Regulation

Is the variance request related to standards for Floodplain, Watershed and Stormwater Regulation?: No

Variances from the standards set forth in this ordinance for flood damage prevention, watershed protection and stormwater regulation may be granted subject to the following additional provisions. **Please address compliance with the Findings of Fact:**

Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result or when the variance will make the structure in violation of other federal, state or local laws:

Variances shall only be issued upon:

a. A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief:

c. A determination that failure to grant the variance would result in exceptional hardship; and:

b. A showing of good and sufficient cause:

d. A determination that the granting of a variance will not result in a substantial increase in flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing laws or ordinances:

In passing upon variances, the Board of Adjustment shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this chapter and:

a. The danger that material may be swept onto other lands to the injury of others:

c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner:

e. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use:

g. The relationship of the proposed use to the land development plan and flood damage prevention program for that area:

b. The danger to life and property due to flooding or erosion damage:

d. The importance of the services provided by the proposed facility to the community:

f. The compatibility of the proposed use with existing and anticipated development:

h. The safety of access to the property in times of flood for ordinary and emergency vehicles:

i. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site:

j. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges:

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:Application #: 617708Submittal Date: 2/14/22

HD Development of Maryland, Inc. c/o Suzanne Russo is the owner of the property for which the attached application is being submitted:

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

The property is located at: 11915 Retail Drive, Wake Forest, NC 27587The agent for this project is: Janay Mommer

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

Name: Janay MommerAddress: 4694 W. Jacquelyn Ave, Fresno, CA 93722Telephone Number: 559-978-7643 Fax: 559-276-0850Email Address: jmommer@larsandersen.com

Signature(s) of Owner(s):



Print or type name(s):

Suzanne RussoSuzanne RussoAssistant General Counsel

Attach additional sheets if there are additional owners.

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



LARS ANDERSEN & ASSOCIATES, INC.

CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
ADA COMPLIANCE • LEED ACCREDITED • STORM WATER QUALITY
4694 W JACQUELYN AVENUE
FRESNO, CA 93722
PH (559) 276-2790 FX (559) 276-0850

SCOTT A. MOMMER, PE, QSD
PRESIDENT

DANIEL J. ZOLDAK, PE, PLS
CASp, LEED AP, QSD/P
VICE PRESIDENT

Friday February 11, 2022

Patrick Reidy, AICP, CZO
Senior Planner
301 S. Brooks Street
Wake Forest, NC 27587-2901
919-435-9510 (o)
919-435-9515 (d)
919-435-9539 (f)
preidy@wakeforestnc.gov

RE: Home Depot Variance Request Project #617708 (Project Tracking ID: 606038)

Mr. Reidy,

Pursuant to our call with Home Depot and Planning Staff on Wednesday February 2, 2022, attached herewith is the Variance submittal Application regarding the proposed Tool Rental Center (TRC) Expansion Elevations and associated Equipment Rental drop-off/pick-up up zone.

Elevations

The Town adopted a new Policy after the Home Depot was constructed, which requires transparency for frontages on all street sides. The Code does provide for glazing above door frames but does not speak to unique circumstances where there is a side frontage to a roadway with intense landscaping that would make it not visible from the intended public streets. In addition, in circumstances of having Equipment within view of a proposed window would increase the possibility of theft and vandalism. A transparent window would not only make the equipment and tools partially visible but increase the accessibility to break into the immediate area. In addition, with transparency into this building expansion is also unique in that it is an Equipment Rental small addition. The viewpoint into the area by the public would be of equipment and lumber racking that would not benefit the aesthetics of the area. Below is an example photo of a recently opened TRC at another Home Depot location:



Lastly, the requirement for transparent windows would outweigh the feasibility of the project to be able to move forward. Therefore, with this Variance Application we hereby request for the expansion to provide spandrel glass as the 40% requirement. The spandrel glass option features a low-profile framing members that attaches directly to an existing structural substrate.

Equipment Rental

Regarding the location of the Equipment Rental pick-up and drop-of parking stalls, with this Variance Application we request that the location be Approved in existing parking stalls on the north side of the property – across the drive aisle from the proposed TRC. The proposed Equipment Rental location has been placed in a position that would be heavily screened by Evergreen trees. Requiring the Equipment Rental to be placed in the back of the property presents the following hardships:

1. With the Equipment in the back of the property it creates an increased chance of theft or vandalism as it would be out of view and Associates cannot monitor the Equipment.
2. If the Equipment were to be in the back of the property, this increases Life Safety concerns as customers and Associates would be loading and unloading equipment within proximity of where semi-trucks and deliveries occur.
3. In order to create a value to our customers and experience in renting the equipment, the TRC Staff needs to be maintained at standards Protocols of three (3) Associates. If the Equipment is placed in the back, it would require additional Associate's time that could decrease customer satisfaction. The possibility of increasing the number of Associates would ultimately affect the rental cost for the customers benefit.
4. Lastly, Equipment in the back of the stores has been shown to cause a decrease in Rental sales, as the Equipment would not be visible to customers to be made aware this is an available service. Visibility is the key for successful marketing.

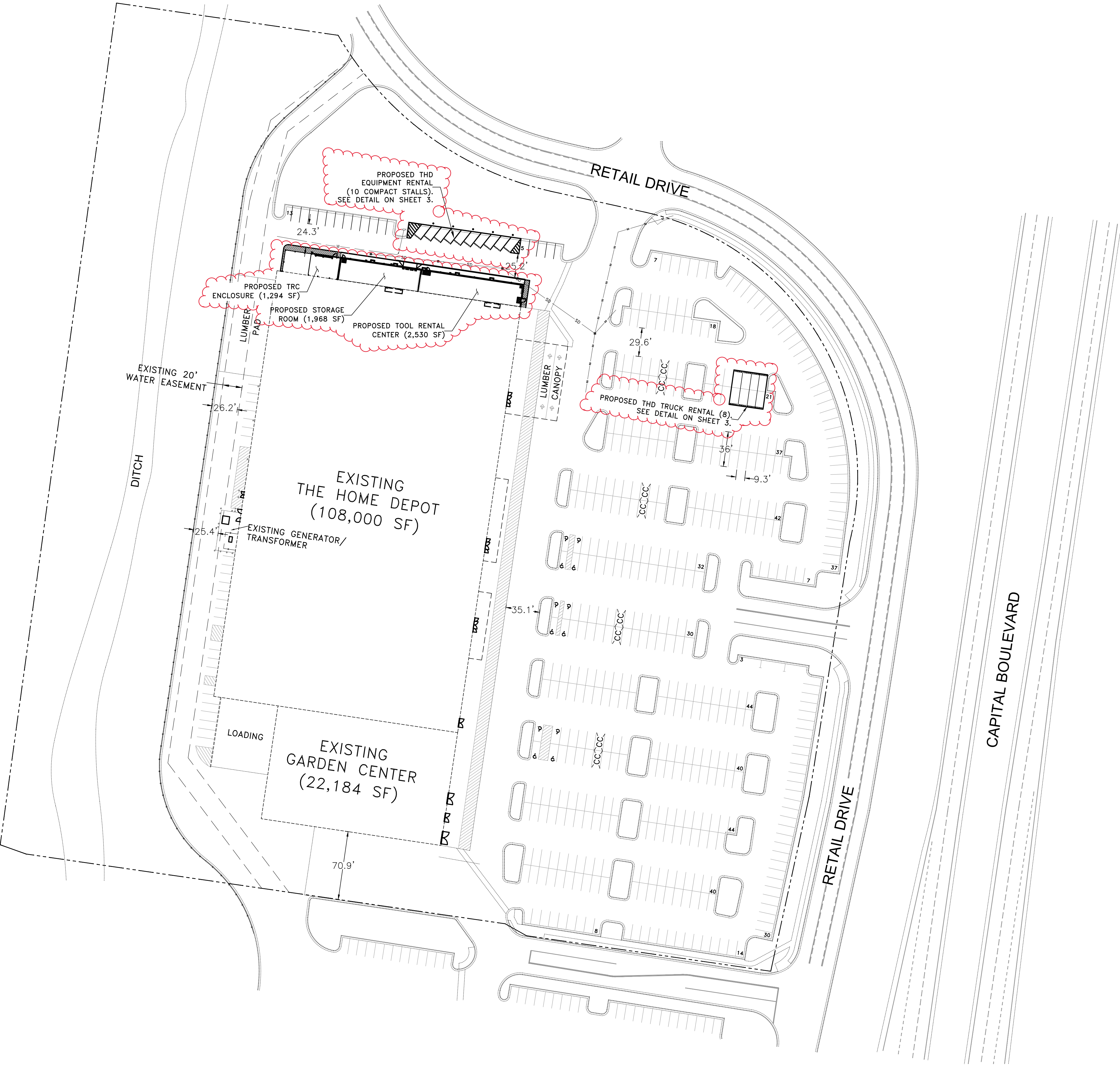
Below are photos of the North side of the property from Retail Drive:

View from Retail Drive at Entrance Drive



Additional View Farther West Down Retail Drive





PROJECT INFORMATION

HOME DEPOT SITE DATA	
HOME DEPOT PARCEL AREA	±14.9 AC
APN:	1830.07-58-3840-000
ZONE:	CONDITIONAL USE HIGHWAY BUSINESS (CU HB RZ-99-18)
LAND USE:	RETAIL/COMMERCIAL
OVERLAY:	RICHLAND CREEK WATERSHED MANAGEMENT AREA
JURISDICTION:	TOWN OF WAKE FOREST
HOME DEPOT BUILDING AREAS	
EXISTING HOME DEPOT AREA	108,000 SF
PROPOSED TOOL RENTAL CENTER & STORAGE	4,498 SF
EXISTING GARDEN CENTER AREA	+ 22,184 SF
TOTAL HD AREA	135,565 SF
PARKING REQUIRED PER CITY CODE	
HOME DEPOT (@ 1/300 SF) GFA	360 STALLS
PROPOSED TRC (@ 1/400 SF) GFA	10 STALLS
GARDEN CENTER (@ 1/400 SF) GFA	+ 55 STALLS
TOTAL HD PARKING REQUIRED	425 STALLS
HOME DEPOT PARKING PROVIDED	
FRONT FIELD PARKING	454 STALLS
SIDE FIELD PARKING	18 STALLS
REAR FIELD PARKING	+ 0 STALLS
TOTAL HD PARKING PROVIDED	472 STALLS
INCLUDED WITHIN PARKING PROVIDED	
ACCESSIBLE PARKING (9 REQ 401-500)	12 STALLS
NOT INCLUDED WITHIN PARKING PROVIDED	
EQUIPMENT RENTAL	10 STALLS
THD TRUCK RENTAL	8 STALLS
OUTDOOR STORAGE	26 STALLS

TRC SITE PLAN

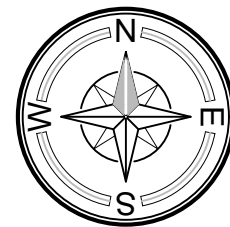
DATE:	08/16/2021
REVISION DATES:	01/07/2022
SITE PLANNER	LUIS REBELO
SITE DEV. COORDINATOR	SCOTT MOMMER
R. E. MANAGER	RENEE JANSSEN



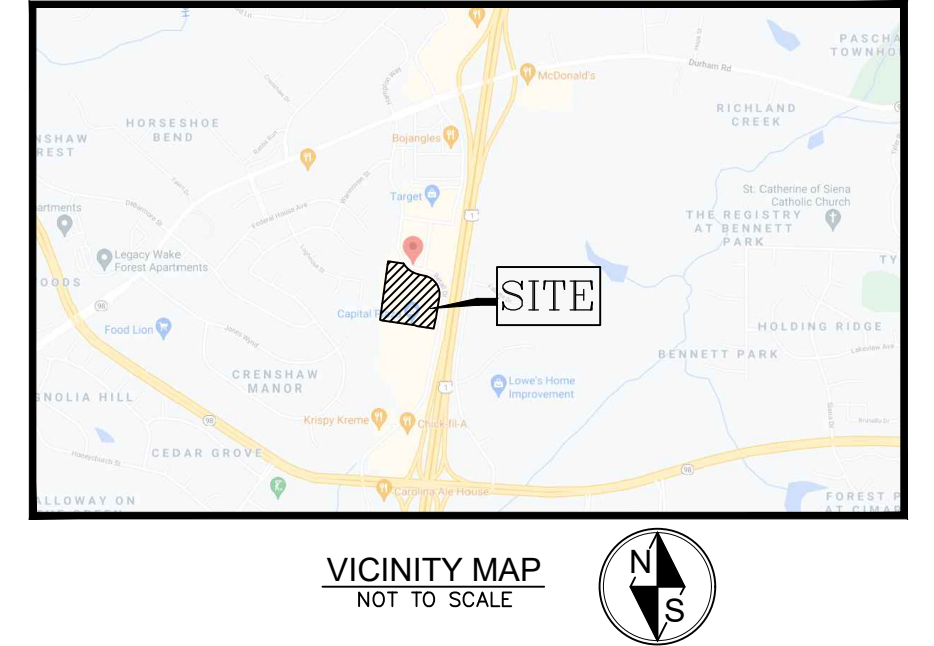
NC - WAKE FOREST
STORE # 3647

ADDRESS: 11915 RETAIL DRIVE
WAKE FOREST, NC 27587

LA PROJECT NUMBER 21043.00

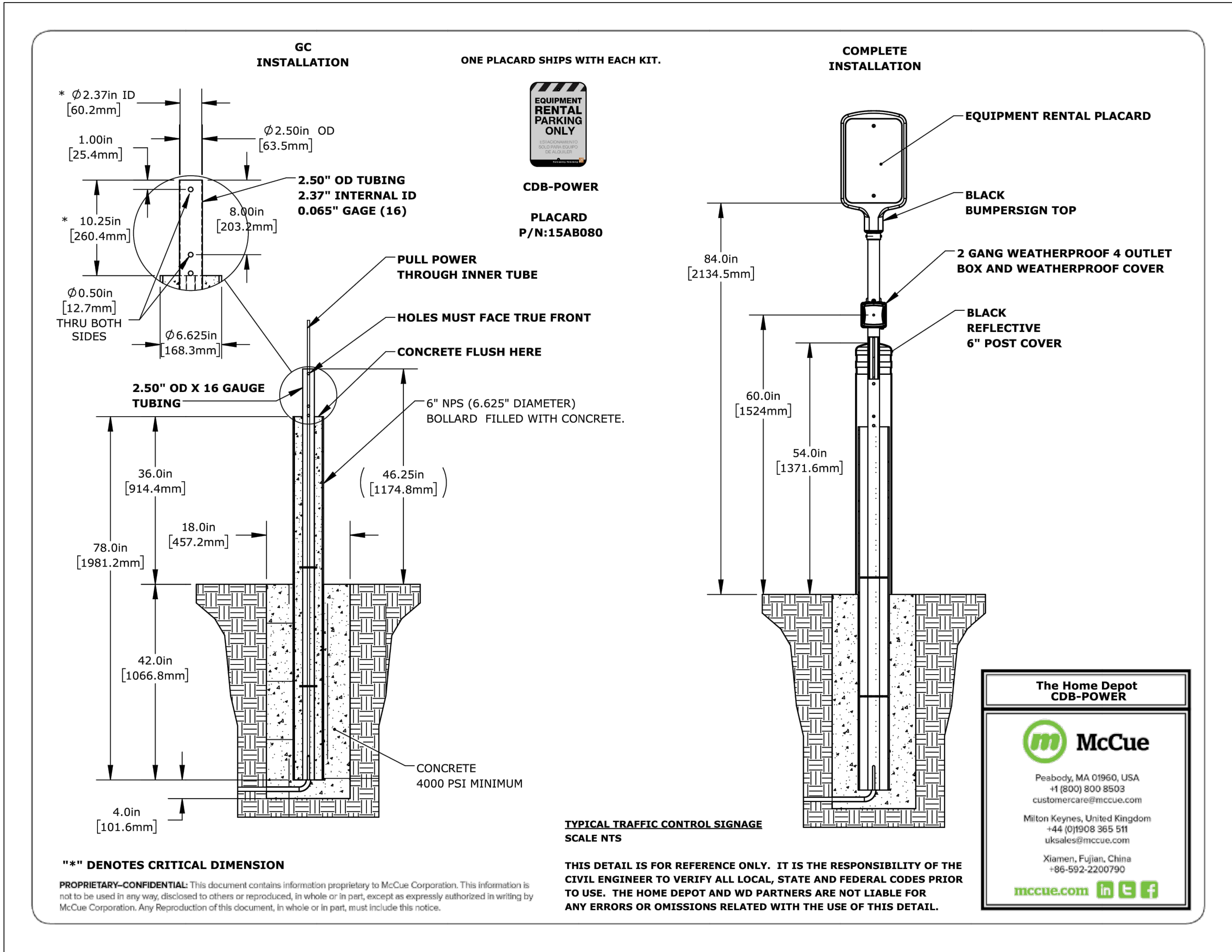
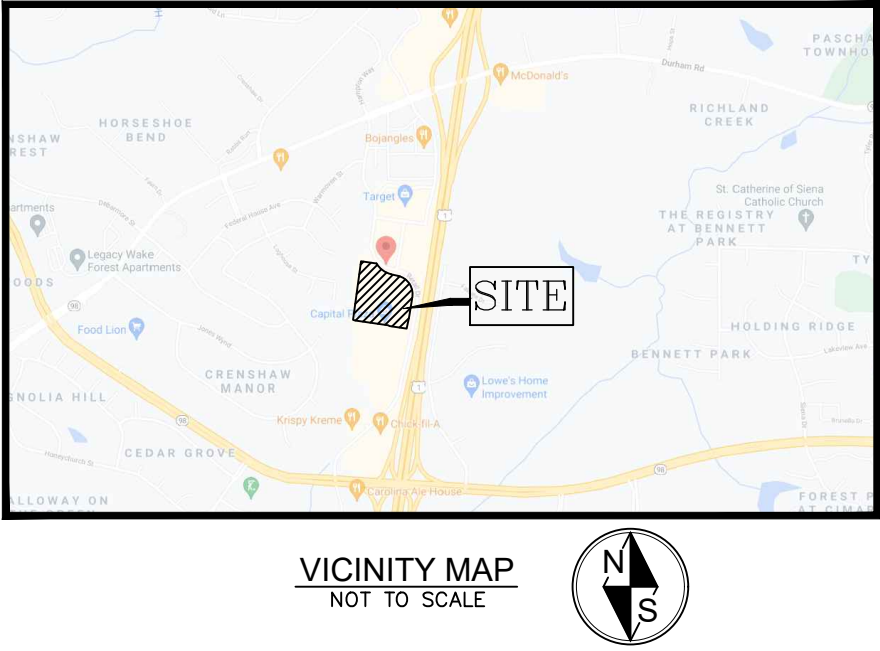


0' 50' 100'
SCALE 1"=50'



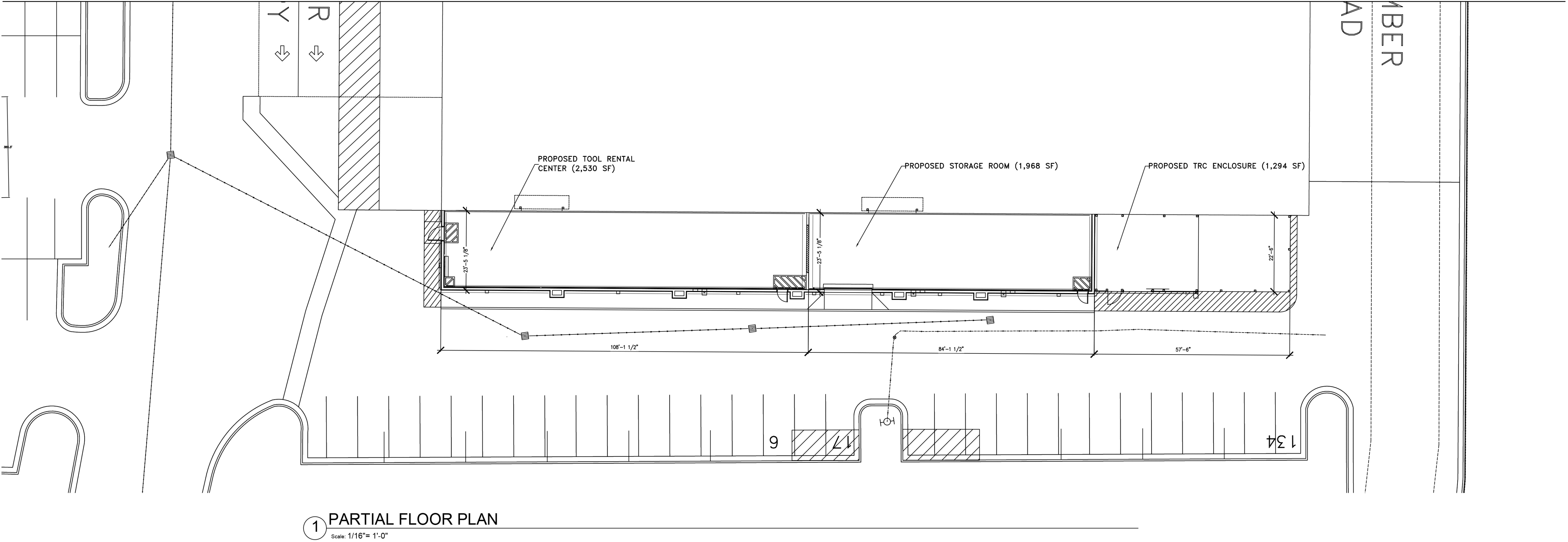
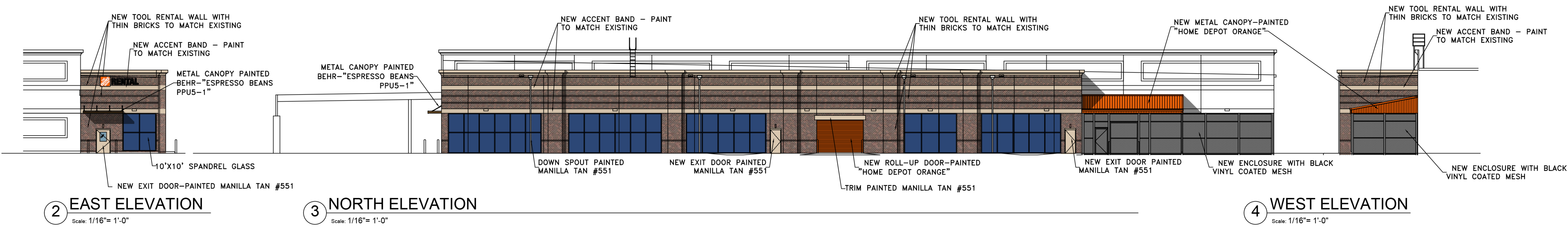
DATE:	08/16/2021
REVISION DATES:	01/07/2022
SITE PLANNER	LUIS REBELO
SITE DEV. COORDINATOR	SCOTT MOMMER
R. E. MANAGER	RENEE JANSSEN







VICINITY MAP
NOT TO SCALE



TRC ELEVATIONS

DATE: 08/16/2021
REVISION DATES: 02/09/2022

SITE DEV. COORDINATOR SCOTT MOMMER

R. E. MANAGER RENEE JANSSEN



NC - WAKE FOREST
STORE # 3647

ADDRESS: 11915 RETAIL DRIVE
WAKE FOREST, NC 27587

LA PROJECT NUMBER 21043.00





Town of Wake Forest

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

CONDITIONAL USE PERMIT

Conditional Use Permit Number: RZ-99-18

Date Issued: July 20, 1999

Petitioner: J. K. Sherron and Associates, LLC

Mailing Address: 4021 Barrett Drive
Raleigh, NC 27609

Property Location: 11800 block of Capital Boulevard (US-1), west side

Property Owners: Calvin and Madeline Ray, Richard K. and Mary Ann Hughes, Calvin A. and Angela Ray, Beatrice Jones

Tax PIN: 1830.07-58-3322 and 5386; 1830.07-59-3027, 5084, 6485 and 4904

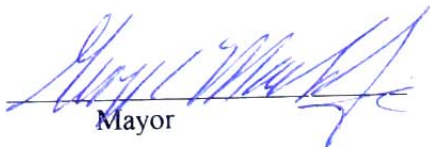
Property Size: 56.53 acres

The Wake Forest Board of Commissioners considered your request on July 20, 1999 for a conditional use permit.

The Wake Forest Board of Commissioners voted to approve your request for a zoning change to Conditional Use HB, Highway Business District and approved the issuance of a Conditional Use Permit.

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

See attached conditional use statement.


Mayor

July 20, 1999
Date

Town of Wake Forest
Zoning Case 99-18
Conditional Use Statement
July 12, 1999

All development plans for use of the property will be subject to the normal and prescribed Site Plan Review procedures of the Town of Wake Forest. Said review will be for the purpose of protecting and promoting the health, safety, morals and general welfare of the existing surrounding properties.

I. Approval of any development plan shall be contingent upon the demonstration that the proposed development incorporates reasonable efforts to protect existing and proposed adjoining residential property owners from:

1. Commercial traffic flowing through the adjoining residential neighborhoods;
2. Unreasonable amounts off traffic from patrons of the proposed development flowing through the adjoining residential neighborhoods;
3. Fouling existing air quality;
4. The use of outdoor public address systems which are unreasonably loud and unreasonably disturb adjoining residential property owners;;
5. Unreasonable facility, fixture and traffic noise generated by the proposed development which disturbs adjoining residential property owners; and
6. Unsightly views which are not screened through the use of reasonable screening efforts.

II. In addition, the development shall use reasonable efforts to promote:

1. Safety and security of the existing and adjoining residential property;
2. Reduction of traffic noise from Capital Blvd. to the adjoining residential property owners;
3. Exterior lighting which, to the extent possible, minimizes impact on adjacent residential property owners; and
4. Enhancement of the existing vegetative buffer along the southwestern portion of the property.

III. The attached memorandum (as amended) from Sammy Roberson and co-signed by all adjoining property owners in Crenshaw Manor will serve as a guideline for site development, and all reasonable efforts will be made to address these seven concerns in the Site Plan Review process.

Respectfully Submitted By,

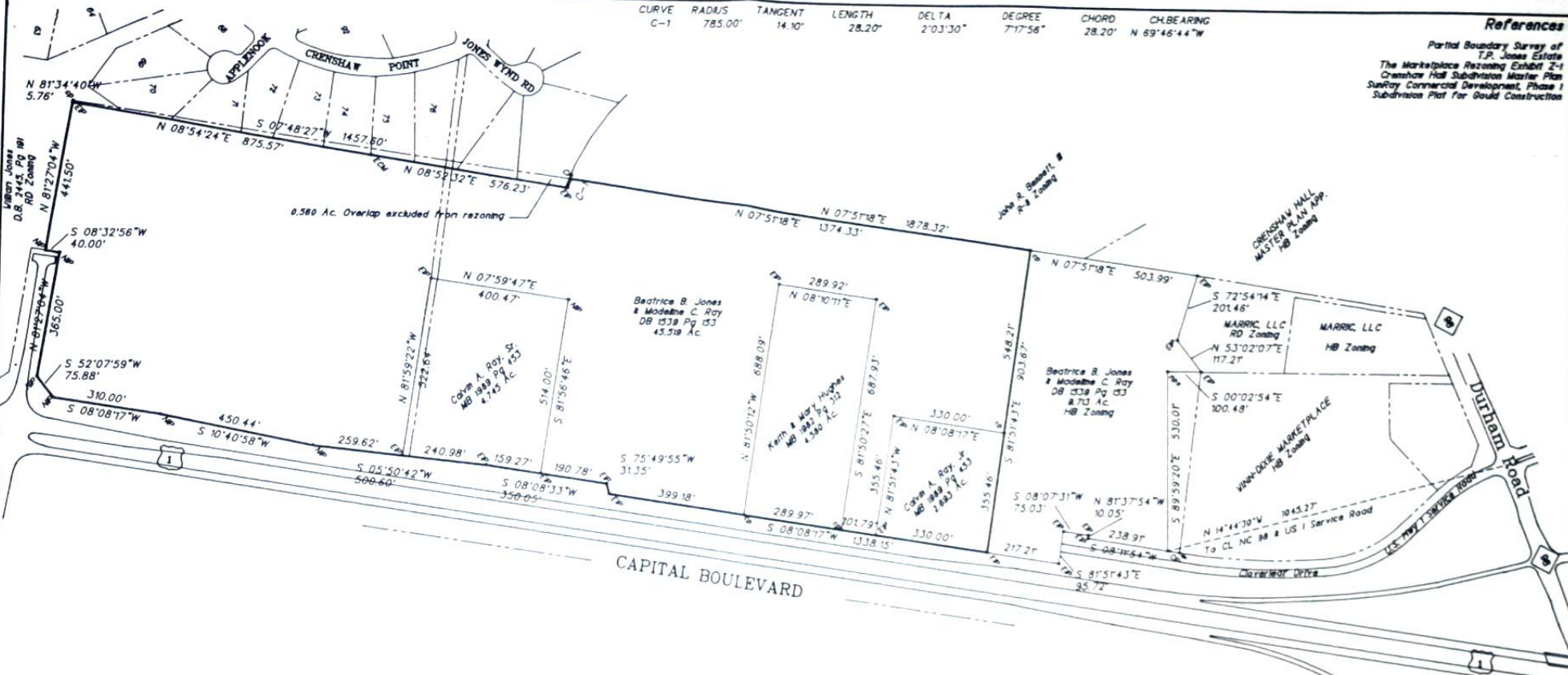


Dick Monteith
Agent for
Beatrice Jones
Calvin and Madeline Ray, Sr.
Calvin A. and Angela Ray, Jr.
Richard K. and Mary Ann Hughes

CURVE C-1 RADIUS 785.00' TANGENT 14.10' LENGTH 28.20' DELTA 2°03'30" DEGREE 7°17'58" CHORD 28.20' CH. BEARING N 69°46'44"W

References

Partial Boundary Survey of
T.P. Jones Estate
The Marketplace Rezoning Exhibit Z-1
Crenshaw Hall Subdivision Master Plan
Survey Commercial Development, Phase 1
Subdivision Plat for Gould Construction



Case RZ-99-18

J.K. Sherron and Associates

Rezoned to HB, Highway Business District

Total Combined Acreage
Beatrice Jones 34.792
Calvin Ray, Sr. 4.745
Hughes 4.580
Calvin Ray, Jr. 2.892
Total 68.810

Total Rezoning Petition
Total Acreage 68.810
Less Crenshaw Overlap 0.560
Total HB Zoning 68.250
Less Previously Zoned HB 8.722
Net Rezoning Petition 59.528

Summary of Rezoning Area
Beatrice Jones 45.518
Calvin Ray, Sr. 4.745
Hughes 4.580
Calvin Ray, Jr. 2.693
Total 57.536

Scale 1" = 100'
300' 150' 0' 150' 300' 600'



This map was prepared under my supervision from references as shown. This map is for a Rezoning Exhibit and is not for recordation or conveyance.

May 6, 1999

J. K. SHERRON & ASSOCIATES REZONING MAP
Jones, Ray, and Hughes Properties at Capital Blvd.
Town of Wake Forest, Wake County, N. C.

JOHN WILEY JOHNSON, P.E. Consulting En 28
4612 Gunston Place, Raleigh, NC 27612-31
(919) 783-5312 Fax (919) 783-9225

July 6, 1999

Mr. Dick Monteith
Century 21 J K. Sherron & Associates
4021 Barrett Drive
Raleigh, NC 27609

RE: Zoning Case 99-18

Dear Dick:

On behalf of the residents of Crenshaw Manor Subdivision, I want to thank you for working with us to ensure that our concerns about the above mentioned zoning case are addressed.

As stated before, we are not against the development of the adjoining property. We just want to make sure that the health, safety, morals and general welfare of the surrounding properties are protected and promoted.

Following are the conditions or concerns that the Crenshaw Manor property owners want to see incorporated:

- DM
1. Efforts to control the noise, including loud outdoor public address systems and noise generated by commercial and patron traffic serving and using the proposed property
 2. Provide adequate screening to eliminate unsightly views by planting 6-8 feet tall Leyland Cypress or other screening type of trees/shrubs along the ridge line on the east side of the creek
 3. Provide security fencing that is at least 6 feet high and include barbed wire at the top
 4. Route the north-south interior road connecting NC98 with the new By-Pass near US Highway One, not near the west side of the property *and as a sister tent.*
 5. Parking lot lighting ~~should be yellow tint rather than white and~~ should be shielded downward¹
Lighting on the rear of the buildings should be wall-mounted lights and focus them so as not to impact adjacent homes
 6. Garbage dumpsters/containers should be screened within brick enclosures
 7. The back side of the buildings should be either brick or earth colored block to present a neutral view to adjacent property owners

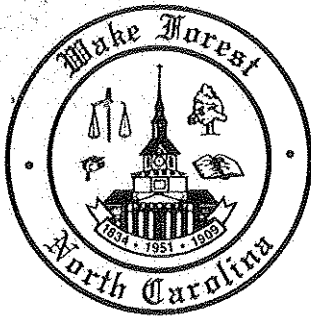
Attached are the signatures of the adjacent property owners in Crenshaw Manor showing their support for the conditions. Thank you for your understanding and support of our concerns.

Sincerely,


Sammy Roberson

Attachment

C Chip Russell



Town of Wake Forest

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

June 26, 2000

Mr. Tim Dockery
Wake Forest/Granite, LLC
P.O. Box 1928
Mount Airy, NC 27030-1928

Re: Case SU-00-05
Special Use Permit for Shopping Center

Dear Mr. Dockery:

This letter is official notification that the Board of Commissioners of the Town of Wake Forest, on Tuesday, May 16, 2000, approved your request for the issuance of a special use permit for a shopping center. The special use permit is attached for your records.

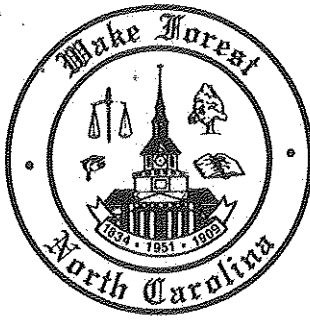
The Board of Commissioners also approved the master plan for the proposed shopping center and the subdivision master plan. Your next step in the development review and approval process is to submit subdivision construction plans and a petition requesting annexation.

If you have questions, please contact me at 919-554-6142 during business hours or at chip.russell@ci.wake-forest.nc.us (e-mail).

Sincerely,

Chip Russell, AICP
Planning Director

Attachment



Town of Wake Forest

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

SPECIAL USE PERMIT

Special Use Permit No.: SU-00-05

Date Issued: May 16, 2000

Petitioner: Wake Forest/Granite, LLC

Property Owner: Calvin and Madeline Ray, et al

Property Location: 11800 block of Capital Blvd., west side

Tax PIN: 1830.07-58-3322 and 5386; 1830.07-59-3027, 5084, 6485 and 4904

Property Size: 66.31 acres

Land Use: Shopping Center

Zoning: Conditional Use HB, Highway Business District

The Wake Forest Board of Commissioners considered your request on May 16, 2000 for a special use permit for a shopping center.

The Wake Forest Board of Commissioners voted to approve your request for a shopping center, based on the submitted master development plan and the following findings of fact:

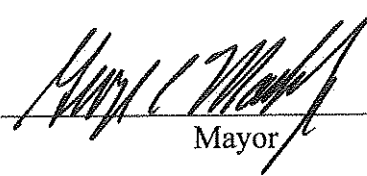
Finding 1: The proposed use or development is located, designed, and proposed to be operated so as not to be detrimental to the public health, safety and general welfare, in that the proposed use, a shopping center, is to be located in an area appropriately zoned (HB, Highway Business District and Conditional Use, HB, Highway Business District); the proposed use will comply with all conditions of the Conditional Use Permit (RZ-99-18) associated with the property's zoning; and, the proposed use will benefit the Town of Wake Forest by enhancing the commercial tax base and by providing shopping, restaurant and service establishments to benefit town citizens

- Finding 2: **The proposed use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar facilities,** in that municipal water and sewer service will be provided to the proposed shopping center property by developer paid extensions; upon annexation of the proposed shopping center property by the Town of Wake Forest, municipal services will be provided; the proposed shopping center has access to two (2) major thoroughfares: US-1 and NC-98; and, the proposed shopping center is located at the intersection of US-1 and the proposed NC-98 By-pass and close proximity to the intersection of US-1 and NC-98.
- Finding 3: **The proposed use will not substantially injure the value of adjoining or abutting property,** in that buffering and landscaping as required by Town Code, the US-1 Corridor Plan, the Neuse River Riparian Buffer rules, and the conditions of zoning approval will be provided to visually separate the shopping center from adjacent residential developments; the proposed use is consistent with the general development pattern in the area of the US-1 and NC-98 intersection; and, the close proximity of shopping, restaurant, and service establishments will enhance the “desirability” value to nearby residential neighborhoods.
- Finding 4: **The proposed use will not cause undue traffic congestion or create a traffic hazard,** in that a traffic impact analysis report has been prepared detailing the road and traffic signal improvements that are required to accommodate the projected traffic volumes; and, road and signal improvements will be provided within the site and on surrounding roads to provide safe and adequate capacity for localized traffic generated by the proposed shopping center.
- Finding 5: **The proposed use will not create undue noise, dust, and gasses,** in that the proposed shopping center will include no industrial or manufacturing uses, nor any uses that will generate undue noise, noxious odor, or airborne contaminants.
- Finding 6: **The proposed use, if developed according to the plan submitted and approved, will be in harmony with the area in which it is located,** in that the proposed use is consistent with the land use of adjoining properties along US-1 and NC-98; and, required buffering and landscaping will maintain the compatibility with adjoining residential neighborhoods.
- Finding 7: **The proposed use or development conforms with the general plans for the physical development of the town,** in that the proposed use and its location conform to the policies of the Land Development Plan, the Land Use Management Plan, and the US-1 Corridor Plan.
- Finding 8: **The proposed use or development meets all other rules and regulations within the zoning ordinance and all existing Town policies,** in that the site development plan submitted with the special-use permit application complies with the requirements of the HB, Highway Business District, the Conditional Use HB, Highway Business District, and the requirements for shopping centers.

The Special Use Permit is hereby issued subject to the following conditions:

1. **Provide continuous vegetative screening (buffer) across rear of all buildings.**
2. **Consult with downtown merchants concerning shopping center name.**
3. **Use the following design measures when preparing plans for the shopping center buildings:**
 - A. Architectural Character Avoid blank, faceless facades on all buildings by implementing the following guidelines:
 1. The length of any facade in excess of 100 feet shall be interrupted by recesses, projections, windows, awnings, and/or arcades.
 2. Smaller retail stores that are part of a larger principal building shall have display windows and separate outside entrances.
 3. Utilize a repeating pattern of change in color, texture, and material modules.
 4. Provide variations in roof lines.
 5. Each principal building shall have a clearly defined, highly visible customer entrance with distinguishing features such as canopies or porticos.
 - B. Color and Materials Provide a higher quality development by:
 6. Provide predominant exterior materials that are of high quality, such as brick, wood, sandstone, or other native stone.
 7. Facade colors shall be of "low reflectance, subtle, neutral, or earth tone colors." The use of high-intensity or metallic colors is discouraged except for accent purposes.
 - C. Spatial Relationships
 8. All facades clearly visible from public streets or adjoining properties shall contribute to the pleasing scale of features of the building and feature characteristics similar to a front facade.
 9. All sides of a principal building that directly face internal public streets shall include at least one customer entrance.
 10. The visual impacts of outdoor storage and activity areas shall be fully contained.
 11. Provide community and public spaces such as water features, patio seating areas, gardens, etc.
 - D. Pedestrian Flow and Accessibility
 12. Provide sidewalks along the full length of any facade featuring a customer entrance and any facade abutting a public parking area.
 13. Provide internal pedestrian walkway system. Interconnect internal sidewalk system with public sidewalks along public streets.

14. Utilize special paving materials to distinguish pedestrian walkways from driving surfaces.
 15. Provide weather protection features such as awnings within 30 feet of all customer entrances.
2. **Provide the following roadway improvements recommended in the traffic impact analysis report:**
- a. NC 98 Improvements (page 62)
 - b. Capital Boulevard Improvements (page 62)
 - c. Additional (On-Site) Improvements (pages 62-63)
 - d. Additional lane and lane extensions to NC-98 at the Northbound and Southbound ramps to US-1.
3. **Maximum building coverage for the shopping center site is 30%.**



Mayor

May 16, 2000
Date

FEMA MAP FLOOD STATEMENT
THE PROPERTY AS SHOWN ON THIS PLAT IS IN ZONE X (AREAS
DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) MAP NUMBER
37183 C 0070 E PANEL 0070 DATED MARCH 3, 1992.

SHEET INDEX:

- COVER SHEET
ALTA BOUNDARY SURVEY
EXISTING SITE CONDITIONS
SITE PLAN
C-1
C-2 GRADING AND DRAINAGE PLAN
C-3 UTILITY PLAN
C-4 EROSION CONTROL PLAN
C-5* ADDITIONAL UTILITY INFORMATION
C-6 EROSION CONTROL DETAILS
C-7 CONSTRUCTION DETAILS
C-8 CONSTRUCTION DETAILS
L-1 LANDSCAPE PLAN

* ADDITIONAL UTILITY INFORMATION NOT INCLUDED IN THIS SUBMITTAL



WAKE FOREST

LOCATED IN:
WAKE COUNTY, NORTH CAROLINA
CAPITAL BOULEVARD @ NC 98 DURHAM ROAD
ZONING: HB - CU

DEVELOPER:

THE HOME DEPOT - MIDSOUTH

3895 CUMBERLAND PARKWAY
ATLANTA, GEORGIA 30339
(770) 432-9912

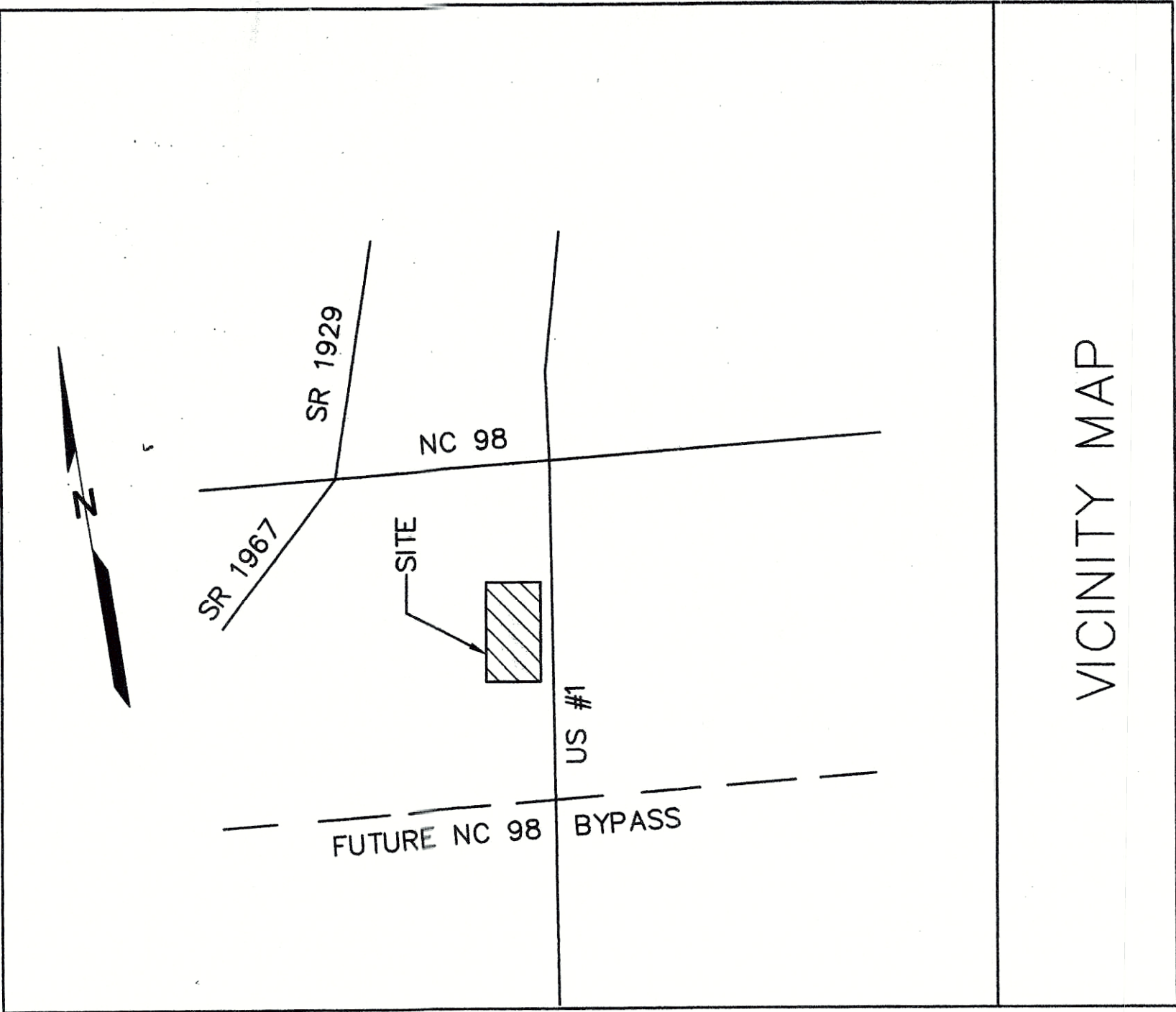
ENGINEER:

WK DICKSON
*Engineers • Planners • Surveyors
Landscape Architects*

5540 CENTERVIEW DRIVE
SUITE 315
RALEIGH, NORTH CAROLINA
(919) 851-6364



CONTRACTOR MUST LOCATE UTILITIES PRIOR TO CONSTRUCTION.
CALL THE NORTH CAROLINA ONE-CALL CENTER AT 1-800-632-4949.



VICINITY MAP

UTILITIES

ELECTRIC:
ANDY FRAZIER
TOWN OF WAKE FOREST
401 ELM AVENUE
WAKE FOREST, NC 27587
PHONE: (919) 554-6123
FAX: (919) 554-6195

GAS:
EDDIE QUICK
PSNC ENERGY
1720 HILLSBOROUGH STREET
RALEIGH, NC 27605
PHONE: (919) 836-2368
FAX: (919) 836-2350

TELEPHONE:
JACK BRITT
BRENT VELVET BOYD
SPRINT
730 PARK AVENUE
YOUNGSVILLE, NC 27596
PHONE: (919) 554-5224
FAX: (919) 554-6122

WATER/SEWER:
ERIC KERAVIJO
TOWN OF WAKE FOREST
401 ELM AVENUE
WAKE FOREST, NC 27587
PHONE: (919) 554-6122
FAX: (919) 554-6195

ALL PUBLIC FACILITIES, INCLUDING UTILITIES, SIDEWALKS, AND
HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS
AS SPECIFIED BY TOWN STANDARDS. THESE FACILITIES HAVE
BEEN APPROVED BY THE TOWN OF WAKE FOREST AND SHALL
BE SO INSTALLED UNLESS A CHANGE IS APPROVED BY THE
TOWN OF WAKE FOREST.

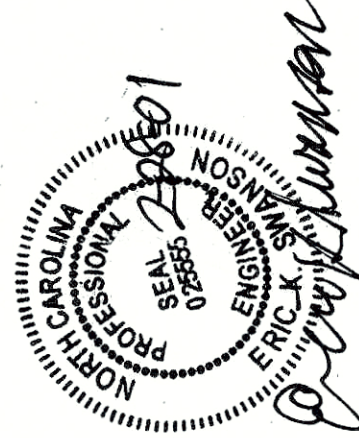
REVIEW ENGINEER DISCLAIMER

EXECUTION OF THIS CONSTRUCTION PLAT BY THE REVIEW
ENGINEER FOR THE TOWN OF WAKE FOREST IN N.J. WAY LIMITS
THE RESPONSIBILITY OF THE OWNER AND ENGINEER OF
RECORD WITH REGARD TO COMPLIANCE WITH ALL FEDERAL,
STATE, AND LOCAL STANDARDS AND/OR CONDITIONS.

OWNER CERTIFICATE

OWNER HEREBY CERTIFIES AND AGREES TO TAKE SUCH
ACTION AS MAY BE REQUIRED BY THE TOWN OF WAKE FOREST
TO CORRECT ANY ERRORS, OMISSIONS OR NONCOMPLIANCE
WITH TOWN STANDARDS AND/OR CONDITIONS DESCRIBED IN
THIS CONSTRUCTION PLAT, INCLUDING RESUBMISSION OR
RE-EXECUTION OF THIS CONSTRUCTION PLAT WITH THE
APPROPRIATE CORRECTIONS AND/OR REVISIONS.

John C. Smith OWNER
DATE: 11/22/01



THIS PLAT WAS PREPARED AND APPROVED FOR CONSTRUCTION BY THE
TOWN OF WAKE FOREST
Public Works and Utilities Date: 2/29/01/04
Engineering Department Date: 8/24/04
Per Preparation Date: 4/22/01
Submittal Administrator Date: 4/22/01

HOME DEPOT CONTACT: TOM HEFFRICKS (770) 884-5505

NO.	DATE	DESCRIPTION	BY
5	02/06/2001	COMMENTS FROM JANUARY 30, 2001	WKO
4	01/23/2001	RETAIL DRIVE REVISION	WKO
3	12/28/2000	PER THE COMMENTS 12/10/2000	WKO
2	10/13/2000	100% SUBMITTAL	WKO
1	9/29/2000	90% SUBMITTAL	WKO

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

5540 CENTERVIEW DRIVE
RALEIGH, NC 27606
919 851-5984

WK DICKSON
Engineers • Planners • Surveyors
Landscape Architects



Little & Associates Architects
813 Westgate Drive
Charlotte, NC 28217
774-553-6550
774-553-1876

This drawing and any design, plans, specifications, or other information contained herein are the property of Little & Associates Architects, Inc. and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Little & Associates Architects, Inc.

DATE	09-29-2000
NO.	10-12-2000
REVISIONS	0-00-0000
DATE	01-30-01
NO.	01-30-01
REVISIONS	01-30-01

REMARKS:
1. TO BE USED FOR THE NEW CONSTRUCTION.
2. TO BE USED FOR THE NEW CONSTRUCTION.
3. TO BE USED FOR THE NEW CONSTRUCTION.
4. TO BE USED FOR THE NEW CONSTRUCTION.
5. TO BE USED FOR THE NEW CONSTRUCTION.

GRADING AND DRAINAGE PLAN

CAPITAL BOULEVARD • NC 98 / DURHAM ROAD
WAKE FOREST, NORTH CAROLINA
STORE # 3647



DRAWN BY:	AMH
CHECKED BY:	EKS
PROJECT NO.	00509.12
ORIGINAL ISSUE DATE:	8/29/2000
SCALE:	AS SHOWN
SHEET NUMBER	C-2
SECTION	NON STANDARD

LINE "A"

LINE	UPPER JUNCTION TYPE	DETAIL SIZE (IN.)	MATERIAL TYPE	LENGTH (FT.)	SLOPE %	INVERT ELEVATION DOWN	INVERT ELEVATION UP
1A	GRATE INLET	2.51	RCP	42	0.74	300.50	300.70
2A	GRATE INLET	2.51	RCP	42	0.63	300.90	301.70
3A	GRATE INLET	2.51	RCP	42	0.63	301.50	302.30
4A	GRATE INLET	2.51	RCP	42	0.63	302.10	302.90
5A	GRATE INLET	2.51	RCP	42	0.63	302.70	303.30
6A	GRATE INLET	2.51	RCP	36	0.63	303.30	304.70
7A	JUNCTION BOX	2.54	RCP	108	0.65	304.90	305.30
8A	GRATE INLET	2.51	RCP	15	1.01	305.00	306.20
9A	GRATE INLET	2.51	RCP	15	2.60	306.00	308.00
10A	GRATE INLET	2.51	RCP	15	2.56	306.00	308.00
11A	GRATE INLET	2.51	RCP	15	2.56	306.00	308.00
12A	GRATE INLET	2.51	RCP	15	2.56	306.00	308.00
13A	GRATE INLET	2.51	RCP	15	2.56	306.00	308.00
14A	GRATE INLET	2.51	RCP	15	2.56	306.00	308.00
15A	GRATE INLET	2.51	RCP	15	2.56	306.00	308.00
16A	GRATE INLET	2.51	RCP	15	2.56	306.00	308.00
17A	GRATE INLET	2.51	RCP	15	2.56	306.00	308.00
18A	GRATE INLET	2.51	RCP	15	2.56	306.00	308.00

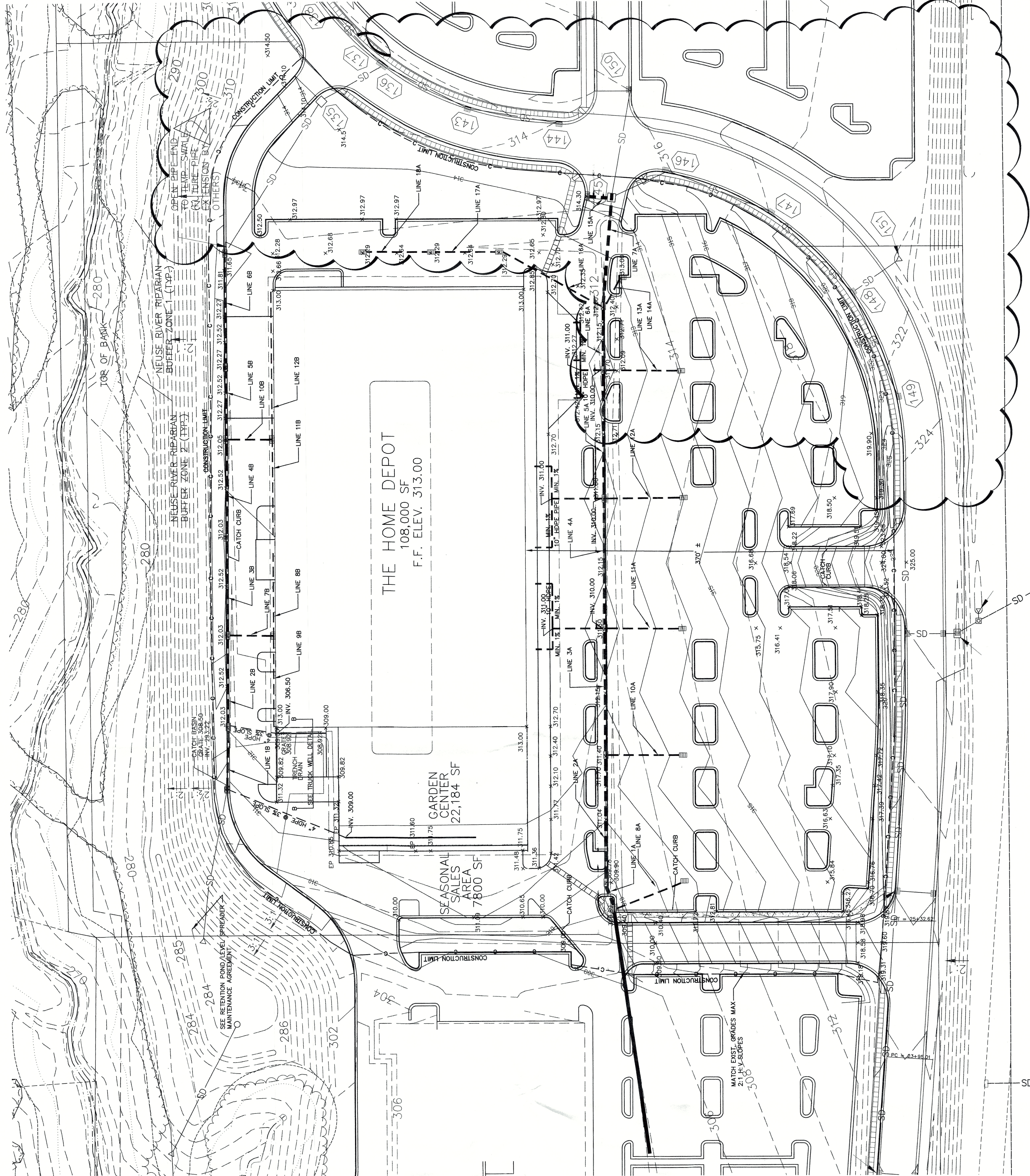
LINE "B"

LINE	UPPER JUNCTION TYPE	DETAIL SIZE (IN.)	MATERIAL TYPE	LENGTH (FT.)	SLOPE %	INVERT ELEVATION DOWN	INVERT ELEVATION UP
1B	GRATE INLET	2.50	RCP	63	4.92	293.40	296.50
2B	GRATE INLET	2.50	RCP	80	2.89	286.70	289.30
3B	GRATE INLET	2.50	RCP	88	2.86	289.50	292.30
4B	GRATE INLET	2.50	RCP	92	1.14	303.70	304.80
5B	GRATE INLET	2.50	RCP	72	1.11	303.70	304.80
6B	GRATE INLET	2.50	RCP	113	1.15	304.70	306.00
7B	JUNCTION BOX	2.54	HOPE	44	2.27	301.00	302.00
8B	GRATE INLET	2.51	HOPE	86	1.11	308.00	309.00
9B	GRATE INLET	2.51	HOPE	86	1.11	308.00	309.00
10B	JUNCTION BOX	2.54	HOPE	44	2.27	304.00	305.00
11B	GRATE INLET	2.51	HOPE	92	1.09	308.00	309.00
12B	GRATE INLET	2.51	HOPE	146	1.03	307.50	308.00

GRADING NOTES

1. REFER TO GENERAL NOTES ON SHEET C-1.
2. THE CONTRACTOR SHALL PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
3. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE EROSION CONTROL PLANS PRIOR TO CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
4. THE CONTRACTOR SHALL CONFIRM INVERTS OF ALL EXISTING STORM AND SANITARY STRUCTURES PRIOR TO CONSTRUCTION.
5. NO CHANGES TO SITE GRADES OR LAYOUT SHALL BE PERFORMED WITHOUT WRITTEN APPROVAL OF THE SITE ENGINEER.
6. MAXIMUM PERMANENT CUT OR FILL SLOPES 2H:1V UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL SUBMIT SHIP DRAWINGS FOR PROPOSED MECHANICALLY STABILIZED SLOPE TO BE REVIEWED FOR APPROVAL. (SEE DETAILS FOR RECOMMENDED CROSS SECTION).
8. PROPOSED CONTOURS SHOW REFERENCE FINISHED GRADE. ALL CURB LINE SPOT ELEVATIONS SHOWN REFERENCE PAYMENT (GUTTER) ELEVATION AT THE LOCATION.
9. ALL CURBS ARE SPILL (SEE DETAILS) UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL INSTALL THE PROPOSED STORM SEWER PRIOR TO GRADING OPERATIONS.
11. ALL STORM PIPES SHALL BE REINFORCED CONCRETE UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL SET STORM INLET RIM ELEVATIONS TO INSURE POSITIVE DRAINAGE.
13. THE CONTRACTOR SHALL COORDINATE WITH HOME DEPOT'S GEOTECHNICAL ENGINEER FOR ANY ON-SITE SOIL RELATED ISSUES. SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS NOTED ON SHEET C-1. THE CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
14. PER THE GEOTECHNICAL REPORT, COMPACTION REQUIREMENTS ARE AS FOLLOWS:
STRUCTURAL FILL AND TRENCH BACKFILL:
100% OF SOIL MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698 (STANDARD PROCTOR) TO DEPTH OF FILL PLACEMENT.
98% OF SOIL MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698 (STANDARD PROCTOR) WITHIN THE UPPER 1 FOOT.
95% OF SOIL MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698 (STANDARD PROCTOR) TO DEPTH OF FILL PLACEMENT.
100% OF SOIL MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 (STANDARD PROCTOR) TO DEPTH OF FILL PLACEMENT.
- RETENTION POND/LEVEL SPREADER MAINTENANCE AGREEMENT
THE CONTRACTOR SHALL MAINTAIN THE RETENTION POND/LEVEL SPREADER MAINTENANCE AGREEMENT SHALL BE DESIGNED, CONSTRUCTED AND DEDICATED (IF NECESSARY) BY THE SUBDIVISION DEVELOPER. MAINTENANCE WILL BE PERFORMED BY THE SUBDIVISION DEVELOPER THROUGH A REA AND DEVELOPMENT AGREEMENT BETWEEN HOME DEPOT AND THE SUBDIVISION DEVELOPER.

THESE PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE
Public Works and Utilities
2001/04/24
42470
42470-01
42470-01
42470-01



3540 CENTERVIEW DRIVE
RALEIGH, NC 27604
919.851.6344

WK DICKSON

Engineers • Planners • Surveyors

Landscape Architects

Asheville, NC
Charlotte, NC
Columbia, SC
Durham, NC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Wilmington, NC

Little & Associates Architects

5815 Wedgast Drive
Charlotte, NC 28217
P 704.551.8790
F 704.551.8790

the services and the design of these services are provided on the basis of the information and data furnished by the client. the client is responsible for the accuracy and completeness of the information and data furnished. the client is responsible for the accuracy and completeness of the information and data furnished. the client is responsible for the accuracy and completeness of the information and data furnished.

Little and Associates Architects, Inc.

80% REVIEW	09-29-2020
PERMIT ISSUE	10-13-2020
BID ISSUE	01-08-2020
NO.	DATE
REVISIONS	
1. DATED 11-15-20 AND 12-10-20	
2. DATED 01-22-21 RETAIL DRIVE	
3. DATED 02-08-21 TOWN COMMENTS	
DATED 01-30-21	

UTILITY PLAN

CAPITAL BOULEVARD • NC 98 / DURHAM ROAD

WAKE FOREST, NORTH CAROLINA

STORE # 3647

Professional Engineer
Eric K. Wynn
02655-2484
Seal
NORTH CAROLINA
Professional Engineer

Eric K. Wynn

DRAWN BY:	AMH
CHECKED BY:	EKS
PROJECT NO:	00508.12
ORIGINAL ISSUE DATE:	08/29/2000
SCALE:	AS SHOWN
SHEET NUMBER	C-3
SECTION	NON STANDARD

UTILITY NOTES:

1. REFER TO GENERAL NOTES ON SHEET C-1.

2. ALL UTILITY WORK AND MATERIALS SHALL BE PROVIDED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL STANDARDS.

3. THE BUILDING CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF GAS LINE BETWEEN METER AND MAIN, ELECTRICAL SERVICE TO THE TRANSFORMER, AND WITH ALL LOCAL UTILITIES.

4. ALL UTILITY STUB OUTS FROM THE BUILDING SHALL BE EXTENDED BEYOND THE PROPOSED CURB LOCATIONS BY A MINIMUM 1 FOOT.

5. ALL SANITARY SEWER LATERALS SHALL HAVE 0.8% MINIMUM SLOPE UNLESS PRIOR AUTHORIZATION FROM THE ENGINEER IS OBTAINED.

6. THE EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED DURING THE CONNECTION OF PROPOSED SEWERS.

7. THE METER FOR THE GARDEN CENTER IRRIGATION SHALL BE A SEWER EXEMPT TYPE. SUCH THAT SEWER CHARGES ARE NOT INCURRED FOR MOUNTING THE METER ON THE IRRIGATION SYSTEM. GARDEN CENTER DRAINAGE SHALL BE PIPED TO THE STORE SEWER SYSTEM.

8. THE WATER MAIN SHALL HAVE A MINIMUM 4 FEET OF COVER.

9. BACKFLOW PREVENTERS SHALL BE INSTALLED INSIDE THE BUILDING. SEE PLUMBING DRAWINGS FOR DETAILS.

10. FIRE HYDRANTS SHALL BE TOWN OF WAKE FOREST STANDARD. FIRE HYDRANTS SHALL BE INSTALLED A MINIMUM 3 FEET BEHIND BACK OF CURB.

11. ALL TAPPING SLEEVES FOR WATER MAINS SHALL BE M/J TYPE.

12. THE CONTRACTOR SHALL PROVIDE A KNOX BOX.

13. GAS LINE (3" SERVICE, 4709 MBH, 5 PS) LOCATION SHALL BE COORDINATED BY OTHERS AND PROVIDED BY PSNC.

14. FDC LOCATION SHALL BE IN ACCORDANCE WITH TOWN OF WAKE FOREST STANDARDS.

UTILITY	PROVIDER	CONTACT	PHONE NUMBER
ELECTRIC	TOWN OF WAKE FOREST	ANDY FRAZER	554-6123
GAS - LINE RELOCATION	PSNC	PRESTON VESTER	836-2426
GAS - NEW SERVICE	PSNC	EDDIE QUICK	836-2368
TELEPHONE	SPRINT	VELVET BOYD	554-5800
WATER & SEWER	TOWN OF WAKE FOREST	ERIC KERAVUORI	554-6122

VIEW 1
SCALE 1" = 20'

THESE PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE
TOWN OF WAKE FOREST
Public Works and Utilities
Date: 2/20/24
By: [Signature]

Engineering Department
Date: 4/24/21
By: [Signature]

Fire Prevention
Date: 4/23/21
By: [Signature]

Sanitation Administration
Date: 4/23/21
By: [Signature]

EXISTING CAPITAL BOULEVARD - US HWY 1

EROSION CONTROL LEGEND

- DIVERSION (TEMPORARY)
- DROP INLET PROTECTION, FABRIC
- INLET PROTECTION, BLOCK & GRAVEL
- SEDIMENT FENCE (SILT FENCE)
- SEDIMENT TRAP (TEMPORARY)
- SEEDING (PERMANENT)
- SEEDING (TEMPORARY)
- SEEDING (TEMPORARY)
- CHECK DAM
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT
- CONSTRUCTION ROAD STABILIZATION

EROSION CONTROL NOTES:

1. REFER TO GENERAL NOTES ON SHEET C-1.
2. THE EROSION CONTROL PLAN AND DETAILS ARE CONSIDERED ADDITIONALLY INCORPORATED INTO THE SUBDIVISION DEVELOPER'S APPROVED EROSION CONTROL PLAN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL MEASURES RELATED TO THE CONSTRUCTION SITE. POND #2 AND #3 FROM THE DEVELOPER'S PLANS ARE CONSIDERED RELATED TO THE SITE AND WILL ALSO BE PROPERLY MAINTAINED BY THE CONTRACTOR. CONTACT CIVIL CONSULTANTS, INC. AT 919-490-1645 FOR DETAILS.
4. AT A MINIMUM, EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL GOVERNING AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REMOVAL OF ANY SOIL TRACKED INTO THE PUBLIC RIGHT-OF-WAY.
6. EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED. THIS INCLUDES MAINTAINING THE EROSION CONTROL MEASURES IN PLACE UNTIL THE SOIL IS PROPERLY STABILIZED AND PERMANENT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO INSURE MEASURES ARE FUNCTIONING PROPERLY.
7. INSTALL THE PROPOSED STORM LINES "A" AND "B" AS NOTED ON THE PLANS INCLUDING INLET PROTECTION PRIOR TO GRADING OPERATIONS.
8. DURING STORM SEWER CONSTRUCTION, OPEN ENDS OF PIPES SHALL BE BLOCKED WITH GRAVEL AS SHOWN ON THE DETAILS. UPON COMPLETION OF INLET STRUCTURES, PROPER INLET PROTECTION SHALL BE INSTALLED AS SHOWN ON THE DETAILS.
9. THE LOCATIONS OF SOME EROSION CONTROL MEASURES MAY HAVE TO BE ALTERED FROM THOSE SHOWN ON THE PLANS IF DRAINAGE PATTERNS CHANGE DURING CONSTRUCTION.
10. DISTURBED AREAS NOT AT FINAL GRADE, LEFT IDLE FOR TWO OR MORE WEEKS, SHALL BE TEMPORARILY VEGETATED. UPON COMPLETION OF FINAL GRADING, PERMANENT VEGETATION SHALL BE ESTABLISHED WITHIN SIX WEEKS. SEEDING SHALL BE IN ACCORDANCE WITH THE SEEDING SCHEDULE SHOWN.

CONSTRUCTION SEQUENCE:

1. REFER TO ABOVE NOTES AND GENERAL NOTES ON SHEET C-1.
2. OBTAIN LAND DISTURBING PERMIT FROM TOWN OF WAKE FOREST AND WAKE COUNTY.
3. CONDUCT PRE-CONSTRUCTION MEETING INCLUDING OWNER, ASSOCIATED CONTRACTORS, ENGINEER, KALE LEMASTER (WAKE CO. ENVIRONMENTAL ENGINEER), AND OTHER AFFECTED PARTIES.
4. PRIOR TO CONSTRUCTION, A STABILIZED GRAVEL ENTRANCE/EXIT ROAD SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS AND DETAILS.
5. AFTER ESTABLISHMENT OF THE CONSTRUCTION ENTRANCE/EXIT, ALL PERIMETER EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING.
6. PRIOR TO CLEARING AND GRUBBING/CONSTRUCTION, THE CONTRACTOR SHALL CALL KALE LEMASTER AT 919-856-6198 FOR AN ON-SITE INSPECTION. UPON RECEIPT OF CERTIFICATE OF COMPLIANCE, GRUBBING/CONSTRUCTION MAY BEGIN.
7. EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED. THIS INCLUDES MAINTAINING OFF-SITE EROSION CONTROL MEASURES THAT SERVE THE SITE. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO INSURE MEASURES ARE FUNCTIONING PROPERLY.
8. INSTALL THE PROPOSED STORM LINES "A" AND "B" AS NOTED ON THE PLANS INCLUDING INLET PROTECTION PRIOR TO GRADING OPERATIONS.
9. PERFORM GRADING OPERATIONS IN A MANNER AND SEQUENCE SO AS TO REDUCE UNNECESSARY DISTURBANCE OF SURFACE COVER.
10. TEMPORARILY VEGETATE AREAS AS COMPLETED OR LEFT IDLE.
11. ONCE PERMANENT VEGETATION AND EROSION CONTROL MEASURES ARE ESTABLISHED, THE CONTRACTOR SHALL SCHEDULE A FINAL INSPECTION WITH KALE LEMASTER AT 919-856-6198 IN ORDER TO OBTAIN A CERTIFICATE OF COMPLETION. AFTER APPROVAL, ALL REMAINING TEMPORARY EROSION CONTROL MEASURES MAY BE REMOVED.

THESE PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE TOWN OF WAKE FOREST

Public Works and Utilities

2/20/14/1/14

4/24/01

4-23-01

4-23-01

SEEDBED PREPARATION

1. Other compacted areas and spread topsoil over adverse soil conditions where applicable.
2. Cultivate entire area to a depth of 6 inches.
3. Remove all loose rock, roots and other obstructions leaving the surface smooth and uniform.
4. Apply agricultural lime, fertilizer and superphosphate uniformly at the following rates and mix with soil.
 - 2 tons/acre
 - 1000 lbs/acre
 - 500 lbs/acre
 - Superphosphate (20% analysis)
5. Continue tillage until a well-pulverized, firm, uniform seedbed is prepared to a depth of 4 inches.
6. Sow and cover seed lightly with seeding equipment or cultipack.
7. Mow with straw and anchor.
 - 80 bales/acre
 - 1000 lbs/acre
 - Anchor task - emulsified asphalt
 - 300 gallons/acre
8. Inspect all seeded areas and make necessary repairs or reseedings within the planting season if possible. If stand should be over 60% within the planting season, it should be considered established.
9. General supervisor inspect for maintenance treatment and fertilization after permanent cover is established.

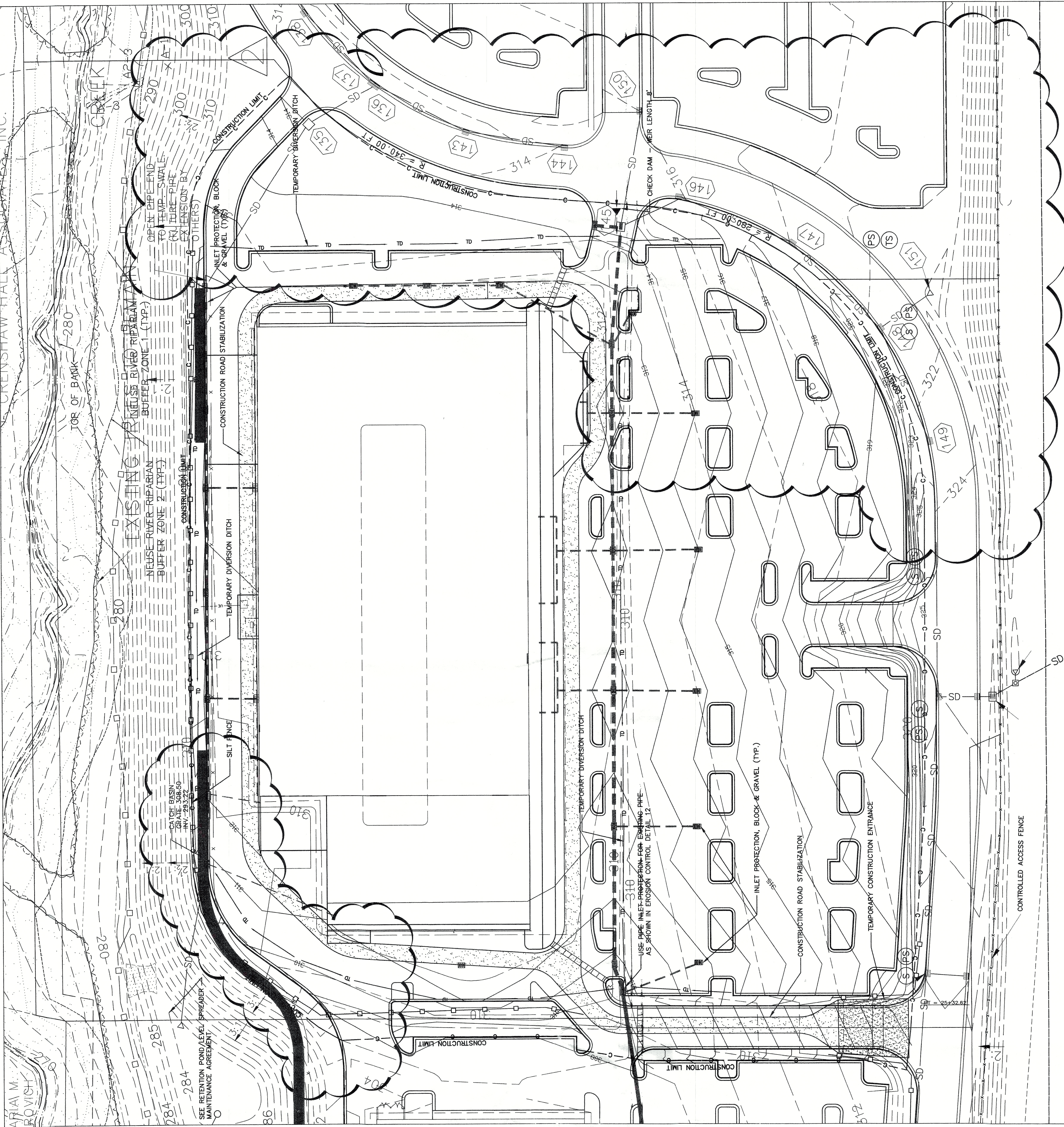
SEEDING SCHEDULE

DATE	TYPE	PLANTING RATE
Aug 15-Nov. 1	Tall Fescue	300 lbs./acre
Nov 1-Mar. 1	Tall Fescue	250 lbs./acre
Mar. 1-April 15	Tall Fescue	250 lbs./acre
April 15-May 15	Tall Fescue	250 lbs./acre
May 15-July 1	Tall Fescue	250 lbs./acre
July 1-August 15	Tall Fescue with either ***or Sorghum-Sudan hybrids	120 lbs./acre 30 lbs./acre

PLANTING RATE

DATE	TYPE	PLANTING RATE
Mar. 1-April 15	Sorghum-Sudan hybrids	50 lbs./acre
April 15-June 30	Tall Fescue	120 lbs./acre
June 1-Sept. 1	Tall Fescue	10 lbs./acre
Sept. 1-Mar. 1	Tall Fescue	10 lbs./acre
Nov. 1-Mar. 1	Tall Fescue	10 lbs./acre
Nov. 1-Mar. 1	Tall Fescue	10 lbs./acre

*** Temporary - Seeded according to optimum season for desired permanent vegetation. Do not allow temporary cover to grow over 12" in height before mowing.



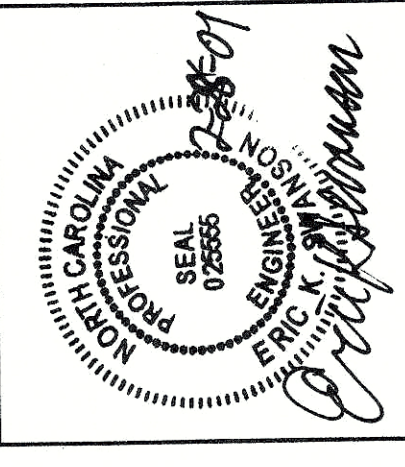
EXISTING CAPITAL BOULEVARD - US HWY 1



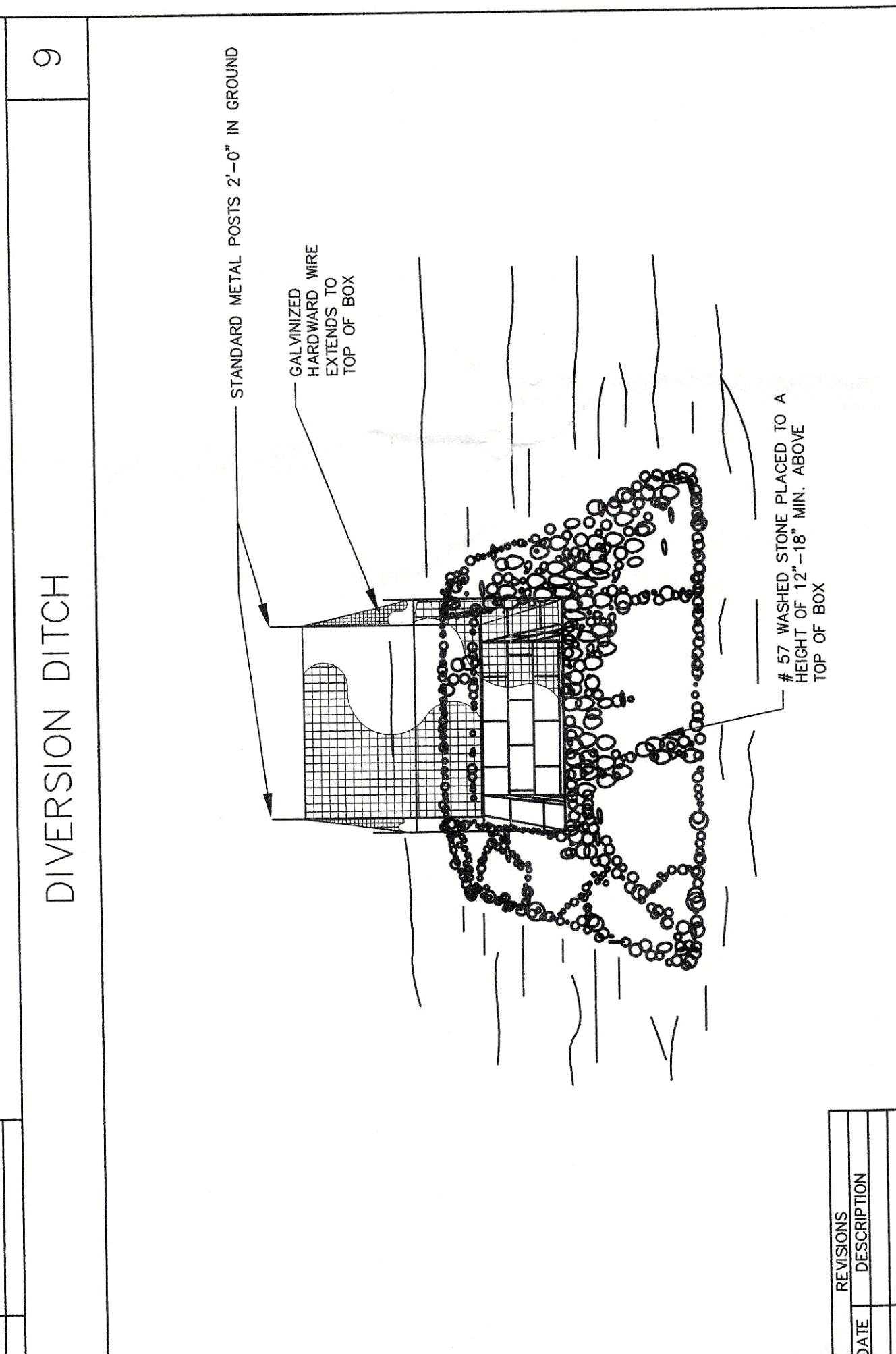
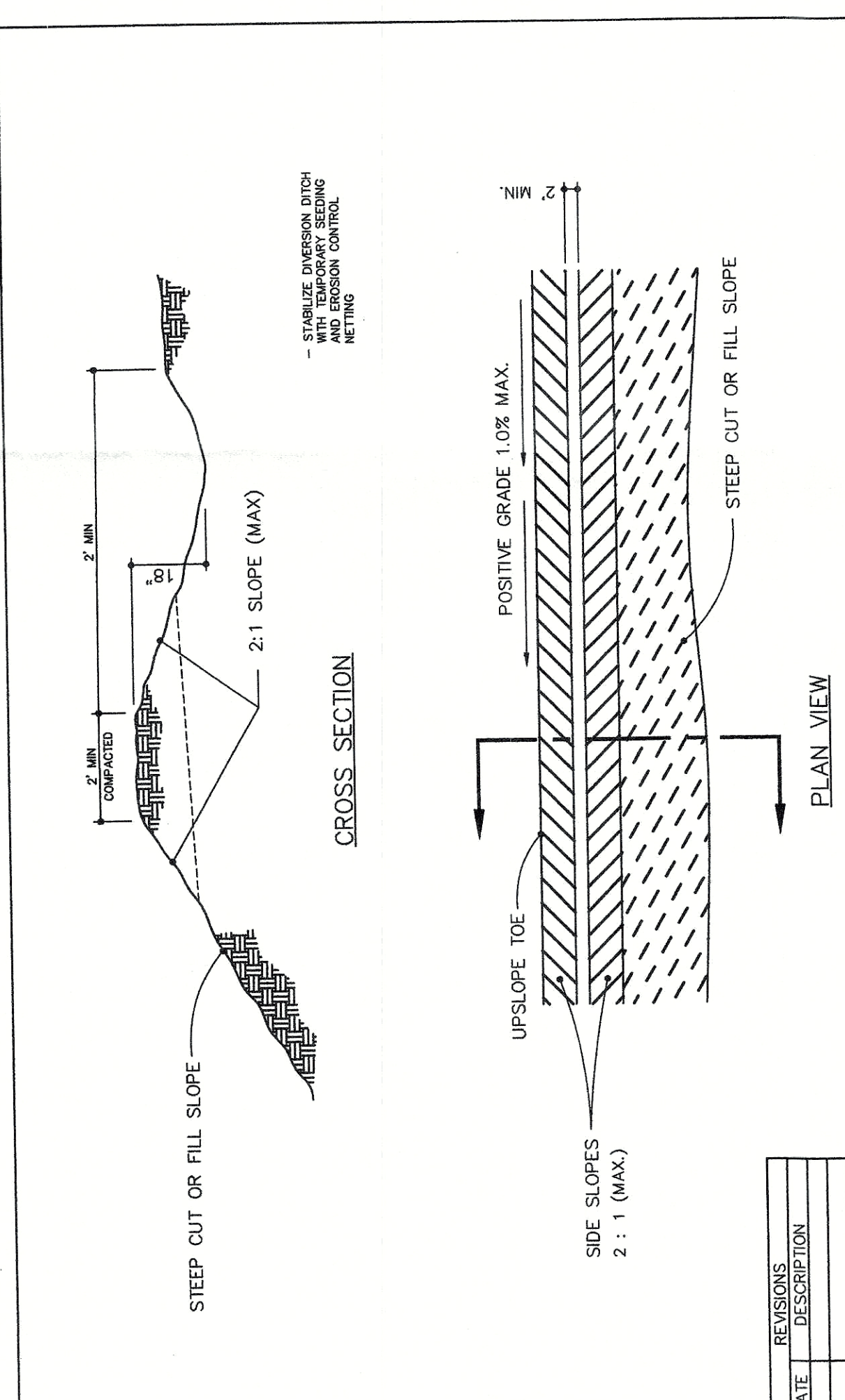
BOX REVIEW	9-29-2000
PERMIT ISSUE	10-12-2000
BID ISSUE	0-00-0000
REVISIONS	
NO.	DATE
REMARKS	

EROSION CONTROL DETAILS

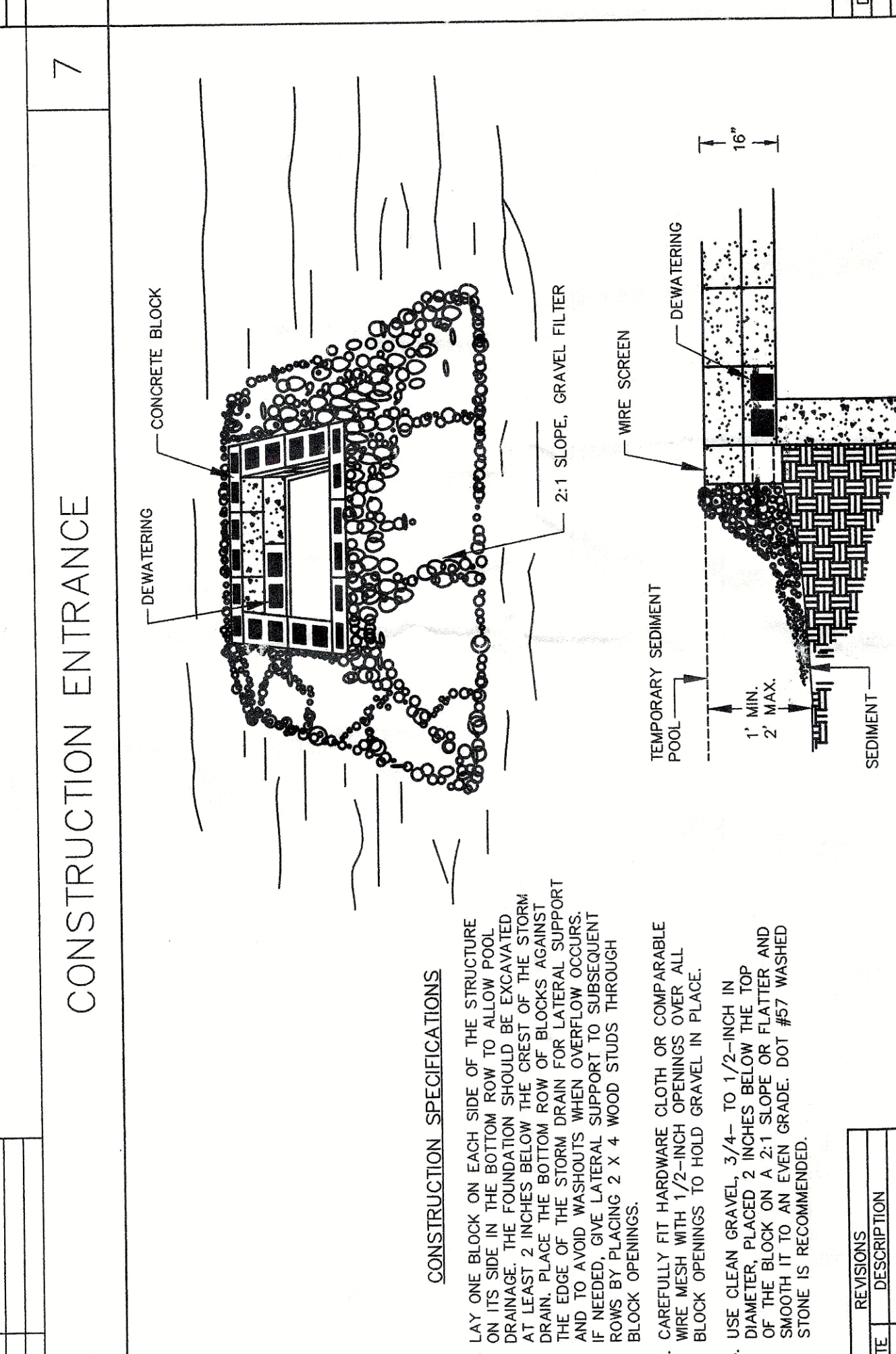
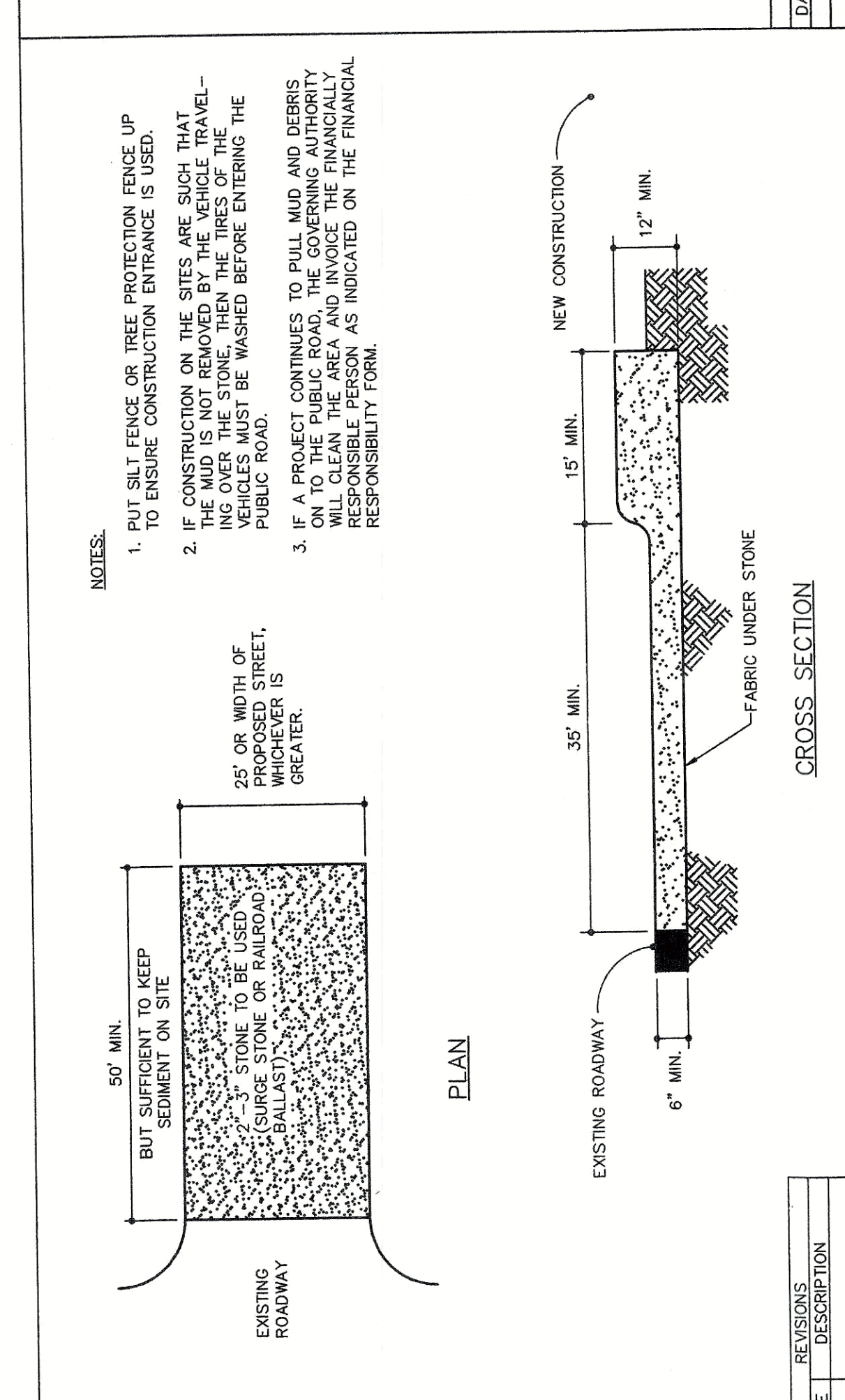
CAPITAL BOULEVARD • NC 98 / DURHAM ROAD
WAKE FOREST, NORTH CAROLINA
STORE # 3647



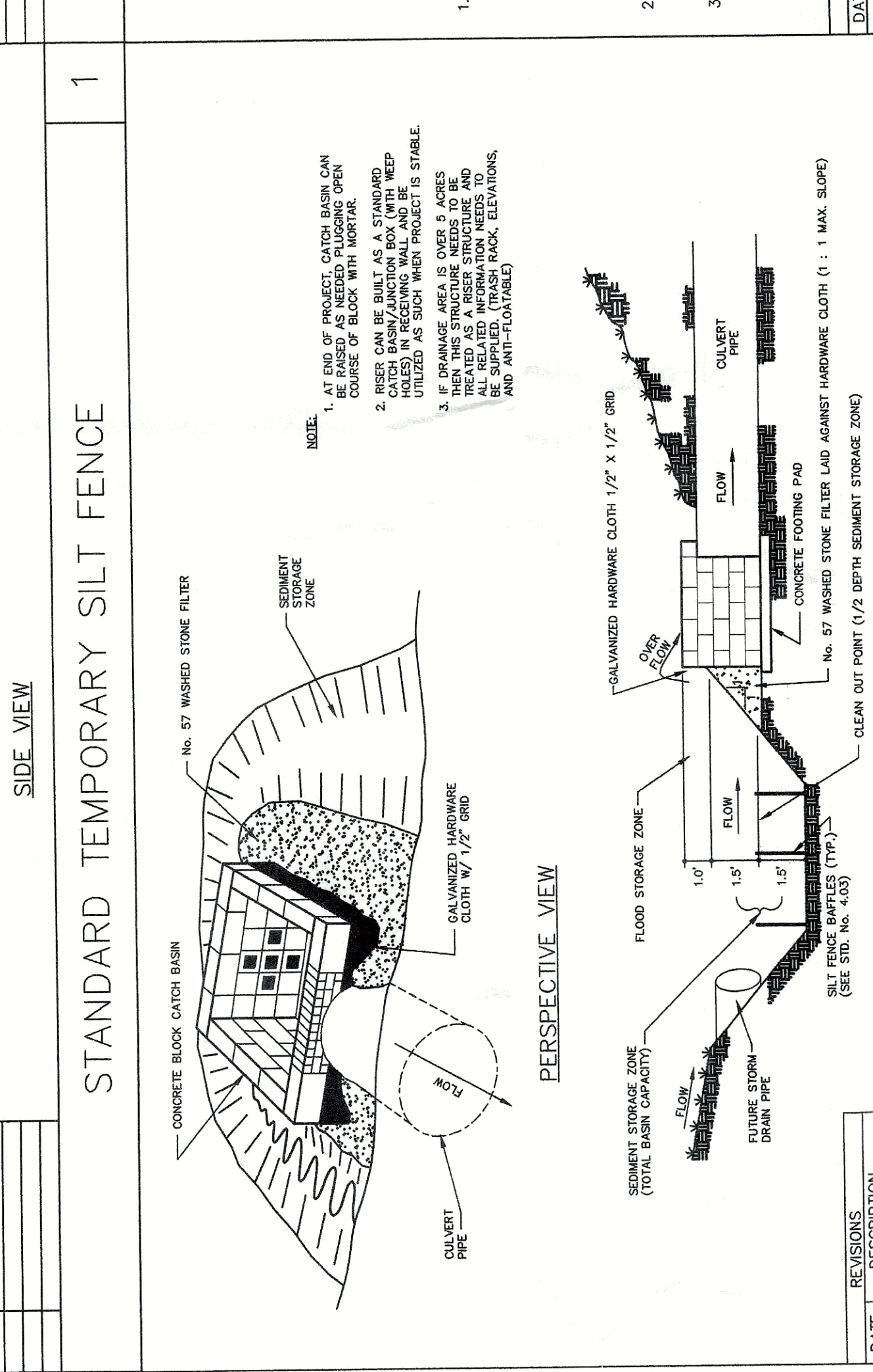
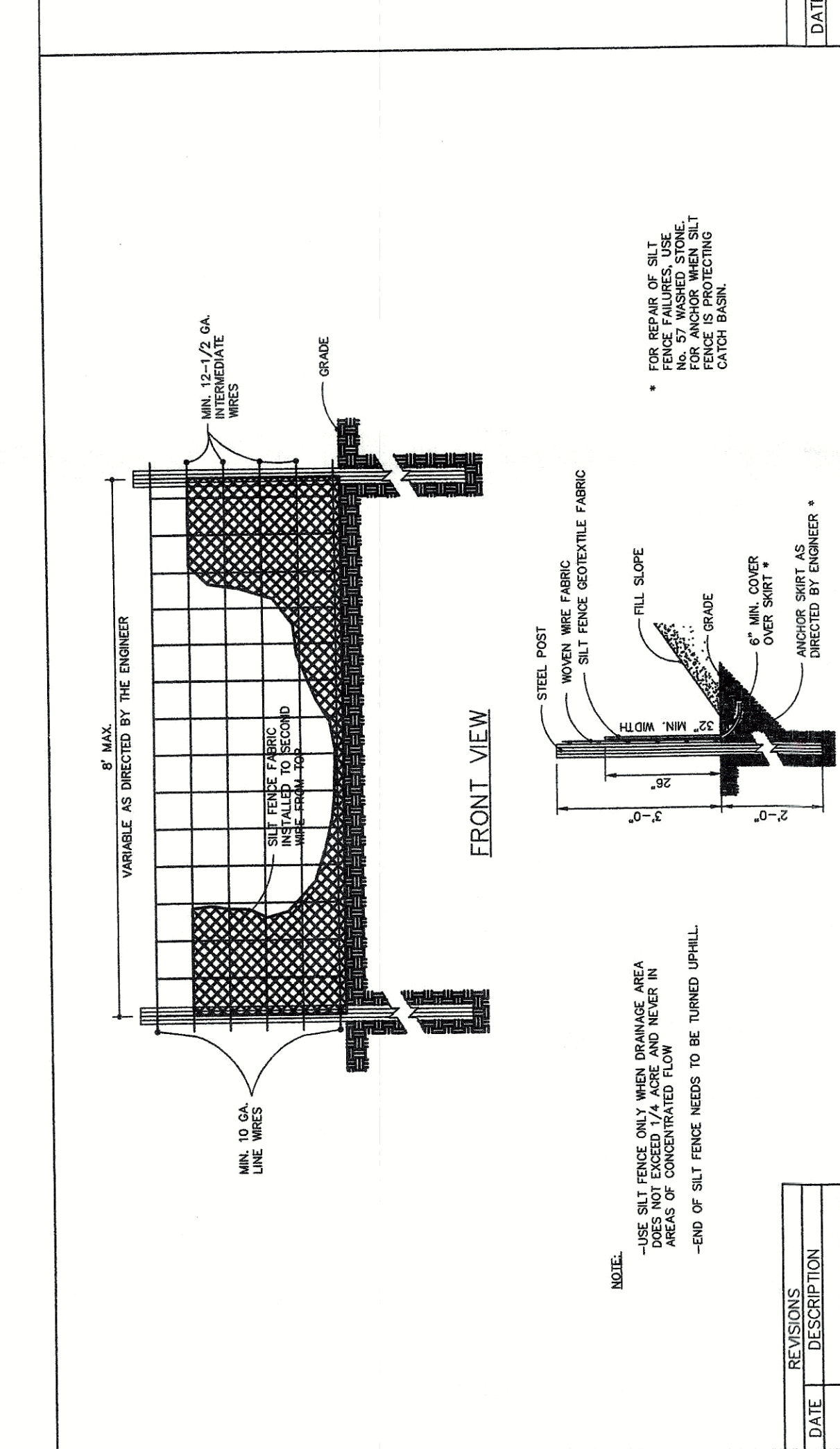
DRAWN BY:	AMH
CHECKED BY:	EKS
PROJECT NO.	0050912
ORIGINAL ISSUE DATE:	8/29/2000
SCALE:	AS SHOWN
SHEET NUMBER	C-6
SE00.00	NON STANDARD



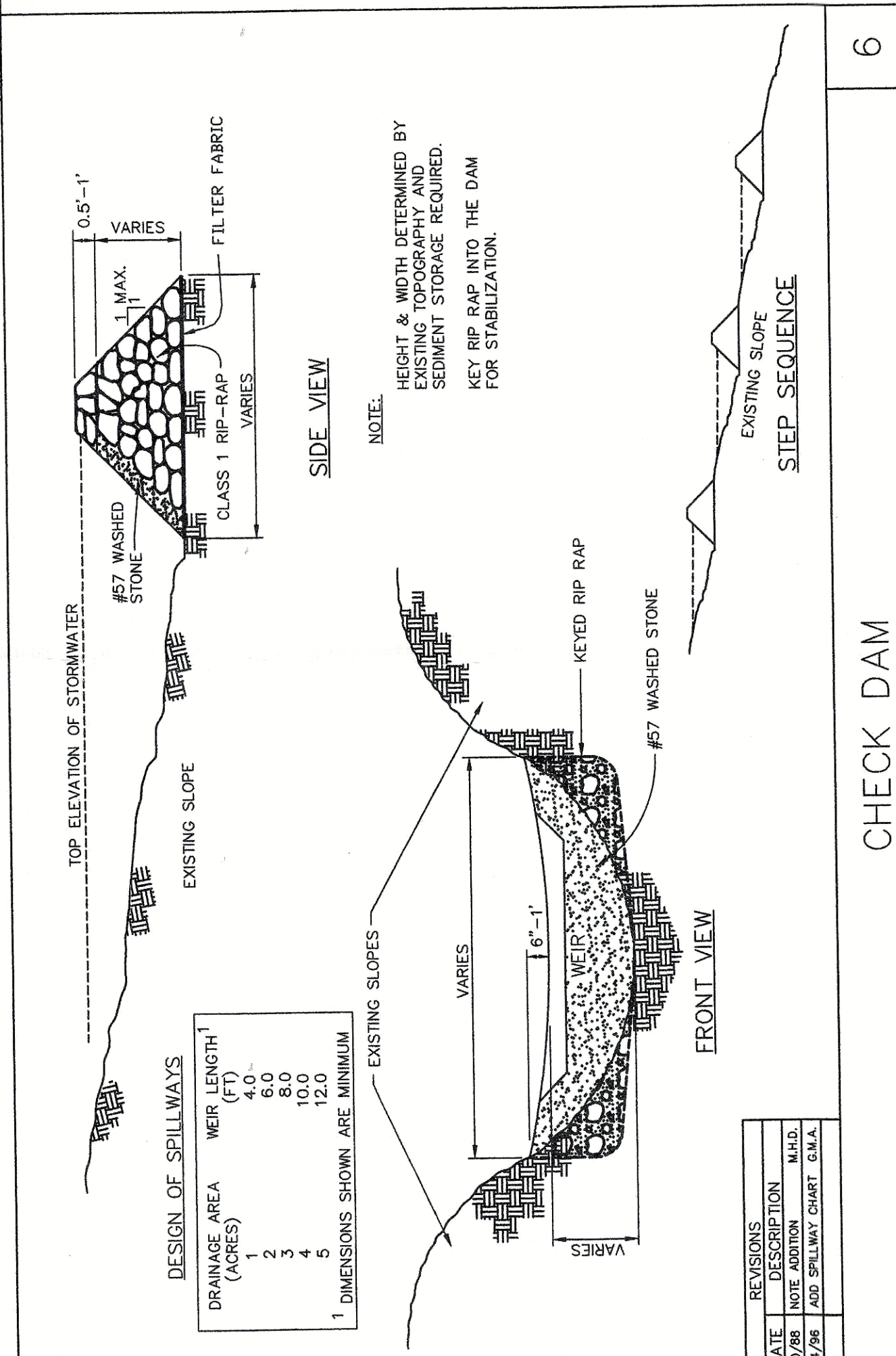
REVISIONS	
DATE	DESCRIPTION



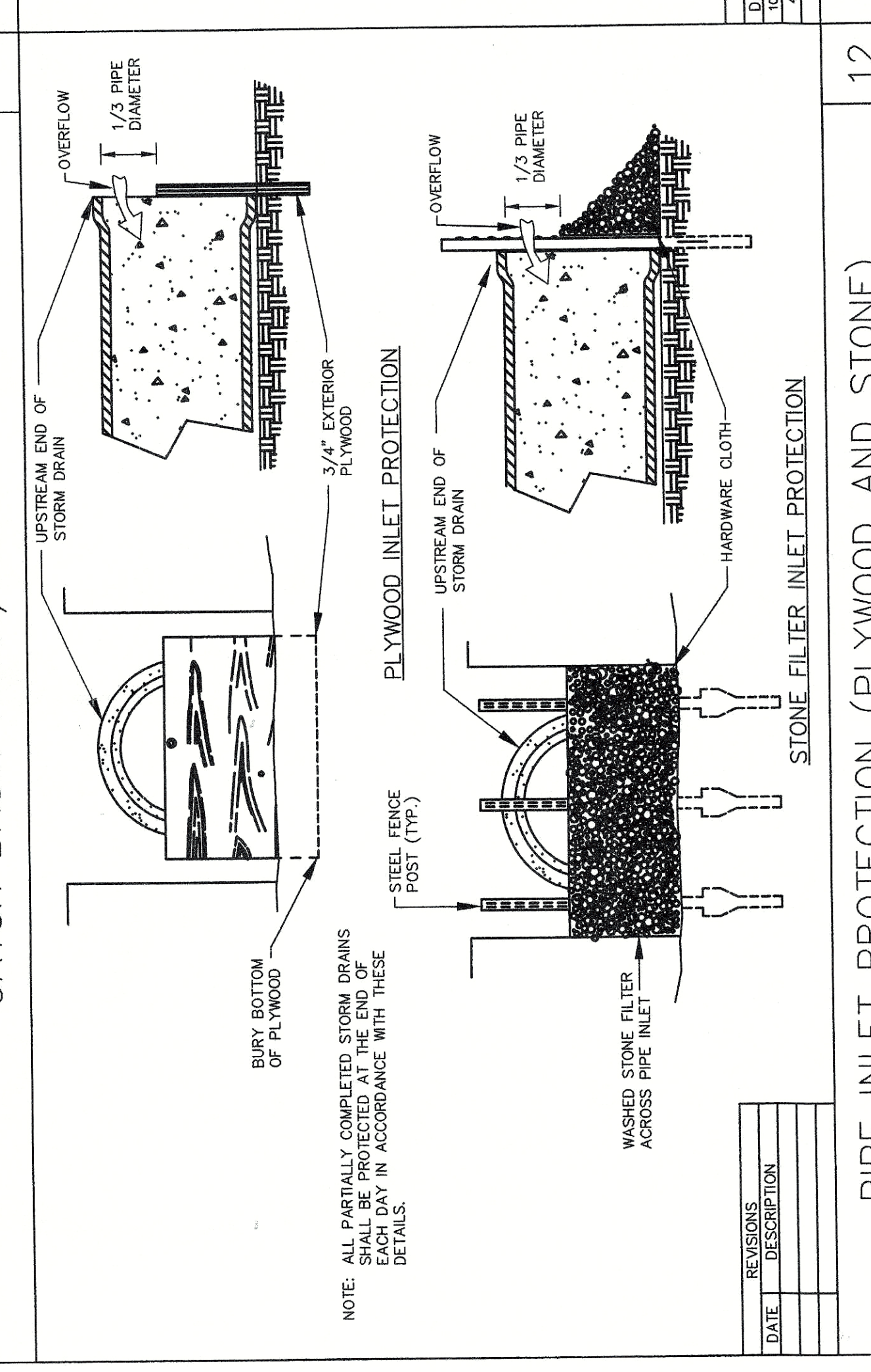
REVISIONS	
DATE	DESCRIPTION



REVISIONS	
DATE	DESCRIPTION

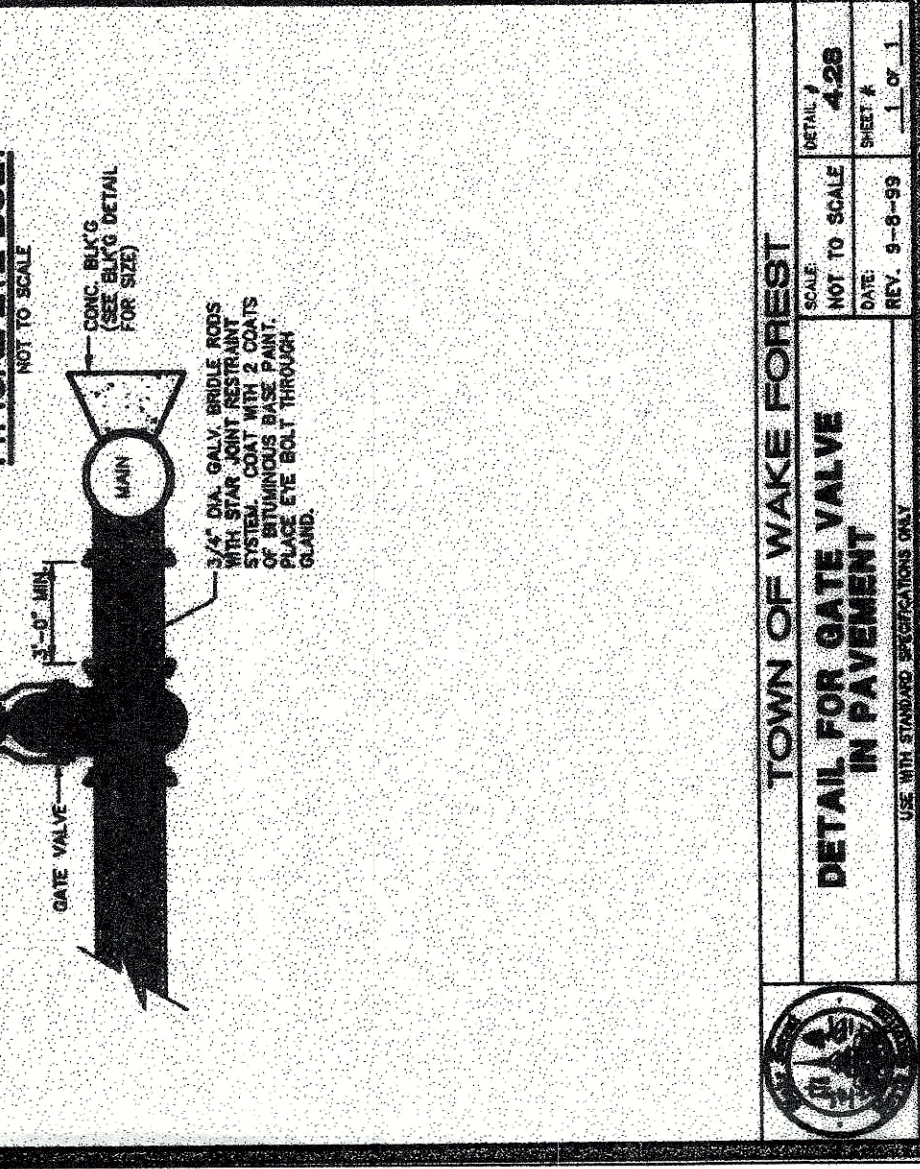


REVISIONS	
DATE	DESCRIPTION

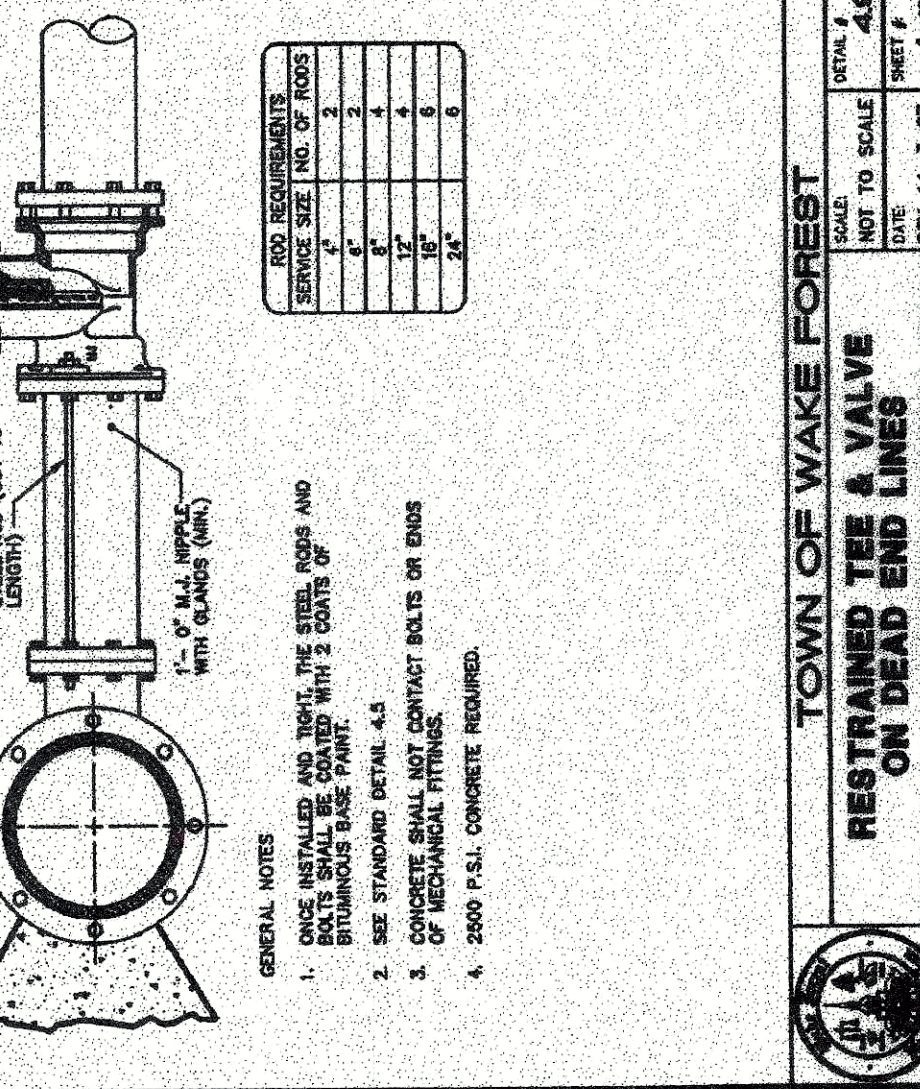


REVISIONS	
DATE	DESCRIPTION

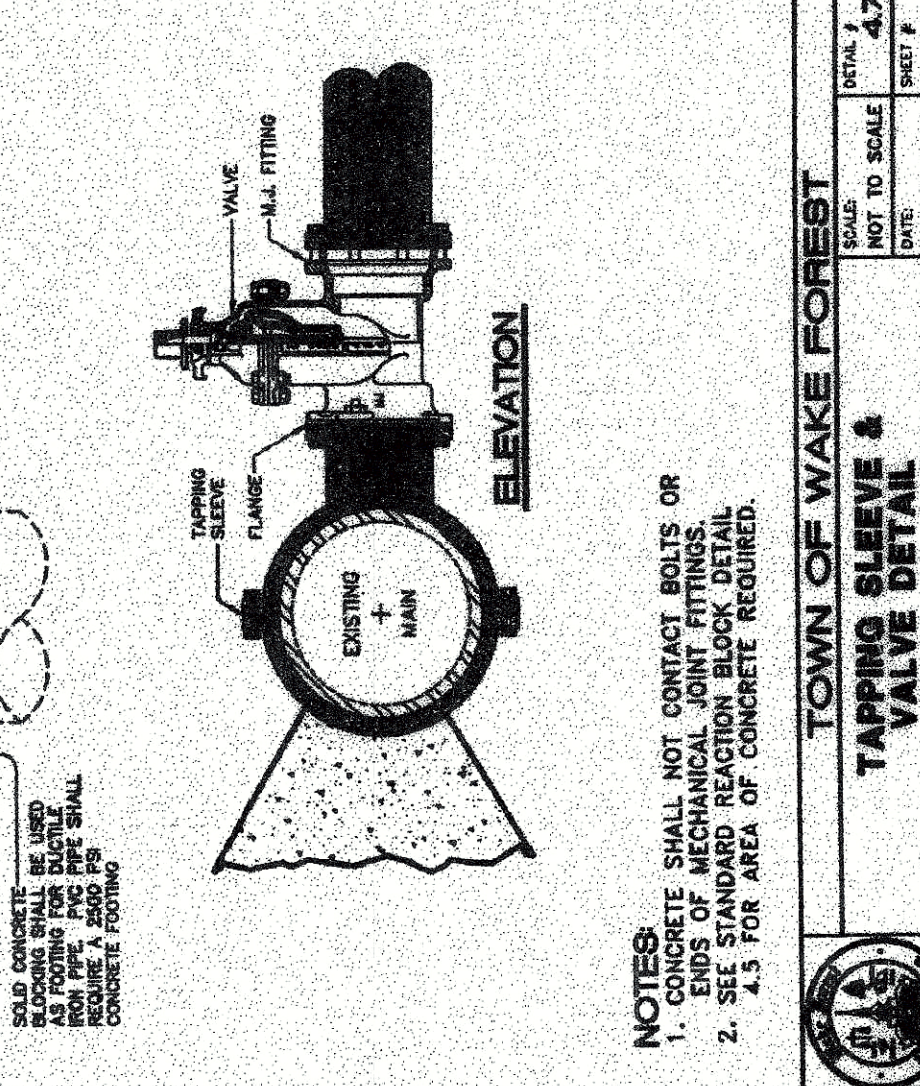
THIS PLAN HAS BEEN APPROVED FOR CONSTRUCTION BY THE
TOWN OF WAKE FOREST
Public Works and Utilities
Date: 2/04/04
Signature: [Signature]
Engineering Department
Date: 4/24/04
Signature: [Signature]
Subdivision Administrator
Date: 4-23-01
Signature: [Signature]



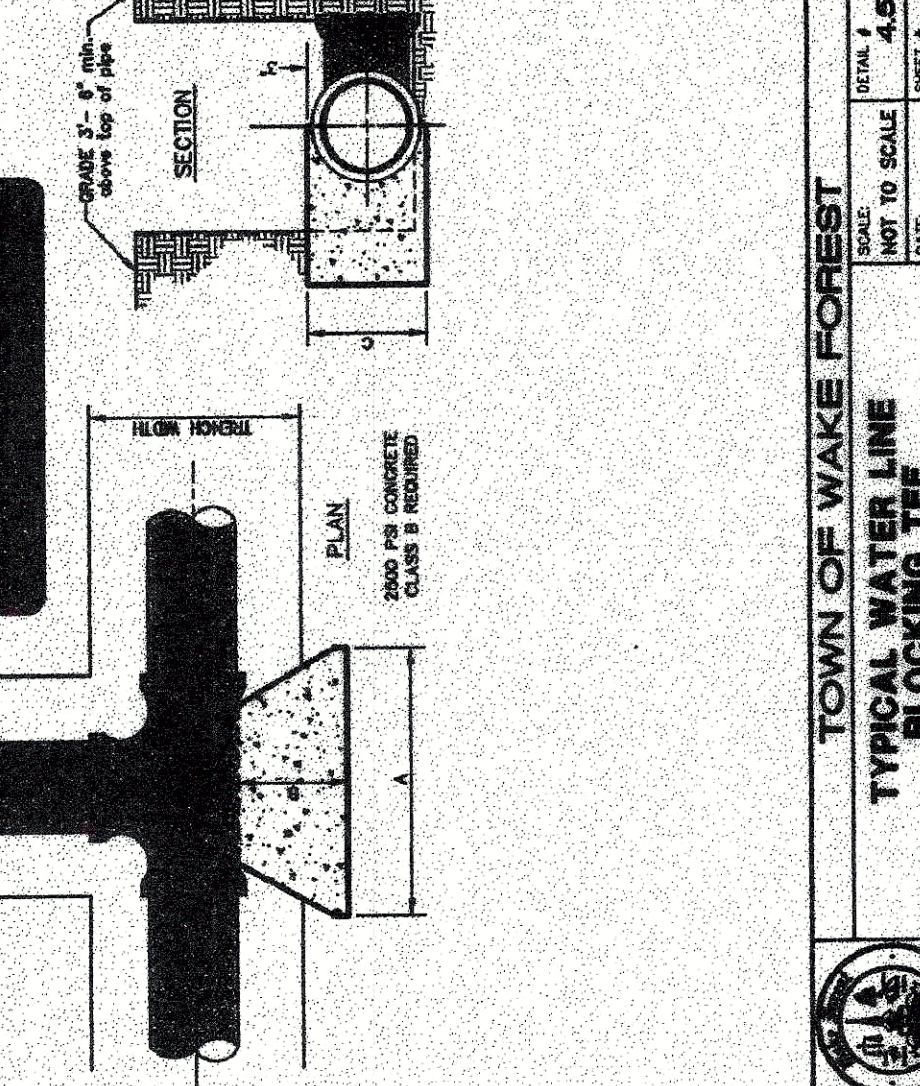
TOWN OF WAKE FOREST
DETAIL FOR GATE VALVE IN PAVEMENT
SHEET 428 OF 428
DATE 10-13-2000
REV. 0-00-0000



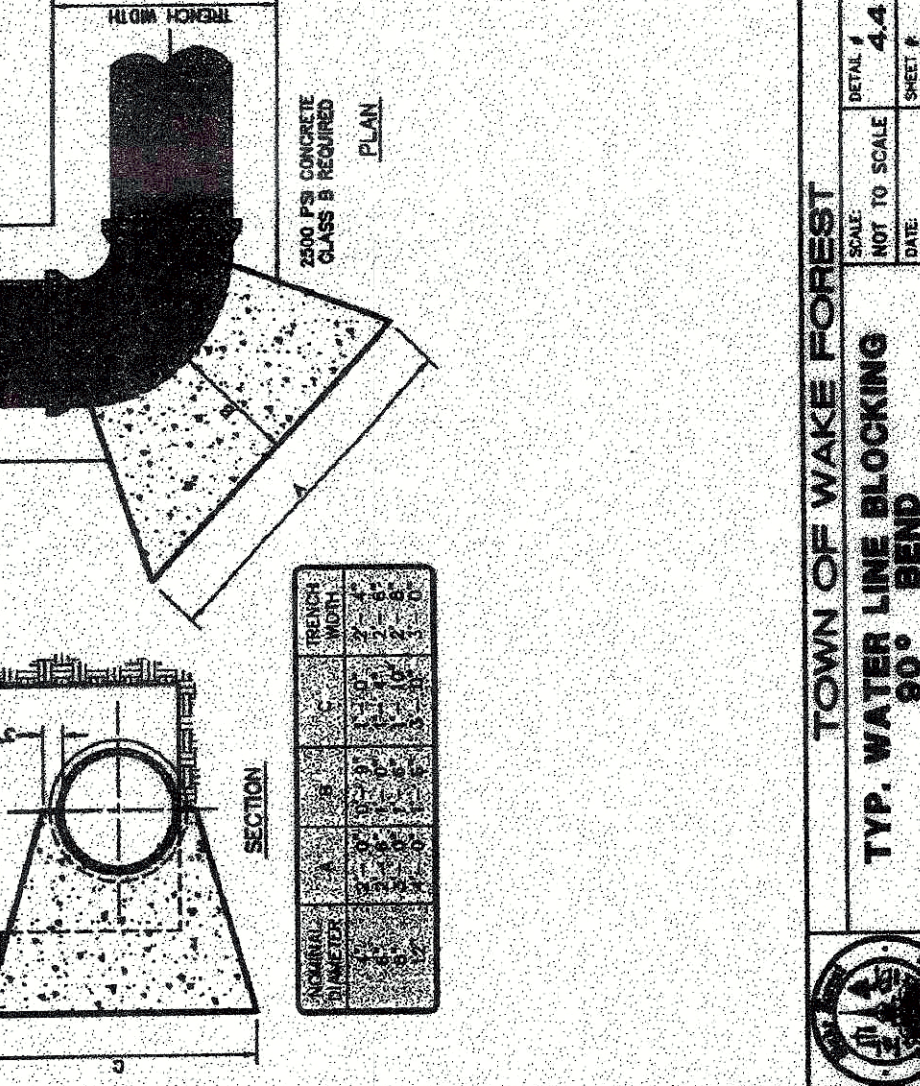
TOWN OF WAKE FOREST
RESTRAINED TEE & VALVE ON DEAD END LINES
SHEET 429 OF 429
DATE 10-13-2000
REV. 11-3-97



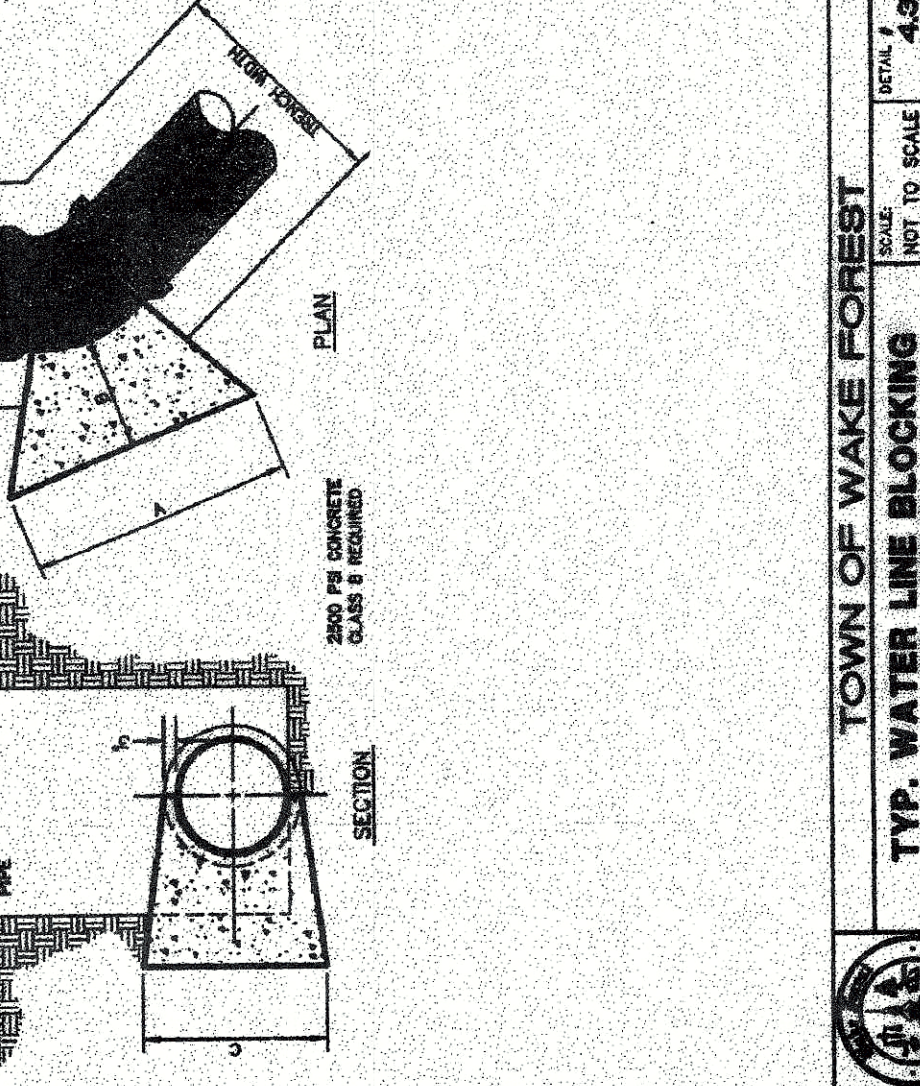
TOWN OF WAKE FOREST
TAPPING SLAVE & VALVE
SHEET 430 OF 430
DATE 10-13-2000
REV. 11-3-97



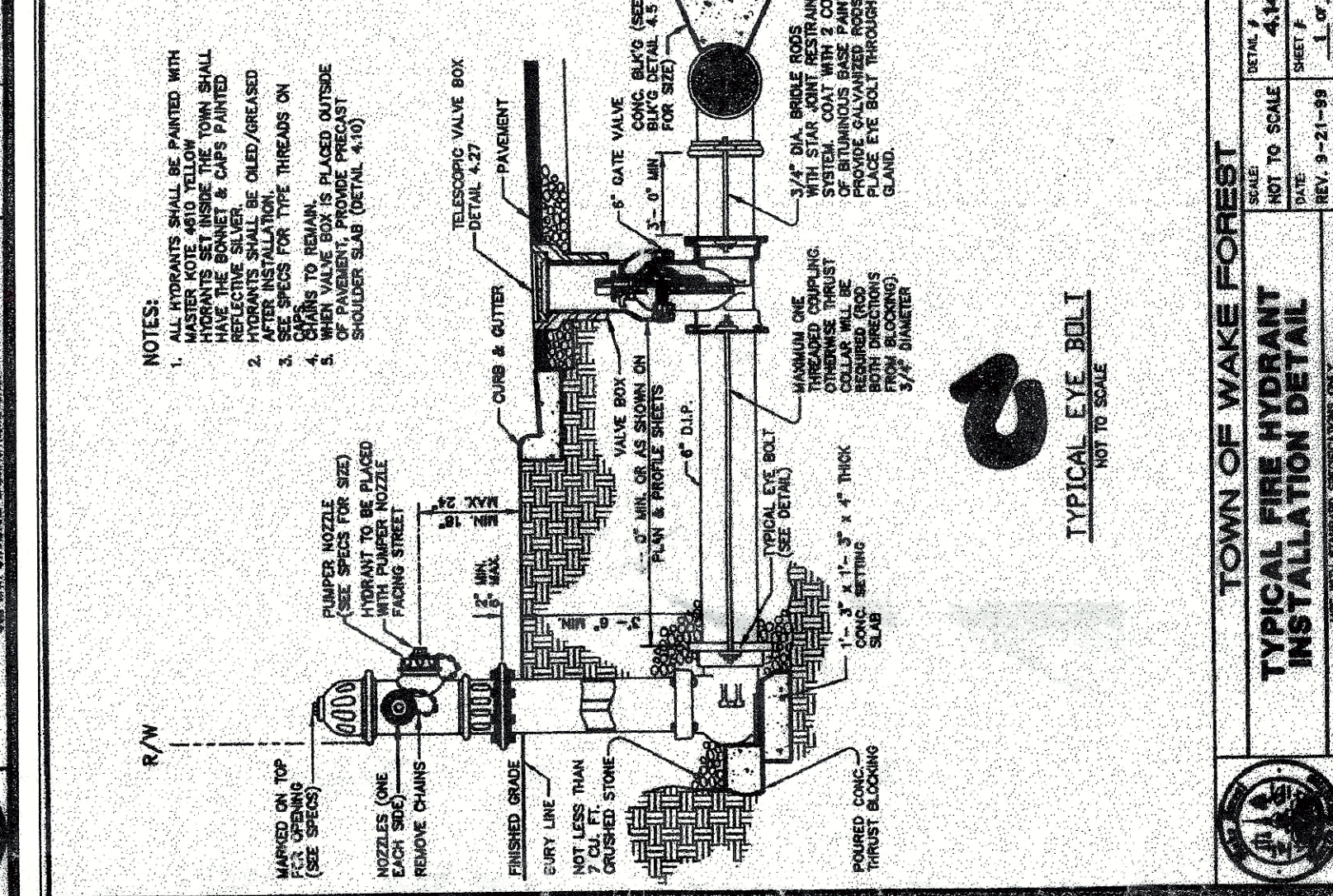
TOWN OF WAKE FOREST
TYPICAL WATER LINE BLOCKING
SHEET 431 OF 431
DATE 10-13-2000
REV. 11-3-97



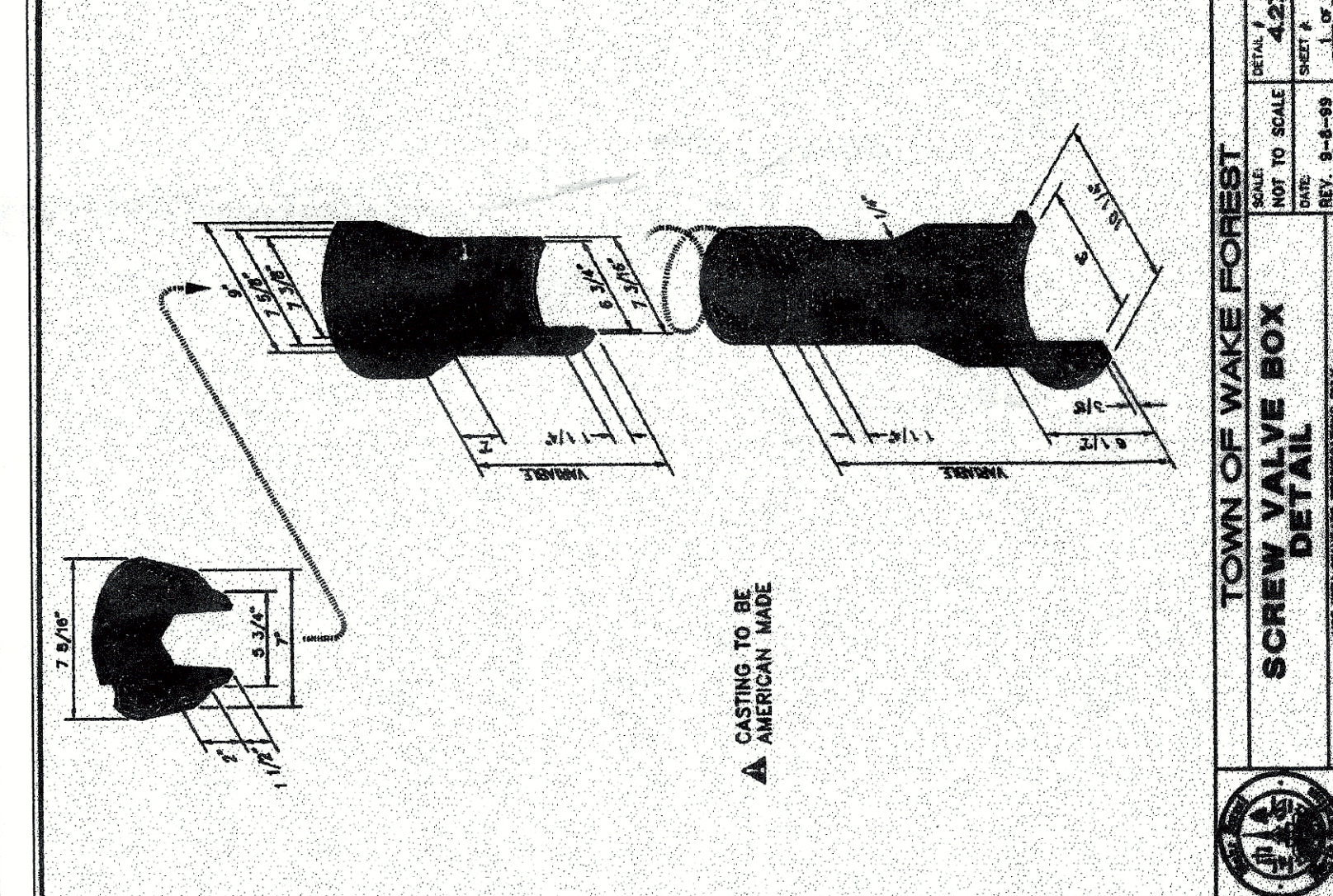
TOWN OF WAKE FOREST
TYPICAL WATER LINE BLOCKING 90° BEND
SHEET 432 OF 432
DATE 10-13-2000
REV. 11-3-97



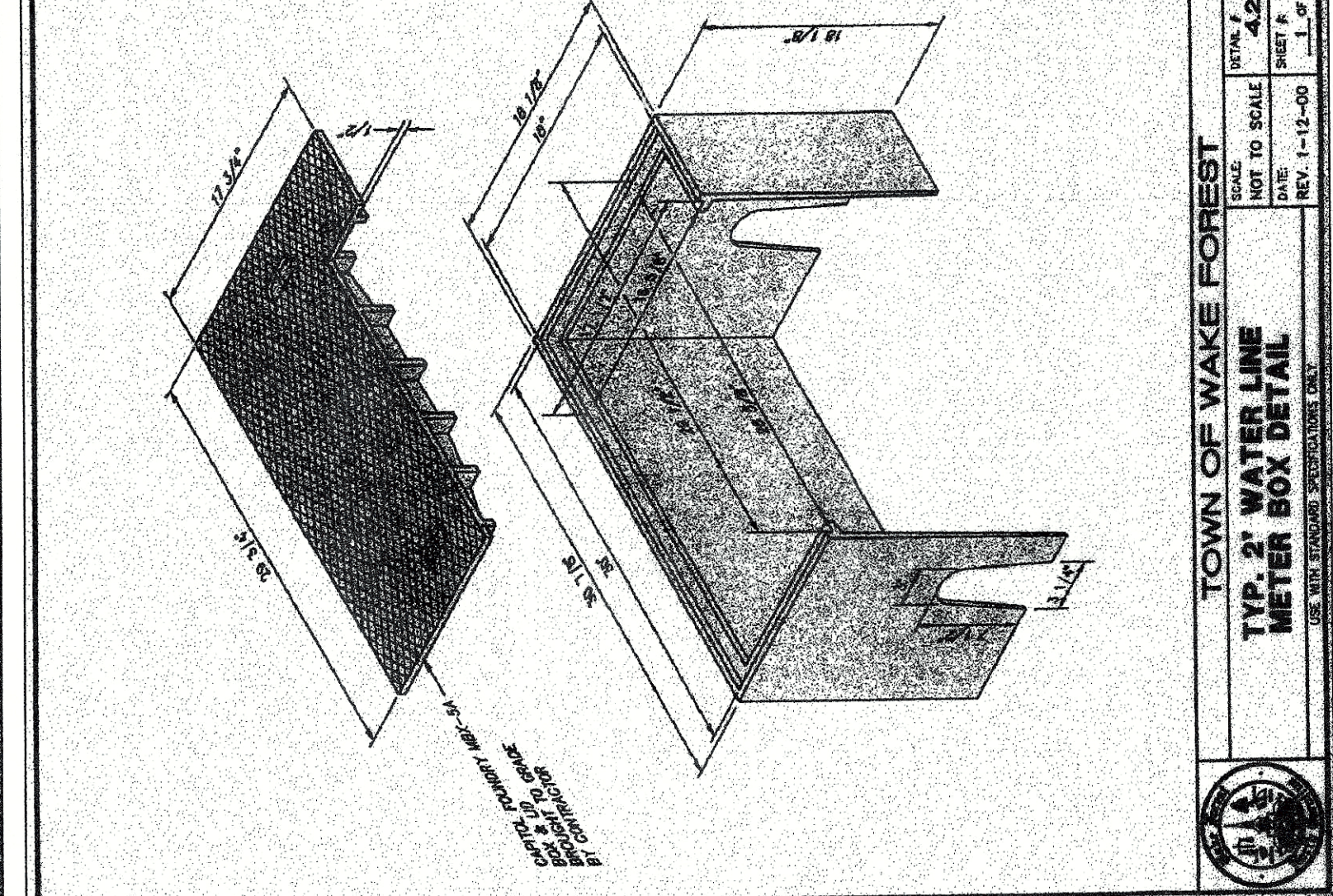
TOWN OF WAKE FOREST
TYPICAL WATER LINE BLOCKING 45° BEND
SHEET 433 OF 433
DATE 10-13-2000
REV. 11-3-97



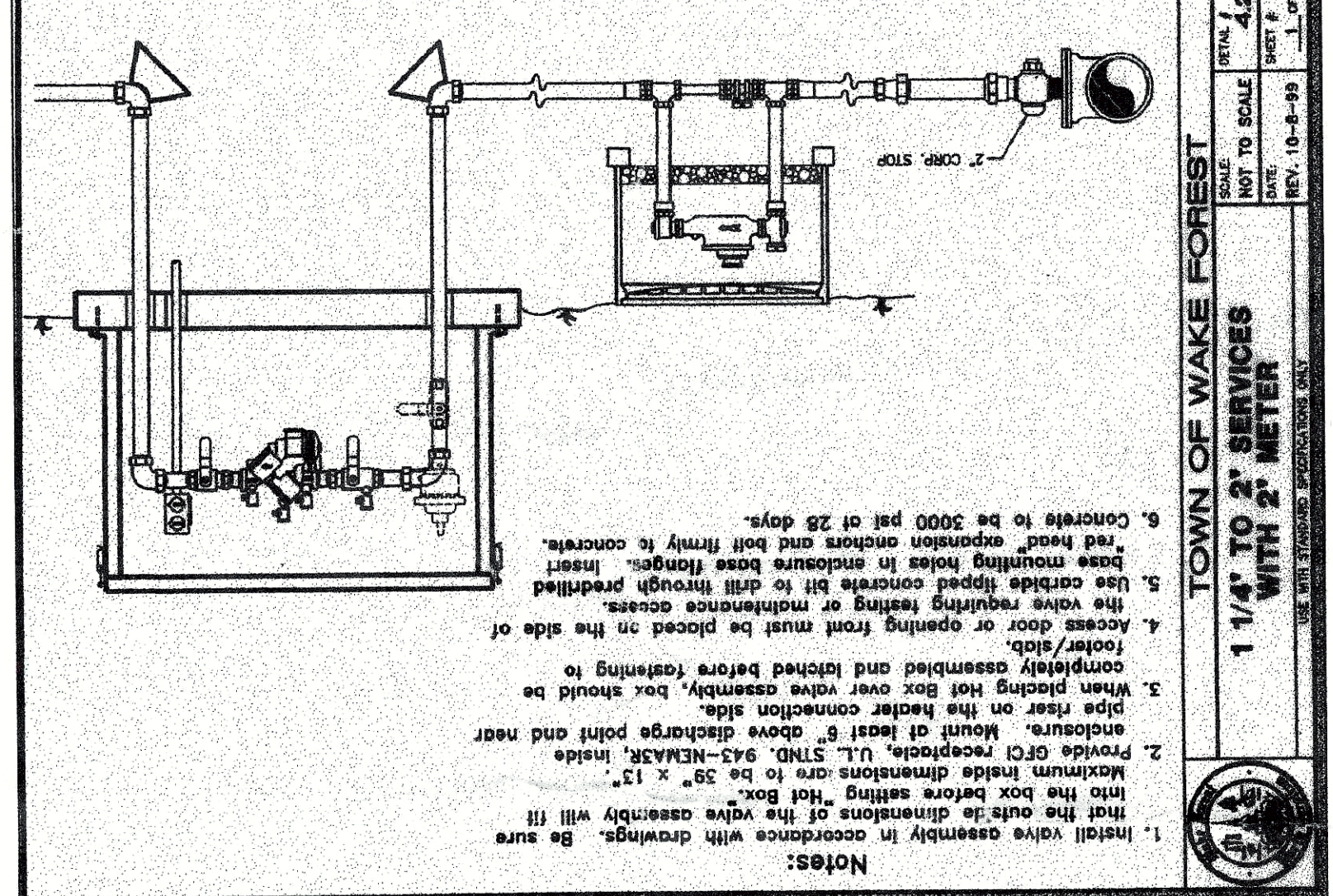
TOWN OF WAKE FOREST
TYPICAL FIRE HYDRANT INSTALLATION DETAIL
SHEET 434 OF 434
DATE 10-13-2000
REV. 11-3-97



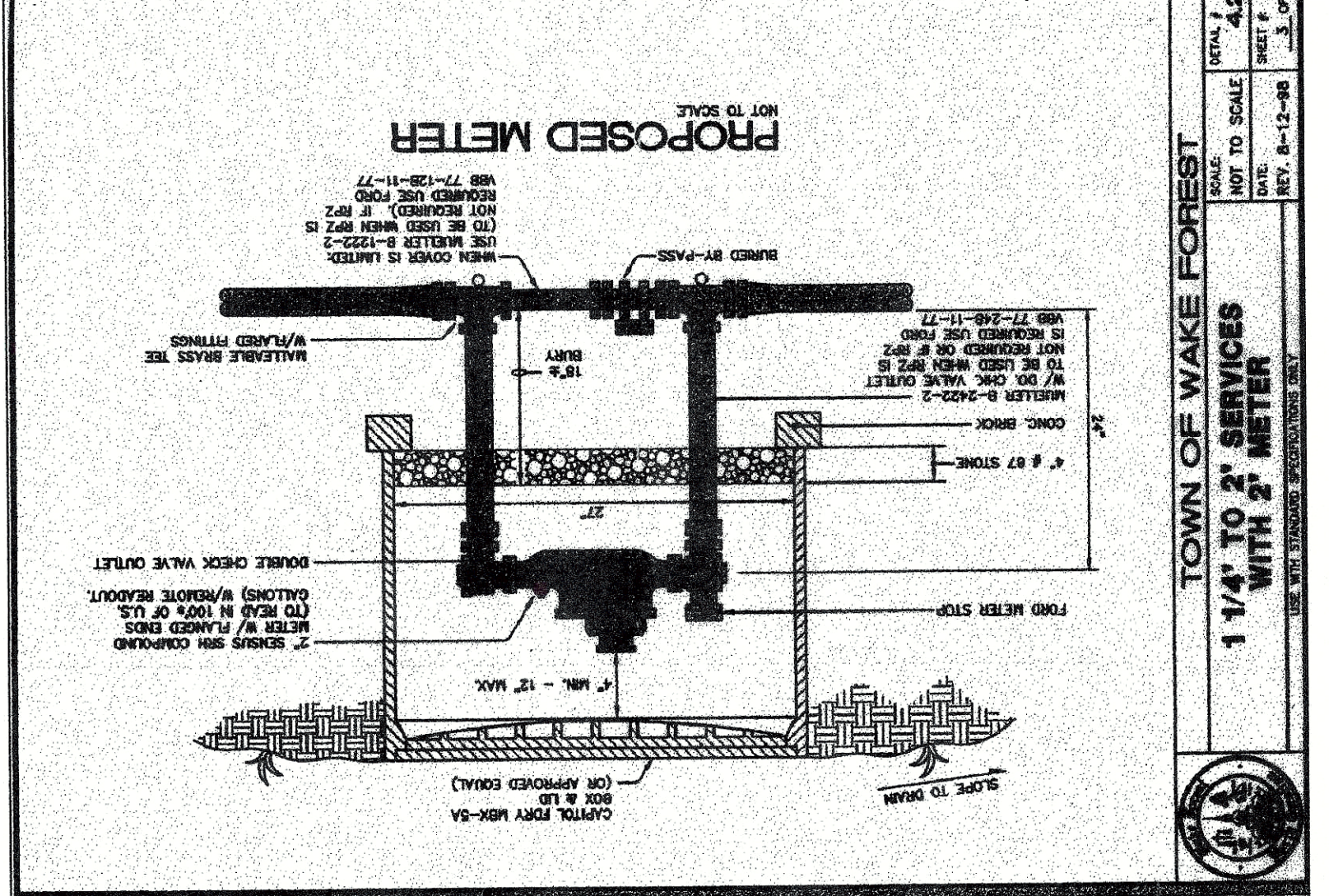
TOWN OF WAKE FOREST
TYPICAL SCREW VALVE BOX DETAIL
SHEET 435 OF 435
DATE 10-13-2000
REV. 11-3-97



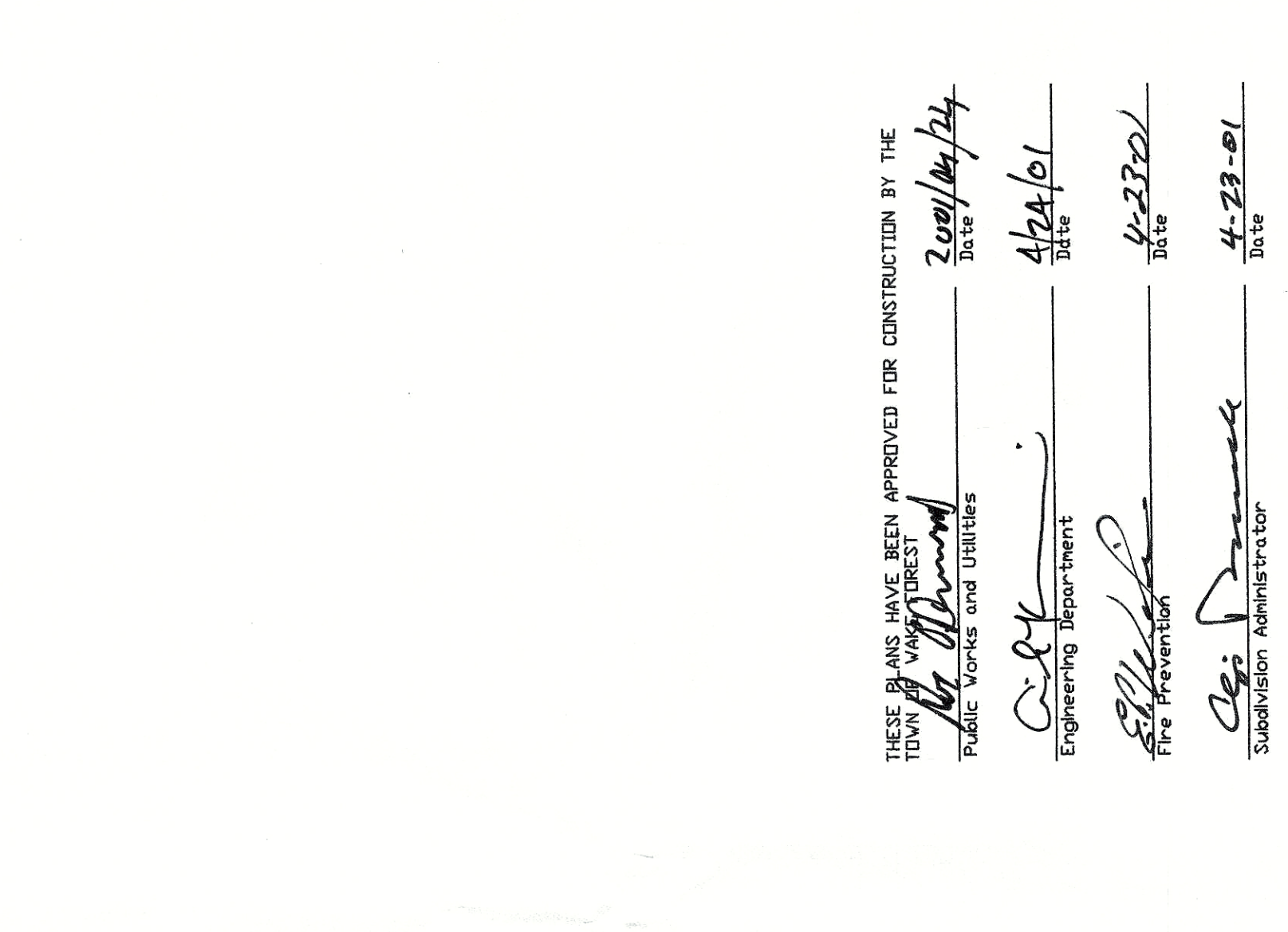
TOWN OF WAKE FOREST
TYPICAL WATER LINE METER BOX DETAIL
SHEET 436 OF 436
DATE 10-13-2000
REV. 11-3-97



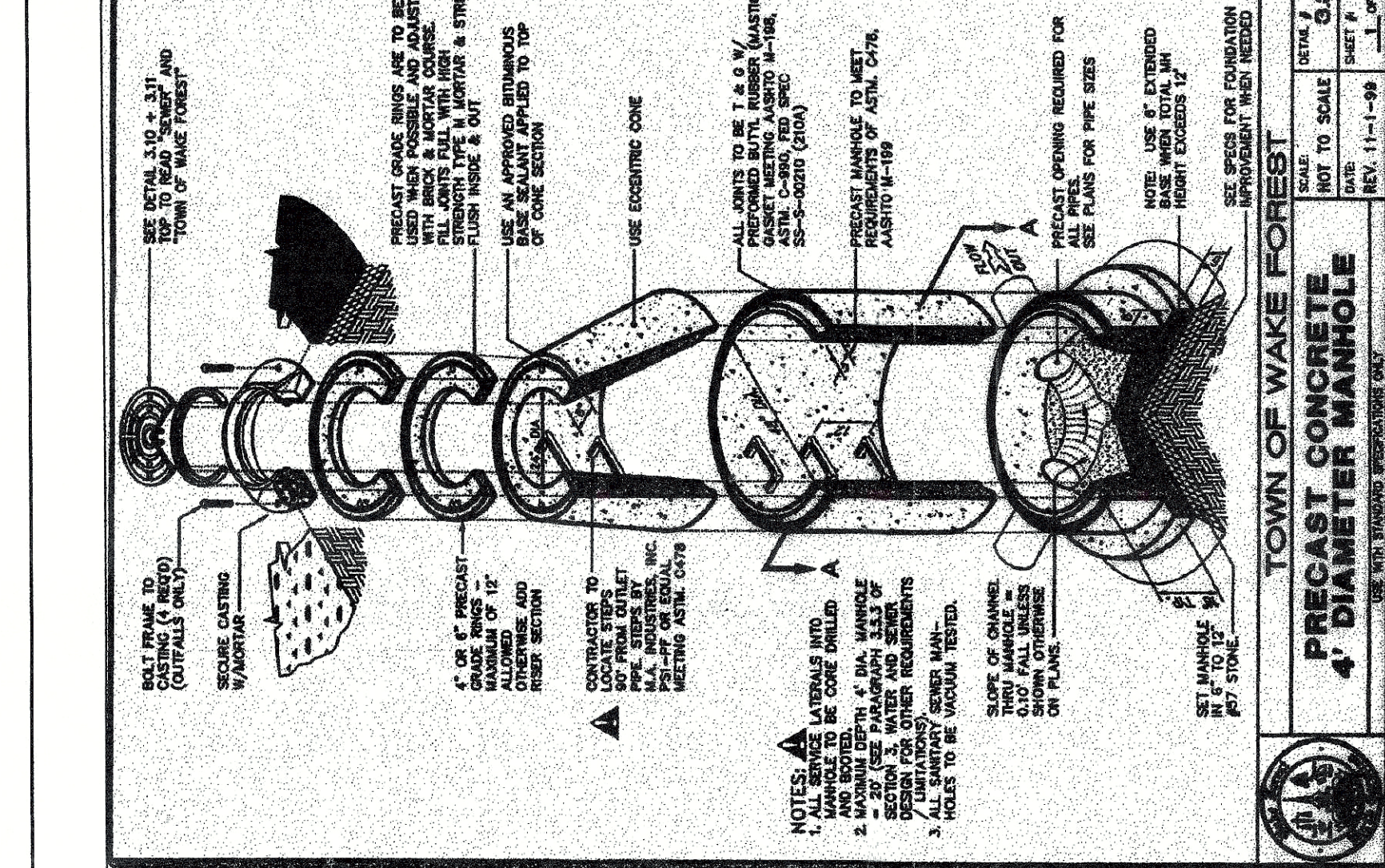
TOWN OF WAKE FOREST
1 1/4\"/>



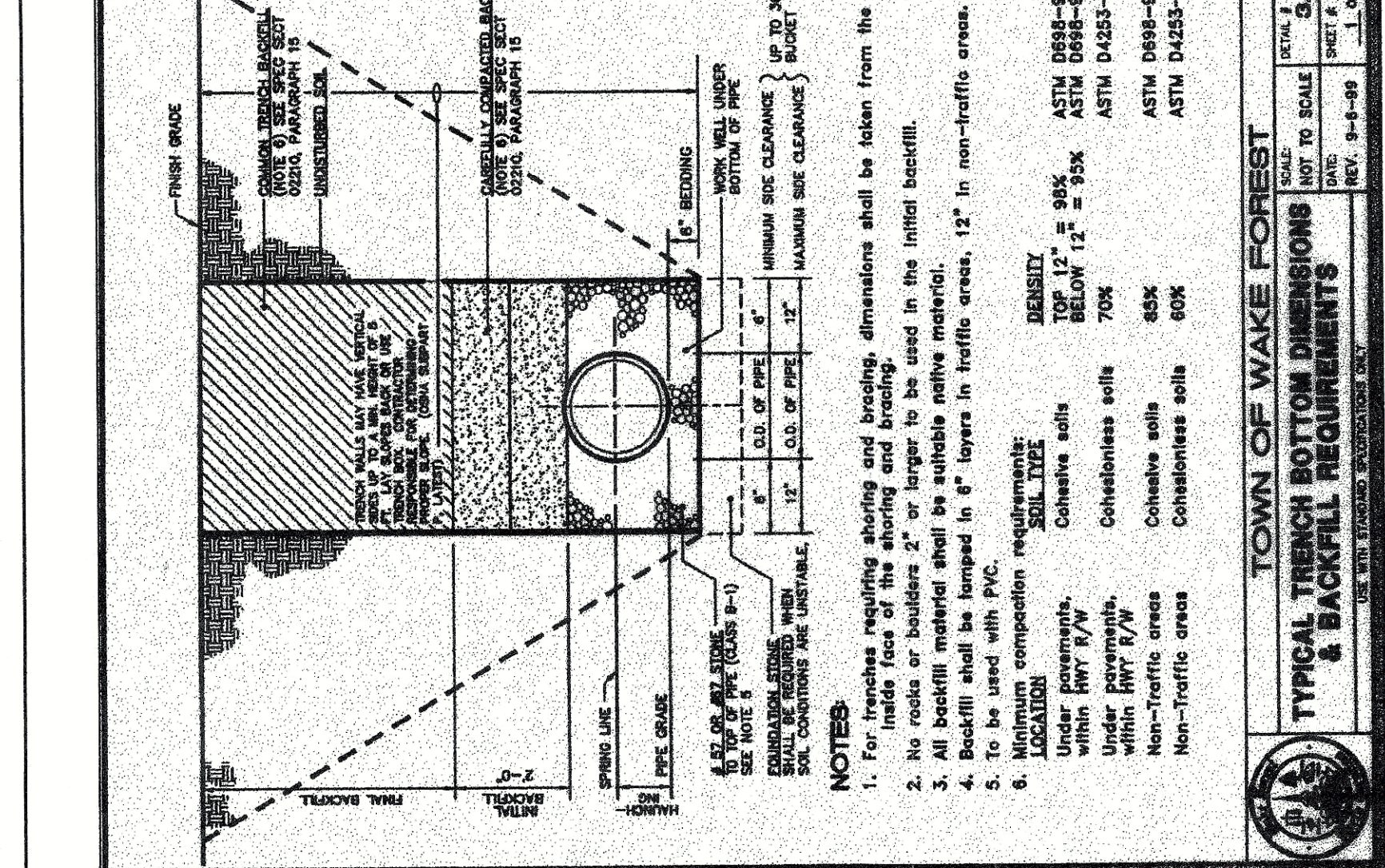
TOWN OF WAKE FOREST
1 1/4\"/>



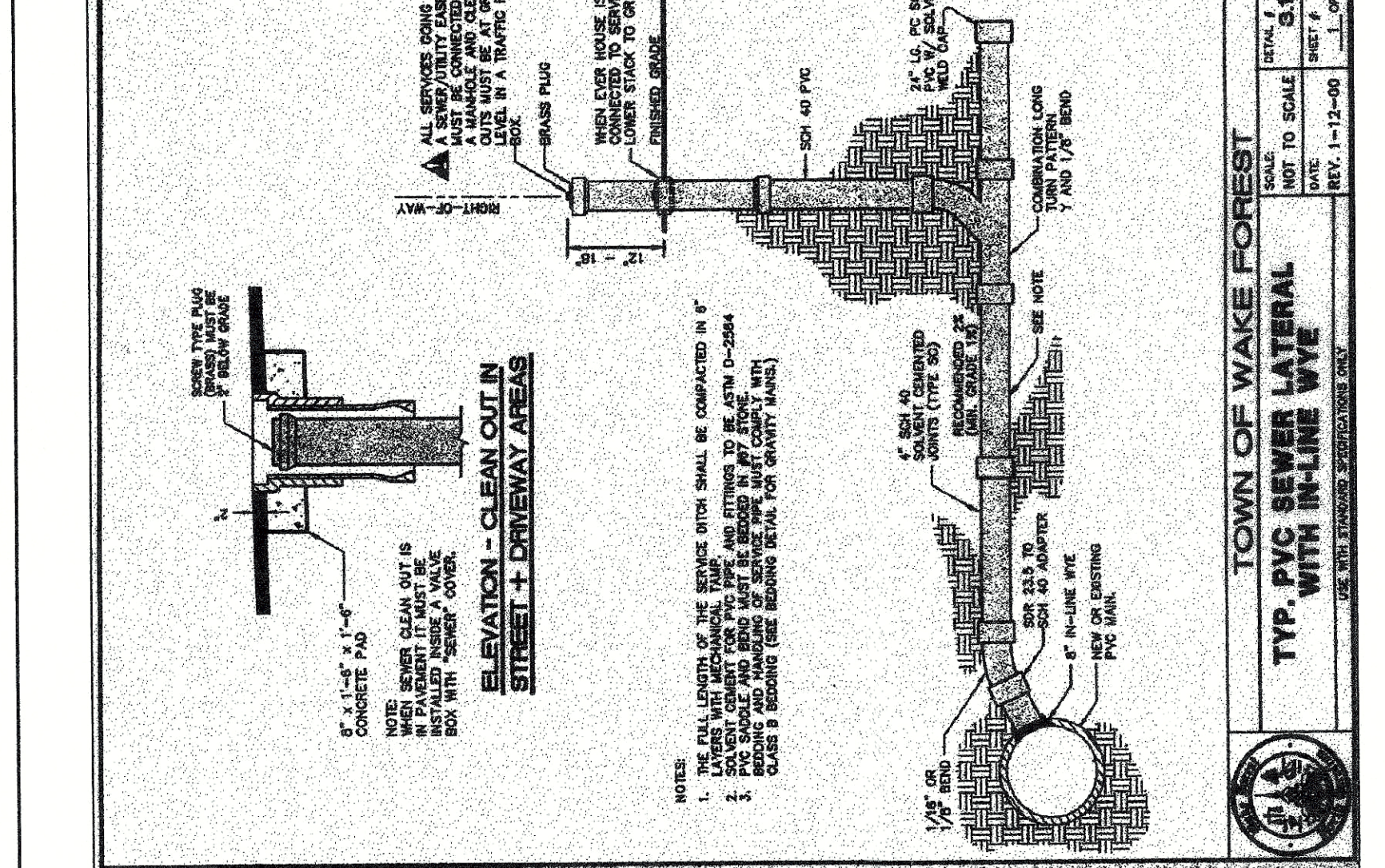
TOWN OF WAKE FOREST
1 1/4\"/>



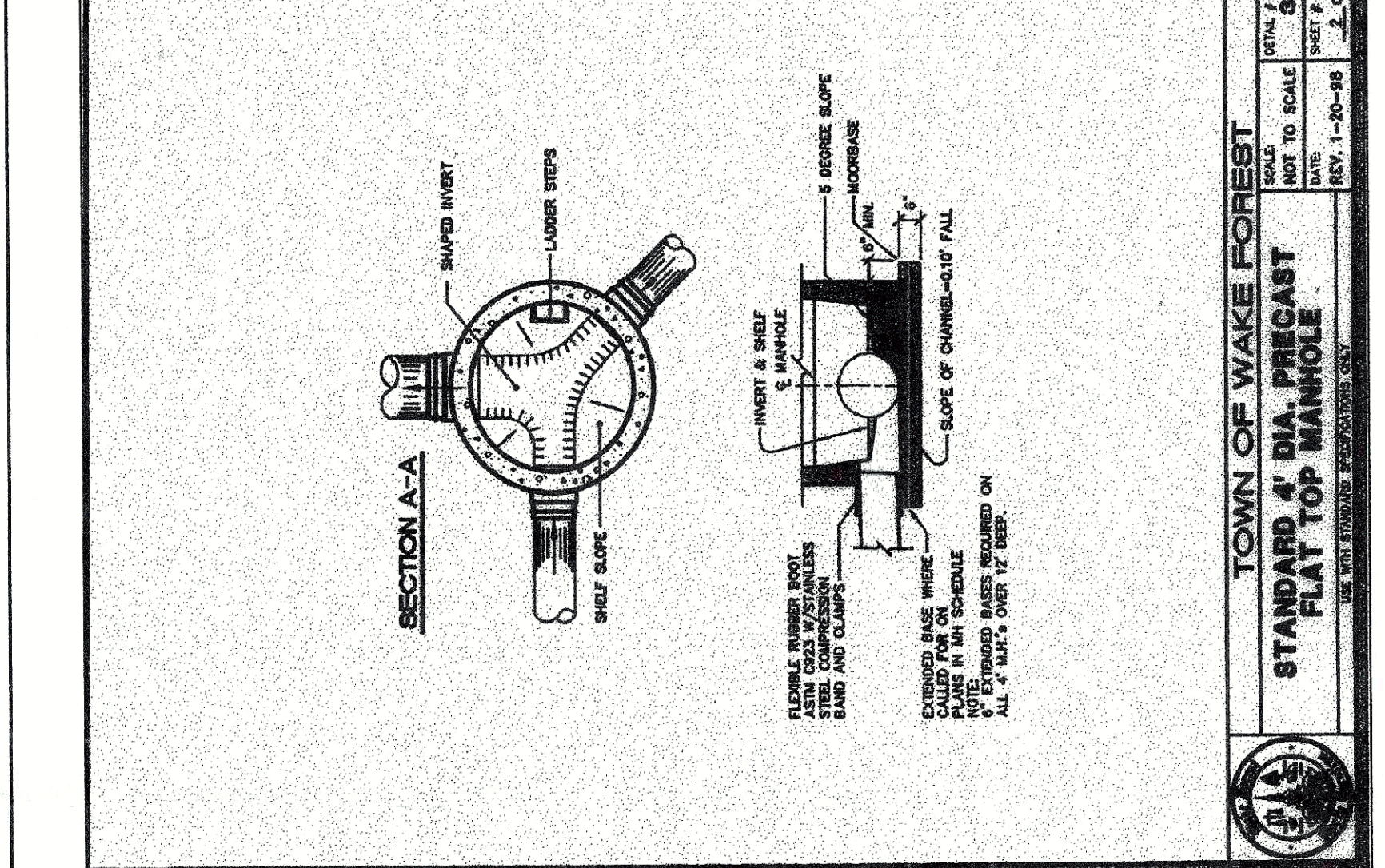
TOWN OF WAKE FOREST
PRECAST CONCRETE 4\"/>



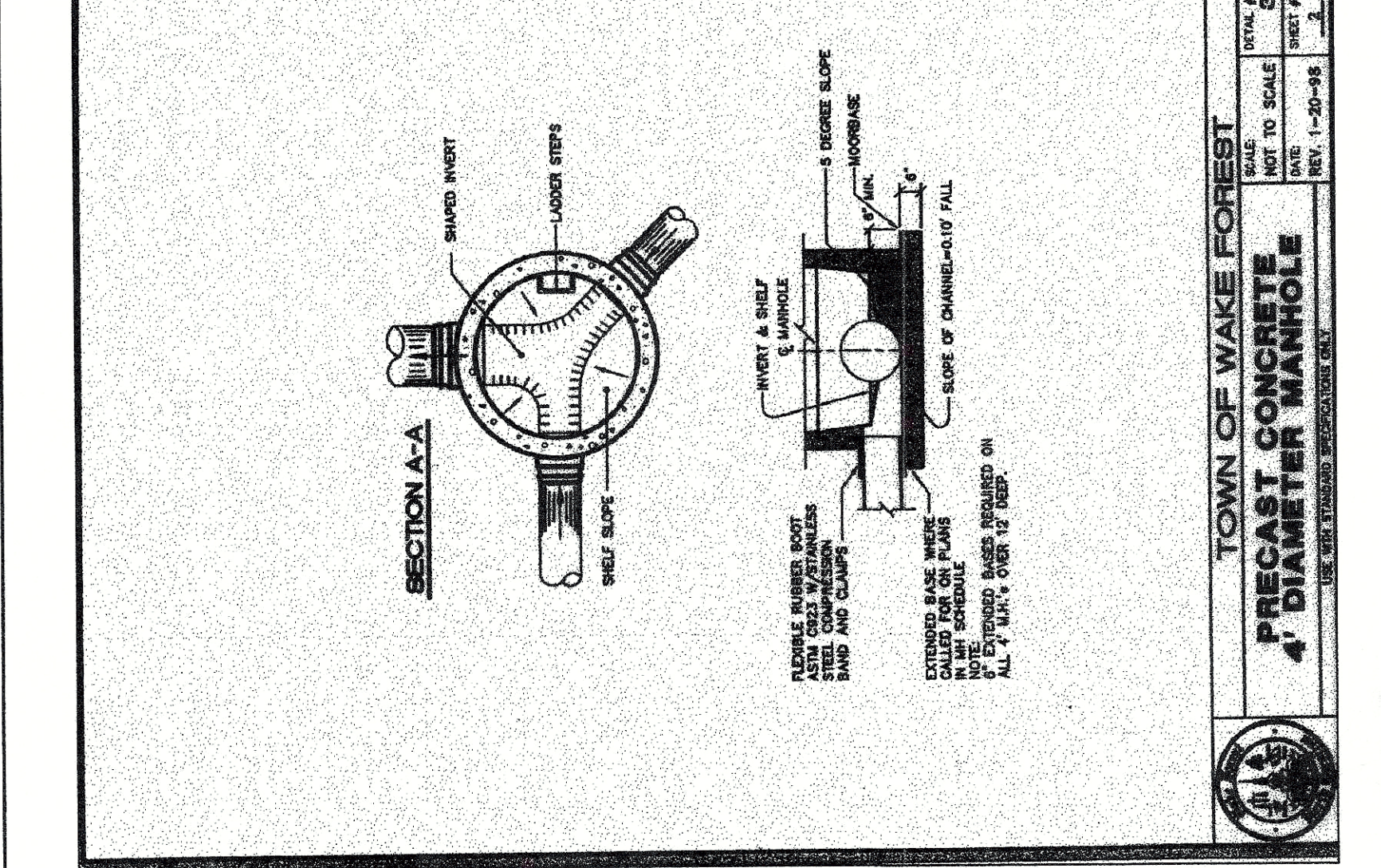
TOWN OF WAKE FOREST
TYPICAL TRENCH BOTTOM DIMENSIONS & BACKFILL REQUIREMENTS
SHEET 437 OF 437
DATE 10-13-2000
REV. 11-3-97



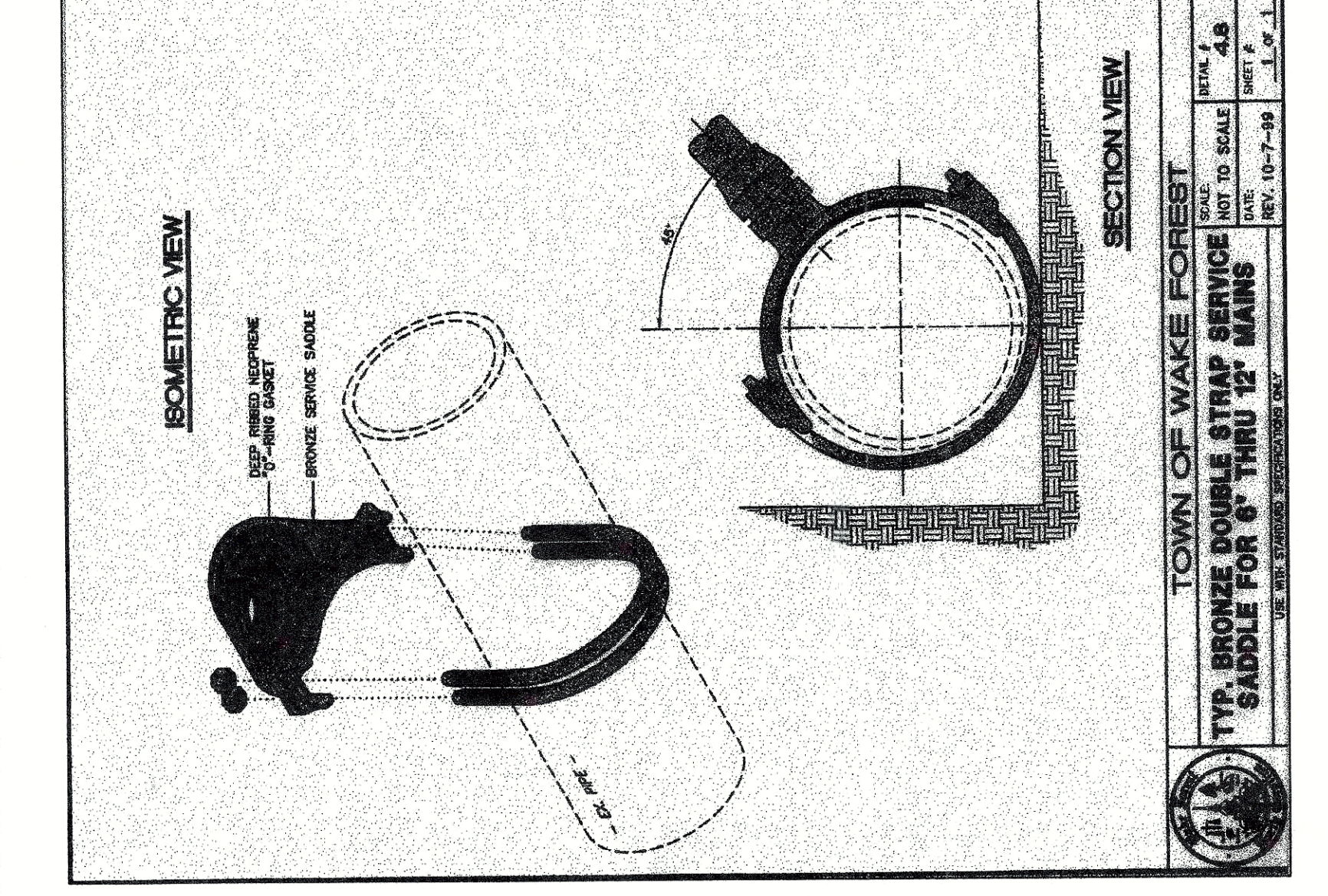
TOWN OF WAKE FOREST
TYP. PVC SEWER LATERAL WITH IN-LINE WYE
SHEET 438 OF 438
DATE 10-13-2000
REV. 11-3-97



TOWN OF WAKE FOREST
STANDARD 4\"/>

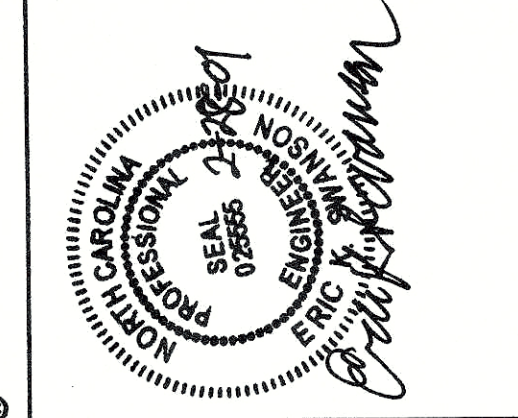


TOWN OF WAKE FOREST
PRECAST CONCRETE 4\"/>

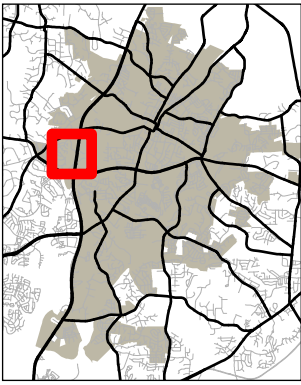


TOWN OF WAKE FOREST
TYP. BRONZE DOUBLE STAP SERVICE SADDLE FOR 8\"/>

THESE PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE
TOWN OF WAKE FOREST
DATE 2/20/04 BY [Signature]
PUBLIC WORKS AND UTILITIES
DATE 4/24/01 BY [Signature]
ENGINEERING DEPARTMENT
DATE 4-23-01 BY [Signature]
SUDHISHN SATHIYANATHAN



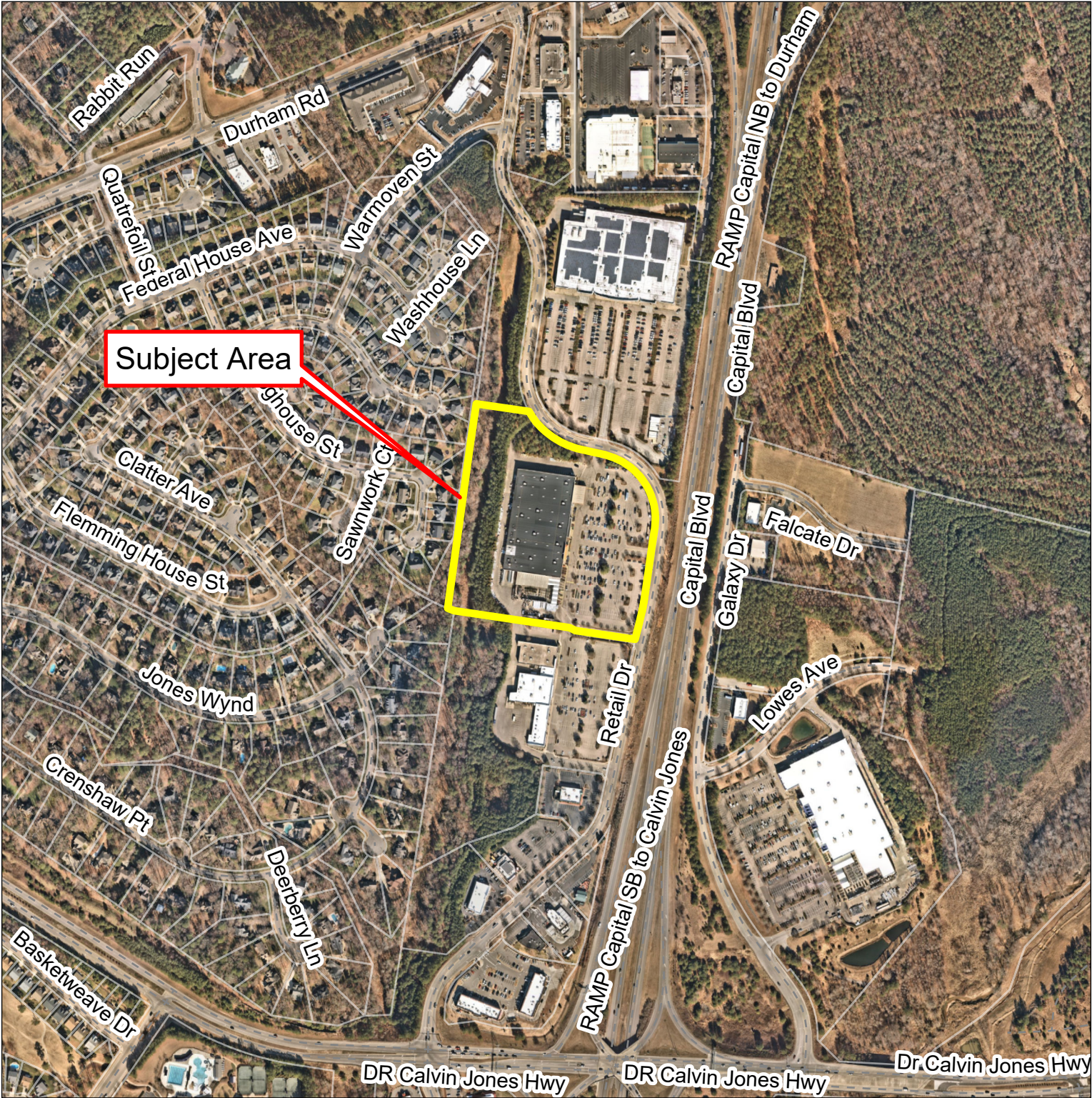
DRAWN BY:	AMH
CHECKED BY:	EKS
PROJECT NO:	00508.12
ORIGINAL ISSUE DATE:	9/9/2000
SCALE:	AS SHOWN
SHEET NUMBER	C-7
NON STANDARD	SECTION 00



TOWN of
WAKE FOREST

BOA-22-01
11915 Retail Drive
PIN: 1830-58-3840

6/13/2022



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



STATE OF NORTH CAROLINA
COUNTY OF WAKE

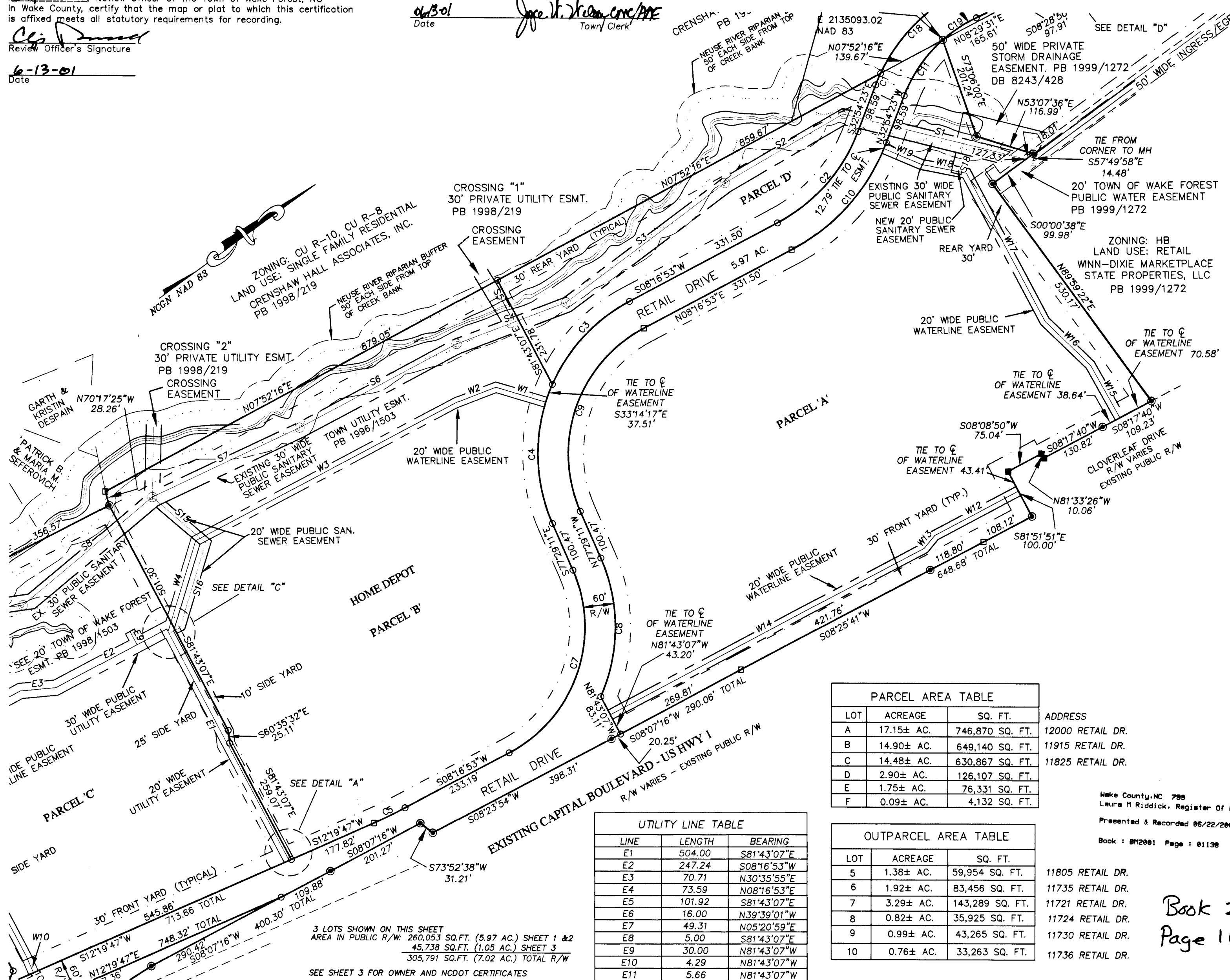
Chip Russell, Review Officer of The Town of Wake Forest, NC
in Wake County, certify that the map or plat to which this certification
is affixed meets all statutory requirements for recording.

Review Officer's Signature

6-13-01
Date

Approval for recording by the Town of Wake Forest.

6/13/01 Date
Joe H. Krumm, Town Clerk



NOTE "A"
SUBSURFACE AND ENVIRONMENTAL CONDITIONS
WERE NOT EXAMINED OR CONSIDERED DURING
THIS SURVEY. ALL BUILDINGS, SURFACE AND
SUBSURFACE IMPROVEMENTS ON AND ADJACENT
TO THE SITE ARE NOT NECESSARILY SHOWN
HEREON. NO STATEMENT IS MADE CONCERNING
THE EXISTENCE OF UNDERGROUND CONTAINERS
WHICH MAY AFFECT THE USE OF THIS TRACT.

NOTE "B"
THE LOCATION OF UNDERGROUND UTILITIES
AS SHOWN ARE BASED ON VISIBLE EVIDENCE
AND DRAWINGS PROVIDED TO THE SURVEYOR.
LOCATION OF UNDERGROUND UTILITIES AND
STRUCTURES MAY VARY FROM LOCATIONS
SHOWN HEREON, AND ADDITIONAL BURIED
UTILITIES MAY EXIST. CONTACT THE
APPROPRIATE UTILITY COMPANIES FOR
INFORMATION REGARDING BURIED UTILITIES.

NOTE "C"
ALL DISTANCES ARE HORIZONTAL GROUND
AND AREA BY COORDINATE COMPUTATION.

NOTE "D"
THIS SURVEY WAS DONE WITHOUT A TITLE
SEARCH AND IS BASED ON REFERENCED
INFORMATION. THERE MAY EXIST OTHER
DOCUMENTS OF RECORD WHICH COULD
AFFECT THIS PROPERTY.

NOTE "E"
EASEMENTS, BUILDING SETBACKS, RESTRICTIVE
COVENANTS, ZONING, AND LAND USE REGULATIONS
SHOWN FROM VISIBLE EVIDENCE DURING FIELD
EXAMINATION AND DOCUMENTS PROVIDED TO
THE SURVEYOR. SEE NOTE "D"

NOTE "F"
FEMA STATEMENT
The Property As Shown on this plat is
in Zone X (Area outside 500-year Plain)
Map Number 37183C0160 E Panel 0160
Dated March 3, 1992

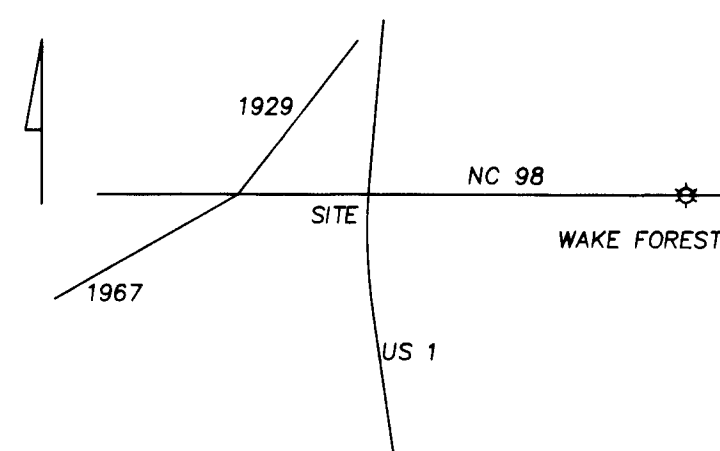
ZONING: CU-HB AND HB

NOTE "G"
FOR RECIPROCAL EASEMENT AND DETENTION
POND AGREEMENT SEE DB 8830/378.
THE SURVEYOR HAS BEEN INFORMED THAT
THERE ARE NO ADDITIONAL RESTRICTIVE
COVENANTS.

NOTE "H"
ALL LOTS SHALL BE SUBJECT TO A NONEXCLUSIVE TEN (10) FOOT PUBLIC
UTILITY EASEMENT ENVELOPE FOR THE BENEFIT OF THE TOWN OF WAKE
FOREST, PROVIDED HOWEVER, THE OWNERS OF THE RESPECTIVE LOTS MAY
PERFORM ANY ACTIVITIES AND INSTALL ANY IMPROVEMENTS WITHIN SUCH
ENVELOPE AS WOULD OTHERWISE BE ALLOWED WITHOUT THE EXISTENCE OF
SUCH UTILITY ENVELOPE, AND PROVIDED FURTHER THAT ALL ACTIVITIES
UNDERTAKEN BY THE TOWN SHALL BE PERFORMED IN A MANNER TO:
(I) MINIMIZE INTERFERENCE WITH BUSINESS OPERATIONS ON THE LOTS;
(II) INSURE THE SAFETY OF THE LOT OWNERS' EMPLOYEES, INVITEES AND
GUESTS; (III) NOT DETRACT FROM THE APPEARANCE OF THE LOTS; AND
(IV) NOT CREATE A HAZARD TO PEDESTRIANS, VEHICLES, CONSTRUCTION OR
MAINTENANCE PERSONNEL.

NOTE "J"
SEE PLAT "RECOMBINATION SURVEY PROPERTY SURVEYED FOR WAKE
FOREST/GRANITE, LLC" BY JAMES C. PARKER, JR. PLS DATED 12-19-00
RECORDED IN PB 2000/2302.

VICINITY MAP



I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:

G.S. 47-30 (f)(11)(a). This survey creates a subdivision of
land within the area of a county or municipality that has an
ordinance that regulates parcels of land.

PROFESSIONAL LAND SURVEYOR DATE

I, ALOIS CALLEMYN, PLS NO. 2544, CERTIFY THAT THIS
MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER
MY SUPERVISION, THAT THE DEED DESCRIPTION(S) AND PLAT(S)
FOR THIS PROPERTY IS(ARE) LISTED HEREON, THAT THE
BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS
DRAWN FROM INFORMATION LISTED UNDER "REFERENCES",
THAT THE RATIO OF PRECISION AS
CALCULATED IS 1:10000 OR
GREATER, THAT THIS MAP
WAS PREPARED IN
ACCORDANCE WITH
G.S. 47-30 AS AMENDED.
WITNESS MY ORIGINAL
SIGNATURE, REGISTRATION
NUMBER AND SEAL THIS
25TH DAY OF MAY
2001.



PROFESSIONAL LAND SURVEYOR REG. NUMBER 2544

SCALE 1" = 150'



REFERENCES

SEE PAGE 1 OF 3

OWNERS ADDRESS:

WAKE FOREST/GRANITE, LLC
P.O. BOX 1928
MOUNT AIRY, NC 27030

PROJECT #

00-240

TAX MAP #

PIN #

1830-07-59-4904

DRAWN BY:

JP/CJW

CHECKED BY:

DRAWING:

00-240.DWG

FINAL PLAT PROPERTY SURVEYED FOR CAPITAL PLAZA

WAKE FOREST TWP., WAKE CO., NORTH CAROLINA

FIELD WORK PERFORMED DECEMBER 1, 1999

PROPERTY AS DESCRIBED IN DEED BOOK 8578 PAGE 2575-2597

STANDING IN THE NAME OF
WAKE FORREST/GRANITE, LLC

CALLEMYN • PARKER
A division of SEAR • BROWN

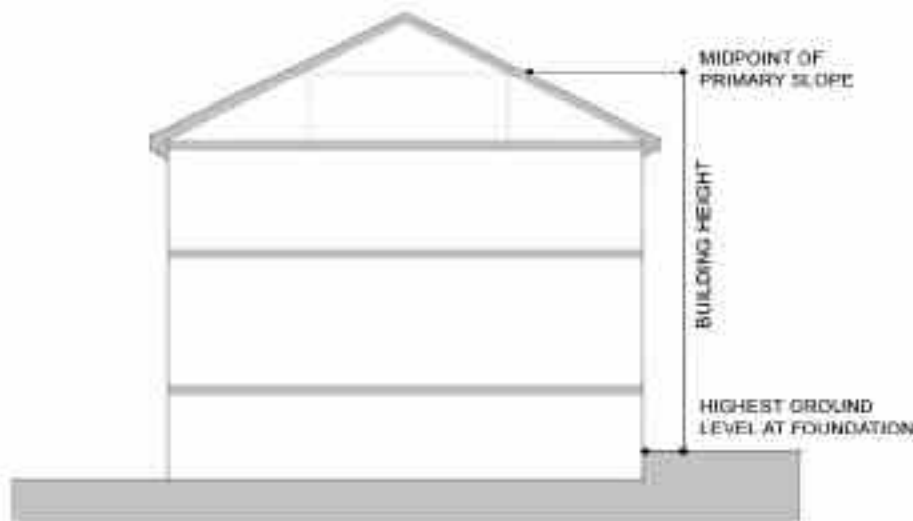
ENGINEERING & LAND SURVEYING

1000 CORPORATE DRIVE, SUITE 101
HILLSBOROUGH, NC 27278
VOICE (919) 732-3883 FAX (919) 732-6676
www.callemynparker.com

SHEET 2 OF 3

4.5.2. Dimensional Height Standards

Where a specific dimension is used in the calculation of height it shall be measured from the highest ground level at the structure foundation to the midpoint of the primary roof slope.

**4.5.3. Items Not Included In Height Calculations**

The height limitations of this ordinance shall not apply to building features provided they do not exceed the height limitations of the associated zoning district, including the following, but not limited to: church spires, belfries, cupolas, and domes not intended for human occupancy, monuments, water towers, mechanical penthouses (provided they are set back 20 feet from the front elevation), observation towers, transmission towers, chimneys, smokestacks, conveyors, flagpoles, masts, and antennas (provided evidence from appropriate authorities is submitted to the effect that such building or buildings will not interfere with any airport zones or flight patterns).

4.6. Accessory Uses and Structures

The purpose of this section is to establish standards for accessory uses and structures in the Town of Wake Forest's planning and development regulation jurisdiction. Except as provided elsewhere in this chapter, it shall be unlawful for any person to erect, construct, enlarge, move, or replace any accessory use or structure without first obtaining a certificate of zoning compliance from the Administrator.

4.6.1. General

- A. Accessory uses and structures may only be used for purposes permitted in the district in which they are located.
- B. **Not for Dwelling Purposes:** Accessory structures shall not be used for dwelling purposes except as approved Accessory Dwelling Units in accordance with Section 3.2.2.
- C. **Building Permits May Be Required:** Depending on the size of the structure and the incorporation of various improvements (e.g., electrical, plumbing) a building permit may also be required.

4.6.2. Location, Setback, and Height

Standards	Single-Family/Two-Family Lots – 2 Acres or Less	Single-Family/Two-Family Lots – Over 2 Acres	All Other Uses
Permitted Location	Side/rear yard only	Permitted in all yards – may not be closer than 30 ft to right-of-way	Side/rear yard only
Side/Rear Setback	Subject to district setbacks (See Section 2.2)		
Height	Subject to district height provisions (See Section 2.2)		

4.6.3. Maximum Number and Area

Standards	Single-Family/Two-Family Lots – Less than 1 Acre	Single-Family/Two-Family Lots – 1-3 Acres	All Other Uses and Lots Larger than 3 Acres
Maximum Accessory Structures Permitted	2	2	No Maximum
Maximum Area (Accessory Dwelling Unit Area is Exempt)	600 sf Per Structure 1000 sf in Aggregate	1000 sf Per Structure 1400 sf in Aggregate	No Maximum

4.6.4. Other Requirements

- A. **Buffering:** Accessory structures with a footprint greater than 600 square feet shall be buffered from any adjacent residential developments with a Type C Buffer as outlined in Section 8.5.3.
- B. **Lighting:** Exterior lighting for accessory uses and/or structures shall meet the requirements by which principal structures are governed as set forth in Chapter 10.

4.6.5. Wireless Telecommunication Facilities As Accessory Structures

- A. The following facilities shall be allowed as accessory structures provided they are “related to” and “customarily incidental” to the principal use and or structure:
 1. Television satellite dishes,
 2. Antennas and their support structures (including combinations of the two) 60 feet in height or less.

4.7. Temporary Uses

Proposed land uses defined as temporary uses shall obtain a Development Permit that outlines the conditions of operations and shall be consistent with the applications of this section. Upon conformance to all requirements of this section, the Administrator has the authority to issue a development permit for temporary uses such as bazaars, festivals, carnivals, produce stands, seasonal outdoor sales, construction offices, and similar uses. Such permit shall be issued for a fixed period of time, to be stated in the permit and shall be subject to such limitations as the Administrator may impose to protect the character of the district affected. The Administrator may consider any prior violation of this ordinance by applicant for which the applicant has received citation or notice from the Administrator as grounds for denial of an application.

4.7.1. General Standards / Permit Requirements

- A. **Development Permit:** All permitted temporary uses listed in this section require a Development Permit for temporary use that shall be reviewed and issued by the Administrator.

5. Building Design Standards

5.1. Purpose and Intent

The purpose of establishing supplementary requirements for development is to ensure that the physical characteristics of proposed development are compatible with the context of the surrounding areas and to preserve the unique visual character and streetscapes of Wake Forest. These requirements strike a balance between creativity and innovation on one hand while avoiding obtrusive, incongruous structures on the other. Wake Forest strongly encourages architectural styles that build upon and promote the existing historic character of the town and supports the view that inspiring, well-maintained, and harmonious development is in the best economic development interests of all residents and businesses.

5.2. Applicability and Administration

The provisions outlined in this chapter shall apply throughout the jurisdiction of this code, regardless of the underlying zoning district provisions and shall apply to all development, including renovations, remodelings, face lifts, repainting, and additions to existing structures. The notable exception may be any Planned Unit Development District, which is intended to create its own building design standards, so long as they are of equal or greater quality to the standards set forth in this section herein. The building type standards only apply to those buildings which are specified for the various zoning districts in this chapter.

5.2.1. Adopted Plan Guidelines, Historic Standards, Or Overlay Districts To Take Precedence

Where specific architectural elements are required as part of an adopted plan or associated with local historic standards, or design standards required by a Character Preservation Overlay District, these shall take precedence over the building design requirements of this chapter. In the case of a contributing building to a National Register Historic District, the Secretary of Interior's Standards for Rehabilitation will be used as a guideline for exterior work.

5.2.2. Applicability of Standards

The provisions in this chapter shall apply to all new structures and expansions to existing structures in accordance with the following:

- A. **New Structures:** All standards apply.
- B. **Expansions of Less Than 50% of Floor Area:** Standards apply to expansion area only and those areas necessary to visually tie the new to the old.
- C. **Expansions of 50% or Greater in Floor Area:** All standards apply to facades visible from the public right-of-way as well as the expansion area and those areas necessary to visually tie the new to the old.
- D. **Exterior Changes to Existing Structures:** All standards apply to those areas and elements of the façade being modified.

5.2.3. Modification of Standards/Design Exceptions

- A. **Other Laws and Regulations:** The Administrator may make modifications to the standards in this section upon the written request of the applicant if the standard(s) in question conflicts with other requirements by law, as long as the proposal is in compliance with the Purpose and Intent above.
- B. **Materials:** If materials are proposed that are not listed in the required materials sections, the Administrator may determine their allowability upon reviewing the proposed manner of usage and if they meet the Purpose and Intent of this Chapter.
- C. **Administrative Alternative:** Modifications to standards of this Chapter may be granted by the Administrator when the applicant proposes an alternative design and

demonstrates that compliance is not feasible or practicable due to site topography, lot shape, lot size, other restraining site features, unique building occupancy, required for safety, the utilization of green building practices (ex. green roof, cool roof, solar roof), or better compatibility with surrounding development. The compatibility criteria in Section 5.9 may be considered when reviewing the alternative design. The following standards of this Chapter may be considered for alternative designs:

1. Up to 15% modification in dimensional standards of this Chapter.
2. Up to 15% of required glazing may utilize spandrel glass.
3. Up to 15% of required transparency zone glazing may be located outside of the required transparency zone for buildings with floor plans that cannot strictly comply with the transparency zone requirements.
4. Alternative to roof form design and variability.

5.3. Private Frontage Regulations

Private frontage regulations have been established for buildings in the urban districts (UR, RMX, NMX, UMX and RA-HC). Buildings in these districts shall conform to a private frontage type, as described in the

5.6.1. Applicability

The following standards are applicable to all commercial buildings.

5.6.2. Facade Materials

- A. **Materials:** Allowable materials and required percentages shall be as outlined in the table below. Glazing shall not be included in the façade material calculations. When part of a common development, buildings shall utilize materials that are consistent with or complement surrounding development.

Building Façade Elevations	Masonry (brick, stacked stone, stone, stone masonry units, architectural concrete masonry units (CMU))	Lap siding (cementitious fiber board), exposed heavy timber, stucco	EIFS, Concrete	Architectural metal siding (non-corrugated)	Vinyl siding, unfinished concrete block
Principal Front and Street	Min. 50%	Max. 50%	Max. 15%	Max. 15%	Not permitted
Side	Min. 25%	Max. 75%	Max. 25%	Max. 25%	Not permitted
Rear*	Any % allowed	Any % allowed	Max. 25%	Max. 50%	Not permitted
*If the rear is adjacent to a residentially developed or zoned parcel, the "side" façade material requirement shall be used instead.					

- B. **Location & Balance of Wall Materials:** When 2 or more materials are used on a façade, the heavier material shall be placed below the lighter material (e.g., siding over brick) to give the sense of support and grounding. Furthermore, non-masonry materials may not be utilized within four feet from the finished grade.
- C. **Material Colors:** Facade colors shall be of low reflectance earth tone, muted, subtle, or neutral colors. Building trim may feature brighter colors as an accent material. The use of high-intensity, metallic, fluorescent, day glow, or neon colors shall be prohibited. Variations in color schemes are encouraged in order to articulate entry ways and public amenities so as to give greater recognition to these features. When part of a common development, buildings shall utilize colors that are consistent with or complement surrounding development.
- D. **Submittals:** Color and material images, along with a description of how and where each color and material will be used, shall be included in the plan submittals. Physical samples may be required by staff at the time of architectural plan review. Colored renderings shall also be required.

5.6.3. Ground Level Detailing

- A. **Minimize Blank Walls:** Expanses of blank walls (excluding rear access drives or alleys) may not exceed 20 feet in length or height. Walls must contain a least one of the following: transparent windows or doors; patterned materials; canopies; recessed areas for seating or gathering, vertical trellises/landscaping; wall art.
- B. **Ground-Level Glazing:** Window glazing and doorways shall be the predominant features in the street-level facade. Exterior burglar bars, fixed "riot shutters," or similar security devices shall not be visible from the public right-of-way. All ground level windows shall provide direct views to the building's interior extending a minimum of 6 feet behind the window.
- C. **Transparency Zone:** Glazing that is transparent under all lighting conditions shall extend from a base of contrasting material (not exceeding 4 feet in height above the adjacent grade) to at least the height of the door head. However, spandrel or colored glass may be used above the height of the door head. The table below lists the

standards for the required percentage of square footage in the Transparency Zone that must have a glazing treatment.



Commercial Buildings in Districts	Percentage of Glazing in Transparency Zone	
	Principal Front and Street Facades	Side Facades
UR, RMX, NMX, RA-HC, UMX	70% min.	50% min.
NB, HB	50% min.	40% min.
Uses greater than 100,000 square feet	40% min.	30% min.

- D. **Upper Story Glazing:** At least 20% of the length of upper stories shall include glazing.
- E. **Glazing to be Dispersed:** Required glazing shall not be aggregated into a single undivided area of glazing treatment. Individual glazing areas shall not span more than 15 linear feet.
- F. **Canopies/Awnings:** A building canopy, awning, or similar weather protection may be provided and should project a minimum of 5 feet from the façade.
- G. **Ventilation Grates and Emergency Exit Doors:** Ventilation grates or emergency exit doors located at the first floor level in the building façade, which are oriented to any public street, shall be decorative. Unless otherwise required by the building code, such grates and doors shall be located away from pedestrian spaces (sidewalks and pedestrian paths).

5.6.4. Utilities & Screening

- A. **Rooftop Equipment:** All rooftop equipment shall be screened from view to the extent practical. The preferred screening would be achieved with a parapet wall. If not feasible with a parapet, another screening device of similar color and material that is compatible with the principal building may be used. If, due to the topography of the site, a physical screen would not suffice, alternative methods to minimize the negative aesthetics of the otherwise utilitarian equipment (e.g., painting the equipment to match the building) may be approved by the Administrator. Rooftop solar systems are not subject to screening requirements.
- B. **Wall Mounted Equipment:** Wall mounted equipment and downspouts shall be painted to match the building, unless integral to the façade design. 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.
- C. **Parapets:** The backside of a parapet wall, even when used as an architectural feature, shall not be visible from a drive aisle, street, or vehicle use area, to the maximum extent practicable. Taller parapets shall wrap around on each side of the building or be constructed as a three- or four- sided architectural feature. The material on the sides of the wrapped parapet wall or feature shall be consistent with that on the front of the parapet wall. The color of the backside of the parapet shall be selected so as to make it inconspicuous.

5.6.5. Façade Articulation

Articulation involves the horizontal and vertical variation of the façade so that walls are subdivided into bays or sections that are vertically proportioned. The following provisions for façade articulation shall apply to any façade visible from a public street or civic space.

damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing Federal financial exposure with regard to the structure or other development

REPAIRS AND MAINTENANCE (WTF) The replacement or repair of any components of a wireless Facility or Complex where the replacement is identical to the component being replaced, or for any matters that involve the normal repair and maintenance of a wireless Facility or Complex without the addition, removal or change of any of the physical or visually discernible components or aspects of a wireless Facility or Complex that will impose new visible burdens of the Facility or Complex as originally permitted.

RIGHT-OF-WAY An area of land not on a lot that is dedicated or taken for public or private use to accommodate a transportation system. It may incorporate the roadway, curbs, gutters, lawn strips, sidewalks, and lighting, and may include special features (required by the topography or treatment) such as grade separation, bridges or other transportation infrastructure.

RIGHT-OF-WAY, ASSUMED Where no right-of-way exists or if the right-of-way is only inclusive of the street pavement then the assumed right-of-way line is parallel to the edge of pavement and setback a minimum of 10 feet from the edge of pavement. This definition is for setback calculation purposes only and does not represent any expressed or implied taking of property.

RIVERINE (FLOODPLAIN DEVELOPMENT) Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

PARAPET SIGN A building-mounted sign erected upon and completely over any part the roof of a building.

SALVAGE YARD (FLOODPLAIN DEVELOPMENT) Any non-residential property used for the storage, collection, and/or recycling of any type of equipment, and including but not limited to vehicles, appliances and related machinery.

SEDIMENT The solids particulate matter both mineral and organic that has been or is being

transported by water, air, gravity or ice from its site of origin.

SEDIMENTATION The process by which sediment resulting from accelerated erosion has been or is being transported off the site of the land-disturbing activity or into a lake or natural watercourse.

SEEDING Seed, straw and tack, hydroseed, sod, or other approved seeding method.

SEDIMENT POLLUTION CONTROL ACT (SPCA ACT) North Carolina Sediment Pollution Control Act of 1973 and all rules and orders adopted pursuant to it.

SETBACK The shortest horizontal distance from a lot line of a lot to the nearest point of a structure on the lot.

SETBACK, MAXIMUM A line parallel to the lot line at or in front of which a building shall be erected. Maximum setbacks shall be figured from the right-of-way line. At least 50% of the building frontage shall meet the maximum setback.

SETBACK, MINIMUM A line parallel to the lot line in front of which no building shall be erected. Minimum setbacks shall be figured from the right-of-way line, lot line, or in the case of alley-accessed lots the alley easement.

SETBACK, PRINCIPAL FRONT The shortest horizontal distance from the principal front lot line of a lot to the nearest point of a structure on the lot. Where no right-of-way exists or if the right-of-way is only inclusive of the street pavement then the principal front setback shall be measure from an assumed right-of-way line.

SETBACK, REAR The shortest horizontal distance from the rear lot line of a lot, or in the case of alley-accessed lots the centerline of the alley, to the nearest point of a structure on the lot.

SETBACK, SECONDARY FRONT OR STREET SIDE The shortest horizontal distance from the secondary front or street side lot line of a lot to the nearest point of a structure on the lot.

SETBACK, SIDE The shortest horizontal distance from the side lot line of a lot to the nearest point of a structure on the lot.

SIGN Any device, fixture, placard or structure that uses any color, form, graphic, illumination,