



TOWN *of* WAKE FOREST

Board of Adjustment Meeting Agenda December 15, 2022 at 6:00 PM

Notice

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

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_DraftMinutesSept202215.pdf](#)

4.Old Business

5.New Business

- 5.A. Appoint Chair and Vice-Chair for the 2023 Calendar Year
- 5.B. Approval of 2023 Board of Adjustment Meeting Schedule
[2023 BOA MeetingSchedule.docx](#)
- 5.C. Public Hearing and Consideration on QAUSI-JUDICIAL ITEM BOA-22-03 Variance Requests for 0 Dr. Calvin Jones Hwy
[BOA-22-03 STAFF REPORT.pdf](#)
[Exhibit A - Variance Application and Justification Letter.pdf](#)
[Exhibit B - Proposed Construction Plans prepared by McAdams and dated November 10, 2022.pdf](#)
[Exhibit C - Proposed Architectural Elevations prepared by RRMM Architects, PC and dated November 1, 2022.pdf](#)
[Exhibit D - Aerial and Zoning Maps.pdf](#)
[Exhibit E - Recorded Plat \(BM 2021 Page 2339\).pdf](#)
[Exhibit F - UDO Section 5.2.3.C.2, 5.6, and 5.6.3.C.pdf](#)

6.Staff Comments

- 6.A. Board of Adjustment Recognition

7.Board of Adjustment Comments

8.Adjournment



Board of Adjustment Agenda Item Report

Agenda Item No.: 2022-18-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: December 15, 2022

SUBJECT

Approval of Minutes

Recommendation:

Item Summary:

ATTACHMENTS

- [BOA_DraftMinutesSept202215.pdf](#)



Wake Forest Board of Adjustment Minutes

The Wake Forest Board of Adjustment met on **Thursday, September 15, 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: Senior Planner Patrick Reidy, Senior Planner Timothy Richards, Town Attorney Hassan Kingsberry, and Town Clerk Theresa Savary

1. Call to Order

William Hedrick called the September 15, 2022 meeting of the Wake Forest Board of Adjustment to order at 6:01 p.m.

A verbal roll call of Board of Adjustment members was taken to establish a quorum in attendance. Jonathan Bivens, William Hedrick, Mark Williams, and Rick Porter.

2. Adoption of Agenda

ACTION:

Mover: Mark Williams moved to approve the September 15, 2022 agenda as presented.

Second: Jonathan Bivens.

Vote: Motion carried 4-0.

3. Approval of Minutes

3.A. Minutes from June 16, 2022 Meeting

ACTION:

Mover: Jonathan Bivens moved to approve the June 16, 2022 meeting minutes as presented.

Seconded: Mark Williams.

Vote: Motion carried 4-0.

4. Old Business

No old business.

5. New Business

5.A. 5.A. Public Hearing on BOA-22-02 Foundation Drive Apartments Variance

Attorney Kingsberry stated the parties to this case are entitled to an impartial board. A Board member may not participate in this hearing if she or he has a fixed opinion about the matter, a financial interest in the outcome of the matter or a close relationship with an affected person. He asked if any Board member have any partiality to disclose and need to recuse themselves. No Board members had any partiality to disclose. Attorney Kingsberry asked if any Board member had any site visits or ex-parte communication to disclose. No Board members had any site visits or ex-parte communication to disclose.

Senior Planner Tim Richards was sworn in and submitted the staff report and all associated documentation into the record as evidence. Mr. Richards stated the owner of the parcel is Heritage RMX, LLC and the applicant is The Nau Company. The location of the parcel is 0 Foundation Drive and is 5.15 acres in size and is zoned Residential Mixed-Use (RMX).

Mr. Richards stated the applicant is requesting relief from the RMX district maximum front setback in Section 2.2.3 of the Wake Forest Unified Development Ordinance (UDO). Specifically, Section 2.2.3 establishes a maximum front setback of 18 feet in the RMX district. Section 17.4 of the UDO defines "Setback, Maximum" as follows: "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."

The variance application states that the subject parcel has 22.71 feet of frontage on Foundation Drive, which precludes the construction of a building on the parcel within

18 feet of Foundation Drive. The applicant therefore requests that the maximum principal building setback of 18 feet be made not applicable to the parcel. Mr. Richards shared the aerial map, site photos, zoning map, land use plan map, and recorded plat.

The Board shall not grant a variance unless and until written findings are made based on all the following conclusions and findings of fact (see UDO Sec. 15.13.3.B):

1. 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: Applying the 18-foot maximum setback standard would require a principal structure to be constructed within a 15-foot-wide portion of the lot, potentially separated by hundreds of feet from the bulk of the buildable area of the lot.
2. 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).
Staff Analysis: The hardship arises from the shape of the subject parcel, which has approximately 23 feet of street frontage connected to the bulk of the parcel by an approximately 15-foot-wide and 450-foot-long strip of land.
3. 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).
Staff Analysis: The plat establishing the parcel boundaries was recorded nearly five years prior to the purchase of the parcel by the current owner in 2020.
4. 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.
Staff Analysis: The subject parcel will not realize the RMX district purposes supported by the maximum setback standard because of the parcel's unique shape and the context of surrounding development and zoning.

Staff recommends that if the Board reaches positive conclusions on all the required findings of fact, the following note shall be shown on a final plat for Lot 2 and recorded at the Wake County Register of Deeds as a condition of approval of the variance:

- "A variance (BOA-22-02) to allow a principal front setback greater than 18 feet was granted by the Wake Forest Board of Adjustment on September 15, 2022".

Jeremy Beck with The Nau Company was sworn in. He asked the Board to take consideration of the partial shape which is the reason for the requested variance. He stated it's not possible to develop the parcel with the maximum 18-foot setback due to the fact there's only a 15-foot swath of property that fronts right-of-way.

Jonathan Bivens asked if they anticipate any public roads that would be additional right-of-way. Mr. Beck stated they don't anticipate there being any additional access to the right-of-way. Mr. Beck stated the existing 60-foot access easement that ties directly into Foundation Drive would be the only access point.

Jonathan Bivens asked if the variance is tied to the design plan before them or is it just for the property. Mr. Richards replied, once the applicant is granted the variance, they would not be tied to the design plan that's before them. Mr. Richards stated whatever would be permitted under the UDO for this property could be developed.

Mr. Bivens asked what is allowed to be built, on this property, under RMX zoning. Senior Planner Patrick Reidy was sworn in. Mr. Reidy shared the allowed uses in the RMX district as attached and shown in Chapter 2 Section 2.3.3. Use Table of the Unified Development Ordinance.

Chair William Hedrick asked about the intent of the ordinance. Mr. Richards stated the urban districts are intended to create a more urban character and form in development. It's intended the buildings be near enough to the streets that it create a more urban walkable feel.

Chair Hedrick asked if the lot is physically incapable of meeting the setback per the zoning assigned to the parcel. Mr. Richards stated the topography is challenging but it could be done but would leave a large portion of the land unused.

Mark Williams inquired about the parks and open space shown on the land use plan. Mr. Reidy stated that could include ballfields for the school. Mr. Williams understands it's to be active recreation but is concerned about the county selling the property.

Chair Hedrick asked how much of the 5.15 acres is developable. Mr. Beck stated out of the 5.15 acres a little over half the lot is being developed and a little under half the lot is undevelopable due to the adjacent streams and buffers.

Mr. Bivens understands the stormwater control measures are to be included in the developable area. Mr. Beck replied, correct.

Chair Hedrick asked if anyone had any other questions or comments. No further questions or comments heard. Chair Hedrick declared the public hearing closed at 6:36 p.m.

Discussion

None heard.

Findings of Fact #1:

1. 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.
 - No questions or comments heard.
2. 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.
 - No questions or comments heard.
3. 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.
 - No questions or comments heard.
4. 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.
 - No questions or comments heard.

ACTION:

Mover: Mark Williams moved to approve the variance request BOA-22-02 Foundation Drive Apartments based on the findings of fact and to include the following condition requested by staff:

- “A variance (BOA-22-02) to allow a principal front setback greater than 18 feet was granted by the Wake Forest Board of Adjustment on September 15, 2022”.

Seconder: Rick Porter.

Vote: Motion carried 4-0.

5. Staff Comments

Mr. Reidy doesn't believe there are any variances on the horizon and will likely see a cancellation for next month's meeting.

6. Adjournment

Chair Hedrick adjourned the meeting at 6:42 p.m.

Duly approved in open session this 15th day of December 2022.

Theresa Savary
Town Clerk

William Hedrick, Chair
Board of Adjustment



Board of Adjustment Agenda Item Report

Agenda Item No.: 2022-16-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: December 15, 2022

SUBJECT

Appoint Chair and Vice-Chair for the 2023 Calendar Year

Recommendation:

Item Summary:

ATTACHMENTS

-



Board of Adjustment Agenda Item Report

Agenda Item No.: 2022-17-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: December 15, 2022

SUBJECT

Approval of 2023 Board of Adjustment Meeting Schedule

Recommendation:

Item Summary:

ATTACHMENTS

- [2023 BOA MeetingSchedule.docx](#)

TOWN OF WAKE FOREST
BOARD OF ADJUSTMENT
2023 MEETING SCHEDULE

Meetings are held on the 3rd Thursday of the month “as needed” at 6:00 p.m. in the Wake Forest Town Hall Board Room, 301 S. Brooks St., unless otherwise noted.

Held meetings to be published as a “Special Called Meeting”.

MONTH	MEETING DATE
January	January 19, 2023
February	February 16, 2023
March	March 16, 2023
April	April 20, 2023
May	May 18, 2023
June	June 15, 2023
July	July 20, 2023
August	August 17, 2023
September	September 21, 2023
October	October 19, 2023
November	November 16, 2023
December	December 21, 2023

Adopted by the Board of Adjustment on Thursday, December 15, 2022, while in session.



Board of Adjustment Agenda Item Report

Agenda Item No.: 2022-37-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: December 15, 2022

SUBJECT

Public Hearing and Consideration on QAUSI-JUDICIAL ITEM BOA-22-03 Variance Requests for 0 Dr. Calvin Jones Hwy

Recommendation:

Item Summary:

ATTACHMENTS

- [BOA-22-03 STAFF REPORT.pdf](#)
- [Exhibit A - Variance Application and Justification Letter.pdf](#)
- [Exhibit B - Proposed Construction Plans prepared by McAdams and dated November 10, 2022.pdf](#)
- [Exhibit C - Proposed Architectural Elevations prepared by RRMM Architects, PC and dated November 1, 2022.pdf](#)
- [Exhibit D - Aerial and Zoning Maps.pdf](#)
- [Exhibit E - Recorded Plat \(BM 2021 Page 2339\).pdf](#)
- [Exhibit F - UDO Section 5.2.3.C.2, 5.6, and 5.6.3.C.pdf](#)



Staff Report

Case BOA-22-03: ReFuel Variance Application

Meeting Date	December 15, 2022
Requested Actions	Consideration of the following item related to Variance application for 0 Dr. Calvin Jones Hwy (PIN 1840465430 portion): 1. Request to allow for the northern, southern, and eastern elevations of the proposed ReFuel Gas Station to use spandrel glass to meet the glazing requirements.
Case Manager	Jennifer Currin, Assistant Planning Director

CASE INFORMATION

Applicant	McAdams C/O Stan Wingo 621 Hillsborough St, Suite 500 Raleigh, NC 27603
Property Owner	RP HV Lakeside, LLC C/O Scott Lay 5850 T G Lee Blvd, Suite 200 Orlando, FL 32822
Location	Southwest corner of Dr. Calvin Jones Highway and S. Franklin Street; Portion of Lot 10, Holding Village Subdivision
Address	0 Dr. Calvin Jones Hwy
Wake County Tax PIN(s)	1840-46-5430 (portion)
Acreage	1.89 acres
Zoning	Conditional Use Neighborhood Mixed-Use (CU NMX) and Traditional Neighborhood Development Overlay (TND) (RZ-07-04); Special Highway Overlay (SH2-O)
Land Use	Undeveloped/Vacant
Community Plan (2022)	Mixed Residential

Corporate Limits	This application is in the Town's corporate limits.	
Book of Maps/ Page Number	Book BM 2021, Page 2339 – Recorded December 22, 2021	
Setbacks (per Approved Holding Village Master Plan)	Front	0 feet minimum
	Street Side/ Secondary	0 feet minimum
	Side (unnamed street to the south)	0 feet minimum
	Side (NC 98)	100 feet minimum (average)
	Rear	0 feet minimum
<i>See Exhibit A for a copy of the application, Exhibit D for an aerial photograph and zoning map, and Exhibit E for a copy of the recorded plat.</i>		

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	General Commercial (Franklin Center Commercial Condos) and Dr. Calvin Jones Highway	Conditional Use Residential Mixed Use (CU RMX) (RZ-96-11)
South	Undeveloped/Vacant (Holding Village)	Conditional Use Neighborhood Mixed-Use (CU NMX) and Traditional Neighborhood Development Overlay (TND) (RZ-07-04)
East	Undeveloped/Vacant (Holding Village)	Conditional Use Neighborhood Mixed-Use (CU NMX) and Traditional Neighborhood Development Overlay (TND) (RZ-07-04); Special Highway Overlay (SH2-O)
West	Undeveloped/Vacant (Holding Village) and S. Franklin Street	Conditional Use Neighborhood Mixed-Use (CU NMX) and Traditional Neighborhood Development Overlay (TND) (RZ-07-04); Special Highway Overlay (SH2-O)

See Exhibit D for aerial and zoning maps.

VARIANCE REQUEST

The applicant is requesting relief from Section 5.2.3.C.2 of the Wake Forest Unified Development Ordinance (UDO), which applies to the maximum allowance of the use of spandrel glass to meet glazing requirements. The property is located on Lot 10 of the Holding Village subdivision.

The applicant is requesting a variance to allow for the northern, southern, and eastern elevations of the proposed ReFuel Gas Station to use spandrel glass to meet the glazing requirements, as shown on the proposed Architectural Elevations prepared by RRMM Architects, PC and dated November 1, 2022, see Exhibit C.

Section 5.6.3.C of the UDO requires commercial buildings in the NMX zoning district to provide 70% glazing on street façade elevations and 50% glazing on the side facades. Section 5.2.3.C.2 of the UDO allows up to 15% of the required glazing to utilize spandrel glass. The applicant has requested the use of spandrel glass to meet 100% of the required glazing for the proposed ReFuel on the northern side elevation and eastern street façade elevation. The applicant has requested the use of spandrel glass to meet 60.5% of the required glazing for the proposed ReFuel on the southern street facade elevation.

FINDINGS REQUIRED TO GRANT VARIANCE

In granting any variance, the Board of Adjustment must have a concurring vote of four-fifths of its members in accordance with Section 15.13.3 of the Wake Forest Unified Development Ordinance and N.C.G.S. § 160D-406. The Board shall not grant a variance 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.

15.13.3.B.1	<table><tr><td data-bbox="380 842 597 1010">Finding of Fact:</td><td data-bbox="597 842 1430 1010">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="380 1010 597 1730">Staff Analysis:</td><td data-bbox="597 1010 1430 1730">The parcel is bounded by Dr. Calvin Jones Highway on the north side of the building, S. Franklin Street on the east side of the building, and a future, unnamed street on the south side of the building; therefore, creating three street frontages. While being bounded by three street frontages is not uncommon, having a third street frontage can be challenging for some commercial uses. The proposed ReFuel is proposing to locate their kitchen space, beverage coolers, storage space, and restrooms against exterior walls as shown in Exhibit C. The applicant has chosen to design and site the building so that the most prominent elevations are the ones where the internal walls are lined with kitchen space, beverage colors, storage space, and restrooms. The applicant has opted not to provide transparent glazing on these elevations and has not provided information in the variance application as to why alternative design proposals or siting the building differently on the site are not feasible. The applicant may provide additional information at the meeting demonstrating how carrying out the strict letter of the ordinance would result in an unnecessary hardship.</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:	The parcel is bounded by Dr. Calvin Jones Highway on the north side of the building, S. Franklin Street on the east side of the building, and a future, unnamed street on the south side of the building; therefore, creating three street frontages. While being bounded by three street frontages is not uncommon, having a third street frontage can be challenging for some commercial uses. The proposed ReFuel is proposing to locate their kitchen space, beverage coolers, storage space, and restrooms against exterior walls as shown in Exhibit C. The applicant has chosen to design and site the building so that the most prominent elevations are the ones where the internal walls are lined with kitchen space, beverage colors, storage space, and restrooms. The applicant has opted not to provide transparent glazing on these elevations and has not provided information in the variance application as to why alternative design proposals or siting the building differently on the site are not feasible. The applicant may provide additional information at the meeting demonstrating how carrying out the strict letter of the ordinance would result in an unnecessary hardship.
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:	The parcel is bounded by Dr. Calvin Jones Highway on the north side of the building, S. Franklin Street on the east side of the building, and a future, unnamed street on the south side of the building; therefore, creating three street frontages. While being bounded by three street frontages is not uncommon, having a third street frontage can be challenging for some commercial uses. The proposed ReFuel is proposing to locate their kitchen space, beverage coolers, storage space, and restrooms against exterior walls as shown in Exhibit C. The applicant has chosen to design and site the building so that the most prominent elevations are the ones where the internal walls are lined with kitchen space, beverage colors, storage space, and restrooms. The applicant has opted not to provide transparent glazing on these elevations and has not provided information in the variance application as to why alternative design proposals or siting the building differently on the site are not feasible. The applicant may provide additional information at the meeting demonstrating how carrying out the strict letter of the ordinance would result in an unnecessary hardship.				

15.13.3.B.2	Finding of Fact: 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. Staff Analysis: The parcel is bounded by Dr. Calvin Jones Highway on the north side of the building, S. Franklin St. on the east side of the building, and a future road on the south side of the building; therefore, creating three street frontages. While being bounded by three street frontages is not uncommon, having a third street frontage can be challenging for some commercial uses. The applicant is requesting a variance for all three street frontages, rather than just the third street frontage that is the uniqueness of this site. There are likely options that could provide the required transparency on two of the street frontages and concentrating the spandrel variance request on the third street frontage since that is the uncommon factor for this site.
15.13.3.B.3	Finding of Fact: 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. Staff Analysis: The property owner is proposing a gas station use in this location and the proposed ReFuel is proposing to locate their kitchen space, beverage coolers, storage space, and restrooms against exterior walls as shown in Exhibit C. The applicant has chosen to design and site the building so that the most prominent elevations are the ones where the internal walls are lined with kitchen space, beverage colors, storage space, and restrooms. The applicant has opted not to provide transparent glazing on these elevations and has not provided information in the variance application as to why alternative design proposals or siting the building differently on the site are not feasible. The applicant could use transparent glass and meet the glazing requirement without the need for a variance. The applicant may provide additional information at the meeting demonstrating how carrying out the strict letter of the ordinance would result in an unnecessary hardship.
15.13.3.B.4	Finding of Fact: 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. Staff Analysis: The UDO states that commercial buildings are structures with a high percentage of its ground level façade in transparent fenestration (windows and doors) to encourage pedestrian activity along its frontage. In the UDO, the NMX zone requires 12-foot maximums for principal front setbacks and street side/secondary front setbacks to

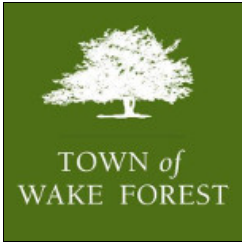
	create pedestrian oriented development. The Holding Village Master Plan has 0-foot minimum setbacks for the NMX zone. The proposed gas station has a proposed setback of 22' along South Franklin Street, 86' along Highway 98, and 117' along the future road to the south. The siting of the building does not create a pedestrian oriented development like most NMX commercial developments would be built. The UDO's regulations are meant for commercial buildings in the NMX zone to provide at least 59.5% glazing within the transparency zone on street facing facades when using the administrative reduction for 15% of the requirement. The UDO recognizes that there are some instances where spandrel glass is an appropriate alternate to storefront windows, but administratively limits spandrel glass to 15% of the requirement. The applicant is proposing to provide 59.5% glazing on the northern and eastern elevations, but in the form of spandrel glass instead of transparent windows. The applicant is proposing to provide 59.5% glazing on the southern elevation, but in the form of 60.5% of provided glazing using spandrel glass instead of transparent windows. The remaining 39.5% of provided glazing would use transparent windows. Using spandrel instead of transparent glazing would still give the appearance of glazing on the facades, but one would not be able to see through the windows where there are coolers, bathrooms and a kitchen backing up to the exterior walls.
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STAFF RECOMMENDATION

Staff recommends that the Board of Adjustment conduct an evidentiary hearing in accordance with Section 15.13.3 of the UDO and grant or deny a variance in accordance with the standards of review in Section 15.13.3 (see required findings above). If the Board of Adjustment denies a variance, the motion shall include the specific finding(s) that were not met.

EXHIBITS

- Exhibit A: Variance Application and Justification Letter
- Exhibit B: Proposed Construction Plans prepared by McAdams and dated November 10, 2022
- Exhibit C: Proposed Architectural Elevations prepared by RRMM Architects, PC and dated November 1, 2022
- Exhibit D: Aerial and Zoning Maps
- Exhibit E: Recorded Plat (BM 2021 Page 2339)
- Exhibit F: UDO Section 5.2.3.C.2, 5.6, and 5.6.3.C



Variance Request Application

(Variance - BOA Workflow)

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

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

Project Overview

#880513

Project Title: ReFuel Market - Holding Village Variance

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: 10/07/2022

Staff Member Met With: Patrick Reidy

Project ID: BOA-22-03

Project Information

Development/Subdivision (optional - for reference only):

Holding Village

Tax PIN: 1840465430

Project Address or PIN: 0 DR CALVIN JONES HWY
(1840465430)

Zoning: Zoning

- 0 DR CALVIN JONES HWY: NMX

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

Town Limits: Inside corporate limits

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

Acreage: 1.89

- 0 DR CALVIN JONES HWY: Residential

GIS Acreage: Parcel

- 0 DR CALVIN JONES HWY: 3.8

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

Stan Wingo
McAdams
621 Hillsborough St. , Ste. 500
Raleigh, NC 27603
P: 9193615000
wingo@mcadamsco.com

Project Contact - Property Owner

Scott Lay
RP HV Lakeside, LLC
5850 T G Lee Blvd. , Ste. 200
Orlando , FL 32822
P: 919.714.7279
scott@readercommunities.com

Variance

Lot Number(s): 10

Development/Subdivision (optional - for reference only):

Holding Village

Page: 2451

UDO Section(s) From Which Applicant is Requesting Relief:

Section 5.2.3.C2 - Use of Spandrel Glass

Subdivision : GR PT Holding Village RCMB BM2021-02339

Deed Book: 18882

Number of Variance Requests: 1

Description of Request:

Compliance with Section 5.2.3.C2 of the UDO is not possible due to the building siting and design for the ReFuel Market building in Holding Village. The building layout and function necessitates the use of spandrel glass on three sides.

The siting of the building, due to site specific characteristics, results in the building being observable from all four sides which results in none of the sides available for "back of house" functions. Transparent glazing for the "back of house" areas isn't possible, therefore the application of a variance for spandrel glass is needed.

Please consider a variance for the extended use of spandrel glass for the following reasons:

- Facades back up to refrigeration areas.
- Restroom Facilities
- Office space/kitchen areas that require privacy.

Variance needed, additional spandrel glass:

NC Hwy 89 Elevation, North: 100% spandrel glass total

Franklin Street Elevation, East: 100% spandrel glass total

South Facing Elevation: 60.5% spandrel glass total

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

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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:

UDO Section 5.2.3.C2 requires no more than 15% of glazing can be spandrel glass per side of the proposed ReFuel Market building.

This project has street frontage and/or visibility on all four sides-- NC Highway 98 to the north, South Franklin Street to the east, the proposed Private Access Road identified as Street B to the south, and the interior elevation to the west which includes the canopy and parking.

It would be impossible to satisfy the transparency glazing requirement for the building due to the functional and privacy needs of refrigeration areas, restroom facilities, and office/kitchen spaces. This would create unnecessary operational and security hardships for both customers and staff.

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 is a result of the UDO Section 5.2.3.C2 requirement of up to 15% of glazing utilizing spandrel glass for a principal faade. Since all four sides of the building are highly visible from the surrounding roads, NC Highway 98, South Franklin St., and proposed Private Access Road identified as Street B. (See Exhibits.) This requirement creates operational, functional, and safety issues in the internal layout of the building.

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:

Peculiar to the site is the visibility of the building from all four sides. There are roads on three sides of the building with the principal entrance on the interior to serve the gas sales area. This is both for function and for safety.

There are no sides of the proposed building that are easily defined as "back of house" for convenience store functions. The elevations comply with the UDO for areas of glass needed for the transparency zone, but there is still a need for spandrel glass located due to operational areas such as refrigeration areas, restroom facilities, and office/kitchen space.

As an alternative, it is proposed to provide glazing as follows:

NC Hwy 89 Elevation: 100% spandrel glass total

Franklin Street Elevation: 100% spandrel glass total

South Facing Elevation: 60.5% spandrel glass total

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 proposed spandrel glass for three sides of the building is within the required amount of glazing for each elevation,(see architectural elevations) thereby satisfying the intent of the transparency zone for glazing as per the UDO. However, the particular functions of a convenience store require equipment and areas that do not allow for transparent glazing, either because of solid surfaces, security, or privacy. Safety and justice are achieved by allowing spandrel glass that protects the interior functions and people that work and shop at the building.

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:

- | | |
|---|--|
| <p>a. A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief:</p> <p>c. A determination that failure to grant the variance would result in exceptional hardship; and:</p> | <p>b. A showing of good and sufficient cause:</p> <p>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:</p> |
|---|--|

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:

- | | |
|--|---|
| <p>a. The danger that material may be swept onto other lands to the injury of others:</p> <p>c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner:</p> <p>e. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use:</p> <p>g. The relationship of the proposed use to the land development plan and flood damage prevention program for that area:</p> <p>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:</p> | <p>b. The danger to life and property due to flooding or erosion damage:</p> <p>d. The importance of the services provided by the proposed facility to the community:</p> <p>f. The compatibility of the proposed use with existing and anticipated development:</p> <p>h. The safety of access to the property in times of flood for ordinary and emergency vehicles:</p> <p>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:</p> |
|--|---|

TOWN OF WAKE FOREST

AGENT AUTHORIZATION FORM:

Application #: _____

Submittal Date: _____

RP HV Lakeside, LLC c/o Reader & Partners, LLC is the owner of the property for which the attached application is being submitted:

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

The property is located at: The southwest corner of Hwy. 98 & S. Franklin Street

The agent for this project is: McAdams

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

Name: Stan Wingo

Address: 621 Hillsborough St., Suite 500, Raleigh, NC 27603

Telephone Number: 919.361.5000 Fax: _____

Email Address: wingo@mcadamsco.com

Signature(s) of Owner(s):



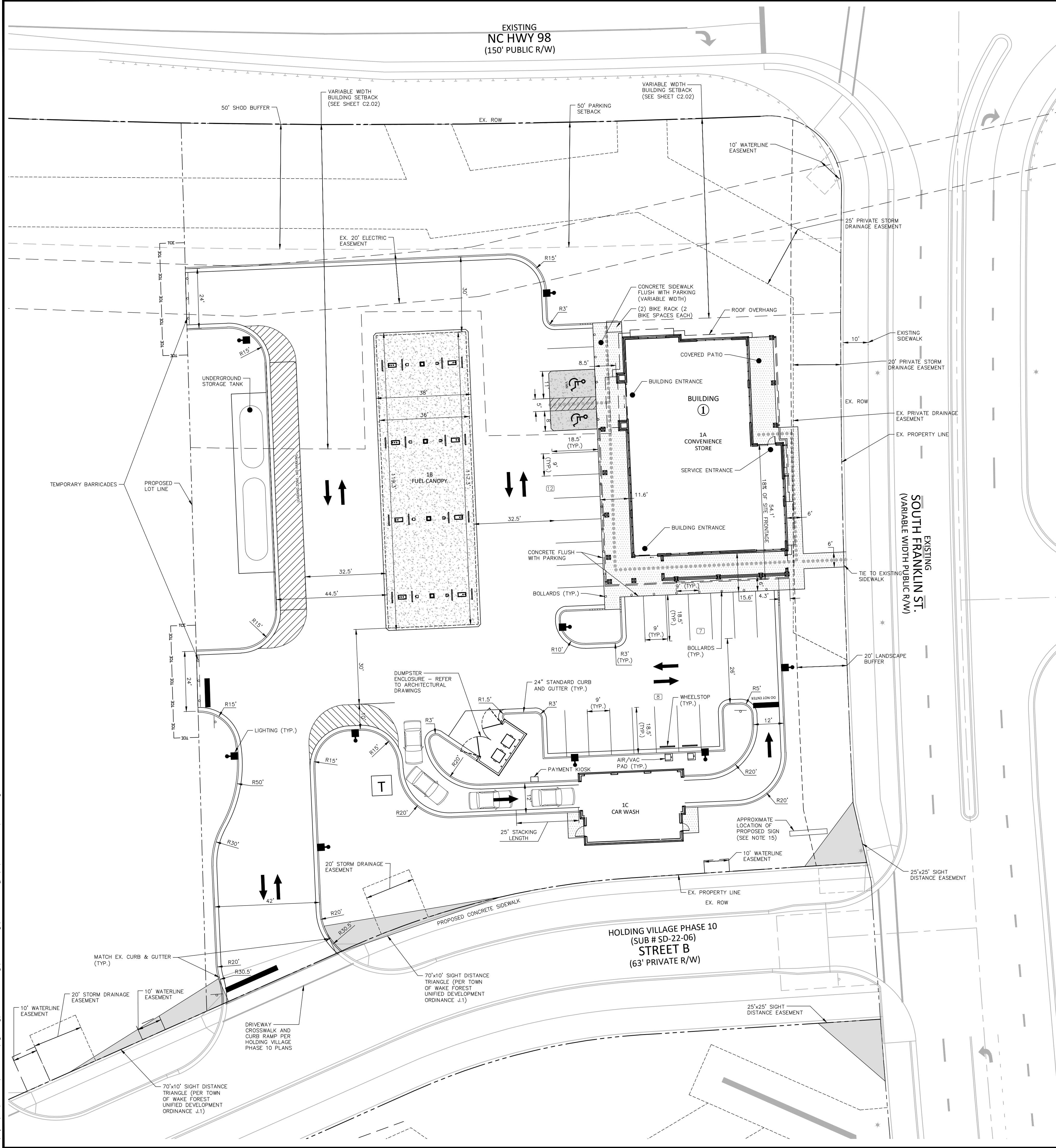
Print or type name(s):

Scott Lay

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.**

M:\Projects\RFM\RFM22001\04-Production\Engineering\Construction Drawings\RFM22001-S1.dwg, 11/10/2022 1:59:10 PM, Robert Wingate



SITE PLAN NOTES:

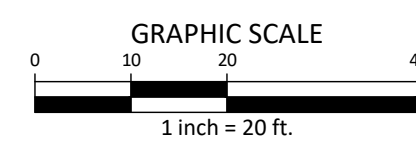
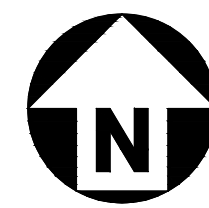
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST LOCAL AND STATE MUNICIPALITY AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
- EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
- CONTRACTOR SHALL NOTIFY "NC811" (811) OR 1-800-632-4949 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE LOCAL AND STATE MUNICIPALITY PUBLIC WORKS DEPARTMENT AND A REPRESENTATIVE OF THE ENGINEER AND OWNER. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS PLAN SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF LOCAL AND STATE MUNICIPALITY SPECIFICATIONS AND STANDARDS.
- WITHIN HOLDING VILLAGE, PARKING AREAS IN THE SIDE YARDS SHALL BE LOCATED A MINIMUM OF 4 FEET BEHIND THE FRONTAGE LINE OF THE BUILDING UNLESS SCREENED.
- SIGNS TO BE PERMITTED BY SIGN COMPANY.

SITE LEGEND

- | | |
|--|------------------------------|
| | SIGNAGE |
| | YARD LIGHTS |
| | TRAFFIC DIRECTIONAL ARROW |
| | ACCESSIBLE PARKING STALL |
| | VAN ACCESSIBLE PARKING STALL |
| | PARKING SPACE COUNT |
| | ACCESSIBLE RAMPS |
| | ACCESSIBLE ROUTE |
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | CENTERLINE |

SITE DATA TABLE

OWNER	REFUEL OPERATING CO, LLC 547 LONG POINT RD, SUITE 103 MT. PLEASANT, SOUTH CAROLINA, 29464
SITE ADDRESS	HOLDING VILLAGE, WAKE FOREST, NC 27587
PIN	1840465430
TOTAL SITE AREA	82,465 SF / 1.89 AC (OUTPARCEL)
EXISTING ZONING	NMX, NEIGHBORHOOD MIXED-USE DISTRICT
EXISTING USE	VACANT
PROPOSED USE	ONE CONVENIENCE STORE WITH GASOLINE SALES (8 PUMPS) AND CAR WASH
OVERLAY DISTRICT	HOLDING VILLAGE MASTER PLAN, SPECIAL HIGHWAY OVERLAY-2
COMMUNITY PLAN GROWTH STRATEGIES DESIGNATION	MIXED RESIDENTIAL
RIVER BASIN	NEUSE RIVER
SITE LOCATED IN SPECIAL FLOOD HAZARD ZONE:	NO; ZONE "X" PANEL NUMBER 3720184000K EFFECTIVE DATE: 07-19-2022
BUILDING HEIGHT	MAXIMUM 8'-0" / MINIMUM 16'-0" PROPOSED 26' - 4"
BUILDING SIZE	C-STORE: 4,900 SF CAR WASH: 1,218 SF
SETBACK REQUIREMENTS	REQUIRED: 0' BUILD-TO-SETBACK 50' PARKING SHOD SETBACK 100' AVERAGE BUILDING SHOD SETBACK PROPOSED: 0' BUILD-TO-SETBACK 50' PARKING SHOD SETBACK 100' BUILDING SHOD SETBACK
LANDSCAPE BUFFERS	REQUIRED: 20' BUFFER 50' SHOD BUFFER PROPOSED: 20' BUFFER 50' SHOD BUFFER
VEHICULAR PARKING	REQUIRED: 1 SPACE/400 SF OF GROSS AREA (9.4) 4,900 SF / 400 = 13 SPACES PROVIDED: 27 TOTAL SPACES 25 SPACES, 2 ADA ACCESSIBLE SPACES
CAR WASH STACKING	REQUIRED: 4 SPACES PROVIDED: 4 SPACES
BICYCLE PARKING	REQUIRED: 2 SPACES / 40 VEHICLE SPACES = 1 SPACE PROVIDED: 2 (2 SPACES / RACK)
FUEL PUMPS	PROPOSED: 8 FUEL PUMPS
IMPERVIOUS SURFACE	EXISTING: 0 SF / 0 AC PROPOSED: 48,565 SF / 1.11 AC



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

Public Works/Engineering

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

Planning

McADAMS

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621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

REFUEL OPERATING CO, LLC
547 LONG POINT RD, SUITE 103
MT. PLEASANT, SOUTH CAROLINA 29464
PHONE: 843-388-4966

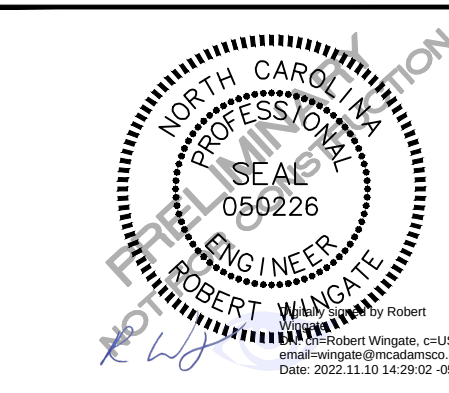


REFUEL MARKET - NC HWY 98

CONSTRUCTION DRAWINGS

HOLDING VILLAGE

WAKE FOREST, NC 27587



REVISIONS

NO.	DATE	DESCRIPTION
1	11.10.2022	1ST TOWN REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO. RFM22001
FILENAME RFM22001-S1
CHECKED BY RW
DRAWN BY AP/MG
SCALE 1" = 20'
DATE 07.07.2022

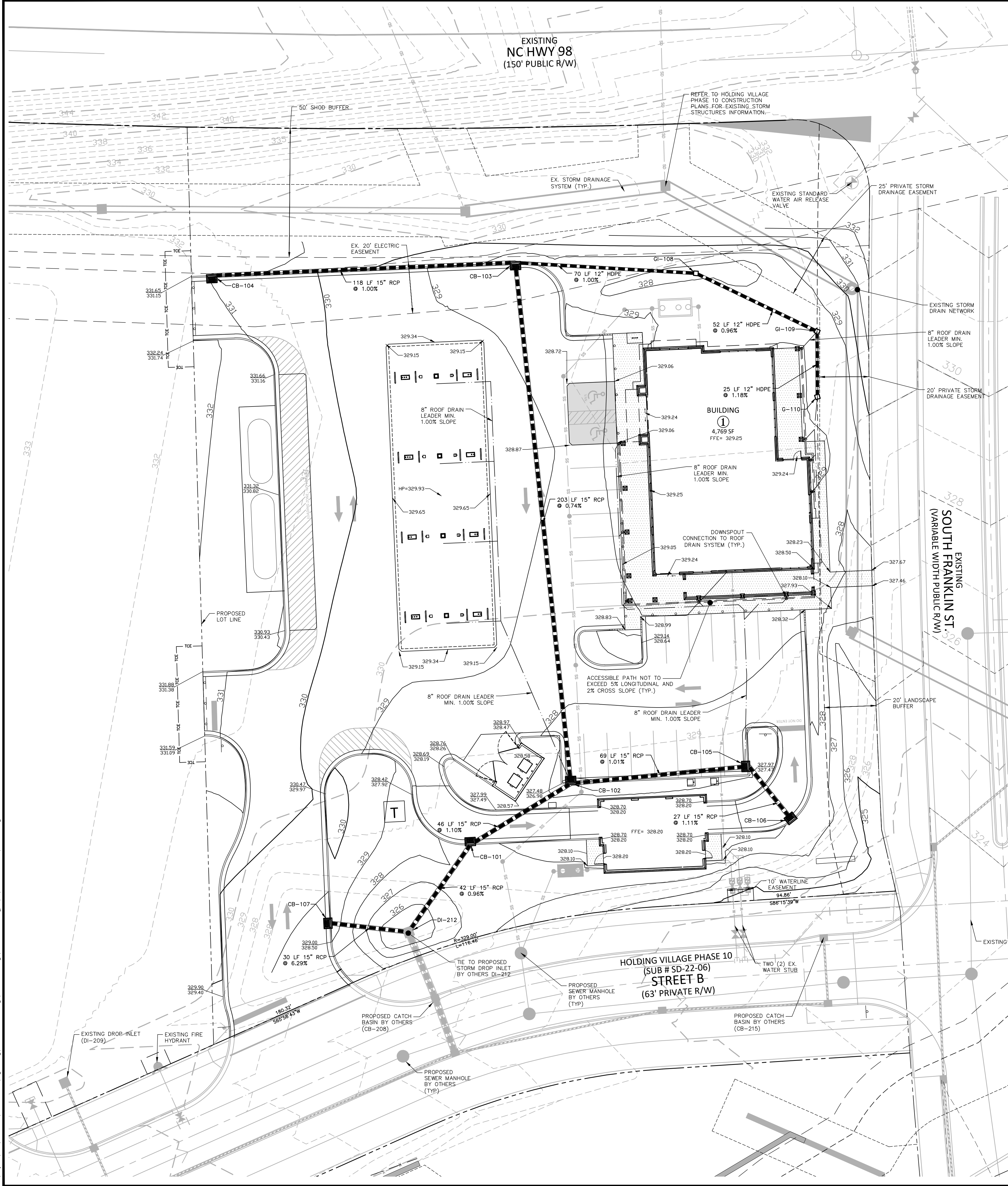
SHEET

SITE PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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STORM DRAINAGE NOTES:

- ALL STORM DRAINAGE PIPES SHOWN SHALL BE REINFORCED CONCRETE (RCP) (MINIMUM CLASS III) UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH THE GEOTECH TO VERIFY TYPE OF BEDDING REQUIRED BASED ON SOIL CONDITIONS. CONTRACTOR TO SELECT REQUIRED CLASS OF PIPE BASED ON DEPTH OF PIPE AND BEDDING PROVIDED PER THE AMERICAN CONCRETE PIPE ASSOCIATION GUIDELINES.
- ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL AND STATE MUNICIPALITY STANDARDS.
- ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
- ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
- ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
- THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD, USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
- ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
- MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE OR GEOTECH AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95 % OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
- UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
- ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET NCDOT STANDARDS BY MANUFACTURER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CRACKS OR BREAKS, PRIOR TO INSTALLATION. ANY DAMAGED ITEMS SHALL NOT BE INSTALLED.
- WAFFLE BOXES ARE ALLOWED AS ALTERNATIVE FOR CATCH BASINS PER NCDOT STANDARD DRAWING 840.45 AND 840.46.
- PRIVATE STORM SYSTEM NOT IN RIGHTS-OF-WAY DESIGNED TO PROVIDE REQUIRED CLEARANCE FOR ALTERNATIVE OF HDPE SMOOTH WALL PIPE FOR RCP WITH APPROPRIATE BEDDING PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO SUBMIT SPECIFIC MANUFACTURER/SUPPLIER INFORMATION TO ENGINEER AND OWNER FOR REVIEW AND APPROVAL.

- CB-101
7/6=327.80
INV IN=320.70 (CB-102)
INV OUT=320.60
- CB-102
7/6=327.42
INV IN=321.30 (CB-103)
INV IN=322.30 (CB-105)
INV OUT=321.20
- CB-103
7/6=328.69
INV IN=324.50 (CB-104)
INV IN=323.00 (G-108)
INV OUT=322.80
- CB-104
7/6=331.46
INV OUT=325.68
- CB-105
7/6=328.01
INV IN=323.10 (CB-106)
INV OUT=323.00
- CB-106
7/6=327.87
INV OUT=323.40
- CB-107
7/6=331.19
INV OUT=323.10
- G-108
R/W=327.71
INV IN=323.80 (G-109)
INV OUT=323.70
- G-109
R/W=328.30
INV IN=324.20 (G-110)
INV OUT=324.30
- G-110
R/W=328.58
INV OUT=324.50
- DI-212
W/E=325.50
INV IN=320.20 (CB-101)
INV IN=321.20 (CB-107)
INV OUT=320.10

GRADING LEGEND

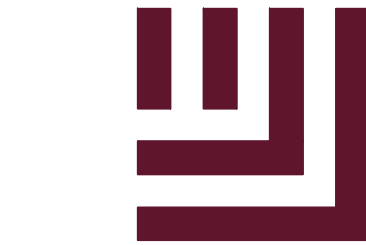
■	CATCH BASIN
■	DROP INLET
■	STORM SERVICE INLET
●	STORM SERVICE ROOF-RAIN
○	JUNCTION BOX
—	DRAINAGE FLOW ARROW
—	LINE BREAK SYMBOL
	STORM DRAINAGE
—	STORM SERVICE LINE
— RD — RD — RD —	ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 2' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
— TP — TP — TP —	TREE PROTECTION FENCE
— LD — LD —	LIMITS OF DISTURBANCE
~~~~~	WOODED AREA
250	MAJOR CONTOUR
252	MINOR CONTOUR
250	EXISTING MAJOR CONTOUR
252	EXISTING MINOR CONTOUR
---	EASEMENT LINE
■	ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

GRADING NOTES:

- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "I" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL AND STATE MUNICIPALITY AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- CONTRACTOR SHALL NOTIFY "NC811" (811) OR 1-800-632-4949 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- A 5'x5' LANDING WITH A MAXIMUM OF 2% SLOPE IN ANY DIRECTION AT ALL DOORS.
- ALL SIDEWALKS TO BE A MAXIMUM OF 5% SLOPE LONGITUDINAL AND 2% SLOPE CROSS SECTIONAL.
- ALL ADA CROSSWALK TO BE A MAXIMUM OF 5% SLOPE LONGITUDINAL AND 2% SLOPE CROSS SECTIONAL.
- ALL ROOF DRAIN AND DOWNSPOUT CONNECTIONS TO SERVE AS CLEANOUTS.

STANDARD NOTES:

- PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, CONSTRUCTION FENCE OR TREE PROTECTION FENCING (IF APPLICABLE) SHALL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
- ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING, OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
- PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION METHODS.
- CONTACT THE "NC811" ONE CALL CENTER AT 1-800-632-4949 AT LEAST THREE (3) FULL BUSINESS DAYS PRIOR TO DOING ANY DIGGING, CLEARING, OR GRADING.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.



McAdams

The John R. McAdams Company, Inc.  
621 Hillsborough Street  
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Raleigh, NC 27603  
phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

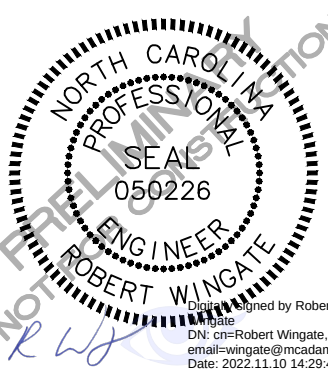
www.mcadamsco.com

CLIENT

REFUEL OPERATING CO, LLC  
547 LONG POINT RD, SUITE 103  
MT. PLEASANT, SOUTH CAROLINA 29464  
PHONE: 843-388-4966



REFUEL MARKET - NC HWY 98  
CONSTRUCTION DRAWINGS  
HOLDING VILLAGE  
WAKE FOREST, NC 27587



REVISIONS

NO.	DATE	DESCRIPTION
1	11. 10. 2022	1ST TOWN REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO. RFM22001  
FILENAME RFM22001-G1  
CHECKED BY RW  
DRAWN BY AP/MG  
SCALE 1" = 20'  
DATE 07. 07. 2022

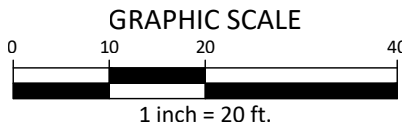
SHEET

GRADING AND  
DRAINAGE PLAN

C3.00



Know what's below.  
Call before you dig.



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

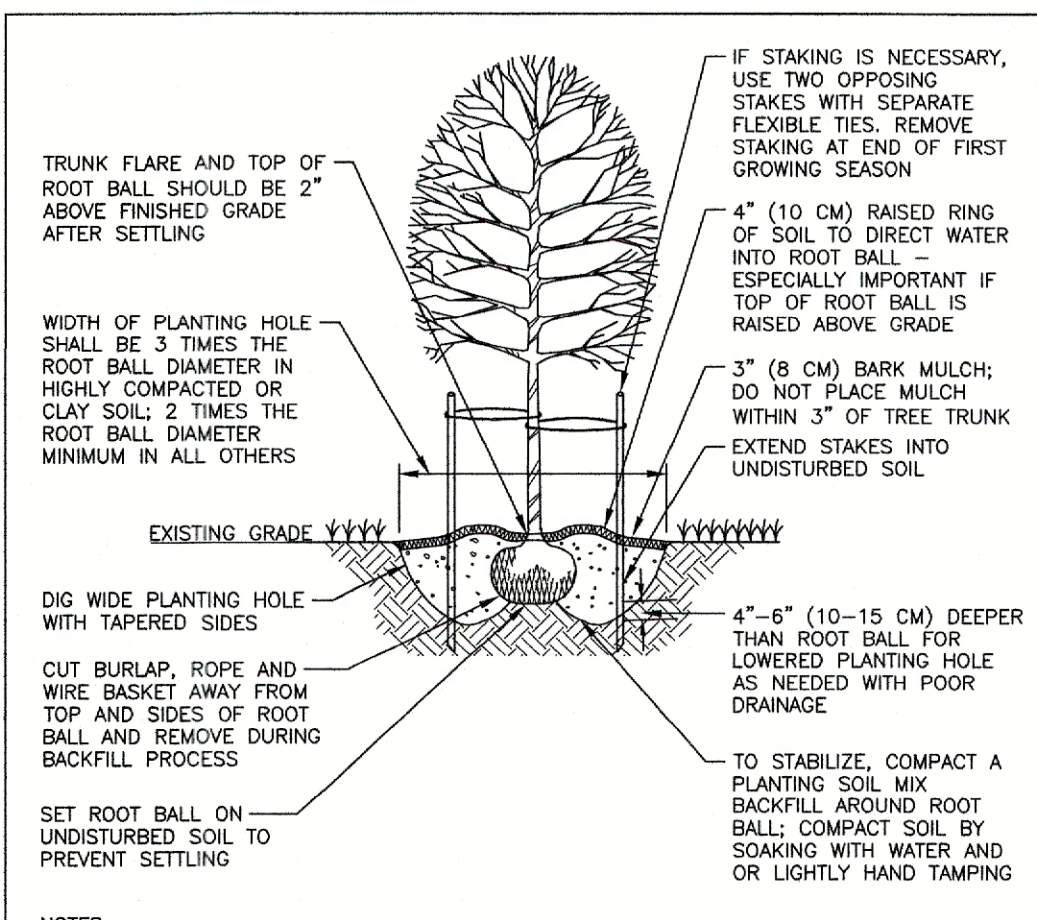
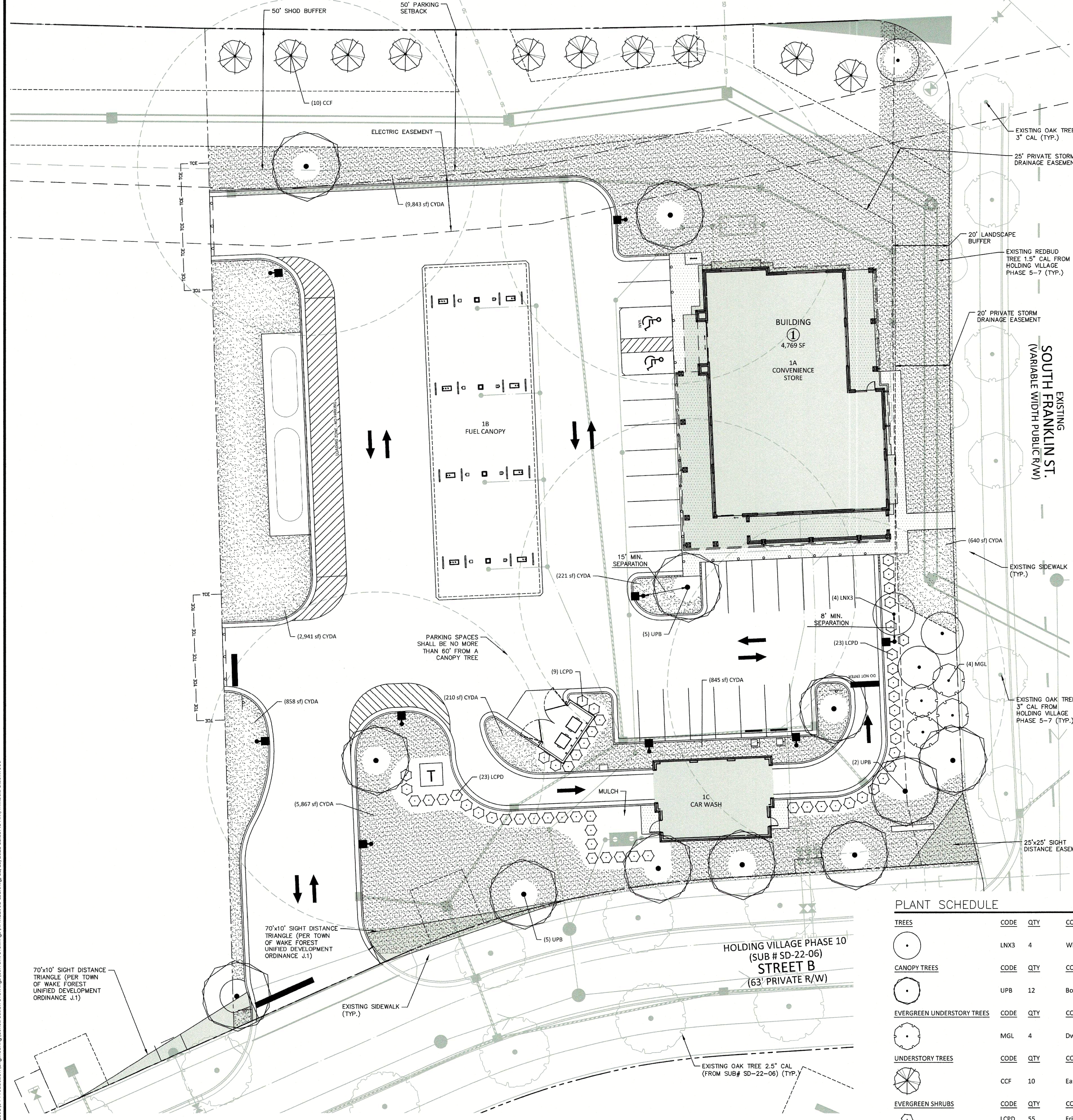
Public Works/Engineering

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

Planning

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

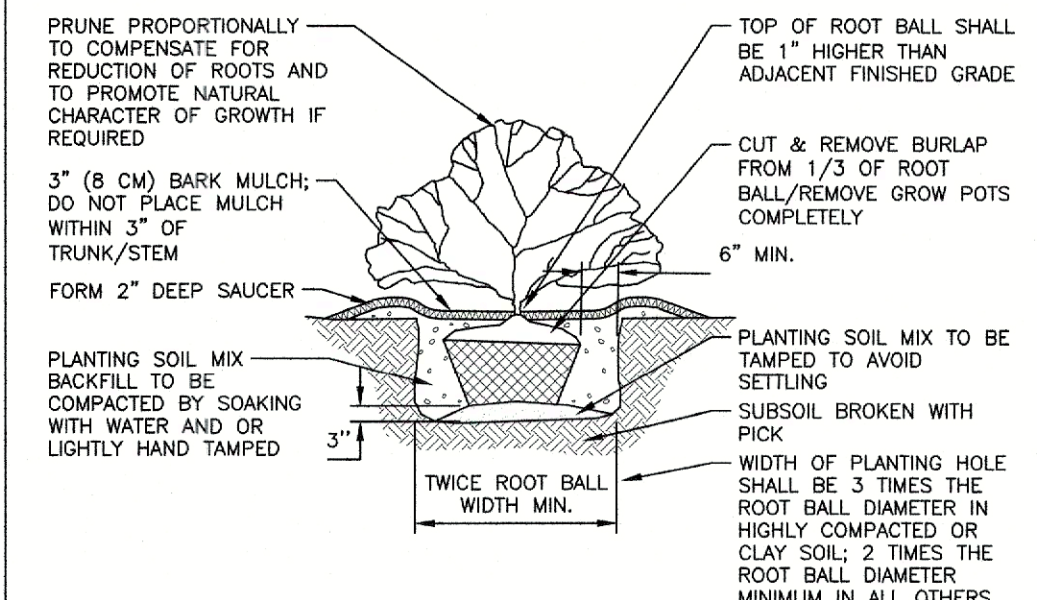
EXISTING  
NC HWY 98  
(150' PUBLIC R/W)



- NOTES:
1. SELECT TREES THAT HAVE: STRONG CENTRAL LEADER; CROWN WITH FULL FOULAGE; ARE GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
  2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL, AROUND ROOT BALL, BE SURE TO SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
  3. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO ESTABLISH AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC TREE SPECIES.
  4. IF USING CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCULATING THE PERIMETER OF THE CONTAINER.
  5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

TREE INSTALLATION DETAIL

N.T.S.



SHRUB INSTALLATION DETAIL

N.T.S.

TOWN LANDSCAPING REQUIREMENTS

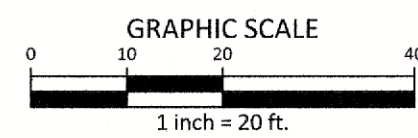
- 25' TYPE 'B' BUFFER  
REQUIRED PER 100 LF: 2 EVERGREEN TREES 120 LF  
2 CANOPY TREE  
2 UNDERSTORY TREES  
24 SHRUBS (12 EVERGREEN SHRUBS)
- PROVIDED: 4 EVERGREEN TREES  
2 CANOPY TREES  
4 UNDERSTORY TREES  
55 EVERGREEN SHRUBS
- PARKING SCREENING AREA  
PARKING LOT SCREENING WITH EVERGREEN SHRUBS  
3' MIN. HEIGHT AT INSTALLATION  
4' MIN. HEIGHT AT MATURITY  
WEST OF CAR WASH  
REQUIRED: 103/5' = 21 SHRUBS  
PROVIDED: = 23 SHRUBS  
EAST OF CAR WASH  
REQUIRED: 113/5' = 23 SHRUBS  
PROVIDED: = 23 SHRUBS
- DUMPSTER SCREENING  
REQUIRED: 42/5' = 9 SHRUBS  
PROVIDED: = 9 SHRUBS
- STREET TREES  
REQUIRED PER 50 LF: 5 CANOPY TREES 221 LF STREET FRONTAGE  
PROVIDED: 5 CANOPY TREES
- SHOD BUFFER TREES  
REQUIRED (5 PER 50 LF): 10 CANOPY TREES 252 LF  
PROVIDED: 10 CANOPY TREES

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	LNK3	4	White Crape Myrtle	Lagerstroemia x 'Natchez'	1.5" min	8' min
CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	UPB	12	Bosque Elm	Ulmus parvifolia 'Bosque'	2.5" min	
EVERGREEN UNDERSTORY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	MGL	4	Dwarf Southern Magnolia	Magnolia grandiflora 'Little Gem'	-	6' min
UNDERSTORY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	CCF	10	Eastern Red Bud	Cercis canadensis 'Flame'	1"	8'
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT
	LCPD	55	Fringe Flower	Loropetalum chinense 'Purple Diamond'	18" min	
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT
	CYDA	22,005 sf	Bermuda 419	Cynodon dactylon	Sod	

LANDSCAPE NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WAKE FOREST AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
15. PROPOSED TREES TO BE PLANTED A MINIMUM 15 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
17. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
18. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
19. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
20. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
21. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
22. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRUPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
23. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
24. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
25. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
26. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
27. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
28. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
29. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE. REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.



**McADAMS**

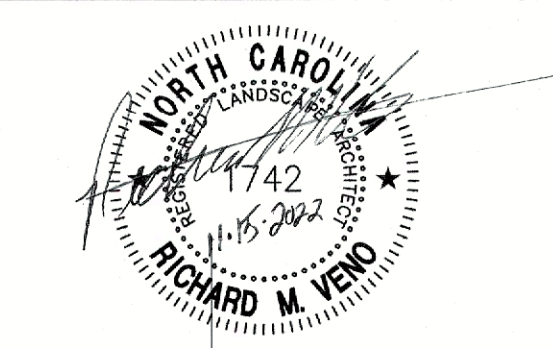
The John R. McAdams Company, Inc.  
621 Hillsborough Street  
Suite 500  
Raleigh, NC 27603  
phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187  
www.mcadamsco.com

**CLIENT**

REFUEL OPERATING CO, LLC  
547 LONG POINT RD, SUITE 103  
MT. PLEASANT, SOUTH CAROLINA 29464  
PHONE: 843-388-4966



**REFUEL MARKET - NC HWY 98**  
CONSTRUCTION DRAWINGS  
HOLDING VILLAGE  
WAKE FOREST, NC 27587



REVISIONS		
NO.	DATE	DESCRIPTION
1	11. 10. 2022	1ST TOWN REVIEW COMMENTS
PLAN INFORMATION		
PROJECT NO.	RFM22001	
FILENAME	RFM22001-LS1	
CHECKED BY	CJR	
DRAWN BY	AP	
SCALE	1" = 20'	
DATE	07. 07. 2022	
SHEET		
LANDSCAPE PLAN		
L1.00		

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

Public Works/Engineering

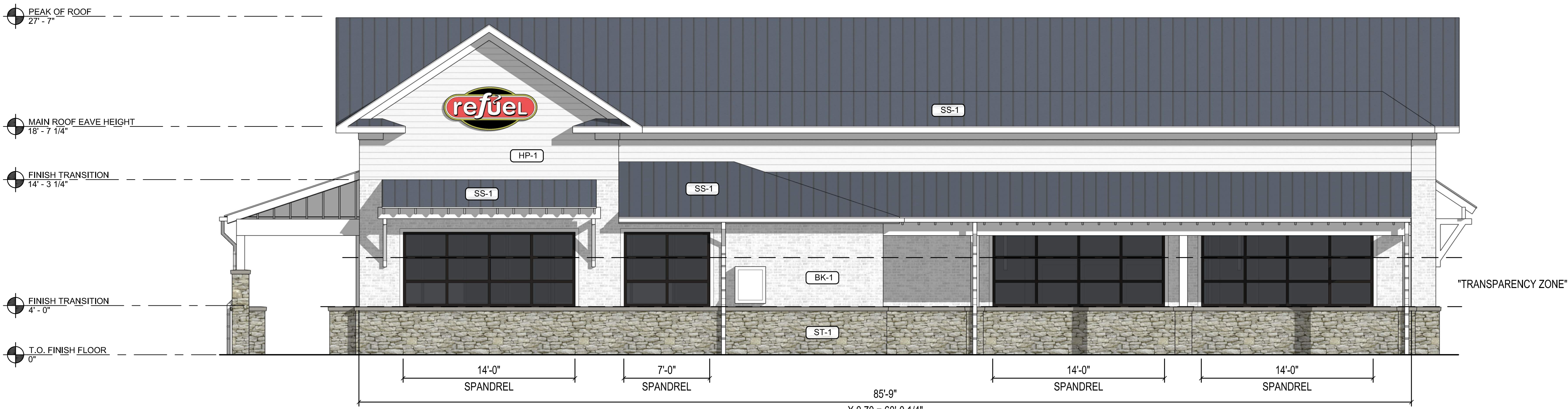
These plans have been electronically approved for construction by the Town of Wake Forest Planning Department. This approval may not be edited once issued.

Planning

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\RFM22001\04-Production\Drawings\Current\Drawings\RFM22001-LS1.dwg, 11/15/2022 11:58:43 AM, Mkeate Blackwood

EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	MATERIAL	MANUFACTURER	COLOR
ST-1	STONE VENEER	TBD	BROWN
BK-1	THIN BRICK	TBD	WHITE
HP-1	HARDIE PLANK SIDING	JAMES HARDIE	WHITE
SS-1	STANDING SEAM METAL ROOF	METAL ROOFING SYSTEMS	MRS SYSTEM 2000 PRE-WEATHERED GALVALUME
S-1	ALUMINUM STOREFRONT GLAZING	KAWNEER	#29 BLACK FINISH



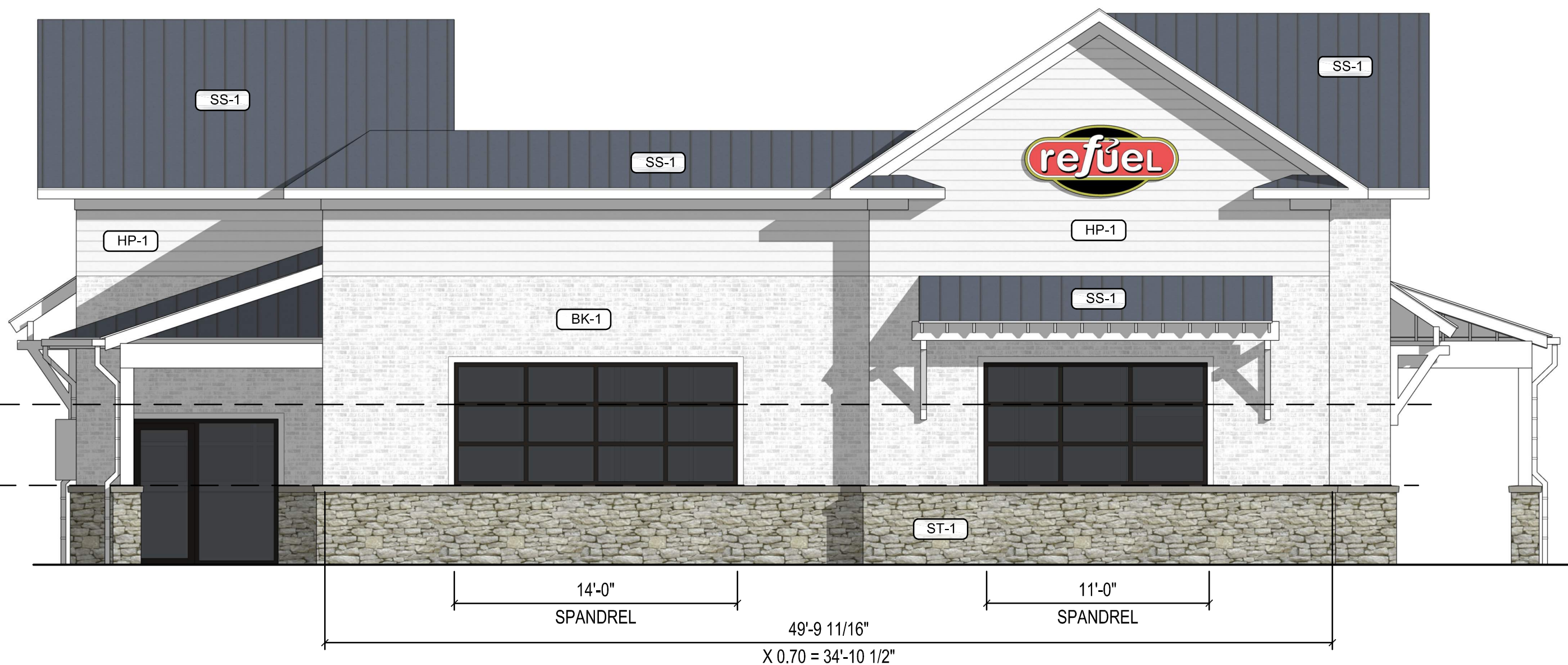
GLAZING - 0% TRANSPARENCY  
100% SPANDREL GLASS  
70% OF TRANSPARENCY ZONE = 240 SF  
15% ADMINISTRATIVE REDUCTION = 204 SF REQUIRED  
204 SF - 15% PROVIDED OUTSIDE TRANSPARENCY ZONE = 173 SF REQUIRED  
196 SF PROVIDED INSIDE TRANSPARENCY ZONE = OK

4 ELEVATION - REAR (EAST FACE - SOUTH FRANKLIN ST)  
3/16" = 1'-0"



GLAZING - 39.5% TRANSPARENCY  
60.5% SPANDREL GLASS  
70% OF TRANSPARENCY ZONE = 171 SF  
15% ADMINISTRATIVE REDUCTION = 145 SF REQUIRED  
145 SF - 15% PROVIDED OUTSIDE TRANSPARENCY ZONE = 124 SF REQUIRED  
132 SF PROVIDED INSIDE TRANSPARENCY ZONE = OK

3 ELEVATION - RIGHT (SOUTH FACE - STREET B)  
3/16" = 1'-0"



GLAZING - 0% TRANSPARENCY  
100% SPANDREL GLASS  
70% OF TRANSPARENCY ZONE = 139 SF  
15% ADMINISTRATIVE REDUCTION = 118 SF REQUIRED  
118 SF - 15% PROVIDED OUTSIDE TRANSPARENCY ZONE = 100 SF REQUIRED  
100 SF PROVIDED INSIDE TRANSPARENCY ZONE = OK

2 ELEVATION - LEFT (NORTH FACE - NC HWY 98)  
3/16" = 1'-0"

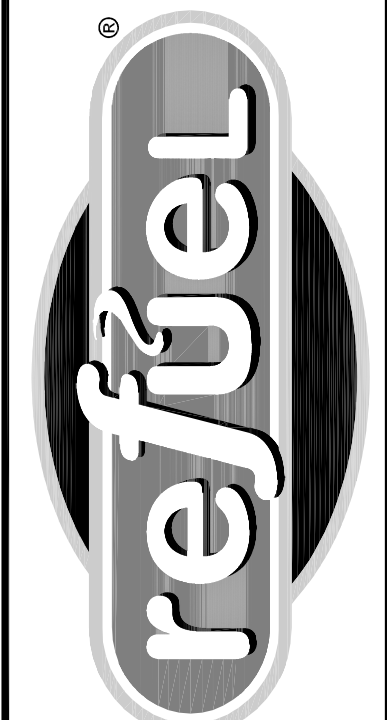


GLAZING - 100% TRANSPARENCY  
0% SPANDREL GLASS  
70% OF TRANSPARENCY ZONE = 245 SF  
15% ADMINISTRATIVE REDUCTION = 208 SF REQUIRED  
208 SF - 15% PROVIDED OUTSIDE TRANSPARENCY ZONE = 177 SF REQUIRED  
224 SF PROVIDED INSIDE TRANSPARENCY ZONE = OK

1 ELEVATION - FRONT (WEST FACE)  
3/16" = 1'-0"

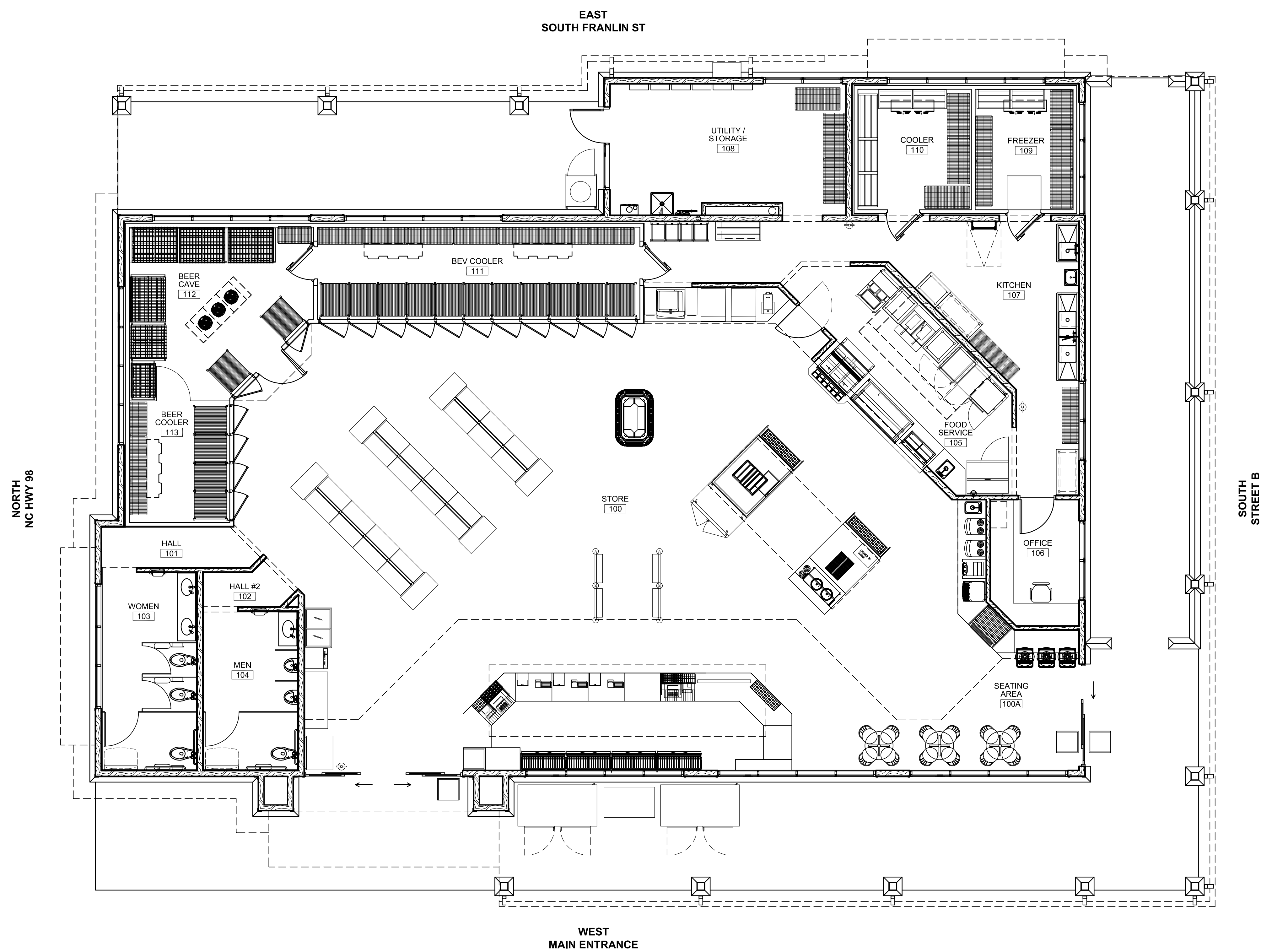


ELEVATIONS  
STORE # TBD  
HOLDING VILLAGE, HWY 98  
WAKE FOREST, NC 27587



sheet  
1



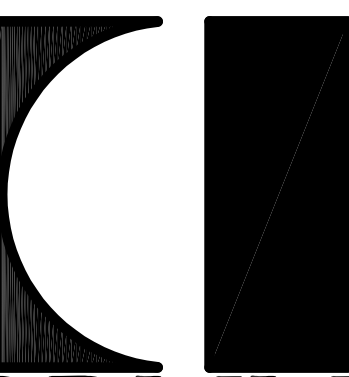


1 FLOOR PLAN  
3/16" = 1'-0"



date	mark	by	description
11/01/2022			

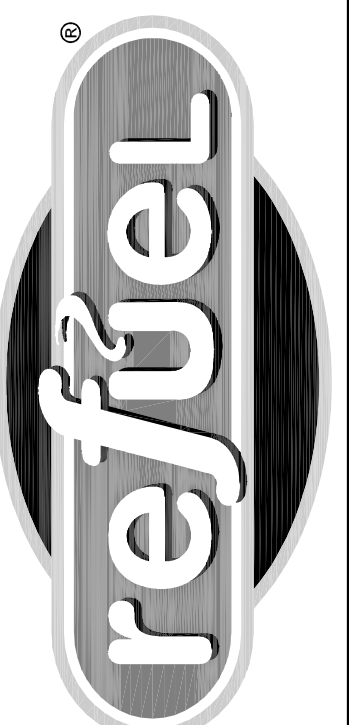
date	project	designed	drawn	checked
11/01/2022	2171208	SMB	SMB	DIE



RRMM  
ARCHITECTS, PC  
1317 Executive Blvd, Suite 200  
Chesapeake, VA 23320  
(757) 622-2828 / fax (757) 622-6883

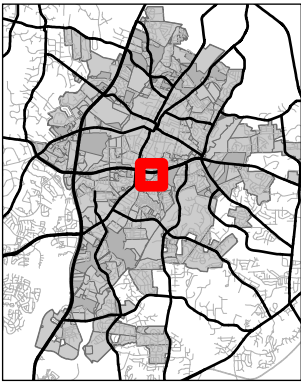
FLOOR PLAN

STORE # TBD  
HOLDING VILLAGE, HWY 98  
WAKE FOREST, NC 27587



sheet

2



11/29/2022



TOWN of  
WAKE FOREST

**BOA-22-03**

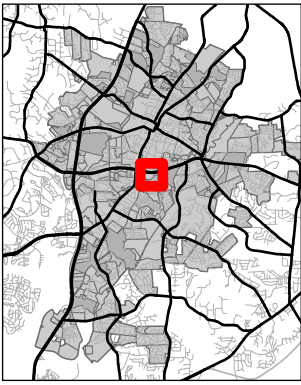
**ReFuel Market - Holding Village Variance**

**1840465430**



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.





11/29/2022

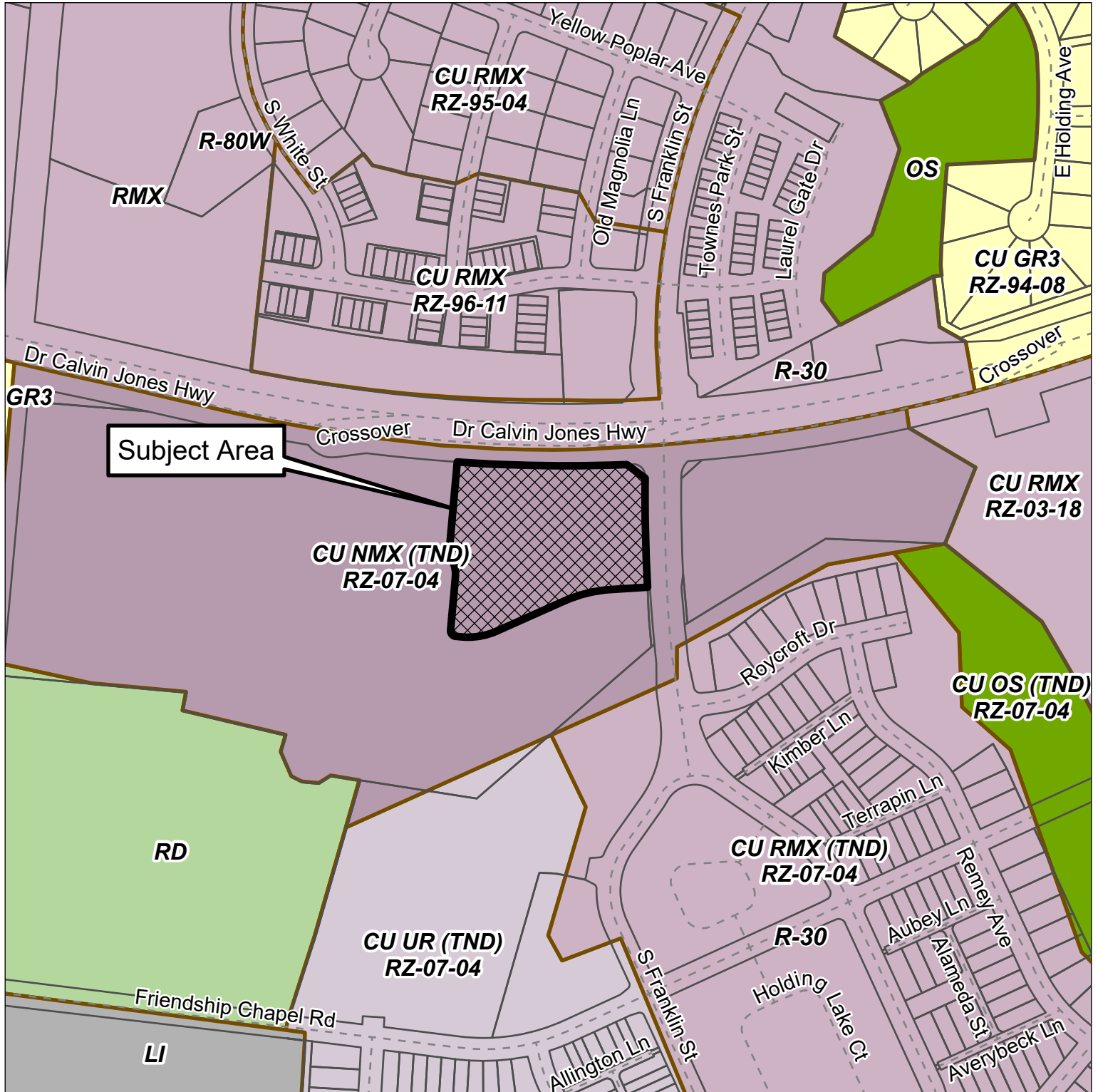


TOWN of  
WAKE FOREST

**BOA-22-03**

**ReFuel Market - Holding Village Variance**

**1840465430**



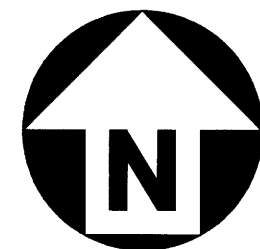
Please note that this map is intended for illustrative purposes only.  
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Town Wake Forest Planning Department at 919-435-9510.

0 500 1,000 Feet



GENERAL NOTES

1. FOR GENERAL NOTES SEE SHEET 1



NAD GRID (NAD83 2011)

STATE OF NORTH CAROLINA

I, Patrick Reidy, REVIEW OFFICER  
FOR WAKE FOREST, NORTH CAROLINA CERTIFY THAT THE  
MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED  
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

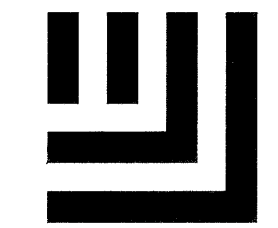
REVIEW OFFICER

12/17/21  
DATE

APPROVED FOR RECORDING BY THE TOWN OF WAKE FOREST

[Signature]  
ADMINISTRATOR

12.20.21  
DATE



McADAMS

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

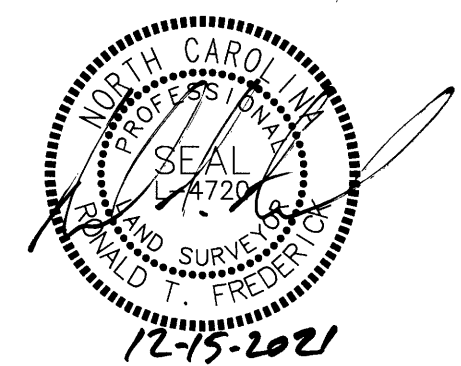
phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293

www.mcadamsco.com

CLIENT

ALF HOLDING VILLAGE, LLC  
1001 CHESTNUT STREET, SUITE 101  
PHILADELPHIA, PA 19107

HOLDING VILLAGE  
LOT 8 & 10 RECOMBINATION PLAT  
OF FRIENDSHIP CHAPEL ROAD  
WAKE FOREST TOWNSHIP, WAKE FOREST, NORTH CAROLINA



REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	XX.XX.XXXX	REVISION DESCRIPTION
2	XX.XX.XXXX	REVISION DESCRIPTION

PLAN INFORMATION

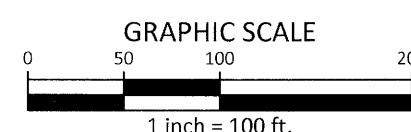
PROJECT NO. RAP19000  
FILENAME RAP19000-F11  
SURVEYED BY RTF  
DRAWN BY KMM  
SCALE 1"= 100'  
DATE 11.29.2021

SHEET

2-2

LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- CALCULATED POINT
- ADDRESS
- SDT SIGHT DISTANCE TRIANGLE



WAKE COUNTY, NC 68  
TAMMY L. BRUNNER  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
12/22/2021 12:38:06



BOOK:BM2021 PAGE:02339

N/F  
ADAMS, JAMES &  
GAYLE  
DB 6718, PG. 904  
BM 1995, PG. 1602  
PIN:1840375042

SEABOARD COASTLINE RAILROAD  
VARIABLE WIDTH R/W

DR CALVIN JONES HWY  
VARIABLE WIDTH PUBLIC R/W

LOT 8  
578,544 S.F.  
13.28 AC.  
(ORIGINAL AREA)  
BM 2021, PG. 2312  
926,572 S.F.  
21.27 AC  
(NEW AREA)

20' TOWN OF WAKE  
FOREST UTILITY  
EASEMENT  
(DB 15663, PG 645)

NCDOT DRAINAGE  
EASEMENT NCDOT  
PLANS FOR PROJECT  
# R-2809C

20' TOWN OF WAKE  
FOREST UTILITY  
EASEMENT  
(DB 15663, PG 645)

LOT 10  
514,303 S.F.  
11.81 AC.  
(ORIGINAL AREA)  
166,275 S.F.  
3.82 AC.  
(NEW AREA)

TEMPORARY  
CONSTRUCTION  
EASEMENT  
BM 2021  
PG. 2198

CITY OF RALEIGH  
UTILITY  
EASEMENT  
BM 2021  
PG. 2198

PUBLIC STORM  
DRAINAGE  
EASEMENT  
BM 2021  
PG. 2198

CITY OF RALEIGH  
SANITARY SEWER  
EASEMENT  
BM 2021  
PG. 2198

PUBLIC STORM  
DRAINAGE  
EASEMENT  
BM 2021  
PG. 2198

50' NEUSE  
RIPARIAN BUFFER  
MEASURED FROM  
TOP OF BANK

N/F  
THE TRUSTEES OF  
FRIENDSHIP CHAPEL  
BAPTIST CHURCH  
DB 9235, PG. 1683  
BM 1994, PG. 498  
PIN:1840355684

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3791.00'	132.29'	S 04°25'04" E	132.28'
C2	3796.50'	4.25'	S 00°44'09" W	4.25'
C3	29.00'	45.43'	N 42°45'48" W	40.92'
C4	3796.50'	241.20'	S 01°06'58" E	241.16'
C5	3897.63'	17.65'	N 87°41'18" E	17.65'
C6	3897.63'	412.70'	S 89°08'55" E	412.51'
C7	3897.63'	90.93'	S 82°10'11" E	90.93'
C8	3897.63'	204.66'	S 79°59'49" E	204.64'
C9	329.00'	116.46'	S 76°07'11" W	115.86'
C10	171.00'	87.01'	S 80°33'20" W	86.07'
C11	13.50'	21.21'	N 39°52'04" W	19.09'
C12	73.50'	56.26'	N 16°47'44" W	54.90'
C13	3897.63'	222.94'	S 84°28'36" E	222.91'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 12°57'29" E	24.51'
L2	S 57°38'37" W	34.79'
L3	S 12°57'29" E	7.86'
L4	S 86°15'39" W	94.86'
L5	N 84°52'04" W	15.36'

## 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 table below, which is permitted within their associated zoning district by the table in Section 2.2.3.

	SECTION	PLAN
	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE
<b>Common Yard:</b> a frontage wherein the facade is set back substantially from the property line. The front yard created is visually continuous with adjacent yards, supporting a common landscape.		
<b>Porch &amp; Fence:</b> a frontage wherein the facade is set back from the property line by an attached porch. A fence, low wall or hedge at the property line maintains the demarcation of the yard.		
<b>Terrace or Light Court:</b> a frontage wherein the facade is set back from the property line by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes.		
<b>Forecourt:</b> a frontage wherein a portion of the facade is close to the property line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.		
<b>Stoop:</b> a frontage wherein the facade is aligned close to the property line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.		
<b>Shopfront and Awning:</b> a frontage wherein the facade is aligned close to the property line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.		
<b>Gallery:</b> a frontage wherein the facade is aligned close to the property line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use.		
<b>Arcade:</b> a colonnade supporting habitable space aligned close to the property line, while the facade at sidewalk level is set back to create a sheltered pedestrian walkway. This type is conventional for retail use.		

## 5 Building Design Standards

### 5.6 Commercial Buildings

- b. Distinct changes in texture, material and color of wall surfaces;
- c. Pedestrian building pass-throughs; or
- d. Step downs or step backs adjacent to streets, pedestrian ways, or adjacent smaller residential development; options include front or middle stepbacks and side or rear stepdowns.

#### F. Utilities and 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.

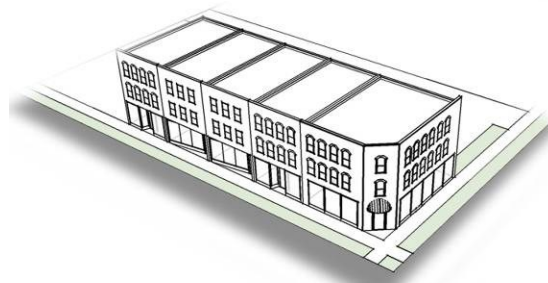
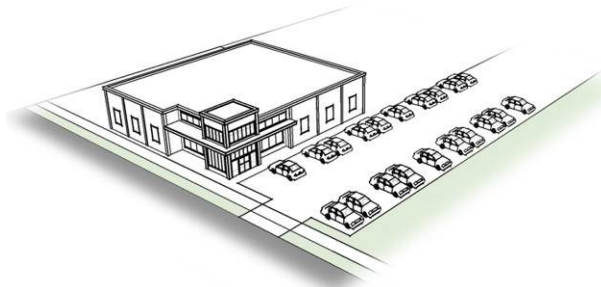
### 5.6. Commercial Buildings

#### COMMERCIAL BUILDINGS

The commercial building is a structure with a high percentage of its ground level façade in transparent fenestration (windows and doors) to encourage pedestrian activity along its frontage. The Commercial Building typically has one yard (rear) though variations include a small front plaza or courtyard to provide public space for outdoor seating as well as a building with complete lot coverage where parking is handled in a manner other than on-site surface parking.

#### Typological Variants

Commercial Building – Neighborhood  
 Mixed-Use Building (multi-story)  
 Downtown Buildings  
 Storage, Self-Service  
 Flex/Mixed Commercial Industrial  
 Studio-Art, Dance, martial arts, music  
 Hospital  
 Hotel/Inn  
 Office/Service Uses  
 Commercial/Entertainment Uses  
**Automotive Uses**  
 Kennel  
 Nursery & Garden Center



**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

## 5 Building Design Standards

### 5.6 Commercial Buildings

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 facade, 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

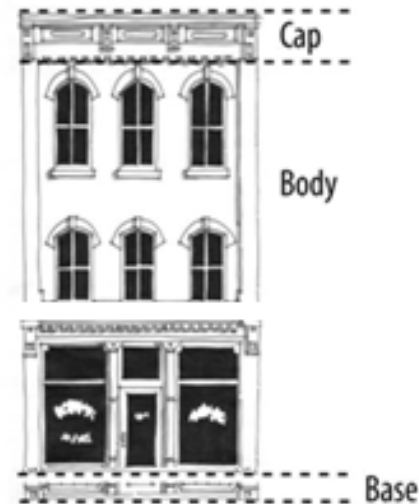
Articulation involves the horizontal and vertical variation of the façade so that walls are subdivided into bays or sections that are vertically proportioned. The following provisions for façade articulation shall apply to any façade visible from a public street or civic space.

## 5 Building Design Standards

### 5.6 Commercial Buildings

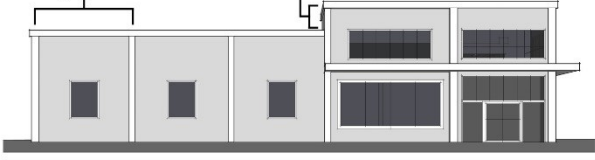
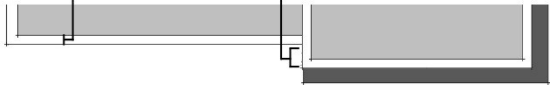
For buildings set back more than 200 feet from the street, the standards in this subsection apply only to the primary façade facing the street.

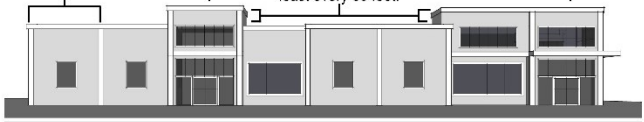
- A. **Vertical Elements:** All architectural elevations of principal buildings (over 20 feet in height) visible from a public street or civic space shall have a clearly discernible base, body, and cap. The base shall occupy the lowest portion of the elevation, shall have a height of at least 3 feet, and be constructed of a masonry material. The component described as the body shall constitute a minimum of 50% of the total building height. The cap shall occupy the highest portion of the elevation, excluding the roof, and shall have a dimension that does not exceed the height of the base. The cap shall consist of a cornice, parapet, awning, canopy, eave or other architectural treatment that visually performs in the same manner. The base and cap shall be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture.



- B. **Expression of Entries:** Each entryway shall have 1 or more clearly defined, highly visible customer entrance facing the street. The entrance shall feature 1 or more of the following: canopies or porticos, arcades, arches, wing walls, and/or planters
- C. **Articulation:** The frontage of buildings shall be divided into architecturally distinct sections or bays with each section taller than it is wide, unless otherwise noted. Sections or bays shall be visually established by architectural features such as columns, ribs, pilasters or piers, changes in plane, or an equivalent element that otherwise visually subdivides the wall through at least 50% of its height. The provisions on the following page shall apply:

Façade Width/Use Size	Maximum Bay/Section Width	Minimum Type/Depth of Articulation	Rooflines
Less than 60 feet	Not Applicable	Not Applicable	Not Applicable
60 feet – 120 feet	30 feet with each section taller than it is wide	At least 1 change in wall plane is required with a minimum depth of 4 feet. No single wall plane may extend more than 80% of the length of the façade.   The width of required dividing elements shall be a minimum of 12" with a minimum 1:4 project to width ratio.   The dividing element shall continue to the roofline.	At least 1 change in roofline every 60 ft

Façade Width/Use Size	Maximum Bay/Section Width	Minimum Type/Depth of Articulation	Rooflines
<b>Elevation View</b>   Each section/bay must be 30 feet or less in width and cannot be wider than the height of the facade   Change in roofline at least every 60 feet   See ratio for required width and depth of dividing elements    <b>Plan View</b>   See ratio for required width and depth of dividing elements   At least one change in wall plane of at least 2 feet is required. Each wall plane must extend at least 20% of the total length of the facade.  			

Façade Width/Use Size	Maximum Bay/Section Width	Minimum Type/Depth of Articulation	Rooflines
Uses greater than 120 feet in width or 100,000 square feet whichever is less	Shall not exceed the height of the facade	No walls may extend more than 25% of the length of that side of the building without a minimum change in plane of 2 feet. A second principal entrance is required along the frontage	At least 1 change in roofline every 60 ft
<b>Elevation View</b>   Each section/bay cannot be wider than the height of the facade   Two principal entrances required.   Change in roofline at least every 60 feet.    <b>Plan View</b>   At least one change in wall plane of at least 2 feet is required. Each wall plane must extend at least 25% of the total length of the facade.  			



## Board of Adjustment Agenda Item Report

Agenda Item No.: 2022-39-

Submitted by: Terry Savary

Submitting Department: Administration

Meeting Date: December 15, 2022

### **SUBJECT**

Board of Adjustment Recognition

### **Recommendation:**

### **Item Summary:**

### **ATTACHMENTS**

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