Wake Forest Board of Commissioners Work Session
Meeting Agenda
October 01, 2024 at 6:00 PM

1. Presentations

1.1. Presentation of LEGISLATIVE CASE RZ-23-11, 418 Jones Dairy Road, a rezoning filed by TMTLA Associates to rezone 5.61 acres located at 418 Jones Dairy Road, being Wake County Tax PIN 1850155522 from Light Industrial (LI) and Rural Holding District (RD) to Neighborhood Business Conditional District (NB-CD).
BOC Agenda Summary RZ-23-11.pdf
RZ-23-11_Staff_Report.pdf
Attachment A - Neighborhood Meeting Information.pdf
Attachment B - Application.pdf
Attachment C - Maps.pdf
Attachment D - Planning Board Recommendation and Plan Consistency Analysis.pdf
Attachment E - TIA Executive Summary and NCDOT Review Report.pdf
Exhibit 1 - Proposed Conditional District Plan.pdf

1.2. Proclamation Recognizing October 2024 as "Community Planning Month"
Agenda Summary_BoC.pdf
Planning_Month_Proclamation_2024_October.docx

1.3. Presentation on LEGISLATIVE CASE RZ-23-12, Hyundai Automotive Dealership, a conditional district rezoning filed by Drew Wilkinson on behalf of 10012 CBM LLC, 2517 BMC LLC, and Naught 1 LLC, to rezone 11.16 acres located at 10012 Capital Boulevard and 2517, 2601, and 2605 Burlington Mills Road, being Wake County Tax PIN(s) 1738497725, 1738499517, 1738592719, and 1738593572, from Highway Business (HB) and General Residential (GR3) to Highway Business Conditional District (HB-CD).
BOC Agenda Summary RZ-23-12.pdf
Staff Report RZ-23-12.pdf
Attachment A - Neighborhood Meeting Information.pdf
Attachment B - Application.pdf
Attachment C - Maps.pdf
Attachment D - Planning Board Recommendation and Plan Consistency Analysis.pdf
Attachment E - TIA Executive Summary and NCDOT Report.pdf
Exhibit 1 - Proposed Master Plan.pdf

Exhibit 2 - Proposed Building Elevations.pdf

2. Discussion of Monthly Financial Report

2.1. August Monthly Financial Summaries
Monthly Financial Report_summary.pdf
August 31, 2024 Financial Summaries.pdf

3. Review of Draft Agenda for Upcoming Regular Meeting

3.1. Review of Draft Agenda for Upcoming Regular Meeting

Draft BOC Agenda_Oct202415.pdf

4. Other Business

5. Commissioner Reports

6. Adjournment

Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2024-261-
Submitted by: Patrick Reidy
Submitting Department: Planning
Meeting Date: October 1, 2024

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

Recommendation:

Item Summary:

ATTACHMENTS

- BOC Agenda Summary RZ-23-11.pdf
- RZ-23-11_Staff_Report.pdf
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- Exhibit 1 - Proposed Conditional District Plan.pdf

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

Summary: A public comment session was held at the September 10, 2024 Planning Board meeting. The Planning Board voted 7-0 to find the request consistent with the Community Plan and recommended approval of the zoning map amendment (rezoning).

The Planning Board made the following suggestions for the applicant to consider:

- Increase the stormwater control measure to accommodate a 25-year, 24-hour storm event
- Add Electric Vehicle charging stations
- Provide noise mitigation for late night business operations to accommodate neighbor concerns regarding noise

Since the Planning Board meeting, the applicant has added the proposed conditions as follows:

- Condition #9: A new condition requiring developer to provide 4 EV charging spaces
- Condition #10: A new condition to state that commercial/entertainment uses shall close by 10pm Sunday-Thursday and 11pm Fridays and Saturdays and that outdoor courtyard events shall only be permitted between the hours of 10am and 9pm
- Condition #11: A new condition that increasing the stormwater control measure to accommodate a 25-year, 24-hour storm event

Attachments: See Staff Report

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

Meeting Date	October 1, 2024
Requested Actions	Consideration of the following items related to the Conditional Zoning Map Amendment request for 418 Jones Dairy Road: 1. Act on Plan Consistency Statement 2. Rezone 5.61 acres on the Town of Wake Forest Zoning Map from Light Industrial (LI) and Rural Holding District (RD) to Neighborhood Business Conditional District (NB-CD).
Case Manager	Patrick Reidy, Senior Planner – Development Services
Planning Board Recommendation	Recommended approval by a vote of 7-0 of the zoning map amendment request. The Planning Board made the following suggestions for the applicant to consider: • Increase the stormwater control measure to accommodate a 25-year, 24-hour storm event • Add Electric Vehicle charging stations • Provide noise mitigation for late night business operations to accommodate neighbor concerns regarding noise Since the Planning Board meeting, the applicant has added the proposed conditions as follows: • Condition #9: A new condition requiring developer to provide 4 EV charging spaces • Condition #10: A new condition to state that commercial/entertainment uses shall close by 10pm Sunday-Thursday and 11pm Fridays and Saturdays and that outdoor courtyard events shall only be permitted between the hours of 10am and 9pm • Condition #11: A new condition that increasing the stormwater control measure to accommodate a 25-year, 24-hour storm event

PUBLIC MEETINGS

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

CASE INFORMATION

Applicant	TMTLA Associates C/O Andy Porter 5011 Southpark Drive, Suite 200 Durham, NC 27713
Developer	Focus Design Builders, LLC C/O Jonathan Williams 881 Falcate Drive Wake Forest, NC 27587
Property Owner	David Williams Sr. 3201 Baynam Pond Drive Wake Forest, NC 27587
Location	Frontage along Jones Dairy Road, between Friendship Chapel Road and Chalk Road
Addresses	418 Jones Dairy Road
Wake County Tax PIN	1850155522
Acreage	5.61 acres
Zoning	Existing: Light Industrial (LI) and Rural Holding District (RD) Proposed: Neighborhood Business Conditional District (NB-CD)
Land Use	Existing: Vacant Proposed: Medical Clinic, Restaurant, and Bar/Tavern
Community Plan Designation	Neighborhood Commercial
Corporate Limits	This application is within the Town's extra-territorial jurisdiction.

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

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Vehicle Services – Major Repair/Body Work (Auto Tech)	Rural Holding District (RD)
South	Vacant	Rural Holding District (RD) and Neighborhood Business (NB)

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

MASTER PLAN ANALYSIS

Public Utilities	Required:	The UDO requires that public water and sewer mains are extended to serve the site.
	Proposed:	This property is served by a 12" water line located along Jones Dairy Road. It is also served by an 18" sewer line located near the southern property boundary that will be extended through the site.
	Summary:	The proposed Master Plan **complies** with the public utility requirements in the UDO.

Parking	Required:	Per UDO Chapter 9.4, the parking requirement for medical clinic is 1 space per 250 square feet or 150 parking spaces. The parking requirement for restaurant and bar/tavern is 1 space per 200 square feet or 58 parking spaces. The total number of parking spaces required is 208. The bike parking requirement for medical clinic, restaurant, and bar/tavern is 2 per 50 auto spaces or 8 bicycle spaces.
	Proposed:	The Master Plan shows 209 parking spaces provided and 8 bicycle parking spaces.
	Summary:	The proposed Master Plan **complies** with the minimum parking requirements in the UDO.
Roads	Required:	The Comprehensive Transportation Plan (CTP) identifies Jones Dairy Road as a major thoroughfare with a 4A road cross-section (ultimate 4 lane divided road). The 108' cross section includes 4-12' travel lanes, and 2.5' curb and gutters, 6' verges, and 10' multiuse paths. Based on the number of trips generated, the UDO required a Transportation Impact Analysis (TIA).
	Proposed:	The proposed Master Plan (Exhibit 1, Sheet CE-01) complies with the 4A cross-section for the required improvements. A TIA was provided for the project (Attachment E). The improvements required to mitigate the impact of the development are:

		Jones Dairy Road and Site Drive • Construct the eastbound approach with one (1) ingress lane and two (2) egress lanes. • Provide an exclusive northbound left-turn lane with a minimum of 75 feet of storage and appropriate deceleration and taper length. • Provide an exclusive southbound right-turn lane with a minimum of 100 feet of storage and appropriate deceleration and taper length. • Provide stop-control for the eastbound approach. • Monitor the intersection for signalization and install a signal when warranted. Jones Dairy Road/Traditions Grande Boulevard and NC 98/Wait Ave • Adjust signal timings for intersection to operate at an overall LOS D during weekday AM and PM peak periods. NCDOT typically updates all signals periodically to account for changes in traffic patterns as part of signal maintenance. Due to this, no geometric improvements are recommended at this intersection by the proposed development. The developer has offered rezoning conditions #9-15 that requires the TIA improvements.
	Summary:	The proposed Master Plan **complies** with the minimum roadway infrastructure requirements in the UDO.

COMPREHENSIVE PLAN CONSISTENCY

Community Plan	The proposed zoning map amendment request is generally consistent with the adopted Community Plan. • Land Use Plan (pages 40): The Land Use Plan calls for Neighborhood Commercial for the property. Neighborhood Commercial uses include local-serving commercial nodes that provide surrounding residents with convenient access to day-to-day goods and services. Examples include hair salons, cafes, dry cleaners, restaurants, and small grocery or convenience stores. Neighborhood Commercial uses should support compact, pedestrian-oriented, mixed use environments with building scales compatible with adjacent residential areas. In cases other than adaptive reuse, new Neighborhood Commercial uses should include vertical mixed use buildings with ground-floor commercial and upper-story residential or office. They should be located along the Town's major roadways or intersections to provide a transition in intensity to more intense commercial areas and residential neighborhoods. High levels of pedestrian and bicycle access to residential areas should be emphasized, with well-connected sidewalks, trails, and bicycle routes ensuring residents can easily access Neighborhood Commercial nodes without having to drive. This development only provides medical office, restaurant, and bar/tavern uses with the option of providing other neighborhood commercial type uses in a vertically mixed building that requires at least 50% to the ground floor to be commercial/entertainment uses. • Commercial Development (page 66): Support small, local businesses within commercial centers to support unique shopping options within

	Wake Forest. Establish architectural design standards for commercial building facades that promote quality design while allowing for flexibility that encourages creative design. Promote multi-story structures within Commercial Corridor and Neighborhood Commercial areas at appropriate scales that offer residential or office above ground-floor commercial. The proposed development provides opportunities for unique shopping in Wake Forest. It also provides Architectural Rezoning Conditions that adopts a high-quality design for the building (Exhibit 1, Sheets 12-30). The proposed multi-story building offers office above ground floor commercial/entertainment is proposed as two-stories, which is an appropriate scale of nearby areas. • Parking Lots (page 68): Require off-street parking to be located to the side or rear of the primary building. The proposed development has configured their parking lot so that all parking is to the side and rear of the building. • Screening and Buffering (page 69): Encourage new development to preserve existing wooded areas along the perimeter of sites to provide natural buffering. Encourage screening of utility, loading, outdoor storage, and trash disposal areas that are visible from the right-of-way and adjacent development. The proposed development is providing buffers comprising of existing vegetation with supplemental plantings as needed. They are also screening their utilities and dumpster from the right-of-way and adjacent development.
Comprehensive Transportation Plan (2019)	The proposed zoning map amendment is generally consistent with the Comprehensive Transportation Plan (see roads discussion under Master Plan Analysis above).
Historic Preservation Plan (2022)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Housing Affordability Plan (2022)	The Housing Affordability Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2021)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Resources Master Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.

See Attachment D for detailed Plan Consistency Analysis. The Comprehensive Transportation Plan is not included in the Consistency Analysis since cross-sections are the only applicable element of the Plan.

STAFF RECOMMENDATION

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

ATTACHMENTS

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

EXHIBITS

Exhibit 1:	Proposed Conditional District Plan

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

To: Resident(s) and Property Owner(s)

From: TMTLA Associates

Date: November 30, 2023

Re: Notice of meeting to discuss Conditional District Rezoning application RZ-23-11 filed for 418 Jones Dairy Road, REID# 0010594.

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

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

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

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

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

Sincerely,

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

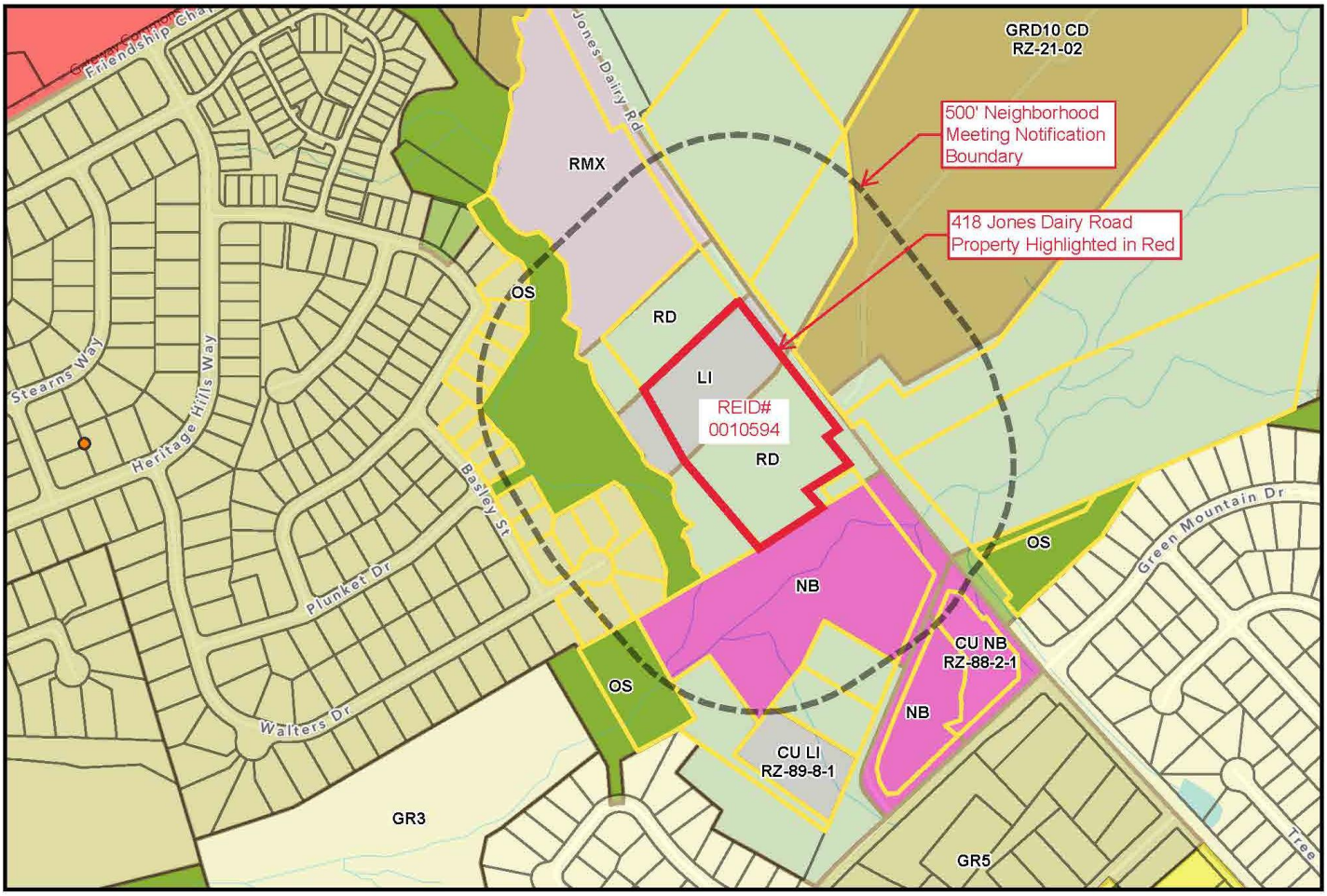
Cc: Town of Wake Forest Planning Department

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

Notification Area / Context Map

418 Jones Dairy Road Highlighted in Red.



500' Notification Boundary

N

0 200 400 800 ft

1 inch equals 400 feet

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

Neighborhood Meeting Mailing List

Owner	Mailing Address 1	Mailing Address 2
CASH BROTHERS CORP OF WAKE FOREST	1525 TRADESCANT CT	RALEIGH, NC 27613-7459
CURRENT RESIDENT	204 JONES DAIRY RD	WAKE FOREST, NC 27587-6188
WILCOX, CHARLES T WILCOX, HEIDI S	709 WALTERS DR	WAKE FOREST, NC 27587-6188
BYRD, JUDY C	905 QUAIL AVE	WAKE FOREST, NC 27587-7630
CURRENT RESIDENT	1008 CHALK RD	WAKE FOREST, NC 27587-7630
INFANTE, AUGUSTO B INFANTE, ELIZABETH A	909 BOWLING GREEN DR	WESTBURY, NY 11590-6103
CURRENT RESIDENT	405 DIMOCK WAY	WAKE FOREST, NC 27587-7630
MACKIE, GEORGE C JR	528 N MAIN ST	WAKE FOREST, NC 27587-2326
PACE, WILLIAM C II PACE, PATRICIA	PO BOX 31	WAKE FOREST, NC 27588-0031
CURRENT RESIDENT	1012 CHALK RD	WAKE FOREST, NC 27587-7630
JOYNER, HENRY EDWARD JOYNER, CAROL P	345 JONES DAIRY RD	WAKE FOREST, NC 27587-5979
CURRENT RESIDENT	375 JONES DAIRY RD	WAKE FOREST, NC 27587-5979
PINDER, FRANCES V	1417 BASLEY ST	WAKE FOREST, NC 27587-6190
DUTTON, DAVID DUTTON, PATRICIA A	1409 BASLEY ST	WAKE FOREST, NC 27587-6190
WAKE FOREST TOWN OF	301 BROOKS ST	WAKE FOREST, NC 27587-2901
CARPENTER, MATTHEW D CARPENTER, SANDRA F	712 WALTERS DR	WAKE FOREST, NC 27587-6187
KELLY, DANIEL KELLY, JOANN	705 WALTERS DR	WAKE FOREST, NC 27587-6188
SETTELEN, JOHN L SETTELEN, PATRICIA A	353 DIMOCK WAY	WAKE FOREST, NC 27587-4478
SCHWEINER, BARBARA A	1405 BASLEY ST	WAKE FOREST, NC 27587-6190
SANDERS, DAVID BRIAN SANDERS, TRACY	704 WALTERS DR	WAKE FOREST, NC 27587-6187
CURRENT RESIDENT	1006 CHALK RD	WAKE FOREST, NC 27587-7630
BYRD, JUDY C	905 QUAIL AVE	WAKE FOREST, NC 27587-7630
FOWLER, LILLIAN BURWELL HEIRS	99 ROGERS AVE APT 3	BROOKLYN, NY 11216-3979
CURRENT RESIDENT	468 JONES DAIRY RD	WAKE FOREST, NC 27587-6187
WILLIAMS, JUDY H	413 DIMOCK WAY	WAKE FOREST, NC 27587-4495
WAKE FOREST TOWN OF	301 BROOKS ST	WAKE FOREST, NC 27587-2901
CURRENT RESIDENT	1501 BASLEY ST	WAKE FOREST, NC 27587-7630
BYRD, JUDY C BYRD, VICKIE C	905 QUAIL AVE	WAKE FOREST, NC 27587-7630
CURRENT RESIDENT	1004 CHALK RD	WAKE FOREST, NC 27587-7630
PACE, WILLIAM C II PACE, PATRICIA C	PO BOX 31	WAKE FOREST, NC 27588-0031
CURRENT RESIDENT	1040 CHALK RD	WAKE FOREST, NC 27587-7630
IMPOSIMATO, ANTHONY IMPOSIMATO, SUSAN	713 WALTERS DR	WAKE FOREST, NC 27587-6188
LOWE, CLIFFORD A CURTO-LOWE, JULIA A	1505 BASLEY ST	WAKE FOREST, NC 27587-6192
KNODE, JON DAVID WESLE KNODE, DAWN KELLY	708 WALTERS DR	WAKE FOREST, NC 27587-6187
WAKE FOREST TOWN OF	PO BOX 352	WAKE FOREST, NC 27588-0352
CURRENT RESIDENT	1016 CHALK RD	WAKE FOREST, NC 27587-7630
AMJAD, ZAHRA SALEEM, AMJAD I	12340 RICHMOND RUN DR	RALEIGH, NC 27614-6412
CURRENT RESIDENT	604 JONES DAIRY RD	WAKE FOREST, NC 27588-0352
EACH, ROBERT	409 DIMOCK WAY	WAKE FOREST, NC 27587-4495
THE HAMLET AT QUAIL CROSSING LLC	1921 GALLOWS RD STE 700	VIENNA, VA 22182-3994
CURRENT RESIDENT	1423 DEERFIELD CROSSING DR	WAKE FOREST, NC 27587
DEMASI, MICHAEL	349 DIMOCK WAY	WAKE FOREST, NC 27587-4478
SCIORTINO, MICHAEL DAVID SCIORTINO, JILL COPPEL	701 WALTERS DR	WAKE FOREST, NC 27587-6188
MACKIE FAMILY LLC	528 N MAIN ST	WAKE FOREST, NC 27587-2326
DOLAN, NEIL PETER DOLAN, LAURA FRANCES CARUS	401 DIMOCK WAY	WAKE FOREST, NC 27587-4495
LAURENT, SUSAN	1509 BASLEY ST	WAKE FOREST, NC 27587-6192
NC WAKE PROPERTIES INC	230 CAPCOM AVE STE 103	WAKE FOREST, NC 27587-6510
RUBIN, MICHAEL JONAH RUBIN, BECKY SUZZANNE	700 WALTERS DR	WAKE FOREST, NC 27587-6187
WILLIAMS, DAVID A SR	3201 BAYNAM POND DR	WAKE FOREST, NC 27587-5473
CURRENT RESIDENT	418 JONES DAIRY RD	WAKE FOREST, NC 27587-5473
BYRD, JUDY C BYRD, WILLIAM C	905 QUAIL AVE	WAKE FOREST, NC 27587-7630
CURRENT RESIDENT	1005 CHALK RD	WAKE FOREST, NC 27587-7630
LEHMAN, JAMES H LEHMAN, JANE D	1413 BASLEY ST	WAKE FOREST, NC 27587-6190
JOYNER, HENRY EDWARD JOYNER, CAROL P	345 JONES DAIRY RD	WAKE FOREST, NC 27587-5979
TMTLA ASSOCIATES	5011 Southpark Drive, Ste 200	DURHAM, NC 27713
JONATHAN WILLIAMS	881 Falcate Drive	WAKE FOREST, NC 27587

Project: 418 Jones Dairy Road

Date: December 14, 2023

Guest Sign-in Sheet

NAME	ADDRESS	PHONE	EMAIL
Scott Laurent	1509 Basely Street Wake Forest, NC	(303) 818-2505	slaurent5280@gmail.com
Cliff Lowe	1505 Basley St	919-757-5428	Calowel@me.com
JANE LEHMAN	1413 Basley St Wf NC	856-905-0725	LEHMAN.JimJANE@gmail.com
Project Team			
Andy Porter	5011 South Park DR, Ste 200, Durham NC	919-484-8880	Andy@TMTLA.com
Jonathan Williams	881 Falcate DR, Wake Forest	919-816-6395	jwilliams@focusdesignbuilders.com
Courtney Williams			
Albert McDonald	302 Jefferson St, Ste 250, Raleigh NC	919-828-9310	AlbertM@310ai.com

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

418 Jones Dairy Road

December 14, 2023

Neighborhood Meeting #1 – Meeting Minutes

The following minutes have been prepared by TMTLA Associates –

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

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

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

Conditional District Rezoning Application

(Conditional District Rezoning Workflow)

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

Project Overview #1114015

Project Title: 418 Jones Dairy Road Rezoning
Application Type: Conditional District Rezoning
Workflow: Conditional District Rezoning
Jurisdiction: Town of Wake Forest (Wake County)
State: NC
County: Wake

Submittal Requirements

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

VIEW CONDITIONAL DISTRICT REZONING SUBMITTAL CHECKLIST

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

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

Pre-Application Meeting

Has a pre-application conference been held?: Yes

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

Pre-Application Conference Date: 08/08/2022
Staff Member Met With: Patrick Reidy
Pre-application Conference Project Number: 820846

Address & Basic Site Information

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

Project Address or PIN:

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

Tax PIN:

- 1850155522
- 1850155522

Acreage: 5.6

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

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

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

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

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

Parcel Area: GIS Acreage

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

Current Use: Land Use Development

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

Wake Forest (WF):

Planning and Zoning: Jurisdiction

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

Base District: Zoning

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

In SH1-O Overlay:

In SH2-O Overlay:

In Water Supply Watershed Protection Overlay:

In TND Overlay:

In SF Overlay:

In HL-O Overlay:

In MVCP-O Overlay:

In National Register of Historic Places:

In Flood Hazard Area: Floodplain Zones

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

Additional Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: No

Is there an existing Special Use Permit for the Property?: No

Case Number of related site plan (if applicable):

Case Numbers of other related approvals (if applicable):

Project Contacts

Please enter all project contacts related to your application.

This is an important step to ensure all members of the applicant team receive email notifications associated with the project which may include comments, requested revisions, scheduled meetings or hearings, and final decisions. This also informs Town staff of the team members assigned role with the project.

Project Contact - Applicant

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

Project Contact - Property Owner

David Williams

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

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

Project Contact - Engineer
Kevin Varnell

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

Project Contact - Traffic Engineer
Danielle Troutman
Ramey Kemp Associates
5808 Faringdon Pl, #100
Raleigh, NC 27609
P:919 987 1296
dtroutman@rameykemp.com

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

Transportation Impact Analysis

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

Was the TIA reviewed in a separate permit prior to this application?: Yes

Project Number: 989,099

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

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

Project Type:

Proposed Conditional Zoning District: NB-CD, Neighborhood Business

Proposed Land Use:
1. ALLOWED USES SHALL INCLUDE:

OFFICE/SERVICE

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

COMMERCIAL/ENTERTAINMENT

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

CIVIC

Proposed Number of Lots: 1

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

EDUCATIONAL/INSTITUTIONAL

STUDIO - ART, DANCE, MARTIAL ARTS, MUSIC

Number of Buildings: 2

Number of Townhome Lots: 0

Total Number of Dwelling Units:

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

Number of Single-Family Lots: 0

Number of Multi-Family Units: 0

Number of Stories: 2

Plan Information - Conditional Rezoning

Description of Request:
Conditional District Rezoning to NB-Neighborhood Business (Conditional District).

Initial Proposed Conditions Offered by Applicant:
1. ALLOWED USES SHALL INCLUDE:

OFFICE/SERVICE

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

COMMERCIAL/ENTERTAINMENT

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

CIVIC

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

EDUCATIONAL/INSTITUTIONAL

STUDIO - ART, DANCE, MARTIAL ARTS, MUSIC

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

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

Please see additional proposed conditions on Architectural plan sheets.

Justification of Consistency with Comprehensive Plan:
Request is consistent with the Neighborhood Commercial designation within the Community Plan.

TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

418 Jones Dairy Road
Conditional District Rezoning Conditions (RZ-23-11)
Date: 9/18/2024

Rezoning Conditions

1. SITE MASTER PLAN (SP-23-19) IS A CONDITION OF THE REZONING REQUEST. AMENDMENTS OF THE MASTER PLAN SHALL REQUIRE A REZONING AMENDMENT UNLESS THE ADMINISTRATOR FINDS THE MODIFICATION TO BE MINOR AND IN KEEPING WITH THE SPIRIT AND INTENT OF THE APPROVED SITE MASTER PLAN.

2. ALLOWED USES SHALL INCLUDE:
   OFFICE/SERVICE
   ATM (NO DRIVE-THRU), BANK, CREDIT UNION, FINANCIAL SERVICES (NO DRIVE-THRU), BUSINESS SUPPORT SERVICES, DRY CLEANING & LAUNDRY SERVICES, MEDICAL CLINIC, PERSONAL SERVICES, PROFESSIONAL SERVICES

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

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

   EDUCATIONAL/INSTITUTIONAL
   STUDIO - ART, DANCE, MARTIAL ARTS, MUSIC

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

4. REGARDLESS OF FUTURE TENANT MIX, THE MAXIMUM PARKING REQUIRED IS 209 PARKING SPACES.

5. DEVELOPER SHALL PURCHASE AND INSTALL A MINIMUM OF (1) ONE PUBLIC ART FEATURE OF A TYPE AND DESIGN TO ENHANCE THE PROPOSED COURTYARD PATIO IN CONSULTATION WITH THE TOWN'S PUBLIC ART COMMISSION. A NORTH CAROLINA ARTIST SHALL BE SELECTED EARLY IN THE CONSTRUCTION DRAWING PROCESS SO THE ART LOCATION CAN BE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. THE PUBLIC ART MAY BE ONE OR MORE OF THE FOLLOWING TYPES: SCULPTURE, ARTISTIC FURNITURE, LANDSCAPE PLANTERS, ARTISTIC LIGHTING, OR ARTISTIC PAVEMENTS FOR A MINIMUM COMMITMENT OF $10,000 AND NOT TO EXCEED $50,000. THE PUBLIC ART SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF CO.

6. DEVELOPER WILL CONTINUE TO ENTERTAIN THE OPTION OF A DEVELOPMENT AGREEMENT WITH THE TOWN FOR REIMBURSEMENT TO EXTEND IMPROVEMENTS ON THE WEST SIDE OF JONES DAIRY ROAD TO THE BRIDGE.

7. SITE LIGHTING WITHIN THE REAR PARKING LOT SHALL BE LIMITED TO A MAXIMUM OF 4 FOOTCANDLES.

8. NEW ELECTRICAL SERVICES TO PROPOSED BUILDINGS WILL BE BELOW GROUND.

9. DEVELOPER WILL PROVIDE 2 EV CHANGING STATIONS TO ACCOMMODATE 4 EV CHARGING PARKING SPACES.

10. COMMERCIAL/ENTERTAINMENT USES SHALL CLOSE BY 10PM SUNDAY THROUGH THURSDAY AND 11PM ON FRIDAY AND SATURDAYS, OUTDOOR COURTYARD EVENTS SHALL ONLY BE PERMITTED BETWEEN THE HOURS OF 10AM TO 9PM.

11. DEVELOPER SHALL CONTROL AND TREAT THE VOLUME OF RUNOFF GENERATED FROM ALL BUILT-UPON AREA BY ONE INCH OF RAINFALL AND ATTENUATE THE PEAK FLOW LEAVING THE PROJECT SITE FOR THE 25-YEAR, 24-HOUR STORM EVENT SO THAT IT IS THE SAME OR LESS THAN THE PRE-DEVELOPMENT CONDITION.

<u>TRANSPORTATION IMPROVEMENTS BY 418 JONES DAIRY ROAD DEVELOPER:</u>

12. ASSOCIATED ROAD IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE PER THE APPROVED TIA AND UDO.

13. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE PROPOSED SITE DRIVEWAY CONNECTION TO JONES DAIRY ROAD SHALL BE CONSTRUCTED WITH ONE (1) INGRESS LANE AND TWO (2) EGRESS LANES. BOTH EGRESS LANES SHALL BE PROVIDED WITH STOP-CONTROL.

14. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, CONSTRUCT AN EXCLUSIVE NORTHBOUND LEFT-TURN LANE WITH APPROPRIATE STORAGE, DECELERATION, AND TAPER LENGTH ON JONES DAIRY ROAD AT THE LOCATION OF THE PROPOSED SITE DRIVEWAY.

15. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE WITH APPROPRIATE STORAGE, DECELERATION, AND TAPER LENGTH ON JONES DAIRY ROAD AT THE LOCATION OF THE PROPOSED SITE DRIVEWAY.

16. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, COORDINATE WITH NCDOT ON SIGNAL TIMING ADJUSTMENTS AT THE JONES DAIRY ROAD / TRADITIONS GRANDE BOULEVARD AND NC 98 / WAIT AVENUE INTERSECTION TO PROVIDE OVERALL LOS D OPERATIONS DURING THE WEEKDAY AM AND PM PEAK HOURS.

17. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY DEVELOPER SHALL PAY AN IN-LIEU FEE FOR FUTURE JONES DAIRY ROAD CONCRETE MEDIAN BASED ON AN ENGINEERS COST ESTIMATE.

18. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, DEVELOPER SHALL PAY A FEE IN LIEU PAYMENT OF 25% OF THE DESIGN AND CONSTRUCTION COST FOR A TRAFFIC SIGNAL TO BE INSTALLED BY OTHERS AT THE SITE DRIVEWAY ON JONES DAIRY ROAD. THE FEE IN LIEU AMOUNT SHALL BE CALCULATED BY DEVELOPER AND SUBJECT TO TOWN APPROVAL. THE FEE IN LIEU ESTIMATE SHOULD ACCOUNT FOR METAL MAST ARMS, NOT WOOD POLES. THE FEE IN LIEU PAYMENT MAY BE USED FOR OTHER INTERSECTION IMPROVEMENTS IN THE VICINITY BESIDES ONLY A TRAFFIC SIGNAL.

Architectural Rezoning Conditions

5.6.1 – Applicability

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

5.6.2 – Façade Materials

A. Allowable facade materials:

a. The building façade, as measured from the finished elevation of the first floor to the roof deck will have no less than a 50% masonry or premium non-masonry natural finish material(s) (e.g. natural copper, zinc, phenolic wood, precast concrete. etc.) on each building elevation (excluding glazing), which exceeds UDO Section 5.6.2.A.

b. Lap siding (i.e., cementitious fiber board), exposed heavy timber, stucco, EIFS and site cast concrete are not permitted building façade materials on any elevation. This is more selective than façade materials allowed in UDO Section 5.6.2.A.

B. Location and Balance of Wall Materials:

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

5.6.3 – Ground Level Detailing

A. Minimize Blank Walls:

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

E. Glazing to be Dispersed

a. The building façade as measured from the finished elevation of the first floor to the roof deck, will have a minimum 50% glazing on all building elevations, including a minimum of 50% on the ground floor.

i. Spandrel glass may be utilized to meet up to 30% of the glazing requirements at ground level retail spaces and shall not vary in size or rhythm of adjacent glazing.

5.6.4 – Utilities & Screening

B. Wall Mounted Equipment:

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

C. Parapets:

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

5.6.5 - Façade Articulation

A. Expression of Entries:

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

B. Articulation:

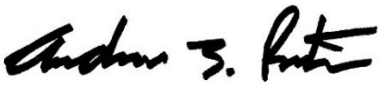
a. In lieu of the requirements in UDO 5.6.5.C, Articulation

i. Primary building entries and ground floor retail entries shall be denoted with a recess, or canopy; or combination of a recess and a canopy with a minimum total coverage of 8'-0"

ii. A change in plane or recess will occur along all elevations where there is a change in façade material such that dissimilar materials meet at an inside corner.

iii. At least 2 changes in vertical profile and/or roofline are required along any public street facing building elevation using an architectural element integral to the building materiality and design which may include a roof top screen (complying with 5.6.4) and/or a stair tower. For buildings 2 stories or under, a raised secondary parapet that is at least 1'-6" taller than the primary parapet may constitute a roof line change. Provided that, the secondary parapet is located no more than 30'-0" or 1/3 of the depth of the building (whichever is less) as measured perpendicular from the finished face of the primary elevation from the primary parapet.

Conditional District Rezoning Conditions Assembled by:
TMTLA Associates



Andrew J. Porter, PLA

Agent Authortization Form

TOWN *of* WAKE FOREST

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

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

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

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

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

Landowner's Signature: DocuSigned by: AE2AC7988C144E1...

Date: 2/2/2024

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

Name: David A. Williams Sr.

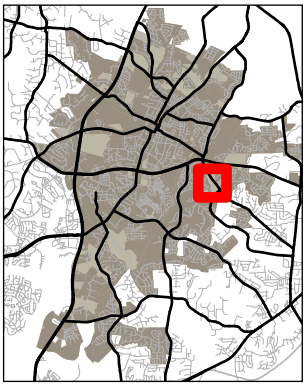
Address: 3201 Baynam Pond Dr., Wake Forest NC 27587

Telephone number: 919-816-6395

Email address: jwilliams@focusdesignbuilders.com

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

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



TOWN of WAKE FOREST

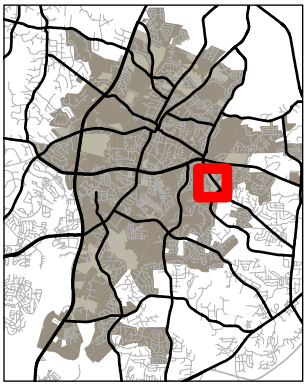
RZ-23-11
418 Jones Dairy Rd Conditional District Rezoning
Wake County PIN: 1850155522

7/17/2024

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

0 500 1,000 1,500 Feet

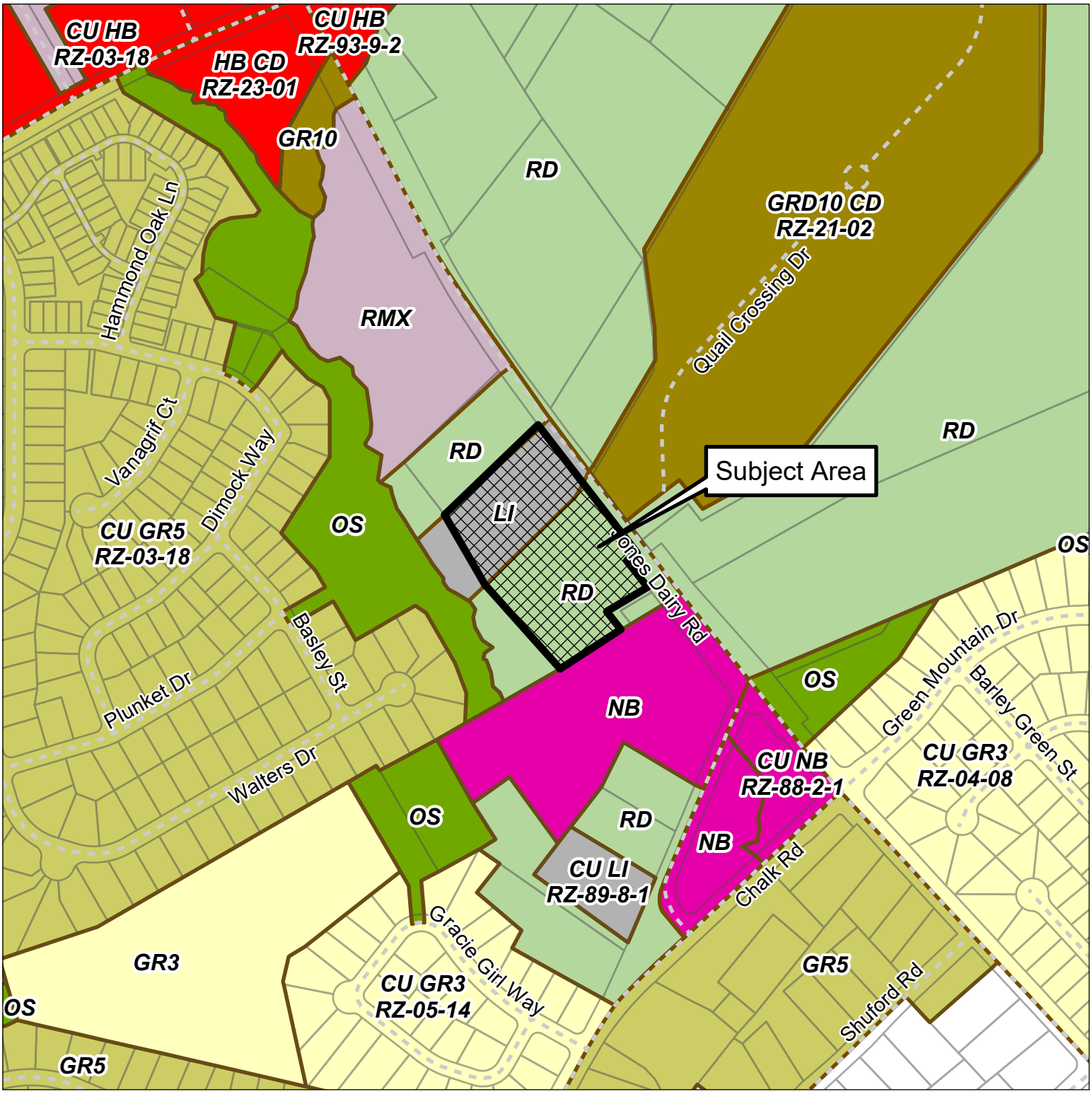
N W E



TOWN of WAKE FOREST

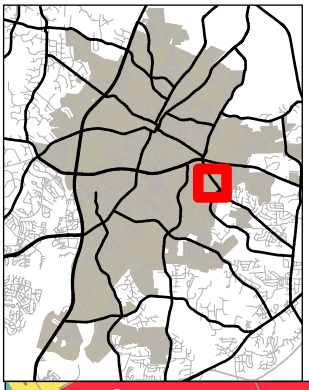
RZ-23-11
418 Jones Dairy Rd Conditional District Rezoning
Wake County PIN: 1850155522

7/17/2024



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

0 500 1,000 1,500 Feet

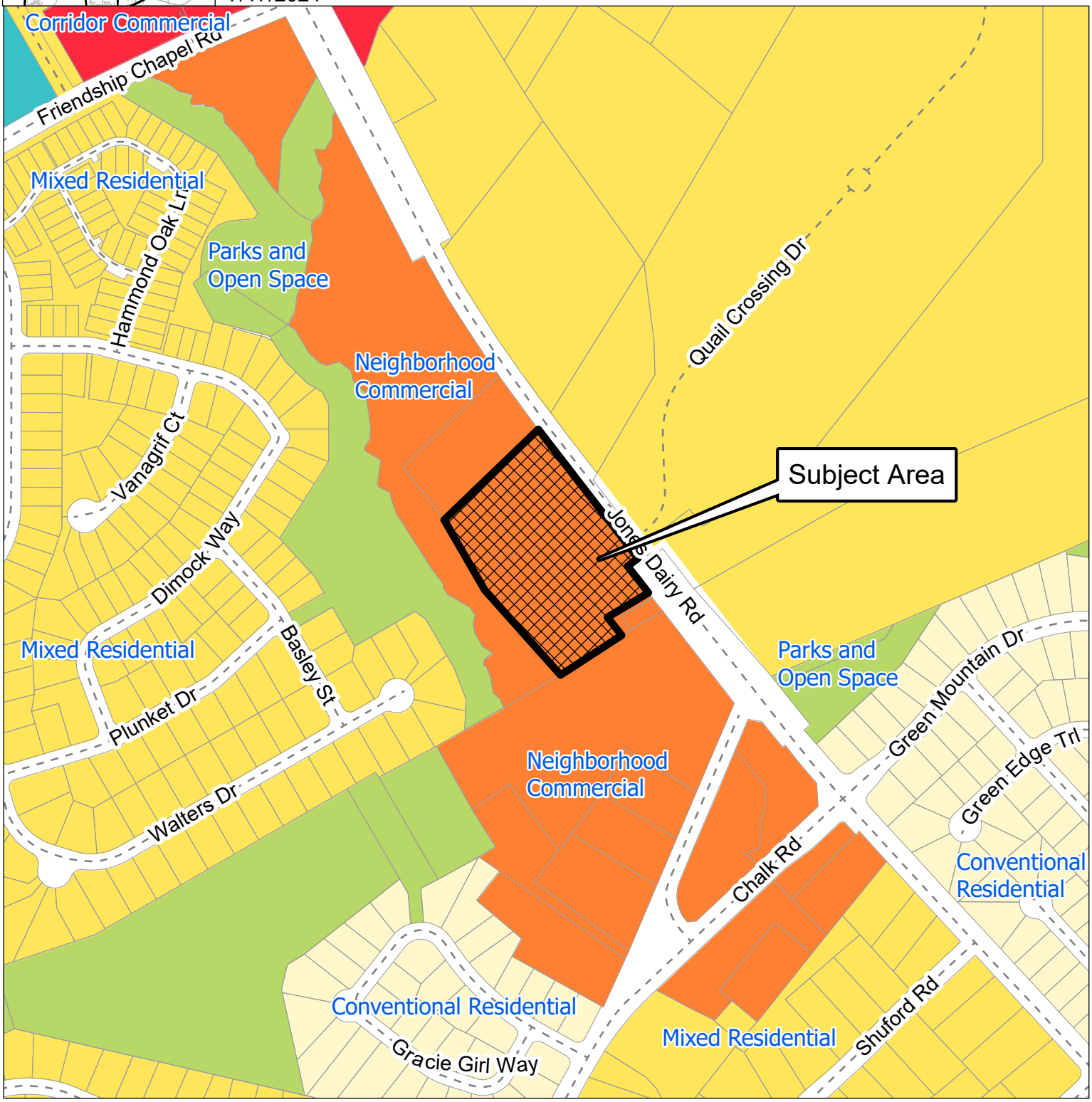


Land Use Plan

TOWN of WAKE FOREST

RZ-23-11
418 Jones Dairy Rd Conditional District Rezoning
Wake County PIN: 1850155522

7/17/2024



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

0 500 1,000 1,500 Feet

N W S

TOWN *of*
WAKE FOREST

Report Requirements:

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

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

GENERAL INFORMATION

Applicant:	TMTLA Associates
Owner:	David Williams Sr.
Requested Action:	Rezone 5.61 acres on the Town of Wake Forest Zoning Map from Light Industrial (LI) and Rural Holding District (RD) to Neighborhood Business Conditional District (NB-CD)
Existing Zoning:	Light Industrial (LI) and Rural Holding District (RD)
Location:	418 Jones Dairy Road
Size:	5.61 acres
Tax PIN:	1850155522
Existing Land Use:	Vacant

Applicable Officially Adopted Plans:

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

This report reflects the recommendation of the Planning Board, this the 10th day of September 2024.

Introduced by Planning Board member: Matt Davis

Seconded by Planning Board member: Michael Almgvist

Attest:

Karin Kuropas, Planning Board Chair

Jennifer Currin, Assistant Planning Director

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

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

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

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

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

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

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

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

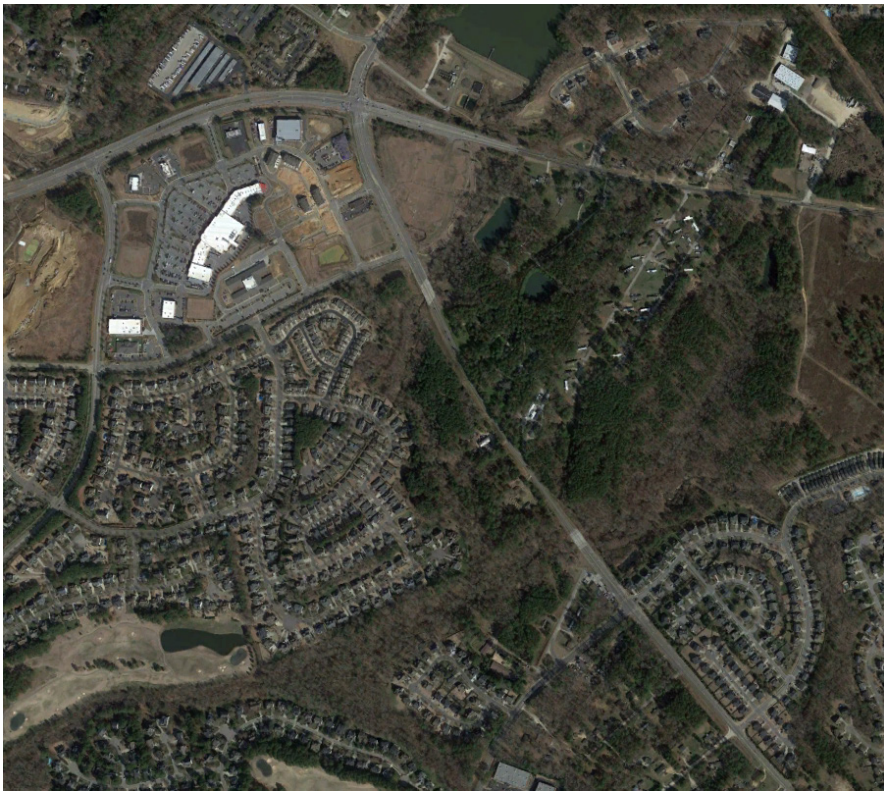
Community Plan Consistency Grid: RZ 23-11				
POLICIES FOR TREE CANOPY		**YES**	**NO**	**NA**
TC-1	Continue to support the Town in administering the Urban Forestry Program and planting, preserving, and maintaining trees on public properties and rights-of-way			
TC-2	Explore updates to the UDO that could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

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

Community Plan Consistency Grid: RZ 23-11				
DWF-6	Identify strategies to create an “experience-based” Downtown retail environment with unique local businesses and a pedestrian-oriented environment			
DWF-7	Reassess strategies to improve gateways and wayfinding to and within Downtown to better direct people and create a distinct sense of place			
DWF-8	Identify opportunities for Downtown events and public gathering spaces to bring the community together, such as live outdoor events and festivals			

RAMEY KEMP ASSOCIATES

TOGETHER WE ARE LIMITLESS



Jones Dairy Medical Office

Traffic Impact Analysis

Wake Forest, North Carolina

rameykemp.com

TRAFFIC IMPACT ANALYSIS

FOR

JONES DAIRY MEDICAL OFFICE

LOCATED

IN

WAKE FOREST, NC

Prepared For:
11 Investments, LLC
3201 Baynam Pond Drive
Wake Forest, NC 27587

Prepared By:
Infrastructure Consulting Services, Inc.
dba
Ramey Kemp Associates
5808 Faringdon Place
Raleigh, NC 27609
License #F-1489

NORTH CAROLINA PROFESSIONAL SEAL 028926 ENGINEER RYNAL G. STEPHENSON

3/31/23

MARCH 2023

Prepared By: MM

RKA Project No. 22220

Reviewed By: RS

TRAFFIC IMPACT ANALYSIS

JONES DAIRY ROAD MEDICAL OFFICE

WAKE FOREST, NORTH CAROLINA

EXECUTIVE SUMMARY

1. Development Overview

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

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

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

2. Existing Traffic Conditions

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

a) Jones Dairy Road / Traditions Grande Boulevard and NC 98 / Wait Avenue (Signalized)

b) Jones Dairy Road and Friendship Chapel Road (Unsignalized)

c) Jones Dairy Road and Chalk Road / Green Mountain Drive (Signalized)

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

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

3. Site Trip Generation

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

Table E-1: Site Trip Generation

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

*Utilizing methodology contained in the NCHRP Report 684.

4. Future Traffic Conditions

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

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

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

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

5. Capacity Analysis Summary

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

6. Recommendations

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

Recommended Improvements by Developer

Jones Dairy Road and Site Drive

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

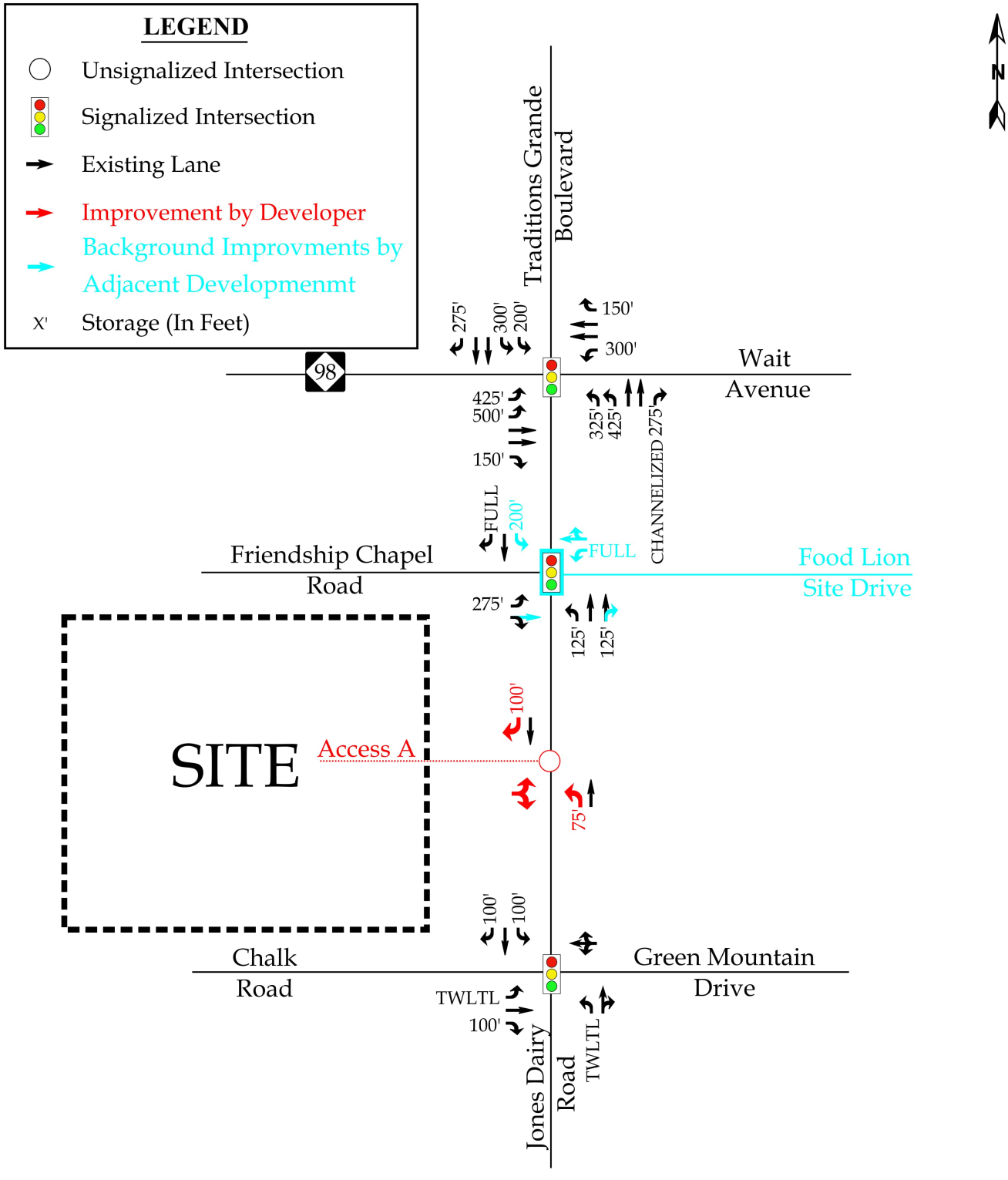
Improvements Needed to Meet Town's UDO Requirements

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

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

Jones Dairy Road and Site Drive

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



RKA RAMEY KEMP ASSOCIATES	Jones Dairy Road Medical Office Wake Forest, NC	Recommended Lane Configurations Scale: Not to Scale | Figure E-1

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

Roy Cooper
Governor

J. Eric Boyette
Secretary

May 1, 2023

Jones Dairy Medical Office

Traffic Impact Analysis Review Report

Congestion Management Section

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

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

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
OFFICE OF THE CHIEF ENGINEER
1536 MAIL SERVICE CENTER
RALEIGH, NC 27699-1536

Telephone 919-707-2500
Fax: 919-733-9428
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
1 SOUTH WILMINGTON STREET
RALEIGH, NC 27601

Jones Dairy Medical Office		
SC-2023-085	Wake Forest	Wake County

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

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

Proposed Development

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

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

Trip Generation - Unadjusted Volumes During a Typical Weekday			
	IN	**OUT**	**TOTAL**
AM Peak Hour	191	98	289
PM Peak Hour	150	205	355
Daily Trips			2,714

General Reference

For reference to various documents applicable to this review please reference the following link: ***https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx***

Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

Improvements By Others

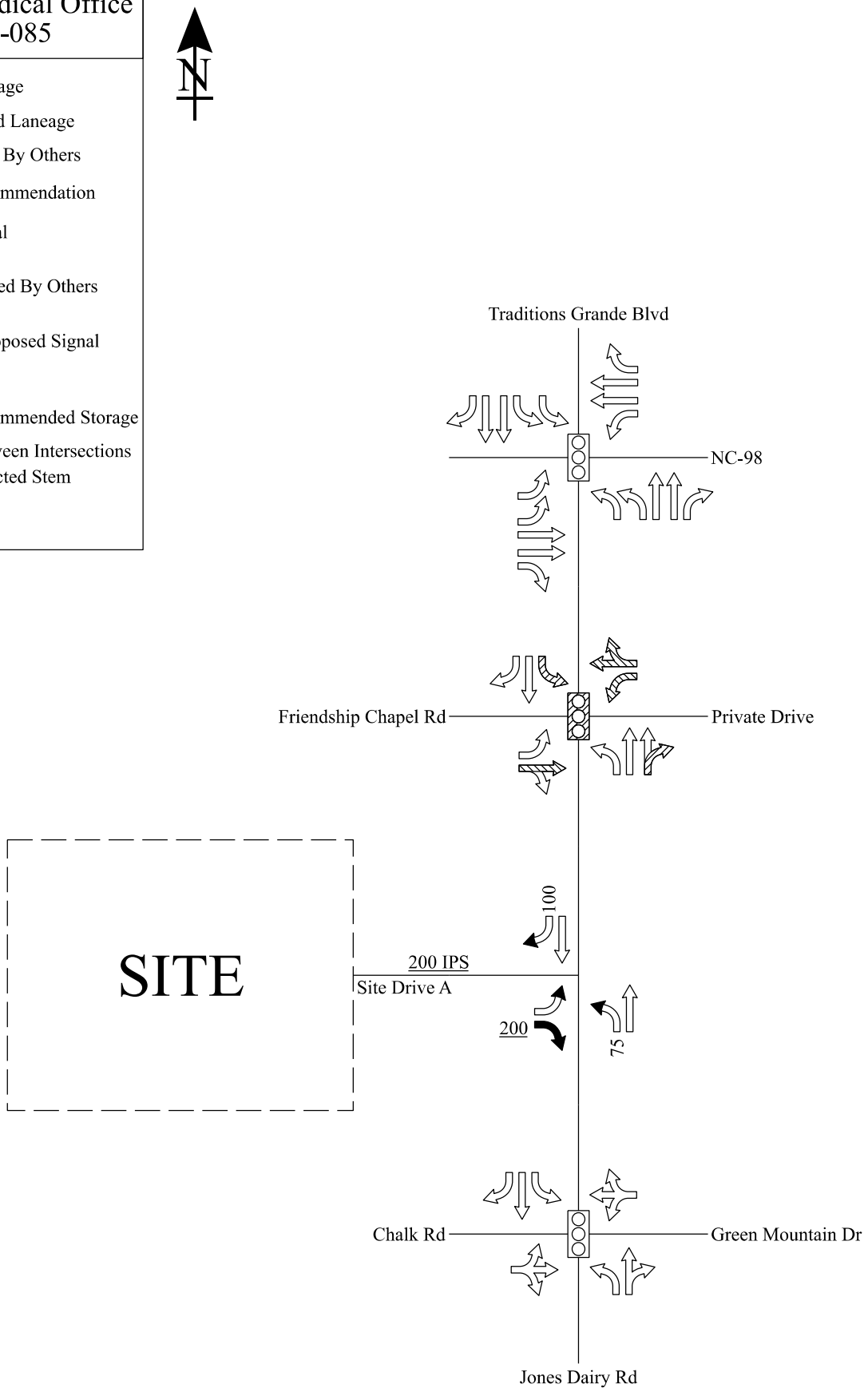
The analysis includes background improvements by others. If these improvements are not in place at the time of construction, the site should provide these improvements or analysis demonstrating mitigation is not necessary.

Signalization

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

Jones Dairy Medical Office
SC-2023-085

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



418 JONES DAIRY ROAD

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

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

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

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

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

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

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

VICINITY MAP
NOT TO SCALE

ARCHITECTURAL REZONING CONDITIONS

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

5.6.2 – Façade Materials
A. Allowable facade materials:
a. The building façade, as measured from the finished elevation of the first floor to the roof deck will have no less than a 50% masonry or premium non-masonry natural finish material(s) (e.g. natural copper, zinc, phenolic wood, precast concrete. etc.) on each building elevation (excluding glazing), which exceeds UDO Section 5.6.2.A.
b. Lap siding (i.e., cementitious fiber board), exposed heavy timber, stucco, EIFS and site cast concrete are not permitted building façade materials on any elevation. This is more selective than façade materials allowed in UDO Section 5.6.2.A.
B. Location and Balance of Wall Materials:
a. Premium non-masonry material(s) (e.g. natural copper, zinc, phenolic wood, stone, precast concrete etc.) may be used within four feet from finished grade. This is an amendment to UDO Section 5.6.2.B.
.

5.6.3 – Ground Level Detailing
A. Minimize Blank Walls:
a. Materiality (ex. masonry and zinc wall panels) can be used as patterned material to minimize blank walls.
E. Glazing to be Dispersed
a. The building façade as measured from the finished elevation of the first floor to the roof deck, will have a minimum 50% glazing on all building elevations, including a minimum of 50% on the ground floor.
i. Spandrel glass may be utilized to meet up to 30% of the glazing requirements at ground level retail spaces and shall not vary in size or rhythm of adjacent glazing.

5.6.4 – Utilities & Screening
B. Wall Mounted Equipment:
a. No wall-mounted building utility service equipment (e.g. electrical house panel boxes) shall be placed on the public street right-of-way side of the building or the primary building entrance elevations unless (a) it is located below the lowest grade of the primary facing street or (b) it is screened from view to the maximum extent practicable by a wall enclosure with material(s) similar or complimentary to the primary building façade material if located above the lowest grade of the primary street. This is an amendment to UDO Section 5.6.4.B.
C. Parapets:
a. Parapets shall be a minimum of 42" in height as measured from the highest point of the finished roof.

5.6.5 - Façade Articulation
A. Expression of Entries:
a. Where appropriate, each entryway shall have 1 or more clearly defined, highly visible customer entrance(s) facing the street or the primary parking field. Where the principal building entrance is not street facing, access through an outdoor amenity space/courtyard from the street and/or parking field to the principal building entrance may be considered a second principal entrance. The building elevations defining the edges of the outdoor amenity space shall each feature 2 or more of the following: recess, canopy, arcade, wingwall, planter, seating, public art. Outdoor amenity spaces shall incorporate a landscaped areas in conjunction with walkable surface comprised of stamped and or colored concrete, walkable pavers. Asphalt is not an acceptable material for outdoor amenity spaces. All ground floor retail entries shall be delineated by an awning or recess, or a combination of awning and recess with a minimum overhead coverage of 8'-0".
B. Articulation:
a. In lieu of the requirements in UDO 5.6.5.C, Articulation
i. Primary building entries and ground floor retail entries shall be denoted with a recess, or canopy; or combination of a recess and a canopy with a minimum total coverage of 8'-0"
ii. A change in plane or recess will occur along all elevations where there is a change in façade material such that dissimilar materials meet at an inside corner.
iii. At least 2 changes in vertical profile and/or roofline are required along any public street facing building elevation using an architectural element integral to the building materiality and design which may include a roof top screen (complying with 5.6.4) and/or a stair tower. For buildings 2 stories or under, a raised secondary parapet that is at least 1'-6" taller than the primary parapet may constitute a roof line change. Provided that, the secondary parapet is located no more than 30'-0" or 1/3 of the depth of the building (whichever is less) as measured perpendicular from the finished face of the primary elevation from the primary parapet.

REZONING CONDITIONS

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

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

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

   EDUCATIONAL/INSTITUTIONAL
   STUDIO - ART, DANCE, MARTIAL ARTS, MUSIC
3. A MINIMUM OF 50% OF THE GROUND FLOOR SQUARE FOOTAGE SHALL BE PROVIDED AS COMMERCIAL/ENTERTAINMENT USES.
4. REGARDLESS OF FUTURE TENANT MIX, THE MAXIMUM PARKING REQUIRED IS 209 PARKING SPACES.
5. DEVELOPER SHALL PURCHASE AND INSTALL A MINIMUM OF (1) ONE PUBLIC ART FEATURE OF A TYPE AND DESIGN TO ENHANCE THE PROPOSED COURTYARD PATIO IN CONSULTATION WITH THE TOWN'S PUBLIC ART COMMISSION. A NORTH CAROLINA ARTIST SHALL BE SELECTED EARLY IN THE CONSTRUCTION DRAWING PROCESS SO THE ART LOCATION CAN BE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. THE PUBLIC ART MAY BE ONE OR MORE OF THE FOLLOWING TYPES: SCULPTURE, ARTISTIC FURNITURE, LANDSCAPE PLANTERS, ARTISTIC LIGHTING, OR ARTISTIC PAVEMENTS FOR A MINIMUM COMMITMENT OF $10,000 AND NOT TO EXCEED $50,000. THE PUBLIC ART SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF CO.
6. DEVELOPER WILL CONTINUE TO ENTERTAIN THE OPTION OF A DEVELOPMENT AGREEMENT WITH THE TOWN FOR REIMBURSEMENT TO EXTEND IMPROVEMENTS ON THE WEST SIDE OF JONES DAIRY ROAD TO THE BRIDGE.
7. SITE LIGHTING WITHIN THE REAR PARKING LOT SHALL BE LIMITED TO A MAXIMUM OF 4 FOOTCANDLES.
8. NEW ELECTRICAL SERVICES TO PROPOSED BUILDINGS WILL BE BELOW GROUND.
9. DEVELOPER WILL PROVIDE 2 EV CHANGING STATIONS TO ACCOMMODATE 4 EV CHARGING PARKING SPACES.
10. COMMERCIAL/ENTERTAINMENT USES SHALL CLOSE BY 10PM SUNDAY THROUGH THURSDAY AND 11PM ON FRIDAY AND SATURDAYS. OUTDOOR COURTYARD EVENTS SHALL ONLY BE PERMITTED BETWEEN THE HOURS OF 10AM TO 9PM.
11. DEVELOPER SHALL CONTROL AND TREAT THE VOLUME OF RUNOFF GENERATED FROM ALL BUILT-UPON AREA BY ONE INCH OF RAINFALL AND ATTENUATE THE PEAK FLOW LEAVING THE PROJECT SITE FOR THE 25-YEAR, 24-HOUR STORM EVENT SO THAT IT IS THE SAME OR LESS THAN THE PRE-DEVELOPMENT CONDITION.

TRANSPORTATION IMPROVEMENTS BY 418 JONES DAIRY ROAD DEVELOPER:

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

SITE DATA

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

SHEET INDEX

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

SUBMITTAL DATES

FIRST SUBMITTAL 8/15/2023
SECOND SUBMITTAL 4/4/2024
THIRD SUBMITTAL 6/28/2024
FOURTH SUBMITTAL 7/16/2024
FIFTH SUBMITTAL 9/18/2024

CASE NUMBER (RZ-23-11)

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD
DATE:_____

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

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

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

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA LANDSCAPE ARCHITECTURAL ASSOCIATES No. C-551 NORTHERLAND DESIGN PLLC DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED 1826 ANDREW J. PORTER

9/18/2024
PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS:
1. Per 1st Review Comments 4/4/2024
2. Per 2nd Review Comments 6/28/2024
3. Per 3rd Review Comments 7/16/2024
4. Planning Board Comments 9/18/2024

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

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

DocuSign Envelope ID: 13E79BB5-B19F-44DF-AC10-F2131E3307E8

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

DocuSigned by:
Larry Jordan Parker, Jr. 4/21/2022

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-4685

NORTH CAROLINA PROFESSIONAL SEAL L-4685 LAND SURVEYOR L. JORDAN PARKER JR.

LINE TYPE LEGEND

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

ADOPTED FROM NC GRID NAD 83/2011

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 46°46'45" E	8585.31'
L-2	S 37°47'01" E	58.33'
L-3	S 52°06'42" W	40.00'
L-4	S 38°08'01" E	70.13'
L-5	N 44°09'05" W	57.94'
L-6	N 30°26'23" E	45.71'
L-7	N 30°26'23" E	49.18'
L-8	N 30°38'05" E	74.76'

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

VICINITY MAP

LEGEND:

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

NOTES:

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

LIGHT INDUSTRIAL(LI)
MINIMUM BUILDING SETBACKS

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

RURAL HOLDING DISTRICT(RD)
MINIMUM BUILDING SETBACKS

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

NOTES:

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

TOPOGRAPHIC SURVEY FOR

FOCUS DESIGN BUILDERS

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

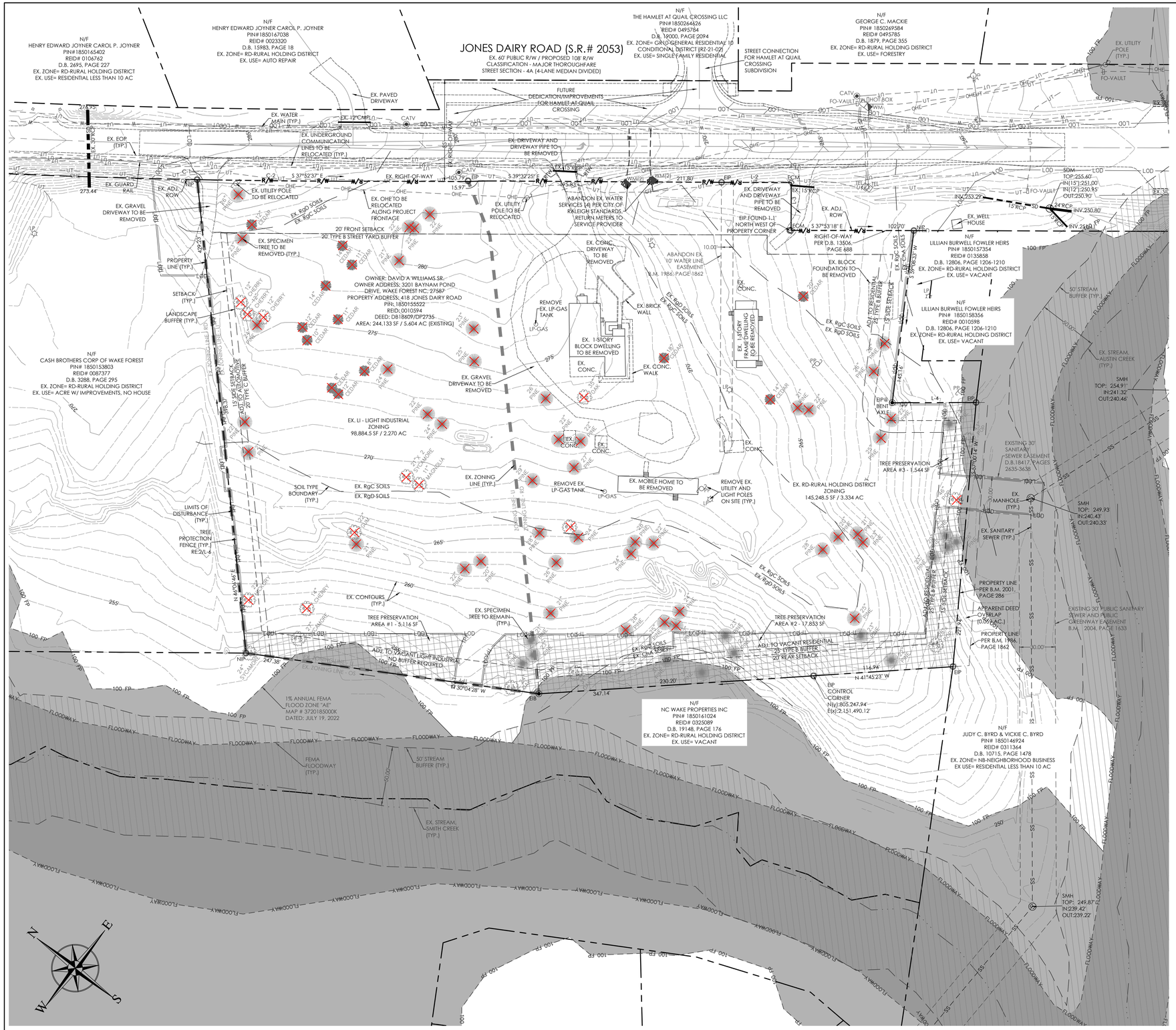
60 30 0 60 120

SCALE 1"=60'

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

(X:\PROJECTS\JONESDAIRY350 - JC)

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



1 / L-1 EXISTING CONDITIONS PLAN
SCALE: 1"=40'

40' 20' 0 40' 80'
SCALE: 1" = 40'

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

EXISTING CONDITIONS NOTES

1. BOUNDARY AND FIELD TOPOGRAPHIC SURVEY PROVIDED BY CAWTHORNE, MOSS & PANCIERA, P.C., APRIL 2022.
2. ADDITIONAL BASE INFORMATION PER WAKE COUNTY GIS.
3. THERE ARE FLOOD HAZARD AREAS AND FUTURE CONDITIONS FLOOD HAZARD AREAS LOCATED WITHIN THE PROJECT SITE, AS SHOWN ON FIRM PANEL # 3720185000K, DATED JULY 19, 2022.
4. THERE ARE NO PROTECTED WETLANDS WITHIN THE PROJECT SITE PER TERRACON WETLAND DELINEATION.
5. THERE ARE NO BUFFERED STREAMS WITHIN THE PROJECT SITE PER TERRACON STREAM DELINEATION.
6. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY.

DEMOLITION NOTES

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

LEGEND

TREE PRESERVATION AREA

FEATURE TO BE DEMOLISHED/REMOVED OR RELOCATED

CASE NUMBER (RZ-23-11)

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE:_____

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE:_____

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA LANDSCAPE ARCHITECTURE No. C-551 TMTLA ASSOCIATES DESIGN FIRM
DBA TMTLA ASSOCIATES

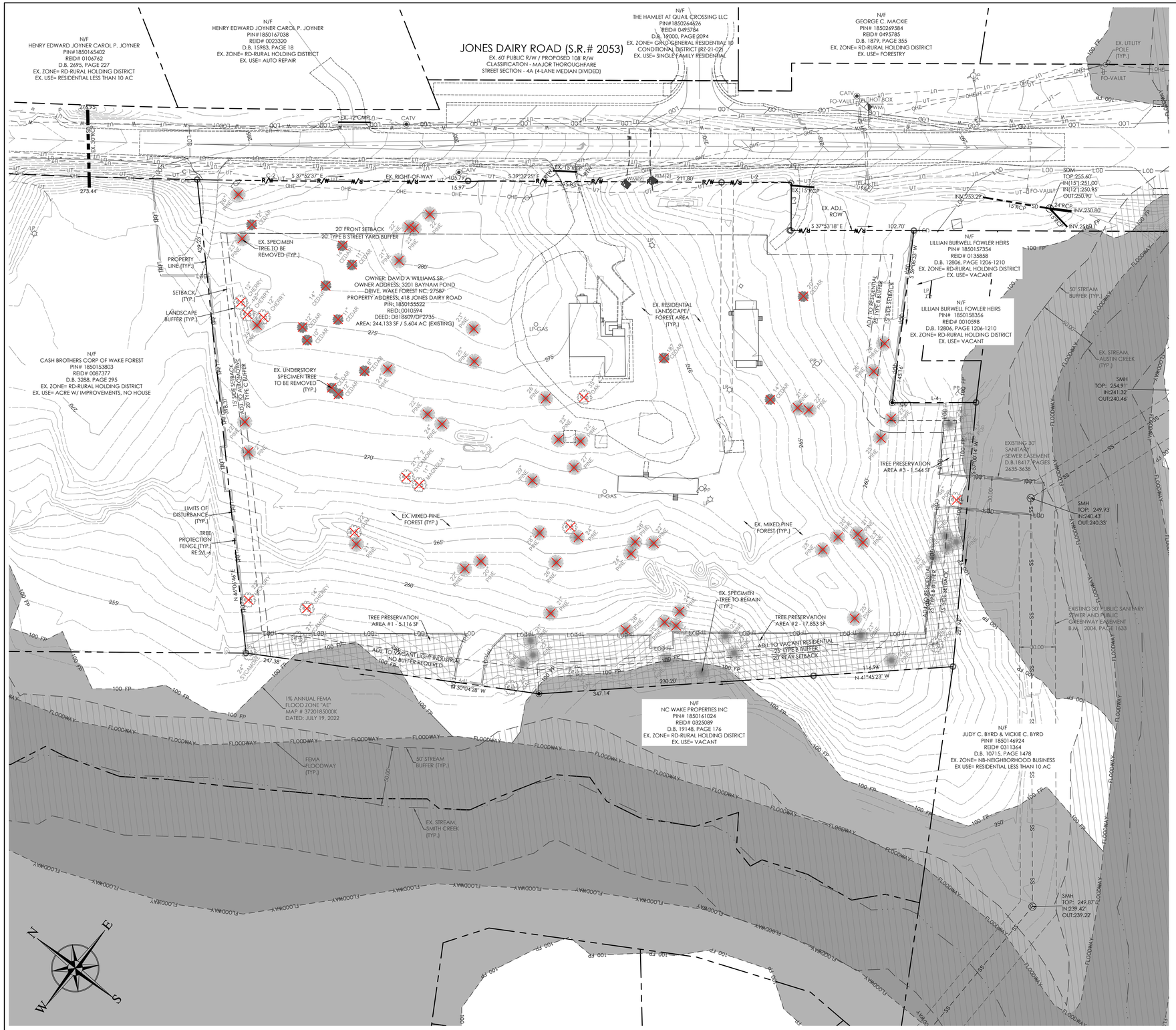
NORTH CAROLINA PROFESSIONAL SEAL 1826 ANDREW J. POTTER

7/16/2024
PRELIMINARY NOT FOR CONSTRUCTION

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

EXISTING CONDITIONS & PRELIMINARY DEMOLITION PLAN
418 JONES DAIRY ROAD
418 JONES DAIRY ROAD
WAKE FOREST, NC 27587

SCALE: AS NOTED
DRAWN BY: AJP
PROJECT # 20026
DATE: 8-15-2023
SHEET L-1
OF



1 L-1.1 SPECIMEN TREE PLAN
SCALE: 1"=40'

40' 20' 0 40' 80'
SCALE: 1" = 40'

SPECIMEN TREE LIST

SPECIMEN TREE LIST			
SIZE (DBH)	SPECIES	COMMENTS	CREDITS
26	PINE	TO BE REMOVED	
23	PINE	TO BE REMOVED	
24	PINE	TO BE REMOVED	
12	CHERRY	TO BE REMOVED	
12	CHERRY	TO BE REMOVED	
12	CHERRY	TO BE REMOVED	
22	PINE	TO BE REMOVED	
21	PINE	TO BE REMOVED	
22	HICKORY	TO BE REMOVED	
14	CHERRY	TO BE REMOVED	
27	SYCAMORE	TO REMAIN	3
24	SYCAMORE	TO REMAIN	3
22	GUM	TO BE REMOVED	
21	PINE	TO BE REMOVED	
22	PINE	TO BE REMOVED	
20	PINE	TO BE REMOVED	
21	SYCAMORE	TO BE REMOVED	
11	MAGNOLIA	TO BE REMOVED	
22	PINE	TO BE REMOVED	
24	PINE	TO BE REMOVED	
24	PINE	TO BE REMOVED	
25	PINE	TO BE REMOVED	
23	PINE	TO BE REMOVED	
21	PINE	TO BE REMOVED	
22	PINE	TO BE REMOVED	
22	PINE	TO BE REMOVED	
22	PINE	TO BE REMOVED	
26	PINE	TO BE REMOVED	
35	OAK	TO BE REMOVED	
22	PINE	TO BE REMOVED	
22	PINE	TO BE REMOVED	
29	PINE	TO BE REMOVED	
27	PINE	TO BE REMOVED	
20	CEDAR	TO BE REMOVED	
26	PINE	TO BE REMOVED	
26	PINE	TO BE REMOVED	
21	PINE	TO BE REMOVED	
22	PINE	TO BE REMOVED	
25	PINE	TO BE REMOVED	
22	PINE	TO BE REMOVED	
22	PINE	TO BE REMOVED	
43	POPLAR	TO REMAIN	5
46	POPLAR	TO BE REMOVED	
23	PINE	TO BE REMOVED	
20	PINE	TO REMAIN	3
27	PINE	TO REMAIN	3
26	PINE	TO REMAIN	3
28	PINE	TO BE REMOVED	
20	PINE	TO BE REMOVED	
21	PINE	TO BE REMOVED	
23	PINE	TO REMAIN	3
25	PINE	TO BE REMOVED	
25	PINE	TO BE REMOVED	
23	PINE	TO REMAIN	3
22	PINE	TO REMAIN	3
28	POPLAR	TO REMAIN	3
28	PINE	TO BE REMOVED	
25	PINE	TO BE REMOVED	
22	PINE	TO BE REMOVED	
24	PINE	TO BE REMOVED	
23	PINE	TO REMAIN	3
23	PINE	TO REMAIN	3
31	PINE	TO REMAIN	4
31	OAK	TO REMAIN	4
21	PINE	TO REMAIN	3
21	PINE	TO BE REMOVED	
23	PINE	TO REMAIN	3
24	PINE	TO REMAIN	3
24	OAK	TO REMAIN	3
28	PINE	TO BE REMOVED	
26	PINE	TO BE REMOVED	
24	PINE	TO BE REMOVED	
24	PINE	TO BE REMOVED	
28	PINE	TO BE REMOVED	
22	PINE	TO REMAIN	3
14	CEDAR	TO BE REMOVED	
18	CEDAR	TO BE REMOVED	
8	CEDAR	TO BE REMOVED	
8	CEDAR	TO BE REMOVED	
12	CEDAR	TO BE REMOVED	
14	CEDAR	TO BE REMOVED	
12	CEDAR	TO BE REMOVED	
11	CEDAR	TO BE REMOVED	
10	CEDAR	TO BE REMOVED	
12	CEDAR	TO BE REMOVED	
14	CEDAR	TO BE REMOVED	
11	CEDAR	TO BE REMOVED	
36	PINE	TO REMAIN	4
		TOTAL CREDITS	65

88 TOTAL SPECIMEN TREES WITHIN PROJECT AREA
68 SPECIMEN TREES TO BE REMOVED
20 SPECIMEN TREES TO REMAIN WITHIN PROJECT AREA
65 TREE CREDITS FOR RETAINED SPECIMEN TREES

DESCRIPTION OF EX. FOREST STAND:
THE PROJECT AREA IS ALMOST COMPLETELY VEGETATED MINUS A FEW AREAS AROUND THE EXISTING SINGLE FAMILY HOMES. THE FOREST STAND IS PREDOMINANTLY SECONDARY GROWTH PINE WITH SOME SMALLER HARDWOODS, RED MAPLE, SWEET GUM, OAKS, AND TULIP POPULAR MIXED IN. THE WOODLOT HEALTH IS GOOD WITH NO SIGNIFICANT AREAS OF DEAD OR DISEASED TREES.

LEGEND

TREE PRESERVATION AREA

FEATURE TO BE DEMOLISHED/REMOVED OR RELOCATED

CASE NUMBER (RZ-23-11)

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE:_____

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE:_____

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA LANDSCAPE ARCHITECTURE No. C-551 TMTLA ASSOCIATES 5011 SOUTHPARK DRIVE, SUITE 200 DURHAM, NC 27713 DBA TMTLA ASSOCIATES

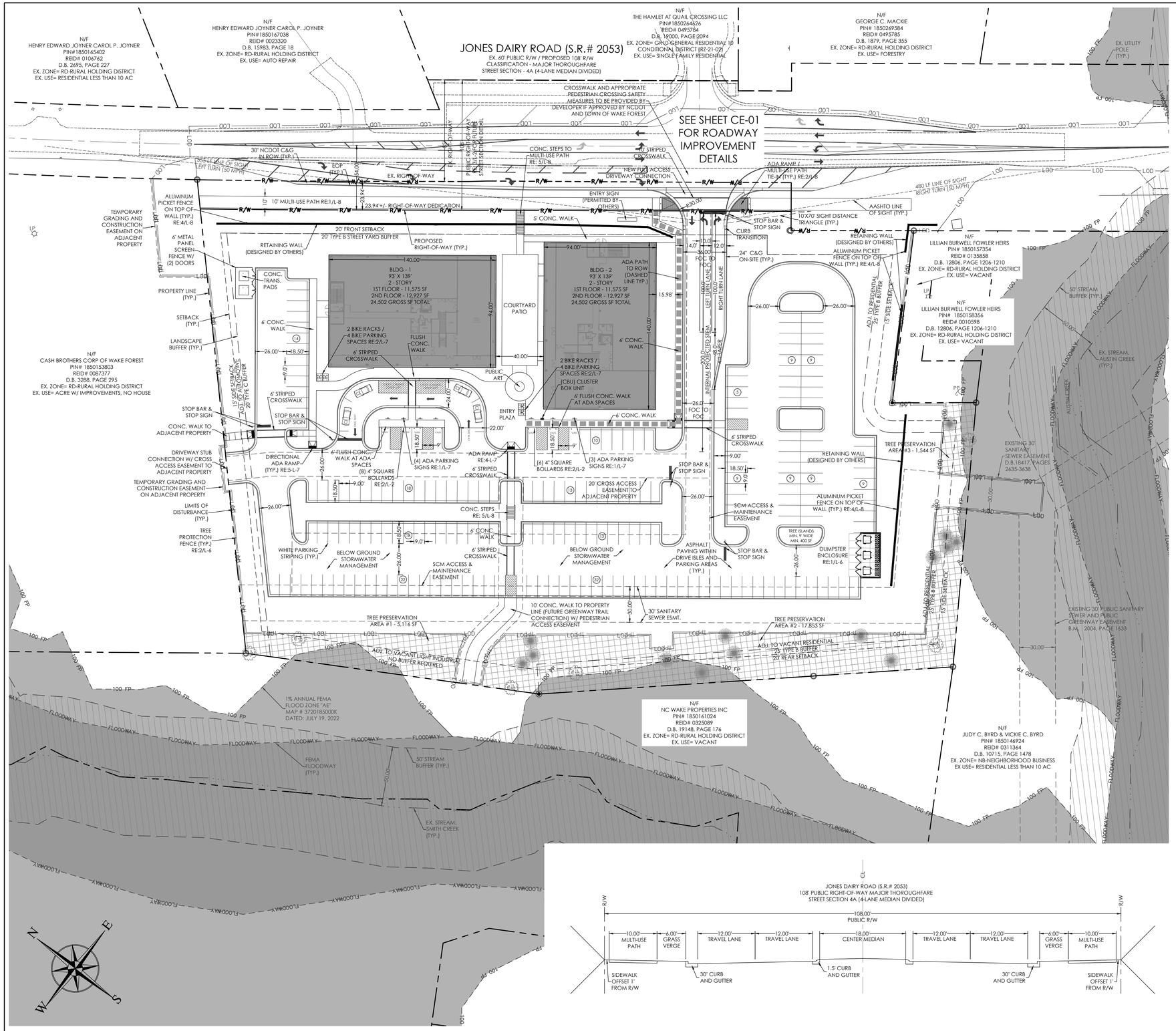
NORTH CAROLINA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT 1826 ANDREW J. PORTER

7/16/2024
PRELIMINARY NOT FOR CONSTRUCTION

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

SPECIMEN TREE PLAN
418 JONES DAIRY ROAD
418 JONES DAIRY ROAD
WAKE FOREST, NC 27587

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



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

40' 20' 0 40' 80'
SCALE: 1" = 40'

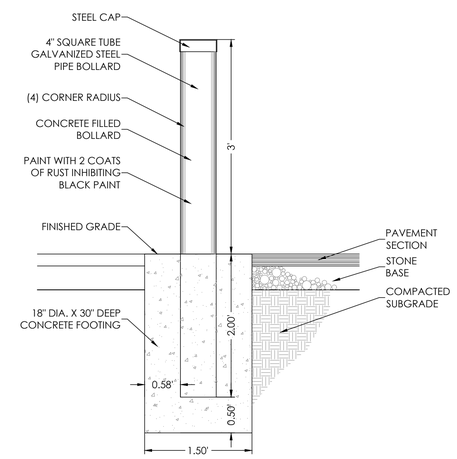
3 / L-2 JONES DAIRY ROAD (FUTURE STREET SECTION)
NTS

SITE DATA

SEE COVER SHEET FOR SITE DATA

SITE LAYOUT PLAN NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL TOWN OF WAKE FOREST, AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE. IF DISCREPANCIES ARE FOUND THE MORE STRINGENT REQUIREMENTS WILL PREVAIL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK. NO CHANGES MAY BE MADE TO THE APPROVED DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ISSUING AUTHORITY.
3. DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, BACK OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL UNLESS OTHERWISE NOTED. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL CONSTRUCTION TRADES PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO REFERENCE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
5. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. PAINT STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.
6. ALL LANDSCAPE ISLANDS SHALL HAVE RAISED CURB AND GUTTER, MINIMUM CURB RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
7. A SEPARATE PERMIT AND APPROVAL IS REQUIRED FOR SIGNS.
8. FIRE LANE MARKING AND SIGNAGE TO BE IN ACCORDANCE WITH LOCAL GUIDELINES. CONTRACTOR TO CONTACT THE LOCAL FIRE MARSHAL FOR INSTRUCTIONS.
9. THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1 -2009 AND CHAPTER 11 OF THE NCBC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.
10. ALL PAVEMENT PATCHING SHALL BE PERFORMED PER TOWN OF WAKE FOREST OR NCDOT STANDARDS AND SPECIFICATION, AS APPLICABLE.
11. CONTRACTOR SHALL UTILIZE SIGNS, BARRICADES, FLAGMEN OR GUARDS AS REQUIRED TO PROTECT THE SAFETY OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC DURING CONSTRUCTION.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK AS ILLUSTRATED ON THE PLANS. ALL PROJECT STAKING SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL SURVEYOR PAID BY THE CONTRACTOR. DO NOT SCALE THE DRAWINGS. DIGITAL INFORMATION IS PROVIDED FOR CONSTRUCTION DRAWINGS. IF EXISTING CONDITIONS DIFFER FROM THOSE ILLUSTRATED ON THE PLANS, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
13. CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR TO COMPLETE THE WORK ILLUSTRATED ON THE DRAWINGS.
14. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
15. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS OTHERWISE NOTED.
16. STOP BAR, DIRECTIONAL ARROWS AND CROSSWALK MARKINGS SHALL BE OF THERMOPLASTIC MATERIAL.
17. ANNEXATION MUST OCCUR PRIOR TO CD APPROVAL IF REZONING IS APPROVED.
18. IF REZONING IS APPROVED, ARCHITECTURAL REVIEW MUST BE APPROVED PRIOR TO CD APPROVAL.
19. AT TIME OF CDS, PLEASE PROVIDE AN EXHIBIT TO DEMONSTRATE THAT THE AASHTO REQUIRED VERTICAL SIGHT DISTANCE CAN BE ACHIEVED AT THIS DRIVEWAY.
20. AT CONSTRUCTION DRAWINGS PLEASE KEEP IN MIND MSSD 3.2.2 VERTICAL ALIGNMENT REQUIREMENTS. MAXIMUM GRADES LISTED IN SECTION 3.2.2.A1, MAXIMUM GRADES AT INTERSECTIONS LISTED IN SECTION 3.2.2A2.



2 / L-2 4" SQUARE BOLLARD
NTS

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

CASE NUMBER (RZ-23-11)

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE:_____

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE:_____

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA LANDSCAPE ARCHITECTURE No. C-551 TIMMERMAN LAND DESIGN PLLC DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 1826 ANDREW J. PORTER

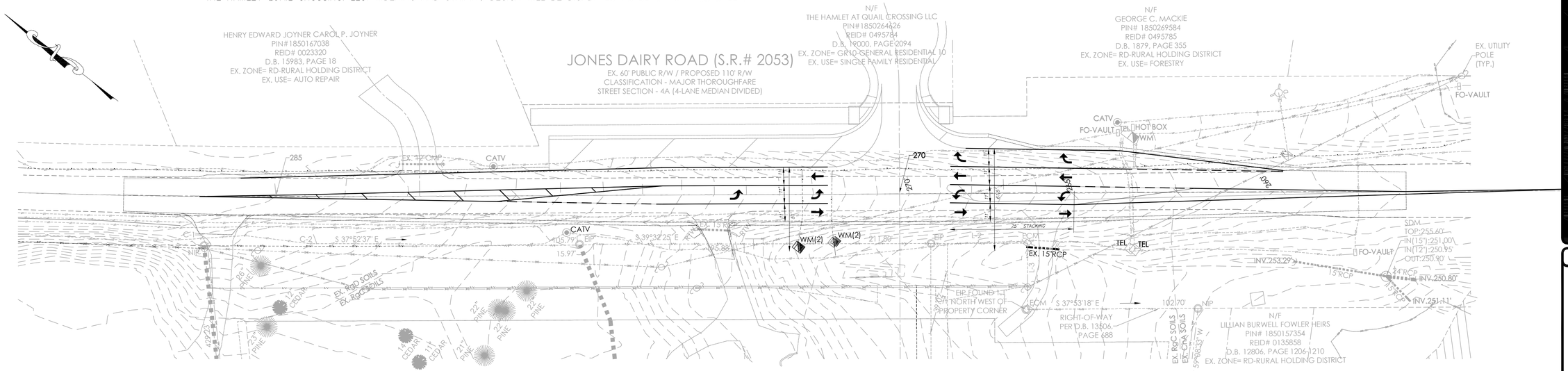
7/16/2024
PRELIMINARY NOT FOR CONSTRUCTION

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

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

SCALE: AS NOTED
DRAWN BY: AJP
PROJECT # 20026
DATE: 8-15-2023
SHEET L-2 OF

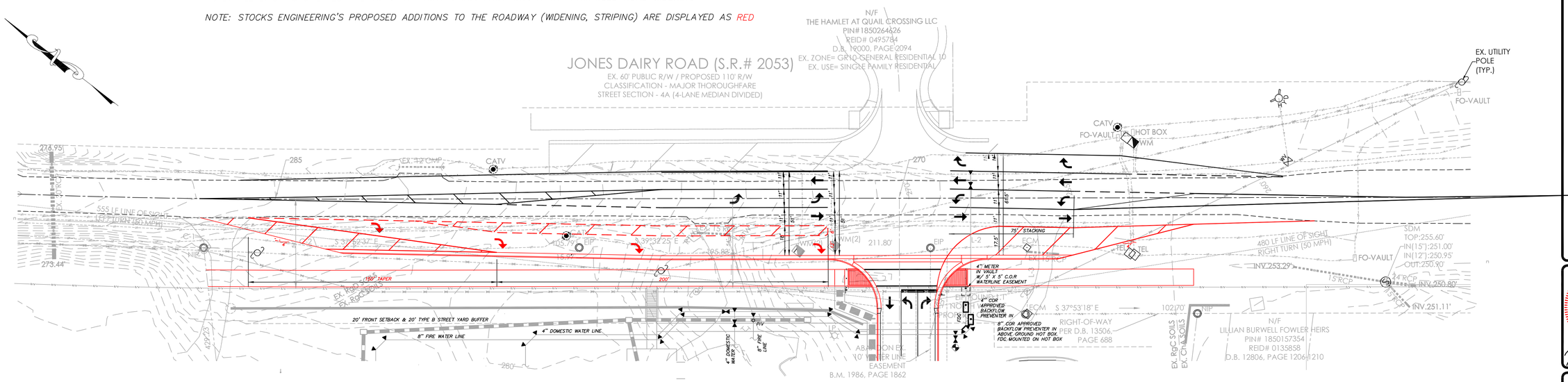
NOTE: THE WIDENING, STRIPING AND CUL-DA-SAC SHOWN IS A PERMITTED BUT NOT BUILT DESIGN BY "THE HAMLET QUAIL CROSSING, LLC.'
THE HAMLET QUAIL CROSSING. LLC. WIDENING AND STRIPING DESIGN WILL BE DISPLAYED AS BLACK ON THIS SHEET.



(EXISTING)

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

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



(PROPOSED)

SCALE: 1" = 30'
0 30 60 75 90

MANY ARE THE PLANS IN A PERSONS HEART, BUT IT IS THE LORD'S PURPOSE THAT PREVAILS. PROVERBS 19:21

STOCKS ENGINEERING
801 EAST WASHINGTON STREET
NASHVILLE, N.C. 27856
WWW.STOCKSENGINEERING.COM
P.O. BOX 1108
PHONE: (252) 459-8196

BLN-C-1874

418 JONES DAIRY ROAD
WAKE FOREST, NORTH CAROLINA

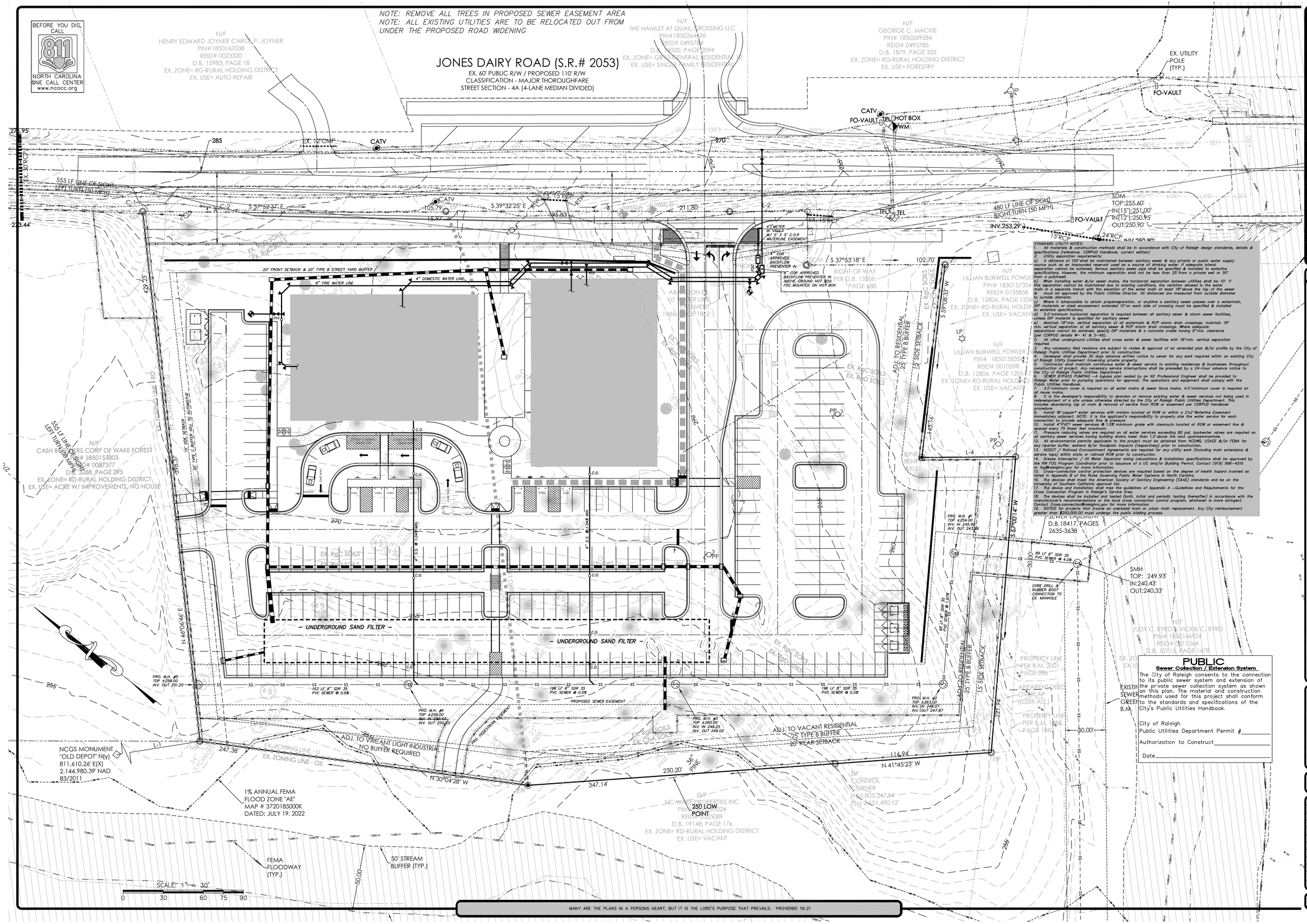
NORTH CAROLINA PROFESSIONAL SEAL 19843 ENGINEER J. MICHAEL STOCKS
J. Michael Stocks
5/22/23

ROADWAY IMPROVEMENTS

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

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

CE-01



MANY ARE THE PLANS IN A PERSONS HEART, BUT IT IS THE LORD'S PURPOSE THAT PREVAILS. PROVERBS 19:21

STANDARD UTILITY NOTES:

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
2. Utility separation requirements:
a) A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a publicwell.
b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18"above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
c) Where it isimpossible to obtain properseparation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications.
d) 5.0'minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
e) Maintain 18"min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6"min. clearance (per CORPUD details W- 41 & S-49).
f) All other underground utilities shall cross water & sewer facilities with 18"min. vertical separation required.
3. Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
4. Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
5. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24-hour advance notice to the City of Raleigh Public Utilities Department.
6. SEWER BYPASS PUMPING - A bypass plan sealed by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
7. 3.0'minimum cover is required on all water mains & sewer force mains. 4.0'minimum cover is required on all reuse mains.
8. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
9. Install ¾" copper* water services with meters located at ROW or within a 2'x2'Waterline Easement immediately adjacent. NOTE: It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure
10. Install 4"PVC* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
11. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0'above the next upstreammanhole.
12. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
13. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
14. Grease interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the FM FOG Program Coordinator prior to issuance of a UC and/or Building Permit. Contact (919) 996-4516 or fog@raleighnc.gov for more information.
15. Cross-connection control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
16. The devices shall meet the American Society of Sanitary Engineering (SAAE) standards and be on the University of Southern California approval list.
17. The device and installation shall mee the guidelines of Appendix A –Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
18. The devices shall be installed and tested (both, initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross connection control program, whichever is more stringent. Contact Cross.connection@raleighnc.gov for more information.
19. NOTICE for projects that involve an oversized main or urban main replacement. Any City reimbursement greater than $250,000.00 must undergo the public bidding process.

PUBLIC
Sewer Collection / Extension System

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

City of Raleigh
Public Utilities Department Permit #_____

Authorization to Construct_____

Date_____

STOCKS ENGINEERING
801 EAST WASHINGTON STREET
NASHVILLE, N.C. 27856
WWW.STOCKSENGINEERING.COM
PHONE: (252) 459-8196
P.O. BOX 1108

BLN-C-1874

418 JONES DAIRY ROAD
WAKE FOREST, NORTH CAROLINA

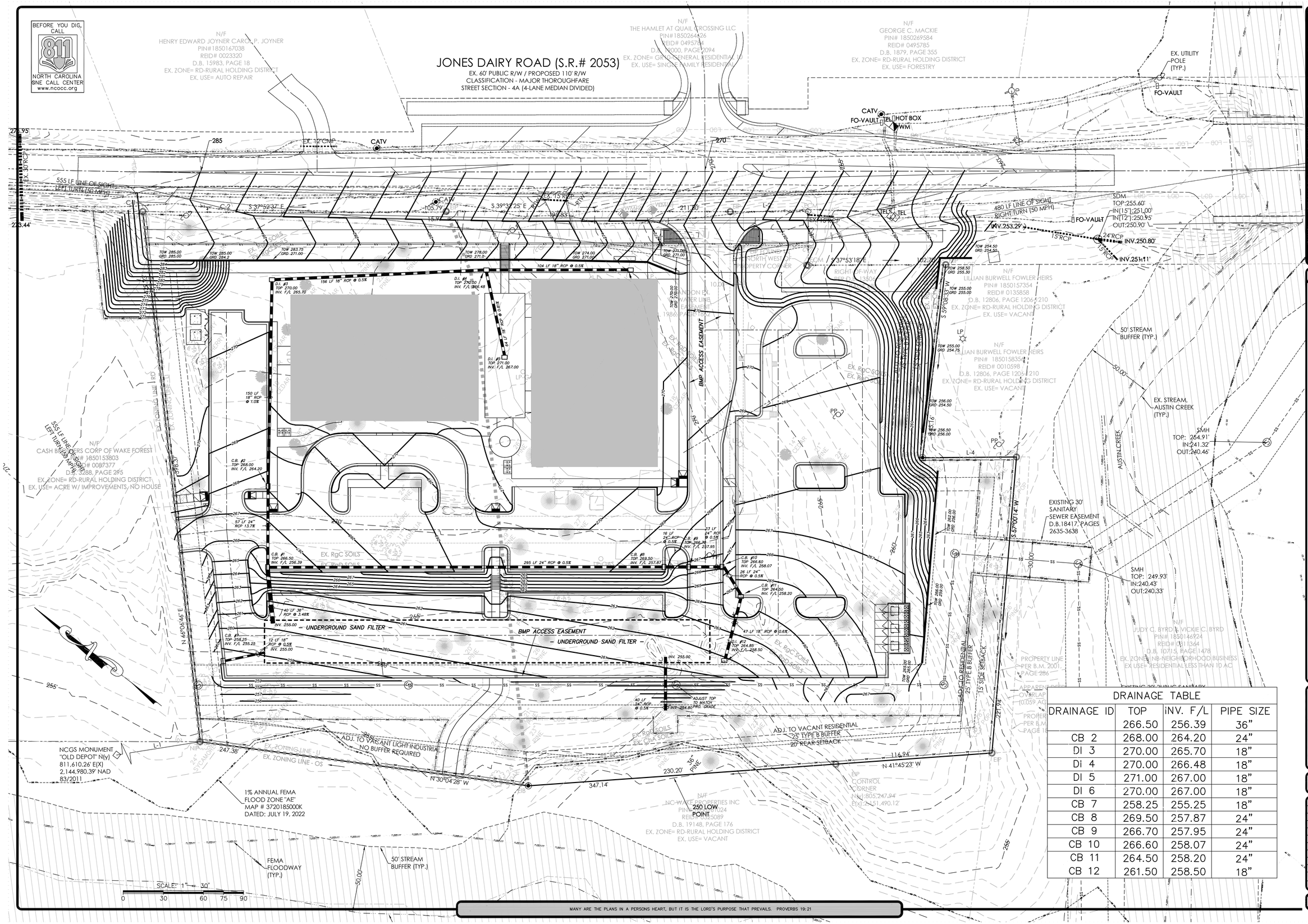
NORTH CAROLINA PROFESSIONAL SEAL 19843 ENGINEER J. MICHAEL STOCKS
5/22/23

UTILITY PLAN

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

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

CE-02



DRAINAGE TABLE			
DRAINAGE ID	TOP	INV. F/L	PIPE SIZE
	266.50	256.39	36"
CB 2	268.00	264.20	24"
DI 3	270.00	265.70	18"
DI 4	270.00	266.48	18"
DI 5	271.00	267.00	18"
DI 6	270.00	267.00	18"
CB 7	258.25	255.25	18"
CB 8	269.50	257.87	24"
CB 9	266.70	257.95	24"
CB 10	266.60	258.07	24"
CB 11	264.50	258.20	24"
CB 12	261.50	258.50	18"

MANY ARE THE PLANS IN A PERSONS HEART, BUT IT IS THE LORD'S PURPOSE THAT PREVAILS. PROVERBS 19:21

STOCKS ENGINEERING
801 EAST WASHINGTON STREET
NASHVILLE, N.C. 27856
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BLN-C-1874

418 JONES DAIRY ROAD
WAKE FOREST, NORTH CAROLINA

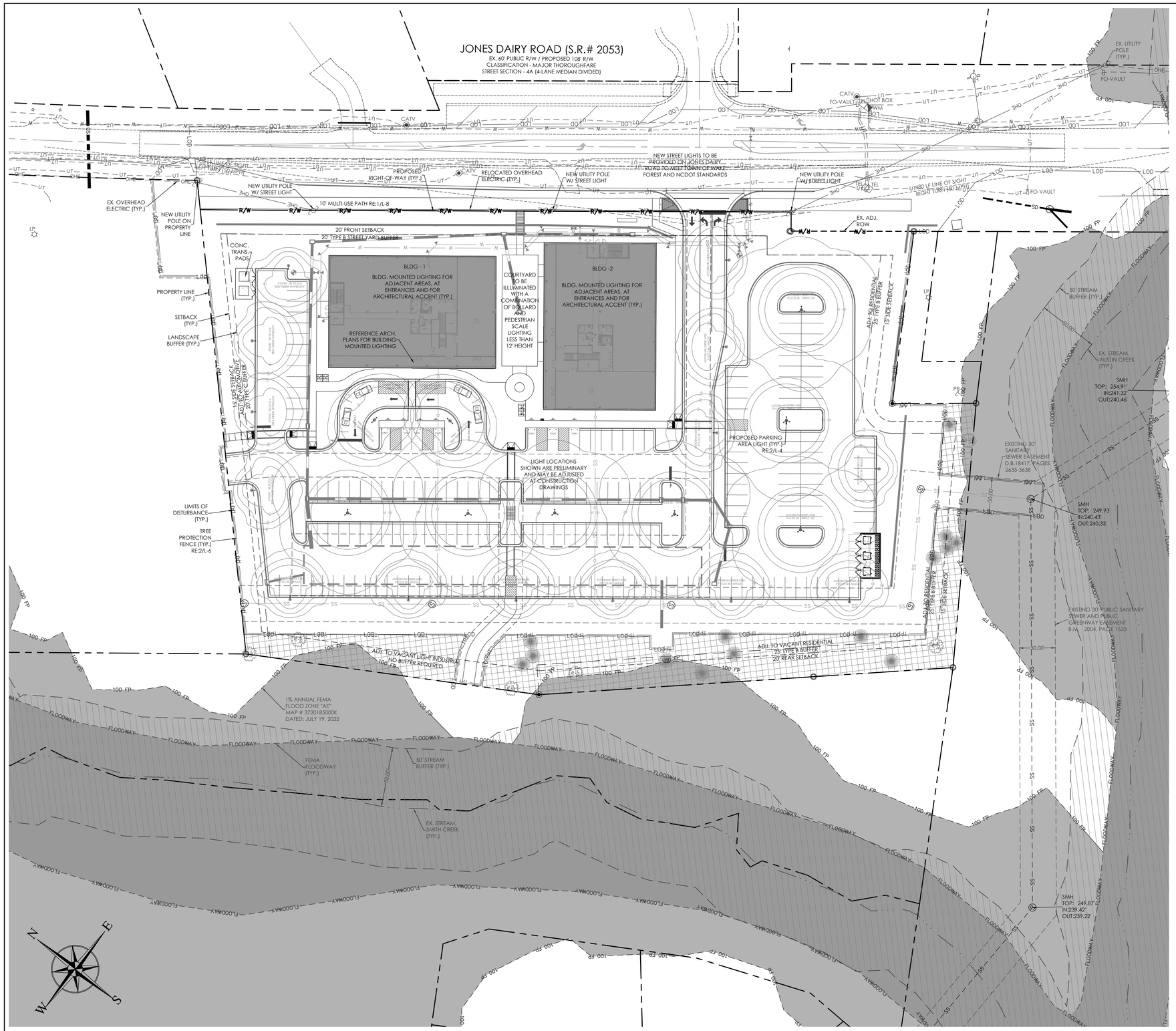
NORTH CAROLINA PROFESSIONAL SEAL 19843 ENGINEER J. MICHAEL STOCKS
5/22/23

GRADING and DRAINAGE PLAN

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

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

CE-03

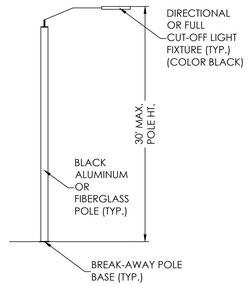


1 L-4 SITE LIGHTING PLAN
SCALE: 1"=40'

40' 20' 0 40' 80'
SCALE: 1" = 40'

SITE LIGHTING PLAN NOTES

1. PROPOSED SITE LIGHTING SHALL MEET ALL STANDARDS AND SPECIFICATIONS OF THE TOWN OF WAKE FOREST AND NCDOT AS APPLICABLE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK.
3. LIGHTING SHALL BE ORIENTED NOT TO DIRECT GLARE OR EXCESSIVE ILLUMINATION ONTO STREETS IN A MANNER THAT MAY DISTRACT OR INTERFERE WITH THE VISION OF MOTOR VEHICLE DRIVES ON SUCH STREETS.
4. CONTRACTOR TO COORDINATE ALL BUILDING MOUNTED LIGHTING WITH ELECTRICAL DESIGNER.
5. CONTRACTOR SHALL COORDINATE LIGHT FIXTURE, AND LIGHT POLE INSTALLATION WITH WAKE ELECTRIC.
6. CONTRACTOR TO PROVIDE 2" SCHEDULE 40 PVC ELECTRICAL CONDUIT UNDER PAVEMENT, UNDER HEAVILY LANDSCAPED AREAS AND AS NECESSARY TO PROVIDE ACCESS TO ALL LIGHT FIXTURES/POLES AND CONNECT BACK TO ELECTRICAL TIE IN LOCATION.
7. CONTRACTOR TO COORDINATE LIGHT POLE AND CONDUIT LOCATIONS PRIOR TO PAVING.
8. ALL ELECTRICAL CONDUIT, LIGHT POLES, AND FIXTURES TO BE FURNISHED BY THE CONTRACTOR.
9. ALL CONDUIT ENDS ARE TO BE CAPPED TO PREVENT ENTRY OF DEBRIS.
10. ALL CONDUITS MORE THAN 20' IN LENGTH SHALL HAVE A POLY STRING INSTALLED.
11. ALL PVC JOINTS ARE TO BE SOLVENT WELDED.
12. A PHOTOMETRIC PLAN IS REQUIRED AT THE TIME OF CONSTRUCTION DRAWINGS.
13. LIGHT LOCATIONS MAY BE ADJUSTED WITH CONSTRUCTION DRAWINGS.



2 L-4 PARKING AREA LIGHT
NTS

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

CASE NUMBER (RZ-23-11)

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE:_____

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE:_____

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
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p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA LANDSCAPE ARCHITECTURAL ASSOCIATES No. C-551 NORTHEASTERLAND DESIGN PLLC
DBA TMTLA ASSOCIATES

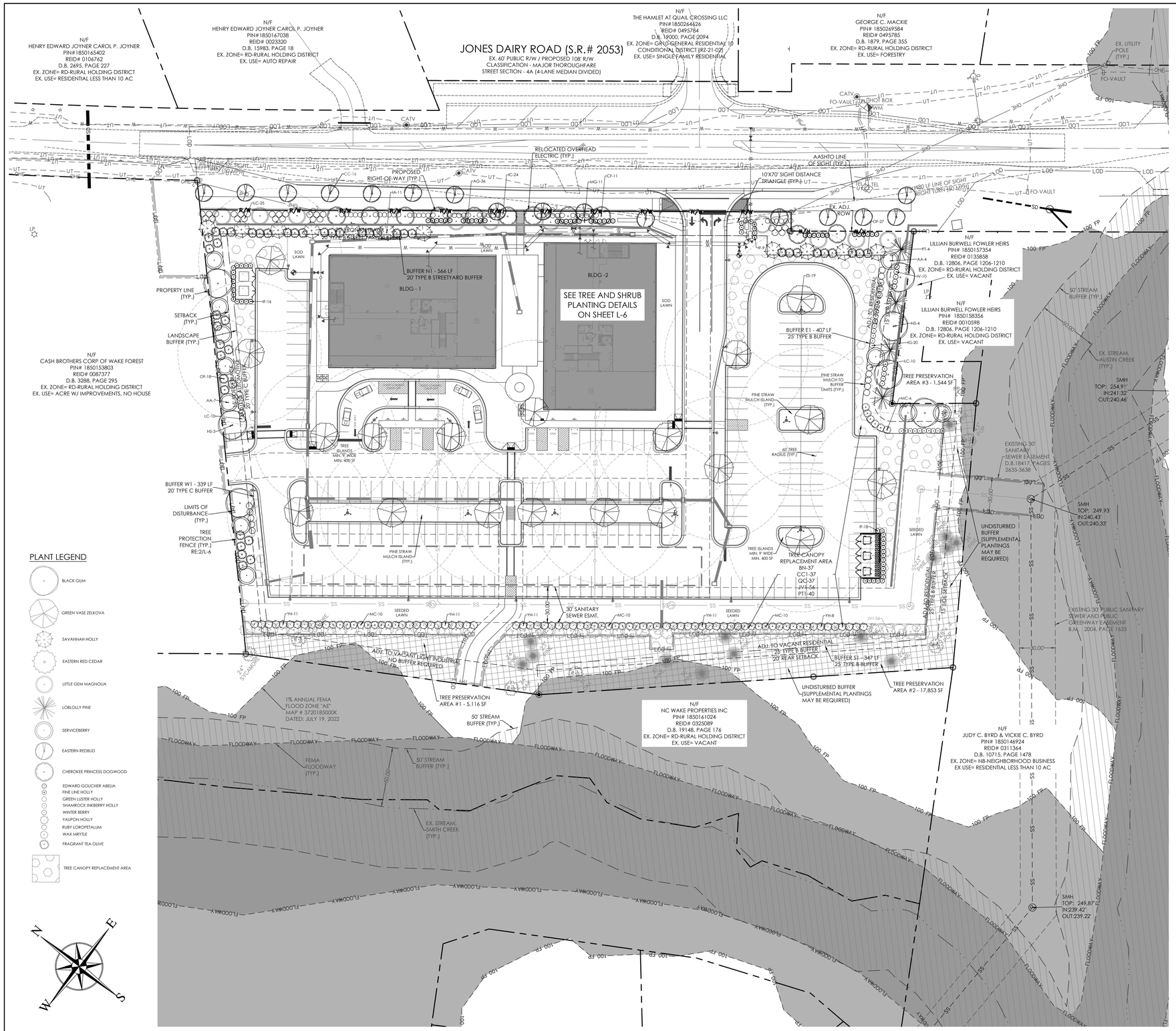
NORTH CAROLINA REGISTERED 1826 PROFESSIONAL ENGINEER ANDREW J. PORTER
7/16/2024

PRELIMINARY NOT FOR CONSTRUCTION

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

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

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



PLANT LEGEND

- BLACK GUM
- GREEN VASE ZELKOVA
- SAVANNAH HOLLY
- EASTERN RED CEDAR
- LITTLE GEM MAGNOLIA
- LOBLOLLY PINE
- SERVICEBERRY
- EASTERN REDBUD
- CHEROKEE PRINCESS DOGWOOD
- EDWARD GOUCHER ABELIA
- FINE LINE HOLLY
- GREEN LUSTER HOLLY
- SHAMROCK INKBERRY HOLLY
- WINTER BERRY
- YAUPON HOLLY
- RUBY LOROPETALUM
- WAX MRYTLE
- FRAGRANT TEA OLIVE
- TREE CANOPY REPLACEMENT AREA

1 / L-5 LANDSCAPE PLAN
SCALE: 1"=40'

40' 20' 0 40' 80'
SCALE: 1" = 40'

LANDSCAPE PLAN NOTES

1. ALL PLANT MATERIAL ON THIS SITE MUST MEET MINIMUM TOWN OF WAKE FOREST UDO REQUIREMENTS FOR SIZE, HEIGHT, AND SPACING. PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND IN CONFORMANCE WITH THE GENERAL PLANTING NOTES AND DETAILS WITHIN THIS PLAN SET.
2. PLANTING STOCK SHALL MEET ALL STANDARDS WITHIN THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK." ALL PLANTS SHALL BE VIGOROUS, HEALTHY MATERIAL FREE FROM PESTS AND DISEASE.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. THE CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT THE SITE AND PERFORM THE WORK SPECIFIED INCLUDING THE FINE GRADING AND INCORPORATION OF TOPSOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATIONS FROM GRADES AND CONDITIONS SHOWN WEATHER SURFACE OR SUBSURFACE. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY AND PRIOR TO ORDERING MATERIALS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS TO PERFORM THE WORK.
5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE CALL (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NORTH CAROLINA ONE CALL. THE CONTRACTOR MAY ALSO NEED TO ENGAGE A PRIVATE UTILITY LOCATING FIRM AT THEIR OWN COST TO EFFICIENTLY HAVE ALL UTILITIES LOCATED.
6. ANY DAMAGE TO EXISTING IMPROVEMENTS OUTSIDE OF THE PROJECT LIMITS, INCLUDING CURB AND GUTTER, SIDEWALKS, PAVED OR TURF AREAS SHALL BE REPAIRED TO ORIGINAL CONDITIONS BY THE CONTRACTOR WITHOUT ADDITIONAL COST TO THE DEVELOPER.
7. PLANT QUANTITIES TO BE VERIFIED BY LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE PLANS AS COMPARED TO THE PLANT LIST THE CONTRACTOR SHALL PROVIDE THE QUANTITY SHOWN ON THE PLANS.
8. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OR MODIFICATIONS TO THE LANDSCAPE PLANS. THIS MAY REQUIRE A MODIFICATION TO THE APPROVED PLANS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES ON THE PLANS.
9. ALL ABOVE GROUND MECHANICAL EQUIPMENT, ELECTRICAL TRANSFORMERS, DUMPSTERS, BACKFLOW PREVENTERS, AND VALVE BOXES SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND RIGHT-OF-WAY WHILE MAINTAINING REQUIRED ACCESS TO LOCAL CODE STANDARDS AND REQUIREMENTS.
10. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTIONS BETWEEN TWO FEET AND EIGHT FEET IN HEIGHT ABOVE THE NEAREST VEHICLE SURFACE OR ADJACENT CURB LINE SHALL BE ALLOWED.
11. ALL UNPAVED AREAS SHALL BE TOPSOILED AND SEEDED / SODDED OR MULCHED TO THE LIMITS OF CONSTRUCTION BASED ON ACTUAL FIELD CONDITIONS BEYOND THE APPROVED PLANS.
12. ALL SOD TO BE REBEL FESCUE IV, TURF GEM, LESCO OR EQUAL. ALL SEED TO BE REBEL FESCUE IV, TURF GEM, LESCO OR EQUAL @ 6 LBS. PER 1000 S.F. IN LAWN AREAS 3" TOPSOIL SHALL BE TILLED INTO THE TOP 6" OF GROUND PRIOR TO SEEDING.
13. SLOPES GREATER THAN 3:1 SHALL REQUIRE HYDRO-SEEDING. SLOPES GREATER THAN 2:1 SHALL BE SODDED WITH CENTIPEDE GRASS. ADDITIONAL STABILIZATION MEASURES MAY BE REQUIRED FOR SLOPES GREATER THAN 3:1 TO ENSURE SOIL STABILIZATION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
14. INTERIOR MULCH SHALL BE DOUBLE GROUND PINE BARK TO A DEPTH OF 4". PERIMETER LANDSCAPE BUFFERS SHALL BE MULCHED WITH 4" PINE STRAW TO BED LINES SHOWN OR BUFFER LIMITS. BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS.
15. PINE STRAW SHALL NOT BE USED AS MULCH OR GROUNDCOVER WITHIN TEN FEET OF ANY STRUCTURES CONSISTING OF EXTERIOR COMBUSTIBLE CONSTRUCTION.
16. CONTRACTOR SHALL LEVEL AND SMOOTH ALL DISTURBED AREAS AND REMOVE ALL ROCKS AND CONSTRUCTION DEBRIS PRIOR TO SEEDING, SOD OR PLANT INSTALLATION.
17. NOTE THAT WITHIN LANDSCAPED AREAS SURROUNDING BUILDING, THE GRADES SHOWN ON THE GRADING SHEET ARE "TOP OF MULCH" OR "TOP OF TOPSOIL." CONTRACTOR SHALL ENSURE POSITIVE FINISHED DRAINAGE (MIN. 2%) AWAY FROM ALL BUILDINGS AND COORDINATE WITH THE LANDSCAPE PLAN TO LEAVE SUBGRADE LOW ENOUGH TO MAINTAIN THESE SPOTS AS FINISHED GRADE.
18. OWNER SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH THE SAME PLANT MATERIAL ORIGINALLY SPECIFIED ON THIS PLAN.
19. TREE PLANTING AND SITE LIGHTING SHALL BE SEPARATED BY AT LEAST 10 FEET.

LANDSCAPE SCOPE OF WORK

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

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

CASE NUMBER (RZ-23-11)

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE:_____

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE:_____

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA PROFESSIONAL ENGINEERING FIRM No. C-551 HORTICULTURAL DESIGN FIRM DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1826 ANDREW J. PORTER

7/16/2024
PRELIMINARY NOT FOR CONSTRUCTION

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

LANDSCAPE PLAN
418 JONES DAIRY ROAD
418 JONES DAIRY ROAD
WAKE FOREST, NC 27587

SCALE: AS NOTED
DRAWN BY: AJP
PROJECT # 20026
DATE: 8-15-2023
SHEET L-5 OF

PLANT SCHEDULE

PLANT LIST - 418 JONES DAIRY ROAD

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

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

LANDSCAPE CALCULATIONS

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

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

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

TREE PRESERVATION - UDO SEC. 8.4.1
CREDIT FOR PRESERVATION OF WOODED AREAS, ONE TREE CREDIT PER 700 SF OF PROTECTED AREA.
TREE PRESERVATION AREA #1 - 5,116 SF
TREE PRESERVATION AREA #2 - 17,853 SF
TREE PRESERVATION AREA #3 - 1,544 SF
TOTAL TREE PRESERVATION AREA = 24,513 SF

CREDIT FOR PRESERVATION OF SPECIMEN TREES
20"-30" DBH PRESERVED TREES, 16 TREES X 3 = 48 TREE CREDITS
31"-41" DBH PRESERVED TREES, 3 TREES X 4 = 12 TREE CREDITS
42"+ DBH PRESERVED TREES, 1 TREE X 5 = 5 TREE CREDITS
65 TOTAL TREE CREDITS FOR PRESERVED SPECIMEN TREES
RE: L-1.1 SPECIMEN TREE LIST

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

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

68 EXISTING SPECIMEN TREES REMOVED, 68 X 4 = 272 REPLACEMENT TREES REQUIRED (1.5" MIN. CALIPER)
272 REPLACEMENT TREES - 65 TREE CREDITS = 207 REPLACEMENT TREES REQUIRED/PROVIDED

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

BUFFER E1 - 407 LF / 25' TYPE B (OPTION 1) BUFFER
407 X 25 = 10,175 SF TOTAL BUFFER AREA, 5,425 SF UNDISTURBED BUFFER AREA
5,425 SF / 10,175 SF = 0.533%, 407 LF X .47 = 191.29 (191 LF W/ PROPORTIONAL REDUCTION)
2 EVERGREEN TREES PER 100 LF - 1.91 x 2 = 3.82 (4) REQUIRED
2 CANOPY TREES PER 100 LF - 1.91 x 2 = 3.82 (4) REQUIRED
2 UNDERSTORY TREES PER 100 LF - 1.91 x 2 = 3.82 (4) REQUIRED
24 SHRUBS PER 100 LF - 1.91 x 24 = 45.84 (46) REQUIRED

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

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

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

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

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

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

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

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

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

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

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

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

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TMTLA ASSOCIATES
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5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

NORTH CAROLINA LANDSCAPE ARCHITECTURAL ASSOCIATION No. C-551 NORTHLAND DESIGN PLLC
DBA TMTLA ASSOCIATES

NORTH CAROLINA REGISTERED 1826 ANDREW J. PORTER

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LANDSCAPE CALCULATIONS
418 JONES DAIRY ROAD
418 JONES DAIRY ROAD
WAKE FOREST, NC 27587

SCALE: AS NOTED
DRAWN BY: AJP
PROJECT # 20026
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SHEET
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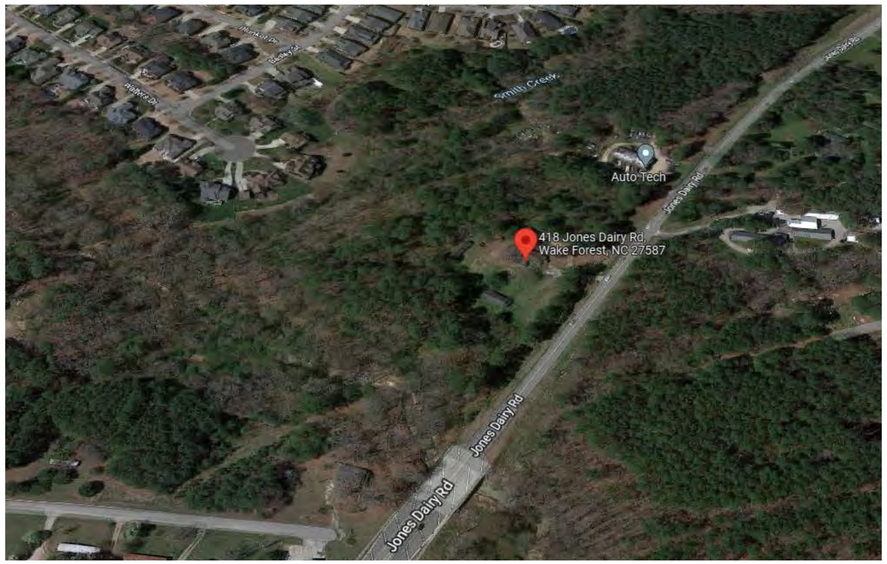
OF

418 JONES DAIRY ROAD OFFICE BUILDING

Rezoning Package

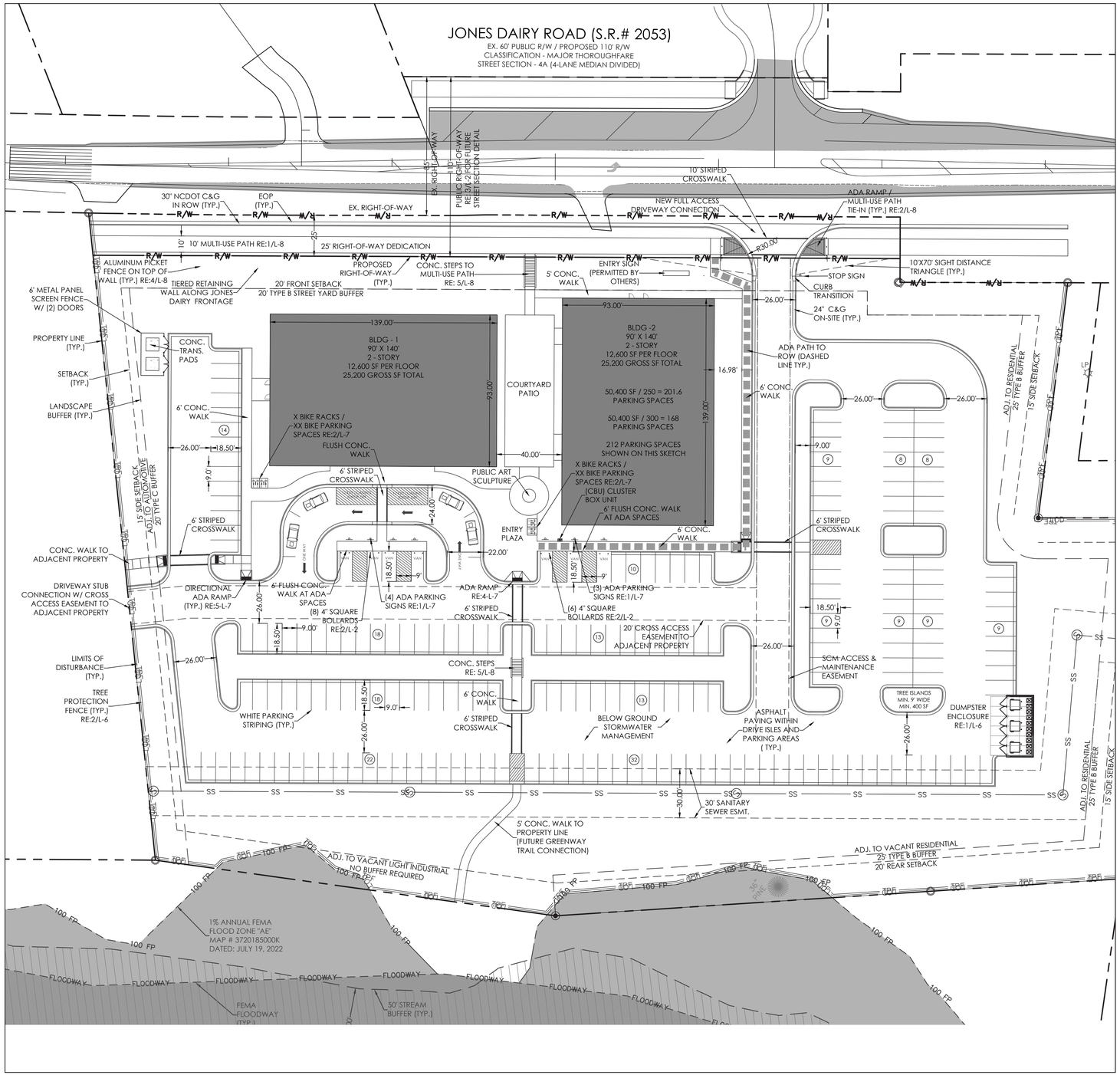
Architectural Concept Design

418 JONES DAIRY ROAD
WAKE FOREST, NC 27587



PROPOSED SITE - FOR REFERENCE ONLY

NOT TO SCALE

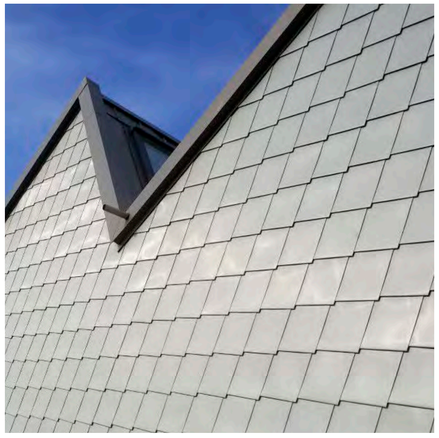


BUILDING ELEVATIONS AND MATERIALITY CONVEYED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

06.28.2024

PRIMARY FACADE MATERIAL STUDY - ZINC PANELS

NOT TO SCALE



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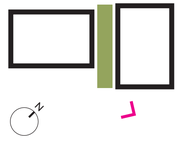

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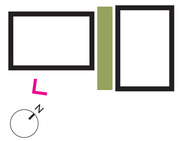

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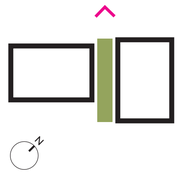
06.28.2024

310 Architecture + Interiors

PRIMARY FACADE MATERIAL STUDY - ZINC PANELS

NOT TO SCALE



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PRIMARY FACADE MATERIAL STUDY - BLACK NORMAN SIZE BRICK

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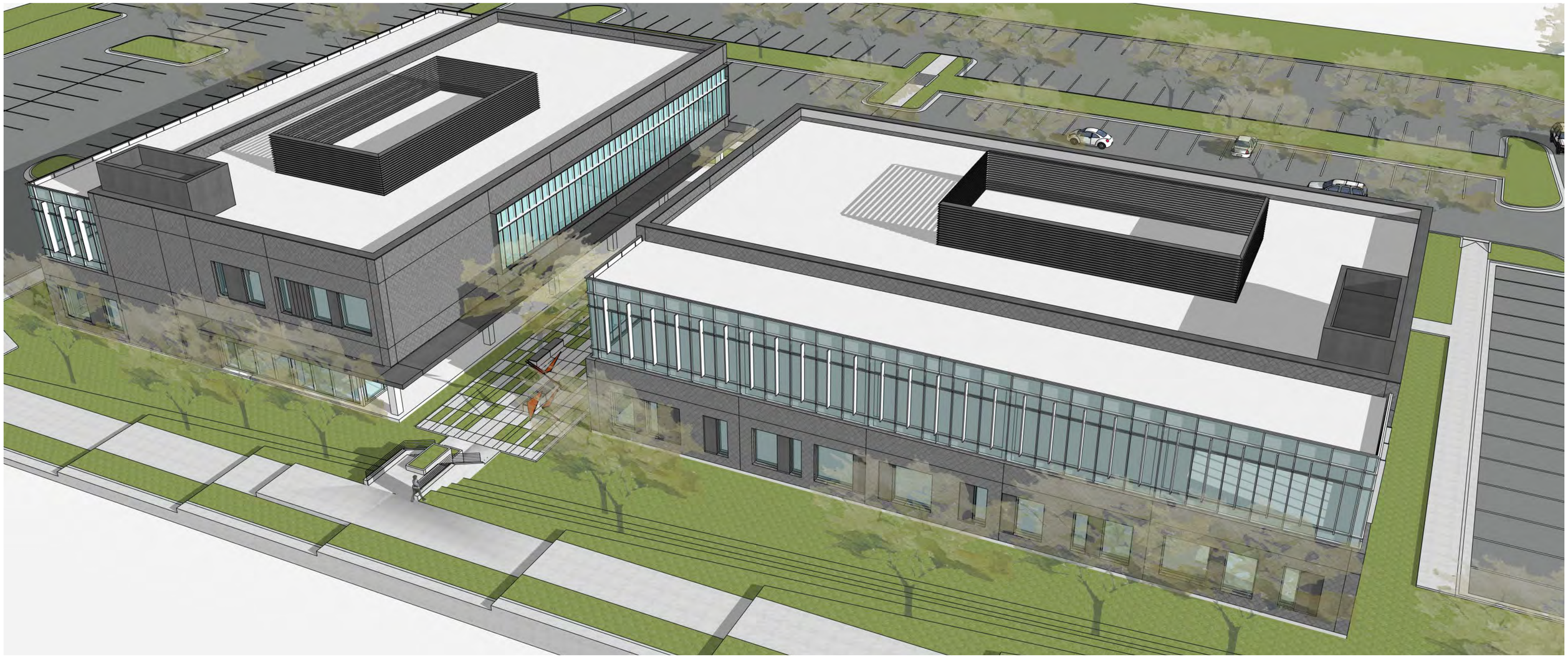

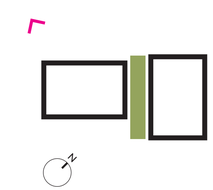

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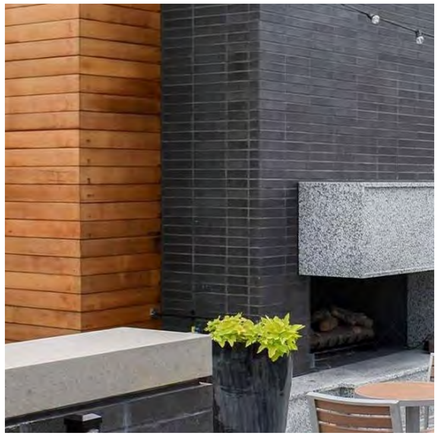

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06.28.2024

PRIMARY FACADE MATERIAL STUDY - BLACK NORMAN SIZE BRICK

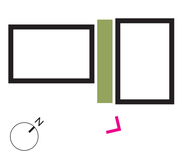
NOT TO SCALE

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

06.28.2024

PRIMARY FACADE MATERIAL STUDY - BLACK NORMAN SIZE BRICK

NOT TO SCALE



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06.28.2024

PRIMARY FACADE MATERIAL STUDY - BLACK NORMAN SIZE BRICK

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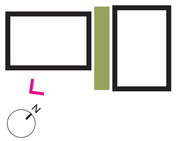

BUILDING ELEVATIONS AND MATERIALITY CONVEYED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

06.28.2024

310 Architecture + Interiors

PRIMARY FACADE MATERIAL STUDY - BLACK NORMAN SIZE BRICK

NOT TO SCALE

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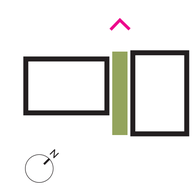
06.28.2024

310 Architecture + Interiors

PRIMARY FACADE MATERIAL STUDY - BLACK NORMAN SIZE BRICK

NOT TO SCALE



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06.28.2024

310 Architecture + Interiors

PRIMARY FACADE MATERIAL STUDY - BLACK NORMAN SIZE BRICK

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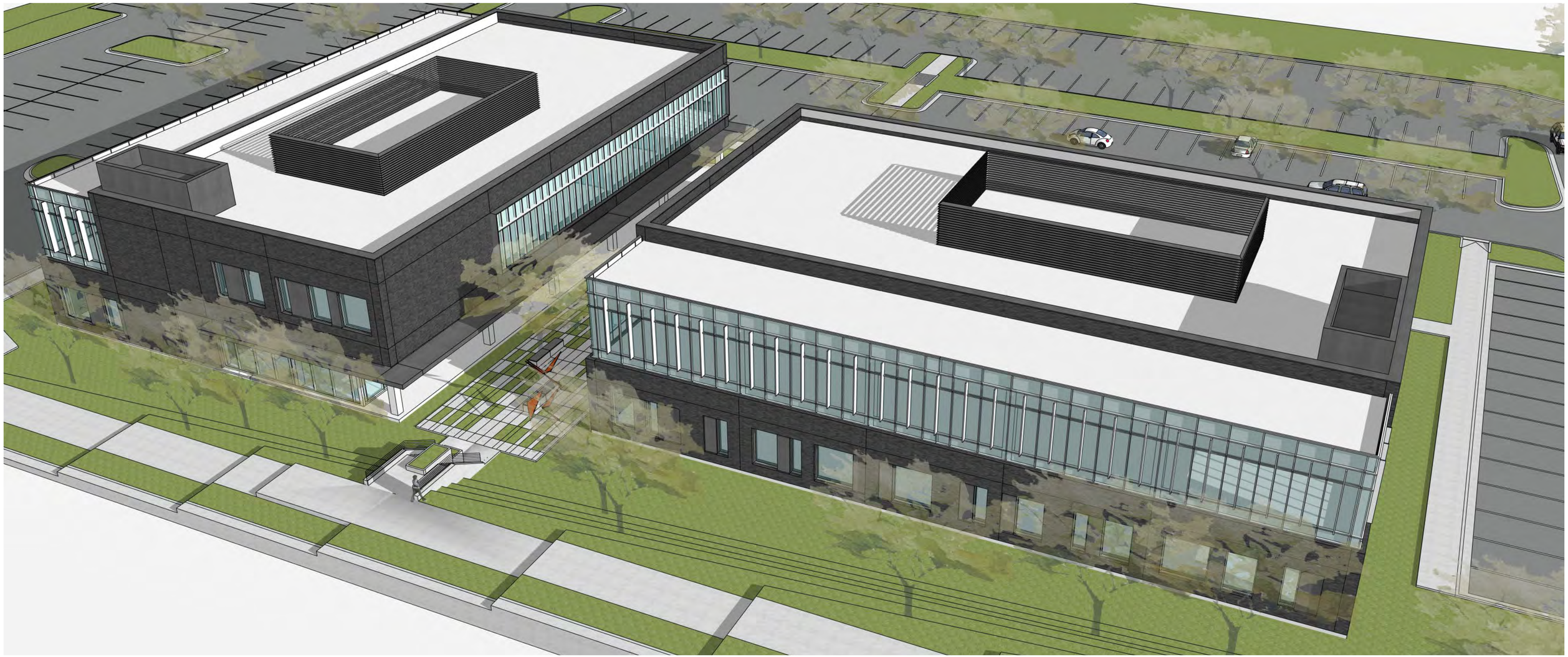
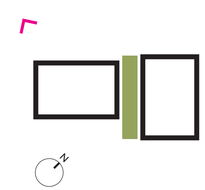


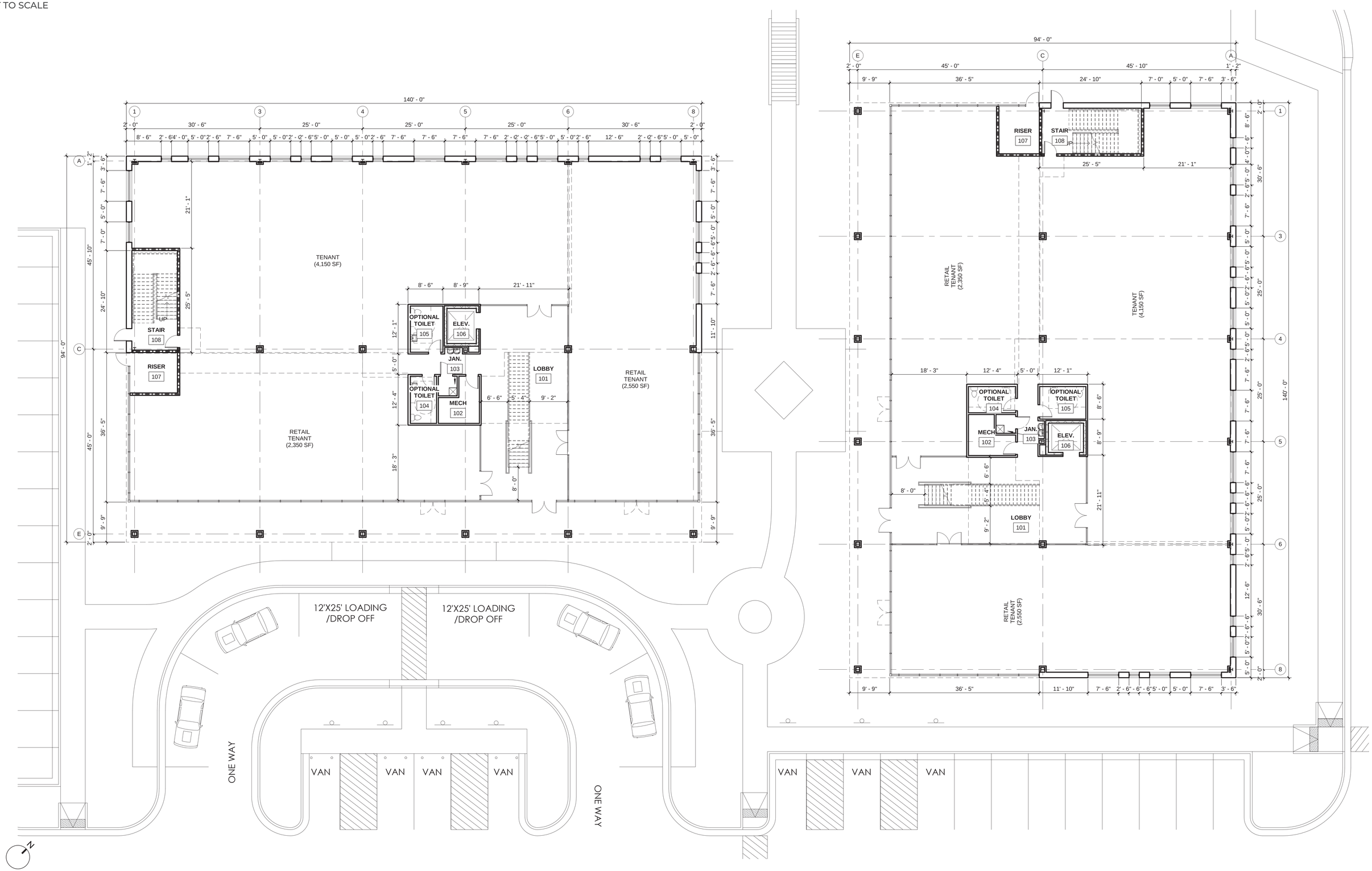


BUILDING ELEVATIONS AND MATERIALITY CONVEYED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

06.28.2024

ARCHITECTURAL SITE PLAN

NOT TO SCALE



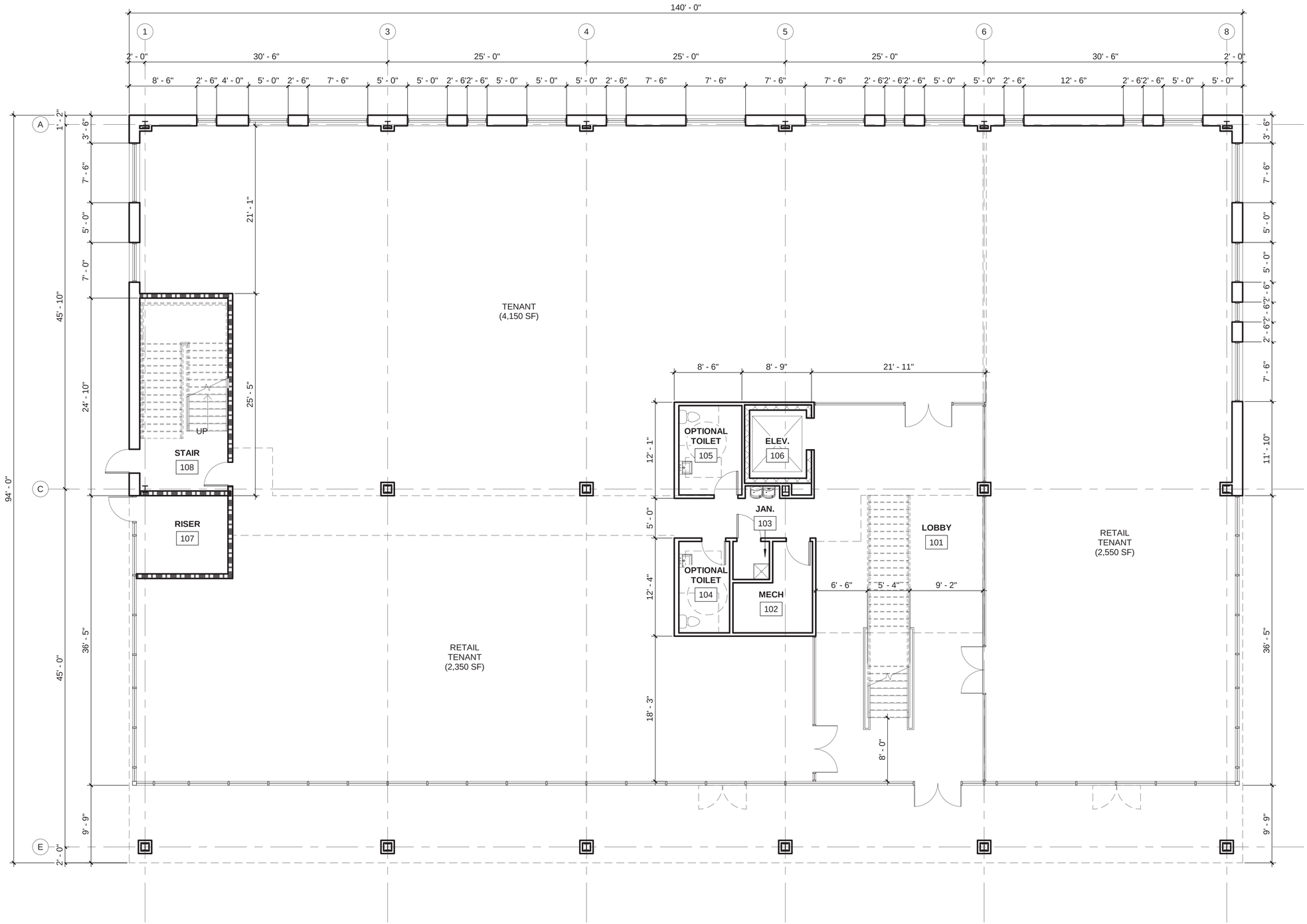
BUILDING ELEVATIONS AND MATERIALITY CONVEYED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

06.28.2024

310 Architecture + Interiors

FIRST FLOOR - SPACE PLAN STUDY

NOT TO SCALE

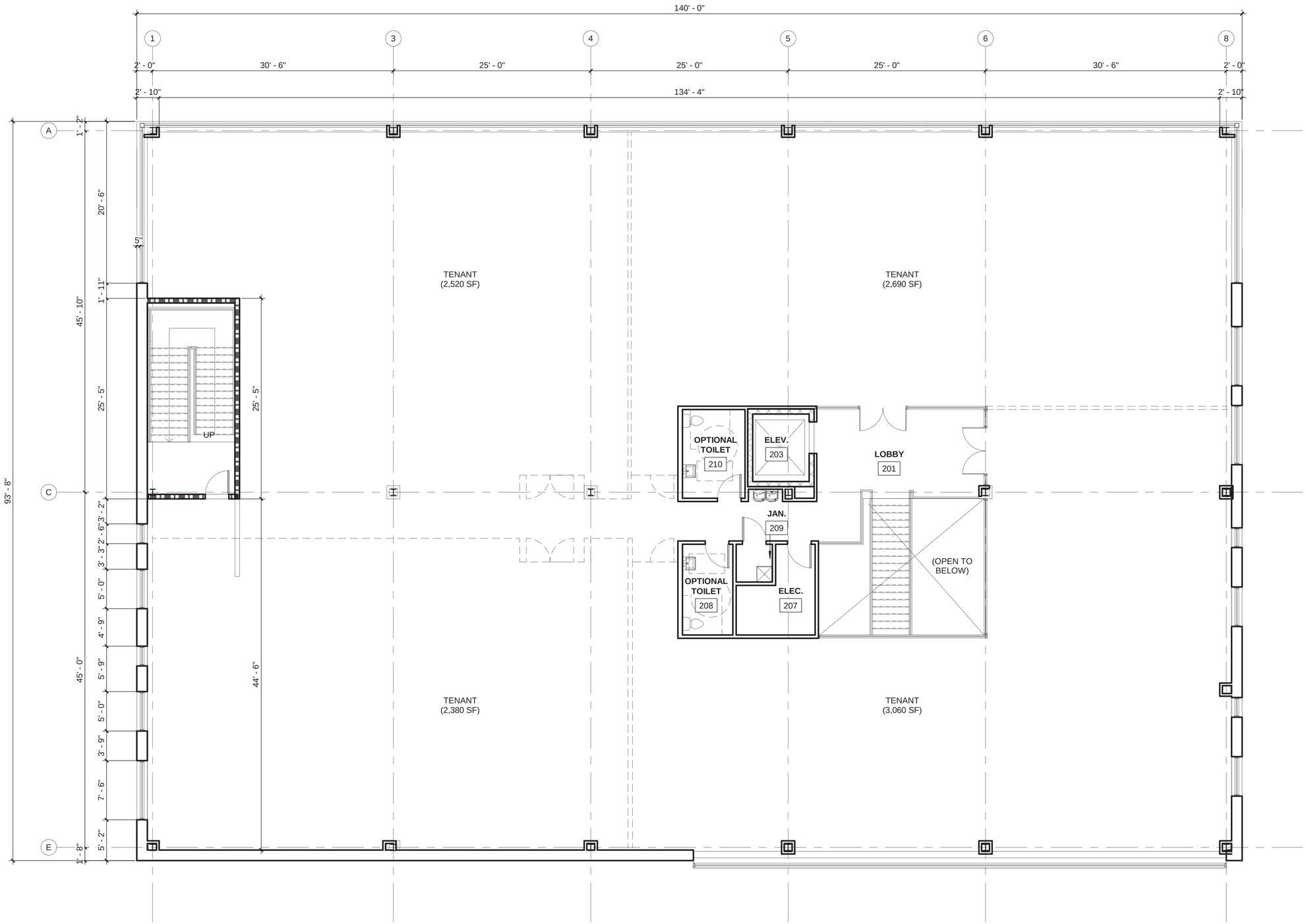


BUILDING ELEVATIONS AND MATERIALITY CONVEYED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

06.28.2024

SECOND FLOOR - SPACE PLAN STUDY

NOT TO SCALE



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

06.28.2024

Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2024-290-
Submitted by: Courtney Tanner
Submitting Department: Planning
Meeting Date: October 1, 2024

SUBJECT
Proclamation Recognizing October 2024 as "Community Planning Month"

Recommendation:

Item Summary:

ATTACHMENTS
- Agenda Summary_BoC.pdf
- Planning_Month_Proclamation_2024_October.docx

Agenda Item: Proclamation Recognizing October 2024 as "Community Planning Month"

Summary: The Town of Wake Forest is celebrating Community Planning by publicly recognizing the participation and dedication of the members of the Planning Board, Town planners, and other citizen planners who have contributed their time and expertise to the improvement of the Town of Wake Forest.

Attachments: Proclamation

NATIONAL COMMUNITY PLANNING MONTH
PROCLAMATION

WHEREAS, change is constant and affects all cities, towns, suburbs, counties, boroughs, townships, rural areas, and other places; and

WHEREAS, community planning and planners can help manage this change in a way that provides better choices for how people work and live; and

WHEREAS, community planning provides an opportunity for all residents to be meaningfully involved in discussions regarding the future of their community; and

WHEREAS, the full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and

WHEREAS, the month of October is designated as National Community Planning Month throughout the United States of America and its territories, and

WHEREAS, the American Planning Association and its professional institute, the American Institute of Certified Planners, endorse National Community Planning Month as an opportunity to highlight the contributions sound planning and plan implementation make to the quality of our neighborhoods and environment; and

WHEREAS, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of the members of planning boards and other citizen planners who have contributed their time and expertise to the improvement of the Town of Wake Forest; and

WHEREAS, we recognize the many valuable contributions made by the professional community of the Town of Wake Forest and extend our heartfelt thanks for the continued commitment to public service by these professionals;

BE IT RESOLVED THAT, the month of October 2024 is hereby designated as "Community Planning Month" in the Town of Wake Forest in conjunction with the celebration of National Community Planning Month.

Adopted this 1st day of October, 2024.

Attest:

Town Clerk

Mayor

Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2024-276-
Submitted by: Tim Richards
Submitting Department: Planning
Meeting Date: October 1, 2024

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

Recommendation:

Item Summary:

ATTACHMENTS
- BOC Agenda Summary RZ-23-12.pdf
- Staff Report RZ-23-12.pdf
- Attachment A - Neighborhood Meeting Information.pdf
- Attachment B - Application.pdf
- Attachment C - Maps.pdf
- Attachment D - Planning Board Recommendation and Plan Consistency Analysis.pdf
- Attachment E - TIA Executive Summary and NCDOT Report.pdf
- Exhibit 1 - Proposed Master Plan.pdf
- Exhibit 2 - Proposed Building Elevations.pdf

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

Summary: A public comment session was held at the September 10, 2024, Planning Board meeting. The Planning Board voted 7-0 to find the request consistent with the Community Plan and reasonable and in the public interest and recommended approval of the zoning map amendment (rezoning) request. The Planning Board made the following suggestion for the applicant to consider:

- Explore upgrading the proposed stormwater infrastructure from the current UDO high-density standard to the draft UDO update high-density standard (control and treat the volume of runoff generated from all built-upon area by one inch of rainfall and attenuate the peak flow leaving the project site for the *25-year*, 24-hour storm).

Since the Planning Board meeting, the applicant has not made any modifications to the proposed conditions and master plan.

Attachments: See Staff Report.

Staff Report
Case RZ-23-12: Hyundai Automotive Dealership

Meeting Date	October 1, 2024
Requested Action	Consideration of the following items related to the Conditional Zoning request for 10012 Capital Boulevard and 2517, 2601, and 2605 Burlington Mills Road: 1. Act on Plan Consistency Statement 2. Rezone 11.16 acres on the Town of Wake Forest Zoning Map from Highway Business (HB) and General Residential (GR3) to Highway Business Conditional District (HB-CD).
Case Manager	Tim Richards, Senior Planner - Development Services
Planning Board Recommendation	Recommended approval by a vote of 7-0 of the zoning map amendment request. The Planning Board made the following suggestion for the applicant to consider: • Explore upgrading the proposed stormwater infrastructure from the current UDO high-density standard to the draft UDO update high-density standard (control and treat the volume of runoff generated from all built-upon area by one inch of rainfall and attenuate the peak flow leaving the project site for the 25-year, 24-hour storm) Since the Planning Board meeting, the applicant has not made any modifications to the proposed conditions and master plan.

PUBLIC MEETINGS

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

CASE INFORMATION

Applicant/Developer	Drew Wilkinson Johnson Automotive 5839 Capital Blvd Raleigh, NC 27616
Property Owners	10012 CBM LLC 1001 College Ct New Bern, NC 28562

	2517 BMC LLC 1001 College Ct New Bern, NC 28562 NAUGHT 1 LLC 5839 Capital Blvd Raleigh, NC 27616	
Location	Northeast corner of the Capital Boulevard and Burlington Mills Road intersection	
Addresses	10012 Capital Boulevard 2517, 2601, and 2605 Burlington Mills Road	
Wake County Tax PIN(s)	1738497725, 1738499517, 1738592719, and 1738593572	
Acreage	11.16 acres	
Zoning	Existing:	Highway Business (HB) and General Residential (GR3)
	Proposed:	Highway Business Conditional District (HB-CD)
Land Use	Existing:	Vehicle rental/leasing/sales Vehicle services – Minor maintenance/repair Vehicle services – Major repair/body work General commercial Open air retail Dwelling – Single-family
	Proposed:	Vehicle rental/leasing/sales Vehicle services – Minor maintenance/repair Vehicle services – Major repair/body work Wireless telecommunications facility (non-tower) Utilities – Class 1 and Class 2
Corporate Limits	This application is located in the Town's corporate limits and extra-territorial jurisdiction (ETJ).	

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

SURROUNDING LAND USES AND ZONING

	Land Use	Zoning
North	Storage – Self-service	Highway Business (HB)
South	Vacant land Gas/Fueling station	Residential Mixed-Use Conditional District (RMX-CD) Highway Business Conditional District (HB-CD) Highway Business (HB)

East	Dwelling – Single-family School – Elementary & Secondary	General Residential (GR3)
West	Vehicle rental/leasing/sales Vehicle services – Minor maintenance/repair Vehicle services – Major repair/body work	Highway Business (HB) Conditional Use Highway Business (CU HB)

The proposed land use is generally **compatible** with surrounding land uses.
The proposed zoning is generally **compatible** with surrounding zoning.
See Attachment C for associated maps.

MASTER PLAN ANALYSIS

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

		• On Burlington Mills Road west of Urial Drive, provide an eastbound left turn lane with approximately 100' of storage and an appropriate deceleration and taper. • On Burlington Mills Road east of Urial Drive, provide frontage widening to be striped as a westbound right-turn lane with approximately 125' of storage and an appropriate taper. • At the Burlington Mills Road and Urial Drive intersection, if a signal has been installed at that intersection as required of the approved Burlington Mills at Capital Blvd development, modify the signal to accommodate all recommended lanes at the intersection. • At the site driveway on Burlington Mills Road opposite Urial Drive, construct a full-movement driveway with one ingress lane and one egress lane. • At the site driveway on US 1, improve the driveway connection to a full right-in/right-out access.
	Proposed:	The Master Plan shows improvements to the northern half of Burlington Mills Road, including additional right-of-way and travel lanes, curb and gutter, multi use path, and other improvements necessary to bring it into conformity with the CTP 4A cross section along the site frontage. Condition #6 states that the developer will make all improvements shown on the Master Plan and all TIA-recommended improvements. While the Master Plan shows Burlington Mills Road tapering to a single westbound lane along the frontage of the intervening two parcels that are not a part of the proposed development (2521 and 2525 Burlington Mills Road), Condition # 8 states the developer will construct improvements along that frontage, at the developer's expense, to bring the northern half of Burlington Mills Road into conformity with the CTP cross section, if, prior to commencement of construction of the Burlington Mills Road improvements, 1) the town or NCDOT acquires the right-of-way and associated utility and temporary construction easements and 2) the town provides the information necessary for the inclusion of the off-site improvements into the developer's construction plans or provides final plans for the off-site improvements.
	Summary:	*The proposed Master Plan **complies** with the minimum roadway infrastructure requirements in the UDO. Note that the US 1 Council of Planning, at its June 4, 2024, meeting, found the proposed rezoning generally consistent with the US 1 Corridor Study, with the recommendation that the developer include in a condition acknowledging that the controlled access line for the U-5307 project is located on the site and stating that the continued business operation will remain viable using only those lands on the site that are not acquired by NCDOT as a part of U-5307.*

Proposed Modifications of UDO Standards

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

Other Proposed Conditions

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

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

Comprehensive Plan Consistency

Community Plan (2022)	The proposed zoning map amendment request is generally consistent with the adopted 2022 Community Plan. This determination is based primarily on the following Community Plan direction: • Corridor Commercial areas should include auto-oriented retail and service businesses that serve patrons from within Wake Forest and the region and strengthen the Town's tax base. Corridor Commercial uses should be situated at highly visible and accessible locations along the Town's major roadways. (See plan page 42). • Commercial Area 1 (Capital Boulevard) should be developed in coordination with NCDOT's U-5307 project. High quality development should be promoted that features efficient access management, landscaping, and attractive building facades. (See plan page 54). • Commercial development should promote cohesive, well-connected shopping areas, consolidate commercial driveways onto major streets where possible to reduce traffic conflicts, provide quality architecture on all sides of the building, and replace non-conforming signage with signage that meets town standards. (See plan page 66).

	• High quality development should be emphasized along highly visible thoroughfares in the Town to reinforce its positive image (See plan page 70). • Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity (See plan page 88).
Comprehensive Transportation Plan (2019)	The proposed zoning map amendment request is generally consistent with the Comprehensive Transportation Plan. This determination is based on the consistency of the roadway improvements proposed with the applicable CTP cross section and the engagement of NCDOT and the US 1 Council of Planning in preparing the Master Plan and proposed conditions (see *Roads* portion of Master Plan analysis above).
Historic Preservation Plan (2022)	The Historic Preservation Plan is not applicable to the zoning map amendment request.
Northeast Neighborhood Plan (2021)	The Northeast Neighborhood Plan is not applicable to the zoning map amendment request.
Park, Recreation, and Cultural Resources Master Plan (2015)	The Parks, Recreation, and Cultural Recourses Master Plan is not applicable to the zoning map amendment request.
Renaissance Plan (2017)	The Renaissance Plan is not applicable to the zoning map amendment request.

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

STAFF RECOMMENDATION

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

ATTACHMENTS

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

EXHIBITS

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

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

LAWYERS

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

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

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

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

January 19, 2024

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

Dear Neighboring Property Owners:

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

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

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

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

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

Sincerely,

Toby R. Coleman

enclosure

#11909021v1

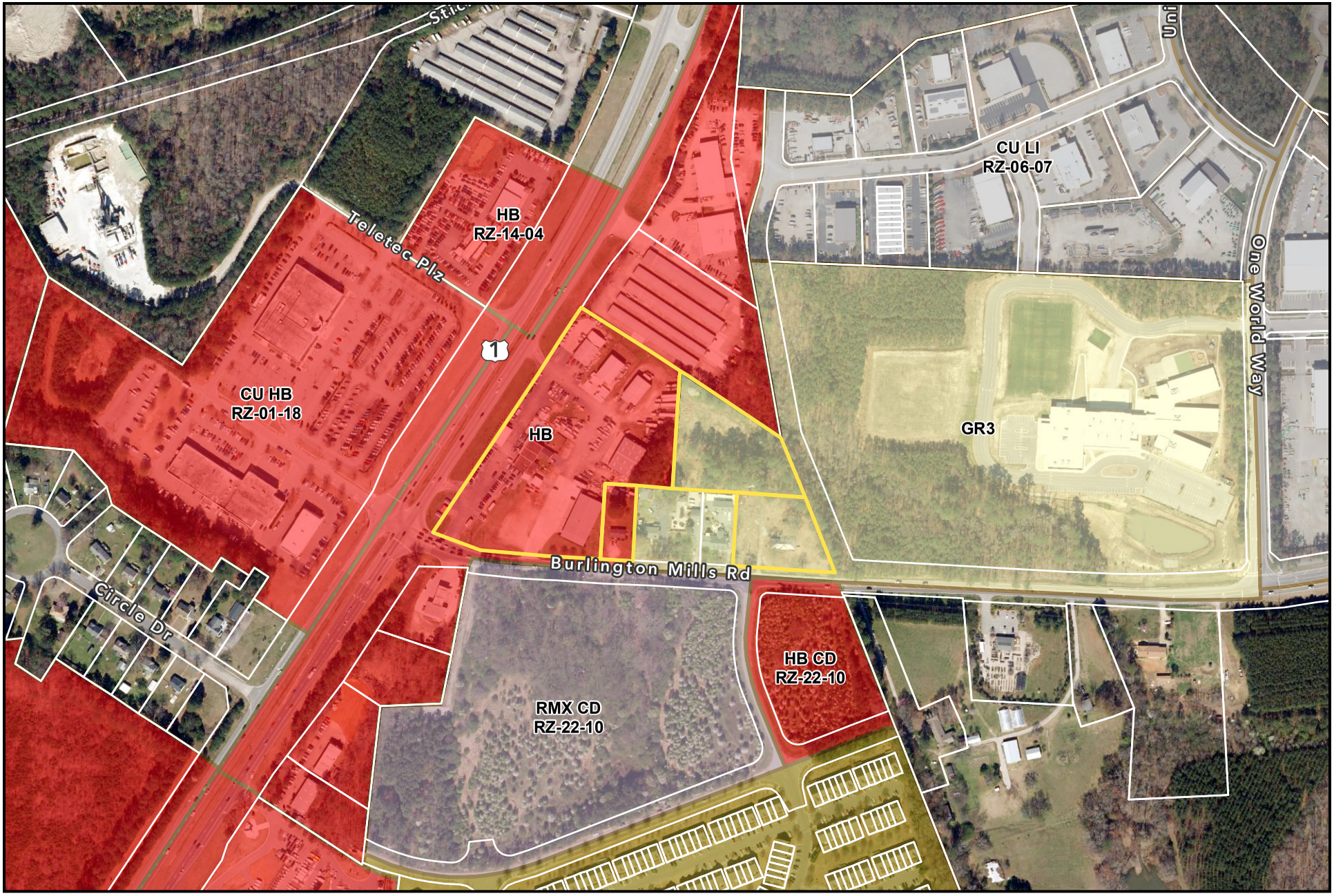
N

0 200 400 800 ft

1 inch equals 400 feet

Disclaimer

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



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RZ-23-01
Mailing List for Neighborhood Meeting

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

RZ-23-01
Mailing List for Neighborhood Meeting

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

<u>Neighborhood Meeting Summary</u>
RZ-23-01
Rezoning of 2517, 2601 and 2605 Burlington Mills Road and 10012 Capital Blvd.

Meeting Date: January 31, 2024
Meeting Location: Abbotts Creek Community Center, 9950 Durant Rd.

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

- An attendee asked when DOT would have funds for Capital Boulevard improvements and whether the road construction would impact the proposed car dealership. The timeline for road construction on this portion of Capital Boulevard is unknown.

- An attendee noted that the master plan for the proposed car dealership shows that two neighboring residential properties would remain.

- An attendee asked how the proposed car dealership would impact traffic. Burlington Mills Road will be expanded as part of the development, which would help reduce the length of traffic backups on westbound Burlington Mills Road at the intersection with Capital Boulevard.

- An attendee asked if a traffic signal would be installed at the intersection of Burlington Mills and Urial. The property on the south side of Burlington Mills Road has committed to installing a traffic light at the intersection once that property is developed.

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

NAME	ADDRESS
Tim Rocke	2429 Circle Drive 2433
336-558-3956	
Jack Adams	2624 Burlington Mills Rd (919)671 9886
	~~JLAdams40~~ JLAdams07@gmail.com
Mike Adams	2704 Burlington Mills Rd W.F.

Conditional District Rezoning Application

(Conditional District Rezoning - Planning Board Workflow)

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

Project Overview #1199900

Project Title: Hyundai Automotive Dealership Conditional District

Application Type: Conditional District Rezoning

Workflow: Conditional District Rezoning - Planning Board

Jurisdiction: Town of Wake Forest (Wake County)

State: NC

County: Wake

Submittal Requirements

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

VIEW CONDITIONAL DISTRICT REZONING SUBMITTAL CHECKLIST

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

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

Pre-Application Meeting

Has a pre-application conference been held?: Yes

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

Pre-Application Conference Date: 9/11/23

Staff Member Met With: Tim Richards

Pre-application Conference Project Number: 1116429

Address & Basic Site Information

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

Project Address or PIN:

- 2517 Burlington Mills Rd (1738499517)

Tax PIN:

- 1738499517

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

- 1738592719
- 1738593572
- 1738497725

Acreage: 11.16

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

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

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

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

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

Parcel Area: GIS Acreage

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

Current Use: Land Use Development

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

Wake Forest (WF): Town Limits

- 10016 Capital Blvd: WF

Planning and Zoning: Jurisdiction

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

Base District: Zoning

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

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

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

In SH2-O Overlay:

In TND Overlay:

In HL-O Overlay:

In National Register of Historic Places:

In Water Supply Watershed Protection Overlay:

In SF Overlay:

In MVCP-O Overlay:

In Flood Hazard Area:

Additional Zoning Information

Currently a Conditional District?: No

Currently a Conditional Use?: No

Is there an existing Special Use Permit for the Property?: No

Case Number of related site plan (if applicable):

Case Numbers of other related approvals (if applicable):

Project Contacts

Please enter all project contacts related to your application.

This is an important step to ensure all members of the applicant team receive email notifications associated with the project which may include comments, requested revisions, scheduled meetings or hearings, and final decisions. This also informs Town staff of the team members assigned role with the project.

Project Contact - Applicant

Project Contact - Property Owner

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

Project Contact - Developer

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

Project Contact - Other

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

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

Project Contact - Engineer

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

Transportation Impact Analysis

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

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

Project Number:

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

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

Project Type: Residential

Proposed Conditional Zoning District: HB-CD, Highway Business

Proposed Land Use:
Vehicle Rental/Leasing/Sales

Proposed Number of Lots: 1

Number of Buildings: 1

Number of Single-Family Lots: 0

Number of Townhome Lots: 0

Number of Multi-Family Units: 0

Total Number of Dwelling Units: 0

Number of Stories: 2

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

Plan Information - Conditional Rezoning

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

Initial Proposed Conditions Offered by Applicant:
See draft zoning conditions on cover sheet (bottom left).

Justification of Consistency with Comprehensive Plan:
Land use plan designates our parcel for corridor commercial, which aligns with HB zoning district.

Hyundai Automotive Dealership Rezoning (RZ-23-12)
Zoning Conditions
Submitted August 21, 2024

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

1. The Property shall be developed in accordance with the associated master plan (RZ-23-12), except deviations from the master plan that are not defined as substantial changes by UDO Sec. 15.15.3.B, and that the Administrator determines are consistent with applicable UDO standards and do not alter the basic development concept or run contrary to the spirit and intent of the adopted master plan may be reviewed and approved by the Administrator.

2. Only the following uses shall be permitted, subject to all applicable supplemental use standards in the UDO: Vehicle Rental/Leasing/Sales; Vehicle Services—Minor Maintenance/Repair; Vehicle Services—Major Repair/Body Work; Wireless Telecommunications Facility (Non-Tower); Utilities—Class 1 and Class 2.

3. Some or all of that portion of the Property within the Proposed Control of Access Area ("C/A Area") as shown on Sheet C-303 of the associated master plan (RZ-23-12) (PHASE 2 SITE PLAN U-5307 OVERLAY) may be condemned by the state as part of the North Carolina Department of Transportation Project U-5307, which will convert the portions of Capital Boulevard adjacent to the Property to a controlled access highway.

    a. The driveway entrance to the Property from Capital Boulevard shown on the associated master plan may be closed by the state as part of Project U-5307.

    b. Permanent off-street parking ("Phase 2 Parking") within the area labeled "PHASE 2 AREA IMPROVEMENTS PENDING NCDOT PROJECT U-5307" ("Phase 2 Area") on Sheet C-301 of the associated master plan and detailed on Sheet C-303 of the associated master plan may not be built until the owner(s) of the Property receives written notice from the state or local government of the state's interest in acquiring some or all of that portion of the Property within the C/A Area (the "Condemnation Notice"). The Phase 2 Parking is provided so that the permitted uses on the Property will have adequate parking to support the permitted uses after the state acquires some or all of the C/A Area. Phase 2 Parking in areas designated as potential locations for drainage, construction, and utility easements in connection with U-5307 improvements may be modified and the number of parking spaces reduced to keep Phase 2 Parking out of said easements associated with U-5307. There will continue to be adequate parking to support the permitted

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

c. Trees labeled "FUTURE TREE" and "FUTURE INTERIOR CANOPY TREE" on Sheet C-702 of the associated master plan and lighting labeled "FUTURE LIGHT" or labeled with a dashed circle on Sheet C-703 of the associated master plan shall be installed concurrently with the installation of Phase 2 Parking. This condition shall not preclude structure demolition, tree removal, and grading activity within the Phase 2 Area prior to receipt of the Condemnation Notice.

4. If the site is developed to include vehicle rental/leasing/sales as a principal use, the facades of the building labeled "PROP. 2-STORY HYUNDAI DEALERSHIP" shall be constructed in a manner generally consistent with the graphic elevations attached to these conditions as Exhibit A. Recognizing that the graphic elevations are illustrative and conceptual, minor adjustments to the ground level detailing and the size of sections or bays from those shown on the graphic elevations are permitted.

5. Commercial buildings on the Property shall be developed in accordance with the associated master plan (RZ-23-12). To facilitate the architecture design reflected in the master plan and Exhibit A to these conditions, the following building design standards of UDO Section 5.6 are modified for Vehicle Rental/Leasing/Sales and Vehicle Services uses:

   a. Section 5.6.2.A The allowable façade materials and required percentages for the Principal Front and Street Building Façade Elevation are modified as follows:
      - Masonry: Min. 5%
      - EIFS: Not permitted
      - Architectural metal siding: Max. 80%

   b. Section 5.6.3.E The requirement that individual glazing areas cannot span more than 15 linear feet shall not apply.

   c. Section 5.6.5.A This section shall not apply.

   d. Section 5.6.5.B The expression of entries requirement is modified to provide that (i) the southern and eastern building façades are not required to have a defined and visible customer entrance, and (ii) any entrances on the southern or eastern building façades are not required to have any of the entry features listed in Section 5.6.5.B.

   e. Section 5.6.5.C The articulation and roofline requirements of this section shall not apply. The principal entryway requirement is modified to permit the Principal Front Elevation to have one principal entrance.

f. For the purposes of the building design standards of UDO Section 5.6, the western building façade shall be the Principal Front Elevation, the northern and southern building facades shall be side elevations, and the eastern building façade shall be the rear elevation. Neither the southern nor the eastern building façade shall be treated as a street façade.

6. Roadway improvements recommended by the Traffic Impact Analysis (the "TIA") (as approved by NCDOT and the Town of Wake Forest) and roadway improvements shown in the adopted master plan shall be constructed by Property owner as per final requirements and timing.

7. In addition to all those roadway improvements recommended by the TIA and otherwise shown in the adopted master plan, additional right-of-way and improvements to Burlington Mills Road and Capital Boulevard required by Chapter 6 of the UDO shall be provided in the initial site Construction Plans for the Property. Where approved by Town staff, the developer of the Property may pay a fee in lieu for the following street improvements to Burlington Mills Road:

   a. The portion of the multi-use path between the Burlington Mills Road intersection with Capital Boulevard and the terminus of the multi-use path shown on the associated master plan;

   b. One-half of the required median; and

   c. Those portions of the second westbound travel lane and the corresponding curb and gutter and frontage improvements that are not constructed in full along the frontage of the Property.

8. If the preconditions set out in this condition are satisfied, the Property owner shall construct at its own cost certain off-site road improvements to that portion of Burlington Mills Road fronting the properties located at 2521 Burlington Mills Road and 2525 Burlington Mills Road (PINs 1738590585 and 1738592504) (the "Adjacent Properties"). The off-site improvements to be constructed shall include a second westbound travel lane and those street improvements occurring on the northern side of Burlington Mills Road outside of the travel lanes (curb and gutter, verge, sidewalk/multi-use path, and back of sidewalk) that are specified in the Wake Forest Comprehensive Transportation Plan and approved by the North Carolina Department of Transportation. The Property owner shall be responsible for these specified off-site improvements if, prior to commencement of construction of the roadway improvements to Burlington Mills Road required by these zoning conditions, the following occur:

a. The Town or the North Carolina Department of Transportation obtain all right-of-way and associated utility and temporary construction easements necessary to construct the roadway improvements; and

b. The Town provides the Owner either (i) sufficient information to include the specified off-site improvements in its Construction Plans for the Property ("Owner's Construction Plans") or (ii) final plans and cross sections necessary to construct such roadway improvements (the "Approved Road Plans").

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

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

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

Property Owners:
Naught 1 LLC
2517 BMC LLC
10012 CBM LLC

By: _____ 08-20-2024
C. David Johnson, Jr. Date
Manager, Naught 1 LLC, 2517 BMC LLC and
10012 CBM LLC

Agent Authortization Form

TOWN *of* WAKE FOREST

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

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

Landowner's name*: 10012 CBM LLC

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

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

Landowner's Signature: 10012 CBM LLC By:

Date: April 3, 2024

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

Name: C. David Johnson Jr.

Address: 5839 Capital Blvd. Raleigh NC 27616

Telephone number: 919-877-1955

Email address: dwilkinson@johnsonautomotive.com

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

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

Agent Authortization Form

TOWN *of* WAKE FOREST

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

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

Landowner's name*: 2517 BMC LLC

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

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

2517 BMC LLC

Landowner's Signature: By: [signature]

Date: 12/12/2023

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

Name: G. David Johnson Jr.

Address: 5839 Capital Blvd. Raleigh NC 27616

Telephone number: 919-877-1955

Email address: djohnson@johnsonautomotive.com

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

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

TOWN *of* WAKE FOREST

Agent Authortization Form

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

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

Landowner's name*: NAUGHT 1, LLC

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

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

Landowner's Signature: By: [signature]

Date: 12/02/2023

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

Name: C. David Johnson Jr.

Address: 5839 Capital Blvd. Raleigh NC 27616

Telephone number: 919-877-1955

Email address: djohnson@johnsonautomotive.com

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

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

TOWN of WAKE FOREST

Agent Authortization Form

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

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

Landowner's name*: Naught 1 LLC

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

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

Naught 1 LLC

Landowner's Signature: By: [signature]

Date: 12/12/2023

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

Name: C. David Johnson Jr.

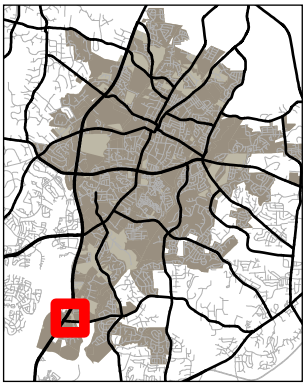
Address: 5839 Capital Blvd. Raleigh NC 27616

Telephone number: 919-877-1955

Email address: djohnson@johnsonautomotive.com

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

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



Aerial Photograph

TOWN of WAKE FOREST

RZ-23-12

Hyundai Automotive Dealership Conditional District

Wake County PIN: 1738497725,1738499517,1738592719 & 1738593572

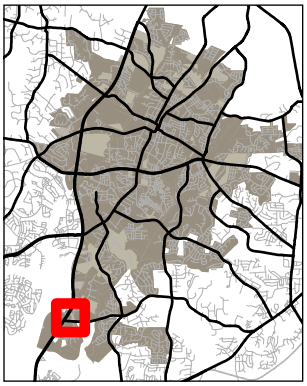
8/7/2024

Stickman St
Stroller Ridge Dr
Leighton Ridge Dr
Teletec Plz
Subject Area
Burlington Mills Rd
Circle Dr
Capital Blvd
Capital Blvd
Urial Dr
Meadstone Way
Middletown Dr
Clover Bank St
Iyar Way
Tarkiln Pl
Hillsgrove Rd

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

0 500 1,000 1,500 Feet

N W E



Zoning

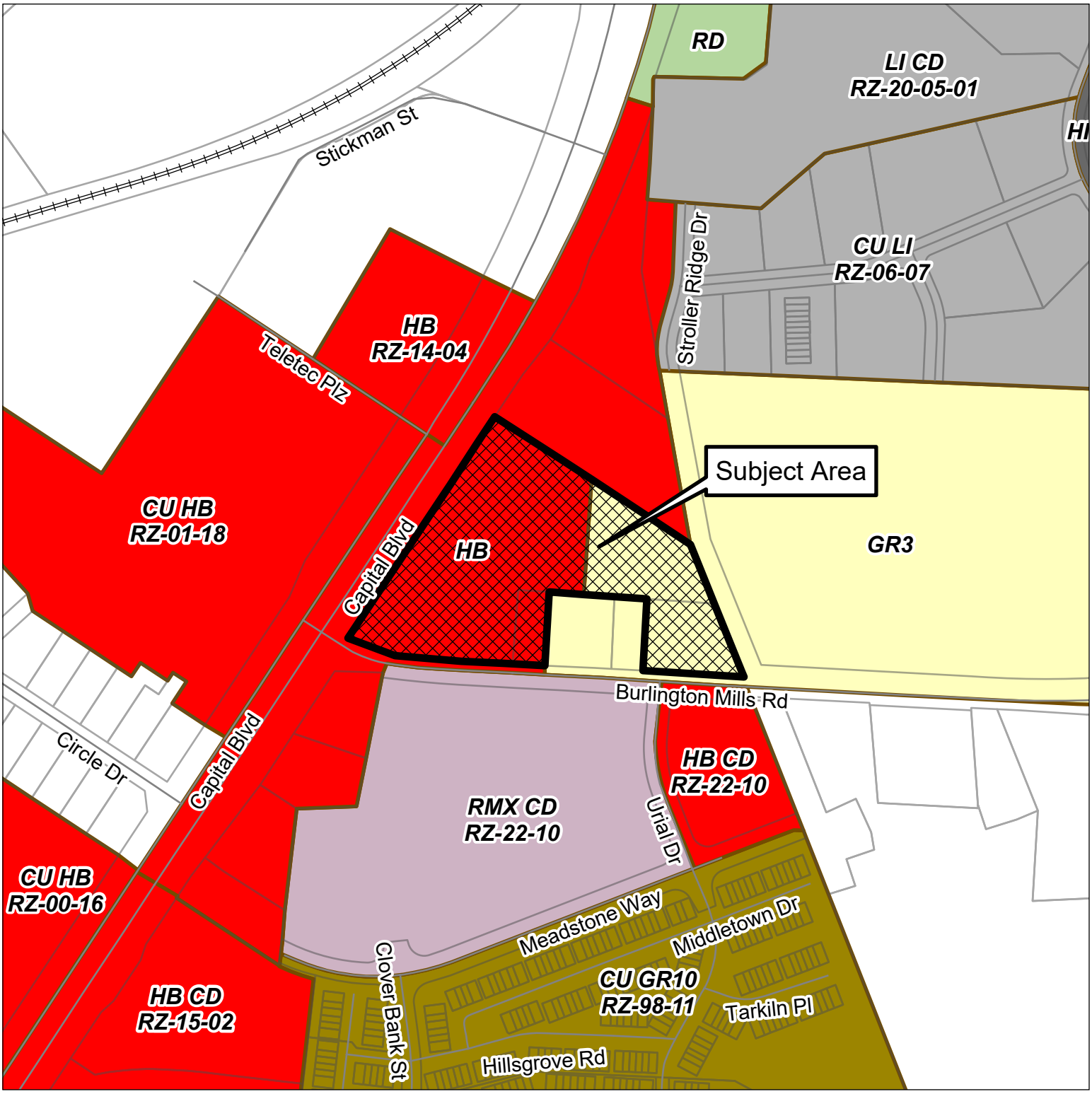
TOWN of WAKE FOREST

RZ-23-12

Hyundai Automotive Dealership Conditional District

Wake County PIN: 1738497725,1738499517,1738592719 & 1738593572

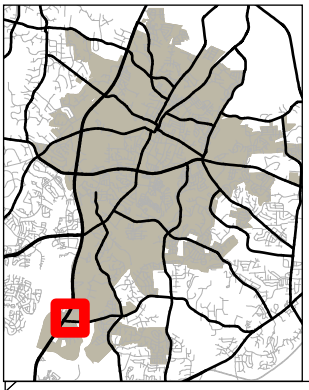
8/7/2024



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

0 500 1,000 1,500 Feet

N W



Land Use Plan

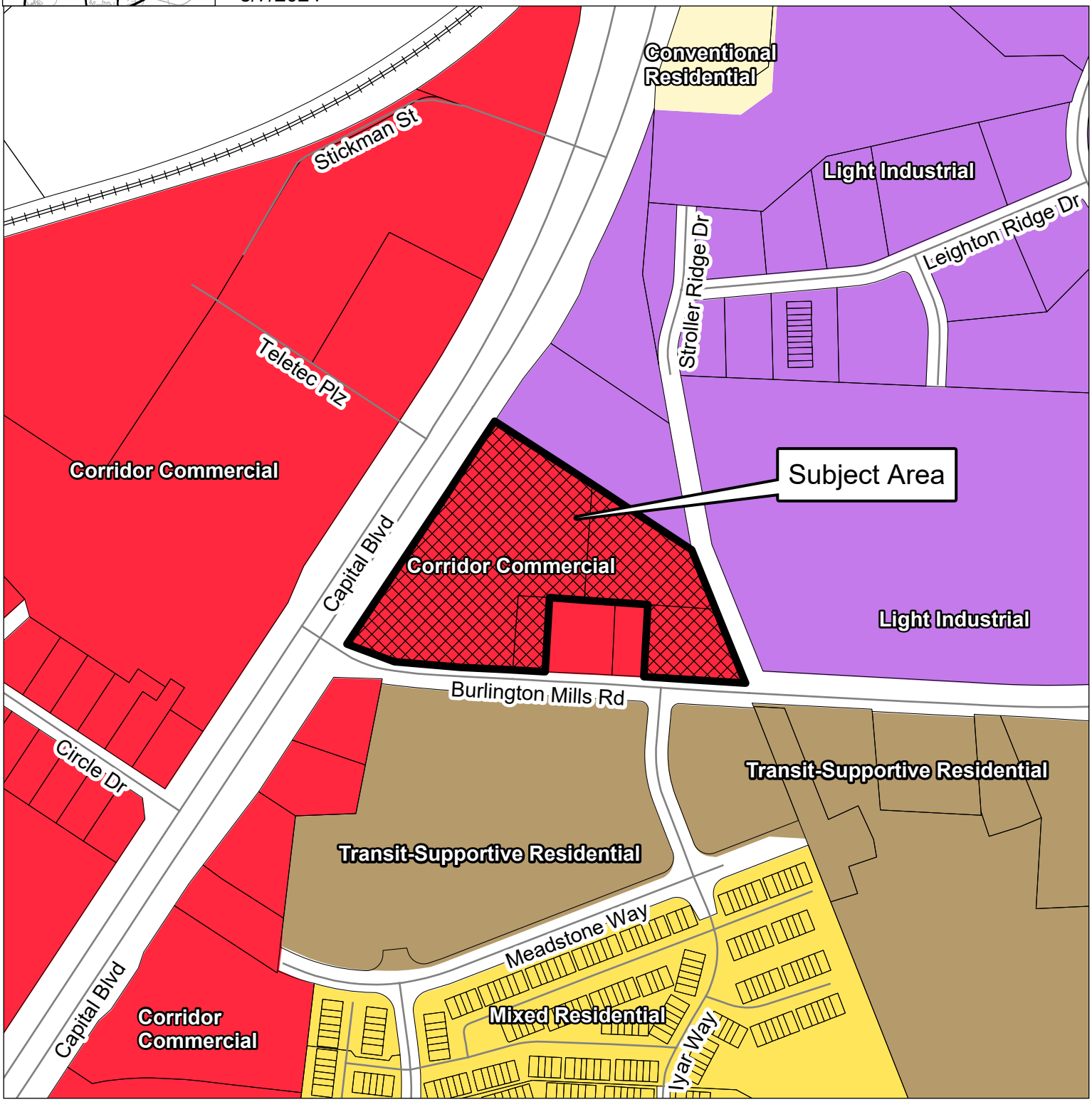
TOWN of WAKE FOREST

RZ-23-12

Hyundai Automotive Dealership Conditional District

Wake County PIN: 1738497725,1738499517,1738592719 & 1738593572

8/7/2024



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

0 500 1,000 1,500 Feet

TOWN *of*
WAKE FOREST

Report Requirements:

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

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

GENERAL INFORMATION

Applicant	Drew Wilkinson
Owners:	10012 CBM LLC; 2517 BMC LLC; NAUGHT 1 LLC
Requested Action:	Rezone 11.16 acres located at 10012 Capital Boulevard and 2517, 2601, and 2605 Burlington Mills Road, being Wake County Tax PIN(s) 1738497725, 1738499517, 1738592719, and 1738593572, from Highway Business (HB) and General Residential (GR3) to Highway Business Conditional District (HB-CD)
Existing Zoning:	Highway Business (HB) and General Residential (GR3)
Location:	10012 Capital Boulevard and 2517, 2601, and 2605 Burlington Mills Road
Size:	11.16 acres
Tax PIN(s):	1738497725, 1738499517, 1738592719, and 1738593572
Existing Land Use:	Vehicle sales and services; General commercial; Open air retail; Single-family dwelling

Applicable Officially Adopted Plans:

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

This report reflects the recommendation of the Planning Board, this the 10th day of September 2024.

Introduced by Planning Board member: Matt Davis

Seconded by Planning Board member: Elaine Sheppard

Attest:

Karin Kuropas, Planning Board Chair

Jennifer Currin, Assistant Planning Director

Community Plan Consistency Analysis: RZ-23-12				
POLICIES FOR AFFORDABLE HOUSING		**YES**	**NO**	**NA**
AH-1	Implement Affordable Housing Plan			
POLICIES FOR RESIDENTIAL CHARACTER		**YES**	**NO**	**NA**
RC-1	Encourage single-family attached and multifamily development to incorporate varied building frontages and rooflines, front porches, front yards, and balconies to provide visual interest and complement the scale and character of surrounding single-family neighborhoods			
RC-2	Setbacks of infill development should match the existing context as much as possible as uniform setbacks can help foster a pedestrian-friendly environment			
RC-3	Promote higher density infill and redevelopment within older established neighborhoods to provide greater housing choices while matching the scale and character of existing properties			
RC-4	Promote higher density housing along key corridors and surrounding activity centers. This includes near areas designated in the Land Use Plan as Commercial Corridor; Neighborhood Commercial; Light Industrial; and Office, Civic, and Institutional			
RC-5	For larger scale planned subdivisions that provide a mix of housing types, work with private developers to locate lower density housing near existing single-family detached neighborhoods to create appropriate transitions and preserve the character of established neighborhoods			
RC-6	Consider requiring a minimum percentage of housing types in new neighborhood developments to increase housing diversity and affordability (e.g. at least 20% duplexes/townhomes)			
RC-7	Review and update the UDO to align with residential character recommendations within this Community Plan			
POLICIES FOR SENIOR HOUSING		**YES**	**NO**	**NA**
SH-1	Promote senior housing within a quarter mile of transit stops, Downtown, shopping areas, parks, and recreational facilities			
SH-2	Encourage smaller lot, single-story housing types for seniors that are ADA accessible			
SH-3	Encourage age-targeted cooperative housing types for community-oriented senior living, such as co-housing and cottage home courts			
SH-4	Promote the development of continuing care retirement communities (CCRC), or life plan communities, which offer distinct types of housing and care levels based on a senior's needs			
SH-5	Encourage developers of age-targeted housing to include amenities attractive to seniors, such as front porches, back patios, walking paths, and outdoor sports facilities, and activated gathering spaces			
POLICIES FOR COMMERCIAL DEVELOPMENT		**YES**	**NO**	**NA**
CD-1	Enhance established commercial areas by incentivizing redevelopment and/or renovation of existing businesses.			
CD-2	Support small, local businesses within commercial centers to support unique shopping options within Wake Forest			
CD-3	Establish architectural design standards for commercial building facades that promote quality design while allowing for flexibility that encourages creative design			
CD-4	Promote multi-story structures within Commercial Corridor and Neighborhood Commercial areas at appropriate scales that offer residential or office above ground-floor commercial			
CD-5	Encourage pedestrian-oriented shopping environments with sidewalks, attractive storefronts, and buildings facing each other to create a sense of enclosure			
CD-6	Encourage the incorporation of pedestrian/bicyclist/transit-oriented areas in large-scale shopping centers that provide outdoor seating and gathering areas, bicycle parking stations, and access to transit services			
CD-7	Promote cross-access and pedestrian pathways between adjacent parking lots and leading to buildings to promote well-connected, cohesive shopping areas			

Community Plan Consistency Analysis: RZ-23-12				
CD-8	Encourage the consolidation of commercial driveways onto major streets to reduce traffic conflicts			
CD-9	Require “360 degree architecture” (high quality architecture on all sides of the building as opposed to just the front-facing façade), including well-designed or screened service areas			
CD-10	Encourage businesses to replace existing, non-conforming signage with attractive signage that meets Town standards			
CD-11	Promote outparcel development to improve the character along primary roadways and break up views of large parking lots			
CD-12	Review and update the UDO, including the US 1 Special Highway Overlay (SH1-O) and Dr Calvin Jones Highway Overlay (SH2-O) districts, to align with commercial development recommendations within this Community Plan			
CD-13	Support accessory commercial units (ACUs) that allow the ground floor of residential properties or an accessory structure facing the street to contain a commercial use beneficial to the surrounding neighborhood			
CD-14	Establish block standards for commercial areas to break up large tracts into more human scale pieces with streets or street-like features within the development			
POLICIES FOR MINORITY & WOMEN-OWNED BUSINESSES		**YES**	**NO**	**NA**
MWOB-1	Work with organizations, such as the Chamber and the Black Business Alliance, to expand diversity, equity, and inclusion programs that are supported with grassroots community engagement			
MWOB-2	Explore successful programs for supporting minority and women-owned businesses in surrounding communities to implement in Wake Forest			
MWOB-3	Explore regional, state, and federal grants available for minority and women businesses, such as grants from the National Institute of Economic Development and Carolina Community Impact			
MWOB-4	Support informational sessions and/or provide educational resources to employers on how they can establish equitable work environments and policies within their businesses			
POLICIES FOR SETBACKS		**YES**	**NO**	**NA**
SB-1	Incentivize businesses to situate new buildings at or near the property line to improve walkability, such as by requiring more landscaping if parking lots are located in front of buildings rather than to the rear/side			
SB-2	Promote consistency in setbacks within commercial and residential areas to form desirable continuity in the streetwall, or the facades of buildings facing the street			
SB-3	Encourage outparcel development with 360 architecture to “hold the corner” of commercial corridor development			
SB-4	Ensure adequate setbacks of industrial or other high intensity uses to reduce potential sound or visual impacts on adjacent lower intensity uses			
SB-5	Allow for flexibly in setbacks in Downtown where existing conditions prevent a consistent streetwall, while maintaining a close interface with the street (e.g., utility, landscaping, and/or topography challenges)			
POLICIES FOR PARKING LOTS		**YES**	**NO**	**NA**
PL-1	For existing front-loaded surface parking lots, encourage property owners to improve their character with perimeter and interior landscaping, and/or decorative walls and fencing			
PL-2	Require off-street parking to be located to the side or rear of the primary building			
PL-3	Encourage shared parking agreements where neighboring uses with different peak parking demand times can use the same parking lot, reducing the need for additional parking lots			
PL-4	Reevaluate minimum parking standards and consider implementing maximum parking standards to reduce excessive requirements			
PL-5	Monitor parking supply and strategically encourage structured or underground parking in higher density areas if needed, such as in Downtown, TOD, and activity center areas, to reduce the amount of land dedicated to surface parking			
PL-6	Consider offering incentives for structured parking, such as density bonuses, allowable lot coverage increases, and height limit increases.			

Community Plan Consistency Analysis: RZ-23-12				
PL-7	Encourage the integration of structured parking into multifamily buildings to minimize surface parking lots			
PL-8	Encourage North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Nitrogen and Phosphorus (SNAP) nutrient-reducing practices, such as permeable surfaces, that allow water infiltration in parking lots to improve stormwater drainage and water quality			
PL-9	Encourage the provision of pedestrian walkways in parking lots to enhance connectivity and safety to businesses			
POLICIES FOR SCREENING & BUFFERING		**YES**	**NO**	**NA**
SB-1	Ensure sufficient screening and buffering of industrial and commercial uses next to residential uses to minimize potential adverse impacts, such as in the Unicon Drive area			
SB-2	Encourage new development to preserve existing wooded areas along the perimeter of sites to provide natural buffering			
SB-3	Encourage screening of utility, loading, outdoor storage, and trash disposal areas that are visible from the right-of-way and adjacent development			
SB-4	Promote the use of setbacks for walls and fences that allow for plantings between the property line and the right-of-way and adjacent development			
POLICIES FOR COMMUNITY CHARACTER		**YES**	**NO**	**NA**
CC-1	Preserve vistas and view corridors that contribute to the economic and aesthetic value of Wake Forest, such as the church steeple at Southeastern Baptist Theological Seminary, S White Street in Downtown, and N Main Street in the Wake Forest Local Historic District			
CC-2	Curate public outdoor spaces for important monuments and artworks to showcase them as anchors and entry points to neighborhoods			
CC-3	Leverage historic structures, events, and people to create a sense of place through placemaking and branding			
CC-4	Ensure new development is contextual to the existing character of the area in terms of scale, massing, setback, fenestration, and design features (porches, storefronts, etc.)			
CC-5	Encourage developers to incorporate landscaping to beautify neighborhoods and commercial areas, such as landscaped medians and roundabouts.			
CC-6	Incorporate landscaping and gateway features into public rights-of-way, such as landscaped streetscapes, green infrastructure, and public promenades			
CC-7	Emphasize quality development along highly visible thoroughfares in the Town to reinforce its positive image			
CC-8	In accordance with the Land Use Plan, ensure incompatible, high intensity uses are directed away from low intensity residential areas			
CC-9	Continue to provide quality municipal services for the maintenance and upkeep of neighborhoods, such as street cleaning, snow removal, and trash disposal services			
CC-10	Work with NCDOT to identify areas for roadway enhancements			
CC-11	Refer to the Public Art Vision Plan for guidance when public art is being proposed in private development			
CC-12	Work with developers to improve the character of retaining walls, such as by incorporating public art or tiering the walls to reduce their visual impact			
POLICIES FOR UTILITY LINES		**YES**	**NO**	**NA**
UL-1	Create a master plan for burying utility lines with community involvement to identify priority areas for conversion			

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

Community Plan Consistency Analysis: RZ-23-12				
CF-10	Promote and incorporate sustainable building practices into community facilities, setting a precedent for private developers to implement			
CF-11	Coordinate with regional healthcare providers to explore opportunities to locate a full service hospital or regional medical facilities in the Town			
CF-12	Evaluate existing streets and explore UDO updates to address traffic congestion, traffic speed, reduce collisions, and improve safety conditions for all modes of transporation			
CF-13	Regularly update the Town Pavement Management System program			
POLICIES FOR PUBLIC TRANSIT		**YES**	**NO**	**NA**
PT-1	Continue to work with transit partners to consider more frequent service and route network expansions to key locations to improve rider experience and attract more usage of mass transit			
PT-2	Coordinate with property owners, private developers, and transit partners to set aside land for transit stops at appropriate locations. The Town should obtain a transit easement for these locations and construct and maintain quality bus shelter infrastructure			
PT-3	Work with GoRaleigh and GoTriangle to construct smart bus shelters, or sustainable shelters that incorporate elements like interactive screens with live timetables, smart lighting, solar panels, and bike lock stations			
PT-4	Explore incorporating public art into bus shelters			
PT-5	Continue to evaluate and coordinate Park and Ride locations with transit partners			
PT-6	Explore best long term transit options such as fixed or microtransit			
POLICIES FOR CAPITAL BOULEVARD		**YES**	**NO**	**NA**
CB-1	Continue to work closely with NCDOT to implement the project and promote commercial growth in accordance with the Land Use Plan			
CB-2	Continue advocating for improvements along the corridor to assist in improving the quality of life for Wake Forest residents, businesses, and property owners			
POLICIES FOR STREET CONNECTIVITY		**YES**	**NO**	**NA**
SC-1	Promote short blocks of less than 600 linear feet between intersections of local roads to improve walkability			
SC-2	Avoid dead-ends, cul-de-sacs, and T-intersections in places where four-way intersections can be aligned			
SC-3	Study the appropriateness of traffic circles at four-way intersections to ease congestion and improve safety			
POLICIES FOR SIDEWALKS & MULTI-USE PATHS		**YES**	**NO**	**NA**
SP-1	Update the CTP to include an inventory of sidewalks in addition to multi-use paths and establish project priorities, private-public funding, and time frames for closing gaps in the network			
SP-2	Update the CTP to identify priority areas for high visibility crosswalks, bulb outs, refuge islands, rectangular rapid flashing beacons, and other pedestrian improvements			
SP-3	Work with Public Works to identify crosswalk ramps that are not ADA compliant and prioritize upgrades			

Community Plan Consistency Analysis: RZ-23-12				
SP-4	In coordination with roadway improvements, upgrade aging sidewalks or install new sidewalks if none exist			
SP-5	Promote sidewalk, multi-use path, or trail connectivity between residential subdivisions and nonresidential development to improve pedestrian and bicycle connectivity			
SP-6	Continue to ensure all new residential development provides sidewalks on both sides of the street			
SP-7	Encourage multi-use paths to be provided along the main road in developments			
SP-8	Ensure multifamily and commercial developments include strong pedestrian networks within and between their sites			
POLICIES FOR BIKEWAYS, GREENWAYS & TRAILS		**YES**	**NO**	**NA**
BGT-1	Identify trail head locations as the greenway and trail network continues to expand			
BGT-2	Explore opportunities along greenways to add amenities (i.e. water fountains, seating /rest areas, pocket parks, public art, and fix it stations) and programming with the Parks, Recreation, and Cultural Resources Department or other organizations like StoryWalks			
BGT-3	Encourage development along greenways to incorporate greenway access into the site, particularly for uses attractive to trail users (i.e. restaurant, cafes, and bars)			
POLICIES FOR LOCAL FOOD SYSTEMS		**YES**	**NO**	**NA**
LFS-1	Continue to support the Northern Community Food Security Team and together explore other locations for community food hubs within the Town			
LFS-2	Partner with local food cooperatives and regional food networks, such as the Capital Area Food Network, to address food insecurity in the community			
LFS-3	Encourage regenerative practices, such as use of organic fertilizers, crop rotation, and crop variation for healthy soil			
LFS-4	Conduct a meal gap survey to better assess the immediate and long term needs in the community			
LFS-5	Evaluate the economic impact of local food systems in the community to encourage localized marketplaces for food producers			
LFS-6	Explore updates to the UDO that would promote urban agriculture and repurposing of vacant or underutilized lots for such uses			
POLICIES FOR CONSERVATION DESIGN		**YES**	**NO**	**NA**
CD-1	Encourage conservation design in the UDO's subdivision development regulations, particularly for areas within watershed protection areas			
CD-2	Explore incentives for promoting conservation design, such as density bonuses to allow for comparable number of housing units but greater preserved green space within the site			
CD-3	Encourage developers to enhance preserved green spaces as accessible amenities for residents, such as trails and outdoor seating			
POLICIES FOR GREEN SPACE PRESERVATION		**YES**	**NO**	**NA**
GSP-1	Prioritize higher density redevelopment and infill development within already developed areas to avoid premature development in long term growth areas and reduce greenfield development			

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GSP-2	Work with private developers to preserve significant natural assets within sites, such as streams, steep slopes, unique geological formations, wetlands, and mature stands of trees, which can be incorporated as development amenities			
GSP-3	Continue to identify and strategically acquire environmentally sensitive land to preserve as dedicated conservation areas and publicly accessible open space			
GSP-4	Explore incentives to promote conservation design in future development, such as density bonuses, to promote clusters of taller structures that preserve natural areas of the site			
GSP-5	Explore strategies to further promote green space preservation within the updated UDO, such as increasing set aside requirements, and evaluate what is credited as open space			
GSP-6	Explore strategies to further protect wildlife and environmentally sensitive areas in the UDO			
POLICIES FOR TREE CANOPY		**YES**	**NO**	**NA**
TC-1	Continue to support the Town in administering the Urban Forestry Program and planting, preserving, and maintaining trees on public properties and rights-of-way			
TC-2	Explore updates to the UDO that could further promote tree preservation and replacement in new developments			
TC-3	Review existing incentives and consider additional incentives for private developers to promote tree preservation above what is required by the UDO			
TC-4	Explore ways to increase the number of trees required in parking lots during the update to the UDO, such as requiring an island every 20 parking spaces or decreasing the minimum distance a parking space can be from a tree			
TC-5	Ensure public and private tree plantings and xeriscaping are made up of native plant species that are adapted to local environmental conditions and require less irrigation			
TC-6	Coordinate efforts to influence State regulations related to the expansion of tree preservation standards			
POLICIES FOR SUSTAINABLE DEVELOPMENT		**YES**	**NO**	**NA**
SD-1	Encourage private developers to incorporate green building, LID, and green infrastructure practices in future developments			
SD-2	Incorporate green infrastructure into public streetscapes, prioritizing pedestrian-oriented areas like Downtown, TOD, and Neighborhood Commercial areas			
SD-3	Continue to incorporate sustainable design best practices into Town-owned infrastructure and community facilities, striving to incorporate LEED practices into future facilities			
SD-4	Use the Environmental Protection Agency's (EPA) "Revising Local Codes to Facilitate Low Impact Development" guide to help identify regulations within the UDO that discourage LID practices			
SD-5	Evaluate potential rainwater collection programs and composting programs			
SD-6	Explore an incentive program to encourage development to provide stormwater when lots are exempt from stormwater requirements			
SD-7	Update the Manual of Specifications, Standards and Design to reference green infrastructure design			
SD-8	Explore decommissioned rights-of-way as potential stormwater routes			
SD-9	Support the use of attractive, safe, and sustainable street furniture and infrastructure, such as solar streetlights, and LED traffic lights			

Community Plan Consistency Analysis: RZ-23-12				
SD-10	Expand the electric vehicle (EV) charging network by requiring the installation of charging stations, or the infrastructure needed to accommodate future charging stations, in all new parking lots, especially parking lots of multifamily and large scale developments, and increasing supply of public charging stations			
SD-11	Promote adaptive reuse over redevelopment for structures that are structurally sound, feature desirable built form, and/or are historically significant. This includes creating an online inventory of buildings available for adaptive reuse			
SD-12	Investigate developing a solar energy ordinance and enrolling in the SolSmart program, a national designation program funded by the US Department of Energy charged with making solar power faster, easier, and more affordable			
SD-13	Explore ways to incentivize renewable energy and passive solar design in the Town's development standards. SolSmart's Solar Energy Toolkit can be used as resource for better promoting solar panels within the code			
SD-14	Continue partnership with Raleigh to encourage homeowners to incorporate practices for water conservation			
POLICIES FOR TOURISM		**YES**	**NO**	**NA**
T-1	Grow the Town's art community and reputation as a regional arts destination with a Downtown focus			
T-2	Explore the potential of constructing a recreational destination facility with a regional draw			
T-3	Develop annual Tourism Economic Impact Reports to help quantify progress made in Wake Forest's tourism sector and identify trends, issues, and opportunities that can help Town staff prioritize future investments			
T-4	Support the Wake Forest Area Chamber to create and market a local visitor's center as a public resource hub for the Town's attractions, events, and businesses for visitors			
T-5	Leverage Wake County's Room Occupancy Tax to build, finance, and create new establishments or run events related to tourism, allowing the Town to capitalize on its success in drawing hotel occupants			
T-6	Create a community-wide wayfinding plan to improve sense of place and signage that directs visitors and residents to Town destinations			
T-7	Continue to support Wake Forest Downtown Inc. (a Main Street America accredited program) in meeting the National Accreditation Standards of Performance as outlined by the National Main Street Center			
T-8	Continue to participate in the NC Main to Main Trail program, a network that connects the State's Main Street America communities, and leverage this designation in the Town's marketing strategy			
T-9	Investigate hiring consultants to provide a comprehensive evaluation of Town events and provide recommendations for improved programs			
T-10	Explore the creation of a social district, where customers can carry and consume food and drinks purchased from businesses outside in a designated zone			
POLICIES FOR GATEWAYS		**YES**	**NO**	**NA**
GW-1	Create a Gateway Plan to identify and prioritize sites for gateway features and establish design standards. Ensure the Plan works in synergy with the Town's Wayfinding Plan.			
GW-2	Improve roadway infrastructure along key gateway routes to enhance their character and multimodal connectivity.			
POLICIES FOR DOWNTOWN WAKE FOREST		**YES**	**NO**	**NA**

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

Revised
Traffic Impact Analysis

Johnson Hyundai of Wake Forest

Wake Forest, NC

Prepared for:

Johnson Automotive

Kimley»Horn

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Revised Traffic Impact Analysis for

Johnson Hyundai of Wake Forest

Wake Forest, North Carolina

Prepared for:

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Raleigh, North Carolina

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April 2024

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NORTH CAROLINA PROFESSIONAL SEAL 034394 ENGINEER TRAVIS FLOYD

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4/15/2024

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

Executive Summary

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

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

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

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development. The traffic conditions studied include the existing (2023) traffic condition and the projected (2026) background and build-out traffic conditions. The weekday AM and PM peak hours were studied.

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

Table ES-1
ITE Traffic Generation (Vehicles)

Land Use Code	Land Use	Intensity		Daily		AM Peak Hour		PM Peak Hour	
				In	Out	In	Out	In	Out
840	Automobile Sales (New)	48,500	SF	680	680	54	46	56	65

Capacity analyses were performed using Synchro Version 11 software. Table ES-2 summarizes the operation of the study intersections for the AM and PM peak hour traffic conditions.

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

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

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

Burlington Mills Road at Urial Drive:

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

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

US 1 at Burlington Mills Road:

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

Burlington Mills Road at Urial Drive/Site Driveway 1:

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

US 1 at Wakefield Automotive Driveway

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

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

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

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

Table ES-3
SimTraffic Maximum Queues - Westbound Burlington Mills Road

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

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

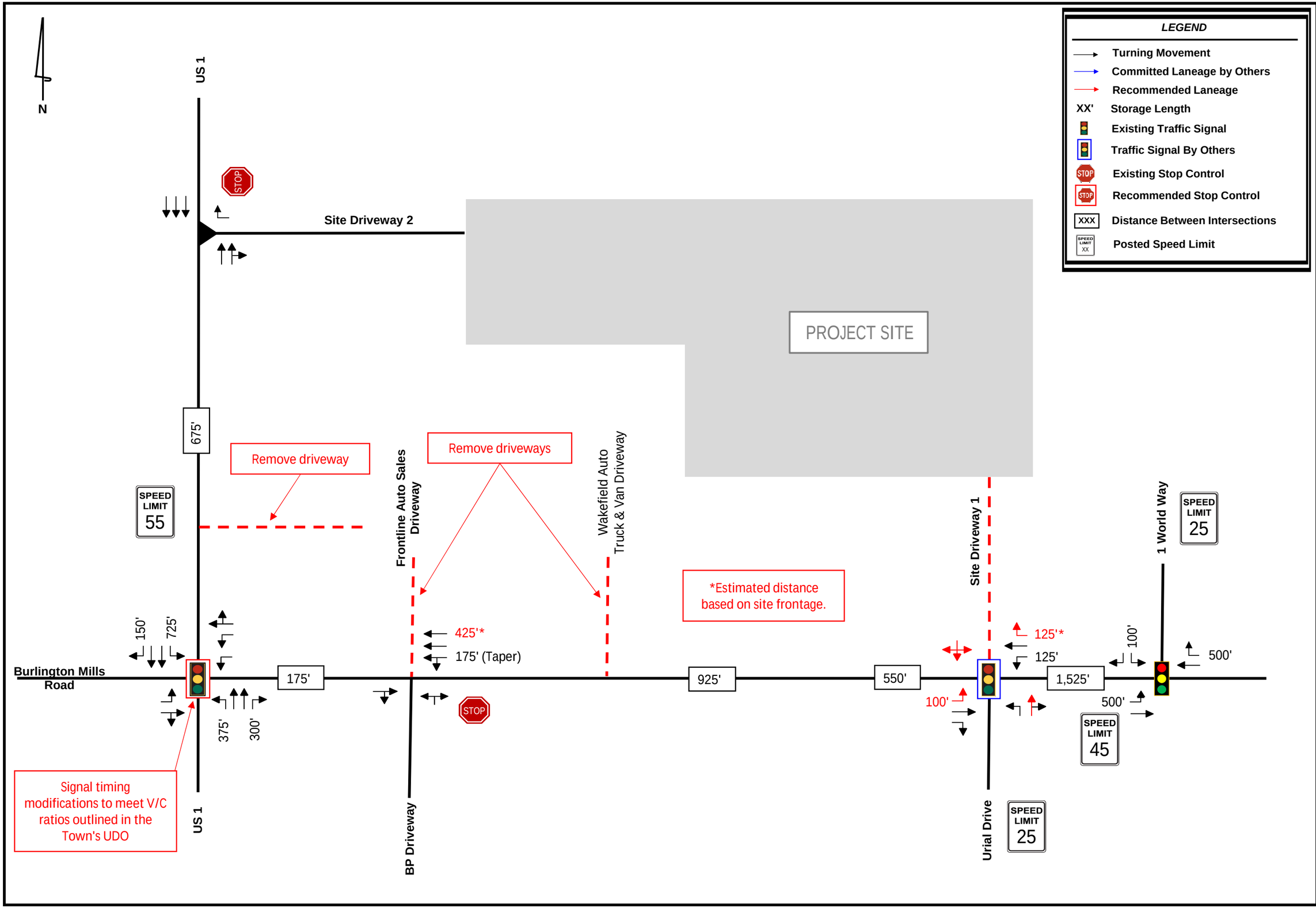
Table ES-4
SimTraffic Arterial Results - Westbound Burlington Mills Road

Scenario	AM Peak Hour		PM Peak Hour	
	Travel Time (sec)	Delay (sec/veh)	Travel Time (sec)	Delay (sec/veh)
Background	648.9	500.5	1125.4	830.8
Build-out + Improvements	219.8	166.5	370.7	310.4
Difference (Build-out + Imp vs. Background)	**-429.1**	**-334.0**	**-754.7**	**-520.4**
% Difference (Build-out + Imp vs. Background)	**-66.1%**	**-66.7%**	**-67.1%**	**-62.6%**

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

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

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



Recommended Roadway Laneage

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

Kimley»Horn

Figure ES-1

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

May 14, 2024

Johnson Hyundai of Wake Forest

Traffic Impact Analysis Review Report

Congestion Management Section

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

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

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
TRANSPORTATION MOBILITY & SAFETY DIVISION
TRAFFIC MANAGEMENT UNIT
1561 MAIL SERVICE CENTER
RALEIGH, NC 27699-1561

Telephone: (919) 814-5000
Fax: (919) 771-2745
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

Johnson Hyundai of Wake Forest		
SC-2023-244R1	Wake Forest	Wake County

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

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

Proposed Development

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

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

Trip Generation - Unadjusted Volumes During a Typical Weekday			
	IN	**OUT**	**TOTAL**
AM Peak Hour	54	46	100
PM Peak Hour	56	65	121
Daily Trips			1,360

General Reference

For reference to various documents applicable to this review please reference the following link: ***https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx***

Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

Improvements By Others

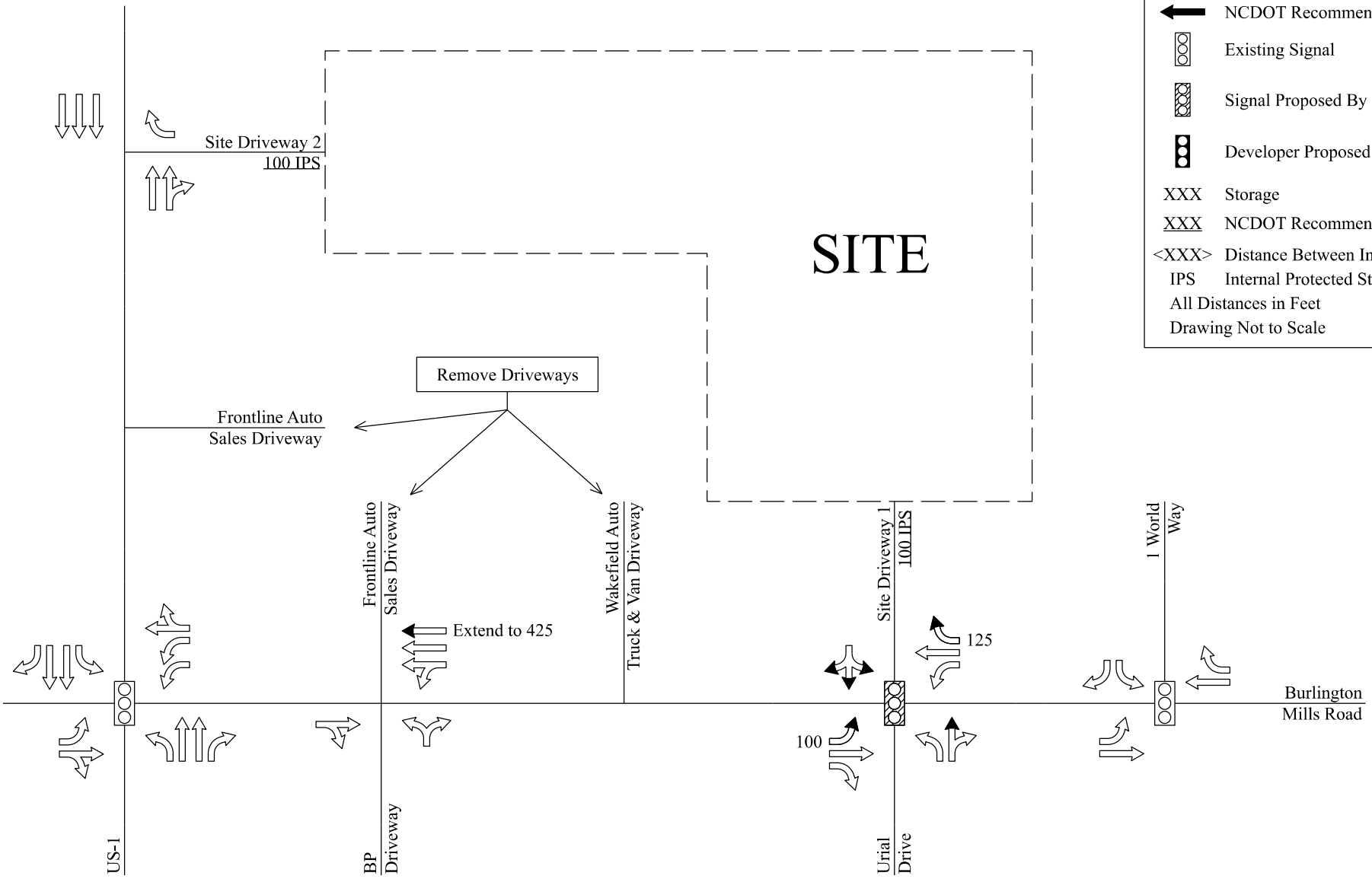
The analysis includes background improvements by others. If these improvements are not in place at the time of construction, the site developer should provide these improvements or analysis demonstrating mitigation is not necessary.

Signalization

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

District Note:

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



Johnson Hyundai of Wake Forest
SC-2023-244R1

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

Hyundai Automotive Dealership Rezoning (RZ-23-12)
Zoning Conditions
Submitted August 21, 2024

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

1. The Property shall be developed in accordance with the associated master plan (RZ-23-12), except deviations from the master plan that are not defined as substantial changes by UDO Sec. 15.15.3.B, and that the Administrator determines are consistent with applicable UDO standards and do not alter the basic development concept or run contrary to the spirit and intent of the adopted master plan may be reviewed and approved by the Administrator.

2. Only the following uses shall be permitted, subject to all applicable supplemental use standards in the UDO: Vehicle Rental/Leasing/Sales; Vehicle Services—Minor Maintenance/Repair; Vehicle Services—Major Repair/Body Work; Wireless Telecommunications Facility (Non-Tower); Utilities—Class 1 and Class 2.

3. Some or all of that portion of the Property within the Proposed Control of Access Area ("C/A Area") as shown on Sheet C-303 of the associated master plan (RZ-23-12) (PHASE 2 SITE PLAN U-5307 OVERLAY) may be condemned by the state as part of the North Carolina Department of Transportation Project U-5307, which will convert the portions of Capital Boulevard adjacent to the Property to a controlled access highway.

   a. The driveway entrance to the Property from Capital Boulevard shown on the associated master plan may be closed by the state as part of Project U-5307.

   b. Permanent off-street parking ("Phase 2 Parking") within the area labeled "PHASE 2 AREA IMPROVEMENTS PENDING NCDOT PROJECT U-5307" ("Phase 2 Area") on Sheet C-301 of the associated master plan and detailed on Sheet C-303 of the associated master plan may not be built until the owner(s) of the Property receives written notice from the state or local government of the state's interest in acquiring some or all of that portion of the Property within the C/A Area (the "Condemnation Notice"). The Phase 2 Parking is provided so that the permitted uses on the Property will have adequate parking to support the permitted uses after the state acquires some or all of the C/A Area. Phase 2 Parking in areas designated as potential locations for drainage, construction, and utility easements in connection with U-5307 improvements may be modified and the number of parking spaces reduced to keep Phase 2 Parking out of said easements associated with U-5307. There will continue to be adequate parking to support the permitted uses on the Property in the event that the Phase 2 Parking area is reduced or the number of parking spaces in Phase 2 Parking is reduced to avoid conflicts with public right-of-way and easements associated with NCDOT Project U-5307.

   c. Trees labeled "FUTURE TREE" and "FUTURE INTERIOR CANOPY TREE" on Sheet C-702 of the associated master plan and lighting labeled "FUTURE LIGHT" or labeled with a dashed circle on Sheet C-703 of the associated master plan shall be installed concurrently with the installation of Phase 2 Parking. This condition shall not preclude structure demolition, tree removal, and grading activity within the Phase 2 Area prior to receipt of the Condemnation Notice.

4. If the site is developed to include vehicle rental/leasing/sales as a principal use, the facades of the building labeled "PROP. 2-STORY HYUNDAI DEALERSHIP" shall be constructed in a manner generally consistent with the graphic elevations attached to these conditions as Exhibit A. Recognizing that the graphic elevations are illustrative and conceptual, minor adjustments to the ground level detailing and the size of sections or bays from those shown on the graphic elevations are permitted.

5. Commercial buildings on the Property shall be developed in accordance with the associated master plan (RZ-23-12). To facilitate the architecture design reflected in the master plan and Exhibit A to these conditions, the following building design standards of UDO Section 5.6 are modified for Vehicle Rental/Leasing/Sales and Vehicle Services uses:

   a. Section 5.6.2.A The allowable façade materials and required percentages for the Principal Front and Street Building Façade Elevation are modified as follows:
      - Masonry: Min. 5%
      - EIFS: Not permitted
      - Architectural metal siding: Max. 80%

   b. Section 5.6.3.E The requirement that individual glazing areas cannot span more than 15 linear feet shall not apply.

   c. Section 5.6.5.A This section shall not apply.

   d. Section 5.6.5.B The expression of entries requirement is modified to provide that (i) the southern and eastern building façades are not required to have a defined and visible customer entrance, and (ii) any entrances on the southern or eastern building façades are not required to have any of the entry features listed in Section 5.6.5.B.

   e. Section 5.6.5.C The articulation and roofline requirements of this section shall not apply. The principal entryway requirement is modified to permit the Principal Front Elevation to have one principal entrance.

   f. For the purposes of the building design standards of UDO Section 5.6, the western building façade shall be the Principal Front Elevation, the northern and southern building facades shall be side elevations, and the eastern building façade shall be the rear elevation. Neither the southern nor the eastern building façade shall be treated as a street façade.

6. Roadway improvements recommended by the Traffic Impact Analysis (the "TIA") (as approved by NCDOT and the Town of Wake Forest) and roadway improvements shown in the adopted master plan shall be constructed by Property owner as per final requirements and timing.

7. In addition to all those roadway improvements recommended by the TIA and otherwise shown in the adopted master plan, additional right-of-way and improvements to Burlington Mills Road and Capital Boulevard required by Chapter 6 of the UDO shall be provided in the initial site Construction Plans for the Property. Where approved by Town staff, the developer of the Property may pay a fee in lieu for the following street improvements to Burlington Mills Road:

   a. The portion of the multi-use path between the Burlington Mills Road intersection with Capital Boulevard and the terminus of the multi-use path shown on the associated master plan;

   b. One-half of the required median; and

   c. Those portions of the second westbound travel lane and the corresponding curb and gutter and frontage improvements that are not constructed in full along the frontage of the Property.

8. If the preconditions set out in this condition are satisfied, the Property owner shall construct at its own cost certain off-site road improvements to that portion of Burlington Mills Road fronting the properties located at 2521 Burlington Mills Road and 2525 Burlington Mills Road (PINs 1738590585 and 1738592504) (the "Adjacent Properties"). The off-site improvements to be constructed shall include a second westbound travel lane and those street improvements occurring on the northern side of Burlington Mills Road outside of the travel lanes (curb and gutter, verge, sidewalk/multi-use path, and back of sidewalk) that are specified in the Wake Forest Comprehensive Transportation Plan and approved by the North Carolina Department of Transportation. The Property owner shall be responsible for these specified off-site improvements if, prior to commencement of construction of the roadway improvements to Burlington Mills Road required by these zoning conditions, the following occur:

   a. The Town or the North Carolina Department of Transportation obtain all right-of-way and associated utility and temporary construction easements necessary to construct the roadway improvements; and

   b. The Town provides the Owner either (i) sufficient information to include the specified off-site improvements in its Construction Plans for the Property ("Owner's Construction Plans") or (ii) final plans and cross sections necessary to construct such roadway improvements (the "Approved Road Plans").

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

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

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

Property Owners:
Naught 1 LLC
2517 BMC LLC
10012 CBM LLC

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

5

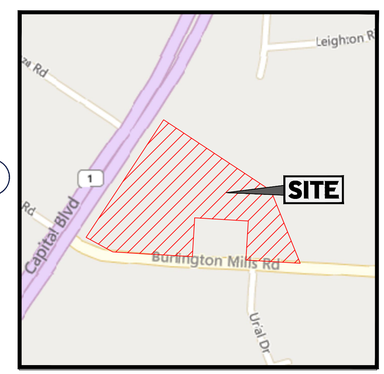
HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN

FOR

JOHNSON AUTOMOTIVE

LOCATION OF SITE

10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS ROAD
WAKE FOREST, NORTH CAROLINA 27587
WAKE COUNTY
PIN IDS: 1738497725, 1738499517, 1738592719, 1738593572
TOWN OF WAKE FOREST PRE-APPLICATION
CASE NUMBER: RZ-23-12



LOCATION MAP
SCALE: 1"=400'

Sheet List Table	
Sheet Number	Sheet Title
C-101	COVER SHEET
C-102	GENERAL NOTES
C-201	EXISTING CONDITIONS & DEMOLITION PLAN
C-301	SITE MASTER PLAN
C-302	EXISTING AND PROPOSED DRIVEWAY MAP
C-303	PHASE 2 SITE PLAN U-5307 OVERLAY
C-401	PRELIMINARY GRADING AND DRAINAGE PLAN
C-501	UTILITY PLAN
–	TREE SURVEY
C-701	TREE SAVE PLAN
C-702	LANDSCAPE PLAN
C-703	LIGHTING PLAN
C-901	WATER DETAILS
C-902	SEWER DETAILS
C-903	STORM DETAILS
C-904	SITE DETAILS

REFERENCES AND CONTACTS

REFERENCES
- BOUNDARY & TOPOGRAPHIC SURVEY:
  MAERSTA, PLLC LAND SURVEYORS
  2411 US 64 BUSINESS WEST
  PITTSBORO, NC 27312
  DATED: 10/10/2022
  JOB #: 21559
  ELEVATIONS: NAD83 (2011)
- ARCHITECTURAL PLAN:
  PENNEY DESIGN GROUP
  8120 WOODMONT AVENUE, SUITE 750
  BETHESDA, MARYLAND 20814
  DATED: 06/07/2023

GOVERNING AGENCIES
- PLANNING, ZONING COMMITTEE
  TOWN OF WAKE FOREST PLANNING DEPARTMENT
  WAKE FOREST TOWN HALL - THIRD FLOOR
  301 S. BROOKS ST.
  WAKE FOREST, NC 27587
  PHONE: (919) 435-9510
- INSPECTIONS DEPARTMENT
  TOWN OF WAKE FOREST
  301 S. BROOKS ST.
  WAKE FOREST, NC 27587
  PHONE: (919) 435-9531
- FIRE DEPARTMENT
  FIRE STATION #1
  420 ELM AVE.
  WAKE FOREST, NC 27587
  PHONE: (919) 556-1966

ROW JURISDICTION
- WATER & SEWER
  CITY OF RALEIGH PUBLIC UTILITIES
  ONE EXCHANGE PLAZA
  RALEIGH, NC 27601
  PHONE: (919) 996-4540

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

SITE DATA TABLE

JURISDICTION	TOWN OF WAKE FOREST
PIN NUMBER	1738499517, 1738592719, 1738593572, 1738497725
SITE ADDRESS	10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD WAKE FOREST, NC 27587
OWNERS	2517 BMC LLC 1001 COLLEGE COURT NEW BERN, NC 28562-4972 10012 CBM LLC 1001 COLLEGE COURT NEW BERN, NC 28562-4972 NAUGHT 1 LLC 5839 CAPITAL BLVD RALEIGH NC 27616-2937
EXISTING ZONING	HB (HIGHWAY BUSINESS), GR3 (GENERAL RESIDENTIAL 3), SH1-O (SPECIAL HIGHWAY OVERLAY DISTRICT)
PROP. ZONING	HB-CD (HIGHWAY BUSINESS CONDITIONAL DISTRICT) SH1-O (SPECIAL HIGHWAY OVERLAY DISTRICT)
PROP. USE	VEHICLE RENTAL/LEASING/SALES; VEHICLE SERVICES--MINOR MAINTENANCE/REPAIR; VEHICLE SERVICES--MAJOR REPAIR/BODY WORK
TOTAL EXISTING AREA OF TRACT	11.16 AC (486,262 SF)
PROP. AREA OF TRACT	10.729 AC (467,375 SF)
WATERSHED	NEUSE-SMITH CREEK
SITE/DISTURBED AREA	12.66 AC (551,653 SF)
EX. IMPERVIOUS AREA	5.45 AC (237,349 SF)
PROP. IMPERVIOUS AREA	7.11 AC (309,879 SF) OR 63.5%
ALLOWED IMPERVIOUS AREA	70%
EXIST. BUILDING FLOOR AREA	30,465 SF
PROP. BUILDING FLOOR AREA	1ST FLOOR = 28,000 SF 2ND FLOOR = 21,500 SF TOTAL BLDG SF = 49,500 SF
PROP GROSS SQUARE FOOTAGE OF STORY BY USE	OFFICE OR ADMINISTRATIVE AREA = 13,150 SF INDOOR SALES AREA = 10,350 SF VEHICLE SERVICE AREA = 26,000 SF
PROP. BUILDING HEIGHT	49' - 0"
NUMBER OF STORIES	2
FRONT SETBACK	100'
SIDE SETBACK	10' AND 30'
REAR SETBACK	30'
FRONT BUFFER	50'
SIDE BUFFER	8', 20', 30' AND 50'
REAR BUFFER	20'
REQUIRED PARKING	1 PER 300 SF OF OFFICE OR ADMINISTRATIVE AREA $\frac{13,150}{300}$ X 13,150 SF = 44 + 1 PER 200 SF OF INDOOR SALES AREA $\frac{10,350}{200}$ X 10,350 SF = 52 + 1 PER 1250 SF OF VEHICLE SERVICE AREA $\frac{26,000}{1250}$ X 26,000 SF = 21 + 5 HANDICAP SPACES PER 101-150 STANDARD SPACES = 5 = TOTAL SPACES: 122
PROP. PARKING	117 STANDARD SPACES + 355 STORAGE SPACES + 5 HANDICAP SPACES = 477 TOTAL SPACES
REQUIRED BIKE PARKING	2 PER 50 AUTO SPACES $\frac{6}{50}$ X 122 = 6 SPACES
PROP. BIKE PARKING	6 SPACES

* SITE NOT LOCATED WITHIN THE FOLLOWING: WATERSHED PROTECTION OVERLAY DISTRICT, SPECIAL FLOOD HAZARD AREAS, OR NEIGHBORHOOD PARKS AND OPEN SPACE

OWNERS
10012 CBM LLC
1001 COLLEGE COURT
NEW BERN, NC 28562-4972

2517 BMC LLC
1001 COLLEGE COURT
NEW BERN, NC 28562-4972

NAUGHT 1 LLC
5839 CAPITAL BLVD
RALEIGH NC 27616-2937
919-877-1955
DWILKINSON@JOHNSONAUTOMOTIVE.COM

DEVELOPER
JOHNSON AUTOMOTIVE
5839 CAPITAL BLVD
DREW WILKINSON
919-877-1955
DWILKINSON@JOHNSONAUTOMOTIVE.COM

PREPARED BY

BOHLER

CONTACT: TYLER HOORN, PE
EMAIL:THOORN@BOHLERENG.COM
PHONE: (919) 578-9000

GENERAL NOTE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

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

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

_____
Public Works/Engineering

BOHLER™
BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
DEVELOPMENT MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

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

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PERMIT SET

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

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

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

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
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NORTH CAROLINA PROFESSIONAL SEAL 045418 ENGINEER TYLER G. HOORN
8/16/24

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-101

REVISION 5 - 07/18/2024

GENERAL NOTES

(Rev. 1/2023)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, NORTH CAROLINA, PLLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS SPECIFIED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND PROVIDE DIRECTION THEREON TO ALL PARTIES INVOLVED AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THE PROJECT, AND ALL PROVISIONS OF, AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER (INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME).
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT ALL BUILDING TIE-IN LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING THE PROFESSIONAL OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION, OR ORDERING OF MATERIALS WHICH ARE AFFECTED BY THE ALIGNMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
11. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED FOR EXCAVATION AND ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY AND ALL NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE REPAIR OF ANY HAZARDOUS MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
18. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY, JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF THE PROFESSIONAL OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ON ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
20. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT THE PROFESSIONAL OF RECORD AND BOHLER SUFFER AND ANY AND ALL COSTS THAT THE PROFESSIONAL OF RECORD AND BOHLER INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER , AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE. THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR'S SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN THE PROFESSIONAL OF RECORD'S AND BOHLER'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN, AND, FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO AND MUST INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT THE PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. THE PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT THE PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A NON-SPECIFICTORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE. AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

(Rev. 1/2023)

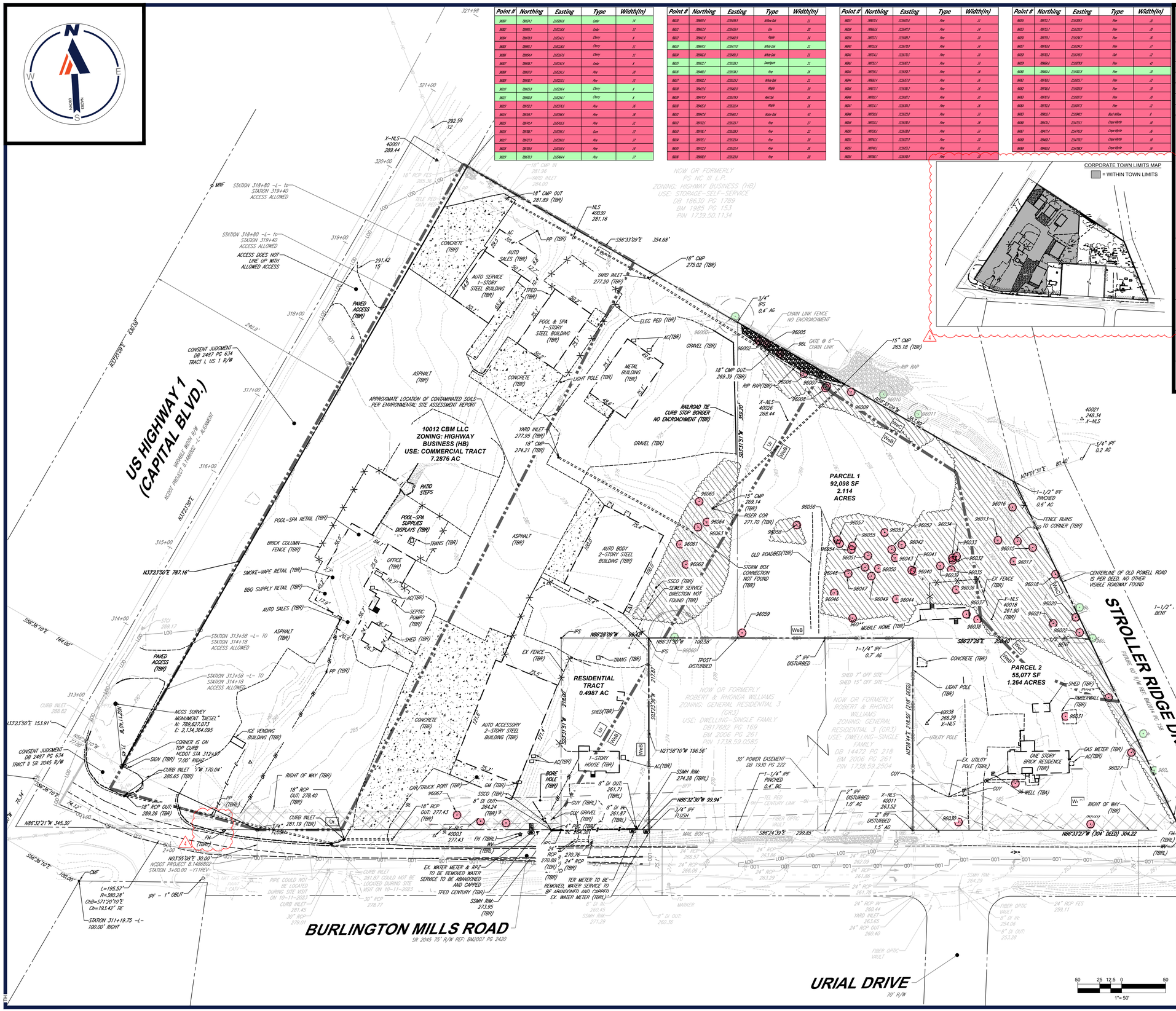
1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL NECESSARY AND REQUIRED PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL GOVERNING REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   B. THIS PLAN IS BRIEF AND INTENTIONALLY DOES NOT PROVIDE DIRECTION REGARDING ALL ACTIVITIES, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
5. THE CONTRACTOR MUST PROVIDE ALL METHODS AND MEANS NECESSARY TO PREVENT DUST, DIRT, DEBRIS, DAMAGE, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN, CONSISTING OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. ALL REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE COST AND EXPENSE.
6. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AWARENESS OF ALL ACTIVITIES, AND SAFETY OF ALL PERSONS AND PROPERTY THAT ARE WITHIN OR CONTIGUOUS OR NEAR TO THE SAME.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY AND REQUIRED TO PROTECT AND MAINTAIN AS TO PREVENT THE DAMAGE OR ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK OF THESE PLANS. ANY QUESTIONS MUST BE ADDRESSED TO THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE PROFESSIONAL OF RECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
9. THE CONTRACTOR MUST ENSURE THAT ALL APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND DISCONNECTED AND FURTHER, THAT ALL UTILITIES ARE DEADEND IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER AP

Point #	Northing	Easting	Type	Width/(in)
96080	399924.1	2336859.9	Cedar	24"
96082	399995.2	2335335.8	Cedar	12"
96084	399978.8	2335342.1	Cherry	8
96085	399995.2	2335288.0	Cherry	12"
96086	399954.4	2335287.6	Cherry	12"
96087	399936.7	2335292.5	Cedar	8
96088	399915.0	2335292.1	Pine	28"
96089	399906.7	2335287.1	Pine	21"
96090	399925.4	2335264.4	Cherry	8
96091	399908.8	2335264.1	Cherry	8
96093	399875.2	2335278.5	Pine	36"
96094	399895.7	2335288.5	Pine	28"
96095	399916.4	2335425.5	Pine	21"
96096	399938.7	2335395.3	Gum	22"
96097	399977.5	2335395.0	Pine	27"
96098	399989.6	2335484.4	Pine	34"
96099	399975.3	2335485.4	Pine	27"

Point #	Northing	Easting	Type	Width/(in)
96100	399968.9	2335490.1	White Oak	21"
96101	399963.8	2335493.4	Elm	12"
96102	399962.8	2335492.8	Poplar	34"
96103	399936.5	2335477.2	White Oak	27"
96104	399936.0	2335485.3	White Oak	33"
96105	399922.7	2335536.1	Sweetgum	21"
96106	399908.1	2335538.1	Pine	36"
96107	399922.2	2335532.2	White Oak	21"
96108	399925.6	2335562.5	Maple	30"
96109	399929.9	2335575.1	Red Oak	36"
96110	399925.0	2335572.4	Maple	36"
96111	399934.6	2335642.1	White Oak	43"
96112	399972.5	2335637.7	Pine	27"
96113	399936.7	2335638.5	Pine	27"
96114	399935.1	2335637.4	Pine	30"
96115	399922.0	2335637.4	Pine	36"
96116	399908.9	2335635.6	Pine	30"

Point #	Northing	Easting	Type	Width/(in)
96117	399907.1	2335637.5	Pine	27"
96118	399905.6	2335637.5	Pine	24"
96119	399877.1	2335638.2	Pine	30"
96140	399872.6	2335638.5	Pine	34"
96141	399873.2	2335639.5	Pine	30"
96142	399873.7	2335637.2	Pine	33"
96143	399879.3	2335637.1	Pine	28"
96144	399906.4	2335637.0	Pine	36"
96145	399907.7	2335638.2	Pine	36"
96146	399908.7	2335637.1	Pine	30"
96147	399914.7	2335638.3	Pine	36"
96148	399915.6	2335638	Pine	33"
96149	399920.2	2335638.4	Pine	36"
96150	399938.3	2335638.8	Pine	33"
96151	399916.5	2335637.9	Pine	30"
96152	399916.1	2335635.2	Pine	33"
96153	399938.7	2335634.4	Pine	30"

Point #	Northing	Easting	Type	Width/(in)
96154	399937.7	2335635.1	Pine	30"
96155	399937.7	2335635.9	Pine	30"
96156	399938.1	2335636.7	Pine	36"
96157	399938.8	2335636.2	Pine	27"
96158	399938.2	2335636.3	Oak	33"
96159	399944.4	2335639.8	Pine	42"
96160	399944.4	2335635.8	Pine	30"
96161	399948.5	2335635.7	Pine	33"
96162	399948.5	2335635.9	Pine	30"
96163	399948.5	2335635.8	Pine	30"
96164	399938.5	2335636.5	Pine	21"
96165	399942.1	2334711.1	Crape Myrtle	24"
96166	399942.1	2334710.8	Crape Myrtle	36"
96167	399942.1	2334708.2	Crape Myrtle	24"
96168	399945.5	2334708.5	Crape Myrtle	24"



DEMOLITION LEGEND/ABBREVIATIONS

ABBREVIATION	DESCRIPTION
	CONCRETE CURB AND GUTTER
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBV)	TO BE VACATED
(TBRL)	TO BE RELOCATED

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	TREE TO BE REMOVED	
	EXISTING TREE	
	SILT FENCE	SF SF
	TREE PROTECTION FENCE	TPF TPF
	LIMIT OF DISTURBANCE	LOD LOD
	LIMIT OF DISTURBANCE/ SILT FENCE	LOD+SF
	TREES TO BE REMOVED WITH REPLACEMENT BY MITIGATION FEE	
	TREES TO REMAIN	
	WOODED AREA	
	EXISTING RIGHT OF WAY TO BE REMOVED	
	DELINEATES SOIL BOUNDARIES	

EXISTING CONDITIONS AND DEMOLITION PLAN NOTES:

1. THIS PLAN REFERENCE DOCUMENTS AND INFORMATION BY:

   MAERSTA, PLLC LAND SURVEYORS
   2411 US 64, BUSINESS WEST
   PITTSBORO, NC 27312
   DATE: 10/10/2023
   SURVEY JOB #: 21559
   ELEVATIONS: NAD83 (2011)
   PHONE: (919) 545-7001

2. OWNER:

   2517 BMC LLC
   1001 COLLEGE COURT
   NEW BERN, NC 28562-4972

   10012 CBM LLC
   1001 COLLEGE COURT
   NEW BERN, NC 28562-4972

   NAUGHT 1 LLC
   5839 CAPITAL BLVD
   RALEIGH NC 27616-2937

3. DEVELOPER:

   JOHNSON AUTOMOTIVE
   5839 CAPITAL BLVD
   RALEIGH NC 27616-2937

4. EXISTING SITE INFORMATION:

   SOILS: Ur - URBAN LAND (69.1%)
   WeB - WEDOWEE SANDY LOAM (25.5%)
   WeC - WEDOWEE SANDY LOAM (5.3%)

5. THE FIRM NUMBER FOR THIS SITE IS 3720173800K EFF. 7/19/2022
6. UNDERGROUND UTILITY LOCATIONS SHOWN ARE TO STANDARD OF ACCURACY BASED ON UTILITY MARKOUT METHOD NOTED IN SURVEY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ANY CROSSING/CONLFICT DATA PRIOR TO STARTING CONSTRUCTION OF RELATED ADJACENT INFRASTRUCTURE

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5	07/18/2024	RE-REVIEW SET	ASW / TH

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

PROJECT:

HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN

FOR

JOHNSON AUTOMOTIVE

10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12

BENCHMARK: N: 789,627.073
E: 2,134,364.095

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RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 045318 ENGINEER TYLER G. HOOPER
8/16/24

SHEET TITLE:

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER:

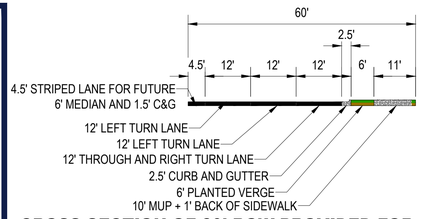
C-201

REVISION 5 - 07/18/2024

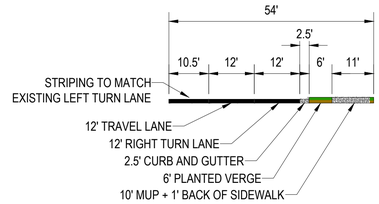
Jul 21, 2024
IBDPK-ERDNG.NETSHARESNC-PROJECTS2022\NCB220294 06\PLANNING\CAD\DRAWINGS\PLAN SET\NCB220294-DEMO-0 — LAYOUT: C-201 EXISTING CONDITIONS AND DEMOLITION PLAN
TH

PAVEMENT LEGEND

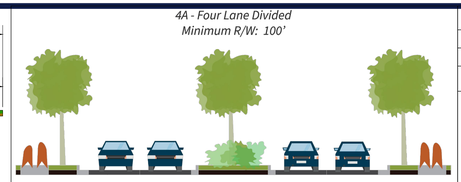
- DELINEATES PROPOSED STANDARD DUTY ASPHALT
- DELINEATES PROPOSED HEAVY DUTY CONCRETE
- DELINEATES PROPOSED STANDARD DUTY CONCRETE SIDEWALK
- DELINEATES PROPOSED STANDARD DUTY CONCRETE
- DELINEATES PROPOSED HEAVY DUTY ASPHALT
- DELINEATES STORAGE PARKING STALLS (122 OF 355 STORAGE SPACES)
- DELINEATES STORAGE PARKING STALLS WITH PERMEABLE PAVERS (233 OF 355 STORAGE SPACES AND 233 OF 477 OF TOTAL SPACES)



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

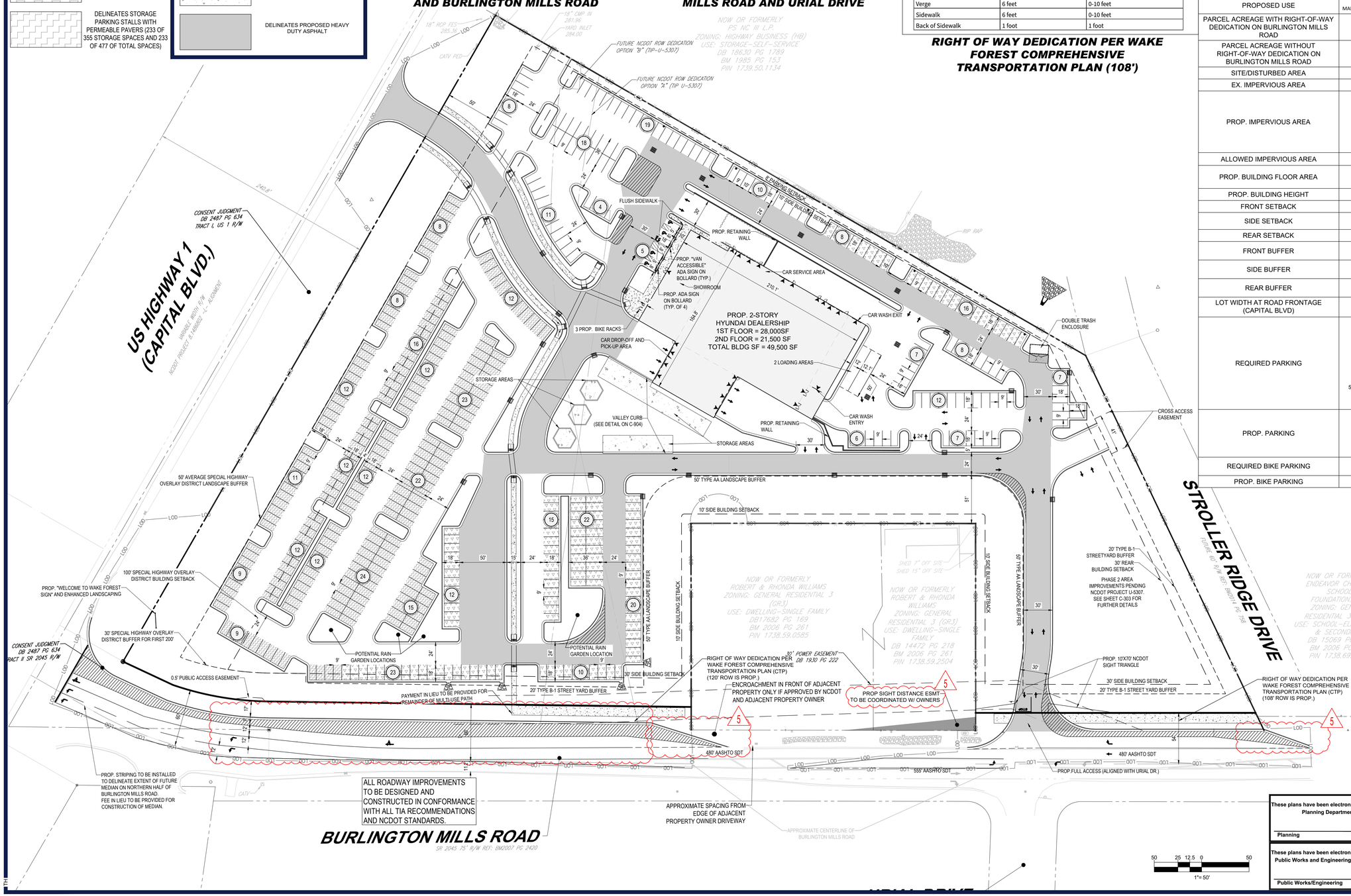


CROSS-SECTION OF 54' ROW PROVIDED FOR WAKE FOREST CTP IMPROVEMENTS AT INTERSECTION OF BURLINGTON MILLS ROAD AND URIAL DRIVE



	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Planted Median	18 feet + 3 feet median curbing	18-23 feet + 3 feet median curbing
Bike Lane	N/A	5-6 feet
Parking	N/A	N/A
Curb and Gutter	2.5 feet	2.5 feet
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

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



SITE DATA TABLE

JURISDICTION	TOWN OF WAKE FOREST
PIN NUMBER	1738499517, 1738592719, 1738593572, 1738497725
SITE ADDRESS	10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD, WAKE FOREST, NC 27587
OWNERS	2517 BMC LLC 1001 COLLEGE COURT NEW BERN, NC 28562-4972 10012 CBM LLC 1001 COLLEGE COURT NEW BERN, NC 28562-4972 NAUGHT 1 LLC 5839 CAPITAL BLVD RALEIGH NC 27616-2937
DEVELOPER	JOHNSON AUTOMOTIVE 5839 CAPITAL BLVD RALEIGH NC 27616-2937
ZONING	HB-CD (HIGHWAY BUSINESS CONDITIONAL DISTRICT) AND SH1-O (SPECIAL HIGHWAY OVERLAY DISTRICT)
EXISTING USE/S	MIX OF COMMERCIAL USES, VACANT, AND DWELLING-SINGLE FAMILY
PROPOSED USE	VEHICLE RENTAL/LEASING/SALES; VEHICLE SERVICES--MINOR MAINTENANCE/REPAIR; VEHICLE SERVICES--MAJOR REPAIR/BODY WORK
PARCEL ACREAGE WITH RIGHT-OF-WAY DEDICATION ON BURLINGTON MILLS ROAD	11.19 AC (487,351 SF)
PARCEL ACREAGE WITHOUT RIGHT-OF-WAY DEDICATION ON BURLINGTON MILLS ROAD	11.16 AC (486,130 SF)
SITE/DISTURBED AREA	12.66 AC (551,653 SF)
EX. IMPERVIOUS AREA	5.45 AC (237,349 SF)
PROP. IMPERVIOUS AREA	BUILDING = 0.64 AC (27,665 SF) PARKING STALLS = 1.96 AC (85,167 SF) DRIVE AISLE = 3.76 AC (163,800 SF) DISPLAY AREA = 0.09 AC (4,119 SF) SIDEWALKS = 0.14 AC (6,211 SF) WALLS = 0.01 AC (474 SF) FUTURE PARKING STALLS = 0.35 AC (15,202 SF) FUTURE DRIVE AISLES = 0.18 AC (7,748 SF) TOTAL = 7.13 AC (310,385 SF)
ALLOWED IMPERVIOUS AREA	70%
PROP. BUILDING FLOOR AREA	1ST FLOOR = 28,000 SF 2ND FLOOR = 21,500 SF TOTAL BLDG SF = 49,500 SF
PROP. BUILDING HEIGHT	49' - 0"
FRONT SETBACK	100'
SIDE SETBACK	10' AND 30'
REAR SETBACK	30'
FRONT BUFFER	50'
SIDE BUFFER	8', 20', 30' AND 50'
REAR BUFFER	20'
LOT WIDTH AT ROAD FRONTAGE (CAPITAL BLVD)	787 FT
REQUIRED PARKING	1 PER 300 SF OF OFFICE OR ADMINISTRATIVE AREA $\frac{}{300}$ X 13,150 SF = 44 + 1 PER 200 SF OF INDOOR SALES AREA $\frac{}{200}$ X 10,350 SF = 52 + 1 PER 1250 SF OF VEHICLE SERVICE AREA $\frac{}{1250}$ X 26,000 SF = 21 + 5 HANDICAP SPACES PER 101-150 STANDARD SPACES = 5 = TOTAL SPACES: 122
PROP. PARKING	117 STANDARD SPACES + 355 STORAGE SPACES + 5 HANDICAP SPACES = 477 TOTAL SPACES
REQUIRED BIKE PARKING	2 PER 50 AUTO SPACES $\frac{}{50}$ X 122 = 6 SPACES
PROP. BIKE PARKING	6 SPACES

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

PROJECT:

HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN

FOR

JOHNSON AUTOMOTIVE

10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12

BENCHMARK: N: 789,627.073
E: 2,134,364.095

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

NORTH CAROLINA PROFESSIONAL SEAL 045418 ENGINEER TYLER G. HOORT
8/16/24

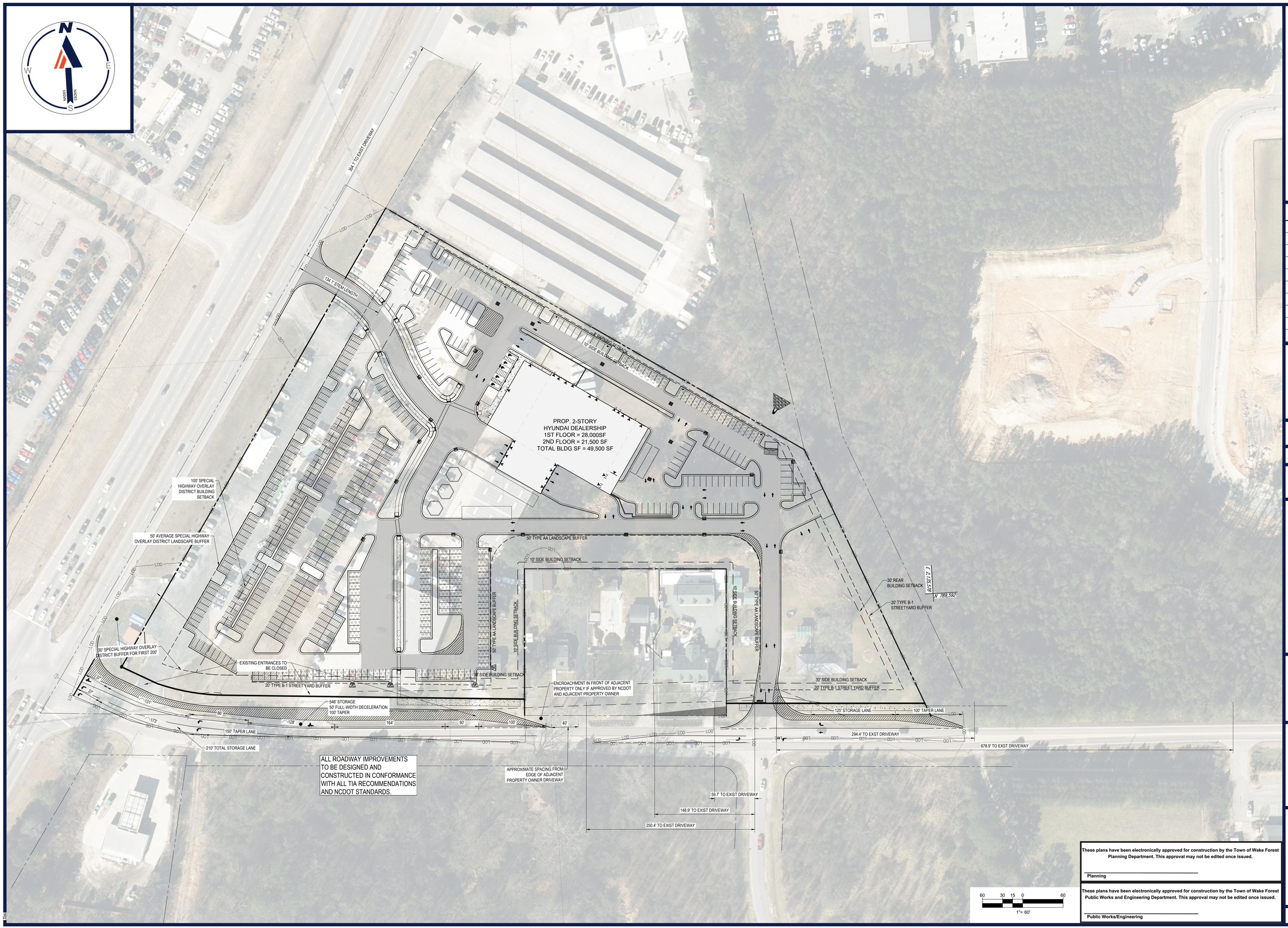
SHEET TITLE:

SITE MASTER PLAN

SHEET NUMBER:

C-301

REVISION 5 - 07/18/2024



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JUL 21, 2024
\\BOHLERENG.NET\SHARES\NC-PROJECTS\2022\NCB220294.00\PLANNING\CAD\DRAWINGS\PLAN SETS\NCB220294-SITE-0----LAYOUT C-302 EXISTING AND PROPOSED DRIVEWAY MAP

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CHECKED BY:	TH
DATE:	06/25/2024
CAD I.D.:	SITE-0

PROJECT:

HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN

FOR

JOHNSON AUTOMOTIVE

10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12

BENCHMARK: N: 789,627.073
E: 2,134,364.095

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Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055478 TYLER G. HOORN
8/16/24

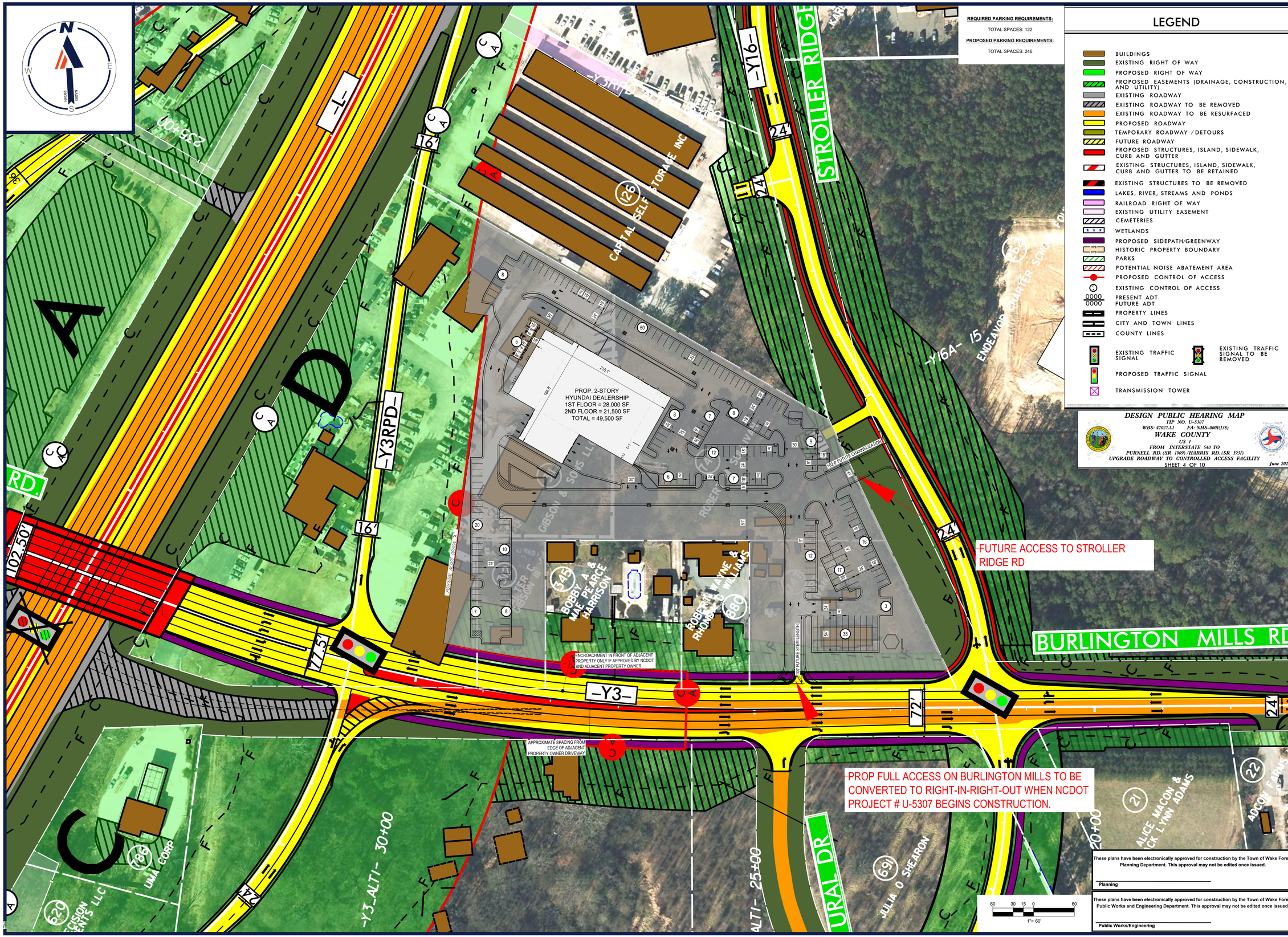
SHEET TITLE:

EXISTING AND PROPOSED DRIVEWAY MAP

SHEET NUMBER:

C-302

REVISION 5 - 07/18/2024



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WAKE FOREST, NC
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NC@BohlerEng.com

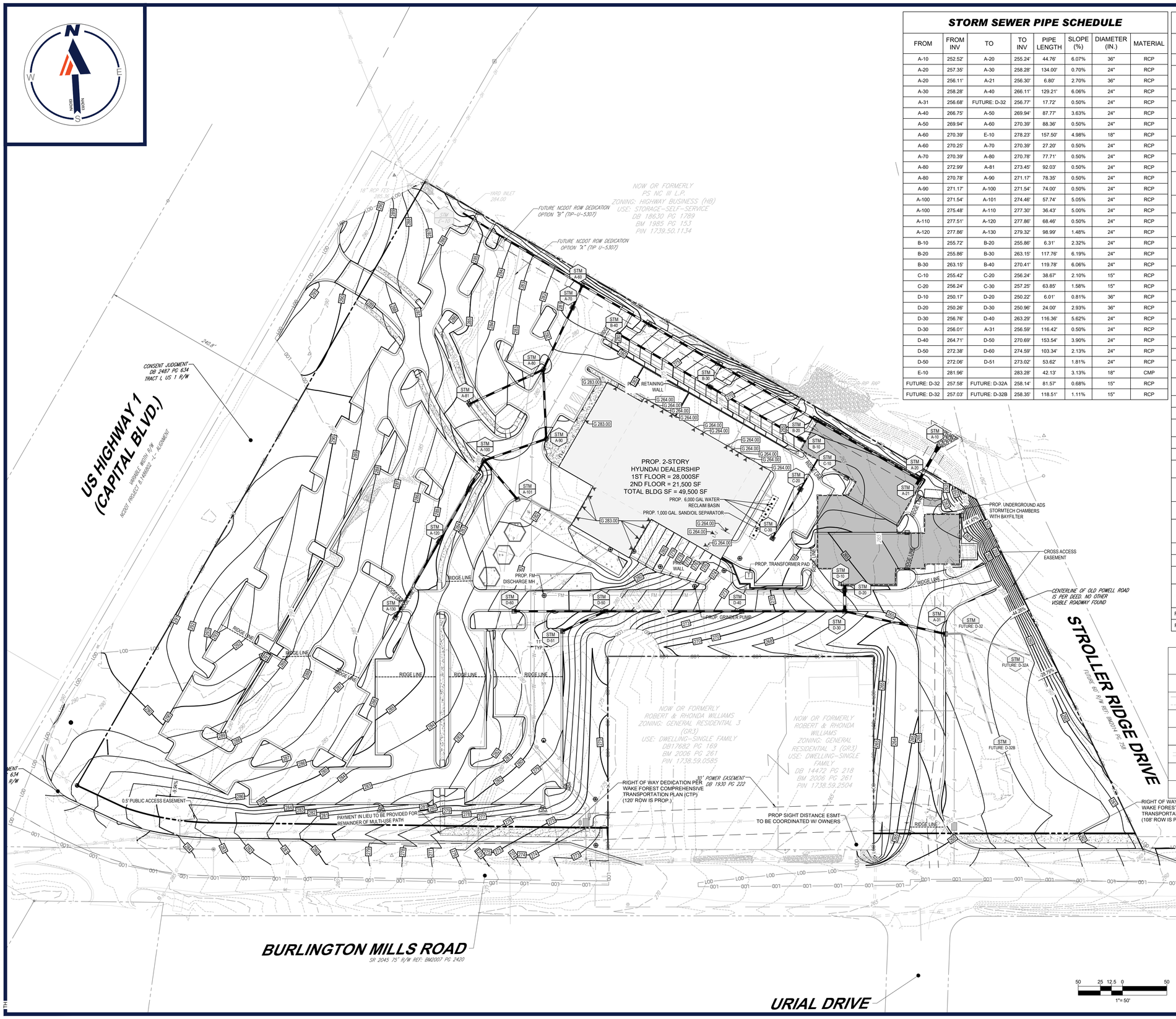
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045418 TYLER G. HOOKS
8/16/24

SHEET TITLE:
PHASE 2 SITE PLAN U-5307 OVERLAY

SHEET NUMBER:
C-303

REVISION 5 - 07/18/2024

JUL 21, 2024
TH
\\BOHLERENG.NET\SHARE\NC-PROJECTS\2022\NCB220294.00\PLANNING\CAD\DRAWINGS\PLAN SET\NCB220294-SITE-0----LAYOUT: C-303 PHASE 2 SITE PLAN U-5307 OVERLAY



STORM SEWER PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
A-10	252.52'	A-20	255.24'	44.76'	6.07%	36"	RCP
A-20	257.35'	A-30	258.28'	134.00'	0.70%	24"	RCP
A-20	256.11'	A-21	256.30'	6.80'	2.70%	36"	RCP
A-30	258.28'	A-40	266.11'	129.21'	6.06%	24"	RCP
A-31	256.68'	FUTURE: D-32	256.77'	17.72'	0.50%	24"	RCP
A-40	266.75'	A-50	269.94'	87.77'	3.63%	24"	RCP
A-50	269.94'	A-60	270.39'	88.36'	0.50%	24"	RCP
A-60	270.39'	E-10	278.23'	157.50'	4.98%	18"	RCP
A-60	270.25'	A-70	270.39'	27.20'	0.50%	24"	RCP
A-70	270.39'	A-80	270.78'	77.71'	0.50%	24"	RCP
A-80	272.99'	A-81	273.45'	92.03'	0.50%	24"	RCP
A-80	270.78'	A-90	271.17'	78.35'	0.50%	24"	RCP
A-90	271.17'	A-100	271.54'	74.00'	0.50%	24"	RCP
A-100	271.54'	A-101	274.46'	57.74'	5.05%	24"	RCP
A-100	275.48'	A-110	277.30'	36.43'	5.00%	24"	RCP
A-110	277.51'	A-120	277.86'	68.46'	0.50%	24"	RCP
A-120	277.86'	A-130	279.32'	98.99'	1.48%	24"	RCP
B-10	255.72'	B-20	255.86'	6.31'	2.32%	24"	RCP
B-20	255.86'	B-30	263.15'	117.76'	6.19%	24"	RCP
B-30	263.15'	B-40	270.41'	119.78'	6.06%	24"	RCP
C-10	255.42'	C-20	256.24'	38.67'	2.10%	15"	RCP
C-20	256.24'	C-30	257.25'	63.85'	1.58%	15"	RCP
D-10	250.17'	D-20	250.22'	6.01'	0.81%	36"	RCP
D-20	250.26'	D-30	250.96'	24.00'	2.93%	36"	RCP
D-30	256.76'	D-40	263.29'	116.36'	5.62%	24"	RCP
D-30	256.01'	A-31	256.59'	116.42'	0.50%	24"	RCP
D-40	264.71'	D-50	270.69'	153.54'	3.90%	24"	RCP
D-50	272.38'	D-60	274.59'	103.34'	2.13%	24"	RCP
D-50	272.06'	D-51	273.02'	53.62'	1.81%	24"	RCP
E-10	281.96'		283.28'	42.13'	3.13%	18"	CMP
FUTURE: D-32	257.58'	FUTURE: D-32A	258.14'	81.57'	0.68%	15"	RCP
FUTURE: D-32	257.03'	FUTURE: D-32B	258.35'	118.51'	1.11%	15"	RCP

STORM STRUCTURE SCHEDULE

NAME	TYPE	RIM ELEV. (FT.)	INVERTS
A-10	FLARED END SECTIONS	508.37'	INV IN = 252.52' (36")
A-20	MANHOLES	263.60'	INV IN = 256.11' (36") INV IN = 257.35' (24") INV OUT = 255.24' (36")
A-21	DETENTION SYSTEM CONNECTIONS	263.63'	INV OUT = 256.30' (36")
A-30	MANHOLES	264.80'	INV IN = 258.28' (24") INV OUT = 258.28' (24")
A-31	CURB INLETS	262.84'	INV IN = 256.68' (24") INV OUT = 256.59' (24")
A-40	MANHOLES	273.00'	INV IN = 266.75' (24") INV OUT = 266.11' (24")
A-50	MANHOLES	278.80'	INV IN = 269.94' (24") INV OUT = 269.94' (24")
A-60	MANHOLES	280.64'	INV IN = 270.25' (24") INV IN = 270.39' (18") INV OUT = 270.39' (24")
A-70	GRATE INLETS	279.98'	INV IN = 270.39' (24") INV OUT = 270.39' (24")
A-80	CURB INLETS	281.87'	INV IN = 270.78' (24") INV IN = 272.99' (24") INV OUT = 270.78' (24")
A-81	CURB INLETS	284.52'	INV OUT = 273.45' (24")
A-90	CURB INLETS	281.28'	INV IN = 271.17' (24") INV OUT = 271.17' (24")
A-100	CURB INLETS	281.72'	INV IN = 275.48' (24") INV IN = 271.54' (24") INV OUT = 271.54' (24")
A-101	CURB INLETS	281.09'	INV OUT = 274.46' (24")
A-110	CURB INLETS	283.90'	INV IN = 277.51' (24") INV OUT = 277.30' (24")
A-120	CURB INLETS	284.66'	INV IN = 277.86' (24") INV OUT = 277.86' (24")
A-130	CURB INLETS	285.57'	INV OUT = 279.32' (24")
B-10	DETENTION SYSTEM CONNECTIONS	263.28'	INV IN = 255.72' (24")
B-20	GRATE INLETS	263.39'	INV IN = 255.86' (24") INV OUT = 255.86' (24")
B-30	GRATE INLETS	271.63'	INV IN = 263.15' (24") INV OUT = 263.15' (24")
B-40	GRATE INLETS	280.02'	INV OUT = 270.41' (24")
C-10	DETENTION SYSTEM CONNECTIONS	263.21'	INV IN = 255.42' (15")
C-20	GRATE INLETS	262.75'	INV IN = 256.24' (15") INV OUT = 256.24' (15")
C-30	GRATE INLETS	263.00'	INV OUT = 257.25' (15")
D-10	DETENTION SYSTEM CONNECTIONS	253.68'	INV IN = 250.17' (36")
D-20	CURB INLETS	265.82'	INV IN = 250.26' (36") INV OUT = 250.22' (36")
D-30	CURB INLETS	266.64'	INV IN = 256.01' (24") INV IN = 256.76' (24") INV OUT = 250.96' (36")
D-40	CURB INLETS	271.64'	INV IN = 264.71' (24") INV OUT = 263.29' (24")
D-50	CURB INLETS	278.23'	INV IN = 272.06' (24") INV IN = 272.38' (24") INV OUT = 270.69' (24")
D-51	CURB INLETS	279.26'	INV OUT = 273.02' (24")
D-60	CURB INLETS	280.97'	INV OUT = 274.59' (24")
E-10	EX. YARD INLET	285.00'	INV IN = 281.96' (18") INV OUT = 278.23' (18")
FUTURE: D-32	FUTURE CURB INLET	263.02'	INV IN = 257.03' (15") INV IN = 257.58' (15") INV OUT = 256.77' (24")
FUTURE: D-32A	FUTURE CURB INLET	263.58'	INV OUT = 258.14' (15")
FUTURE: D-32B	FUTURE CURB INLET	263.79'	INV OUT = 258.35' (15")

GRADING LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
120 125	CONTOUR LINE	120 125
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC516.00 TC 516.00 BC 515.55
STM #	STORM LABEL	STM #
	STORM SEWER	
	YARD INLET	
	CURB INLET	

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Planning

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Public Works/Engineering

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REVISIONS

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

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PERMIT SET

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

PROJECT:

HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN

FOR

JOHNSON AUTOMOTIVE

10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12

BENCHMARK: N: 789,627.073
E: 2,134,364.095

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NORTH CAROLINA PROFESSIONAL SEAL 052418 ENGINEER TYLER G. HOORN
8/16/24

SHEET TITLE:

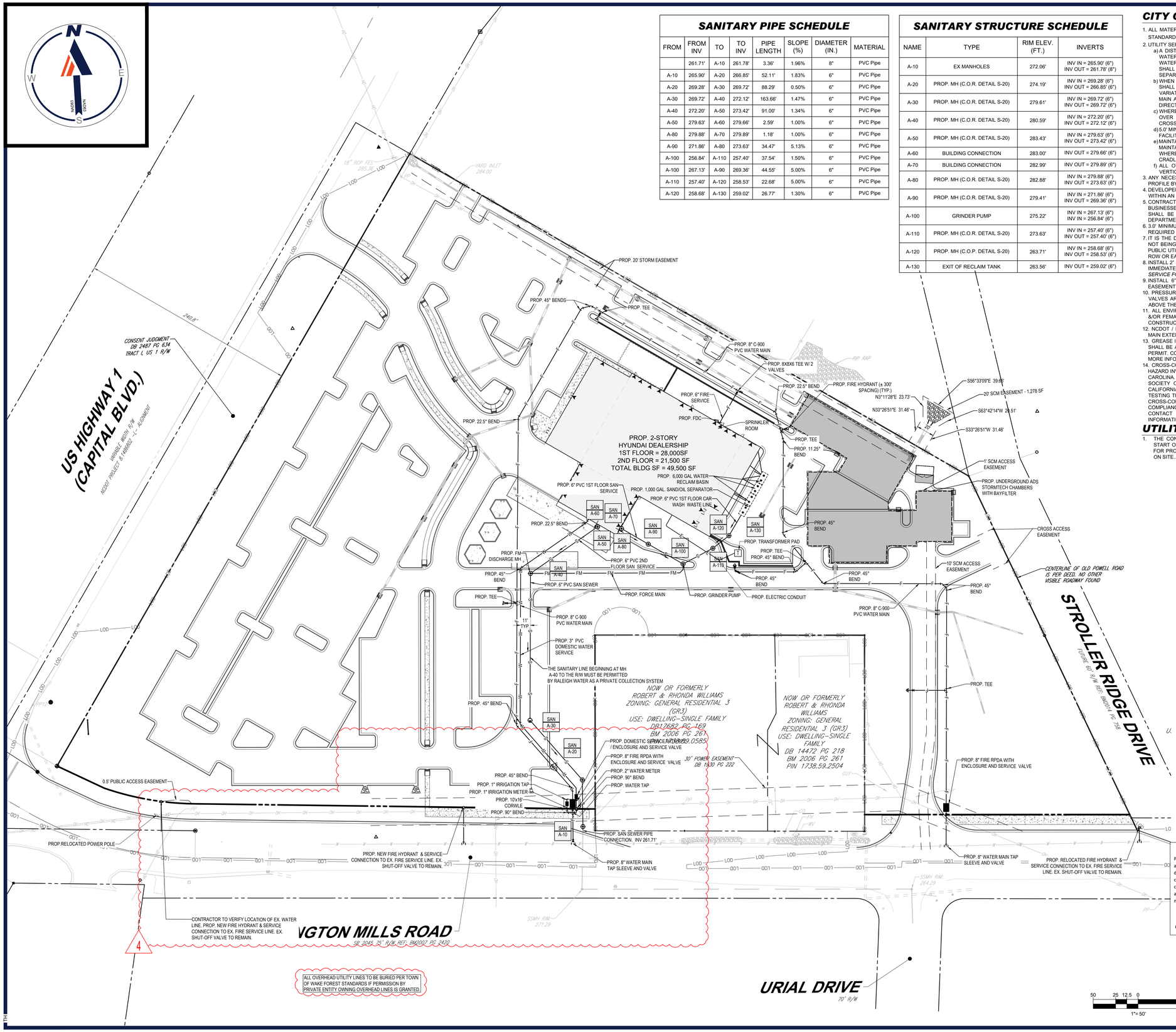
PRELIMINARY GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-401

REVISION 5 - 07/18/2024

JUL 21, 2024
\\BOHLERENG.NET\SHARES\NC-PROJECTS\2022\NCB220294 \0\PLANNING\CAD\DRAWINGS\PLAN SETS\NCB220294-GRAD-0----LAYOUT C-401 PRELIMINARY GRADING AND DRAINAGE PLAN
TH



SANITARY PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
	261.71'	A-10	261.78'	3.36'	1.96%	8"	PVC Pipe
A-10	265.90'	A-20	266.85'	52.11'	1.83%	6"	PVC Pipe
A-20	269.28'	A-30	269.72'	88.29'	0.50%	6"	PVC Pipe
A-30	269.72'	A-40	272.12'	163.66'	1.47%	6"	PVC Pipe
A-40	272.20'	A-50	273.42'	91.00'	1.34%	6"	PVC Pipe
A-50	279.63'	A-60	279.66'	2.59'	1.00%	6"	PVC Pipe
A-80	279.88'	A-70	279.89'	1.18'	1.00%	6"	PVC Pipe
A-90	271.86'	A-80	273.63'	34.47'	5.13%	6"	PVC Pipe
A-100	256.84'	A-110	257.40'	37.54'	1.50%	6"	PVC Pipe
A-100	267.13'	A-90	269.36'	44.55'	5.00%	6"	PVC Pipe
A-110	257.40'	A-120	258.53'	22.68'	5.00%	6"	PVC Pipe
A-120	258.68'	A-130	259.02'	26.77'	1.30%	6"	PVC Pipe

SANITARY STRUCTURE SCHEDULE

NAME	TYPE	RIM ELEV. (FT.)	INVERTS
A-10	EX MANHOLES	272.06'	INV IN = 265.90' (6") INV OUT = 261.78' (8")
A-20	PROP. MH (C.O.R. DETAIL S-20)	274.19'	INV IN = 269.28' (6") INV OUT = 266.85' (6")
A-30	PROP. MH (C.O.R. DETAIL S-20)	279.61'	INV IN = 269.72' (6") INV OUT = 269.72' (6")
A-40	PROP. MH (C.O.R. DETAIL S-20)	280.59'	INV IN = 272.20' (6") INV OUT = 272.12' (6")
A-50	PROP. MH (C.O.R. DETAIL S-20)	283.43'	INV IN = 279.63' (6") INV OUT = 273.42' (6")
A-60	BUILDING CONNECTION	283.00'	INV OUT = 279.66' (6")
A-70	BUILDING CONNECTION	282.99'	INV OUT = 279.89' (6")
A-80	PROP. MH (C.O.R. DETAIL S-20)	282.88'	INV IN = 279.88' (6") INV OUT = 273.63' (6")
A-90	PROP. MH (C.O.R. DETAIL S-20)	279.41'	INV IN = 271.86' (6") INV OUT = 269.36' (6")
A-100	GRINDER PUMP	275.22'	INV IN = 267.13' (6") INV IN = 256.84' (6")
A-110	PROP. MH (C.O.R. DETAIL S-20)	273.63'	INV IN = 257.40' (6") INV OUT = 257.40' (6")
A-120	PROP. MH (C.O.P. DETAIL S-20)	263.71'	INV IN = 258.68' (6") INV OUT = 258.53' (6")
A-130	EXIT OF RECLAIM TANK	263.56'	INV OUT = 259.02' (6")

CITY OF RALEIGH PUBLIC UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
   a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL
   b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
   c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
   e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
   f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
8. INSTALL 2" PVC WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. *NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE*
9. INSTALL 6" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 996-2334 OR STEPHEN.CALVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION
14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FOR EACH DEVICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

UTILITY PLAN NOTES

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

UTILITY LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	S
D	STORM MANHOLE	D
WM	WATER METER	
WV	WATER VALVE	
	YARD INLET	
	CURB INLET	
	CLEAN OUT	
EB	ELECTRIC BOX	EB

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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

City of Raleigh Development Approval _____

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_____
Planning

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_____
Public Works/Engineering

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REVISIONS

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

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

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

BENCHMARK: N: 789,627.073
E: 2,134,364.095

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NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 035418 ENGINEER TYLER G. HOORN
8/16/24

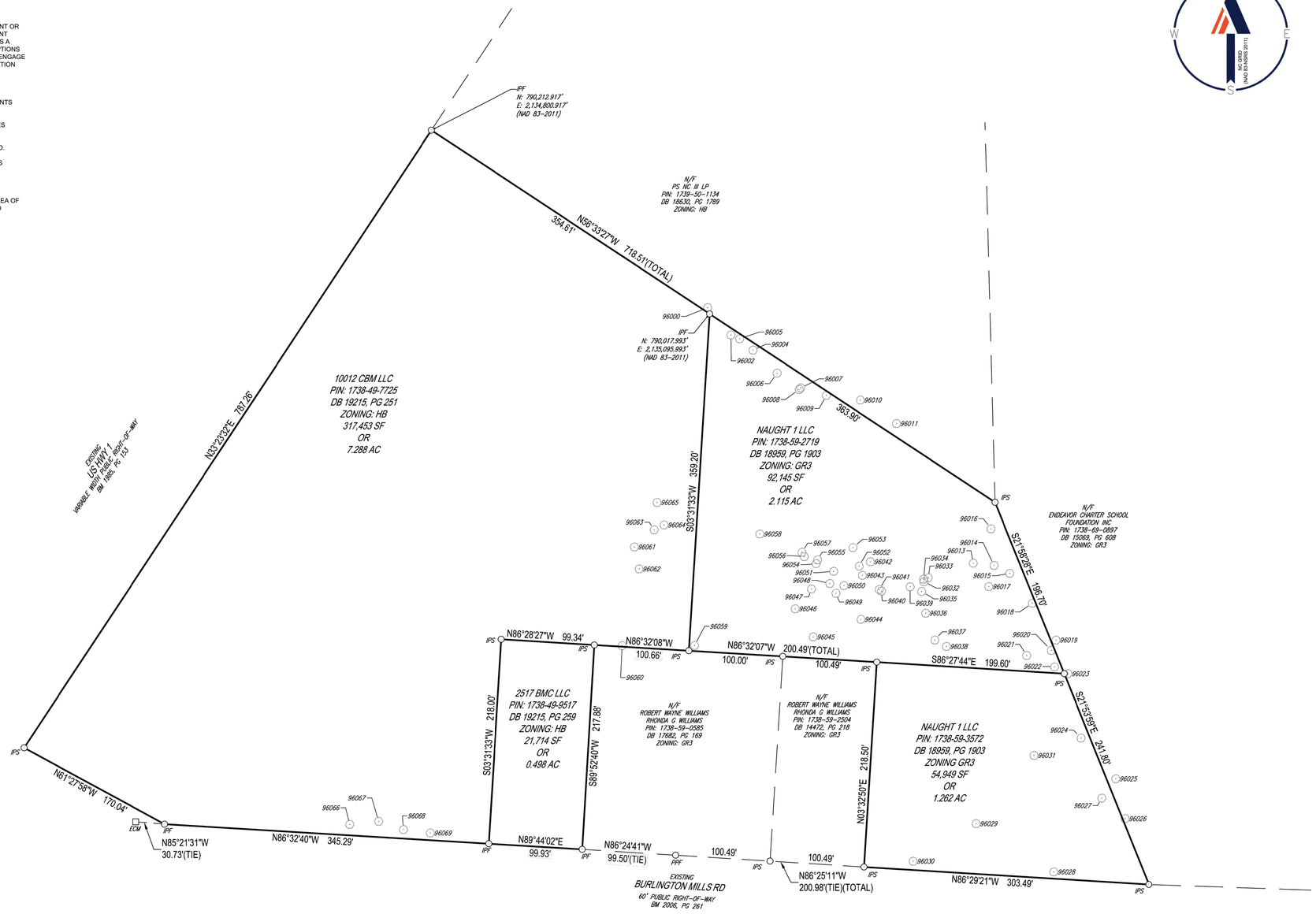
SHEET TITLE:
UTILITY PLAN

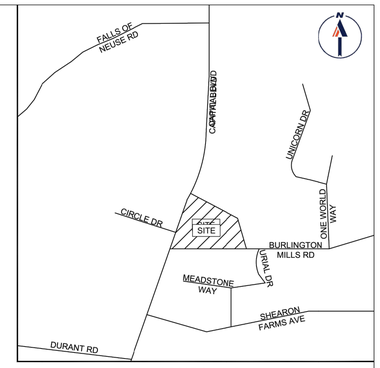
SHEET NUMBER:
C-501

REVISION 5 - 07/18/2024

NOTES:

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





LOCATION MAP
NOT TO SCALE

REFERENCES:

DB 19215, PG 251
DB 19215, PG 259
DB 18630, PG 1789
DB 14472, PG 218
DB 15069, PG 608
DB 18959, PG 1903
DB 17682, PG 169
BM 1985, PG 153
BM 2006, PG 261

SURVEYOR CERTIFICATION

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

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

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: 03/06/2023
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.99993176
(9) UNITS: US SURVEY FEET

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

PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

SURVEYOR NC L-3920

NORTH CAROLINA PROFESSIONAL SEAL L-3920 LAND SURVEYOR THOMAS E. TEABO

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

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

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

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

60' 30' 15' 0' 60'
1" = 60'

LEGEND

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

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

NCBELS: P-1132

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FILE NO.					
NCB220294					
DATE					
10/03/2023					
FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
09/24/2023	JR	RJ	TET	TET	1"=60'	1 OF 1

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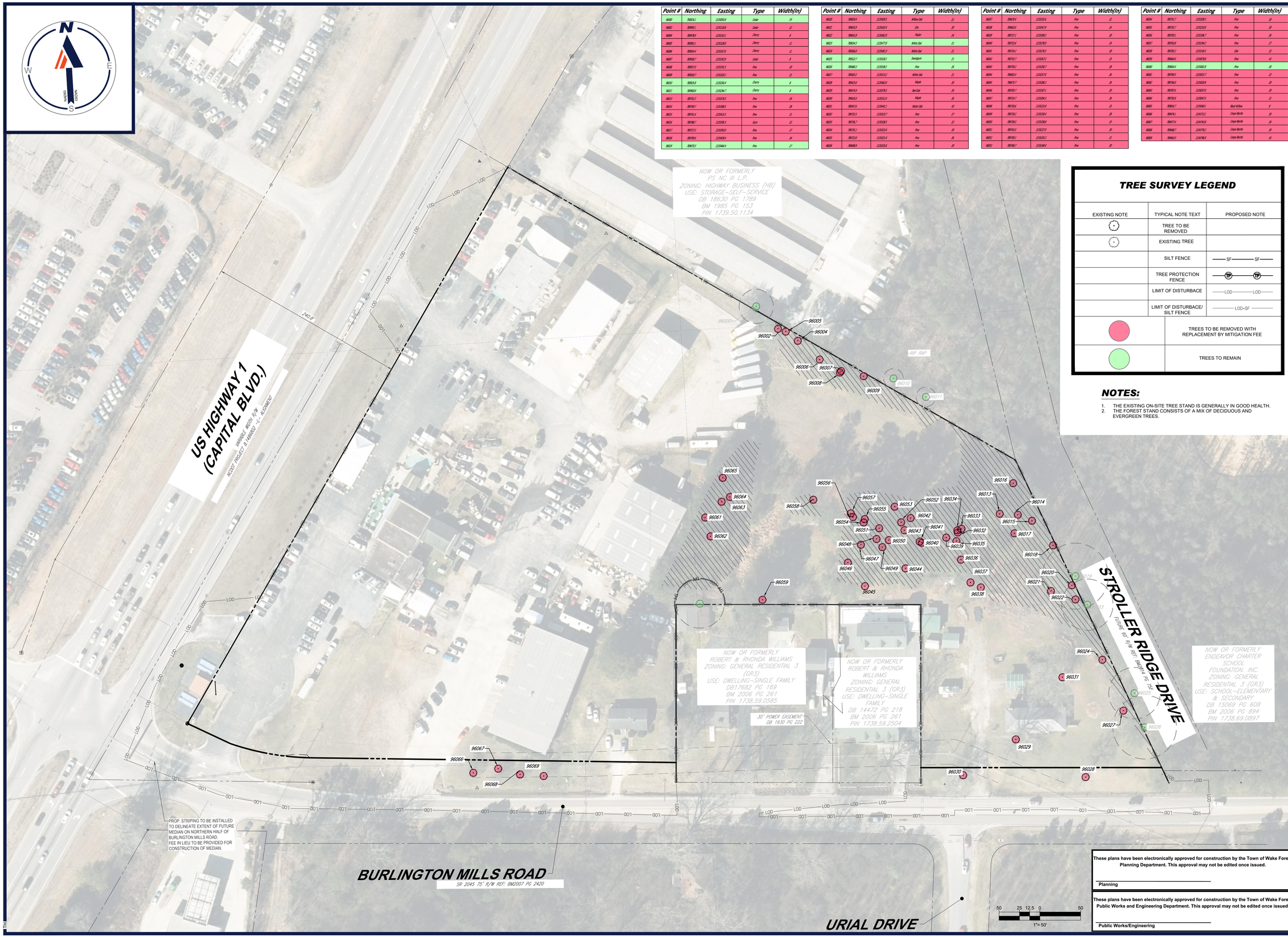

Point #	Northing	Easting	Type	Width(in)
96001	789241.1	2135855.9	Cedar	14
96002	789995.1	2135738.8	Cedar	12
96004	789978.9	2135742.1	Cherry	8
96005	789995.1	2135738.0	Cherry	12
96006	789904.4	2135761.9	Cherry	12
96007	789918.7	2135759.9	Cedar	8
96008	789917.9	2135761.3	Pine	30
96009	789918.7	2135759.1	Pine	22
96010	789925.4	2135756.4	Cherry	8
96011	789908.4	2135764.7	Cherry	8
96013	789753.7	2135818.5	Pine	36
96014	789768.7	2135815.5	Pine	30
96015	789767.4	2135815.5	Pine	22
96016	789788.7	2135809.5	Gum	22
96017	789777.3	2135813.0	Pine	27
96018	789789.4	2135809.4	Pine	24
96019	789813.3	2135844.4	Pine	27

Point #	Northing	Easting	Type	Width(in)
96020	789833.4	2135855.5	Willow Oak	22
96021	789833.9	2135855.4	Elm	30
96022	789842.8	2135852.9	Maple	24
96023	789834.1	2135857.0	White Oak	22
96024	789846.6	2135852.2	White Oak	22
96025	789827.1	2135858.1	Sweetgum	22
96026	789848.1	2135851.1	Pine	28
96027	789852.2	2135853.1	White Oak	22
96028	789856.6	2135852.0	Maple	20
96029	789874.9	2135845.5	Red Oak	30
96030	789855.5	2135853.4	Maple	28
96031	789847.6	2135860.2	Water Oak	40
96032	789870.5	2135853.7	Pine	27
96033	789878.7	2135851.5	Pine	22
96034	789879.1	2135853.4	Pine	28
96035	789872.8	2135853.4	Pine	28
96036	789888.8	2135845.6	Pine	28

Point #	Northing	Easting	Type	Width(in)
96037	789870.4	2135855.9	Pine	22
96038	789888.8	2135847.9	Pine	24
96039	789877.2	2135855.7	Pine	28
96040	789872.8	2135857.8	Pine	24
96041	789874.2	2135857.5	Pine	28
96042	789875.1	2135857.2	Pine	24
96043	789878.1	2135857.0	Pine	28
96044	789879.7	2135856.2	Pine	28
96045	789878.7	2135856.7	Pine	30
96046	789888.7	2135851.4	Pine	28
96047	789874.7	2135858.4	Pine	30
96048	789888.4	2135853.8	Pine	27
96049	789872.2	2135861.4	Pine	28
96050	789888.3	2135853.8	Pine	21
96051	789874.5	2135863.9	Pine	30
96052	789888.1	2135855.2	Pine	22
96053	789888.7	2135854.4	Pine	30

Point #	Northing	Easting	Type	Width(in)
96054	789875.7	2135865.1	Pine	30
96055	789875.1	2135865.9	Pine	30
96056	789875.1	2135866.7	Pine	36
96057	789875.9	2135866.2	Pine	27
96058	789873.2	2135868.5	Oak	22
96059	789864.4	2135873.8	Pine	41
96060	789864.4	2135872.8	Pine	28
96061	789873.1	2135872.7	Pine	22
96062	789870.6	2135873.8	Pine	30
96063	789870.5	2135873.0	Pine	28
96064	789870.8	2135873.5	Pine	22
96065	789870.8	2135874.0	Pine	21
96066	789873.1	2135874.1	Black Willow	8
96067	789874.1	2135872.1	Crape Myrtle	28
96068	789873.4	2135874.8	Crape Myrtle	26
96069	789868.7	2135878.2	Crape Myrtle	28
96070	789865.8	2135878.9	Crape Myrtle	30

TREE SURVEY LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	TREE TO BE REMOVED	
	EXISTING TREE	
	SILT FENCE	—SF— —SF—
	TREE PROTECTION FENCE	TP TP
	LIMIT OF DISTURBACE	—LOD— —LOD—
	LIMIT OF DISTURBACE/ SILT FENCE	—LOD+SF—
	TREES TO BE REMOVED WITH REPLACEMENT BY MITIGATION FEE	
	TREES TO REMAIN	

NOTES:

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

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1	02/01/2024	RE-REVIEW SET	IRF / WES
2	04/03/2024	RE-REVIEW SET	IRF / WES
3	05/20/2024	RE-REVIEW SET	IRF / WES
4	07/02/2024	RE-REVIEW SET	IRF / TH
5	07/18/2024	RE-REVIEW SET	ASW / TH

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

PROJECT:

HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN

FOR

JOHNSON AUTOMOTIVE

10012 CAPITAL BLVD, 2517, 2601, & 2605 BURLINGTON MILLS RD
WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12

BENCHMARK: N: 789,627.073
E: 2,134,364.095

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NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045476 TYLER G. HOOR
8/16/24

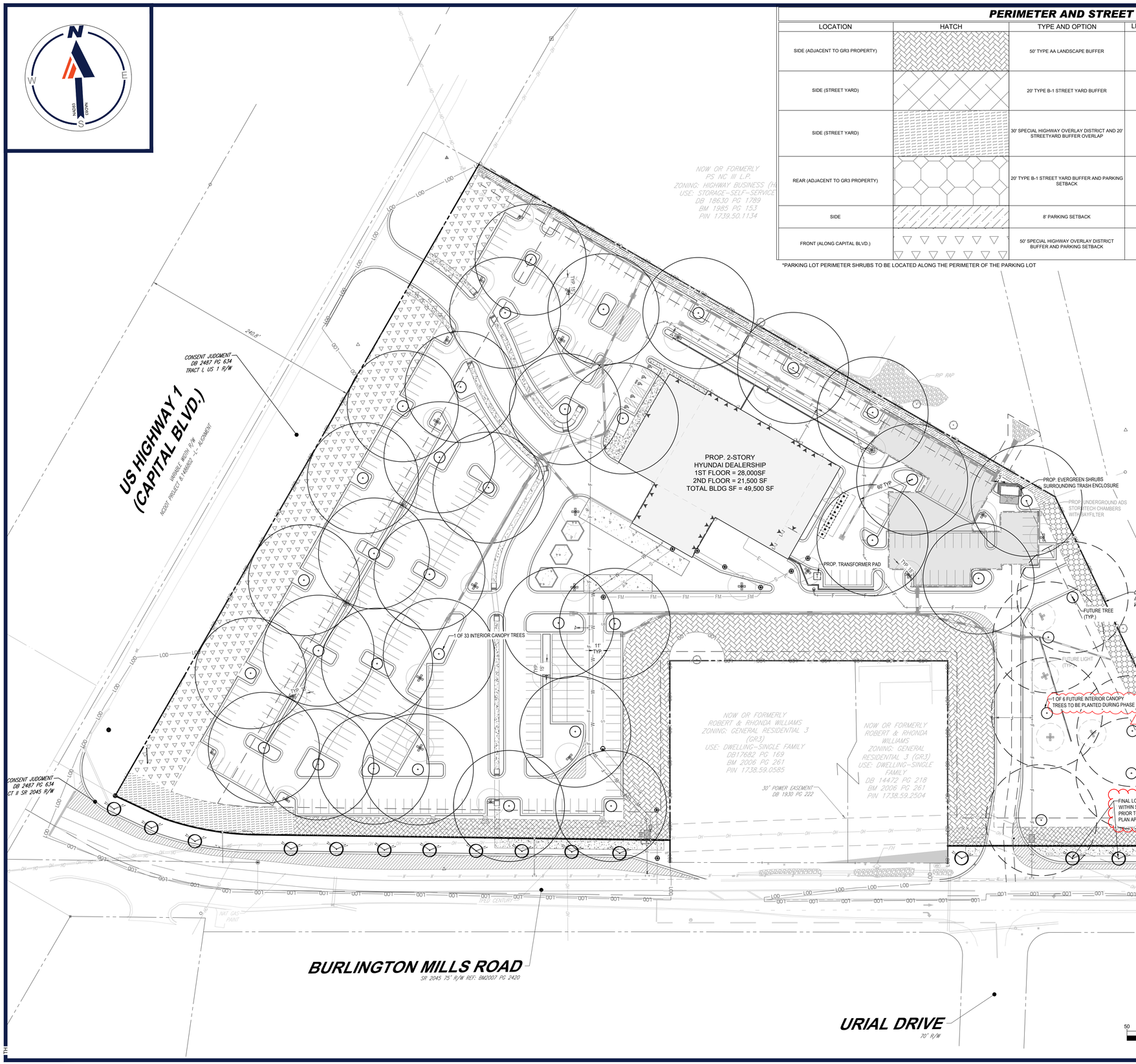
SHEET TITLE:

TREE SAVE PLAN

SHEET NUMBER:

C-701

REVISION 5 - 07/18/2024



PERIMETER AND STREET YARD BUFFER TABLE

LOCATION	HATCH	TYPE AND OPTION	LENGTH (FT)	REQUIRED PLANTINGS	PROP. PLANTINGS
SIDE (ADJACENT TO GR3 PROPERTY)		50' TYPE AA LANDSCAPE BUFFER	697	10 EVERGREEN TREES, 6 CANOPY TREES, 6 UNDERSTORY TREES, AND 48 SHRUBS PER 100 LINEAR FT X 10 = 70 EVERGREEN TREES X 6 = 42 CANOPY TREES X 6 = 42 UNDERSTORY TREES X 48 = 335 *SHRUBS	70 EVERGREEN TREES 42 CANOPY TREES 42 UNDERSTORY TREES 335 SHRUBS
SIDE (STREET YARD)		20' TYPE B-1 STREET YARD BUFFER	652	2 EVERGREEN TREES, 2 CANOPY TREES, 2 UNDERSTORY TREES, AND 24 SHRUBS PER 100 LINEAR FT X 2 = 13 EVERGREEN TREES X 2 = 13 CANOPY TREES X 2 = 13 UNDERSTORY TREES X 24 = 157 *SHRUBS	13 EVERGREEN TREES 13 CANOPY TREES 13 UNDERSTORY TREES 157 SHRUBS
SIDE (STREET YARD)		30' SPECIAL HIGHWAY OVERLAY DISTRICT AND 20' STREETYARD BUFFER OVERLAP	200	3 TREES PER 50' OF SH-O YARD: X 3 = 4 TREES STREETYARD REQUIREMENTS: X 2 = 4 EVERGREEN TREES X 2 = 4 CANOPY TREES X 2 = 4 UNDERSTORY TREES X 24 = 48 *SHRUBS	4 EVERGREEN TREES 4 CANOPY TREES 4 UNDERSTORY TREES 48 SHRUBS
REAR (ADJACENT TO GR3 PROPERTY)		20' TYPE B-1 STREET YARD BUFFER AND PARKING SETBACK	395	2 EVERGREEN TREES, 2 CANOPY TREES, 3 UNDERSTORY TREES, AND 24 SHRUBS PER 100 LINEAR FT X 2 = 8 EVERGREEN TREES X 2 = 8 CANOPY TREES X 3 = 12 UNDERSTORY TREES X 24 = 95 SHRUBS EVERGREEN SHRUBS PLACED AT 5 FEET ON CENTER 395 ÷ 5 = 79 EVERGREEN *SHRUBS 5	8 EVERGREEN TREES 8 CANOPY TREES 12 UNDERSTORY TREES 95 SHRUBS
SIDE		8' PARKING SETBACK	718	EVERGREEN SHRUBS PLACED AT 5 FEET ON CENTER 718 ÷ 5 = 144 EVERGREEN *SHRUBS	144 EVERGREEN SHRUBS
FRONT (ALONG CAPITAL BLVD.)		50' SPECIAL HIGHWAY OVERLAY DISTRICT BUFFER AND PARKING SETBACK	717	5 TREES PER 50' OF SH-O YARD: X 5 = 72 TREES EVERGREEN SHRUBS PLACED AT 5 FEET ON CENTER 717 ÷ 5 = 144 EVERGREEN *SHRUBS 5	72 EVERGREEN UNDERSTORY TREES 144 EVERGREEN SHRUBS

*PARKING LOT PERIMETER SHRUBS TO BE LOCATED ALONG THE PERIMETER OF THE PARKING LOT

LANDSCAPE PLAN NOTES

1. ALL LANDSCAPED AND LAWN AREAS ARE TO RECEIVE A MINIMUM OF 6" OF TOPSOIL.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL GRASSED AREAS SHALL BE SODDED WITH A LOCALLY GROWN COMMERCIAL FESCUE SEED MIX MEETING LATEST NORTH CAROLINA AGRICULTURE STANDARDS FOR SEED AND PLANT CERTIFICATION.
6. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
7. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
11. THE CONTRACTOR SHALL COMPLETELY GUARANTEE AND BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR A ONE YEAR GROWING PERIOD.
12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A MINIMUM 3" DEPTH OF TRIPLE SHREDDED HARDWOOD MULCH FROM A LOCAL MULCH SOURCE HARVESTED IN A SUSTAINABLE MANNER.
15. BIODEGRADABLE WEED MATTING (ALL-PRO WEED MAT OR APPROVED EQUAL) SHALL BE REQUIRED IN SHRUB BEDS AT BUILDING FACADE.
16. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
17. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
18. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF AN EROSION CONTROL PLAN.
19. CONTRACTOR SHALL PROVIDE GATOR BAGS ON ALL TREES NOT RECEIVING IRRIGATION.
20. ALL PLANTS THAT ARE OVERGROWN OR IN POOR HEALTH SHALL BE REMOVED. MATURE EXISTING VEGETATION ALONG WALNUT AND MEETING STREET TO BE PRESERVED WHERE NOT IMPACTED BY CONSTRUCTION.
21. ALL EXISTING CANOPY AND UNDERSTORY TREES TO REMAIN SHOWN ON ALTA - NSPS LAND TITLE SURVEY I & II.
22. PER SECTION 8.8.2 OF TOWN OF WAKE FOREST UDO, GROUND EQUIPMENT SUCH AS HOT BOXES, TRANSFORMERS, GENERATORS, AND HVAC UNITS SHALL BE SCREENED FROM VIEW FROM STREETS, ON SIDE SIDEWALKS, GREENWAYS, AND ADJACENT PROPERTIES.
23. ANY PLANTINGS WITHIN SIGHT DISTANCE TRIANGLES SHALL BE LESS THAN 3.5' IN HEIGHT.

COMPLIANCE TABLE

TYPE AND OPTION	REQUIRED PLANTINGS	PROP. PLANTINGS
TREE CANOPY COVERAGE REQUIREMENTS (8.3.1) RURAL & SUBURBAN	2 CANOPY TREES PER 5,000 SF OR 1 CANOPY TREE AND 1 UNDERSTORY TREE PER 4,000 SF 10.79 AC (470,202 SF) / 4,000 SF = 118 CANOPY TREES AND 118 UNDERSTORY TREES	CANOPY TREES: 85 (PERIMETER BUFFERS AND STREET TREES) + 39 (INTERIOR LANDSCAPE ISLANDS) = 124 UNDERSTORY TREES (PERIMETER BUFFERS): 143
TREE MITIGATION	FEE TO BE DETERMINED AND PAID FOR BY JURISDICTION REFERENCED FROM UDO SECTION 8.4 D	TREES TO BE REMOVED LOCATED ON SHEET C-701

5

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

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

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

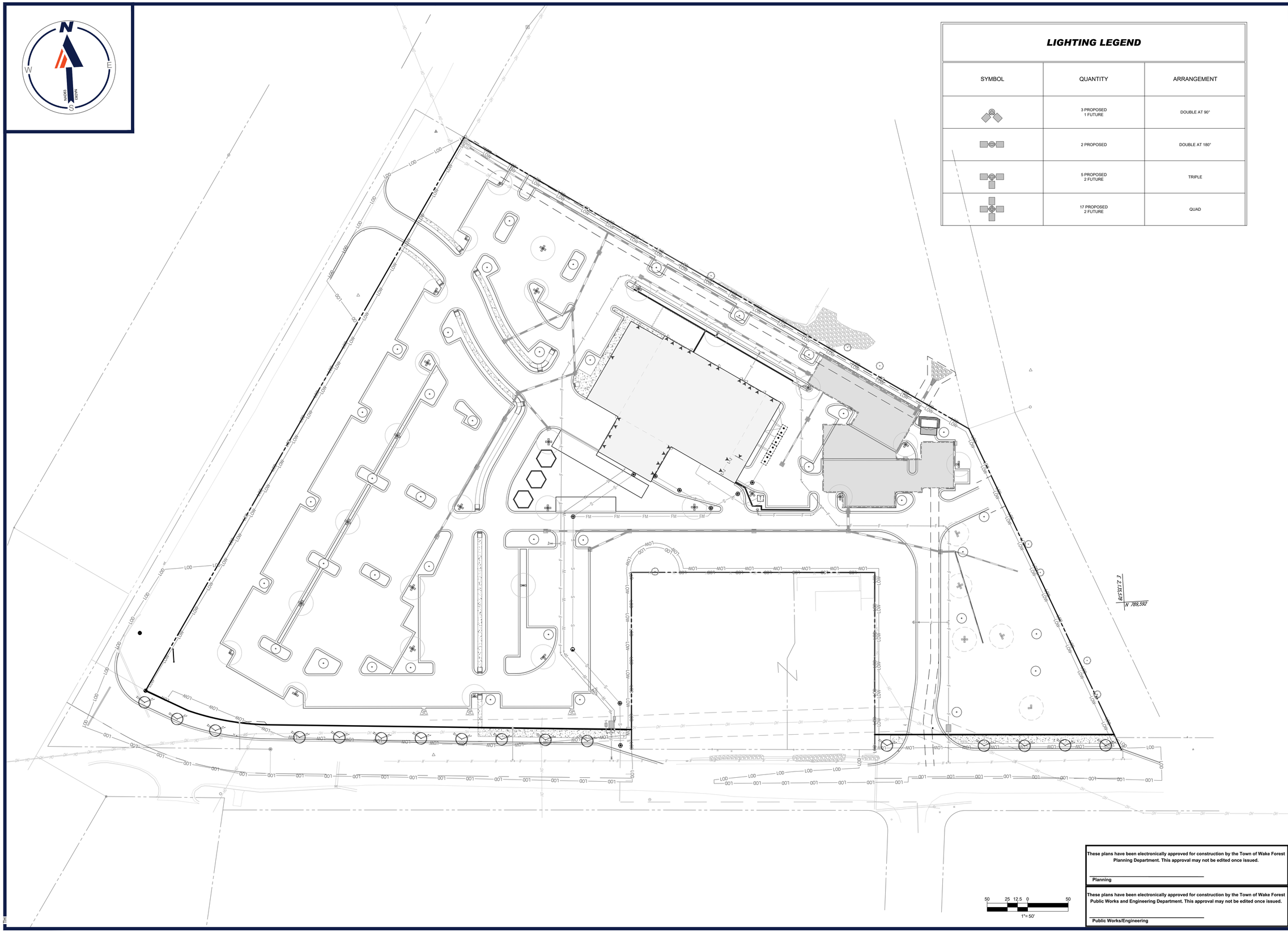
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 045318 TYLER G. HOORS
8/16/24

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C-702

REVISION 5 - 07/18/2024

Jul 21, 2024
TH
IDOPN_ERENS_NETSHARE\NC-PROJECTS\2022\CB220294.00\PLANNING\CAD\DRAWINGS\PLAN SET\NCB220294-LSCP-0----LAYOUT C-702 LANDSCAPE PLAN



LIGHTING LEGEND

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

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Public Works/Engineering

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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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1	02/01/2024	RE-REVIEW SET	IRF / WES
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3	05/20/2024	RE-REVIEW SET	IRF / WES
4	07/02/2024	RE-REVIEW SET	IRF / TH
5	07/18/2024	RE-REVIEW SET	ASW / TH

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CAD I.D.:	LSCP-0

PROJECT:

HYUNDAI AUTOMOTIVE DEALERSHIP SITE MASTER PLAN

FOR

JOHNSON AUTOMOTIVE

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WAKE FOREST, NC
WAKE COUNTY
TOWN OF WAKE FOREST
PROJECT NUMBER: RZ-23-12

BENCHMARK: N: 789,627.073
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NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 054478 ENGINEER TYLER G. HOORN

8/16/24

SHEET TITLE:

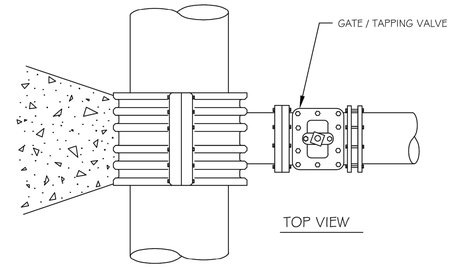
LIGHTING PLAN

SHEET NUMBER:

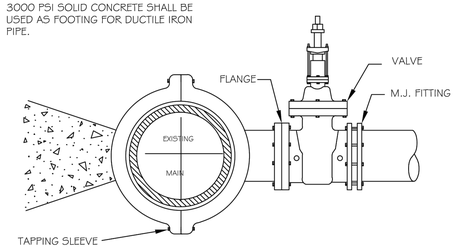
C-703

REVISION 5 - 07/18/2024

Jul 21, 2024
\\BOHLERENG.NET\SHARES\NC-PROJECTS\2022\NCB220294 00\PLANNING\CAD\BAWKSPLAN SETS\NCB220294-LSCP-0----LAYOUT: C-703 LIGHTING PLAN



3000 PSI SOLID CONCRETE SHALL BE USED AS FOOTING FOR DUCTILE IRON PIPE.

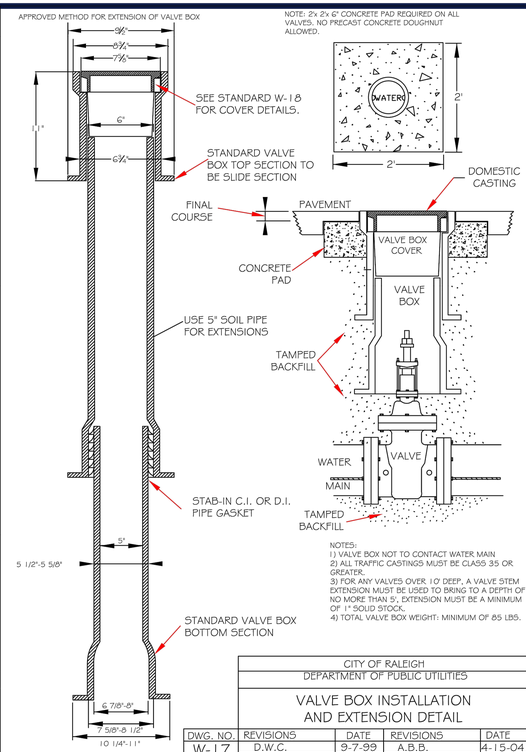


NOTES:
1. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
2. SEE STANDARD REACTION BLOCK TABLES, W-10 AND W-11 FOR AREA OF CONCRETE REQUIRED.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

4" - 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-14	Y.C.A.	12-31-91	RRH	3-31-00
	D.W.C.	9-7-99	J.P.S.	11-1-10

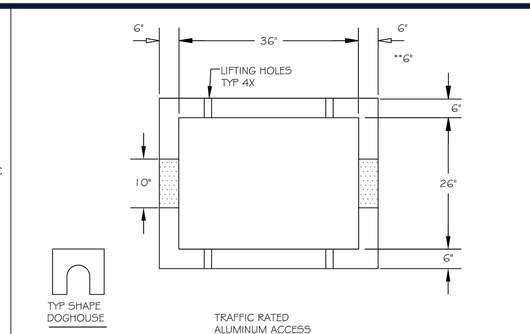


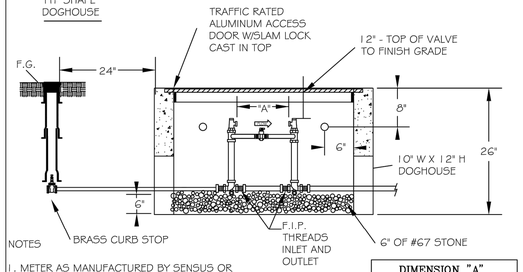
NOTES:
1) VALVE BOX NOT TO CONTACT WATER MAIN
2) ALL TRAFFIC CASTINGS MUST BE CLASS 35 OR GREATER.
3) FOR ANY VALVES OVER 10' DEEP, A VALVE STEM EXTENSION MUST BE USED TO BRING TO A DEPTH OF NO MORE THAN 5', EXTENSION MUST BE A MINIMUM OF 1" SOLID STOCK.
4) TOTAL VALVE BOX WEIGHT: MINIMUM OF 85 LBS.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

VALVE BOX INSTALLATION AND EXTENSION DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-17	D.W.C.	9-7-99	A.B.B.	4-15-04
	RRH	3-31-00	DHL	8-16-07





NOTES
1. METER AS MANUFACTURED BY SENSUS OR NEPTUNE.
2. BACKFILL TAMPED IN 6" LIFTS.
3. REINFORCEMENT: #4 @ 6" OCEW
4. CONCRETE: 4,000 PSI @ 28 DAYS
5. ALL RPZ BACKFLOW PREVENTION DEVICES MUST BE INSTALLED PRIOR TO METER BEING SET.
6) ALL COPPER SETTERS ARE TO HAVE A BALL TYPE SHUT OFF VALVE ON BOTH SIDES OF COPPER SETTER WITH HIGH RISE BYPASS THAT IS MANUFACTURED BY FORD, MUELLER, OR AY McDONALD. (NO EXCEPTIONS)

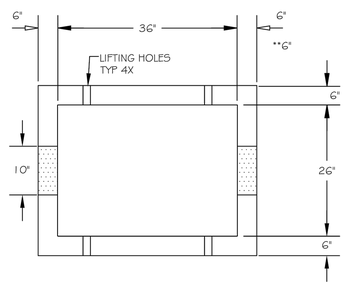
DIMENSION "A"	
1½" METER	13½"
2" METER	17¼"

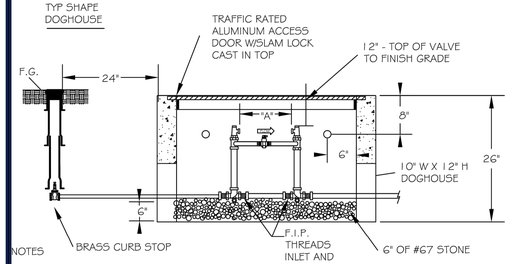
** TRAFFIC RATED VAULT WALL THICKNESS

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

TYPICAL 1 1/2"- 2" WATER METER BOX INSTALLATION

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-31	A.B.B.	8-17-04	J.P.S.	11-4-10
	D.H.L	6-18-08		





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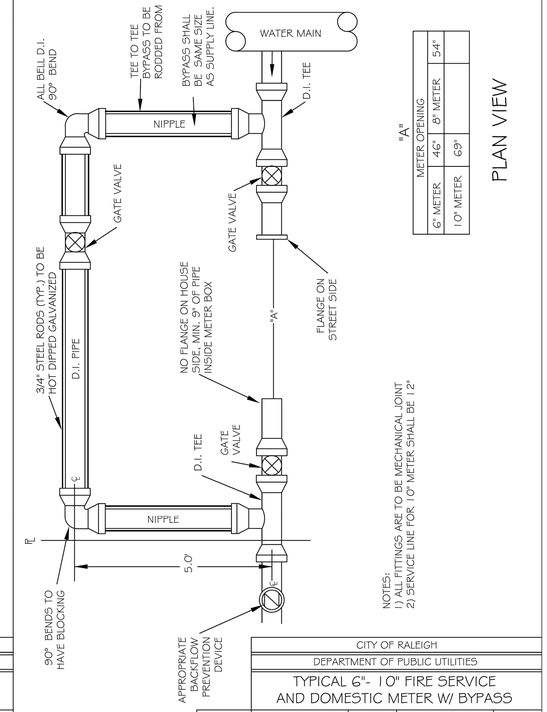
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

TYPICAL 1 1/2"- 2" WATER METER BOX INSTALLATION

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-31	A.B.B.	8-17-04	J.P.S.	11-4-10
	D.H.L	6-18-08		



"A" METER OPENING	
6" METER	46"
8" METER	54"
10" METER	69"

NOTES:
1) ALL FITTINGS ARE TO BE MECHANICAL JOINT
2) SERVICE LINE FOR 1 0" METER SHALL BE 12"

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

TYPICAL 6"- 10" FIRE SERVICE AND DOMESTIC METER W/ BYPASS

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-30	A.B.B.	8-31-04	D.W.C.	11-15-99
	Y.C.A.	12-31-91	J.P.S.	11-4-10

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

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PROJECT No.: NCB220294
DRAWN BY: IRF
CHECKED BY: TH
DATE: 06/25/2024
CAD I.D.: CND5-0

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

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

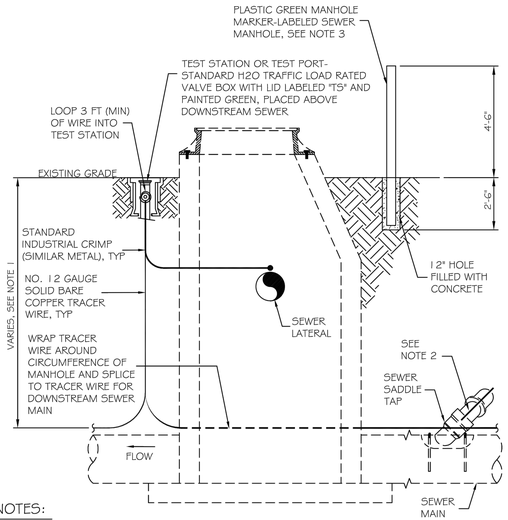
NORTH CAROLINA PROFESSIONAL SEAL 054787 ENGINEER TYLER G HORN
8/16/24

SHEET TITLE:
WATER DETAILS

SHEET NUMBER:
C-901

REVISION 5 - 07/18/2024

JUL 21, 2024
TH
\\BOHLER-ENG.NETSHARES\NC-PROJECTS\2022\NCB220294.00\PLANNING\CAD\DRAWINGS\PLAN SET\NCB220294-CND5-0----LAYOUT C-901 WATER DETAILS

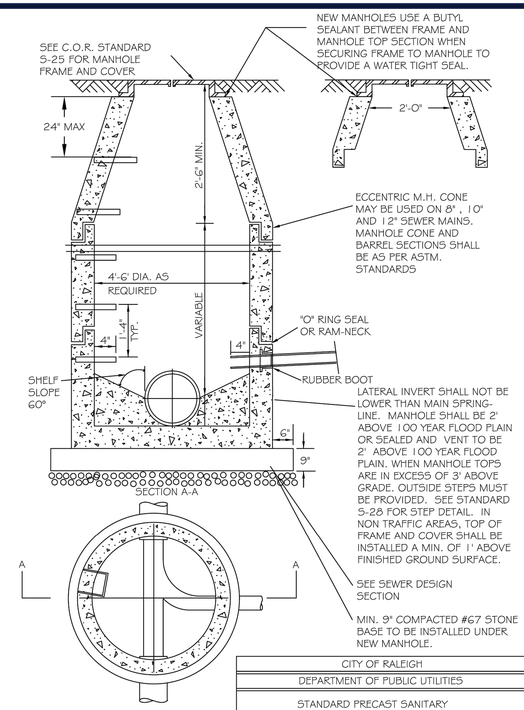


NOTES:

1. THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. FOR GRAVITY MAIN AND OR LATERAL INSTALLATIONS LESS THAN 8 FT, THE TRACING WIRE SHALL BE ATTACHED TO THE PIPE. TRACER WIRE SHALL BE LAID FLAT AND SECURELY AFFIXED TO THE PIPE AT 10 FOOT INTERVALS. FOR GRAVITY MAIN AND OR LATERAL INSTALLATION DEEPER THAN 8 FT, THE TRACING WIRE SHALL BE INSTALLED AT A DEPTH OF 7-8 FT. THE WIRE SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK. NO BREAKS OF CUTS IN THE TRACER WIRE SHALL BE PERMITTED.
2. WHERE LATERAL TAPS ARE MADE BY SERVICE SADDLES, THE TRACER WIRE SHALL NOT BE ALLOWED TO TO BE PLACED BETWEEN THE SADDLE AND MAIN.
3. MANHOLE MARKERS SHALL BE PLACED ADJACENT TO MANHOLES AT THE DISCRETION OF OWNER OR OWNER'S REPRESENTATIVE.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
GRAVITY SEWER MAIN TRACER WIRE AND MANHOLE MARKER

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-20A	WKD	09-14		



CITY OF RALEIGH
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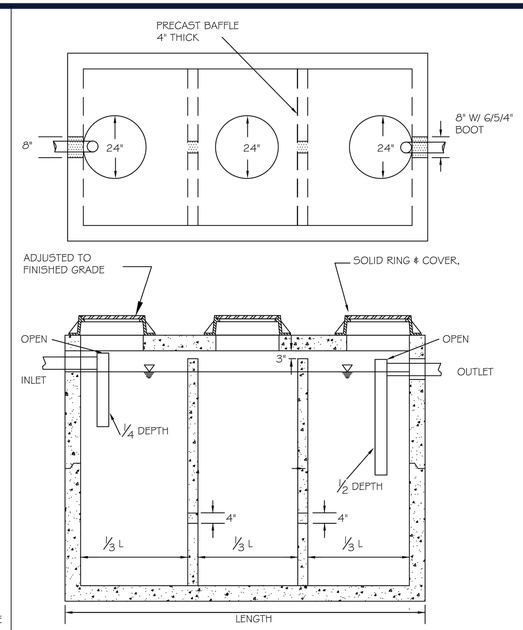
STANDARD PRECAST SANITARY SEWER MANHOLE

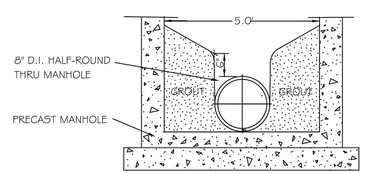
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-20	Y.C.A.	12-31-92	ABB	2-21-05
	RRH	3-30-00	D.H.L.	6-16-08



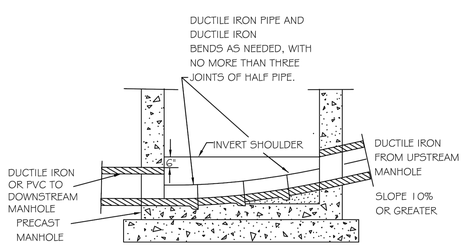
NOTES:
1. REINFORCEMENT: H-20 BRIDGE LOADING (TRAFFIC RATED)
2. CONCRETE: 4000 PSI @28 DAYS

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
1000 GALLON
OIL-WATER-SAND SEPARATOR

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-40a	RRH 3/9/00		D.H.L.	6/18/08
	ABB	3/19/04		



SECTION AT RIGHT ANGLE TO CENTER LINE OF PIPE



SECTION ALONG CENTER LINE OF PIPE

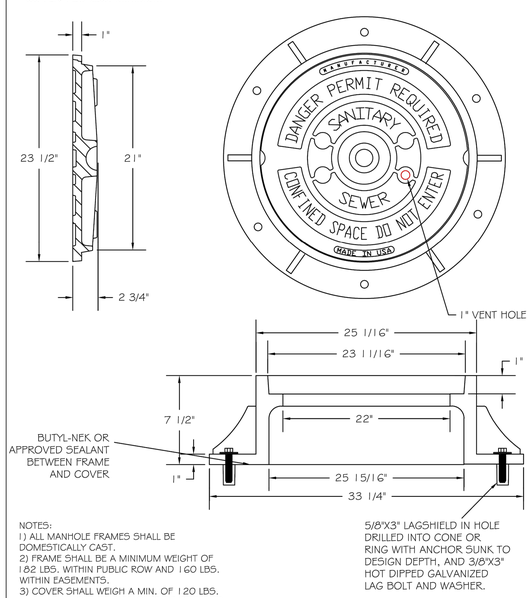
NOTE:
NO HORIZONTAL ALIGNMENT CHANGE CAN BE MADE WITH IN THIS MANHOLE TYPE. USE ON GRADES 10% OR GREATER.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD HIGH VELOCITY MANHOLE INVERT

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-23		3-1-87	RRH	3-30-00
	Y.C.A.	12-31-91		

COVER 120 LBS. MINIMUM

MANHOLE FRAME AND COVER



NOTES:
1) ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
2) FRAME SHALL BE A MINIMUM WEIGHT OF 182 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
3) COVER SHALL WEIGH A MIN. OF 120 LBS.
4) ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACES SHALL BE BOLTED TO THE CONE SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD MANHOLE COVER

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-25	3-1-87	3-1-87	A.B.B.	2-9-05
	RRH	3-30-00	D.H.L.	6-18-08

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Phone: (919) 578-9000
NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL 054918 ENGINEER TYLER G. HOOR
8/16/24

SHEET TITLE:
SEWER DETAILS

SHEET NUMBER:
C-902

REVISION 5 - 07/18/2024

Jul 21, 2024
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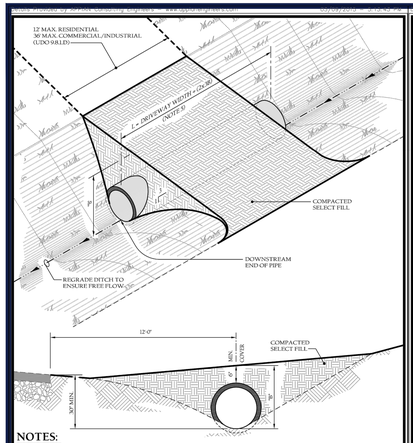
TH



NOTES:

1. D/W pipe 18" and above to have flared end sections.
2. Minimum diameter pipe to be 15" class III 'C' wall.
3. D/W pipe to be staked by N.C. licensed surveyor.
4. Driveway pipe shall be concrete pipe only.
5. "L" to be rounded up to next 4' increment.
6. Decorative headwalls may be allowed at discretion of Town's Engineer. An encroachment agreement will be required.

TOWN of WAKE FOREST

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

INSTALLATION OF D/W PIPE IN STREET SECTION

Scale: Not To Scale | Revision Date: Feb., 2015 | Sheet # 9.09 | Sheet # 1 of 1

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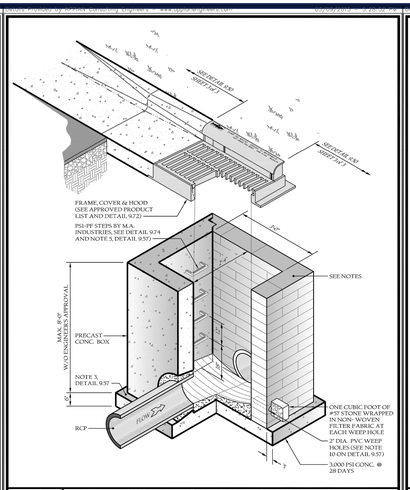

TOWN of WAKE FOREST

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

STD. C&G INLET W/HOOD DETAIL

Scale: Not To Scale | Revision Date: Feb., 2015 | Sheet # 9.50 | Sheet # 1 of 3

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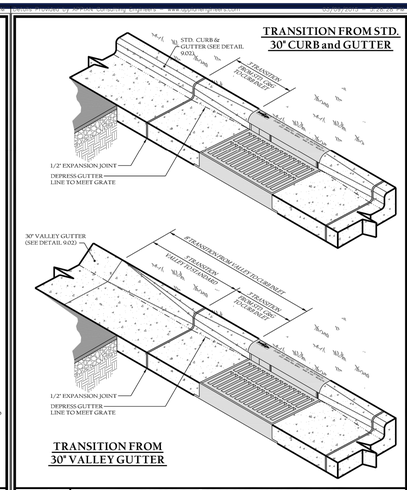

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TOWN of WAKE FOREST, NC
Manual of Specifications, Standards and Design

STD. C&G INLET W/HOOD DETAIL

Scale: Not To Scale | Revision Date: Feb., 2015 | Sheet # 9.50 | Sheet # 3 of 3

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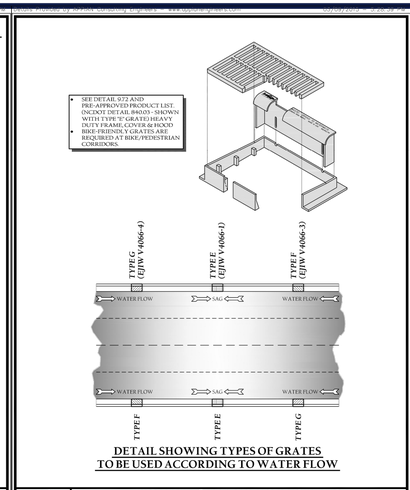

DETAIL SHOWING TYPES OF GRATES TO BE USED ACCORDING TO WATER FLOW

TOWN of WAKE FOREST

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

STD. C&G INLET W/HOOD DETAIL

Scale: Not To Scale | Revision Date: Feb., 2015 | Sheet # 9.50 | Sheet # 2 of 3

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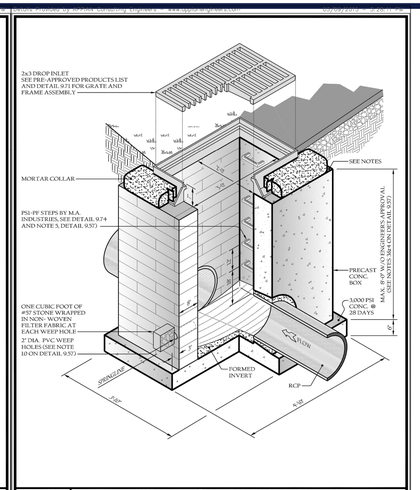

TOWN of WAKE FOREST

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STANDARD 2x3 CATCH BASIN

Scale: Not To Scale | Revision Date: Feb., 2015 | Sheet # 9.51 | Sheet # 1 of 1

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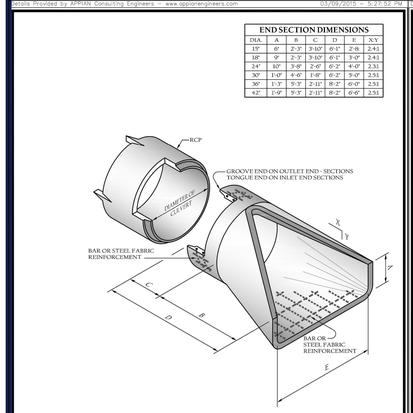

END SECTION DIMENSIONS

DIA.	A	B	C	D	E	X/Y
15"	6"	2'-3"	3'-10"	6'-1"	2'-8	2.4:1
18"	9"	2'-3"	3'-10"	6'-1"	3'-0"	2.4:1
24"	10"	3'-0"	2'-0"	6'-2"	4'-0"	2.3:1
30"	1'-0"	4'-6"	1'-0"	6'-2"	5'-0"	2.3:1
36"	1'-3"	5'-3"	2'-11"	6'-2"	6'-0"	2.3:1
42"	1'-9"	5'-3"	2'-11"	6'-2"	6'-6"	2.3:1

NOTES:

1. *Design Of End-section Shall Conform To Standard Reinforced Sectional Concrete Culvert Pipe.*
2. *Any Twin Barrel System Greater Than 42" Rcp Requires a headwall.*
3. *Any System Of More Than 2 Pipes Requires a headwall.*
4. *See NCDOT "Roadway Standard Drawings" for headwall construction details.*
5. *See Erosion & Sedimentation Manual for dissipation pad design requirements.*

TOWN of WAKE FOREST

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STD. FLARED END SECTIONS DESIGN AID DETAIL

Scale: Not To Scale | Revision Date: Feb., 2015 | Sheet # 9.52 | Sheet # 1 of 1

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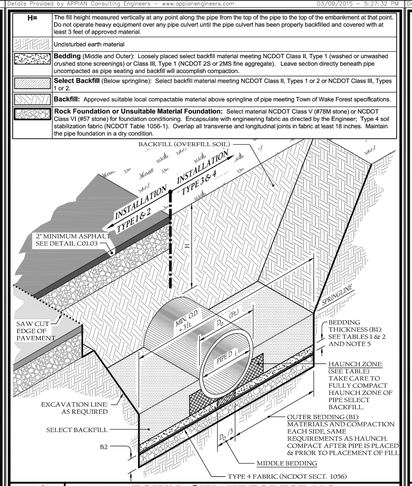

H=	
	The fill height measured vertically at any point along the pipe from the top of the pipe to the top of the embankment at that point. Do not operate heavy equipment over any pipe culvert until the pipe culvert has been properly backfilled and covered with at least 3 feet of approved material.
	Undisturbed earth material
	Bedding (Middle and Outer): Loosely placed select backfill material meeting NCDOT Class II, Type 1 (washed or unwashed crushed stone screenings) or Class III, Type 1 (NCDOT 2S or 2MS fine aggregate). Leave section directly beneath pipe uncompacted as pipe seating and backfill will accomplish compaction.
	Select Backfill (Below springline): Select backfill material meeting NCDOT Class II, Types 1 or 2 or NCDOT Class III, Types 1 or 2.
	Backfill: Approved suitable local compactable material above springline of pipe meeting Town of Wake Forest specifications.
	Rock Foundation or Unsuitable Material Foundation: Select material NCDOT Class V (#78M stone) or NCDOT Class VI (#57 stone) for foundation conditioning. Encapsulate with engineering fabric as directed by the Engineer; Type 4 soil stabilization fabric (NCDOT Table 1056-1). Overlap at transverse and longitudinal joints in fabric at least 18 inches. Maintain the pipe foundation in a dry condition.

TOWN of WAKE FOREST

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STORM DRAIN PIPE INSTALLATION

Scale: Not To Scale | Revision Date: Feb., 2015 | Sheet # 9.53 | Sheet # 1 of 3

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Table 1
Equivalent USCS[a] and AASHTO Soil Classifications for SIDD[b] Soil Designations

SIDD	USCS	NCDOT/AASHTO
Gravelly Sand (Category I)	SW, SP, GW, GP	- NCDOT Class II-Type I (crushed stone screenings), LL < 30; PI ≤ 6. - NCDOT Class III, Type 1 (2S or 2MS), LL < 30; PI ≤ 6.
Sandy Silt (Category II)	GM, SM, Also GC, SC with less than 20% passing #200 sieve	- NCDOT Class II Type 1 (crushed stone screenings) and Class II, Type 2 (AASHTO M145 for A-2-4 with maximum PI of 6, A-4 w/ max 45% passing No. 200 Sieve and a maximum PI of 6) - NCDOT Class III, Type 1 (2S or 2MS) or Class III, Type 2 (AASHTO M145 for soil classification A-1 or A-3)
Silty Clay (Category III)	CL, MH, GC, SC	A5, A6

[a] Unified Soil Classification System
[b] Standard Installations Direct Design

Table 2
Standard Installations Soils and Minimum Compaction Requirements

Installation Type	Bedding Thickness	Outer Bedding (B1) Note 5 (% compaction/Category)	Haunch Zone & Select Backfill Area (% compaction/Category)	Location
Type 1	B1 = D/8 (6" min) B2 = If Rock foundation or over unsuitable foundation, ½"ft of 1ft, 12" min/24" max	95% Category I	90% Category I, 95% Category II	Paved Areas with 2' or less bury
Type 2	B1 = D/8 (6" min) B2 = If Rock foundation or over unsuitable foundation, ½"ft of 1ft, 12" min/24" max	90% Category I	85% Category I, 90% Category II	Paved Areas with greater than 2' of bury
Type 3	B1 = D/8 (6" min) B2 = If Rock foundation or over unsuitable foundation, ½"ft of 1ft, 12" min/24" max	85% Category I 90% Category II	85% Category I, 90% Category II, or 95% Category III	In R/W outside of Pavement
Type 4	B1 = D/8 (6" min) B2 = If Rock foundation or over unsuitable foundation, ½"ft of 1ft, 12" min/24" max	No Compaction required, except if Category III, use 85% Category III	No Compaction required, except if Category III, use 85% Category III	Natural Areas

NOTES:

1. *Compaction and soil symbols - i.e. "95% Category I" - refers to Category I soil material with minimum standard Proctor compaction of 95%.*
2. *Soil in the outer bedding, haunch, and lower side zones, except under the middle 1/3 of the pipe, shall be compacted to at least the same compaction as the majority of the soil in the overfill (backfill) zone.*
3. *For trenches, the top elevation shall be no lower than 0.1H below finished grade or, for roadways, its top shall be no lower than an elevation of 1-foot below the bottom of the pavement base material.*
4. *For trenches, the width shall be wider than shown if required for adequate space to attain the specified compaction in the haunch and bedding zones.*
5. *Compact outer bedding after pipe is placed and prior to placement of select fill. Middle bedding is uncompacted.*
6. *Overfill (Backfill) soils to be placed per standard specification 02700 Storm Drainage for the applicable backfill type and bury limitations.*
7. *These two tables were excerpted from Design Data 9 and modified to generally conform to the NCDOT Standards as shown in Detail 300.01, Rigid Pipe in Trench Condition.*

Reference Sources:

1. *ACPA Design Data 9 (April, 2009) (formerly Design Data 40).*
2. *2012 NCDOT Standard Specifications for Roads and Structures and NCDOT Standard Details 300.01 for Rigid Pipe, "Trench Condition."*

TOWN of WAKE FOREST

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

STORM DRAIN PIPE INSTALLATION

Scale: Not To Scale | Revision Date: Feb., 2015 | Sheet # 9.53 | Sheet # 2 of 3

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Fill Height Table[a]

Inside Pipe Diameter D_i (inches)	Type 3 (Bedding) Installation (0.01 Inch Crack) Class III Pipe Maximum Bury H (feet)	Type 3 (Bedding) Installation (0.01 Inch Crack) Class IV Pipe Maximum Bury H (feet)	Type 4 (Bedding) Installation (0.01 Inch Crack) Class III Pipe Maximum Bury H (feet)	Type 4 (Bedding) Installation (0.01 Inch Crack) Class IV Pipe Maximum Bury H (feet)
15	2 min, 12 max	1 min, 20 max	3 min, 7 max	2 min, 12 max
18	2 min, 12 max	1 min, 20 max	3 min, 7 max	1 min, 13 max
24	1 min, 12 max	1 min, 20 max	2 min, 8 max	1 min, 13 max
30	1 min, 12 max	1 min, 20 max	1 min, 8 max	1 min, 13 max
36	1 min, 12 max	1 min, 20 max	1 min, 8 max	1 min, 13 max
42	1 min, 12 max	1 min, 20 max	1 min, 8 max	1 min, 13 max
48	1 min, 12 max	1 min, 19 max	1 min, 8 max	1 min, 13 max
54	1 min, 12 max	1 min, 19 max	1 min, 8 max	1 min, 13 max
60	1 min, 12 max	1 min, 19 max	1 min, 8 max	1 min, 13 max
72	1 min, 11 max	1 min, 19 max	1 min, 7 max	1 min, 13 max

Fill Height Tables Based On:

1. *Yu= 120 pcf (backfill load)*
2. AASHTO HL-93 live load
3. Positive Projecting Embankment Condition (this gives conservative results in comparison to trench conditions).
4. Pipe = Reinforced Concrete Pipe meeting ASTM C76 (AASHTO M170), wall C thickness.
5. Concrete pipe should be installed in accordance with AASHTO LRFD Bridge Construction Specifications, Section 27 or ASTM C1479.

[a]Fill Height Tables, the portion excerpted here, was developed by the American Concrete Pipe Association (ACPA) using the indirect design method in accordance with Section 12.10.4.3 of the AASHTO LRFD Bridge Design Specification, 4th Edition, 2007 with 2008 Interim.

NOTES:

1. *Greater bury depths than those shown above are achievable by either using Type 1 or 2 Installation, using Class V pipe, controlling backfill type, calculating depth using a trench condition, or by Special Design. See also Design Data 9 published by the ACPA for design methodology.*
2. *In lieu of calculating bury depth for other conditions, first see "LRFD Fill Height Tables for Concrete Pipe", last revised July 2009 (or later), prepared by the ACPA for other bury depth possibilities.*

TOWN of WAKE FOREST

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

STORM DRAIN PIPE INSTALLATION

Scale: Not To Scale | Revision Date: Feb., 2015 | Sheet # 9.53 | Sheet # 3 of 3

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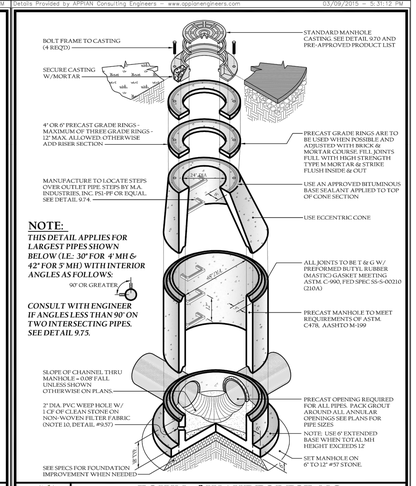

TOWN of WAKE FOREST

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

PRECAST CONCRETE 4' DIA. MH JB

Scale: Not To Scale | Revision Date: Feb., 2015 | Sheet # 9.60 | Sheet # 1 of 1

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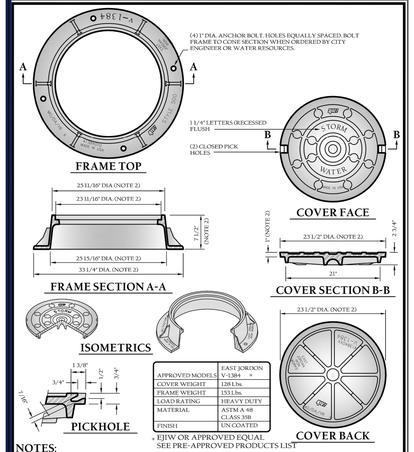

APPROVED MODELS	EAST JORDON V-1384 *
COVER WEIGHT	128 Lbs.
FRAME WEIGHT	153 Lbs.
LOAD RATING	HEAVY DUTY
MATERIAL	ASTM A 48 CLASS 35B
FINISH	UN-COATED

* EJIW OR APPROVED EQUAL SEE PRE-APPROVED PRODUCTS LIST

NOTES:

1. *Frame & Cover weight may not deviate by more than -5.0%.*
2. *Iron casting to comply with AASHTO M306.*

TOWN of WAKE FOREST

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

STANDARD MANHOLE CASTING STORM DRAINAGE STRUCTURES

Scale: Not To Scale | Revision Date: Feb., 2015 | Sheet # 9.70 | Sheet # 1 of 1

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Planning

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

Public Works/Engineering

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REVISIONS

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

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ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

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

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

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

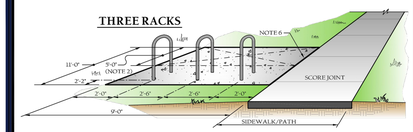
NORTH CAROLINA PROFESSIONAL SEAL 052418 ENGINEER TYLER G. HOORN
8/16/24

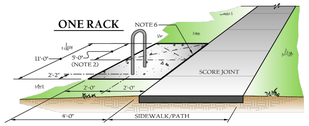
SHEET TITLE:
STORM DETAILS

SHEET NUMBER:
C-903

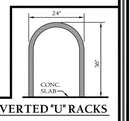
REVISION 5 - 07/18/2024

J:\BOHLER ENG NC\SHARES\NC-PROJECTS\2022\NCB220294 (KIPLANNING)\CAD\DRAWINGS\PLAN SETS\NCB220294-CNDS-0 ——— LAYOUT: C-903 STORM DETAILS
JUL 21, 2024





OPTION 1:
PARALLEL TO SIDEWALK
(PREFERRED)



INVERTED "U" RACKS

NOTES:

1. Parking pad to be min. 6" thick, 3,000 psi concrete. Size as shown. (Pad to be min. 4X6 for single rack and 2'-6' additional width per rack, with racks spaced 2'-6' o/c if more than one.)
2. A 5'-0" wide unobstructed maneuvering area is required behind racks when orientated parallel to a sidewalk as shown; requires a min. 4'-0" x 11'-0" pad.
3. Racks shall be flange mounted and shall have black polyester powder coat. Other placements shall meet minimum size requirements.
4. Bicycle parking shall not encroach on accessible paths.
5. Designated placement within parking area may also be acceptable.
6. Provide expansion joint where concrete pad abuts concrete sidewalk, pad or pathway.
7. Other bike rack designs will be considered upon approval of the Town of Wake Forest Planning Department.

TOWN of WAKE FOREST	TOWN of WAKE FOREST, NC Manual of Specifications, Standards and Design	Scale: Not To Scale	Detail #: 8.16
	BICYCLE PARKING PARALLEL TO SIDEWALK	Revision Date: Feb. 2015	Sheet #: 1 of 2

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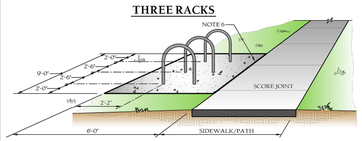

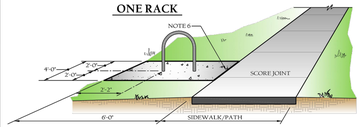

OPTION 2:
PERPENDICULAR TO SIDEWALK
(OPTIONAL)

TOWN of WAKE FOREST	TOWN of WAKE FOREST, NC Manual of Specifications, Standards and Design	Scale: Not To Scale	Detail #: 8.16
	BICYCLE PARKING PERPENDICULAR TO SIDEWALK	Revision Date: Feb. 2015	Sheet #: 2 of 2

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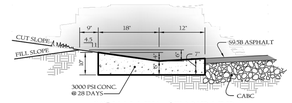
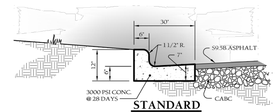


30" VALLEY - STANDARD



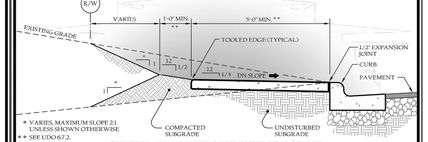
STANDARD

NOTES:

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

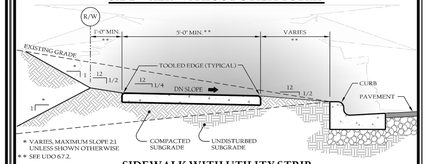
TOWN of WAKE FOREST	TOWN of WAKE FOREST, NC Manual of Specifications, Standards and Design	Scale: Not To Scale	Detail #: 9.02
	STD. CURB & GUTTER & VALLEY GUTTER DETAIL	Revision Date: Feb. 2015	Sheet #: 1 of 1

TYPICAL EXPANSION JOINT DETAIL



* VARIES, MAXIMUM SLOPE 2:1 UNLESS SHOWN OTHERWISE
** SEE UDO 67.2.

SIDEWALK WITHOUT UTILITY STRIP



* VARIES, MAXIMUM SLOPE 2:1 UNLESS SHOWN OTHERWISE
** SEE UDO 67.2.

SIDEWALK WITH UTILITY STRIP

NOTES:

1. Provide 3/4" deep tooled score at 5'-0" O.C.
2. Expansion joints to be placed 30'-0" O.C. longitudinally, adjacent to curbs, and when butting existing structures, concrete, or buildings.
3. Concrete to be 3,000 P.S.I. at 28 days, air-entrained.
4. Subgrade should not contain organic matter or plastic clays. When found, refer to specs or contact engineer for directions.
5. Areas of fill are to be compacted to 95% standard proctor using NCDOT Class III borrow or better. Remove topsoil before placing borrow.
6. Concrete must come from a ready mix concrete truck to ensure mix meets air entrainment requirements. No site mix or sakrete mix allowed.
9. See Specification 02400, paragraph 2.1.3 & 2.1.4 for expansion joint & joint sealer specs.

TOWN of WAKE FOREST	TOWN of WAKE FOREST, NC Manual of Specifications, Standards and Design	Scale: Not To Scale	Detail #: 9.11
	TYP SIDEWALK in CUT or FILL SECTIONS	Revision Date: Feb. 2015	Sheet #: 1 of 1

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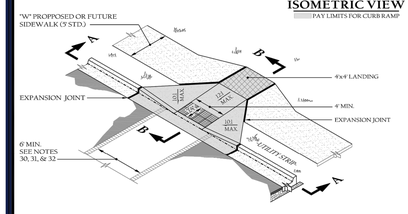
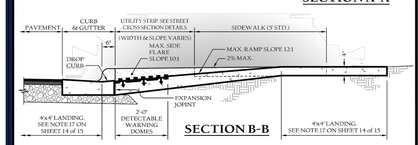
ISOMETRIC VIEW

PAY LIMITS FOR CURB RAMP



SECTION A-A

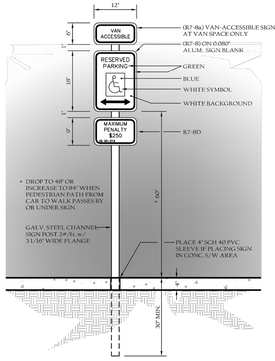


SECTION B-B

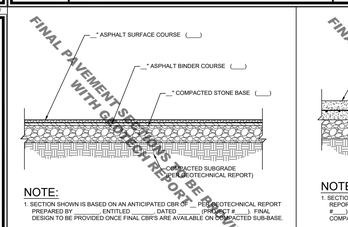
NOTES:

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

TOWN of WAKE FOREST	TOWN of WAKE FOREST, NC Manual of Specifications, Standards and Design	Scale: Not To Scale	Detail #: 9.13
	SINGLE CURB RAMP WITH PROPOSED CURB & GUTTER	Revision Date: Feb. 2015	Sheet #: 8 of 15

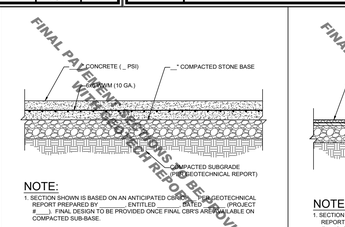


TOWN of WAST FOREST	TOWN of WAST FOREST, NC Manual of Specifications, Standards and Design	Scale: Not To Scale	Detail #: 9.15
	R7-8 HANDICAP SIGN DETAIL	Revision Date: Feb. 2015	Sheet #: 1 of 1



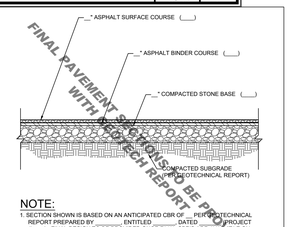
NOTE:
1. SECTION SHOWN IS BASED ON AN ANTICIPATED CBR OF ___ PER GEOTECHNICAL REPORT PREPARED BY ___ ENTITLED ___ DATED ___ (PROJECT # ___). FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



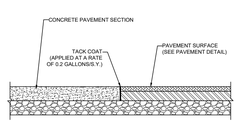
NOTE:
1. SECTION SHOWN IS BASED ON AN ANTICIPATED CBR OF ___ PER GEOTECHNICAL REPORT PREPARED BY ___ ENTITLED ___ DATED ___ (PROJECT # ___). FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

HEAVY DUTY CONCRETE SECTION
NOT TO SCALE

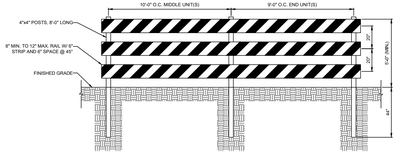


NOTE:
1. SECTION SHOWN IS BASED ON AN ANTICIPATED CBR OF ___ PER GEOTECHNICAL REPORT PREPARED BY ___ ENTITLED ___ DATED ___ (PROJECT # ___). FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

STANDARD DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



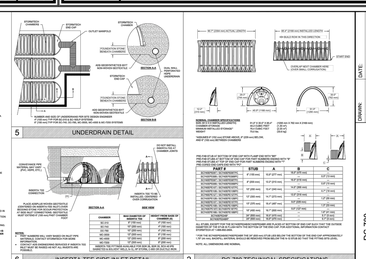
CONCRETE-TO-ASPHALT DETAIL
NOT TO SCALE



NOTES:

1) SEE PLAN VIEW FOR TRAFFIC BARRIER LOCATION(S)
2) POSTS AND PLANKS SHALL BE PRESSURE TREATED LUMBER.
3) PLANKS SHALL BE PAINTED COMPLETELY WHITE. POSTS SHALL BE PAINTED WHITE ON ALL SIDES TO WITHIN SIX INCHES (6 IN.) OF THE GROUND LEVEL.
4) GOOD QUALITY OIL BASE EXTERIOR GRADE PAINT MUST BE USED. SIX INCH (6 IN.) HIGH INTENSITY REFLECTIVE ORANGE AND WHITE STRIPE TAPE ON ONE SIDE FOR THE FULL LENGTH OF THE BARRICADE.
5) EACH PLANK SHALL BE SECURED TO EACH POST WITH (2)-8 IN. X-6-J IN. CARRIAGE BOLTS OR WITH (2)-6 IN. x 6 IN. LAG SCREWS WITH WASHERS. BOLTS OR SCREWS ARE TO BE PLACED TWO INCHES (2 IN.) FROM EDGE OF PLANKS.
6) WHERE NECESSARY FOR SAFETY OF PEDESTRIAN TRAFFIC, A FULL EXTENSION OF THE BARRICADE MAY BE REQUIRED TO THE LIMITS OF THE RIGHT-OF-WAY.
7) WHERE PROVISION MUST BE MADE FOR ACCESS OF EQUIPMENT AND AUTHORIZED VEHICLES, LOCKABLE GATES MAY BE PROVIDED IN ONE SECTION OF THE BARRICADE.

TRAFFIC BARRICADE DETAIL
NOT TO SCALE



DC-780 STANDARD DETAILS

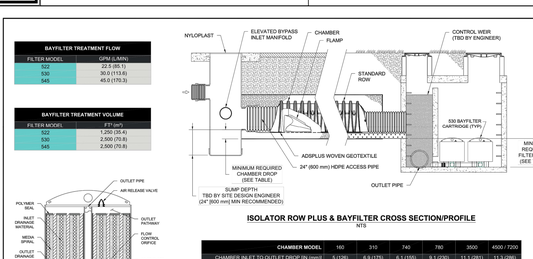
SHEET	DESCRIPTION
1	DC-780 CROSS SECTION DETAIL
2	DC-780 TECHNICAL SPECIFICATIONS
3	DC-780 ISOLATOR ROW PLUS DETAIL
4	4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
5	UNDERDRAIN DETAIL
6	INSERTA-TEE SIDE INLET DETAIL

StormTech™ 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

ADS 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

REV:	REVISIONS:	DATE:	DRAWN BY:

DATE: | PROJECT NO.: | NOT TO SCALE



STORMTECH™ MC3 STD DETAIL ISOLATOR ROW PLUS™ & BAYFILTER™

DATE:	2/17/22	DRAWN:	RJ /
PROJECT #:	N/A	CHECKED:	KRS

REVISIONS

ADS 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

SHEET 1 OF 1

BOHLER

BOHLER ENGINEERING NC, PLLC

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

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REVISIONS

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

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

PERMIT SET

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

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

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

BENCHMARK: N: 789,627.073
E: 2,134,364.095

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

NORTH CAROLINA PROFESSIONAL SEAL 045418 ENGINEER TYLER G. HOOTEN
8/16/24

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

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.

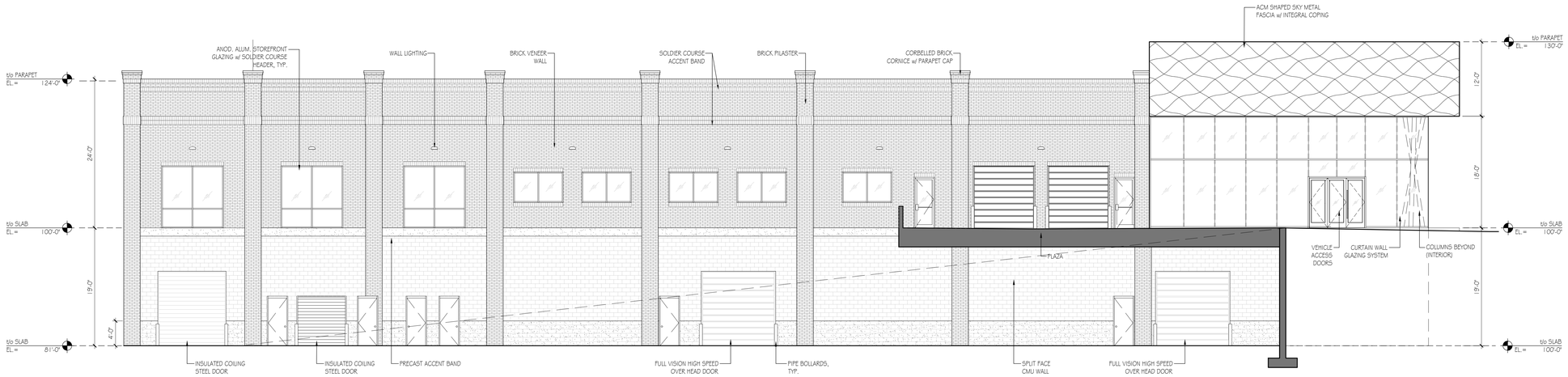
Public Works/Engineering

SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
C-904

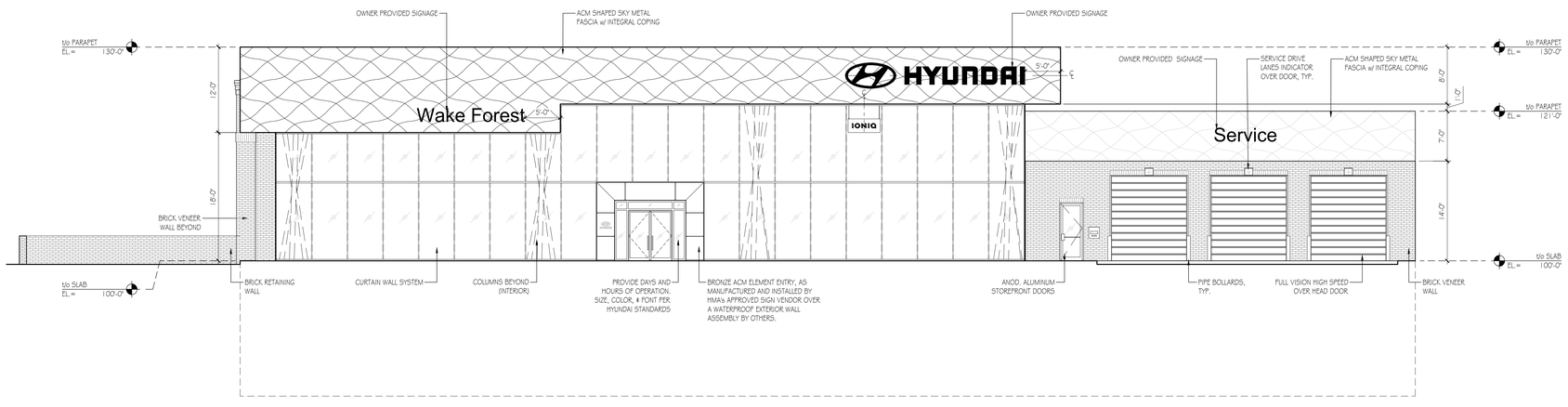
REVISION 5 - 07/18/2024

Jul 21, 2024
IEDPA_ERDING_NET:\\HARSENS-PROJECTS\2022\NCB220294_00\PLANNING\CAD\DRAWINGS\PLAN SET\NCB220294-DR05-S----1-LAYOUT C-904 SITE DETAILS



2 PROPOSED NORTH ELEVATION - UDO SIDE FACADE

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



1 PROPOSED WEST ELEVATION - UDO PRINCIPAL FRONT FACADE

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

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

Naught 1, LLC
5839 Capital Boulevard
Raleigh, NC 27616

PROPOSED EXTERIOR ELEVATIONS

June 17, 2024

Hyundai of Wake Forest
2525 Burlington Mills Road
Wake Forest, NC 27587
JAI004a

PE-1

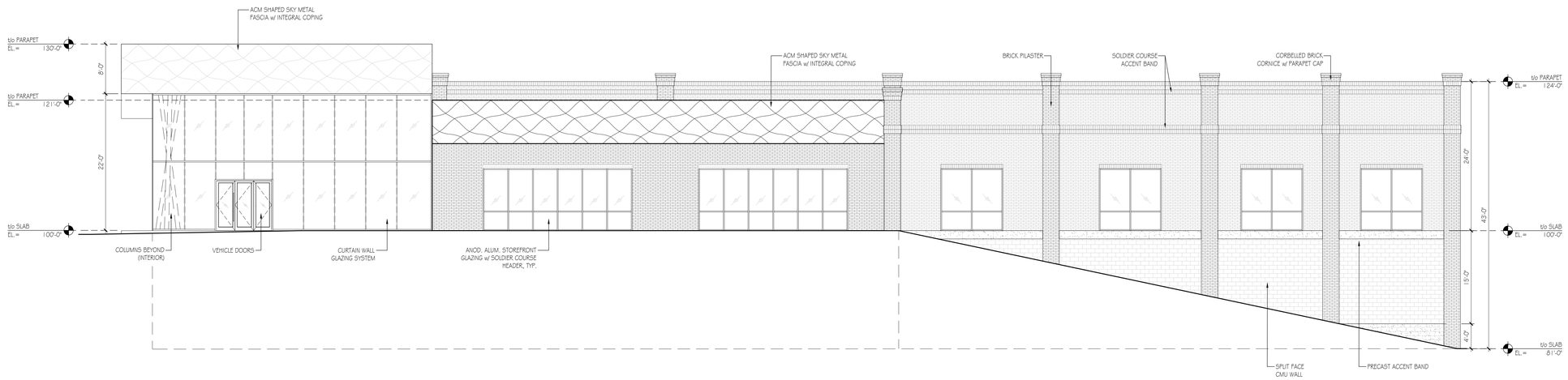
SCALE:
1/8" = 1'-0"
30 x 42

EXTERIOR MATERIALS SCHEDULE

TAG	MATERIAL	SPECIFICATION	REMARKS
WALLS			
ACM-1	SHAPED SKY METAL FASCIA	HMA SURVEY VENDOR, PROPRIETARY PRODUCT AND COLOR, COMPLETE RAIN SCREEN ACM SYSTEM, BLACK,W/ 4MM SHAPED SKY PANEL OVERLAY, BRONZE	FASCIA AT SHOWROOM AND SERVICE DRIVE
ACM-3	ALUMINUM COMPOSITE PANEL	SERIES ONE RAINSCREEN ACM CLADDING, ALUCOBOND PE, COLOR: HYUNDAI NORTH AMERICAN BRONZE	ENTRY PORTAL
BR-1	BRICK VENEER		
CMU-1			
CMU-2	SPLIT FACE CMU		
EP-1	EXTERIOR PAINT	SHERWIN WILLIAMS, COLOR: ANTLER VELVET #SW9111, EXTERIOR FINISH: SEMI-GLOSS	EXTERIOR WALLS,DOORS,FRAMES
EP-2	EXTERIOR PAINT	SHERWIN WILLIAMS, COLOR: KAFFEE #SW6104, EXTERIOR FINISH: SEMI-GLOSS	4'-0" BASE AT EXTERIOR WALLS OF SERVICE, PIPE BOLLARDS
PC-1			

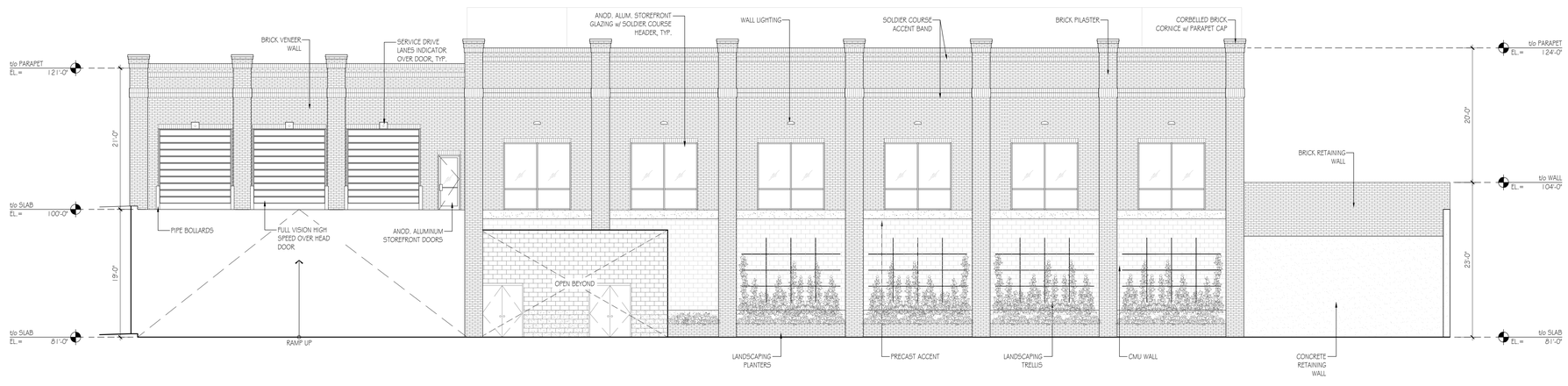
GENERAL EXTERIOR FINISH SCHEDULE NOTES

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



2 PROPOSED EAST ELEVATION - UDO SIDE FACADE

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



1 PROPOSED SOUTH ELEVATION - UDO REAR FACADE

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

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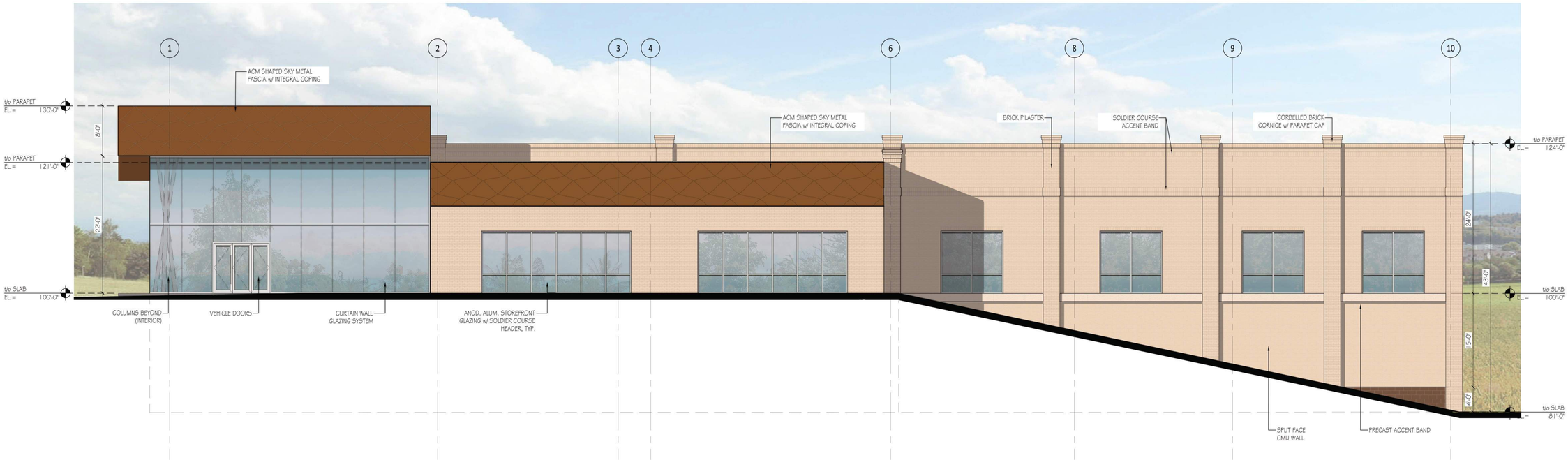
5839 Capital Boulevard
Raleigh, NC 27616

PROPOSED EXTERIOR ELEVATIONS

June 17, 2024

Hyundai of Wake Forest
2525 Burlington Mills Road
Wake Forest, NC 27587
JAI004a

PE-2
SCALE:
1/8" = 1'-0"
30 x 42



2 SOUTH ELEVATION - UDO SIDE FACADE

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

1 WEST ELEVATION - UDO PRINCIPAL FRONT FACADE

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

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5839 Capital Boulevard
Raleigh, NC 27616

Proposed Elevations

June 17, 2024

Hyundai of Wake Forest
2525 Burlington Mills Road
Wake Forest, NC 27587
JAI004a

ELEV-1
SCALE:
As Noted
24 x 36

2 NORTH ELEVATION - UDO SIDE FACADE

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

1 EAST ELEVATION - UDO REAR FACADE

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

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Naught 1, LLC
5839 Capital Boulevard
Raleigh, NC 27616

Proposed Elevations

June 17, 2024

Hyundai of Wake Forest
2525 Burlington Mills Road
Wake Forest, NC 27587
JAI004a

ELEV-2

SCALE:
As Noted
24 x 36

Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2024-328-
Submitted by: Aileen J. Staples
Submitting Department: Administration
Meeting Date: October 1, 2024

SUBJECT
August Monthly Financial Summaries

Recommendation:

Item Summary:

ATTACHMENTS
- Monthly Financial Report_summary.pdf
- August 31, 2024 Financial Summaries.pdf

Agenda Item: Monthly Financial Report

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

Attachments: Financial summaries

Town of Wake Forest
August 31, 2024

OVERALL HIGHLIGHTS:

- Ad valorem taxes represent over 50% of the general fund revenues – they are due September 1. Penalties and interest do not accrue until January 2025. Majority of this revenue source comes in towards the end of December and before January 6.
- Typical for General Fund to operate at a deficit first five to six months of the fiscal year due to timing of property tax collections and receipt of sales tax revenues.
- Guidelines for spending is slightly above 16% (2/12 of the year). There are some departments that exceed that threshold due to blanket purchase orders issued in July and other expenditures paid early in the fiscal year (i.e. workers compensation, property and liability insurance in Risk Management).
- Encumbrances (purchase orders from FY 24, but items not received) have not been carried forward and are not reflected in the summaries.
- FY 25 Budgeted transfers are not reflective in the summaries – they will be included in September report and going forward.
    - This explains "net losses" in the following funds: Debt Service, WFBIP and WFRC
- Purchase for resale – power for August is paid in September and not reflected in the attached.
- Effective with FY 2025 is the Stormwater Utility Fund
    - Fees are received with weekly tax collections
- American Rescue Plan Act (ARPA) is a "life to date" (LTD) fund and everything reported is cumulative from the beginning – July 2021.

GENERAL FUND
August 31, 2024

Monthly Target Percentage 16.67%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Ad Valorem Taxes	$ 48,625,135	$ 3,027,652	-	$ 45,597,483	6.23%	$ 3,242,942
Other Taxes	62,500	5,342	-	57,158	8.55%	4,862
Unrestricted Intergovernmental	18,839,490	-	-	18,839,490	0.00%	-
Restricted Governmental	2,720,475	215,500	-	2,504,975	7.92%	476,544
Permits and Fees	2,761,985	374,168	-	2,387,817	13.55%	477,453
Other Revenue	2,276,900	162,595	-	2,114,305	7.14%	192,137
Sales and Services	5,538,100	211,910	-	5,326,190	3.83%	263,295
Investment Earnings	1,365,500	220,550	-	1,144,950	16.15%	218,760
Other Financing Sources	4,735,415	-	-	4,735,415	0.00%	19,317
General Fund Total	$ 86,925,500	4,217,717	-	82,707,783	4.85%	$ 4,895,310

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
410 Board of Commissioners	$ 450,200	$ 202,189	$ -	$ 248,011	44.91%	$ 69,233
412 Legal Services	309,225	35,759	-	273,466	-	43,625
420 Town Manager's Office	965,255	191,380	73,924	699,951	27.49%	88,302
421 Town Clerk	281,000	33,490	-	247,510	11.92%	33,210
422 Organizational Performance	580,445	63,871	-	516,574	11.00%	64,606
423 Budget Management	339,430	53,121	-	286,309	15.65%	17,149
425 Communications	1,311,315	159,768	169,446	982,101	25.11%	140,698
430 Human Resources	1,319,140	292,107	75,700	951,333	27.88%	217,147
431 Risk Management	515,430	371,639	-	143,791	72.10%	272,306
435 Downtown Development	545,610	90,713	-	454,897	16.63%	83,937
440 Financial Services	1,594,445	253,423	-	1,341,022	15.89%	43,680
445 Information Technology	2,660,440	971,127	120,360	1,568,953	41.03%	391,688
480 Inspections	2,425,530	295,791	-	2,129,739	12.19%	309,419
490 Planning	3,979,290	395,540	452,644	3,131,106	21.31%	351,527
500 Public Facilities	3,974,485	338,171	1,727,011	1,909,303	51.96%	434,956
510 Police	18,096,625	2,464,687	252,786	15,379,152	15.02%	2,488,706
520 Fire	13,572,320	1,896,042	587,187	11,089,091	18.30%	1,668,148
530 Public Works Administration	305,630	40,967	-	264,663	13.40%	53,184
535 Urban Forestry	632,960	60,886	-	572,074	9.62%	61,129
540 Engineering	1,819,205	181,098	30,000	1,608,107	11.60%	157,795
545 Stormwater Management	-	-	-	-	0.00%	66,963
550 Fleet Maintenance	701,625	114,960	-	586,665	16.38%	69,582
560 Streets	4,374,905	439,924	118,872	3,816,109	12.77%	417,358
580 Solid Waste	6,554,365	185,085	-	6,369,280	2.82%	183,345
620 Parks and Recreation	6,421,405	773,888	1,062,488	4,585,029	28.60%	735,202
999 Transfers	13,195,220	-	-	13,195,220	0.00%	2,667,216
General Fund Total	$ 86,925,500	9,905,625	4,670,418	72,349,457	16.77%	$ 11,130,112

General Fund - Net Gain (Loss)	***$ (5,687,908)***	***$ (6,234,802)***

Debt Service Fund
August 31, 2024

Monthly Target Percentage 16.67%

Department	Amended Budget	YTD Actual	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES					
Restricted Governmental	$ 1,505,600	-	1,505,600	0.00%	-
Permits and Fees	596,085	73,157	522,928	0.00%	68,792
Investment Earnings	8,000	13,372	(5,372)	0.00%	5,535
Other Financing Sources	9,015,815	-	9,015,815	0.00%	2,004,592
General Fund Total	**$ 11,125,500**	**86,529**	**11,038,971**	**0.78%**	**$ 2,078,919**

Department	Amended Budget	YTD Actual	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES					
440 Financial Services	$ 1,173,105	$ 768	$ 1,172,337	$ -	$ -
445 Information Technology	621,895	192,133	429,762	30.89%	196,009
480 Building Inspections	20,580	-	20,580	0.00%	47,397
490 Planning	26,120	-	26,120	0.00%	-
500 Public Facilities	304,515	100,792	203,723	33.10%	322,172
510 Police	640,215	106,264	533,951	16.60%	70,549
520 Fire	2,306,235	134,543	2,171,692	5.83%	134,543
535 Urban Forestry Division	4,280	-	4,280	0.00%	-
540 Engineering	16,360	-	16,360	0.00%	-
550 Fleet Maintenance	12,155	-	12,155	0.00%	-
560 Streets	1,743,055	10,021	1,733,034	0.57%	11,813
570 Powell Bill	2,059,045	-	2,059,045	0.00%	-
580 Solid Waste	338,650	-	338,650	0.00%	-
620 Parks and Recreation	1,859,290	9,230	1,850,060	0.50%	10,874
General Fund Total	**$ 11,125,500**	**553,752**	**10,571,748**	**4.98%**	**$ 793,357**
Debt Service Fund - Net Gain (Loss)		***$ (467,222)***			***$ 1,285,563***

DMSD Special Revenue Fund
August 31, 2024

Monthly Target Percentage 16.67%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Ad Valorem Taxes	$ 203,850	$ 18,957	-	$ 184,893	9.30%	$ 9,288
Investment Earnings	21,500	3,782	-	17,718	17.59%	3,125
Other Financing Sources	-	-	-	-	0.00%	-
DMSD Special Revenue Fund Total	**$ 225,350**	**22,739**	**-**	**202,611**	**10.09%**	**$ 12,413**

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
Transfers In (Out)	$ 225,350	$ -	$ -	$ 225,350	0.00%	$ -
DMSD Special Revenue Fund Total	**$ 225,350**	**-**	**-**	**225,350**	**0.00%**	**$ -**
Downtown District - Net Gain (Loss)		***22,739***				***12,413***

Wake Forest Renaissance Centre
August 31, 2024

Monthly Target Percentage 16.67%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Sales and Services	$ 233,100	$ 21,518	$ -	$ 211,583	9.23%	$ 29,894
Other Revenue	185,605	34,773	-	150,832	18.74%	36,284
Other Financing Sources	984,045	-	-	984,045	0.00%	241,262
WFRC Fund Total	**$ 1,402,750**	**56,291**	**-**	**1,346,459**	**4.01%**	**$ 307,440**

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
626 Wake Forest Renaissance Centre	$ 1,402,750	$ 193,772	$ 38,557	$ 1,170,421	16.56%	$ 161,829
WFRC Fund Total	**$ 1,402,750**	**193,772**	**38,557**	**1,170,421**	**16.56%**	**$ 161,829**

WFRC Fund - Net Gain (Loss)	***$ (137,481)***	***$ 145,611***

Wake Forest Business and Industry Partnership Fund (BIP) **Monthly Target Percentage** 16.67%

August 31, 2024

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Sales and Services	$ -	$ -	$ -	$ -	0.00%	$ -
Other Revenue	15,000	3,138	-	11,862	0.00%	1,216
Other Financing Sources	573,500	-	-	573,500	0.00%	158,400
WFRC Fund Total	**$ 588,500**	**3,138**	**-**	**585,362**	**0.53%**	**$ 159,616**

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
415 Economic Development	$ 588,500	$ 64,047	$ -	$ 524,453	10.88%	$ 32,231
WFRC Fund Total	**$ 588,500**	**64,047**	**-**	**524,453**	**10.88%**	**$ 32,231**

WFBIP Fund - Net Gain (Loss)	***$ (60,909)***	***$ 127,385***

WAKE FOREST POWER (ELECTRIC FUND)
August 31, 2024

Monthly Target Percentage 16.67%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Charges for Services	$ 23,918,460	$ 5,166,004	-	$ 18,752,456	21.60%	$ 4,631,015
Sales Tax - Utility	1,622,720	360,321	-	1,262,400	22.20%	321,997
Other Revenue	380,000	62,433	-	317,567	16.43%	38,207
Investment Earnings	54,320	11,109	-	43,211	20.45%	15,416
Other Financing Sources	100,000	-	-	100,000	0.00%	3,112
Electric Fund Total	$ 26,075,500	5,599,867	-	20,475,633	21.48%	$ 5,009,747

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
840 Electric - Billing & Collections	$ 898,365	$ 109,875	$ -	$ 788,490	12.23%	$ 52,596
850 Electric - Operations	$ 24,774,985	2,607,177	5,542,069	16,625,739	32.89%	2,932,027
860 Electric - Tree Trimming	618,545	48,880	-	569,665	7.90%	47,711
Electric Fund Total	$ 26,291,895	2,765,932	5,542,069	17,983,894	31.60%	$ 3,032,333
Electric Fund - Net Gain (Loss)		***2,833,935***				***1,977,414***

STORMWATER UTILITY FUND
August 31, 2024

Monthly Target Percentage 16.67%

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
REVENUES						
Charges for Services	$ 2,325,000	$ 213,584	-	$ 2,111,416	9.19%	$ -
Other Revenue	-	-	-	-	0.00%	-
Investment Earnings	-	-	-	-	0.00%	-
Other Financing Sources	-	-	-	-	0.00%	-
Stormwater Utility Fund	$ 2,325,000	213,584	-	2,111,416	9.19%	$ -

Department	Amended Budget	YTD Actual	Encumbrances	Remaining Budget (including encumbrances)	% Budget Used (includes encumbrances)	PY YTD Actuals
EXPENDITURES						
545 - Stormwater Management	$ 2,325,000	$ 62,825	$ 7,508	$ 2,254,668	3.03%	$ -
Stormwater Utility Fund	$ 2,325,000	62,825	7,508	2,254,668	3.03%	$ -

Stormwater Utility Fund - Net Gain/(Loss)		***150,760***				-

AMERICAN RESCUE PLAN ACT (ARPA)
8/31/2024 (Cumulative - Life to Date)

Monthly Target Percentage N/A

Department	Amended Budget	LTD Actual	Encumbrances	Remaining Budget	% Budget Used	*N/A* PY YTD Actuals
REVENUES						
Restricted Governmental	$ 14,541,000	14,541,846	-	(846)	100.01%	-
Investment Earnings	1,025,430	906,227	-	119,203	0.00%	-
Other Financing Sources	-	-	-	-	0.00%	-
General Fund Total	$ 15,566,430	15,448,073	-	118,357	99.24%	$ -

Department	Amended Budget	LTD Actual	Encumbrances	Remaining Budget	% Budget Used	PY YTD Actuals
EXPENDITURES						
445 Information Technology	$ 1,030,000	$ 678,547	$ 3,306	$ 348,147	66.20%	$ -
525 Public Safety (ARPA)	3,220,840	1,284,047	1,936,784	9	100.00%	-
540 Engineering	6,770,000	1,174,547	858,159	4,737,294	30.03%	-
638 Other Improvements	4,545,590	3,279,948	558,544	707,099	84.44%	-
General Fund Total	$ 15,566,430	6,417,089	3,356,793	5,792,549	62.79%	$ -
ARPA Fund - Net Gain (Loss)		***$ 9,030,985***				***$ -***

Board of Commissioners Work Session Agenda Item Report

Agenda Item No.: 2024-322-
Submitted by: Terry Savary
Submitting Department: Administration
Meeting Date: October 1, 2024

SUBJECT
Review of Draft Agenda for Upcoming Regular Meeting

Recommendation:

Item Summary:

ATTACHMENTS
- Draft BOC Agenda_Oct202415.pdf

Wake Forest Board of Commissioners
Draft Meeting Agenda
October 15, 2024 at 6:00 PM
All items listed are for discussion and possible action.

Call to Order

Pledge of Allegiance

1.Approval of Agenda

2.Approval of Minutes

2.A. September 3, 2024 Work Session
September 17, 2024 Regular Meeting

3.Presentations

3.A. Presentation of Annual Reports from the Town's Advisory Boards

3.B. Proclamation Recognizing November 2024 as "Native American Heritage Month"

3.C. Introduction of Candidates for the Board of Adjustment and Planning Board

4.Public hearings / Public Comment

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

4.B. Public Hearing on a contiguous annexation submitted by property owners Star Landing LLC for property associated with the rezoning request RZ-23-06, located at 10600 Star Road being Wake County PIN 1739652624 being approximately 26.86 acres.

4.C. Public Hearing on LEGISLATIVE CASE RZ-23-12, Hyundai Automotive Dealership, a conditional district rezoning filed by Drew Wilkinson on behalf of 10012 CBM LLC, 2517 BMC LLC, and Naught 1 LLC, to rezone 11.16 acres located at 10012 Capital Boulevard and 2517, 2601, and 2605 Burlington Mills

Road, being Wake County Tax PIN(s) 1738497725, 1738499517, 1738592719, and 1738593572, from Highway Business (HB) and General Residential (GR3) to Highway Business Conditional District (HB-CD).

5.Consent Agenda

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

5.A. Approval of the Contract for the Construction of the Crenshaw Stormwater Improvements (Bank Stabilization and Outfall Repair)

5.B. Consideration to Accept the 2024 North Carolina Parks and Recreation Trust Funds (PARTF) Grant Award

6.Legislative Items

6.A. Consideration of Appointment of Candidates for the Board of Adjustment and Planning Board

7.Planning Items

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

7.B. Consideration of a contiguous annexation submitted by property owners Star Landing LLC for property associated with the rezoning request RZ-23-06, located at 10600 Star Road being Wake County PIN 1739652624 being approximately 26.86 acres.

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

8.Administration and Financial Items

8.A. Consideration of Approval of a Resolution amending Parks & Recreation Impact Fees

9.Public Services Items

10.Parks and Recreation Items

10.A. Ordinance of the Board of Commissioners of the Town of Wake Forest to Adopt the Parks, Recreation and Cultural Resources Department 2024 Master Plan CPA-24-01

11.Public Safety Items

12.Other Business

13.Adjournment