



SUMMARY INFORMATION

DEVELOPMENT NAME: WAKE FOREST EXCHANGE

SITE ADDRESS: STAR ROAD, WAKE FOREST, NC

PIN NUMBER(S): 1739-65-3709, 1739-55-8441 & 1739-65-4232

TOTAL AREA: 30.35 AC

EXISTING USE: VACANT

PROPOSED USE: COMMERCIAL/RESTAURANT (CR), OFFICE & LIGHT INDUSTRIAL (LI)

JURISDICTION: TOWN OF WAKE FOREST (ETJ ANNEXATION REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL)

CURRENT ZONING DISTRICT: HB

PROPOSED ZONING DISTRICT: HB CD

OVERLAY DISTRICT: SPECIAL HIGHWAY OVERLAY (SH1-O)

2022 COMMUNITY PLAN DESIGNATION: CORRIDOR COMMERCIAL

PROP. BUILDING AREA:
CR BLDG. A AREA: 10,824 SF
CR BLDG. B AREA: 9,504 SF
OFFICE BLDG. A AREA: 25,600 SF
LI BLDG. A AREA: 59,640 SF
LI BLDG. B AREA: 35,280 SF
LI BLDG. C AREA: 24,000 SF
TOTAL BUILDING AREA: 164,848 SF

HB MAX. BUILDING HEIGHT: 3 STORIES

PROP. BUILDING HEIGHT: 1 STORY

BUILDING SETBACKS:
FRONT: 30'
SIDE STREET: 20'
SIDE: 10'
REAR: 30'

AUTO PARKING CALCULATIONS:
REQUIRED PARKING:
CR BLDG. A PARKING: 54 SPACES (1 PER 200 SF)
CR BLDG. B PARKING: 48 SPACES (1 PER 200 SF)
OFFICE A PARKING: 86 SPACES (1 PER 300 SF)
LI BLDG. A PARKING: 120 SPACES (1 PER 500 SF)
LI BLDG. B PARKING: 71 SPACES (1 PER 500 SF)
LI BLDG. C PARKING: 48 SPACES (1 PER 500 SF)
TOTAL REQUIRED PARKING: 427 SPACES

PROPOSED PARKING:
CR BLDG. A PARKING: 90 SPACES (4 ADA)
CR BLDG. B PARKING: 78 SPACES (4 ADA)
OFFICE A PARKING: 102 SPACES (4 ADA)
LI BLDG. A PARKING: 128 SPACES (4 ADA)
LI BLDG. B PARKING: 84 SPACES (4 ADA)
LI BLDG. C PARKING: 51 SPACES (4 ADA)
TOTAL PROPOSED PARKING: 533 SPACES (26 ADA)

BICYCLE PARKING CALCULATIONS:
REQUIRED PARKING: 2 PER 40 AUTO SPACES = 533 / 40 X 2 = 27 SPACES
PROPOSED PARKING: 60 SPACES (30 INVERTED 'U' RACKS)

EXISTING IMPERVIOUS COVERAGE: 2,523 SF / 0.06 AC (0.3%)

PROPOSED IMPERVIOUS COVERAGE: 552,000 SF / 12.67 AC (41.7%)

- NOTES
1. PROPOSED ADA STALLS AND AISLES SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%) IN ALL DIRECTIONS.

2. PROPOSED ACCESSIBLE ROUTES SHALL HAVE RUNNING SLOPES NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).

3. ACCESSIBLE PARKING SPACES ARE THOSE DENOTED BY ADA PARKING SIGNS AND ACCESSIBLE AISLES ARE REPRESENTED BY CROSS HATCHING.

4. ALL DRIVE AISLES ARE 24'-WIDE UNLESS OTHERWISE NOTED.

5. ALL PARKING STALLS ARE 9' X 18'.

6. ALL PARKING STALLS ARE AT LEAST 10' FROM BUILDINGS. NO PARKING MAY BE WITHIN 10' OF THE BUILDINGS.

7. DIMENSIONS SHOWN ARE TO FACE OF CURB.

8. RADII ARE 3' UNLESS OTHERWISE NOTED.

RECOMMENDATION FOR APPROVAL
BY THE WAKE FOREST
PLANNING BOARD

DATE

APPROVAL BY THE
WAKE FOREST BOARD OF
COMMISSIONERS

DATE

FLM
ENGINEERING

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FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	TOWF COMMENTS	9/14/2023	FLM
2	TOWF COMMENTS	10/6/2023	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY
PLANS

DO NOT USE FOR CONSTRUCTION

60 30 0 60

SCALE: 1 INCH = 60 FEET

N

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING

0 1"

IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

MASTER SITE PLANS

WAKE FOREST EXCHANGE
WAKE FOREST, NC

ST. JOHN
PROPERTIES

DATE: 06-09-2023
SCALE: AS SHOWN
DESIGNED BY: FLM
APPROVED BY: FLM
PROJECT NO.: 23003

SITE PLAN

C-3
SHEET 3 OF 7

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