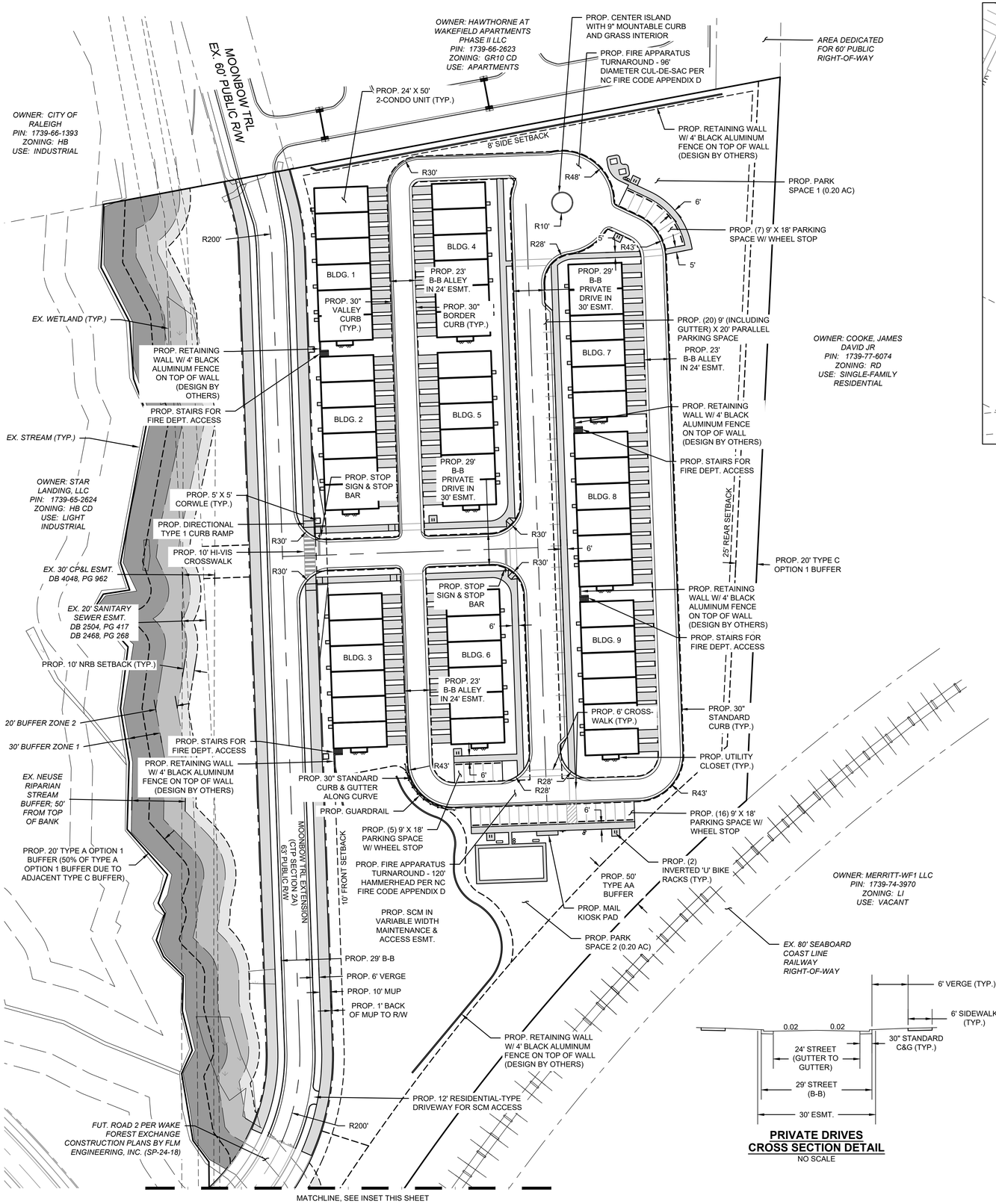
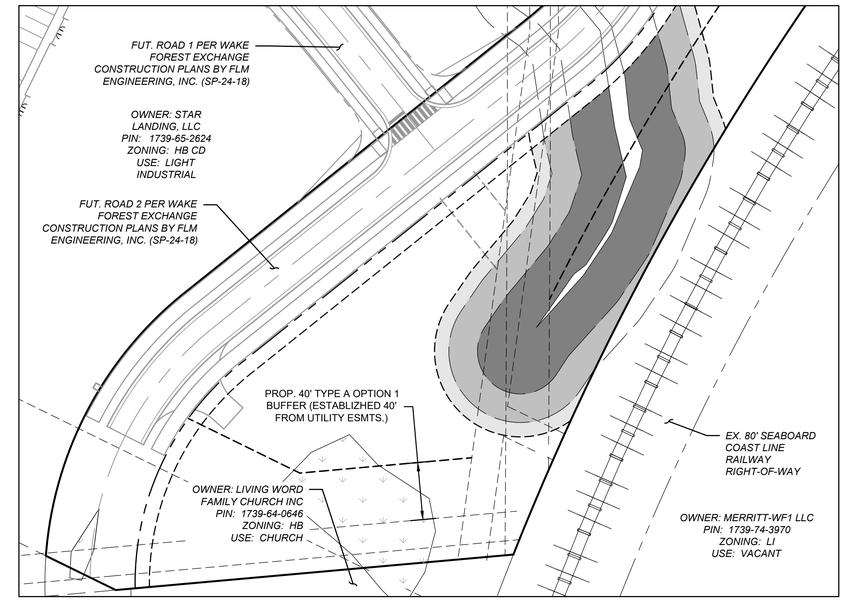




INSET
SCALE: 1" = 50'

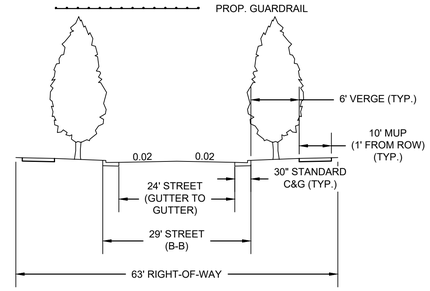
NOTES

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. DIMENSIONS SHOWN ARE TO FACE OF CURB.
5. RADII ARE 5' UNLESS OTHERWISE NOTED.
6. ALL ALLEYS TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF WAKE FOREST STANDARDS AND SPECIFICATIONS.
7. ALL UNITS SHALL HAVE SINGLE-CAR GARAGE AND SINGLE-CAR DRIVEWAY WITH ALLEY ACCESS.
8. ALL UNITS SHALL HAVE CITY OF RALEIGH WATER AND SEWER SERVICES.

LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT OWNERS
- EX. EASEMENT
- EX. CHANNEL/STREAM
- EX. STREAM BUFFER
- 30' BUFFER ZONE 1
- 20' BUFFER ZONE 2
- 10' NRB SETBACK
- PROP. RIGHT-OF-WAY
- PROP. ROADWAY CENTER LINE
- PROP. SETBACK LINE
- PROP. EASEMENT/BUFFER
- PROP. CONCRETE
- PROP. GUARDRAIL

PRIVATE DRIVES CROSS SECTION DETAIL
NO SCALE



MOONBOW TRL EXTENSION 2A - TWO LANE UNDIVIDED CROSS SECTION DETAIL
NO SCALE

SUMMARY INFORMATION

DEVELOPMENT NAME: STAR ROAD CONDOS

SITE ADDRESS: STAR ROAD, WAKE FOREST, NC

PIN NUMBER(S): 1739-65-9784

TOTAL AREA: 14.12 AC

EXISTING USE: VACANT
PROPOSED USE: MULTI-FAMILY CONDOMINIUMS

JURISDICTION: TOWN OF WAKE FOREST

CURRENT ZONING DISTRICT: HB
PROPOSED ZONING DISTRICT: GR10 CD

2022 COMMUNITY PLAN DESIGNATION: CORRIDOR COMMERCIAL

PROPOSED UNITS: 108
GR10 MAX. DENSITY: 10 UNITS/ACRE
PROPOSED DENSITY: 7.6 UNITS/ACRE

GR10 MAX. BUILDING HEIGHT: 3 STORIES
PROP. BUILDING HEIGHT: 48', 4 STORIES

GR10 BUILDING SETBACKS:
FRONT: 20'
SIDE STREET: 20'
SIDE: 8'
REAR: 25'

PROPOSED BUILDING SETBACKS:
FRONT: 10'
SIDE STREET: 10'
SIDE: 8'
REAR: 25'

AUTO PARKING CALCULATIONS:
REQUIRED PARKING:
MULTI-FAMILY: 1.8 PER UNIT = 1.8 X 108 UNITS = 194 SPACES

PROPOSED PARKING: 216 SPACES (2 PER UNIT) + 48 OFF-STREET SPACES = 264 SPACES

BICYCLE PARKING CALCULATIONS:
REQUIRED PARKING: 2 PER 40 AUTO SPACES = 264 / 40 X 2 = 13 SPACES
PROPOSED PARKING: 24 SPACES (12 INVERTED 'U' RACKS)

GR10 REQUIRED OPEN SPACE: 10% (1.4 AC)
PROPOSED OPEN SPACE: 47.4% (6.7 AC)

GR10 REQUIRED PARK SPACE: 2.5% (0.35 AC)
PROPOSED PARK SPACE: 2.8% (0.40 AC); 0.20 AC (50%) SHALL BE ACTIVE RECREATION

EXISTING IMPERVIOUS COVERAGE: 0 SF / 0 AC (0%)
PROPOSED IMPERVIOUS COVERAGE: 235,700 SF / 5.41 AC (38.3%)

RECOMMENDATION FOR APPROVAL BY THE WAKE FOREST PLANNING BOARD

DATE_____

APPROVAL BY THE WAKE FOREST BOARD OF COMMISSIONERS

DATE_____

FLM ENGINEERING

POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	TOWF & CORPUD COMMENTS	1/23/2025	FLM
2	TOWF COMMENTS	4/16/2025	FLM
3	TOWF COMMENTS	5/20/2025	FLM
4	TOWF COMMENTS	6/12/2025	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

50 25 0 50
SCALE: 1 INCH = 50 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
RZ-24-07
SD-24-06

STAR ROAD CONDOS
WAKE FOREST, NC

ST. JOHN PROPERTIES

DATE:	12-10-2024
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	24051

SITE PLAN

C-4

SHEET 4 OF 10

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