TREE PRESERVATION			
CANOPY COVERAGE REQUIREMENT (RMX)			
1 CANOPY TREE PER 10,000 SF OF PARCEL AREA			
20,210 SF WATERCOURSE BUFFER AND FUTURE R/W AREA			
199,265 SF OF PARCEL AREA\ - 20,210 SF WATERCOURSE BUFFER=179,055 SF			
179,055 SF / 10,000 = 18 CANOPY TREES REQUIRED			
TREES TO BE REMOVED			
TREE SIZE	QUANTITY	REPLACEMENT TREES PER TREE	
UNDERSTORY (8"-19" DBH)	106		
CANOPY (20"+ DBH)	70	4	
TOTAL REPLACEMENT TREES REQUIRED	280		
TREES TO REMAIN			
TREE SIZE	QUANTITY	CREDIT	TOTAL CREDITS
UNDERSTORY TREES (8"-19" DBH)	22	2	44
20"-30" DBH	10	3	30
31"-41" DBH	4	4	16
42"+ DBH	1	5	5
TREE SAVE AREA (SF)	10,610 SF	1/700 SF	15
TOTAL RETAINED SPECIMEN TREES			110
REPLACEMENT TREES REQUIRED	170		
CANOPY TREES REQUIRED	18		
TOTAL CANOPY TREES REQUIRED	188		
TOTAL CANOPY TREES PROVIDED	188		

IMPERVIOUS SUMMARY TABLE			
TOTAL SITE AREA = 199,265 SF (4.574 AC) (AFTER PROPERTY RECOMBINATION)			
EXISTING IMPERVIOUS AREA	15,405 SF	0.35 ACRES	7.73 % OF AREA
BUILDINGS	26,455 SF	0.61 ACRES	13.28 % OF AREA
PAVEMENT	47,795 SF	1.10 ACRES	23.99 % OF AREA
SIDEWALK	10,080 SF	0.23 ACRES	5.06 % OF AREA
TOTAL IMPERVIOUS AREA	84,330 SF	1.94 ACRES	42.32 % OF AREA
WOODED SPACE (INCLUDES TSA)	51,820 SF	1.19 ACRES	26.01 % OF AREA
TREE SAVE AREA	10,610 SF	0.66 ACRES	14.39 % OF AREA
OPEN SPACE	63,115 SF	1.45 ACRES	31.67 % OF AREA
INCREASE IN IMPERVIOUS AREA	68,925 SF	1.58 ACRES	
INCREASE IN OFFSITE IMPERVIOUS AREA	14,270 SF	0.33 ACRES	

EROSION CONTROL NOTES:
AN EROSION AND SEDIMENTATION CONTROL PERMIT SHALL BE REQUIRED BY TOWN OF WAKE FOREST PRIOR TO START OF CONSTRUCTION.

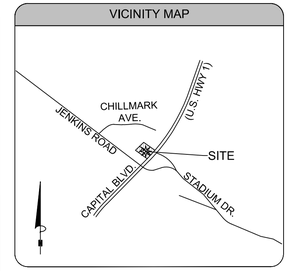
SURVEY NOTE:
ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A LAND SURVEY PREPARED BY: BOWMAN NORTH CAROLINA, LTD.

STREAM/WETLAND NOTE:
THERE ARE EXISTING STREAM AND/OR WETLAND FEATURES ON THE PROPOSED PARCEL. THERE ARE NO PROPOSED IMPACTS TO THE EXISTING STREAM AND/OR WETLAND FEATURES.

FLOOD ZONE NOTE:
THE PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FEMA FLOOD PANEL 3720183100K, DATED JULY 19, 2022. MAPS SUBJECT TO CHANGE BY FEMA.

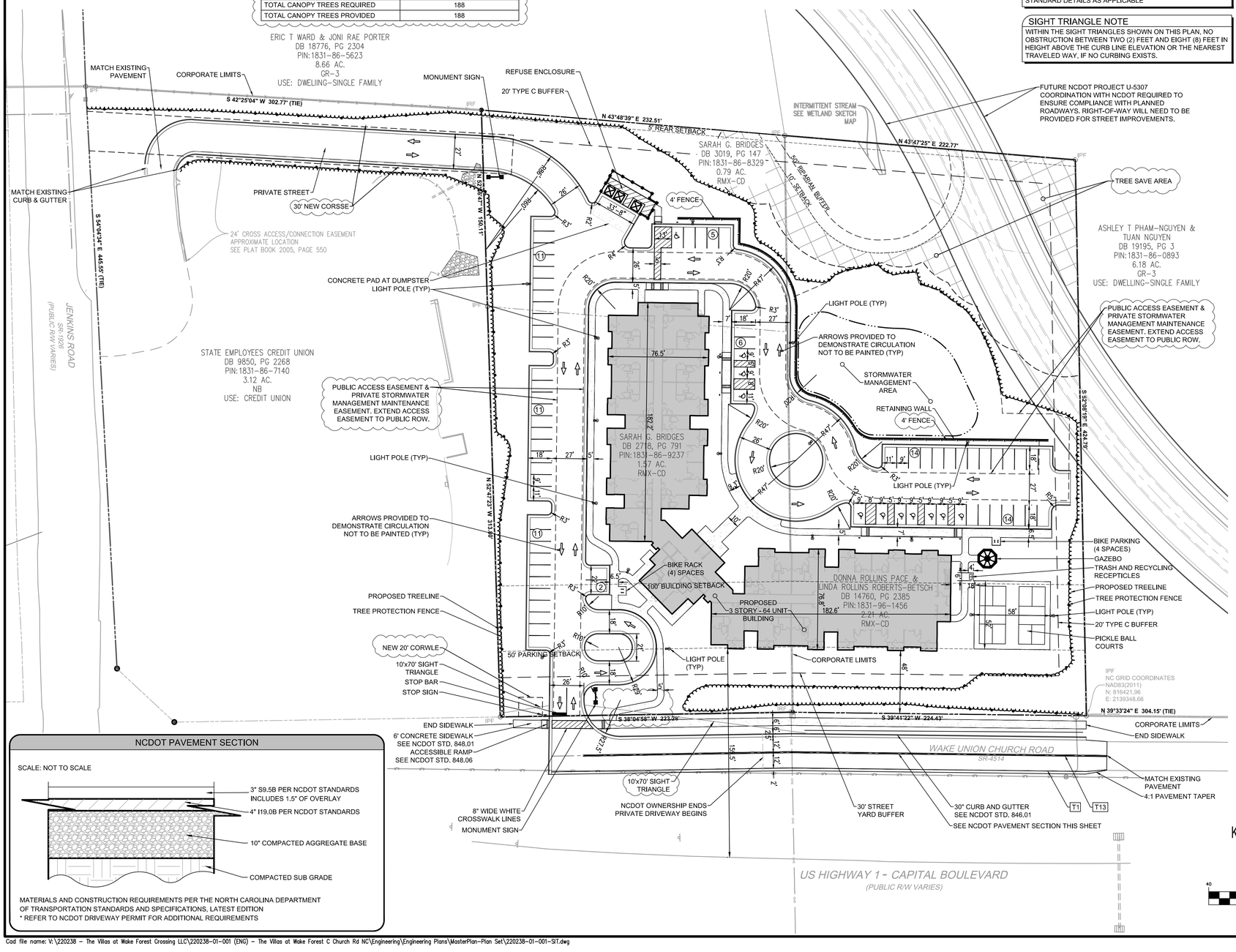
WATERSHED NOTE:
THIS PROPERTY IS LOCATED IN THE FALLS LAKE (WS-IV NSW) WATER SUPPLY WATERSHED

VICINITY MAP



CONSTRUCTION NOTE
ALL MATERIALS AND CONSTRUCTION METHODS PER THE LATEST EDITION OF THE TOWN OF WAKE FOREST, CITY OF RALEIGH, WAKE COUNTY AND NCDOT SPECIFICATIONS AND STANDARD DETAILS AS APPLICABLE

SIGHT TRIANGLE NOTE
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.



NCDOT PAVEMENT SECTION

SCALE: NOT TO SCALE

MATERIALS AND CONSTRUCTION REQUIREMENTS PER THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, LATEST EDITION
* REFER TO NCDOT DRIVEWAY PERMIT FOR ADDITIONAL REQUIREMENTS

GENERAL NOTES:
1. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, FLAGMEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY TOWN OF WAKE FOREST AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR DETAILS OF TRAFFIC CONTROL STANDARDS AND DEVICES.
2. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
3. APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
5. NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
6. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
7. EXISTING SITE CONDITIONS, GRADES, CONTOURS, UTILITIES AND OTHER EXISTING FEATURES FROM A SURVEY PREPARED BY BOWMAN NORTH CAROLINA, LTD.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION "STANDARD DETAILS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND APPLICABLE TOWN OF WAKE FOREST CODES AND ORDINANCES. THE CONTRACTOR SHALL MAINTAIN A CURRENT EDITION OF THE STATE AND LOCAL CODES, ORDINANCES, STANDARD SPECIFICATION AND STANDARD DETAILS ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY. CONTRACTOR SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
10. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
11. THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
12. THE CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
13. ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORS, SIDEWALKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
15. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
16. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER LOCAL MUNICIPALITY AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
17. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITIES DEPARTMENTS FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
18. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY OWNER OF ANY UNACCEPTABLE AREAS.
19. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORM DRAINAGE) TO OWNER PRIOR TO COMPLETION OF CONSTRUCTION.

DEVELOPMENT DATA	
DEVELOPMENT NAME:	WAKE UNION VILLAS
STREET ADDRESS:	WAKE UNION CHURCH ROAD WAKE FOREST, NC 27587
PROPERTY IDENTIFICATION (PIN)	1831-86-9237, 1831-86-8329 & 1831-96-1456
REID:	0110214, 0025349 & 0067511
DEED:	BOOK 14-E, PG 1764 & BOOK 014760, PG 02385
PLAT:	BOOK 2003, PG 985
CURRENT NUMBER OF LOTS:	3
PROPOSED NUMBER OF LOTS:	1
CURRENT PROPERTY OWNERS:	SARAH G BRIDGES DONNA ROLLINS PACE & LINDA ROLLINS ROBERTS-BETSCH
DEVELOPER:	THE VILLAS AT WAKE FOREST CROSSING, LLC
ZONING:	RMX CD (RZ-18-07) (CONDITIONAL DISTRICT-RESIDENTIAL MIXED USE) (FL-WMA) FALLS LAKE WATERSHED MANAGEMENT AREA DISTRICT (SH1-O) US 1 SPECIAL HIGHWAY OVERLAY
RIVER BASIN:	NEUSE (LOWER FALLS LAKE)
WATERSHED:	FALLS LAKE WATER SUPPLY WATERSHED PROTECTED AREA
RECEIVING STREAM:	HORSE CREEK
STREAM INDEX:	27-17-(0.7)
STREAM CLASSIFICATION:	WS-IV; NSW
FLOOD ZONE:	NONE (FEMA MAP 3720183100K, DATED 7/19/22)
SITE AREA:	199,265 SF (4.575 ACRES) (AFTER PROPERTY RECOMBINATION)
DISTURBED AREA:	5.5 ACRES
INSIDE TOWN LIMITS:	YES
EXISTING USE:	SINGLE FAMILY
PROPOSED BUILDING USE:	64-UNIT SENIOR APARTMENTS
TOTAL BUILDING AREA:	26,350 SF
BUILDING COVERAGE	13.28 %
MAX BUILDING HEIGHT:	6 STORIES, 84 FT
PROPOSED BUILDING HEIGHT:	56'-0" (3 STORIES)
BUILDING SQUARE FOOTAGE:	77,000 SF
MAX DENSITY:	24 DU/AC
PROPOSED DENSITY:	64 UNITS/4.575 ACRES = 14.4 DU/AC
WATERSHED REQUIREMENT:	70% BUA MAX
MIN BUILDING SETBACK:	100 FT CAPITAL BOULEVARD SETBACK *REQUEST VARIANCE
MIN PARKING SETBACK	50 FT CAPITAL BOULEVARD SETBACK
MIN SIDE SETBACK:	0 FT
MIN REAR SETBACK:	5 FT
LOT WIDTH AT ROAD FRONTAGE:	448 FT
OPEN SPACE/RECREATION REQUIREMENTS:	
MIN OPEN SPACE REQUIRED:	5% OF SITE AREA
OPEN SPACE PROVIDED:	114,935 SF (57.68% OF SITE)
OPEN SPACE AFTER R/W DEDICATION:	199,265 SF - 14,150 (FUTURE R/W) = 185,115 SF (4.25 ACRES) OPEN SPACE: 100,785 SF (54.44% OF SITE)
MIN PARK SPACE REQIRED:	2% OF SITE AREA
PARK SPACE PROVIDED:	6,000 SF (3.01% OF SITE)
TREE CANOPY REQUIRED:	18 TREES (1 CANOPY TREE PER 10,000 SQ FT OF PARCEL AREA)
TREE CANOPY PROVIDED:	18 TREES
PARKING REQUIREMENTS:	
PARKING SPACE REQUIREMENTS:	1.8 PER UNIT 64 PROPOSED UNITS = 116 SPACES REQUIRED
TREE SAVE AREA INCENTIVE	20% REDUCTION = 93 SPACES REQUIRED
PARKING SPACES PROPOSED:	74 SPACES *REQUEST VARIANCE
ACCESSIBLE SPACES PROPOSED:	11 SPACES
PARKING SPACE DIMENSIONS:	9 FT X 18 FT (11 FT END STALL)
BICYCLE PARKING SPACES:	2 PER 40 VEHICLE PARKING SPACES = 6 BICYCLE SPACES PROVIDED
BUFFER REQUIREMENTS:	
ADJACENT ZONING DISTRICTS:	CU NB & GR3
REQUIRED BUFFERS:	20 FT TYPE C BUFFER (ADJACENT GR3) NO BUFFER REQUIRED ADJACENT TO CU NB SH-O STREET YARD BUFFER (3 CANOPY TREES/50 FT)
NEUSE RIPARIAN BUFFER:	50FT ZONE 1 BUFFER (INTERMITTENT STREAM)

Know what's below. Call before you dig.

BEFORE YOU DIG STOP CALL 1 800 632-4949 N.C. ONE-CALL CENTER IT'S THE LAW

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

MASTER PLAN APPROVAL
BY THE TOWN OF WAKE FOREST
TECHNICAL REVIEW COMMITTEE

PLANNING:_____ DATE:_____
ENGINEERING:_____ DATE:_____

Subject to addressing outstanding conditions of approval within the issued comment letter. Plans are not released for construction. Approval is valid for two years from the date above.

SP-25-05

Bowman

Bowman North Carolina Ltd.
4006 BARRETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919)553-6570
bowman.com
F-1445

SITE PLAN
WAKE UNION VILLAS
WAKE UNION CHURCH ROAD
WAKE FOREST, WAKE COUNTY, NORTH CAROLINA
SP-25-05

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24436 MATTHEW E. LOWDER 5.9.25

PRELIMINARY
NOT FOR CONSTRUCTION

PLAN STATUS	
1/24/2025	MASTER SITE PLAN #1
4/30/2025	MASTER SITE PLAN #2
5/29/2025	MASTER SITE PLAN #3
DATE	DESCRIPTION

MEL	MCB	MEL
DESIGN	DRAWN	CHKD
SCALE	H: 1" = 40' V:	
JOB No.	220238-01-001	
DATE	JANUARY 24, 2025	
FILE No.		
SHEET	C3.0	

Cad file name: V:\220238 - The Villas at Wake Forest Crossing LLC\220238-01-001 (ENG) - The Villas at Wake Forest C Church Rd NC\Engineering\Engineering Plans\MasterPlan-Plan Set\220238-01-001-ST.dwg