

SITE DATA

1. CURRENT PROPERTY OWNERS	SOUTHEASTERN BAPTIST THEOLOGICAL SEMINARY, INC. 240 WINGATE STREET WAKE FOREST, NC 27587
2. CONTACT PERSON	PIEDMONT LAND DESIGN, LLP ATTN: MIKE SCHNEIDER 8522-204 SIX FORKS ROAD RALEIGH, NORTH CAROLINA 27615 (919) 845-7600 (PHONE) (919) 845-7700 (FAX) MIKES@PIEDMONTLANDDESIGN.COM (E-MAIL)
3. EXISTING LOT AREA	19.30 AC (INCLUDES STADIUM DRIVE ROW, TO BE ABANDONED)
4. PROPOSED LOT AREAS	NEW LOT 1 - 14.85 AC NEW LOT 2 - 3.33 AC NEW ROW - 1.12 AC TOTAL AREA = 19.30 AC
5. PARCEL DATA:	PIN: 1831957846 DB 1244, PG 333
5. EXISTING ZONING	RD
6. PROPOSED ZONING	NMX
7. MINIMUM LOT CRITERIA:	SETBACKS (MINIMUMS): PRINCIPLE FRONT SETBACK: 12' MAXIMUM STREET SIDE/SECONDARY FRONT SETBACK: 12' MAXIMUM SIDE SETBACK (from adjacent lot): 0' MINIMUM REAR SETBACK: 0' MINIMUM FRONTAGE BUILDOUT: 60% MINIMUM (FOR PRINCIPLE STREET FRONTAGE ONLY) MINIMUM LOT WIDTH AT FRONT SETBACK: 60' MINIMUM LOT SIZE: 40,000 SF
8. MAXIMUM DENSITY	N/A
9. PROPOSED DENSITY	LOT 1 - 307 UNITS/14.85 AC=20.7 UNITS/AC (APARTMENTS) LOT 2 - N/A (MEDICAL BLDG.)
10. PROPOSED RESIDENTIAL UNITS	307 UNITS
11. PROPOSED BUILT UPON AREA (IMPERVIOUS AREA)	NEW LOT 1 NEW LOT 2 NEW ROW - BUILDINGS = 2.46 AC 0.46 AC N/A - PAVEMENT/SIDEWALKS = 1.10 AC 0.82 AC 0.82 AC - TOTAL = 8.33 AC 1.56 AC 0.82 AC
12. CURRENT USE	VACANT
13. PROPOSED USES	LOT 1 - MULTI FAMILY/RETAIL LOT 2 - MEDICAL OFFICE BLDG.
14. PROPOSED DISTURBED AREA	17.0 AC
15. HISTORIC STRUCTURES	NONE ARE LOCATED ON SITE
16. FEMA FLOODPLAIN	PROPERTY IS NOT LOCATED IN A FEMA FLOOD AREA
17. WATERSHED	RICHLAND CREEK WATERSHED MANAGEMENT AREA DISTRICT (RC-WMA)
18. SPECIAL FLOOD HAZARD SOILS	NONE
19. PROPOSED PUBLIC ROADS	838 LF
20. FIRE LANE WIDTHS	20' WIDE (SEE FIRE ROUTE PLAN SHEET)
21. EXISTING IMPERVIOUS	0.3 AC
22. OPEN SPACE (2% REQUIRED)	19.30 AC x 0.02 = 0.38 AC REQUIRED/PROVIDED
23. COMMUNITY PLAN DESIGNATION	CORRIDOR COMMERCIAL
24. DEVELOPER:	CAPITOL COMMERCIAL, LLC 16 N. BOYLAN AVE. RALEIGH NC 27603 ATTN: TYLER MORRIS PHONE: 919-422-8094

AUTO PARKING DATA

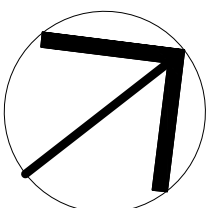
NEW LOT #1
REQUIRED PARKING: MULTI FAMILY: 307 UNITS X 1.8 SPACES/UNIT = 553 SPACES REQUIRED RETAIL: 19,500 SF X 1 SPACE/250 SF = 56 SPACES REQUIRED TOTAL PARKING REQUIRED = 609 SPACES
PROVIDED PARKING: MULTI FAMILY: 501 SPACES PROVIDED * RETAIL: 58 SPACES PROVIDED TOTAL PARKING PROVIDED = 557 SPACES
* A VARIANCE IS REQUESTED TO ALLOW 501 PARKING SPACES FOR THE MULTI-FAMILY. THE PROVIDED PARKING RATIO = 501 SPACES/307 UNITS = 1.63
NEW LOT #2
REQUIRED PARKING: MEDICAL: 20,000 SF X 1 SPACE/250 SF = 80 SPACES REQUIRED
PROVIDED PARKING: 116 SPACES PROVIDED

BIKE PARKING DATA

NEW LOT #1
REQUIRED PARKING: MULTI FAMILY: 501 AUTO SPACES X (2 BIKE SPACES/40 AUTO SPACES) = 25 SPACES REQUIRED RETAIL: 56 AUTO SPACES X (2 BIKE SPACES/40 AUTO SPACES) = 3 SPACES REQUIRED TOTAL BIKE PARKING REQUIRED = 28 SPACES
PROVIDED PARKING: 28 SPACES PROVIDED - LOCATION TO BE DETERMINED
NEW LOT #2
REQUIRED PARKING: MEDICAL: 116 AUTO SPACES X (2 BIKE SPACES/50 AUTO SPACES) = 6 SPACES REQUIRED
PROVIDED PARKING: 6 SPACES PROVIDED - LOCATION TO BE DETERMINED

GENERAL NOTES

- ALL SIDEWALKS ADJACENT TO ALL PARKING STALLS SHALL BE 6' WIDE CONCRETE SIDEWALKS. ALL OTHER SIDEWALKS ARE 5' WIDE UNLESS OTHERWISE NOTED.
- ALL HVAC UNITS WILL BE LOCATED ON THE ROOF TOPS.
- THE MAILBOX UNITS WILL BE LOCATED IN THE CLUBHOUSE BUILDING (BLDG. 3).



NORTH



SCALE IN FEET

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

PRELIMINARY
NOT FOR CONSTRUCTION

RECOMMENDATION FOR APPROVAL BY
THE WAKE FOREST
PLANNING BOARD
DATE:

US HWY. 1 - CAPITAL
BOULEVARD
VARIABLE WIDTH PUBLIC RW

ZONING CONDITIONS

DRAFT CONDITIONS FOR STADIUM DRIVE PROPERTY REZONING:

- THE CONDITIONAL DISTRICT MASTER PLAN APPROVED AS PART OF THIS REZONING REQUEST SHALL BE A CONDITION OF THIS NMX-CD ZONING DISTRICT. AMENDMENTS TO THE APPROVED 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 ADOPTED MASTER PLAN. MINOR AMENDMENTS INCLUDE BUT ARE NOT LIMITED TO MOVING BUILDINGS, UPDATING PARKING LAYOUT, REALIGNMENT OF THE PRIVATE STREET NETWORK AND ADJUSTING BUILDING SQUARE FOOTAGES WITHIN THE LIMITS OF THE TIA TOTAL BUILDING SQUARE FOOTAGE AND NUMBER OF BUILDINGS COULD DEGRADE, IF NECESSARY.
- ALL DEVELOPMENT WILL COMPLY WITH REQUIREMENTS OF THE TOWN OF WAKE FOREST UNITED DEVELOPMENT ORDINANCE (UDO) UNLESS EXPRESSLY STATED AS AN EXCEPTION AND WILL COMPLY WITH THE APPROVED MASTER PLAN IN ACCORDANCE WITH CONDITION 1.
- THE FOLLOWING USES SHALL BE PERMITTED WITHIN THIS NMX-CD ZONING DISTRICT IN ACCORDANCE WITH THE UDO AND THIS MASTER PLAN, AND MAY BE SUBJECT TO ADDITIONAL USE STANDARDS (SEE UDO) - USES FOLLOWED BY "(SUP)" REQUIRE APPROVAL OF A SPECIAL USE PERMIT; USES FOLLOWED BY "(A)" DENOTE ALLOWED AS ACCESSORY USE; USES FOLLOWED BY "(O)" DENOTE USE ALLOWED SUBJECT TO SUPPLEMENTAL USE STANDARDS CONTAINED IN UDO:
RESIDENTIAL: MULTIFAMILY DWELLINGS (S)
OFFICE/SERVICE: ATM; BANK; CREDIT UNION; FINANCIAL SERVICES; BUSINESS SUPPORT SERVICES; DRY CLEANING & LAUNDRY SERVICES; MEDICAL CLINIC; PERSONAL SERVICES; PROFESSIONAL SERVICES; HOME OCCUPATION (A)(S)
COMMERCIAL/ENTERTAINMENT: GENERAL COMMERCIAL; BAR/TAVERN; RESTAURANT; OUTDOOR SEATING (A)(S)
CIVIC: PUBLIC SAFETY STATION; RECREATION FACILITY, INDOOR
AGRICULTURE: GARDEN (COMMUNITY AND PRIVATE); PRODUCE STAND (S)
INFRASTRUCTURE: WIRELESS TELECOMMUNICATIONS FACILITY, NON-TOWER (S); WIRELESS TELECOMMUNICATIONS FACILITY, TOWER (SUP)(S); UTILITIES - CLASS 1; UTILITIES - CLASS 2
OTHER: TEMPORARY USES (SEE UDO SECTION 4.7 FOR SPECIFIC PROVISIONS)

PD

PIEDMONT LAND DESIGN LLP

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ENGR. FIRM LICENSE NO. F-0843

PROFESSIONAL SEAL
030856
MICHAEL L. SCHNEIDER
1/10/23

PRELIMINARY
NOT FOR CONSTRUCTION

STADIUM DRIVE APARTMENTS

0 STADIUM DRIVE
WAKE FOREST, NORTH CAROLINA

ISSUED: 19 JAN 2023

REVISIONS:

DRAWN BY: JET
CHECKED BY: JDL

PROJECT: CCUS1SDWF

SITE PLAN

DWG. NO. PP 4.0