

# WAKE III CAMPUS

## HEALTH AND EDUCATION CAMPUS DISTRICT 3000 NEW BERN AVENUE RALEIGH, NC 27610

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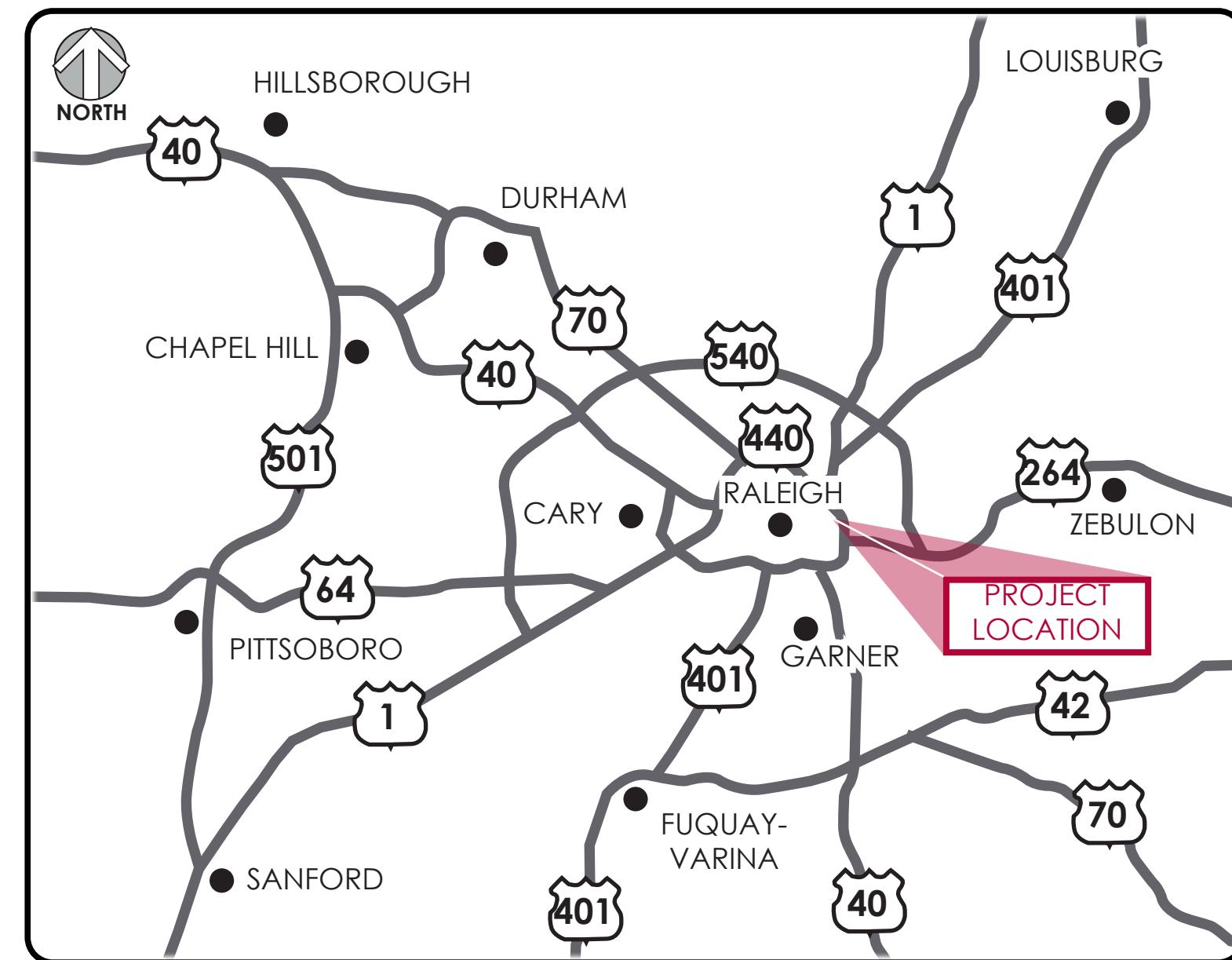
### MASTER PLAN SHEET INDEX:

- MP-00.....GENERAL POLICY STATEMENTS
- MP-1.....EXISTING CONDITIONS MAP
- MP-2.....GENERAL LAYOUT MAP/HEIGHT AND FRONTAGE MAP
- MP-2.1.....TABLE OF USES
- MP-3.....STREET AND BLOCK LAYOUT PLAN
- MP-4.....DEVELOPMENT PLAN
- MP-5.....BIKE AND PEDESTRIAN CIRCULATION PLAN
- MP-6.....PARKING PLAN
- MP-7.....CAMPUS GREEN SPACE PLAN
- MP-8.1.....TREE CONSERVATION PLAN - EXISTING AND REQUIRED
- MP-8.2.....TREE CONSERVATION PLAN - PROPOSED
- MP-9.....MAJOR UTILITIES PLAN/UTILITIES SERVICE PLAN
- MP-10.....GENERALIZED STORMWATER PLAN
- MP-11.....PHASING PLAN (OMITTED FOR THIS SUBMITTAL)
- MP-12.....3D MODELS/RENDERINGS
- MP-13.....COMMON SIGNAGE PLAN

### MASTER PLAN KEY NOTES:

1. THIS CAMPUS IS AN AREA OF LAND OWNED BY WAKEMED, WAKE COUNTY, AND WAKE TECH (REFERRED TO HEREIN AS WAKE III) AND, UNLESS OTHERWISE MODIFIED BY THIS CMP, THE CAMPUS IS SUBJECT TO THE STANDARDS OF THE CITY OF RALEIGH UDO AND ADMINISTRATIVE REVIEW PROCEDURES OF THE CITY OF RALEIGH.
2. ALL EXISTING USES AND AS-BUILT CONDITIONS WITHIN THE CAMPUS DISTRICT BOUNDARY, INCLUDING THOSE THAT MAY BE DEEMED NON-CONFORMING AT THE TIME OF COUNCIL APPROVAL SHALL NOT BE SUBJECT TO THE DEVELOPMENT STANDARDS AND REGULATIONS OF THE CURRENT CITY OF RALEIGH UDO. HOWEVER, ANY EXISTING AREAS SCHEDULED FOR FUTURE DEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THIS CMP AND THE CITY OF RALEIGH UDO.
3. THE CMP DISTRICT BOUNDARY SHALL SERVE AS THE REGULATING DISTRICT BOUNDARY AND THE CAMPUS SHALL BE CONSIDERED ONE SINGLE PROPERTY FOR PURPOSES OF REVIEW AND APPLICATION OF ALL DISTRICT DIMENSIONAL STANDARDS.
4. FOR ANY DEVELOPMENT PLAN APPLICATION THAT PROPOSES TO INCREASE GROSS FLOOR AREA WITHIN THE MASTER PLAN AREA, THE DEVELOPMENT PLAN APPLICATION SHALL PROVIDE THE THEN CURRENT GROSS FLOOR AREA WITHIN THE MASTER PLAN AREA AT THE TIME OF EACH SITE PLAN APPLICATION. FOR THE PURPOSE OF THIS REQUIREMENT, EXISTING GROSS FLOOR AREA INCLUDES DEVELOPMENT ENTITLED UNDER AN APPROVED SITE PLAN WHICH HAS NOT BEEN CONSTRUCTED.
5. UNLESS OTHERWISE MODIFIED BY THE CMP, THE DISTRICT STANDARDS SHALL COMPLY WITH THE OFFICE MIXED-USE (OX) DISTRICT REQUIREMENTS.

### VICINITY MAP



NOT TO SCALE

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**TABLE 1 - SUMMARY OF COMPLIANCE WITH THE APPLICABLE REQUIREMENTS OF UDO SECTION 4.1.1.E**

CODE SECTION	USE	YES	NO	N/A	SHEET
4.1.1.E.1	COLLEGES AND UNIVERSITIES	X			MP-2.1
	HOSPITALS	X			MP-2.1
	FLEXIBLE PLACEMENT OF BUILDINGS	X			MP-4
4.1.1.E.2	UNIFIED TREATMENT OF SIGNS	X			MP-13
	OPEN SPACE	X			MP-7
	LANDSCAPING	X			MP-2
4.1.1.E.3	RETAIL		X		MP-2.1
	RESTAURANT	X			MP-2.1
	COMMERCIAL USES	X	X		MP-2.1
4.1.1.E.4	REDUCE AUTO USE			X	MP-5
	MITIGATE ENVIRONMENTAL IMPACTS			X	MP-8.1
	CONSERVE ENERGY RESOURCES			X	MP-2.1
	ACHIEVE VISUAL CONTINUITY IN THE SITING AND SCALE OF BUILDINGS	X			MP-2

### PROPOSED MODIFICATIONS TO DISTRICT STANDARDS:

MODIFIED STANDARD	UDO SECTION	SHEET
BUILDING HEIGHT (CMP)	4.6.2.B	MP-2
ALLOWABLE BUILDING TYPES	1.4.2	MP-2
PRIMARY STREET SETBACKS	4.6.1.B.2	MP-2
SIDE STREET SETBACKS	4.6.1.B.3V	MP-2
NEIGHBORHOOD TRANSITION ZONES	3.5.2	MP-4
LANDSCAPE AND SCREENING	7.2.4; 7.2.5	MP-2
OUTDOOR DISPLAY AND STORAGE	7.5.2	MP-2
PARKING AND LOADING	7.1	MP-5
BLOCKS, LOTS AND ACCESS	8.3	MP-3
NEW STREETS	8.4	MP-2
EXISTING STREETS	8.5	MP-2
SIGNAGE	7.3.2; 7.3.16.H	MP-13

SPECIAL MASTER PLAN CLARIFICATIONS		
TRANSPARENCY	1.5.9	MP-3
BLANK WALL	1.5.10	MP-3
PRIVATE RESIDENTIAL GARAGE PARKING	1.5.12	MP-3
COMMON GREEN SPACE AREA	4.6.3	MP-7
TREE CONSERVATION	9.1.2	MP-8

# CAMPUS MASTER PLAN

REZONING CASE: Z-08-2024  
MASTER PLAN: MP-01-24  
FILING DATE: 02-16-2024

### APPLICANT:



### PREPARED BY:

**Kimley»Horn**

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NC CERTIFICATE OF AUTHORIZATION: F-0102

### CONSULTANT TEAM:

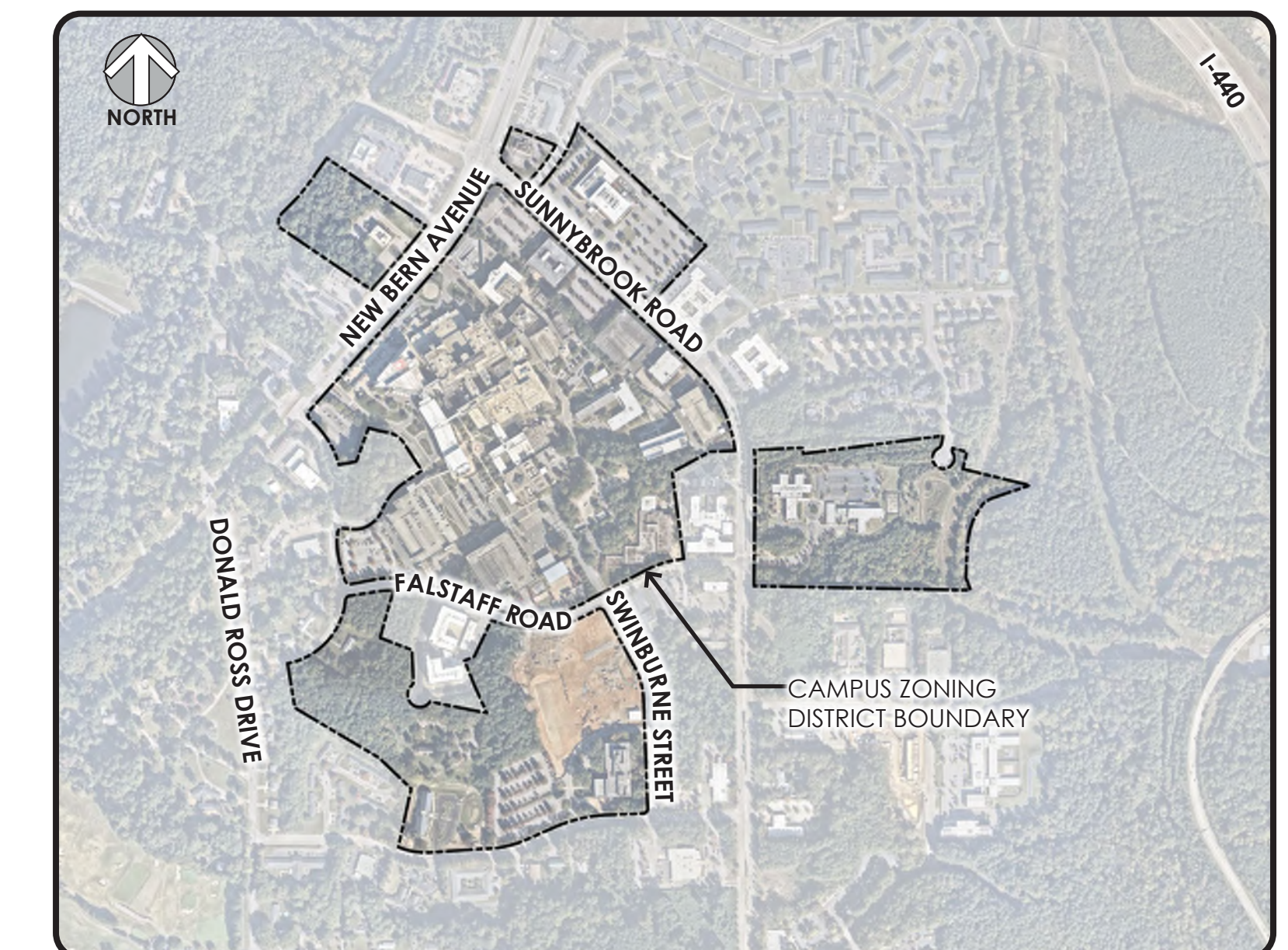
**LAND PLANNER/LANDSCAPE ARCHITECT/TRAFFIC/CIVIL:**  
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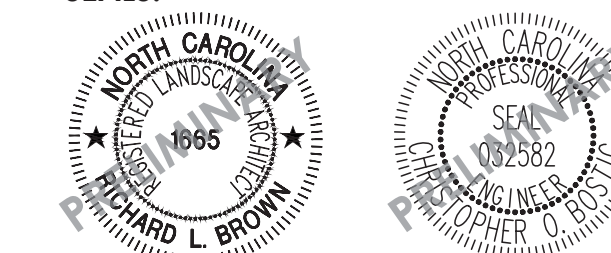
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CONTACT: ALLISON COOPER

### PROJECT LOCATION MAP



NOT TO SCALE

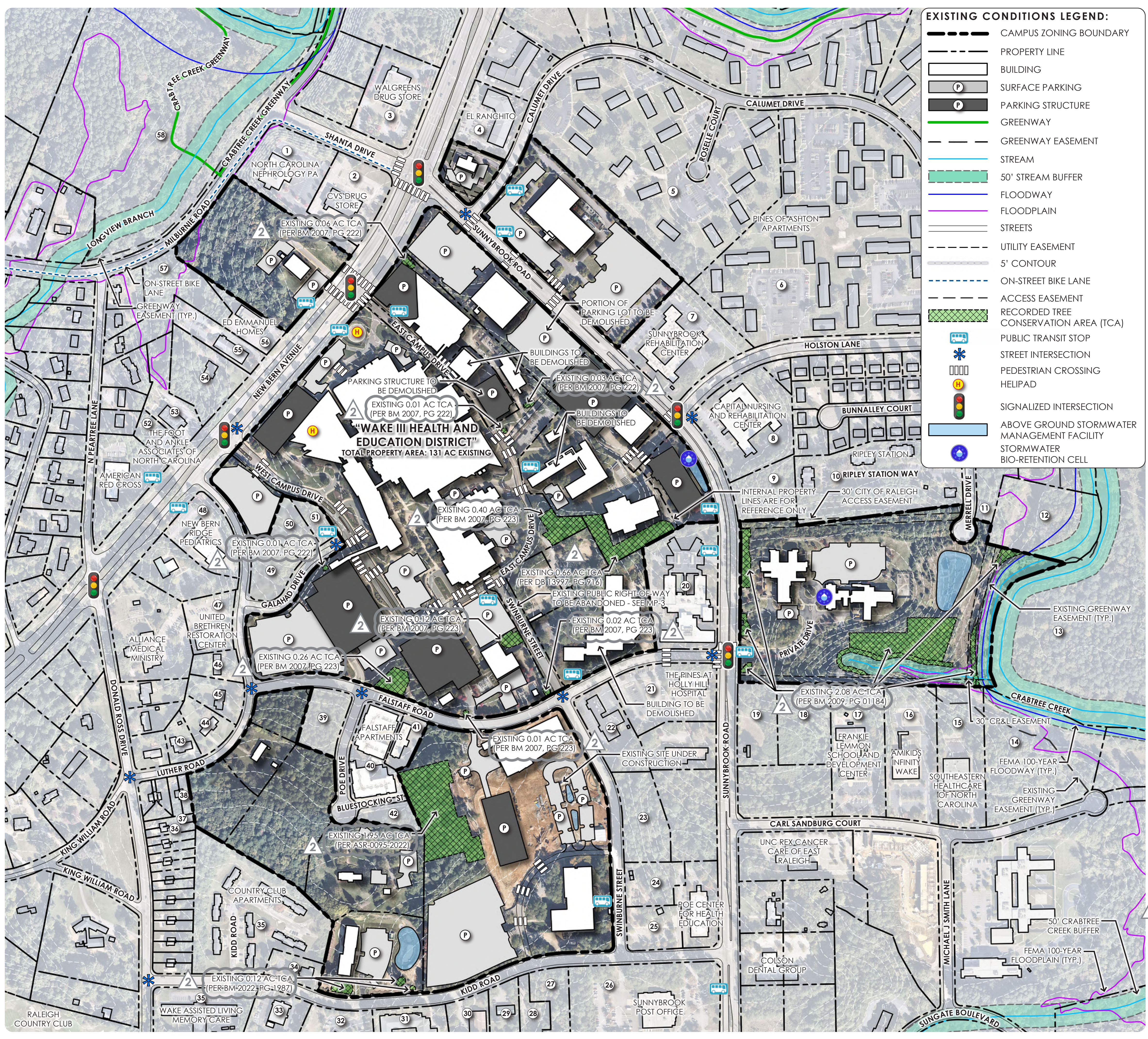
SEALS:



NO.	REVISIONS	DATE
1	RESPONSE TO CITY COMMENTS	05/24/2024
2	RESPONSE TO CITY COMMENTS	07/22/2024



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### EXISTING CONDITIONS LEGEND:

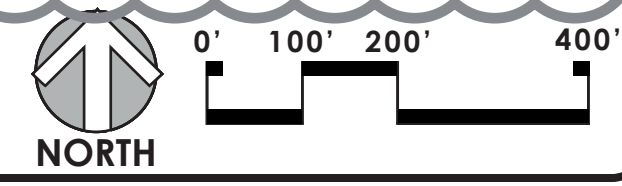
- CAMPUS ZONING BOUNDARY
- PROPERTY LINE
- BUILDING
- SURFACE PARKING
- PARKING STRUCTURE
- GREENWAY
- GREENWAY EASEMENT
- STREAM
- 50' STREAM BUFFER
- FLOODWAY
- FLOODPLAIN
- STREETS
- UTILITY EASEMENT
- 5' CONTOUR
- ON-STREET BIKE LANE
- ACCESS EASEMENT
- RECORDED TREE CONSERVATION AREA (TCA)
- PUBLIC TRANSIT STOP
- \* STREET INTERSECTION
- H PEDESTRIAN CROSSING
- T HELIPAD
- T SIGNALIZED INTERSECTION
- ABOVE GROUND STORMWATER MANAGEMENT FACILITY
- STORMWATER BIO-RETENTION CELL

ADJOINING PROPERTY OWNER INFORMATION				
MAP NUMBER	REAL ESTATE ID NUMBER	DEED ACRES	OWNER	
1	0268354	2.67	Wake Plaza Assoc LLC	
2	0268353	1.98	VBH Raleigh LLC	
3	0270835	2.36	Casselberry Partnership LLP	
4	0145111	1.60	311 New Bern Commercial Owners LLC	
5	0060262	13.88	POAA II LLC	
6	0060261	16.85	POAA II LLC	
7	0058309	3.39	Ventas Sunnybrook LP	
8	0360904	2.15	Stonewater HOA Inc	
9	0081599	1.40	SMV Raleigh Land LLC	
10	0217275	4.97	Ripley Station Housing LLC	
11	0164393	1.42	Bradley Park Condominiums	
12	0186245	2.61	City of Raleigh	
13	0044932	37.85	City of Raleigh	
14	0266883	4.92	Great Dismal Empire LLC	
15	0292234	2.85	Southeastern Healthcare Real Estate Holdings LLC	
16	0266882	3.00	Wake County Board of Education	
17	0108028	3.01	Frankie Lemmon School and Development Center, Inc.	
18	0007149	1.84	WakeMed Property Services	
19	0007148	1.46	WakeMed Property Services	
20	0407002	3.50	Holly Hill Real Estate LLC	
21	0057990	2.45	Holly Hill Real Estate LLC	
22	0118351	1.54	George Glaubiger	
23	0184097	1.68	Wake Technical Community College Foundation Inc	
24	0306844	1.02	City of Raleigh	
25	0306843	1.01	Wake County	
26	0160411	5.19	United States Postal Service	
27	0226375	1.00	Southern Purchasing Group LLC	
28	0431976	0.67	Skyway Tower LLC	
29	0226376	0.87	Wake County	
30	0055899	0.93	Sydly Properties LLC	
31	0226377	2.75	Garden Spring Housing Assoc LLC	
32	0226378	2.71	Wake County Specialized Residential Home for Children	
33	0226379	1.33	Carlton L Gray Funeral and Cremation Services LLC	
34	0189188	0.60	Hilltop Home Inc	
35	0130498	8.28	Rose Hill Enterprises LLC	
36	0247637	0.17	Trentley P Lovick	
37	0247636	0.17	Trentley P Lovick	
38	0247631	0.17	Trentley P Lovick	
39	0408022	1.06	Falstaff Land Partners LLC	
40	0408025	1.74	Longview Partners LLC Lynn Ridge Inc	
41	0132320	0.54	The American Legion Department of North Carolina Inc	
42	0473754	0.51	Longview Partners LLC Lynn Ridge Inc	
43	0071658	0.51	Frederica A Cole	
44	0034949	0.75	Preston Bethea Jr	
45	0024129	0.78	Malissa B Obame	
46	0023687	0.57	Ronald S Gaither	
47	0434843	1.11	United Brethren Restoration Center (UBRC)	
48	0122137	1.63	Bebe Rose Properties, LLC	
49	0055883	1.22	Wake Med Land LLC	
50	0055882	0.78	Wake Med Land LLC	
51	0011579	0.41	Wake Med Land LLC	
52	0103995	0.59	FAANC II LLC	
53	0081446	1.29	Primary Holdings LLC	
54	0094903	1.83	St Augustines College	
55	0016132	0.99	New Bern Avenue LLC	
56	0016111	0.85	Wakeview Square Office Condominium	
57	0016109	1.48	Hengameh Allen	
58	0066296	23.93	City of Raleigh	

EXISTING BUILDING INFORMATION	
SUB-DISTRICT	TOTAL BUILDING SQUARE FOOTAGE
A	2,906,507 SQ. FT.
B	628,309 SQ. FT.
C	91,084 SQ. FT.
D	10,920 SQ. FT.
E	66,638 SQ. FT.
F	179,921 SQ. FT.
<b>TOTAL GSF</b>	<b>3,883,379 SQ. FT.</b>

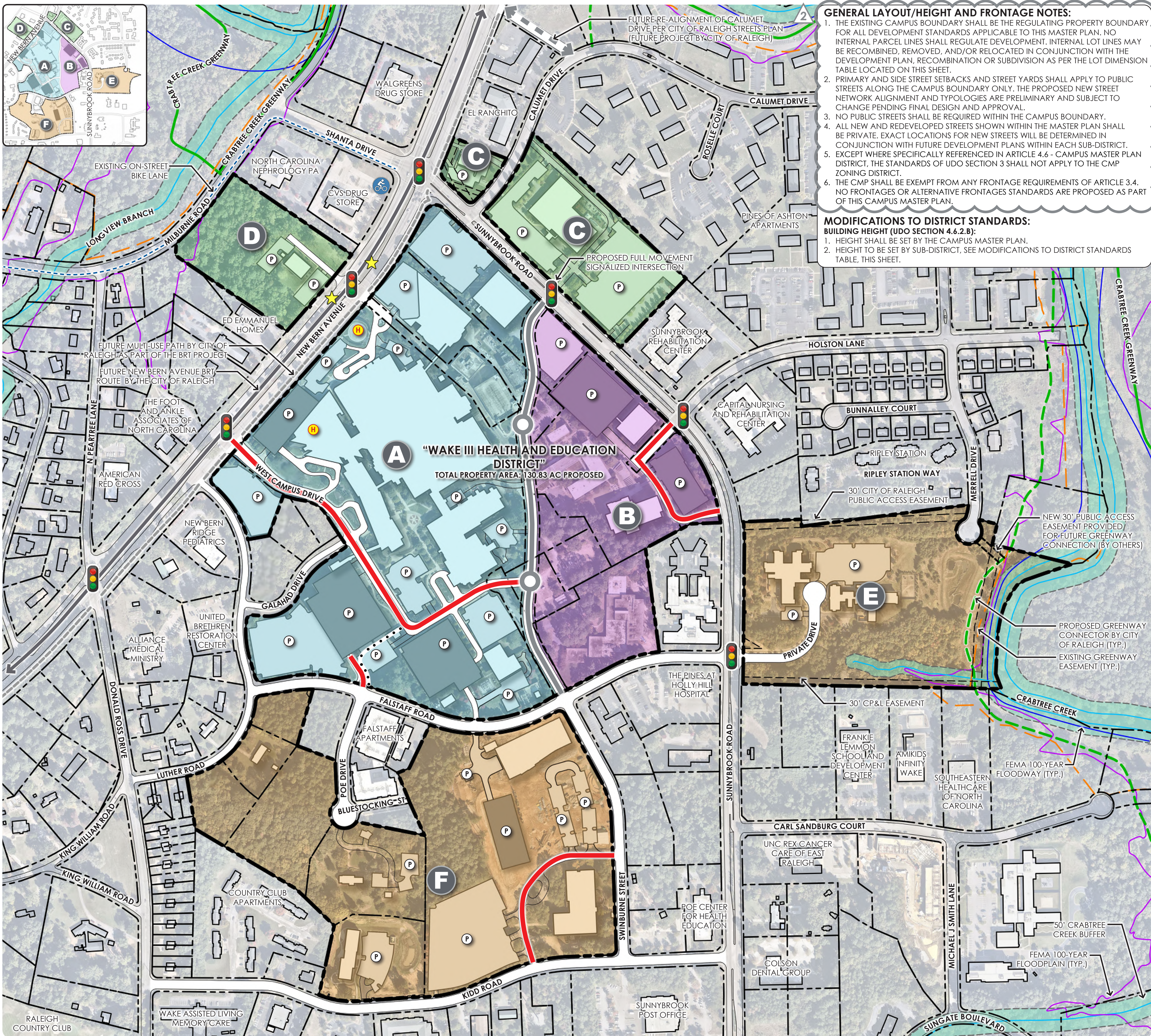
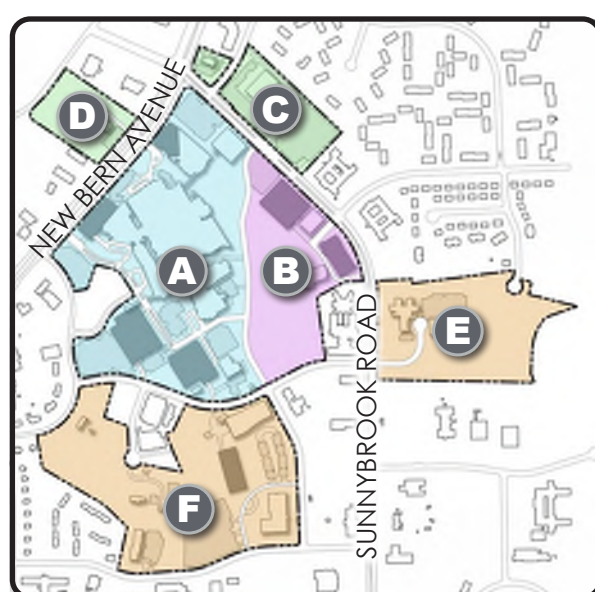
EXISTING DWELLING UNIT INFORMATION	
SUB-DISTRICT	TOTAL DWELLING UNITS
A	0 UNITS
B	0 UNITS
C	0 UNITS
D	0 UNITS
E	0 UNITS
F	0 UNITS
<b>TOTAL UNITS</b>	<b>0 UNITS</b>

- ### EXISTING CONDITIONS MAP NOTES:
- THE EXISTING CAMPUS BOUNDARY SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. NO INTERNAL PARCEL LINES SHALL REGULATE DEVELOPMENT.
  - ALL EXISTING USES AND AS-BUILT CONDITIONS WITHIN THE CAMPUS DISTRICT BOUNDARY, INCLUDING THOSE THAT MAY BE DEEMED NON-CONFORMING AT THE TIME OF THIS APPLICATION SHALL NOT BE SUBJECT TO THE DEVELOPMENT STANDARDS AND REGULATIONS OF THE CURRENT CITY OF RALEIGH UDO. HOWEVER, ANY EXISTING AREAS SCHEDULED FOR FUTURE DEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THIS CAMP AND THE CITY OF RALEIGH UDO.
  - SOME EXISTING RECORDED TREE CONSERVATION AREAS ARE PROPOSED TO BE RELOCATED. REFER TO SHEET MP-8.1 FOR PROPOSED RELOCATED TREE CONSERVATION AREAS.



NO.	REVISIONS	DATE
1	RESPONSE TO CITY COMMENTS	05/24/2024
2	RESPONSE TO CITY COMMENTS	07/22/2024

**SUB-DISTRICT KEY PLAN**



**GENERAL LAYOUT/HEIGHT AND FRONTAGE NOTES:**

1. THE EXISTING CAMPUS BOUNDARY SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. NO INTERNAL PARCEL LINES SHALL REGULATE DEVELOPMENT. INTERNAL LOT LINES MAY BE RECOMBINED, REMOVED, AND/OR RELOCATED IN CONJUNCTION WITH THE DEVELOPMENT PLAN, RECOMBINATION OR SUBDIVISION AS PER THE LOT DIMENSION TABLE LOCATED ON THIS SHEET.
2. PRIMARY AND SIDE STREET SETBACKS AND STREET YARDS SHALL APPLY TO PUBLIC STREETS ALONG THE CAMPUS BOUNDARY ONLY. THE PROPOSED NEW STREET NETWORK ALIGNMENT AND TYPOLOGIES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN AND APPROVAL.
3. NO PUBLIC STREETS SHALL BE REQUIRED WITHIN THE CAMPUS BOUNDARY.
4. ALL NEW AND REDEVELOPED STREETS SHOWN WITHIN THE MASTER PLAN SHALL BE PRIVATE. EXACT LOCATIONS FOR NEW STREETS WILL BE DETERMINED IN CONJUNCTION WITH FUTURE DEVELOPMENT PLANS WITHIN EACH SUB-DISTRICT.
5. EXCEPT WHERE SPECIFICALLY REFERENCED IN ARTICLE 4.6 - CAMPUS MASTER PLAN DISTRICT, THE STANDARDS OF UDO SECTION 3 SHALL NOT APPLY TO THE CMP ZONING DISTRICT.
6. THE CMP SHALL BE EXEMPT FROM ANY FRONTAGE REQUIREMENTS OF ARTICLE 3.4. NO FRONTAGES OR ALTERNATIVE FRONTAGES STANDARDS ARE PROPOSED AS PART OF THIS CAMPUS MASTER PLAN.

**MODIFICATIONS TO DISTRICT STANDARDS:**

**BUILDING HEIGHT (UDO SECTION 4.6.2.B):**

1. HEIGHT SHALL BE SET BY THE CAMPUS MASTER PLAN.
2. HEIGHT TO BE SET BY SUB-DISTRICT. SEE MODIFICATIONS TO DISTRICT STANDARDS TABLE, THIS SHEET.

**GENERAL LAYOUT/HEIGHT AND FRONTAGE LEGEND:**

- A** MEDICAL SUB-DISTRICT
- B** EDUCATION & HEALTH SCIENCES SUB-DISTRICT
- C** MEDICAL SUPPORT SUB-DISTRICT
- D** MEDICAL SUPPORT SUB-DISTRICT
- E** HUMAN SERVICES SUB-DISTRICT
- F** HUMAN SERVICES SUB-DISTRICT
- CAMPUS ZONING BOUNDARY
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING GREENWAY
- PROPOSED GREENWAY BY CITY OF RALEIGH
- EXISTING GREENWAY EASEMENT
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- EXISTING STREETS
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING WAKE III CAMPUS STREET (PRIVATE) TO REMAIN
- PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY
- FUTURE RE-ALIGNMENT OF CALUMET DRIVE PER CITY OF RALEIGH STREETS PLAN (FUTURE PROJECT BY CITY OF RALEIGH)
- PROPOSED SERVICE ACCESS WAY (PRIVATE) (FOR SHUTTLES/ BIKES/PEDESTRIANS ONLY)
- FUTURE NEW BERN AVENUE BRT ROUTE BY THE CITY OF RALEIGH
- FUTURE MULTI-USE PATH BY CITY OF RALEIGH AS PART OF THE BRT PROJECT
- PROPOSED NEW BERN AVENUE BRT STATION BY CITY OF RALEIGH
- EXISTING HELIPAD
- BIKE STOP REPAIR STATION
- SIGNALIZED INTERSECTION

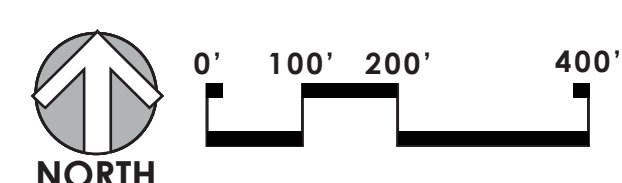
SUB-DISTRICT SUMMARY		
SUB-DISTRICT	APPROXIMATE ACREAGE	MAXIMUM STORIES (BY SUB-DISTRICT)
A	44.88 AC	20
B	18.71 AC	10
C	8.84 AC	12
D	5.88 AC	12
E	18.48 AC	5
F	34.04 AC	7

LOT DIMENSIONS TABLE		
MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM LOT SIZE
30 FT.	135 FT.	4,000 SQ. FT.

SETBACKS TABLE	
BUILDING / STRUCTURE SETBACKS (SEE NOTE BELOW)	
FROM PRIMARY STREET (MIN.)	5'
FROM SIDE STREET (MIN.)	5'
FROM SIDE LOT LINE (MIN.)	0'
FROM REAR LOT LINE (MIN.)	0'
FROM PRIVATE ACCESS EASEMENT	0'
PARKING SETBACKS (SEE NOTE BELOW)	
FROM PRIMARY STREET (MIN.)	10'
FROM SIDE STREET (MIN.)	10'
FROM SIDE LOT LINE (MIN.)	0'
FROM REAR LOT LINE (MIN.)	0'
FROM PRIVATE ACCESS EASEMENT	0'

NOTE: ALL BUILDING AND PARKING SETBACKS SHALL APPLY TO PUBLIC STREETS AND THE PERIMETER CAMPUS BOUNDARY ONLY. THESE STANDARDS SHALL NOT APPLY TO INTERNAL PROPERTY LINES WITHIN THE DISTRICT.

NO.	REVISIONS	DATE
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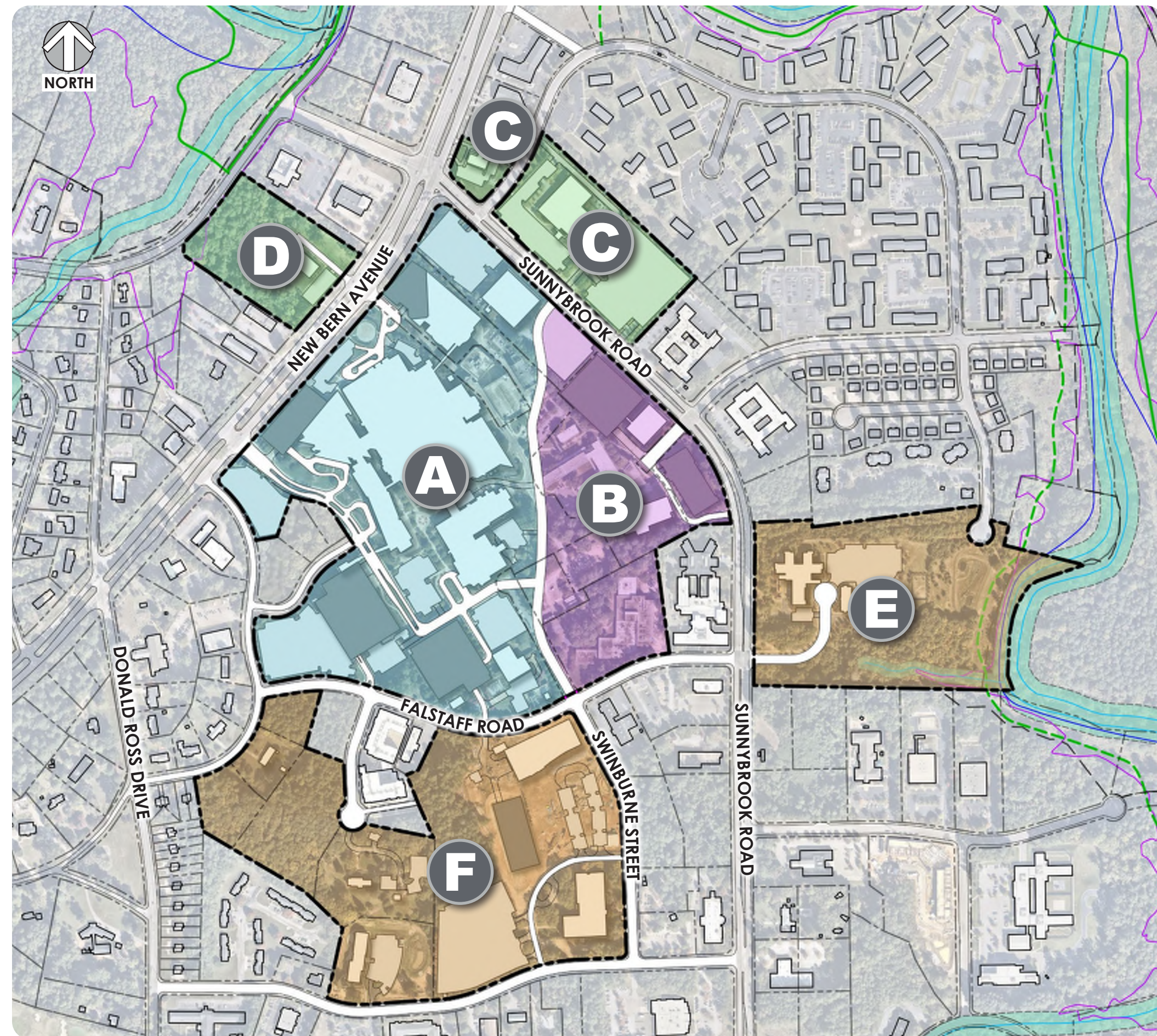
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TABLE OF USES							
USE CATEGORY SPECIFIC USE	CAMPUS SUB-DISTRICT						DEFINITION / USE STANDARDS
	A	B	C	D	E	F	
<b>RESIDENTIAL</b>							
<b>HOUSEHOLD LIVING, AS LISTED BELOW:</b>							
MULTI UNIT SUPPORTIVE HOUSING RESIDENCE	P	P	P	P	P	P	SEC. 6.2.1.A. SEC. 6.2.1.I.
SUPPORTIVE HOUSING RESIDENCE	P	P	P	P	P	P	SEC. 6.2.1.J.
<b>GROUP LIVING, AS LISTED BELOW:</b>							
CONGREGATE CARE	P	P	P	P	P	P	SEC. 6.2.2.A.
CONTINUING CARE RETIREMENT COMMUNITY	P	P	P	P	P	P	SEC. 6.2.2.E.
REST HOME	P	P	P	P	P	P	SEC. 6.2.2.F.
<b>SOCIAL SERVICES, AS LISTED BELOW:</b>							
EMERGENCY SHELTER TYPE A	P	P	P	P	P	P	SEC. 6.2.3.B.
EMERGENCY SHELTER TYPE B	P	P	P	P	P	P	SEC. 6.2.3.C.
SPECIAL CARE FACILITY	P	P	P	P	P	P	SEC. 6.2.3.D.
<b>PUBLIC &amp; INSTITUTIONAL</b>							
<b>CIVIC AS LISTED BELOW:</b>							
COLLEGE, COMMUNITY COLLEGE, UNIVERSITY	P	P	P	P	P	P	SEC. 6.3.1.A. & E. SEC. 6.3.1.C.
<b>PARKS, COMMON GREEN SPACE AREA AND GREENWAYS</b>							
MINOR UTILITIES	P	P	P	P	P	P	SEC. 6.3.2.A.
<b>MAJOR UTILITIES, EXCEPT AS LISTED BELOW:</b>							
TELECOMMUNICATION TOWER (<250 FT)	L	L	L	L	L	L	SEC. 6.3.3.C.
TELECOMMUNICATION TOWER (≥ 250 FT)	S	S	S	S	S	S	SEC. 6.3.1.D.
<b>COMMERCIAL</b>							
<b>DAY CARE, AS LISTED BELOW:</b>							
DAY CARE, HOME	P	P	P	P	P	P	SEC. 6.4.1.A. SEC. 6.4.1.B.
DAY CARE CENTER	P	P	P	P	P	P	SEC. 6.4.1.C.
<b>INDOOR RECREATION, EXCEPT AS LISTED BELOW:</b>							
DANCE, MARTIAL ARTS, MUSIC STUDIO, OR CLASSROOM	P	P	P	P	P	P	SEC. 6.4.2.A.
HEALTH CLUB	P	P	P	P	P	P	SEC. 6.4.2.C.
SPORTS ACADEMY	P	P	P	P	P	P	SEC. 6.4.2.D.
<b>MEDICAL</b>							
<b>OFFICE</b>							
<b>OUTDOOR RECREATION, EXCEPT AS LISTED BELOW:</b>							
OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (≤250 SEATS)	P	P	P	P	P	P	SEC. 6.4.5.C.
OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (>250 SEATS)	P	P	P	P	P	P	SEC. 6.4.5.C.
<b>OVERNIGHT LODGING, EXCEPT AS LISTED BELOW:</b>							
SHORT-TERM RENTAL	L	L	L	L	L	L	SEC. 6.4.6.A. SEC. 6.4.6.E.
<b>PARKING, AS LISTED BELOW:</b>							
PARKING FACILITY	P	P	P	P	P	P	SEC. 6.4.7. SEC. 6.4.7.
<b>PASSENGER TERMINAL, EXCEPT AS LISTED BELOW:</b>							
AIRFIELD, LANDING STRIP	---	---	---	---	---	---	SEC. 6.4.8.B.
HELIPORT, SERVING HOSPITALS	P	P	P	P	P	P	SEC. 6.4.8.C.
HELIPORT, ALL OTHERS	S	S	S	S	S	S	SEC. 6.4.8.D.
<b>PERSONAL SERVICE, EXCEPT AS LISTED BELOW:</b>							
VETERINARY CLINIC/HOSPITAL	P	P	P	P	P	P	SEC. 6.4.9.A. & G. SEC. 6.4.9.B.
BEAUTY/HAIR SALON	P	P	P	P	P	P	SEC. 6.4.9.D.
COPY CENTER	P	P	P	P	P	P	SEC. 6.4.9.E.
OPTOMETRIST	P	P	P	P	P	P	SEC. 6.4.9.F.
<b>RESTAURANT/BAR, AS LISTED BELOW:</b>							
EATING ESTABLISHMENT	P	P	P	P	P	P	SEC. 6.4.10.A. SEC. 6.4.10.C.
<b>RETAIL SALES</b>							
---	---	---	---	---	---	---	SEC. 6.4.11.A. & C.
<b>INDUSTRIAL</b>							
<b>HEAVY INDUSTRIAL</b>							
---	---	---	---	---	---	---	SEC. 6.5.1.A.
<b>LIGHT INDUSTRIAL, EXCEPT AS LISTED BELOW:</b>							
BREWERY, WINERY, DISTILLERY, CIDERY	L	L	L	L	L	L	SEC. 6.5.2.A. SEC. 6.5.2.A.
<b>LIGHT MANUFACTURING</b>							
---	---	---	---	---	---	---	SEC. 6.5.3.A.
<b>RESEARCH &amp; DEVELOPMENT</b>							
P	P	P	P	P	P	P	SEC. 6.5.4.A.
<b>OPEN</b>							
<b>AGRICULTURE, EXCEPT AS LISTED BELOW:</b>							
COMMUNITY GARDEN	P	P	P	P	P	P	SEC. 6.6.1.A. SEC. 6.6.1.B.
COMMUNITY GARDEN (ON SITE SALES)	---	---	---	P	P	P	SEC. 6.6.1.B.
PLANT NURSERY	---	---	---	P	P	P	SEC. 6.6.1.C.
PRODUCE STAND	P	P	P	P	P	P	SEC. 6.6.2.D.
RESTRICTED AGRICULTURE	---	---	---	---	---	---	SEC. 6.6.1.D.
URBAN FARM	S	S	S	S	S	S	SEC. 6.6.1.E.
<b>RESOURCE EXTRACTION</b>							
---	---	---	---	---	---	---	SEC. 6.6.2.A.

**KEY TO TABLE OF USES:**  
THIS ALLOWED USE TABLE IDENTIFIES USES PERMITTED IN EACH CAMPUS SUB-DISTRICT. THE USE TABLE KEY IS SET FORTH BELOW.

- PERMITTED USE (P)
  - INDICATES THAT THE USE IS PERMITTED BY RIGHT IN THE DISTRICT.
- LIMITED USE (L)
  - INDICATES THAT THE USE, WHILE ALLOWED BY RIGHT IN THE DISTRICT, MUST MEET THE USE STANDARDS ASSOCIATED WITH THE SPECIFIC USE (SEE RIGHT-HAND COLUMN FOR DEFINITIONS/USE STANDARDS).
- SPECIAL USE (S)
  - INDICATES THAT THE USE REQUIRES APPROVAL BY THE BOARD OF ADJUSTMENT AS A SPECIAL USE BEFORE IT IS ALLOWED IN THE DISTRICT. USE STANDARDS ASSOCIATED WITH THE SPECIFIC USE MAY ALSO APPLY.
- USE NOT PERMITTED (- - -)
  - INDICATES THAT A USE IS NOT PERMITTED.

2



**KEY MAP**  
NOT TO SCALE

**LAND USE NOTES:**

- ANY EXISTING USE OR FACILITY WITHIN THE CAMPUS DISTRICT BOUNDARY, INCLUDING THOSE THAT MAY BE DEEMED NON-CONFORMING AT THE TIME OF THIS APPLICATION OR NOT SPECIFICALLY ADDRESSED OR ALLOWED IN THE TABLE OF USES (THIS SHEET) SHALL NOT BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE CURRENT CITY OF RALEIGH UDO.
- ALL LAND USES WITHIN THE CMP SHALL BE PERMITTED AS PER THE TABLE OF USES (THIS SHEET).

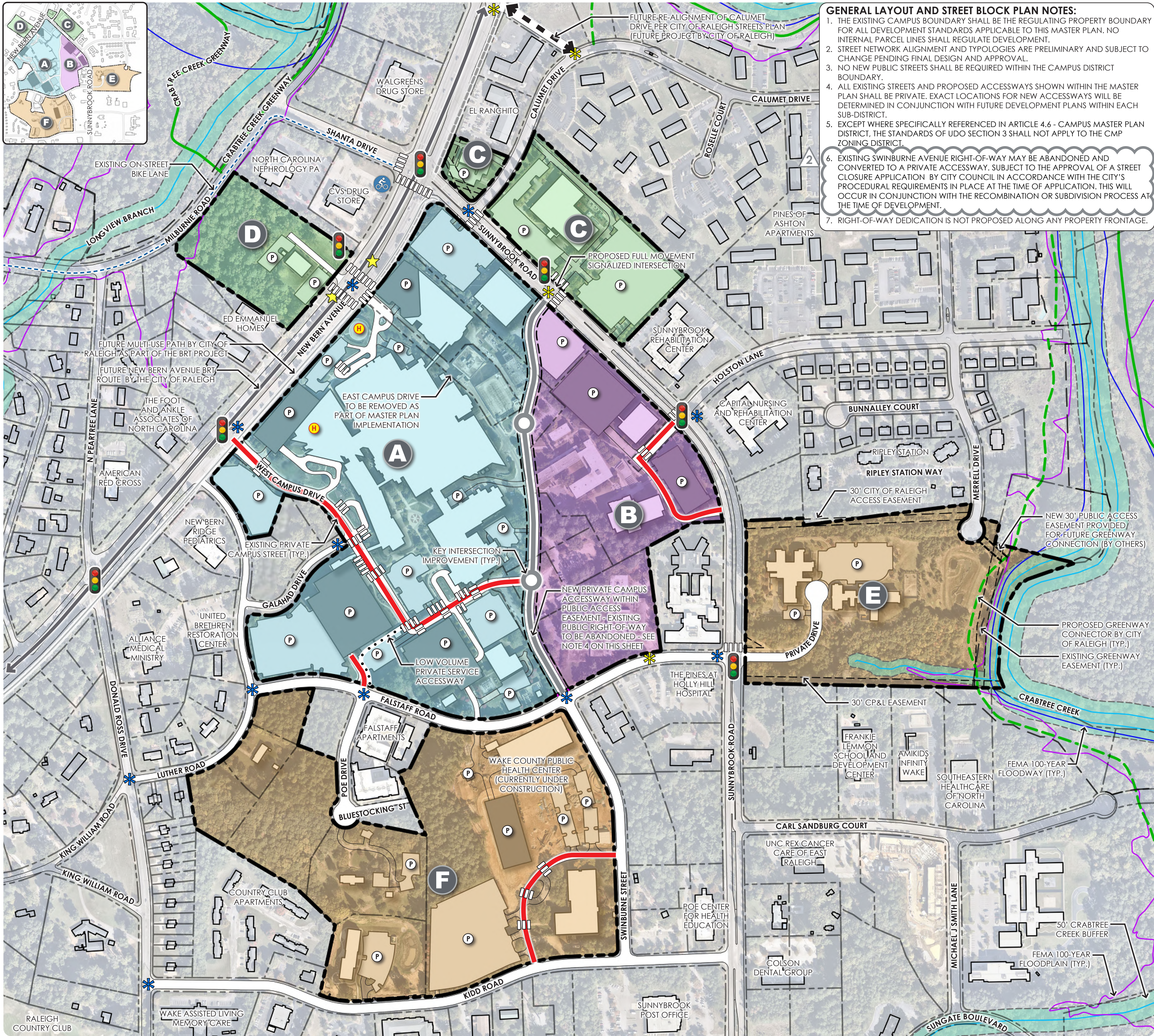
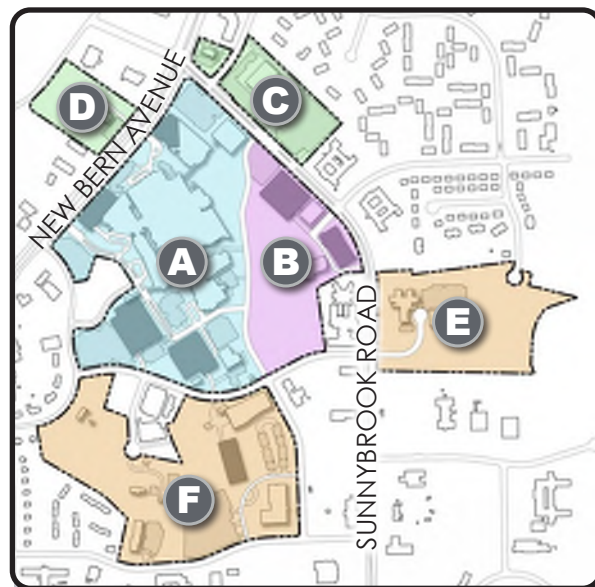
**WAKE III  
CAMPUS MASTER PLAN**  
RALEIGH, NORTH CAROLINA

**TABLE OF USES**  
JULY 22, 2024

NO.	REVISIONS	DATE
1	RESPONSE TO CITY COMMENTS	05/24/2024
2	RESPONSE TO CITY COMMENTS	07/22/2024

NO.	REVISIONS	DATE
1	RESPONSE TO CITY COMMENTS	05/24/2024
2	RESPONSE TO CITY COMMENTS	07/22/2024

SUB-DISTRICT KEY PLAN

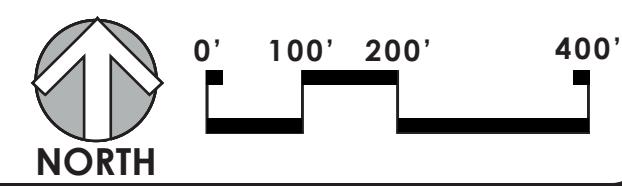


**GENERAL LAYOUT AND STREET BLOCK PLAN NOTES:**

1. THE EXISTING CAMPUS BOUNDARY SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. NO INTERNAL PARCEL LINES SHALL REGULATE DEVELOPMENT.
2. STREET NETWORK ALIGNMENT AND TYPOLOGIES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN AND APPROVAL.
3. NO NEW PUBLIC STREETS SHALL BE REQUIRED WITHIN THE CAMPUS DISTRICT BOUNDARY.
4. ALL EXISTING STREETS AND PROPOSED ACCESSWAYS SHOWN WITHIN THE MASTER PLAN SHALL BE PRIVATE. EXACT LOCATIONS FOR NEW ACCESSWAYS WILL BE DETERMINED IN CONJUNCTION WITH FUTURE DEVELOPMENT PLANS WITHIN EACH SUB-DISTRICT.
5. EXCEPT WHERE SPECIFICALLY REFERENCED IN ARTICLE 4.6 - CAMPUS MASTER PLAN DISTRICT, THE STANDARDS OF UDO SECTION 3 SHALL NOT APPLY TO THE CMP ZONING DISTRICT.
6. EXISTING SWINBURNE AVENUE RIGHT-OF-WAY MAY BE ABANDONED AND CONVERTED TO A PRIVATE ACCESSWAY. SUBJECT TO THE APPROVAL OF A STREET CLOSURE APPLICATION BY CITY COUNCIL IN ACCORDANCE WITH THE CITY'S PROCEDURAL REQUIREMENTS IN PLACE AT THE TIME OF APPLICATION, THIS WILL OCCUR IN CONJUNCTION WITH THE RECOMBINATION OR SUBDIVISION PROCESS AT THE TIME OF DEVELOPMENT.
7. RIGHT-OF-WAY DEDICATION IS NOT PROPOSED ALONG ANY PROPERTY FRONTAGE.

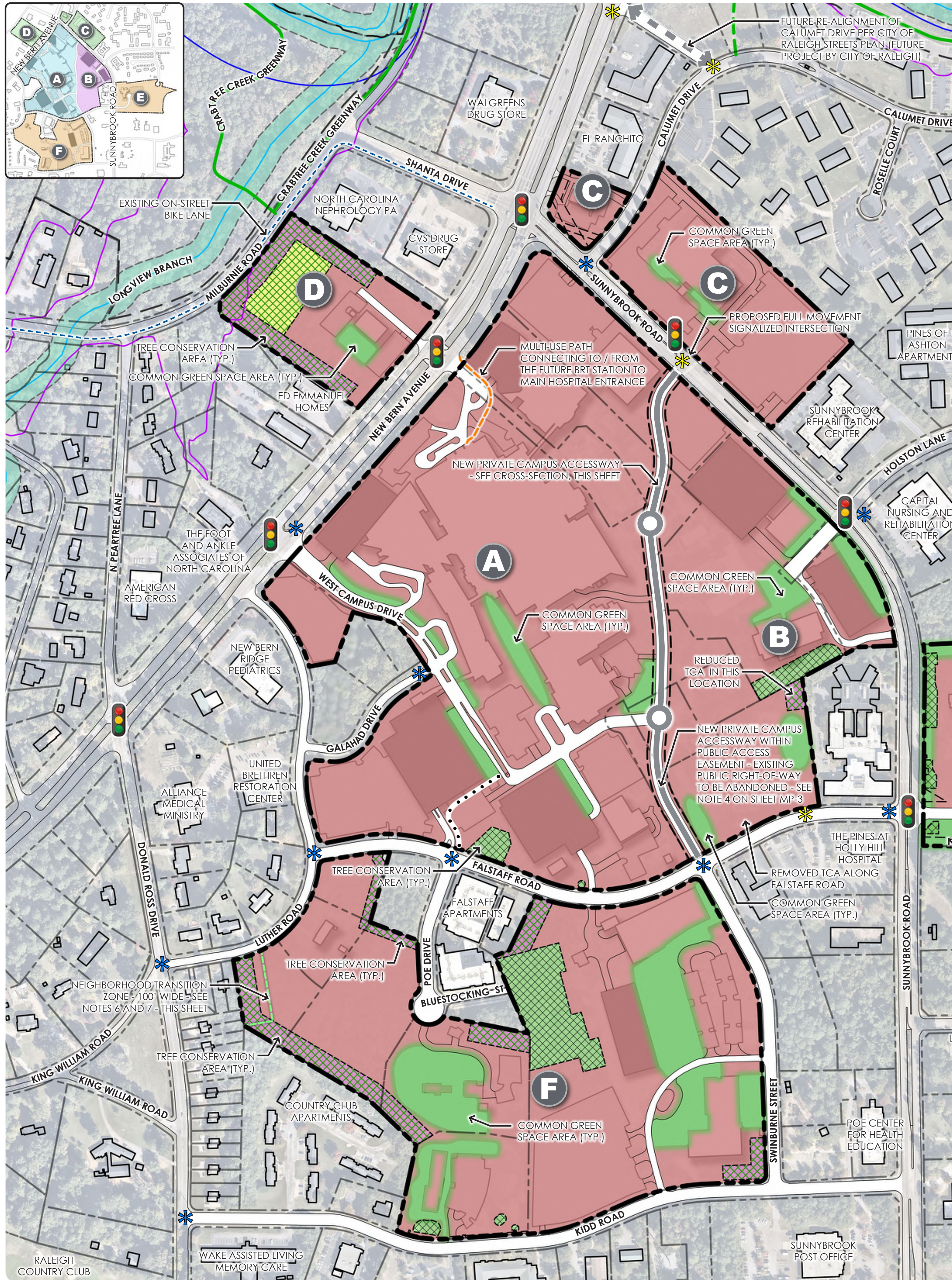
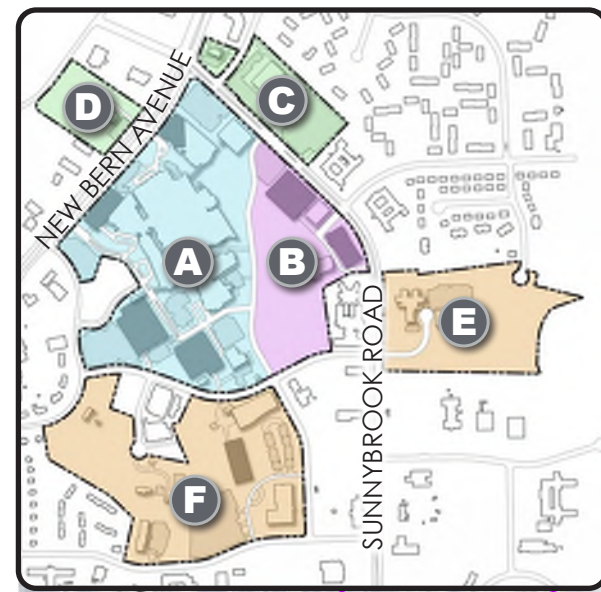
- STREET AND BLOCK LAYOUT LEGEND:**
- A** MEDICAL SUB-DISTRICT
  - B** EDUCATION & HEALTH SCIENCES SUB-DISTRICT
  - C** MEDICAL SUPPORT SUB-DISTRICT
  - D** MEDICAL SUPPORT SUB-DISTRICT
  - E** HUMAN SERVICES SUB-DISTRICT
  - F** HUMAN SERVICES SUB-DISTRICT
  - CAMPUS ZONING BOUNDARY
  - PROPERTY LINE
  - EXISTING BUILDING
  - EXISTING SURFACE PARKING
  - EXISTING PARKING STRUCTURE
  - EXISTING GREENWAY
  - PROPOSED GREENWAY BY CITY OF RALEIGH
  - EXISTING GREENWAY EASEMENT
  - EXISTING STREAM
  - EXISTING 50' STREAM BUFFER
  - EXISTING FLOODWAY
  - EXISTING FLOODPLAIN
  - EXISTING STREETS
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - EXISTING WAKE III CAMPUS STREET (PRIVATE) TO REMAIN
  - PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY
  - FUTURE RE-ALIGNMENT OF CALUMET DRIVE PER CITY OF RALEIGH STREETS PLAN (FUTURE PROJECT BY CITY OF RALEIGH)
  - PROPOSED SERVICE ACCESS WAY (PRIVATE) (FOR SHUTTLES/BIKES/PEDESTRIANS ONLY)
  - FUTURE NEW BERN AVENUE BRT ROUTE BY THE CITY OF RALEIGH
  - FUTURE MULTI-USE PATH BY CITY OF RALEIGH AS PART OF THE BRT PROJECT
  - PROPOSED NEW BERN AVENUE BRT STATION BY CITY OF RALEIGH
  - EXISTING PEDESTRIAN CROSSING
  - EXISTING HELIPAD
  - PROPOSED STREET INTERSECTION
  - EXISTING STREET INTERSECTION
  - EXISTING BIKE REPAIR STATION
  - SIGNALIZED INTERSECTION

- MODIFICATIONS TO DISTRICT STANDARDS:**
- ALLOWABLE BUILDING TYPES (UDO SECTION 1.4.2):**
1. ALL BUILDING TYPES AS SET FORTH BY UDO ARTICLE 1.4 WITH EXCEPTION OF DETACHED HOUSE, ATTACHED HOUSE AND TINY HOUSE, SHALL BE ALLOWED WITHIN THIS CMP DISTRICT. REFERENCE TO BUILDING TYPES IS ONLY IN RELATION TO ARTICLE 1.4 AND DOES NOT INDICATE ANY DIMENSIONAL STANDARDS FROM CHAPTER 3.
- LANDSCAPE AND SCREENING (UDO SECTION 7.2.4; 7.2.5):**
2. UNLESS OTHERWISE STATED WITHIN THIS MASTER PLAN, NO EXISTING OR PROPOSED STREETS SHALL BE PUBLIC, THEREFORE, STREET YARDS, TRANSITIONAL YARDS BETWEEN SUB-DISTRICTS AND INTERNAL USES SHALL NOT APPLY.
  3. EXISTING STREET YARDS ALONG FRONTAGE OF NEW BERN AVENUE AND SUNNYBROOK ROAD WILL REMAIN.
  4. ALL NEW AND EXISTING STREETS WITHIN THE CMP BOUNDARY WILL BE PRIVATE, AS SUCH, EXCEPT WHERE VISIBLE FROM NEW BERN AVENUE OR SUNNYBROOK ROAD, SCREENING OF LOADING/SERVICE AREAS AND ABOVE GROUND STORMWATER FACILITIES SHALL NOT APPLY WITHIN THE CAMPUS DISTRICT OR ITS SUB-DISTRICTS.
- GENERAL DEVELOPMENT STANDARDS:**
- OUTDOOR DISPLAY/STORAGE (ARTICLE 7.5.2)**
5. ALL NEW AND EXISTING STREETS WITHIN THE CMP BOUNDARY WILL BE PRIVATE, EXCEPT WHERE VISIBLE FROM NEW BERN AVENUE OR SUNNYBROOK ROAD, OUTDOOR DISPLAY STANDARDS SHALL NOT APPLY WITHIN THE CAMPUS DISTRICT OR ITS SUB-DISTRICTS.



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**SUB-DISTRICT KEY PLAN**



**DEVELOPMENT PLAN NOTES:**

- STREAMS AND WETLAND INFORMATION IS BASED ON PUBLICLY AVAILABLE AERIAL IMAGERY, USGS TOPOGRAPHIC QUAD MAP, AND THE WAKE COUNTY NRCS SOIL SURVEY. APPLICABILITY AND STATUS OF THESE FEATURES WILL BE BASED ON JURISDICTIONAL DETERMINATION BY NCDEQ AND THE ARMY CORPS OF ENGINEERS.
- PRIMARY STREETS ARE EXISTING AND WILL REMAIN PRIVATE AS SHOWN. ANY NEW STREETS WITHIN THE CAMPUS WILL BE PRIVATE AND WILL MEET THE CONSTRUCTION STANDARDS OF THE CITY OF RALEIGH'S STREET DESIGN MANUAL IN PLACE AT THE TIME OF THIS APPLICATION. HOWEVER, STREETS WILL NOT BE SUBJECT TO THE CITY OF RALEIGH'S STREET TYPES, PER UDO SECTION 8.4 OR THE REQUIREMENTS OF 8.3 AND 8.5 (SEE MODIFICATION OF DISTRICT STANDARDS BELOW).
- THE APPLICABLE PROPERTY LINE FOR ALL UDO DEVELOPMENT REGULATIONS WILL BE THE PERIMETER BOUNDARY OF WAKE III CAMPUS AS SHOWN.
- THE PROPOSED STREET ALIGNMENTS ARE PRELIMINARY AND SUBJECT TO CHANGE.
- PEDESTRIAN CIRCULATION NETWORK IS EXISTING AND PROPOSED. PROPOSED ROUTES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON THE FINAL DEVELOPMENT PLAN FOR EACH INDIVIDUAL PROJECT.
- GREENWAY ALIGNMENT AND CONNECTIONS ARE EXISTING AND WILL BE MAINTAINED AS SHOWN ON THE MASTER PLAN.
- A 100' NEIGHBORHOOD TRANSITION WILL BE PROVIDED ALONG PORTIONS OF THE PERIMETER BOUNDARY WHERE SHOWN.
- NO NEIGHBORHOOD TRANSITIONS OR TRANSITIONAL YARDS SHALL APPLY BETWEEN USES OR SUB-DISTRICTS WITHIN THE BOUNDARY OF THE CMP.
- RIGHT-OF-WAY DEDICATION IS NOT PROPOSED ALONG THE PROPERTY FRONTAGE.
- ALL APPLICABLE DEVELOPMENT PLANS SHALL BE SUBMITTED FOR ADMINISTRATIVE SITE REVIEW IN ACCORDANCE WITH SECTION 10 OF THE UDO.
- HEIGHT SHALL BE MEASURED PER THE STANDARDS OF THE UDO. HEIGHT VARIES BY SUB-DISTRICT BUT SHALL NOT EXCEED THE NUMBER OF STORIES SHOWN WITHIN TABLE 3 ON SHEET MP-2.
- ALL EXISTING USES AND AS-BUILT CONDITIONS WITHIN THE CAMPUS DISTRICT BOUNDARY, INCLUDING THOSE THAT MAY BE DEEMED NON-CONFORMING AT THE TIME OF THIS APPLICATION SHALL NOT BE SUBJECT TO THE DEVELOPMENT STANDARDS AND REGULATIONS OF THE CURRENT CITY OF RALEIGH UDO. HOWEVER, ANY EXISTING AREAS SCHEDULED FOR FUTURE DEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THIS CMP AND THE CITY OF RALEIGH UDO.

**SPECIAL MASTER PLAN CLARIFICATIONS:**

- GROUND FLOOR ELEVATION AT THE TIME OF DEVELOPMENT (UDO SECTION 1.5.7.B):**
- THE GROUND FLOOR ELEVATION REQUIREMENTS SHALL NOT APPLY TO INTERNAL PRIVATE DRIVES WITHIN THE CMP.
- TRANSPARENCY (UDO SECTION 1.5.9):**
- NO EXISTING OR NEW PUBLIC STREETS ARE PROPOSED WITHIN THE CAMPUS DISTRICT BOUNDARY. TRANSPARENCY STANDARDS ARE NOT APPLICABLE TO PRIVATE DRIVES WITHIN WAKE III CAMPUS.
- BLANK WALL (UDO SECTION 1.5.10):**
- NO EXISTING OR NEW PUBLIC STREETS ARE PROPOSED WITHIN THE CAMPUS DISTRICT BOUNDARY. BLANK WALL STANDARDS ARE NOT APPLICABLE TO PRIVATE DRIVES WITHIN WAKE III CAMPUS.
- PRIVATE RESIDENTIAL GARAGE PARKING OPTIONS (UDO SECTION 1.5.12):**
- NO EXISTING OR NEW PUBLIC STREETS ARE PROPOSED WITHIN THE CAMPUS DISTRICT BOUNDARY. PRIVATE RESIDENTIAL GARAGE PARKING STANDARDS ARE NOT APPLICABLE TO PRIVATE DRIVES WITHIN WAKE III CAMPUS.
- SUB-DISTRICT DENSITY**
- ALLOWABLE DENSITY MAY BE TRANSFERRED BETWEEN SUB-DISTRICTS, PROVIDED THE DENSITY DOES NOT EXCEED THE OVERALL TRIP GENERATION THRESHOLD ESTABLISHED BY THE TRAFFIC IMPACT ANALYSIS.

**DEVELOPMENT LEGEND:**

- CAMPUS ZONING BOUNDARY
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING GREENWAY
- PROPOSED GREENWAY BY CITY OF RALEIGH
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- EXISTING STREETS
- DEVELOPABLE AREA
- COMMON GREEN SPACE AREA (TYP.)
- EXISTING TREE CONSERVATION AREA
- RELOCATED TREE CONSERVATION AREA
- PROPOSED PRIMARY TREE CONSERVATION AREA
- PROPOSED SECONDARY TREE CONSERVATION AREA
- PROPOSED STREET INTERSECTION
- EXISTING STREET INTERSECTION
- PROPOSED SERVICE ACCESS WAY (PRIVATE) (FOR SHUTTLES/ BIKES/ PEDESTRIANS ONLY)
- PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY
- FUTURE RE-ALIGNMENT OF CALUMET DRIVE PER CITY OF RALEIGH STREETS PLAN (FUTURE PROJECT BY CITY OF RALEIGH)
- NEIGHBORHOOD TRANSITION ZONE

**OVERALL DENSITY SUMMARY**

EXISTING BUILDING AREA	3,883,379 GFA
PROPOSED NEW GFA	3,099,600 GFA
<b>PROPOSED OVERALL MAXIMUM DENSITY</b>	<b>6,982,979 GFA</b>

**SUB-DISTRICT GFA (GROSS FLOOR AREA) DENSITY LIMITS**

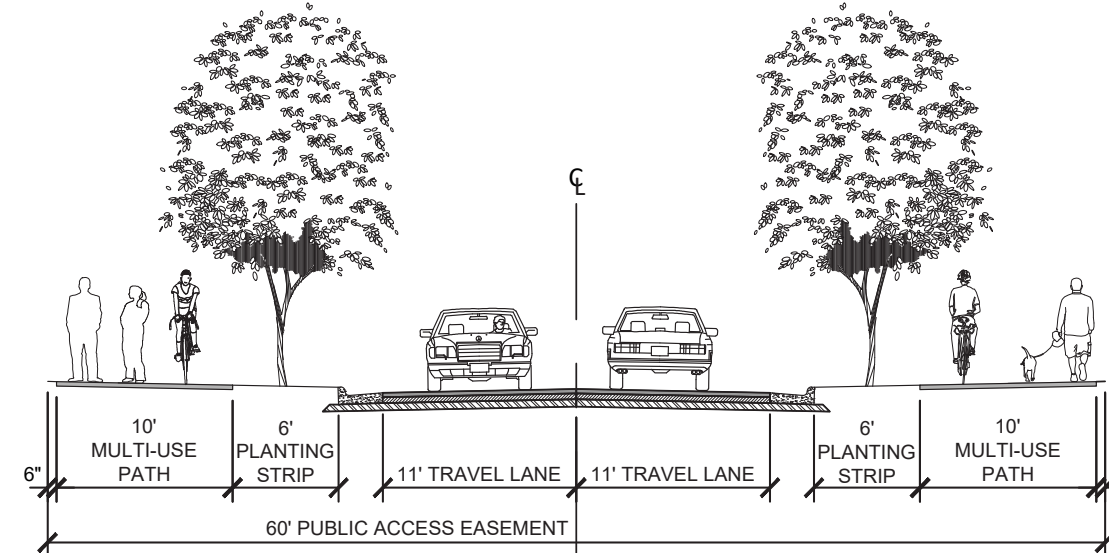
SUB-DISTRICT	APPROXIMATE ACREAGE	EXISTING GROSS FLOOR AREA	PROPOSED GROSS FLOOR AREA DENSITY	
			NON-RESIDENTIAL	
A	44.88 AC	2,906,507 SF	1,250,000 SF	
B	18.71 AC	628,309 SF	849,600 SF (800 FTE)	
C	8.84 AC	91,084 SF	325,000 SF	
D	5.88 AC	10,920 SF	100,000 SF	
E	18.48 AC	66,638 SF	140,000 SF	
F	34.04 AC	179,921 SF	435,000 SF	
<b>TOTAL</b>	<b>130.83 AC</b>	<b>3,883,379 SF</b>	<b>3,099,600 SF</b>	

**SPECIAL COORDINATION NOTE:** THE PROPOSED DENSITIES IN THE ABOVE TABLE CORRESPOND WITH THE TOTAL DEVELOPMENT DENSITIES DETERMINED BY THE TRAFFIC IMPACT ANALYSIS. THE TIA IS SUBMITTED IN CONJUNCTION WITH THIS CMP RESUBMITTAL.

**MODIFICATIONS TO DISTRICT STANDARDS:**

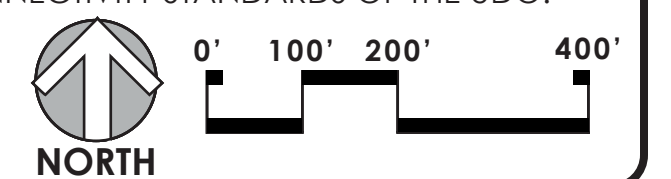
- PRIMARY STREET SETBACKS (UDO SECTION 4.6.1.B.1):**
- MEASURED FROM THE REGULATING CAMPUS BOUNDARY.
  - NO BUILD-TO REQUIREMENTS SHALL APPLY WITHIN THE CMP, INCLUDING ALONG PUBLIC RIGHTS-OF-WAY.
- SIDE STREET SETBACKS (UDO SECTION 4.6.1.B.2):**
- MEASURED FROM THE REGULATING CAMPUS BOUNDARY
  - NO BUILD-TO REQUIREMENTS SHALL APPLY WITHIN THE CMP.
- INTERIOR SIDE/REAR SETBACKS (UDO SECTION 4.6.1.B.2):**
- SIDE AND REAR SETBACKS SHALL APPLY ONLY TO THE REGULATING CMP BOUNDARY. THESE SETBACKS WILL NOT APPLY BETWEEN USES OR SUB-DISTRICTS INTERNAL TO THE CAMPUS.
- NEIGHBORHOOD TRANSITION ZONES (UDO SECTION 3.5.2):**
- APPLICABILITY OF THE NEIGHBORHOOD TRANSITION ZONE SHALL BE LIMITED TO LOCATIONS WHERE THE CMP BOUNDARY IMMEDIATELY ADJOINS A PROPERTY OF AN R-1, R-2, R-4, R-6, OR R-10 DISTRICT, EXCEPT WHERE THE ABUTTING PROPERTY CONTAINS A CIVIC USE.
  - NEIGHBORHOOD TRANSITION ZONES, WHERE APPLICABLE, SHALL COMPLY WITH THE REQUIREMENTS OF UDO SECTION 3.5.2, EXCEPT THAT TRANSITION ZONE A— PROTECTIVE YARD, SHALL ALLOW FOR EXISTING QUALIFYING TREES OR TREE PROTECTION AREAS TO SATISFY THE PLANTING STANDARD OF THE PROTECTIVE YARD. REFER TO DETAILS, THIS SHEET.
- LOADING (UDO SECTION 7.2):**
- NO EXISTING OR PROPOSED PUBLIC STREETS ARE PLANNED FOR THE CAMPUS. STREET YARDS, TRANSITIONAL YARDS, AND SCREENING BETWEEN DISTRICTS AND INTERNAL USES DO NOT APPLY.
- STREETS & BLOCKS (UDO SECTION 4.6.2(D)-1-3):**
- THE CMP BOUNDARY SHALL SERVE AS THE REGULATING DISTRICT BOUNDARY AND THE CAMPUS SHALL BE CONSIDERED ONE SINGLE PROPERTY FOR PURPOSES OF REVIEW AND APPLICATION OF ALL DISTRICT DIMENSIONAL STANDARDS.
  - THE PROPOSED STREET NETWORK AS APPROVED WITH THIS MASTER PLAN SHALL HERBY MODIFY THE BLOCK, STREETS AND CONNECTIVITY STANDARDS OF THE UDO.

**STREET TYPOLOGIES**

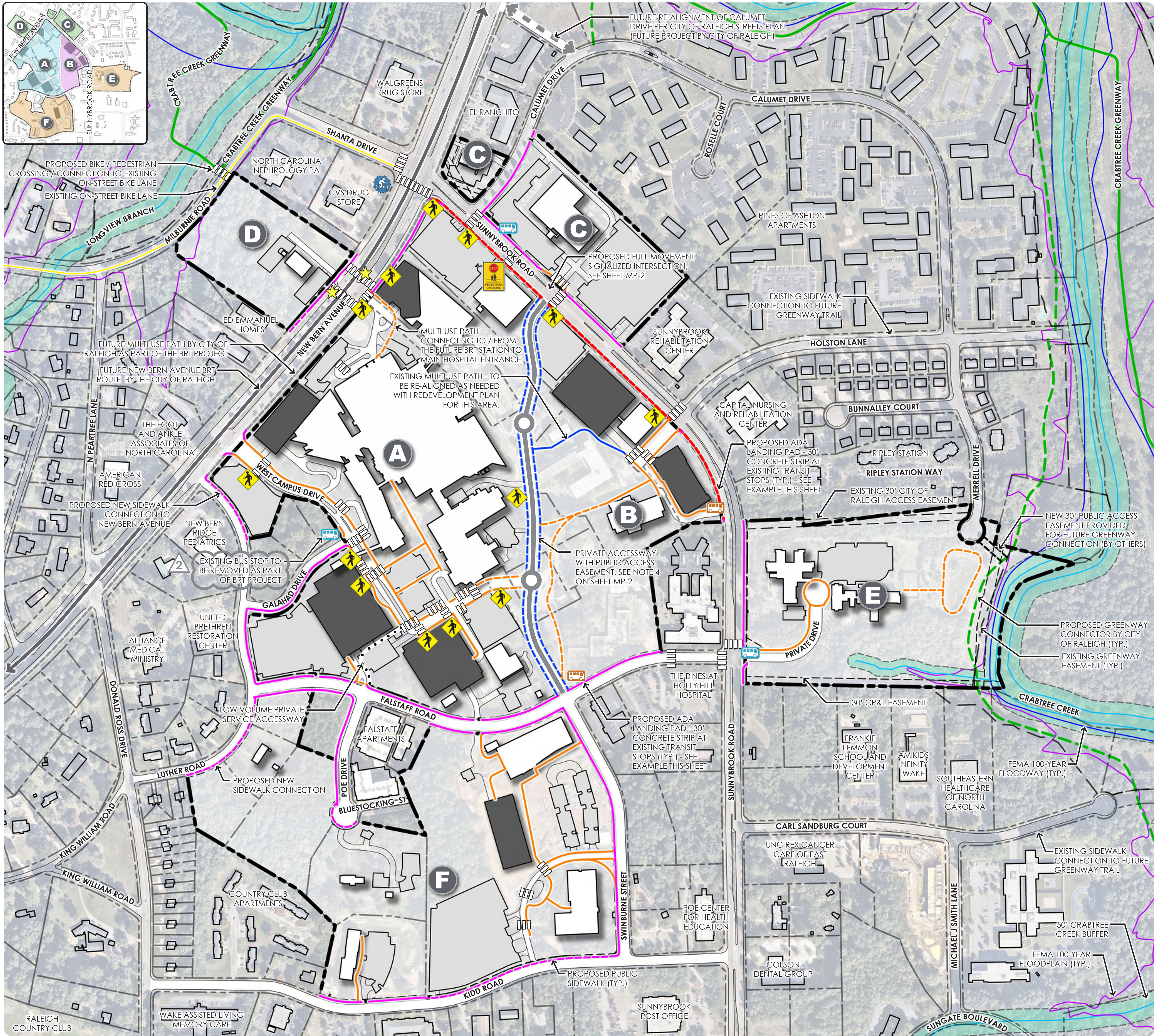
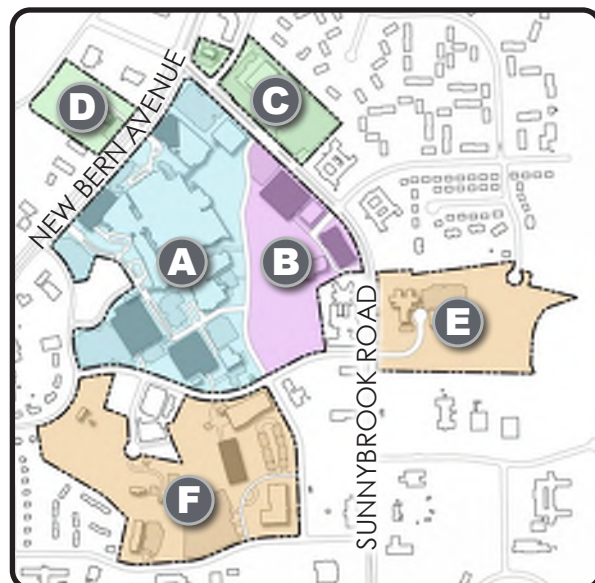


PRIVATE ACCESSWAY 2-LANE, UNDIVIDED SECTION

NO.	REVISIONS	DATE
1	RESPONSE TO CITY COMMENTS	05/24/2024
2	RESPONSE TO CITY COMMENTS	07/22/2024



**SUB-DISTRICT KEY PLAN**



**PEDESTRIAN CIRCULATION LEGEND:**

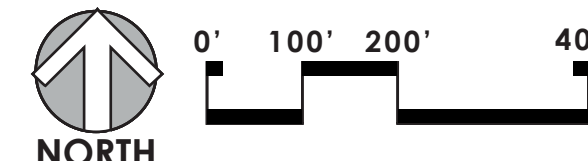
- CAMPUS ZONING BOUNDARY
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING GREENWAY
- PROPOSED GREENWAY BY CITY OF RALEIGH
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- EXISTING STREETS
- PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY
- FUTURE RE-ALIGNMENT OF CALUMET DRIVE PER CITY OF RALEIGH STREETS PLAN (FUTURE PROJECT BY CITY OF RALEIGH)
- EXISTING PUBLIC SIDEWALKS
- PROPOSED PUBLIC SIDEWALKS
- EXISTING CAMPUS SIDEWALKS
- PROPOSED CAMPUS SIDEWALK
- EXISTING CAMPUS MULTI-USE PATH
- PROPOSED CAMPUS MULTI-USE PATH
- PROPOSED PUBLIC MULTI-USE PATH BY WAKE III
- PROPOSED PUBLIC MULTI-USE PATH BY CITY OF RALEIGH
- EXISTING ON-STREET BIKE LANE
- FUTURE NEW BERN AVENUE BRT ROUTE BY THE CITY OF RALEIGH
- PROPOSED SERVICE ACCESS WAY (PRIVATE) (FOR SHUTTLES/ BIKES/PEDESTRIANS ONLY)
- NEW BERN BRT STATION (COR)
- PEDESTRIAN CROSSING
- PEDESTRIAN CROSSWALK/CAMPUS CONNECTION
- SIGNALIZED PEDESTRIAN CROSSWALK/ CAMPUS CONNECTION
- EXISTING BIKE STOP REPAIR STATION
- EXISTING PUBLIC TRANSIT STOP
- EXISTING PUBLIC TRANSIT STOP WITH PROPOSED ADA LANDING PAD

**PEDESTRIAN CIRCULATION NOTES:**

1. PEDESTRIAN CIRCULATION NETWORK IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FUTURE DEVELOPMENT PLANS FOR EACH SUB-DISTRICT AND APPROVALS BY THE CITY OF RALEIGH.
2. ALL TRANSIT LOCATIONS MAY BE MODIFIED OR RELOCATED AT THE DISCRETION OF WAKE III ON ANY EXISTING PRIVATE STREET OR PROPOSED PRIVATE ACCESSWAY WITHIN THE CAMPUS.
3. THE BRT PLANS PROPOSE A NEW TRANSIT STATION WITHIN NEW BERN AVENUE. EXISTING TRANSIT STOPS ALONG THE NEW BERN FRONTAGE MAY BE MODIFIED IN COORDINATION WITH THE IMPLEMENTATION OF BRT FACILITIES.
4. PEDESTRIAN CIRCULATION NETWORK IS EXISTING AND PROPOSED. PROPOSED ROUTES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON THE FINAL DEVELOPMENT PLAN FOR EACH INDIVIDUAL PROJECT.
5. GREENWAY ALIGNMENT AND CONNECTIONS ARE EXISTING AND WILL BE MAINTAINED AS SHOWN ON THE MASTER PLAN.
6. EXCEPT WHERE MODIFIED BY THIS MASTER PLAN, WHERE APPLICABLE, ROAD AND PEDESTRIAN IMPROVEMENTS WILL COMPLY WITH UDO SECTION 8.5.5.



EXAMPLE ADA LANDING PAD - 30' IN LENGTH



**WAKE III  
 CAMPUS MASTER PLAN  
 RALEIGH, NORTH CAROLINA**

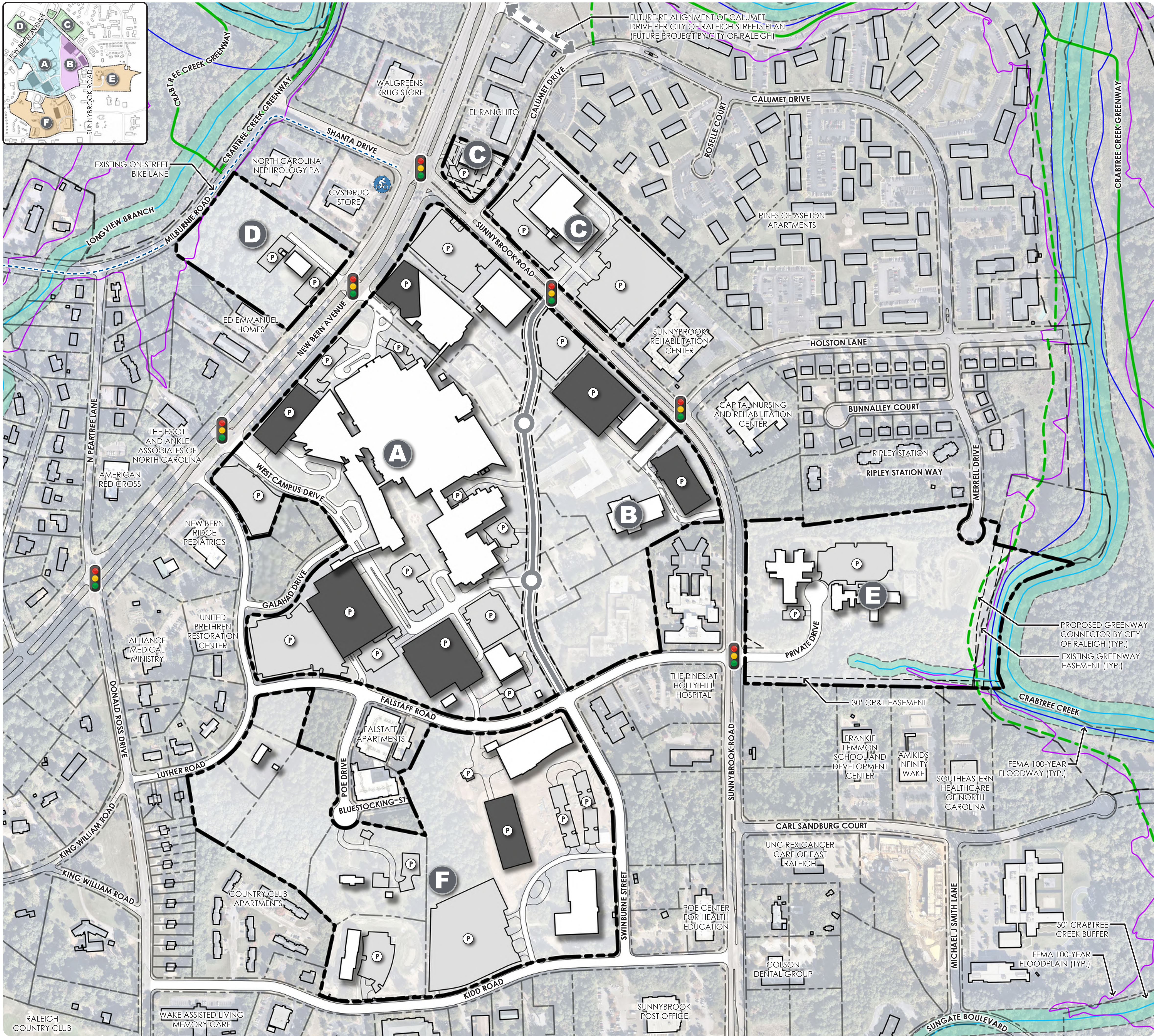
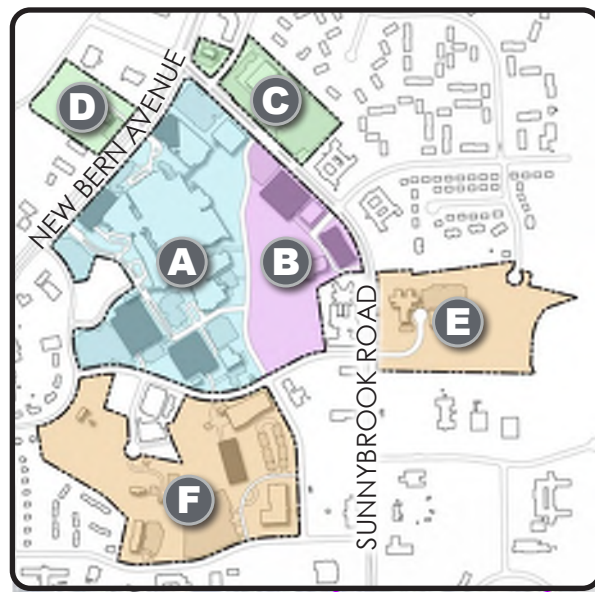
**BIKE AND PEDESTRIAN  
 CIRCULATION PLAN  
 JULY 22, 2024**

NO.	REVISIONS	DATE
1	RESPONSE TO CITY COMMENTS	05/24/2024
2	RESPONSE TO CITY COMMENTS	07/22/2024

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**SUB-DISTRICT KEY PLAN**



**PARKING LEGEND:**

- CAMPUS ZONING BOUNDARY
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING GREENWAY
- PROPOSED GREENWAY BY CITY OF RALEIGH
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- EXISTING STREETS
- PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY
- FUTURE RE-ALIGNMENT OF CALUMET DRIVE PER CITY OF RALEIGH STREETS PLAN (FUTURE PROJECT BY CITY OF RALEIGH)
- SIGNALIZED INTERSECTION

**EXISTING PARKING SUMMARY BY SUB-DISTRICT**

SUB-DISTRICT	SPACE COUNT
A	4,118 SPACES
B	900 SPACES
C	435 SPACES
D	61 SPACES
E	148 SPACES
F	950 SPACES
<b>EXISTING PARKING SUMMARY TOTAL</b>	
SURFACE PARKING:	1,918 SPACES
STRUCTURED PARKING:	4,694 SPACES
<b>TOTAL PARKING ON CAMPUS:</b>	<b>6,612 SPACES</b>

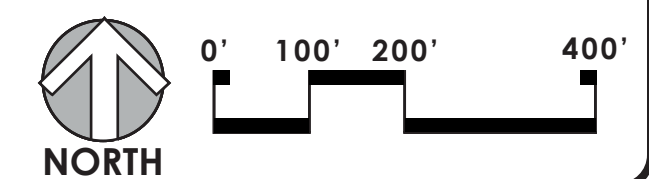
**MODIFICATIONS TO DISTRICT STANDARDS:**

- PARKING AND LOADING (UDO SECTION 7.1):**
- WAKE III CAMPUS SHALL BE TREATED AS A SINGLE DEVELOPMENT UNDER THE CMP.
  - REMOTE PARKING REGULATIONS AS SET FORTH IN UDO SECTION 7.1.5.B SHALL NOT APPLY TO THE WAKE III CMP.
  - EXCEPT WHERE MODIFIED BY THIS CMP, THE STANDARDS OF UDO SECTION 7.1 SHALL APPLY TO ALL NEW DEVELOPMENT WITHIN THE CAMPUS DISTRICT BOUNDARY.
  - NO MAXIMUM PARKING REQUIREMENTS SHALL APPLY WITHIN THE CAMPUS DISTRICT BOUNDARY.
  - NO MINIMUM PARKING REQUIREMENTS SHALL APPLY WITHIN THE CAMPUS DISTRICT BOUNDARY.

**PARKING NOTES:**

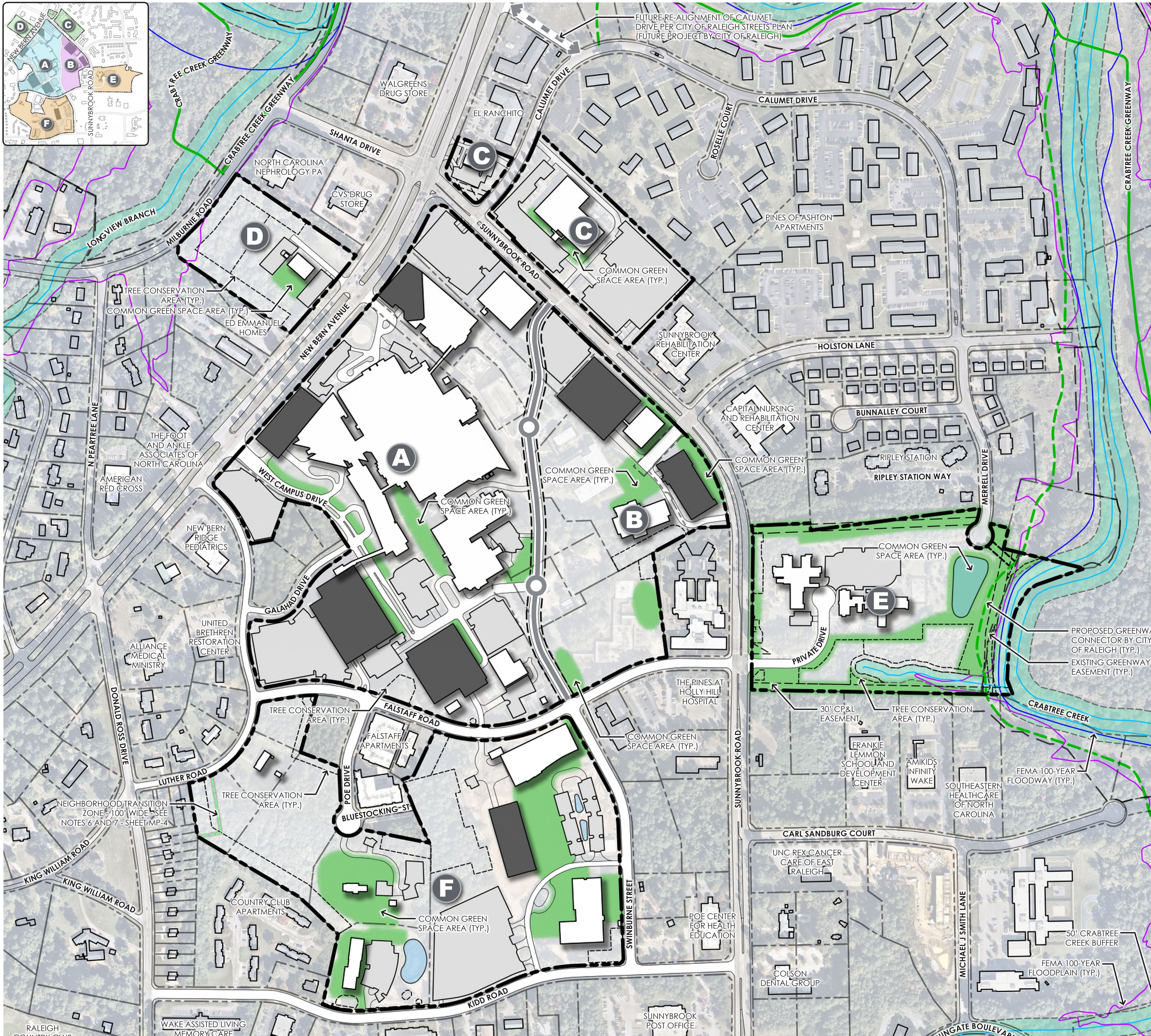
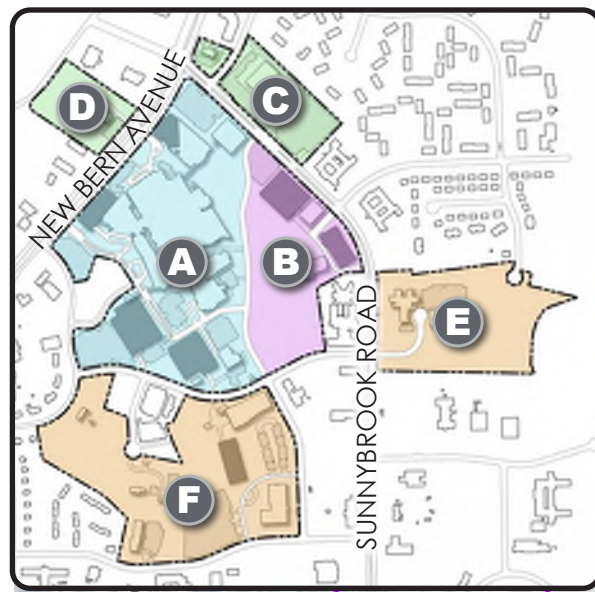
- EXISTING PARKING WITHIN THE CAMPUS IS LOCATED WITHIN SURFACE LOTS AND PARKING STRUCTURES.

NO.	REVISIONS	DATE
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**SUB-DISTRICT KEY PLAN**



**COMMON GREEN SPACE LEGEND:**

- CAMPUS ZONING BOUNDARY
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING GREENWAY
- PROPOSED GREENWAY BY CITY OF RALEIGH
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY
- FUTURE RE-ALIGNMENT OF CALUMET DRIVE PER CITY OF RALEIGH STREETS PLAN (FUTURE PROJECT BY CITY OF RALEIGH)
- PROPOSED COMMON GREEN SPACE AREA
- TREE CONSERVATION AREA, SEE SHEET MP-8 FOR ADDITIONAL INFORMATION
- NEIGHBORHOOD TRANSITION ZONE

PROPOSED COMMON GREEN SPACE AREA	
REQUIRED AREA DEDICATION:	13.08 AC (10%)
TOTAL PROVIDED COMMON GREEN SPACE AREA:	13.24 AC (10.12%)

SUB-DISTRICT	AREA SUBTOTAL
A	1.26 AC (0.96%)
B	1.46 AC (1.12%)
C	0.15 AC (0.11%)
D	0.20 AC (0.15%)
E	5.48 AC (4.19%)
F	4.76 AC (3.64%)
<b>TOTAL COMMON GREEN SPACE AREA</b>	<b>13.24 AC (10.12%)</b>

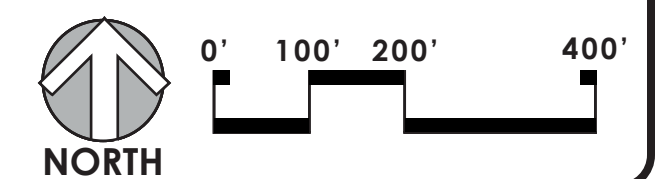
**COMMON GREEN SPACE NOTES:**

- COMMON GREEN SPACE AREA SHOWN ON THIS MAP ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.
- THESE AREAS REPRESENT COMMON GREEN SPACE AREA THAT IS SET ASIDE BY WAKE III TO PROVIDE FOR SHARED, COMMON OUTDOOR COMMON GREEN SPACE AREAS FOR THE OVERALL CAMPUS.
- COMMON GREEN SPACE AREA SHOWN WITHIN EACH SUB-DISTRICT CAN BE RELOCATED AND/OR RECONFIGURED IN CONJUNCTION WITH ACTUAL DEVELOPMENT PLANS FOR THESE AREAS.
- THIS CAMPUS MASTER PLAN WILL SET ALLOCATED SPACE TOTALING 10% OF THE CAMPUS AREA. COMMON GREEN SPACE AREA MINIMUMS FOR EACH SUB-DISTRICT ARE ALLOCATED IN TABLES (ON THIS SHEET). THE COMMON GREEN SPACE AREA REQUIREMENTS FOR EACH SUB-DISTRICT WILL BE PROVIDED PRIOR TO THE FINAL BUILDING CERTIFICATE OF OCCUPANCY FOR THAT SUB-DISTRICT.
- THE FOLLOWING USES ARE PROHIBITED WITHIN COMMON GREEN SPACE AREA:
  - PRINCIPAL BUILDINGS
  - PARKING
  - STREET/ALLEY
- PROTECTIVE YARDS AND OTHER STANDARDS OF THE OVERLAPPING NEIGHBORHOOD TRANSITION ZONE ARE NOT MODIFIED BY THIS PROVISION.

**SPECIAL CLARIFICATIONS - COMMON GREEN SPACE AREA:**

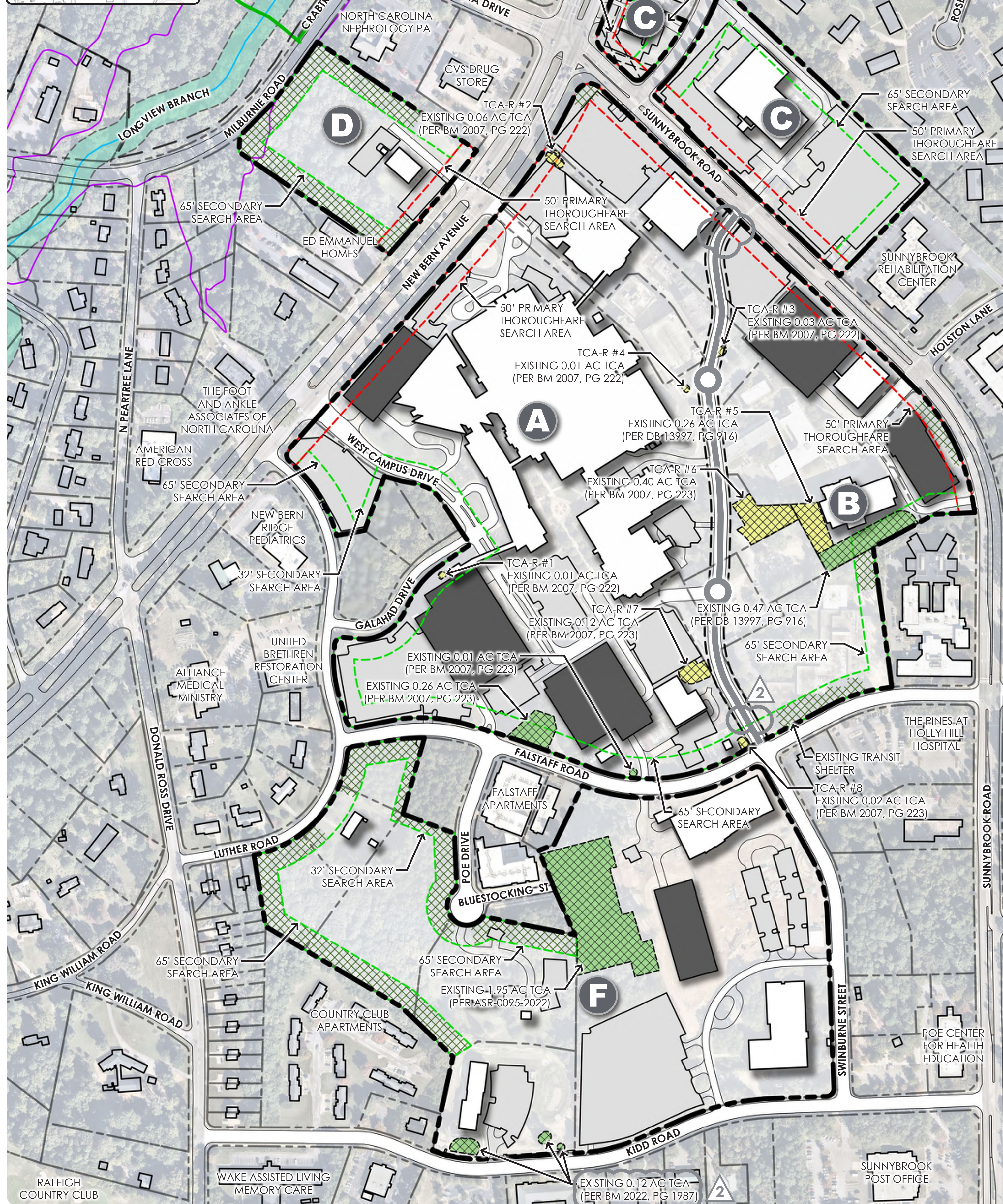
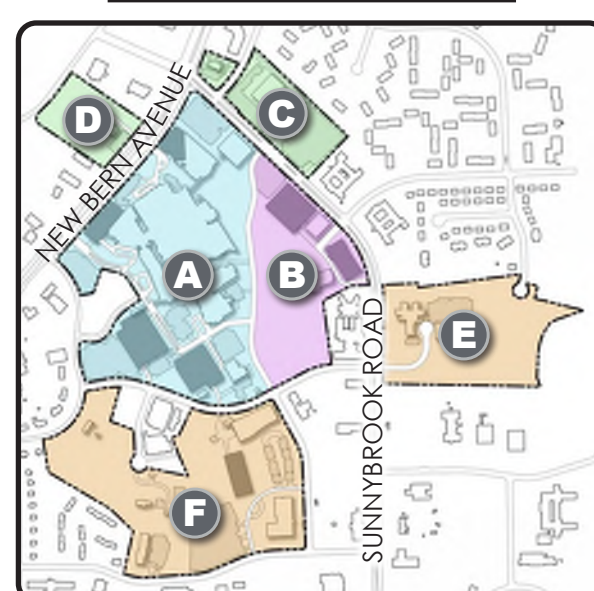
- THE FOLLOWING QUALIFIES AS COMMON GREEN SPACES AREAS:
- THE PROPOSED COMMON GREEN SPACE AREA PLAN SHALL SATISFY ALL COMMON GREEN SPACE AND AMENITY AREA REQUIREMENTS ON THE CAMPUS. NO ADDITIONAL COMMON GREEN SPACE OR AMENITY AREA REQUIREMENTS AS PER UDO ARTICLE 3.2 SHALL APPLY.
  - COMMON GREEN SPACE AREA LOCATIONS AND ACRES FOR THE OVERALL CAMPUS AREA AS ILLUSTRATED ON THE COMMON GREEN SPACE AREA PLAN AND WILL BE PRESERVED OR MAINTAINED AS SET FORTH WITHIN THIS CAMPUS MASTER PLAN. THESE EXACT AREAS MAY CHANGE AT THE DISCRETION OF THE WAKE III, HOWEVER, THE TOTAL COMMON GREEN SPACE AREA PROVIDED WILL NOT BE LESS THAN THE TOTAL AREAS SHOWN ON THE COMMON GREEN SPACE AREA TABLES (THIS SHEET).
  - INDIVIDUAL DEVELOPMENT PROJECTS SHALL NOT BE REQUIRED TO PROVIDE COMMON GREEN SPACE AREA WITHIN A SPECIFIC DEVELOPMENT. COMMON GREEN SPACE AREA WILL BE PROVIDED BY SUB-DISTRICT AND THE MINIMUM FOR EACH SUB-DISTRICT WILL BE PROVIDED PRIOR TO THE FINAL CERTIFICATE OF OCCUPANCY WITHIN THE RESPECTIVE SUB-DISTRICT.
  - COMMON GREEN SPACE AREA WITHIN THE CAMPUS MASTER PLAN MAY CONSIST OF ANY AREA THAT INCLUDES, BUT NOT LIMITED TO THE FOLLOWING ELEMENTS:
    - NATURAL AREAS: FORESTED AREAS NOT INCLUDED IN TCA CALCULATIONS.
    - PROTECTIVE YARDS: PERIMETER BUFFERS (EXCEPT TREE CONSERVATION AREAS)
    - OPEN AREAS (CAMPUS GREEN, LAWN AREA, MEADOW, STORMWATER BMPs, ETC.)
    - STREET YARDS (PRIVATE DRIVES)
    - PUBLIC GATHERING SPACES, PLAZAS, SQUARES, COURTYARDS, ETC.
    - SPORT COURTS, ATHLETIC FIELDS, ETC.
    - CAMPUS PEDESTRIAN PATHWAYS (MULTI-USE, SIDEWALKS, GREENWAY, ETC.)

NO.	REVISIONS	DATE
1	RESPONSE TO CITY COMMENTS	05/24/2024
2	RESPONSE TO CITY COMMENTS	07/22/2024



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SUB-DISTRICT KEY PLAN



**WAKE III SUB-DISTRICT TREE CONSERVATION SEARCH AREA DESIGNATIONS**

SUB-DISTRICT	PREVIOUSLY RECORDED TCA	QUALIFYING AREA OF EXISTING TREES WITHIN PRIMARY SEARCH AREA	QUALIFYING AREA OF EXISTING TREES WITHIN SECONDARY SEARCH AREA
A	---	0.15 AC	0.20 AC
B	---	0.23 AC	0.85 AC
C	---	0 AC	0 AC
D	---	0.15 AC	1.86 AC
E	2.08 AC	---	---
F	2.07 AC	0 AC	3.36 AC
<b>SUBTOTAL</b>	<b>4.15 AC</b>	<b>0.53 AC</b>	<b>6.27 AC</b>

**TOTAL EXISTING TREE CONSERVATION AREAS PREVIOUSLY RECORDED PLUS QUALIFYING EXISTING TREE AREAS: 10.95 AC (8.37%)**

**WAKE III SUB-DISTRICT TREE CONSERVATION RELOCATION**

RELOCATED TCA AREA LABEL	AREA	SUB-DISTRICT RELOCATION (SEE SHEET MP-8.3)
TCA-R #1	0.01 AC	D
TCA-R #2	0.06 AC	D
TCA-R #3	0.03 AC	E
TCA-R #4	0.01 AC	D
TCA-R #5	0.26 AC	E
TCA-R #6	0.40 AC	E
TCA-R #7	0.12 AC	D
TCA-R #8	0.02 AC	D
<b>TOTAL</b>	<b>0.91 AC</b>	---

TREE CONSERVATION - EXISTING LEGEND:

- CAMPUS ZONING BOUNDARY
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING GREENWAY
- PROPOSED GREENWAY BY CITY OF RALEIGH
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY
- FUTURE RE-ALIGNMENT OF CALUMET DRIVE PER CITY OF RALEIGH STREETS PLAN (FUTURE PROJECT BY CITY OF RALEIGH)
- EXISTING TREE CONSERVATION AREA TO REMAIN
- EXISTING TREE CONSERVATION AREA TO BE RELOCATED
- PRIMARY TCA SEARCH AREA - THOROUGHFARE SEARCH AREA
- SECONDARY TCA SEARCH AREA
- EXISTING QUALIFYING TREES IN TCA SEARCH AREA

**WAKE III SUB-DISTRICT TREE CONSERVATION SUMMARY**

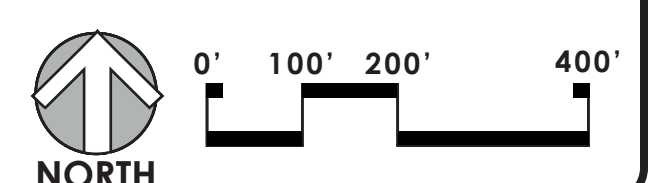
SUB-DISTRICT	TOTAL EXISTING TCA	EXISTING TCA TO REMAIN	RELOCATED TCA (SEE RELOCATION TABLE, THIS SHEET)
A	0.49 AC	0.27 AC	0.22 AC
B	1.16 AC	0.47 AC	0.69 AC
C	0.00 AC	0.00 AC	N/A
D	0.00 AC	0.00 AC	N/A
E	2.08 AC	2.08 AC	N/A
F	2.07 AC	2.07 AC	N/A
<b>TOTAL</b>	<b>5.80 AC</b>	<b>4.89 AC</b>	<b>0.91 AC</b>

TREE CONSERVATION NOTES:

1. EXISTING TREE CONSERVATION AREAS HAVE BEEN PREVIOUSLY APPROVED BY THE CITY OF RALEIGH AND ARE PROVIDED FOR REFERENCE ONLY FOR PURPOSES OF THE CMP APPLICATION.
2. TREE CONSERVATION AREAS WITHIN THE CAMPUS ARE ALLOCATED BY SUB-DISTRICT UDO SECTION 9.1 (PER TABLE ABOVE).
3. THESE AREAS REPRESENT TREE PRESERVATION THAT IS SET ASIDE BY WAKE III TO MEET THE REQUIREMENTS OF UDO SECTION 9.1 FROM THE CITY OF RALEIGH.
4. THE TREE CONSERVATION AREAS INDICATED ON THIS PLAN WILL NOT BE RECORDED OR DEDICATED AS PART OF THE CAMPUS MASTER PLAN PROCESS AND ARE SUBJECT TO CHANGE AT THE DISCRETION OF WAKE III AT THE TIME OF ADMINISTRATIVE SITE PLAN. SUCH MODIFICATIONS MAY BE PROCESSED ADMINISTRATIVELY AS A MASTER PLAN AMENDMENT.
5. THE OVERALL TREE CONSERVATION AREAS SHOWN WITHIN THE CAMPUS MASTER PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FORMAL SURVEY DOCUMENTATION AND QUALIFICATION OF EACH AREA AS TREE CONSERVATION IN ACCORDANCE WITH UDO SECTION 9.1.4.(B-E). TREE CONSERVATION AREAS SHOWN WITHIN EACH SUB-DISTRICT ARE APPROXIMATE AND SUBJECT TO CHANGE PENDING FINAL SITE PLANS FOR THE SUB-DISTRICT. HOWEVER, THE OVERALL TREE CONSERVATION AREA WITHIN THE CMP DISTRICT SHALL NOT BE REDUCED.
6. THE ALLOCATED TREE CONSERVATION WITHIN EACH RESPECTIVE SUB-DISTRICT WILL BE REVIEWED FOR APPROVAL IN CONJUNCTION WITH THE FIRST SITE PLAN APPLICATION, FOLLOWED BY A TREE CONSERVATION PERMIT IN ACCORDANCE WITH UDO 9.1.5.A.1. FOR EACH RESPECTIVE SUB-DISTRICT. RECORDED TREE CONSERVATION FOR EACH SUB-DISTRICT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT WITHIN THAT SUB-DISTRICT.
7. EXISTING RECORDED TREE CONSERVATION AREAS WITHIN THE CAMPUS MAY BE RELOCATED IN CONJUNCTION WITH THE FIRST SITE PLAN WITHIN THE DESIGNATED SUB-DISTRICT. THE ENTIRETY OF EXISTING TCA THAT IS SCHEDULED FOR RELOCATION IS NOT REQUIRED TO BE RECORDED ALL AT ONE TIME IS NOT REQUIRED TO BE DEDICATED AND/OR RECORDED AT ONE TIME. FOLLOWING SITE APPROVAL, THESE REQUIRED AREAS WILL BE PERMITTED AND RECORDED PER THE NEW OVERALL AREAS AS PROPOSED WITH THIS TREE CONSERVATION PLAN.
8. TREE DISTURBING ACTIVITY IS PROHIBITED IN ALL TREE CONSERVATION AREAS DEFINED IN THE TREE CONSERVATION PLAN, SHEET MP-8.2 AND 8.3. AT SITE PLAN, IF A PORTION OF A TREE CONSERVATION AREA WITHIN THE AREA TO BE DEVELOPED IS FOUND NOT TO MEET THE BASAL AREA STANDARDS SET OUT IN THE UDO, ANOTHER TREE CONSERVATION AREA OF EQUIVALENT SIZE THAT MEETS UDO REQUIREMENTS WILL BE PROVIDED.

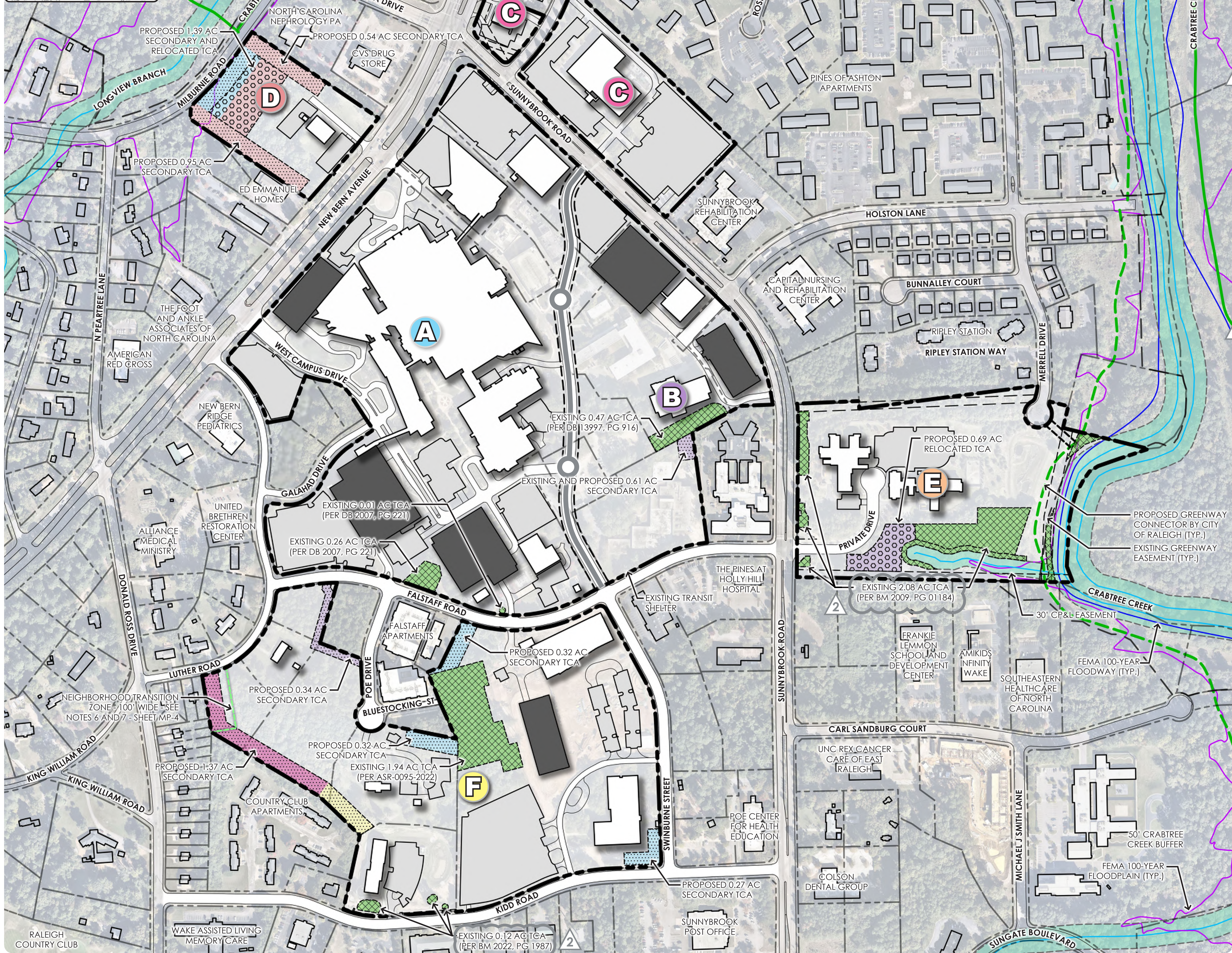
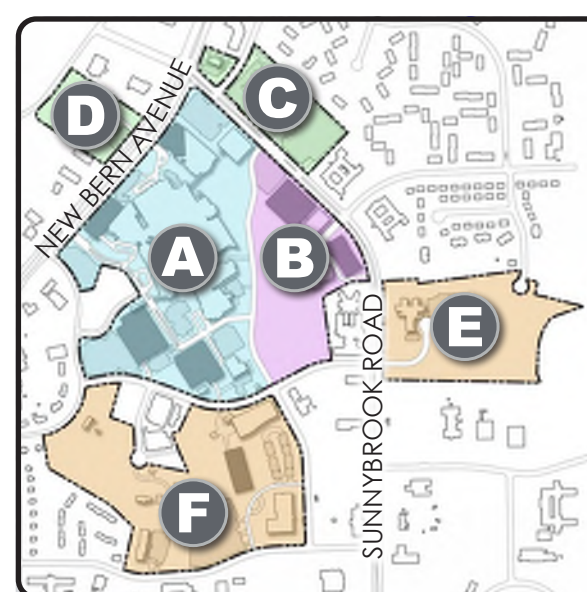
TREE CONSERVATION PLAN - EXISTING AND REQUIRED JULY 22, 2024

NO.	REVISIONS	DATE
1	RESPONSE TO CITY COMMENTS	05/24/2024
2	RESPONSE TO CITY COMMENTS	07/22/2024



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SUB-DISTRICT KEY PLAN



TREE CONSERVATION - PROPOSED LEGEND:

- CAMPUS ZONING BOUNDARY
- PROPERTY LINE
- EXISTING GREENWAY
- PROPOSED GREENWAY BY CITY OF RALEIGH
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY
- NEIGHBORHOOD TRANSITION ZONE
- EXISTING TREE CONSERVATION AREA TO REMAIN
- RELOCATED TREE CONSERVATION AREA
- PROPOSED SECONDARY TREE CONSERVATION AREA
- ALLOCATED TCA FROM SUB-DISTRICT 'A'
- ALLOCATED TCA FROM SUB-DISTRICT 'B'
- ALLOCATED TCA FROM SUB-DISTRICT 'C'
- ALLOCATED TCA FROM SUB-DISTRICT 'D'
- ALLOCATED TCA FROM SUB-DISTRICT 'F'

WAKE III TREE CONSERVATION SUMMARY

CAMPUS SUMMARY	AREA (ACRES)	AREA (SITE PERCENTAGE)
TOTAL CAMPUS AREA	130.83 AC	---
REQUIRED MIN. TREE CONSERVATION AREA	10.95 AC	8.37%
TOTAL TREE CONSERVATION AREAS PROVIDED	11.12 AC	8.50%

TABLE 1: WAKE III SUB-DISTRICT TREE CONSERVATION TREE ALLOCATION / PHASING SCHEDULE SUMMARY

SUB-DISTRICT	EXISTING AREA TO REMAIN	NEW OR RELOCATED TCA	TOTAL AREA PROVIDED
A	0.27 AC	1.58 AC	1.85 AC (1.41%)
B	0.47 AC	1.03 AC	1.50 AC (1.15%)
C	N/A	1.05 AC	1.05 AC (0.80%)
D	N/A	2.21 AC	2.21 AC (1.69%)
E	2.08 AC	0 AC	2.08 AC (1.59%)
F	2.07 AC	0.36 AC	2.43 AC (1.86%)
<b>TOTAL AREA PROVIDED</b>			<b>11.12 AC (8.50%)</b>

TCA ALLOCATION / PHASING EXHIBIT NOTE:

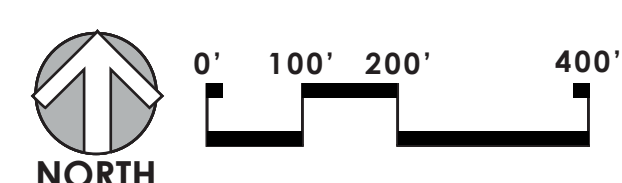
TABLE 1 DEPICTS THE SCHEDULE OF THE PROPOSED NEW AND/OR RELOCATED TREE CONSERVATION AREA FOR THE OVERALL CAMPUS, ALLOCATED BY THE SUB-DISTRICT. THE AREA TOTALS LISTED WITHIN THIS SCHEDULE ENSURES THE EVEN AND PROPORTIONAL DEDICATION OF TREE CONSERVATION AS DEVELOPMENT OCCURS WITHIN THE CAMPUS. THE SUB-DISTRICT DESIGNATIONS WITHIN THIS CHART REPRESENT AMOUNT/ACREAGES OF THE CORRESPONDING AREAS ON THE PLAN. THE AREA TOTALS AND GENERAL LOCATIONS SCHEDULED FOR DEDICATION BY EACH SUB-DISTRICT WILL BE FULLY DOCUMENTED AND INCLUDED WITH THE FIRST ADMINISTRATIVE SITE REVIEW APPLICATION SUBMITTED WITHIN EACH RESPECTIVE SUB-DISTRICT. SEE WAKE III SUB-DISTRICT TREE CONSERVATION RELOCATION TABLE ON SHEET MP-8.1 FOR MORE INFORMATION REGARDING RELOCATION OF TREE CONSERVATION AREAS.

SPECIAL CLARIFICATIONS - TREE CONSERVATION:

- TREE DISTURBING ACTIVITY IS PROHIBITED IN ALL TREE CONSERVATION AREAS DEFINED IN THE TREE CONSERVATION PLAN, SHEET MP-8.1 AND 8.2.
- AT SITE PLAN, IF A PORTION OF A TREE CONSERVATION AREA WITHIN THE AREA TO BE DEVELOPED IS FOUND NOT TO MEET THE BASAL AREA STANDARDS AS SET OUT IN THE UDO, ANOTHER TREE CONSERVATION AREA OF EQUIVALENT SIZE THAT MEETS SIZE AND BASAL AREA REQUIREMENTS PER UDO REQUIREMENTS WILL BE PROVIDED.

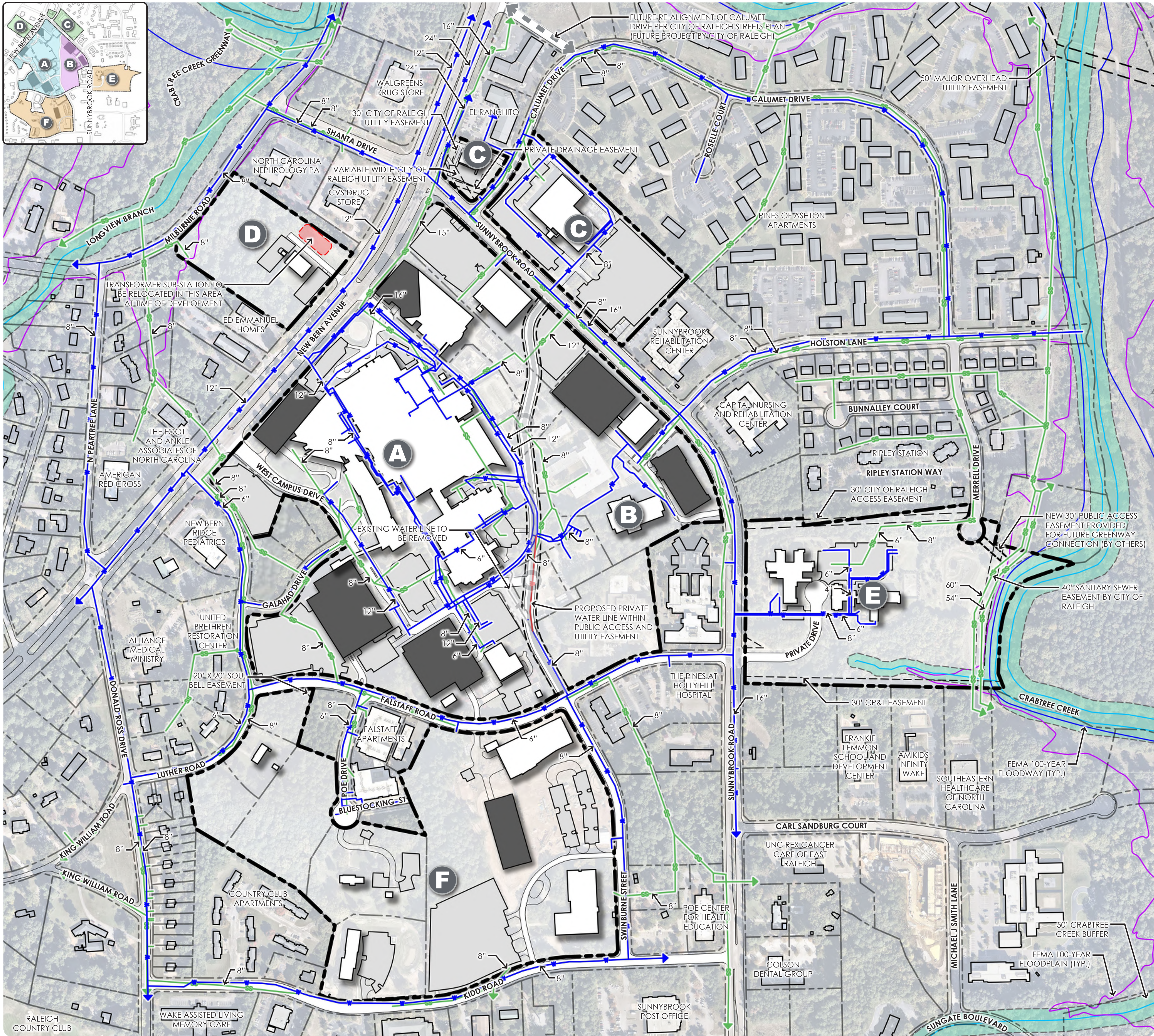
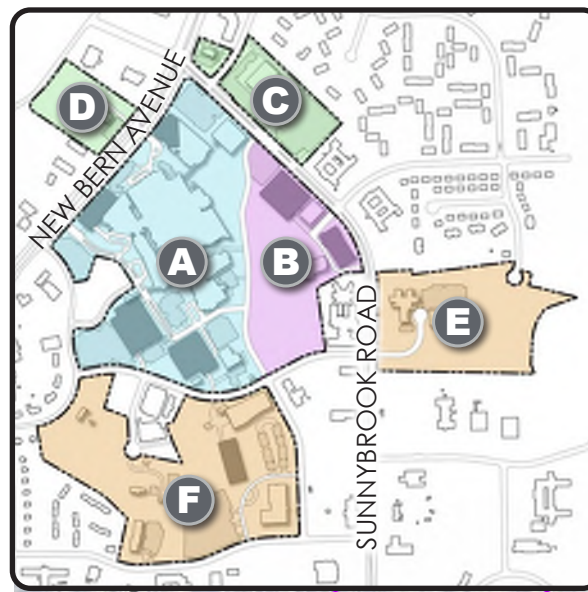
TREE CONSERVATION PLAN  
- PROPOSED  
JULY 22, 2024

NO.	REVISIONS	DATE
1	RESPONSE TO CITY COMMENTS	05/24/2024
2	RESPONSE TO CITY COMMENTS	07/22/2024



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**SUB-DISTRICT KEY PLAN**



**UTILITIES LEGEND:**

- CAMPUS ZONING BOUNDARY
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY
- FUTURE RE-ALIGNMENT OF CALUMET DRIVE PER CITY OF RALEIGH STREETS PLAN (FUTURE PROJECT BY CITY OF RALEIGH)
- EXISTING OVERHEAD UTILITY EASEMENT
- EXISTING UTILITY EASEMENT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- PROPOSED PRIVATE WATER LINE
- RELOCATED TRANSFORMER SUB-STATION

**CONCEPTUAL UTILITY PLAN NOTES:**

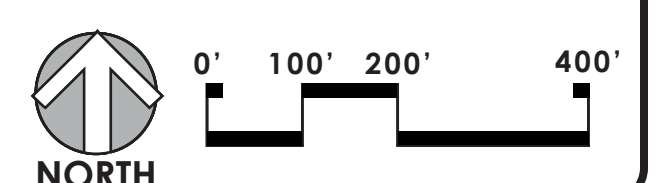
1. EXISTING PUBLIC WATER LINE WITHIN SWINBURNE AVENUE WILL BE CONVERTED TO PRIVATE IN CONJUNCTION WITH THE RIGHT-OF-WAY ABANDONMENT. THIS WILL OCCUR DURING THE RECOMBINATION OR SUBDIVISION PROCESS.
2. THE FOLLOWING NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS CANNOT BE MET BASED ON CURRENT FIRE DEPARTMENT RESOURCES AND INFRASTRUCTURE:
  - A. NFPA 1710 4.1.2.1 SEC 4: 360 SECONDS (6 MIN) OR LESS TRAVEL TIME FOR THE ARRIVAL OF THE SECOND COMPANY WITH A MINIMUM STAFFING OF 4 PERSONNEL AT A FIRE SUPPRESSION INCIDENT.
  - B. NFPA 1710 4.1.2.1 SEC 5: FOR OTHER THAN HIGH-RISE, 480 SECONDS (8 MIN) OR LESS TRAVEL TIME FOR THE DEPLOYMENT OF AN INITIAL FULL ALARM ASSIGNMENT AT A FIRE SUPPRESSION INCIDENT.

**WAKE III  
 CAMPUS MASTER PLAN  
 RALEIGH, NORTH CAROLINA**

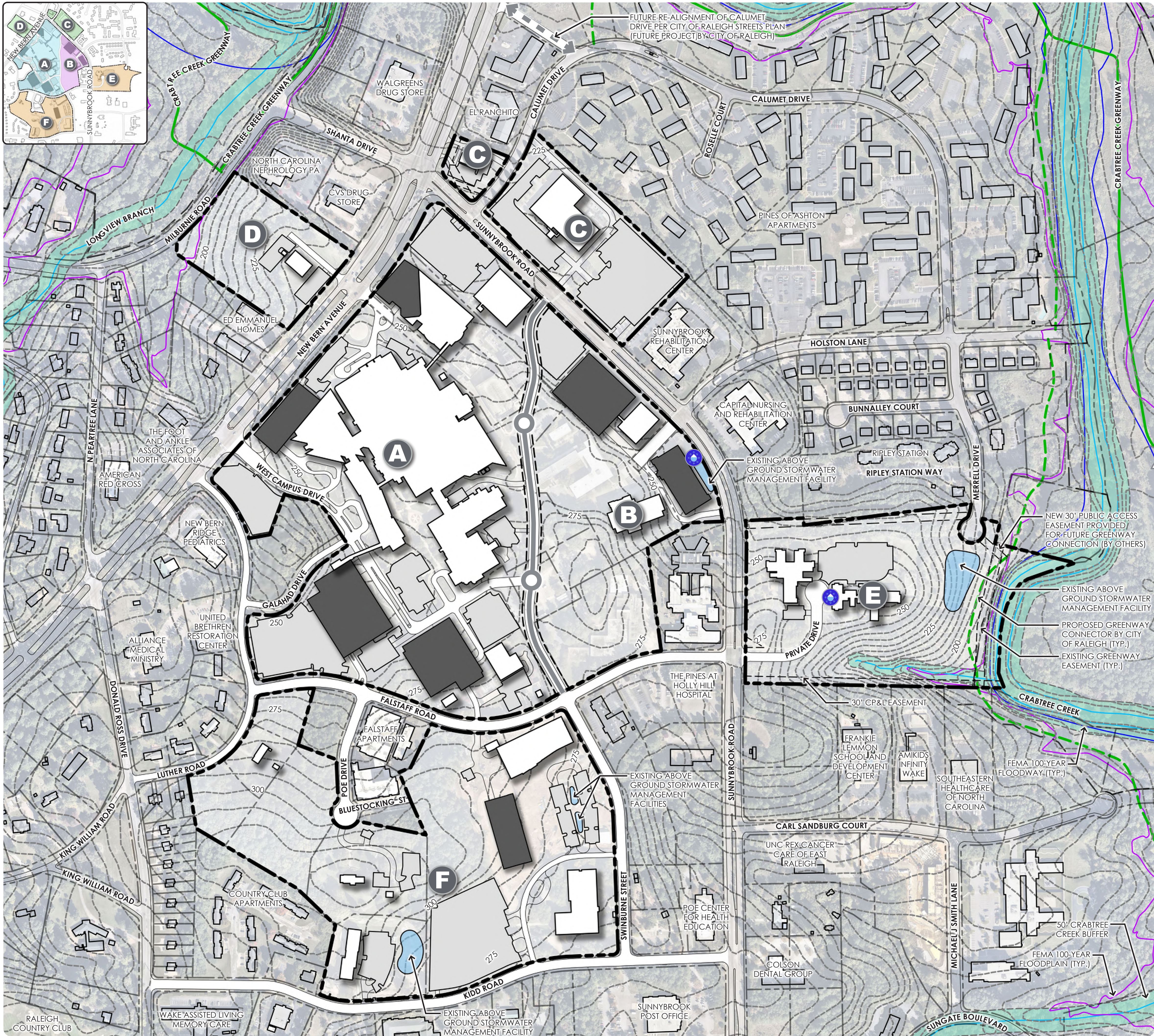
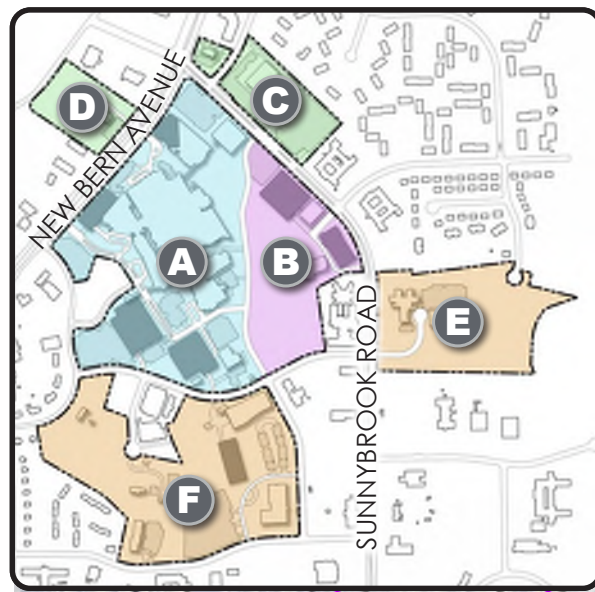
**MAJOR UTILITIES PLAN/  
 UTILITIES SERVICE PLAN  
 JULY 22, 2024**

NO.	REVISIONS	DATE
1	RESPONSE TO CITY COMMENTS	05/24/2024
2	RESPONSE TO CITY COMMENTS	07/22/2024

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**SUB-DISTRICT KEY PLAN**



**GENERALIZED STORMWATER LEGEND:**

- CAMPUS ZONING BOUNDARY
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING GREENWAY
- PROPOSED GREENWAY BY CITY OF RALEIGH
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY
- FUTURE RE-ALIGNMENT OF CALUMET DRIVE PER CITY OF RALEIGH STREETS PLAN (FUTURE PROJECT BY CITY OF RALEIGH)
- EXISTING ABOVE GROUND STORMWATER MANAGEMENT FACILITY
- EXISTING STORMWATER BIO-RETENTION CELL
- EXISTING 5' CONTOURS

**WAKE III PERVIOUS / IMPERVIOUS AREA TABLE**

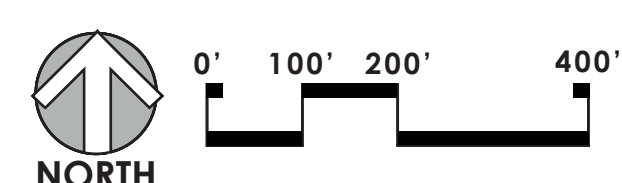
SUMMARY	AREA (ACRES)	CAMPUS PERCENTAGE
TOTAL EXISTING PERVIOUS AREA	±66 AC	±50.38%
TOTAL EXISTING IMPERVIOUS AREA	± 65 AC	±49.62%
TOTAL CAMPUS AREA	131 AC	100%

**GENERAL STORMWATER NOTES:**

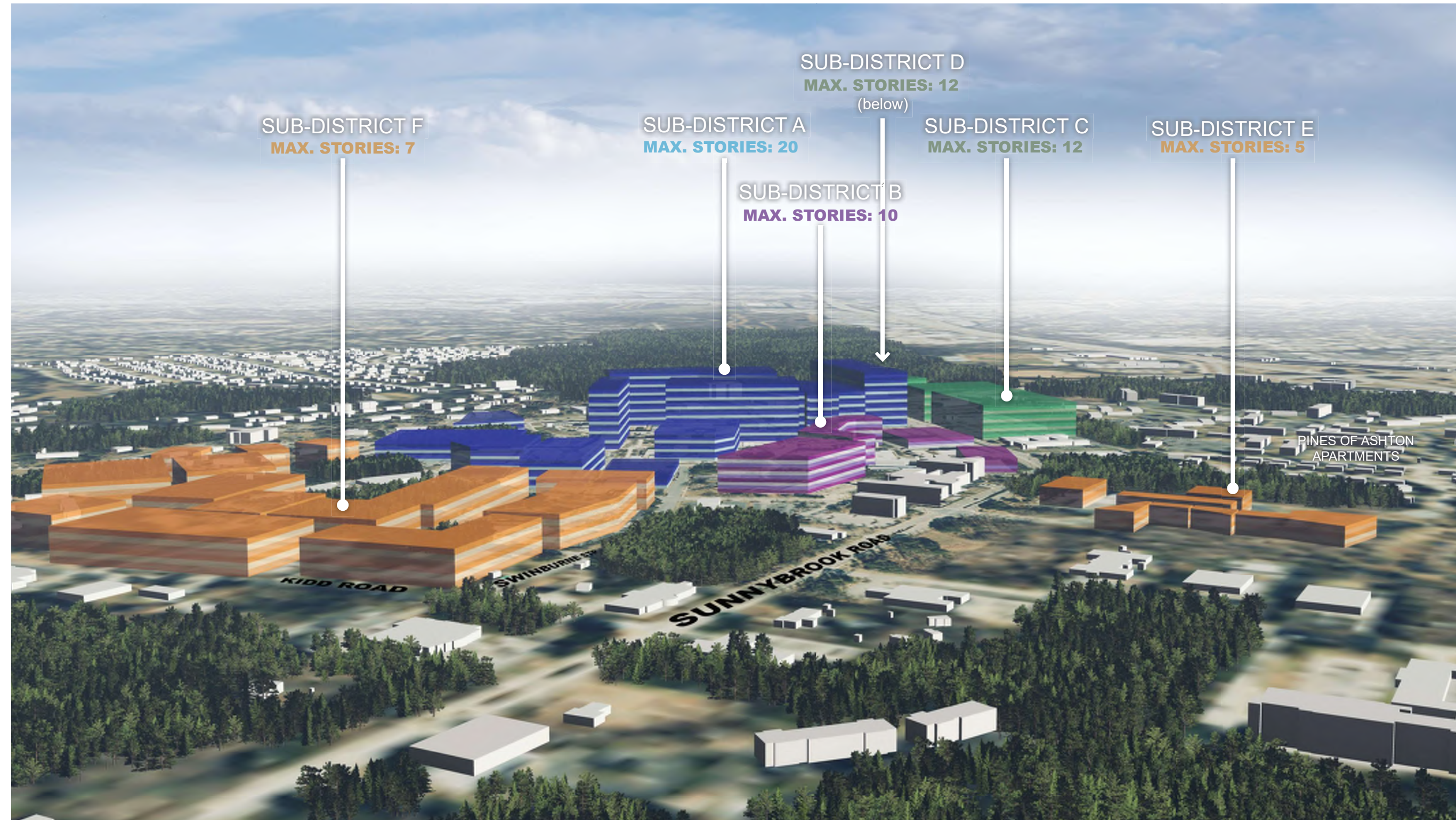
1. ALL DEVELOPMENT WITHIN THE CMP DISTRICT IS SUBJECT TO CITY AND STATE STORMWATER REGULATIONS IN PLACE AT THE TIME DEVELOPMENT PLANS ARE SUBMITTED AND WILL BE SUBJECT TO THE CITY OF RALEIGH REVIEW AND APPROVAL PROCEDURES IN EFFECT AT THE TIME PLANS ARE SUBMITTED.
2. STORMWATER MANAGEMENT FACILITIES MAY BE SHARED FACILITIES OR DESIGNED AS PART OF INDIVIDUAL DEVELOPMENT PLANS.

NO.	REVISIONS	DATE
1	RESPONSE TO CITY COMMENTS	05/24/2024
2	RESPONSE TO CITY COMMENTS	07/22/2024

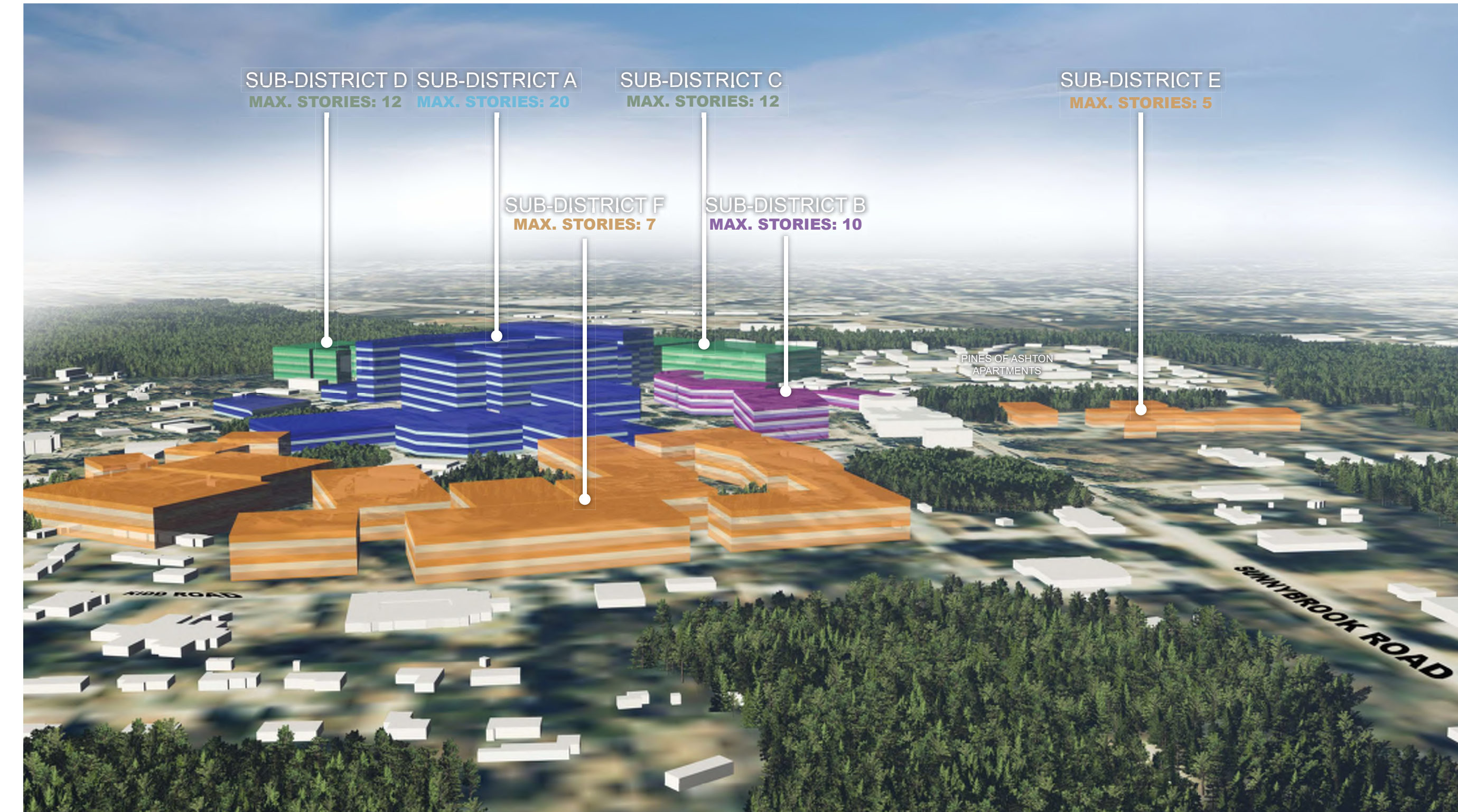
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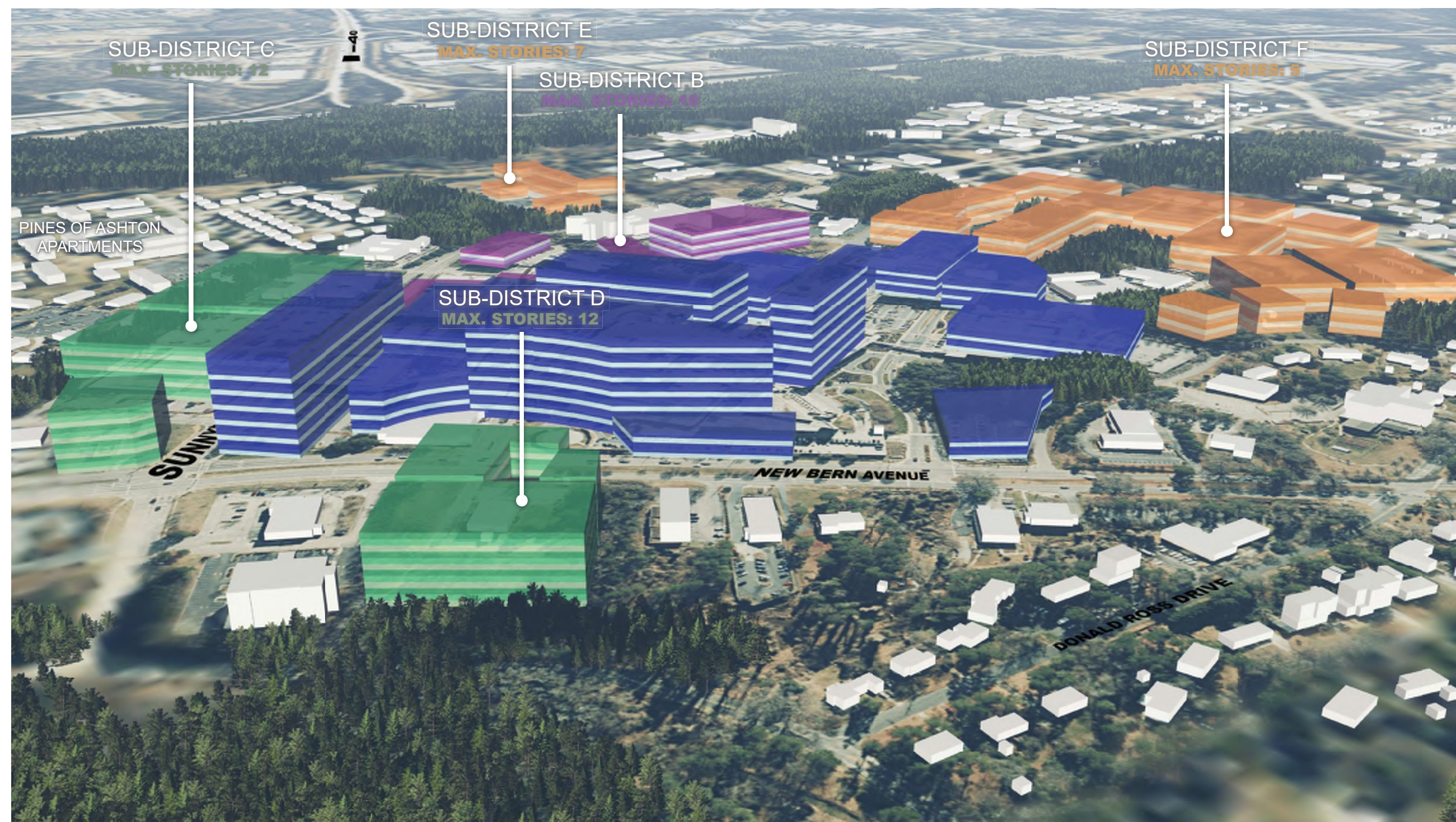
NO.	REVISIONS	DATE
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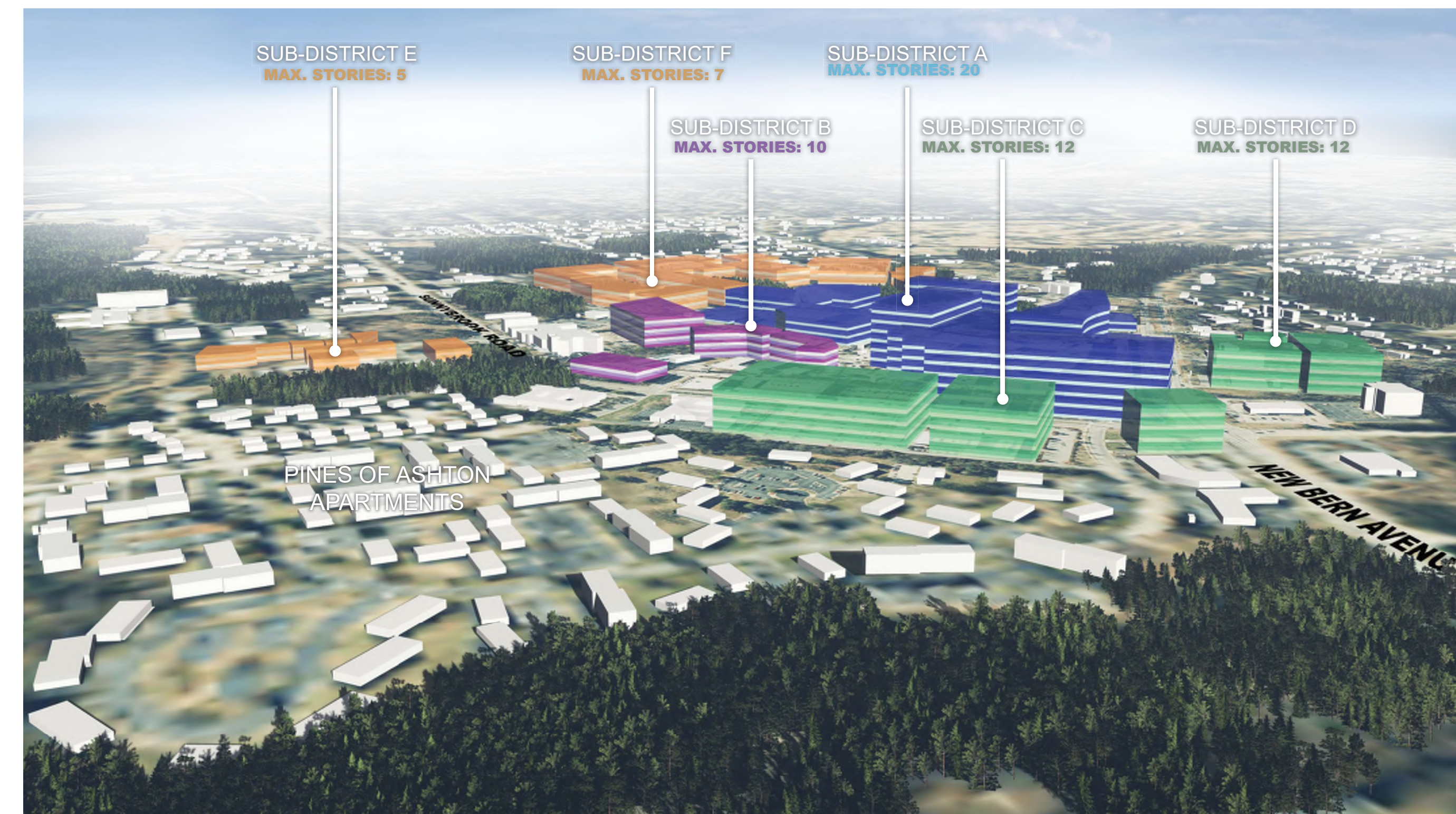
KIDD ROAD AND SUNNYBROOK ROAD INTERSECTION FACING NORTHWEST



KIDD ROAD FACING NORTH



NEW BERN AVENUE FACING EAST



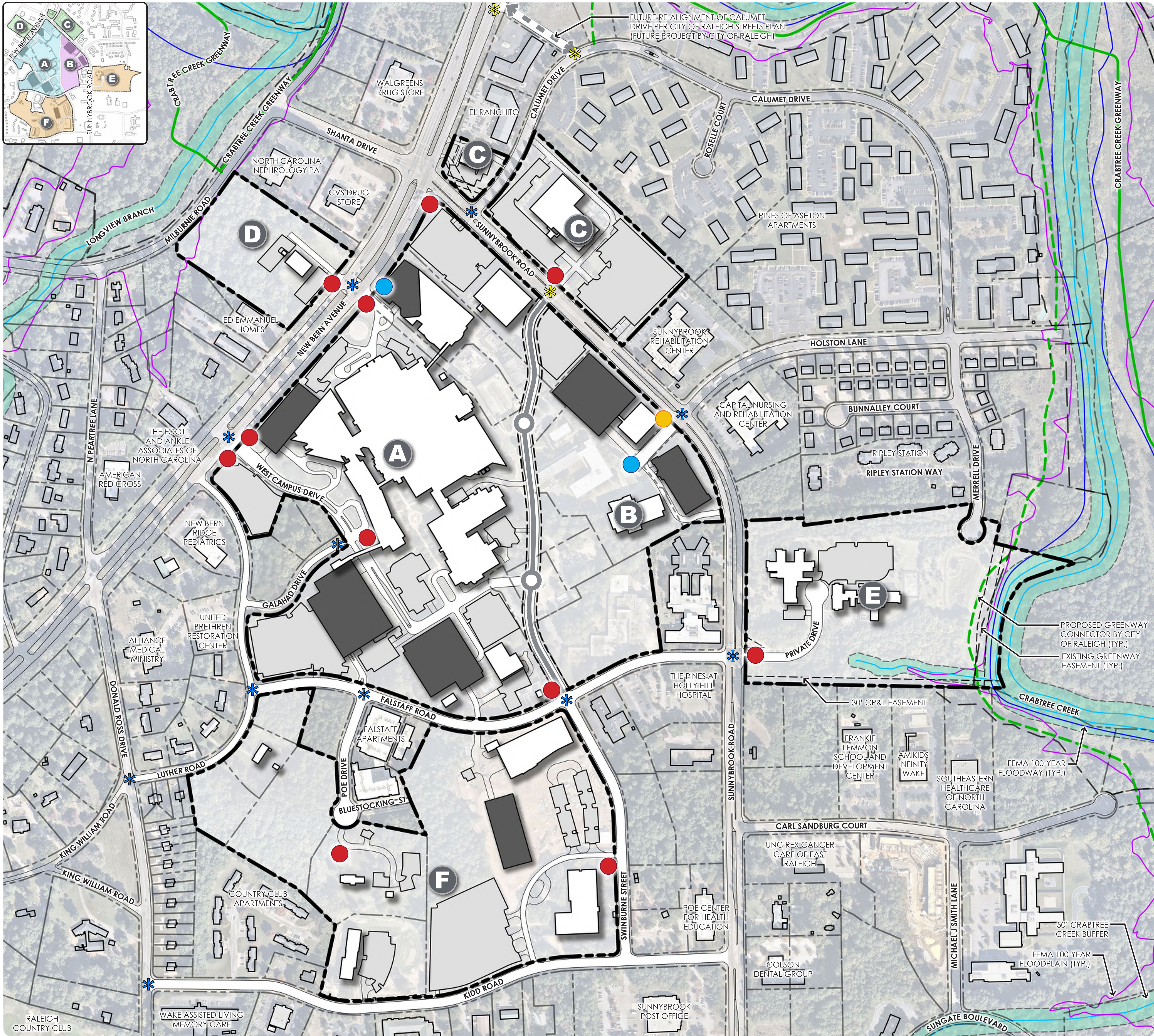
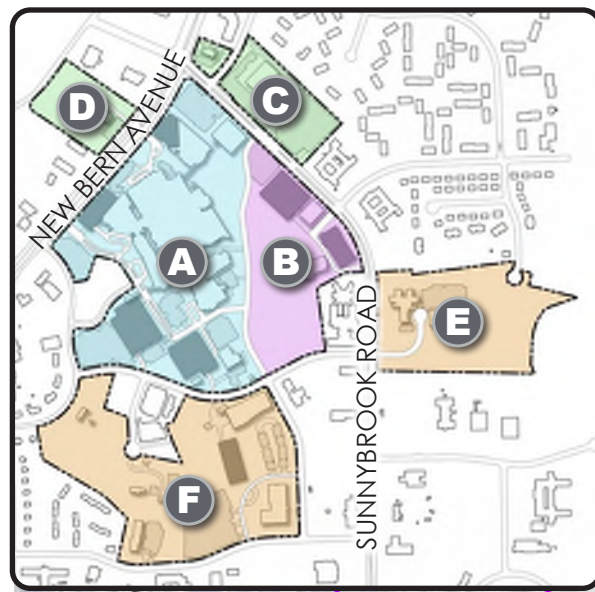
SUNNYBROOK ROAD FACING SOUTHWEST

**THREE-DIMENSIONAL MODELS AND RENDERING NOTES:**

- THESE RENDERINGS ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. THESE GRAPHICS ARE INTENDED TO PROVIDE A GENERAL REPRESENTATION OF HOW MASSING, DENSITY AND HEIGHT WOULD BE PERMITTED TO OCCUR UNDER THE CMP REZONING. THIS INFORMATION IS NOT INTENDED TO DEMONSTRATE ACTUAL DEVELOPMENT PLANS AND IS SUBJECT TO CHANGE PENDING ACTUAL PROGRAMMING AND DEVELOPMENT PLANS WITHIN THE CMP DISTRICT AND ITS SUB-DISTRICTS.

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**SUB-DISTRICT KEY PLAN**



**COMMON SIGNAGE LEGEND:**

- CAMPUS ZONING BOUNDARY
- PROPERTY LINE
- PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY
- FUTURE RE-ALIGNMENT OF CALUMET DRIVE PER CITY OF RALEIGH STREETS PLAN (FUTURE PROJECT BY CITY OF RALEIGH)
- PROPOSED STREET INTERSECTION
- EXISTING STREET INTERSECTION
- EXISTING MONUMENT SIGN
- EXISTING WALL MOUNTED SIGN
- EXISTING LOW PROFILE SIGN

**COMMON SIGNAGE NOTES:**

1. ALL CAMPUS SIGNAGE SHALL COMPLY WITH THE CITY OF RALEIGH SIGNAGE STANDARDS LISTED IN UDO SECTION 7.3.
2. EXISTING SIGN LOCATIONS WILL REMAIN. ALL NEW CAMPUS SIGNAGE WILL COMPLY WITH THE CITY OF RALEIGH UDO SECTION 7.3 UNLESS OTHERWISE MODIFIED BY THIS CAMPUS MASTER PLAN.

**MODIFICATIONS TO DISTRICT STANDARDS:**

**SIGNS ALLOWED BY DISTRICT (UDO SECTION 7.3.2):**

1. SIGNS ARE PERMITTED BY SUB-DISTRICT AS SET FORTH IN TABLE BELOW.

**COMMON SIGNAGE PLAN (UDO SECTION 7.3.16.H):**

1. WAKEMED, WAKE TECH COLLEGE AND WAKE COUNTY EACH FOLLOW INDEPENDENT CAMPUS SIGNAGE AND BRANDING STANDARDS. EXISTING AND FUTURE SIGNAGE DESIGN WILL CONTINUE TO BE DEVELOPED IN ACCORDANCE WITH THESE INDIVIDUAL CAMPUS STANDARDS.

**SIGNS ALLOWED BY CAMPUS SUB-DISTRICT**

	CAMPUS SUB-DISTRICT					
	A	B	C	D	E	F
<b>BUILDING SIGNS</b>						
WALL SIGN	P	P	P	P	P	P
PROJECTING SIGN	P	P	P	P	P	P
AWNING GALLERY, MARQUEE SIGN	P	P	P	P	P	P
WINDOW SIGN	P	P	P	P	P	P
<b>GROUND SIGNS</b>						
LOW PROFILE	P	P	P	P	P	P
MEDIUM PROFILE	P	P	P	P	P	P
HIGH PROFILE	P	P	P	P	P	P
TRACT IDENTIFICATION SIGN	P	P	P	P	P	P
A-FRAME SIGN	P	P	P	P	P	P
<b>ADVERTISING SIGNS</b>						
OFF-PREMISE SIGN	---	---	---	---	---	---
VEHICULAR SIGN	P	P	P	P	P	P

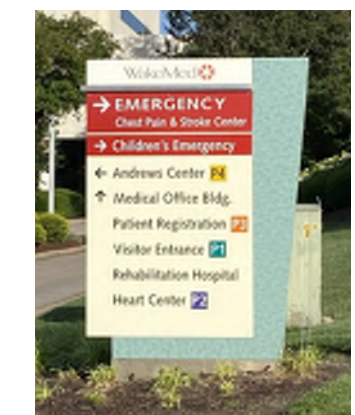
KEY: P = SIGN PERMITTED --- = NOT PERMITTED

**EXISTING CAMPUS SIGNAGE EXAMPLES:**

**WAKEMED SIGNAGE:**



MONUMENT SIGN



DIRECTIONAL SIGN

**WAKE COUNTY SIGNAGE:**

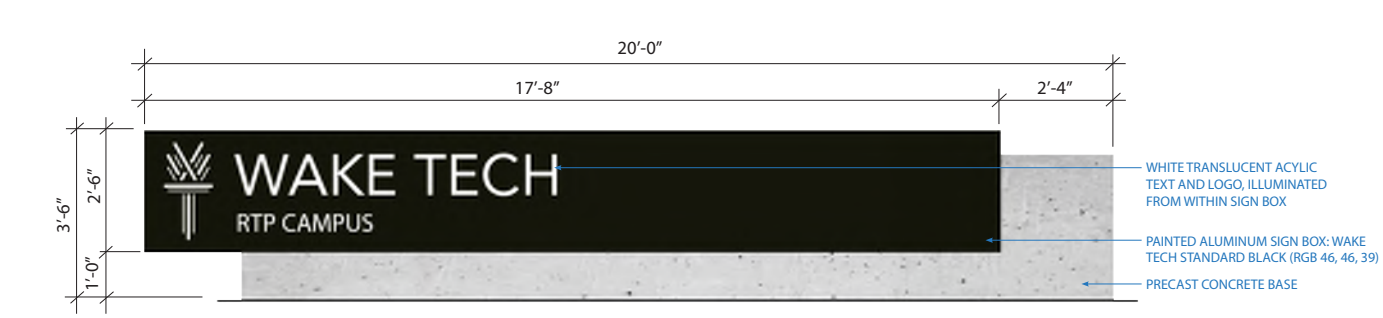


MONUMENT SIGN

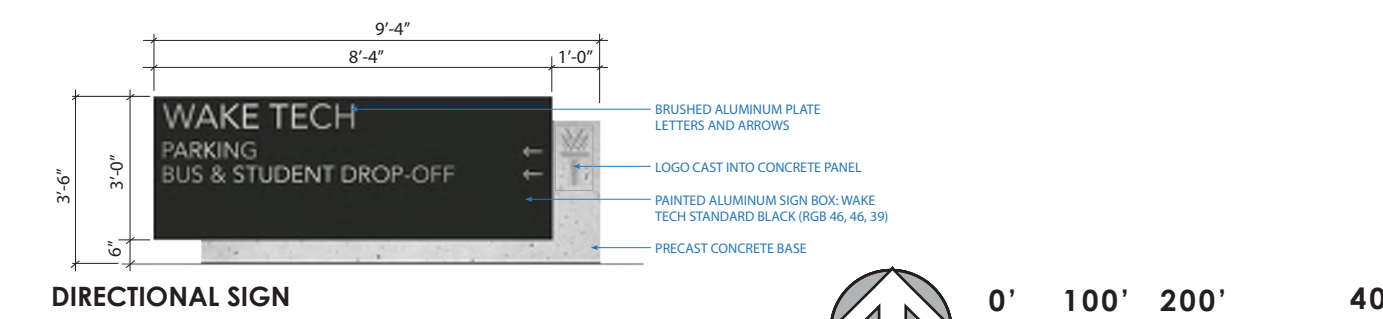


DIRECTIONAL SIGN

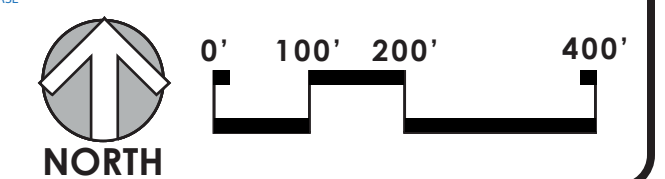
**WAKE TECH SIGNAGE:**



MONUMENT SIGN



DIRECTIONAL SIGN



NO.	REVISIONS	DATE
1	RESPONSE TO CITY COMMENTS	05/24/2024
2	RESPONSE TO CITY COMMENTS	07/22/2024

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