

VICINITY MAP N.T.S.

**SITE DATA**

<b>OWNER/DEVELOPER</b>	TERRAMISU LLC PO BOX 90427 RALEIGH, NC 27675 919-846-2668
<b>CONTACT</b>	PENNY SEKADLO 9220 FAIRBANKS DR SUITE 220 RALEIGH, NC 27613 919-848-1461 pennyengineer@aol.com
<b>PIN</b>	1774-55-0855
<b>REAL ESTATE ID</b>	0479353
<b>PLAT REFERENCE</b>	BM 2020, PG 1809
<b>SITE ADDRESS</b>	0 EAGLE ROCK RD
<b>TOTAL TRACT AREA</b>	10.27± AC
<b>EXISTING ZONING</b>	R-4 (WENDELL ZONING)
<b>EXISTING USE</b>	FARM/AGRICULTURAL
<b>PROPOSED LAND USE</b>	RESIDENTIAL R-4 SUBDIVISION
<b>JURISDICTION</b>	TOWN OF WENDELL, NC - WAKE COUNTY
<b>PROPOSED USE</b>	39 SINGLE FAMILY LOTS
<b>DENSITY</b>	3.8 DWELLING UNITS/ACRE
<b>NOTES: BARRICADES AND LIGHTING PLAN WILL BE SHOWN AT TIME OF CD SUBMITTAL</b>	
<b>REQUIRED OPEN SPACE</b>	1750 SF/SINGLE FAM DU * 39 DU = 68,250 SF (1.57 AC)
<b>PROPOSED OPEN SPACE</b>	79527 SF (1.80 AC) PASSIVE OPEN SPACE: 1.14 AC = 63.3% OF OPEN SPACE PARK SPACE: 0.66 AC = 36.7% OF OPEN SPACE
<b>NEW INFRASTRUCTURE</b>	PUBLIC STREET: 27' B/B SECT: 1297 LF 51' B/B SECT: 450 LF
<b>IMPERVIOUS SURFACE</b>	RIGHT OF WAY: 1.96± AC 39 LOTS * 2500 SF AVG/LOT = 2.24 AC TOTAL = 4.20 AC / 10.27 AC = 40.9%

**SHEET INDEX**

- C1 - COVER SHEET**
- E1 - EXISTING CONDITIONS PLAN**
- S1 - SUBDIVISION PLAN**
- U1 - UTILITY PLAN**

NOTES: BARRICADES AND LIGHTING PLAN WILL BE SHOWN AT TIME OF CD SUBMITTAL

**PEYTON PLACE**  
 NORTH CAROLINA  
 WAKE COUNTY  
 WENDELL  
 PRELIMINARY SUBDIVISION COVER SHEET

SCALE:	1"=60'	DRAWN:	PLS
DATE:	2-15-20	CHK'D:	PLS
REV'D			
8-14-20	BUFFER NOTES		
11-18-20	SUB'D SUBMITTAL		
3-04-21	TOWN COMMENTS		
3-31-21	TOWN COMMENTS		
4-21-21	TOWN COMMENTS		
8-30-21	TOWN COMMENTS		
9-16-21	CORPUD COMMENTS		
SHEET	<b>C1</b>	OF	<b>4</b>
PROJ. #	<b>P2012</b>		

**CORPUD CONDITIONS OF PRELIMINARY APPROVAL**

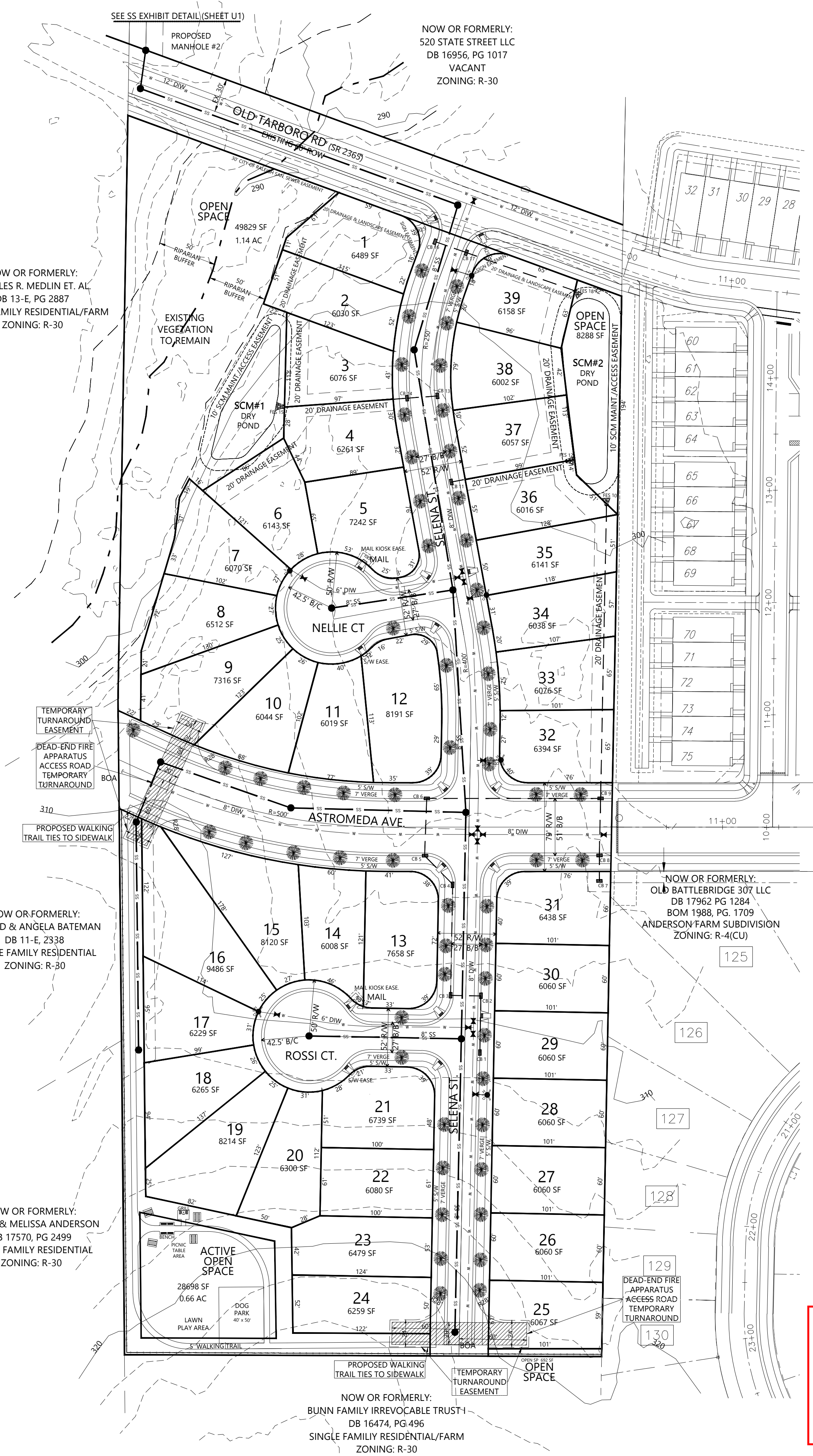
- New 8" sanitary sewer in Tarboro Road to be sufficiently sized to serve entire upstream drainage basin in a fully built-out condition. Gravity pipe capacity shall not exceed half full at peak flow @ n = 0.013 & s = 0.50%
- Offsite CORSE acquisition shall be recorded by deed prior to construction drawing approval
- This project requires construction drawing approval for public water & sewer permits prior to plat recordation
- Plat recordation for subdivision & easement dedication is require prior to issuance of first utility connection / building permit
- City acceptance of utilities for maintenance is required prior to release of first CO

NOW OR FORMERLY:  
 CHARLES R. MEDLIN ET. AL  
 DB 13-E, PG 2887  
 SINGLE FAMILY RESIDENTIAL/FARM  
 ZONING: R-30

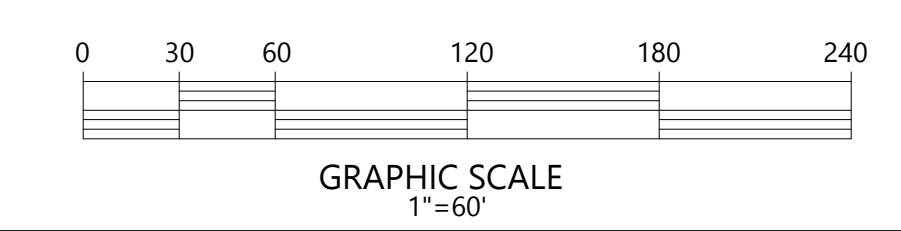
NOW OR FORMERLY:  
 RONALD & ANGELA BATEMAN  
 DB 11-E, 2338  
 SINGLE FAMILY RESIDENTIAL  
 ZONING: R-30

NOW OR FORMERLY:  
 ASHLEY & MELISSA ANDERSON  
 DB 17570, PG 2499  
 SINGLE FAMILY RESIDENTIAL  
 ZONING: R-30

NOW OR FORMERLY:  
 BUNN FAMILY IRREVOCABLE TRUST-1  
 DB 16474, PG 496  
 SINGLE FAMILY RESIDENTIAL/FARM  
 ZONING: R-30



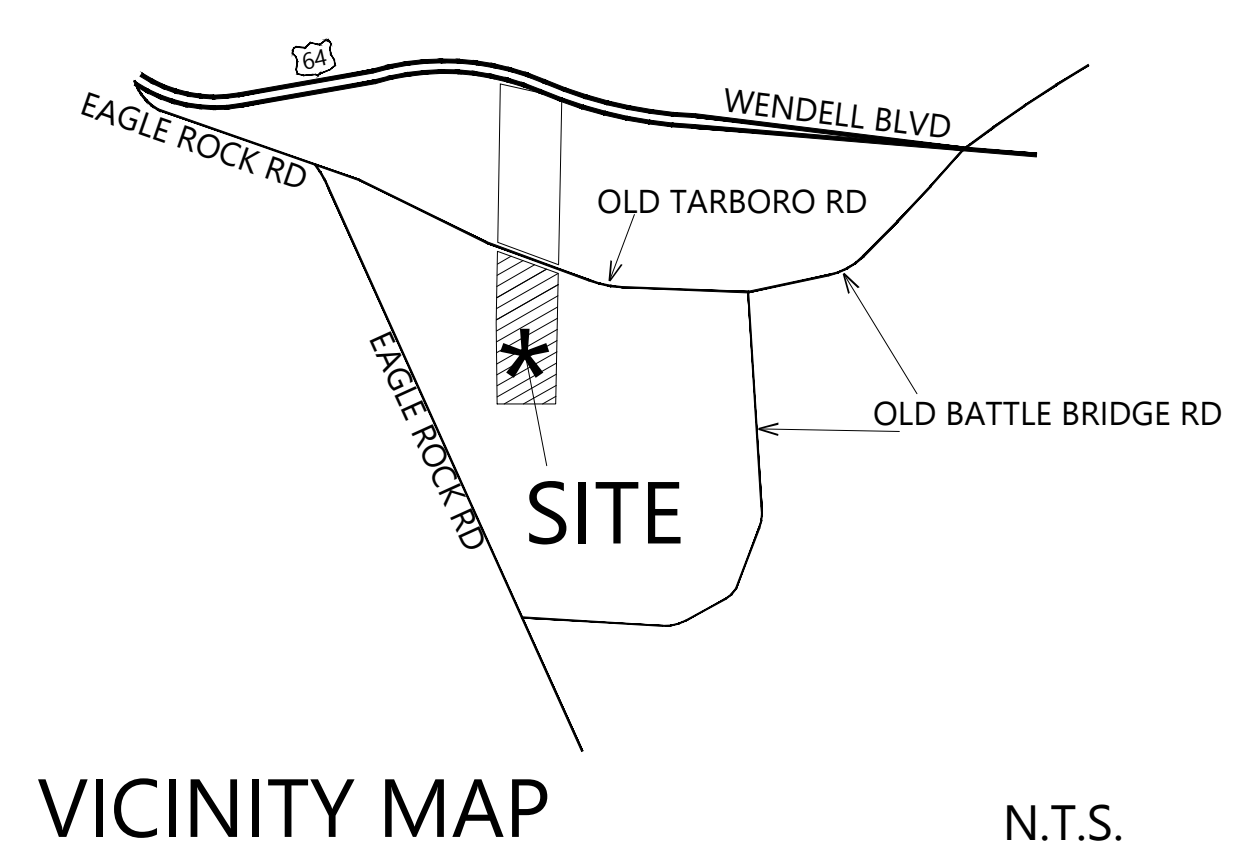
**City of Raleigh Public Utilities Department**



I hereby certify that this Plan was approved by the (Administrator) or (TRC) of the Town of Wendell on the 26th day of September, 2021.

*[Signature]*  
 Administrator

Preliminary approval only. Does not constitute construction approval for any proposed water or sewer main extensions. Valid only with signature of a City of Raleigh Review Officer. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

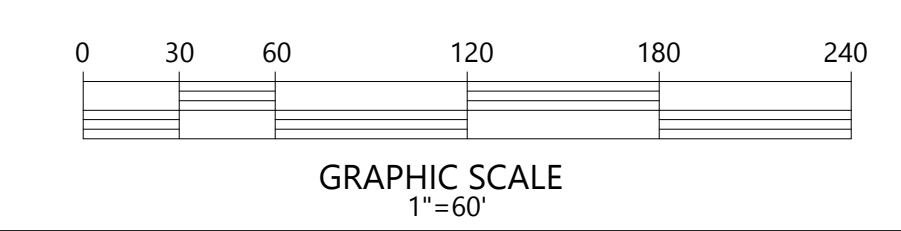


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<b>EXISTING USE</b>	FARM/AGRICULTURAL
<b>PROPOSED LAND USE JURISDICTION</b>	RESIDENTIAL R-4 SUBDIVISION TOWN OF WENDELL, NC - WAKE COUNTY
<b>PROPOSED USE DENSITY</b>	39 SINGLE FAMILY LOTS 3.8 DWELLING UNITS/ACRE
<b>TOTAL AREA IN LOTS</b>	SINGLE FAMILY LOTS: 253917 SF (5.83 AC)
<b>OPEN SPACE</b>	REQUIRED OPEN SPACE: 1750 SF/SINGLE FAM DU * 39 DU = 68,250 SF (1.57 AC) PROPOSED OPEN SPACE: 79527 SF (1.80 AC) PASSIVE OPEN SPACE: 1.14 AC = 63.3% OF OPEN SPACE PARK SPACE: 0.66 AC = 36.7% OF OPEN SPACE
<b>NEW INFRASTRUCTURE</b>	PUBLIC STREET: 27' B/B SECT: 1297 LF 51' B/B SECT: 450 LF
<b>IMPERVIOUS SURFACE</b>	RIGHT OF WAY: 1.96± AC 39 LOTS * 2500 SF AVG/LOT = 2.24 AC TOTAL = 4.20 AC / 10.27 AC = 40.9%

**NOTES**

- DEVELOPER WILL COORDINATE WITH ADJACENT PROPERTY OWNERS ASHLEY ANDERSON, MELISSA ANDERSON, AND BUNN FAMILY IRREVOCABLE TRUST FOR INSTALLATION OF A PERIMETER BUFFER BY DEVELOPER ON THEIR COMMON PROPERTY LINE FOR MUTUAL BENEFIT. DISCUSSIONS TO DATE INCLUDE ELEMENTS OF A FENCE AND LANDSCAPING WITHIN THE OPEN SPACE SHOWN ON THIS PLAN. SAID BUFFER ELEMENTS WILL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION FOR THIS DEVELOPMENT.
- DEVELOPER WILL COORDINATE WITH THE TOWN OF WENDELL FOR SIGNAGE, FENCE, AND/OR BARRICADE AT THE TERMINUS OF THE PROPOSED R/W AT THE SOUTHERN PROPERTY LINE TO PREVENT TRAFFIC FROM ENTERING THE PROPERTY OF BUNN FAMILY TRUST UNTIL SUCH TIME IF AND WHEN THE R/W IS EXTENDED THROUGH THEIR PROPERTY.
- TREE PLACEMENT MAY MOVE DUE TO INFRASTRUCTURE LOCATION AT FINAL CONSTRUCTION PLAN DESIGN.
- FEE-IN-LIEU WILL BE PROVIDED IN LIEU OF EXTENDING THE PAVEMENT TO THE WESTERN AND SOUTHERN PROPERTY LINES.
- HOA WILL MAINTAIN CHAIN LINK PERIMETER FENCE ALONG OPEN SPACE PROPERTY BOUNDARY.

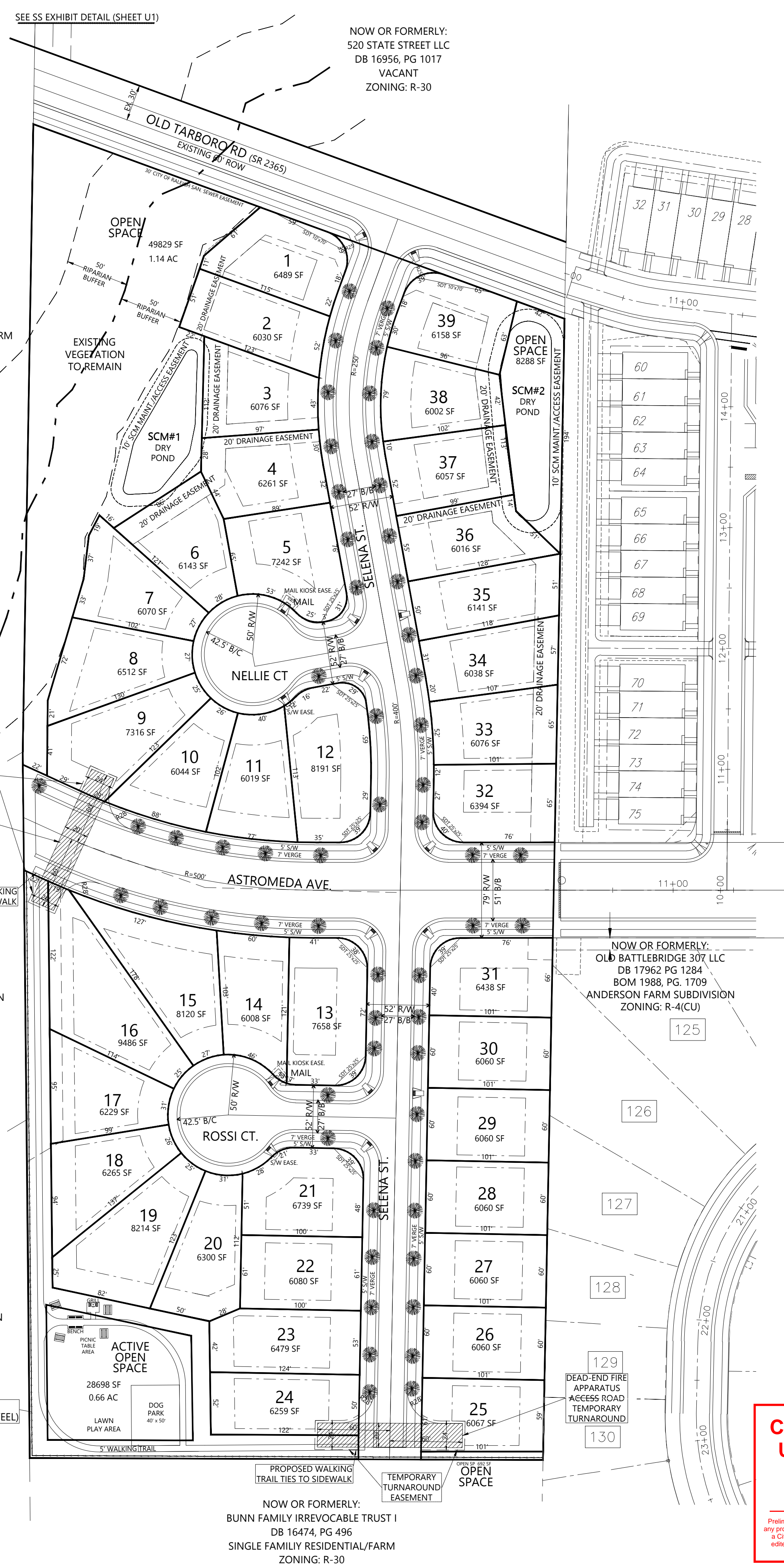


I hereby certify that this Plan was approved by the (Administrator) or (TRC) of the Town of Wendell on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

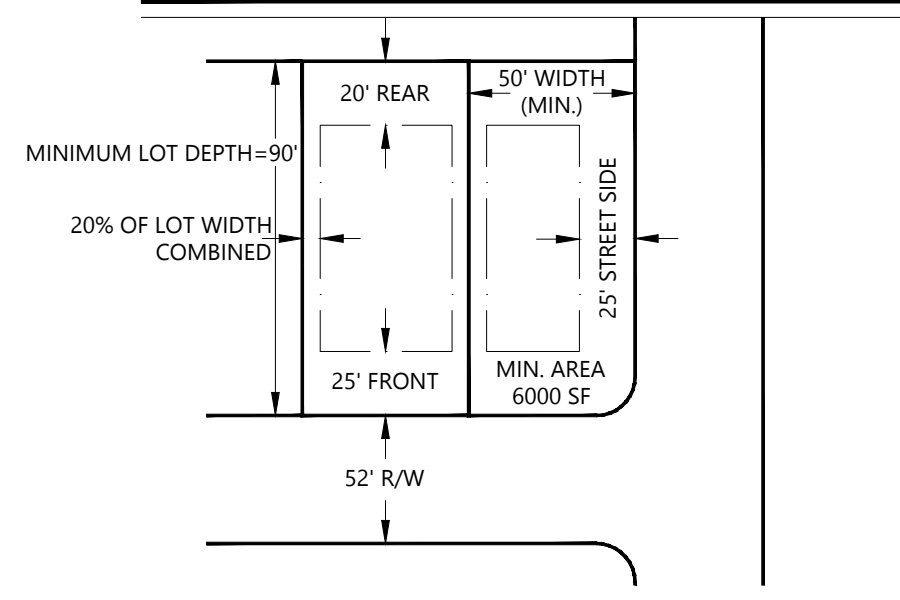
Administrator \_\_\_\_\_

**City of Raleigh Public Utilities Department**

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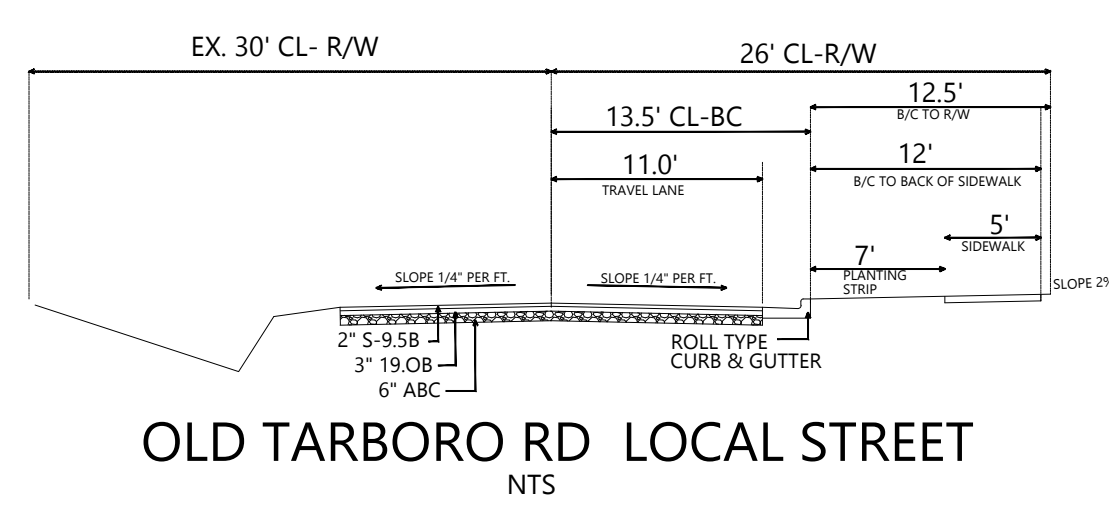


**TYPICAL LOT DIMENSIONS**

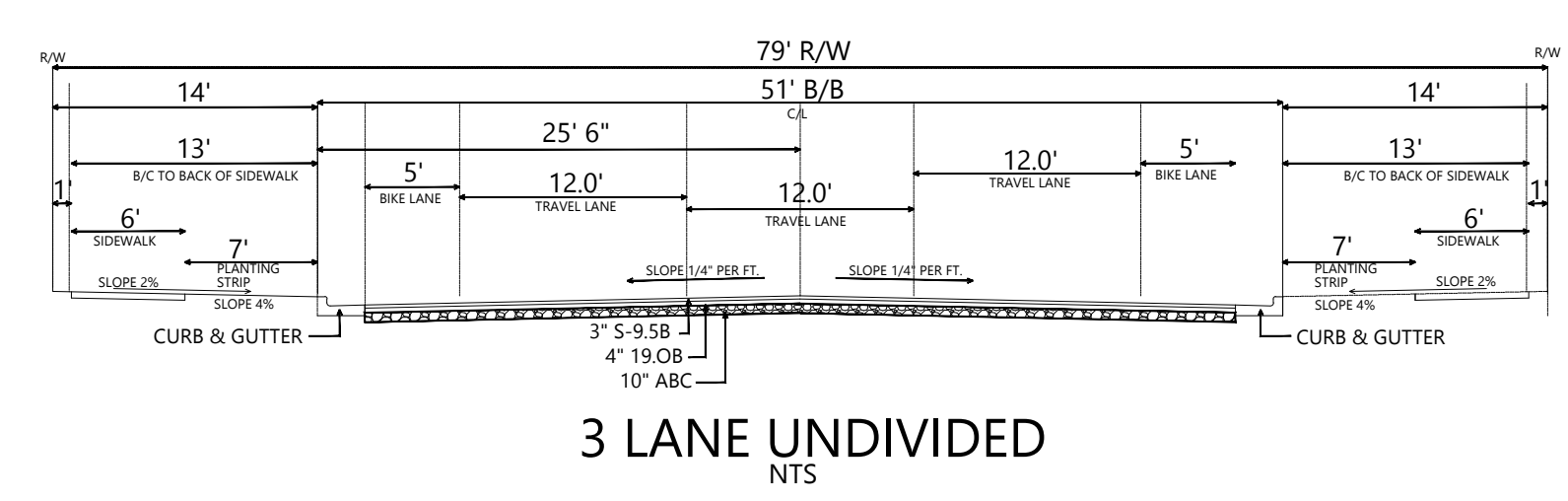


**OPEN SPACE CHART**

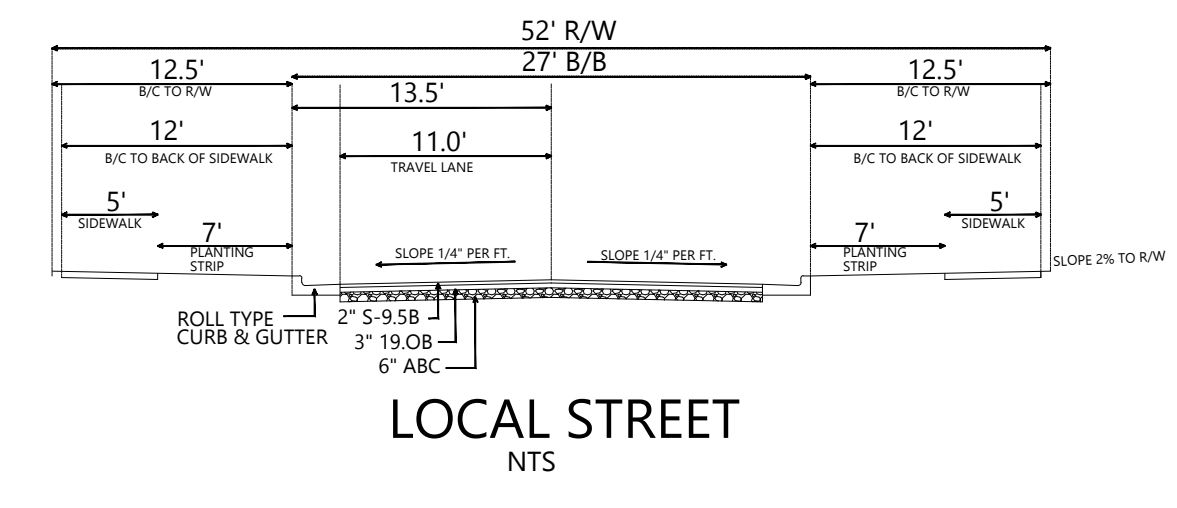
<b>REQUIRED TOTAL OPEN SPACE</b>	<b>PROVIDED OPEN SPACE</b>
1750 SF PER DU = 1750*39 DU = 68,250 SF (1.57 AC)	79527 SF (1.80 AC) = 17.5% OF SITE AREA
<b>REQUIRED PASSIVE OPEN SPACE</b>	<b>PROVIDED PASSIVE OPEN SPACE</b>
MAX.=75% OF TOTAL OPEN SPACE = 51188 SF (1.18 AC)	1.14 AC=63.3% OF OPEN SPACE
<b>REQUIRED PARK SPACE</b>	<b>PROVIDED PARK SPACE</b>
MIN.=25% OF TOTAL OPEN SPACE = 17063 SF (0.39 AC)	0.66 AC=36.7% OF OPEN SPACE
<b>REQUIRED ACTIVE OPEN SPACE</b>	<b>PROVIDED ACTIVE OPEN SPACE</b>
1/3 * REQ'D PARK SPACE = 5688 SF (0.13 AC)	890± LF OF WALKING TRAIL 2000 SF DOG PARK PICNIC TABLE AREA WITH GRILL 7300± SF OF LAWN/PLAY AREA



OLD TARBORO RD LOCAL STREET  
N.T.S.



3 LANE UNDIVIDED  
N.T.S.



LOCAL STREET  
N.T.S.

NOW OR FORMERLY:  
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DB 13-E, PG 2887  
SINGLE FAMILY RESIDENTIAL/FARM  
ZONING: R-30

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DB 11-E, 2338  
SINGLE FAMILY RESIDENTIAL  
ZONING: R-30

NOW OR FORMERLY:  
ASHLEY & MELISSA ANDERSON  
DB 17570, PG 2499  
SINGLE FAMILY RESIDENTIAL  
ZONING: R-30

NOW OR FORMERLY:  
BUNN FAMILY IRREVOCABLE TRUST I  
DB 16474, PG 496  
SINGLE FAMILY RESIDENTIAL/FARM  
ZONING: R-30

NOW OR FORMERLY:  
520 STATE STREET LLC  
DB 16956, PG 1017  
VACANT  
ZONING: R-30

SEE SS EXHIBIT DETAIL (SHEET U1)