DAVIS TOWNHOMES

TOWN OF WENDELL
WAKE COUNTY, NORTH CAROLINA

MASTER PLAN SUBDIVISION

WENDELL PROJECT # _____

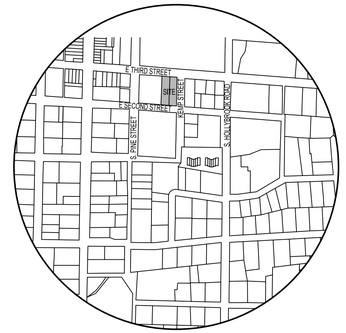
1st SUBMITTAL TO TOWN OF WENDELL: April 29, 2022

SITE INFORMATION

LOCATION:	108 & 112 E. THIRD STREET WENDELL, NC 27591
COUNTY:	WAKE
PARENT PIN:	1783-79-5630 & 1783-79-4671
DB/PG:	011456 / 00779 & 006991 / 00609
ZONING:	NC
ACREAGE:	0.27 AC. & 0.29 AC.
LAND CLASS:	VACANT & RESIDENTIAL
MINIMUM BUILDING SETBACKS:	
FRONT YARD:	0'
SIDE YARD:	0' (5'/10' BETWEEN BUILDINGS)
REAR YARD:	0'
RIGHT OF WAY & OTHER AREAS:	
RIGHT OF WAY DEDICATION:	0.006 AC
LOT ACREAGE:	
TOTAL NUMBER PROPOSED LOTS:	8
PROPOSED DENSITY:	14.50 DU/AC
MINIMUM PROPOSED LOT SIZE:	1,870 SF
MAXIMUM PROPOSED LOT SIZE:	1,888 SF
AVERAGE PROPOSED LOT SIZE:	1,875 SF
MINIMUM PROPOSED LOT WIDTH:	20'
NUMBER OF PHASES:	1
OPEN SPACE BREAKDOWN:	
PROPERTY BOUNDARY:	0.56 AC
REQUIRED OPEN SPACE (1000 SF/UNIT):	8,000 SF
PROPOSED OPEN SPACE:	8,008 SF
REQUIRED PARK SPACE:	25% OF OPEN = 2,000 SF
PROVIDED PARK SPACE:	4,467 SF
REQUIRED ACTIVE PARK SPACE:	33% OF OPEN = 666 SF
PROVIDED ACTIVE PARK SPACE:	1,800 SF
IMPERVIOUS AREAS:	
EXISTING DWELLING:	1,163 SF (0.03 AC)
LOTS (1,870 SF/LOT):	14,960 SF (0.34 AC)
TOTAL ON-SITE IMPERVIOUS AREA:	16,123 SF (0.37 AC)
TOTAL ON-SITE IMPERVIOUS PERCENT:	66.07%
UTILITY DEMANDS	
SEWAGE USAGE:	2,880 GPD
	8 UNITS X 360 GPD/UNIT
WATER USAGE:	3,200 GPD
	8 UNITS X 400 GPD/UNIT

Sheet List Table

Sheet Number	Sheet Title
C-00	COVER SHEET
C-01	CIVIL NOTES
C-02	EXISTING CONDITIONS PLAN
C-03	SITE PLAN
C-04	UTILITY PLAN
C-05	GRADING PLAN (NOT INCLUDED IN THIS SUBMITTAL)
C-06	LANDSCAPE PLAN
D-01	SITE DETAILS (NOT INCLUDED IN THIS SUBMITTAL)
D-02	UTILITY DETAILS (NOT INCLUDED IN THIS SUBMITTAL)
D-03	DRAINAGE DETAILS (NOT INCLUDED IN THIS SUBMITTAL)
D-04	LANDSCAPE DETAILS (NOT INCLUDED IN THIS SUBMITTAL)
EC-01	EROSION CONTROL PLAN (NOT INCLUDED IN THIS SUBMITTAL)
EC-02	EROSION CONTROL DETAILS (NOT INCLUDED IN THIS SUBMITTAL)



VICINITY MAP
SCALE: NTS

UTILITY AGENCIES:

WATER & SEWER
CITY OF RALEIGH
PUBLIC UTILITIES DEPT.
1 EXCHANGE PLAZA, SUITE 620
RALEIGH, NC 27601
919-996-3487
CONTACT: MR. KEITH A. TEW, PE

NCDENR-DWQ SEWER
NCDENR RALEIGH
REGIONAL OFFICE
3800 BARRETT DRIVE
RALEIGH, NC 27609
919-791-4232

NCDENR-PUBLIC WATER SUPPLY
NCDENR DIVISION OF WATER RESOURCES
RALEIGH REGIONAL OFFICE
3800 BARRETT DRIVE
RALEIGH, NC 27609
919-791-4232

GOVERNING AGENCIES:

PLANNING/ZONING/LANDSCAPE:
TOWN OF WENDELL
PLANNING DEPT.
15 EAST FOURTH ST.
WENDELL, NC 27591
919-365-4448
CONTACT: MR. DAVID BERGMARK

STORMWATER
WAKE COUNTY
STORMWATER
336 FAYETTEVILLE ST.
RALEIGH, NC 27602
919-418-3791
CONTACT: BARNEY BLACKBURN

EROSION CONTROL:
WAKE COUNTY
EROSION CONTROL
336 FAYETTEVILLE ST.
RALEIGH, NC 27602
919-796-8769
CONTACT: KARYN PAGEAU

US ARMY CORPS OF ENGINEERS (USACE)
USACE RALEIGH FIELD OFFICE
3331 HERITAGE TRADE DR. SUITE 105
WAKE FOREST, NC 27587
919-554-4884
CONTACT: MR. JAMES LASTINGER

Developer:

Airmakers
5420 Old Poole Road
Raleigh, NC 27610
919-868-3500
Contact: Darrell Davis
ddavis@airmakers.com

Surveyor:

Taylor Land Consultants
5448 Apex Peakway
Apex, NC 27502
919.801.1104 (o)
919.337.7998 (m)
Contact: Jeremy Taylor, PLS

Civil Engineering:

The Curry Engineering Group, PLLC
NC License # P-0799
PO Box 2018
205 S. Fuquay Ave
Fuquay-Varina, NC 27526
919.552.0849 (o)
Contact: Jared Matthews, PE
jared@curryeng.com

CONDITIONS OF APPROVAL

PRELIMINARY APPROVAL IS CONTINGENT UPON 401/404 APPROVAL DUE PRIOR TO CONSTRUCTION PLAN APPROVAL. ANY IMPACTS SHALL ALSO BE APPROVED PRIOR TO CONSTRUCTION PLAN APPROVAL.

"THESE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING PLANS, AND THE STANDARD SPECIFICATIONS OF THE TOWN OF WENDELL. THE ENGINEER WHOSE SEAL AND SIGNATURE APPEAR BELOW CERTIFIES THAT THE STANDARD SPECIFICATIONS OF THE TOWN OF WENDELL HAVE BEEN THOROUGHLY CHECKED AND ARE APPLICABLE TO THIS PARTICULAR PROJECT. ANY EXCEPTIONS TO THE STANDARD SPECIFICATIONS APPLICABLE ARE SHOWN ON SHEET N/A OF THESE DRAWINGS"

REVISIONS

1	04 / 22 / 2022	TRC COMMENT REVISION

STATUS
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: APRIL, 2021 | HORZ. SCALE: N.T.S
FILE NO. 2020-041 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

CONSULTANT

Curry ENGINEERING

T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

Airmakers
5420 Old Poole Road
Raleigh, NC 27610
919.868.3500
Contact: Darrell Davis
ddavis@airmakers.com

PRELIMINARY CONSTRUCTION DRAWINGS

DAVIS TOWNHOMES - WENDELL, NC

COVER SHEET
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C-00

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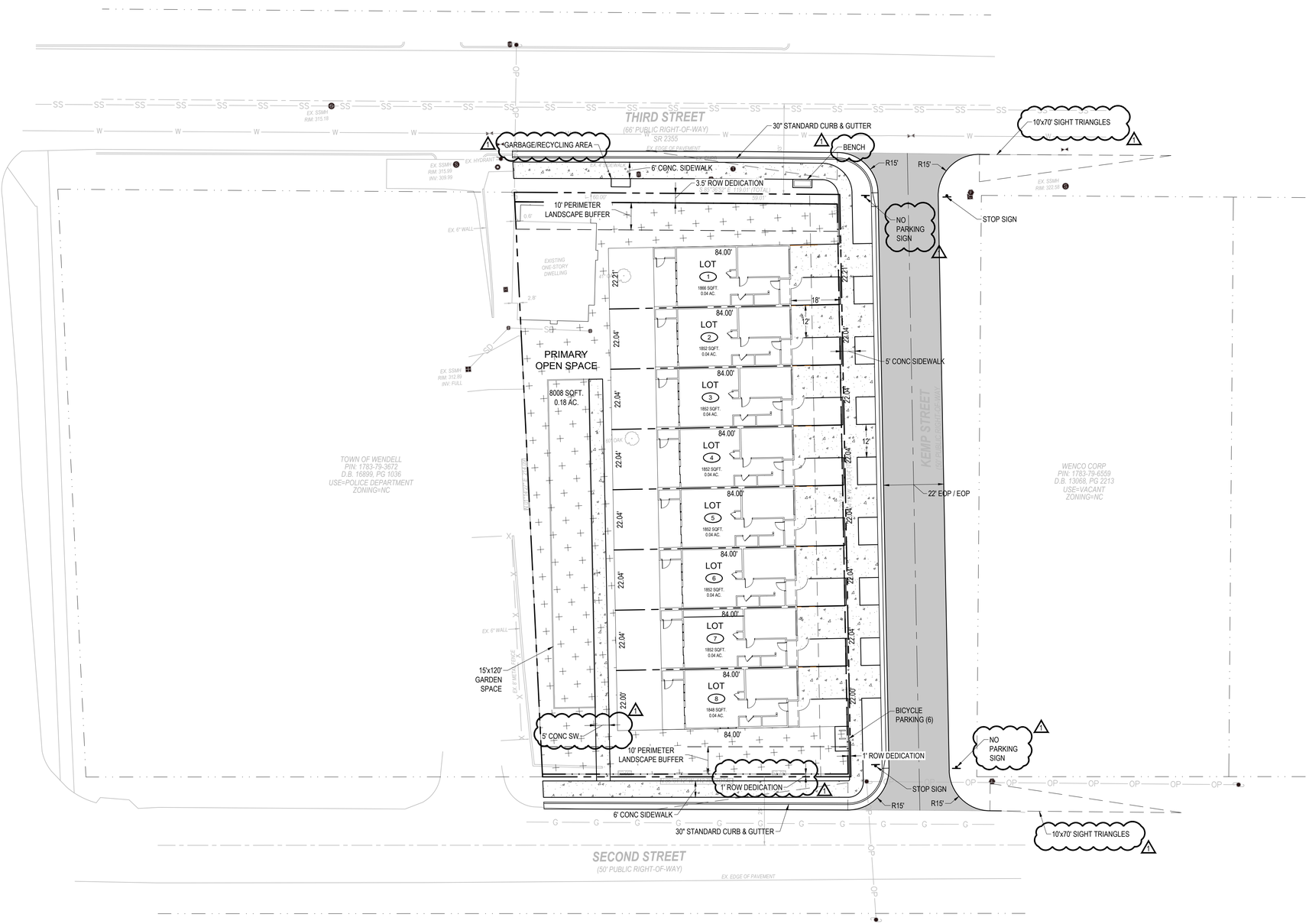
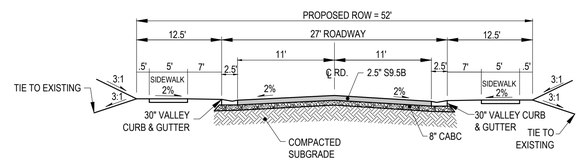
SITE NOTES:

1. ALL CONSTRUCTION SHALL BE PER TOWN OF WENDELL STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE IN FEET AND TO BACK OF CURB UNLESS OTHERWISE NOTED.
3. ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
5. PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT THE COST OF THE CONTRACTOR.
6. CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE
7. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
9. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE FACILITY DESIGNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE FACILITY DESIGNER.
10. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
11. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
12. ENTRY SIGNS SHALL BE LOCATED IN A DEDICATED EASEMENT. SIGN MUST REMAIN OUT OF SIGHT TRIANGLES AS SHOWN ON PLANS.
13. ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET @ 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOIN FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE PAVED OR RESURFACED.
14. COMMON OPEN SPACE SHALL BE OWNED & MAINTAINED BY HOMEOWNERS ASSOCIATION.
15. ANY SPECIALITY STREET SIGNS INCLUDING POSTS SHALL BE SUBMITTED TO THE TOWN OF WENDELL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
16. ALL PUBLIC AND PRIVATE EASEMENTS SHALL BE RECORDED AS PART OF THE FINAL PLAT OF THE SUBDIVISION. EASEMENTS BASED OF CENTER OF UTILITY OR PIPE SHALL BE PER AS-BUILT LOCATIONS.
17. AREAS OF PARENT PARCEL THAT ARE NOT SUBDIVIDED TO CREATE SINGLE FAMILY RESIDENTIAL LOTS ARE TO REMAIN AS ONE PARCEL TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OF THE NEIGHBORHOOD.

LEGEND:

- STREET LIGHT
- SIGN
- WCR — WHEELCHAIR RAMP
- CBU — CLUSTER MAILBOX UNIT
- ROADWAY CENTER LINE
- LOT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- SCM LIMITS
- STREET TREE EASEMENT
- UTILITY/STORM EASEMENT
- VALLEY CURB & GUTTER
- STANDARD CURB & GUTTER
- SPILL CURB & GUTTER





NOTE: ENTIRE SECTION IS SHOWN, HOWEVER, PROPOSED WIDENING IS ONLY FOR PROPERTY FRONTAGE.

1 / C-03 KEMP STREET SECTION
SCALE: NTS

SCALE: 1 IN = 20 FT
20' 10' 0 20' 40'
SCALE IN FEET HORIZONTAL

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Fuquay-Varina, NC 27526

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DAVIS TOWNHOMES - WENDELL, NC

SITE PLAN

NOT FOR CONSTRUCTION

C-03

SITE LANDSCAPE NOTES:

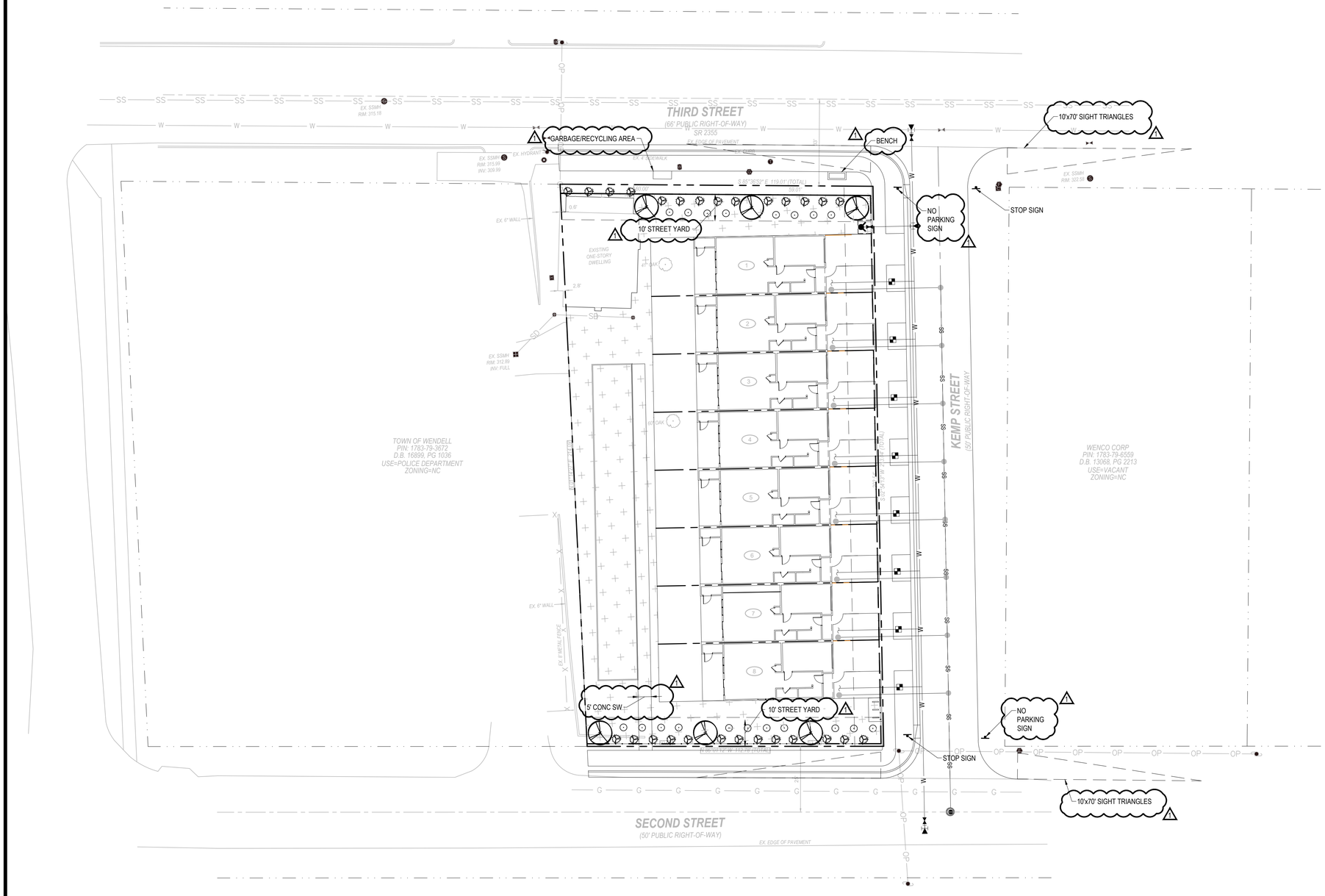
1. STREET TREES SHALL BE INSTALLED SUCH THAT ONE TREE IS REQUIRED ALONG THE RESIDENTIAL STREET AS SHOWN, SPACED EVERY 40 FEET.
2. DO NOT PLACE STREET TREES WITHIN A PUBLIC STORM OR UTILITY EASEMENT.
3. ALL CANOPY TREES SHALL BE MIN. 8' TALL AND 2" CALIPER AT TIME OF PLANTING.
4. ALL UNDERSTORY TREES SHALL BE MIN. 6' TALL AND 1" CALIPER AT TIME OF PLANTING.
5. LANDSCAPING IN AREAS OUTSIDE OF RIGHT OF WAY ARE TO BE PROVIDED BY THE DEVELOPER. ANY LANDSCAPING INSTALLED WITHIN THESE AREAS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL HOME OWNERS ASSOCIATION (HOA) IS ESTABLISHED. HOA WILL BE RESPONSIBLE FOR CONTINUED MAINTENANCE OF LANDSCAPING AND ANY IMPROVEMENTS OUTSIDE THE RIGHT OF WAY.
6. ADDITIONAL LANDSCAPING ON SITE MAY BE PROVIDED BY DEVELOPER.
7. EVERY EXISTING CANOPY TREE OVER 12" CALIPER IS TO BE SAVED IF POSSIBLE.

LEGEND:

- JAPANESE VIBURNUM (VJ)
- CAMELLIA (CJ)
- TRIDENT MAPLE (AB)

PLANTING SCHEDULE:

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	HEIGHT
PERIMETER BUFFERS						
AB	6	ACER BUERGERIANUM	TRIDENT MAPLE	B&B	1" CAL	6'
CJ	27	GARDENIA	JASMINOIDES	GAL.	3 GAL	18"
VJ	19	AZALEA, DWARF INDICA	RHODODENDRON ERIOCARPUM	GAL.	3 GAL	18"



SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET HORIZONTAL

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LANDSCAPE PLAN

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C-06

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