©2016 BASS, NIXON & KENNEDY, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF BASS, NIXON & KENNEDY, INC.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF WENDELL STANDARDS AND SPECIFICATIONS

SYMBOLS AND ABBREVIATIONS

ABC	AGGREGATE BASE COURSE
ALUM	ALUMINUM
AST2	ALUMINIZED STEEL – TYPE 2
B–B	BACK TO BACK
BOA	BLOW–OFF ASSEMBLY
C&G	CURB AND GUTTER
CFS	CUBIC FEET PER SECOND
CI	CURB INLET
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
COM	COMMUNICATION
CONC	CONCRETE
DCV	DOUBLE CHECK VALVE
DDCV	DOUBLE DETECTOR CHECK VALVE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
EASE	EASEMENT
ELEC	ELECTRIC
EX	EXISTING
FES	FLARED END SECTION
FH	FIRE HYDRANT
FM	FORCE MAIN
FT	FEET
FT/SEC	FEET PER SEC
GALV	GALVANIZED
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
L	LENGTH
LF	LINEAR FEET
MH	MANHOLE
PAVE	PAVEMENT
PE	FINISHED PAD ELEVATION
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
R	RADIUS
R/W	RIGHT–OF–WAY
RED	REDUCER
RCP	REINFORCED CONCRETE PIPE
RPZ	REDUCED PRESSURE ZONE
SS	SANITARY SEWER
STA	STATION
TDD	TEMPORARY DIVERSION DITCH
TELE	TELEPHONE
TSB	TEMPORARY SEDIMENT BASIN
UG	UNDERGROUND
WCR	WHEELCHAIR RAMP
W/L	WATER LINE
WM	WATER METER
YI	YARD INLET

	EXISTING CURB INLET
	EXISTING GRATE INLET/YARD INLET
	EXISTING FLARED END SECTION
	EXISTING FIRE HYDRANT
	EXISTING BLOW–OFF ASSEMBLY
	EXISTING GATE VALVE
	EXISTING REDUCER
	EXISTING WATER METER
	EXISTING SAN. SEWER MANHOLE
	EXISTING CLEAN OUT
	EXISTING POWER POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING AREA LIGHT
	EXISTING SIGN
	NEW CURB INLET
	NEW GRATE INLET/YARD INLET
	NEW FLARED END SECTION
	NEW FIRE HYDRANT
	NEW BLOW–OFF ASSEMBLY
	NEW GATE VALVE
	NEW REDUCER
	NEW WATER METER
	NEW TEE
	NEW PLUG
	NEW MANHOLE
	NEW CLEAN OUT
	NEW SIGN
	IRON PIPE
	BENCHMARK
	TEMP SILT FENCE
TPF TPF	TEMP TREE PROTECTION FENCE
TPF	TEMP COMBINATION SILT/TREE PROTECTION FENCE
	TEMP DIVERSION DITCH
	DISTURBED LIMITS
	STREAM
G G	*EXISTING GAS LINE*
COM COM	*EXISTING COMMUNICATIONS LINE*
T T	*EXISTING UNDERGROUND TELEPHONE*
E E	*EXISTING UNDERGROUND ELECTRIC*
OHE OHE	*EXISTING OVERHEAD ELECTRIC*
W W	*EXISTING WATER LINE*
FM FM	*EXISTING SANITARY SEWER FORCE MAIN*
SS SS	*EXISTING SANITARY SEWER*
	EXISTING STORM DRAINAGE
	NEW STORM DRAINAGE
	NEW WATER LINE
	NEW SANITARY SEWER
FM FM	NEW SANITARY SEWER FORCE MAIN
G G	NEW GAS MAIN
	HANDICAPPED ACCESSIBLE ROUTE

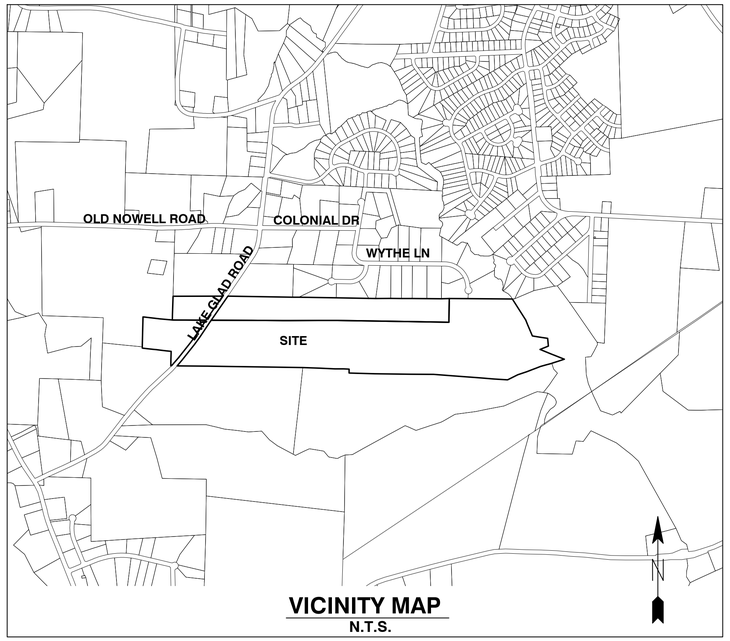
NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF WENDELL, NCDOT AND CITY OF RALEIGH PUBLIC UTLILITIES

EDWARDS PROPERTY

1005 LAKE GLAD ROAD

TOWN OF WENDELL, WAKE COUNTY, NORTH CAROLINA

TOWN OF WENDELL PROJECT NO. CD19-02



VICINITY MAP
N.T.S.

SHEET INDEX

	COVER
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	OVERAL SITE PLAN
C1.2	ENLARGED SITE PLAN PHASE 1
C1.3	ENLARGED SITE PLAN PHASE 2
C1.4	ENLARGED SITE PLAN PHASE 2
C1.5	ENLARGED SITE PLAN PHASE 3
C1.6	ENLARGED SITE PLAN PHASE 4
C2.1	ENLARGED UTILITY PLAN PHASE 1
C2.2	ENLARGED UTILITY PLAN PHASE 2
C2.3	ENLARGED UTILITY PLAN PHASE 2
C2.4	ENLARGED UTILITY PLAN PHASE 3
C2.5	ENLARGED UTILITY PLAN PHASE 4
C2.6	ENLARGED UTILITY PLAN SANITARY SEWER EXTENSION
C2.7	ENLARGED UTILITY PLAN WATER LINE EXTENSION
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN

OWNER:

WILLIAM AND GAYLE EDWARDS
8605 MURRAY HILL DR.
RALEIGH, NC 27615

DEVELOPER:

TRUE HOMES, LLC
900 PERIMETER DR STE D
MORRISVILLE, NC

CONTACT: RICH TAYLOR DIR OF LAND ACQUISITION
PHONE: (336) 501-4892
EMAIL: rtaylor@truehomesusa.com

ENGINEER:

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TELEPHONE: (919) 851-4422
FAX: (919) 851-8968

CERTIFICATION NUMBERS: NCBELS (C-0110)
NCBOLA (C-0267)

CONTACT: K. ROBERT BELL, JR., PE CPESC
EMAIL: Robbie.Bell@BNKinc.com

EXHIBIT C

CONDITIONS:

1. LIMIT USE TO SINGLE-FAMILY RESIDENTIAL, INCLUDING ANY ALLOWED ACCESSORY USES.
2. LIMIT SINGLE FAMILY DENSITY TO 2.4 DWELLING UNITS/ACRE.
3. ALL SINGLE-FAMILY LOTS ADJOINING RESIDENTIAL LOTS ON COMB COURT AND WYTHE LANE SHALL BE ½ ACRE MINIMUM.
4. REQUEST WAIVER TO BLOCK LENGTH ALONG EAST END OF STREET E TO CUL-DE-SAC(CHAPTER 9-7-C).
5. REQUEST WAIVER TO STUB STREET REQUIREMENT ADJACENT TO BLAIR HILLS SUBDIVISION (CHAPTER 9-7-D).
6. DECORATIVE GARAGE DOORS SHALL BE UTILIZED WITHIN THE DEVELOPMENT AND SHALL INCLUDE CARRIAGE HARDWARE AND/OR WINDOWS.
7. THE EXTERIOR SIDING OF HOMES SHALL BE PRIMARILY CEMENTIOUS MATERIAL WHICH SHOWS TEXTURE AND SHALL BE A MINIMUM 5 INCHES IN WIDTH. VINYL SIDING IS PROHIBITED.
8. NO SFD HOME SHALL HAVE A FRONT EXTERIOR ELEVATON THAT IS IDENTICAL TO A HOME WITHIN TWO LOTS ALONG THE SAME SIDE OF THE STREET, OR HOMES DIRECTLY ACROSS THE STREET.
9. ALL HOMES SHALL USE ROOF EAVES WHICH EXTEND AT LEAST 8 INCHES FROM THE FAÇADE PLANE.
10. FOUNDATIONS FOR THE HOMES SHALL BE A RAISED MONILITHIC SLAB WITH 12 INCHES OF EXPOSED CONCRETE ABOVE FINISHED GRADE. THE EXPOSED FOUNDATION SHALL BE ADORNED WITH BRICK OR STONE ON THE FRONT ELEVATION. THE SIDES AND REAR MAY BE STUCCO OR PARGED AND PAINTED.
11. ALL HOMES TO HAVE A MINIMUM OF 20% OF THE FRONT FAÇADE BE EITHER BRICK OR STONE.
12. A 10' WIDE TYPE B BUFFER SHALL BE PROVIDED ALONG THE SOUTHEAST BOUNDARY OF PIN 1783-12-7581 FOR A DISTANCE OF 412 LINEAR FEET IN THE EAST-WEST DIRECTION OR ADJACENT TO PROPOSED PLAYFIELD AND A DISTANCE OF 225 LINEAR FEET IN THE NORTH-SOUTH DIRECTION ALONG THE REAR OF PROPOSED LOTS 246 AND 247 AND THE SIDE OF LOT 263. THIS BUFFER IS INTENDED TO PROVIDE A VISUAL BUFFER BETWEEN THE ACTIVE AMENITY AREA AND THE ADJACENT PROPERTIES.
13. LOTS 54-60 SHALL NOT HAVE DRIVEWAY ACCESS ON LAKE GLAD ROAD.
14. A 40' WIDE UNDISTURBED TYPE 'A' BUFFER TO BE RECORDED AS A PERMANENT LANDSCAPE EASEMENT ALONG THE REAR OF LOTS 74 THRU 92. IF EXISTING VEGETATION DOES NOT MEET A TYPE 'A' BUFFER STANDARD THEN SUPPLEMENTAL PLANTING WILL BE ADDED.
15. THE REAR OF HOMES ON LOTS 74 THRU 91 SHALL HAVE 10' X 10' COVERED PORCHES.
16. LOTS ADJACENT TO PIN 1783-42-0543 SHALL HAVE A 20' UNDISTURBED TYPE 'A' BUFFER W/CRYPTOMERIA PLANTED ON THE SOUTH EDGE OF BUFFER AT 8' ON CENTER.
17. ALL AMENITIES INCLUDING POOL AND CLUBHOUSE, WILL BE INSTALLED PRIOR TO APPROVAL OF THE PHASE 3 PLAT.
18. REQUEST WAIVER TO CHAPTER 9.8.E.3 TO ALLOW LESS THAN 200 FEET BETWEEN THE INTERSECTIONS OF STREET H AND STREET N DUE TO ENVIROMENTAL CONSTRAINTS/PROTECTING WETLANDS

CONDITIONAL DISTRICT REASONING:

WE RESPECTFULLY REQUEST A CONDITIONAL USE DISTRICT FOR THE FOLLOWING REASONS:

1. SEVERAL OF THE CONDITIONS ABOVE (ITEMS 4 AND 5) ARE DRIVEN BY THE FACT THAT THESE 2 PARCELS OF LAND ARE ENCUMBERED BY AN ABUNDANCE OF WETLANDS, RIPARIAN BUFFERS, AND A PUBLISHED FLOOD PLAIN.
2. ANOTHER FACTOR IS THE LIMITED ABILITY TO PROVIDE STREET ACCESS TO THE NORTHERN PROPERTY LINE DUE TO DEVELOPED RESIDENTIAL LOTS.
3. THE LOCATION OF BUFFERS AND WETLANDS HAS GIVEN US AN OPPORTUNITY TO BE CREATIVE WITH ONE-WAY STREETS, ADDITIONAL PARK SPACE, AND OVER 60% OF LOTS BACKING UP TO OPEN SPACE OR BUFFERS.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE MUNICIPALITY STANDARDS, SPECIFICATIONS, AND DETAILS. WORK IN THIS PROJECT SHALL ALSO CONFORM TO THESE PLANS, THE LATEST EDITIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROAD AND BRIDGE SPECIFICATIONS, THE ROAD AND BRIDGE STANDARDS, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL HANDBOOK, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL REGULATIONS, THE FINAL GEOTECHNICAL REPORT, AND GENERAL DESIGN STANDARDS. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION.
3. THE LOCATION AND SIZE OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE NORTH CAROLINA ONE–CALL UTILITIES LOCATION SERVICE (ULOCO) AT 1–800–632–4949 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.
4. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
5. TRAFFIC CONTROL ON PUBLIC STREETS SHALL BE IN CONFORMANCE WITH THE TRAFFIC CONTROL PLAN, THE 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES,' AND AS FURTHER DIRECTED BY CITY AND STATE INSPECTORS.
6. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
7. A PRE–CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE CITY ENGINEERING DIVISION.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
9. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND APPLICABLE MUNICIPALITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
10. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
11. MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DEPRESSION REQUIRING FILL OR BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AS SET OUT IN ASTM STANDARD D698. STONE BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST AS SET OUT IN ASTM STANDARD D1557. THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A CERTIFIED MATERIALS TESTING LABORATORY AND THE CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REPRESENTING THE LABORATORY.
12. PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILES/SUPERELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.
13. THE CONTRACTOR SHALL REVIEW, VERIFY AND COORDINATE ALL DIMENSIONS SHOWN ON PLANS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER PRIOR TO STARTING PROJECT.
14. ALL CURB JOINTS SHALL EXTEND THROUGH THE CURB, MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5 FEET. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.
15. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA REQUIREMENTS AND THE 'NORTH CAROLINA STATE BUILDING CODE, VOL. 1–C ACCESSIBILITY CODE.
16. OWNER SHALL PROVIDE FENCING AND OTHER SAFETY MEASURES NECESSARY IN AND AROUND ANY PROPOSED STORMWATER MANAGEMENT MEASURES (PONDS, WETLANDS, ETC.) OBTAINING PROPER PERMITS SHALL BE THE RESPONSIBILITY OF THE OWNER.
17. RETAINING WALLS EXCEEDING 30 INCHES IN HEIGHT SHALL INCLUDE FALL PROTECTION IN THE FORM OF A HANDRAIL OR FENCING ON THE HIGH SIDE OF THE RETAINING WALL.
18. PROPER COMPACTION OF ALL FILL SOILS PLACED ON SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPACTION SHALL BE ADEQUATE TO SUPPORT THE PROPOSED USE OF AREAS IN WHICH FILL SOILS ARE PLACED. THE CONTRACTOR SHALL HIRE A GEOTECHNICAL ENGINEER TO TEST AND VERIFY THAT COMPACTION IS ADEQUATE FOR THE PROPOSED USE OF IN THE AREA OF FILL PLACEMENT.
19. ALL ASPECTS OF THIS PROJECT SHALL BE IN FULL COMPLIANCE WITH CURRENT ADA STANDARDS. IF THE CONTRACTOR NOTES ANY ASPECTS OF THE PROJECT WHICH ARE NOT IN COMPLIANCE, THE ENGINEER SHALL BE NOTIFIED PRIOR TO ANY FURTHER WORK BEING PERFORMED. ANY WORK PERFORMED AFTER THE CONTRACTOR NOTES SUCH A NON COMPLIANCE IS SUBJECT TO REMOVAL AND REPAIR AT THE CONTRACTOR'S EXPENSE.
20. THE CONTRACTOR OR OWNER SHALL EMPLOY A GEOTECHNICAL ENGINEER TO TEST ALL EMBANKMENTS AND FILL PLACEMENT FOR PROPER COMPACTION. PROPER COMPACTION SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS OR THESE PLANS, WHICHEVER IS MORE STRINGENT. EMBANKMENTS FOR PONDS SHALL BE PLACED IN 6 INCH LOOSE LAYERS AND SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY AT A MOISTURE CONTENT OF + OR – TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS OF THE OUTLET STRUCTURE AT ALL AT ALL PHASES OF INSTALLATION AND SHALL RETAIN WITH GEOTECHNICAL TESTING DATA. THE CONTRACTOR SHALL ALSO RETAIN ALL SHIPPING RECORDS AND SPECIFICATIONS FOR THE OUTLET STRUCTURE MATERIALS AND STRUCTURES. ALL OF THE ABOVE DATA MAY BE REQUIRED AS PART OF THE MUNICIPALITY AS–BUILT PROCESS AND SHALL BE MADE AVAILABLE TO THE ENGINEER UPON REQUEST. THE CONTRACTOR AND OWNER SHALL HAVE DOCUMENTATION OF THESE TESTS AVAILABLE UPON REQUEST.
21. RETAINING WALLS SHOWN HEREIN SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL ENGINEER WITH EXPERIENCE DESIGNING RETAINING WALLS. AT LEAST 14 DAYS PRIOR TO BEGINNING CONSTRUCTION OF RETAINING WALLS, THE CONTRACTOR SHALL CONTACT THE OWNER'S GEOTECHNICAL ENGINEER TO SCHEDULE AND COORDINATE ALL APPROPRIATE INSPECTIONS, TESTING, AND VERIFICATION NECESSARY DURING RETAINING WALL CONSTRUCTION. THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTION, TESTING AND VERIFICATION FOR THE DURATION OF RETAINING WALL CONSTRUCTION. PROPER SCHEDULING, EXECUTION, AND RECORD KEEPING FOR ALL REQUIRED INSPECTIONS, TESTING, AND VERIFICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RECORDS SHALL BE RETAINED AND SHALL BE PROVIDED TO THE OWNER AND BASS, NIXON & KENNEDY, INC. ALL MONITORING, TESTING, AND VERIFICATION SHALL CONFORM TO THE MOST RECENT VERSION OF THE NC BUILDING CODE CHAPTER 18, SECTION 1806 OR THE WALL DESIGN ENGINEER'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.

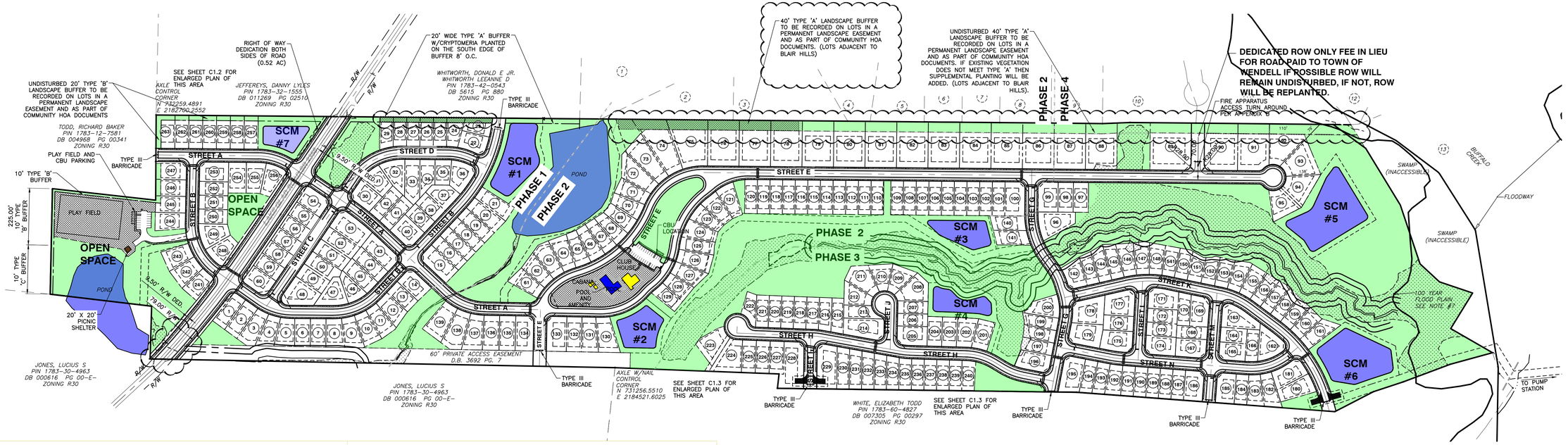
ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

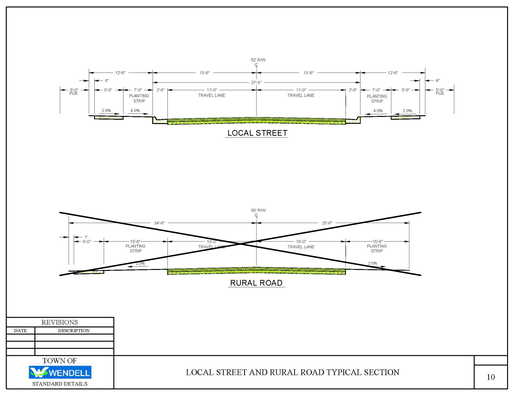
BEFORE YOU DIG!
CONTACT ONE–CALL CENTER
1–800–632–4949

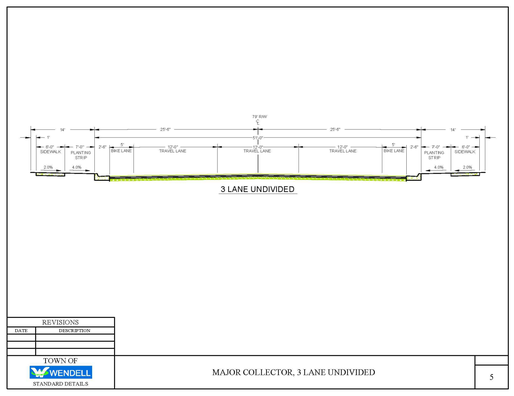
TOWN OF WENDELL PROJECT NO. CD19-02
BASS, NIXON & KENNEDY, INC.

03-18178 EDWARDS PROPERTY MASTER PLAN

©####BASS, NIXON & KENNEDY, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF BASS, NIXON & KENNEDY, INC.





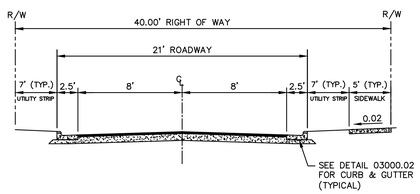


LAKE GLAD ROAD

NOTE:

1. ON STREET PARKING PERMITTED ON BOTH SIDES (WITH PAVEMENT MARKINGS)

NOTE:
THE LOWER SOUTH END AND POSSIBLY THE UPPER NORTH END OF LAKE GLAD ROAD WIDENING WILL REQUIRE ACQUISITION OF RIGHT OF WAY OR EASEMENTS FOR ADJACENT PROPERTY OWNERS IN ORDER TO IMPLEMENT WIDENING AS SHOWN. TRUE HOMES USA WILL MAKE A GOOD FAITH EFFORT TO OBTAIN SAID RIGHT OF WAY AND/OR EASEMENTS BUT IF PROPERTY OWNER REFUSE TO NEGOTIATE WITH TRUE HOMES USA THEN WE RESPECTFULLY REQUEST THE CONSIDERATION BE GIVEN FOR TRUE HOMES USA TO PROVIDE A FEE IN LIEU FOR COMPONENTS OF THE WIDENING THAT CANNOT BE CONSTRUCTED.



40.00' RIGHT OF WAY
21' ROADWAY SECTION
SECTION VIEW

PUBLIC STREET (NO ON STREET PARKING FOR ONE WAY STREETS)

NO ON STREET PARKING PERMITTED ON ONE-WAY STREETS. NO PARKING SIGNS ARE TO BE POSTED ALONG THIS SECTION.

NOTE:
1. STREETS AND PAVEMENT DESIGN PER NCDOT STDS. GEOTECH SHALL TEST SOILS CONDITION TO DETERMINE ACTUAL PAVEMENT DESIGN BUT NOT LESS THAN NCDOT STD.
2. ALL SCM'S ARE WETPONDS

WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF WENDELL, NCDOT AND CITY OF RALEIGH PUBLIC UTILITIES

PICNIC SHELTER

POOL AND CLUB HOUSE

POOL AND CLUB HOUSE

SITE DATA

PROJECT NAME:	EDWARDS PROPERTY
PIN:	1783-42-0133 1783-41-0646
REAL ID NUMBER:	0032858 0032859
ADDRESS:	1005 LAKE GLAD ROAD WENDELL, NORTH CAROLINA
ZONING: EXISTING: PROPOSED:	 R30 R4-CD
USE: EXISTING: PROPOSED:	 VACANT SUBDIVISION
SITE AREA (GROSS): (RECOMBINATION REQ'D)	122.978 AC (5,356,957 SF)
DEDICATED R/W AREA: LAKE GLAD ROAD	 0.50 AC (20,035 SF)
MAX BUILDING HEIGHT:	3 STORIES
IMPERVIOUS AREA: PROPOSED SIDEWALK: PROPOSED ROAD: SUB TOTAL: EXPECTED IMPERVIOUS RANGE PER LOT: 3,000 TO 4,500 SF	 141,007 SF 486,963 SF 627,970 SF 828,000 SF TO 1,242,000 SF
PROPOSED LENGTH OF SIDEWALK:	27,819 LF (5.27 MILES)
SETBACKS (MIN): FRONT: SIDE: STREET SIDE: REAR:	 25' 10% OF LOT WIDTH EACH SIDE 25' 20'
MINIMUM LOT SIZE (PER ZONING):	6,000 SF
OPEN SPACE REQUIRED: (1,750 SF PER SINGLE FAMILY LOT) 263 LOTS X 1,750 =	 460,250 SF (10.59 AC)
IMPROVED OPEN SPACE REQUIRED: (460,250 x 25%)	115,063 SF (2.64 AC)
IMPROVED OPEN SPACE PROVIDED:	117,091 SF (2.69 AC)
ACTIVE OPEN SPACE REQUIRED: (115,063 x 33%)	37,970 SF (0.87 AC)
ACTIVE OPEN SPACE PROVIDED: MULTI-USE FIELD: POOL AREA:	 40,487 SF (0.93 AC) 12,774 SF (0.29 AC)
TOTAL ACTIVE OPEN SPACE PROVIDED:	53,261 SF (1.22 AC)
PASSIVE OPEN SPACE WITHIN ENVIRONMENTAL AREAS:	758,399 SF (17.41 AC)
PASSIVE OPEN SPACE OUTSIDE ENVIRONMENTAL AREAS:	1,088,274 SF (24.98 AC)
TOTAL OPEN SPACE PROVIDED:	1,846,673 SF (42.39 AC)
TOTAL NUMBER OF LOTS:	263
TOTAL ACREAGE IN LOTS:	51.91 (2,261,083 SF)
TOTAL DWELLING UNITS PER ACRE:	2.13
MINIMUM LOT WIDTH:	50'
MINIMUM LOT DEPTH:	100'
BIKE PARKING REQUIRED: 1 SPACE PER 20 PARKING SPACES (41/20) BIKE PARKING PROVIDED:	3 SPACES 4 SPACES
CBU PARKING REQ'D: (2 FOR FIRST 20 LOTS AND 1 FOR EVERY 20 LOTS) PHASE 1 REQUIRED: 82 LOTS PHASE 1 PROVIDED: PHASE 2, 3 & 4 REQUIRED: 181 LOTS PHASE 2, 3 & 4 PROVIDED:	 6 SPACES 14 SPACES 11 SPACES 25 SPACES

LEGEND

- WETLANDS
- OPEN SPACE
- ACTIVE OPEN SPACE
- PLANTED BUFFER TO MEET TYPE 'A'

N

SCALE IN FEET
0 100 200 400 600 800

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
9	04-21-22	ToW COMMENTS	IP
8	04-01-22	ToW COMMENTS	IP
7	11-04-21	PUBLIC HEARING COMMENTS	IP
6	09-30-21	ToW COMMENTS	IP

REVISIONS

DRAWN BY: IP
PROGRESS
DATE
JOB NO. 03-18178
OVERALL SITE PLAN
SCALE: 1" = 200'
CHK BY: KRB

EDWARDS PROPERTY
1005 LAKE GLAD ROAD
TOWN OF WENDELL, WAKE COUNTY, NORTH CAROLINA

SHEET C1.1

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

TOWN OF WENDELL PROJECT NO. CD 19-02