EDGEMONT - PHASE 3

PRELIMINARY SUBDIVISION PLAN

WENDELL, NORTH CAROLINA

APRIL 2, 2020

503.2.1 Dimensions
"Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
Exception:
Fire apparatus access roads constructed and maintained in accordance with North Carolina DOT Minimum Construction Standards for Subdivision Roads, when approved by the fire code official."

503.2.4 Turning radius
The required turning radius of a fire apparatus access road shall be determined by the fire code official.

503.2.5 Dead ends
"Dead-end fire apparatus access roads in excess of 150 feet (45,720 mm) in length shall be provided with an approved area for turning around fire apparatus."

PROPERTY DATA

PROJECT NAME:
EDGEMONT SUBDIVISION - PHASE 3
WENDELL, NORTH CAROLINA

PROJECT SCOPE:
SINGLE FAMILY LOTS

SITE LOCATION:
EDGEMONT ROAD
WENDELL, NORTH CAROLINA

DEVELOPER:
DR HORTON - CENTRAL CAROLINA
2000 AERIAL CENTER PARKWAY, SUITE 110
MORRISVILLE, NC 27560
CONTACT: MR. CHARLIE YOKLEY
PHONE: 336-339-0576

CIVIL ENGINEER:
THE NAU COMPANY, PLLC
PO BOX 810
ROLESVILLE, NORTH CAROLINA 27571
CONTACT: MR. DAVID ARNOLD, PE
PHONE: 919-630-2552

SURVEYOR:
CAWTHORNE, MOSS & PANCIERA, PC
333 S. WHITE STREET
WAKE FOREST, NC 27587
CONTACT: MIKE MOSS, PLS
PHONE: 919-556-3148

PROPERTY INFORMATION:
OWNER: FRANK LILES
DEED BOOK: 002625; PAGE: 00362;
PIN NO. 1775-51-9103

OWNER: MARIE LILES KARAGEORGE / TERESA LYNN CLEMMONS
DEED BOOK: 15-E, PAGE: 2460
PIN NO. 1775-50-6528, 1775-60-5484

OWNER: DONALD AND LOU KLINE
DEED BOOK: 003839; PAGE: 00414
PIN NO. 1775-70-5201

OWNER: ESTATE OF MARY ELIZABETH CROSS LILES
DEED BOOK: 017195; PAGE: 00698
PIN NO. 1775-70-5631

OWNER: LARRY AND LINDA LILES
DEED BOOK: 008325; PAGE: 00725
PIN NO. 1775-71-4047

Please provide parcel acreage.

TOWNSHIP:
MARK'S CREEK

SITE ACREAGE:
70.43 ACRES TOTAL

ZONING CLASSIFICATION:
EXISTING: R-30
PROPOSED: R-4

DIMENSIONAL STANDARDS:
MINIMUM LOT WIDTH PERMITTED: 50 LF
MINIMUM LOT DEPTH PERMITTED: 100 LF
MINIMUM LOT AREA PERMITTED: 6,000 SF

FRONT BUILDING SETBACK: 20 FT
SIDE BUILDING SETBACK: 5 FT
CORNER SIDE SETBACK: 20 FT
REAR BUILDING SETBACK: 20 FT

VICINITY MAP

SCALE: 1" = 1000'

CLIENT

DR HORTON - CENTRAL CAROLINA
2000 AERIAL CENTER PARKWAY
SUITE 110
MORRISVILLE, NC 27560

OFFSITE IMPROVEMENT NOTES

OFFSITE ROADWAY IMPROVEMENT NOTES:
1. OFFSITE ROADWAY IMPROVEMENTS SHALL BE PROVIDED PER TRAFFIC IMPACT ANALYSIS AND NCDOT DIRECTION. ADDITIONAL INFORMATION WILL BE PROVIDED AS PART OF CONSTRUCTION DRAWINGS.

CORPUD Comments
This project may need to perform a downstream sanitary sewer analysis prior to CD approval.

Each property will need to be annexed into city limits prior to CD approval.

An illustrative Landscape/Tree Plan showing general location and massing of proposed landscape material is required per Sec. 16.5.L.

Have you applied for street name approval through Wake County?

Wake County Watershed Management Comments
Submit erosion control and stormwater management plans to Wake County Watershed Management once TRC 1st Submittal comments have been addressed and the Town of Wendell is okay with construction plan submittal to Wake County.

SHEET INDEX

C0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN
C2.2	SITE PLAN
C2.3	SITE PLAN
C2.4	SITE PLAN
C2.5	SITE PLAN
C3.0	OVERALL UTILITY PLAN
C3.1	UTILITY PLAN
C3.2	UTILITY PLAN
C3.3	UTILITY PLAN
C3.4	UTILITY PLAN
C3.5	UTILITY PLAN
L1.0	OVERALL LANDSCAPE PLAN

Missing from Submittal

Landscape plan missing from submittal

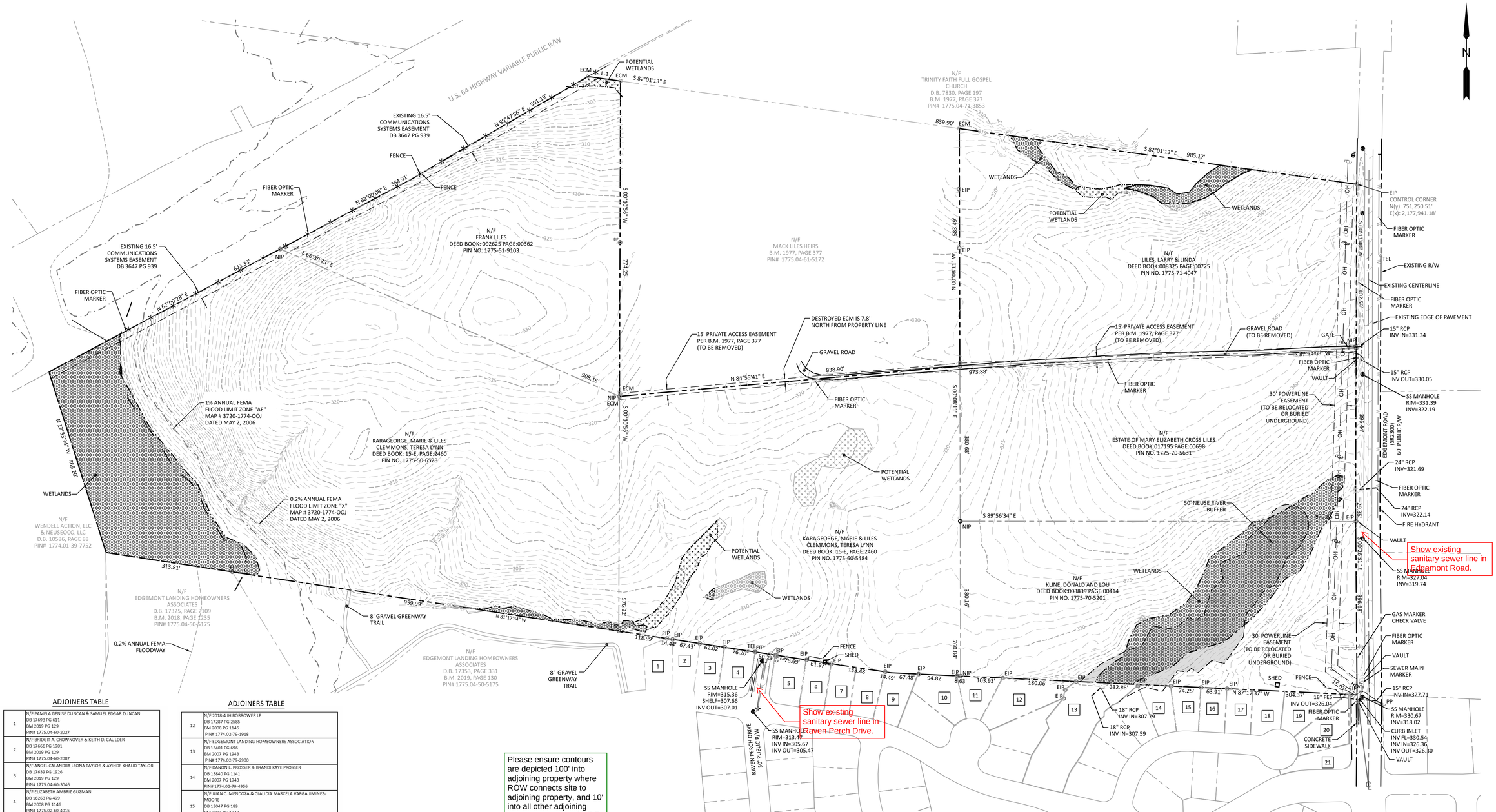
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036865 JAMES DAVID ARNOLD
PRELIMINARY
04/02/2020

I HEREBY CERTIFY THAT THS PLAN WAS APPROVED BY THE (ADMINISTRATOR) OR (TRC) OF THE TOWN OF WENDELL ON THE _____ DAY OF _____, 20__.

_____
ADMINISTRATOR

The Nau Company
Consulting Civil Engineers
PO Box 810 Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



Please ensure contours are depicted 100' into adjoining property where ROW connects site to adjoining property, and 10' into all other adjoining properties per req. 16.5.E.

When can you confirm the wetlands?

ADJOINERS TABLE

1	N/F PAMELA DENISE DUNCAN & SAMUEL EDGAR DUNCAN DB 17693 PG 611 BM 2019 PG 129 PIN# 1775.04-60-2027
2	N/F BRIDGIT A. CROWNOVER & KEITH D. CAULDER DB 17666 PG 1901 BM 2019 PG 129 PIN# 1775.04-60-2087
3	N/F ANGEL CALANDRA LEONA TAYLOR & AYINDE KHALID TAYLOR DB 17639 PG 1926 BM 2019 PG 129 PIN# 1775.04-60-3046
4	N/F ELIZABETH AMBRIZ GUZMAN DB 16263 PG 499 BM 2008 PG 1146 PIN# 1775.02-60-4015
5	N/F BRYANT K. PAYNE & DEBORAH A. PAYNE DB 15439 PG 2709 BM 2008 PG 1146 PIN# 1775.02-60-5043
6	N/F CARONDA ELLISON & DEWEY L. ELLISON DB 15439 PG 2709 BM 2008 PG 1146 PIN# 1775.02-60-6012
7	N/F CONSWALIA L. CHAMBERS DB 13652 PG 497 BM 2008 PG 1146 PIN# 1775.02-60-6071
8	N/F RIVER ROCK CAPITAL PARTNERS DB 16858 PG 83 BM 2008 PG 1146 PIN# 1775.04-60-7030
9	N/F THOMAS CLAUDE WILSON-STAYTON & MARGARET WILSON STAYTON DB 14777 PG 2101 BM 114777 PG 2101 PIN# 1774.02-69-8909
10	N/F NICHOLE GLOVER DB 17088 PG 2024 BM 2008 PG 1146 PIN# 1774.02-79-0909
11	N/F NICHOLE GLOVER DB 17088 PG 2024 BM 2008 PG 1146 PIN# 1774.02-79-0909

ADJOINERS TABLE

12	N/F 2018-4 IH BORROWER LP DB 17287 PG 2585 BM 2008 PG 1146 PIN# 1774.02-79-1918
13	N/F EDGEMONT LANDING HOMEOWNERS ASSOCIATION DB 13401 PG 696 BM 2007 PG 1943 PIN# 1774.02-79-2930
14	N/F DANON L. PROSSER & BRANDI KAYE PROSSER DB 13840 PG 1141 BM 2007 PG 1943 PIN# 1774.02-79-4956
15	N/F JUAN C. MENDOZA & CLAUDIA MARCELA VARGA JIMINEZ-MOORE DB 13047 PG 189 BM 2007 PG 1943 PIN# 1774.02-79-5926
16	N/F TANEKA L. CLEMONS DB 15825 PG 2012 BM 2007 PG 1943 PIN# 1774.02-79-5985
17	N/F JONNY ANDERSON JR. & TENESIA SILVER DB 13090 PG 887 BM 2007 PG 1943 PIN# 1774.02-79-6855
18	N/F CLEMENTINE YVONNE THOMAS -KEETON DB 13164 PG 825 BM 2007 PG 1943 PIN# 1774.02-79-7915
19	N/F JUAN LEIVA-JEREZANO & EVA NICOLE CABALLERO-SANCHEZ DB 16793 PG 381 BM 2007 PG 1943 PIN# 1774.02-79-8916
20	N/F TONYA S. TURNER & MICHAEL Q. BOND JR. DB 13796 PG 645 BM 2007 PG 1943 PIN# 1774.02-79-8961
21	N/F EDGEMONT LANDING HOMEOWNERS ASSOCIATION DB 13401 PG 696 BM 2007 PG 1943 PIN# 1774.02-79-8864

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 82°01'13" E	80.74'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	28.53'	10030.00'	28.53'	S 00°31'45" E

EXISTING CONDITIONS NOTES

1. PROPERTY BOUNDARY AND ON-SITE FEATURES TAKEN FROM ELECTRONIC CAD FILE PROVIDED BY: CAWTHORNE, MOSS & PANCIERA, PC. (CMP)
2. TOPOGRAPHY FOR SITE TAKEN FROM ELECTRONIC CAD FILE PROVIDED BY: CAWTHORNE, MOSS & PANCIERA, PC. (CMP)
3. THE SURVEYOR DID NOT EXAMINE OR CONSIDER SUBSURFACE OR ENVIRONMENTAL CONDITIONS FOR THIS SURVEY. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
4. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN AND ADDITIONAL BURIED UTILITIES MAY EXIST.
5. SURVEY PERFORMED WITHOUT BENEFIT OF TITLE EXAMINATION BY A LICENSED ATTORNEY. THE PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NOT TITLE EXAMINATION HAS BEEN PERFORMED BY THE SURVEYOR OR THE NAU COMPANY, PLLC.

ENVIRONMENTAL CONDITIONS NOTES

1. THIS PROPERTY LIES WITHIN THE NEUSE RIVER WATERSHED BASIN.
2. FLOODPLAINS EXIST ON THE SITE BASED ON FIRM MAP NUMBER 37201174OOJ EFFECTIVE 05/02/06.
3. WETLANDS LOCATED WITHIN THE PROPERTY WERE FLAGGED BY S&EC AND SURVEYED BY CMP. FINAL WETLAND DELINEATION NEEDS TO BE APPROVED AND PERMITTED BY THE US ARMY CORPS OF ENGINEERS AS REQUIRED.

DEMOLITION NOTES

1. ALL EXISTING STRUCTURES, DRIVEWAYS, FENCES, ETC. SHALL BE REMOVED WITHIN SITE BOUNDARY AS PART OF THIS PROJECT.
2. 30' POWERLINE EASEMENT ADJACENT TO EDGEMONT DRIVE TO BE RELOCATED OR BURIED UNDERGROUND
3. 15' PRIVATE ACCESS EASEMENT FOR CELL TOWER TO BE REMOVED ONCE ACCESS IS PROVIDED THROUGH SUBDIVISION STREETS.
4. PORTIONS OF EXISTING WETLANDS THAT ARE TO BE REMOVED SHALL BE PERMITTED THROUGH THE US ARMY CORPS OF ENGINEERS AS REQUIRED.

120 0 60 120 240

SCALE: 1"=120'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The Nau Company
Consulting Civil Engineers
PO Box 810 Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:
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2000 AERIAL CENTER PARKWAY SUITE 110
MORRISVILLE, NC 27560

REVISIONS

EDGEMONT - PHASE 3
PRELIMINARY SUBDIVISION PLAN

WENDELL, NORTH CAROLINA

EXISTING CONDITIONS

PRELIMINARY
NORTH CAROLINA SEAL 036865 ENGINEER JAMES DAVID ARNOLD

04/02/2020

PROJECT NO: ---

DESIGN BY: JDA

DRAWN BY: JDA

SCALE: 1"=120'

DATE: 2020-04-02

SHEET NO: C1.0

Since both roads are labeled Road D, the assumption is this road is to be extended at some future point. Does this cause any issues with emergency services until the actual connection is made?

Typical sight triangles on development roads are 25'x25' per 9.3.E.3. NCDOT sight triangles are used at intersections onto State Roads.

Please label and dimension sight triangles (typ. if applicable)

Please depict, label & dimension sight triangles and show to NCDOT standards.

Please add a note that the driveways on lots 1 & 79 shall be on the west side of the lot.

If known, label type of SCM.

Please provide an access easement to the SCM from Road "A" and a minimum maintenance easement of 10 ft. around perimeter of SCM from toe of embankment.

Label Lines

This SCM will require an access easement, could be shown through park open space.

Will this facility provide treatment for both phases? If so it will need to be constructed in Phase 1 and should be noted as such on the plan.

Change lot so it will not touch Road "D"

Please depict the proposed limits of construction for all proposed development activity per req. 16.5.K

Please provide building elevations per req. 16.5.F

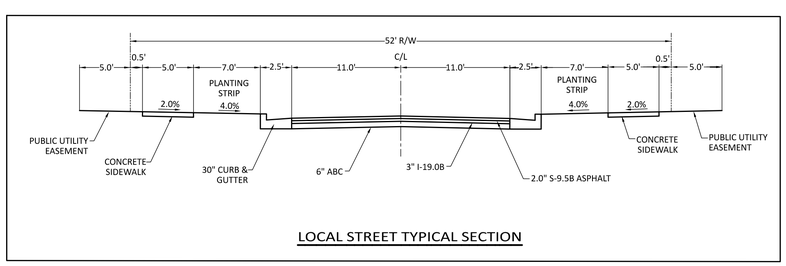
Please depict typical lot setbacks.

Is the mail kiosk and model home in a different phase? If you will have them in this phase, please show location.

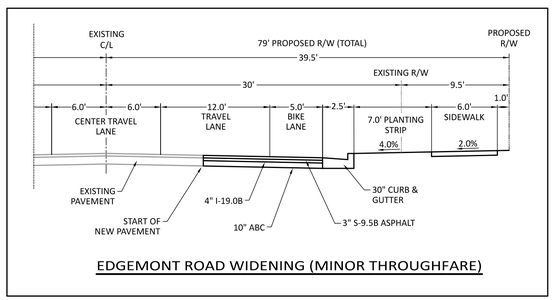
Please provide calculations of proposed impervious cover per req. 16.5.I

Include Impervious Surface Area information for streets, lots, sidewalks, etc.

Please depict detailed plans of parks, recreation, and open space per req. 16.5.G.5



LOCAL STREET TYPICAL SECTION



EDGEMONT ROAD WIDENING (MINOR THROUGHFARE)

PHASE DEVELOPMENT DATA			
	PHASE 1	PHASE 2	TOTAL
# OF LOTS	126	76	202

STREET CONNECTIVITY	
MINIMUM CONNECTIVITY INDEX	1.4
NUMBER OF CONNECTIONS (C)	2
NUMBER OF LINKS (L)	22
NUMBER OF NODES (N)	16
PROVIDED CONNECTIVITY INDEX: (C+L)/N	1.5

PARCEL DATA	
PARCEL PIN	1775-51-9103, 1775-50-6528 1775-70-5631, 1775-70-5201, 1775-71-4047
CURRENT ZONING	R-30
ZONING USED FOR LAYOUT	R-4
PARCEL AREA	3,067,818 SF (70.43 AC.)

DEVELOPMENT DATA	
PROPOSED NUMBER OF LOTS	202
MIN LOT AREA	6,000 SF
MIN LOT WIDTH	50 LF
MIN LOT DEPTH	100 LF
FRONT SETBACK	20 LF
SIDE SETBACK	5 LF
REAR SETBACK	20 LF
CORNER SIDE SETBACK	20 LF
REQUIRED OPEN SPACE (1,750 SF/LOT)	353,500 SF (8.1 AC.)
PROPOSED OPEN SPACE*	1,072,701 SF (24.6 AC.)
REQUIRED PARK OPEN SPACE*	88,375 SF (2.0 AC.)
PROPOSED PARK OPEN SPACE*	90,000 SF (2.0 AC.)
REQUIRED RECREATIONAL OPEN SPACE*	29,458 SF (0.7 AC.)
PROPOSED RECREATIONAL OPEN SPACE*	30,000 SF (0.7 AC.)

* OPEN SPACE TO CONSIST OF 75% PASSIVE AND 25% PARK SPACE.
OF 25% PARK SPACE, 1/3 SHOULD BE RECREATIONAL

NOTE:
OPEN SPACE PARCELS ARE TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOA. HOA IS RESPONSIBLE FOR REPLACING ALL LANDSCAPING REQUIRED BY THE TOWN OF WENDELL CODE OF ORDINANCES.

MAIL KIOSK NOTES:
1. ENLARGED DETAIL OF THE PROPOSED MAILBOX KIOSK AREA AND ASSOCIATED PARKING IMPROVEMENTS WILL BE PROVIDED ON THE SUBDIVISION CONSTRUCTION DRAWINGS. THESE AREAS WILL COMPLY WITH ALL STANDARDS REQUIRED BY THE TOWN OF WENDELL CODE OF ORDINANCES, UNITED STATES POST OFFICE, AND ALL ADA STANDARDS.
2. TEMPORARY MAIL KIOSK SHALL BE LOACTED ADJACENT TO MODEL HOME PARKING LOT. DETAILS FOR THIS TEMPORARY MAIL KIOSK WILL BE PROVIDED WITH FUTURE EXHIBIT FOR MODEL HOME SITE PLAN.

OPEN SPACE | WETLANDS | PARK OPEN SPACE | STREAM BUFFER

120 0 60 120 240
SCALE: 1"=120'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS

EDGEMONT - PHASE 3
PRELIMINARY SUBDIVISION PLAN

WENDELL, NORTH CAROLINA

OVERALL SITE PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036865 JAMES DAVID ARNOLD

PRELIMINARY

04/02/2020

PROJECT NO: ---

DESIGN BY: JDA

DRAWN BY: JDA

SCALE: 1"=120'

DATE: 2020-04-02

SHEET NO: C2.0

Please dimension BOC & ROW for "Road A" and "Road D"

Provide pedestrian access across Road D at this intersection.

MATCH LINE

SHEET C2.2
SHEET C2.1

ROAD D (52' R/W)

ROAD A (52' R/W)

ROAD C (52' R/W)

5' PUBLIC UTILITY EASEMENT (TYP.)

10' x 70' SIGHT DISTANCE TRIANGLE (TYP.)

643.33'

US HWY 64 (VARIABLE WIDTH R/W)

N 62°00'28" E

10' TYPE "C" LANDSCAPE BUFFER

EXISTING 16.5' COMMUNICATIONS SYSTEMS EASEMENT

20' PUBLIC GREENWAY EASEMENT

8' WIDE GRAVEL GREENWAY

100 YEAR FLOODPLAIN

465.50'

OPEN SPACE
646,615 SF
(14.8 AC)

N/F
WENDELL ACTION, LLC
& NEUSEOCO, LLC
D.B. 10586, PAGE 88
PIN# 1774.01-39-7752

N 14°38'34" W

WETLANDS

313.81'

N/F
EDGEMONT LANDING HOMEOWNERS ASSOCIATES
D.B. 17325, PAGE 2109
B.M. 2018, PAGE 1235
PIN# 1775.04-50-5175

STORMWATER CONTROL MEASURE

MATCH LINE

MATCH LINE

SHEET C2.1
SHEET C2.5

959.99'

139	11,637 SF 0.267 AC	140	13,299 SF 0.305 AC
138	9,220 SF 0.212 AC	141	6,444 SF 0.148 AC
137	11,385 SF 0.261 AC	142	6,399 SF 0.147 AC
136	7,941 SF 0.182 AC	143	6,357 SF 0.146 AC
135	10,171 SF 0.233 AC	144	6,315 SF 0.145 AC
134	9,952 SF 0.228 AC	145	6,274 SF 0.144 AC
133	8,314 SF 0.191 AC	146	6,232 SF 0.143 AC
132	6,000 SF 0.138 AC	147	6,190 SF 0.142 AC
131	6,000 SF 0.138 AC	148	6,148 SF 0.141 AC
130	6,000 SF 0.138 AC		6,120 SF 0.140 AC
129	6,599 SF 0.151 AC	169	10,134 SF 0.233 AC
128	6,738 SF 0.155 AC	168	7,300 SF 0.168 AC
127	6,618 SF 0.152 AC	170	8,314 SF 0.191 AC
126	6,640 SF 0.152 AC	167	7,300 SF 0.168 AC
125	6,628 SF 0.152 AC	171	6,000 SF 0.138 AC
124	6,535 SF 0.150 AC	166	7,300 SF 0.168 AC
123	6,528 SF 0.150 AC	172	6,000 SF 0.138 AC
122	6,594 SF 0.151 AC	165	10,032 SF 0.230 AC
		173	6,000 SF 0.138 AC
		164	
		174	6,699 SF 0.154 AC
		175	6,893 SF 0.158 AC
		176	6,845 SF 0.157 AC
		177	6,821 SF 0.157 AC
		178	8,055 SF 0.185 AC

OPEN SPACE
PARK OPEN SPACE
WETLANDS
STREAM BUFFER

50 0 25 50 100
SCALE: 1"=50'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

N

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EDGEMONT - PHASE 3
PRELIMINARY SUBDIVISION PLAN

WENDELL, NORTH CAROLINA

SITE PLAN

NORTH CAROLINA
SEAL
036865
ENGINEER
JAMES DAVID ARNOLD

PRELIMINARY

04/02/2020

PROJECT NO:	---
DESIGN BY:	JDA
DRAWN BY:	JDA
SCALE:	1"=50'
DATE:	2020-04-02
SHEET NO:	**C2.1**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS

EDGEMONT - PHASE 3
PRELIMINARY SUBDIVISION PLAN

WENDELL, NORTH CAROLINA

SITE PLAN

PRELIMINARY
NORTH CAROLINA SEAL 036865 ENGINEER JAMES DAVID ARNOLD
04/02/2020

PROJECT NO:	---
DESIGN BY:	JDA
DRAWN BY:	JDA
SCALE:	1"=50'
DATE:	2020-04-02
SHEET NO:	C2.3

Need 1 accessible parking spot

Provide detail of kiosk

Sidewalk adjacent to curb shall be 6' wide.

Provide pedestrian access across Road A at this intersection.

Provide pedestrian access across Road B at this intersection.

Please dimension BOC & ROW for "Road D" and "Road E"

NOTE: ADJOINER PROPERTY OWNERS ARE SHOWN ON EXISTING CONDITIONS PLAN - SHEET C1.0

OPEN SPACE
20,249 SF
(0.5 AC)

OPEN SPACE
229,942 SF
(5.3 AC)

FOUR (4) 8' x 22' PARKING SPACES

MAIL KIOSK

STREET LIGHT (TYP.)

10' x 70' SIGHT DISTANCE TRIANGLE (TYP.)

5' PUBLIC UTILITY EASEMENT (TYP.)

50' NEUSE RIVER BUFFER

WETLANDS

RAMP (TYP.)

SIGN EASEMENT

MATCH LINE

EXISTING R/W

5' BIKE LANE

6' SIDEWALK

9.5' DEDICATED R/W

30' CURB & GUTTER

12' TRAVEL LANE

EXISTING PAVEMENT

5' STREETSCAPE BUFFER

EDGEMONT ROAD (SR# 2300)
(60' PUBLIC R/W)

ROAD A (52' R/W)

ROAD B (52' R/W)

ROAD D (52' R/W)

ROAD E (52' R/W)

27' B-B

15' R/W

SHEET C2.2

SHEET C2.3

SHEET C2.4

SHEET C2.5

OPEN SPACE

WETLANDS

PARK OPEN SPACE

STREAM BUFFER

50 0 25 50 100

SCALE: 1"=50'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS

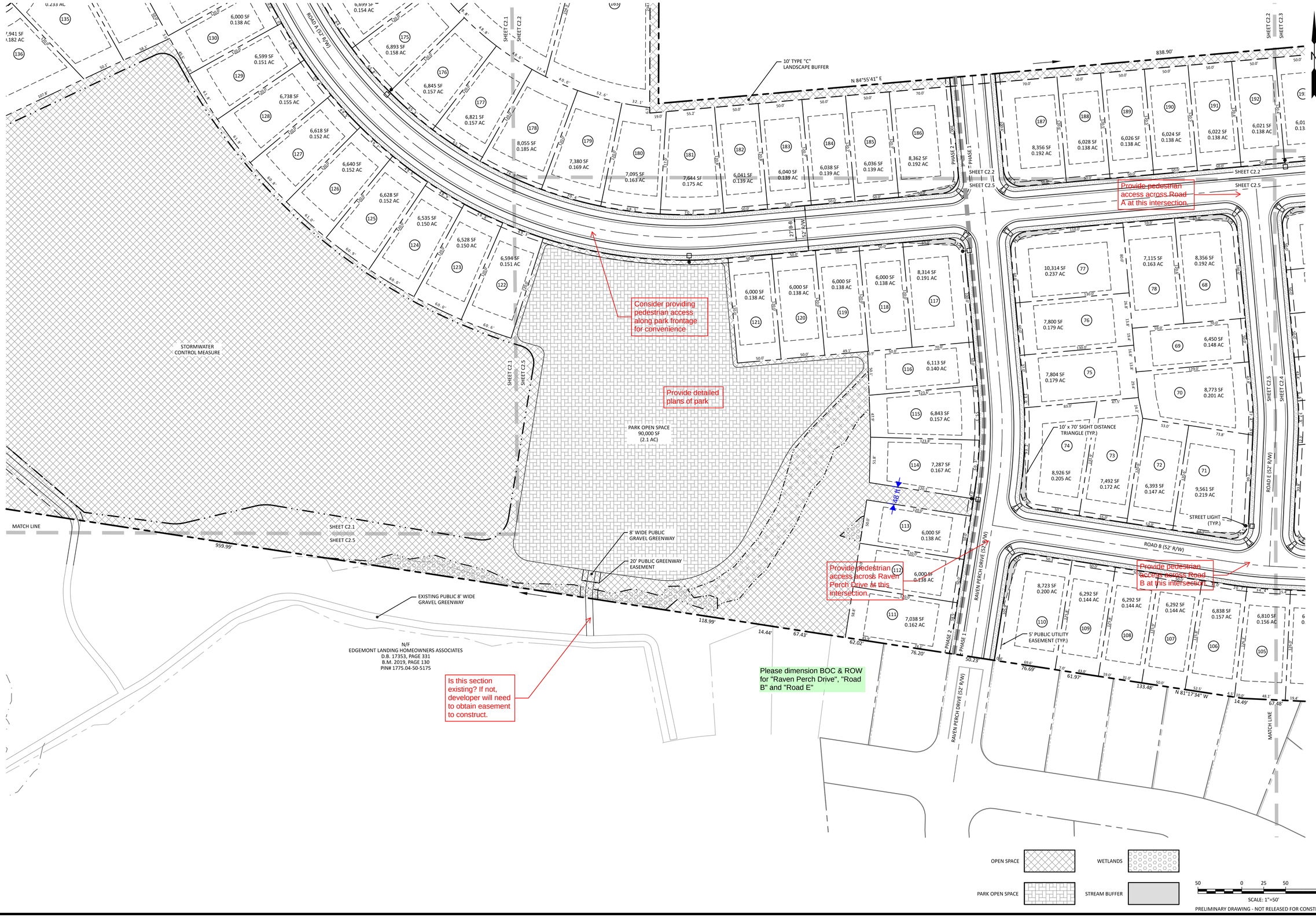
EDGEMONT - PHASE 3
PRELIMINARY SUBDIVISION PLAN
WENDELL, NORTH CAROLINA

SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
NORTH CAROLINA
SEAL
036865
ENGINEER
JAMES DAVID ARNOLD

04/02/2020

PROJECT NO: ---
DESIGN BY: JDA
DRAWN BY: JDA
SCALE: 1"=50'
DATE: 2020-04-02
SHEET NO: C2.4



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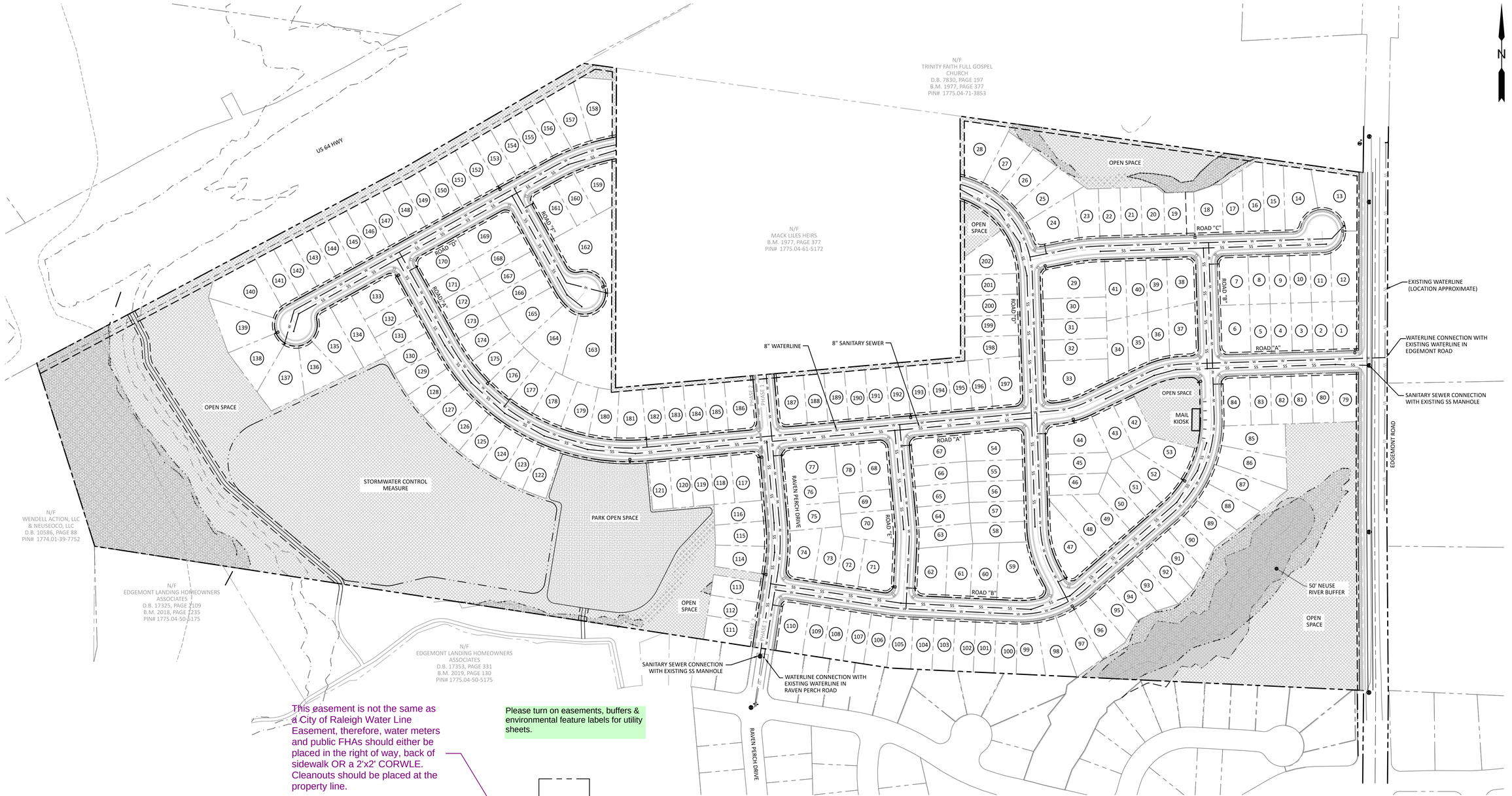
WENDELL, NORTH CAROLINA

SITE PLAN

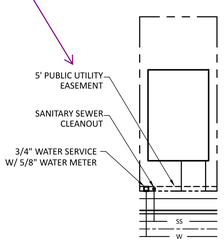
PRELIMINARY
NORTH CAROLINA SEAL 036865 ENGINEER JAMES DAVID ARNOLD
04/02/2020

PROJECT NO:	---
DESIGN BY:	JDA
DRAWN BY:	JDA
SCALE:	1"=50'
DATE:	2020-04-02
SHEET NO:	C2.5



This easement is not the same as a City of Raleigh Water Line Easement, therefore, water meters and public FHAs should either be placed in the right of way, back of sidewalk OR a 2'x2' CORWLE. Cleanouts should be placed at the property line.

Please turn on easements, buffers & environmental feature labels for utility sheets.



TYPICAL SINGLE FAMILY UTILITY SERVICES
N.T.S.

NOTE:
DRIVEWAY TO BE LOCATED ON HIGH SIDE OF LOT.
UTILITY SERVICES TO BE LOCATED ON LOW SIDE OF LOT.

CITY OF RALEIGH STANDARD UTILITY NOTES :

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:

A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL

B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER

C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS

D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER

E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)

F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED

3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
7. INSTALL ¾" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
8. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

UTILITY PLAN LEGEND

- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- EXISTING WATER PIPE
- PROPOSED WATER PIPE
- PROPOSED FIRE HYDRANT
- STREET LIGHT

120 0 60 120 240
SCALE: 1"=120'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The Nau Company
Consulting Civil Engineers
PO Box 810 Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:
DR HORTON - CENTRAL CAROLINA
2000 AERIAL CENTER PARKWAY SUITE 110
MORRISVILLE, NC 27560

REVISIONS

EDGEMENT - PHASE 3
PRELIMINARY SUBDIVISION PLAN

WENDELL, NORTH CAROLINA

OVERALL UTILITY PLAN

NORTH CAROLINA ENGINEER JAMES DAVID ARNOLD SEAL 036865
PRELIMINARY
04/02/2020

PROJECT NO: ---
DESIGN BY: JDA
DRAWN BY: JDA
SCALE: 1"=120'
DATE: 2020-04-02
SHEET NO: C3.0

MATCH LINE

SHEET C2.2

SHEET C2.1

8" SANITARY SEWER

ROAD D (50' R/W)

FIRE HYDRANT (TYP.)

STREET LIGHT (TYP.)

8" WATERLINE

5' PUBLIC UTILITY EASEMENT

8" SANITARY SEWER

STREET LIGHT (TYP.)

FIRE HYDRANT (TYP.)

SANITARY SEWER MANHOLE (TYP.)

ROAD A (55' R/W)

FIRE HYDRANT (TYP.)

US HWY 64 (VARIABLE WIDTH R/W)

OPEN SPACE

STORMWATER CONTROL MEASURE

SHEET C2.1

SHEET C2.5

N/F
WENDELL ACTION, LLC
& NEUSEOCO, LLC
D.B. 10586, PAGE 88
PIN# 1774.01-39-7752

N/F
EDGEMONT LANDING HOMEOWNERS ASSOCIATES
D.B. 17325, PAGE 2109
B.M. 2018, PAGE 1235
PIN# 1775.04-50-5175

MATCH LINE

MATCH LINE

SHEET C2.1

SHEET C2.5

N

50 0 25 50 100

SCALE: 1"=50'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The Nau Company
Consulting Civil Engineers
PO Box 810 Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:
DR HORTON - CENTRAL CAROLINA
2000 AERIAL CENTER PARKWAY SUITE 110
MORRISVILLE, NC 27560

REVISIONS

EDGEMONT - PHASE 3
PRELIMINARY SUBDIVISION PLAN

WENDELL, NORTH CAROLINA

UTILITY PLAN

PRELIMINARY

NORTH CAROLINA
SEAL
036865
ENGINEER
JAMES DAVID ARNOLD

04/02/2020

PROJECT NO: ---

DESIGN BY: JDA

DRAWN BY: JDA

SCALE: 1"=50'

DATE: 2020-04-02

SHEET NO: **C3.1**

US HWY 64 (VARIABLE WIDTH R/W)

N/F
TRINITY FAITH FULL GOSPEL CHURCH
D.B. 7830, PAGE 197
B.M. 1977, PAGE 377
PIN# 1775.04-71-3853

MATCH LINE

N/F
MACK LILES HEIRS
B.M. 1977, PAGE 377
PIN# 1775.04-61-5172

BLOW-OFF VALVE AND PLUG

SANITARY SEWER MANHOLE (TYP.)

5' PUBLIC UTILITY EASEMENT

8" WATERLINE

FIRE HYDRANT (TYP.)

SHEET C2.2

SHEET C2.1

8" SANITARY SEWER

ROAD D (50' R/W)

ROAD C (50' R/W)

STREET LIGHT (TYP.)

5' PUBLIC UTILITY EASEMENT

8" SANITARY SEWER

SANITARY SEWER MANHOLE (TYP.)

ROAD A (50' R/W)

FIRE HYDRANT (TYP.)

SHEET C2.1

SHEET C2.2

SHEET C2.3

BLOW-OFF VALVE AND PLUG

PHASE 2

PHASE 1

For all blowoffs
State whether it is permanent or temporary and callout the size of the blowout which needs to be the same size of the water main according to CORPUD standards.

50 0 25 50 100
SCALE: 1"=50'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The Nau Company
Consulting Civil Engineers
PO Box 810 Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:
DR HORTON - CENTRAL CAROLINA
2000 AERIAL CENTER PARKWAY SUITE 110
MORRISVILLE, NC 27560

REVISIONS

EDGEMONT - PHASE 3
PRELIMINARY SUBDIVISION PLAN

WENDELL, NORTH CAROLINA

UTILITY PLAN

NORTH CAROLINA
SEAL
036865
ENGINEER
JAMES DAVID ARNOLD

PRELIMINARY

04/02/2020

PROJECT NO: ---

DESIGN BY: JDA

DRAWN BY: JDA

SCALE: 1"=50'

DATE: 2020-04-02

SHEET NO: C3.2

50 0 25 50 100

SCALE: 1"=50'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The Nau Company
Consulting Civil Engineers
PO Box 810 Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:
DR HORTON - CENTRAL CAROLINA
2000 AERIAL CENTER PARKWAY, SUITE 110
MORRISVILLE, NC 27560

REVISIONS

EDGEMONT - PHASE 3
PRELIMINARY SUBDIVISION PLAN

WENDELL, NORTH CAROLINA

UTILITY PLAN

PRELIMINARY
NORTH CAROLINA
SEAL
036865
ENGINEER
JAMES DAVID ARNOLD
04/02/2020

PROJECT NO:	---
DESIGN BY:	JDA
DRAWN BY:	JDA
SCALE:	1"=50'
DATE:	2020-04-02
SHEET NO:	C3.3

8" WATERLINE
STREET LIGHT (TYP.)
ROAD A (52' R/W)
5' PUBLIC UTILITY EASEMENT
SHEET C2.3
SHEET C2.4
OPEN SPACE
MAIL KIOSK
FIRE HYDRANT (TYP.)
8" SANITARY SEWER
CONNECTION WITH EXISTING SANITARY SEWER MANHOLE
MATCH LINE
ROAD D (52' R/W)
ROAD E (52' R/W)
SHEET C2.2
SHEET C2.5
50' NEUSE RIVER BUFFER
EDGEMONT ROAD (SR# 2300) (60' PUBLIC R/W)
MATCH LINE

50 0 25 50 100
SCALE: 1"=50'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The Nau Company
Consulting Civil Engineers
PO Box 810 Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:
DR HORTON - CENTRAL CAROLINA
2000 AERIAL CENTER PARKWAY SUITE 110
MORRISVILLE, NC 27560

REVISIONS

EDGEMONT - PHASE 3
PRELIMINARY SUBDIVISION PLAN

WENDELL, NORTH CAROLINA

UTILITY PLAN

NORTH CAROLINA
SEAL
036865
ENGINEER
JAMES DAVID ARNOLD

PRELIMINARY

04/02/2020

PROJECT NO: ---
DESIGN BY: JDA
DRAWN BY: JDA
SCALE: 1"=50'
DATE: 2020-04-02
SHEET NO: **C3.4**

STORMWATER CONTROL MEASURE

PARK OPEN SPACE

MATCH LINE

SHEET C2.1
SHEET C2.5

N/F
EDGEMONT LANDING HOMEOWNERS ASSOCIATES
D.B. 17353, PAGE 331
B.M. 2019, PAGE 130
PIN# 1775.04-50-5175

ROAD A (52' R/W)

FIRE HYDRANT (TYP.)

SHEET C2.1
SHEET C2.2

BLOW-OFF VALVE AND PLUG

PHASE 2
PHASE 1

SHEET C2.2
SHEET C2.5

STREET LIGHT (TYP.)

8" SANITARY SEWER

5' PUBLIC UTILITY EASEMENT

8" WATERLINE

SANITARY SEWER MANHOLE (TYP.)

SHEET C2.5
SHEET C2.4

ROAD E (52' R/W)

ROAD B (52' R/W)

RAVEN PERCH DRIVE (52' R/W)

EX. SAN SEWER MH
RIM=315.36
INV OUT=307.01

CONNECTION WITH EXISTING SANITARY SEWER MANHOLE

CONNECTION WITH EXISTING WATERLINE IN RAVEN PERCH DRIVE

RAVEN PERCH DRIVE

MATCH LINE

50 0 25 50 100

SCALE: 1"=50'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The Nau Company
Consulting Civil Engineers
PO Box 810 Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:
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2000 AERIAL CENTER PARKWAY SUITE 110
MORRISVILLE, NC 27560

REVISIONS

EDGEMONT - PHASE 3
PRELIMINARY SUBDIVISION PLAN

WENDELL, NORTH CAROLINA

UTILITY PLAN

PRELIMINARY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036865 JAMES DAVID ARNOLD

04/02/2020

PROJECT NO:	---
DESIGN BY:	JDA
DRAWN BY:	JDA
SCALE:	1"=50'
DATE:	2020-04-02
SHEET NO:	C3.5