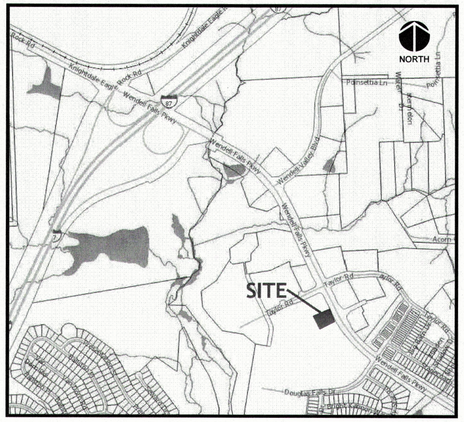
CONSTRUCTION PLANS

FOR

LOT 21 WENDELL FALLS

WENDELL, NORTH CAROLINA

MARCH 29, 2021



VICINITY MAP

NTS

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GENERAL NOTES

1. EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS , INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-632-4949 AND THE TOWN OF WENDELL UTILITIES. THE CONTRACTOR SHALL CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE TOWN OF WENDELL AND WAKE COUNTY STANDARDS AND SPECIFICATIONS.
4. ALL WATER AND SANITARY SEWER INSTALLATION SHALL BE IN CONFORMANCE CITY OF RALEIGH UTILITY DEPARTMENT STANDARDS AND SPECIFICATIONS.
5. SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3720176300J EFFECTIVE 05/02/06.
6. TRASH PICK-UP SHALL BE PRIVATE.
7. ENTRY SIGNS SHALL BE PERMITTED SEPARATELY.
8. ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC EXCEPT PARKING LINES.
9. ELECTRIC TRANSFORMER LOCATION TO BE PROVIDED BY ELECTRIC UTILITY PROVIDER.

PROPERTY OWNER/ DEVELOPER

THE CROWN COMPANIES, LLC.
121 N. CRUTCHFIELD STREET
PO BOX 341
DOBSON, NC 27017
CONTACT: - CARTER KELLER
PHONE: (919) - 776-4641

CE GROUP
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NO.	REVISIONS	DATE
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LOT 21 WENDELL FALLS
CONSTRUCTION PLANS
COVER
2230 TREELIGHT WAY
WENDELL, NORTH CAROLINA

Date:	MARCH 29, 2021
Scale:	N/A
Drawn:	JCM
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Project No.	127-314
Computer Dwg. Name	127-314_cover

Sheet No: 1 Of 15

CALL OR CLICK 811 BEFORE YOU DIG SAFE DIGGING PARTNER

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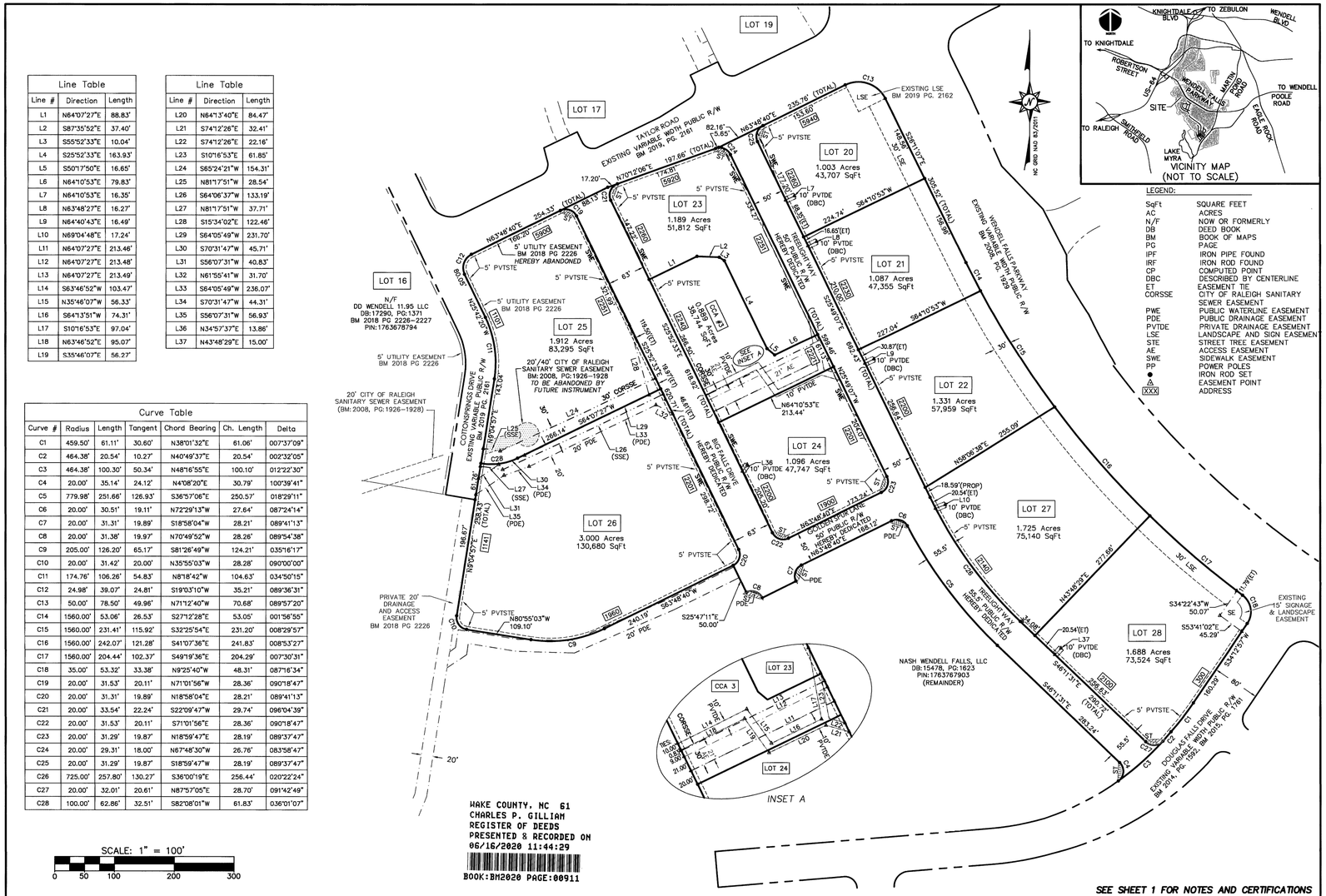
BKBM2020PG00911

Line Table		
Line #	Direction	Length
L1	N64°07'27"E	88.83'
L2	S87°35'52"E	37.40'
L3	S55°52'33"E	10.04'
L4	S25°52'33"E	163.93'
L5	S50°17'50"E	16.65'
L6	N64°10'53"E	79.83'
L7	N64°10'53"E	16.35'
L8	N63°48'27"E	16.27'
L9	N64°40'43"E	16.49'
L10	N69°04'48"E	17.24'
L11	N64°07'27"E	213.46'
L12	N64°07'27"E	213.48'
L13	N64°07'27"E	213.49'
L14	S63°46'52"W	103.47'
L15	N35°46'07"W	56.33'
L16	S64°13'51"W	74.31'
L17	S10°16'53"E	97.04'
L18	N63°46'52"E	95.07'
L19	S35°46'07"E	56.27'

Line Table		
Line #	Direction	Length
L20	N64°13'40"E	84.47'
L21	S74°12'26"E	32.41'
L22	S74°12'26"E	22.16'
L23	S10°16'53"E	61.85'
L24	S65°24'21"W	154.31'
L25	N81°17'51"W	28.54'
L26	S64°06'37"W	133.19'
L27	N81°17'51"W	37.71'
L28	S15°34'02"E	122.46'
L29	S64°05'49"W	231.70'
L30	S70°31'47"W	45.71'
L31	S56°07'31"W	40.83'
L32	N61°55'41"W	31.70'
L33	S64°05'49"W	236.07'
L34	S70°31'47"W	44.31'
L35	S56°07'31"W	56.93'
L36	N34°57'37"E	13.86'
L37	N43°48'29"E	15.00'

Curve Table						
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	459.50'	61.11'	30.60'	N38°01'32"E	61.06'	007°37'09"
C2	464.38'	20.54'	10.27'	N40°49'37"E	20.54'	002°32'05"
C3	464.38'	100.30'	50.34'	N48°16'55"E	100.10'	012°22'30"
C4	20.00'	35.14'	24.12'	N4°08'20"E	30.79'	100°39'41"
C5	779.98'	251.66'	126.93'	S36°57'06"E	250.57'	018°29'11"
C6	20.00'	30.51'	19.11'	N72°29'13"W	27.64'	087°24'14"
C7	20.00'	31.31'	19.89'	S18°58'04"W	28.21'	089°41'13"
C8	20.00'	31.38'	19.97'	N70°49'52"W	28.26'	089°54'38"
C9	205.00'	126.20'	65.17'	S81°26'49"W	124.21'	035°16'17"
C10	20.00'	31.42'	20.00'	N35°55'03"W	28.28'	090°00'00"
C11	174.76'	106.26'	54.83'	N81°8'42"W	104.63'	034°50'15"
C12	24.98'	39.07'	24.81'	S19°03'10"W	35.21'	089°36'31"
C13	50.00'	78.50'	49.96'	N71°12'40"W	70.68'	089°57'20"
C14	1560.00'	53.06'	26.53'	S27°12'28"E	53.05'	001°56'55"
C15	1560.00'	231.41'	115.92'	S32°25'54"E	231.20'	008°29'57"
C16	1560.00'	242.07'	121.28'	S41°07'36"E	241.83'	008°53'27"
C17	1560.00'	204.44'	102.37'	S49°19'36"E	204.29'	007°30'31"
C18	35.00'	53.32'	33.38'	N9°25'40"W	48.31'	087°16'34"
C19	20.00'	31.53'	20.11'	N71°01'56"W	28.36'	090°18'47"
C20	20.00'	31.31'	19.89'	N18°58'04"E	28.21'	089°41'13"
C21	20.00'	33.54'	22.24'	S22°09'47"W	29.74'	096°04'39"
C22	20.00'	31.53'	20.11'	S71°01'56"E	28.36'	090°18'47"
C23	20.00'	31.29'	19.87'	N18°59'47"E	28.19'	089°37'47"
C24	20.00'	29.31'	18.00'	N67°48'30"W	26.76'	083°58'47"
C25	20.00'	31.29'	19.87'	S18°59'47"W	28.19'	089°37'47"
C26	725.00'	257.80'	130.27'	S36°00'19"E	256.44'	020°22'24"
C27	20.00'	32.01'	20.61'	N87°57'05"E	28.70'	091°42'49"
C28	100.00'	62.86'	32.51'	S82°08'01"W	61.83'	036°01'07"



LEGEND:

SqFt	SQUARE FEET
AC	ACRES
N/F	NOW OR FORMERLY
DB	DEED BOOK
BM	BOOK OF MAPS
PG	PAGE
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
CP	COMPUTED POINT
DBC	DESCRIBED BY CENTERLINE
ET	EASEMENT TIE
CORSSE	CITY OF RALEIGH SANITARY SEWER EASEMENT
PWE	PUBLIC WATERLINE EASEMENT
PDE	PUBLIC DRAINAGE EASEMENT
PVTDE	PRIVATE DRAINAGE EASEMENT
LSE	LANDSCAPE AND SIGN EASEMENT
STE	STREET TREE EASEMENT
AE	ACCESS EASEMENT
SWE	SIDEWALK EASEMENT
PP	POWER POLES
●	IRON ROD SET
△	EASEMENT POINT
XXX	ADDRESS

WAKE COUNTY, NC 61
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/16/2020 11:44:29
BOOK:BM2020 PAGE:00911

SEE SHEET 1 FOR NOTES AND CERTIFICATIONS

DATE	REVISION	INITIAL

McKIM&CREED
1730 Varsity Drive Suite 500
Raleigh, North Carolina 27606
Phone: (919)233-8091, Fax: (919)233-8031
NC FIRM # F-1222
Internet Site: http://www.mckimcreed.com

DATE: 06/16/20

SUBDIVISION, EASEMENT, AND RIGHT-OF-WAY DEDICATION PLAT
OF
WENDELL FALLS TREELIGHT LOTS 20-28
FOR
NASH WENDELL FALLS, LLC
DATE: March 10, 2020 SCALE: 1" = 100'
MARKS CREEK TOWNSHIP WAKE COUNTY NORTH CAROLINA

PROJECT # : 2735-0259
PROJ. SVYR : DSC
DRAWN BY : DSC
FIELD BK. :
COMP. FILE : VB101-27350259.dwg
SHEET # : 2 OF 2

DWG. # :

DATE
REVISIONS
NO.

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LOT 21 WENDELL FALLS
CONSTRUCTION PLANS
BOUNDARY MAP
2230 TREELIGHT WAY
WENDELL, NORTH CAROLINA

Date: MARCH 29, 2021
Scale: N/A
Drawn: JCM
Checked: JRF
Project No. 127-314
Computer Dwg. Name 127-314_boundary map

Sheet No: 1A Of 15

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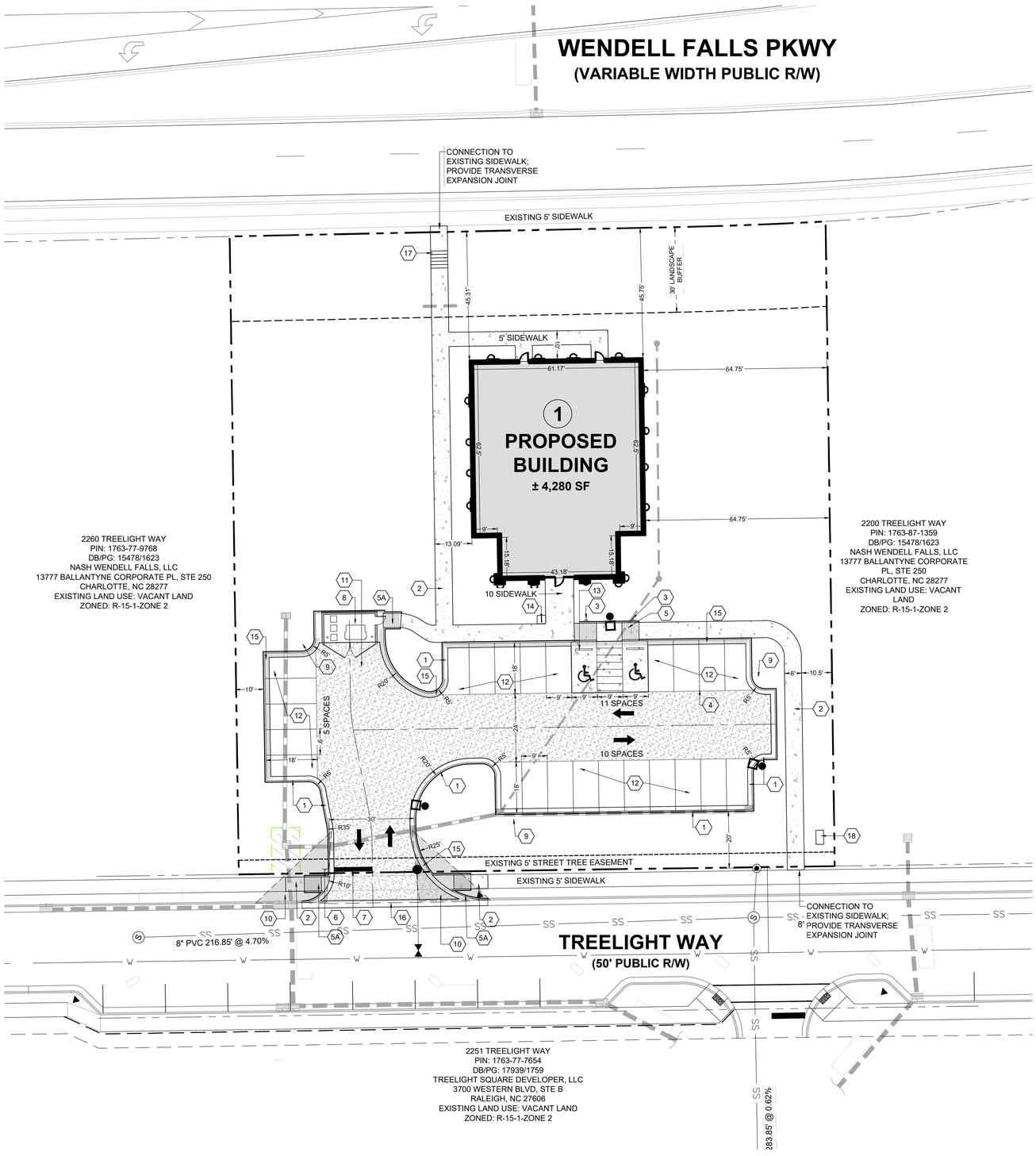

SITE NOTE LEGEND

1. 24" CURB AND GUTTER
2. 6' CONCRETE SIDEWALK UNLESS OTHERWISE SHOWN OR NOTED
3. R7-8 HC SIGN IN ACCORDANCE WITH ADA REQUIREMENTS
4. 4" WIDE WHITE PAINT PARKING STRIPING
5. ADA ACCESSIBLE RAMP (TYPE R-2)
5A. ADA ACCESSIBLE RAMP (TYPE N-1)
6. R-1 STOP SIGN - PER MUTCD STANDARD
7. STOP BAR - PER MUTCD STANDARD
8. DUMPSTER / RECYCLING ENCLOSURE
9. LIGHT POLE
10. 25' X 25' SIGHT TRIANGLE
11. HEAVY DUTY ASPHALT
12. STANDARD DUTY ASPHALT
13. CONCRETE WHEEL STOP
14. BICYCLE RACK
15. 24" SPILL CURB
16. 30" VALLEY CURB
17. CONCRETE STEPS WITH HANDRAILS (SEE DETAIL SHEET 13)
18. PRELIMINARY TRANSFORMER LOCATION (SEE SHEET 7 "UTILITY PLAN")

SITE DATA

OWNER/ DEVELOPER INFORMATION	CROWN/ WF PARTNERS LLC. 121 N. CRUTCHFIELD ST./ PO BOX 341 DOBSON, NC 27017
PIN	1763-87-0650
ZONING	PUD-15-1 ZONE 2
EXISTING LAND USE	VACANT
PROPOSED LAND USE	DENTAL OFFICE
GROSS SITE AREA	1.09 AC
DEED BOOK/PAGE	15478/1623
MAP BOOK/ PAGE	1763/02
PARKING	
REQUIRED	9 - 13 SPACES (2-3 PER 1,000 SF)
PROVIDED	26 SPACES (2 VAN ACCESSIBLE SPACE)
BIKE REQUIRED	1 RACK
BIKE PROVIDED	1 RACK
BUILDING SF	± 4,280 SF
IMPERVIOUS AREA	
EXISTING	0 S.F. / 0 AC
PROPOSED	± 18,193 S.F. / 0.41 AC
FUTURE	± 9,338 S.F. / 0.21 AC
PERCENTAGE (PROPOSED)	37.6% (0.41 AC/ 1.09 AC)
PERCENTAGE (MAXIMUM)	56.8% (0.62 AC/ 1.09 AC)
WATER	CITY OF RALEIGH
SEWER	CITY OF RALEIGH

Commercial Building Dimensional Standards by Zoning District

	Zone 2 & 3	Zone 1 & 5
Lot Width *(Minimum)*	32 ft	25 ft
Lot Depth *(Minimum)*	none	none
Front Setback *(Minimum)*	0 ft	0 ft
Front Setback *(Maximum)*	none	none
Front Yard Encroachment *(a)*	8 ft	8 ft
Side Setback *(Minimum)*	0 ft within development, otherwise 5 ft	0 ft within development , otherwise 5 ft
Rear Setback *(Minimum)*	0 ft	0 ft
Rear Setback from Rear Lane/Alley *(Minimum)*	0 ft	0 ft
Accessory Structure Side/Rear Setback *(Minimum)*	Zone 2: 0 ft Zone 3: 3 ft	0 ft
Maximum Height	Zone 2: 5 stories Zone 3: 3 Stories	160'
Minimum Height	none	none

Notes:

(a) Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback. Upper story balconies may encroach into the right-of-way (over the sidewalk only) with permission from the Administrator.

SITE NOTES

1. DIRECTIONAL ARROWS SHOWN FOR INFORMATIONAL PURPOSES ONLY; NOT TO BE INSTALLED.

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NORTH

20' 0 20' 40'

SCALE: 1" = 20'

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LOT 21 WENDELL FALLS
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SITE PLAN
2230 TREELIGHT WAY
WENDELL, NORTH CAROLINA

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Project No. 127-314
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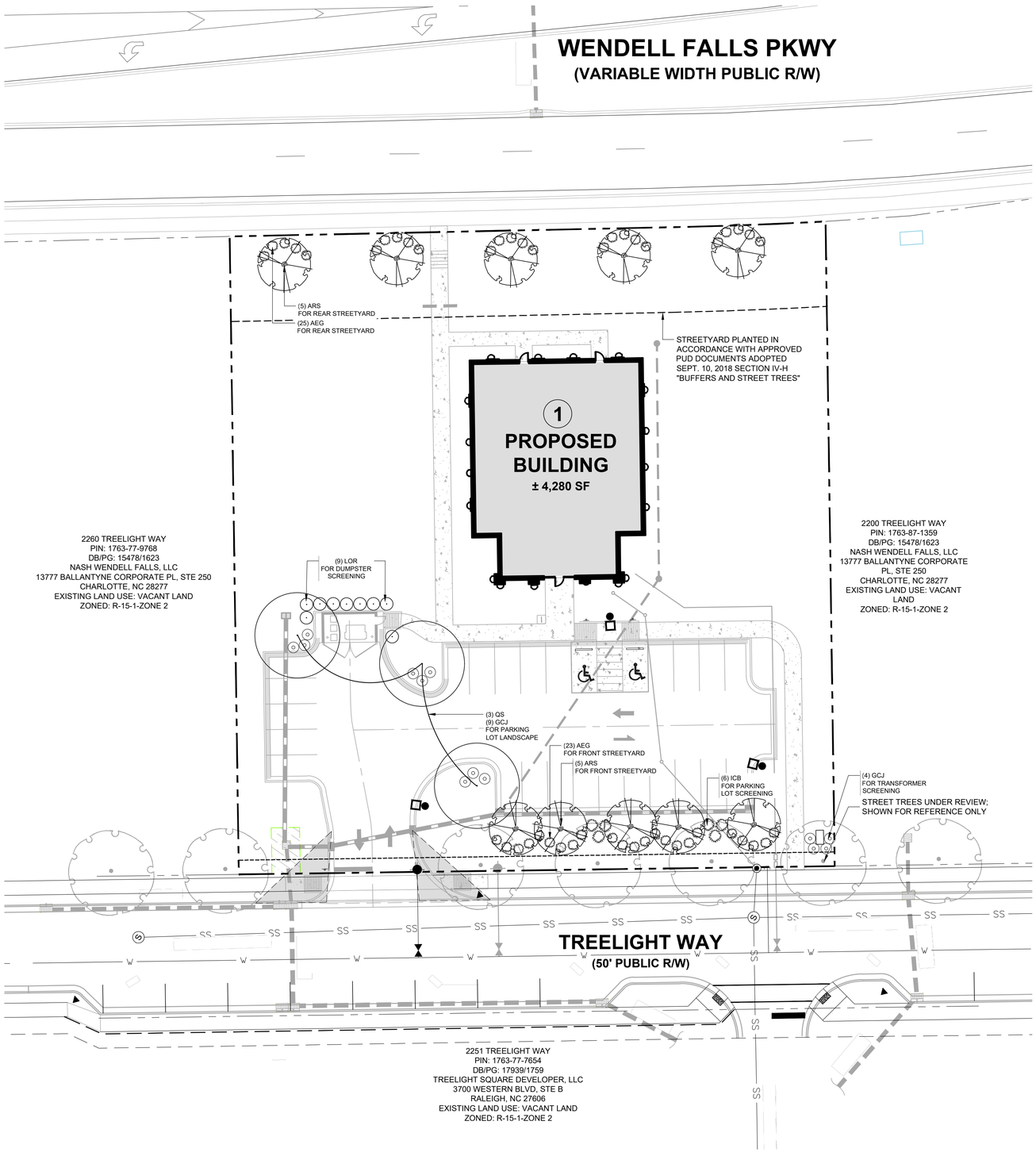
Sheet No: 3 Of 15



PLANT SCHEDULE

SYM.	QTY. PROVIDED	BOTANICAL NAME	COMMON NAME	CAL.	HT.	ROOT	REMARKS
CANOPY TREES							
ARS	10	Acer rubrum 'Sun Valley'	Sun Valley Maple	2"	8' min.	B & B	-
QS	3	Quercus 'shumardii'	Shumard Oak	2"	8' min.	B & B	-
SHRUBS							
AEG	48	Abelia x 'Edward Goucher'	Edward Goucher Abelia		24"	CONT.	FULL TO MATCH
GCJ	13	Gardenia jasminoides 'Crown Jewel'	Gardenia 'Crown Jewel'		24"	CONT.	FULL TO MATCH
ICB	6	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly		24"	CONT.	FULL TO MATCH
LOR	9	Loropetalum chinense 'Ruby'	Loropetalum 'Ruby'		24"	CONT.	FULL TO MATCH

NOTES:
1) ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDED A RAN SENSOR.
2) ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.
3) NO PLANT MATERIAL GREATER THAN 12 INCHES IN HEIGHT SHALL BE LOCATED WITHIN TWO FEET FROM CURB OR OTHER PROTECTIVE BARRIER.
4) ANY VEGETATIVE SCREEN OR ENCLOSURE SUCH AS TRASH COLLECTION OR TRASH COMPACTION SHALL BE MAINTAINED AT A HEIGHT OF 36 INCHES WITHIN TWO YEARS OF PLANTING.

PLANTING REQUIREMENTS (TOWN OF WENDELL UDO CHAPTER 8)

STREETYARD (TOWN OF WENDELL UDO CHAPTER 8.9):

2 CANOPY TREES OR 4 UNDERSTORY TREES AND 8 SHRUBS (5 - 7 GAL.) PER 100 LF OR A COMBINATION THEREOF TO INCLUDE A MINIMUM OF 50% EVERGREENS.

210 LF OF FRONT STREETYARD = 5 CANOPY TREES OR 9 UNDERSTORY TREES AND 17 SHRUBS

210 LF OF REAR STREETYARD = 5 CANOPY TREES OR 9 UNDERSTORY TREES AND 17 SHRUBS

PARKING LOT SCREENING (TOWN OF WENDELL UDO CHAPTER 8.10):

SEMI-OPAQUE SCREEN FROM THE GROUND TO AT LEAST A HEIGHT OF 3.5 FEET FOR SCREENING OF CAR LIGHTS AND GLARE (MINIMUM WIDTH: TEN FEET).

THIS SHALL ONLY BE REQUIRED ALONG THE PARKING AREA THAT FRONTS THE PUBLIC RIGHT-OF-WAY OR ANY SIDE OF A PARKING LOT THAT IS NOT PROTECTED BY A TYPE C BUFFER YARD.

ANY DUMPSTER AREAS SHALL BE SCREENED FROM VIEW FROM ANY STREET RIGHT-OF-WAY. THESE AREAS SHALL INCLUDE ADJACENT PLANTING ISLANDS AND SHALL BE LANDSCAPED WITH AN EVERGREEN SCREEN AND FULLY ENCLOSED IN A FENCE OR WALL OF AT LEAST SIX FEET IN HEIGHT.

PARKING LOT LANDSCAPING (TOWN OF WENDELL UDO CHAPTER 8.11):

TREES: ONE CANOPY TREE PER 12 PARKING SPACES.
SHRUBS: FOUR PER 12 PARKING SPACES.

26 PARKING SPACES = 3 CANOPY TREES AND 9 SHRUBS

PLANTINGS SHALL BE IN A PLANTING AREA WITHIN THE PARKING LOT MEASURING AT LEAST 300 SQUARE FEET AND PROTECTED BY CURBS OR WHEEL STOPS. PLANTING AREAS MAY HAVE NO BARE SOIL.

CANOPY TREES SHALL BE PLANTED IN A MANNER THAT PROVIDES SHADE FOR THE ENTIRE PARKING AREA AT MATURITY. NO PARKING SPACE SHALL BE MORE THAN 60 FEET FROM THE BASE OF A CANOPY TREE (PARKING LOTS USING BIORETENTION AREAS, AS OUTLINED IN THE SECTION BELOW, ARE EXEMPT FROM THIS REQUIREMENT). THE USE OF EXISTING VEGETATION TO SATISFY THIS REQUIREMENT IS ENCOURAGED.

NORTH

20' 0 20' 40'

SCALE: 1" = 20'

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Sheet No: 9 Of 15