PROGRESS PLOT DATE: 02-18-2022

WENDELL - LAKE MYRA- ELLIS

MAJOR SUBDIVISION - PRELIMINARY PLAN

SITE INFORMATION:

LOCATION:	1001 SELEY FARM RD WENDELL, NC 27591
COUNTY:	WAKE
PARENT PIN:	1762787911
DB/PG:	DB 015836 / PG 01757
ZONING:	CD-R7
ACREAGE:	76.08 AC
LAND CLASS:	RESIDENTIAL

MINIMUM BUILDING SETBACKS:	SF	TH
FRONT YARD:	20'	20'
SIDE YARD:	3'	0'
REAR YARD:	25'	15'
CORNER YARD:	10'	5'
GARAGE:	20'	20'

RIGHT OF WAY & OTHER AREAS:	
NATURAL WETLANDS:	45,207 SF (1.04 AC)

LOT ACREAGE:	
TOTAL NUMBER PROPOSED LOTS:	330
MAXIMUM ALLOWED DENSITY:	7.26 DU/AC
PROPOSED DENSITY:	4.36 DU/AC
MINIMUM ALLOWED LOT SIZE:	3,500 SF
MINIMUM PROPOSED LOT SIZE:	1,800 SF
MAXIMUM PROPOSED LOT SIZE:	13,609 SF
AVERAGE PROPOSED LOT SIZE:	3,950 SF
MINIMUM ALLOWABLE LOT WIDTH:	24' (SFD) 16' (TH)
MINIMUM PROPOSED LOT WIDTH:	20' (TH)

LOT TYPE BREAKDOWN:	
SINGLE FAMILY 50' WIDTH:	79 LOTS
SINGLE FAMILY 40' WIDTH:	120 LOTS
TOWNHOME 20' WIDTH:	131 LOTS

OPEN SPACE BREAKDOWN:	
PROPERTY BOUNDARY:	3,314,066 SF (76.08 AC)
SINGLE FAMILY:	1,750 SF/UNIT
TOWNHOMES:	1,000 SF/UNIT

PHASE 1:

TOTAL SINGLE FAMILY (114 LOTS):	199,500 SF (4.58 AC)
TOTAL TOWNHOMES (131 LOTS):	131,000 SF (3.01 AC)
TOTAL OPEN SPACE REQUIRED:	330,500 SF (7.59 AC)
IMPROVED OPEN SPACE REQUIRED (330,500 SF X 25%):	82,625 SF (1.9 AC)
IMPROVED OPEN SPACE PROVIDED:	83,275 SF (1.91 AC)
CLUBHOUSE:	1,500 SF (0.03 AC)
POOL:	7,028 SF (0.16 AC)
TRAILS:	18,676 SF (0.43 AC)
POCKET PARKS:	3,208 SF (0.07 AC)
PLAYGROUNDS:	2,975 SF (0.07 AC)
PARK:	49,613 SF (1.14 AC)
PASSIVE OPEN SPACE WITHIN ENVIRONMENTAL AREAS:	347,369 SF (7.98 AC)
PASSIVE OPEN SPACE OUTSIDE OF ENVIRONMENTAL AREAS:	248,869 SF (5.71 AC)
TOTAL OPEN SPACE PROVIDED :	698,364 SF (16.03 AC)

8

PHASE 2:

TOTAL SINGLE FAMILY (85 LOTS):	148,750 SF (3.41 AC)
TOTAL OPEN SPACE REQUIRED:	148,750 SF (3.41 AC)
IMPROVED OPEN SPACE REQUIRED (148,750 SF X 25%):	37,188 SF (0.85 AC)
IMPROVED OPEN SPACE PROVIDED:	55,413 SF (1.27 AC)
GAZEBO:	288 SF (0.006 AC)
TRAILS:	20,030 SF (0.48 AC)
DOG PARK:	15,486 SF (0.36 AC)
PARK:	18,609 SF (0.43 AC)
PASSIVE OPEN SPACE WITHIN ENVIRONMENTAL AREAS:	53,886 SF (1.24 AC)
PASSIVE OPEN SPACE OUTSIDE OF ENVIRONMENTAL AREAS:	237,270 SF (5.45 AC)
TOTAL OPEN SPACE PROVIDED :	346,569 SF (7.96 AC)

8

IMPERVIOUS AREAS:	
ROADWAYS / PARKING:	326,602 SF (7.48 AC)
SIDEWALKS:	117,766 SF (2.70 AC)
40' LOTS (2,750 SF):	330,000 SF (7.58 AC)
50' LOTS (3,750 SF):	296,250 SF (6.80 AC)
TOWNHOMES (1,800 SF):	235,800 SF (5.41 AC)
TOTAL ON-SITE IMPERVIOUS AREA:	1,306,418 SF (29.99 AC)
TOTAL ON-SITE IMPERVIOUS PERCENT:	39.41%

UTILITY DEMANDS:	
SEWAGE USAGE:	118,800 GPD 3 BED X 120 GPD/BED X 330 UNITS
WATER USAGE:	118,800 GPD 3 BED X 120 GPD/BED X 330 UNITS

DISTURBED AREA:	
TOTAL DISTURBED AREA:	2,655,854 SF (60.97 AC)

STREET TYPE SUMMARY:	
52' ROW SECTION:	11,988 LF

VICINITY MAP

CONDITIONS OF PRELIMINARY SUBDIVISION APPROVAL :

1. A DOWNSTREAM SEWER CAPACITY STUDY IS REQUIRED WITH SUBMITTAL OF 1ST CONSTRUCTION DRAWING REVIEW. NAMELY THIS INCLUDES THE CONNECTION TO MARKS CREEK INTERCEPTOR & ANALYSIS OF THE WENDELL FALLS PUMP STATION. ENGINEER TO COORDINATE WITH RW.
2. OFFSITE CORSSE DEDICATION MUST BE RECORDED BY DEED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
3. APPROVAL LETTER (OR EMAIL) FROM DUKE ENERGY FOR ALL UTILITY ENCROACHMENTS ACROSS EXIST POWER EASEMENT IS REQUIRED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
4. CONSTRUCTION DRAWING APPROVAL (FOR PUBLIC WATER & SEWER PERMITS) IS REQUIRED PRIOR TO PLAT REDECORATION.
5. PLAT REDECORATION (FOR SUBDIVISION & EASEMENT DEDICATION) IS REQUIRED PRIOR TO ISSUANCE OF 1ST UC / BLDG PERMIT.
6. ACCEPTANCE OF UTILITIES BY CITY FOR MAINTENANCE IS REQUIRED PRIOR TO RELEASE OF 1ST CO.
7. THIS SITE MUST BE ANNEXED INTO THE TOWN'S ETJ AS PART OF THE DEVELOPMENT PROCESS IN ORDER TO EXTEND OR CONNECT TO RALEIGH'S UTILITY SYSTEM.

PERMIT INFORMATION:

(PERMITTING AUTHORITY, PERMIT IDENTIFIERS, & EFFECTIVE DATES)

TOWN OF WENDELL PLANNING AND ZONING:	
- EFFECTIVE DATE OF ZONING APPROVAL:	XX-XX-2020
- EFFECTIVE DATE OF MASTER PLAN APPROVAL:	XX-XX-2020

WAKE COUNTY ENVIRONMENTAL:	
-LAND DISTURBANCE PERMIT:	SEC-XXXXXX-XXXX
-STORMWATER PERMIT:	SWF-XXXXXX-XXXX

NCDWR/CITY OF RALEIGH PUBLIC UTILITIES:	
-WATER EXTENSION PERMIT:	W-XXXX
-SEWER EXTENSION PERMIT:	S-XXXX

NC DEPT. OF TRANSPORTATION:	
-DRIVEWAY PERMIT:	D51-XXX-XXXX (DATE: XX-XX-XXXX)
-2 PARTY ENCROACHMENT AGMT:	E51-XXX-XXXX (DATE: XX-XX-XXXX)
-3 PARTY ENCROACHMENT AGMT:	E51-XXX-XXXX (DATE: XX-XX-XXXX)

U.S. ARMY CORPS OF ENGINEERS:	
-IMPACT PERMIT:	SAW XXXX-XXXXXXX

NC DIVISION OF WATER QUALITY:	
-BUFFER IMPACT AUTHORIZATION:	DWR XXXXX

OWNER:

ELLIS DEVELOPMENTS NC, LLC
C/O STRONG ROCK DEVELOPMENT COMPANY
8362 SIX FORKS RD.
SUITE 104RALEIGH, NC 27615
919-770-4174 (P)
CONTACT: JOSH LAMBERT
josh@strongrockdev.com

SURVEYOR:

TAYLOR LAND CONSULTANTS
5448 APEX PEAKWAY
APEX, NC 27502
919-801-1104 (O)
919-337-7998 (M)
CONTACT: JEREMY TAYLOR, PLS
jeremy@taylorlc.com

ENVIRONMENTAL:

SAGE ECOLOGICAL SERVICES
3707 SWIFT DRIVE
RALEIGH, NORTH CAROLINA, 27606
919-559-1537
CONTACT: SEAN CLARK
sclark@sageecological.com

CIVIL ENGINEERING:

STRONG ROCK ENGINEERING GROUP, PLLC
PO BOX 55992
RALEIGH, NC 27624
COMPANY LICENSE #: P-2166
CONTACT: JOSH LAMBERT, PE
984-200-1932 (O)
josh@strongrockgroup.com

UTILITY AGENCIES:

WATER & SEWER	NCDENR-DWQ 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 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:	STORMWATER
TOWN OF WENDELL PLANNING DEPT. 15 EAST FOURTH ST. WENDELL, NC 27591 919-365-4448 CONTACT: MR. BRYAN COATES	WAKE COUNTY STORMWATER 336 FAYETTEVILLE ST RALEIGH, NC 27602 919-796-8769 CONTACT: MS. KARYN PAGEAU
EROSION CONTROL: WAKE COUNTY EROSION CONTROL 336 FAYETTEVILLE ST. RALEIGH, NC 27602 919-796-8769 CONTACT: MS. KARYN PAGEAU	US POSTAL SERVICE: CONTACT: MS. SAN MATTHEWS 919-420-5183
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	

SHEET INDEX

C-0.0	COVER SHEET
C-1.0	CIVIL NOTES
C-2.0	EXISTING CONDITIONS PLAN
C-3.0	OVERALL PHASING PLAN
C-4.0	OVERALL SITE LAYOUT
C-4.1	PARTIAL SITE LAYOUT I
C-4.2	PARTIAL SITE LAYOUT II
C-4.3	PARTIAL SITE LAYOUT III
C-5.0	OVERALL UTILITY LAYOUT
C-5.1	PARTIAL UTILITY LAYOUT I
C-5.2	PARTIAL UTILITY LAYOUT II
C-5.3	PARTIAL UTILITY LAYOUT III
C-6.0	OFF-SITE FORCE MAIN PLAN
D-1.0	SITE AND STREET DETAILS
L-1.0	OVERALL LANDSCAPE PLAN
E-1.0	VEHICLE INGRESS TO THE PUMP STATION SITE

ZONING CONDITIONS:

1. ON-STREET PARKING SHALL ONLY BE PERMITTED WITHIN MARKED SPACES, AS NOTED IN THE MASTER PLAN. SIGNAGE STATING THIS REQUIREMENT SHALL BE PROVIDED ALONG ALL ENTRANCES OF THE DEVELOPMENT.
2. 8 ALL DWELLINGS SHALL HAVE EXTERIOR SIDING MATERIALS CONSISTING OF BRICK, STONE VENEER, FIBER CEMENT, ENGINEERED WOOD, OR MINERAL COMPOSITE. VINYL TRIM MAY BE USED. A MINIMUM OF TWO DECORATIVE STYLES SHALL BE USED ON THE FRONT FACADE, INCLUDING BUT NOT LIMITED TO HORIZONTAL LAP, SHAKE, BOARD AND BATTEN, AND STONE/BRICK VENEER. VINYL SIDING IS NOT PERMITTED.
3. ALL SINGLE FAMILY DWELLINGS SHALL HAVE A TWO-CAR GARAGE. IF THE GARAGE IS FRONT LOADED, IT SHALL NOT EXTEND PAST THE MAIN BUILDING WALL MORE THAN 8 FEET.
4. 8 GARAGE DOORS WILL HAVE WINDOWS OR CARRIAGE HARDWARE.
5. 8 IN ORDER TO PROMOTE VARIATION IN HOME APPEARANCE, NO SINGLE-FAMILY FRONT ELEVATION SHALL BE CONSTRUCTED ADJACENT OR ACROSS FROM AN IDENTICAL ELEVATION. FOR CORNER LOTS, THIS SHALL APPLY TO THE LOTS DIAGONALLY ACROSS THE INTERSECTION.
6. 8 TOWNHOME BUILDINGS SHALL CONTAIN AT LEAST ONE ROOFLINE BREAK WITH AT LEAST A 2 FOOT OFFSET.
7. GATEWAY BUFFER YARD WILL CONSIST OF A 10' STREETSCAPE BUFFER WITH TYPE A BUFFERYARD PLANTINGS, A BERM, AND DECORATIVE FENCING.
8. THE MINIMUM HEATED SQUARE FOOTAGE OF EACH 40' SINGLE-FAMILY LOT HOME SHALL BE 1600 SQUARE FEET.
9. THE MINIMUM HEATED SQUARE FOOTAGE OF EACH 50' SINGLE-FAMILY LOT HOME SHALL BE 1800 SQUARE FEET.
10. THE MINIMUM HEATED SQUARE FOOTAGE OF EACH TOWNHOME SHALL BE 1250 SQUARE FEET.
11. 8 ALL SINGLE-FAMILY HOMES WILL HAVE A MINIMUM TWO-CAR GARAGE. ALL TOWNHOMES WILL HAVE A MINIMUM OF ONE-CAR GARAGE.
12. 8 FRONT YARDS SHALL BE SODDED TO THE FRONT CORNERS OF THE HOUSE. STREET FACING SIDE YARDS WILL SODDED TO THE REAR CORNERS OF THE HOUSE.
13. 8 AMENITIES WILL INCLUDE, BUT ARE NOT LIMITED TO POOL, CLUBHOUSE, PARKS, TRAILS, PLAYGROUNDS, DOG PARK & GAZEBO. ALL OPEN SPACE AND AMENITIES WILL BE MAINTAINED BY THE HOA.
14. A MINIMUM OF 8" ROOF OVERHANG SHALL BE PROVIDED ALONG THE FRONT AND BACK OF EACH DWELLING UNIT.
15. 8 A 20' FOOT UNDISTURBED BUFFER WILL BE MAINTAINED AROUND THE DEVELOPMENT. WHERE EXISTING PLANTS DO NOT MEET THE REQUIREMENTS OF THE UDO, PLANTINGS WILL BE SUPPLEMENTED TO MEET THE REQUIREMENT OF A TYPE B BUFFER.
16. 8 ADJACENT TO ALL EXISTING SINGLE-FAMILY LOTS, A 6-FOOT TALL PRIVACY FENCE SHALL BE INSTALLED AT THE DEVELOPER'S EXPENSE AND MAINTAINED IN PERPETUITY BY THE HOA. THE BUFFER SHALL BE ON THE SIDE OF THE FENCE FACING THE EXISTING HOMES.
17. 8 ALL SINGLE-FAMILY DWELLINGS SHALL HAVE A 12" MINIMUM EXPOSED FOUNDATION WHICH SHALL BE WRAPPED IN BRICK OR STONE VENEER ON THE FRONT AND SIDES.
18. ALL TOWNHOME END UNITS SHALL HAVE AT LEAST ONE WINDOW PER FLOOR.
19. THE HOA WILL BE RESPONSIBLE FOR THE TOWNHOMES' ROOF, EXTERIOR MAINTENANCE, YARD MAINTENANCE, AND TERMITE CONTROL.

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY
1.	TRC COMMENTS	09-30-2021	TRC
2.	TRC COMMENTS	12-01-2021	TRC
3.	TRC COMMENTS	01-12-2022	TRC
4.	TRC COMMENTS	01-14-2022	TRC
5.	TRC COMMENTS	10-18-2021	TRC
6.	TRC COMMENTS	12-06-2021	TRC
7.	TRC COMMENTS	01-17-2022	TRC
8.	TRC COMMENTS	02-18-2022	TRC

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
6801 FALLS OF NEUSE RD. SUITE 108 RALEIGH, NC 27615 | JOSH@STRONGROCKENGINEERING.COM

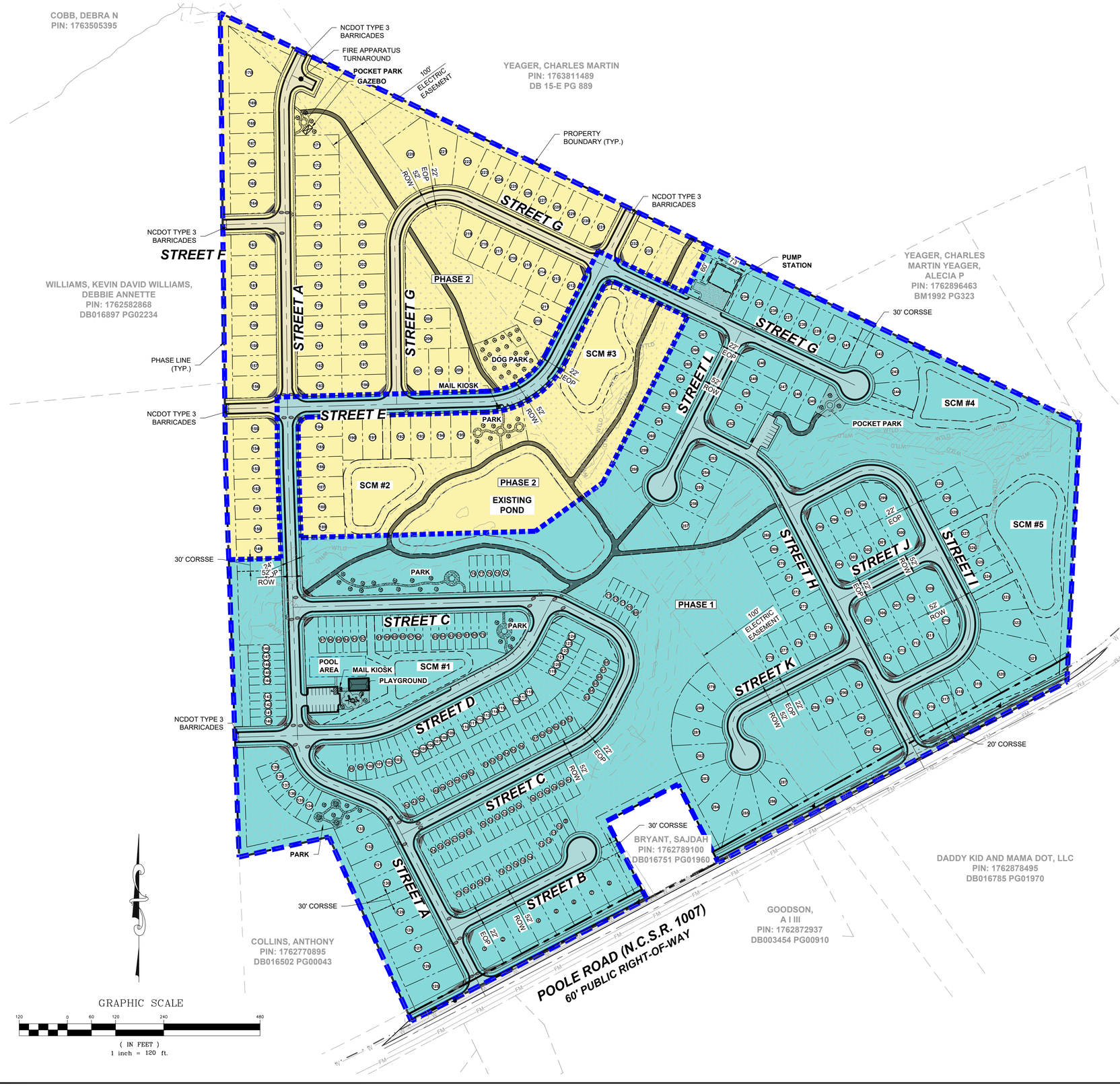
STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	RLB
DRAWN BY	SRG
CHECKED BY	JWL

WENDELL - LAKE MYRA- ELLIS
TOWN OF WENDELL, WAKE COUNTY, NORTH CAROLINA.
PRELIMINARY PLAN

COVER SHEET

DRAWING SHEET
C-0.0

01 OF 16



GENERAL NOTES:

1. SEE GENERAL CIVIL NOTES ON SHEET C-1.0.
2. STREETS SHALL BE PUBLIC RIGHT OF WAY; ALLEYS SHALL BE PRIVATE.
3. THIS SITE IN NOT LOCATED IN A FLOOD HAZARD ZONE PER FEMA MAP.
4. ALL DIMENSIONS ARE IN FEET AND TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE BEFORE WORKING IN THESE AREAS.
7. 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.
8. 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.
9. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
10. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AID 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.
11. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
12. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
13. ENTRY SIGNS SHALL BE LOCATED IN A DEDICATED EASEMENT. SIGN MUST REMAIN OUT OF SIGHT TRIANGLES AS SHOWN ON PLANS.
14. 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 MIN 48 HOURS BEFORE A STREET IS TO BE PAVED OR RESURFACED.
15. COMMON OPEN SPACE SHALL BE OWNED & MAINTAINED BY HOMEOWNERS ASSOCIATION.
16. ANY SPECIALITY STREET SIGNS INCLUDING POSTS SHALL BE SUBMITTED TO TIE TOWN OF WENDELL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
17. ALL PUBLIC AND PRIVATE EASEMENTS SHALL BE RECORDED AS PART OF TIE FINAL PLAT OF THE SUBDIVISION. EASEMENTS BASED OF CENTER OF UTILITY OR PIPE SHALL BE PER AS-BUILT LOCATIONS.
18. 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 HOMEOWNERS ASSOCIATION OF THE NEIGHBORHOOD.
19. SIGN PERMITS SHALL BE REQUIRED FOR ANY SIGNAGE IN THE TOWN OF WENDELL. PERMITS WILL BE REQUIRED PRIOR TO FABRICATION OR INSTALLATION OF SIGNS. SIGN PERMITTING IS A SEPARATE SUBMITTAL, REVIEW AND APPROVAL PROCESS.
20. AN EROSION CONTROL PERMIT IS REQUIRED FROM WAKE COUNTY ENVIRONMENTAL SERVICES PRIOR TO ANY GRADING ON THIS SITE. GRADING CONTRACTOR SHALL CONTACT WAKE COUNTY FOR FINAL VERIFICATION OF ON-SITE EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION.
21. NO REVISIONS MAY BE MADE WITHOUT PERMISSION FROM THE PERMIT ISSUING AUTHORITY.
22. ALL LANDSCAPING SHOULD BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TOWN OF WENDELL'S STANDARDS.
23. DO NOT SCALE DRAWINGS. DIGITAL INFORMATION SHALL BE PROVIDED FOR CONSTRUCTION.

LEGEND:

- PHASE 1
- PHASE 2

No.	REVISIONS	DATE	BY
1	TRC COMMENTS	04-12-2021	TRC
2	TRC COMMENTS	06-08-2021	TRC
3	TRC COMMENTS	07-12-2022	TRC
4	TRC COMMENTS	09-07-2022	TRC
5	TRC COMMENTS	10-18-2021	TRC
6	TRC COMMENTS	12-06-2021	TRC
7	TRC COMMENTS	01-17-2022	TRC
8	TRC COMMENTS	02-18-2022	TRC

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
6801 FALLS OF NEUSE RD. SUITE 108 RALEIGH, NC 27615 | JOSH@STRONGROCKENGINEERING.COM

STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	RLB
DRAWN BY	SRG
CHECKED BY	JWL

WENDELL - LAKE MYRA- ELLIS
TOWN OF WENDELL, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY PLAN

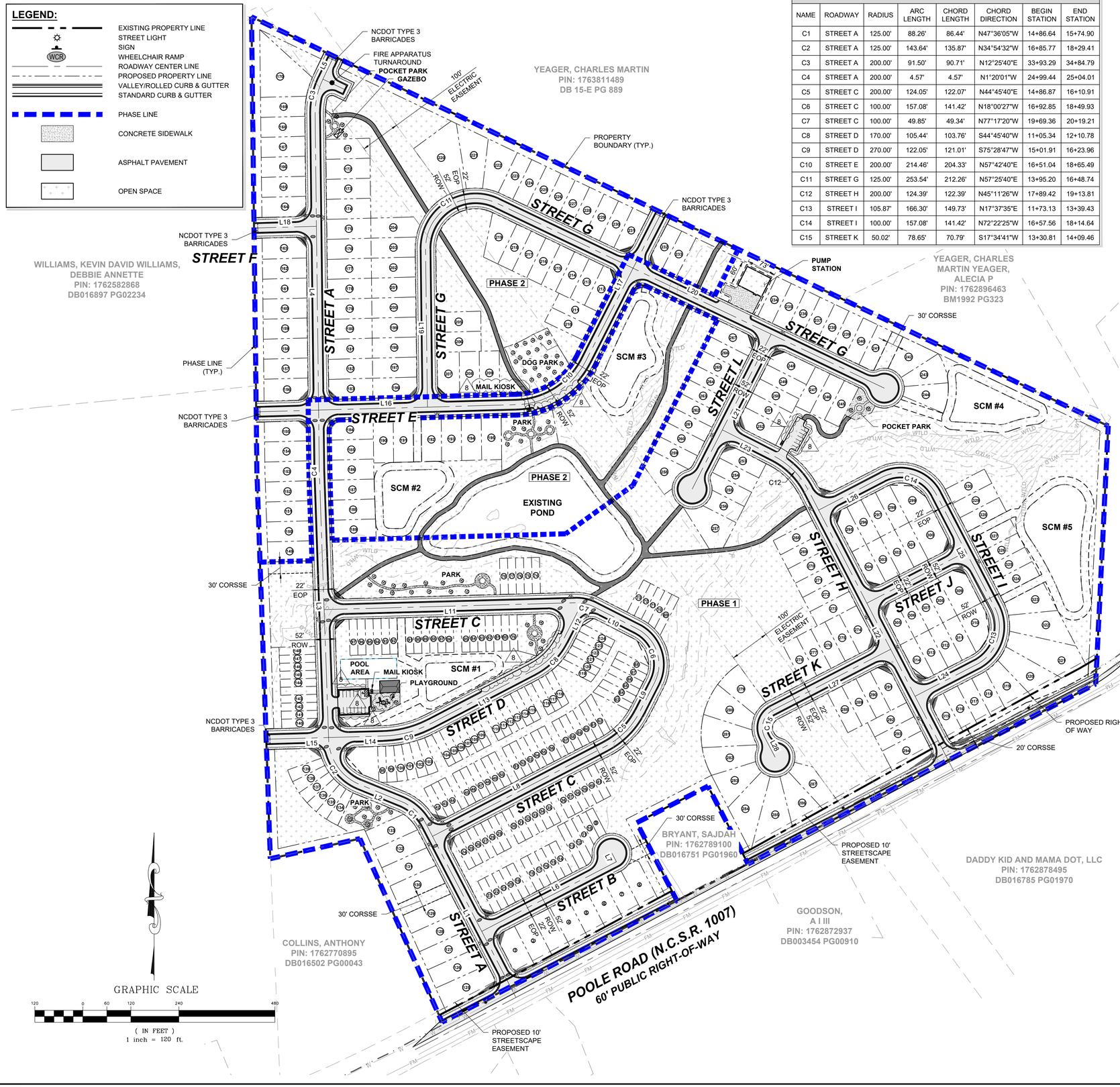
OVERALL PHASING PLAN

DRAWING SHEET
C-3.0

04 OF 16

LEGEND:

- EXISTING PROPERTY LINE
- STREET LIGHT
- SIGN
- WHEELCHAIR RAMP
- ROADWAY CENTER LINE
- PROPOSED PROPERTY LINE
- VALLEY/ROLLED CURB & GUTTER
- STANDARD CURB & GUTTER
- PHASE LINE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- OPEN SPACE



CURVE TABLE

NAME	ROADWAY	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION	BEGIN STATION	END STATION
C1	STREET A	125.00'	88.26'	86.44'	N47°36'05"W	14+86.64	15+74.90
C2	STREET A	125.00'	143.64'	135.87'	N34°54'32"W	16+85.77	18+29.41
C3	STREET A	200.00'	91.50'	90.71'	N12°25'40"E	33+93.29	34+84.79
C4	STREET A	200.00'	4.57'	4.57'	N1°20'01"W	24+99.44	25+04.01
C5	STREET C	200.00'	124.05'	122.07'	N44°45'40"E	14+86.87	16+10.91
C6	STREET C	100.00'	157.08'	141.42'	N18°00'27"W	16+92.85	18+49.93
C7	STREET C	100.00'	49.85'	49.34'	N77°17'20"W	19+69.36	20+19.21
C8	STREET D	170.00'	105.44'	103.76'	S44°45'40"W	11+05.34	12+10.78
C9	STREET D	270.00'	122.05'	121.01'	S75°28'47"W	15+01.91	16+23.96
C10	STREET E	200.00'	214.46'	204.33'	N57°42'40"E	16+51.04	18+65.49
C11	STREET G	125.00'	253.54'	212.26'	N57°25'40"E	13+95.20	16+48.74
C12	STREET H	200.00'	124.39'	122.39'	N45°11'26"W	17+89.42	19+13.81
C13	STREET I	105.87'	166.30'	149.73'	N17°37'35"E	11+73.13	13+39.43
C14	STREET I	100.00'	157.08'	141.42'	N72°22'25"W	16+57.56	18+14.64
C15	STREET K	50.02'	78.65'	70.79'	S17°34'41"W	13+30.81	14+09.46

GENERAL NOTES:

1. SEE GENERAL CIVIL NOTES ON SHEET C-1.0.
2. STREETS SHALL BE PUBLIC RIGHT OF WAY; ALLEYS SHALL BE PRIVATE.
3. THIS SITE IN NOT LOCATED IN A FLOOD HAZARD ZONE PER FEMA MAP.
4. ALL DIMENSIONS ARE IN FEET AND TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE BEFORE WORKING IN THESE AREAS.
7. 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.
8. 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.
9. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
10. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AID 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.
11. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
12. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING. PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
13. ENTRY SIGNS SHALL BE LOCATED IN A DEDICATED EASEMENT. SIGN MUST REMAIN OUT OF SIGHT TRIANGLES AS SHOWN ON PLANS.
14. 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 MIN 48 HOURS BEFORE A STREET IS TO BE PAVED OR RESURFACED.
15. COMMON OPEN SPACE SHALL BE OWNED & MAINTAINED BY HOMEOWNERS ASSOCIATION.
16. ANY SPECIALITY STREET SIGNS INCLUDING POSTS SHALL BE SUBMITTED TO TIE TOWN OF WENDELL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
17. ALL PUBLIC AND PRIVATE EASEMENTS SHALL BE RECORDED AS PART OF TIE FINAL PLAT OF THE SUBDIVISION. EASEMENTS BASED OF CENTER OF UTILITY OR PIPE SHALL BE PER AS-BUILT LOCATIONS.
18. 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 HOMEOWNERS ASSOCIATION OF THE NEIGHBORHOOD.
19. SIGN PERMITS SHALL BE REQUIRED FOR ANY SIGNAGE IN THE TOWN OF WENDELL. PERMITS WILL BE REQUIRED PRIOR TO FABRICATION OR INSTALLATION OF SIGNS. SIGN PERMITTING IS A SEPARATE SUBMITTAL, REVIEW AND APPROVAL PROCESS.
20. AN EROSION CONTROL PERMIT IS REQUIRED FROM WAKE COUNTY ENVIRONMENTAL SERVICES PRIOR TO ANY GRADING ON THIS SITE. GRADING CONTRACTOR SHALL CONTACT WAKE COUNTY FOR FINAL VERIFICATION OF ON-SITE EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION.
21. NO REVISIONS MAY BE MADE WITHOUT PERMISSION FROM THE PERMIT ISSUING AUTHORITY.
22. ALL LANDSCAPING SHOULD BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TOWN OF WENDELL'S STANDARDS.
23. DO NOT SCALE DRAWINGS. DIGITAL INFORMATION SHALL BE PROVIDED FOR CONSTRUCTION.

LINE TABLE

NAME	ROADWAY	LENGTH	DIRECTION	BEGIN STATION	END STATION
L1	STREET A	486.64'	N27°22'25"W	10+00.00	14+86.64
L2	STREET A	110.87'	N67°49'46"W	15+74.91	16+85.77
L3	STREET A	670.03'	N1°59'17"W	18+29.42	24+99.44
L4	STREET A	889.28'	N0°40'45"W	25+04.01	33+93.29
L5	STREET A	63.51'	N25°32'04"E	34+84.79	35+48.30
L6	STREET B	369.26'	N62°37'35"E	10+00.00	13+69.26
L7	STREET B	14.40'	N27°22'25"W	13+84.34	13+98.74
L8	STREET C	486.87'	N62°31'47"E	10+00.00	14+86.87
L9	STREET C	81.93'	N26°59'33"E	16+10.92	16+92.85
L10	STREET C	119.44'	N63°00'27"W	18+49.93	19+69.36
L11	STREET C	627.80'	S88°25'46"W	20+19.22	26+47.02
L12	STREET D	105.34'	S26°59'33"W	10+00.00	11+05.34
L13	STREET D	291.13'	S62°31'47"W	12+10.78	15+01.91
L14	STREET D	64.54'	S88°25'46"W	16+23.96	16+88.50
L15	STREET D	228.30'	S88°25'46"W	16+88.50	19+16.80
L16	STREET E	651.04'	N88°25'46"E	10+00.00	16+51.04
L17	STREET E	416.36'	N26°59'33"E	18+65.50	22+81.85
L18	STREET F	156.02'	N88°25'46"E	10+00.00	11+56.02
L19	STREET G	395.20'	N0°40'45"W	10+00.00	13+95.20
L20	STREET G	1072.35'	S64°27'56"E	16+48.75	27+21.09
L21	STREET L	434.66'	S26°59'33"W	10+00.00	14+34.66
L22	STREET H	789.42'	N27°22'25"W	10+00.00	17+89.42
L23	STREET H	144.02'	N63°00'27"W	19+13.82	20+57.84
L24	STREET I	173.13'	N62°37'35"E	10+00.00	11+73.13
L25	STREET I	318.13'	N27°22'25"W	13+39.44	16+57.56
L26	STREET I	179.00'	S62°37'35"W	18+14.64	19+93.64
L27	STREET K	330.81'	S62°37'35"W	10+00.00	13+30.81
L28	STREET K	62.58'	S27°28'13"E	14+09.46	14+72.04

No.	REVISIONS	DATE	BY
1	TRC COMMENTS	04-12-2021	TRC
2	TRC COMMENTS	06-08-2021	TRC
3	TRC COMMENTS	07-12-2022	TRC
4	TRC COMMENTS	09-07-2022	TRC
5	TRC COMMENTS	10-18-2021	TRC
6	TRC COMMENTS	12-06-2021	TRC
7	TRC COMMENTS	01-17-2022	TRC
8	TRC COMMENTS	02-18-2022	TRC

SEAL

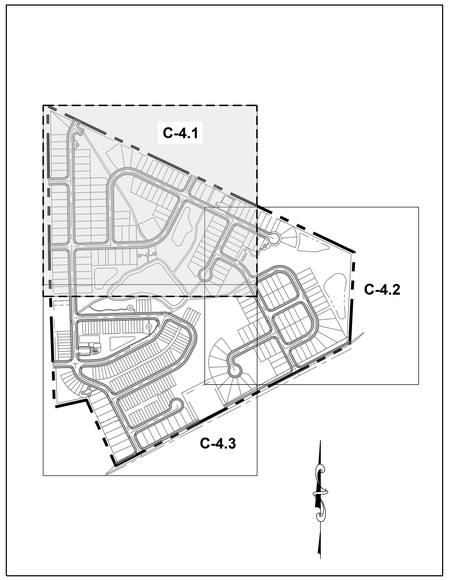
STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
6801 FALLS OF NEUSE RD. SUITE 108 RALEIGH, NC 27615 | JOSH@STRONGROCKENGINEERING.COM

STRONG ROCK PROJECT			
NOT FOR CONSTRUCTION			
SCALE	AS SHOWN	DESIGNED BY	RLB
		DRAWN BY	SRG
		CHECKED BY	JWL

WENDELL - LAKE MYRA- ELLIS
TOWN OF WENDELL, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY PLAN

OVERALL SITE LAYOUT

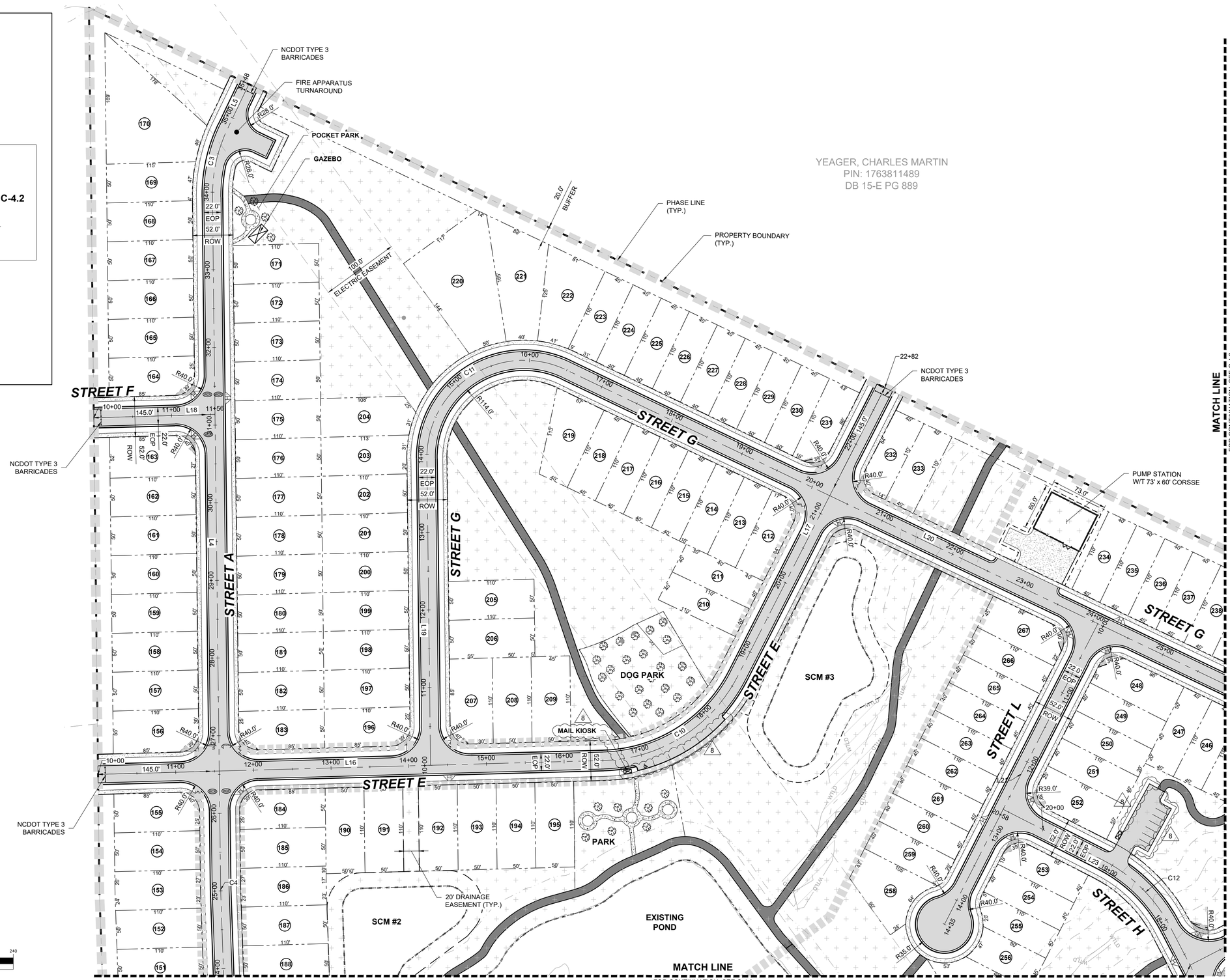
DRAWING SHEET
C-4.0



SITE KEY PLAN

LEGEND:

SEE SHEET C-4.0 FOR LEGEND, LINE AND CURVE TABLES



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

No.	REVISIONS	DATE	BY
1	TRC COMMENTS	04-12-2021	TRC
2	TRC COMMENTS	06-08-2021	TRC
3	TRC COMMENTS	07-12-2022	TRC
4	TRC COMMENTS	09-07-2022	TRC
5	TRC COMMENTS	10-18-2021	TRC
6	TRC COMMENTS	12-06-2021	TRC
7	TRC COMMENTS	01-17-2022	TRC
8	TRC COMMENTS	02-18-2022	TRC

SEAL:

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
6801 FALLS OF NEUSE RD. SUITE 108 RALEIGH, NC 27615 | JOSH@STRONGROCKENGINEERING.COM

STRONG ROCK PROJECT			
NOT FOR CONSTRUCTION			
SCALE	AS SHOWN	DESIGNED BY	RLB
		DRAWN BY	SRG
		CHECKED BY	JWL

WENDELL - LAKE MYRA- ELLIS
TOWN OF WENDELL, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY PLAN

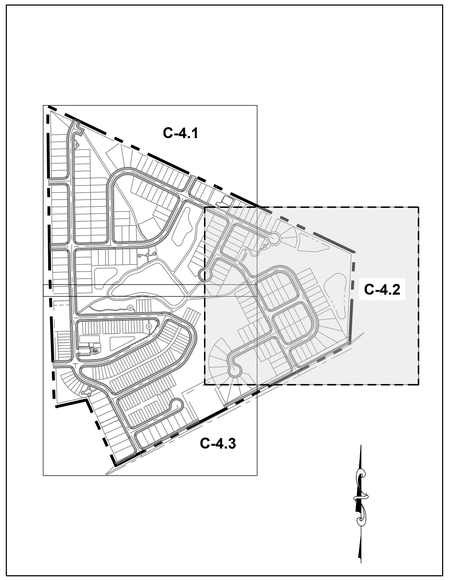
PARTIAL SITE LAYOUT I

DRAWING SHEET

C-4.1

06 OF 16

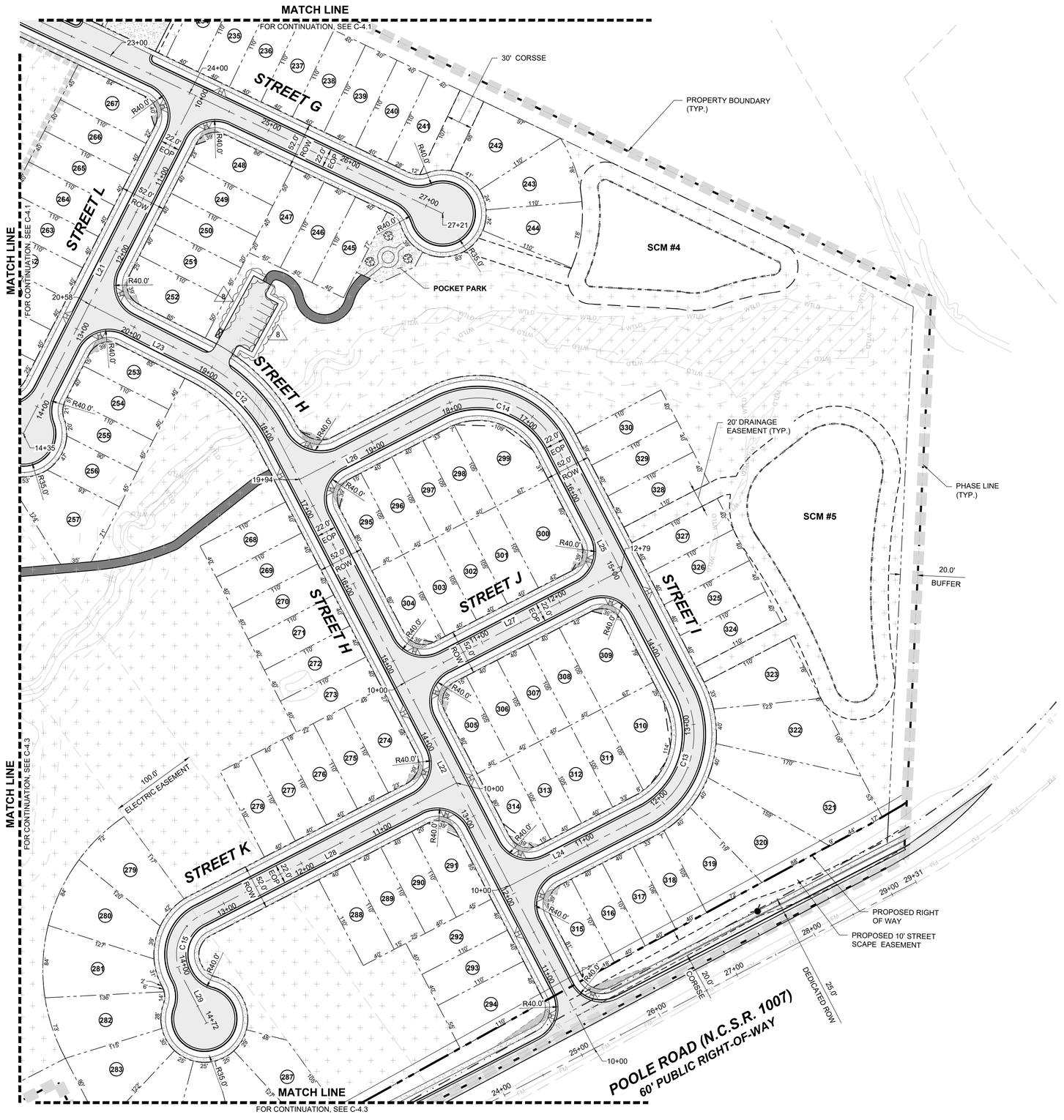
PROGRESS PLOT DATE: 02-17-2022



SITE KEY PLAN

LEGEND:

SEE SHEET C-4.0 FOR LEGEND, LINE AND CURVE TABLES



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

No.	REVISIONS	DATE	BY
1	TRC COMMENTS	04-12-2021	TRC
2	TRC COMMENTS	06-08-2021	TRC
3	TRC COMMENTS	07-12-2022	TRC
4	TRC COMMENTS	09-07-2022	TRC
5	TRC COMMENTS	10-18-2021	TRC
6	TRC COMMENTS	12-06-2021	TRC
7	TRC COMMENTS	01-17-2022	TRC
8	TRC COMMENTS	02-18-2022	TRC

SEAL:

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
6801 FALLS OF NEUSE RD. SUITE 108 RALEIGH, NC 27615 | JOSH@STRONGROCKENGINEERING.COM

STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	RLB
DRAWN BY	SRG
CHECKED BY	JWL

WENDELL - LAKE MYRA- ELLIS
TOWN OF WENDELL, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY PLAN

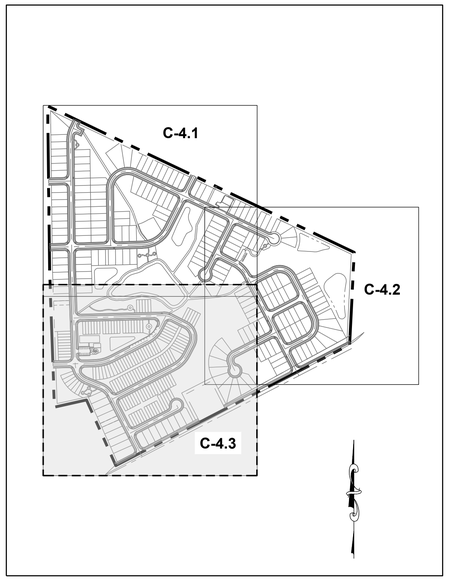
PARTIAL SITE LAYOUT II

DRAWING SHEET

C-4.2

07 OF 16

PROGRESS PLOT DATE: 02-17-2022



SITE KEY PLAN

LEGEND:

SEE SHEET C-4.0 FOR LEGEND, LINE AND CURVE TABLES

MATCH LINE
FOR CONTINUATION, SEE C-4.1

EXISTING POND

PARK

STREET A

STREET B

STREET C

STREET D

STREET K

POOL AREA

CLUBHOUSE

MAIL KIOSK

PLAYGROUND

SCM #1

20' DRAINAGE EASEMENT (TYP.)

100.0' ELECTRIC EASEMENT

NCDOT TYPE 3 BARRICADES

20.0' BUFFER

30' CORSSE

PROPERTY BOUNDARY (TYP.)

PROPOSED 10' STREET SCAPE EASEMENT

COLLINS, ANTHONY
PIN: 1762770895
DB016502 PG00043

BRYANT, SAJDAH
PIN: 1762789100
DB016751 PG01960

GOODSON, A I III
PIN: 1762872937
DB003454 PG00910

POOLE ROAD (N.C.S.R. 1007)
60' PUBLIC RIGHT-OF-WAY

DEDICATED ROW 25.0'

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

No.	REVISIONS	DATE	BY
1	TRC COMMENTS	04-12-2021	TRC
2	TRC COMMENTS	06-08-2021	TRC
3	TRC COMMENTS	07-12-2022	TRC
4	TRC COMMENTS	09-07-2022	TRC
5	TRC COMMENTS	10-18-2021	TRC
6	TRC COMMENTS	12-06-2021	TRC
7	TRC COMMENTS	01-17-2022	TRC
8	TRC COMMENTS	02-18-2022	TRC

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
6801 FALLS OF NEUSE RD. SUITE 108 RALEIGH, NC 27615 | JOSH@STRONGROCKENGINEERING.COM

SEAL

STRONG ROCK PROJECT			
	NOT FOR CONSTRUCTION		
	SCALE	AS SHOWN	
	DESIGNED BY	RLB	
	DRAWN BY	SRG	
	CHECKED BY	JWL	

WENDELL - LAKE MYRA- ELLIS
TOWN OF WENDELL, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY PLAN

PARTIAL SITE LAYOUT III

DRAWING SHEET
C-4.3

08 OF 16

STREET TREE TABLE:

KEY	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	HEIGHT
UP	418	ULMUS PARVIFOLIA	LACEBARK ELM	B&B	2.5" CAL	10'
AP	30	ACER BUERGERIANUM	TRIDENT MAPLE	B&B	1" CAL	6'
QP	67	QUERCUS PHELLOS	WILLOW OAK	B&B	2.5" GAL	10'
IV	90	ILEX VOMITORIA	YAUPON HOLLY	CONTAINER	3.0" GAL	
CC	20	CERCIS CANADENSIS	EASTERN REDBUD	CONTAINER	3.0" GAL	6'

LEGEND:

- ULMUS PARVIFOLIA (UP)
- TRIDENT MAPLE (AP)
- QUERCUS PHELLOS (QP)
- ILEX VOMITORIA (IV) 8
- CERCIS CANADENSIS (CC)

GENERAL PLANTING 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. PARKING LOTS SHALL PROVIDE, AT A MINIMUM: 1 CANOPY TREE/12 SPACES + 4 SHRUBS/12 SPACES.
6. 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.
7. ADDITIONAL LANDSCAPING ON SITE MAYBE PROVIDED BY DEVELOPER.
8. EXISTING TREES USED TO THE MAXIMUM EXTENT POSSIBLE. BUFFER WILL BE SUPPLEMENTED AS NEEDED TO MEET THE UDO. SHRUB LAYER TO BE PLANTED.

COBB, DEBRA N
PIN: 1763505395

YEAGER, CHARLES MARTIN
PIN: 1763811489
DB 15-E PG 889

WILLIAMS, KEVIN DAVID WILLIAMS, DEBBIE ANNETTE
PIN: 1762582868
DB016897 PG02234

YEAGER, CHARLES MARTIN YEAGER, ALECIA P
PIN: 1762896463
BM1992 PG323

YEAGER, CHARLES MARTIN
PIN: 1762899092

KIDD FARMS, LLC
PIN: 1762684326
DB016520
PG01378

BRYANT, SAJDAH
PIN: 1762789100
DB016751 PG01960

GOODSON, A I III
PIN: 1762872937
DB003454
PG00910

DADDY KID AND MAMA DOT, LLC
PIN: 1762878495
DB016785 PG01970

COLLINS, ANTHONY
PIN: 1762770895
DB016502 PG00043

STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET I
STREET J
STREET K
STREET L
POOLE RD
POOLE ROAD (N.C.S.R. 1007)
60' PUBLIC RIGHT-OF-WAY
100' ELECTRIC EASEMENT
PUMP STATION
DOG PARK
SCM #1
SCM #2
SCM #3
SCM #4
SCM #5
EXISTING POND
PARK
POOL AREA
25'x25' SIGHT TRIANGLE (TYP.)
10'x70' SIGHT TRIANGLE (TYP.)
20' TYPE B BUFFER
40' GATEWAY BUFFER

GRAPHIC SCALE
120 0 60 120 240 480
(IN FEET)
1 inch = 120 ft.

No.	DATE	BY
1	TRC COMMENTS	04-12-2021 TRC
2	TRC COMMENTS	06-08-2021 TRC
3	TRC COMMENTS	07-12-2022 TRC
4	TRC COMMENTS	09-07-2022 TRC
5	TRC COMMENTS	10-18-2021 TRC
6	TRC COMMENTS	12-06-2021 TRC
7	TRC COMMENTS	01-17-2022 TRC
8	TRC COMMENTS	02-18-2022 TRC

REVISIONS

SEAL:

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
6801 FALLS OF NEUSE RD. SUITE 108 RALEIGH, NC 27615 | JOSH@STRONGROCKENGINEERING.COM

STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	RLB
DRAWN BY	SRG
CHECKED BY	JWL

WENDELL - LAKE MYRA- ELLIS
TOWN OF WENDELL, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY PLAN

OVERALL LANDSCAPE PLAN

DRAWING SHEET
L-1.0