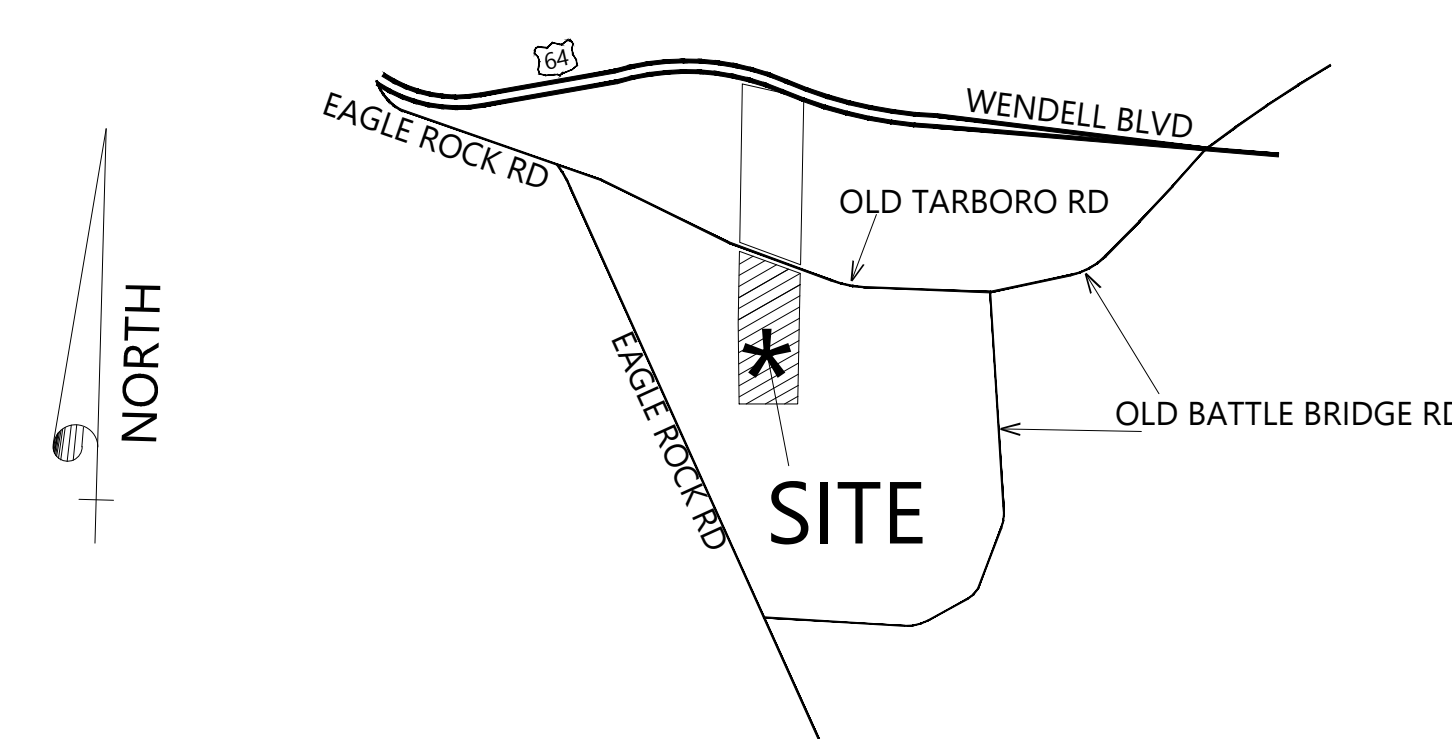


NOW OR FORMERLY
CHARLES R. MEDLIN ET.
AL. DB 13-E, PG 2887

NOW OR FORMERLY:
RONALD & ANGELA BATEMAN
DB 11-E, 2338

NOW OR FORMERLY:
ASHLEY & MELISSA ANDERSON
DB 17570, PG 2499

NOW OR FORMERLY:
BUNN FAMILY IRREVOCABLE TRUST I
DB 16474, PG 496



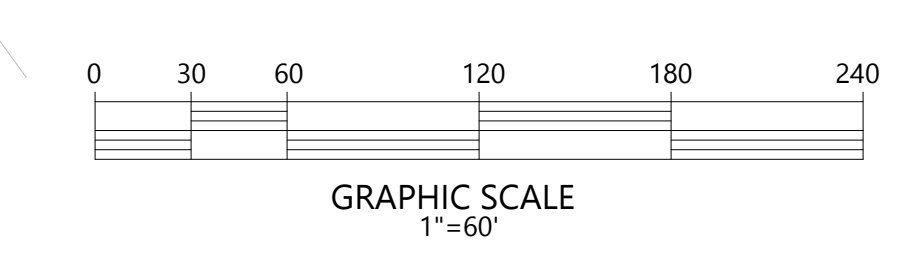
VICINITY MAP N.T.S.

SITE DATA

| | |
|---------------------------------------|--|
| OWNER/DEVELOPER | TERRAMISU LLC PO BOX 90427 RALEIGH, NC 27675 919-846-2668 |
| CONTACT | PENNY SEKADLO 9220 FAIRBANKS DR SUITE 220 RALEIGH, NC 27613 919-848-1461 pennyengineer@aol.com |
| PIN | 1774-55-1916 |
| REAL ESTATE ID | 0001861 |
| PLAT REFERENCE | BM 2020, PG 1809 |
| SITE ADDRESS | 0 EAGLE ROCK RD |
| TOTAL TRACT AREA | 10.27± AC |
| EXISTING ZONING | R-4 (WENDELL ZONING) |
| EXISTING USE | FARM/AGRICULTURAL |
| PROPOSED LAND USE JURISDICTION | RESIDENTIAL R-4 SUBDIVISION TOWN OF WENDELL, NC - WAKE COUNTY |
| PROPOSED USE | 39 SINGLE FAMILY LOTS |
| DENSITY | 3.8 DWELLING UNITS/ACRE |
| TOTAL AREA IN LOTS | SINGLE FAMILY LOTS: 255413 SF (5.86 AC) |
| OPEN SPACE | |
| REQUIRED OPEN SPACE | 1750 SF/SINGLE FAM DU * 39 DU = 68,250 SF (1.57 AC) |
| PROPOSED OPEN SPACE | 83,790 SF (1.92 AC) |
| | PASSIVE OPEN SPACE: 1.15 AC = 57.8% OF OPEN SPACE |
| | PARK SPACE: 0.64 AC = 32% OF OPEN SPACE |
| NEW INFRASTRUCTURE | PUBLIC STREET: 27' B/B SECT: 1296 LF 51' B/B SECT: 451 LF |
| IMPERVIOUS SURFACE | RIGHT OF WAY: 1.76 AC 39 LOTS * 2500 SF AVG/LOT = 2.24 AC TOTAL = 4.0 AC / 10.27 AC = 38.9% |

SHEET INDEX

- C1 - COVER SHEET
- S1 - SUBDIVISION PLAN
- U1 - UTILITY PLAN



I hereby certify that this Plan was approved by the (Administrator) or (TRC) of the Town of Wendell on the _____ day of _____, 20____.

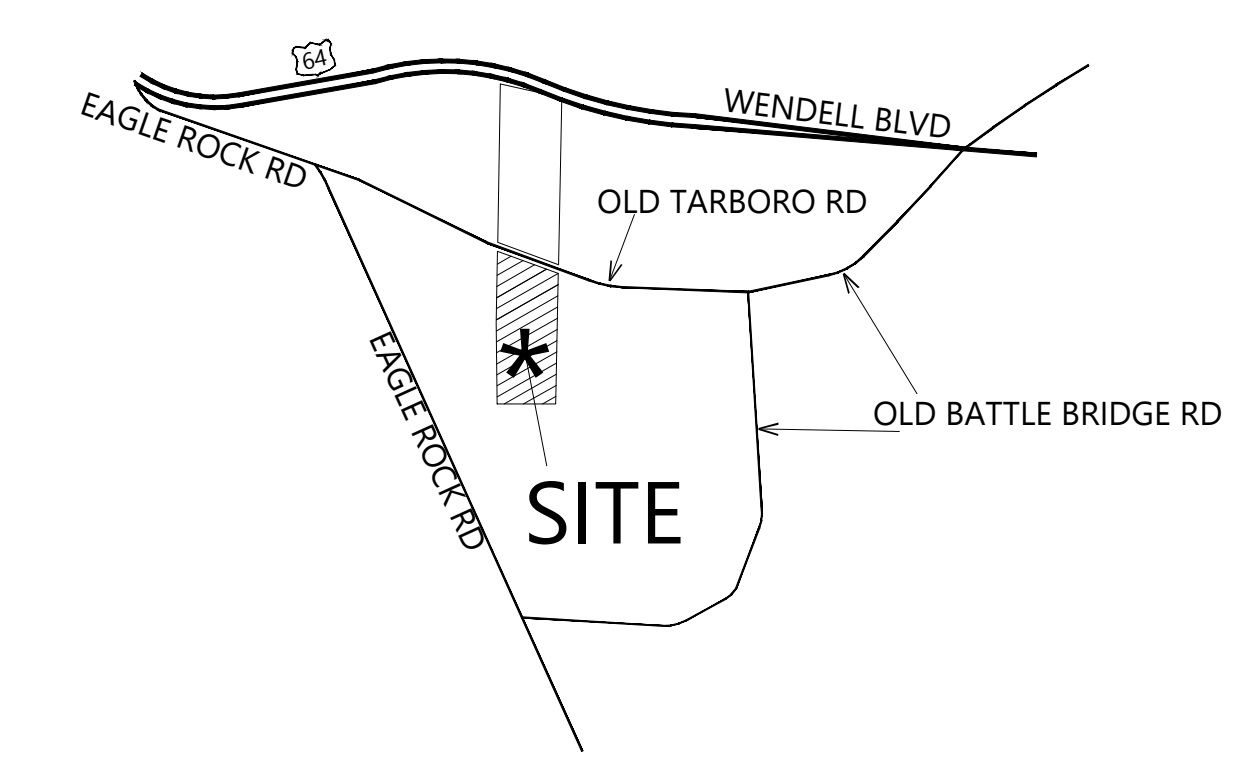
Administrator

PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
9220 FAIRBANKS DRIVE, SUITE 220 RALEIGH, NC 27613
OFFICE: 919/848-1461 PENNYENGINEER@AOL.COM

PEYTON PLACE
 WAKE COUNTY NORTH CAROLINA
 WENDELL
 PRELIMINARY SUBDIVISION COVER SHEET

| | |
|----------|-----------------|
| SCALE: | DRAWN: |
| 1"=60' | PLS |
| DATE: | CHK'D: |
| 2-15-20 | PLS |
| REV'D | |
| 8-14-20 | BUFFER NOTES |
| 11-18-20 | SUB'D SUBMITTAL |

SHEET
C1 OF 3
PROJ. #
P2012



VICINITY MAP N.T.S.

SITE DATA

| | |
|---------------------------------------|--|
| OWNER/DEVELOPER | TERRAMISU LLC PO BOX 90427 RALEIGH, NC 27675 919-846-2668 |
| CONTACT | PENNY SEKADLO 9220 FAIRBANKS DR SUITE 220 RALEIGH, NC 27613 919-848-1461 pennyengineer@aol.com |
| PIN | 1774-55-1916 |
| REAL ESTATE ID | 0001861 |
| PLAT REFERENCE | BM 2020, PG 1809 |
| SITE ADDRESS | 0 EAGLE ROCK RD |
| TOTAL TRACT AREA | 10.27± AC |
| EXISTING ZONING | R-4 (WENDELL ZONING) |
| EXISTING USE | FARM/AGRICULTURAL |
| PROPOSED LAND USE JURISDICTION | RESIDENTIAL R-4 SUBDIVISION TOWN OF WENDELL, NC - WAKE COUNTY |
| PROPOSED USE | 39 SINGLE FAMILY LOTS |
| DENSITY | 3.8 DWELLING UNITS/ACRE |
| TOTAL AREA IN LOTS | SINGLE FAMILY LOTS: 255413 SF (5.86 AC) |
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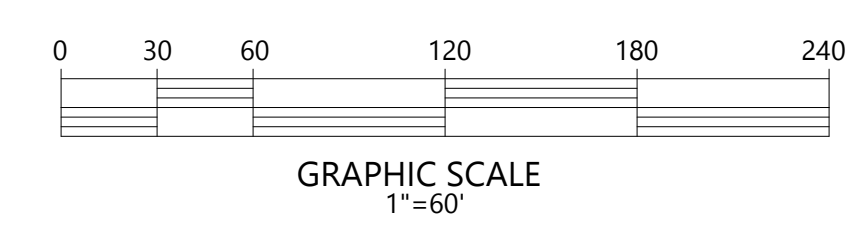
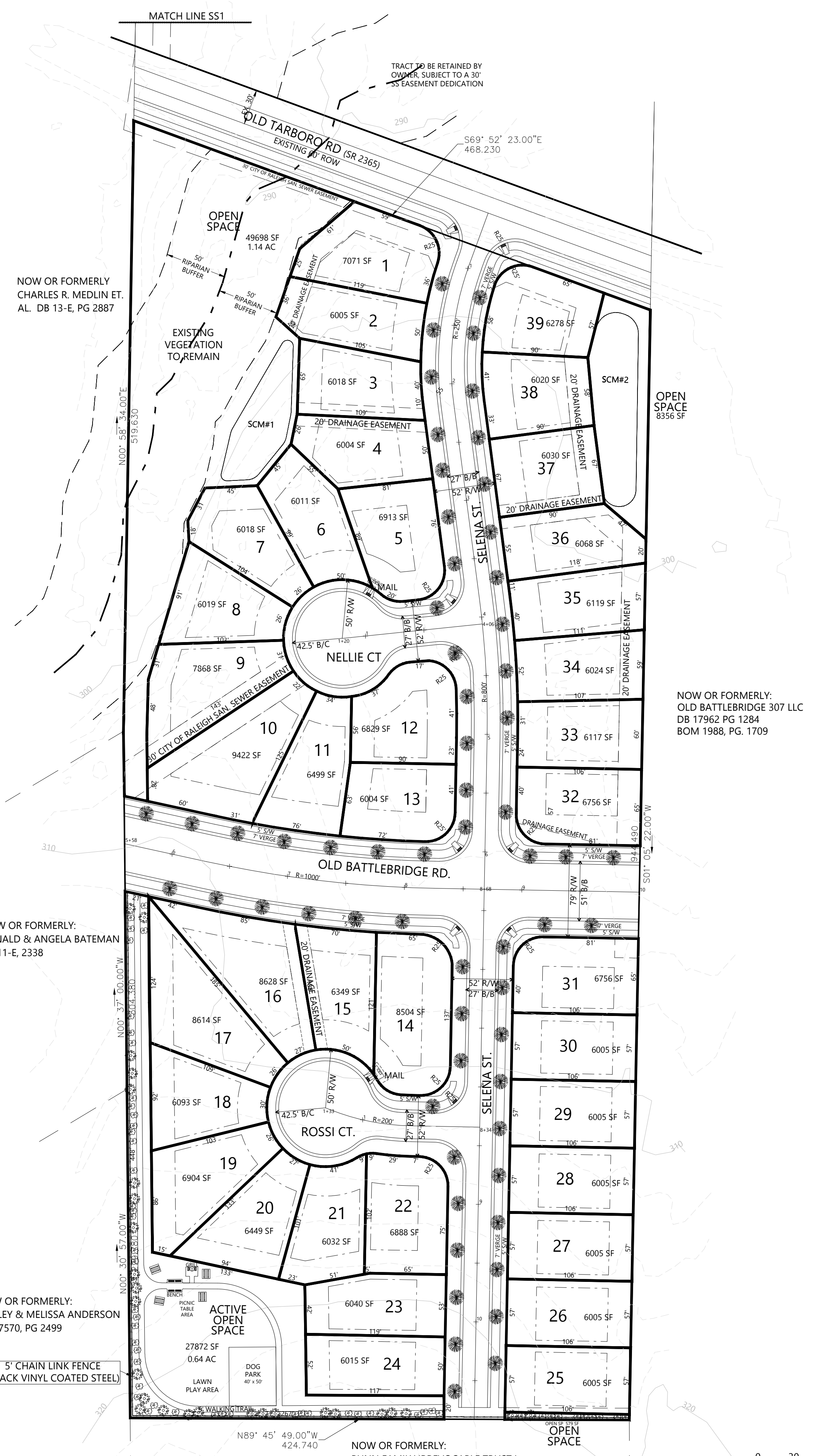
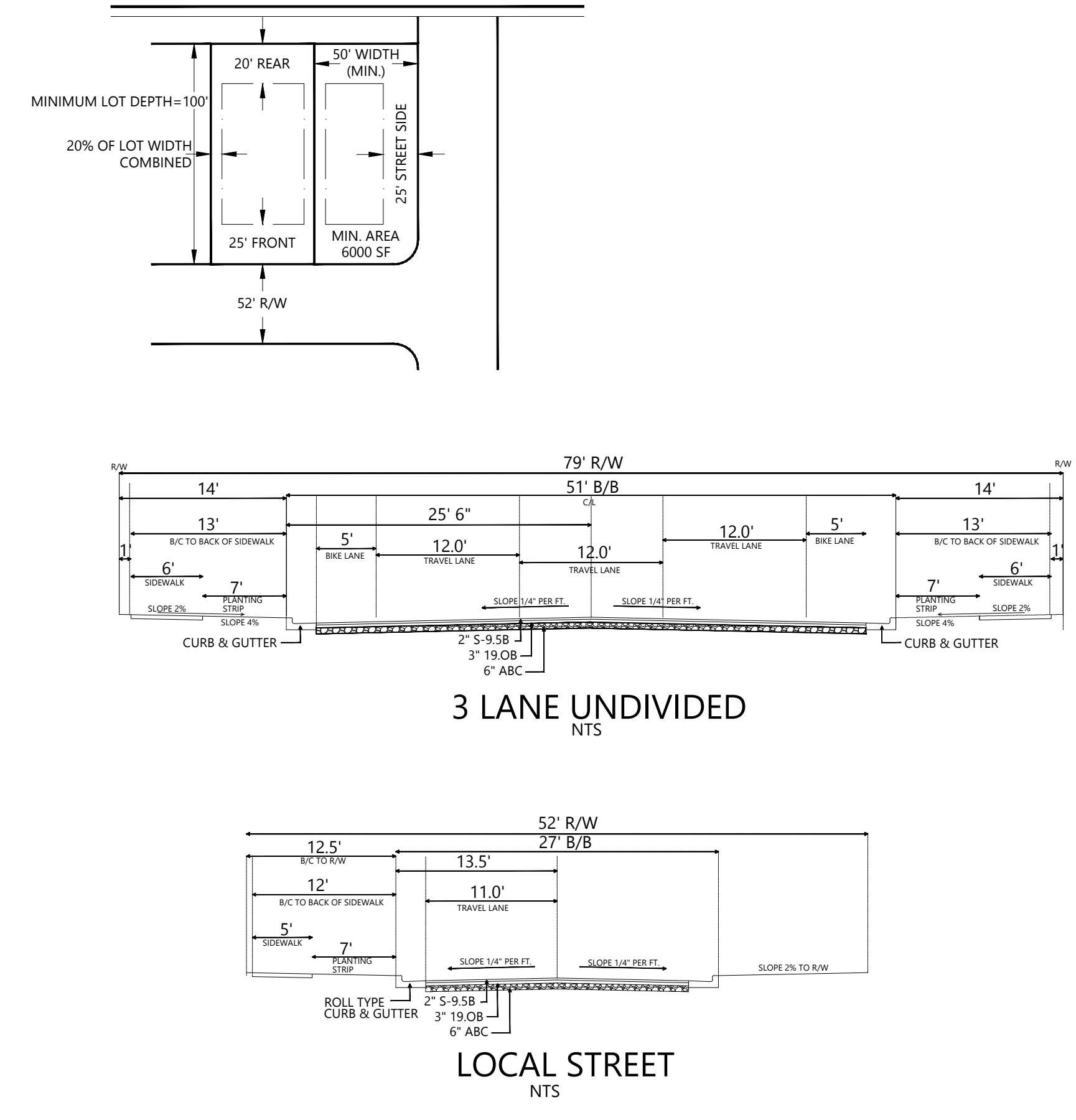
NOTES

- DEVELOPER WILL COORDINATE WITH ADJACENT PROPERTY OWNERS ASHLEY ANDERSON, MELISSA ANDERSON, AND BUNN FAMILY IRREVOCABLE TRUST FOR INSTALLATION OF A PERIMETER BUFFER BY DEVELOPER ON THEIR COMMON PROPERTY LINE FOR MUTUAL BENEFIT. DISCUSSIONS TO DATE INCLUDE ELEMENTS OF A FENCE AND LANDSCAPING WITHIN THE OPEN SPACE SHOWN ON THIS PLAN. SAID BUFFER ELEMENTS WILL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION FOR THIS DEVELOPMENT.
- DEVELOPER WILL COORDINATE WITH THE TOWN OF WENDELL FOR SIGNAGE, FENCE, AND/OR BARRICADE AT THE TERMINUS OF THE PROPOSED R/W AT THE SOUTHERN PROPERTY LINE TO PREVENT TRAFFIC FROM ENTERING THE PROPERTY OF BUNN FAMILY TRUST UNTIL SUCH TIME IF AND WHEN THE R/W IS EXTENDED THROUGH THEIR PROPERTY.
- TREE PLACEMENT MAY MOVE DUE TO INFRASTRUCTURE LOCATION AT FINAL CONSTRUCTION PLAN DESIGN.

OPEN SPACE CHART

| | |
|---|--|
| REQUIRED TOTAL OPEN SPACE | PROVIDED OPEN SPACE |
| 1750 SF PER DU = 1750*39 DU = 68,250 SF (1.57 AC) | 86508 SF (1.99 AC) = 19.4% OF SITE AREA |
| REQUIRED PASSIVE OPEN SPACE | PROVIDED PASSIVE OPEN SPACE |
| MAX.=75% OF TOTAL OPEN SPACE = 51188 SF (1.18 AC) | 1.15 AC=57.8% OF OPEN SPACE |
| REQUIRED PARK SPACE | PROVIDED PARK SPACE |
| MIN.=25% OF TOTAL OPEN SPACE = 17063 SF (0.39 AC) | 0.64 AC=32% OF OPEN SPACE |
| REQUIRED ACTIVE OPEN SPACE | PROVIDED ACTIVE OPEN SPACE |
| 1/3 * REQ'D PARK SPACE = 5688 SF (0.13 AC) | 890± LF OF WALKING TRAIL 2000 SF DOG PARK PICNIC TABLE AREA WITH GRILL 7300± SF OF LAWN/PLAY AREA |

TYPICAL LOT DIMENSIONS



I hereby certify that this Plan was approved by the (Administrator) or (TRC) of the Town of Wendell on the _____ day of _____, 20____.

Administrator _____

PEYTON PLACE
WAKE COUNTY
WENDELL
NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAN

| | | | |
|----------|-----------------|--------|-----|
| SCALE: | 1"=60" | DRAWN: | PLS |
| DATE: | 2-15-20 | CHK'D: | PLS |
| REV'D | | | |
| 8-14-20 | BUFFER NOTES | | |
| 11-18-20 | SUB'D SUBMITTAL | | |