Richardson Farms Master Plan

1825 Martin Pond Rd. Wendell, NC 27591

Master Plan / Preliminary Plan Submittal

Case Number: CD21-10

Sixth Submittal: 02/18/2022

Development Plan Review Application
Town of Wendell Planning Department – 15 E. Fourth St. – Wendell, NC 27591 – 919.365.4448

Type of Review: (check one)

- ☐ Sketch Plan
- ☒ Preliminary Plan
- ☐ Construction Drawings
- ☐ As-Builts
- ☐ Final Plat

Submittal Date: 07.09.2021 ☒ Original Submittal ☐ Revision (#_____)

Name of Project: Martin Pond Rd. Masterplan

Alliance: Andrew Howe
DRB: Cameron Kidd
Owner of Property: Roy Eugene Richardson; Gary Wayne Richardson

Contact Person: Roy Eugene Richardson; Gary Wayne Richardson

Address: 9412 Shadow Oak Way City/State/ZIP: Raleigh, NC 27615

Phone: _____ Fax: _____ Email: _____

Developer: Alliance Residential Company; DRB Group

Contact Person: Alliance: David Yowell; DRB: Cameron Kidd

Address: Alliance: 200 Providence Rd. Ste. 250 DRB: 3000 RDU Center Dr. Ste. 202 City/State/ZIP: Alliance: Charlotte, NC 28207 DRB: Morrisville, NC 27560

Phone: Alliance: (404) 680.1570 DRB: (919) 747.4970 Fax: _____ Email: Alliance: dyowell@allresco.com DRB: cameronkidd@drbgroup.com

Design Engineering Company: Urban Design Partners

Contact Person: Brian Richards, PLA

Address: 555 Fayetteville St. 3rd Floor City/State/ZIP: Raleigh, NC 27601

Phone: (919) 275-5002 Fax: _____ Email: brichards@urbandesignpartners.com

Wake Co. PIN#(s): 1773255286; 1773341939; 1773452045 Zoning: RA

Is Property in Corporate Limits: No Acreage to be Developed: ± 41.65 AC

Total Number of Phases: N/A Total Number of Lots: 3

Lots within 100-Year Floodplain: N/A Acreage of Open Space: N/A

I, as owner, developer, engineer, and/or agent, understand that I am responsible for all applicable review fees due upon submittal of these plans. I understand that no review will take plan until all review fees have been paid. I have read all information within the Development Review Procedures Packet and understand the process and my requirements with the proposal.

_____ _____
Signature Date

Office Use Only
Review Fee Received By: _____ Amount: _____ Check #: _____ Date: _____

Sheet List Table

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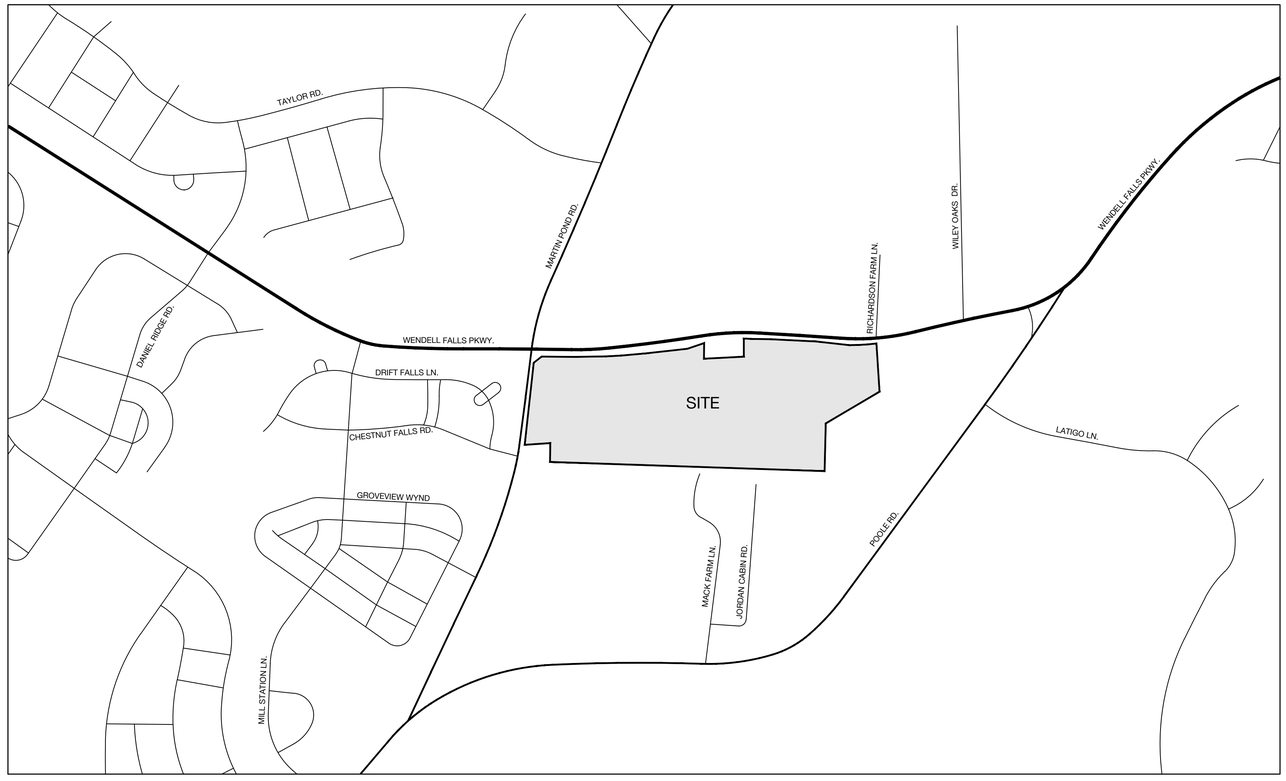

VICINITY MAP 1" = 500'

OPEN SPACE

PARCEL A (COMMERCIAL)
- REQUIRED: N/A
- TOTAL PROVIDED OPEN SPACE: ±14,176 SF (±0.3 AC)

PARCEL B (MULTI-FAMILY)

TOTAL REQUIRED: (500 SF/DU)*:	165,000 (3.8 AC)
TOTAL PROVIDED OPEN SPACE:	± 168,850 SF (±3.8 AC)
REQUIRED PARK/ACTIVE**:	41,250 (0.95 AC)
PROVIDED PARK/ACTIVE SPACE:	±59,055 SF (±1.35 AC)

* PER TOWN OF WENDELL UDO CHAPTER 7.5.A.4.
"ALL OTHER MULTI-FAMILY - 500 SF PER DWELLING UNIT"

** REQUIRED PARK ACTIVE SPACE IS 25% MINIMUM OF TOTAL REQUIRED OPEN SPACE

PARCEL C (TOWNHOMES)

TOTAL REQUIRED: (1000 SF/DU)***:	195,000 SF (4.5 AC)
TOTAL PROVIDED:	± 209,314 SF (±4.8 AC)
REQ'D PARK SPACE**:	48,750 SF (1.1 AC)
PROVIDED PARK/ACTIVE:	±54,095 SF (±1.2 AC)

PARCEL D (ATHLETIC FIELDS)

TOTAL REQUIRED: = ± N/A	
TOTAL PROVIDED OPEN SPACE:	±72,702 SF (±1.7 AC)

*** PER TOWN OF WENDELL UDO CHAPTER 7.5.A.2.
"TOWNHOMES - 1000 SF PER DWELLING (BASED ON AVG. OF 2 BEDROOMS PER UNIT"

CONTACT INFORMATION

OWNER:
CONTACT: GENE RICHARDSON; GARY RICHARDSON
ADDRESS: 9412 SHADOW OAK WAY
RALEIGH, NC 27615
PHONE: 828-287-3750

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
URBAN DESIGN PARTNERS PLLC
CONTACT: BRIAN RICHARDS, PLA
ADDRESS: 555 FAYETTEVILLE ST. 3RD FLOOR
RALEIGH, NC 27601
PHONE: 919-275-5002

DEVELOPER 1: COMMERCIAL OFFICE PARCEL (PARCEL A)
CONTACT: GENE RICHARDSON
ADDRESS: 9412 SHADOW OAK WAY
RALEIGH, NC 27615
PHONE: 919-272-1977

DEVELOPER 2: MULTIFAMILY (PARCEL B)
ALLIANCE RESIDENTIAL COMPANY
CONTACT: DAVID YOWELL
ADDRESS: 200 PROVIDENCE RD., SUITE 250
CHARLOTTE, NC 28207
PHONE: 404-680-1570

DEVELOPER 3: TOWNHOMES (PARCEL C & D)
DRB GROUP
CONTACT: CINDY SZWARCKOP, AICP
ADDRESS: 3000 RDU CENTER DR. STE. 202
MORRISVILLE, NC 27560
PHONE: 919-244-5899

SITE DATA

PIN: 1773255286; 1773341939; 1773452045

TOTAL ACRES: ± 41.65 ACRES

EXISTING ZONING: RA (RURAL AGRICULTURAL)
PROPOSED ZONING: NC-CD (NEIGHBORHOOD CENTER CONDITIONAL DISTRICT)

EXISTING USE: RESIDENTIAL & AGRICULTURAL
PROPOSED USE: MIXED-USE

DEVELOPMENT SUMMARY

COMMERCIAL/OFFICE (PARCEL A):
- LAND AREA: ± 5.8 AC
- PROPOSED BUILDING AREA: ± 200,000 SF MAX.
- REQUIRED OPEN SPACE: NOT REQUIRED
- PROPOSED OPEN SPACE: ±14,176 SF (±0.3 AC)

MULTIFAMILY (PARCEL B):
- LAND AREA: ± 15.2 AC
- PROPOSED UNITS: 330 DU MAX.
- PROPOSED OPEN SPACE: ± 168,850 SF (±3.8 AC)

TOWNHOMES (PARCEL C):
- LAND AREA: ± 18.9 AC
- PROPOSED UNITS: 200 DU MAX.
- PROPOSED OPEN SPACE: ± 209,314 SF (±4.8 AC)

SCHOOL ATHLETIC FIELDS (PARCEL D):
- LAND AREA: ± 1.7 AC
- PROPOSED OPEN SPACE: ± 72,702 SF (±1.7 AC)

DEVELOPMENT TOTALS:
- TOTAL LAND AREA ± 41.65 AC
- TOTAL RESIDENTIAL UNITS ± 530 DU MAX.
- TOTAL COMMERCIAL/OFFICE: ± 200,000 SF MAX.
- TOTAL PROP. OPEN SPACE: ± 465,042 SF (±10.7 AC)
- TOTAL IMPERVIOUS AREA ± 20.3 AC

URBAN DESIGN PARTNERS
555 fayetteville st. 3rd floor
raleigh, nc 27601
p 919.275.5002
urbandesignpartners.com
nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

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Charlotte, NC 28207

DRB Group
3000 RDU Center Dr. Suite 202
Morrisville, NC 27560

Richardson Farms Master Plan

Cover Sheet
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CONDITIONS OF ZONING APPROVAL

1. AMENITIES WILL INCLUDE, BUT ARE NOT LIMITED TO:
   a. APARTMENTS: ONE (1) CLUBHOUSE, WITH A FITNESS CENTER AND BUSINESS CENTER/COWORKING SPACE, ONE (1) SWIMMING POOL WITH GRILLING STATIONS, DOG PARK, AND OUTDOOR PERGOLA OR SHADE STRUCTURE

   b. TOWNHOMES: ONE (1) VILLAGE GREEN, ONE (1) PLAYGROUND, ONE (1) COURTYARD COMMONS, ONE (1) MAIL CENTER, ONE (1) DOG PARK TO INCLUDE AT A MINIMUM A SUN SHADE STRUCTURE, BENCHES AND A DOG ACTIVITY APPARATUS (EX: DOGGIE CRAWL, ROVER JUMP, OR SIMILAR, ETC.).

2. ONE (1) COMMUNITY ENTRY FEATURE WILL BE INSTALLED AT THE INTERSECTION OF WENDELL FALLS PKWY AND MARTIN POND ROAD. IN ADDITION, TWO (2) MONUMENTS (ONE FOR PARCEL B AND ONE FOR PARCEL C) WILL BE ALLOWED ALONG WENDELL FALLS PKWY.

3. A MAXIMUM OF 330 MULTI-FAMILY UNITS (I.E. APARTMENTS), 200 TOWNHOME UNITS, AND 200,000 SQUARE FEET OF NON-RESIDENTIAL SHALL BE PERMITTED. ANY INCREASE OR DECREASE IN THESE DENSITIES SHALL BE ALLOWABLE IF AN ENGINEER'S CERTIFICATION IS PROVIDED TO CONFIRM TRIP GENERATIONS AND SEWER DEMANDS DO NOT EXCEED MAXIMUM VOLUMES INCLUDED IN THE TRAFFIC IMPACT ANALYSIS AND PRELIMINARY SEWER ANALYSIS FOR THE PROJECT. PARCEL A (NON-RESIDENTIAL) MAY MODIFY THE NUMBER OF BUILDINGS WITH ADMINISTRATIVE APPROVAL.

4. SHARED PARKING AND/OR A PARKING REDUCTION MAY BE UTILIZED TO ACCOMMODATE PARKING FOR THE NONRESIDENTIAL USES ON SITE.

5. ARCHITECTURAL STANDARDS: NO VINYL SIDING IS TO BE USED
   a. CLUBHOUSE: TO CONSIST OF BRICK VENEER, FIBER CEMENT LAP SIDING AND FASCIA, ARCHITECTURAL ASPHALT SHINGLE ROOF, NO VINYL SIDING (WINDOWS MAY BE VINYL)

   b. APARTMENTS: TO CONSIST OF FIBER CEMENT BOARD AND BATTEN, FIBER CEMENT LAP SIDING AND FASCIA, ASPHALT SHINGLE ROOF, NO VINYL SIDING (WINDOWS, RAILINGS MAY BE VINYL)

   c. TOWNHOMES: PRIMARY FAÇADE CLADDING SHALL CONSIST OF FIBER CEMENT BOARD OR SIMILAR MATERIAL (I.E. HARDI-PLANK). EACH UNIT SHALL UTILIZE A CHOICE OR COMBINATION OF SIDING ORIENTATIONS SUCH AS: HORIZONTAL, BOARD AND BATTEN, OR SHAKE. NO VINYL SIDING SHALL BE PERMITTED, HOWEVER TRIM, WINDOWS, SOFFITS, FASCIA MAY UTILIZE VINYL. FRONT FAÇADES SHALL UTILIZE MASONRY OR BRICK VENEER ACCENT ELEMENTS ON EACH UNIT (I.E. WATER TABLE, ACCENT COLUMNS, ETC). EACH UNIT SHALL BE STAGGERED EITHER HORIZONTALLY OR VERTICALLY A MINIMUM OF 1 FOOT. ALL END UNITS SHALL HAVE WINDOWS ON SIDE WALLS.

6. A MINIMUM OF THREE (3) TOWNHOME HOUSING TYPES WILL BE PROVIDED WITHIN PARCEL C. TOWNHOME TYPES TO INCLUDE AT LEAST ONE (1) THREE STORY REAR-LOADED GARAGE TOWNHOME, ONE (1) TWO STORY REAR-LOADED GARAGE TOWNHOME, AND ONE (1) FRONT-LOADED GARAGE TOWNHOME.

7. FRONT-LOADED GARAGE TOWNHOMES ARE TO BE PERMITTED ONLY WHERE THEY DO NOT BACK UP TO ANOTHER PROPOSED TOWNHOME UNIT. STREET FACING GARAGE DOORS SHALL HAVE WINDOWS OR CARRIAGE STYLE ADORNMENTS.

8. RESIDENTIAL DRIVEWAY LENGTHS SHALL BE A MAXIMUM OF 5 FT OR MINIMUM OF 20 FT.

9. RESIDENTIAL ALLEYS ARE TO BE 20 FT IN WIDTH, PAVED SURFACE OR MAY UTILIZE THE TOWNS STANDARD RESIDENTIAL ALLEY SECTION.

10. LOT AND BUILDING DIMENSIONAL STANDARDS ARE AS FOLLOWS:

	COMMERCIAL/OFFICE MIXED USE	APARTMENT	TOWNHOME
LOT WIDTH (MIN.)	25 FT	N/A	16 FT
LOT DEPTH (MIN.)	NONE	–	–
FRONT SETBACK (MIN.)	0 FT	0 FT (10 FT) (A)	0 FT (10 FT) (A)
FRONT SETBACK (MAX.)	10 FT	–	NONE
FRONT YARD ENCROACHMENT (B)	8 FT	8 FT	5 FT
SIDE SETBACK (MIN.)	0 FT WITHIN DEVELOPMENT; OTHERWISE 5 FT	10 FT BETWEEN BUILDINGS	5 FT OR 10 FT BETWEEN BUILDINGS
REAR SETBACK (MIN.)	0 FT	0 FT	NONE
REAR SETBACK FROM REAR LANE/ALLEY (MIN.)	0 FT	15 FT FROM CENTERLINE	15 FT FROM CENTERLINE
ACCESSORY STRUCTURE SIDE/REAR SETBACK (MIN.)	0 FT	5 FT	0 FT
MAXIMUM HEIGHT	4 STORIES	4 STORIES	3 STORIES
MINIMUM HEIGHT	2 STORIES OR 20 FT	2 STORIES OR 20 FT (C)	2 STORIES OR 20 FT (C)

NOTES:
(A) ALONG DESIGNATED THOROUGHFARES, THE MINIMUM FRONT SETBACK SHALL BE TEN FEET.
(B) 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.
(C) CLUBHOUSE AMENITY AND ACCESSORY STRUCTURES ARE EXEMPT FROM THE MINIMUM HEIGHT REQUIREMENTS.

11. PARCEL A, THE NONRESIDENTIAL PORTION OF THE PROPERTY, SHALL BE EXEMPT FROM THE GATEWAY OVERLAY BUFFER REQUIREMENT.

12. A MODIFIED 10 FOOT GATEWAY OVERLAY STREETYARD CONSISTING OF A FOUR (4) FOOT HIGH DECORATIVE SPLIT RAIL FENCE WITH MASONRY COLUMNS AND PLANTINGS INSTALLED AT A MINIMUM RATE OF THREE (3) CANOPY TREES OR SIX (6) UNDERSTORY TREES AND TWELVE (12) SHRUBS PER LINEAR FEET MAY BE USED TO MEET THE GATEWAY OVERLAY BUFFER REQUIRED ALONG WENDELL FALLS PARKWAY.

13. IN LIEU OF A 20 FOOT TYPE B BUFFER, A 10 FOOT TYPE B BUFFER WILL BE PROVIDED ALONG THE NORTHERN PROPERTY BOUNDARY ADJACENT TO THE SINGLE FAMILY PARCEL THAT FRONTS ON WENDELL FALLS PKWY.

14. TO ASSIST IN CREATING UNIQUE COMMUNITY FEEL, MAXIMIZE AESTHETIC APPEAL, MINIMIZE IMPERVIOUS SURFACE AREA, MAXIMIZE OPEN SPACE, AND CREATE A PEDESTRIAN FRIENDLY ENVIRONMENT, TOWNHOME UNITS MAY BE ORIENTED ONTO COURTYARDS OR VILLAGE GREENS INSTEAD OF FRONTING ON PUBLIC RIGHT-OF-WAYS.

15. TO PREVENT A SURPLUS OF PARKING AND MAXIMIZE AESTHETIC APPEAL, MULTI-FAMILY UNITS WILL BE PARKED AT A MINIMUM OF 1 SPACE PER BEDROOM. A MINIMUM OF 5% VISITOR PARKING FOR TOWNHOMES AND MULTI-FAMILY UNITS SHALL BE PROVIDED BY UTILIZING THE PROVIDED ON-STREET PARKING SPACES.

16. PARCEL D, AS IDENTIFIED ON THE LAND USE PLAN, IS TO BE DEDICATED TO THE ADJACENT CHURCH/SCHOOL FOR USE AS ATHLETIC FIELDS AND RECREATION OPEN SPACE.

17. THE RESIDENTIAL MAIN STREET SECTION (64 FT. RIGHT-OF-WAY), PER UDO SECTION 9.4, SHALL BE PERMITTED IN THE NEIGHBORHOOD CENTER (NC) ZONING DISTRICT UNLESS OTHERWISE NOTED HERE. THE RESIDENTIAL MAIN STREET SECTION SHALL BE MODIFIED TO PROVIDE A 6 FOOT SIDEWALK AND 6 FOOT LANDSCAPE STRIP.

18. A 10 FOOT MULTI USE PATH SHALL BE PROVIDED ALONG MARTIN POND ROAD. THE PATH MAY UTILIZE THE USE OF A PUBLIC ACCESS EASEMENT ALONG THE PROPERTY FRONTAGE TO ACCOMMODATE THE FULL 10 FOOT PATH SECTION. THE SUBJECT PROPERTY SHALL RESERVE THE RIGHT TO UTILIZE THE PORTION OF THE PATH AND PUBLIC ACCESS EASEMENT FOR PROPERTY MAINTENANCE FOR ITEMS SUCH AS THE PROPOSED STORMWATER FACILITY AS REQUIRED.

19. AN ALTERNATIVE WASTEWATER SEWER ALIGNMENT MAY BE UTILIZED PER CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT APPROVAL.

20. THE PERMITTED USES TABLE, SHOWN BELOW, IDENTIFIES ADDITIONAL MASTER PLAN PERMITTED USES BEYOND THOSE ALLOWED WITHIN THE NEIGHBORHOOD CENTER (NC) ZONING DISTRICT IN WENDELL UDO.

PERMITTED USES

NOTE: ALL USES PERMITTED IN THE NEIGHBORHOOD CENTER (NC) ZONING DISTRICT ARE APPLICABLE UNLESS OTHERWISE NOTED HERE.

	PARCEL A	PARCEL B	PARCEL C	PARCEL D
DWELLING - SINGLE FAMILY ATTACHED (TOWNHOMES)	-	-	P	-
DWELLING - MULTIFAMILY	-	P	-	-
CHILD CARE	P	-	-	-
BREWERY/DISTILLERY	P	-	-	-
DRIVE-THRU RESTAURANTS	PS	-	-	-
GENERAL RETAIL - 10,000 SF OR LESS	P	-	-	-
GENERAL RETAIL - 10,000 SF - 50,000 SF	P	-	-	-
SHOPPING CENTER - NEIGHBORHOOD CENTER	P	-	-	-

P PERMITTED
PS PERMITTED SUBJECT TO ADDITIONAL STANDARDS IN CHAPTER 3
- DEFAULT TO UDO STANDARD USE FOR NC ZONING

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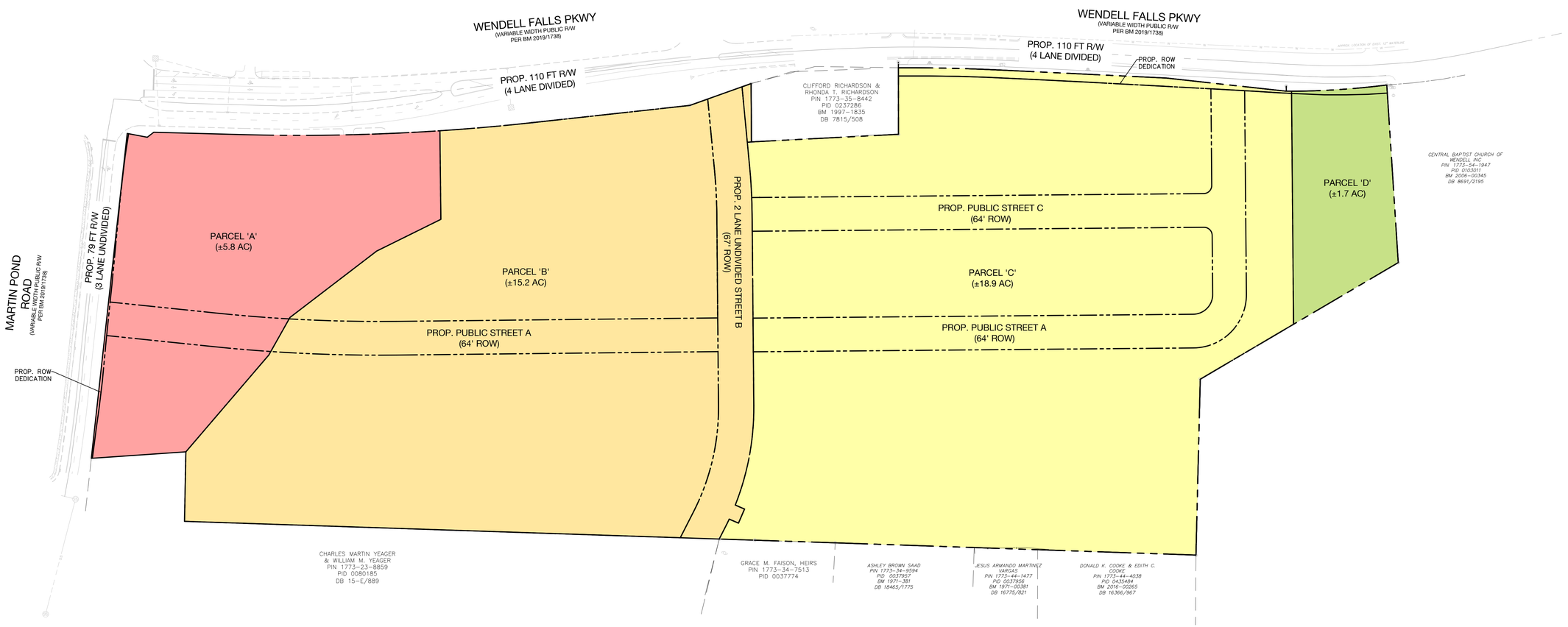

PERMITTED USES

NOTE: ALL USES PERMITTED IN THE NEIGHBORHOOD CENTER (NC) ZONING DISTRICT ARE APPLICABLE UNLESS OTHERWISE NOTED HERE.

	PARCEL A	PARCEL B	PARCEL C	PARCEL D
DWELLING - SINGLE FAMILY ATTACHED (TOWNHOMES)	-	-	P	-
DWELLING - MULTIFAMILY	-	P	-	-
CHILD CARE	P	-	-	-
BREWERY/DISTILLERY	P	-	-	-
DRIVE-THRU RESTAURANTS	PS	-	-	-
GENERAL RETAIL - 10,000 SF OR LESS	P	-	-	-
GENERAL RETAIL - 10,000 SF - 50,000 SF	P	-	-	-
SHOPPING CENTER - NEIGHBORHOOD CENTER	P	-	-	-

P PERMITTED
PS PERMITTED SUBJECT TO ADDITIONAL STANDARDS IN CHAPTER 3
- DEFAULT TO UDO STANDARD USE FOR NC ZONING

LAND USE PLAN DEVELOPMENT SUMMARY

TOTAL AND AREA: ± 41.65 AC

PARCEL 'A'
GROSS LAND AREA: ± 5.8 AC (254,743 SF)
PROP. R/W DEDICATION: ± 0.5 AC (22,513 SF)
NET LAND AREA: ± 5.3 AC (232,230 SF)
PROPOSED USE: COMMERCIAL / OFFICE
MAX FLOOR AREA: ± 200,000 SF NON-RES. MAX.
MAX HEIGHT: 4 STORIES

PARCEL 'B'
GROSS LAND AREA: ± 15.2 AC (662,394 SF)
PROP. R/W DEDICATION: ± 2.5 AC (111,337 SF)
NET LAND AREA: ± 12.7 AC (551,057 SF)
PROPOSED USE: RESIDENTIAL
MAX UNITS: 330 MULTI-FAMILY UNITS MAX.
MAX HEIGHT: 4 STORIES

PARCEL 'C'
GROSS LAND AREA: ± 18.9 AC (823,613 SF)
PROP. R/W DEDICATION: ± 3.5 AC (151,236 SF)
NET LAND AREA: ± 15.4 AC (672,377 SF)
PROPOSED USE: RESIDENTIAL
MAX UNITS: 200 TOWNHOME UNITS MAX.
MAX HEIGHT: 3 STORIES

PARCEL 'D'
GROSS LAND AREA: ± 1.7 AC (74,508 SF)
PROP. R/W DEDICATION: ± 0.04 AC (1,806 SF)
NET LAND AREA: ± 1.7 AC (72,702 SF)
PROPOSED USE: SCHOOL / ATHLETIC FIELDS

BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

GRAPHIC SCALE
100 0 50 100 200
1 INCH = 100 FEET

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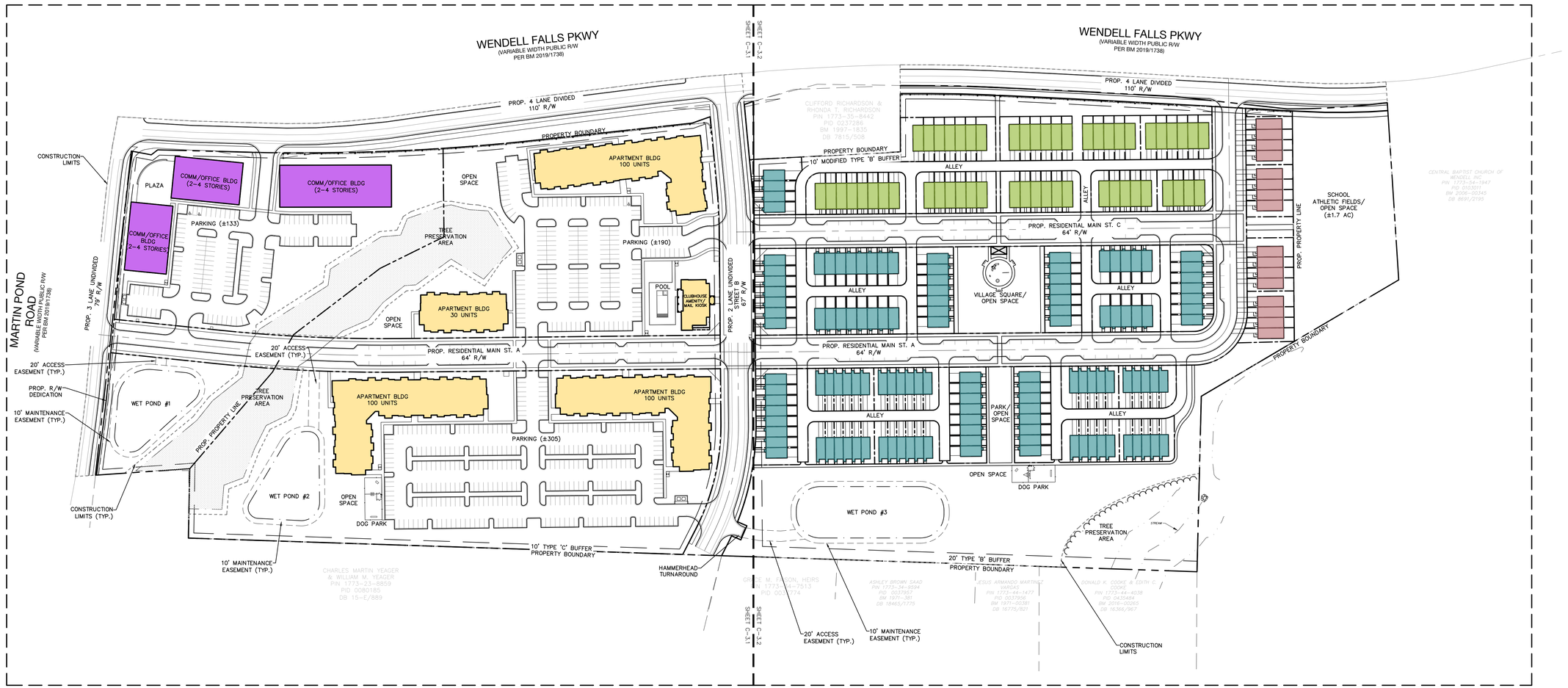

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	1773255286, 1773341939, 1773452045
TOTAL SITE AREA:	±41.65 AC (1.8M SF)
EXISTING ZONING:	RA (RURAL AGRICULTURAL)
PROPOSED ZONING:	NC-CD (NEIGHBORHOOD CENTER CONDITIONAL DISTRICT)
EXISTING USE:	RESIDENTIAL + AGRICULTURE
PROPOSED USE:	MIXED-USE
TOTAL IMPERVIOUS AREA:	±20.3 AC
COMMERCIAL:	±2.6 AC (112,772 SF)
MULTIFAMILY:	±7.2 AC (314,528 SF)
TOWNHOMES:	±10.5 AC (457,240 SF)
TOTAL COMMERCIAL/OFFICE:	± 200,000 SF MAX.
TOTAL RESIDENTIAL UNITS:	± 530 DU MAX.
TOTAL OPEN SPACE:	±10.67 AC OR 26%

PARCELS A AND B

TAX PARCEL ID #:	1773255286, 1773341939
TOTAL SITE AREA:	±21.06 AC
EXISTING ZONING:	RA
PROPOSED ZONING:	NC-CD
PROPOSED MULTIFAMILY BUILDINGS:	4 BLDGS
PROPOSED MULTIFAMILY UNITS:	330 DU MAX.
PROPOSED COMMERCIAL BUILDINGS:	3 BLDGS
PROPOSED COMMERCIAL:	± 200,00 SF MAX.

VEHICULAR PARKING

MULTIFAMILY VEH. PARKING:	
- REQUIRED:	± 512 SPACES TOTAL (495+17 = 512)
→PER BED:	± 495 SPACES (1/BED)
→*UNIT MIX:*	*2 BED (165 DU)*
	1 BED (165 DU)
→VISITOR PARKING REQ'D:	330 UNITS x 5% DU = 17 GUEST SPACES
- PROPOSED:	± 539 SPACES TOTAL
→SURFACE LOTS:	± 495 SPACES
→ON STREET PARKING:	± 44 SPACES*

*ON-STREET SPACES TO BE USED AS VISITOR PARKING

COMMERCIAL/OFFICE VEH. PARKING:	
- REQUIRED:	± 160 SPACES
- PROPOSED:	± 133 SPACES
TOTAL COMMERCIAL PARKING:	± 133 SPACES**

** COMMERCIAL PARKING TO BE SHARED TO ACCOMMODATE PARKING REQ'D.

BICYCLE PARKING

MULTIFAMILY BICYCLE PARKING:	
- REQUIRED:	± 20 SPACES (MAX 20)
- PROPOSED:	± 20 SPACES
COMM./OFFICE BICYCLE PARKING:	
- REQUIRED:	± 4 SPACES
- PROPOSED:	± 4 SPACES
TOTAL BICYCLE PARKING:	± 24 SPACES

OPEN SPACE

MULTIFAMILY OPEN SPACE:	
- REQUIRED:	(500 SF/DU) = ± 165,000 SF (3.8 AC)
- PROPOSED:	± 168,850 SF (3.8 AC)

PARCEL C

TAX PARCEL ID #:	1773452045
TOTAL SITE AREA:	±18.91 AC
EXISTING ZONING:	RA
PROPOSED ZONING:	NC-CD

TOWNHOMES :

3 STORY REAR LOAD (20'x40'):	126	(64.6%)*
2 STORY REAR LOAD (20'x49'):	53	(27.2%)*
2 STORY FRONT LOAD (20'x49'):	16	(8.2%)*
TOTAL TOWNHOMES:		195** (200 MAX.)

*UNIT MIXES ARE APPROXIMATE & SUBJECT TO CHANGE.
**MINIMUM OF (3) UNIT TYPES WILL BE INCLUDED IN FINAL PLAN

LOT WIDTH:	16' MIN REQ'D
FRONT SETBACK:	10' REQ'D
SIDE SETBACK:	5' OR 10' BETWEEN BLDG
REAR SETBACK:	0' (OR 15' FROM ALLEY CL)
MAXIMUM HEIGHT:	3 STORIES

VEHICULAR PARKING

TOWNHOME VEHICULAR PARKING*:	
- REQUIRED:	± 410 SPACES TOTAL (390 + 20 = 410)
→PER UNIT:	± 390 SPACES (2/UNIT)
→VISITOR PARKING:	390 UNITS x 5% DU = 20 GUEST SPACES
- PROPOSED:	± 390 UNIT SPACES
	± 62 ON-STREET SPACES**
TOTAL VEHICULAR PARKING:	± 472 SPACES

*TOWNHOME SPACES INCLUDE DRIVEWAY & GARAGE AS 1 SPACE EACH
** ON-STREET SPACES TO BE USED AS VISITOR PARKING

OPEN SPACE

TOWNHOME OPEN SPACE:	
- REQUIRED:	± 195,000 SF (4.5 AC) (1000 SF/DU)
- PROPOSED:	± 209,314 SF (4.8 AC)

PARCEL D

TAX PARCEL ID #:	1773452045
TOTAL SITE AREA:	±1.7 AC
EXISTING ZONING:	RA
PROPOSED ZONING:	NC-CD

OPEN SPACE

SCHOOL ATHLETIC FIELDS OPEN SPACE*:	
PROPOSED:	± 72,702 SF (1.7 AC)

* LAND ON EASTERN BOUNDARY TO BE DEDICATED TO ADJACENT CHURCH/SCHOOL FOR USE AS ATHLETIC FIELDS (±1.7 AC)

TOTAL OPEN SPACE

PARCEL A:	± 0.3 AC
PARCEL B:	± 3.8 AC
PARCEL C:	± 4.8 AC
PARCEL D:	± 1.7 AC
TOTAL:	± 10.6 AC (± 25% OF TOTAL SITE)

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GRAPHIC SCALE
100 0 50 100 200
1 INCH = 100 FEET

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p 919.275.5002
urbandesignpartners.com
nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

Richardson Farms
Master Plan
1825 Martin Pond Rd. Wendell, NC 27591

Alliance Residential Company
200 Providence Rd. Ste. 250
Charlotte, NC 28207

DRB Group
3000 RDU Center Dr. Suite 202
Morrisville, NC 27560

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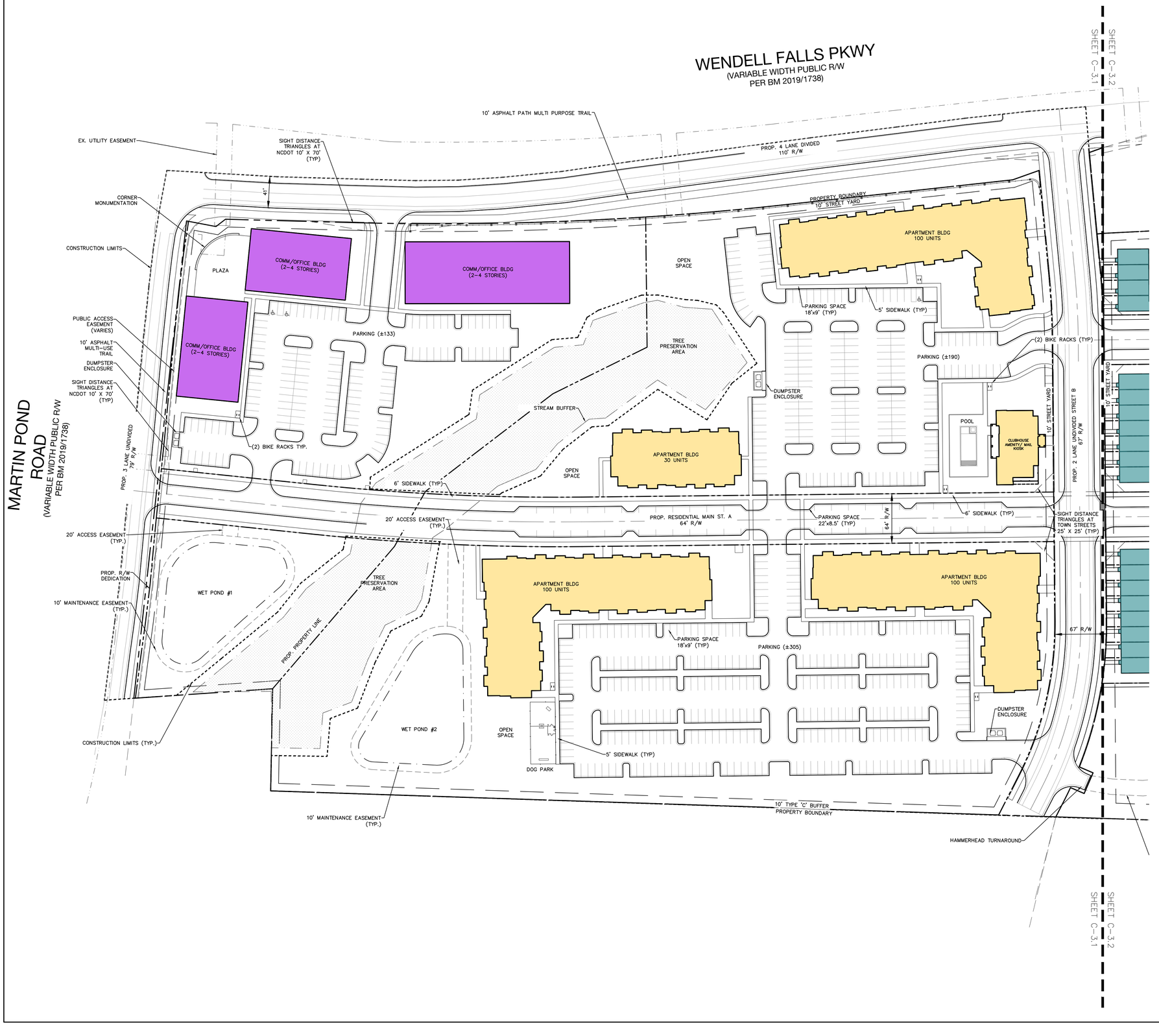

PARCELS A AND B

TAX PARCEL ID #:	1773255286, 1773341939
TOTAL SITE AREA:	±21.06 AC
EXISTING ZONING:	RA
PROPOSED ZONING:	NC-CD
PROPOSED MULTIFAMILY BUILDINGS:	4 BLDGS
PROPOSED MULTIFAMILY UNITS:	330 DU MAX.
PROPOSED COMMERCIAL BUILDINGS:	3 BLDGS
PROPOSED COMMERCIAL:	± 200,00 SF MAX.

VEHICULAR PARKING

MULTIFAMILY VEH. PARKING:

- REQUIRED:	± 512 SPACES TOTAL (495+17 = 512)
→PER BED:	± 495 SPACES (1/BED)
→*UNIT MIX:*	*2 BED (165 DU)*
	1 BED (165 DU)
→VISITOR PARKING REQ'D:	330 UNITS x 5% DU = 17 GUEST SPACES
- PROPOSED:	± 539 SPACES TOTAL
→SURFACE LOTS:	± 495 SPACES
→ON STREET PARKING:	± 44 SPACES*

*ON-STREET SPACES TO BE USED AS VISITOR PARKING

COMMERCIAL/OFFICE VEH. PARKING:

- REQUIRED:	± 160 SPACES
- PROPOSED:	± 133 SPACES
TOTAL COMMERCIAL PARKING:	± 133 SPACES**

** COMMERCIAL PARKING TO BE SHARED TO ACCOMMODATE PARKING REQ'D.

BICYCLE PARKING

MULTIFAMILY BICYCLE PARKING:

- REQUIRED:	± 20 SPACES (MAX 20)
- PROPOSED:	± 20 SPACES

COMM./OFFICE BICYCLE PARKING:

- REQUIRED:	± 4 SPACES
- PROPOSED:	± 4 SPACES
TOTAL BICYCLE PARKING:	± 24 SPACES

OPEN SPACE

MULTIFAMILY OPEN SPACE:

- REQUIRED:	(500 SF/DU) = ± 165,000 SF (3.8 AC)
- PROPOSED:	± 168,850 SF (3.8 AC)

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GRAPHIC SCALE
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nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
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Charlotte, NC 28207

DRB Group
3000 RDU Center Dr. Suite 202
Morrisville, NC 27560

Richardson Farms
Master Plan
Master Plan Parcels A & B
1825 Martin Pond Rd. Wendell, NC 27591

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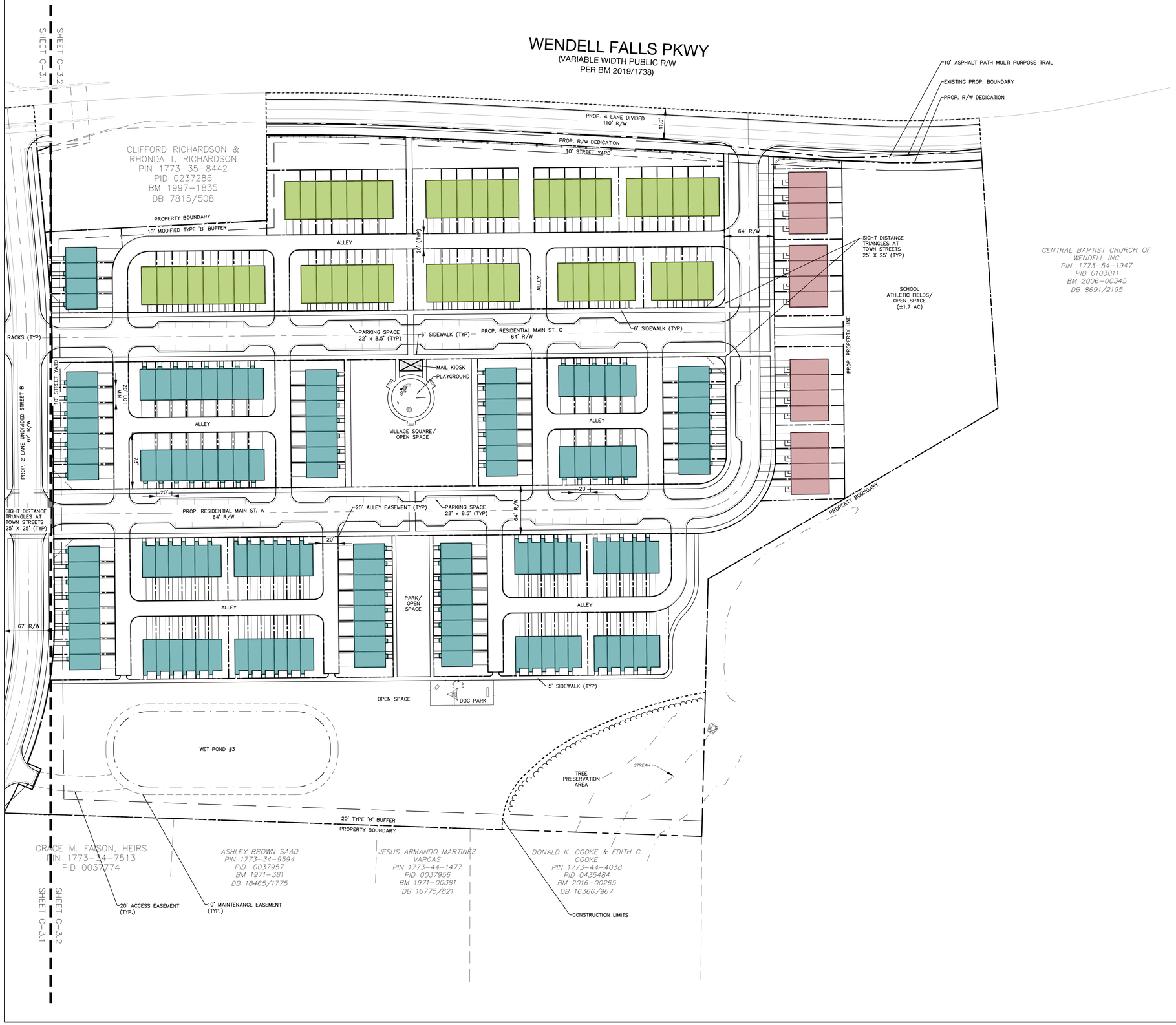

PARCEL C

TAX PARCEL ID #:	1773452045
TOTAL SITE AREA:	±18.91 AC
EXISTING ZONING:	RA
PROPOSED ZONING:	NC-CD

TOWNHOMES :

3 STORY REAR LOAD (20'x40'):	126	(64.6%)*
2 STORY REAR LOAD (20'x49'):	53	(27.2%)*
2 STORY FRONT LOAD (20'x49'):	16	(8.2%)*
TOTAL TOWNHOMES:		195** (200 MAX.)

*UNIT MIXES ARE APPROXIMATE & SUBJECT TO CHANGE.
**MINIMUM OF (3) UNIT TYPES WILL BE INCLUDED IN FINAL PLAN

LOT WIDTH:	16' MIN REQ'D
FRONT SETBACK:	10' REQ'D
SIDE SETBACK:	5' OR 10' BETWEEN BLDG
REAR SETBACK:	0' (OR 15' FROM ALLEY CL)
MAXIMUM HEIGHT:	3 STORIES

VEHICULAR PARKING

TOWNHOME VEHICULAR PARKING*:	
- REQUIRED:	± 410 SPACES TOTAL (390 + 20 = 410)
→PER UNIT:	± 390 SPACES (2/UNIT)
→VISITOR PARKING:	390 UNITS x 5% DU = 20 GUEST SPACES
- PROPOSED:	± 390 UNIT SPACES
	± 62 ON-STREET SPACES**
TOTAL VEHICULAR PARKING:	± 472 SPACES

*TOWNHOME SPACES INCLUDE DRIVEWAY & GARAGE AS 1 SPACE EACH
** ON-STREET SPACES TO BE USED AS VISITOR PARKING

OPEN SPACE

TOWNHOME OPEN SPACE:	
- REQUIRED:	± 195,000 SF (4.5 AC) (1000 SF/DU)
- PROPOSED:	± 209,314 SF (4.8 AC)

PARCEL D

TAX PARCEL ID #:	1773452045
TOTAL SITE AREA:	±1.7 AC
EXISTING ZONING:	RA
PROPOSED ZONING:	NC-CD

OPEN SPACE

SCHOOL ATHLETIC FIELDS OPEN SPACE*:	
PROPOSED:	± 72,702 SF (1.7 AC)

* LAND ON EASTERN BOUNDARY TO BE DEDICATED TO ADJACENT CHURCH/SCHOOL FOR USE AS ATHLETIC FIELDS (±1.7 AC)

EMERGENCY SERVICES NOTES

1. ALL UNITS NOT FRONTING ON A PUBLIC RIGHT OF WAY TO NOT EXCEED 30 FEET IN HEIGHT AS MEASURED FROM FINISHED GRADE TO EAVE OF ROOF.
2. ALL ALLEYS TO HAVE "NO PARKING" SIGNS POSTED.

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Master Plan Parcels C & D
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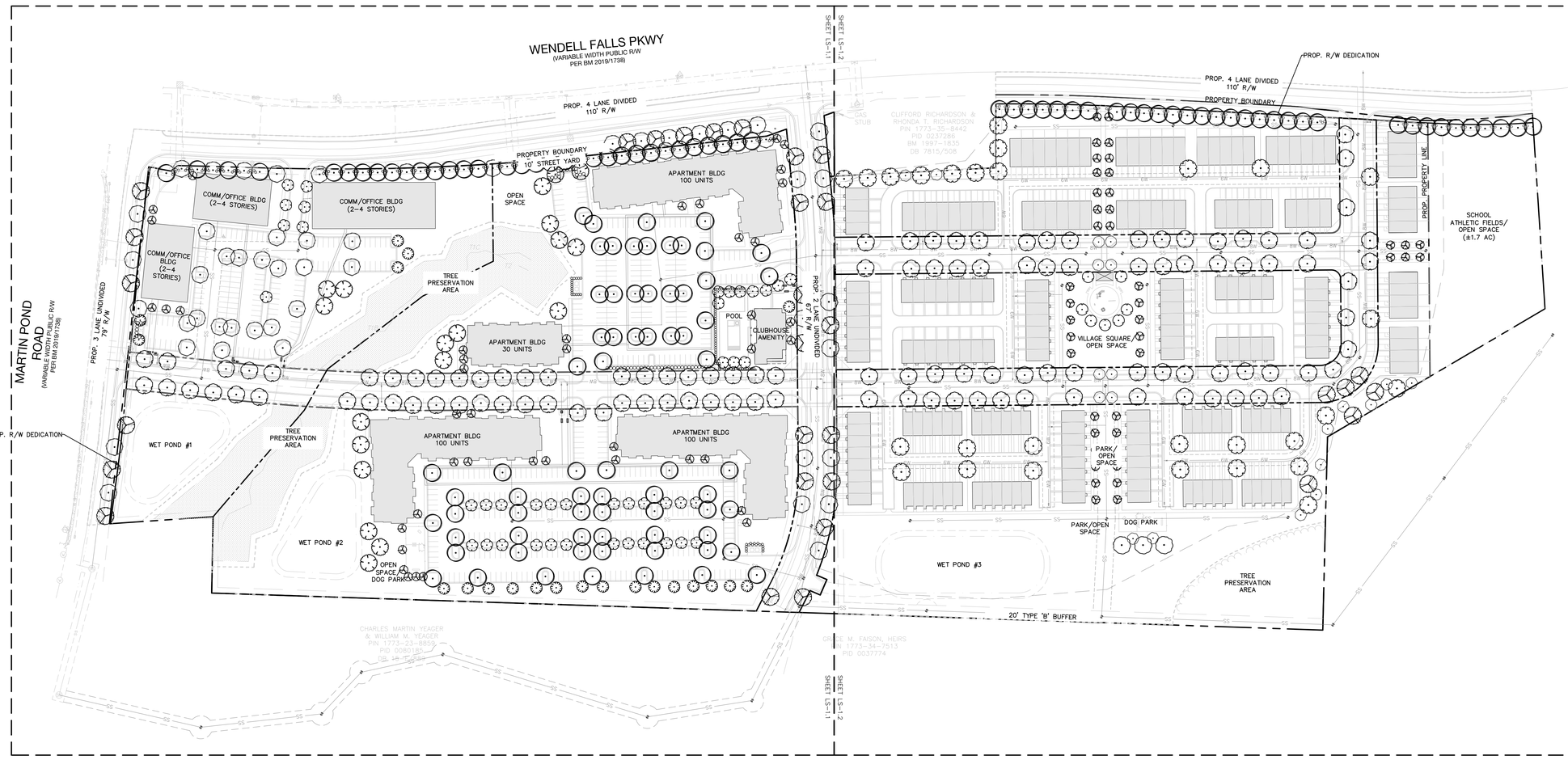

LANDSCAPE REQUIREMENTS:

STREET TREE PLANTINGS:

REQUIRED TREES:	1 CANOPY TREE SPACED 40 FT O.C.

STREET YARDS – MULTIFAMILY:

REQUIRED TREES:	2 CANOPY TREES PER 100 LF OF FRONTAGE
FOUNDATION PLANTINGS:	1 SHRUB PER 5 LF OF DWELLING FRONTAGE

BUFFER YARDS – TYPE B:

MINIMUM WIDTH:	20 FT
REQUIRED TREES:	1 CANOPY TREE PER 25 LF
REQUIRED SHRUBS:	1 SHRUB PER 6 LF

BUFFER YARDS – MODIFIED TYPE B:

MINIMUM WIDTH:	10 FT
REQUIRED TREES:	1 CANOPY TREE PER 25 LF
REQUIRED SHRUBS:	1 SHRUB PER 6 LF

BUFFER YARDS – TYPE C:

MINIMUM WIDTH:	10 FT
REQUIRED TREES:	1 CANOPY TREE PER 40 LF
REQUIRED SHRUBS:	1 SHRUB PER 8 LF

PARKING LOT LANDSCAPING:

REQUIRED TREES:	1 CANOPY TREE PER 12 SPACES
REQUIRED SHRUBS:	4 SHRUBS PER 12 SPACES

PARKING LOT SCREENING:

MINIMUM WIDTH:	10 FT
MINIMUM PLANTING:	SEMI-OPAQUE SCREEN FROM THE GROUND TO AT LEAST 3.5 FT IN HEIGHT

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Landscape Plan
1825 Martin Pond Rd. Wendell, NC 27591

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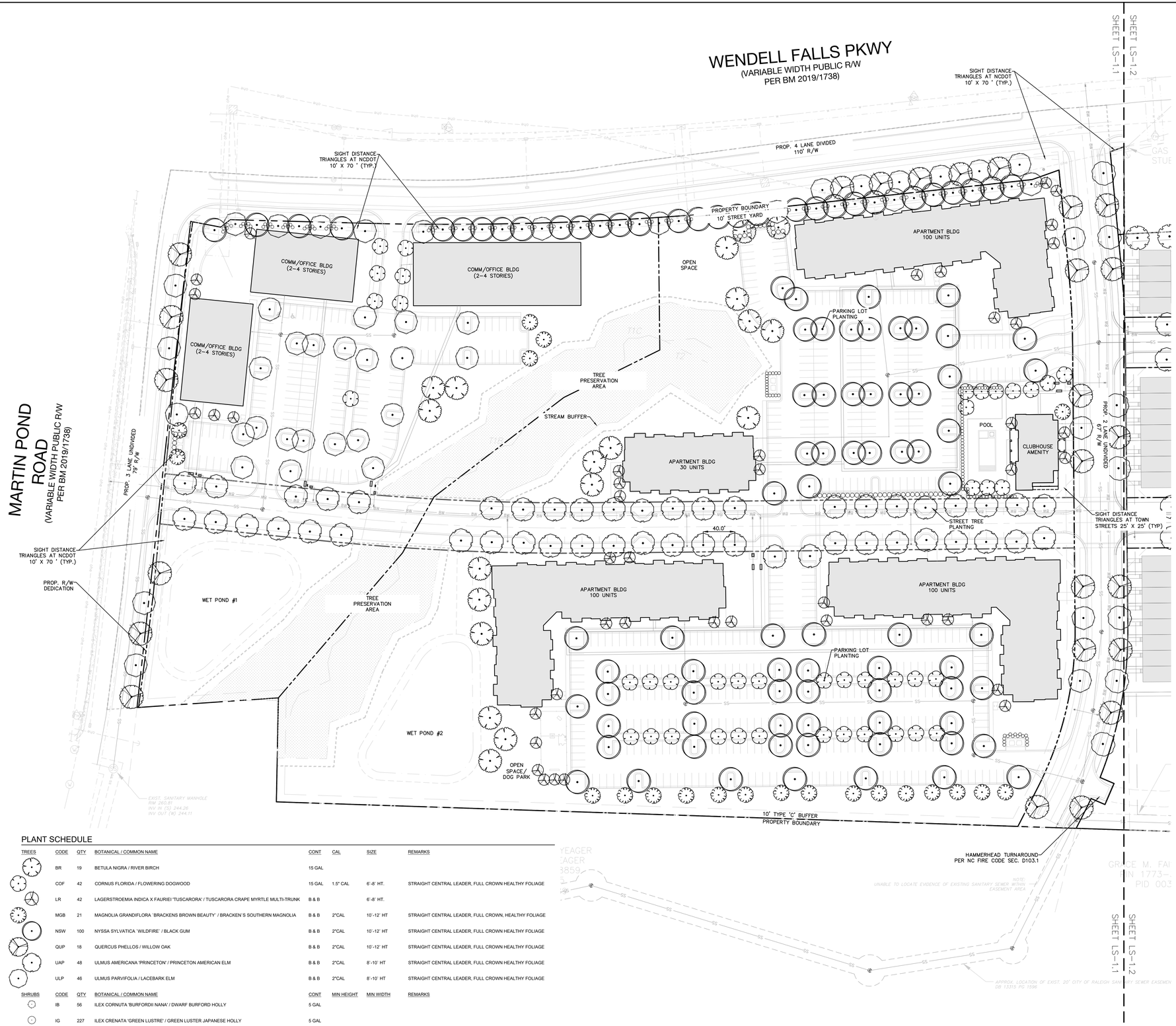

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FOUNDATION PLANTINGS:	1 SHRUB PER 5 LF OF DWELLING FRONTAGE

BUFFER YARDS – TYPE C:

MINIMUM WIDTH:	10 FT
REQUIRED TREES:	1 CANOPY TREE PER 40 LF
REQUIRED SHRUBS:	1 SHRUB PER 8 LF

PARKING LOT LANDSCAPING:

REQUIRED TREES:	1 CANOPY TREE PER 12 SPACES
REQUIRED SHRUBS:	4 SHRUBS PER 12 SPACES

PARKING LOT SCREENING:

MINIMUM WIDTH:	10 FT
MINIMUM PLANTING:	SEMI-OPAQUE SCREEN FROM THE GROUND TO AT LEAST 3.5 FT IN HEIGHT

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
	BR	19	BETULA NIGRA / RIVER BIRCH	15 GAL			
	COF	42	CORNUS FLORIDA / FLOWERING DOGWOOD	15 GAL	1.5" CAL	6'-8' HT.	STRAIGHT CENTRAL LEADER, FULL CROWN HEALTHY FOLIAGE
	LR	42	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' / TUSCARORA CRAPE MYRTLE MULTI-TRUNK	B & B		6'-8' HT.	
	MGB	21	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKEN'S SOUTHERN MAGNOLIA	B & B	2"CAL	10'-12' HT	STRAIGHT CENTRAL LEADER, FULL CROWN, HEALTHY FOLIAGE
	NSW	100	NYSSA SYLVATICA 'WILDFIRE' / BLACK GUM	B & B	2"CAL	10'-12' HT	STRAIGHT CENTRAL LEADER, FULL CROWN HEALTHY FOLIAGE
	QUP	18	QUERCUS PHELLOS / WILLOW OAK	B & B	2"CAL	10'-12' HT	STRAIGHT CENTRAL LEADER, FULL CROWN HEALTHY FOLIAGE
	UAP	48	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	B & B	2"CAL	8'-10' HT	STRAIGHT CENTRAL LEADER, FULL CROWN HEALTHY FOLIAGE
	ULP	46	ULMUS PARVIFOLIA / LACEBARK ELM	B & B	2"CAL	8'-10' HT	STRAIGHT CENTRAL LEADER, FULL CROWN HEALTHY FOLIAGE
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**MIN HEIGHT**	**MIN WIDTH**	**REMARKS**
	IB	56	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	5 GAL			
	IG	227	ILEX CRENATA 'GREEN LUSTRE' / GREEN LUSTER JAPANESE HOLLY	5 GAL			

NOTE: PLANT MATERIAL AND QUANTITY ARE SUBJECT TO CHANGE AT TIME OF SITE PLAN.

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PRELIMINARY DRAWING
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Charlotte, NC 28207

DRB Group
3000 RDU Center Dr. Suite 202
Morrisville, NC 27560

Richardson Farms
Master Plan

Landscape Plan Parcels A & B
1825 Martin Pond Rd. Wendell, NC 27591

NO. DATE: BY: REVISIONS:

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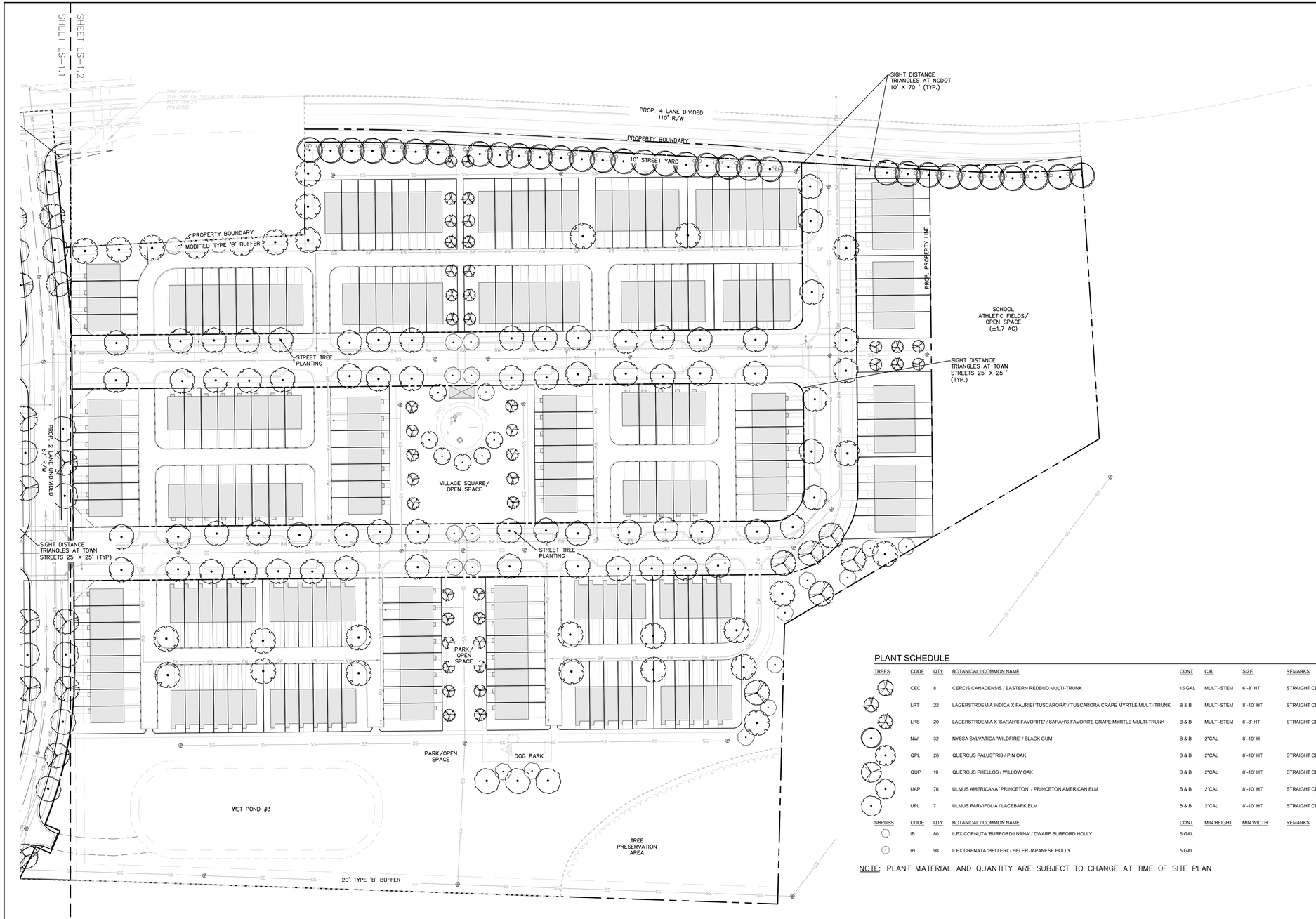

LANDSCAPE REQUIREMENTS:

STREET TREE PLANTINGS:

REQUIRED TREES:	1 CANOPY TREE SPACED 40 FT O.C.

STREET YARDS – MULTIFAMILY:

REQUIRED TREES:	2 CANOPY TREES PER 100 LF OF FRONTAGE
FOUNDATION PLANTINGS:	1 SHRUB PER 5 LF OF DWELLING FRONTAGE

BUFFER YARDS – TYPE B:

MINIMUM WIDTH:	20 ft
REQUIRED TREES:	1 CANOPY TREE PER 25 LF
REQUIRED SHRUBS:	1 SHRUB PER 6 LF

BUFFER YARDS – MODIFIED TYPE B:

MINIMUM WIDTH:	10 ft
REQUIRED TREES:	1 CANOPY TREE PER 25 LF
REQUIRED SHRUBS:	1 SHRUB PER 6 LF

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
	CEC	8	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	15 GAL	MULTI-STEM	6'-8' HT	STRAIGHT CENTRAL LEADER, FULL CROWN HEALTHY FOLIAGE
	LRT	22	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' / TUSCARORA CRAPE MYRTLE MULTI-TRUNK	B & B	MULTI-STEM	8'-10' HT	STRAIGHT CENTRAL LEADER, FULL CROWN HEALTHY FOLIAGE
	LRS	20	LAGERSTROEMIA X 'SARAH'S FAVORITE' / SARAH'S FAVORITE CRAPE MYRTLE MULTI-TRUNK	B & B	MULTI-STEM	6'-8' HT	STRAIGHT CENTRAL LEADER, FULL CROWN HEALTHY FOLIAGE
	NW	32	NYSSA SYLVATICA 'WILDFIRE' / BLACK GUM	B & B	2"CAL	8'-10' H	
	QPL	28	QUERCUS PALUSTRIS / PIN OAK	B & B	2"CAL	8'-10' HT	STRAIGHT CENTRAL LEADER, FULL CROWN HEALTHY FOLIAGE
	QUP	10	QUERCUS PHELLOS / WILLOW OAK	B & B	2"CAL	8'-10' HT	STRAIGHT CENTRAL LEADER, FULL CROWN HEALTHY FOLIAGE
	UAP	76	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	B & B	2"CAL	8'-10' HT	STRAIGHT CENTRAL LEADER, FULL CROWN HEALTHY FOLIAGE
	UPL	7	ULMUS PARVIFOLIA / LACEBARK ELM	B & B	2"CAL	8'-10' HT	STRAIGHT CENTRAL LEADER, FULL CROWN HEALTHY FOLIAGE
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	MIN HEIGHT	MIN WIDTH	REMARKS
	IB	80	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	5 GAL			
	IH	98	ILEX CRENATA 'HELLERI' / HELER JAPANESE HOLLY	5 GAL			

NOTE: PLANT MATERIAL AND QUANTITY ARE SUBJECT TO CHANGE AT TIME OF SITE PLAN

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Richardson Farms
Master Plan

Landscape Plan Parcels C & D
1825 Martin Pond Rd. Wendell, NC 27591

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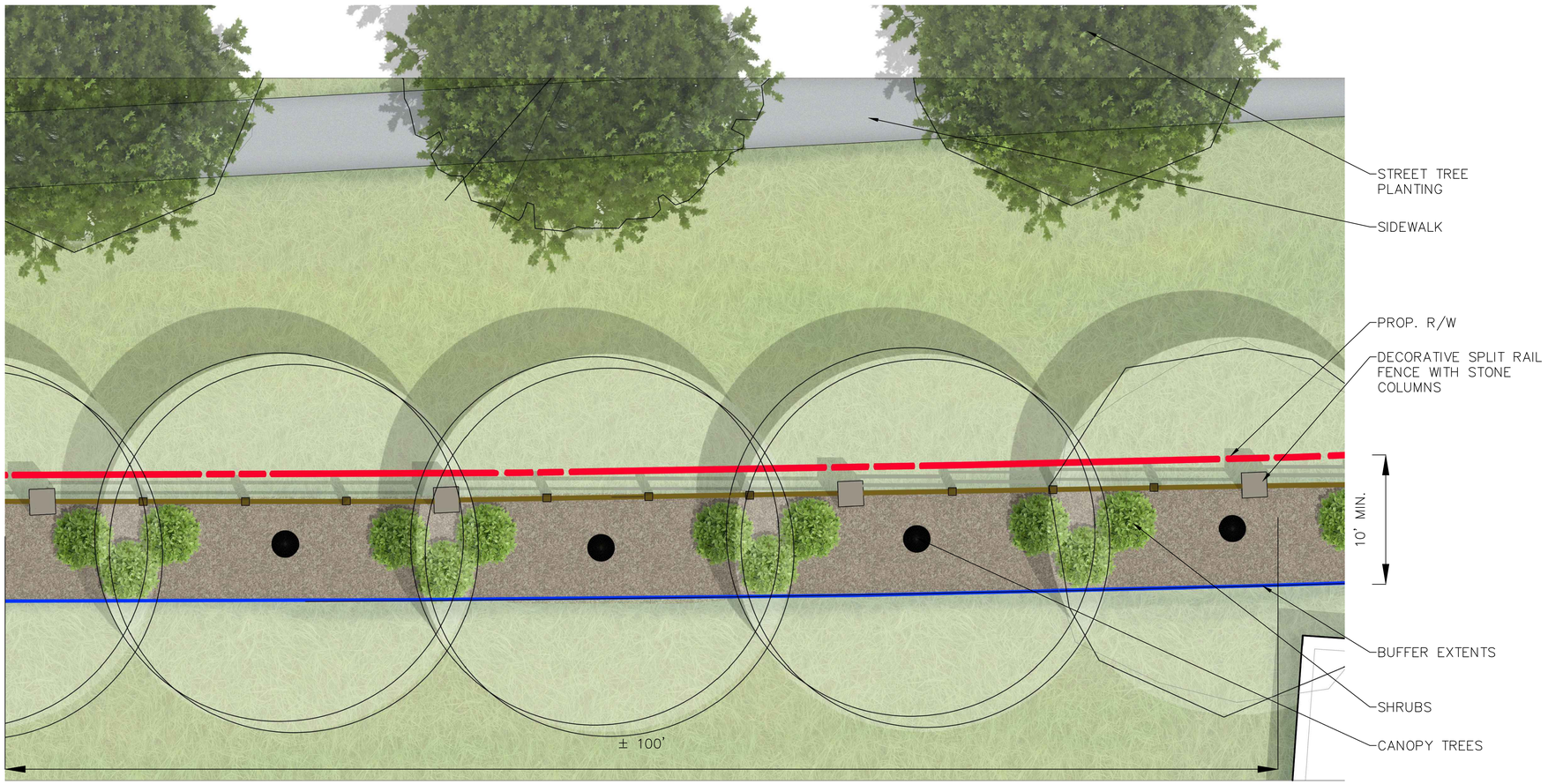
10' GATEWAY BUFFER W/ DECORATIVE FENCE: ELEVATION



10' GATEWAY BUFFER W/ DECORATIVE FENCE: PLAN

10' GATEWAY BUFFER W/ DECORATIVE FENCE:

PLANTING REQUIREMENTS:

- 3 CANOPY TREES PER 100' MIN.
  OR
- 6 UNDERSTORY TREES PER 100' MIN.
- 12 SHRUBS PER 100' MIN.

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GRAPHIC SCALE
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1 INCH = 5 FEET

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DRB Group
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Morrisville, NC 27560

Richardson Farms Master Plan

Gateway Buffer Landscape Plan
1825 Martin Pond Rd. Wendell, NC 27591

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LS-1.3

3 STORY REAR LOAD TOWNHOME (20' x 40' UNITS)

ELEVATION 4 (SHOWN W/OPT. WRAP - AROUND PORCH) ELEVATION 1 ELEVATION 3 ELEVATION 5 ELEVATION 2 ELEVATION 6 ELEVATION 4

3 STORY REAR LOAD TOWNHOME (17' x 41' UNITS)

ELEVATION 1 ELEVATION 3 ELEVATION 2 ELEVATION 6 ELEVATION 4 ELEVATION 5

2 STORY FRONT LOAD TOWNHOME (20' x 49' UNITS)

2 STORY REAR LOAD TOWNHOME (20' x 49' UNITS)

2 STORY REAR LOAD TOWNHOME (20' x 49' UNITS)

TOWNHOUSE ELEVATION NOTES:

1. ELEVATIONS ARE PROVIDED BY AND PROPERTY OF DRB GROUP.
2. RENDERINGS ARE FOR GRAPHIC PURPOSES ONLY.
3. COLORS AND MATERIALS ARE SUBJECT TO CHANGE.

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DRB Group
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Richardson Farms Master Plan

Townhouse Elevations

1825 Martin Pond Rd. Wendell, NC 27591

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4 STORY APARTMENT BUILDING (100 UNITS PER BUILDING)

3 STORY APARTMENT BUILDING (30 UNITS PER BUILDING)

CLUBHOUSE AMENITY BUILDING

MULTI-FAMILY ELEVATION NOTES:

1. ELEVATIONS ARE PROVIDED BY AND PROPERTY OF ALLIANCE RESIDENTIAL COMPANY.
2. RENDERINGS ARE FOR GRAPHIC PURPOSES ONLY.
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Richardson Farms Master Plan

Multi-family Elevations

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