WENDELL FALLS
PHASE 11
CONSTRUCTION DOCUMENTS
WENDELL, NORTH CAROLINA

DATE: JULY 30, 2021
REV. C DATE: NOVEMBER 19, 2021

AGENCY CONTACTS

A. Town of Wendell
Planning Department
15 E. Fourth Street
Wendell, NC 27591
Contact: Bryan Coates
Phone: (919) 366-6888
Email: BCoates@townofwendell.com

B. Wake County
Watershed Management
Waverly F. Akins Building
337 S. Salisbury St
Raleigh, NC 27601
Contact: Karyn Pageau
Phone: (919) 796-8769
Email: karyn.pageau@wakegov.com

Stormwater Review:
Contact: Shawn Springer, PE, CFM

Erosion Control Review:
Contact: Karyn Pageau

C. City of Raleigh Public Utilities Department
One Exchange Plaza
Suite 620
Raleigh, NC 27601
P.O. Box 590
Raleigh, NC 27602
Contact: Lorea Sample
Phone: (919) 996-3484
Fax: (919) 996-1866
Email: lorea.sample@raleighnc.gov

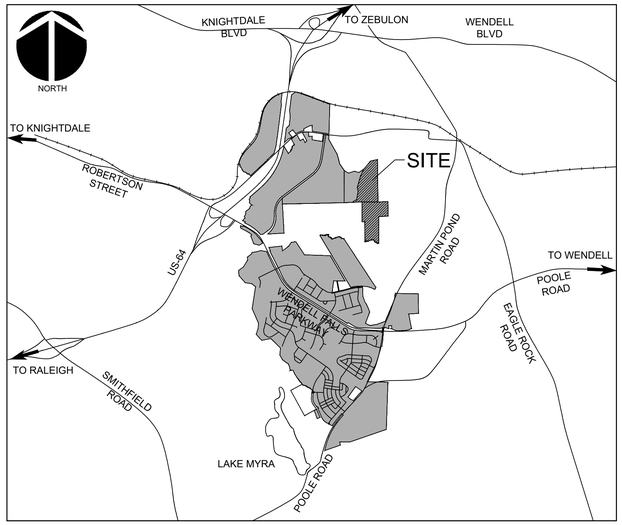
D. Town of Wendell Engineering Review
A. Morton Thomas & Associates
6131 Falls of Neuse Road, Suite 106
Raleigh, NC 27609
Contact: Samuel MacDonald, P.E
Phone: (919) 855-9989
Fax: (919) 855-5687

PUBLIC UTILITY QUANTITIES

PHASE: 11
LOTS: 148
TOTAL HOUSING UNITS: 138
SINGLE-FAMILY HOUSING UNITS: 138
TOWNHOME HOUSING UNITS: 0
OPEN SPACE SITES: 10
AMENITY SITES: 0
GROSS PROJECT DENSITY: 2.3 UNITS/ACRE

UTILITY QUANTITIES:
SEWER
8" PVC SEWER MAIN = ± 6,293 LF
8" DIP SEWER MAIN = ± 1,440 LF
WATER
12" DIP = ± 921 LF
6" DIP = ± 6,353 LF
TOTAL = ± 7,274 LF

PUBLIC STREETS = ±7,591 LF
WATER SERVICE STUBS = 147
SEWER SERVICE STUBS = 138
NOTE: A PLAT OF ALL NECESSARY RIGHT-OF-WAY DEDICATIONS AND CITY OF RALEIGH WATER LINE EASEMENTS MUST BE SUBMITTED TO CORPUD FOR REVIEW, COMMENTS, AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS FROM THE TOWN OF WENDELL.



VICINITY MAP
NTS

PROJECT DATA

NAME OF PROJECT:

WENDELL PHASE 11
CONSTRUCTION DOCUMENTS
WENDELL, NORTH CAROLINA

OWNER:

NASH WENDELL FALLS, LLC
4020 WESTCHASE BLVD
SUITE 150
RALEIGH, NC 27607
PHONE: (919) 951-0718
FAX: (919) 240-4963
CONTACT: TANYA MATZEN
NEWLAND COMMUNITIES
EMAIL: tmatzen@newlandco.com

PREPARED BY:

McKIM & CREED
1730 VARSITY DRIVE, SUITE 500
RALEIGH, NORTH CAROLINA 27606
PHONE: (919) 233-8091
FAX: (919) 233-8031
CONTACT: CHRIS SEAMSTER, PLA
EMAIL: cseamster@mckimcreed.com

PROJECT AREA: 61.39 AC

These improvements shall be constructed in accordance with the following plans, and the Standard Specifications of the Town of Wendell and Wake County.

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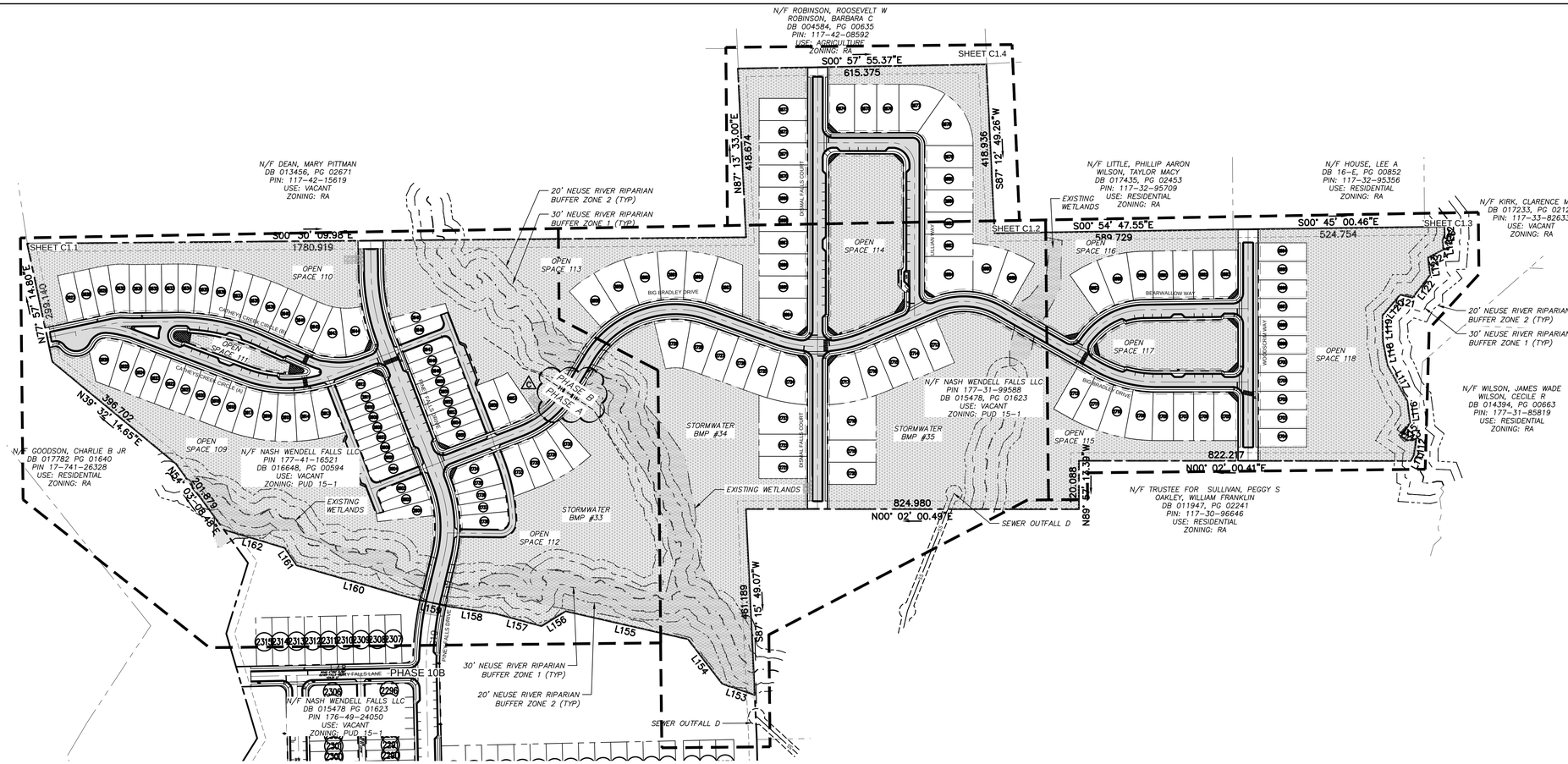
ISSUED FOR CONSTRUCTION

WENDELL FALLS PHASES 11 CONSTRUCTION DOCUMENTS
02735-0284
FINAL DRAWINGS - ISSUED FOR CONSTRUCTION



SITE DATA

CURRENT PROPERTY OWNER:

NASH WENDELL FALLS, LLC
4020 WESTCHASE BLVD
SUITE 150
RALEIGH, NC 27607
CONTACT: TANYA MATZEN
PHONE: (919) 951-0718

DEVELOPER:

NASH WENDELL FALLS, LLC
4020 WESTCHASE BLVD
SUITE 150
RALEIGH, NC 27607
CONTACT: TANYA MATZEN
PHONE: (919) 951-0718

ZONING: PUD15-1 ZONES 2&3

TRACT INFORMATION:

PHASE 11
GROSS TRACT AREA: 61.39 ACRES

PROPERTY ADDRESS: WENDELL VALLEY PARKWAY

LOTS: 148
TOTAL HOUSING UNITS: 138
SINGLE-FAMILY HOUSING UNITS: 138
OPEN SPACE SITES: 10

PARCEL PIN: 177-31-99588, 177-41-16521

PLAT/DEED REFERENCE: DB 015478 PG 01623,
DB 016648 PG 00594

PUBLIC ROADS: (7,591 LF/9.16 AC)

PINEY FALLS DRIVE (962 LF, 60,619 SF/1.39 AC)
CATHEYS CREEK CIRCLE A (820 LF, 43,061 SF/0.99 AC)
BIG BRADLEY DRIVE (2,246 LF, 112,307 SF/2.58 AC)
DISMAL FALLS COURT (1,094 LF, 54,724 SF/1.26 AC)
LILLIAN WAY (646 LF, 33,903 SF/0.78 AC)
BEARWALLOW WAY (469 LF, 24,611 SF/0.57 AC)
WOODSCREW WAY (574 LF, 28,676 SF/0.66 AC)
CATHEYS CREEK CIRCLE B (780 LF, 40,970 SF/0.94 AC)

PRIVATE ALLEYS: (1,410 LF/0.83 AC)

ALLEY 1 (361 LF, 11,367 SF/0.26 AC)
ALLEY 2 (163 LF, 3,260 SF/0.07 AC)
ALLEY 3 (383 LF, 7,658 SF/0.18 AC)
ALLEY 4 (340 LF, 10,712 SF/0.25 AC)
ALLEY 5 (163 LF, 3,260 SF/0.07 AC)

OVERALL ANTICIPATED IMPERVIOUS AREA:

ROAD IMP.:	225,572 SF	5.18 AC
ALLEY IMP.:	23,326 SF	0.54 AC
SIDEWALK IMP.:	72,245 SF	1.66 AC
LOTS IMP.:	423,600 SF	9.72 AC
TOTAL IMP.:	744,744 SF	17.10 AC

OPEN SPACE ACREAGE: ±33.35 AC

LOT SETBACK REQUIREMENTS

FRONT SETBACK FROM PUBLIC R/W (FRONT LOAD)	20'
FRONT SETBACK FROM PUBLIC R/W (REAR LOAD)	10'
SIDE SETBACK FROM PUBLIC R/W (FRONT LOAD)	5'
SIDE SETBACK FROM PUBLIC R/W (REAR LOAD)	6'
SIDE SETBACK FROM ADJACENT LOT	3'
REAR SETBACK	20'
REAR SETBACK FROM PRIVATE R/W (FROM CENTERLINE)	15'
MINIMUM STREET YARD	10'
MINIMUM LANDSCAPE BUFFER ALONG S.F.RESIDENTIAL	10'

EXISTING AND PROPOSED USE FOR SITE IS VACANT/RESIDENTIAL.

PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE TOWN OF WENDELL.

NORTH

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150 0 150 300
SCALE: 1"=150' (Horiz.)

LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE
- NEUSE RIVER RIPARIAN BUFFER ZONE
- NEW ASPHALT PAVEMENT
- COMMON OPEN SPACE
- EXISTING WETLANDS

REV.NO.	DESCRIPTIONS	DATE
C	TOWN OF WENDELL COMMENTS	2021.11.19
B	REVISED PHASE LINES	2021.10.18
A	ISSUED FOR CONSTRUCTION	2021.07.30

REVISIONS

SEAL

SEAL

McKIM&CREED
1730 Varsity Drive, Suite 500
Raleigh, North Carolina 27606
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WENDELL FALLS PHASE 11
CONSTRUCTION DOCUMENT SUBMITTAL
WENDELL, NORTH CAROLINA

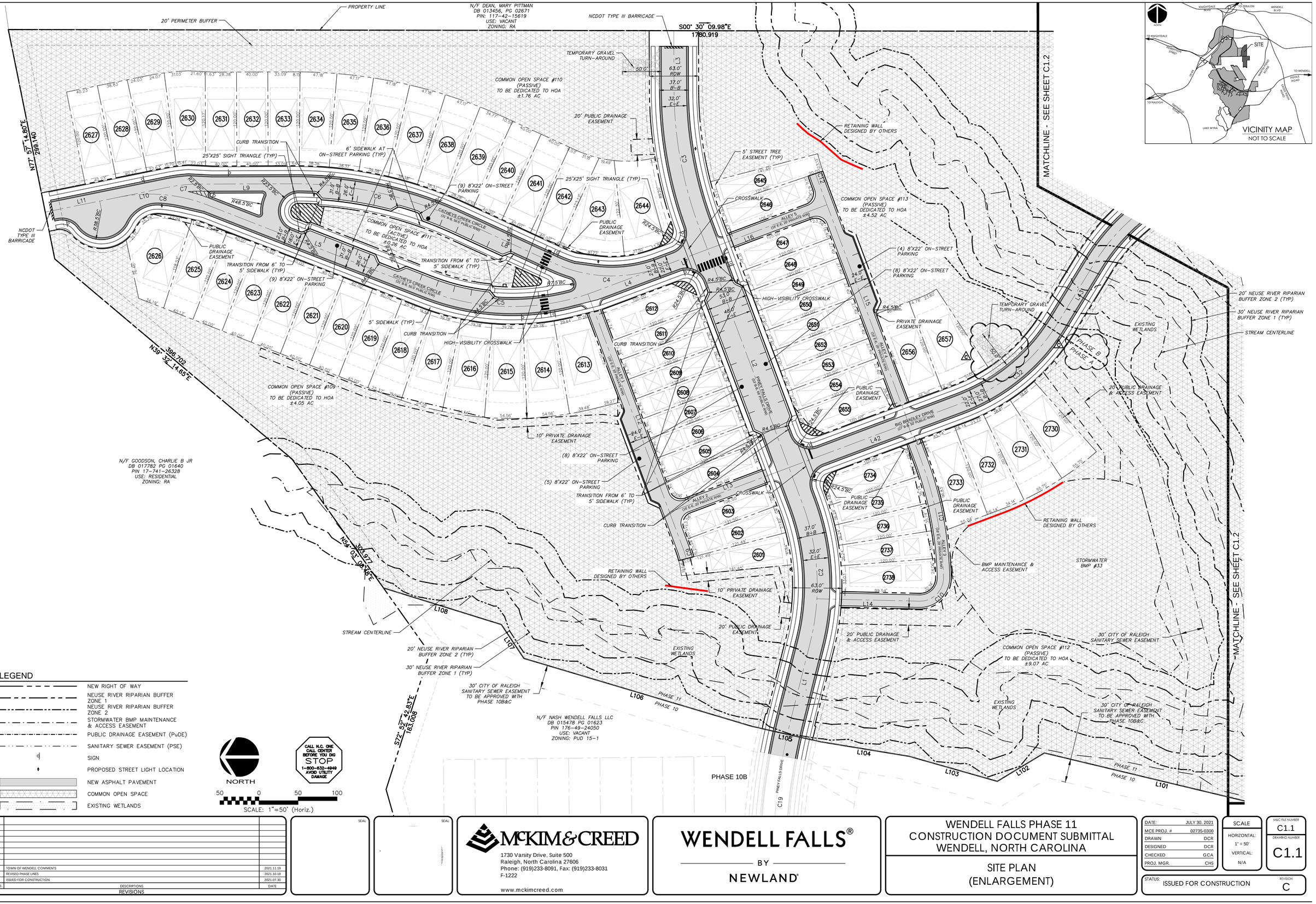
SITE PLAN
(OVERALL)

DATE:	JULY 30, 2021
MCE PROJ. #	02735-0300
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

SCALE
HORIZONTAL: 1"=150'
VERTICAL: N/A

M&C FILE NUMBER C1.0
DRAWING NUMBER C1.0

STATUS: ISSUED FOR CONSTRUCTION
REVISION C



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REVISIONS

SEAL:

SEAL:

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WENDELL FALLS PHASE 11
CONSTRUCTION DOCUMENT SUBMITTAL
WENDELL, NORTH CAROLINA

SITE PLAN
(ENLARGEMENT)

DATE:	JULY 30, 2021
MCE PROJ. #	02735-0300
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: N/A

M&C FILE NUMBER C1.1
DRAWING NUMBER C1.1

STATUS: ISSUED FOR CONSTRUCTION
REVISION C

NOTES:

1. ALLEY CONNECTIONS TO BE 16' WIDTH.
2. ALL CONCRETE SHALL BE 3000 PSI.
3. ALL DRIVEWAYS SHALL BE INSTALLED WITH A SIDEWALK SECTION AND UTILITY STRIP AS SHOWN. SIDEWALK SECTIONS SHALL HAVE 1/4" PER FOOT FALL TOWARDS THE STREET.

PLAN VIEW

SECTION VIEW

ALLEY DRIVEWAY APRON

NTS

LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- STORMWATER BMP MAINTENANCE & ACCESS EASEMENT
- PUBLIC DRAINAGE EASEMENT (PuDE)
- SANITARY SEWER EASEMENT (PSE)
- SIGN
- PROPOSED STREET LIGHT LOCATION
- NEW ASPHALT PAVEMENT
- COMMON OPEN SPACE
- EXISTING WETLANDS

NORTH

50 0 50 100

SCALE: 1"=50' (Horiz.)

CALL N.C. ONE CALL CENTER BEFORE YOU DIG STOP 1-800-632-4949 AVOID UTILITY DAMAGE

REV.NO.	DESCRIPTIONS	DATE
A	ISSUED FOR CONSTRUCTION	2021.07.30

REVISIONS

SEAL

SEAL

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WENDELL, NORTH CAROLINA

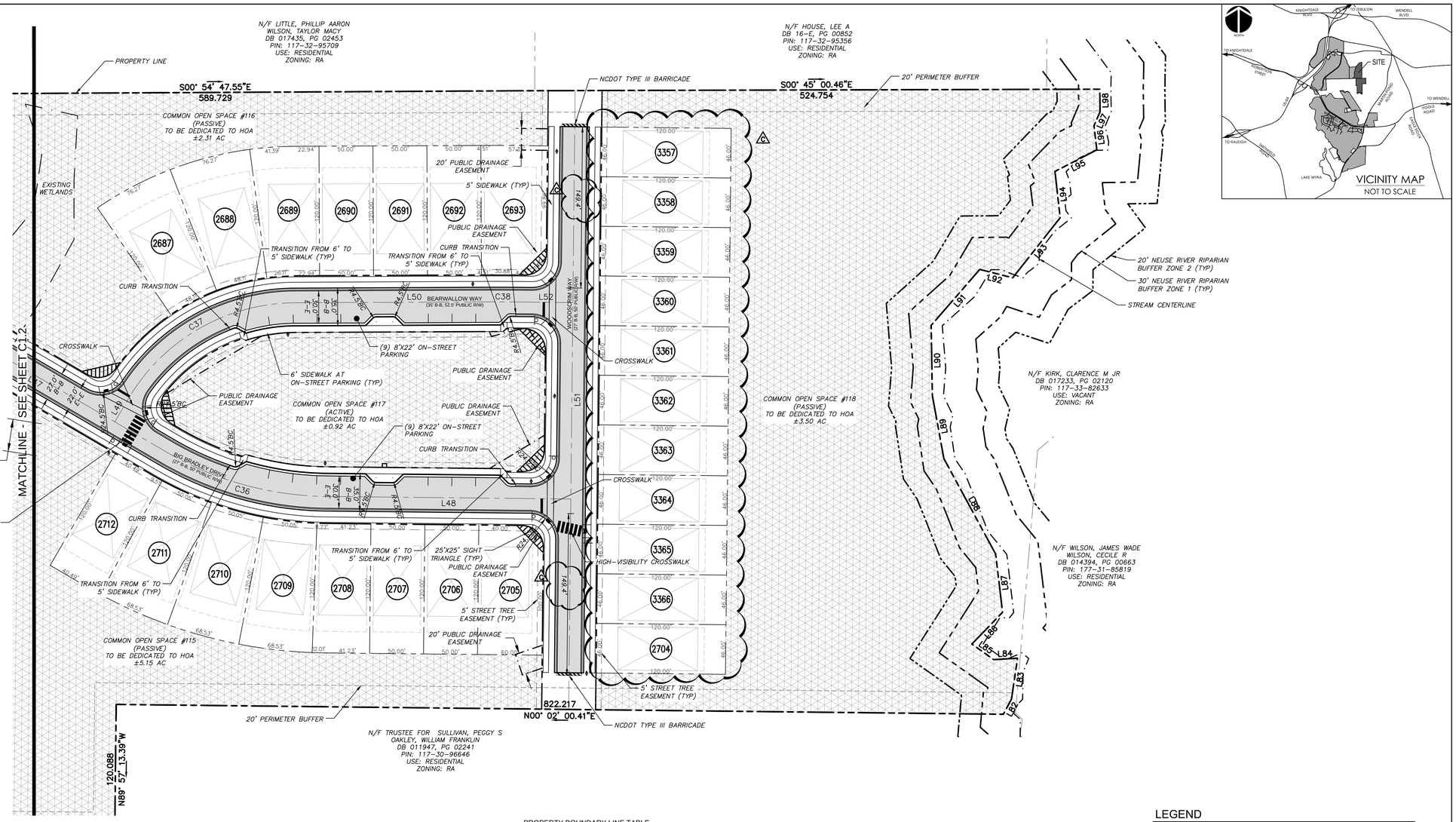
SITE PLAN
(ENLARGEMENT)

DATE:	JULY 30, 2021
MCE PROJ. #	02735-0300
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: N/A

M&C FILE NUMBER C1.1
DRAWING NUMBER C1.2

STATUS: ISSUED FOR CONSTRUCTION
REVISION A



PROPERTY BOUNDARY LINE TABLE

Line Table		
LINE #	LENGTH	DIRECTION
L82	15.974	N62° 29' 20.96"W
L83	38.277	N82° 10' 17.01"W
L84	22.103	S04° 03' 32.33"E
L85	24.890	S34° 51' 11.00"W
L86	40.874	N46° 29' 56.02"W
L87	54.350	S82° 38' 54.00"W
L88	100.746	S60° 56' 28.74"W
L89	59.384	S79° 03' 32.07"W
L90	65.005	S88° 24' 22.38"W
L91	68.685	N49° 35' 27.21"W
L92	31.486	N13° 35' 58.74"E
L93	70.904	N52° 16' 34.20"W
L94	43.213	S82° 59' 41.46"W
L95	43.637	N27° 51' 03.41"W

Line Table		
LINE #	LENGTH	DIRECTION
L96	22.412	S82° 38' 35.48"W
L97	14.330	N67° 19' 58.00"W
L98	20.770	S88° 34' 10.00"W
L99	84.974	N18° 54' 26.44"E
L100	139.348	N52° 29' 54.51"E
L101	310.970	N12° 52' 27.78"E
L102	70.256	N31° 42' 04.07"W
L103	116.801	N15° 15' 30.66"E
L104	115.562	N08° 43' 34.19"E
L105	88.752	N12° 05' 02.09"E
L106	304.716	N15° 59' 11.04"E
L107	51.955	N55° 46' 05.46"E
L108	157.810	N16° 38' 37.66"E

LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
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DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

SCALE
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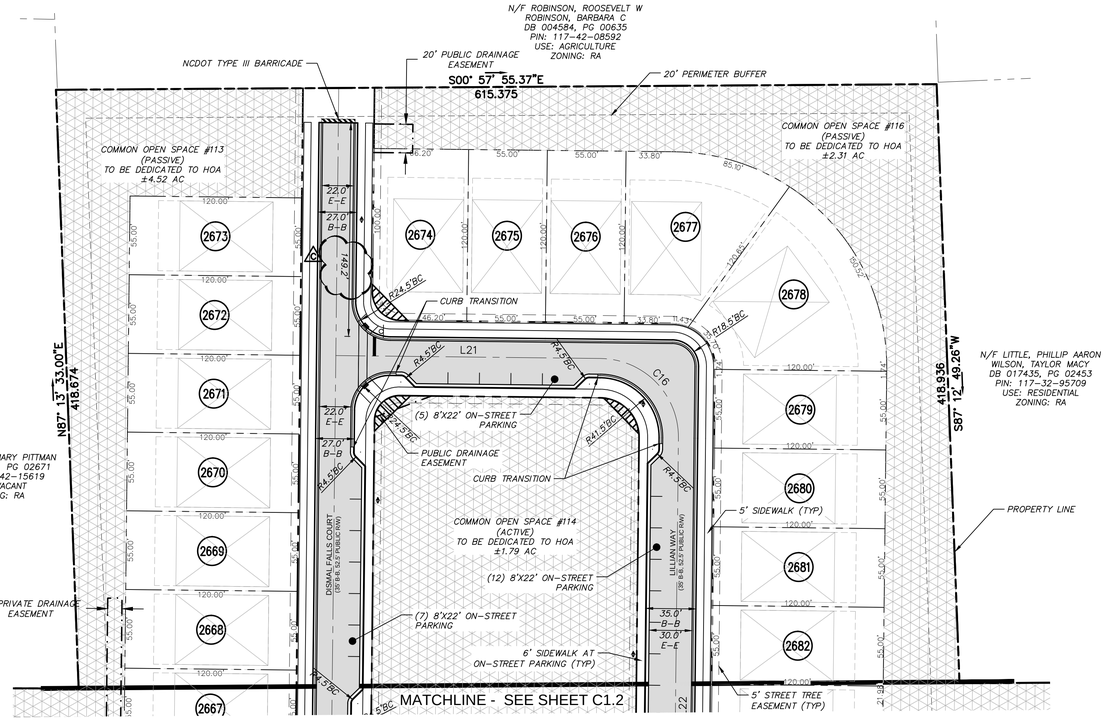
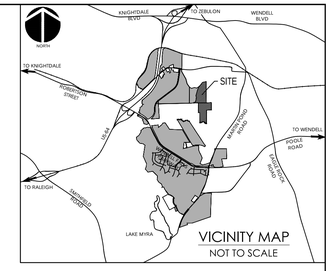
VERTICAL: N/A

W&C FILE NUMBER: C1.1
DRAWING NUMBER: C1.3

STATUS: ISSUED FOR CONSTRUCTION
REVISION: C





ROAD CENTERLINE LINE TABLE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	101.57	N76°28'26"W
L2	378.12	S68°54'13"W
L3	76.60	S89°11'49"W
L4	89.14	S21°05'47"E
L5	302.08	S20°40'54"W
L7	65.15	N21°05'47"W
L8	135.12	N24°02'16"E
L9	122.05	N0°48'11"W
L10	64.18	N12°02'45"W
L11	95.99	S12°02'45"E
L12	346.61	S68°54'13"W
L13	163.00	S21°05'47"E
L14	131.20	N0°43'13"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L15	329.27	S68°54'13"W
L16	163.00	N21°05'47"W
L20	1094.48	N89°58'09"W
L21	185.00	S0°01'51"W
L22	374.38	N89°58'09"W
L33	48.85	S68°54'13"W
L42	232.78	N21°05'47"W
L43	89.16	N59°06'45"W
L45	176.07	N19°51'10"E
L46	191.14	N22°51'00"W
L47	276.20	N29°41'33"E
L48	226.23	N0°00'00"W
L49	24.51	S60°18'27"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L50	177.45	S0°52'25"E
L51	573.52	N90°00'00"W
L52	49.61	S0°00'00"E

ROAD CENTERLINE CURVE TABLE

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	750.00	47.54	23.78	N78°17'22.59"W	47.53	3°37'54"
C2	300.00	181.28	93.50	S86°12'53.80"W	178.54	34°37'21"
C3	500.00	177.09	89.48	S79°03'01.34"W	176.17	20°17'36"
C4	175.00	137.85	72.73	N1°28'14.79"E	134.32	45°08'03"
C5	300.00	218.75	114.49	S0°12'26.32"E	213.94	41°46'41"
C6	500.00	216.78	110.12	N11°37'02.81"E	215.08	24°50'27"
C7	200.00	39.25	19.69	N6°25'27.92"W	39.18	11°14'35"
C8	200.00	114.24	58.73	S4°19'04.50"W	112.69	32°43'39"
C9	138.50	14.25	7.13	S71°51'00.81"W	14.24	5°53'35"
C10	30.00	48.51	31.42	N45°36'28.41"W	43.40	92°39'24"
C11	461.50	154.33	77.89	S78°29'01.51"W	153.61	19°09'36"
C12	338.50	10.79	5.40	S69°49'00.79"W	10.79	1°49'35"
C16	55.00	86.39	55.00	S45°01'51.00"W	77.78	90°00'00"
C32	250.00	165.88	86.12	N40°06'15.63"W	162.85	38°00'58"
C33	250.00	344.55	205.96	N19°37'47.28"W	317.92	78°57'55"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C34	300.00	223.59	117.28	N1°29'55.22"W	218.45	42°42'11"
C35	180.00	165.07	88.85	N3°25'16.33"E	159.34	52°32'34"
C36	300.00	155.47	79.52	N14°50'46.46"E	153.74	29°41'33"
C37	180.00	186.72	102.74	S30°35'26.14"E	178.46	59°26'01"
C38	2000.00	30.50	15.25	S0°26'12.70"E	30.50	0°52'25"

LOT AREA TABLE

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
2601	4347.62	0.10
2602	3680.17	0.08
2603	3596.71	0.08
2604	4000.23	0.09
2605	3208.51	0.07
2606	3208.51	0.07
2607	3208.51	0.07
2608	3208.51	0.07
2609	3208.51	0.07
2610	3208.51	0.07
2611	3208.51	0.07
2612	4922.67	0.11
2613	6748.93	0.15
2614	5660.19	0.13
2615	5660.19	0.13
2616	5660.19	0.13
2617	5660.19	0.13
2618	5113.74	0.12
2619	4800.00	0.11
2620	4800.00	0.11

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
2621	4800.00	0.11
2622	4800.00	0.11
2623	4800.00	0.11
2624	4800.00	0.11
2625	5237.40	0.12
2626	6496.34	0.15
2627	4828.06	0.11
2628	4743.89	0.11
2629	5185.84	0.12
2630	5404.69	0.12
2631	4794.62	0.11
2632	4800.00	0.11
2633	4857.74	0.11
2634	5134.35	0.12
2635	5132.38	0.12
2636	5134.35	0.12
2637	5134.35	0.12
2638	5132.38	0.12
2639	5043.13	0.12
2640	4800.00	0.11

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
2641	4800.00	0.11
2642	4833.56	0.11
2643	6502.36	0.15
2644	6803.18	0.16
2645	3986.07	0.09
2646	4162.28	0.10
2647	3720.23	0.09
2648	3288.51	0.08
2649	3288.51	0.08
2650	3288.51	0.08
2651	3288.51	0.08
2652	3288.51	0.08
2653	3288.51	0.08
2654	3288.51	0.08
2655	4642.67	0.11
2656	5580.00	0.13
2657	6250.15	0.14
2658	7875.75	0.18
2659	8231.17	0.19
2660	8400.82	0.19

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
2661	7706.10	0.18
2662	8053.46	0.18
2663	9729.77	0.22
2664	9458.36	0.22
2665	6600.00	0.15
2666	6600.00	0.15
2667	6600.00	0.15
2668	6600.00	0.15
2669	6600.00	0.15
2670	6600.00	0.15
2671	6600.00	0.15
2672	6600.00	0.15
2673	6600.00	0.15
2674	7858.47	0.18
2675	6600.00	0.15
2676	6600.00	0.15
2677	9849.82	0.23
2678	11379.20	0.26
2679	6600.00	0.15
2680	6600.00	0.15

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
2681	6600.00	0.15
2682	6600.00	0.15
2683	6600.00	0.15
2684	10866.68	0.25
2685	8209.55	0.19
2686	7542.86	0.17
2687	7462.97	0.17
2688	7462.97	0.17
2689	6802.03	0.16
2690	6000.00	0.14
2691	6000.00	0.14
2692	6000.00	0.14
2693	7222.98	0.17
2704	5520.00	0.13
2705	7114.16	0.16
2706	6000.00	0.14
2707	6000.00	0.14
2708	6194.39	0.14
2709	7114.72	0.16
2710	7114.72	0.16

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
2711	7114.72	0.16
2712	6210.77	0.14
2713	6599.99	0.15
2714	6600.00	0.15
2715	6600.00	0.15
2716	7196.41	0.17
2717	10046.58	0.23
2718	11534.07	0.26
2719	6600.00	0.15
2720	6600.00	0.15
2721	6600.00	0.15
2722	6600.00	0.15
2723	9801.18	0.23
2724	10090.28	0.23
2725	7041.38	0.16
2726	6600.00	0.15
2727	6600.00	0.15
2728	7170.79	0.16
2729	8060.16	0.19
2730	5673.72	0.13

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
2731	5673.72	0.13
2732	5411.10	0.12
2733	5732.51	0.13
2734	4827.40	0.11
2735	3718.46	0.09
2736	3718.46	0.09
2737	3718.46	0.09
2738	4589.35	0.11

LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- STORMWATER BMP MAINTENANCE & ACCESS EASEMENT
- PUBLIC DRAINAGE EASEMENT (PuDE)
- SANITARY SEWER EASEMENT (PSE)
- SIGN
- PROPOSED STREET LIGHT LOCATION
- NEW ASPHALT PAVEMENT
- COMMON OPEN SPACE
- EXISTING WETLANDS

NORTH

CALL N.C. ONE CALL CENTER BEFORE YOU DIG
STOP
1-800-632-4949
AVOID UTILITY DAMAGE

50 0 50 100
SCALE: 1"=50' (Horiz.)

REVISIONS		
REV.NO.	DESCRIPTIONS	DATE
A.	ISSUED FOR CONSTRUCTION	2021.07.30
B	REVISED PHASE LINES	2021.10.18
C	TOWN OF WENDELL COMMENTS	2021.11.19

SEAL

SEAL

McKIM&CREED
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Raleigh, North Carolina 27606
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WENDELL FALLS PHASE 11
CONSTRUCTION DOCUMENT SUBMITTAL
WENDELL, NORTH CAROLINA

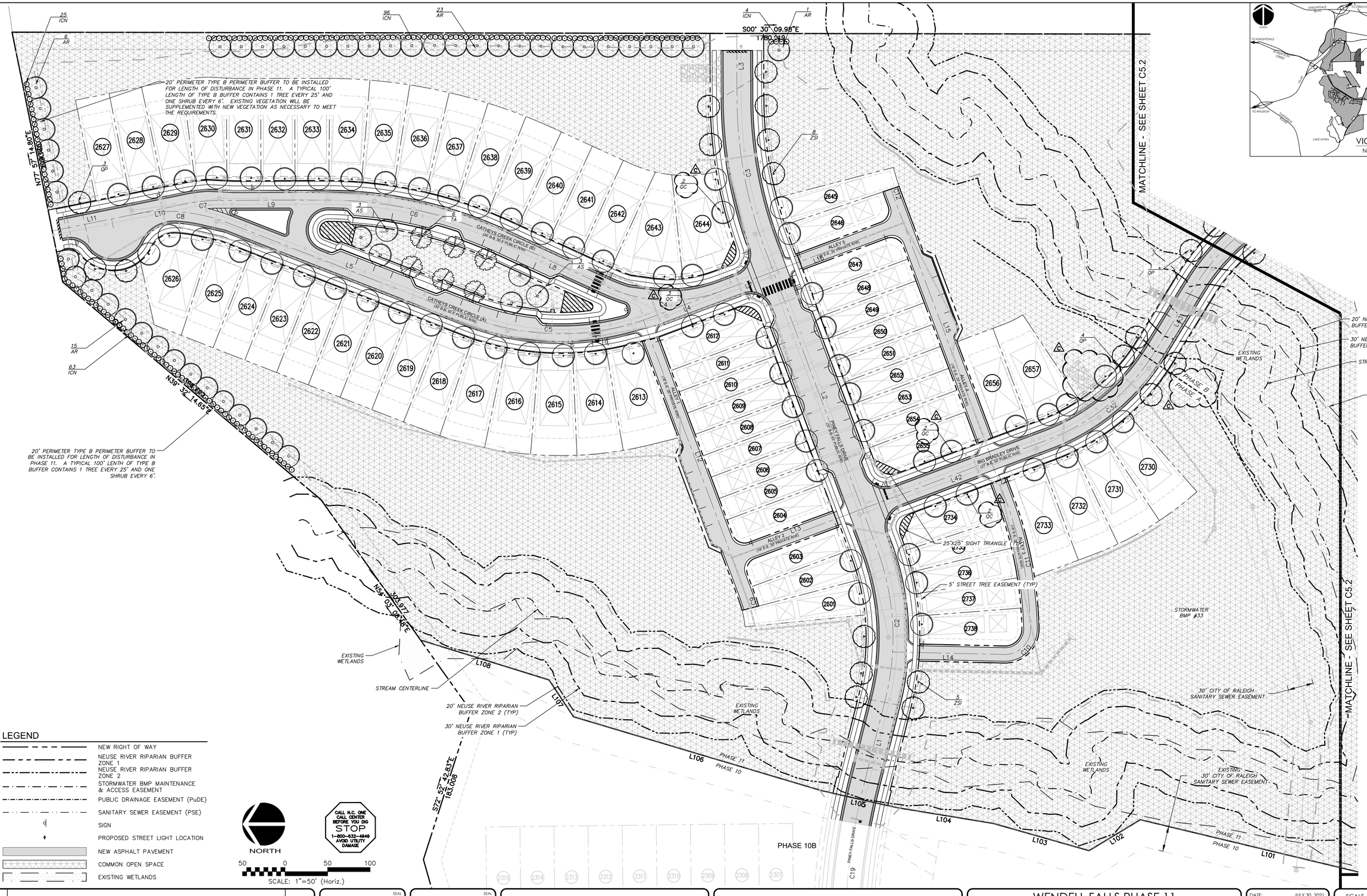
SITE PLAN
(ENLARGEMENT) & LOT AREA TABLES

DATE:	JULY 30, 2021
MCE PROJ. #	02735-0300
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: N/A

M&C FILE NUMBER C1.1
DRAWING NUMBER C1.4

STATUS: ISSUED FOR CONSTRUCTION
REVISION C



REV.NO.	DESCRIPTIONS	DATE
	REVISIONS	
C	TOWN OF WENDELL COMMENTS	2021.11.19
B	REVISED PHASE LINES	2021.10.18
A	ISSUED FOR CONSTRUCTION	2021.07.30

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CONSTRUCTION DOCUMENT SUBMITTAL
WENDELL, NORTH CAROLINA

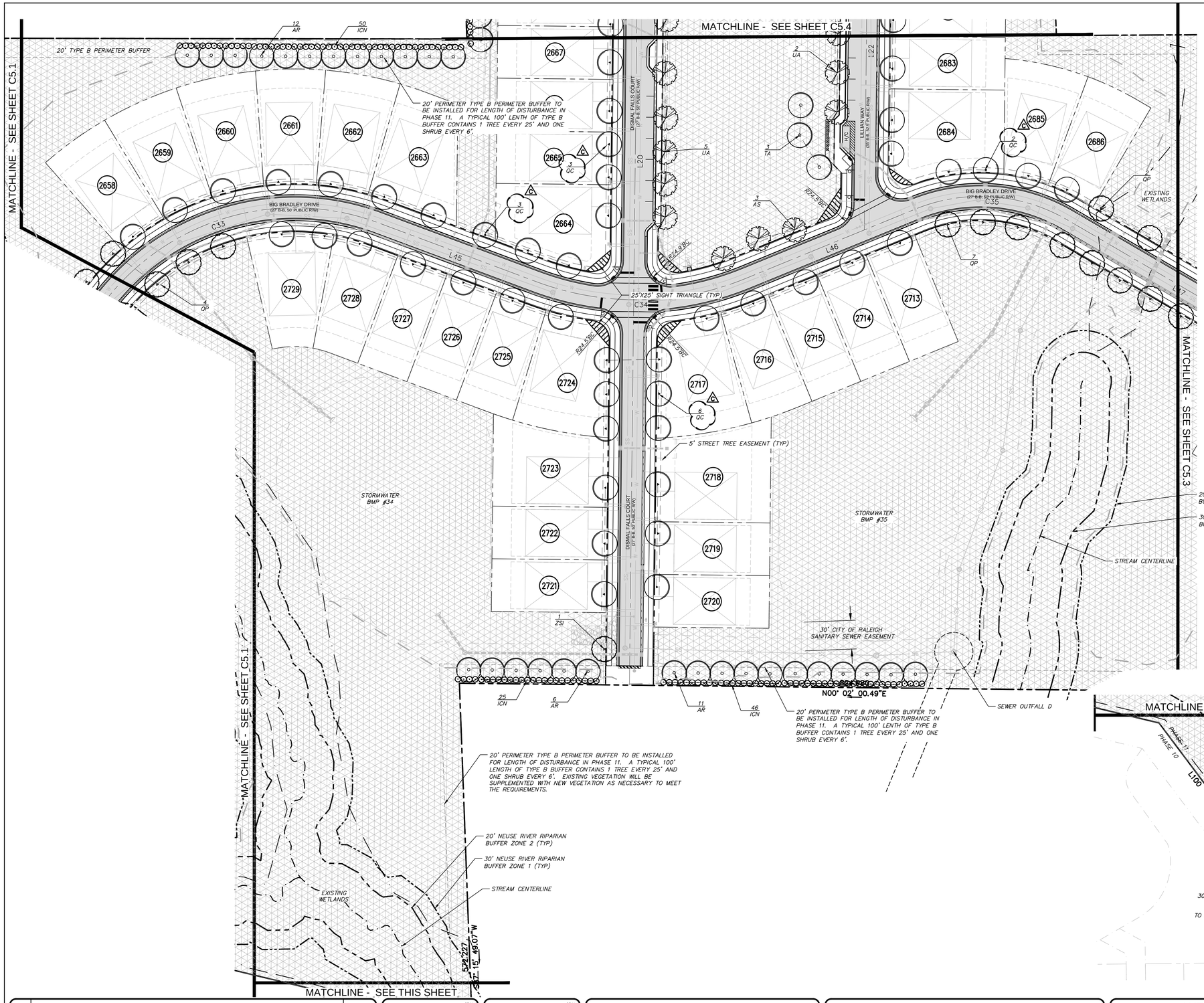
PLANTING PLAN (ENLARGEMENT)

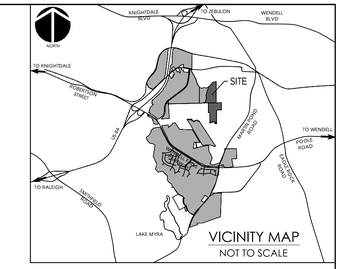
DATE:	JULY 30, 2021
MCE PROJ. #	02735-0300
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

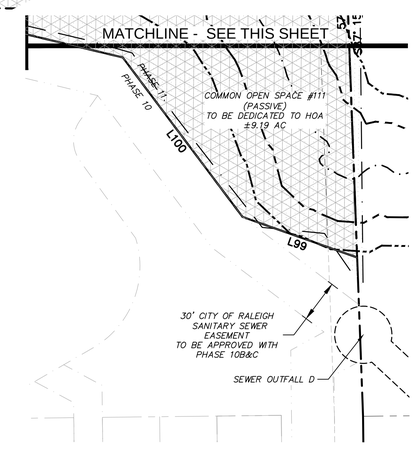
SCALE
HORIZONTAL: 1" = 50'
VERTICAL: N/A

M&C FILE NUMBER C5.1
DRAWING NUMBER C5.1

STATUS: ISSUED FOR CONSTRUCTION
REVISION C







LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- STORMWATER BMP MAINTENANCE & ACCESS EASEMENT
- PUBLIC DRAINAGE EASEMENT (PuDE)
- SANITARY SEWER EASEMENT (PSE)
- SIGN
- PROPOSED STREET LIGHT LOCATION
- NEW ASPHALT PAVEMENT
- COMMON OPEN SPACE
- EXISTING WETLANDS

NORTH

CALL N.C. ONE CALL CENTER BEFORE YOU DIG STOP 1-800-632-4949 AVOID UTILITY DAMAGE

50 0 50 100

SCALE: 1"=50' (Horiz.)

REV.NO.	DESCRIPTIONS	DATE
C	TOWN OF WENDELL COMMENTS	2021.11.19
B	REVISED PHASE LINES	2021.10.18
A	ISSUED FOR CONSTRUCTION	2021.07.30

REVISIONS

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WENDELL FALLS PHASE 11
CONSTRUCTION DOCUMENT SUBMITTAL
WENDELL, NORTH CAROLINA

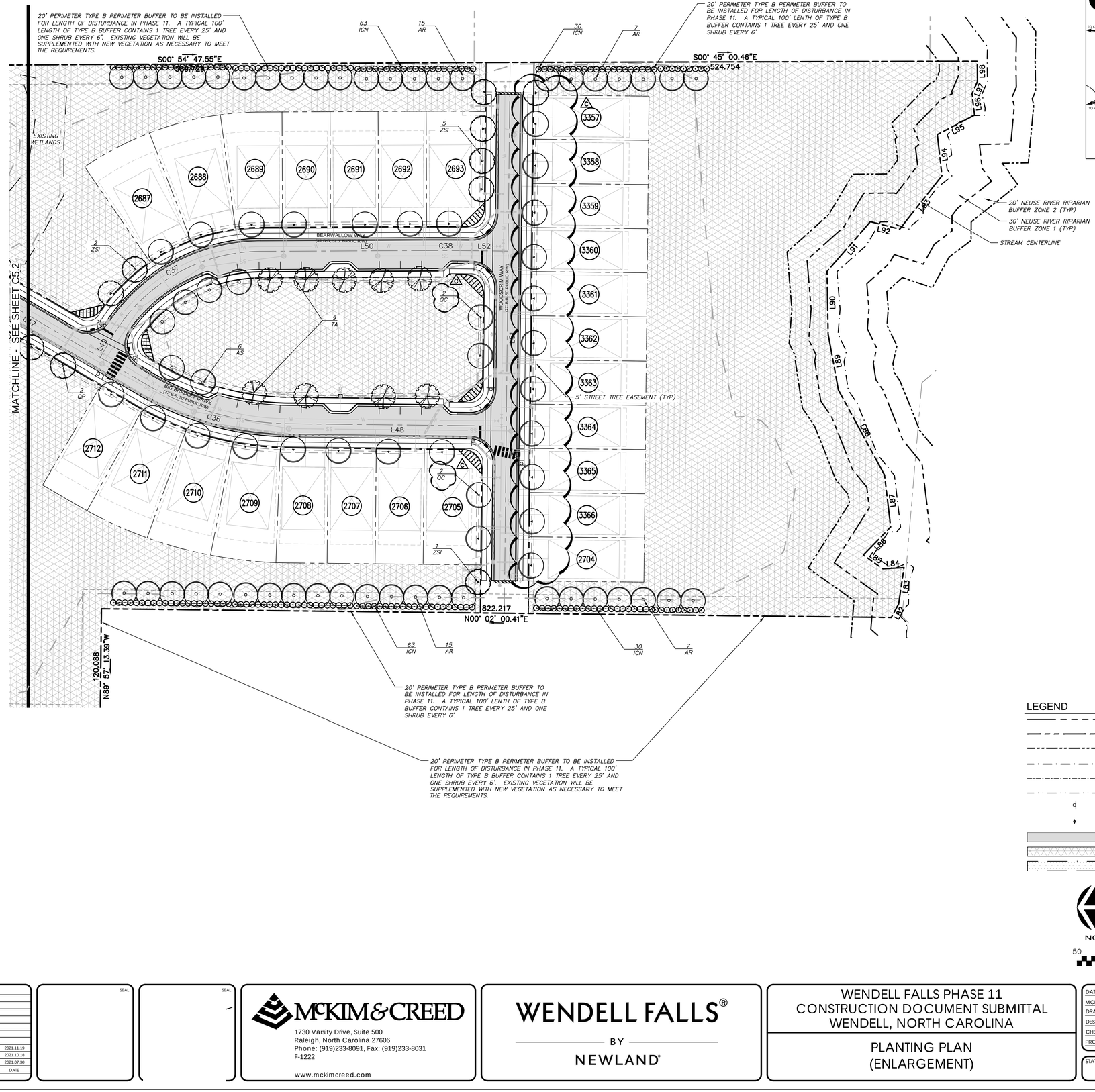
PLANTING PLAN
(ENLARGEMENT)

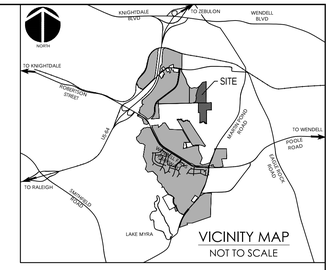
DATE:	JULY 30, 2021
MCE PROJ. #	02735-0300
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: N/A

M&C FILE NUMBER: C5.1
DRAWING NUMBER: C5.2

STATUS: ISSUED FOR CONSTRUCTION
REVISION: C





VICINITY MAP
NOT TO SCALE

LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- STORMWATER BMP MAINTENANCE & ACCESS EASEMENT
- PUBLIC DRAINAGE EASEMENT (PuDE)
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NORTH

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50 0 50 100
SCALE: 1"=50' (Horiz.)

REV.NO.	DESCRIPTIONS	DATE
C	TOWN OF WENDELL COMMENTS	2021.11.19
B	REVISED PHASE LINES	2021.10.18
A	ISSUED FOR CONSTRUCTION	2021.07.30

REVISIONS

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WENDELL FALLS PHASE 11
CONSTRUCTION DOCUMENT SUBMITTAL
WENDELL, NORTH CAROLINA

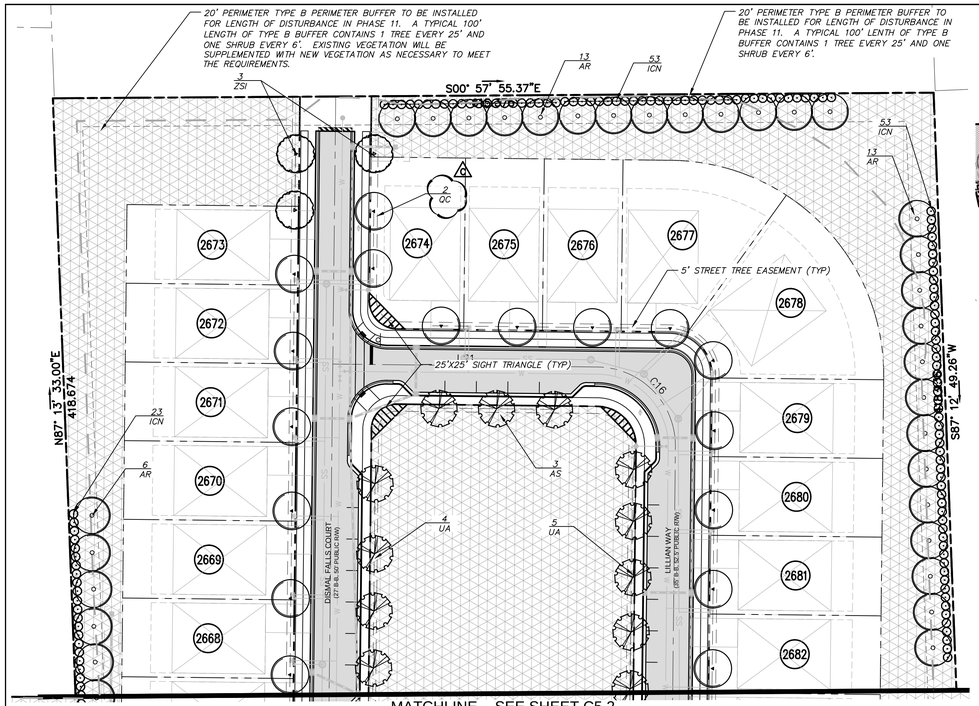
PLANTING PLAN (ENLARGEMENT)

DATE:	JULY 30, 2021
MCE PROJ. #	02735-0300
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

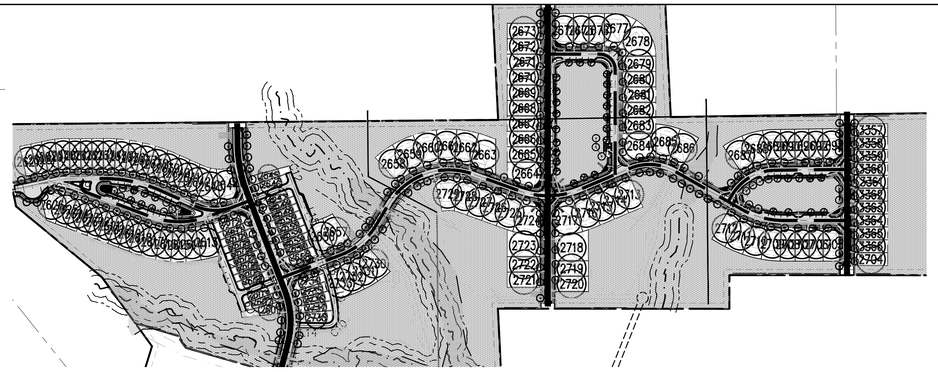
SCALE
HORIZONTAL: 1" = 50'
VERTICAL: N/A

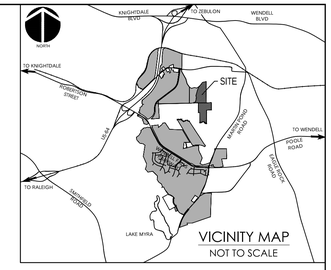
W&C FILE NUMBER: C5.1
DRAWING NUMBER: C5.3

STATUS: ISSUED FOR CONSTRUCTION
REVISION: C



MATCHLINE - SEE SHEET C5.2





STREET LEGEND

TYPE A
TYPE B

STREET NAME	TYPE
CATHEYS CREEK CIRCLE	B
PINEY FALLS DRIVE	A
BIG BRADLEY DRIVE	B
DISMAL FALLS COURT	A
LILLIAN WAY	B
BEARWALLOW WAY	B
WOODSCRIM WAY	A

STREET TYPE A STREET TREE PLANT SCHEDULE: FRONT LOADED LOTS

SYM	QTY	BOTANICAL NAME	COMMON NAME	CAL/RT	MIN. HT.	MIN.SPR.	REMARKS
STREET TREES (CANOPY TREES)							
AS	-	ACER SACCHARUM X BARBATUM 'SANDERSVILLE'	HARVEST MOON SOUTHERN SUGAR MAPLE	2"	12'	5'	STRONG CENTRAL LEADER EVENLY BRANCHED, MATCHED
NS	-	NYSSA SYLVATICA	BLACK GUM	2"	12'	5'	STRONG CENTRAL LEADER EVENLY BRANCHED, MATCHED
OS	-	OSTRYA VIRGINIANA	IRON WOOD	2"	12'	5'	STRONG CENTRAL LEADER EVENLY BRANCHED, MATCHED
PS	-	PISTACIA CHINENSIS	CHINESE PISTACHE	2"	12'	5'	EVENLY BRANCHED, MATCHED
TA	-	TILIA AMERICANA	AMERICAN BASSWOOD	2"	12'	5'	EVENLY BRANCHED, MATCHED

STREET TYPE A STREET TREE PLANT SCHEDULE: REAR LOADED LOTS

SYM	QTY	BOTANICAL NAME	COMMON NAME	CAL/RT	MIN. HT.	MIN.SPR.	REMARKS
STREET TREES (CANOPY TREES)							
AB	-	ACER BUERGERIANUM	AERYN TRIDENT MAPLE	2"	12'	5'	EVENLY BRANCHED, MATCHED, LIMBED UP
ASA	-	ACER SACCHARUM 'ASTIS'	STEEPLE SUGAR MAPLE	2"	12'	5'	EVENLY BRANCHED, MATCHED, LIMBED UP
QP	-	QUERCUS PHELLOS 'RTF PP16.4444	UPPERTON WILLOW OAK	2"	12'	5'	EVENLY BRANCHED, MATCHED, LIMBED UP
ZSM	-	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO ZELKOVA	2"	12'	5'	EVENLY BRANCHED, MATCHED, LIMBED UP

STREET TYPE B STREET TREE PLANT SCHEDULE: FRONT LOADED LOTS

SYM	QTY	BOTANICAL NAME	COMMON NAME	CAL/RT	MIN. HT.	MIN.SPR.	REMARKS
STREET TREES (CANOPY TREES)							
LT	-	URIONDENDRON TULIPIFERA 'EMERALD CITY'	EMERALD CITY TULIP POPLAR	2"	12'	5'	EVENLY BRANCHED, MATCHED
UA	-	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2"	12'	5'	EVENLY BRANCHED, MATCHED
UP	-	ULMUS X 'PATRIOT'	PATRIOT ELM	2"	12'	5'	EVENLY BRANCHED, MATCHED
ZSE	-	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO ZELKOVA	2"	12'	5'	EVENLY BRANCHED, MATCHED
AR	-	ACER RUBRUM	RED MAPLE	2"	12'	5'	EVENLY BRANCHED, MATCHED

STREET TYPE B STREET TREE PLANT SCHEDULE: REAR LOADED LOTS

SYM	QTY	BOTANICAL NAME	COMMON NAME	CAL/RT	MIN. HT.	MIN.SPR.	REMARKS
STREET TREES (CANOPY TREES)							
AB	-	ACER BUERGERIANUM	AERYN TRIDENT MAPLE	2"	12'	5'	EVENLY BRANCHED, MATCHED, LIMBED UP
ASA	-	ACER SACCHARUM 'ASTIS'	STEEPLE SUGAR MAPLE	2"	12'	5'	EVENLY BRANCHED, MATCHED, LIMBED UP
QP	-	QUERCUS PHELLOS 'RTF PP16.4444	UPPERTON WILLOW OAK	2"	12'	5'	EVENLY BRANCHED, MATCHED, LIMBED UP
ZSM	-	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO ZELKOVA	2"	12'	5'	EVENLY BRANCHED, MATCHED, LIMBED UP

Code	Botanical Name	Common Name	Qty.	Caliper	Height	Spread	Comments
	Trees						
AR	Acer rubrum	Red Maple	150	2"	12'	5'	Evenly branched, matched, limbed up
AS	Acer saccharum x barbatum 'Sandersvil	Harvest Moon Sugar Maple	18	2"	12'	5'	Evenly branched, matched, limbed up
QP	Quercus phellos	Willow Oak	26	2"	12'	5'	Evenly branched, matched, limbed up
TA	Tilia amercana	American Basswood	17	2"	12'	5'	Evenly branched, matched, limbed up
UA	Ulmus americana 'Princeton'	Princeton American Elm	16	2"	12'	5'	Evenly branched, matched, limbed up
QC	Quercus coccinea	Scarlet Oak	29	2"	12'	5'	Evenly branched, matched, limbed up
ZSI	Zelkova serrata 'Musashino'	Musashino Zelkova	24	2"	12'	5'	Evenly branched, matched, limbed up
	Shrubs						
ICN	Ilex cornuta 'Needlepoint'	Needlepoint Holly	624	----	4'	----	Full, Match,

GENERAL NOTES – APPLY TO ALL LANDSCAPE (C5.X) SHEETS

1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ADHERENCE TO ORDINANCES, REGULATIONS, LAWS AND CODES HAVING JURISDICTION OVER THE PROPERTY PRIOR TO COMMENCING WORK.
3. ALL MATERIALS CONSTRUCTION, AND WORKMANSHIP SHALL MEET THE TOWN OF WENDELL UNIFIED DEVELOPMENT ORDINANCE (UDO) STANDARDS.
4. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT 1-800-632-4949 FOR LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING AROUND EXISTING UTILITIES TO REMAIN.
5. ALL WORK WITHIN THE NCDOT ROW SHALL CONFORM TO NCDOT STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN ALL NEEDED PERMITS. AGREEMENTS AND SUPPLY NOTIFICATIONS OF CLOSURES FROM THE NCDOT.
6. CONSTRUCTION STAKEOUT FOR THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR USING A DIGITAL (CADD) FILE PROVIDED THROUGH THE CLIENT. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE DIGITAL FILE AND THE STAKING DIMENSIONS SHOWN ON THE PLAN OR DISCREPANCIES FOUND BETWEEN THE LAYOUT AND THE SITE. ANY MODIFICATIONS MADE BY OTHERS TO THE DIGITAL FILE PROVIDED SHALL RENDER IT VOID. IN THE EVENT OF DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE DESIGN LAYOUT OR EXISTING CONDITIONS, THE CONTRACT DOCUMENTS TAKE PRECEDENCE OVER THE DIGITAL FILE.
7. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVES FOR ELECTRIC, DRAINAGE, AND UTILITIES PRIOR TO THE INSTALLATION OF COMPACTED SUB-GRADE, SUB-BASE AND PAVEMENT AS NECESSARY. SLEEVES TO BE INSTALLED AT A MINIMUM DEPTH BELOW GRADE AS PER LOCAL CODES.
8. UTILITIES ARE SHOWN FOR COORDINATION AND REFERENCE ONLY. CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR ALL UTILITY INFORMATION.

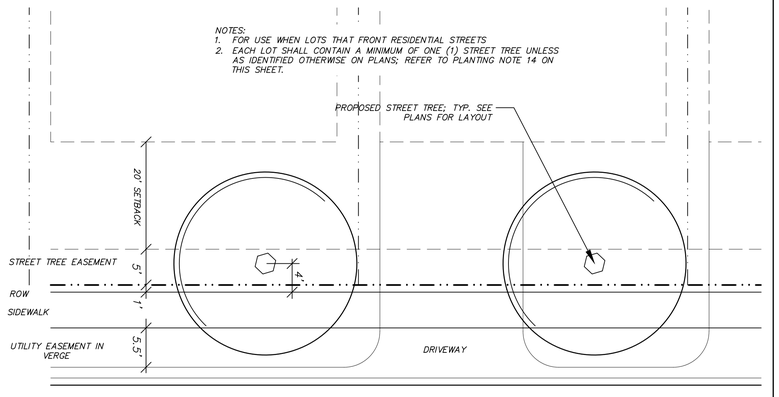
SITE PLANNING NOTES

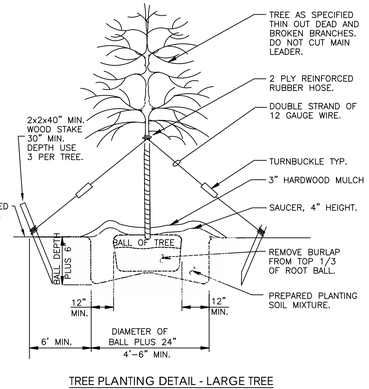
1. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION AS AMENDED, AND ARE THE CONTRACTOR'S RESPONSIBILITY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL IN OR ADJACENT TO NCDOT OR CITY RIGHT-OF-WAY. ALL METHODS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.
3. UNLESS NOTED ON THE DRAWINGS ALL BUFFERS, WETLANDS, STREAM CHANNELS, SETBACKS AND TREE PROTECTION AREAS SHALL BE PROTECTED WITH NO CONSTRUCTION ACCESS, STORAGE OR USE OF ANY KIND. THE CONTRACTOR SHALL KEEP CONSTRUCTION ACTIVITIES OUTSIDE OF THE BUFFERS INDICATED ON THE PLANS.
4. ALL DIMENSIONS INDICATING "VERIFY" SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO STARTING CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR SHALL PROVIDE SMOOTH LAYOUT ALIGNMENTS BETWEEN EXISTING CONDITIONS AND PROPOSED SITE IMPROVEMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL EXISTING JOB CONDITIONS. ANY ADVERSE EXISTING CONDITIONS AFFECTING THE WORK SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR POSSIBLE CLARIFICATION OR RECONCILIATION.
7. ITEMS LABELED AS "BY OTHERS" OR "NIC" ARE FOR COORDINATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ANY SUCH ITEMS WITH THE OWNER'S REPRESENTATIVE..
8. REFER TO THE TOWN OF WENDELL UDO CHAPTER 8 TREE PROTECTION AND LANDSCAPING SECTION 8.8 STREET TREE PLANTINGS FOR PLANNING REQUIREMENTS FOR PLANTINGS.

PLANTING NOTES

1. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT 1-800-632-4949 FOR LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING AROUND EXISTING UTILITIES TO REMAIN.
2. PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCIES BETWEEN THE PLAN AND PLANT LIST QUANTITIES, THE PLAN SHALL TAKE PRECEDENCE.
3. AFTER THE SITE IS STABILIZED AND FREE OF SEDIMENTATION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES, SILT, RIP RAP, AND TEMPORARY STONE STAGING AREAS FOR REPLACEMENT WITH PLANTING SOIL. PROVIDE PLANTING ACCORDING TO THE LANDSCAPE PLAN.
4. TEMPORARY EROSION CONTROL SEED MUST BE FULLY REMOVED PRIOR TO PREPARATION OF PERMANENT SEED, SOD OR LANDSCAPE BEDS.
5. UNLESS OTHERWISE NOTED IN THE PLANT LIST, THE CONTRACTOR SHALL OBTAIN AND INSTALL ONLY PLANT MATERIAL THAT IS GROWN ON ITS OWN ROOT. ALL GRAFTED OR BUDDED PLANT MATERIAL WILL BE REJECTED.
6. ALL TREES SHALL BE OBTAINED FROM THE NURSERY WITH EXPOSED ROOT CROWNS. B&b MATERIAL DELIVERED TO SITE WITH BURIED OR RECENTLY BURIED ROOT CROWNS WILL BE REJECTED.
7. FURNISHED PLANT MATERIAL SHALL MEET THE MINIMUM HEIGHT OR MINIMUM SPREAD DIMENSIONS SHOWN IN THE PLANT LIST HEADINGS. THE CONTRACTOR SHALL UTILIZE THE MOST STRINGENT DIMENSION SHOWN ON THE PLANT LIST.
8. DO NOT PLANT IN STORM WATER CONVEYANCE SWALES OR PROVIDE FINE GRADING THAT DISRUPTS FLOW OR CHANGES LONGITUDINAL SLOPES.
9. PLANT THE OUTER EDGES OF EACH PLANTING GROUP FOLLOWING THE BED OUTLINE ACCORDING TO THE PLAN. ONCE A SATISFACTORY MATCHED OUTLINE SHAPE IS OBTAINED, FILL THE CENTER OF EACH AREA WITH PLANTS ACCORDING TO THE PLAN AND SPACING NOTES.
10. THE PLANTING LAYOUT WITHIN PLANTING BEDS SHOULD BE SHIFTED TO MINIMIZE CONFLICTS WITH EXISTING TREE ROOTS.
11. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS INCLUDING CONSTRUCTION ACCESS OUTSIDE PROJECT LIMITS.
12. SPACING OF TREES SHOULD ALLOW FOR A CLEAR VIEW OF BUILDINGS AND LAND USE.
13. STREET TREES SHALL BE PLANTED AS CANOPY TREES INSTALLED AT AN AVERAGE DISTANCE OF 40' O.C.; YET IN SOME LOCATIONS FACTORS SUCH AS EASEMENTS, UTILITIES, UTILITY COORDINATION, DRIVEWAYS, BLOCK LENGTHS ETC. MAY RESULT IN A +/- DEVIATION. ANY TREE LOCATIONS CONFLICTING WITH PROPOSED UTILITIES SHALL BE RESOLVED IN THE FIELD.
14. STREET TREE LAYOUT PROVIDED AT AN AVERAGE 40' O.C. (+/-) SPACING AND ONE (1) TREE PER LOT MINIMUM; SOME LOTS WITH REDUCED WIDTHS AND / OR SIGHT TRIANGLE CONFLICTS WILL NOT HAVE STREET TREES LOCATED ON THEM. IN SUCH CASES, CONTRACTOR IS REQUIRED TO INSTALL A MINIMUM OF ONE (1) ADDITIONAL ORNAMENTAL TREE IN THE FRONT YARD. IN ADDITION TO THE FRONT YARD REQUIREMENTS ONE (1) ADDITIONAL SHADE TREE CAN BE PROVIDED IN THE REAR YARD AS DETERMINED ALLOWABLE BY FINAL BUILDING, SETBACKS, DRIVEWAY, AND OVERALL LOT ARRANGEMENT.
15. NO MORE THAN 40% OF ONE TREE SPECIES SHALL BE USED THROUGHOUT EACH POD.
16. STREET TREES SHALL BE PLACED AT LEAST 8' FROM LIGHT POLES AND 10' FROM ELECTRICAL TRANSFORMERS FOR SERVICE; CONTRACTOR TO FIELD VERIFY ALL LIGHT AND UTILITY LOCATIONS PRIOR TO INSTALLATION.
17. STREET TREES SHALL BE PLANTED OUTSIDE OF THE RIGHT-OF-WAY, BETWEEN THE RESIDENCE AND THE SIDEWALK, AND ARE TO BE LOCATED WITHIN THE PROVIDED PLANTING EASEMENT.
18. WHERE PLANTINGS ARE NOT REQUIRED BY THE TOWN OF WENDELL UDO, BUT ARE SHOWN ON THE PLAN FOR REFERENCE ONLY WITH THE NOTATION NIC (NOT IN CONTRACT), DESIGN IS SUBJECT TO CHANGE WITHOUT NOTIFICATION.
19. ALL MEDIANS SHALL BE SEEDED AND STABILIZED USING A COMMON BERMUDA TURF.
20. REFER TO THIS SHEET FOR STREET TREE SCHEDULE AND STREET TYPES.
21. STREET LIGHTS ARE SHOWN FOR SCHEMATIC PURPOSES AND MAY CHANGE BASED ON FINAL LAYOUT TO BE PROVIDED BY DUKE PROGRESS ENERGY.
22. STREET TREES THAT ARE INSTALLED ALONG FRONTAGE OF REAR LOADED LOTS ARE TO BE INSTALLED 4' FROM EDGE OF SIDEWALK AS SHOWN IN DETAIL ON THIS SHEET. IF SITE CONSTRAINTS REQUIRE TREE TO BE INSTALLED CLOSER TO SIDEWALK THAN 4', THE CONTRACTOR IS REQUIRED TO INSTALL AN ACCEPTABLE ROOT BARRIER AS APPROVED AND INSPECTED BY THE TOWN OF WENDELL ZONING MANAGEMENT. THE ROOT BARRIER MUST BE INSTALLED FOR A MINIMUM LENGTH OF 12' AT A MINIMUM DEPTH OF 24" ADJACENT TO SIDEWALK AT ANY LOCATION WHERE SUCH FIELD CONDITIONS APPLY.

NOTES:
1. *FOR USE WHEN LOTS THAT FRONT RESIDENTIAL STREETS*
2. *EACH LOT SHALL CONTAIN A MINIMUM OF ONE (1) STREET TREE UNLESS AS IDENTIFIED OTHERWISE ON PLANS; REFER TO PLANTING NOTE 14 ON THIS SHEET.*





TREE PLANTING DETAIL - LARGE TREE
NOT TO SCALE

LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- STORMWATER BMP MAINTENANCE & ACCESS EASEMENT
- PUBLIC DRAINAGE EASEMENT (PuDE)
- SANITARY SEWER EASEMENT (PSE)
- SIGN
- PROPOSED STREET LIGHT LOCATION
- NEW ASPHALT PAVEMENT
- COMMON OPEN SPACE
- EXISTING WETLANDS

NORTH

CALL N.C. ONE CALL CENTER BEFORE YOU DIG STOP 1-800-632-4949 AVOID UTILITY DAMAGE

50 0 50 100
SCALE: 1"=50' (Horiz.)

REV.NO.	DESCRIPTIONS	DATE
	REVISIONS	
C	TOWN OF WENDELL COMMENTS	2021.11.19
B	REVISED PHASE LINES	2021.10.18
A	ISSUED FOR CONSTRUCTION	2021.07.30

SEAL

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www.mckimcreed.com

WENDELL FALLS®
BY
NEWLAND®

WENDELL FALLS PHASE 11
CONSTRUCTION DOCUMENT SUBMITTAL
WENDELL, NORTH CAROLINA

PLANTING PLAN
(ENLARGEMENT) & DETAILS

DATE:	JULY 30, 2021
MCE PROJ. #	02735-0300
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

SCALE
HORIZONTAL: 1" = 50'
VERTICAL: N/A

M&C FILE NUMBER C5.1
DRAWING NUMBER C5.4

STATUS: ISSUED FOR CONSTRUCTION
REVISION C