

BLACKBURN CONSULTING ENGINEERING F-0219
 305 EAST MAIN STREET
 CLAYTON, NC 27520
 (919) 553-2900 FAX (919) 553-7298

SUBDIVISION PLAN
WENDELL CROSSING SUBDIVISION
 LUCIUS JONES

SITE DATA
 PIN - 1784-31-9395
 DEED BOOK - 016689 DEED PAGE - 01705
 AREA - 604,154 SF (13.8695 AC)
 AREA IN R/W - 113,732 SF (2.6109 AC)
 ZONING - R-4
 OWNER - LUCIUS S. JONES (919-427-3706)
 PO BOX 128, WENDELL, NC 27591
 NUMBER OF LOTS - 49
 TOTAL OPEN SPACE REQD - 85,750 SF (1.9685 AC) (1750 SF/LOT)
 TOTAL OPEN SPACE PROVIDED - 151,114 SF (3.4691 AC)
 PARK SPACE REQD - 21,438 SF (0.4921 AC) (25% OF REQD DS)
 PARK SPACE PROVIDED - 22,510 SF (0.5168 AC)
 ACTIVE RECREATION REQD - 7,146 SF (0.1640 AC)
 SEE SHEET 16 FOR PARK PLAN

R-4 ZONING REQUIREMENTS
 MINIMUM LOT AREA - 6,000 SF
 MINIMUM LOT WIDTH - 50'
 MINIMUM LOT DEPTH - 100'
 MINIMUM SETBACKS
 FRONT - 25'
 REAR - 20'
 SIDE - 20% WIDTH
 CORNER - 25'
 MINIMUM HOUSE SIZE - 1800 SF

PUBLIC IMPROVEMENTS QUANTITIES

PHASE NUMBER	1
NUMBER OF LOTS	49
PUBLIC WATER (LF)	560
PUBLIC WATER (LF)	1292
3/4" RESIDENTIAL WATER SERVICE	49
PUBLIC SEWER (LF)	716
PUBLIC SEWER (LF)	1351
4" RESIDENTIAL SEWER SERVICE	49
PUBLIC STREET (LF)	2104
PUBLIC 5" SIDEWALK (LF)	4867
STREET SIGNS (EA)	207

NOTES

- 1) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF WENDELL STANDARD SPECIFICATIONS AND DETAILS. WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS. ACADEMY STREET SHALL BE IN ACCORDANCE WITH NCDOT DRIVEWAY AND ENCROACHMENT APPROVALS.
- 2) ALL WATER METERS SHALL BE LOCATED WITHIN 2'x2' CITY OF RALEIGH UTILITY EASEMENT ADJACENT TO STREET R/W. CLEANOUTS TO BE ON R/W.
- 3) THE DEVELOPER IS RESPONSIBLE FOR ALL INSTALLATION COST ASSOCIATED WITH STREET LIGHTING. A STREET LIGHTING PLAN WILL BE SUBMITTED WITH CONSTRUCTION DRAWINGS. UPGRADE AND UNDERGROUND WIRING FEES ARE DUE TO THE TOWN PRIOR TO APPROVAL OF FINAL PLAT.
- 4) ALL EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS.
- 5) SIDEWALKS TO BE INSTALLED PER LOT. SIDEWALKS MUST BE INSTALLED PRIOR TO RECEIVING CO'S FOR EACH INDIVIDUAL LOTS.
- 6) SUBDIVISION SIGNS ARE TO BE MAINTAINED BY THE DEVELOPER.
- 7) DEVELOPER WILL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF OPEN SPACES AND STORMWATER MANAGEMENT DEVICES.
- 8) LOTS SHALL BE LANDSCAPED IN ACCORDANCE WITH UDD SEC 8.7.B.
- 9) MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY. PLANS APPROVED WITH A MAXIMUM IMPERVIOUS SURFACE OF 3000 SF PER LOT.
- 10) THE ACTIVE OPEN SPACE PLAN MUST BE APPROVED BY ZONING ADMINISTRATOR PRIOR TO THE APPROVAL OF THE FINAL PLAT.
- 11) SUBDIVISION PLAT WITH ALL CITY OF RALEIGH EASEMENTS MUST BE RECORDED PRIOR TO ACCEPTANCE OF UTILITIES AND ISSUANCE OF BUILDING PERMITS.

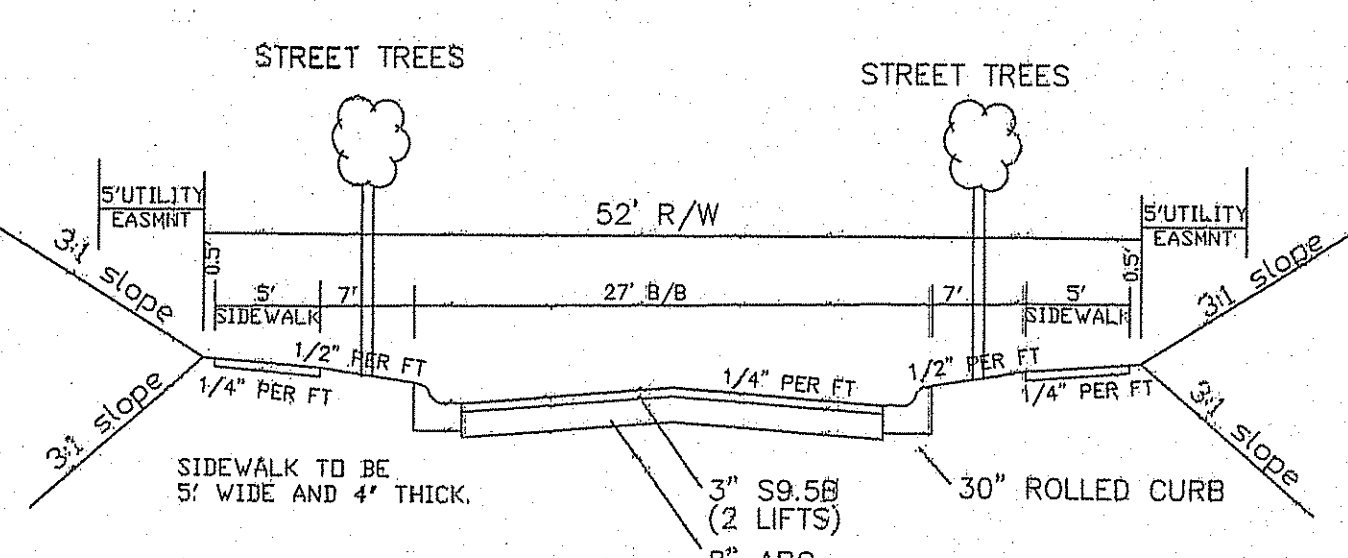
ATTENTION CONTRACTORS
 The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.
 Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.
 Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT APPROVED

EROSION CONTROL S-EC-007683-2016
 STORMWATER MGMT. S-WF-007686-2016
 FLOOD STUDY S-N/A

DATE 12/25/2018

[Signature]
 ENVIRONMENTAL CONSULTANT SIGNATURE



TYPICAL STREET SECTION
 ALL STREETS ARE PUBLIC CITY STREETS.

ACADEMY STREET
 ADDITIONAL VARIABLE WIDTH R/W SHALL BE ADDED TO ACADEMY STREET STREET TO BE IMPROVED TO 1/2 OF 52' R/W, 1/2 27' B/B W/ SW

CONCRETE ROLLED CURB FOR INTERIOR STREETS
 STANDARD 30" CURB AND GUTTER ALONG ACADEMY STREET

Public Water Distribution / Extension System
 The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
 City of Raleigh Public Utilities Department Permit # W-3561
 Authorization to Construct *[Signature]*
 Date 2/13/19

Public Sewer Collection / Extension System
 The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
 City of Raleigh Public Utilities Department Permit # S-4499
 Authorization to Construct *[Signature]*
 Date 2/13/19

BUFFER DEFINITIONS

TYPE A BUFFER - OPTION A
 MIN WIDTH - 25'
 1 CANOPY TREE PER 40', 1 UNDERSTORY TREE PER 20', 1 SHRUB PER 5'

OPTION B
 MIN WIDTH - 10'
 COMPLETELY OPAQUE FENCING, WALL OR PLANTINGS 6' IN HEIGHT

REAR YARD BUFFER
 1 TREE & 1 SHRUB PER 15' OF REAR PROPERTY LINE

THERE ARE NO FEMA FLOODPLAINS NOR STREAM BUFFERS ON THIS PROPERTY PER REPORT BY SOIL SERVICES, PLLC

TABLE OF CONTENTS

SHEET 1 - SUBDIVISION PLAN
SHEET 1.1 - EXISTING CONDITIONS
SHEET 2 - UTILITY PLAN
SHEET 3 - GRADING PLAN
SHEET 4 - WET DETENTION BASIN DETAILS
SHEET 5 - STREET TREE & LIGHTING PLAN
SHEET 6 - WALL STREET PLAN/PROFILE
SHEET 7 - STREET A, MANFIELD DR, OUTFALL PLAN/PROF
SHEET 8 - TODD HILL, SHORT ST, CHURCH ST PLAN/PROF
SHEET 9 - ACADEMY STREET PLAN/PROFILE
SHEET 10 - EROSION CONTROL PLAN
SHEET 11 - EROSION CONTROL DETAILS
SHEET 12 - EROSION CONTROL DETAILS
SHEET 13 - STREET SIGNAGE PLAN
SHEET 14 - UTILITY DETAILS
SHEET 15 - UTILITY DETAILS
SHEET 16 - MAIL KIOSK & PARK PLANS & STREET DETAILS

I hereby certify that this Plan was approved by the (Administrator) or (TRC) of the Town of Wendell on the 4th day of Feb, 2019.

[Signature]
 Administrator

Scale 1" = 60'

REVISIONS:
 12/13/2018
 01/17/2019

SCALE:
 1"=60'

DRAWN BY:
 DWB

DATE:
 10/09/2018

PROJECT NO.
 J-635

SHEET
 1
 OF 16