

# WENDELL FALLS

## COLLECTIVE

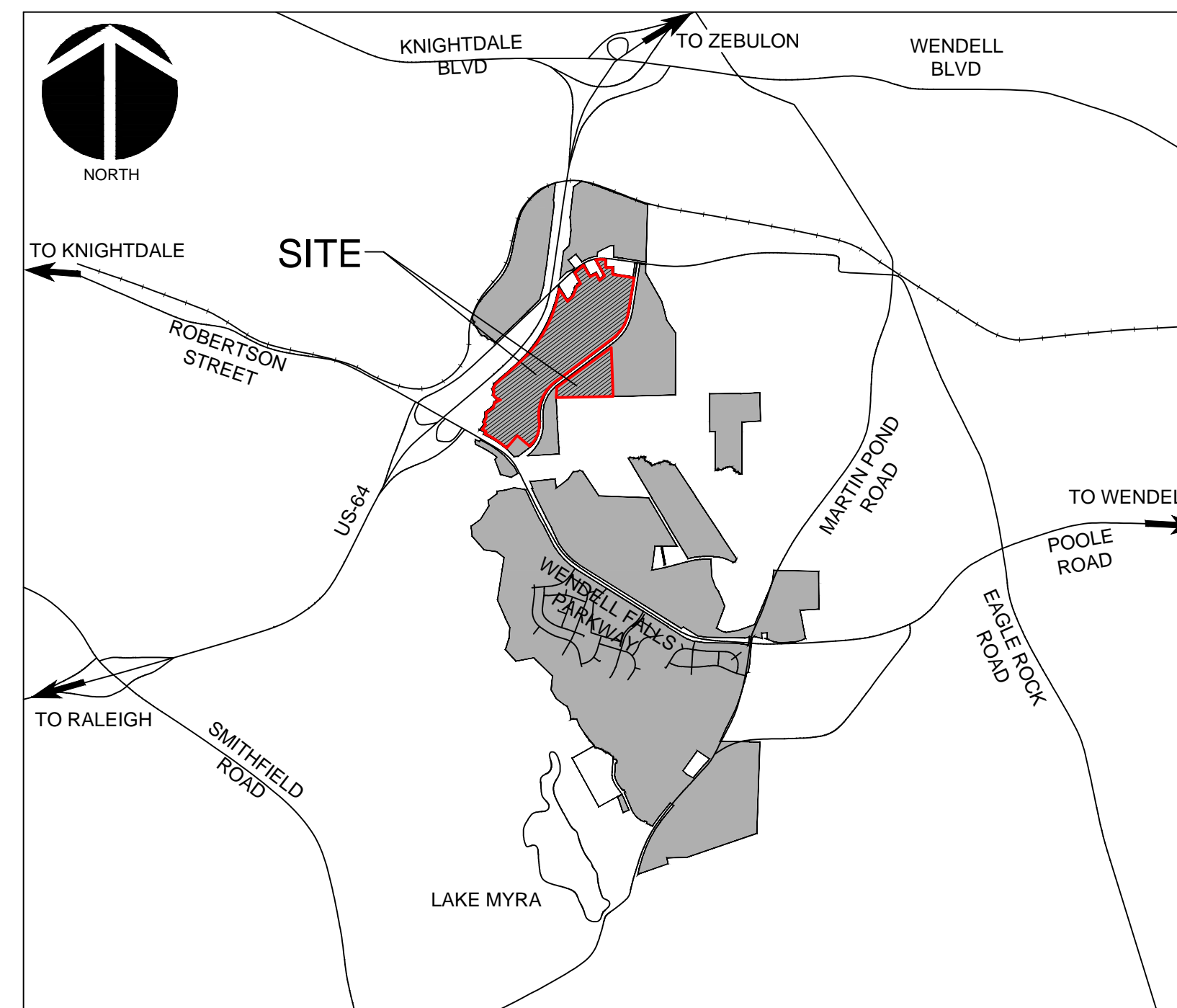
### REVISED PRELIMINARY PLAN SUBMITTAL

### WENDELL, NORTH CAROLINA

DATE: OCTOBER 3, 2019

#### AGENCY CONTACTS

- A. Town of Wendell  
 Planning Department  
 15 E. Fourth Street  
 Wendell, NC 27519  
 Contact: David Bergmark  
 Phone: (919) 365-4448  
 Email: DBergmark@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
- C. City of Raleigh Public Utilities Department  
 One Exchange Plaza  
 Suite 620  
 Raleigh, NC 27601  
 P.O. Box 590  
 Raleigh, NC 27602  
 Contact: Alex Justel  
 Fax: (919) 996-1866  
 Email: alexander.justelbetancourt@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
- E. NCDOT  
 Division 5, District 1 Office  
 4009 District Drive  
 Raleigh, NC 27607  
 Contact: Amy N. Neidringhaus  
 Phone: (919) 733-3213  
 Email: anneiringhaus@ncdot.gov



VICINITY MAP  
 NTS

#### PROJECT DATA

NAME OF PROJECT:  
 WENDELL FALLS COLLECTIVE  
 PRELIMINARY PLAN  
 WENDELL, NORTH CAROLINA

OWNER:  
 NASH WENDELL FALLS, LLC  
 4020 WESTCHASE BLVD  
 SUITE 150  
 RALEIGH, NC 27607  
 PHONE: (919) 951-0702  
 FAX: (919) 240-4963  
 CONTACT: GARRETSON BROWNE  
 NEWLAND COMMUNITIES  
 gbrowne@newlandco.com

EMAIL:  
 gbrowne@newlandco.com

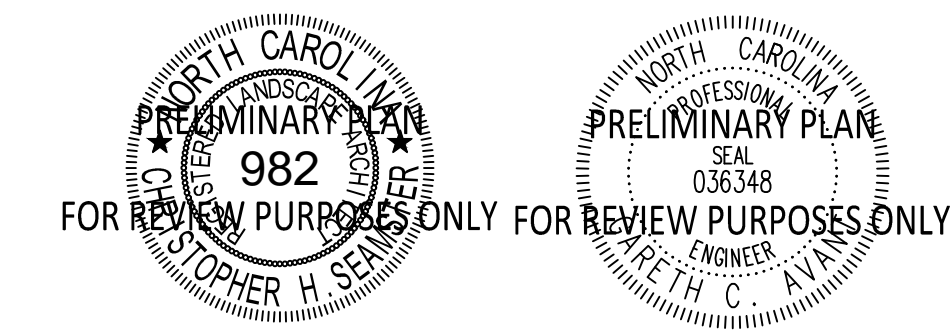
PREPARED BY:  
 MCKIM & CREED  
 1730 VARSITY DRIVE, SUITE 500  
 RALEIGH, NORTH CAROLINA 27606  
 PHONE: (919) 233-8091  
 FAX: (919) 233-8031  
 CONTACT: CHRIS SEAMSTER, PLA  
 EMAIL: cseamster@mckimcreed.com

PROJECT AREA: 138.7 AC

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

#### SHEET INDEX

NO.	DESCRIPTION	SEAL DATE	REV #
C0.1	COVER SHEET		
C1.0	WENDELL FALLS COLLECTIVE PRELIMINARY SITE PLAN (OVERALL)	2019.10.03	1
C1.1	WENDELL FALLS COLLECTIVE PRELIMINARY SITE PLAN (ENLARGEMENT)	2019.10.03	1
C1.2	WENDELL FALLS COLLECTIVE PRELIMINARY SITE PLAN (ENLARGEMENT)	2019.10.03	1
C1.3	WENDELL FALLS COLLECTIVE PRELIMINARY SITE PLAN (ENLARGEMENT)	2019.10.03	1
C1.4	WENDELL FALLS COLLECTIVE PRELIMINARY SITE PLAN (ENLARGEMENT)	2019.10.03	1
C1.5	WENDELL FALLS COLLECTIVE PRELIMINARY SITE PLAN (ENLARGEMENT)	2019.10.03	1
C1.6	WENDELL FALLS COLLECTIVE PRELIMINARY SITE PLAN (ENLARGEMENT)	2019.10.03	1
C1.7	WENDELL FALLS COLLECTIVE PRELIMINARY SITE PLAN (ENLARGEMENT)	2019.10.03	1
C2.0	WENDELL FALLS COLLECTIVE PRELIMINARY UTILITY PLAN (OVERALL)	2019.10.03	1
C2.1	WENDELL FALLS COLLECTIVE PRELIMINARY UTILITY PLAN (ENLARGEMENT)	2019.10.03	1
C2.2	WENDELL FALLS COLLECTIVE PRELIMINARY UTILITY PLAN (ENLARGEMENT)	2019.10.03	1
C2.3	WENDELL FALLS COLLECTIVE PRELIMINARY UTILITY PLAN (ENLARGEMENT)	2019.10.03	1
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C2.6	WENDELL FALLS COLLECTIVE PRELIMINARY UTILITY PLAN (ENLARGEMENT)	2019.10.03	1
C2.7	WENDELL FALLS COLLECTIVE PRELIMINARY UTILITY PLAN (ENLARGEMENT)	2019.10.03	1
C3.1	WENDELL FALLS COLLECTIVE EXISTING CONTOUR PLAN	2019.10.03	1



WENDELL FALLS®  
 by  
 Newland COMMUNITIES

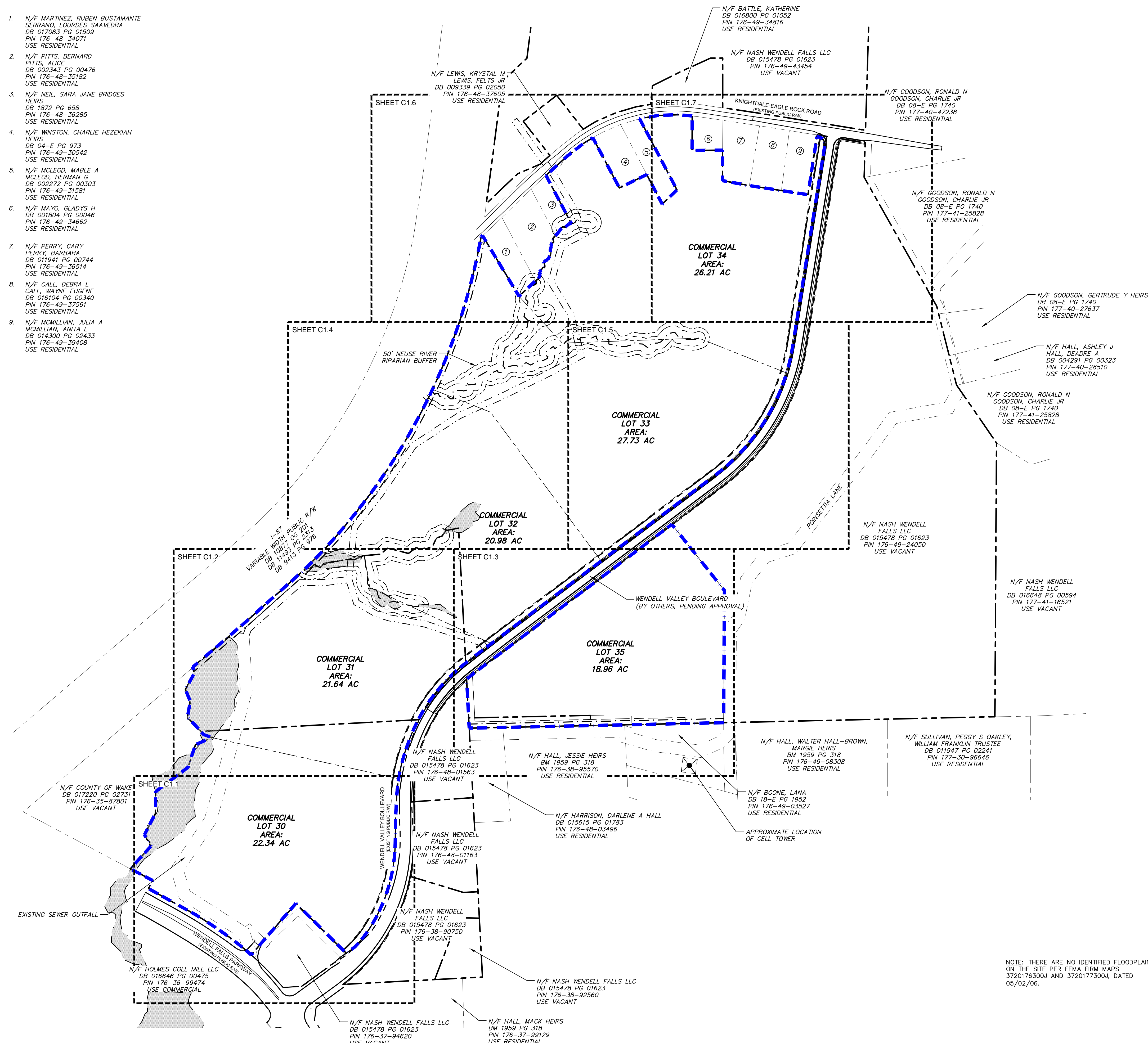
**MCKIM & CREED**  
 1730 Varsity Drive, Suite 500  
 Raleigh, North Carolina 27606  
 Phone: (919)233-8091, Fax: (919)233-8031  
 F-1222  
 www.mckimcreed.com

**PRELIMINARY DRAWINGS**  
 NOT RELEASED FOR CONSTRUCTION

I hereby certify that this Plan was approved by the TRC of the Town of Wendell on the \_\_\_\_ day of \_\_\_\_ 20\_\_.

TRC \_\_\_\_\_

- N/F MARTINEZ, RUBEN BUSTAMANTE  
SERRANO, LOURDES SAAVEDRA  
DB 017083 PG 01509  
PIN 176-48-34071  
USE RESIDENTIAL
- N/F PITTS, BERNARD  
PITTS, ALICE  
DB 002343 PG 00476  
PIN 176-48-35182  
USE RESIDENTIAL
- N/F NEIL, SARA JANE BRIDGES  
HEIRS  
DB 1872 PG 658  
PIN 176-48-36285  
USE RESIDENTIAL
- N/F WINSTON, CHARLIE HEZEKIAH  
HEIRS  
DB 04-E PG 973  
PIN 176-49-30542  
USE RESIDENTIAL
- N/F MCLEOD, MABLE A  
MCLEOD, HERMAN G  
DB 002272 PG 00303  
PIN 176-49-31581  
USE RESIDENTIAL
- N/F MAYO, GLADYS H  
DB 001804 PG 00046  
PIN 176-49-34662  
USE RESIDENTIAL
- N/F PERRY, CARY  
PERRY, BARBARA  
DB 011941 PG 00744  
PIN 176-49-36514  
USE RESIDENTIAL
- N/F CALL, DEBRA L  
CALL, WAYNE EUGENE  
DB 016104 PG 00340  
PIN 176-49-37561  
USE RESIDENTIAL
- N/F MCMILLIAN, JULIA A  
MCMILLIAN, ANITA L  
DB 014300 PG 02433  
PIN 176-49-39408  
USE RESIDENTIAL



**SITE DATA**

CURRENT PROPERTY OWNER:  
NASH WENDELL FALLS, LLC  
4020 WESTCHASE BLVD  
SUITE 150  
RALEIGH, NC 27607  
CONTACT: GARRETTSON BROWNE  
PHONE: (919) 951-0702

DEVELOPER:  
NASH WENDELL FALLS, LLC  
4020 WESTCHASE BLVD  
SUITE 150  
RALEIGH, NC 27607  
CONTACT: LEE BOWMAN  
PHONE: (919) 951-0712

ZONING: PUD15-1 ZONE 3

TRACT INFORMATION:  
WENDELL FALLS COLLECTIVE  
GROSS TRACT AREA: 138.67 ACRES.

PROPERTY ADDRESS: WENDELL VALLEY BOULEVARD

# LOTS: 6  
# COMMERCIAL LOTS: 6  
# TOTAL HOUSING UNITS: 0  
# SINGLE-FAMILY HOUSING UNITS: 0  
# OPEN SPACE SITES: 0  
# AMENITY SITES: 0

PARCEL PIN: 176-47-03260, 176-47-16160, 176-49-24050, 176-48-05783

PLAT/DEED REFERENCE: DB 015478 PG 0623

PUBLIC STREETS: (0 LF/0 AC)

PROPOSED WENDELL VALLEY BOULEVARD AREA NOT INCLUDED IN LAND CALCULATIONS AS ROAD CONSTRUCTION IS UNDER SEPARATE PROJECT.

OVERALL ANTICIPATED IMPERVIOUS AREA:

ROAD IMP.:	0 SF	0 AC
ALLEY IMP.:	0 SF	0 AC
SIDEWALK IMP.:	0 SF	0 AC
LOTS IMP.:	0 SF	0 AC
TOTAL IMP.:	0 SF	0 AC

OPEN SPACE ACREAGE: ±0 AC

EXISTING AND PROPOSED USE FOR SITE IS VACANT.

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

**SITE NOTES:**

- AREAS OUTSIDE OF RIGHT-OF-WAY AS SHOWN ON PLAN WILL BE UNDER CONTROL OF AN OWNER'S ASSOCIATION
- DRY UTILITIES WILL BE PROVIDED BY SERVICE PROVIDERS
- CLOSEST GEODETIC MONUMENT:  
KNIGHT RM 2 AZIMUTH  
NC GRID NAD83/2011  
NORTH: 748,460.2011  
EAST: 2,154,775.29'  
ELEV: 332.94' (NAVD88)
- ALL ACREAGES NOTED ARE APPROXIMATE AND ARE SUBJECT TO CHANGE BASED ON THE FINAL PLAN.
- LOT LINES, LOT COUNT, LOT SEGMENTATION, STREET AND ALLEY LAYOUTS ARE SUBJECT TO CHANGE. CONSTRUCTION DOCUMENTS FOR THE AGE QUALIFIED PHASES OF WENDELL FALLS WILL GO THROUGH THE TOWN OF WENDELL APPROVAL PROCESS.

**SEWER AND WATER SERVICE PLAN:**

SANITARY SEWER WILL BE COLLECTED THROUGH PROPOSED SEWER MAINS SHOWN IN THESE DOCUMENTS THAT CONNECT TO THE PREVIOUSLY ACCEPTED SANITARY SEWER OUTFALL BY CORPUD.

WATER IS PROVIDED BY A 12" WATER MAIN ALONG WENDELL VALLEY BOULEVARD (DESIGNED BY OTHERS).

**RESIDENTIAL/NON-RESIDENTIAL MIX:**

TOTAL SITE AREA: 1,266.8 AC

PHASE	GROSS AREA	NET AREA
AMENITY	18.9 AC	15.2 AC
SF-1	37.1 AC	30.3 AC
SF-2	56.2 AC	48.2 AC
SF-3	56.6 AC	47.3 AC
SF-13	61.4 AC	57.7 AC
PHASE 5	89.2 AC	70.0 AC
PHASE 6A	25.3 AC	23.1 AC
PHASE 6B	24.1 AC	20.1 AC
PHASE 7	88.5 AC	77.9 AC
PHASE 8	75.8 AC	57.7 AC
PHASE 9	84.5 AC	73.1 AC
TOTAL:	617.5 AC	520.6 AC

PHASE	GROSS AREA	NET AREA
AMENITY	18.9 AC	15.2 AC
GATEWAY MEDICAL	61.1 AC	61.1 AC
MARKETPLACE NORTH	28.2 AC	26.0 AC
GAS STATION	5.1 AC	5.1 AC
COLLECTIVE	138.7 AC	138.7 AC
TOTAL:	252.0 AC	246.1 AC

NOTES:  
1. BY BUILD OUT, A MINIMUM OF 10% OF THE NET ACREAGE WILL BE NON-RESIDENTIAL DEVELOPMENT.

2. NET AREA REMOVES PUBLIC ROW AREAS FROM THE GROSS AREA.

STORMWATER NOTE: STORMWATER RUNOFF WILL BE DESIGNED AS INDIVIDUAL LOTS ARE SUBMITTED FOR APPROVAL.

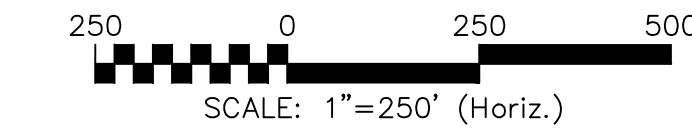
NOTE: PRELIMINARY PLAN SUBMITTAL IS CONSISTENT WITH THE TOWN OF WENDELL COMPREHENSIVE PLAN AND PUD15-1 ZONING.

**RESIDENTIAL DEVELOPMENT UNIT COUNT SUMMARY:**

APARTMENT TOTAL:	UP TO 1,200 UNITS
PROPOSED APARTMENTS PREVIOUS PHASES:	288 UNITS
PROPOSED APARTMENTS THIS PHASE:	0 UNITS
REMAINING APARTMENTS:	912 UNITS
TOWNHOME/ATTACHED RESIDENTIAL TOTAL:	UP TO 750 UNITS
PROPOSED TOWNHOMES PREVIOUS PHASES:	194 UNITS
PROPOSED DUPLEXES PREVIOUS PHASES:	44 UNITS
REMAINING ATTACHED RESIDENTIAL:	512 UNITS
OVERALL DWELLING UNIT TOTAL:	UP TO 4,000 UNITS
PROPOSED DETACHED HOMES PREVIOUS PHASES:	1,684 UNITS
PROPOSED APARTMENTS PREVIOUS PHASES:	288 UNITS
PROPOSED ATTACHED RESIDENTIAL PREVIOUS PHASES:	238 UNITS
PROPOSED DETACHED HOMES THIS PHASE:	0 UNITS
PROPOSED ATTACHED RESIDENTIAL THIS PHASE:	0 UNITS
REMAINING DWELLING UNITS:	1,790 UNITS

STORMWATER NOTE: BMP LOCATIONS WILL BE DETERMINED WHEN LAYOUT AND IMPERVIOUS COVER OF INDIVIDUAL LOTS ARE DESIGNED AND WILL BE SUBMITTED BY THE TIME INDIVIDUAL LOTS ARE SUBMITTED FOR PRELIMINARY PLAN APPROVAL.

NOTE: THERE ARE NO IDENTIFIED FLOODPLAINS ON THE SITE PER FEMA FIRM MAPS 3720176300J AND 3720177300J, DATED 05/02/06.

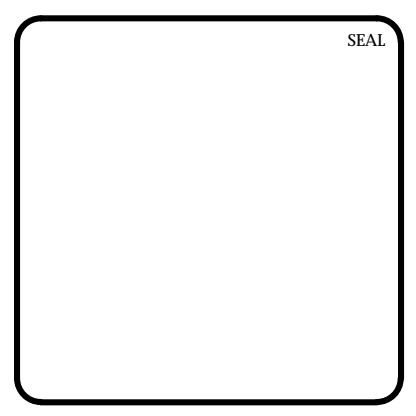


SCALE: 1"=250' (Horiz.)

**LEGEND**

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- PHASE LINE
- EXISTING WETLANDS

REV. NO.	INITIAL SUBMITTAL	DATE	DESCRIPTION
1		2019.10.03	



**MCKIM & CREED**  
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by  
Newland COMMUNITIES

**WENDELL FALLS COLLECTIVE  
PRELIMINARY PLAN SUBMITTAL  
WENDELL, NORTH CAROLINA**

**WENDELL FALLS COLLECTIVE  
PRELIMINARY SITE PLAN (OVERALL)**

DATE:	OCT 3, 2019	SCALE:	HORIZONTAL	MAC FILE NUMBER:	C1.0
MCE PROJ. #:	02735.0261	AS NOTED	VERTICAL:	DRAWING NUMBER:	C1.0
DRAWN:	DCR				
DISIGNED:	DCR				
CHECKED:	CHS				
PROJ. MGR.:	CHS				
STATUS:	PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY	REVISION:	1		