WENDELL FALLS

PHASE 8

PRELIMINARY PLAN SUBMITTAL

WENDELL, NORTH CAROLINA

DATE: NOVEMBER 14, 2017

AGENCY CONTACTS

A. Town of Wendell
Planning Department
15 E. Fourth Street
Wendell, NC 27519
Contact: Patrick Reidy
Phone: (919) 365-4448
Email: PReidy@townofwendell.com

B. Wake County
Watershed Management
Waverly F. Akins Building
337 S. Salisbury St
Raleigh, NC 27601
Contact: Debra Tanner
Phone: (919) 842-7142
Email: debra.tanner@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: Pat Paine
Phone: (919) 996-4540
Fax: (919) 996-1866
Email: patrick.paine@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: M. Scott Wheeler
Phone: (919) 733-3213
Email: mwheeler@ncdot.gov

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*.

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 #: _____

AUTHORIZATION TO CONSTRUCT: _____

DATE: _____

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.

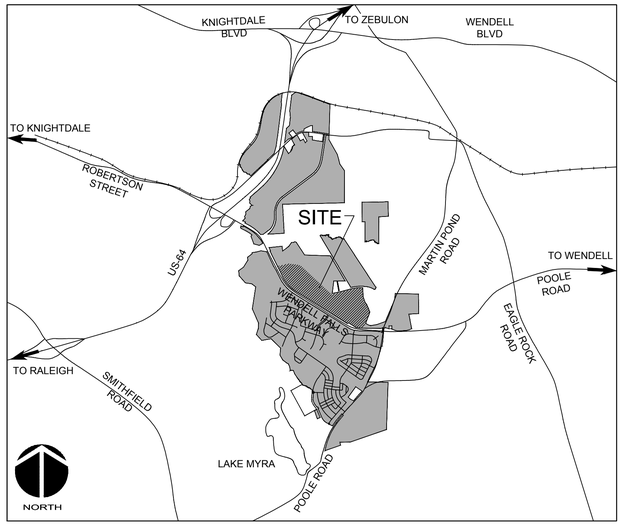
CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT #: _____

AUTHORIZATION TO CONSTRUCT: _____

DATE: _____

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

_____
TRC



VICINITY MAP
NTS

PROJECT DATA

NAME OF PROJECT:

WENDELL PHASE 8
PRELIMINARY PLAN
WENDELL, NORTH CAROLINA

OWNER:

NASH WENDELL FALLS, LLC
6133 TAYLOR ROAD
WENDELL, NC 27591
PHONE: (919) 951-0712
CELL: (919) 697-1323
CONTACT: LEE BOWMAN
SENIOR PROJECT MANAGER
NEWLAND COMMUNITIES
EMAIL: lbowman@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, RLA
EMAIL: cseamster@mckimcreed.com

PROJECT AREA: 75.6 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

C0.1	COVER SHEET	11/14/2017	1
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C1.2	PHASE 8 SITE PLAN (ENLARGEMENT)	11/14/2017	1
C1.3	PHASE 8 SITE PLAN (ENLARGEMENT)	11/14/2017	1
C1.4	PHASE 8 SITE PLAN (ENLARGEMENT)	11/14/2017	1
C1.5	PHASE 8 SITE PLAN (ENLARGEMENT)	11/14/2017	1
C1.6	PHASE 8 SITE PLAN (ENLARGEMENT)	11/14/2017	1
C1.7	LOT AREA TABLES	11/14/2017	1
C2.0	PHASE 8 PRELIMINARY UTILITY PLAN (OVERALL)	11/14/2017	1
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C2.2	PHASE 8 UTILITY PLAN (ENLARGEMENT)	11/14/2017	1
C2.3	PHASE 8 UTILITY PLAN (ENLARGEMENT)	11/14/2017	1
C2.4	PHASE 8 UTILITY PLAN (ENLARGEMENT)	11/14/2017	1
C2.5	PHASE 8 UTILITY PLAN (ENLARGEMENT)	11/14/2017	1
C2.6	PHASE 8 UTILITY PLAN (ENLARGEMENT)	11/14/2017	1
C3.1	PHASE 8 EXISTING CONTOUR PLAN (ENLARGEMENT)	11/14/2017	1
C3.2	PHASE 8 EXISTING CONTOUR PLAN (ENLARGEMENT)	11/14/2017	1
D2.1	ROADWAY TYPICAL SECTIONS	11/14/2017	1
D1.2	SITE DETAILS	11/14/2017	1
L1.0	PHASE 8 LANDSCAPE PLAN (OVERALL)	11/14/2017	1
L1.1	PHASE 8 LANDSCAPE PLAN (ENLARGEMENT)	11/14/2017	1
L1.2	PHASE 8 LANDSCAPE PLAN (ENLARGEMENT)	11/14/2017	1
L1.3	PHASE 8 LANDSCAPE PLAN (ENLARGEMENT)	11/14/2017	1
L1.4	PHASE 8 LANDSCAPE PLAN / DETAILS (ENLARGEMENT)	11/14/2017	1
L1.5	PHASE 8 LANDSCAPE PLAN (ENLARGEMENT)	11/14/2017	1

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036348 CHRISTOPHER H. SEAMSTER
PRELIMINARY PLAN
982
FOR REVIEW PURPOSES ONLY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036348 KEITH C. AVANT
PRELIMINARY PLAN
FOR REVIEW PURPOSES ONLY

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by
Newland COMMUNITIES

McKIM & CREED
1730 Varsity Drive, Suite 500
Raleigh, North Carolina 27606
Phone: (919)233-8091, Fax: (919)233-8031
F-1222

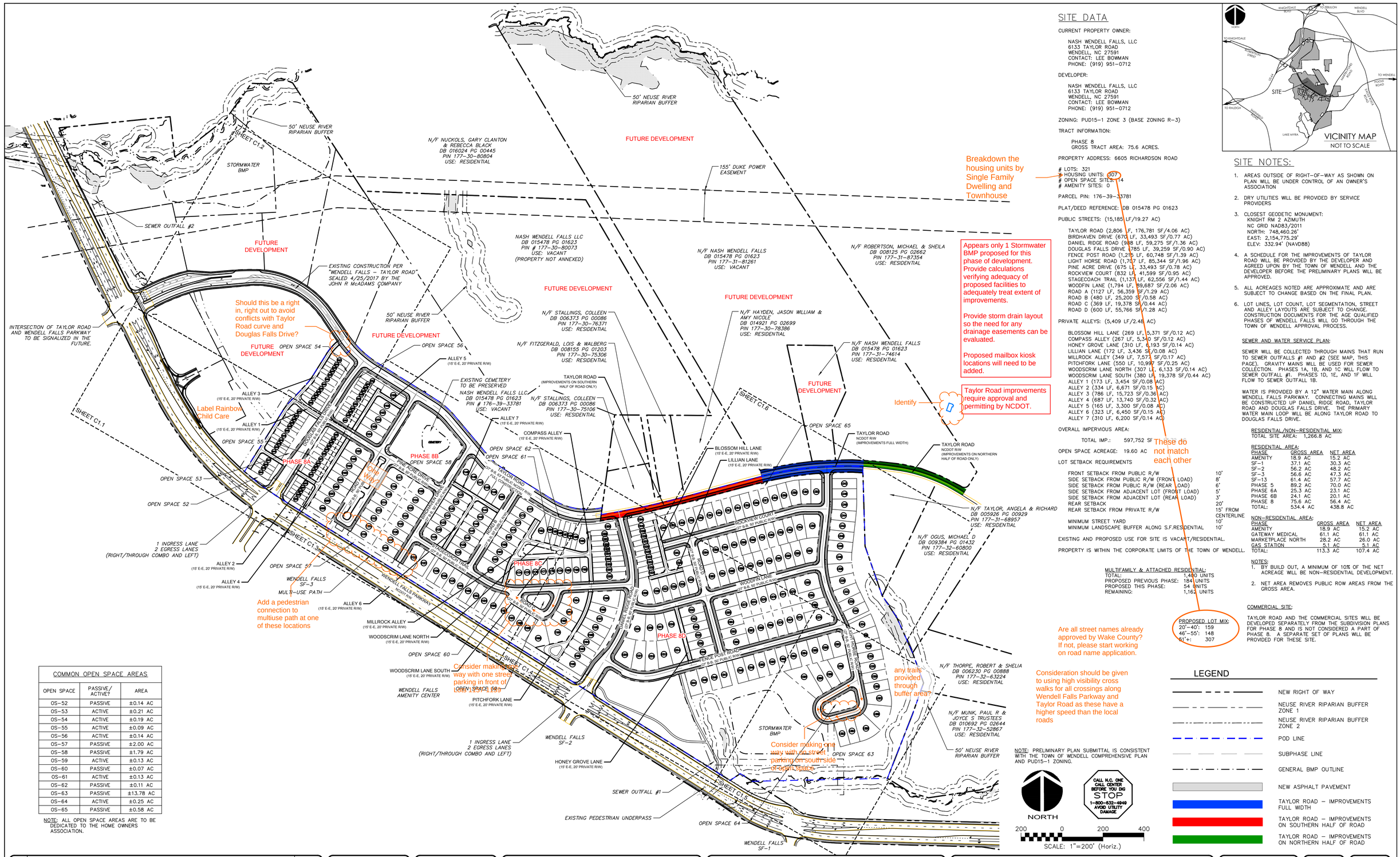
www.mckimcreed.com

PRELIMINARY DRAWINGS
NOT RELEASED FOR CONSTRUCTION

WENDELL FALLS PHASE 8 PRELIMINARY PLAN

02735-0186

PRELIMINARY DRAWINGS-NOT RELEASED FOR CONSTRUCTION



SITE DATA

CURRENT PROPERTY OWNER:

NASH WENDELL FALLS, LLC
6133 TAYLOR ROAD
WENDELL, NC 27591
CONTACT: LEE BOWMAN
PHONE: (919) 951-0712

DEVELOPER:

NASH WENDELL FALLS, LLC
6133 TAYLOR ROAD
WENDELL, NC 27591
CONTACT: LEE BOWMAN
PHONE: (919) 951-0712

ZONING: PUD15-1 ZONE 3 (BASE ZONING R-3)

TRACT INFORMATION:

PHASE 8
GROSS TRACT AREA: 75.6 ACRES.

PROPERTY ADDRESS: 6605 RICHARDSON ROAD

LOTS: 321
HOUSING UNITS: 307
OPEN SPACE SITES: 14
AMENITY SITES: 0

PARCEL PIN: 176-39-33781

PLAT/DEED REFERENCE: DB 015478 PG 01623

PUBLIC STREETS: (15,185 LF/19.27 AC)

TAYLOR ROAD (2,806 LF, 176,781 SF/4.06 AC)
BIRDHAVEN DRIVE (670 LF, 33,493 SF/0.77 AC)
DANIEL RIDGE ROAD (988 LF, 59,275 SF/1.36 AC)
DOUGLAS FALLS DRIVE (785 LF, 39,259 SF/0.90 AC)
FENCE POST ROAD (1,215 LF, 60,748 SF/1.39 AC)
LIGHT HORSE ROAD (1,707 LF, 85,344 SF/1.96 AC)
PINE ACRE DRIVE (675 LF, 33,493 SF/0.78 AC)
ROCKVIEW COURT (832 LF, 41,599 SF/0.95 AC)
STAGECOACH TRAIL (1,137 LF, 62,556 SF/1.44 AC)
WOODFIN LANE (1,794 LF, 89,687 SF/2.06 AC)
ROAD A (1127 LF, 56,359 SF/1.29 AC)
ROAD B (480 LF, 25,200 SF/0.58 AC)
ROAD C (369 LF, 19,378 SF/0.44 AC)
ROAD D (600 LF, 55,766 SF/1.28 AC)

PRIVATE ALLEYS: (5,409 LF/2.48 AC)

BLOSSOM HILL LANE (269 LF, 5,371 SF/0.12 AC)
COMPASS ALLEY (267 LF, 5,340 SF/0.12 AC)
HONEY GROVE LANE (310 LF, 6,193 SF/0.14 AC)
LILLIAN LANE (172 LF, 3,436 SF/0.08 AC)
MILLROCK ALLEY (349 LF, 7,573 SF/0.17 AC)
PITCHFORK LANE (550 LF, 10,997 SF/0.25 AC)
WOODSCRIM LANE NORTH (307 LF, 6,133 SF/0.14 AC)
WOODSCRIM LANE SOUTH (380 LF, 19,378 SF/0.44 AC)
ALLEY 1 (173 LF, 3,454 SF/0.08 AC)
ALLEY 2 (334 LF, 6,671 SF/0.15 AC)
ALLEY 3 (786 LF, 15,723 SF/0.36 AC)
ALLEY 4 (687 LF, 13,740 SF/0.32 AC)
ALLEY 5 (165 LF, 3,300 SF/0.08 AC)
ALLEY 6 (323 LF, 6,450 SF/0.15 AC)
ALLEY 7 (310 LF, 6,200 SF/0.14 AC)

OVERALL IMPERVIOUS AREA:

TOTAL IMP.: 597,752 SF

OPEN SPACE ACREAGE: 19.60 AC

LOT SETBACK REQUIREMENTS

FRONT SETBACK FROM PUBLIC R/W	10'
SIDE SETBACK FROM PUBLIC R/W (FRONT LOAD)	8'
SIDE SETBACK FROM PUBLIC R/W (REAR LOAD)	6'
SIDE SETBACK FROM ADJACENT LOT (FRONT LOAD)	5'
SIDE SETBACK FROM ADJACENT LOT (REAR LOAD)	3'
REAR SETBACK	20'
REAR SETBACK FROM PRIVATE R/W	15' FROM CENTERLINE
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.

MULTIFAMILY & ATTACHED RESIDENTIAL:
TOTAL: 1,490 UNITS
PROPOSED PREVIOUS PHASE: 184 UNITS
PROPOSED THIS PHASE: 54 UNITS
REMAINING: 1,162 UNITS

PROPOSED LOT MIX:
20'-40': 159
46'-55': 148
61'+: 307

Breakdown the housing units by Single Family Dwelling and Townhouse

Appears only 1 Stormwater BMP proposed for this phase of development. Provide calculations verifying adequacy of proposed facilities to adequately treat extent of improvements.

Provide storm drain layout so the need for any drainage easements can be evaluated.

Proposed mailbox kiosk locations will need to be added.

Taylor Road improvements require approval and permitting by NCDOT.

These do not match each other

Are all street names already approved by Wake County? If not, please start working on road name application.

SITE NOTES:

1. AREAS OUTSIDE OF RIGHT-OF-WAY AS SHOWN ON PLAN WILL BE UNDER CONTROL OF AN OWNER'S ASSOCIATION
2. DRY UTILITIES WILL BE PROVIDED BY SERVICE PROVIDERS
3. CLOSEST GEODETIC MONUMENT:
   KNIGHT RM 2 AZIMUTH
   NC GRID NAD83/2011
   NORTH: 748,460.26'
   EAST: 2,154,775.29'
   ELEV: 332.94' (NAVD88)
4. A SCHEDULE FOR THE IMPROVEMENTS OF TAYLOR ROAD WILL BE PROVIDED BY THE DEVELOPER AND AGREED UPON BY THE TOWN OF WENDELL AND THE DEVELOPER BEFORE THE PRELIMINARY PLANS WILL BE APPROVED.
5. ALL ACREAGES NOTED ARE APPROXIMATE AND ARE SUBJECT TO CHANGE BASED ON THE FINAL PLAN.
6. 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:

SEWER WILL BE COLLECTED THROUGH MAINS THAT RUN TO SEWER OUTFALLS #1 AND #2 (SEE MAP, THIS PAGE). GRAVITY MAINS WILL BE USED FOR SEWER COLLECTION. PHASES 1A, 1B, AND 1C WILL FLOW TO SEWER OUTFALL #1. PHASES 1D, 1E, AND 1F WILL FLOW TO SEWER OUTFALL 1B.

WATER IS PROVIDED BY A 12" WATER MAIN ALONG WENDELL FALLS PARKWAY. CONNECTING MAINS WILL BE CONSTRUCTED UP DANIEL RIDGE ROAD, TAYLOR ROAD AND DOUGLAS FALLS DRIVE. THE PRIMARY WATER MAIN LOOP WILL BE ALONG TAYLOR ROAD TO DOUGLAS FALLS DRIVE.

RESIDENTIAL/NON-RESIDENTIAL MIX:
TOTAL SITE AREA: 1,266.8 AC

RESIDENTIAL AREA:

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 8	75.6 AC	56.4 AC
TOTAL:	534.4 AC	438.8 AC

NON-RESIDENTIAL AREA:

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
TOTAL:	113.3 AC	107.4 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.

COMMERCIAL SITE:

TAYLOR ROAD AND THE COMMERCIAL SITES WILL BE DEVELOPED SEPARATELY FROM THE SUBDIVISION PLANS FOR PHASE 8 AND IS NOT CONSIDERED A PART OF PHASE 8. A SEPARATE SET OF PLANS WILL BE PROVIDED FOR THESE SITE.

COMMON OPEN SPACE AREAS

OPEN SPACE	PASSIVE/ ACTIVE?	AREA
OS-52	PASSIVE	±0.14 AC
OS-53	ACTIVE	±0.21 AC
OS-54	ACTIVE	±0.19 AC
OS-55	ACTIVE	±0.09 AC
OS-56	ACTIVE	±0.14 AC
OS-57	PASSIVE	±2.00 AC
OS-58	PASSIVE	±1.79 AC
OS-59	ACTIVE	±0.13 AC
OS-60	PASSIVE	±0.07 AC
OS-61	ACTIVE	±0.13 AC
OS-62	PASSIVE	±0.11 AC
OS-63	PASSIVE	±13.78 AC
OS-64	ACTIVE	±0.25 AC
OS-65	PASSIVE	±0.58 AC

NOTE: ALL OPEN SPACE AREAS ARE TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION.

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

LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- POD LINE
- SUBPHASE LINE
- GENERAL BMP OUTLINE
- NEW ASPHALT PAVEMENT
- TAYLOR ROAD - IMPROVEMENTS FULL WIDTH
- TAYLOR ROAD - IMPROVEMENTS ON SOUTHERN HALF OF ROAD
- TAYLOR ROAD - IMPROVEMENTS ON NORTHERN HALF OF ROAD

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

REV.NO.	DESCRIPTIONS	DATE
1	INITIAL SUBMITTAL	2017.11.14

REVISIONS

SEAL

SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036348 PRELIMINARY PLAN FOR REVIEW PURPOSES ONLY NOT FOR CONSTRUCTION

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WENDELL FALLS®
by Newland COMMUNITIES

WENDELL FALLS PHASE 8 PRELIMINARY PLAN SUBMITTAL WENDELL, NORTH CAROLINA

PHASE 8 PRELIMINARY SITE PLAN (OVERALL)

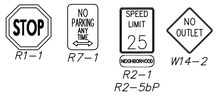
DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

SCALE
HORIZONTAL: AS NOTED
VERTICAL: N/A

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

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION 1

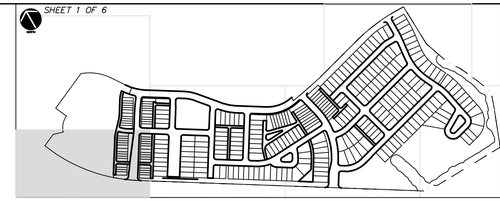
SIGN LEGEND:

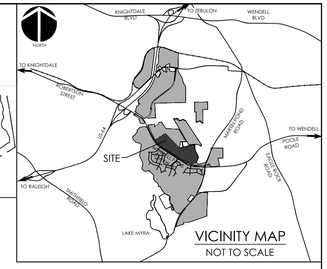


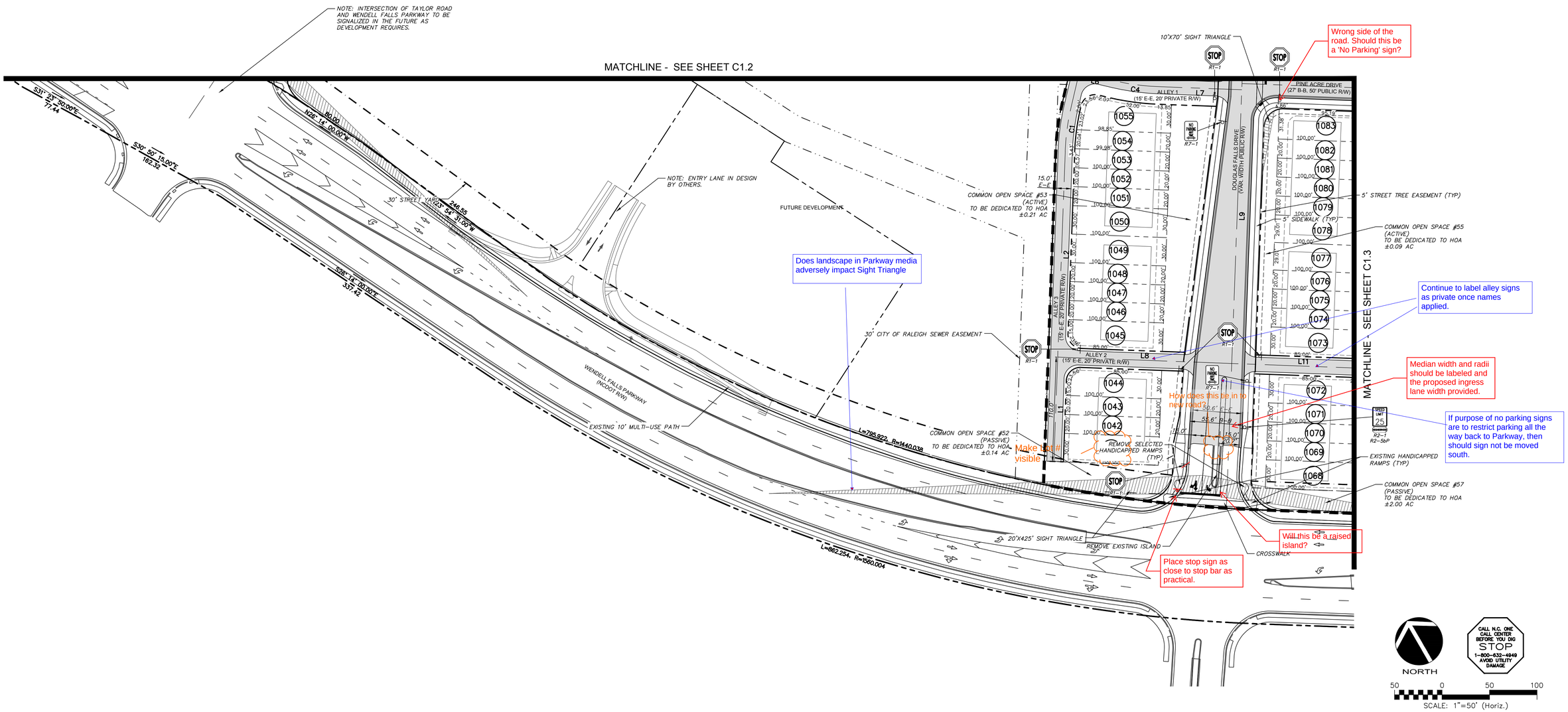
NOTE: "NO PARKING" SIGNS HAVE BEEN SHOWN ON ONE SIDE OF THE RESIDENTIAL STREETS WITHIN PHASE 8. IF IT IS DETERMINED BY THE TOWN OF WENDELL POLICE DEPARTMENT THAT ADDITIONAL "NO PARKING" SIGNS ARE NECESSARY, WENDELL FALLS WILL PROVIDE AND INSTALL.

LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- PHASE BOUNDARY/LOD
- SUBPHASE LINE
- STORMWATER BMP MAINTENANCE & ACCESS EASEMENT
- PUBLIC DRAINAGE EASEMENT (PuDE)
- PUBLIC SEWER EASEMENT (PSE)
- SIGN
- NEW ASPHALT PAVEMENT







REV.NO.	DESCRIPTIONS	DATE
1	INITIAL SUBMITTAL	2017.11.14

REVISIONS

SEAL

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WENDELL FALLS®
by Newland COMMUNITIES

WENDELL FALLS PHASE 8
PRELIMINARY PLAN SUBMITTAL
WENDELL, NORTH CAROLINA

PHASE 8 SITE PLAN
(ENLARGEMENT)

DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
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: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION 1

SIGN LEGEND:

NOTE: "NO PARKING" SIGNS HAVE BEEN SHOWN ON ONE SIDE OF THE RESIDENTIAL STREETS WITHIN PHASE 8. IF IT IS DETERMINED BY THE TOWN OF WENDELL POLICE DEPARTMENT THAT ADDITIONAL "NO PARKING" SIGNS ARE NECESSARY, WENDELL FALLS WILL PROVIDE AND INSTALL.

LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
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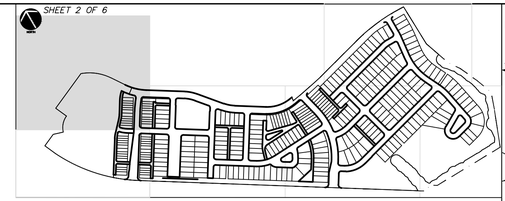
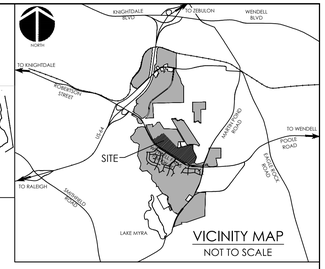
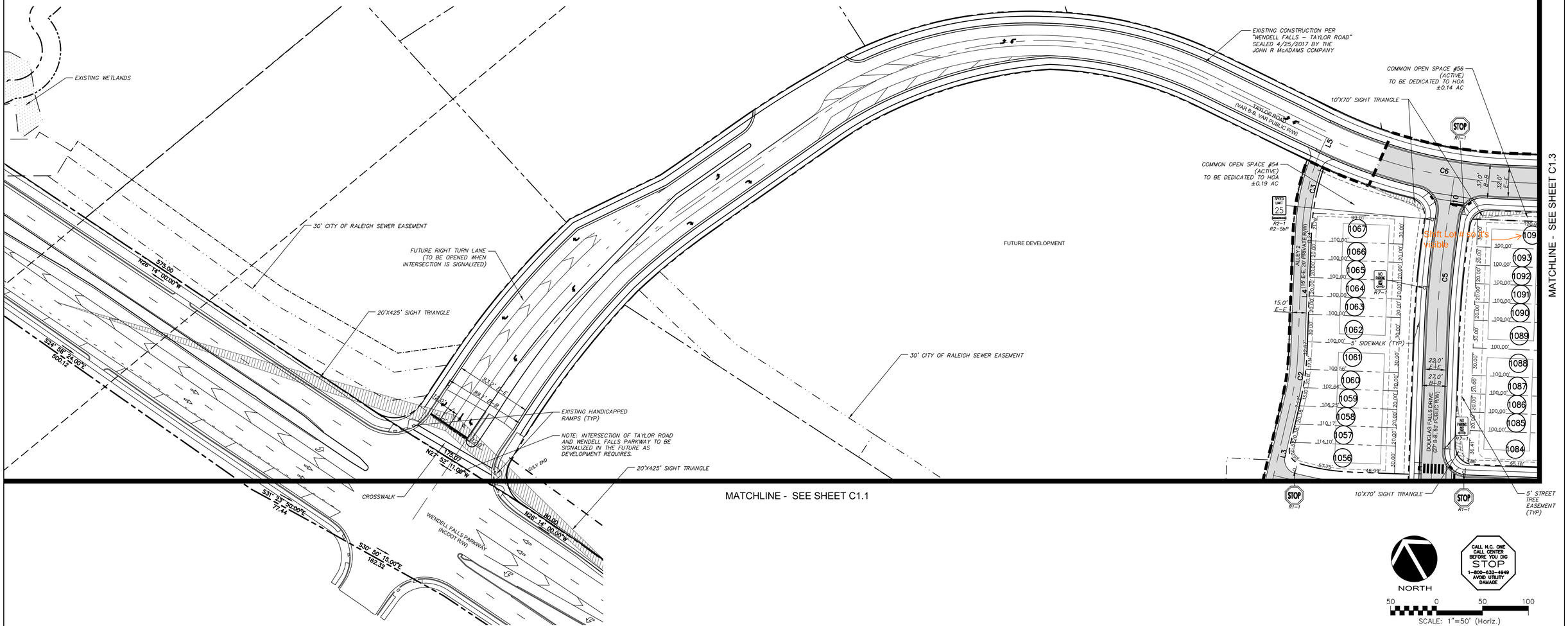




VICINITY MAP
NOT TO SCALE



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
1	INITIAL SUBMITTAL	2017.11.14

REVISIONS

SEAL

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NORTH CAROLINA PROFESSIONAL ENGINEER
PRELIMINARY PLAN
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by Newland COMMUNITIES

WENDELL FALLS PHASE 8
PRELIMINARY PLAN SUBMITTAL
WENDELL, NORTH CAROLINA

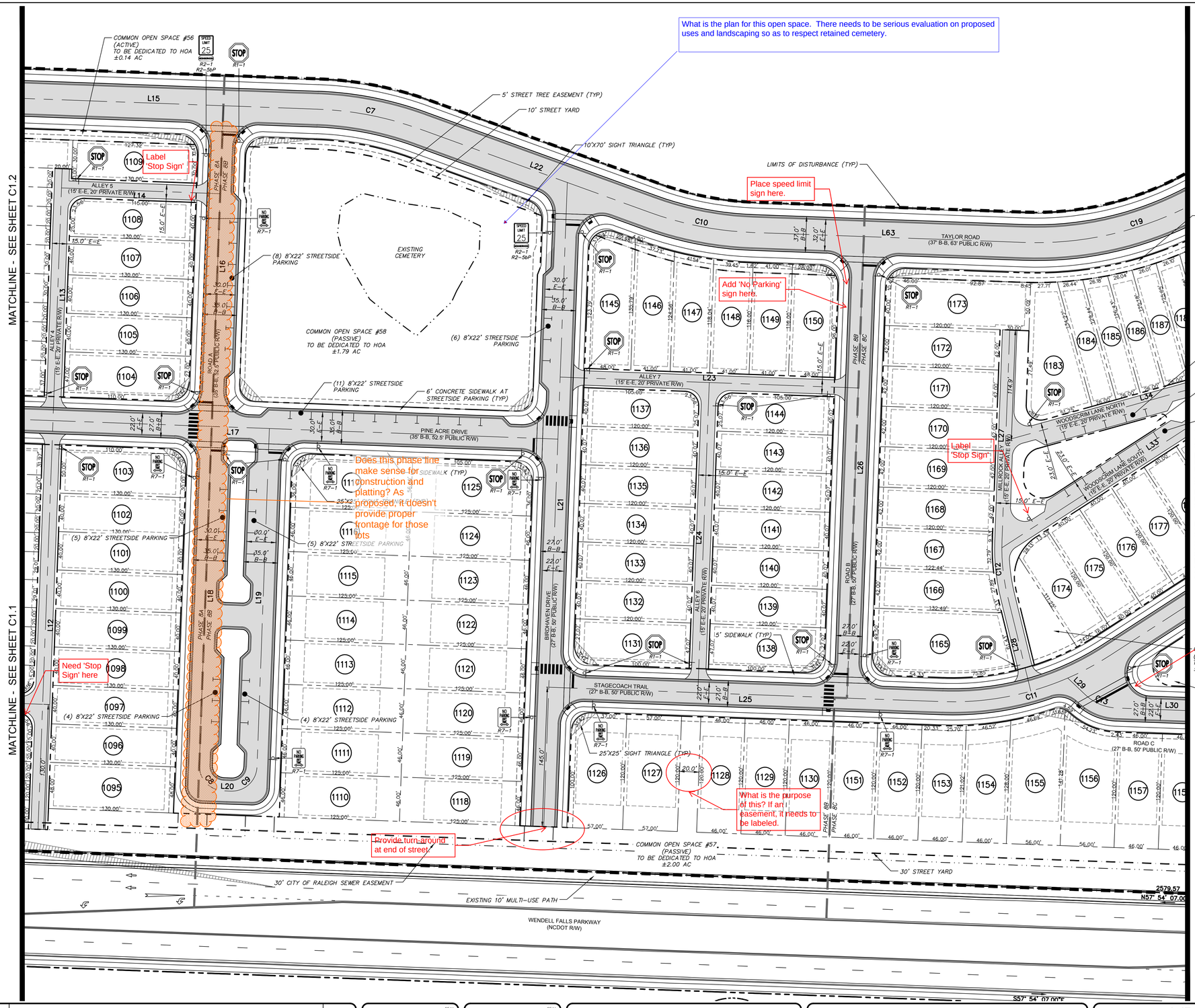
PHASE 8 SITE PLAN
(ENLARGEMENT)

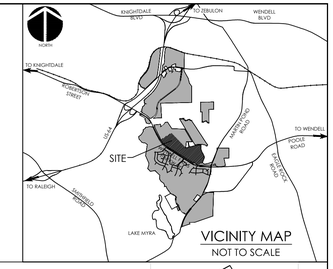
DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

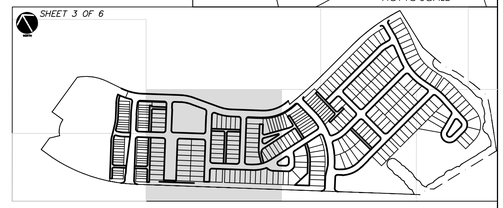
SCALE
HORIZONTAL: 1" = 50'
VERTICAL: N/A

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

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION 1







SIGN LEGEND:

R1-1 STOP | R7-1 NO PARKING ANY TIME | R2-1 R2-5bP SPEED LIMIT 25 NEIGHBORHOOD | W14-2 NO OUTLET

NOTE: "NO PARKING" SIGNS HAVE BEEN SHOWN ON ONE SIDE OF THE RESIDENTIAL STREETS WITHIN PHASE 8. IF IT IS DETERMINED BY THE TOWN OF WENDELL POLICE DEPARTMENT THAT ADDITIONAL "NO PARKING" SIGNS ARE NECESSARY, WENDELL FALLS WILL PROVIDE AND INSTALL.

LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- PHASE BOUNDARY/LOD
- SUBPHASE LINE
- STORMWATER BMP MAINTENANCE & ACCESS EASEMENT
- PUBLIC DRAINAGE EASEMENT (PuDE)
- PUBLIC SEWER EASEMENT (PSE)
- SIGN
- NEW ASPHALT PAVEMENT

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 REVISIONS	DATE
1	INITIAL SUBMITTAL	2017.11.14

SEAL

SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER PRELIMINARY PLAN SEAL 036348 FOR REVIEW PURPOSES ONLY

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1730 Varsity Drive, Suite 500
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by Newland COMMUNITIES

WENDELL FALLS PHASE 8
PRELIMINARY PLAN SUBMITTAL
WENDELL, NORTH CAROLINA

PHASE 8 SITE PLAN (ENLARGEMENT)

DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

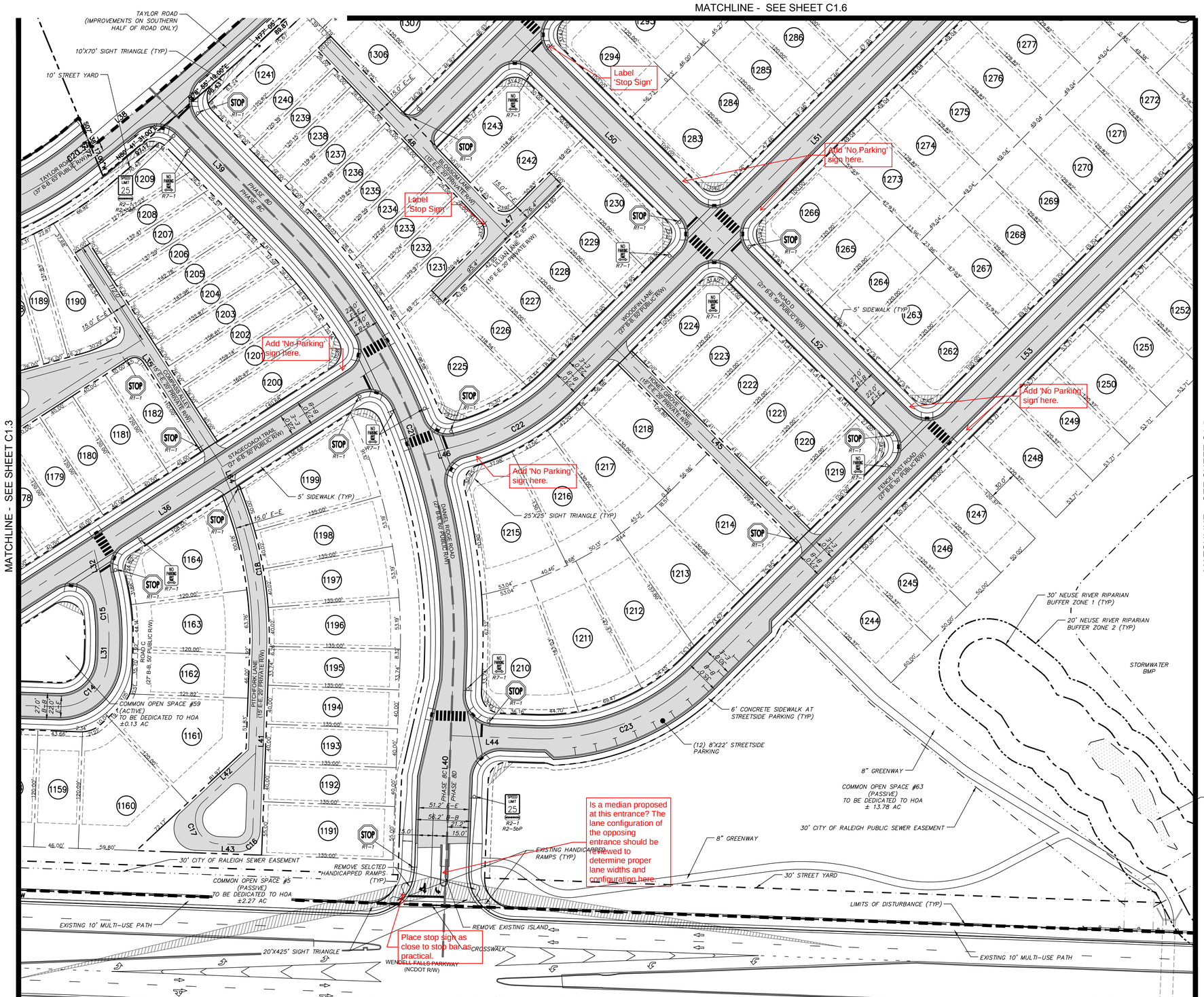
SCALE: HORIZONTAL: 1" = 50' VERTICAL: N/A

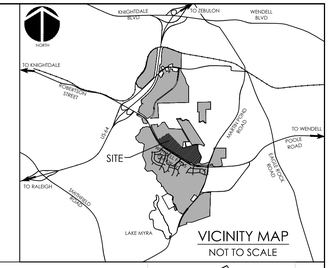
M&C FILE NUMBER C1.1

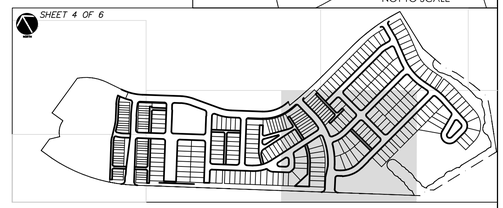
DRAWING NUMBER C1.3

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY

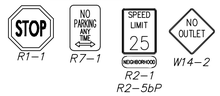
REVISION 1







SIGN LEGEND:



NOTE: "NO PARKING" SIGNS HAVE BEEN SHOWN ON ONE SIDE OF THE RESIDENTIAL STREETS WITHIN PHASE 8. IF IT IS DETERMINED BY THE TOWN OF WENDELL POLICE DEPARTMENT THAT ADDITIONAL "NO PARKING" SIGNS ARE NECESSARY, WENDELL FALLS WILL PROVIDE AND INSTALL.

LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- PHASE BOUNDARY/LOD
- SUBPHASE LINE
- STORMWATER BMP MAINTENANCE & ACCESS EASEMENT
- PUBLIC DRAINAGE EASEMENT (PuDE)
- PUBLIC SEWER EASEMENT (PSE)
- SIGN
- NEW ASPHALT PAVEMENT

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
1	INITIAL SUBMITTAL	2017.11.14

REVISIONS

SEAL

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WENDELL FALLS PHASE 8
PRELIMINARY PLAN SUBMITTAL
WENDELL, NORTH CAROLINA

PHASE 8 SITE PLAN
(ENLARGEMENT)

DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

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

M&C FILE NUMBER C1.1

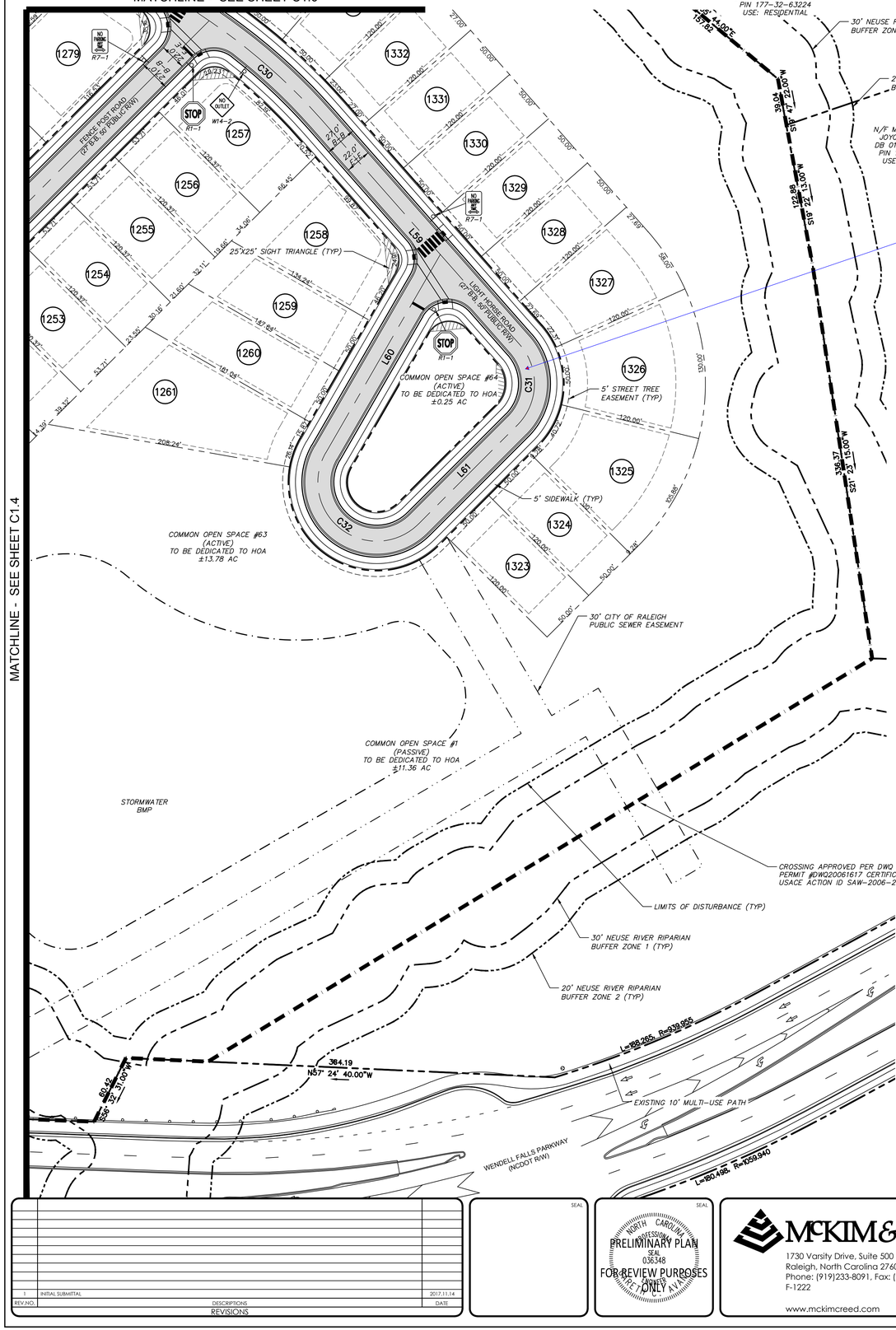
DRAWING NUMBER C1.~~3~~ 4

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY

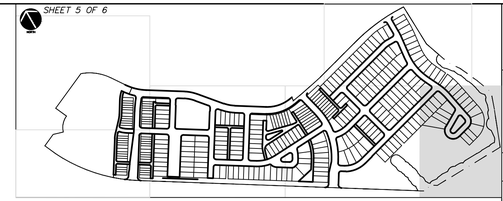
REVISION 1

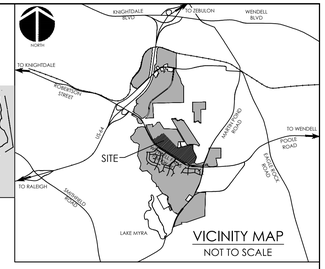
MATCHLINE - SEE SHEET C1.6

MATCHLINE - SEE SHEET C1.4



Would it be worth considering making this loop a one way to allow for more on street parking. If so recommend flow to be counter clockwise





ROAD ALIGNMENT LINE/CURVE TABLES

Line Table		
LINE #	LENGTH	DIRECTION
L1	110.000	S32° 05' 53.00"W
L2	216.574	S32° 05' 53.00"W
L3	123.629	S43° 11' 41.31"W
L4	131.117	S32° 05' 53.00"W
L5	8.999	S54° 47' 27.18"W
L6	37.069	N46° 48' 18.69"W
L7	87.200	N57° 54' 07.00"W
L8	183.344	S57° 54' 07.00"E
L9	616.114	S32° 05' 58.44"W
L10	50.710	S38° 52' 50.46"W
L11	150.194	S57° 54' 07.00"E
L12	425.000	S32° 05' 53.00"W
L13	262.000	S32° 05' 53.00"W
L14	165.000	N57° 54' 07.00"W
L15	341.037	S57° 54' 07.00"E
L16	333.500	S32° 05' 53.00"W
L17	675.198	N57° 54' 07.00"W

Line Table		
LINE #	LENGTH	DIRECTION
L18	352.000	S32° 05' 53.00"W
L19	352.000	N32° 05' 53.00"E
L20	8.000	S57° 54' 07.00"E
L21	669.859	S32° 05' 53.00"W
L22	254.380	S40° 04' 24.01"E
L23	310.000	S57° 54' 07.00"E
L24	322.500	N32° 05' 53.00"E
L25	409.327	N57° 54' 07.00"W
L26	480.000	S32° 05' 53.00"W
L27	219.335	N32° 05' 53.00"E
L28	101.592	N16° 17' 41.30"E
L29	25.287	S16° 28' 14.14"E
L30	114.221	S57° 54' 07.00"E
L31	13.745	N32° 05' 53.86"E
L32	32.167	N15° 57' 59.17"E
L33	379.487	N87° 04' 54.39"E
L34	306.642	S75° 33' 53.33"E

Line Table		
LINE #	LENGTH	DIRECTION
L35	267.000	N02° 55' 05.61"W
L36	544.722	S87° 04' 54.39"W
L37	13.162	N80° 41' 31.00"E
L38	87.318	N80° 41' 31.00"E
L39	196.329	N14° 11' 34.00"W
L40	306.824	N32° 05' 53.86"E
L41	183.744	S32° 05' 53.86"W
L42	73.787	N77° 05' 53.43"E
L43	19.497	N57° 54' 07.07"W
L44	86.156	N57° 54' 07.00"W
L45	309.631	S15° 01' 45.00"E
L46	39.499	N75° 05' 15.30"W
L47	171.786	N74° 58' 15.00"E
L48	268.527	N13° 40' 25.16"W
L49	672.515	N74° 58' 15.00"E
L50	290.000	N15° 01' 45.00"W
L51	731.134	S74° 58' 15.00"W

Line Table		
LINE #	LENGTH	DIRECTION
L52	309.631	N15° 01' 45.00"W
L53	939.623	S74° 58' 15.00"W
L54	34.748	S85° 49' 40.67"W
L55	100.059	N89° 46' 09.05"E
L56	165.260	N00° 13' 50.95"W
L57	169.853	N06° 16' 30.58"E
L58	123.010	N25° 45' 51.42"W
L59	254.694	N11° 22' 40.83"W
L60	194.375	S59° 58' 15.00"W
L61	118.417	N74° 58' 15.00"E
L63	282.174	S57° 54' 07.00"E
L64	25.437	S07° 43' 22.37"W
L65	386.616	N75° 12' 18.29"E

Curve Table					
CURVE #	RADIUS	ARCH LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	250.000	48.419	S37° 38' 47.16"W	48.343	011.0968
C2	250.000	48.419	S37° 38' 47.16"W	48.343	011.0968
C3	250.000	99.016	S43° 26' 40.09"W	98.370	022.6928
C4	250.000	48.419	N52° 21' 12.84"W	48.343	011.0968
C5	1000.000	118.353	S35° 29' 24.45"W	118.284	006.7811
C6	500.000	141.939	S49° 46' 09.90"E	141.463	016.2651
C7	350.000	108.909	S48° 59' 15.51"E	108.470	017.8286
C8	26.000	40.841	S12° 54' 07.00"E	36.770	090.0000
C9	26.000	40.841	N77° 05' 53.00"E	36.770	090.0000
C10	350.000	108.909	S48° 59' 15.51"E	108.470	017.8286
C11	300.000	183.345	N75° 24' 36.31"W	180.505	035.0163
C12	210.002	57.922	N24° 11' 47.02"E	57.739	015.8032
C13	50.000	36.156	S37° 11' 10.57"E	35.373	041.4314
C14	50.000	78.540	N77° 05' 53.43"E	70.711	089.9998
C15	245.000	68.981	N24° 01' 56.52"E	68.753	016.1319
C16	15.000	23.562	S77° 05' 53.39"W	21.213	089.9997
C17	25.000	58.905	N09° 35' 53.18"E	46.194	135.0001
C18	400.000	170.172	S19° 54' 38.12"W	168.892	024.3754
C19	350.000	239.998	S77° 32' 45.67"E	235.323	039.2881
C20	350.000	12.938	N81° 45' 03.33"E	12.937	002.1180

Curve Table					
CURVE #	RADIUS	ARCH LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C21	600.000	484.759	N08° 57' 09.93"E	471.682	046.2911
C22	230.000	120.193	S89° 56' 29.85"W	118.830	029.9416
C23	230.000	189.181	N81° 27' 56.00"W	183.893	047.1272
C24	230.000	59.404	N82° 22' 12.03"E	59.239	014.7983
C25	500.000	56.775	N03° 01' 19.82"E	56.745	006.5060
C26	4258.293	305.913	N77° 17' 18.94"E	305.848	004.1161
C27	1681.064	522.743	N84° 06' 48.31"E	520.640	017.8167
C28	500.000	279.597	N09° 44' 40.42"W	275.968	032.0394
C29	230.000	43.583	S80° 23' 57.83"W	43.518	010.8571
C30	500.000	125.544	N18° 34' 16.12"W	125.214	014.3863
C31	50.000	75.354	N31° 47' 47.09"E	68.422	086.3488
C32	50.000	143.990	S22° 31' 45.00"E	99.144	165.0000

LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
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- PUBLIC DRAINAGE EASEMENT (PuDE)
- PUBLIC SEWER EASEMENT (PSE)
- SIGN
- NEW ASPHALT PAVEMENT

SIGN LEGEND:

NOTE: "NO PARKING" SIGNS HAVE BEEN SHOWN ON ONE SIDE OF THE RESIDENTIAL STREETS WITHIN PHASE 8. IF IT IS DETERMINED BY THE TOWN OF WENDELL POLICE DEPARTMENT THAT ADDITIONAL "NO PARKING" SIGNS ARE NECESSARY, WENDELL FALLS WILL PROVIDE AND INSTALL.

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
1	INITIAL SUBMITTAL	2017.11.14

REVISIONS

SEAL

SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036348 KYLE T. ASHLEY

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WENDELL FALLS PHASE 8
PRELIMINARY PLAN SUBMITTAL
WENDELL, NORTH CAROLINA

PHASE 8 SITE PLAN
(ENLARGEMENT)

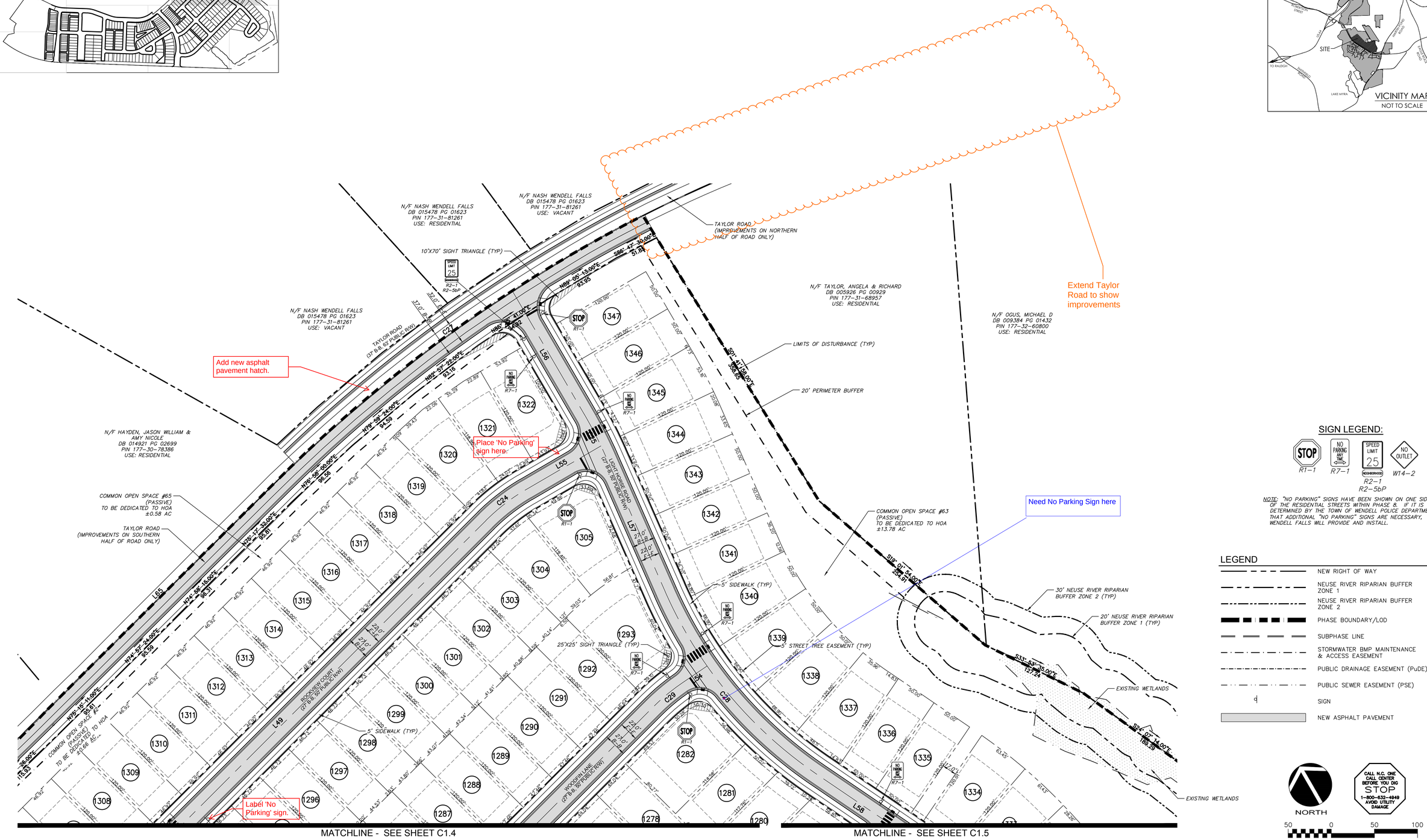
DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

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

M&C FILE NUMBER C1.1
DRAWING NUMBER C1.5

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY

REVISION 1



REV.NO.	DESCRIPTIONS	DATE
1	INITIAL SUBMITTAL	2017.11.14

REVISIONS

SEAL

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WENDELL, NORTH CAROLINA

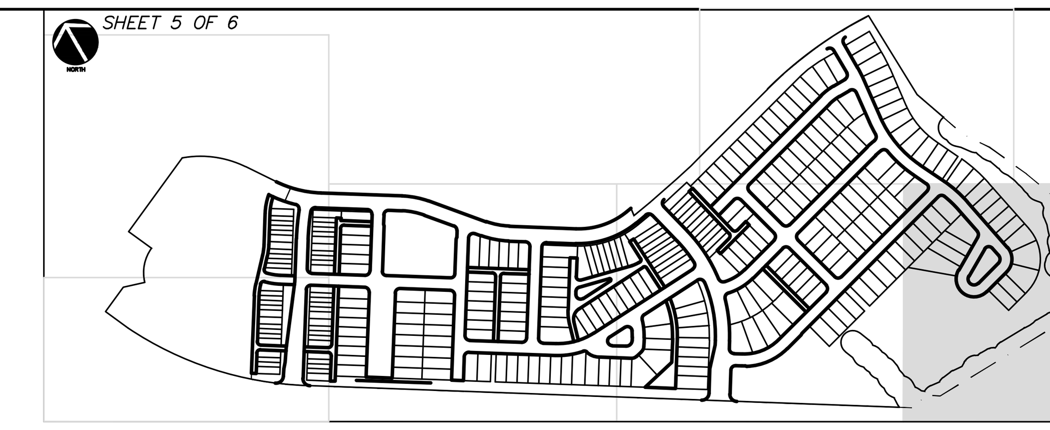
PHASE 8 SITE PLAN
(ENLARGEMENT)

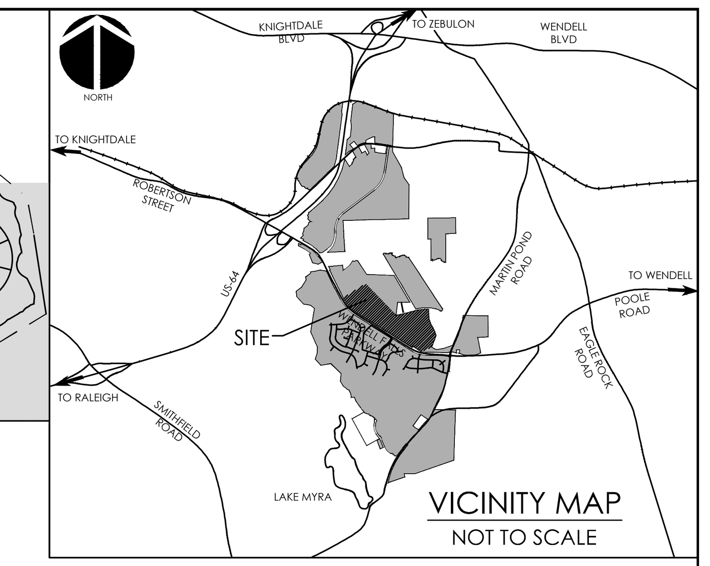
DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

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

M&C FILE NUMBER C1.1
DRAWING NUMBER C1.6

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION 1





LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1041	3000.00	0.07
1042	2000.00	0.05
1043	2000.00	0.05
1044	2951.71	0.07
1045	2951.71	0.07
1046	2000.00	0.05
1047	2000.00	0.05
1048	2000.00	0.05
1049	3000.00	0.07
1050	3000.00	0.07
1051	2000.00	0.05
1052	2000.00	0.05
1053	1999.97	0.05
1054	1991.09	0.05
1055	3153.10	0.07
1056	3199.42	0.07
1057	2242.69	0.05
1058	2164.24	0.05
1059	2087.24	0.05
1060	2029.68	0.05

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1061	3003.22	0.07
1062	3000.00	0.07
1063	2000.00	0.05
1064	2000.00	0.05
1065	2000.00	0.05
1066	2000.00	0.05
1067	2992.84	0.07
1068	3000.00	0.07
1069	2000.00	0.05
1070	2000.00	0.05
1071	2000.00	0.05
1072	2951.71	0.07
1073	2951.71	0.07
1074	2000.00	0.05
1075	2000.00	0.05
1076	2000.00	0.05
1077	2901.49	0.07
1078	2901.49	0.07
1079	2000.00	0.05
1080	2000.00	0.05

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1081	2000.00	0.05
1082	2000.00	0.05
1083	3196.09	0.07
1084	3699.06	0.08
1085	2000.00	0.05
1086	2000.00	0.05
1087	2000.00	0.05
1088	3000.00	0.07
1089	3000.00	0.07
1090	2000.00	0.05
1091	2000.00	0.05
1092	2000.00	0.05
1093	2000.00	0.05
1094	3600.00	0.08
1095	6240.00	0.14
1096	5200.00	0.12
1097	5200.00	0.12
1098	5200.00	0.12
1099	5200.00	0.12
1100	5200.00	0.12

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1101	5200.00	0.12
1102	5200.00	0.12
1103	6414.16	0.15
1104	6024.16	0.14
1105	5200.00	0.12
1106	5200.00	0.12
1107	5200.00	0.12
1108	5151.71	0.12
1109	5191.32	0.12
1110	5750.00	0.13
1111	5750.00	0.13
1112	5750.00	0.13
1113	5750.00	0.13
1114	5750.00	0.13
1115	5750.00	0.13
1116	5750.00	0.13
1117	6914.16	0.16
1118	5750.00	0.13
1119	5750.00	0.13
1120	5750.00	0.13

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1121	5750.00	0.13
1122	5750.00	0.13
1123	5750.00	0.13
1124	5750.00	0.13
1125	6914.16	0.16
1126	6754.16	0.16
1127	6840.00	0.16
1128	5520.00	0.13
1129	5520.00	0.13
1130	5520.00	0.13
1131	5562.73	0.13
1132	4808.57	0.11
1133	4808.57	0.11
1134	4808.57	0.11
1135	4808.57	0.11
1136	4808.57	0.11
1137	4760.29	0.11
1138	5562.73	0.13
1139	4808.57	0.11
1140	4808.57	0.11

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1141	4808.57	0.11
1142	4808.57	0.11
1143	4808.57	0.11
1144	4760.29	0.11
1145	6716.08	0.15
1146	5321.09	0.12
1147	4957.68	0.11
1148	4782.72	0.11
1149	4756.00	0.11
1150	5482.16	0.13
1151	5520.00	0.13
1152	5520.00	0.13
1153	5528.69	0.13
1154	5701.53	0.13
1155	7604.65	0.17
1156	7092.57	0.16
1157	5520.00	0.13
1158	5520.00	0.13
1159	5520.07	0.13
1160	9890.76	0.23

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1161	10105.04	0.23
1162	5526.18	0.13
1163	6703.68	0.15
1164	8746.47	0.20
1165	9533.04	0.22
1166	5331.76	0.12
1167	5066.49	0.12
1168	5040.00	0.12
1169	5040.00	0.12
1170	5040.00	0.12
1171	5040.00	0.12
1172	5040.00	0.12
1173	7491.58	0.17
1174	4725.39	0.11
1175	4800.00	0.11
1176	4800.00	0.11
1177	4800.00	0.11
1178	4800.00	0.11
1179	4800.00	0.11
1180	4800.00	0.11

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1181	4800.00	0.11
1182	4778.54	0.11
1183	6763.32	0.16
1184	3423.65	0.08
1185	3322.49	0.08
1186	3267.20	0.08
1187	3257.04	0.07
1188	3291.86	0.08
1189	3372.15	0.08
1190	5724.09	0.13
1191	7425.00	0.17
1192	5400.00	0.12
1193	5400.00	0.12
1194	5400.00	0.12
1195	5539.04	0.13
1196	6291.52	0.14
1197	6291.52	0.14
1198	6291.52	0.14
1199	9525.79	0.22
1200	6340.44	0.15

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1201	4157.40	0.10
1202	4107.27	0.09
1203	4025.83	0.09
1204	3912.78	0.09
1205	3779.61	0.09
1206	3644.84	0.08
1207	3510.08	0.08
1208	3375.31	0.08
1209	5149.13	0.12
1210	9784.97	0.22
1211	8736.81	0.20
1212	8538.58	0.20
1213	8169.72	0.19
1214	9840.76	0.23
1215	9416.68	0.22
1216	6942.39	0.16
1217	6934.48	0.16
1218	7399.44	0.17
1219	5554.16	0.13
1220	4968.93	0.11

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1221	4968.93	0.11
1222	4968.93	0.11
1223	4968.93	0.11
1224	5554.16	0.13
1225	8825.82	0.20
1226	5141.75	0.12
1227	5153.57	0.12
1228	5153.57	0.12
1229	5153.57	0.12
1230	6906.65	0.16
1231	3347.37	0.08
1232	3321.80	0.08
1233	3226.25	0.07
1234	3159.32	0.07
1235	3120.62	0.07
1236	3109.63	0.07
1237	3114.74	0.07
1238	3120.87	0.07
1239	3126.99	0.07
1240	3133.12	0.07

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1241	5142.65	0.12
1242	5726.22	0.13
1243	5632.24	0.13
1244	7222.13	0.17
1245	6018.44	0.14
1246	6018.44	0.14
1247	6018.44	0.14
1248	6465.25	0.15
1249	6465.25	0.15
1250	6465.25	0.15
1251	6465.25	0.15
1252	6465.25	0.15
1253	6465.25	0.15
1254	6465.25	0.15
1255	6465.25	0.15
1256	6465.25	0.15
1257	8046.43	0.18
1258	9755.14	0.22
1259	7047.02	0.16
1260	7716.90	0.18

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1261	13232.61	0.30
1262	6865.31	0.16
1263	5751.15	0.13
1264	5751.15	0.13
1265	5751.15	0.13
1266	6865.31	0.16
1267	6365.63	0.15
1268	6365.63	0.15
1269	6365.63	0.15
1270	6365.63	0.15
1271	6365.63	0.15
1272	6365.63	0.15
1273	6365.63	0.15
1274	6365.63	0.15
1275	6365.63	0.15
1276	6365.63	0.15
1277	6365.63	0.15
1278	6365.63	0.15
1279	10464.12	0.24
1280	5990.99	0.14

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1281	5776.16	0.13
1282	9195.56	0.21
1283	6809.50	0.16
1284	5695.34	0.13
1285	5695.34	0.13
1286	5695.34	0.13
1287	5695.34	0.13
1288	5695.34	0.13
1289	5695.34	0.13
1290	5695.34	0.13
1291	5695.34	0.13
1292	5718.55	0.13
1293	8924.07	0.20
1294	6721.69	0.15
1295	5607.53	0.13
1296	5607.53	0.13
1297	5607.53	0.13
1298	5607.53	0.13
1299	5607.53	0.13
1300	5607.53	0.13

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1301	5607.53	0.13
1302	5607.53	0.13
1303	5607.53	0.13
1304	6387.31	0.15
1305	8253.48	0.19
1306	5459.65	0.13
1307	5630.02	0.13
1308	5630.02	0.13
1309	5630.02	0.13
1310	5630.02	0.13
1311	5630.02	0.13
1312	5630.02	0.13
1313	5630.02	0.13
1314	5630.02	0.13
1315	5630.02	0.13
1316	5630.02	0.13
1317	5630.02	0.13
1318	5630.02	0.13
1319	5630.02	0.13
1320	6783.65	0.16

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1321	6280.37	0.14
1322	6384.18	0.15
1323	6000.00	0.14
1324	6000.00	0.14
1325	9909.39	0.23
1326	10800.00	0.25
1327	8141.52	0.19
1328	6000.00	0.14
1329	6000.00	0.14
1330	6000.00	0.14
1331	6000.00	0.14
1332	6315.41	0.14
1333	6685.71	0.15
1334	6806.72	0.16
1335	6000.00	0.14
1336	6000.00	0.14
1337	6824.54	0.16
1338	7014.08	0.16
1339	7014.08	0.16
1340	7014.08	0.16

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1341	6105.27	0.14
1342	6000.00	0.14
1343	6000.00	0.14
1344	6224.17	0.14
1345	6593.39	0.15
1346	6000.00	0.14
1347	6000.00	0.14

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
1	INITIAL SUBMITTAL	2017.11.14

REVISIONS

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WENDELL FALLS®
by
Newland COMMUNITIES

WENDELL FALLS PHASE 8
PRELIMINARY PLAN SUBMITTAL
WENDELL, NORTH CAROLINA

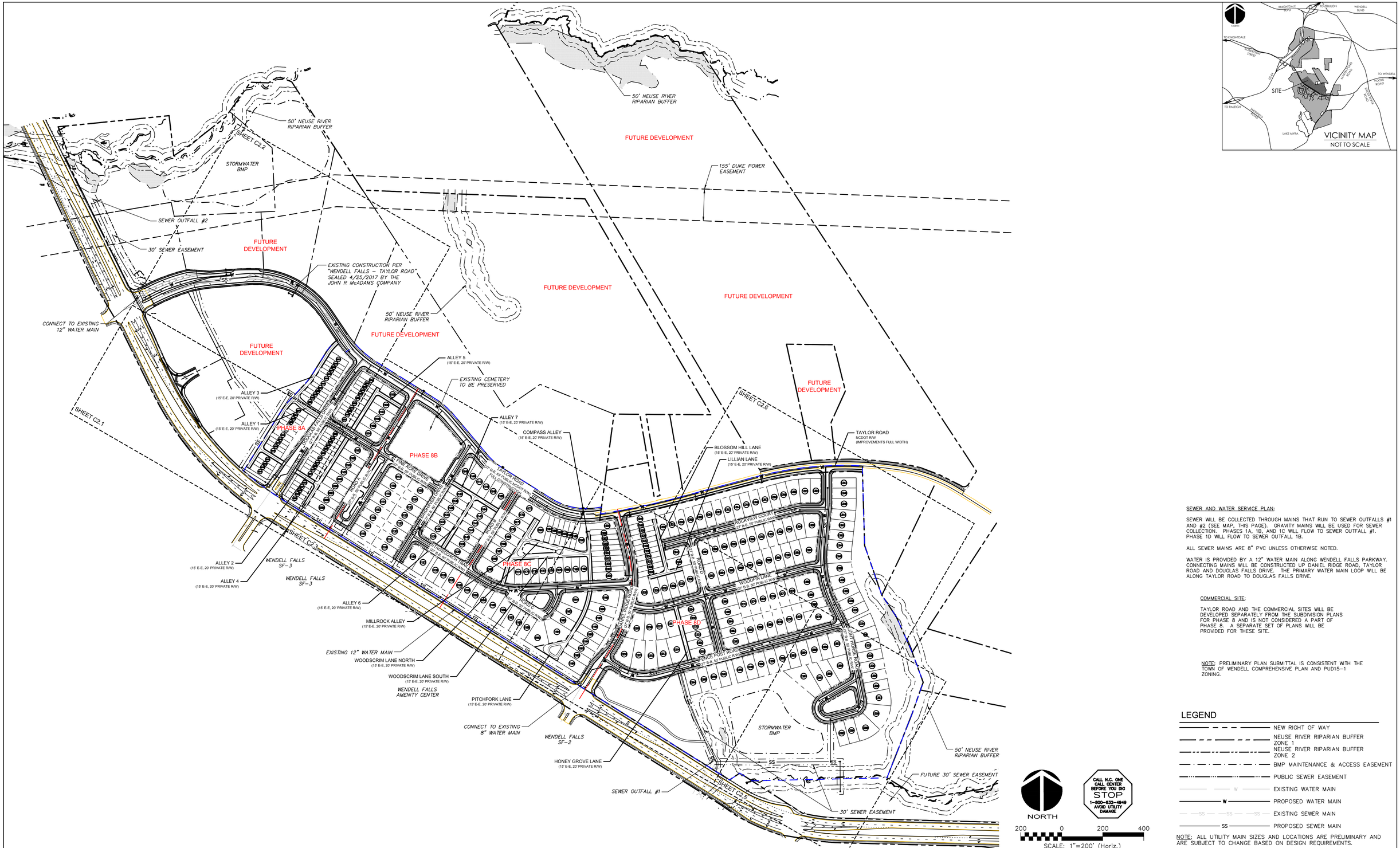
LOT AREA TABLES

DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

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

M&C FILE NUMBER C1.1
DRAWING NUMBER C1.7

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION 1



SEWER AND WATER SERVICE PLAN;

SEWER WILL BE COLLECTED THROUGH MAINS THAT RUN TO SEWER OUTFALLS #1 AND #2 (SEE MAP, THIS PAGE). GRAVITY MAINS WILL BE USED FOR SEWER COLLECTION. PHASES 1A, 1B, AND 1C WILL FLOW TO SEWER OUTFALL #1. PHASE 1D WILL FLOW TO SEWER OUTFALL 1B.

ALL SEWER MAINS ARE 8" PVC UNLESS OTHERWISE NOTED.

WATER IS PROVIDED BY A 12" WATER MAIN ALONG WENDELL FALLS PARKWAY. CONNECTING MAINS WILL BE CONSTRUCTED UP DANIEL RIDGE ROAD, TAYLOR ROAD AND DOUGLAS FALLS DRIVE. THE PRIMARY WATER MAIN LOOP WILL BE ALONG TAYLOR ROAD TO DOUGLAS FALLS DRIVE.

COMMERCIAL SITE;

TAYLOR ROAD AND THE COMMERCIAL SITES WILL BE DEVELOPED SEPARATELY FROM THE SUBDIVISION PLANS FOR PHASE 8 AND IS NOT CONSIDERED A PART OF PHASE 8. A SEPARATE SET OF PLANS WILL BE PROVIDED FOR THESE SITE.

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

LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- BMP MAINTENANCE & ACCESS EASEMENT
- PUBLIC SEWER EASEMENT
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN

NOTE: ALL UTILITY MAIN SIZES AND LOCATIONS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON DESIGN REQUIREMENTS.

REV.NO.	DESCRIPTIONS	DATE
1	INITIAL SUBMITTAL	2017.11.14

REVISIONS

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WENDELL FALLS PHASE 8 PRELIMINARY PLAN SUBMITTAL WENDELL, NORTH CAROLINA

PHASE 8 PRELIMINARY UTILITY PLAN (OVERALL)

DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

SCALE
HORIZONTAL: AS NOTED
VERTICAL: N/A

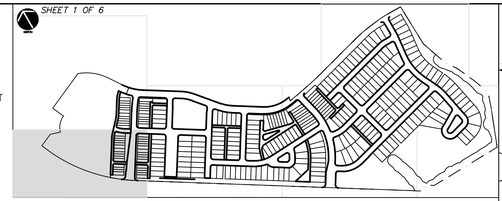
M&C FILE NUMBER C2.0
DRAWING NUMBER C2.0

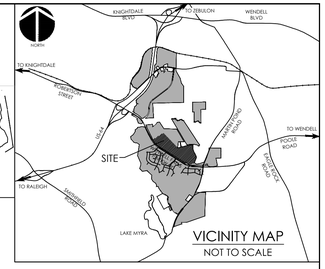
STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION 1

LEGEND

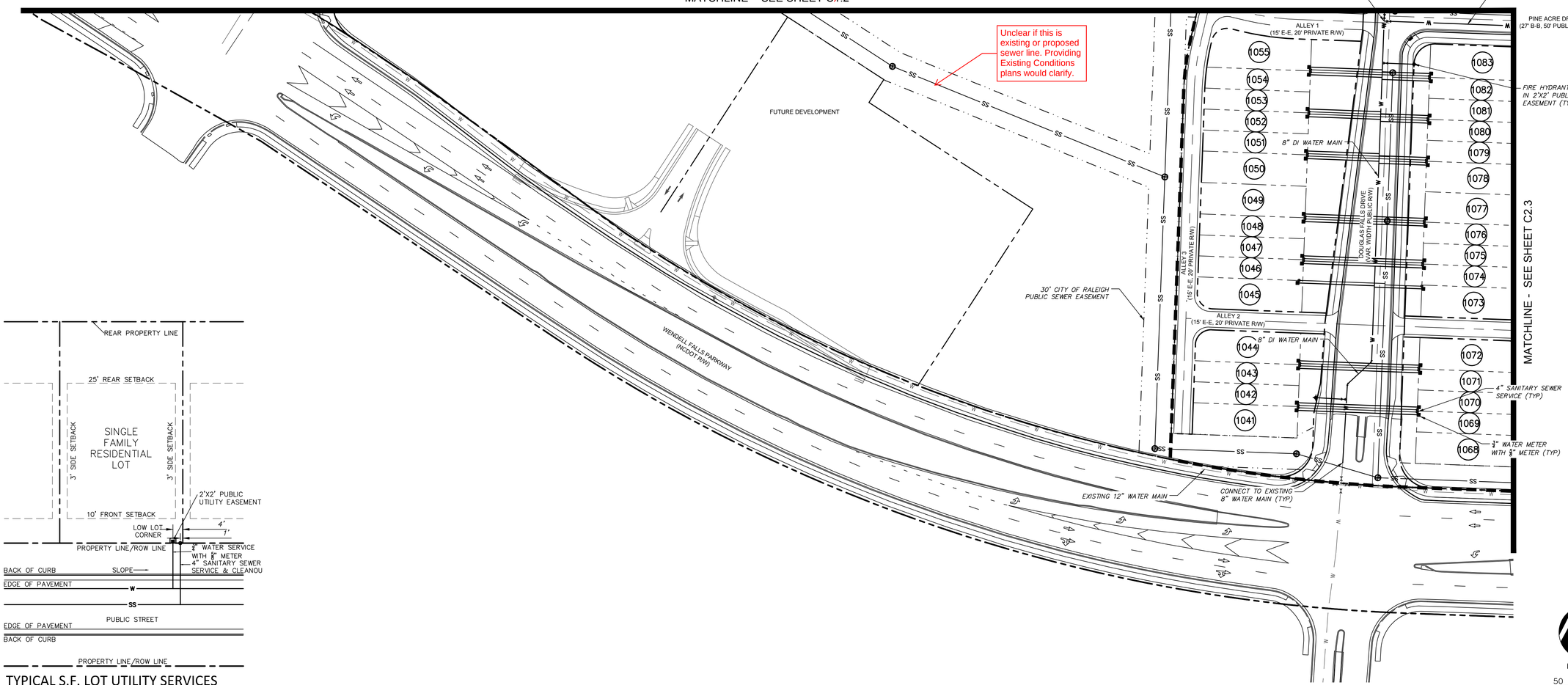
- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- BMP MAINTENANCE & ACCESS EASEMENT
- PUBLIC SEWER EASEMENT
- W — EXISTING WATER MAIN
- W — PROPOSED WATER MAIN
- SS — EXISTING SEWER MAIN
- SS — PROPOSED SEWER MAIN

NOTE:
1. ALL UTILITY MAIN SIZES AND LOCATIONS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON DESIGN REQUIREMENTS.
2. ALL SEWER MAINS ARE 8" PVC UNLESS OTHERWISE NOTED.





MATCHLINE - SEE SHEET C2.2



MATCHLINE - SEE SHEET C2.3

TYPICAL S.F. LOT UTILITY SERVICES
NOT TO SCALE

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 / REVISIONS	DATE
1	INITIAL SUBMITTAL	2017.11.14

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by Newland COMMUNITIES

WENDELL FALLS PHASE 8
PRELIMINARY PLAN SUBMITTAL
WENDELL, NORTH CAROLINA

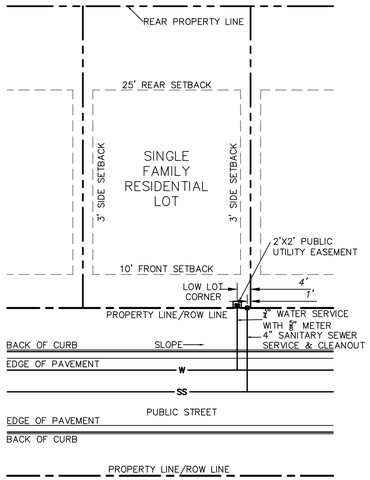
PHASE 8 UTILITY PLAN
(ENLARGEMENT)

DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

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

M&C FILE NUMBER C2.1
DRAWING NUMBER C2.1

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION 1

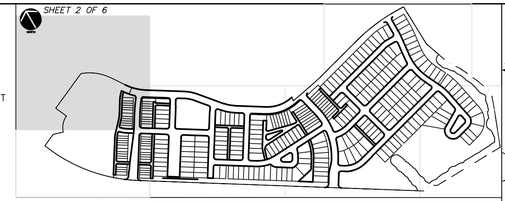


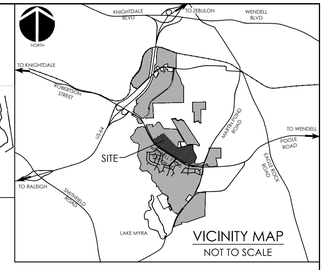
TYPICAL S.F. LOT UTILITY SERVICES
NOT TO SCALE

LEGEND

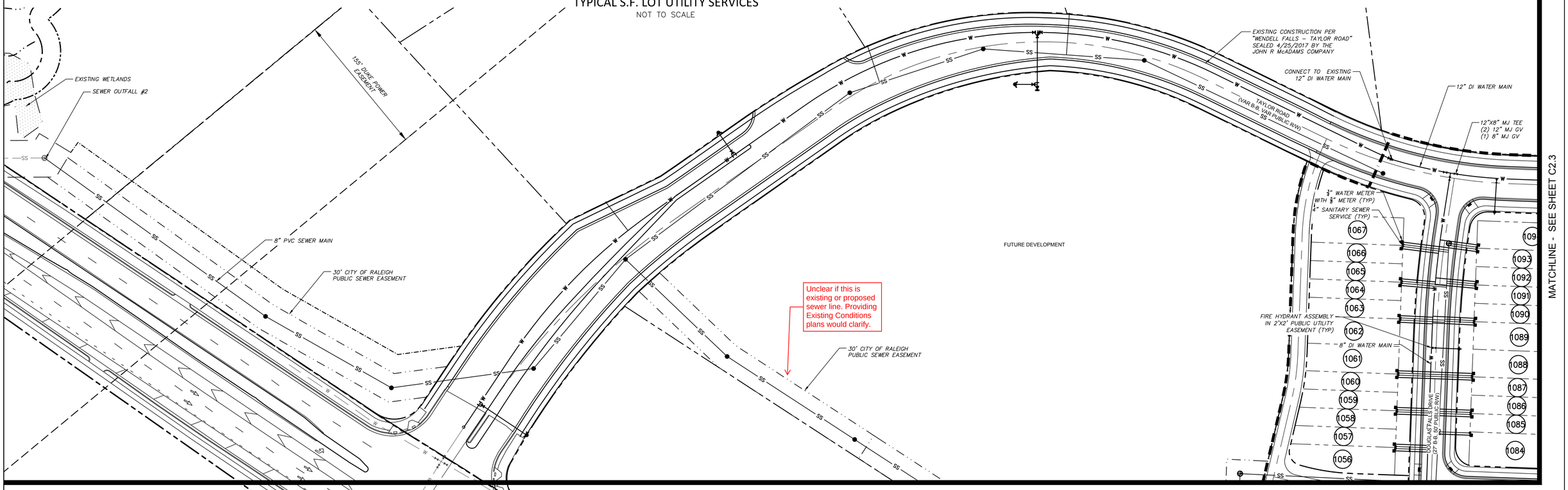
- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- BMP MAINTENANCE & ACCESS EASEMENT
- PUBLIC SEWER EASEMENT
- W — EXISTING WATER MAIN
- W — PROPOSED WATER MAIN
- SS — EXISTING SEWER MAIN
- SS — PROPOSED SEWER MAIN

NOTE:
1. ALL UTILITY MAIN SIZES AND LOCATIONS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON DESIGN REQUIREMENTS.
2. ALL SEWER MAINS ARE 8" PVC UNLESS OTHERWISE NOTED.





VICINITY MAP
NOT TO SCALE



MATCHLINE - SEE SHEET C2.1

MATCHLINE - SEE SHEET C2.3

MATCHLINE - SEE SHEET C2.1

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
1.	INITIAL SUBMITTAL	2017.11.14

REVISIONS

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WENDELL FALLS PHASE 8
PRELIMINARY PLAN SUBMITTAL
WENDELL, NORTH CAROLINA

PHASE 8 UTILITY PLAN
(ENLARGEMENT)

DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

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

M&C FILE NUMBER C2.2
DRAWING NUMBER C2.2

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION 1

MATCHLINE - SEE SHEET C2.2

MATCHLINE - SEE SHEET C2.1

MATCHLINE - SEE SHEET C2.4

12"X6" MJ TEE
(2) 12" MJ GV
(1) 6" MJ GV

12"X8" MJ TEE
(2) 12" MJ GV
(1) 8" MJ GV

FIRE HYDRANT ASSEMBLY IN 2'X2' PUBLIC UTILITY EASEMENT (TYP)

12" DI WATER MAIN

12"X6" MJ TEE
(2) 12" MJ GV
(1) 6" MJ GV

TAYLOR ROAD
(37' B-B, 63' PUBLIC R/W)

128.79
191.11
230.91
172.36
276.37

EXISTING CEMETERY

PHASE 8A
PHASE 8B

ALLEY 5
(15' E-E, 20' PRIVATE R/W)

ALLEY 4
(15' E-E, 20' PRIVATE R/W)

ROAD A
(35' B-B, 52.5' PUBLIC R/W)

8"X6" MJ CROSS
(2) 8" MJ GV
(2) 6" MJ GV

PINE ACRE DRIVE
(35' B-B, 52.5' PUBLIC R/W)

144.57
257.27
133.20
826.38

8" DI WATER MAIN

ALLEY 7
(15' E-E, 20' PRIVATE R/W)

8"X6" MJ TEE
(3) 8" MJ GV

8"X6" MJ TEE
(2) 8" MJ GV
(1) 6" MJ GV

6" DI WATER MAIN

85.00
161.01

ALLEY 6
(15' E-E, 20' PRIVATE R/W)

8" DI WATER MAIN

FIRE HYDRANT ASSEMBLY IN 2'X2' PUBLIC UTILITY EASEMENT (TYP)

6" DI WATER MAIN

ROAD B
(35' B-B, 52.5' PUBLIC R/W)

MILLROCK ALLEY
(15' E-E, 20' PRIVATE R/W)

WOODSCRIM LANE NORTH
(15' E-E, 20' PRIVATE R/W)

WOODSCRIM LANE SOUTH
(15' E-E, 20' PRIVATE R/W)

8"X6" MJ TEE
(2) 8" MJ GV
(1) 6" MJ GV

8" DI WATER MAIN

BIRDHAVEN DRIVE
(35' B-B, 52.5' PUBLIC R/W)

4" SANITARY SEWER SERVICE (TYP)

1" WATER METER WITH 3/4" METER (TYP)

STAGECOACH TRAIL
(27' B-B, 50' PUBLIC R/W)

191.11
230.91
2.69.81
252.34

8"X8" MJ TEE
(3) 8" MJ GV
8"X6" REDUCER

8"X6" MJ TEE
(2) 8" MJ GV
(1) 6" MJ GV

8" DI WATER MAIN

6" DI WATER MAIN

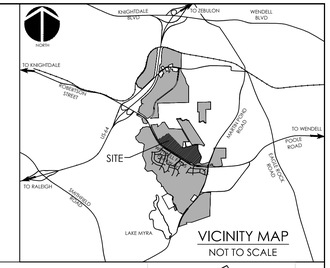
ROAD C
(27' B-B, 50' PUBLIC R/W)

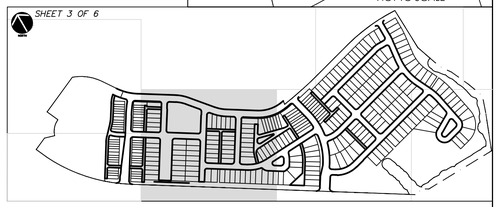
30' CITY OF RALEIGH PUBLIC SEWER EASEMENT

EXISTING 12" WATER MAIN

WENDELL FALLS PARKWAY
(NCDOT R/W)

1109 1108 1107 1106 1105 1104 1103 1102 1101 1100 1099 1098 1097 1096 1095 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138 1139 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153 1154 1155 1156 1157 1158 1159 1160 1161 1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 1175 1176 1177 1178 1179 1180 1181 1182 1183 1184 1185 1186 1187





LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- BMP MAINTENANCE & ACCESS EASEMENT
- PUBLIC SEWER EASEMENT
- W EXISTING WATER MAIN
- W PROPOSED WATER MAIN
- SS EXISTING SEWER MAIN
- SS PROPOSED SEWER MAIN

NOTE:
1. ALL UTILITY MAIN SIZES AND LOCATIONS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON DESIGN REQUIREMENTS.
2. ALL SEWER MAINS ARE 8" PVC UNLESS OTHERWISE NOTED.

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
1	INITIAL SUBMITTAL	2017.11.14

REVISIONS

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036348 CARMEN
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WENDELL FALLS PHASE 8
PRELIMINARY PLAN SUBMITTAL
WENDELL, NORTH CAROLINA

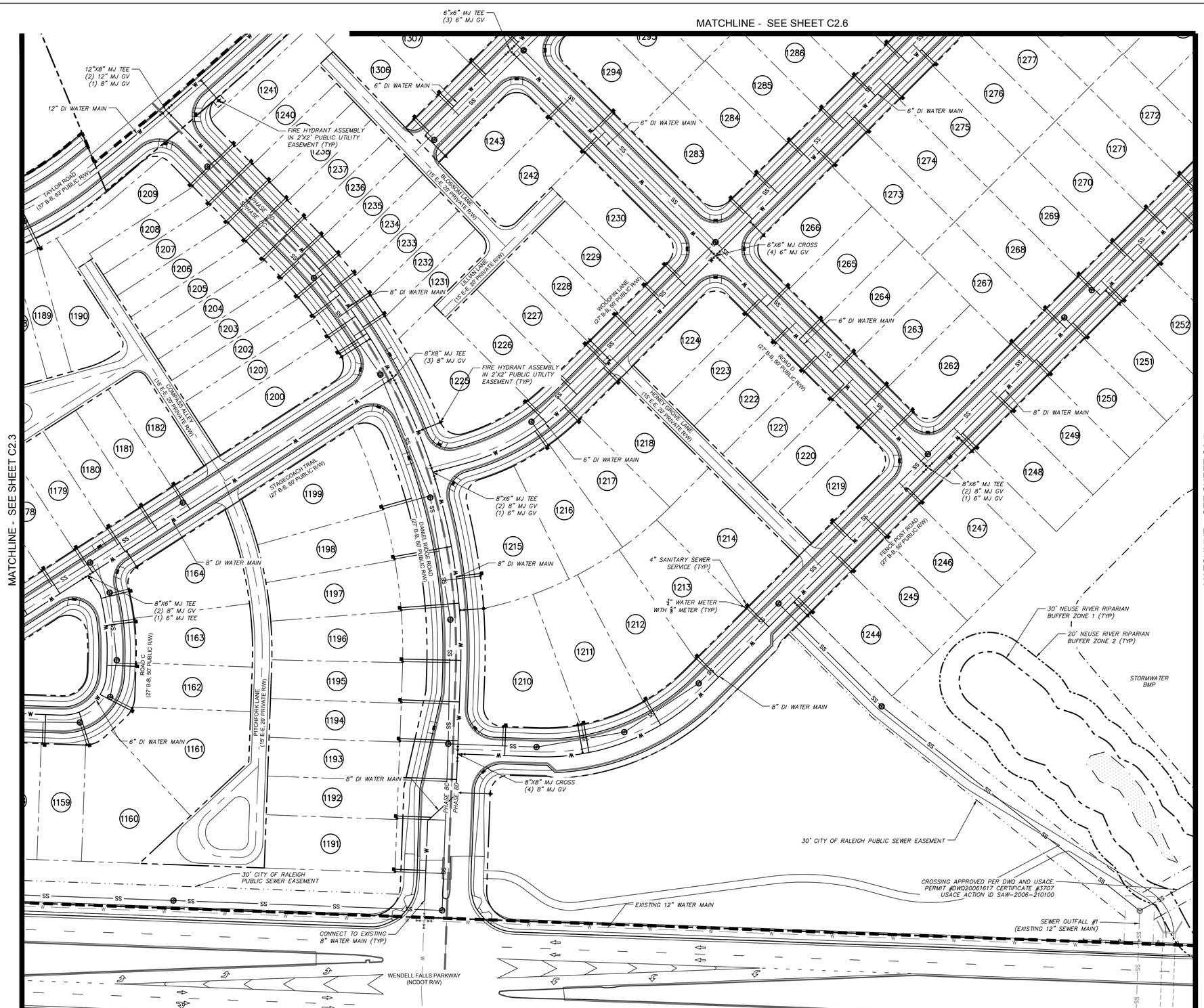
PHASE 8 UTILITY PLAN
(ENLARGEMENT)

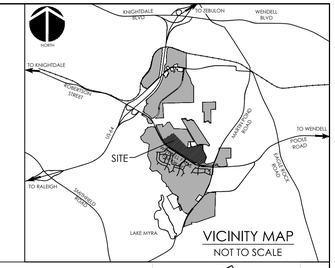
DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

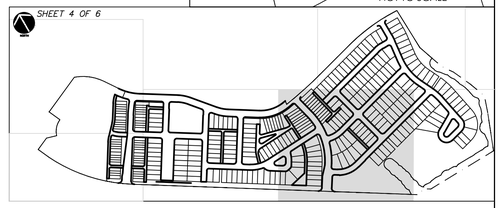
SCALE
HORIZONTAL: 1" = 50'
VERTICAL: N/A

M&C FILE NUMBER C2.1
DRAWING NUMBER C2.3

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION 1







LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- BMP MAINTENANCE & ACCESS EASEMENT
- PUBLIC SEWER EASEMENT
- W — EXISTING WATER MAIN
- W — PROPOSED WATER MAIN
- SS — EXISTING SEWER MAIN
- SS — PROPOSED SEWER MAIN

NOTE:
1. ALL UTILITY MAIN SIZES AND LOCATIONS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON DESIGN REQUIREMENTS.
2. ALL SEWER MAINS ARE 8" PVC UNLESS OTHERWISE NOTED.

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
1	INITIAL SUBMITTAL	2017.11.14

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WENDELL FALLS PHASE 8
PRELIMINARY PLAN SUBMITTAL
WENDELL, NORTH CAROLINA

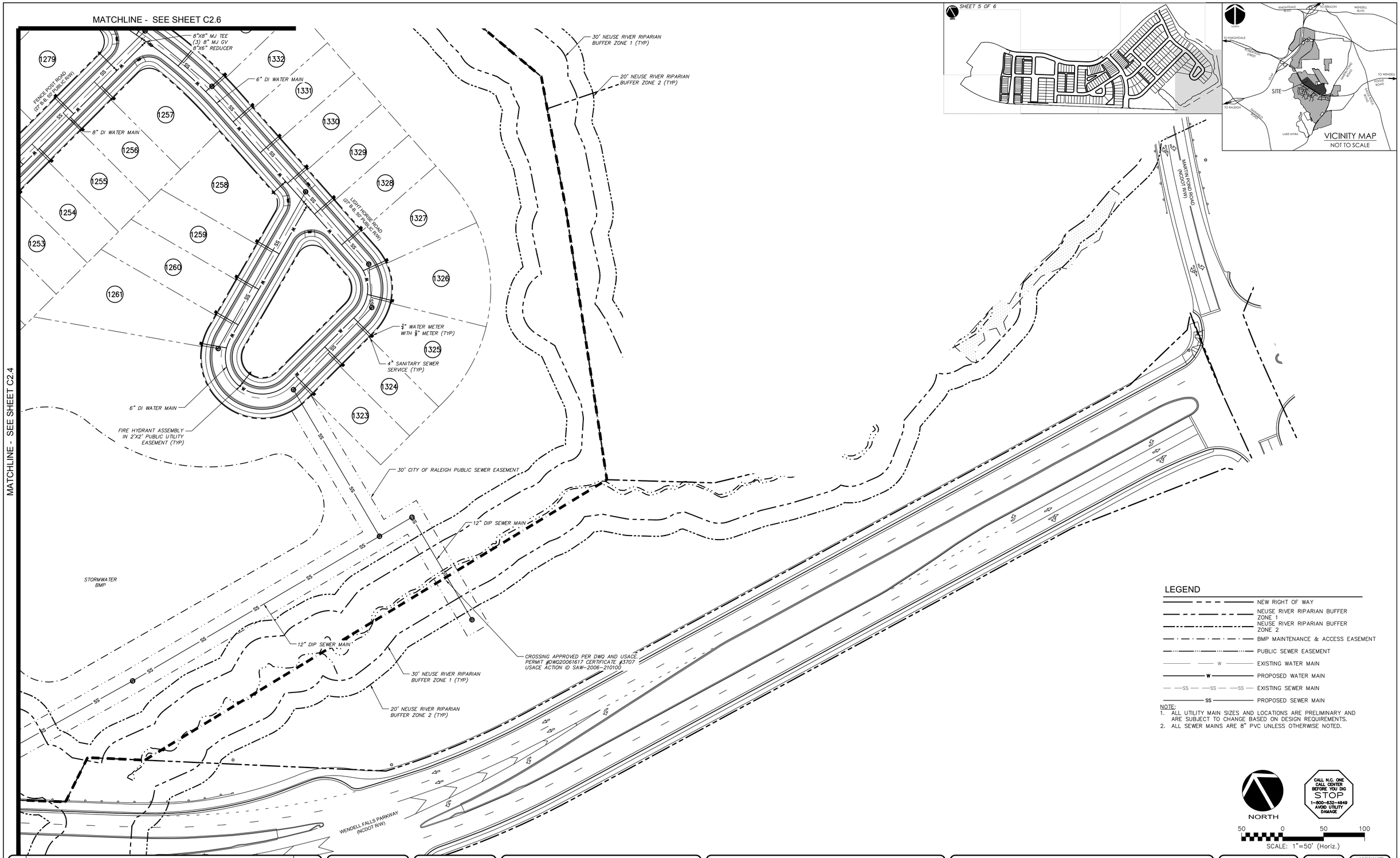
PHASE 8 UTILITY PLAN
(ENLARGEMENT)

DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

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

M&C FILE NUMBER C2.1
DRAWING NUMBER C2.4

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION 1



REV.NO.	DESCRIPTIONS	DATE
1	INITIAL SUBMITTAL	2017.11.14

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WENDELL FALLS PHASE 8
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WENDELL, NORTH CAROLINA

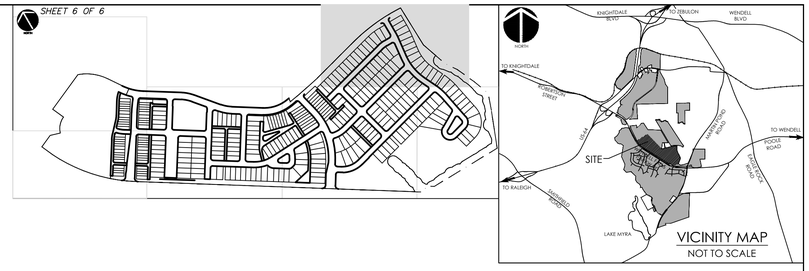
PHASE 8 UTILITY PLAN
(ENLARGEMENT)

DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

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

M&C FILE NUMBER C2.1
DRAWING NUMBER C2.5

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION 1



MATCHLINE - SEE SHEET C2.4

MATCHLINE - SEE SHEET C2.5

LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- BMP MAINTENANCE & ACCESS EASEMENT
- PUBLIC SEWER EASEMENT
- W — EXISTING WATER MAIN
- W — PROPOSED WATER MAIN
- SS — EXISTING SEWER MAIN
- SS — PROPOSED SEWER MAIN

NOTE:
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NORTH

CALL N.C. ONE CALL CENTER BEFORE YOU DIG
STOP
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AVOID UTILITY DAMAGE

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

REV. NO.	DESCRIPTIONS	DATE
1	INITIAL SUBMITTAL	2017.11.14

REVISIONS

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WENDELL, NORTH CAROLINA

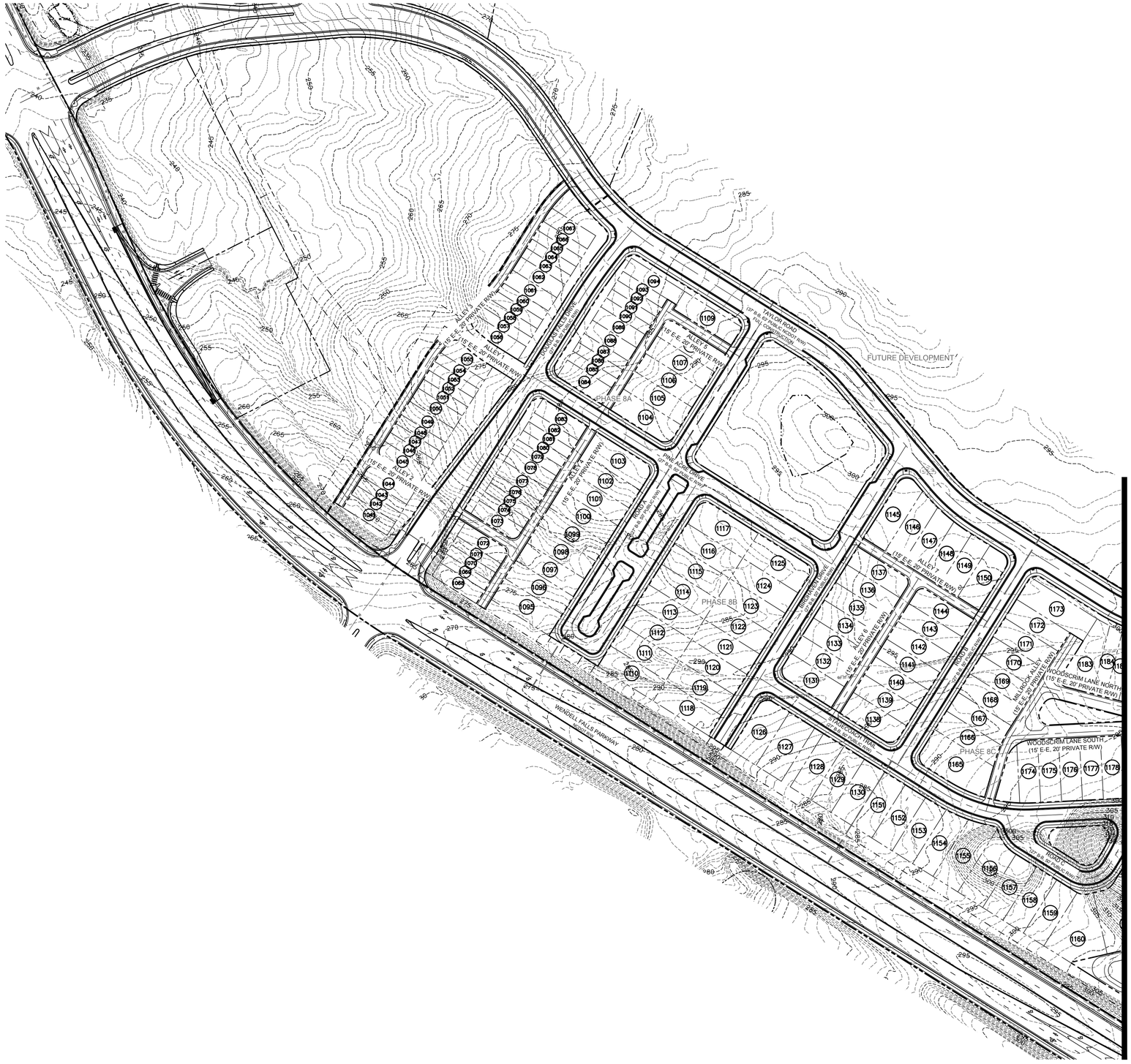
PHASE 8 UTILITY PLAN
(ENLARGEMENT)

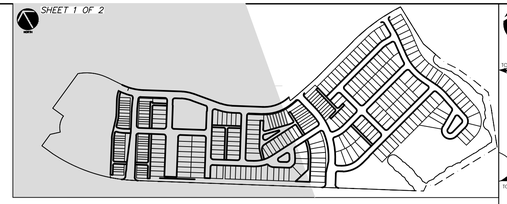
DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

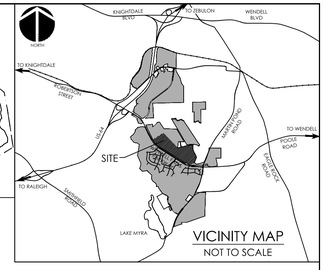
SCALE
HORIZONTAL: 1" = 50'
VERTICAL: N/A

M&C FILE NUMBER: C2.1
DRAWING NUMBER: C2.6

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION: 1







NORTH

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STOP
1-800-632-4949
AVOID UTILITY DAMAGE

100 0 100 200
SCALE: 1"=100' (Horiz.)

LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- BMP MAINTENANCE & ACCESS EASEMENT

REV.NO.	DESCRIPTIONS	DATE
1	INITIAL SUBMITTAL	2017.11.14

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WENDELL FALLS PHASE 8 PRELIMINARY PLAN SUBMITTAL WENDELL, NORTH CAROLINA

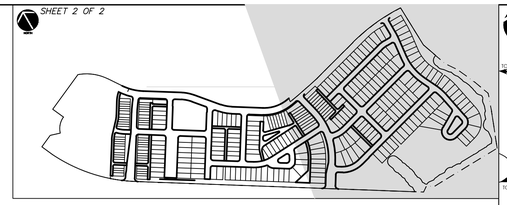
PHASE 8 EXISTING CONTOUR PLAN (ENLARGEMENT)

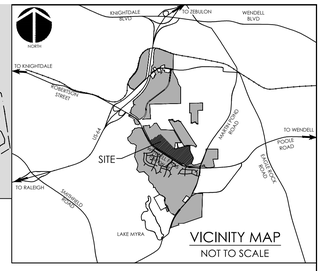
DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

SCALE
HORIZONTAL: AS NOTED
VERTICAL: N/A

M&C FILE NUMBER C3.1
DRAWING NUMBER C3.1

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION 1





VICINITY MAP
NOT TO SCALE

NORTH

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

100 0 100 200
SCALE: 1"=100' (Horiz.)

LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- BMP MAINTENANCE & ACCESS EASEMENT

REV.NO.	DESCRIPTIONS	DATE
1	INITIAL SUBMITTAL	2017.11.14

REVISIONS

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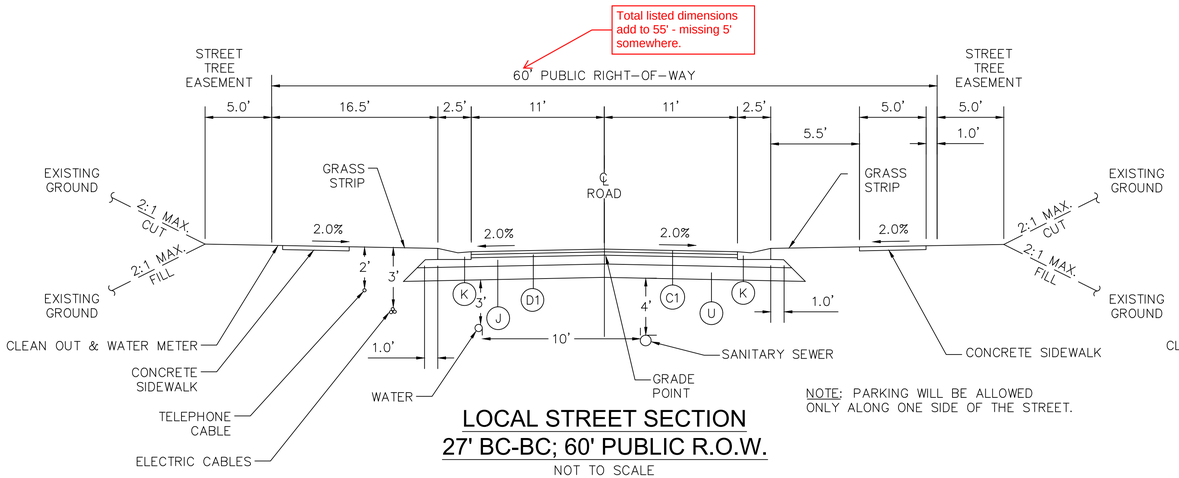
PHASE 8 EXISTING CONTOUR PLAN
(ENLARGEMENT)

DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

SCALE
HORIZONTAL: AS NOTED
VERTICAL: N/A

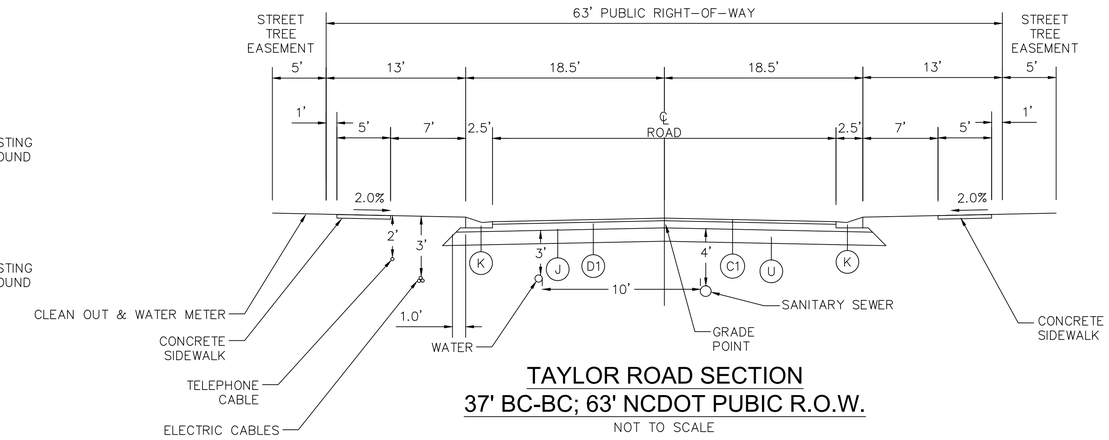
M&C FILE NUMBER: C3.1
DRAWING NUMBER: C3.2

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION: 1

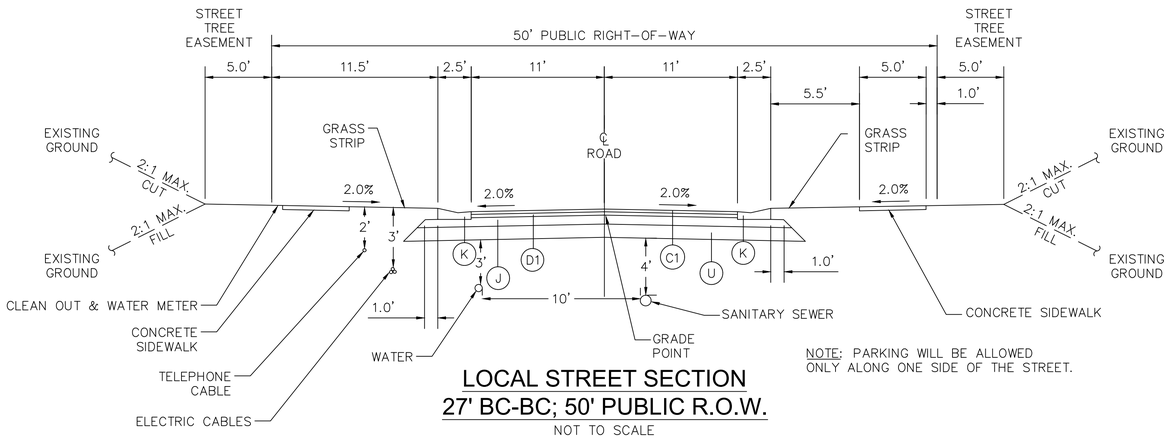


NOTE: PARKING WILL BE ALLOWED ONLY ALONG ONE SIDE OF THE STREET.

LOCAL STREET SECTION
27' BC-BC; 60' PUBLIC R.O.W.
NOT TO SCALE

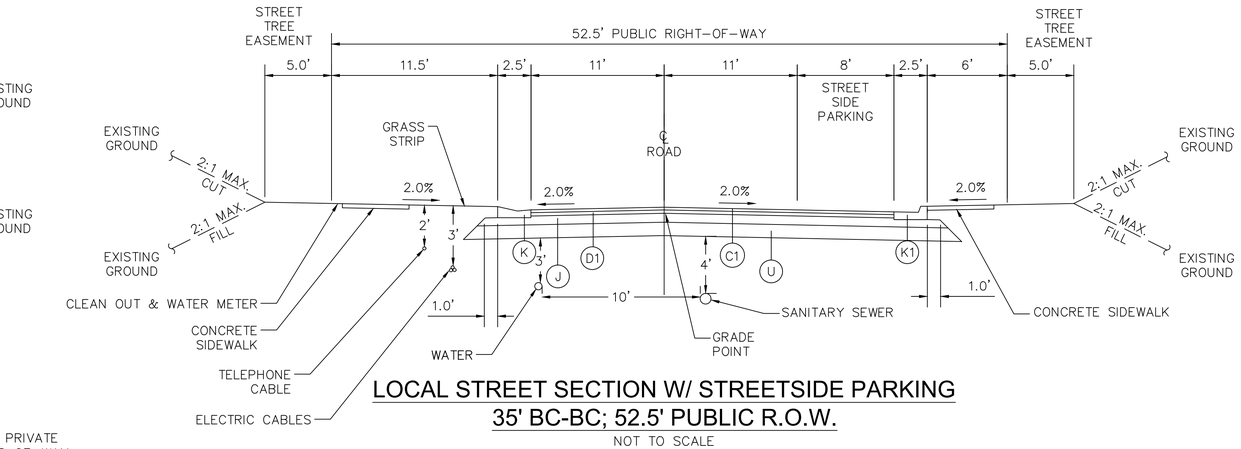


TAYLOR ROAD SECTION
37' BC-BC; 63' NCDOT PUBIC R.O.W.
NOT TO SCALE

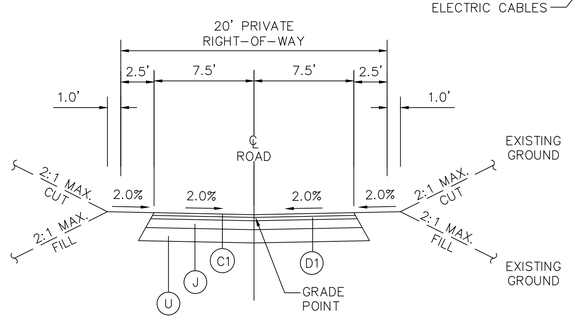


NOTE: PARKING WILL BE ALLOWED ONLY ALONG ONE SIDE OF THE STREET.

LOCAL STREET SECTION
27' BC-BC; 50' PUBLIC R.O.W.
NOT TO SCALE



LOCAL STREET SECTION W/ STREETSIDE PARKING
35' BC-BC; 52.5' PUBLIC R.O.W.
NOT TO SCALE



PRIVATE ALLEY TYPICAL SECTION
15' EOP-EOP; 20' PRIVATE R/W
NOT TO SCALE

PAVEMENT SCHEDULE	
C1	1.0" SF9.5A ASPHALT SURFACE COURSE AT AN AVERAGE RATE OF 110 LBS. PER SQ. YARD.
D1	2.0" S9.5B ASPHALT SURFACE COURSE AT AN AVERAGE RATE OF 224 LBS. PER SQ. YARD.
J	8" COMPACTED ABC STONE BASE COURSE
K	30" VALLEY CURB AND GUTTER
K1	30" STANDARD CURB AND GUTTER
U	COMPACTED SUBGRADE

REV.NO.	DESCRIPTIONS	DATE
1	INITIAL SUBMITTAL	2017.11.14

REVISIONS

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WENDELL, NORTH CAROLINA

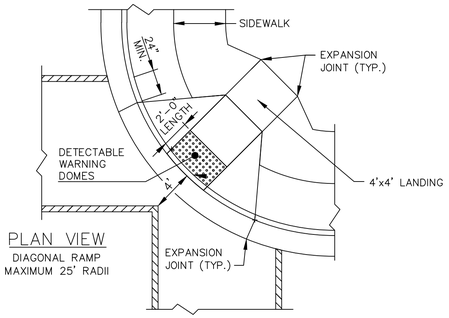
ROADWAY TYPICAL SECTIONS

DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

SCALE
HORIZONTAL: N/A
VERTICAL:

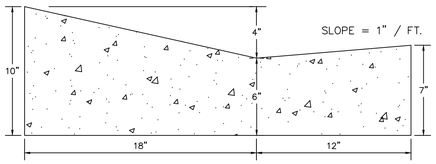
M&C FILE NUMBER D2.1
DRAWING NUMBER D2.1

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION 1



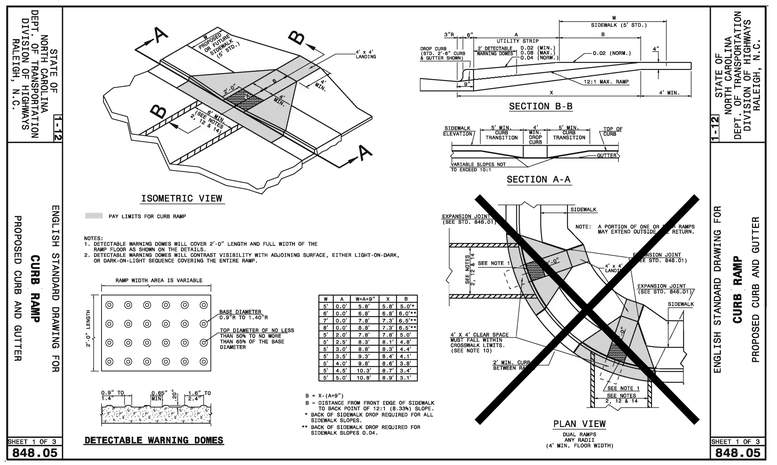
STANDARD WHEEL CHAIR RAMP AT CURB RADIUS MIDPOINT

NOT TO SCALE

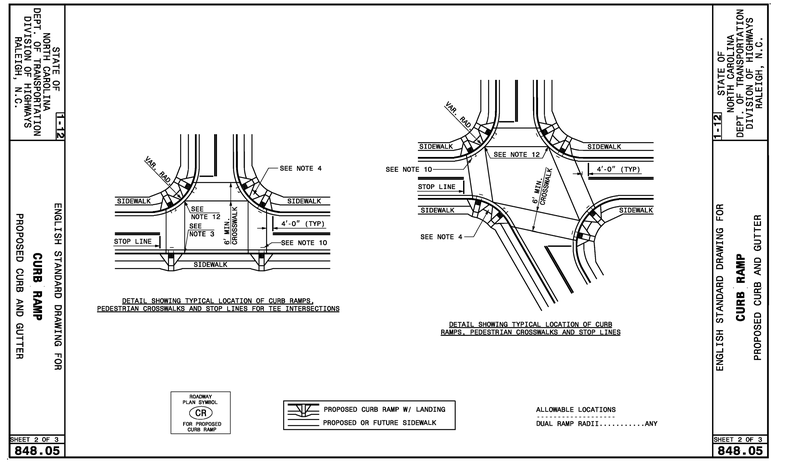


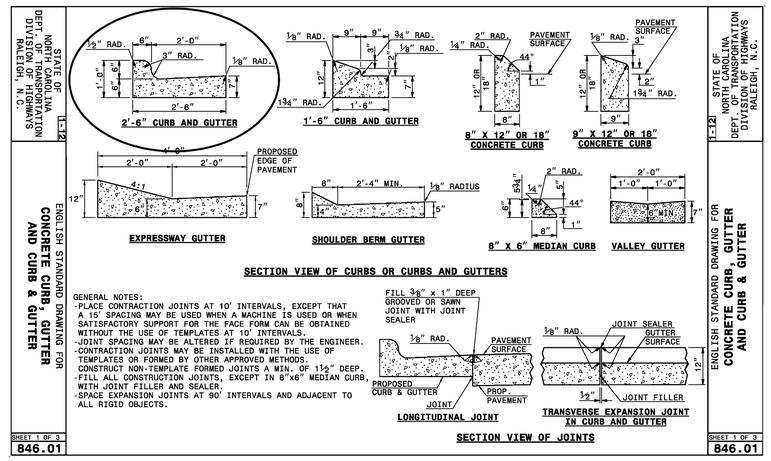
30" VALLEY TYPE GUTTER

NOT TO SCALE



#	A	W=A+9"	X	B
4'	0.0'	9.0'	5.6'	6.0'*
5'	0.0'	9.0'	6.6'	6.0'**
6'	0.0'	9.0'	7.3'	6.5'**
7'	0.0'	9.0'	7.3'	6.5'**
8'	0.0'	9.0'	7.3'	6.5'**
9'	0.0'	9.0'	7.6'	7.0'
10'	2.5'	9.0'	8.1'	4.5'
11'	2.5'	9.0'	8.3'	4.5'
12'	3.5'	9.0'	8.4'	4.1'
13'	4.0'	9.0'	8.6'	3.8'
14'	4.5'	10.3'	8.7'	3.4'
15'	5.0'	10.3'	8.9'	3.1'





NOTES:

1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN IN THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT OR LOCATE AS DIRECTED BY THE ENGINEER.
3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4'x4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
4. SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.
5. REFER TO THE PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
6. TERMINATE PARKING A MINIMUM OF 20' BACK OF A PEDESTRIAN CROSSWALK.
7. CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE.
8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
10. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
11. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
12. CONSTRUCT LANDINGS FOR SIDEWALK A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT LANDINGS FOR MEDIAN ISLANDS A MINIMUM OF 5'x5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
13. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGHT THE ISLAND.
14. SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'X5' LANDING AT THE TOP OF A RAMPS, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
15. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
16. PLACE A ½" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB AS SHOWN IN ROADWAY STANDARD DRAWING 848.01
17. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.
18. CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED R/W SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS. CONTACT THE CONTRACT STANDARDS AND DEVELOPMENT UNIT FOR THE DETAILS OR FOR A SPECIAL DESIGN.

REV.NO.	DESCRIPTIONS	DATE
1	INITIAL SUBMITTAL	2017.11.14

REVISIONS

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WENDELL FALLS PHASE 8
PRELIMINARY PLAN SUBMITTAL
WENDELL, NORTH CAROLINA

SITE DETAILS

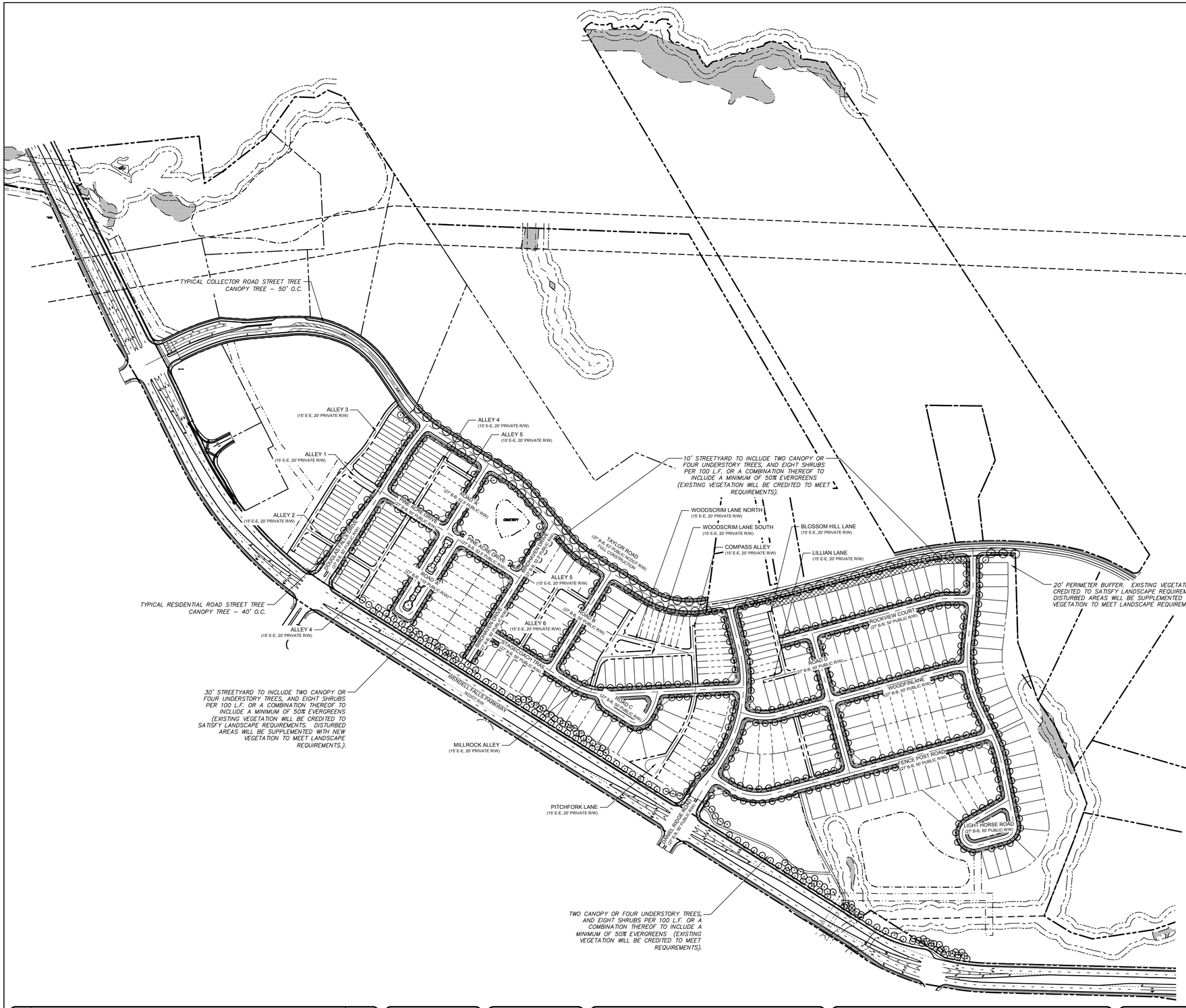
DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

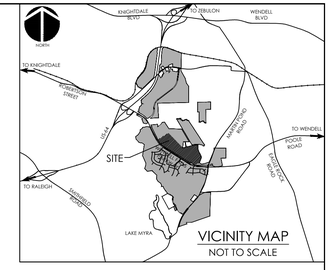
SCALE
HORIZONTAL: N/A
VERTICAL:

M&C FILE NUMBER D2.1
DRAWING NUMBER D2.2

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY

REVISION 1





PLANTING NOTES:

1. *ON LOCAL RESIDENTIAL ROADS, STREET TREES SHALL BE PLANTED OUTSIDE THE RIGHT OF WAY WITHIN A FIVE FOOT (5') PRIVATE EASEMENT AS NOTED ON THE TYPICAL ROADWAY SECTION.*
2. *ON COLLECTOR ROADS, STREET TREES SHALL BE PLANTED IN THE RIGHT OF WAY IN PLANTING STRIPS OR IN TREE WELLS IN ACCORDANCE WITH THE STREET TREE PLANTING PLAN APPROVED BY THE ADMINISTRATOR AT THE TIME OF CONSTRUCTION PLAN APPROVAL.*
3. *STREET TREE SPACING SHALL BE 1 TREE PER EVERY 50' OF LOT FRONTAGE AND SHALL CONSIST OF CANOPY TREES.*
4. *EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR SHALL CONTACT N CONE 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. *PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCIES BETWEEN THE PLAN AND PLANT LIST QUANTITIES, THE PLAN SHALL TAKE PRECEDENCE.*
6. *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.*
7. *TEMPORARY EROSION CONTROL SEED MUST BE FULLY REMOVED PRIOR TO PREPARATION OF PERMANENT SEED, SOD OR LANDSCAPE BEDS.*
8. *UNLESS OTHERWISE NOTED IN THE PLANT LIST, THE CONTRACTOR SHALL OBTAIN AND INSTALL ONLY PLANT MATERIAL THAT IS GROWN ON ITS OWN ROOT- GRAFTED OR BUDDED PLANT MATERIAL WILL BE REJECTED.*
9. *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.*
10. *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.*
11. *DO NOT PLANT IN STORMWATER CONVEYANCE SWALES OR PROVIDE FINE GRADING THAT DISRUPTS FLOW OR CHANGES LONGITUDINAL SLOPES.*
12. *PLANT THE OUTER EDGES OF EACH PLANTING GROUP FOLLOWING THE BED OUTLINE ACCORDING TO THE PLAN. ONCE A SATISFACTORY MATCHED OUTER SHAPE IS OBTAINED, FILL THE CENTER OF EACH AREA WITH PLANTS ACCORDING TO THE PLAN AND SPACING NOTES.*
13. *THE PLANTING LAYOUT WITHIN PLANTING BEDS SHOULD BE SHIFTED TO MINIMIZE CONFLICTS WITH EXISTING TREE ROOTS.*
14. *THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS INCLUDING CONSTRUCTION ACCESS OUTSIDE PROJECT LIMITS.*
15. *SPACING OF TREES SHOULD ALLOW FOR A CLEAR VIEW OF BUILDINGS AND LAND USES.*
16. *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.*
17. *NO MORE THAN 40% OF ONE TREE SPECIES SHALL BE USED THROUGHOUT EACH PHASE.*
18. *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.*
19. *WHERE PLANTINGS NOT REQUIRED BY THE TOWN OF WENDELL UDO BUT ARE SHOWN ON PLAN FOR REFERENCE ONLY WITH THE NOTATION NIC(NOT IN CONTRACT), DESIGN IS SUBJECT TO CHANGE WITHOUT NOTIFICATION.*

LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- POD LINE
- SUBPHASE LINE
- GENERAL BMP OUTLINE

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

REV.NO.	DESCRIPTIONS	DATE
1	INITIAL SUBMITTAL	2017.11.14

REVISIONS

SEAL

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NORTH CAROLINA
PRELIMINARY PLAN
982
FOR REVIEW PURPOSES ONLY
SEAL
CHRISTOPHER H. SNYDER

McKIM&CREED
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WENDELL FALLS PHASE 8
PRELIMINARY PLAN SUBMITTAL
WENDELL, NORTH CAROLINA

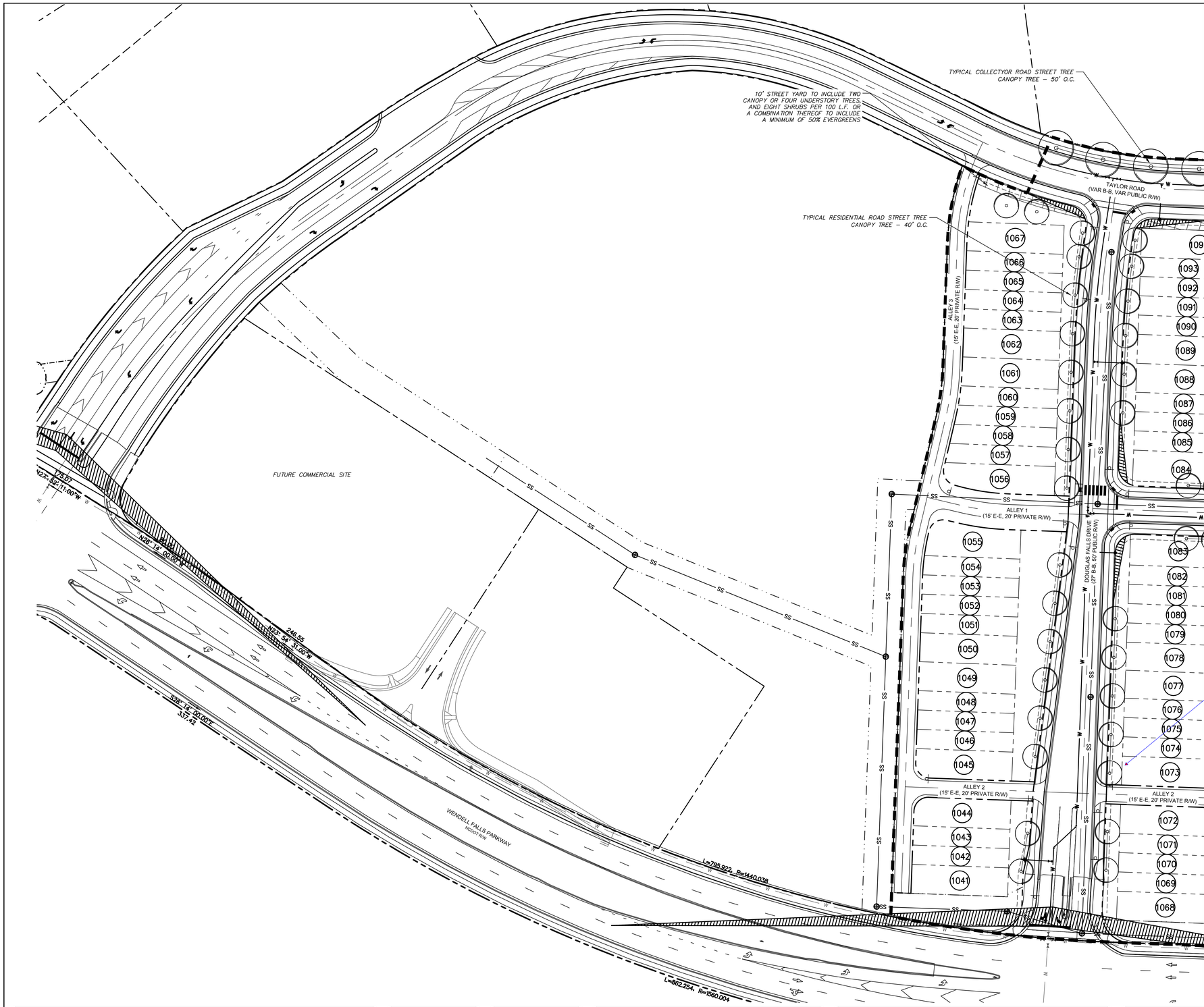
PHASE 8 LANDSCAPE PLAN
(OVERALL)

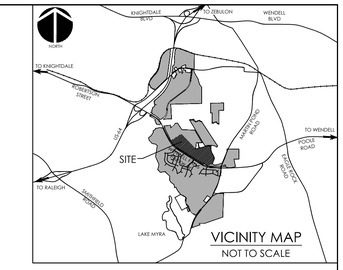
DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

SCALE
HORIZONTAL: AS NOTED
VERTICAL: N/A

M&C FILE NUMBER: L1.0
DRAWING NUMBER: L1.0

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION: 1





VICINITY MAP
NOT TO SCALE

Tree at Lot 1073 will obstruct view and potential access for large trash vehicles and others int alleyway. Consider reposition or remove if allowed.

LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- PHASE BOUNDARY/LOD
- SUBPHASE LINE
- STORMWATER BMP MAINTENANCE & ACCESS EASEMENT
- PUBLIC DRAINAGE EASEMENT (PuDE)
- PUBLIC SEWER EASEMENT (PSE)
- SIGN
- NEW ASPHALT PAVEMENT

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
1	INITIAL SUBMITTAL	2017.11.14

REVISIONS

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NORTH CAROLINA LANDSCAPE ARCHITECT
PRELIMINARY PLAN
982
FOR REVIEW PURPOSES ONLY
CHRISTOPHER H. SEAMSTER

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PRELIMINARY PLAN SUBMITTAL
WENDELL, NORTH CAROLINA

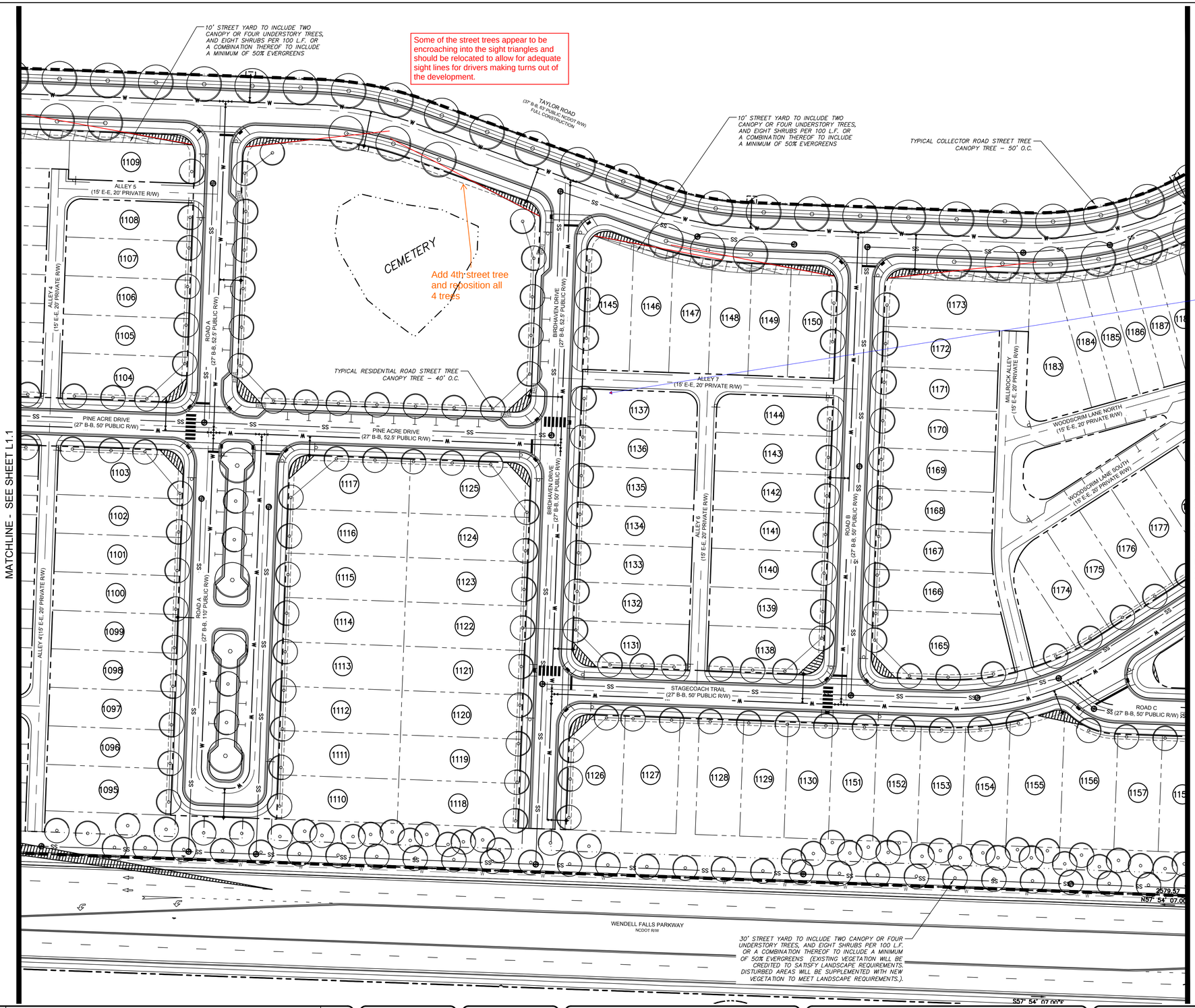
PHASE 8 LANDSCAPE PLAN
(ENLARGEMENT)

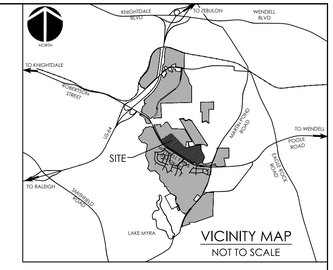
DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

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

M&C FILE NUMBER: L1.1
DRAWING NUMBER: L1.1

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION: 1





LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- PHASE BOUNDARY/LOD
- SUBPHASE LINE
- STORMWATER BMP MAINTENANCE & ACCESS EASEMENT
- PUBLIC DRAINAGE EASEMENT (PuDE)
- PUBLIC SEWER EASEMENT (PSE)
- SIGN
- NEW ASPHALT PAVEMENT

NORTH

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50 0 50 100

SCALE: 1"=50' (Horiz.)

REV.NO.	DESCRIPTIONS REVISIONS	DATE
1.	INITIAL SUBMITTAL	2017.11.14

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER H. SCHLEIER

PRELIMINARY PLAN 982 FOR REVIEW PURPOSES ONLY

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WENDELL, NORTH CAROLINA

PHASE 8 LANDSCAPE PLAN (ENLARGEMENT)

DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

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

M&C FILE NUMBER L1.1
DRAWING NUMBER L1.2

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION 1

Some of the street trees appear to be encroaching into the sight triangles and should be relocated to allow for adequate sight lines for drivers making turns out of the development.

MATCHLINE - SEE SHEET L1.5

MATCHLINE - SEE SHEET L1.2

MATCHLINE - SEE SHEET L1.4

TYPICAL COLLECTOR ROAD STREET TREE CANOPY TREE – 50' O.C.

10' STREET YARD TO INCLUDE TWO CANOPY OR FOUR UNDERSTORY TREES, AND EIGHT SHRUBS PER 100 L.F. OR A COMBINATION THEREOF TO INCLUDE A MINIMUM OF 50% EVERGREENS

TAYLOR ROAD (38' B-B, 63' PUBLIC R/W)

DANIEL RIDGE ROAD (27' B-B, 50' PUBLIC R/W)

BLOSSOM HILL LANE (15' E.E. 20' PRIVATE R/W)

LILLIAN LANE (15' E.E. 20' PRIVATE R/W)

WOODSIDE LANE (27' B-B, 50' PUBLIC R/W)

ROAD D (27' B-B, 50' PUBLIC R/W)

FENCE POST ROAD – SS (27' B-B, 50' PUBLIC R/W)

WOODSCRIM LANE SOUTH (15' E.E. 20' PRIVATE R/W)

15' E.E. COMMISSIONER (20' PRIVATE R/W)

STAGECOACH TRAIL (27' B-B, 50' PUBLIC R/W)

ROAD C (27' B-B, 50' PUBLIC R/W)

PITCHFORK LANE (15' E.E. 20' PRIVATE R/W)

TYPICAL RESIDENTIAL ROAD STREET TREE CANOPY TREE – 40' O.C.

WALKING TRAIL LEADING TO PEDESTRIAN CROSSING OF WENDELL FALLS PARKWAY.

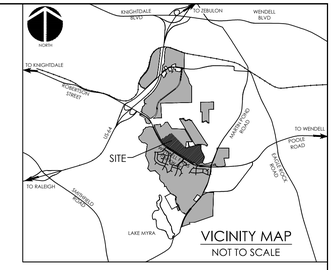
30' STREET YARD TO INCLUDE TWO CANOPY OR FOUR UNDERSTORY TREES, AND EIGHT SHRUBS PER 100 L.F. OR A COMBINATION THEREOF TO INCLUDE A MINIMUM OF 50% EVERGREENS (EXISTING VEGETATION WILL BE CREDITED TO SATISFY LANDSCAPE REQUIREMENTS. DISTURBED AREAS WILL BE SUPPLEMENTED WITH NEW VEGETATION TO MEET LANDSCAPE REQUIREMENTS.).

WENDELL FALLS PARKWAY
NCDOT R/w

30' STREET YARD TO INCLUDE TWO CANOPY OR FOUR UNDERSTORY TREES, AND EIGHT SHRUBS PER 100 L.F. OR A COMBINATION THEREOF TO INCLUDE A MINIMUM OF 50% EVERGREENS (EXISTING VEGETATION WILL BE CREDITED TO SATISFY LANDSCAPE REQUIREMENTS. DISTURBED AREAS WILL BE SUPPLEMENTED WITH NEW VEGETATION TO MEET LANDSCAPE REQUIREMENTS.).

Tree at Lot 1199 will obstruct view and potential access for large trash vehicles and others int alleyway. Consider reposition or remove if allowed.

VICINITY MAP
NOT TO SCALE



LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- PHASE BOUNDARY/LOD
- SUBPHASE LINE
- STORMWATER BMP MAINTENANCE & ACCESS EASEMENT
- PUBLIC DRAINAGE EASEMENT (PuDE)
- PUBLIC SEWER EASEMENT (PSE)
- SIGN
- NEW ASPHALT PAVEMENT

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
1.	INITIAL SUBMITTAL	2017.11.14

REVISIONS

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NORTH CAROLINA LANDSCAPE ARCHITECT SEAL
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WENDELL FALLS PHASE 8
PRELIMINARY PLAN SUBMITTAL
WENDELL, NORTH CAROLINA

PHASE 8 LANDSCAPE PLAN
(ENLARGEMENT)

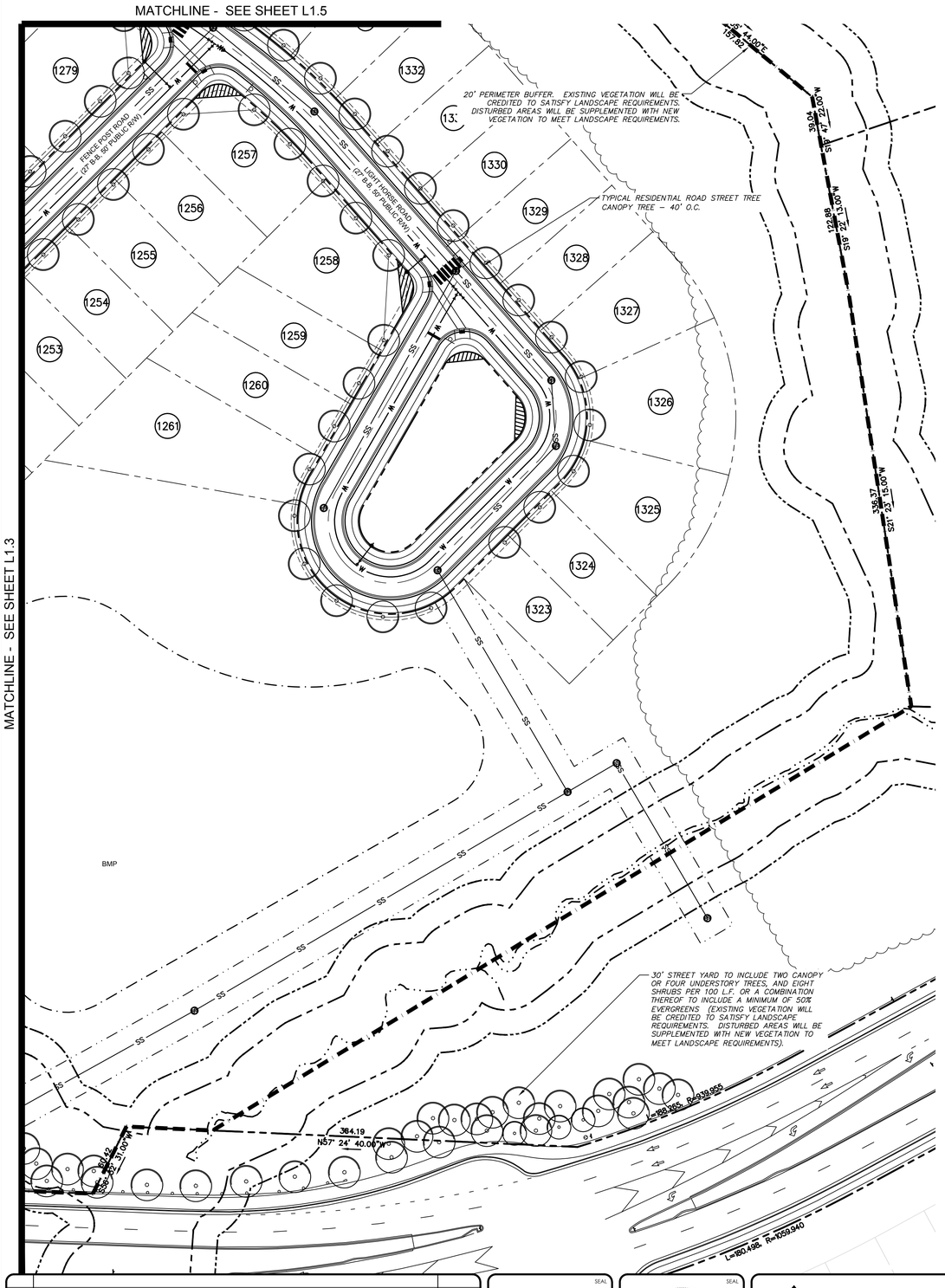
DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

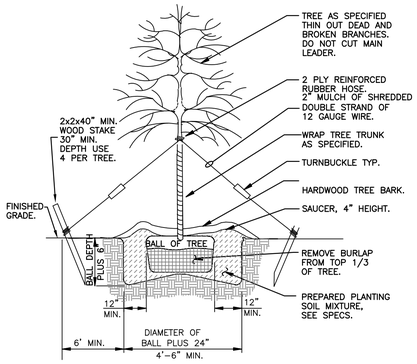
SCALE
HORIZONTAL: 1" = 50'
VERTICAL: N/A

M&C FILE NUMBER: L1.1
DRAWING NUMBER: L1.3

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY

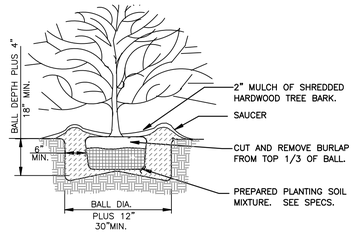
REVISION: 1





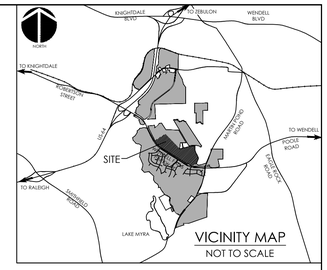
TREE PLANTING DETAIL-LARGE TREE

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



COLLECTOR ROAD – STREET TREE PLANT SCHEDULE

Code	Botanical Name	Common Name	Qty.	Caliper	Height	Spread	Comments
	Canopy Street Trees						
AS	Acer saccharum x Barbatum Sandersville	Harvest Moon Sugar Maple	-	2-2.5"	12-14'	-----	strong central leader, evenly branched, matched
NS	Nyssa sylvatica	Black Gum	-	2-2.5"	12-14'	-----	strong central leader, evenly branched, matched
OS	Ostrya virginiana	Iron Wood	-	2-2.5"	12-14'	-----	strong central leader, evenly branched, matched
PS	Pistacia chinensis	Chinese Pistache	-	2-2.5"	12-14'	-----	evenly branched, matched
TA	Tilia americana	American Basswood	-	2-2.5"	12-14'	-----	evenly branched, matched
	Understory Street Trees						
LI	Lagerstroemia japonica	Crapemyrtle 'Pink Velour'	-	1-1.5"	6-8'	-----	evenly branched, matched, limbed up

LOCAL RESIDENTIAL STREET – STREET TREE PLANT SCHEDULE

Code	Botanical Name	Common Name	Qty.	Caliper	Height	Spread	Comments
	Canopy Street Trees						
LT	Liriodendron tulipifera 'Emerald City'	Emerald City Tulip Poplar	-	2-2.5"	12-14'	-----	evenly branched, matched
UA	Nyssa sylvatica	Princeton American Elm	-	2-2.5"	12-14'	-----	evenly branched, matched
UP	Ostrya virginiana	Patriot Elm	-	2-2.5"	12-14'	-----	evenly branched, matched
ZSE	Pistacia chinensis	Japanese Zelkova	-	2-2.5"	12-14'	-----	evenly branched, matched
ZSI	Tilia americana	Chinese Zelkova	-	2-2.5"	12-14'	-----	evenly branched, matched

LANDSCAPE NOTES:

1. *SEE SHEET D2.1 FOR ROAD SECTION DETAILS.*
2. *PLANT STREET TREES ALONG COLLECTOR ROADS IN THE 7' PLANTING STRIP WITHIN THE 63' RIGHT OF WAY. COLLECTOR ROADS ARE TAYLOR ROAD, DANIEL RIDGE ROAD AND DOUGLAS FALLS DRIVE.*
3. *PLANT LOCAL RESIDENTIAL STREETS IN A DEDICATED 5' PLANTING EASEMENT OUTSIDE AND ADJACENT TO 50' RIGHT OF WAY.*

LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- PHASE BOUNDARY/LOD
- SUBPHASE LINE
- STORMWATER BMP MAINTENANCE & ACCESS EASEMENT
- PUBLIC DRAINAGE EASEMENT (PuDE)
- PUBLIC SEWER EASEMENT (PSE)
- SIGN
- NEW ASPHALT PAVEMENT

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
1	INITIAL SUBMITTAL	2017.11.14

REVISIONS

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PRELIMINARY PLAN 982 FOR REVIEW PURPOSES ONLY

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WENDELL FALLS PHASE 8
PRELIMINARY PLAN SUBMITTAL
WENDELL, NORTH CAROLINA

PHASE 8 LANDSCAPE PLAN / DETAILS (ENLARGEMENT)

DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

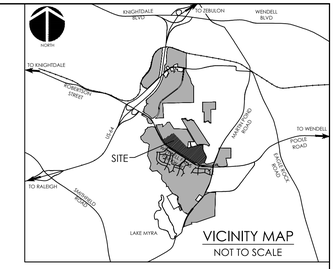
SCALE: HORIZONTAL: 1" = 50' VERTICAL: N/A

M&C FILE NUMBER: L1.1

DRAWING NUMBER: L1.4

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY

REVISION: 1



VICINITY MAP
NOT TO SCALE

Some of the street trees appear to be encroaching into the sight triangles and should be relocated to allow for adequate sight lines for drivers making turns out of the development.

10' STREET YARD TO INCLUDE TWO CANOPY OR FOUR UNDERSTORY TREES, AND EIGHT SHRUBS PER 100 L.F. OR A COMBINATION THEREOF TO INCLUDE A MINIMUM OF 50% EVERGREENS

TYPICAL COLLECTOR ROAD STREET TREE CANOPY TREE – 50' O.C.

20' PERIMETER BUFFER. EXISTING VEGETATION WILL BE CREDITED TO SATISFY LANDSCAPE REQUIREMENTS. DISTURBED AREAS WILL BE SUPPLEMENTED WITH NEW VEGETATION TO MEET LANDSCAPE REQUIREMENTS.

TYPICAL RESIDENTIAL ROAD STREET TREE CANOPY TREE – 40' O.C.

Tree at Lot 1322 will obstruct view and potential access for large trash vehicles and others int alleyway. Consider reposition or remove if allowed.

TAYLOR ROAD (37' B-B, 60' PUBLIC R/W) (BY OTHERS) NOT A CONSTRUCTION

ROCKVIEW COURT (27' B-B, 50' PUBLIC R/W)

S. LIGHT HORSE ROAD (27' B-B, 50' PUBLIC R/W)

WOODIN LANE (27' B-B, 50' PUBLIC R/W)

MATCHLINE - SEE SHEET L1.3

MATCHLINE - SEE SHEET L1.4

LEGEND

- NEW RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- PHASE BOUNDARY/LOD
- SUBPHASE LINE
- STORMWATER BMP MAINTENANCE & ACCESS EASEMENT
- PUBLIC DRAINAGE EASEMENT (PuDE)
- PUBLIC SEWER EASEMENT (PSE)
- SIGN
- NEW ASPHALT PAVEMENT

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
1	INITIAL SUBMITTAL	2017.11.14

REVISIONS

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NORTH CAROLINA LICENSED PROFESSIONAL ENGINEER CHRISTOPHER G. SMITH SEAL 038127
PRELIMINARY PLAN
982
FOR REVIEW PURPOSES ONLY

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PRELIMINARY PLAN SUBMITTAL
WENDELL, NORTH CAROLINA

PHASE 8 LANDSCAPE PLAN
(ENLARGEMENT)

DATE:	NOVEMBER 14, 2017
MCE PROJ. #	02735-0186
DRAWN	DCR
DESIGNED	DCR
CHECKED	GCA
PROJ. MGR.	CHS

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

M&C FILE NUMBER L1.1
DRAWING NUMBER L1.5

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION 1