

VICINITY MAP
1"=500'

TOWN OF WENDELL
WAKE COUNTY, NORTH CAROLINA
SPECIAL USE SUBDIVISION
WHITEHALL TOWNHOMES

SITE INFORMATION

LOCATION _____ 353 E FOURTH STREET
WENDELL, NC 27591
COUNTY _____ WAKE
PIN _____ 1784807415 & 1784808514
DEED REFERENCE _____ BK 19-E PG 3707
EXISTING ZONING _____ NC
EXISTING USE _____ VACANT
SITE AREA _____ 1.5064 AC (BOUNDARY FROM GIS)

MINIMUM BUILDING SETBACKS

FRONT YARD _____ 0'
SIDE YARD _____ 0' (10' BETWEEN BUILDINGS)
REAR YARD _____ 0'

SUBDIVISION PROPOSAL

NUMBER OF UNITS _____ 16
DENSITY _____ 10.6 DU/AC
MIN LOT SIZE _____ 1875 SF
MAX LOT SIZE _____ 2310 SF
AVE LOT SIZE _____ 2093 SF
MIN LOT WIDTH _____ 21.7'

OPEN SPACE CONSIDERATION

REQUIREMENT _____ 1000 SF/UNIT
NUMBER OF UNITS _____ 16
PROJECT REQUIREMENT _ 16,000 SF (0.3673 AC)
PARCEL 1784407107, ADJACENT TO EXISTING TOWN
PARK, SHALL BE GIVEN IN LEIU OF ONSITE DEDICATION

PROPOSED IMPERVIOUSNESS

VEHICULAR SURFACE _____ 11,371 SF
SIDEWALKS _____ 2,012 SF
BUILDINGS _____ 17,008 SF
PORCH & PATIO _____ 2,384 SF
ON-LOT DRIVES & WALKS _ 5,288 SF
TOTAL IMPERVIOUSNESS ____ 38,063 SF (0.8738 AC)
IMPERVIOUS PERCENT _____ 58.0%

SEWER ALLOCATION

16 UNITS @ 250 GPD _____ 4,000 GPD

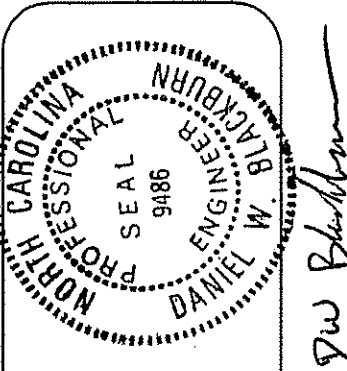
PARKING PROPOSAL

REQUIREMENT _____ 32 (2 PER UNIT)
PROVIDED PARKING
GARAGE SPACES _____ 16
DRIVEWAY SPACES _____ 16
OVERFLOW SPACES _____ 8
TOTAL PROVIDED _____ 40

NOT FOR CONSTRUCTION

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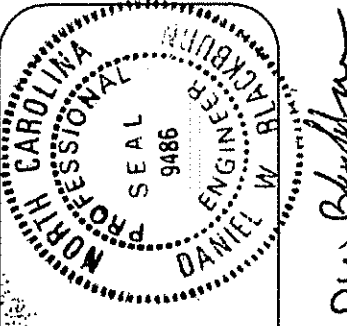
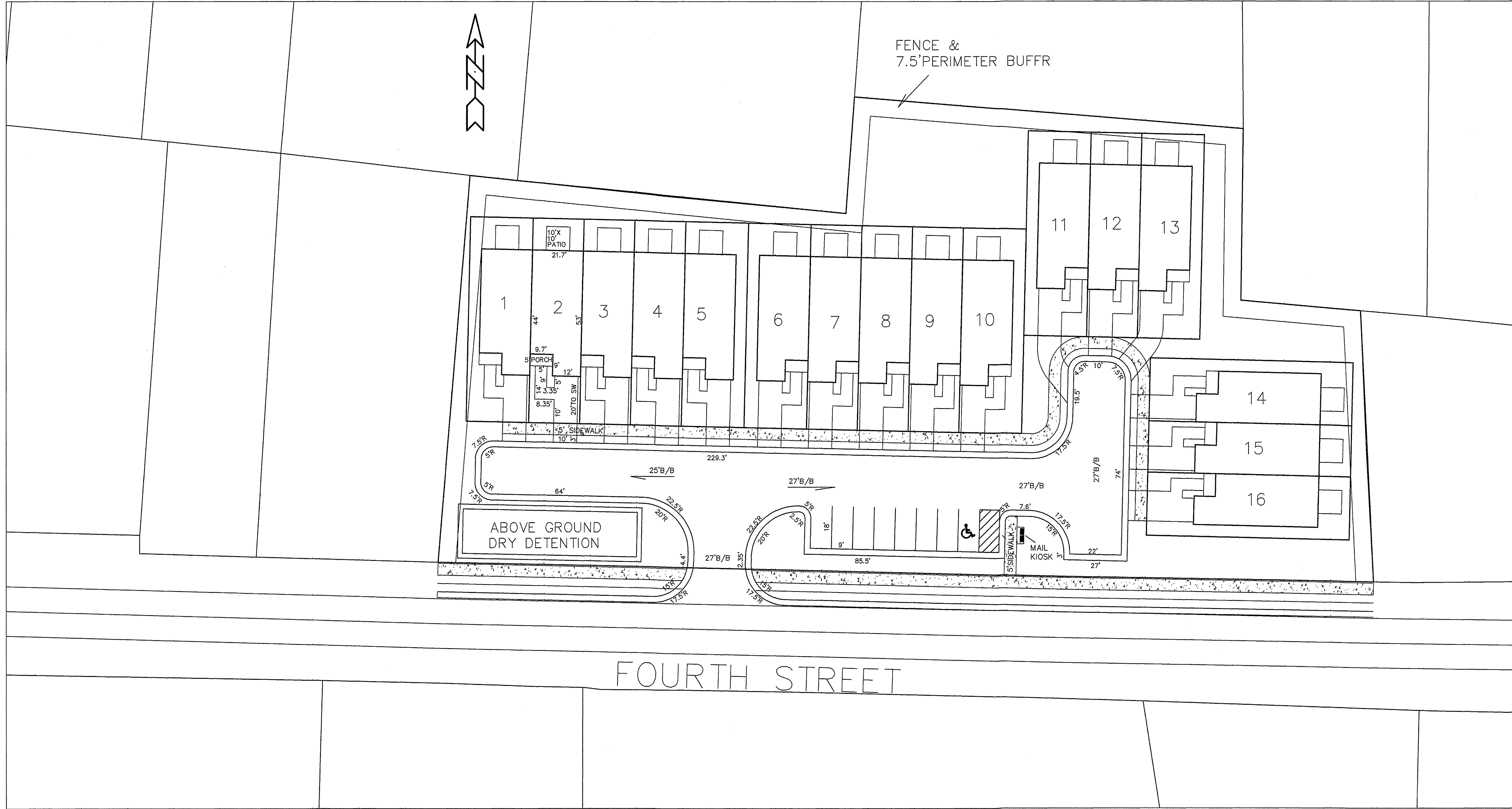
BLACKBURN CONSULTING ENGINEERING F-0219
305 EAST MAIN STREET
CLAYTON, NC 27520
(919) 553-2900 FAX (919) 553-7298

SKETCH PLAN
WHITEHALL TOWNHOMES
LUCIUS JONES

REVISIONS:
SCALE:
1"=40'
DRAWN BY:
DWB
DATE:
06/30/2021
PROJECT NO.
J-687

SHEET
1
OF 6

DW Blackburn
6/30/2021



Dw Blackburn
4/30/2021

BLACKBURN CONSULTING ENGINEERING F-0219

305 EAST MAIN STREET
CLAYTON, NC 27520
(919) 553-2900 FAX (919) 553-7298

SITE PLAN

WHITEHALL TOWNHOMES
LUCIUS JONES

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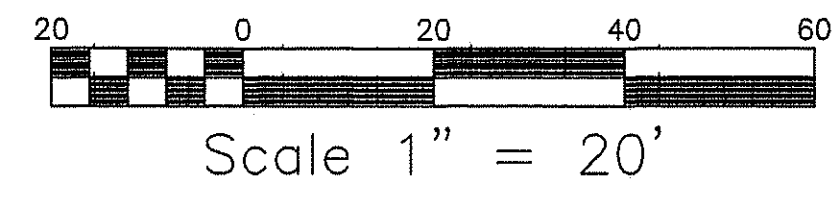
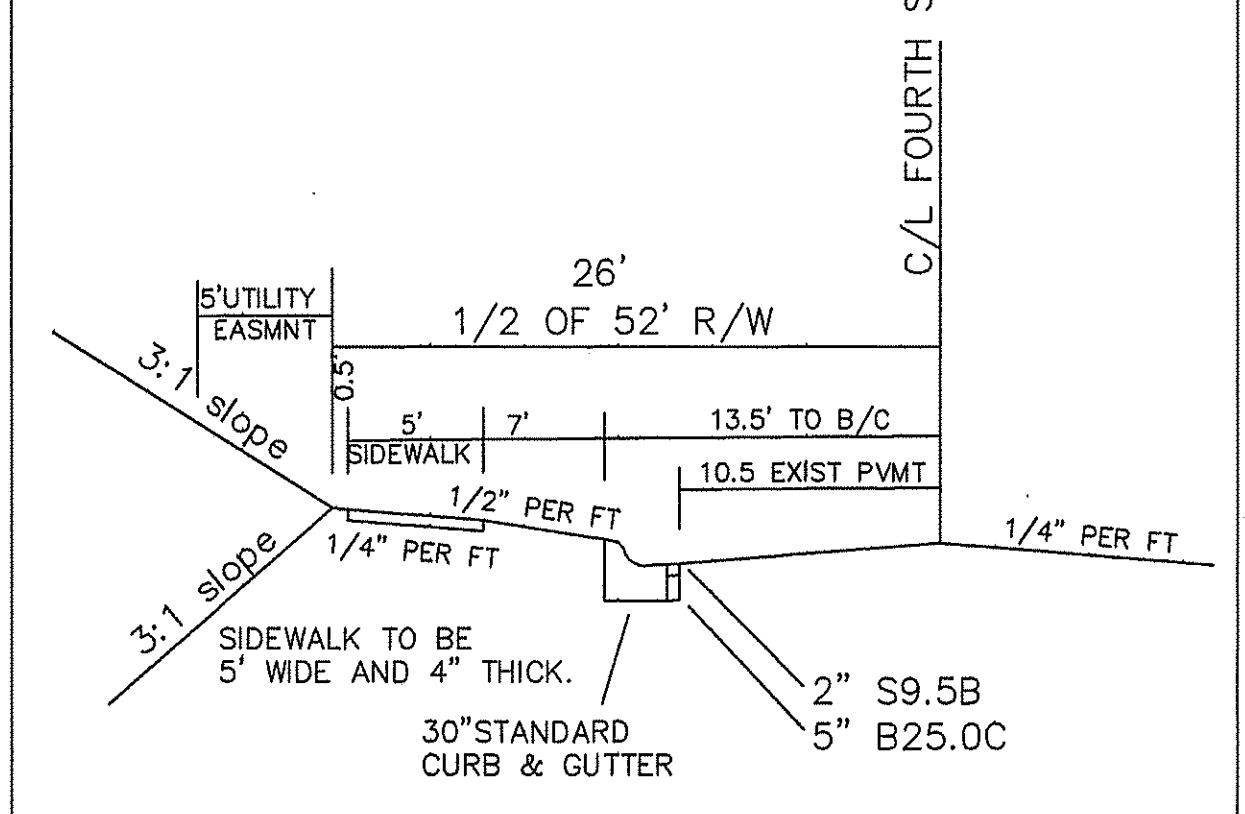
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LOT INFORMATION

- 1) EACH UNIT HAS A 1-CAR GARAGE AND 1 SPACE IN 20'DRIVEWAY TO BACK OF SIDEWALK.
- 2) TYPICAL LOT IS 21.7' X 86.5'.
- 3) END UNIT LOT IS 26.7' X 86.5'.

PRELIMINARY SITE PLAN

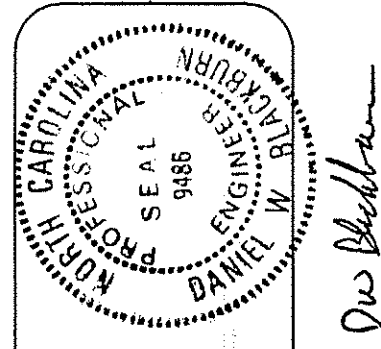
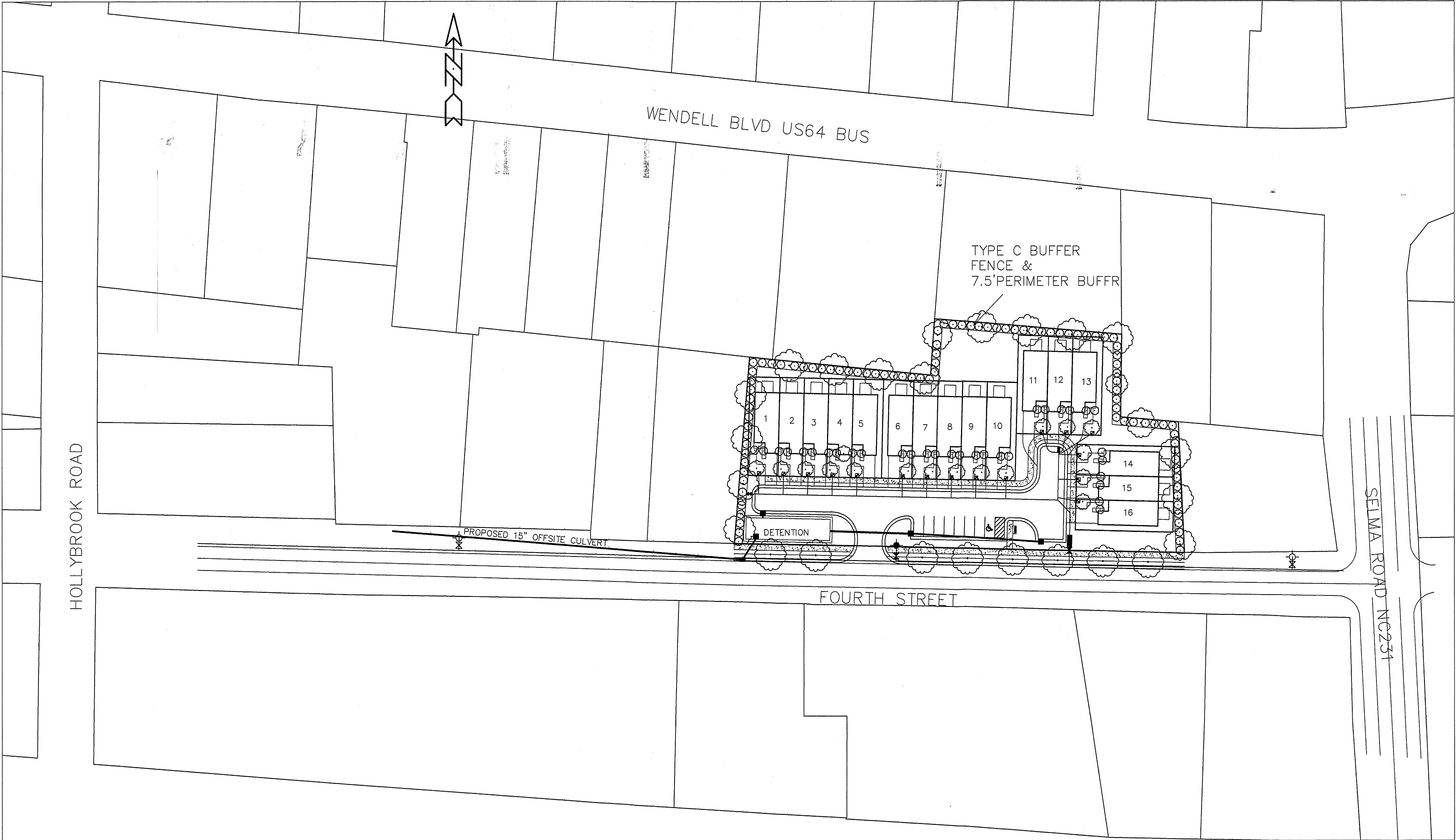
FOURTH STREET IMPROVEMENTS FOR PROPERTY FRONTAGE



REVISIONS:

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SHEET
3
OF
6



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LANDSCAPE PLAN
WHITEHALL TOWNHOMES
 LUCIUS JONES

REVISIONS:

SCALE:
 1" = 40'

DRAWN BY:
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SHEET
 6
 OF 6

Dw Blackburn
 6/30/2021

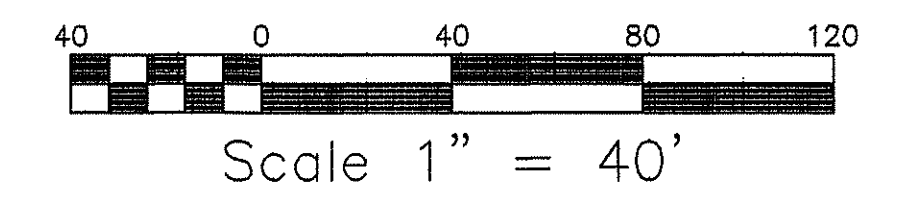
LEGEND

- STREET OR CANOPY TREE
- ORNAMENTAL TREE
- SHRUB

NOTES:
 1) STREET TREES AT 40' SPACING.
 2) TYPE C BUFFER IS 7.5' WIDE WITH 6' PRIVACY FENCE WITH TREES AT 40' SPACING AND SHRUBS AT 8' SPACING.

PIN 1784807415 & 1784808514
 SITE AREA = 1.5064 ACRES
 DENSITY = 10.6 UNITS PER ACRE

EACH UNIT HAS A 1-CAR GARAGE AND
 20'DRIVEWAY TO BACK OF SIDEWALK.



PRELIMINARY LANDSCAPE PLAN

