

There are no existing or proposed utilities on here for me to comment on.

## SITE MASTER PLAN DRAWINGS

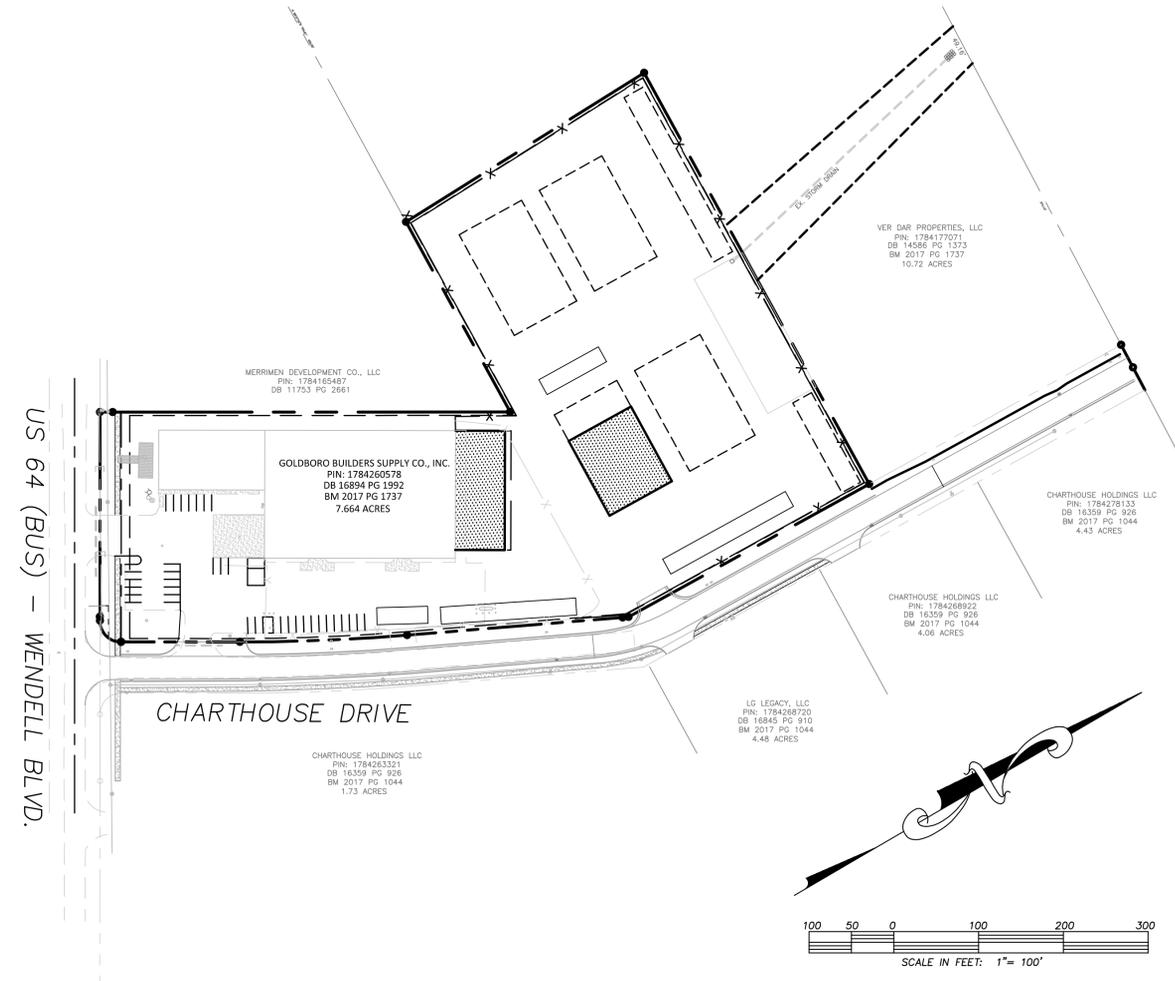


WENDELL, NORTH CAROLINA 27591

- GENERAL NOTES:**
1. WAKE COUNTY PARCEL ID NUMBER: 1784260578
  2. TOTAL PROJECT AREA: 333,844 SF (7.664 ACRES)
  3. EXISTING ZONING DISTRICT: CH
  4. LAND CLASSIFICATION: URBAN
  5. SITE ADDRESS: 2505 WENDELL BOULEVARD
  6. EXISTING IMPERVIOUS ONSITE = 270,368 SF
  7. STORMWATER DRAINS TO FALL BRANCH (C,NSW)  
RIVER BASIN: NEUSE  
STREAM INDEX: 27-57-9
  8. LAND OWNER: GOLDSBORO BUILDING SUPPLY COMPANY, INC.  
P.O. DRAWER E  
GOLDSBORO, NC 27533

- ENVIRONMENTAL NOTES:**
1. AN ENVIRONMENTAL SURVEY OF THE SITE WAS PERFORMED ON 12/22/2017 BY THE DESIGN ENGINEER AND A CERTIFIED LANDSCAPE ARCHITECT.
  2. THE SITE CURRENTLY CONSISTS OF A LARGE COMMERCIAL BUILDING WITH ASSOCIATED PAVEMENT AND GRAVEL PARKING AND STAGING AREAS; THE SITE DOES NOT INCLUDE SIGNIFICANT OR ENDANGERED SPECIES.
  3. THE SITE INCLUDES VEGETATION THAT IS PART OF THE ORIGINAL LANDSCAPING FOR THE BUILDING; INCLUDING BUT NOT LIMITED TO UNDERSTORY TREES AND SHRUBS.
  4. THE SITE ALSO INCLUDES STANDS OF VOLUNTEER/NATIVE CANOPY TREES THAT ARE LESS THAN 6-INCHES IN DBH.
  5. CARE SHALL BE TAKEN TO ENSURE THE PRESERVATION OF EXISTING LANDSCAPING VEGETATION AND THE LANDSCAPE PLAN SHALL INCLUDE ENHANCEMENTS TO MEET CURRENT LANDSCAPE PLAN REQUIREMENTS (SEE SHEET C3.1 FOR THE SITE LANDSCAPING PLAN THAT INCLUDES EXISTING AND PROPOSED VEGETATION).
  6. THERE ARE NO JURISDICTIONAL WETLAND AND/OR STREAMS LOCATED ON THE SITE.
  7. THE SITE IS NOT LOCATED IN A FEMA DESIGNATED SPECIAL FLOOD HAZARD ZONE A OR AE.

NC DOT driveway permit and encroachment agreements will be required prior to approval of CDs.



- PLAN NOTES:**
1. ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY FOR WENDELL BUILDERS SUPPLY WAS PERFORMED BY WILLIAMS-PEARCE & ASSOCIATES; 1000 N. ARENDELL AVENUE ZEBULON, NC 27597 (919) 269-9605
  2. THIS MAP IS NOT FOR CONVEYANCE, RECORDATION, OR SALES.
  3. THESE PLANS ARE FOR CONSTRUCTION WITHIN THE PARCEL TO BE OCCUPIED BY WENDELL BUILDERS SUPPLY AND THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE WORK SHOWN ON THE PLANS OR DESCRIBED IN THE SPECIFICATIONS IN A SATISFACTORY MANNER UNLESS OTHERWISE PROVIDED. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, TOOLS, LABOR, AND INCIDENTALS TO COMPLETE THE WORK.
  4. WHERE DISCREPANCIES ARE FOUND ON PLANS OR DETAILS, OR BETWEEN THESE PLANS AND AVAILABLE RECORDS PROVIDED BY OTHERS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, DELAY, AND MOBILIZATION RELATED TO FAILURE TO REVIEW ALL PLANS.
  5. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF WENDELL AND APPLICABLE COUNTY AND STATE CODES. IN NO CASE SHALL REINFORCED CONCRETE PIPE BE LESS THAN CLASS III.
  6. LOCATION AND ELEVATION OF EXISTING STORM DRAINAGE STRUCTURES AND PIPES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE RECORDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF EXISTING STORM DRAINAGE STRUCTURES AND PIPES PRIOR TO COMMENCING CONSTRUCTION.
  7. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES ALONG CHARHOUSE ROAD AND ON THE PARCEL TO BE OCCUPIED BY WENDELL BUILDERS SUPPLY PRIOR TO CONSTRUCTION.
  8. IF EXISTING UTILITY CONFLICTS WITH PROPOSED IMPROVEMENT INSTALLATION, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
  9. ANY CONDITIONS DISCOVERED AND/OR EXISTING THAT WOULD NECESSITATE A MODIFICATION OF THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
  10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY RELOCATIONS, RE-ALIGNMENTS, DISCONNECTIONS OR CONNECTIONS OF EXISTING UTILITIES WITH APPLICABLE AUTHORITIES/OWNERS.
  11. NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NO ONE CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION.
  12. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, AND DELAY RELATED TO UNVERIFIED EXISTING CONDITIONS.
  13. THERE SHALL BE NO EXTENSION OF PUBLIC UTILITIES AND THE SITE SHALL UTILIZE EXISTING SERVICES FOR PROPOSED USE.
  14. THE CONTRACTOR SHALL COORDINATE ANY REQUIRED TRAFFIC CONTROL WITH TOWN OF WENDELL AND/OR NCDOT.
  15. LIMITS OF CONSTRUCTION EASEMENTS AND RIGHTS-OF-WAY SHALL BE DELINEATED WITH TEMPORARY STAKING BY THE CONTRACTOR. SAFETY FENCING SHALL BE UTILIZED WHERE WORK IS IN CLOSE PROXIMITY TO RESIDENCES, TRAILS, OR OTHER PUBLIC AREAS.
  16. CLEARING AND GRUBBING OF THE SITE TO INCLUDE REMOVAL OF CURB, ASPHALT, INLETS, AND ANY OTHER STRUCTURES INCLUDING TREES, SHRUBS, STUMPS, AND DEBRIS. LANDSCAPE FEATURES NOT REQUIRED TO BE CLEARED FOR CONSTRUCTION SHALL REMAIN UNLESS OTHERWISE DIRECTED.
  17. WHERE EXCAVATION IS REQUIRED UNDER EXISTING ASPHALT OR CONCRETE PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAW CUT IN A MANNER TO EFFECT A SMOOTH, STRAIGHT-CUT EDGE.
  18. THE CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE & CURB BOXES TO FINAL GRADE UPON COMPLETION OF CONSTRUCTION. ANY BOXES DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
  19. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND EROSION DURING CONSTRUCTION AT HIS EXPENSE. PARKING AREAS SHALL BE WATERED TO CONTROL DUST WHEN DIRECTED BY THE ENGINEER.
  20. NO WARRANTY IS MADE FOR THE SUITABILITY OF THE SUBGRADE. UNDERCUT AND ANY REQUIRED REPLACEMENT WITH SUITABLE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  21. THE CONTRACTOR IS TO ENSURE THAT PAVEMENT AND OTHER FINISHED SURFACES ARE PLACED SO AS TO DRAIN POSITIVELY AWAY FROM ALL BUILDINGS.
  22. THE PROPOSED BUILDING ON THE BACK LOT SHALL CONSIST OF ROOF DRAINS AND OUTFALL TO THE EXISTING STORMWATER CONTROL MEASURE.
  23. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING REQUIRED BUILDING PERMITS.

**LEGEND**

---	EXISTING BOUNDARY	⊕	PROP FIRE HYDRANT
---	CENTERLINE OF RIGHT OF WAY	×	PROP GATE VALVE
---	EX. CONTOUR & ELEVATION	⊖	PROP WATER METER
⊖	EXISTING SANITARY SEWER & MANHOLE	⊖	PROP SANITARY SEWER & MANHOLE
⊖	EXISTING SANITARY CLEANOUT	W	PROP WATER MAIN
W	EXISTING WATERLINE	▒	EXISTING CONCRETE
⊕	EXISTING FIRE HYDRANT	▒	PROP BUILDING FOOTPRINT
---	EXISTING STORM DRAIN	▒	PROP CONCRETE
---	PROP STORM DRAIN	---	LIMITS OF DISTURBANCE
---	PROP CONTOUR & ELEVATION		

**INDEX TO DRAWINGS**

SHEET No.	DESCRIPTION	DRAWING No.
1 OF 4	COVER SHEET	C1.0
2 OF 4	EXISTING CONDITIONS	C2.0
3 OF 4	SITE PLAN	C3.0
4 OF 4	LANDSCAPE PLAN	C3.1

LICENSE # C-2710  
ENGINEERING  
LAND PLANNING  
COMMERCIAL / RESIDENTIAL

P.O. BOX 1250  
WENDELL, NC 27591  
(910) 791-4441

TITLE SHEET  
WENDELL BUILDERS SUPPLY

SITE MASTER PLAN FOR  
WENDELL BUILDERS SUPPLY  
LOCATED IN TOWN OF WENDELL  
WAKE COUNTY, NORTH CAROLINA  
OWNER: GOLDSBORO BUILDERS SUPPLY CO.

INCOMPLETE PLANS  
DO NOT USE FOR  
CONSTRUCTION

REV. NO.	BY	DATE	REMARKS

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

Administrator \_\_\_\_\_

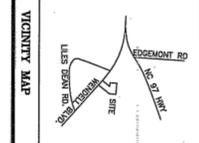
DATE: 12-28-2017  
HORZ. SCALE: 1" = 100'  
VERT. SCALE: N/A  
DRAWN BY: CLV  
CHECKED BY: JFO  
PROJECT NO.: 17-0412

Sheet **C1.0**  
Sheet No. 1 of 4

REV. NO.	DATE	REMARKS

DATE: 12-7-2017  
HORZ. SCALE: N/A  
VERT. SCALE: N/A  
DRAWN BY: DW  
CHECKED BY:  
PROJECT NO.: 17-0421

Sheet **C2.0**  
Sheet No. 2 of 4

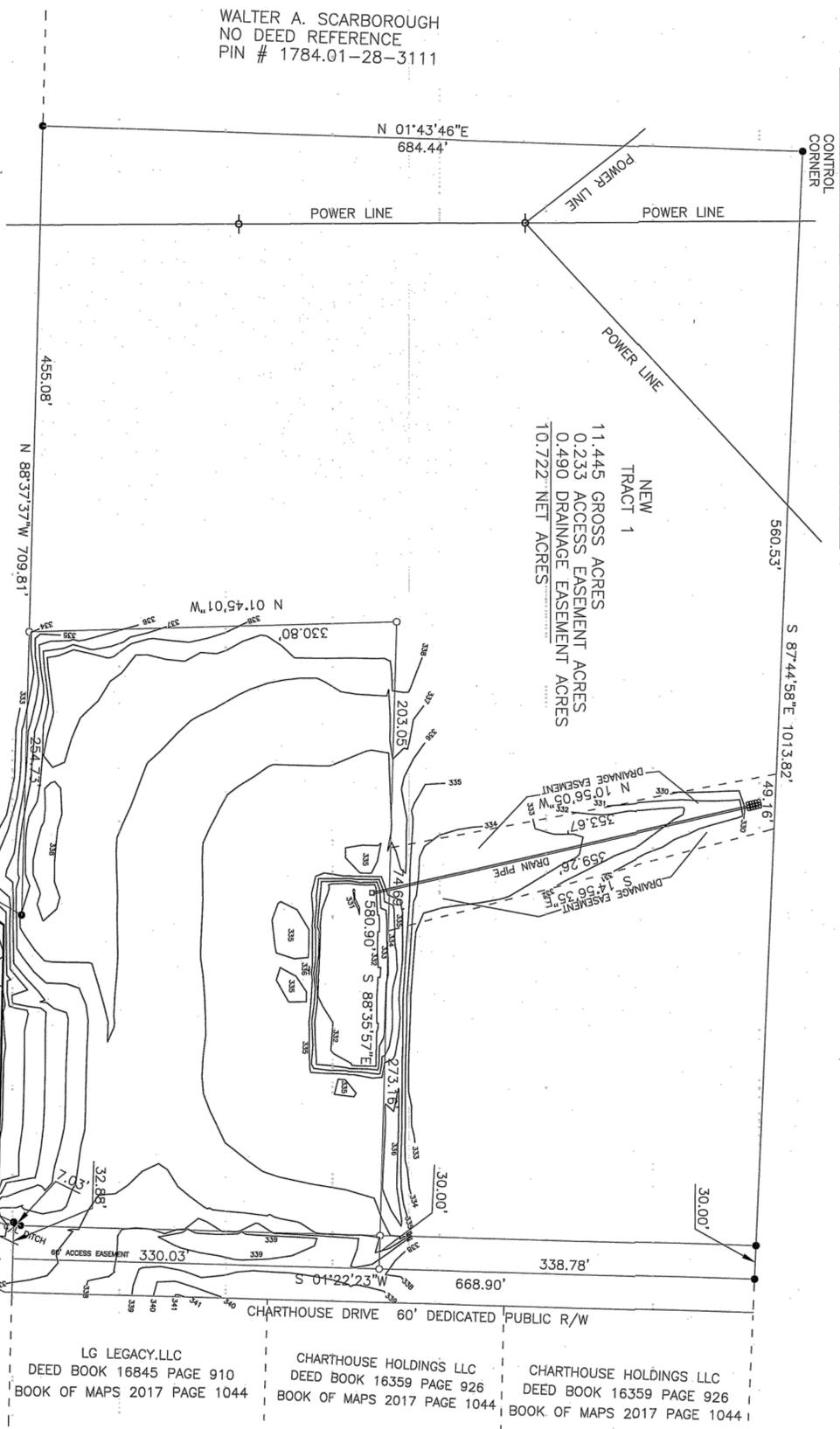


NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS  
AS SHOWN ON SHEET C2.0

WALTER A. SCARBOROUGH  
NO DEED REFERENCE  
PIN # 1784.01-28-3111

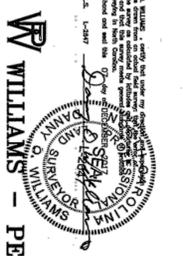
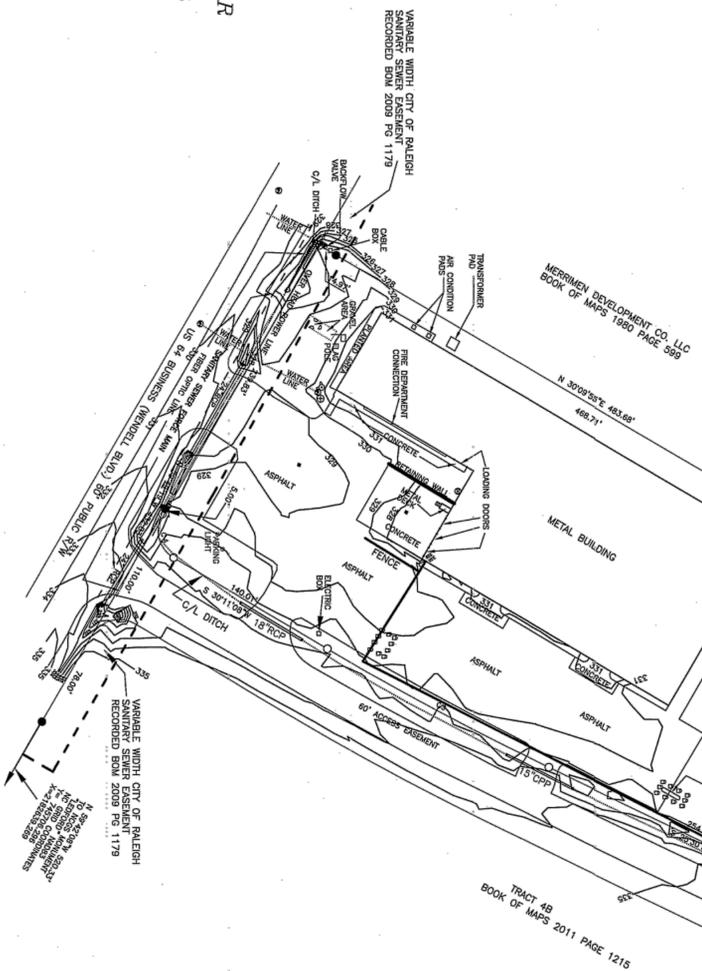
**LAND SURVEYING NOTES**

1. LAND SURVEY WAS PROVIDED BY WILLIAMS-PEARCE & ASSOCIATES.
2. THE CURRENT BOUNDARY SURVEY INCLUDES THE FULL BOUNDARY FOR RECENTLY RECOMBINED TRACT (REF. MAP BOOK 2017 PAGE 1737).
3. THE CURRENT TOPOGRAPHICAL SURVEY INCLUDES THE ENTIRE PARCEL, PLUS WITHIN THE PUBLIC RIGHT-OF-WAY OF WENDELL BLVD AND CHARTHOUSE ROAD.
4. A TREE SURVEY WAS NOT PERFORMED WITHIN THE LIMITS OF THE TOPOGRAPHICAL SURVEY.
5. THE FEATURES SHOWN ON THIS SHEET WITHIN THE LIMITS OF THE TOPOGRAPHICAL SURVEY CORRESPOND TO THE FEATURES SHOWN ON SHEET C3.
6. LAND SURVEYOR - WILLIAMS-PEARCE & ASSOCIATES  
1000 N. ARENDELL AVENUE  
ZEBULON, NC 27597  
CONTACT: DANNY WILLIAMS, PLS (919) 269-9605



**TOPOGRAPHICAL SURVEY FOR  
VERNON HIMEBAUCH  
MARKS CREEK TOWNSHIP  
WAKE COUNTY  
NORTH CAROLINA**

Cont'd	Station	Length	Cont'd	Cont'd

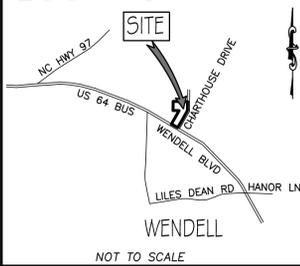


**WILLIAMS - PEARCE & ASSOC., P.A.**

Professional Land Surveyors P.O. Box 892, Zebulon, N.C. Phone (919)269-9605

REVISIONS:  
DATE: 12/7/2017  
SCALE: 1" = 60'  
DRAWN BY: DW & BW  
CHECKED BY: DW  
DATE: 12/7/2017  
SCALE: 1" = 60'

**LOCATION MAP**



**SITE & BUILDING DATA:**

PARCEL ADDRESS IS 2505 WENDELL BOULEVARD  
 PARCEL AREA = 7.664 ACRES (333,844 SF)

EXISTING ON-SITE IMPERVIOUS DATA:  
 EXISTING BUILDING = 42,467 SF  
 EXISTING PARKING/DRIVE/SIDEWALK = 49,841 SF  
 EXISTING GRAVEL AREA = 178,060 SF  
 TOTAL = 270,368 SF

270,368 SF / 333,844 SF  
 EXISTING 81.0% IMPERVIOUS

PROPOSED ON-SITE DATA:  
 EXISTING BUILDING = 42,467 SF  
 PROPOSED BUILDING = 18,134 SF  
 EXISTING PARKING/DRIVE/SIDEWALK = 49,841 SF  
 PROPOSED PAVEMENT REMOVAL = (1,770 SF)  
 PROPOSED PAVEMENT ADDITION = 1,097 SF  
 EXISTING GRAVEL AREA = 178,060 SF  
 PROPOSED GRAVEL REMOVAL = (16,354 SF)  
 PROPOSED GRAVEL ADDITION = 1,230 SF  
 TOTAL = 272,695 SF

272,695 SF / 333,844 SF  
 EXISTING 81.7% IMPERVIOUS

BUILDING DATA:  
 NUMBER OF BUILDINGS = 2  
 BUILDING HEIGHT = +/- 12 FT

NUMBER OF STORIES = 1  
 PARCEL LOT COVERAGE: 18,134 SF / 333,844 SF = 0.054  
 PROPOSED 5.4% BUILDING LOT COVERAGE

BUILDING SETBACKS (ON ZONING, SEC. 5.14 TOWN OF WENDELL UDO):  
 FRONT SETBACK: 10 FT (REQUIRED MIN.)  
 SIDE SETBACK: 4 FT  
 REAR SETBACK: 4 FT (FOR ACCESSORY STRUCTURES)

PARKING REQUIREMENTS  
 OFFICE/RETAIL = 8,700 SF; 2 SP / 1000 SF = 18 SP  
 WHOLESALE/STORAGE = 51,901 SF; 0.25 SP / 1000 SF = 13 SP  
 SPACES PROVIDED: 34 SPACES TOTAL; W/ 2 ADA SPACES

OUTDOOR AMENITY:  
 OFFICE/RETAIL = 8,700 SF  
 OUTDOOR AMENITY = 10% OF GROSS OFFICE/RETAIL SF  
 OUTDOOR AMENITY - 8,700 SF X 0.1 = 870 SF

What improvements will NCDOT require, if any, to Wendell Boulevard? Any work within the ROW will require approval and an encroachment agreement.

Additional impervious area will need to be treated. Provide SWM calculations for treatment.

Provide grading plan for improvements with contours and spot elevations.  
 Is site lighting proposed? If so, provide Lighting Plan.

Provide construction details for:  
 - paving detail  
 - gravel surface detail  
 - fencing detail

Show dumpster location enclosure detail

Provide lighting plan in accordance with Section 11 of UDO to ensure adequate safety of site

Storage site: NCF 1909.3  
 Outdoor storage of finished lumber.  
 Apparatus access roads shall be spaced on a 50 x 150 grid system.

Sidewalk needs to be 6' wide

What will this be? Impervious surface? Structure?

Driveway material must be asphalt or concrete

**GOLDBORO BUILDERS SUPPLY CO., INC.**  
 PIN: 1784260578  
 DB 16894 PG 1992  
 BM 2017 PG 1737  
 7.664 ACRES

Where do these drain to?

Add directional arrows for traffic flow

Is this driveway existing? Plans for Charthouse Industrial Park did not show it proposed.

503.6 NCF 6  
 Type of gate closure?  
 May require Knox key for FD access.

Provide stop sign and stop bar at all exits. Provide details.

5' Sidewalk required along Charthouse Drive

Plans for Charthouse Industrial Park called for sidewalk and curb & gutter on west side of road to be 'By Others.' Have they been installed?

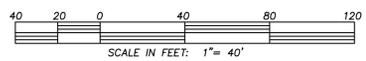
Provide fence and gate detail/info; new fencing must be in conformance with Section 4.5 of UDO

Curve	Radius	Length	Chord	Chord Bear.
C3	2421.84'	197.44'	197.39'	S 27°50'51" W
C4	25.00'	39.27'	35.35'	S 75°10'45" W

N 59°42'17"W 520.33'  
 TO NCGS MONUMENT  
 "LEDFORD" NAD83  
 NC GRID COORDINATES  
 Y= 745706.46  
 X=2182639.05

CHARTHOUSE HOLDINGS LLC  
 PIN: 1784263321  
 DB 16359 PG 926  
 BM 2017 PG 1044  
 1.73 ACRES

LEGACY, LLC  
 PIN: 1784268720  
 DB 16845 PG 910  
 BM 2017 PG 1044  
 4.48 ACRES



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MASTER SITE PLAN FOR  
**WENDELL BUILDERS SUPPLY**  
 LOCATED IN THE TOWN OF WENDELL  
 WAKE COUNTY, NORTH CAROLINA  
 OWNER: GOLDSBORO BUILDERS SUPPLY CO.

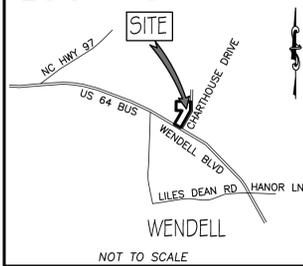
**INCOMPLETE PLANS  
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DATE: 12-28-2017  
 HORZ. SCALE: 1" = 40'  
 VERT. SCALE: N/A  
 DRAWN BY: CLV  
 CHECKED BY: JFO  
 PROJECT NO.: 17-0421

Sheet No. **3.0** of 4

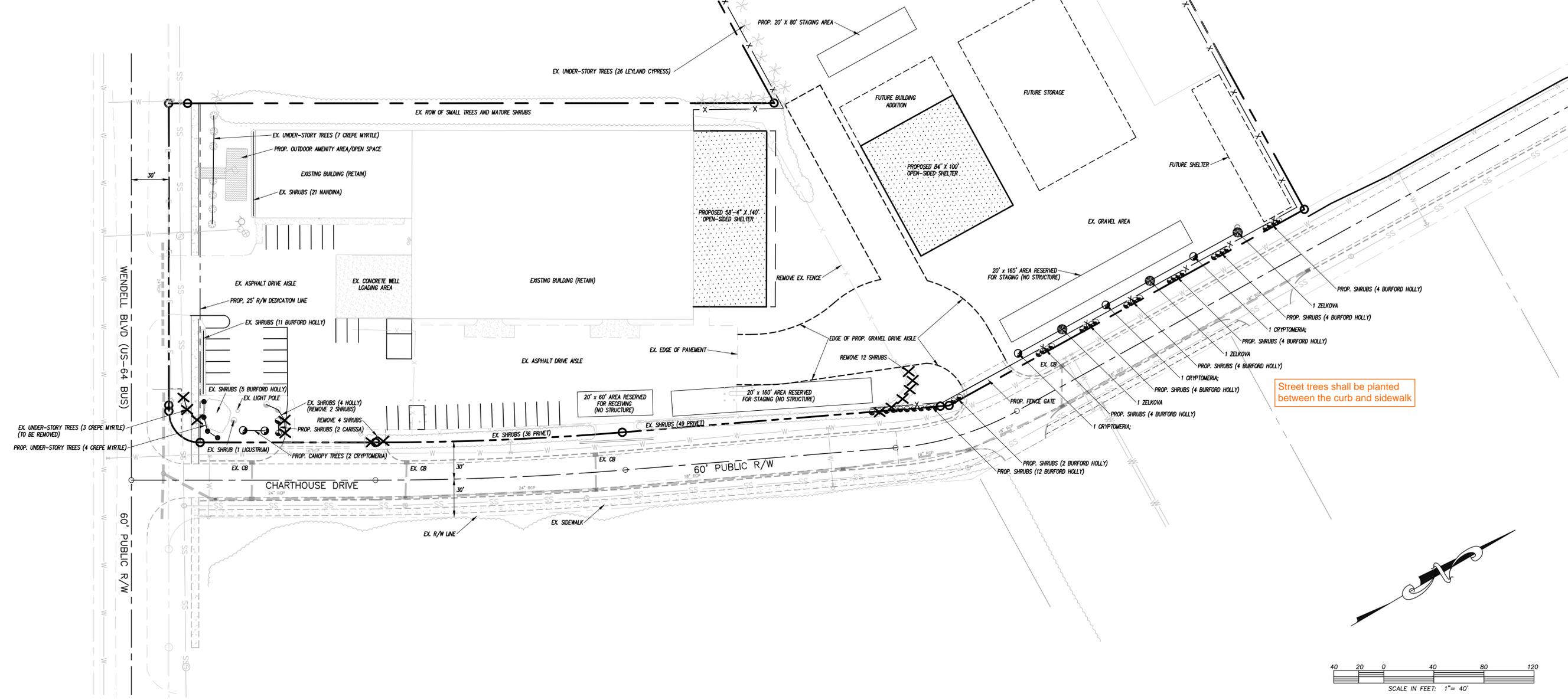
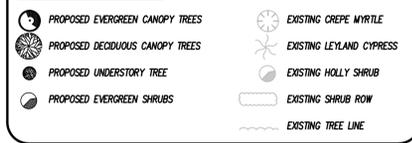
# LOCATION MAP



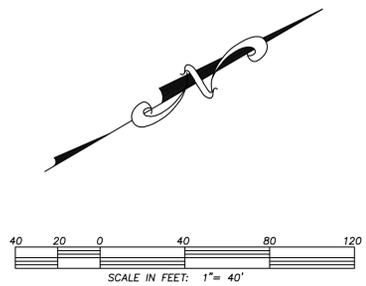
**PLANTING SCHEDULE:**  
 NOTE! ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN FOR SIZE, QUALITY, AND BEST INSTALLATION PRACTICE.  
 NOTE: ALL STREET TREES MUST BE PLANTED MIN 40' O.C. APART

QUANTITY	COMMON NAME	BOTANICAL NAME	MIN. HT. AT PLANTING	CALIPER	ROOT
5	CRYPTOMERIA JAPANESE	CRYPTOMERIA JAPONICA	8 FT	MIN. 2.0"	BALLED, BURLAPPED, WIRE WRAPPED
3	JAPANESE ZELKOVA	ZELKOVA SERRATA	8 FT	MIN. 2.0"	BALLED, BURLAPPED, WIRE WRAPPED
4	'NATCHEZ' CREPE MYRTLE	LAGERSTROEMIA INDICA 'NATCHEZ'	8 FT	MIN. 2.0"	BALLED, BURLAPPED, WIRE WRAPPED
38	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDI NANA'	18" HT.		3 GAL. CONTAINER
2	'CARISSA' HOLLY	ILEX CORNUTA 'CARISSA'	18" HT.		3 GAL. CONTAINER

## PLANT LEGEND



Street trees shall be planted between the curb and sidewalk



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LANDSCAPE PLAN PLAN  
 WENDELL BUILDERS SUPPLY

MASTER SITE PLAN FOR  
 WENDELL BUILDERS SUPPLY  
 LOCATED IN THE TOWN OF WENDELL,  
 WAKE COUNTY, NORTH CAROLINA  
 OWNER: GOLDSBORO BUILDERS SUPPLY CO.

INCOMPLETE PLANS  
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Sheet No. **C3.1**  
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