



- NOTES:
1. BASIS COMPUTED BY COORDINATE METHOD.
 2. BASIS OF BEARINGS: NC GRID (AND 83)
 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 4. THIS PROPERTY LIES WITHIN THE NEUSE RIVER BASIN, AND PORTIONS OF THE PROPERTY MAY BE SUBJECT TO PROTECTIVE BUFFERS AS DETERMINED BY NCDEM.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF WENDELL AND/OR NCOT STANDARDS & SPECIFICATIONS AND CITY OF RALIGH STANDARDS & SPECIFICATIONS FOR SEWER AND WATER.
2. THE INTERSECTION OF RIGHTS-OF-WAY SHALL BE ROUNDED WITH A RADIUS OF 20 FEET OR LESS OTHERWISE SPECIFIED ON THE PLANS.
3. OPEN SPACE WITHIN THE DEVELOPMENT SHALL BE MAINTAINED BY THE OWNER AND/OR HOMEOWNERS ASSOCIATION.
4. DRIVEWAYS SHALL BE LOCATED BY THE SIGHT TRIANGLE TRANCE AND THE RIGHT OF WAY (PUBLIC STREETS) AND/OR BACK OF CURBSTONE ACCESS STREETS. THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERRING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
5. SIGHT TRIANGLE SIZES:

INTERNAL STREETS: 15'x250'
WENDELL FALLS BLVD. 15'x400'
6. THE CONTRACTOR SHALL CLUMP AND GRADE AS NECESSARY TO PROVIDE 15'x250' SIGHT DISTANCE THROUGHOUT ALL INTERNAL SUBDIVISION STREET INTERSECTIONS.
7. RIGHTS-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100' OF ALL PUBLIC STREET INTERSECTIONS.
8. UNPAVED OR PLANTED MEDIANS WITHIN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE HOMEOWNER.
9. NO PORTION OF ST-1 IS IN THE 100' R.F. FLOODPLAIN PER FIRM MAPS 57207175004, DATED MAY 2, 2006.
10. THE DEVELOPER WILL BE RESPONSIBLE FOR ALL INSTALLATION COST ASSOCIATED WITH STREET LIGHTING. THE DEVELOPER SHALL CONTACT PROGRESS ENERGY-CAROLINA POWER & LIGHT IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SITE/SUBDIVISION PLANS PRIOR TO CONSTRUCTION.
11. ALL ESSENTIALS SHALL BE MAINTAINED BY THE PROPERTY OWNER. ALL UTILITY ESSENTIALS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE DEVELOPER SHALL ESTEER FOR MAINTENANCE PURPOSES WHEN DETERMINED TO BE A PUBLIC NECESSITY BY THE TOWN MANAGER.
12. SUBDIVISION SIGNS ARE TO BE MAINTAINED BY THE DEVELOPER AND/OR HOME OWNER'S ASSOCIATION.
13. PROPOSED RIGHT-OF-WAY ALONG MARTIN POUD ROAD WILL BE DEDICATED AT THE TIME OF FINAL PLAT APPROVAL.

CURVE TABLE			
CURVE	CHORD LENGTH	CHORD BEARING	RADIUS
C1	84.94	N06°22'17"E	85.05
C2	21.73	S05°31'55"W	21.74
C3	35.98	N11°54'12"E	36.01
C4	326.25	S64°20'37"W	344.94
C5	20.98	S70°50'39"W	20.98
C6	231.32	S83°01'48"E	231.66
C7	429.56	N37°08'48"W	492.97
C8	126.37	S70°45'14"E	127.30
C9	568.00	N88°44'24"E	590.08
C10	226.53	S87°24'39"W	224.12
C11	87.57	S70°30'11"E	87.70

THESE PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE TOWN OF WENDELL

1-18-08	DA	1-30-08	DA
<i>David Lewis</i>	ZONING / SUBDIVISION ADMINISTRATOR	<i>Don Taylor</i>	TOWN OF WENDELL FIRE CHIEF

