

FUTURE
DEVELOPMENT

DEVELOPMENT
BOUNDARY

FUTURE
DEVELOPMENT

MATCHLINE (SEE SH2 2.1)

- NOTES:
1. AREAS COMPUTED BY COORDINATE METHOD.
 2. BASIS OF BEARINGS: NC GRID (NAD 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 DEFINED BY NOCBA.

GENERAL NOTES

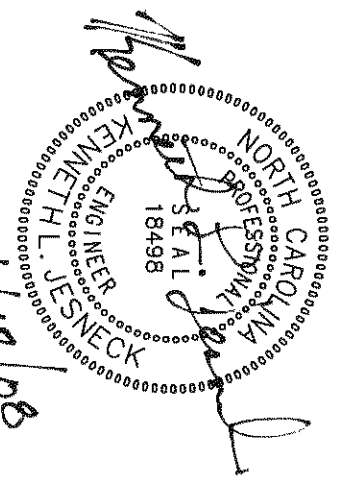
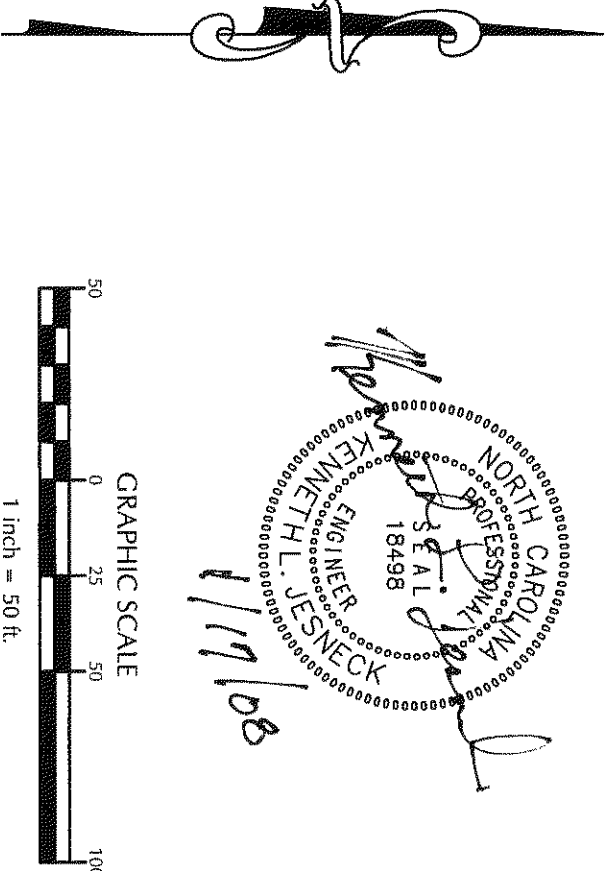
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF WENDELL AND/OR NC DOT STANDARDS & SPECIFICATIONS AND CITY OF RALEIGH STANDARDS & SPECIFICATIONS FOR SEWER AND WATER.
2. THE INTERSECTION OF RIGHTS-OF-WAY SHALL BE ROUNDED WITH A RADIUS OF 20 FEET UNLESS OTHERWISE SPECIFIED ON THE PLANS.
3. OPEN SPACE WITHIN THE DEVELOPMENT SHALL BE MAINTAINED BY THE OWNER AND/OR HOMEOWNERS ASSOCIATION BY THE SIGHT DISTANCE TRIANGLE AND THE RIGHT OF WAY (PUBLIC STREETS) AND/OR BACK OF CURB (PRIVATE ACCESS STREETS) THERE SHALL BE NO SIGHT OBSTRUCTIONS OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BEARING 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.
4. SIGHT TRIANGLE SIZES:
INTERNAL STREETS: 15'x25'
WENDELL FALLS BLVD: 15'x40'
5. THE CONVICTIONOR SHALL CLEAR AND GRADE AS NECESSARY TO PROVIDE 15'x25' SIGHT DISTANCE TRIANGLE AT ALL INTERSECTIONS.
6. RIGHT-OF-WAY SHALL BE CLEARED AND CURBED WITHIN 100' OF ALL PUBLIC STREET INTERSECTIONS.
7. INTERSECTIONS GRASSED OR PLANTED MEDIAN WITHIN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA.
8. NO PORTION OF SF-1 IS IN THE 100' R.F. FLOODPLAIN PER FEMA MAPS 3720177300L, DATED MAY 2, 2006. 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.
9. ALL EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER. ALL UTILITY EASEMENTS RECORDED ON THIS PLAN STATES THE RIGHT OF THE TOWN TO ENTER THE UTILITY EASEMENT FOR MAINTENANCE PURPOSES WHEN DETERMINED TO BE A PUBLIC NECESSITY BY THE TOWN MANAGER.
10. ALL EASEMENTS SHALL BE MAINTAINED BY THE DEVELOPER AND/OR HOME OWNERS ASSOCIATION.
11. PROPOSED RIGHT-OF-WAY ALONG MARTIN POND ROAD WILL BE DEDICATED AT THE TIME OF FINAL FLAT APPROVAL.

CURVE TABLE			
CURVE	CHORD LENGTH	CHORD BEARING	RADIUS
C1	84.94'	N06°22'17"E	85.03' 500.00'
C2	21.73'	S05°53'15"W	21.74' 275.00'
C3	35.98'	S11°34'12"W	36.01' 300.00'
C4	326.25'	S64°20'37"W	344.94' 300.00'
C5	20.98'	N79°50'39"W	20.98' 300.00'
C6	231.32'	S83°10'16"E	231.66' 1245.00'
C7	429.56'	N37°08'48"W	492.97' 275.00'
C8	126.37'	S70°45'14"E	127.32' 300.00'
C9	588.00'	N68°44'24"E	590.08' 2025.00'
C10	236.53'	N82°24'39"W	240.12' 400.00'
C11	87.57'	S70°30'11"E	87.70' 475.00'

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

John P. Davis 1-18-08
ZONING & SUBDIVISION ADMINISTRATOR DATE

John P. Davis 1-19-08
TOWN OF WENDELL ENGINEER DATE



No.	Revision	Date	By
6	PLATE REVISIONS	12/21/07	JAC
5	GRADING & STORM REVISIONS	10/10/07	JEV
4	GRADING & STORM REVISIONS	08/14/07	JAC
3	PER TOWN & COR COMMENTS	04/23/07	JAC
2	PER TOWN & COR COMMENTS	03/07/07	SRP
1	FIRST REVIEW COMMENTS	03/07/07	SRP

WENDELL FALLS - SF - 1

Wake County

North Carolina

SUBDIVISION PLAN

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS

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