

POD BOUNDARY CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C0	566.11'	1060.00'	S73.12.06"E	559.41'
C1	86.04'	50.00'	N41.29.36"W	73.15'
C2	418.20'	2065.00'	N11.19.00"E	417.48'
C3	337.22'	430.00'	S32.34.59"E	328.11'
C4	466.53'	370.00'	N46.12.47"W	436.32'
C5	204.36'	430.00'	S68.42.47"E	192.66'
C6	124.70'	430.00'	S46.46.51"E	124.26'
C7	40.53'	25.00'	N07.58.30"E	36.23'
C8	42.20'	25.00'	S86.49.51"E	37.37'
C9	234.63'	370.00'	N26.38.22"E	235.26'
C20	479.76'	430.00'	S40.26.07"W	456.62'
C22	288.98'	440.11'	N53.05.36"E	284.77'
C23	86.74'	1439.31'	S56.10.31"E	86.73'

SITE DATA

OWNER:	DEVELOPER:
WENDELL FALLS DEVELOPMENT, LLC 5660 SIX FORKS ROAD SUITE 202 RALEIGH, NC 27609 919.861.1299	WENDELL FALLS DEVELOPMENT, LLC 5660 SIX FORKS ROAD SUITE 202 RALEIGH, NC 27609 ATTN: GREG HENGLSON 919.861.1299

WAKE COUNTY PARCEL INFORMATION:

ZONING: WENDELL FALLS PLANNED UNIT DEVELOPMENT, APPROVED 10-09-06

PROPOSED USE: SINGLE FAMILY RESIDENTIAL - 131 TOTAL LOTS

TRACT INFORMATION (SF-1):

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TOTAL LOT AREA:	21.70 AC.
R.O.W. AREA:	6.83 AC.
OPEN SPACE:	8.54 AC.
GROSS TRACT AREA:	37.07 AC.

MINIMUM LOT WIDTH REQUIRED (AT SETBACK):	45'
MINIMUM AVERAGE LOT AREA REQUIRED:	6,000 S.F.
AVERAGE LOT AREA:	7,915 S.F.
MINIMUM LOT AREA REQUIRED:	5,000 S.F.
MINIMUM LOT AREA:	5,308 S.F.

DENSITY CALCULATIONS:

35-1	PROPOSED					
	PUD LOTS	PUD AREA	PUD DENSITY	SITE LOTS	SITE AREA	SITE DENSITY
167	37.10	4.50	131	37.07	3.53	

SETBACK REQUIREMENTS (SF-1):

FRONT: 20'
SIDE: 0'

CONVEN SIDE: 13
REAR: 20'

BE AT LEAST SEVEN FEET APART.

OPEN SPACE REQUIREMENTS (SF-1):

REQUIRED (800 S.F. PER RESIDENCE).

USABLE SPACE (BORROWED FROM REC SITE):

TOTAL OPEN SPACE PROVIDED IN SF-1 :

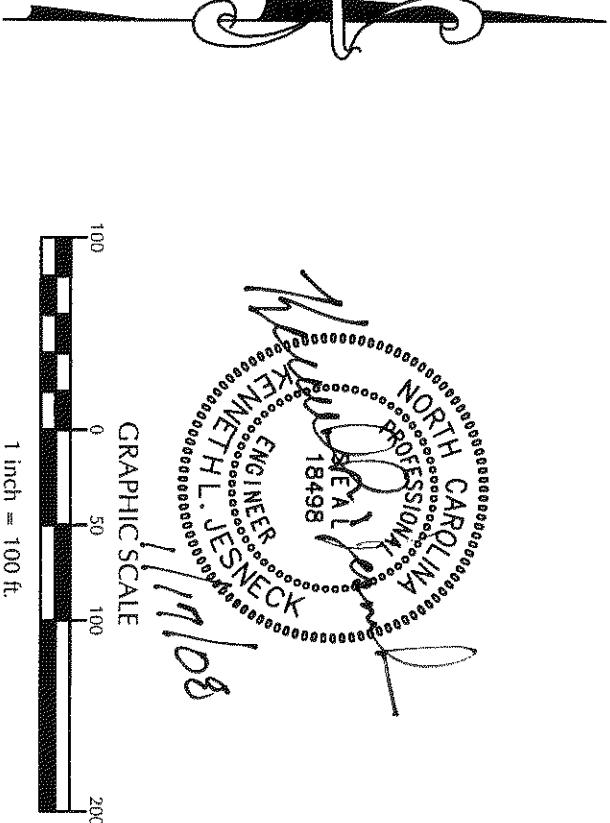
TOTAL OPEN SPACE PROVIDED IN SF-1 :

FUTURE
VELOPMENT
(SF-13)

CLARENCE & RUBY RICHARDSON
1773-35-4083
DB 4367 PAGE 595

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

1-18-08	DATE
<i>David Qui</i>	ZONING / SUBDIVISION ADMINISTRATOR
1-20-08	DATE
<i>Yon Qu</i>	TOWN OF WENDELL FIRE CHIEF



WENDELL FALLS-SF-1

Wendell

Wake County

North Carolina

OVERALL SUBDIVISION PLAN

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS

111 Mackenan Drive Cary, North Carolina 27511 tel: 919-469-3340 fax: 919-467-6008 www.wilhelstravenel.com

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