WENDELL FALLS TOWNHOMES

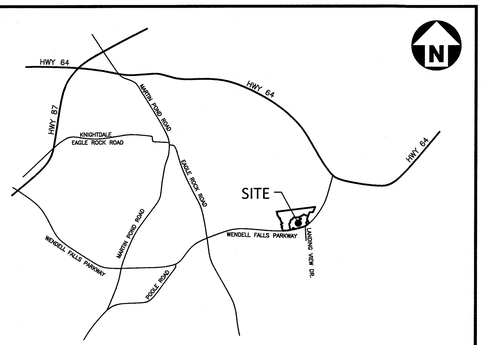
WENDELL FALLS PARKWAY
WENDELL, NORTH CAROLINA 27591

PRELIMINARY SITE DEVELOPMENT PLAN

PROJECT NUMBER: STL-19000
DATE: APRIL 19, 2019

SITE DATA

DEVELOPER	ASHTON WOODS 5711 SIX FORKS ROAD SUITE 300 RALEIGH, NORTH CAROLINA 27609	
OWNER	ARNOLD & MARIA HUERTA 701 S. NEW HOPE ROAD RALEIGH, NORTH CAROLINA 27610	
PIN	1783388411; 1783387100; 1783385088	
SITE AREA	GROSS AREA: 823,013 SF / 18.89 AC R/W DEDICATION: 3,680 SF / 0.08 AC NET AREA: 819,333 SF / 18.81 AC	
EXISTING ZONING	NC	
PROPOSED ZONING	NC-CD	
RIVER BASIN	NEUSE	
EXISTING USE	SINGLE-FAMILY AND VACANT	
PROPOSED USE	101 TOWNHOMES	
DENSITY	PROPOSED	5.51 UNITS / ACRE
SETBACKS	STREET YARD	0'
	SIDE	5'
	REAR FROM ALLEY CENTERLINE	15'
	MAX. FRONT SETBACK	16'
	MAX. FRONT SETBACK (WENDELL FALLS PARKWAY)	30'
	MINIMUM BUILDING SEPARATION	10'
IMPERVIOUS	EXISTING	8,789 SF/0.2 AC
	PROPOSED	283,266 SF/6.5 AC (34.57%)
PARKING	REQUIRED	2 SPACES PER UNIT - 202 SPACES
	PROPOSED	202 SPACES (GARAGE AND DRIVEWAY) 48 SPACES (ON-STREET PARKING) 250 SPACES TOTAL
BICYCLE PARKING	REQUIRED	2 BIKE SPACE PER ¼ ACRE OF PARK SPACE
	PROPOSED	4 SPACES
OPEN SPACE	REQUIRED	REQUIRED: 1,000 SF PER UNIT (101,000 SF)
	PROPOSED	OS (STREAM BUFFER) + OS (PARK SPACE) + 1/2 OS (FLOODPLAIN) = 121,515 SF (14.83%)
PARK SPACE	REQUIRED	REQUIRED: 25% OF OPEN SPACE (25,250 SF)
	PROPOSED	34,512 SF
RECREATION OPEN SPACE	REQUIRED	1/3 OF PARK SPACE = 8,417 SF
	PROPOSED	8,461 SF



VICINITY MAP

N.T.S.

SHEET INDEX

C1.00	EXISTING CONDITIONS
C2.00	PRELIMINARY SITE PLAN
C3.00	PRELIMINARY GRADING AND STORM DRAINAGE PLAN
C4.00	PRELIMINARY UTILITY PLAN
C8.00	TYPICAL SECTIONS AND DETAILS
L5.00	LANDSCAPE PLAN
L5.01	LANDSCAPE DETAILS
A1.10	ARCHITECTURAL ELEVATIONS

ZONING CONDITIONS

1. DEVELOPMENT WILL BE IN ACCORDANCE WITH THE APPROVED SITE DEVELOPMENT PLAN.
2. ALL STRUCTURES MUST BE IN COMPLIANCE WITH THE DIMENSIONAL STANDARDS PROVIDED IN THE APPROVED SITE DEVELOPMENT PLAN.
3. ALLEY SECTION SHOWN IN APPROVED SITE PLANS (20' EDGE TO EDGE, INVERTED CROWN, IN A 20' PUBLIC ACCESS EASEMENT) SHALL BE USED WITHIN THE DEVELOPMENT (PRIVATELY OWNED & MAINTAINED).
4. PARKING SPACES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. A RECORDED PLAT OF RECOMBINATION AND ALL NECESSARY CITY OF RALEIGH UTILITY EASEMENTS AND RIGHT-OF-WAY DEDICATION SHALL BE REQUIRED PRIOR TO THE APPROVAL OF BUILDING PERMITS.
6. CONSTRUCTION OF PUBLIC WATER, PUBLIC SEWER, PRIVATE WATER, AND PRIVATE SEWER MAIN APPROVAL REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
7. NCDOT MINIMUM SIGHT TRIANGLE FOR A STOP CONDITION OF 70' X 10' SHALL BE USED WHERE INDICATED ON THE PRELIMINARY SITE DEVELOPMENT PLAN.
8. GRADING IN THE SPECIAL FLOOD HAZARD AREA WILL BE PERMITTED TO ALLOW FOR FUTURE CONNECTION TO PUBLIC UTILITIES.
9. **TOWNHOMES SHALL BE A PERMITTED USE WITHIN THE PROPOSED CONDITIONAL DISTRICT (NO SEPARATE SUP REQUIRED).**
10. **TOWNHOME UNITS SHALL HAVE A MAXIMUM FRONT SETBACK OF 16' (30' FOR THOSE THAT FRONT ALONG WENDELL FALLS PARKWAY).**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
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CLIENT

ASHTON WOODS
5711 SIX FORKS ROAD, SUITE 300
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 422. 7663

PROJECT DIRECTORY

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1892 STEPHEN M. DORN 06.04.2019

NORTH CAROLINA PROFESSIONAL SEAL 22286 ENGINEER MICHAEL J.E. SANCHEZ 06/04/19

REVISIONS

NO. DATE

PRELIMINARY SITE DEVELOPMENT PLAN FOR:

HUERTA PROPERTY
WENDELL, NORTH CAROLINA 27591
PROJECT NUMBER: STL-19000

X:\Projects\STL\STL-19000\Land\Site Plan\Current Drawings\STL19000-CS1.dwg, 6/4/2019 12:23:42 PM, Williams, Sherrill

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PRELIMINARY SITE DEVELOPMENT PLAN
WENDELL FALLS PARKWAY
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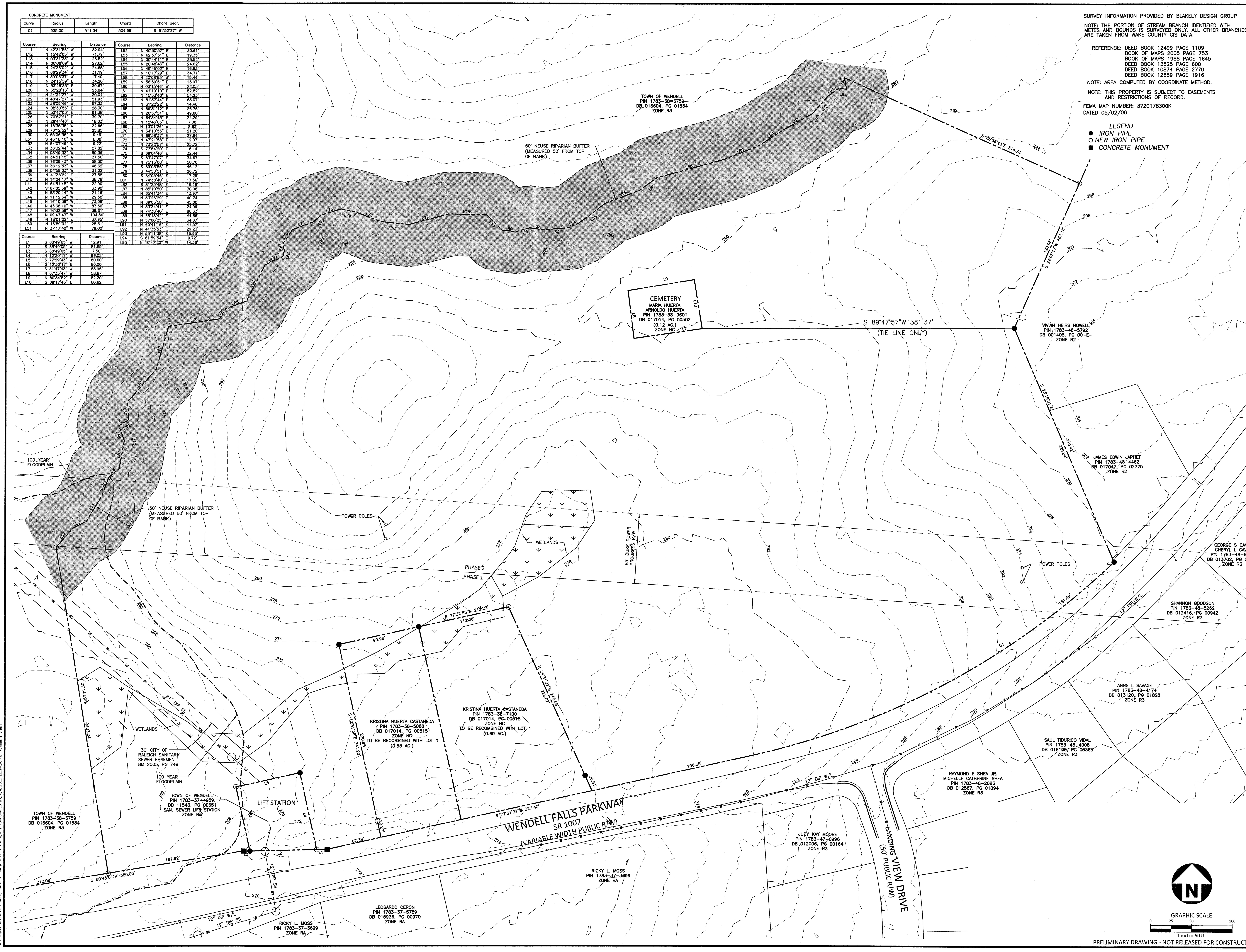

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CONCRETE MONUMENT

Curve	Radius	Length	Chord	Chord Bear.
C1	935.00'	511.34'	504.99'	S 61°52'27" W

Course	Bearing	Distance
L11	N 42°31'56" W	82.94'
L12	N 15°42'05" W	71.79'
L13	N 03°31'33" W	26.52'
L14	N 06°06'09" E	27.62'
L15	N 24°38'02" W	24.65'
L16	N 66°29'34" W	31.19'
L17	N 39°03'37" W	17.40'
L18	N 24°15'59" E	34.20'
L19	N 53°26'35" E	39.67'
L20	N 35°28'16" E	23.04'
L21	N 24°32'27" W	20.04'
L22	N 48°47'27" W	51.93'
L23	N 38°09'46" W	57.33'
L24	N 08°30'55" E	28.30'
L25	N 53°47'03" E	61.38'
L26	N 70°57'21" E	39.70'
L27	N 26°44'46" E	18.03'
L28	N 18°35'35" W	22.66'
L29	N 76°12'52" W	25.85'
L30	S 65°06'36" W	9.49'
L31	S 45°18'10" W	8.08'
L32	N 54°07'49" W	9.22'
L33	N 36°32'44" W	27.82'
L34	N 08°49'32" W	80.36'
L35	N 34°51'15" W	27.50'
L36	N 16°09'43" W	58.30'
L37	N 38°12'53" W	48.32'
L38	N 04°59'03" W	31.02'
L39	N 41°38'22" E	27.58'
L40	N 14°24'17" W	38.78'
L41	N 64°51'45" W	22.90'
L42	S 67°05'59" W	33.90'
L43	N 63°20'14" W	21.16'
L44	N 11°12'34" W	29.58'
L45	N 16°10'39" W	73.06'
L46	N 43°38'10" W	83.50'
L47	N 16°32'58" W	39.61'
L48	N 09°47'43" W	104.56'
L49	N 18°01'02" E	37.95'
L50	N 16°59'02" E	28.31'
L51	N 37°17'40" W	79.00'

Course	Bearing	Distance
L52	N 40°50'57" E	30.61'
L53	N 62°57'51" E	19.35'
L54	N 30°44'11" E	35.52'
L55	N 20°48'43" E	24.62'
L56	N 49°45'02" E	16.63'
L57	N 10°17'29" E	34.71'
L58	N 20°08'53" W	19.44'
L59	N 58°59'51" E	13.97'
L60	N 03°15'46" W	22.03'
L61	N 41°19'10" E	52.82'
L62	N 15°53'40" E	54.23'
L63	N 81°37'44" E	63.07'
L64	N 31°22'22" E	14.46'
L65	N 69°31'42" E	26.76'
L66	N 26°57'51" E	49.60'
L67	N 64°34'45" E	24.29'
L68	N 15°46'03" E	7.08'
L69	N 13°01'26" W	8.63'
L70	N 34°10'53" E	21.20'
L71	N 69°38'37" E	27.64'
L72	N 47°21'58" E	12.07'
L73	N 73°22'57" E	25.72'
L74	S 77°54'20" E	18.14'
L75	S 69°04'46" E	32.44'
L76	S 83°47'07" E	34.67'
L77	N 75°15'08" E	50.70'
L78	S 89°03'56" E	46.12'
L79	S 44°50'51" E	26.72'
L80	S 84°05'46" E	17.25'
L81	N 74°38'40" E	17.56'
L82	S 81°23'48" E	16.18'
L83	N 85°10'50" E	30.98'
L84	N 65°41'34" E	13.97'
L85	N 53°26'29" E	40.74'
L86	N 69°03'58" E	45.00'
L87	N 53°34'41" E	24.99'
L88	N 74°38'40" E	86.33'
L89	N 68°18'42" E	44.66'
L90	N 57°08'25" E	34.67'
L91	N 60°41'16" E	41.57'
L92	N 41°35'53" E	29.23'
L93	N 53°11'38" E	15.95'
L94	S 81°59'54" E	9.72'
L95	N 10°47'20" W	14.36'

Course	Bearing	Distance
L1	S 88°49'05" W	12.91'
L2	S 88°49'05" W	81.59'
L3	S 88°49'05" W	7.50'
L4	N 12°30'17" W	96.02'
L5	S 77°29'43" W	80.00'
L6	S 12°30'17" E	80.00'
L7	S 81°47'43" W	83.96'
L8	N 07°35'47" W	58.87'
L9	N 80°34'52" E	82.20'
L10	S 09°17'45" E	60.62'

SURVEY INFORMATION PROVIDED BY BLAKELY DESIGN GROUP

NOTE: THE PORTION OF STREAM BRANCH IDENTIFIED WITH METES AND BOUNDS IS SURVEYED ONLY. ALL OTHER BRANCHES ARE TAKEN FROM WAKE COUNTY GIS DATA.

REFERENCE: DEED BOOK 12499 PAGE 1109
BOOK OF MAPS 2005 PAGE 753
BOOK OF MAPS 1988 PAGE 1645
DEED BOOK 13525 PAGE 600
DEED BOOK 10874 PAGE 2770
DEED BOOK 12659 PAGE 1916

NOTE: AREA COMPUTED BY COORDINATE METHOD.

NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FEMA MAP NUMBER: 3720178300K
DATED 05/02/06

LEGEND
- ● *IRON PIPE*
- ○ *NEW IRON PIPE*
- ■ *CONCRETE MONUMENT*

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	STL-19000
FILENAME	STL19000-XC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=50'
DATE	04. 19. 2019

SHEET

CONDITIONS

C1.00

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	PROPOSED	34,512 SF
RECREATION OPEN SPACE	REQUIRED	REQUIRED: 1/3 OF PARK SPACE = 8,417 SF
	PROPOSED	8,461 SF

STREET AND ALLEY LENGTHS

STREET "A"	60' R/W	804 LF
STREET "B"	54' R/W	1189 LF
ALLEY "1"	20' ESMT.	588 LF
ALLEY "2"	20' ESMT.	727 LF
ALLEY "3"	20' ESMT.	556 LF
ALLEY "4"	20' ESMT.	485 LF
ALLEY "5"	20' ESMT.	784 LF

OPEN SPACE LEGEND:

- WETLANDS
- OPEN SPACE (PARK SPACE)
- OPEN SPACE (STREAM BUFFER)
- OPEN SPACE (FLOODPLAIN)
- OPEN SPACE (RECREATIONAL)

(DE) VARIABLE WIDTH STORM DRAINAGE EASEMENT

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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WENDELL FALLS PARKWAY
WENDELL, NORTH CAROLINA 27591

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1892 STEPHEN M. DORR
06.04.2019

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	STL-19000
FILENAME	STL19000-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=50'
DATE	04. 19. 2019

SHEET

PRELIMINARY SITE PLAN
C2.00

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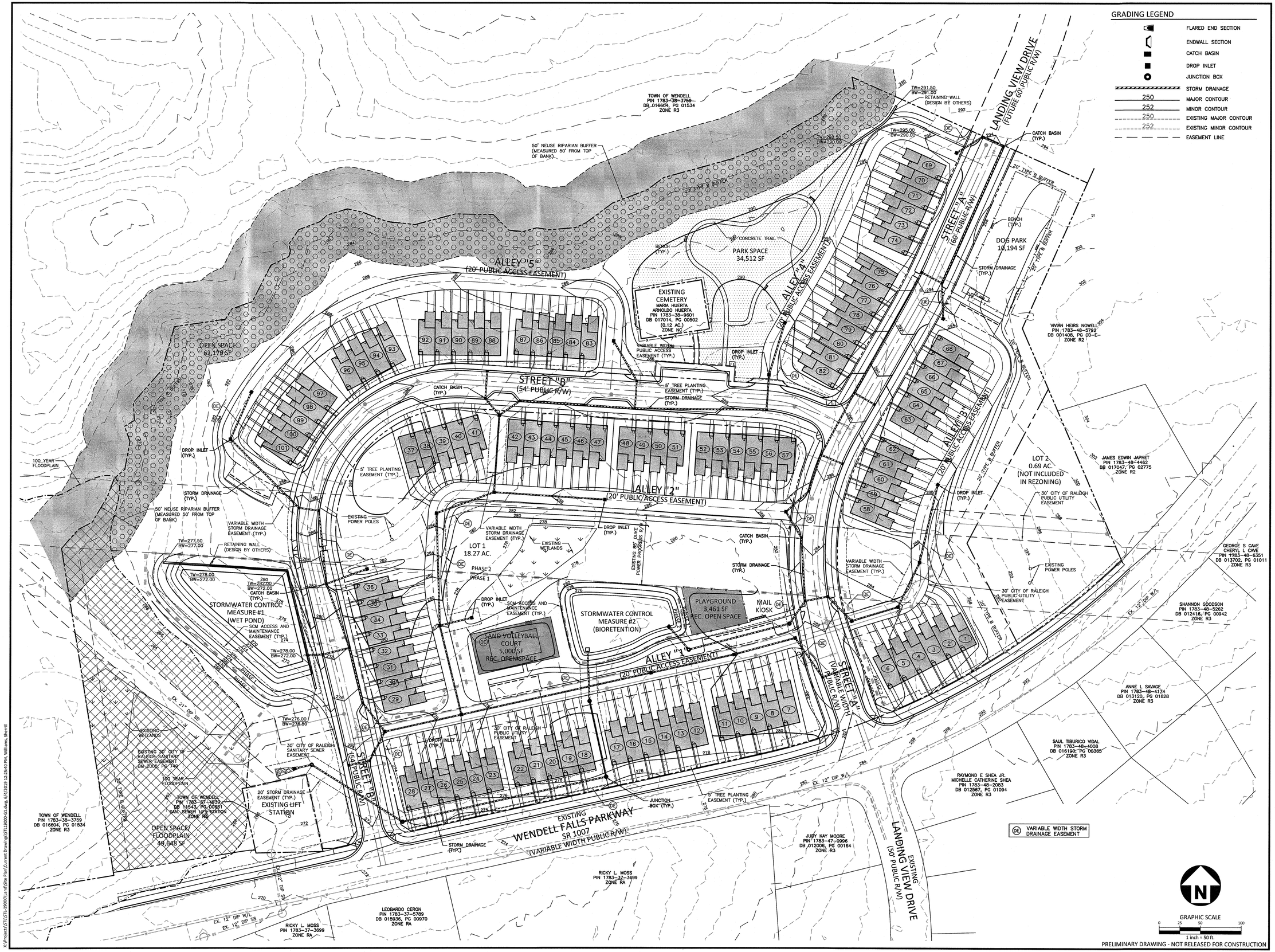

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PRELIMINARY SITE DEVELOPMENT PLAN

WENDELL FALLS PARKWAY
WENDELL, NORTH CAROLINA 27591

NORTH CAROLINA PROFESSIONAL SEAL 22286 ENGINEER MICHAEL J.E. SANCHEZ
06/04/19

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	STL-19000
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SCALE	1"=50'
DATE	04. 19. 2019

SHEET

PRELIMINARY GRADING AND STORM DRAINAGE PLAN

C3.00

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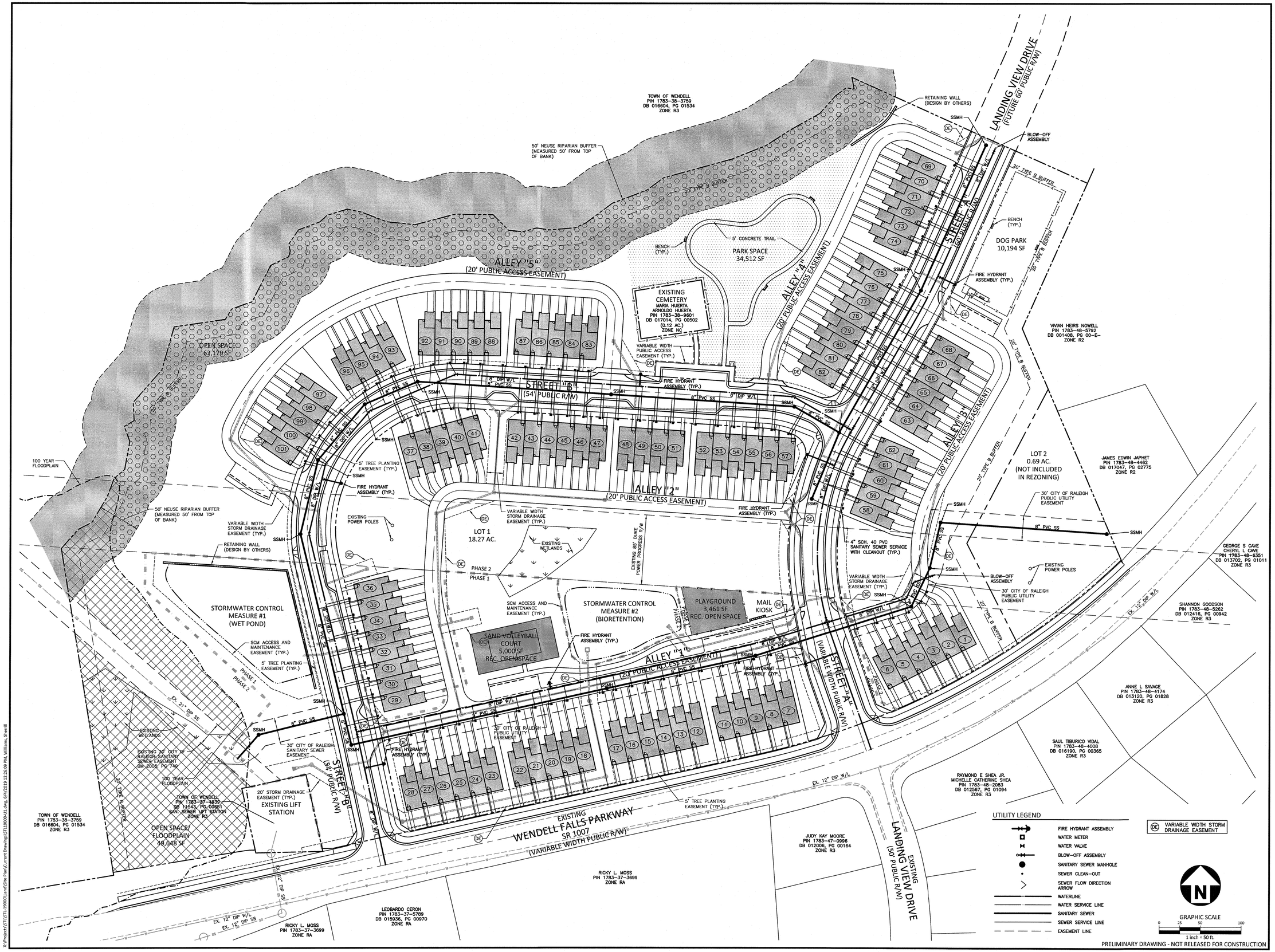

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WENDELL FALLS TOWNHOMES

PRELIMINARY SITE DEVELOPMENT PLAN

WENDELL FALLS PARKWAY
WENDELL, NORTH CAROLINA 27591

NORTH CAROLINA PROFESSIONAL SEAL 22286 ENGINEER MICHAEL J.E. SANCHEZ
06/04/19

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	STL-19000
FILENAME	STL19000-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=50'
DATE	04. 19. 2019

SHEET

PRELIMINARY UTILITY PLAN

C4.00

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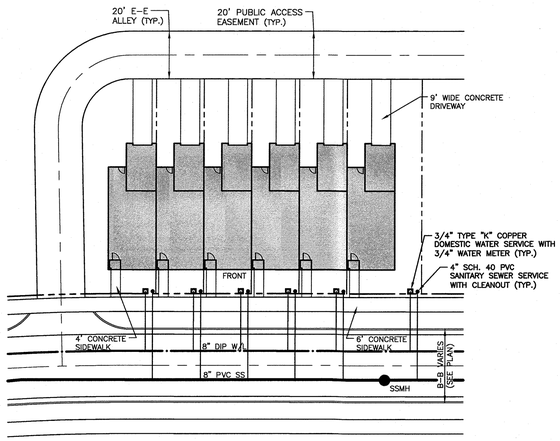

TYPICAL TOWNHOME LAYOUT
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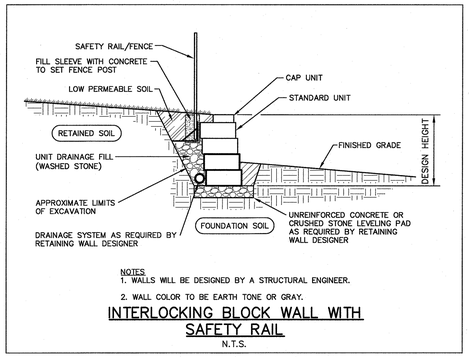
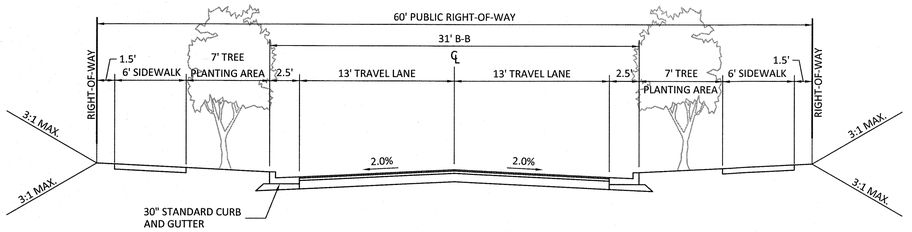
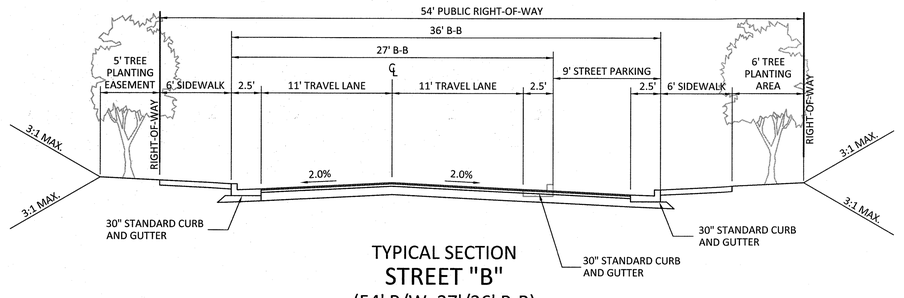


NOTES
1. WALLS WILL BE DESIGNED BY A STRUCTURAL ENGINEER.
2. WALL COLOR TO BE EARTH TONE OR GRAY.

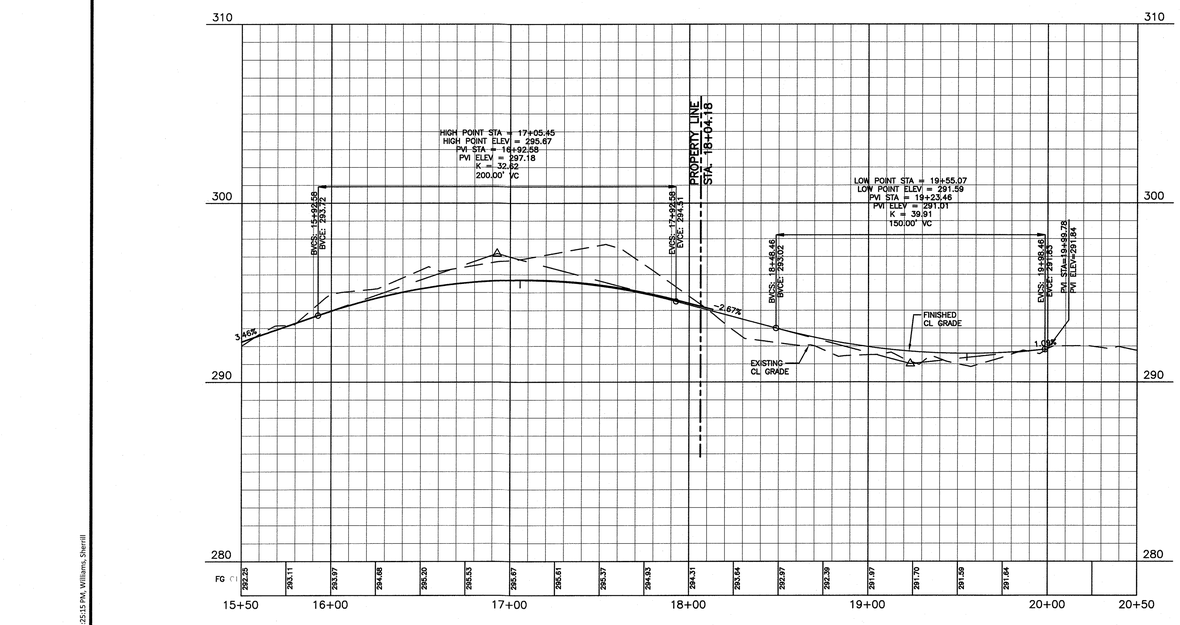
INTERLOCKING BLOCK WALL WITH SAFETY RAIL
N.T.S.



TYPICAL SECTION
STREET "A"
(60' R/W, 31' B-B)



TYPICAL SECTION
STREET "B"
(54' R/W, 27'/36' B-B)



STREET "A" PROFILE EXTENSION
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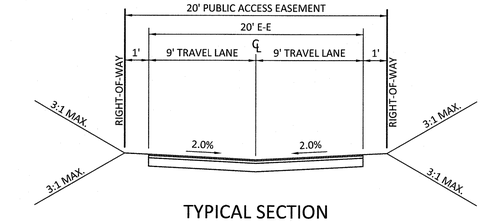
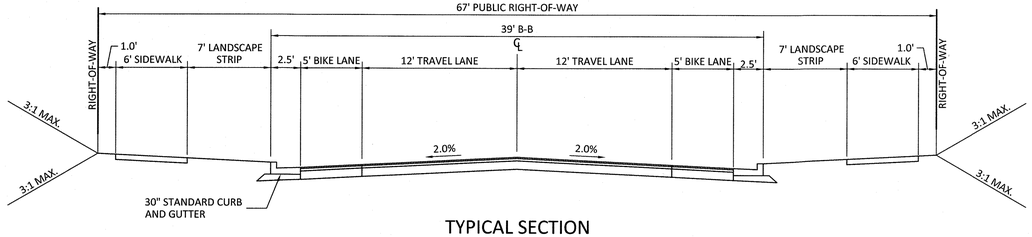


TYPICAL SECTION
ALLEY
(20' R/W, 20' E-E)



TYPICAL SECTION
WENDELL FALLS PARKWAY
(TWO LANE UNDIVIDED)
(67' R/W, 39' B-B)

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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WENDELL FALLS TOWNHOMES
PRELIMINARY SITE DEVELOPMENT PLAN
WENDELL FALLS PARKWAY
WENDELL, NORTH CAROLINA 27591

NORTH CAROLINA LANDSCAPE ARCHITECT 1892 STEPHEN M. BORN
04.04.2019

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	STL-19000
FILENAME	STL19000-S1
CHECKED BY	.
DRAWN BY	.
SCALE	N.T.S.
DATE	04. 19. 2019

SHEET

TYPICAL SECTIONS

C8.00

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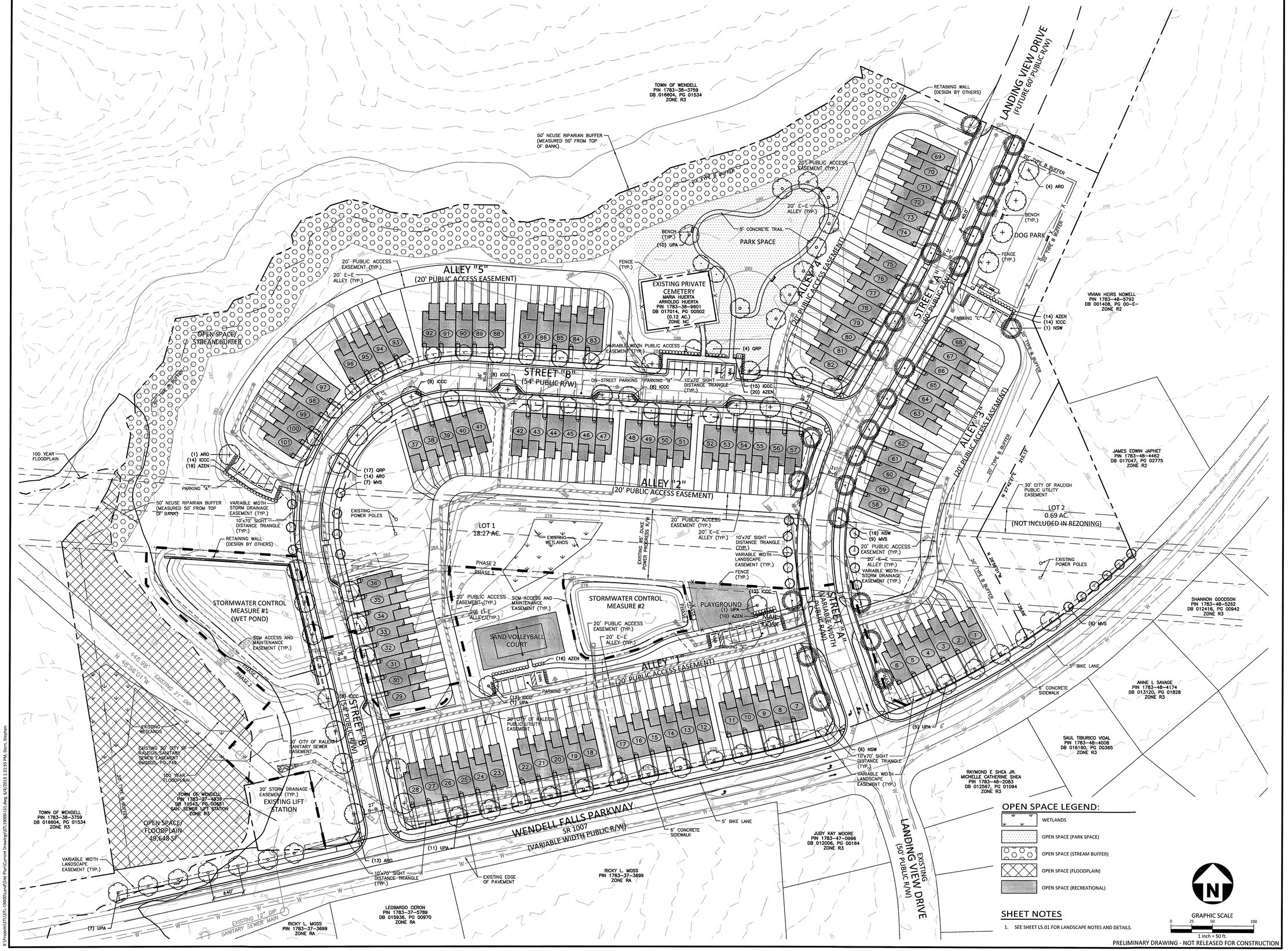

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WENDELL FALLS TOWNHOMES

PRELIMINARY SITE DEVELOPMENT PLAN

WENDELL FALLS PARKWAY
WENDELL, NORTH CAROLINA 27591

NORTH CAROLINA LANDSCAPE ARCHITECTURE REGISTERED 1892 STEPHEN M. DORN 06.04.2019

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	STL-19000
FILENAME	STL19000-LS1
CHECKED BY	-
DRAWN BY	-
SCALE	1"=50'
DATE	04. 19. 2019

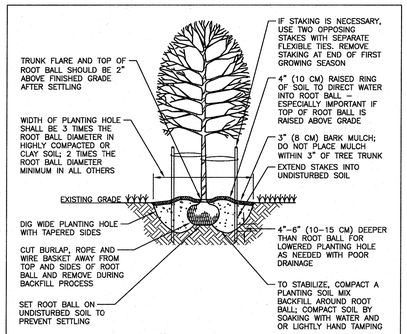
SHEET

LANDSCAPE PLAN

L5.00

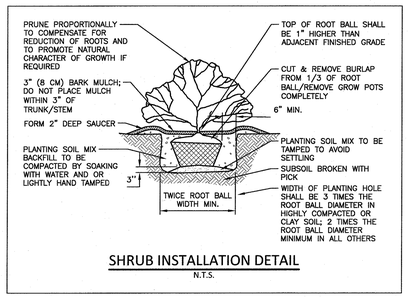
LANDSCAPE NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WENDELL AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
15. PROPOSED TREES TO BE PLANTED A MINIMUM 8 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
17. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
18. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
19. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
20. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
21. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
22. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
23. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
24. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
25. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
26. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
27. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
28. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
29. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
30. ALL TREES TO BE LIMBED TO A HEIGHT OF 8' FROM FINISH GRADE.



NOTES:
1. SELECT TREES THAT HAVE: STRONG CENTRAL LEADER; CROWN WITH FULL FOLIAGE; ARE GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, BE SURE TO SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
3. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC TREE SPECIES.
4. IF USING CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

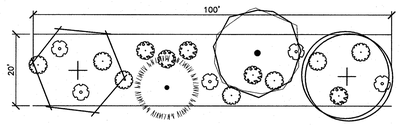
TREE INSTALLATION DETAIL
N.T.S.



SHRUB INSTALLATION DETAIL
N.T.S.

OVERALL PLANT SCHEDULE

CANOPY TREES	CODE	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	QTY
	ARO	October Glory Maple	Acer rubrum 'October Glory' TM	2.5" min		32
	NSW	Black Gum	Nyssa sylvatica 'Wildfire'	2.5" min		26
	QRP	Regal Prince English Oak	Quercus robur 'Regal Prince'	2.5" min		21
	UPA	Allee Lacebark Elm	Ulmus parvifolia 'Allee'	2.5" min		35
EVERGREEN TREES	**CODE**	**COMMON NAME**	**BOTANICAL NAME**	**CAL**	**HEIGHT**	**QTY**
	MVS	Sweet Bay	Magnolia virginiana	–	8' min	22
EVERGREEN SHRUBS	**CODE**	**COMMON NAME**	**BOTANICAL NAME**	**HEIGHT**	**SPACING**	**QTY**
	AZEN	Encore Azalea	Azalea Encore TM	24" min		79
	ICCC	Carissa Holly	Ilex cornuta 'Carissa'	24" min		99



20' TYPE 'B' BUFFER – TYPICAL DETAIL
SCALE: 1"=20'

BUFFER PLANTING NOTES:

1. NO PLANTINGS SHALL BE REQUIRED WHEN A PRESERVED WETLAND OR REQUIRED RIPARIAN BUFFER EXISTS WITHIN A REQUIRED BUFFER.
2. WHEN SUPPLEMENTING EXISTING VEGETATION IN A BUFFER, AVOID DISTURBING CRITICAL ROOT ZONES OF EXISTING TREES.
3. EXISTING VEGETATION TO MEET REQUIREMENTS.
4. NO LARGE CANOPY TREES SHALL BE LOCATED WITHIN DUKE POWER EASEMENT.

BUFFER LEGEND
- CANOPY TREE
- SHRUB

BUFFER PLANT SCHEDULE

CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	FGA	1	American Beech	Fagus grandifolia	2.5" min	
	LTT	1	Tulip Tree	Liriodendron tulipifera	2.5" min	
	PTL	1	Loblolly Pine	Pinus taeda	–	8' min
	QNN	1	Nuttall Oak	Quercus nuttallii	2.5" min	
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**HEIGHT**	**SPACING**
	HQSQ	5	Snow Queen Oakleaf Hydrangea	Hydrangea quercifolia 'Snow Queen'	24" min	
	ILVA	5	Yaupon Holly	Ilex vomitoria	36" min	
	IPAT	7	Anise Tree	Illicium parviflorum	24" min	

STREET TREE CALCULATIONS

WENDELL FALLS PARKWAY (1,128 LF)
- TREES REQUIRED: 29 (1 / 40 LF)
- TREES PROVIDED: 29

STREET "A" (1,360 LF)
- TREES REQUIRED: 34 (1 / 40 LF)
- TREES PROVIDED: 34

STREET "B" (1,971 LF)
- TREES REQUIRED: 50 (1 / 40 LF)
- TREES PROVIDED: 51

OPEN SPACE TREE CALCULATIONS

PARK SPACE (34,512 SF)
- TREES REQUIRED: 14 (1 / 2,500 SF)
- TREES PROVIDED: 14

DOG PARK (10,194 SF)
- TREES REQUIRED: 4 (1 / 2,500 SF)
- TREES PROVIDED: 4

PARKING LOT SCREENING CALCULATIONS

PARKING "A" - 6 STALLS
- TREES REQUIRED: 1 (1 / 12 STALLS)
- TREES PROVIDED: 1
- SHRUBS REQUIRED: 4 (4 / 12 STALLS)
- SHRUBS PROVIDED: 33

PARKING "B" - 8 STALLS
- TREES REQUIRED: 1 (1 / 12 STALLS)
- TREES PROVIDED: 2
- SHRUBS REQUIRED: 4 (4 / 12 STALLS)
- SHRUBS PROVIDED: 35

PARKING "C" - 6 STALLS
- TREES REQUIRED: 1 (1 / 12 STALLS)
- TREES PROVIDED: 1
- SHRUBS REQUIRED: 4 (4 / 12 STALLS)
- SHRUBS PROVIDED: 28

PARKING "D" - 6 STALLS
- TREES REQUIRED: 1 (1 / 12 STALLS)
- TREES PROVIDED: 1
- SHRUBS REQUIRED: 4 (4 / 12 STALLS)
- SHRUBS PROVIDED: 28

PARKING "E" - 9 STALLS
- TREES REQUIRED: 1 (1 / 12 STALLS)
- TREES PROVIDED: 1
- SHRUBS REQUIRED: 4 (4 / 12 STALLS)
- SHRUBS PROVIDED: 22

ON-STREET PARKING - 20 STALLS
- TREES REQUIRED: 2 (1 / 12 STALLS)
- TREES PROVIDED: 4
- SHRUBS REQUIRED: 8 (4 / 12 STALLS)
- SHRUBS PROVIDED: 32

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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WENDELL FALLS TOWNHOMES
PRELIMINARY SITE DEVELOPMENT PLAN
WENDELL FALLS PARKWAY
WENDELL, NORTH CAROLINA 27591

NORTH CAROLINA LANDSCAPE ARCHITECT 1892 STEPHEN M. DORN
04.04.2019

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	STL-19000
FILENAME	STL19000-LS1
CHECKED BY	-
DRAWN BY	-
SCALE	N.T.S.
DATE	04. 19. 2019

SHEET

LANDSCAPE DETAILS

L5.01

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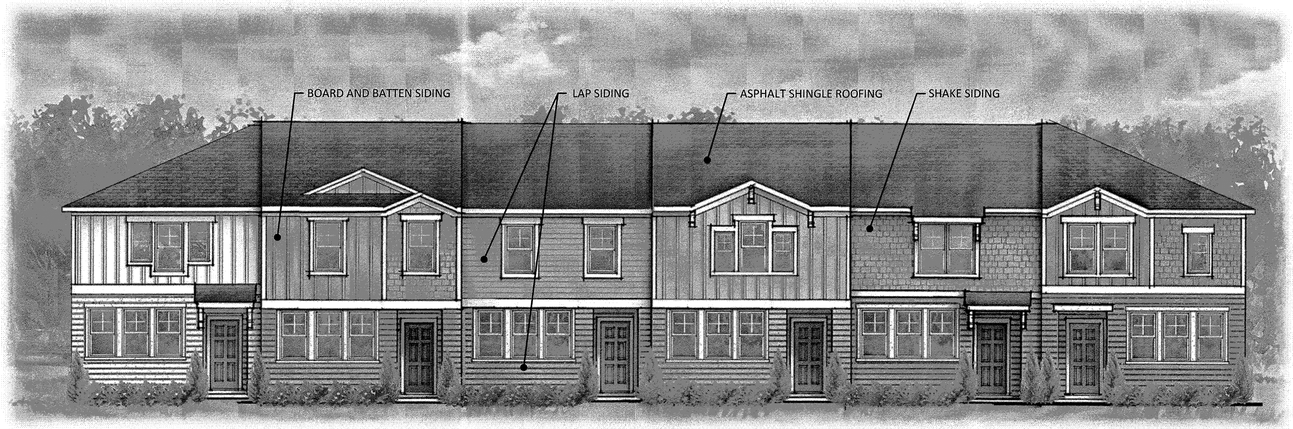
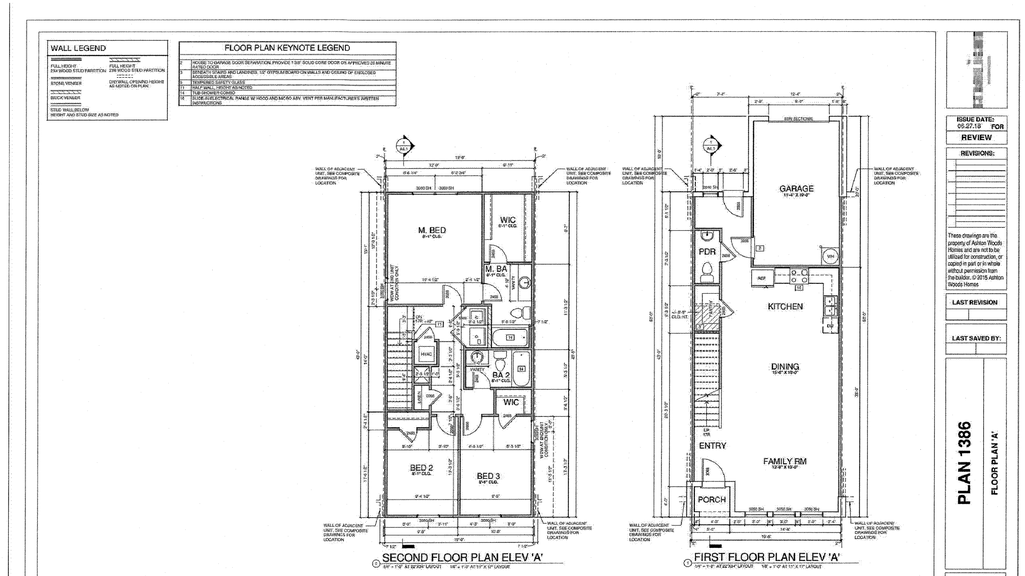
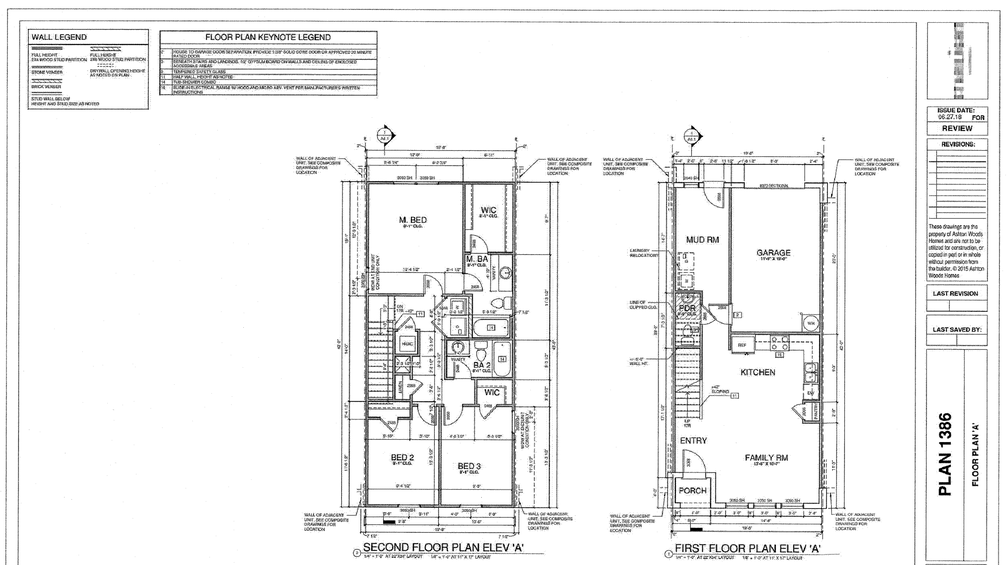


TOWNHOME MODEL

WENDELL FALLS TOWNHOMES | WENDELL, NORTH CAROLINA | CONCEPT ARCHITECTURAL ELEVATIONS | APRIL 09, 2019 | P 01 | McADAMS



VERSION 1



VERSION 2

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REVISIONS

NO. DATE

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DRAWN BY	.
SCALE	N.T.S.
DATE	04. 19. 2019

SHEET

ARCHITECTURAL ELEVATIONS
A1.10

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