

# WENDELL FALLS PHASE 10 B

## CONSTRUCTION DOCUMENTS WENDELL, NORTH CAROLINA

DATE: FEBRUARY 05, 2021  
REV: JANUARY 3, 2022

### AGENCY CONTACTS

A. Town of Wendell  
Planning Department  
15 E. Fourth Street  
Wendell, NC 27591  
Contact: Bryan Coates  
Phone: (919) 366-6888  
Email: BCoates@townofwendell.com

B. Wake County  
Watershed Management  
Waverly F. Akins Building  
337 S. Salisbury St  
Raleigh, NC 27601  
Contact: Karyn Pageau  
Phone: (919) 796-8769  
Email: karyn.pageau@wakegov.com

Stormwater Review:  
Contact: Ashley Rodgers, PE, CFM

Erosion Control Review:  
Contact: Karyn Pageau

C. City of Raleigh Public Utilities Department  
One Exchange Plaza  
Suite 620  
Raleigh, NC 27601  
P.O. Box 590  
Raleigh, NC 27602  
Contact: Lorea Sample  
Phone: (919) 996-3484  
Fax: (919) 996-1866  
Email: lorea.sample@raleighnc.gov

D. Town of Wendell Engineering Review  
A. Morton Thomas & Associates  
6131 Falls of Neuse Road, Suite 106  
Raleigh, NC 27609  
Contact: Samuel MacDonald, P.E.  
Phone: (919) 855-9989  
Fax: (919) 855-5687

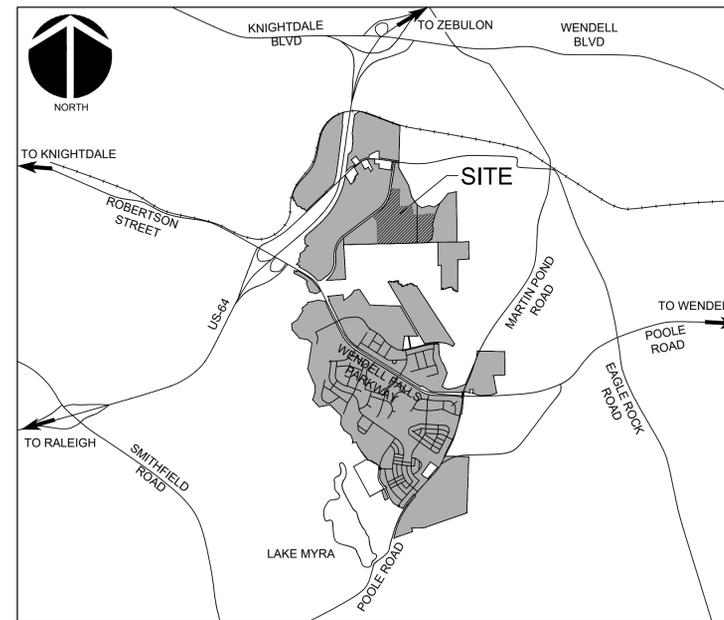
**PUBLIC UTILITY QUANTITIES**  
PHASE: 10B  
# LOTS: 119  
# TOTAL HOUSING UNITS: 119  
# SINGLE-FAMILY HOUSING UNITS: 119  
# TOWNHOME HOUSING UNITS: 0  
# OPEN SPACE SITES: 3  
# AMENITY SITES: 1 (FUTURE)  
GROSS PROJECT DENSITY: 3.78 UNITS/ACRE

**UTILITY QUANTITIES:**  
**SEWER**  
8" PVC SEWER MAIN = ± 6,521 LF  
8" DIP SEWER MAIN = ± 800 LF

**WATER**  
12" DIP = ± 1,869 LF  
8" DIP = ± 4,874 LF  
TOTAL = ± 6,743 LF

PUBLIC STREETS = ± 6,562 LF  
WATER SERVICE STUBS = 120  
SEWER SERVICE STUBS = 120

NOTE: A PLAN OF ALL NECESSARY RIGHT-OF-WAY DEDICATIONS AND CITY OF RALEIGH WATER LINE EASEMENTS MUST BE SUBMITTED TO CORPUS FOR REVIEW, COMMENTS, AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS FROM THE TOWN OF WENDELL.



VICINITY MAP  
NTS

### PROJECT DATA

NAME OF PROJECT:

WENDELL PHASE 10 B  
CONSTRUCTION DOCUMENTS  
WENDELL, NORTH CAROLINA

OWNER:

NASH WENDELL FALLS, LLC  
4020 WESTCHASE BLVD  
SUITE 150  
RALEIGH, NC 27607  
PHONE: (919) 951-0718  
FAX: (919) 240-4963  
CONTACT: TANYA MATZEN  
NEWLAND COMMUNITIES  
EMAIL: tmatzen@newlandco.com

PREPARED BY:

McKIM & CREED  
1730 VARSITY DRIVE, SUITE 500  
RALEIGH, NORTH CAROLINA 27606  
PHONE: (919) 233-8091  
FAX: (919) 233-8031  
CONTACT: CHRIS SEAMSTER, PLA  
EMAIL: cseamster@mckimcreed.com

PROJECT AREA: 79.5 AC  
PHASE 10 B AREA: 31.47 AC

These improvements shall be constructed in accordance with the following plans, and the Standard Specifications of the Town of Wendell and Wake County.



FINAL DRAWINGS  
FOR REVIEW PURPOSES ONLY

WENDELL FALLS®  
BY  
NEWLAND®

**MCKIM & CREED**  
1730 Varsity Drive, Suite 500  
Raleigh, North Carolina 27606  
Phone: (919)233-8091, Fax: (919)233-8031  
F-1222  
www.mckimcreed.com

### SHEET INDEX

C0.1	COVER SHEET	SEAL DATE	REV #
C0.2	EXISTING CONDITIONS AND DEMOLITION PLAN	2022.01.03	A
C1.0	PHASE 10B SITE PLAN (OVERALL)	2022.01.03	A
C1.1	SITE PLAN (ENLARGEMENT)	2022.01.03	A
C1.2	SITE PLAN (ENLARGEMENT)	2022.01.03	A
C1.3	SIGNAGE PLAN (ENLARGEMENT)	2022.01.03	A
C1.4	SIGNAGE PLAN (ENLARGEMENT)	2022.01.03	A
C2.0	OVERALL UTILITY PLAN	2022.01.03	A
C2.1	UTILITY PLAN (ENLARGEMENT)	2022.01.03	A
C2.2	UTILITY PLAN (ENLARGEMENT)	2022.01.03	A
C3.0	OVERALL PHASE 1 EROSION CONTROL	2022.01.03	A
C3.1	PHASE 1 EROSION CONTROL (ENLARGEMENT)	2022.01.03	A
C3.2	PHASE 1 EROSION CONTROL (ENLARGEMENT)	2022.01.03	A
C3.3	PHASE 1 EROSION CONTROL (ENLARGEMENT)	2022.01.03	A
C3.4	PHASE 1 EROSION CONTROL (ENLARGEMENT)	2022.01.03	A
C3.5	PHASE 1 EROSION CONTROL (ENLARGEMENT)	2022.01.03	A
C3.6	PHASE 1 EROSION CONTROL (ENLARGEMENT)	2022.01.03	A
C3.7	OVERALL PHASE 2 EROSION CONTROL	2022.01.03	A
C3.8	PHASE 2 EROSION CONTROL (ENLARGEMENT)	2022.01.03	A
C3.9	PHASE 2 EROSION CONTROL (ENLARGEMENT)	2022.01.03	A
C3.10	PHASE 2 EROSION CONTROL (ENLARGEMENT)	2022.01.03	A
C3.11	PHASE 2 EROSION CONTROL (ENLARGEMENT)	2022.01.03	A
C3.12	PHASE 2 EROSION CONTROL (ENLARGEMENT)	2022.01.03	A
C3.13	PHASE 2 EROSION CONTROL (ENLARGEMENT)	2022.01.03	A
C3.14	OVERALL GRADING PLAN	2022.01.03	A
C3.15	GRADING PLAN (ENLARGEMENT)	2022.01.03	A
C3.16	GRADING PLAN (ENLARGEMENT)	2022.01.03	A
C3.17	STORM TABLES	2022.01.03	A
C3.18	DRAINAGE NOTES	2022.01.03	A
C4.1	PLAN & PROFILE - PINEY FALLS DRIVE	2022.01.03	A
C4.2	PLAN & PROFILE - PINEY FALLS DRIVE	2022.01.03	A
C4.3	PLAN & PROFILE - PINEY FALLS DRIVE & BEARCAMP PATH	2022.01.03	A
C4.4	PLAN & PROFILE - HIDDEN CANYON DRIVE	2022.01.03	A
C4.5	PLAN & PROFILE - PORTERS CALL DRIVE	2022.01.03	A
C4.6	PLAN & PROFILE - BEARCAMP PATH EXTENSION & CARDINALS PERCH LANE	2022.01.03	A
C4.7	PLAN & PROFILE - OLIVER FALLS COURT	2022.01.03	A
C4.8	PLAN & PROFILE - MOSSY FALLS COURT	2022.01.03	A
C4.9	PLAN & PROFILE - WASH HOLLOW DRIVE	2022.01.03	A
C4.10	PLAN & PROFILE - SEWER OUTFALL 2 & ALLEY 13	2022.01.03	A
C4.11	PLAN & PROFILE - SEWER OUTFALL	2022.01.03	A
C4.12	PLAN & PROFILE - STORM OUTFALL 1 & STORM OUTFALL 2	2022.01.03	A
C5.1	PLANTING PLAN (ENLARGEMENT)	2022.01.03	A
C5.2	PLANTING PLAN (ENLARGEMENT)	2022.01.03	A
C5.3	PLANTING PLAN (DETAILS AND NOTES)	2022.01.03	A
D1.1	EROSION AND SEDIMENT CONTROL DETAILS	2022.01.03	A
D1.2	EROSION AND SEDIMENT CONTROL DETAILS	2022.01.03	A
D1.3	EROSION AND SEDIMENT CONTROL DETAILS	2022.01.03	A
D1.4	EROSION AND SEDIMENT CONTROL DETAILS	2022.01.03	A
D2.1	ROADWAY TYPICAL SECTIONS	2022.01.03	A
D2.2	SITE DETAILS	2022.01.03	A
D2.3	SITE DETAILS	2022.01.03	A
D2.4	DRAINAGE STRUCTURE DETAILS	2022.01.03	A
D2.5	STREET LIGHT DETAIL	2022.01.03	A
D3.1	WATER DETAILS	2022.01.03	A
D3.2	WATER DETAILS	2022.01.03	A
D3.3	SEWER DETAILS	2022.01.03	A
D3.4	SEWER DETAILS	2022.01.03	A
D4.1	BMP #32 DETAILS	2022.01.03	A
D4.2	BMP #32 DETAILS	2022.01.03	A
D4.3	BMP #32 DETAILS	2022.01.03	A
D4.4	BMP #33 DETAILS	2022.01.03	A
D4.5	BMP #33 DETAILS	2022.01.03	A
D4.6	BMP #33 DETAILS	2022.01.03	A

ISSUED FOR  
CONSTRUCTION

### ATTENTION CONTRACTORS:

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-4540 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

### EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT

APPROVED

EROSION CONTROL  S-

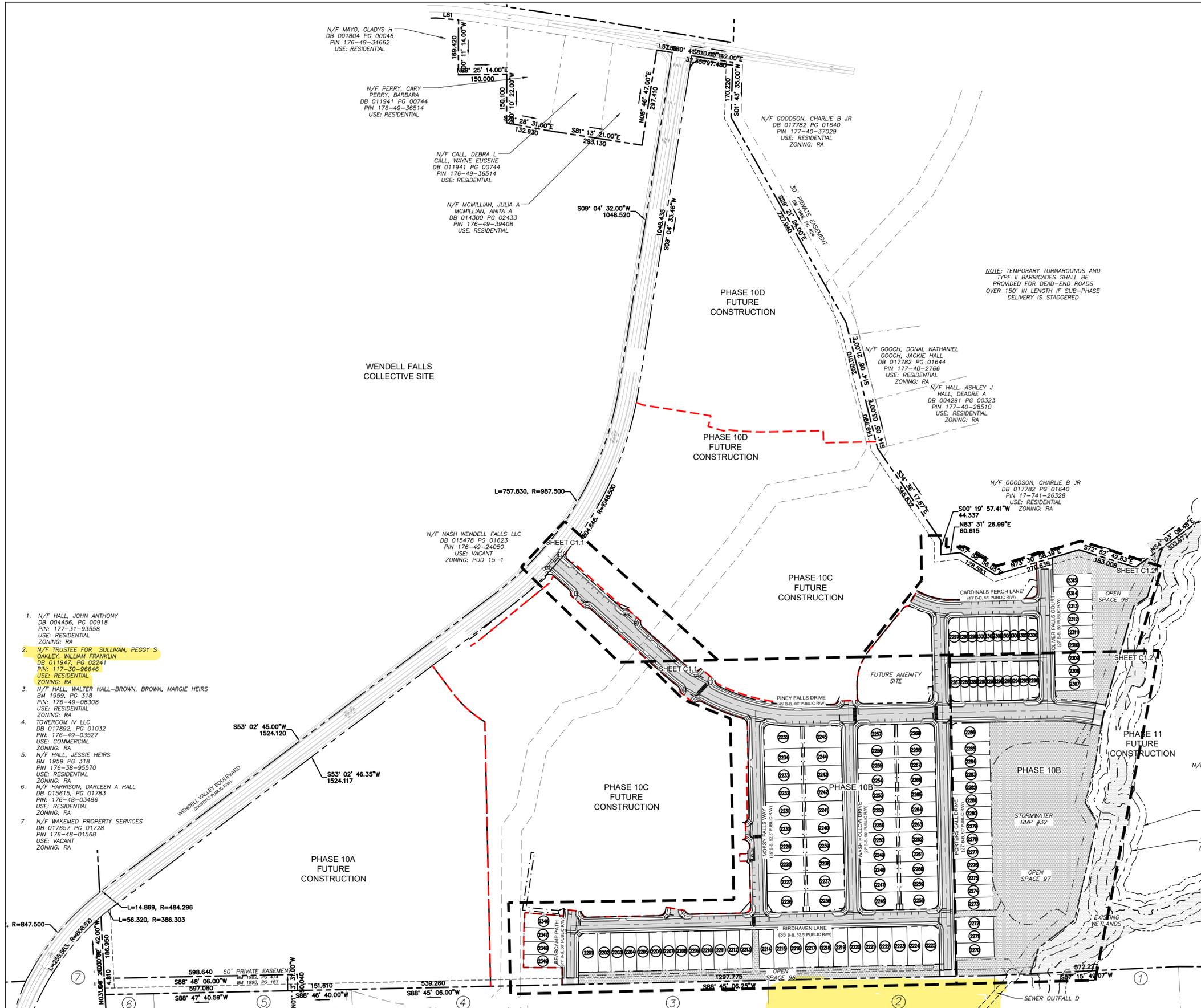
STORMWATER MGMT.  S-

FLOOD STUDY  S-

DATE



ENVIRONMENTAL CONSULTANT SIGNATURE



**SITE DATA**

**CURRENT PROPERTY OWNER:**  
 NASH WENDELL FALLS, LLC  
 4020 WESTCHASE BLVD  
 SUITE 150  
 RALEIGH, NC 27607  
 CONTACT: TANYA MATZEN  
 PHONE: (919) 951-0718

**DEVELOPER:**  
 NASH WENDELL FALLS, LLC  
 4020 WESTCHASE BLVD  
 SUITE 150  
 RALEIGH, NC 27607  
 CONTACT: TANYA MATZEN  
 PHONE: (919) 951-0718

**ZONING:** PUD15-1 ZONES 2&3

**TRACT INFORMATION:**  
 PHASE 10B  
 GROSS TRACT AREA: 31.47 ACRES

**PROPERTY ADDRESS:** WENDELL VALLEY PARKWAY

**# LOTS:** 123  
**# TOTAL HOUSING UNITS:** 119  
**# SINGLE-FAMILY HOUSING UNITS:** 119  
**# TOWNHOME HOUSING UNITS:** 0  
**# OPEN SPACE SITES:** 3  
**# AMENITY SITES:** 1 (FUTURE)

**PARCEL PIN:** 176-49-24050, 177-41-16521

**PLAT/DEED REFERENCE:** DB 015478 PG 01623,  
 DB 016648 PG 00594

**PUBLIC ROADS:** (6,562 LF/8.38 AC)  
 PINEY FALLS DRIVE (1,891 LF, 124,844 SF/2.87 AC)  
 BEARCAMP PATH (208 LF, 10,380 SF/0.24 AC)  
 BIRDHAVEN LANE (1,166 LF, 61,235 SF/1.41 AC)  
 MOSSY FALLS WAY (652 LF, 34,224 SF/0.79 AC)  
 WASH HOLLOW DRIVE (676 LF, 33,800 SF/0.78 AC)  
 PORTERS CALL DRIVE (1,117 LF, 55,847 SF/1.28 AC)  
 OLIVER FALLS COURT (435 LF, 21,726 SF/0.50 AC)  
 CARDINALS PERCH LANE (417 LF, 22,941 SF/0.53 AC)

**PRIVATE ALLEYS:** (6,963 LF/3.20 AC)  
 ALLEY 13 (328 LF, 6,550 SF/0.15 AC)

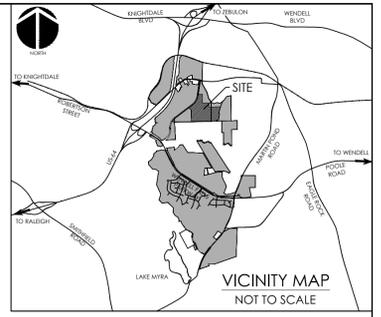
**OVERALL ANTICIPATED IMPERVIOUS AREA:**  
 ROAD IMP.: 219,546 SF 5.04 AC  
 ALLEY IMP.: 4,472 SF 0.10 AC  
 SIDEWALK IMP.: 64,625 SF 1.48 AC  
 LOTS IMP.: 355,900 SF 8.17 AC  
 TOTAL IMP.: 644,544 SF 14.80 AC

**OPEN SPACE ACREAGE:** ±7.55 AC

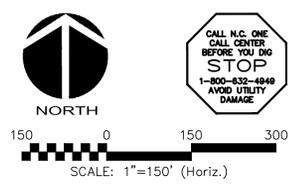
**LOT SETBACK REQUIREMENTS**

FRONT SETBACK FROM PUBLIC R/W (FRONT LOAD)	20'
FRONT SETBACK FROM PUBLIC R/W (REAR LOAD)	10'
SIDE SETBACK FROM PUBLIC R/W (FRONT LOAD)	8'
SIDE SETBACK FROM PUBLIC R/W (REAR LOAD)	6'
SIDE SETBACK FROM ADJACENT LOT	3'
REAR SETBACK	20'
REAR SETBACK FROM PRIVATE R/W (FROM CENTERLINE)	15'
MINIMUM STREET YARD	10'
MINIMUM LANDSCAPE BUFFER ALONG S.F.RESIDENTIAL	10'

**EXISTING AND PROPOSED USE FOR SITE IS VACANT/RESIDENTIAL.**  
**PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE TOWN OF WENDELL.**



- N/F HALL, JOHN ANTHONY  
 DB 004456, PG 00918  
 PIN: 177-31-93558  
 USE: RESIDENTIAL  
 ZONING: RA
- N/F TRUSTEE FOR SULLIVAN, PEGGY S.  
 OAKLEY, WILLIAM FRANKLIN  
 DB 011947, PG 02241  
 PIN: 117-30-96646  
 USE: RESIDENTIAL  
 ZONING: RA
- N/F HALL, WALTER HALL-BROWN, BROWN, MARGIE HEIRS  
 BM 1959, PG 318  
 PIN: 176-49-08308  
 USE: RESIDENTIAL  
 ZONING: RA
- TOWERCOM IV LLC  
 DB 017892, PG 01032  
 PIN: 176-49-03527  
 USE: COMMERCIAL  
 ZONING: RA
- N/F HALL, JESSIE HEIRS  
 BM 1959 PG 318  
 PIN: 176-38-95370  
 USE: RESIDENTIAL  
 ZONING: RA
- N/F HARRISON, DARLEEN A HALL  
 DB 015615, PG 01783  
 PIN: 176-48-03486  
 USE: RESIDENTIAL  
 ZONING: RA
- N/F WAKEMED PROPERTY SERVICES  
 DB 017657 PG 01728  
 PIN: 176-48-01568  
 USE: VACANT  
 ZONING: RA



**LEGEND**

	NEW RIGHT OF WAY
	NEUSE RIVER RIPARIAN BUFFER ZONE
	NEUSE RIVER RIPARIAN BUFFER ZONE
	SUBPHASE LINE
	NEW ASPHALT PAVEMENT
	COMMON OPEN SPACE
	EXISTING WETLANDS

REV. NO.	ISSUED FOR CONSTRUCTION	DESCRIPTIONS	DATE
1	ISSUED FOR CONSTRUCTION		2022.01.03

SEAL

F

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**MCKIM & CREED**

1730 Varsity Drive, Suite 500  
 Raleigh, North Carolina 27606  
 Phone: (919)233-8091, Fax: (919)233-8031  
 F-1222

www.mckimcreed.com

**WENDELL FALLS®**

BY

**NEWLAND®**

**WENDELL FALLS PHASE 10 B  
 CONSTRUCTION DOCUMENT SUBMITTAL  
 WENDELL, NORTH CAROLINA**

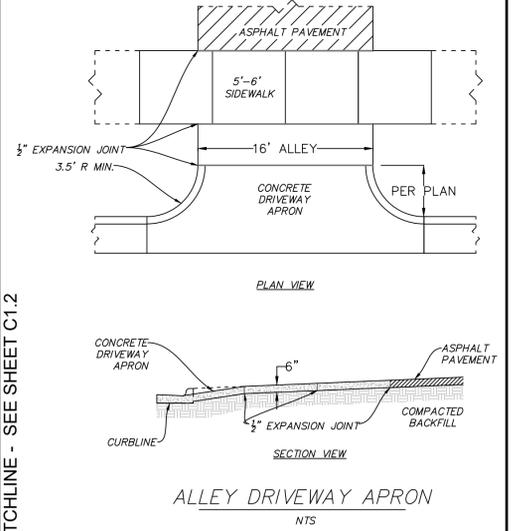
**SITE PLAN (OVERALL)**

DATE: JANUARY 3, 2022	SCALE: HORIZONTAL: 1"=150'	M&E FILE NUMBER: C1.0
M&E PROJ. #: 02735-0284	VERTICAL: N/A	DRAWING NUMBER: C1.0
DRAWN: DCR		
DESIGNED: DCR		
CHECKED: GCA		
PROJ. MGR.: CHS		
STATUS: FINAL DRAWINGS ISSUED FOR CONSTRUCTION	REVISION: A	

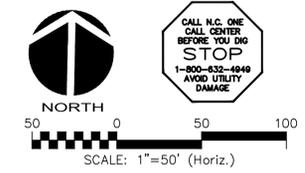
MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE SHEET C1.2

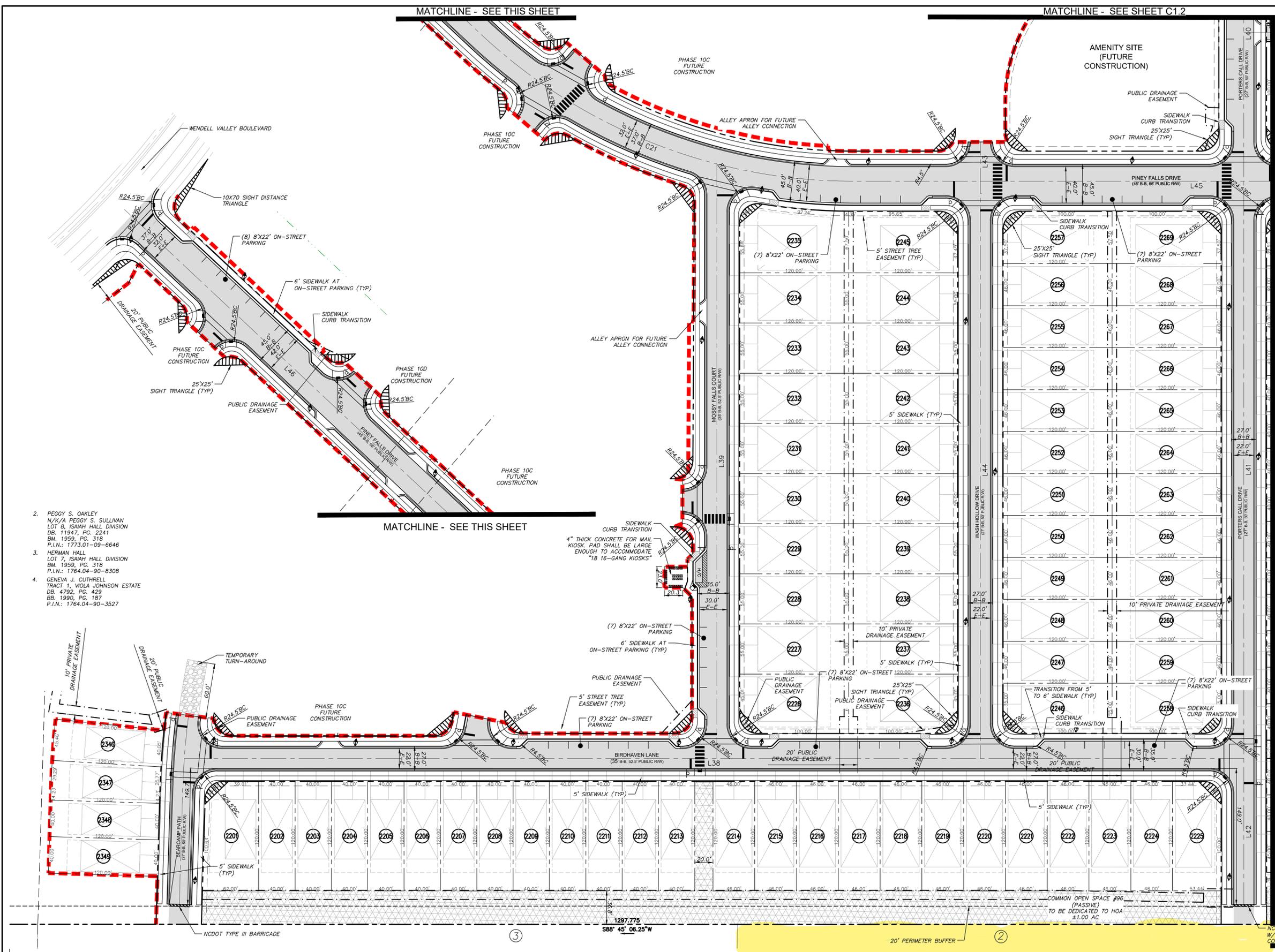
- NOTES:**
1. ALLEY CONNECTIONS TO BE 16' WIDTH.
  2. ALL CONCRETE SHALL BE 3000 PSI.
  3. ALL DRIVEWAYS SHALL BE INSTALLED WITH A SIDEWALK SECTION AND UTILITY STRIP AS SHOWN. SIDEWALK SECTIONS SHALL HAVE 1/4" PER FOOT FALL TOWARDS THE STREET.



- LEGEND**
- NEW RIGHT OF WAY
  - EXISTING RIGHT OF WAY
  - NEUSE RIVER RIPARIAN BUFFER ZONE 1
  - NEUSE RIVER RIPARIAN BUFFER ZONE 2
  - SUBPHASE LINE
  - STORMWATER BMP MAINTENANCE & ACCESS EASEMENT
  - PRIVATE/PUBLIC DRAINAGE EASEMENT (PuDe)
  - CITY OF RALEIGH SANITARY SEWER EASEMENT
  - SIGN
  - PROPOSED STREET LIGHT LOCATION
  - NEW ASPHALT PAVEMENT
  - COMMON OPEN SPACE
  - EXISTING WETLANDS



2. PEGGY S. OAKLEY  
N/K/A PEGGY S. SULLIVAN  
LOT 8, ISAIAH HALL DIVISION  
DB. 11947, PG. 2241  
BM. 1959, PG. 318  
P.I.N.: 1773.01-09-6646
3. HERMAN HALL  
LOT 7, ISAIAH HALL DIVISION  
BM. 1959, PG. 318  
P.I.N.: 1764.04-90-8308
4. GENEVA J. CUTHRELL  
TRACT 1, VIOLA JOHNSON ESTATE  
DB. 4792, PG. 429  
BM. 1990, PG. 187  
P.I.N.: 1764.04-90-3527



REV. NO.	ISSUED FOR CONSTRUCTION	DATE
1	ISSUED FOR CONSTRUCTION	2022.01.03

DESCRIPTIONS	REVISIONS

**MCKIM & CREED**  
 1730 Varsity Drive, Suite 500  
 Raleigh, North Carolina 27606  
 Phone: (919)233-8091, Fax: (919)233-8031  
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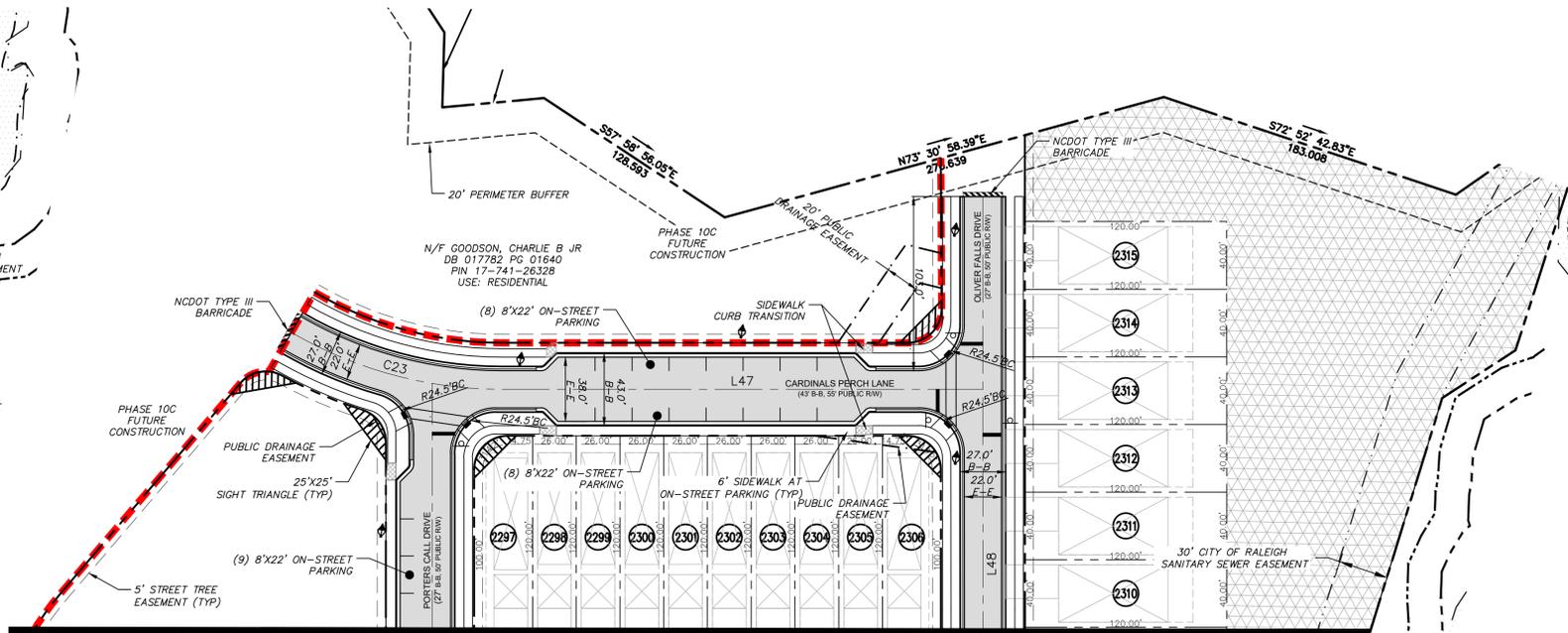
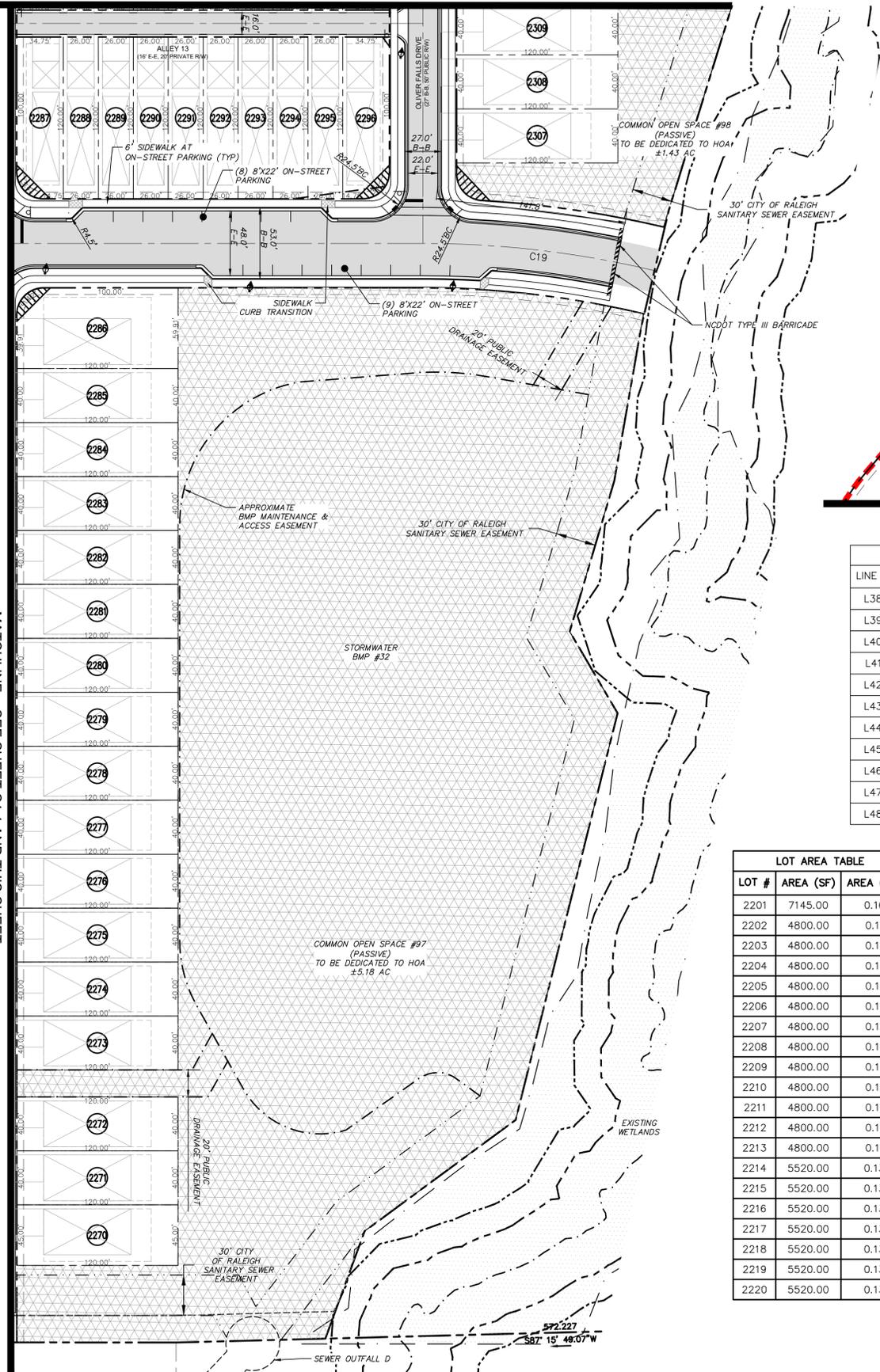
**WENDELL FALLS®**  
 BY  
**NEWLAND®**

**WENDELL FALLS PHASE 10 B**  
**CONSTRUCTION DOCUMENT SUBMITTAL**  
**WENDELL, NORTH CAROLINA**  
 SITE PLAN (ENLARGEMENT)

DATE: JANUARY 3, 2022	SCALE: HORIZONTAL: C1.1	VERTICAL: C1.1
MCE PROJ. #: 02735-0284	DESIGNED: DCR	CHECKED: GCA
PROJ. MGR. CHS	STATUS: FINAL DRAWINGS ISSUED FOR CONSTRUCTION	REVISION: A

MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE SHEET C1.1 AND THIS SHEET



MATCHLINE - SEE SHEET C1.1

MATCHLINE - SEE THIS SHEET

LINE #	LENGTH	DIRECTION
L38	1166.38	S88°44'48\"W
L39	651.89	S11°5'12\"E
L40	323.98	S11°5'12\"E
L41	633.00	S11°5'12\"E
L42	159.95	S11°5'12\"E
L43	43.00	S11°5'12\"E
L44	633.00	S11°5'12\"E
L45	757.43	S88°44'48\"W
L46	508.51	N48°10'50\"W
L47	285.90	N88°44'48\"E
L48	434.51	S11°5'12\"E

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C19	750.00	174.58	87.69	N84°35'04.96\"W	174.19	13°20'14\"
C21	600.00	451.06	236.79	N69°43'00.92\"W	440.51	43°04'22\"
C23	250.00	131.21	67.15	S76°13'05.10\"E	129.71	30°04'14\"

LEGEND

- NEW RIGHT OF WAY
- EXISTING RIGHT OF WAY
- NEUSE RIVER RIPARIAN BUFFER ZONE 1
- NEUSE RIVER RIPARIAN BUFFER ZONE 2
- SUBPHASE LINE
- STORMWATER BMP MAINTENANCE & ACCESS EASEMENT
- PRIVATE/PUBLIC DRAINAGE EASEMENT (PuDe)
- CITY OF RALEIGH SANITARY SEWER EASEMENT
- SIGN
- PROPOSED STREET LIGHT LOCATION
- NEW ASPHALT PAVEMENT
- COMMON OPEN SPACE
- EXISTING WETLANDS

LOT #	AREA (SF)	AREA (AC)
2201	7145.00	0.16
2202	4800.00	0.11
2203	4800.00	0.11
2204	4800.00	0.11
2205	4800.00	0.11
2206	4800.00	0.11
2207	4800.00	0.11
2208	4800.00	0.11
2209	4800.00	0.11
2210	4800.00	0.11
2211	4800.00	0.11
2212	4800.00	0.11
2213	4800.00	0.11
2214	5520.00	0.13
2215	5520.00	0.13
2216	5520.00	0.13
2217	5520.00	0.13
2218	5520.00	0.13
2219	5520.00	0.13
2220	5520.00	0.13

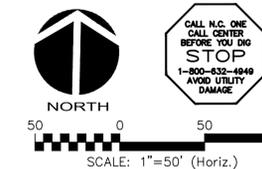
LOT #	AREA (SF)	AREA (AC)
2221	5520.00	0.13
2222	5520.00	0.13
2223	5520.00	0.13
2224	5520.00	0.13
2225	6327.02	0.15
2226	7715.95	0.18
2227	6600.00	0.15
2228	6600.00	0.15
2229	6600.00	0.15
2230	6600.00	0.15
2231	6600.00	0.15
2232	6600.00	0.15
2233	6600.00	0.15
2234	6600.00	0.15
2235	8480.30	0.19
2236	7715.95	0.18
2237	6600.00	0.15
2238	6600.00	0.15
2239	6600.00	0.15
2240	6600.00	0.15

LOT #	AREA (SF)	AREA (AC)
2241	6600.00	0.15
2242	6600.00	0.15
2243	6600.00	0.15
2244	6600.00	0.15
2245	8012.39	0.18
2246	6514.16	0.15
2247	5520.00	0.13
2248	5520.00	0.13
2249	5520.00	0.13
2250	5520.00	0.13
2251	5520.00	0.13
2252	5520.00	0.13
2253	5520.00	0.13
2254	5520.00	0.13
2255	5520.00	0.13
2256	5520.00	0.13
2257	6814.16	0.16
2258	6514.16	0.15
2259	5520.00	0.13
2260	5520.00	0.13

LOT #	AREA (SF)	AREA (AC)
2261	5520.00	0.13
2262	5520.00	0.13
2263	5520.00	0.13
2264	5520.00	0.13
2265	5520.00	0.13
2266	5520.00	0.13
2267	5520.00	0.13
2268	5520.00	0.13
2269	6814.16	0.16
2270	5400.00	0.12
2271	4800.00	0.11
2272	4800.00	0.11
2273	4800.00	0.11
2274	4800.00	0.11
2275	4800.00	0.11
2276	4800.00	0.11
2277	4800.00	0.11
2278	4800.00	0.11
2279	4800.00	0.11
2280	4800.00	0.11

LOT #	AREA (SF)	AREA (AC)
2281	4800.00	0.11
2282	4800.00	0.11
2283	4800.00	0.11
2284	4800.00	0.11
2285	4800.00	0.11
2286	7103.06	0.16
2287	4084.16	0.09
2288	3120.00	0.07
2289	3120.00	0.07
2290	3120.00	0.07
2291	3120.00	0.07
2292	3120.00	0.07
2293	3120.00	0.07
2294	3120.00	0.07
2295	3120.00	0.07
2296	4084.16	0.09
2297	4084.16	0.09
2298	3120.00	0.07
2299	3120.00	0.07
2300	3120.00	0.07

LOT #	AREA (SF)	AREA (AC)
2301	3120.00	0.07
2302	3120.00	0.07
2303	3120.00	0.07
2304	3120.00	0.07
2305	3120.00	0.07
2306	4084.16	0.09
2307	4800.00	0.11
2308	4800.00	0.11
2309	4800.00	0.11
2310	4800.00	0.11
2311	4800.00	0.11
2312	4800.00	0.11
2313	4800.00	0.11
2314	4800.00	0.11
2315	4800.00	0.11



1730 Varsity Drive, Suite 500  
Raleigh, North Carolina 27606  
Phone: (919)233-8091, Fax: (919)233-8031  
F-1222

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WENDELL FALLS®

BY  
NEWLAND®

WENDELL FALLS PHASE 10 B  
CONSTRUCTION DOCUMENT SUBMITTAL  
WENDELL, NORTH CAROLINA

SITE PLAN (ENLARGEMENT)

DATE: JANUARY 3, 2022  
MCE PROJ. #: 02735-0284  
DRAWN: DCR  
DESIGNED: DCR  
CHECKED: GCA  
PROJ. MGR.: CHS

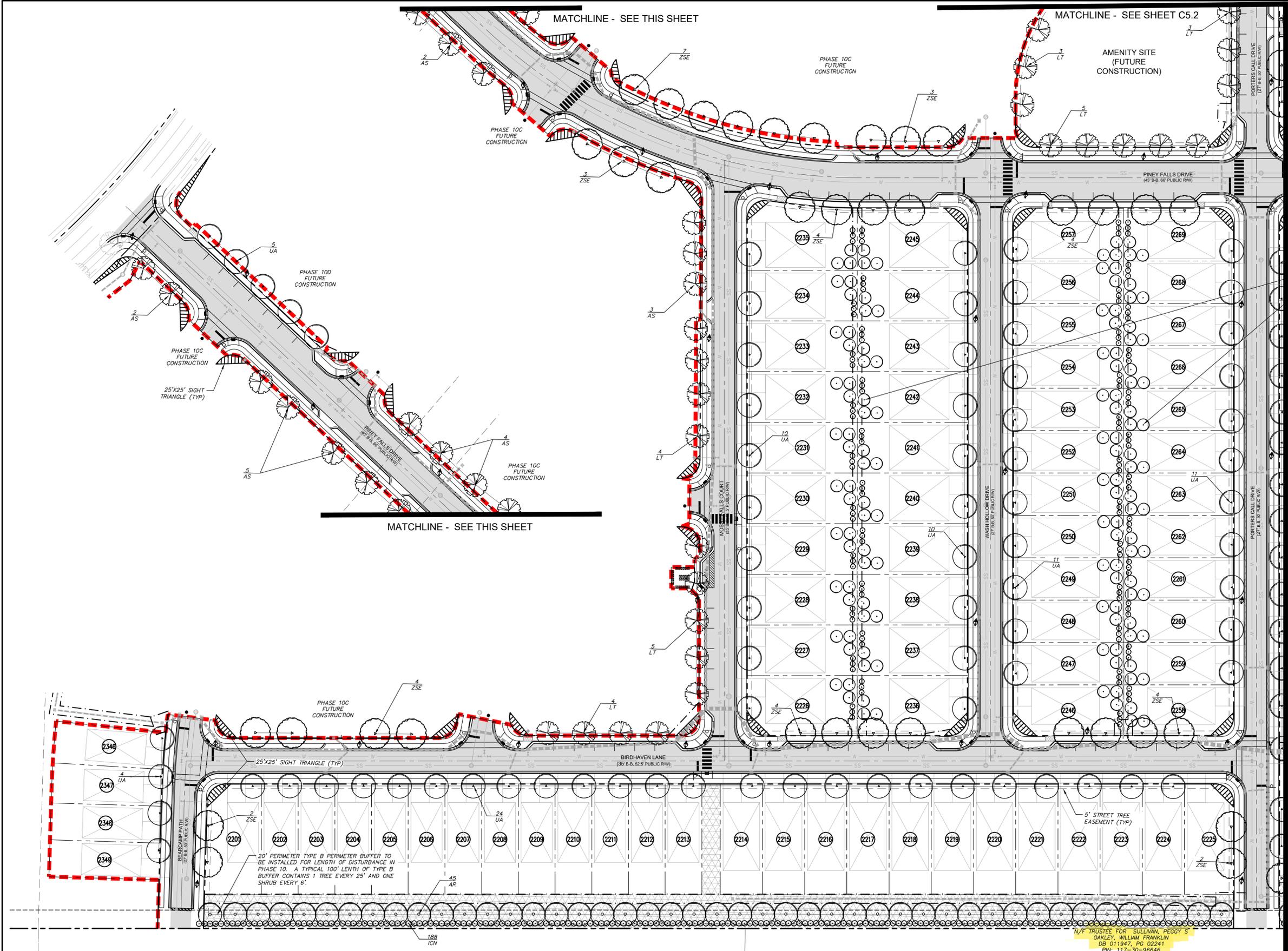
SCALE: HORIZONTAL: N/A  
VERTICAL: N/A

M&C FILE NUMBER: C1.1  
DRAWING NUMBER: C1.2

STATUS: FINAL DRAWINGS  
ISSUED FOR CONSTRUCTION

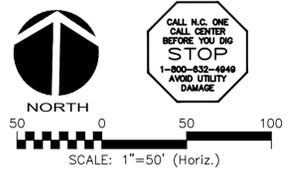
REVISION: A

REV. NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	2022.01.03



PER WENDELL FALLS PUD SECTION 8.7.3, WHERE THERE ARE ABUTTING REAR YARDS ONE TREE AND ONE SHRUB SHALL BE PLANTED ON EACH LOT FOR EVERY 15' OF REAR PROPERTY LINE. HOMEBUILDERS SHALL BE RESPONSIBLE FOR PROVIDING DETAILED LANDSCAPE PLANS AND SEEKING APPROVAL PRIOR TO CONSTRUCTION.

- LEGEND**
- NEW RIGHT OF WAY
  - NEUSE RIVER RIPARIAN BUFFER ZONE 1
  - NEUSE RIVER RIPARIAN BUFFER ZONE 2
  - SUBPHASE LINE
  - STORMWATER BMP MAINTENANCE & ACCESS EASEMENT
  - PUBLIC DRAINAGE EASEMENT (PuDE)
  - SANITARY SEWER EASEMENT (PSE)
  - COMMON OPEN SPACE
  - EXISTING WETLANDS



N/F TRUSTEE FOR SULLIVAN, PEGGY S  
 OAKLEY, WILLIAM FRANKLIN  
 DB: 011947, PG: 02241  
 PIN: 117-30-96646

REV. NO.	ISSUED FOR CONSTRUCTION	DESCRIPTIONS	DATE
1	ISSUED FOR CONSTRUCTION		2022.01.03

NO.	DATE	DESCRIPTION	BY	CHKD.	APP'D.

**MCKIM & CREED**  
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**WENDELL FALLS®**  
 BY  
**NEWLAND®**

WENDELL FALLS PHASE 10 B  
 CONSTRUCTION DOCUMENT SUBMITTAL  
 WENDELL, NORTH CAROLINA  
 PLANTING PLAN (ENLARGEMENT)

DATE: JANUARY 3, 2022	SCALE: HORIZONTAL: 1" = 50'	VERTICAL: N/A	MAC FILE NUMBER: C5.0
MCE PROJ. #: 02735-0284	DRAWN: DCR	DESIGNED: DCR	CHECKED: GCA
PROJ. MGR.: CHS	STATUS: FINAL DRAWINGS	ISSUED FOR CONSTRUCTION	REVISION: A



