Wendell Planning Board

Board Room

Town Hall, 409 Landing View Drive, Wendell, NC, 27591

Regular Session Agenda

Monday, February 16, 2026 @ 7:00 PM

CALL TO ORDER

A quorum of five members of the Planning Board is required before taking official action.

- Welcome by Chairman Jonathan Olson
- Pledge of Allegiance by Planning Board Representative

1. ADJUSTMENT AND APPROVAL OF THE AGENDA

2. ADJUSTMENT AND APPROVAL OF THE MINUTES

2.a January 20, 2026 Planning Board Meeting Minutes

Staff Contact: Sara-Grace Corey
Planning Administrative Assistant

scorey@townofwendellnc.gov

3. NEW BUSINESS

3.a R26-01: Request to Rezone Portions of an 11.12 Acre Parcel Located at 608 Old Zebulon Rd from Residential 2 (R2), Residential 3 (R3) to Rural Agricultural (RA)

Staff Contact: Stacy Griffin
Assistant Planning Director

sgriffin@townofwendellnc.gov

3.b CD25-09: Request to Amend a Previously Approved Conditional District Rezoning (CD21-10) Richardson Farms, Located at 0 Wendell Falls Parkway and 1801 & 1825 Martin Pond Road by Rezoning and Adding 1821 Wendell Falls Parkway

Staff Contact: Bryan Coates
Planning Director

bcoates@townofwendellnc.gov

4. PLANNING DIRECTOR'S UPDATE

ADJOURN

AGENDA ITEM NO. 2.a

Item Cover Page

PLANNING BOARD AGENDA ITEM REPORT

DATE:	February 16, 2026
SUBMITTED BY:	Jeannine Ngwira
ITEM TYPE:	Minutes
AGENDA SECTION:	ADJUSTMENT AND APPROVAL OF THE MINUTES
SUBJECT:	January 20, 2026 Planning Board Meeting Minutes

ATTACHMENTS:
Planning Board Minutes 1.20.26 - DRAFT.pdf

Town of Wendell
Town of Wendell Planning Board
Tuesday January 20, 2026 @ 7:00 PM
Town Board Room

MINUTES

Members Present: Tevis High, Graham Andres, Lewis Hardee, Gregory Hopkins Jr., Caleb Sanderson, Jonathan Olson, Kenneth Weeden

Members Absent: Matthew Meining, Nate Wyscarver

Staff Present: Bryan Coates, Planning Director; Stacy Griffin, Assistant Planning Director; Sara-Grace Corey, Planning Administrative Assistant

Call to Order

Chairman Jonathan Olson called the meeting to order at 7 p.m. and recognized a quorum (minimum of five members) was present.

- Pledge of Allegiance was recited.

1. Adjustment and Approval of the Agenda

Caleb Sanderson made a motion to approve the agenda and Gregory Hopkins Jr. seconded the motion. All were in favor and the motion passed unanimously.

2. Adjustment and Approval of the Minutes

Mr. Sanderson made a motion to approve the minutes, and Mr. Hopkins seconded the motion. All were in favor and the motion passed unanimously.

3. New Business

PUD22-01A – This request is to amend the previously-approved PUD22-01 Wendell Commerce Center to PUD22-01A Wendell Commerce Center to revise sign regulations contained in the document.

Assistant Planning Director Stacy Griffin said this request is to amend the previously approved PUD22-01 Wendell Commerce Center to PUD22-01A Wendell Commerce Center to revise sign regulations contained in the document.

Ms. Griffin said the Planning Board is asked to consider the proposed PUD amendment and make a recommendation to the Board of Commissioners, to include a statement of plan consistency and reasonableness.

Ms. Griffin said Planned Unit Developments (PUD) consist of at least two components – a rezoning, which is heard before both the Planning Board and Board of Commissioners, and a Special Use Permit, which is a quasi-judicial hearing before the Board of Commissioners. She said this proposal amends the regulations for the +/- 257-acre assemblage at the intersection of Wendell Boulevard and I-87 that created the mixed-use development of commercial, office, industrial known as Wendell Commerce Center. She explained that the Wendell Commerce Center currently has large-scale site work underway as well as construction of three buildings. Buildings 1A, 1B, 1C are collectively 493,730 square feet.

Ms. Griffin said the original PUD document stated that a master sign plan would be submitted that would follow the requirements of Chapter 12 of the UDO. She said once development was underway and the development team began to look at signage; a request was made for larger monument signs at the entrances and those did not meet UDO Chapter 12. She explained that due to the large scale of the buildings and the project, larger signage was needed for visibility.

Ms. Griffin said the proposal, included as an attachment, is to change the text of the PUD document as shown below. She said items to be deleted are in strikethrough and new verbiage is in red text. No other changes are being requested at this time.

> Master Signage Plan:
>
> > ~~**A Master Signage Plan for the development to be approved by the Town of Wendell Planning Staff prior to first sign permit being released will be provided in order for there to be uniformity 19 2 throughout the development**~~. Signage to follow all the requirements of Chapter 12 of the UDO with the following exceptions: 12.7.C Tall Monument: Maximum Height: Increase from 13’ to 20’ 12.7.C Tall Monument: Maximum Number: Change from 1 per street frontage to 1 per site entry.

Ms. Griffin said Blueprint Wendell 2030 classifies the project as Innovation District. She said prior to the initial approval of the PUD, this area was classified as both Innovation District and Medium Residential 2. Ms. Griffin said with the approval of the PUD, the entire area was automatically designated, consistent with state law, as Innovation District. She said the

proposed project meets the characteristics outlined in the description of the Innovation District place type as it relates to uses and buildings, street pattern, connectivity, and open space. Ms. Griffin said the proposed project will consist of a mix of industrial, manufacturing, research and development, flex space, retail, restaurants, lodging, breweries, and multi-family which aligns with the uses and building types within the Innovation District classification.

Ms. Griffin said any recommended change to the zoning map should be accompanied by a statement explaining how the change is/is not consistent with the comprehensive plan and is/is not reasonable in nature. She said the plan is consistent with Blueprint Wendell 2030, and can be considered reasonable as it assists with the plan goals listed below:

- Economy/Market/Economic Development E1. Support development of key nodes where commercial uses can offer the most benefit. (I-87 & Wendell Boulevard)
- Economy/Market/Economic Development E3.7. Reduce retail leakage and increase spending on businesses here.
- Economy/Market/Economic Development E3.4. Focus on job creation.
- Economy/Market/Economic Development E3.3. Create space (land and buildings) to meet varied demands.
- Neighborhoods & Housing NH3. Diversify housing to appeal to different groups: age, income, lifestyle preferences, family situations. Encouraging variety of housing, especially within the same development.
- Green Space & Greenways Goal 2. Expand the park, greenway, trail network by developing new facilities and connecting to existing ones. The opportunities include connecting wildlife corridors and habitat patches, promoting walking transportation, and increasing business accessibility.

Ms. Griffin said a neighborhood meeting was held virtually on December 22, 2025, with no surrounding property owners in attendance.

Ms. Griffin said the proposed Planned Unit Development (PUD) rezoning is consistent with the Wendell Comprehensive Plan- Blueprint Wendell 2030 and is considered reasonable since it fulfills the goals of the comprehensive plan noted above and therefore staff recommends approval of PUD 22-01A.

Ashley Honeycutt-Terrazas from Parker Poe, on behalf of the applicant, said as they reviewed the project, they realized that they just needed bigger signs. She said, the applicant is not asking to change anything else in the PUD, just the signage. Mrs. Honeycutt-Terrazas said adding the larger signage would help traffic coming to Wendell Commerce Center not miss the turns and cause backups on Wendell Boulevard. She said they are expecting large trucks to come into the property and if one of them misses the turn it could cause chaos. Mrs. Honeycutt-Terrazas said the signs would be in clear font, illuminated from within and at the two main entrances, they would not be adding larger signs throughout, just at the entrances. She said they are asking for the UDO wording to be modified to allow their signs, and the signs would still be in compliance with the UDO sign square footage requirements.

Mr. Sanderson asked the applicant if any residential was allowed in this project. Mrs. Honeycutt-Terrazas said yes, residential is allowed in Zone 2 and Zone 4 with Zone 2 being a flex zone that would allow commercial or multi-family.

Mr. Hopkins asked if changing the height of the sign would interfere with the DOT sight triangle. Ms. Griffin said it would not. She said as a part of the sign permit process, the Town requires the applicant to submit a site plan showing that there is no signage in the sight triangle.

Chairman Jonathan Olson asked if the signs would be illuminated and if they would be internally or externally illuminated. Mrs. Honeycutt-Terrazas said they would be internally illuminated. Chairman Olson asked if the UDO had anything against a 20-foot illuminated sign. Ms. Griffin said the UDO currently states that a sign can only be 13-feet tall and that is what the applicant is asking to change. She said they are asking to change the requirement from 13 feet to 20 feet.

Kenneth Weeden asked how they picked 20 feet. Mrs. Honeycutt-Terrazas said that is just what the design came out to be. She said the applicant just focused on a design that would be visible for all trucks and it landed them at a 20-foot sign.

Lewis Hardee asked if signs would be 20 feet tall throughout the whole project or only at the front of the project. Mrs. Honeycutt-Terrazas said the 20-foot signs would only be at the entrances along Wendell Boulevard. She

said all the other signs throughout the project would be based off the UDO requirements.

Mr. Sanderson asked if the same sign would be placed in Zone 4, the residential part of the project. He said he wanted to make sure they were not approving a 20-foot sign for a neighborhood entrance. Mrs. Honeycutt-Terrazas said the two 20-foot signs would only be at the Wendell Boulevard entrances. She said they would not be putting a 20-foot sign in Zone 4. Ms. Griffin said there is a neighborhood signage requirement that the applicant would follow for Zone 4.

Chairman Olson asked if there would be another sign later, on the south end of the project once the railroad is crossed. Mrs. Honeycutt-Terrazas stated there would not be and the only two 20-foot signs would be along Wendell Blvd at those two entrances.

Travis Kiker, 816 Eagle Rock Rd., asked the Planning Board not to approve the larger signs. He said a truck can see a 13-foot sign easily and if you allow it in this project then others down the road are going to want the same thing. Mr. Kiker said we need to think about the future and stick by the guidelines we have in place instead of making an exception for one now and then others down the road.

Chairman Olson asked the standard for normal street signs allowed in retail/commercial areas. Ms. Griffin explained that the PUD gets its own rules. She said the applicant can ask for things to be changed to fit within the PUD that others down the road cannot use for their projects. Ms. Griffin said that the UDO is quite old and is undergoing a remodel at this time. She said when the current sign requirements were placed into the UDO it was never thought that there would be this large of an industrial project within Wendell.

Chairman Olson said, if they approve this signage height for this project, then it would be for only this project and that they are NOT allowing this height requirement to go throughout the community and it would only be for this project. Ms. Griffin stated that was correct. She said the signage height change would only be for this PUD and other projects would have to ask for a variance or set it in their zoning conditions.

Chairman Olson asked about the illumination and how the illumination would affect those who live close to Wendell Commerce Center. Chris Judd with Design Element went over the illumination of the sign and how it would only light up internally. He said it would not be flashing but it would be illuminated to show the applicant's design and the border. Mr. Olson asked if this sign would cast light. Mr. Judd said that the sign would not cast light.

Regina Harmon, 6616 Tells Branch Rd., asked if it would distract cars going past. Chairman Olson and Mr. Judd said it would not because it would be internally illuminated. Ms. Griffin stated signs that are casting lights and or other distractions to drivers are not allowed.

Mr. Sanderson said I move that the Planning Board recommends approval of PUD 22-01A as it is consistent with Blueprint 2030 as it supports development key nodes for commercial uses that offer most benefit. Graham Andres seconded. Motion was approved unanimously and the motion was carried.

CD25-03 - A Request to Rezone Approximately +/- 8.97 Acres from Rural Agriculture (RA) to Neighborhood Center Conditional District (NC-CD) to Create an Event Venue, Eagle Rock Park.

Planning Director Bryan Coates said a this was a request to rezone approximately +/- 8.97 acres from Rural Agriculture (RA) to Neighborhood Center Conditional District (NC-CD) to create an event venue called Eagle Rock Park. He said the Planning Board is asked to consider the proposed rezoning request and make a recommendation to the Board of Commissioners, to include a statement of plan consistency and reasonableness.

Mr. Coates said the request is to rezone approximately 8.97 acres at 401 Cotton Gin Road (PIN 1774-64-2539) from Rural Agriculture (RA) to Neighborhood Center Conditional District (NC-CD) to create an event venue, Eagle Rock Park. He said the property is owned by Capital Area Preservation and they are working with proposed developer, Sandhar Real Estate, LLC. Mr. Coates said the proposal on the Hood-Anderson Farm includes renovations to the historic home, a 12,000 square foot commercial building, a 5,000 square foot commercial building, and six cottages. He said along with these buildings, there will be renovations to an existing tobacco barn, existing horse barn, existing overseer's house, and an existing post office/general

store. Mr. Coates said the existing grove of pecan trees will also be preserved, along with the family cemetery on site.

Mr. Coates said the Hood-Anderson Farm is individually listed on the National Register of Historic Places and is therefore a certified historic property and as such falls under the North Carolina Rehab Code. He said the entire property will have a preservation easement placed on it at closing and that preservation easement will be held by Capital Area Preservation. Mr. Coates said the preservation easement is modeled after the Secretary of the Interior's Standards for the Treatment of Historic Properties in order to maintain and preserve the historic nature of the property. He said CAP will also hold a rehabilitation easement with the proposed developer, Sandhar Real Estate, LLC. Mr. Coates said the Wendell Town Board, at its February 13, 2023, meeting granted Capital Area Preservation a loan up to $100,000 to secure and prepare the property for historic preservation.

Mr. Coates said the property is already within the Town limits and as such already receives services from Town departments. He explained the property is already served by the Wendell-Holmes Fire District and Water and sewer are available to the property and would be provided by the City of Raleigh Public Utilities Department.

Mr. Coates said to the north and east of the property is the Anderson Farm subdivision. He said to the west is LEO at Wendell multi-family development and to the south is open space for Anderson Farms as well as the Oliver's Trace subdivision.

He said the applicant is meeting the required setbacks for the NC district other than the maximum setback of 10 feet and they are asking for relief from that requirement via Condition 12. Mr. Coates said setbacks for commercial buildings in the NC district are: front setback of 10 feet, rear setback of 25 feet and side setback of 3 feet.

Mr. Coates said the applicant has proposed the following zoning conditions:

1. Landscape buffering of the new parking lot from the historic house shall be provided. (See sheet MP-4 for list of trees and shrubs, historically appropriate for southern plantations.) Buffering of the existing cemetery shall not be required to maintain visibility to the site. (UDO 8.10 & 8.6)

2. Driveways and Parking Areas adjacent to the historic and rental cottages shall be gravel to maintain the historic character of the property, with the exception of accessible parking spaces which shall be paved with exposed aggregate concrete pavement as approved by CAP, and meetings NC Building Code.
3. An exemption from required road improvements to Cotton Gin Road is requested as not to disturb the historic nature of the property.
4. Multi-family residential will be allowed without a SUP but will be limited to the six (6) cottages as shown on the approved master plan.
5. Architectural Commitments: All new structures, including retail, commercial, event venue and cottages, shall be constructed with materials that evoke the historic nature of the property while still meeting NC Building Code, with proportionally appropriate windows, doors, porches and roofs.

i All new buildings shall have exterior siding from fiber cement (Hardi-plank or similar, lap, shake and/or board and batten), brick and/or cultured stone. Vinyl siding is prohibited.

i. Vinyl may be utilized for soffit, fascia, windows and trim for new buildings.
ii. All cottages shall have a covered front porch or stoop. Minimum depth of a porch is 8'. Minimum depth of a covered stoop is 5'.
iii. All roofs shall have 30-year architectural asphalt shingles.
iv. All roof eaves shall have a minimum 12" overhang.

6. Specific Existing Pecan Trees as noted on approved plans shall be protected to further contribute to atmosphere of property.
7. One Entry Feature (public art) will be installed at the southerly entry from Cotton Gin Road. In addition, two monument signs will be allowed along Cotton Gin Road. Signage shall represent the history of the place with materials, style and colors.
8. The SCMs shall be screened or otherwise enhanced with planting and aeration fountain with the intent of beautifying the area.
9. A large kitchen may be constructed within Commercial Building 1 with use restricted to events occurring on site only.
10. The large retail building may be used for artisanal, small, local manufacturing such as brewery, bakery, furniture, and textiles as approved by the Town of Wendell.
11. The property owner/operator shall manage all activities to ensure that noise generated on the premises does not constitute a noise disturbance on adjoining or neighboring properties. The following rules shall apply:

Amplified music will occur inside the event venue structure. Between the hours of 10:00 p.m. and 7:00 a.m. (Sunday–Thursday) and 11:00 p.m. to 9:00 a.m. (Friday–Saturday), amplified sound shall not be plainly audible beyond the property line. The operator shall provide a 24-hour contact number for a designated on-site manager to neighbors within 300–500 feet to address noise concerns in real-time.

Mr. Coates said the proposed plans show the development of two stormwater control measures.

Mr. Coates said when a commercial use borders a single-family residential use, a 20-foot Type B buffer is required. He said the applicant requests that a 10-foot Type C buffer is applied on the border between Commercial Building 2 and homes in Anderson Farm. He explained when similar uses, one in the NC zoning district and one in the R4 zoning district are adjacent to each other, a 10-foot Type C buffer is required. Mr. Coates said the rest of the border with the Anderson Farm subdivision has a 20-foot Type B buffer. He said a Type B buffer is 20 feet wide and contains a tree every 25 feet and a shrub every 6 feet and a Type C buffer is 10 feet wide and contains a tree every 40 feet and a shrub every 8 feet.

Mr. Coates said the UDO does not require open space dedication for commercial developments.

Mr. Coates said when projects are anticipated to have more than 100 peak hour trips or 1,000 daily trips, the UDO requires a Transportation Impact Analysis. He said a TIA was not required for this project as it did not meet the threshold. Mr. Coates the UDO does require right-of-way dedication, additional asphalt, sidewalk, and street trees with a change of use from residential to commercial. He said due to the historic nature of this property, the applicant is asking for relief from this UDO requirement through Zoning Condition 3.

Mr. Coates said the development proposes four phases with the following improvements:

Phase 1 – install water and sewer utilities, renovate historic house and general store, rough grade gravel entry drive parallel to Cotton Gin Road, install parking for historic house visitors, and construct two entry points.

Phase 2 – renovate historic barn and overseer's house, construct event venue and associated parking, and construct third entry at southern corner of the site.
Phase 3 – construct commercial building and associated parking.
Phase 4 – renovate historic tobacco barn and construct cottages and associated parking.

Mr. Coates said the Wendell Blueprint 2030 Comprehensive Plan identifies this parcel Medium Residential Living 2. He said the proposed development does not meet the description of the Medium Residential Living – 2 placetype as it does not allow for commercial development. Mr. Coates said if this conditional district rezoning is approved, the placetype would be changed to Activity Center 1 which is intended for a mix of retail, restaurant, service, office and civic uses in addition to residential. He said the AC1 place type also lists an event space and lodging as examples of uses within the place type.

Mr. Coates said any recommended change to the zoning map should be accompanied by a statement explaining how the change is/is not consistent with the comprehensive plan and is/is not reasonable in nature. He said while the plan is not consistent with Blueprint Wendell 2030, it could be considered reasonable as it assists with the plan goal listed below:

- Centers of Activity CA1. Support development of key nodes (large and small). Consistent with the Future Land Use map, delineate centers of activity where the more intense development includes a mix of uses. This development is adjacent to a development designated as Activity Center 1.
- Historic Preservation H1. Make a more concerted effort to protect historic properties/areas, particularly the contributing structures on the two National Register districts to maintain the integrity of each. This property is on the National Register.
- Historic Preservation H1.2. Work with Capital Area Preservation and Wendell Historical Society to bolster historic preservation efforts. The development team for this project is working closely with Capital Area Preservation on preserving and revitalizing historic structures on the property.

Mr. Coates said the applicant held a virtual neighborhood meeting on December 11, 2025. He said six neighbors were in attendance and meeting minutes are added as an attachment.

Mr. Coates said the proposed development is inconsistent with the Wendell Comprehensive Plan – Blueprint Wendell 2030 but could be considered reasonable since it fulfills the goals of the comprehensive plan noted above and therefore staff recommends approval.

Mr. Sanderson asked if the property was surrounded by residential communities. Mr. Coates said it is mainly surrounded by residential communities, the property to the south does allow some commercial at the entrance of the neighborhood.

Mr. Hopkins asked if residents were moving into the Anderson Farm community. Mr. Coates said they were and the whole east side was full. Mr. Hopkins asked if the residents of Anderson Farm were invited to the applicant's neighborhood meeting. Mr. Coates said only adjacent property owners were invited.

Chairman Olson asked about the roadway and the applicant not wanting to put in a turn lane. Mr. Coates said Cotton Gin Rd is currently a DOT roadway and it will be a town road eventually, but it has not been turned over to the Town yet. He said Anderson Farm also did not do curb and gutter or widen the road and the applicant is asking to do the same to help preserve the historic feel of the property.

Chairman Olson asked what the parking calculation was for this event property. Mr. Coates said there are a variety of calculations for finding out how much parking is needed at a property. He said parking calculations are based off square footage and use type. Mr. Olson asked if the applicants proposed parking meets those requirements. Mr. Coates said yes, they do meet those parking requirements.

Robin McAdoo with TMTLA Associates, said they are working to restore this historic property. She said the property is full of history and CAP is working hard to restore it. Ms. McAdoo stated the applicant has worked hard to take into consideration what this property means to the area. She said there is a general store/post office on the property along with the historic house. Ms.

McAdoo said they have tried to separate the new commercial event venue from the historic parts of the property by using the old pecan trees on the property to do so.

Jeremry Bradham from Capital Area Preservation (CAP), said this project is very straight forward and it is to preserve the property and turn it back into a community gathering place. He said the property has been the home to the Anderson Family but has also stood out as a community landmark for years. Mr. Bradham said the property had been neglected for many years before CAP acquired the property. He said this project is not a simple house remodel. Mr. Bradham said the work needed to be done will cost millions. He said they are restoring it to be a functioning commercial space so the commercial space can generate a revenue to keep up the historic aspects of the property. Mr. Bradham said in the legal documentation that CAP obligates themselves to helping keep these restored properties up, so they are never in this shape again. He said they work hard to make the properties back into community gathering places that people will hopefully continue to gather at for decades.

Mr. Sanderson asked about the event space and how large of an event the space would allow. Parm Sandhar, 320 Flatrock Ln., Holly Springs, said they have a 100-person capacity in mind. Mr. Sanderson asked if the other areas of the property would be open to the public during an event. Mr. Sandhar said no they would not be. He said they would rent out the whole property to the event.

Mr. Sanderson asked if the property would be open to the public to come to during the day. Mr. Sandhar said they are working on what will fill the retail spaces with and make it a property that can be visited during the weekday. Mr. Sanderson asked if getting the retail up and running was the first priority or if getting the event center up and running was the first priority. Mr. Sandhar said they want the retail spaces up and running before the event center, but it would all kind of happen at one time as they will renovate it all together. He said their main focus is to bring the community back in to enjoy the property.

Mr. Sanderson asked how many parking spaces there are in the plans. Mr. Coates said they are required to have 81 and they have 142 spaces.

Mr. Hopkins asked about the cottages and how renting them would work. Mr. Sandhar stated they were only available to the people hosting the event. He said they would not be Airbnbs.

Mr. Andres asked about the traffic requirements and if road conditions would be needed. Mr. Coates said the applicant has asked to follow Anderson Farm and not have to widen their part of the road. He said they are asking for it in a zoning condition. Mr. Coates said they are asking not to have to widen the road to help preserve the historic parts of the property.

Mr. Sanderson asked how walkable this property would be to surrounding areas. Mr. Coates stated there is a multi-use path along the opposite side of the road.

Mr. Hopkins asked if there would be a cross to the multi-use path. Mr. Coates said that it would be up to the applicant to amend their zoning conditions.

Mr. Andres asked if there was financial reason for not improving the road. Ms. McAdoo said they want to preserve the historic nature and the vegetation along the front of the property. She said DOT has recently paved the road.

Mr. Hopkins asked how a delivery and service trucks would arrive to the property. Mr. Coates said the applicant has provided three entrances.

Mr. Hardee asked if Cotton Gin Road was still a state road. Mr. Coates said it is but as a part of the conditions for Anderson Farm, it will become a Town road. He said The Town has not yet taken over that road. Mr. Hardee asked if the applicant had to consult with DOT about not doing the improvements. Mr. Coates said that DOT is a part of the TRC review and they have reviewed these plans.

Mr. Hardee asked why the commercial use. Mr. Sandhar said they want to make the property a community area. He said there are enough houses around the property anyway, so they want to create a space for the community to gather. Mr. Sandhar said if they would have gone the residential route, it would have made the house just another house. He said by creating a venue it allows the house to be the focus of the property.

Mr. Hardee asked about the Type C buffer reduction. Mr. Bradham said the buffer requirements are very heavy. He said they are asking for the reduction, so it does not block the view of the historic house. Mr. Hardee said he understood the front buffer reduction but not the buffer along the back of the property. Ms. McAdoo stated it was reduced to be able to build the commercial space and allow for more parking.

Mr. Hardee said in the zoning condition it stated no plainly audible music, and he wants to know what they considered and asked what plainly audible covered. Ms. McAdoo said they could play music inside the venue, and the music may be heard but the words from the songs should not be heard.

Vice Chairman Tevis High asked if they were trying to make this an event space or preserve the historic nature of the property. Mr. Sandhar said they are working to restore the historic nature while also creating a commercial space that can support the upkeep of the historic property.

Mr. High asked about the cemetery and the buffer around it. Mr. Bradham said the cemetery would not be touched and they have added in this buffer to protect it further. He said the cemetery would always be accessible to the family.

John Mohlenhoff, 533 Crux Road, said he is very concerned about the project not having any road conditions. He said the road is very high traffic and he is concerned about school buses and others just trying to get home when an event is happening. Mr. Mohlenhoff said he would like to see the property be turned into a park and preserved in a way that can be enjoyed by everyone in the community and not just by those who rent the property. He asked if the cottages also had a noise cut off. Mr. Mohlenhoff said his property backs up to the cottages and he is very concerned that the after party will be brought to the cottages and disturb his family.

David Anderson, 3320 White Oak Rd., said his family were the owners of the property and he is the one who sold the property to CAP. He said he is all for restoring the property and preserving the history, but this is not what his family had in mind when they sold/donated the property. He said the property is not being restored the way it was originally presented to them and he and his family are not behind the commercial aspect of this preservation. Mr. Anderson said he and his family would never have agreed to a commercial

aspect. He said they are asking the Planning Board to deny this project as it does not preserve any part of their family's history.

Harvey Marshall of Winter Spring, FL, said he is a cousin to David Anderson, and his grandparents and other family members are buried in the cemetery. He said he is also part owner of the cemetery. Mr. Marshall said the project imposes on their family's history and puts the cemetery at risk of being disturbed. He is also asking they do not recommend approval of the project.

Ben Lowery, 1505 Faith River Path, said it is very refreshing that they are presenting something other than more houses, but he has some concerns about the project. He said the road is very dangerous as it is and not doing road improvements is concerning and a mistake. Mr. Lowery said he is very worried about reducing the buffer between the property and the subdivision. He said the buffer needs to be at the full requirement to help filter out some noise and create more of a division between the properties. Mr. Lowery is concerned about the property just being vacant when there is no event. He said he would like to see other things on the property for use during the week. Mr. Lowery also said he would like to see some walkability trails added to the project and have those trails connect to the greenway and the neighboring neighborhoods for the residents to enjoy.

Don Cervellini, 441 Tucana St., said he is in this industry, and he works with places like this all the time. He said while the idea the property is not being executed the correct way. Mr. Cervellini said he also agrees the road improvements need to happen and the walkability connectivity needs to be improved. He said they also need to make a condition that says the cottages will only be used for the events because he has seen it time and time again, when the money gets low, they suddenly become rentals.

Steven Rice, 605 Dorado Rd., said that the residents of Anderson Farm did not receive proper letters letting them know of meetings. He said he does not want the low community meetings to be perceived as the neighbors are not interested in this project.

Naren Advani, 609 Dorado Rd., said he also did not get a letter and that he is worried that the overflow parking will lead onto the streets of the local neighborhood. He said he would like to see an option for the overflow parking.

Marcus Boyd, 103 Point Harbor Dr., Cary, said he is concerned along with the Anderson Family about the cemetery. He said he would like to see a requirement about placing protection around the cemetery.

Travis Ryker, 816 Eagle Rock Rd., said he would like to see the property preserved in a way that can preserve history and how they used to work on a farm back in the day. He said it would be a great space to turn into a park for the younger generation.

Regina Harmon, 6616 Tales Branch Rd., asked if the paperwork from 2008 could be brought to the Planning Board to be reviewed. She said those minutes would disclose what was originally agreed upon regarding the preservation of the property.

Mr. Andres asked for the 2008 meeting minutes. Mr. Coates passed the minutes around and stated that it just said it would be preserved.

Mr. Coates stated this is not any public hearing, so no letters went out. He said the adjacent property owners would be the only ones notified for the Town Board hearing.

Mr. Andres stated he doesn't agree with the event venue and the no traffic improvements. He said he hears the neighbors' concerns and agrees with them.

Mr. Sanderson wants the applicant to think more on the reduced buffering and on not doing the road improvements. He said that road has always been an issue and adding an event space would only make it worse.

Mr. Sanderson said I move that the Planning Board does not recommend approval for CD25-03 as it is not consistent with Blueprint 2030. Mr. High seconded the motion, and all agreed. The motion passed unanimously.

4. Planning Director Updates

Mr. Coates gave the Planning Board the following update. He said him and Parks and Recreation Director Jeff Polaski would be giving the Town Board

of Commissioners an update on the 2019 Parks and Rec Master Plan and an update on all the private parks as well. He said these parks have been given to the Town by private development.

Adjourn

Mr. Sanderson made the motion to adjourn the meeting. Chairman Olson seconded the motion. All were in favor and the meeting adjourned at 9:16 pm.

AGENDA ITEM NO. 3.a

Item Cover Page

PLANNING BOARD AGENDA ITEM REPORT

DATE:	February 16, 2026
SUBMITTED BY:	Jeannine Ngwira , Planning
ITEM TYPE:	Rezoning
AGENDA SECTION:	NEW BUSINESS
SUBJECT:	R26-01: Request to Rezone Portions of an 11.12 Acre Parcel Located at 608 Old Zebulon Rd from Residential 2 (R2), Residential 3 (R3) to Rural Agricultural (RA)
SPECIFIC ACTION REQUESTED:	The Planning Board is asked to consider the proposed rezoning request and make a recommendation to the Board of Commissioners, to include a statement of plan consistency and reasonableness.
ITEM SUMMARY:	The applicant is requesting to rezone 11.12 Acres located at 608 Old Zebulon Rd (PIN: 1784505327) from Residential 2 (R2), Residential 3 (R3) and Rural Agricultural (RA) to Rural Agricultural (RA) only. At this time the subject property has 3 zoning districts on it and the applicant would like the zoning district to be consistent on his entire property.

ATTACHMENTS:
Staff Report - 608 Old Zebulon Rd Rezoning - FINAL.doc
Neighborhood Meeting Minutes_1-30-26.pdf
608 Old Zebulon Rd Zoning Map.pdf

Planning

Staff Analysis

Item Title: R26-01: Request to Rezone Portions of an 11.12 Acre Parcel Located at 608 Old Zebulon Rd from Residential 2 (R2), Residential 3 (R3) to Rural Agricultural (RA)

Specific Action Requested

The Planning Board is asked to consider the proposed rezoning request and make a recommendation to the Board of Commissioners, to include a statement of plan consistency and reasonableness.

Item Summary:

The applicant is requesting to rezone 11.12 Acres located at 608 Old Zebulon Rd (PIN: 1784505327) from Residential 2 (R2), Residential 3 (R3) and Rural Agricultural (RA) to Rural Agricultural (RA) only. At this time the subject property has 3 zoning districts on it and the applicant would like the zoning district to be consistent on his entire property.

Project Setting – Surrounding Districts and Land uses:

DIRECTION	LANDUSE	ZONING
North	Residential	RA
South	Residential	R2
East	Residential	R3
West	Residential	R2, R3-CD, RA

The home at 608 Old Zebulon Road was built in 2023. To the north, south and west, are also homes on larger lots. Woodlands of Timberlake is the subdivision to the east.

Zoning District

The subject property is located in the Residential 2 (R2) Residential 3 (R3) and Rural Agricultural (RA) zoning districts. The majority of the property is already in the RA zoning district.

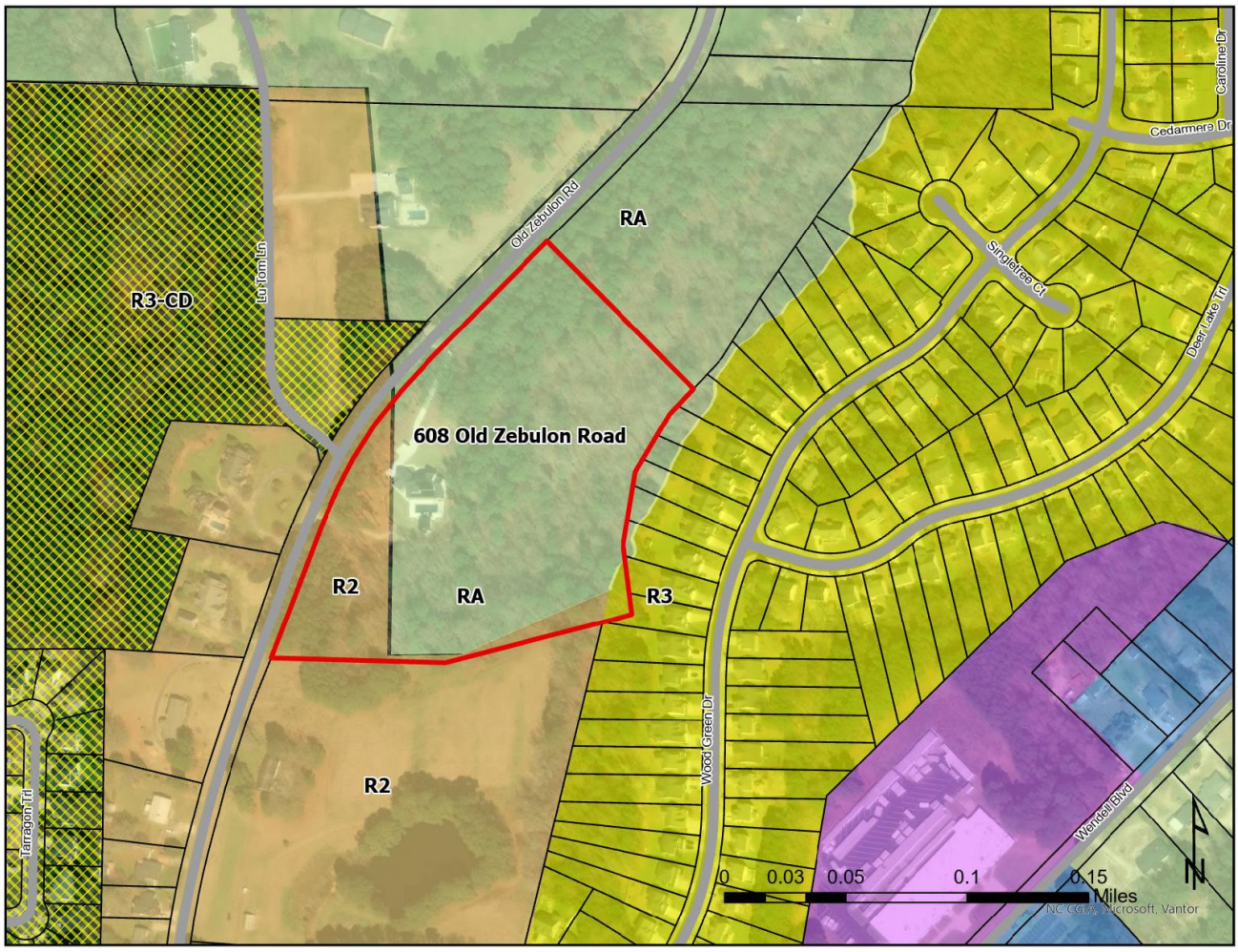
UDO Section 2.5 says that the Rural Agricultural district is coded to accommodate very low density residential development and agricultural uses, protect natural vistas, and landscape features that define Wendell's rural heritage.

The minimum lot size for the RA zoning district is 1 acre.

The lot dimensions and setbacks for residential buildings in the RA zoning district are as follows:

Minimum Lot Width: 100 feet
Minimum Lot Depth: 100 feet
Front Setback (Min): 40 feet
Side Setback: 10 feet
Rear Setback: 30 feet
Accessory Structure Side/Rear Setback: 5 feet
Max Height: 35 feet

Zoning Map



Buffers

Since the property is single family residential, no buffers are required. The property owner does not have plans to develop the property at this time.

Comprehensive Plan

Blueprint Wendell 2030 classifies this area as Downtown Fringe which lists one and two-story homes as an appropriate use.



DOWNTOWN CORE / DOWNTOWN FRINGE

DTN/F

Wendell's downtown is one of three major development "nodes" in the study area, but it is unique as a link to community, history, and source of identity for the Town. Commercial buildings have distinct characters, with events and public art contributing to the sense of place. The Downtown Fringe relies more on residential development, with many structures dating back 50 or more years. The synergy between the Downtown Core and Fringe is important to both placetypes, as is creating walking connectivity between them, developing consistent streetscapes, and quality of maintenance to what amounts to the calling card of the Town.

USES + BUILDINGS

Downtown Core:
- *Commercial uses in two-to-four stories including retail restaurants, personal services, and small-to-medium offices*
- *Co-Working space/Makerspace*
- *Attached single-family (townhome)*
- *Multi-family (condominiums, apartments)*
- *Lodging, hotels*
- *Civic uses including government offices and services such as library branches*
- *Event spaces such as greens or amphitheaters*

Downtown Fringe:
- *One- and two-story homes*
- *Institutional (religious and school)*
- *Small-scale neighborhood commercial*
- *Attached single-family (townhome)*

STREET PATTERN

Street Pattern: *Grid/Modified Grid*
Max Block Length: *n/a*

Connectivity:
- *400'*
- *600' with mid-block pedestrian connections*
- *Highly connected internally and externally (to adjacent development); alleys in Core and pedestrian walkways in Fringe*

Street Types:
- *Private*
- *Local 2-lane*
- *Local 2-lane divided*

OPEN SPACE

- *Pocket parks*
- *Formal and informal greens*
- *Neighborhood parks*
- *Streetscaped hard-surface trails*

Statement of Plan Consistency and Reasonableness:

Any recommended change to the zoning map should be accompanied by a statement explaining how the change is/is not consistent with the comprehensive plan and is/is not reasonable in nature.

Single-family one- and two-story homes are listed as a recommended use within the Downtown Fringe placetype and is consistent with Blueprint Wendell 2030. It can also be considered reasonable as it meets the following goal:

- Neighborhoods & Housing NH3. *Diversify housing to appeal to different groups: age, income, lifestyle preferences, family situations.*

Neighborhood Meeting:

A neighborhood meeting was held virtually on Friday, January 30th, 2026, with two people in attendance. Minutes from the meeting are included as an attachment.

Staff Comments:

Since the proposed zoning map amendment is consistent with Blueprint Wendell 2030 Comprehensive Plan and could be considered reasonable since it fulfills a goal of the comprehensive plan noted above, staff recommends approval.

January 30, 2026

Neighborhood Meeting – 608 Old Zebulon Road

Hosted by: Graham Andres

Time: 2pm – 2:30pm

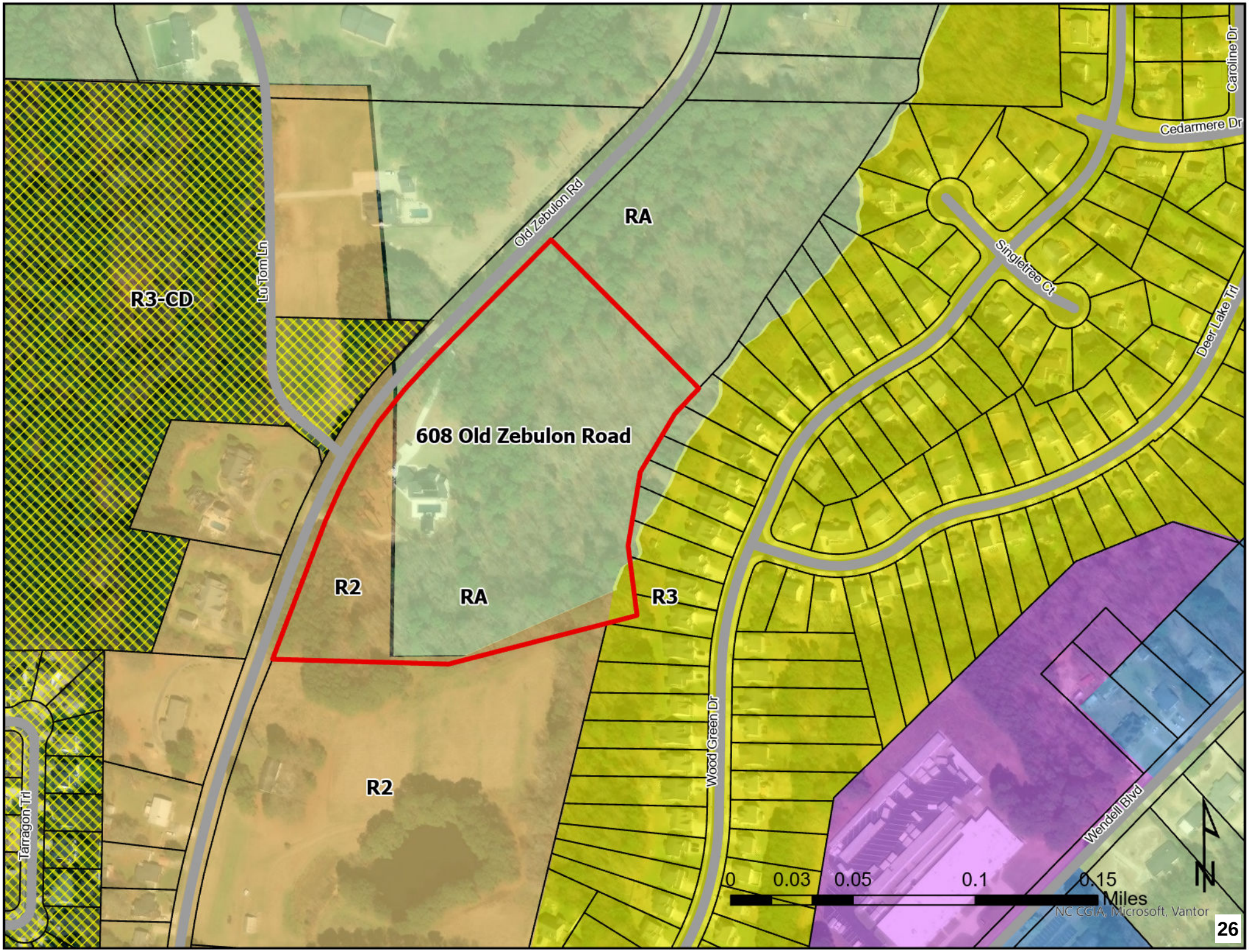
Attendees:

Adam Baker

Graham Andres

Adam asked what was going on with the rezoning notice. I notified him that we would like to have consistent zoning across the property and we were pursuing a more rural zoning that would give us the flexibility to build additional accessory buildings if that was our desire. No plans for other development on the property and the intent is for it to remain wooded.

Graham Andres closed the meeting at 2:30.


608 Old Zebulon Road
RA
R3-CD
R2
RA
R3
R2
Old Zebulon Rd
Lu Tom Ln
Tarragon Trl
Wood Green Dr
Singletree Ct
Cedarmere Dr
Caroline Dr
Deer Lake Trl
Wendell Blvd
0
0.03
0.05
0.1
0.15
Miles
N
NC CGIA, Microsoft, Vantor

AGENDA ITEM NO. 3.b

Item Cover Page

PLANNING BOARD AGENDA ITEM REPORT

DATE:	February 16, 2026
SUBMITTED BY:	Jeannine Ngwira
ITEM TYPE:	Rezoning
AGENDA SECTION:	NEW BUSINESS
SUBJECT:	CD25-09: Request to Amend a Previously Approved Conditional District Rezoning (CD21-10) Richardson Farms, Located at 0 Wendell Falls Parkway and 1801 & 1825 Martin Pond Road by Rezoning and Adding 1821 Wendell Falls Parkway
SPECIFIC ACTION REQUESTED:	The Planning Board is asked to consider the proposed amendment request and make a recommendation to the Board of Commissioners, to include a statement of plan consistency and reasonableness.
ITEM SUMMARY:	The applicant is requesting to amend the previously approved Master Plan for Richardson Farms (CD21-10) located on the southeast corner of Martin Pond Road and Wendell Falls Parkway. The reason for the amendment is to rezone and add a 0.85-acre parcel located at 1821 Wendell Falls Parkway (PIN: 1773358442) to the Master Plan. The applicant is also requesting an increase in the maximum front setback for the commercial/multi-family uses from 10 feet to 20 feet. The approved Master Plan was for a maximum of 330 apartments, 200 townhome units and 200,000 square feet of commercial space on a total of 41.65 acres. The proposed CD amendment is increasing the maximum allowable townhome units from 200 to 207.

ATTACHMENTS:

Staff Report - Richardson Farms Zoning Amendment PB FINAL.doc
Richardson Farms amend set for PB.pdf

Community Meeting Summary.pdf

Planning

Staff Analysis

Item Title: CD25-09 Request to Amend a Previously Approved Conditional District Rezoning (CD21-10) Richardson Farms Located at 0 Wendell Falls Parkway and 1801 & 1825 Martin Pond Road by Rezoning and Adding 1821 Wendell Falls Parkway

Specific Action Requested

The Planning Board is asked to consider the proposed amendment request and make a recommendation to the Board of Commissioners, to include a statement of plan consistency and reasonableness.

Item Summary:

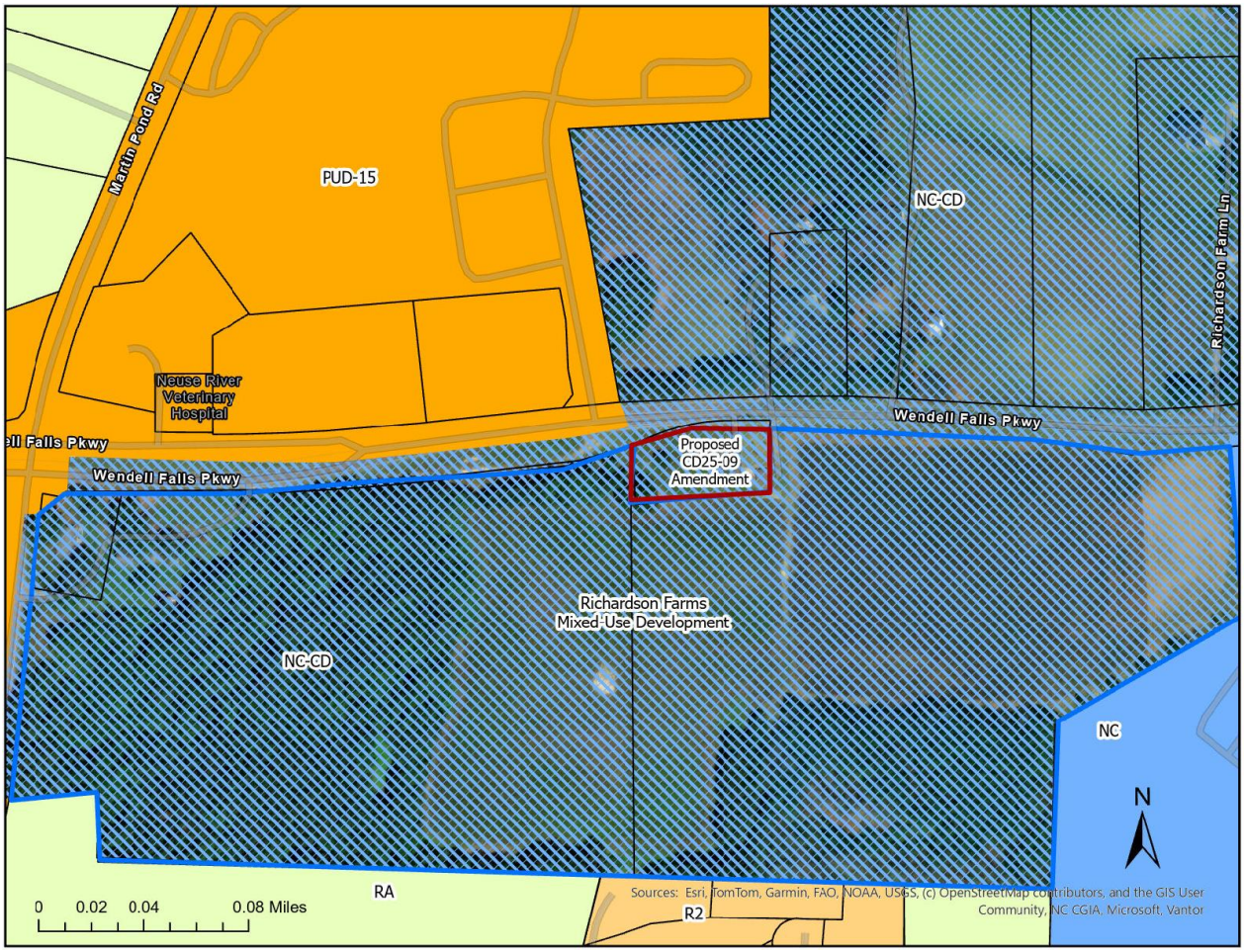
The applicant is requesting to amend the previously approved Master Plan for Richardson Farms (CD21-10) located on the southeast corner of Martin Pond Road and Wendell Falls Parkway. The reason for the amendment is to rezone and add a 0.85-acre parcel located at 1821 Wendell Falls Parkway (PIN: 1773358442) to the Master Plan. The applicant is also requesting an increase in the maximum front setback for the commercial/multi-family uses from 10 feet to 20 feet.

The approved Master Plan was for a maximum of 330 apartments, 200 townhome units and 200,000 square feet of commercial space on a total of 41.65 acres. The proposed CD amendment is increasing the maximum allowable townhome units from 200 to 207.

Zoning District

The Richardson Farms Conditional District rezoning from Rural Agricultural (RA) to Neighborhood Center Conditional District (NC-CD) was approved in February 2023. The proposed addition, 1821 Wendell Falls Parkway, is currently zoned Rural Agricultural and if approved, will be rezoned to Neighborhood Center Conditional District (NC-CD) to become part of the Richardson Farms mixed-use development.

Zoning Map



Zoning Conditions (Revised Conditions #3 and #10)

The applicant has proposed the following zoning conditions:

1. Amenities will include, but are not limited to:
    a. Apartments: one (1) clubhouse, with a fitness center and business/center coworking space, one (1) swimming pool with grilling stations, dog park, and outdoor pergola or shade structure.
    b. Townhomes: one (1) village green, one (1) playground, one (1) courtyard commons, one (1) mail center, one (1) dog park to include at a minimum a sunshade structure, benches and a dog activity apparatus (ex: doggie crawl, rover jump, or similar, etc.).
2. One (1) community entry feature will be installed at the intersection of Wendell Falls Parkway and Martin Pond Road. In addition, two (2) monuments (one for parcel B and one for parcel C) will be allowed along Wendell Falls Parkway.

3. A maximum of 330 multi-family units (i.e. Apartments), 207 townhome units, and 200,000 square feet of non-residential shall be permitted. Any increase or decrease in these densities shall be allowable if an engineer's certification is provided to confirm trip generations and sewer demands do not exceed maximum volumes included in the traffic impact analysis and preliminary sewer analysis for the project. Parcel A (non-residential) may modify the number of buildings with administrative approval.
4. Shared Parking and/or a parking reduction may be utilized to accommodate parking for the non-residential uses on site.
5. Architectural Standards: no vinyl siding is to be used.
    a. Clubhouse: to consist of brick veneer, fiber cement lap siding and fascia, architectural asphalt shingle roof, no vinyl siding (windows may be vinyl)
    b. Apartments: to consist of fiber cement board and batten, fiber cement lap siding and fascia, asphalt shingle roof, no vinyl siding (windows, railings may be vinyl)
    c. Townhomes: primary façade cladding shall consist of fiber cement board or similar material (i.e. Hardi-plank). Each unit shall utilize a choice or combination of siding orientations such as: horizontal board and batten or shake. No vinyl siding shall be permitted, however trim, windows, soffits, fascia may utilize vinyl. Front facades shall utilize masonry or brick veneer accent elements on each unit (i.e. water table, accent columns, etc.) Each unit shall be staggered either horizontally or vertically a minimum of 1 foot. All end units shall have windows on the side walls.
6. A minimum of three (3) townhome housing types will be provided within Parcel C. Townhome types to include at least one (1) three story rear-loaded garage townhome, one (1) two-story rear-loaded garage townhome, and one (1) front-loaded garage townhome.
7. Front-loaded garage townhomes are to be permitted only where they do not back up to another proposed townhome unit. Street facing garage doors shall have windows or carriage style adornments.
8. Residential driveway lengths shall be a minimum of 20ft.
9. Residential alleys are to be 20ft. in width, paved surface or may utilize the Town's Standard Residential Alley section.
10. Lot and building dimensional standards are as follows:

	COMMERCIAL/OFFICE MIX USE	APARTMENT	TOWNHOME
LOT WIDTH (MIN.)	25 FT	N/A	16 FT
LOT DEPTH (MIN.)	NONE	-	-
FRONT SETBACK (MIN.)	0 FT	0 FT (10 FT) (A)	0 FT (10 FT) (A)
FRONT SETBACK (MAX.)	20 FT	-	NONE
FRONT YARD ENCROACHMENT (B)	8 FT	8 FT	5 FT
SIDE SETBACK (MIN.)	0 FT WITHIN DEVELOPMENT; OTHERWISE 5 FT	10 FT BETWEEN BUILDINGS	5 FT OR 10 FT BETWEEN BUILDINGS
REAR SETBACK (MIN.)	0 FT	0 FT	NONE
REAR SETBACK FROM REAR LANE/ALLEY (MIN.)	0 FT	15 FT FROM CENTERLINE	15 FT FROM CENTERLINE
ACCESSORY STRUCTURE SIDE/REAR SETBACK (MIN.)	0 FT	5 FT	5 FT
MAXIMUM HEIGHT	4 STORIES	4 STORIES	3 STORIES
MINIMUM HEIGHT	2 STORIES OR 20 FT	2 STORIES OR 20 FT (C)	2 STORIES OR 20 FT (C)

NOTES:

(A) ALONG DESIGNATED THOROUGHFARES, THE MINIMUM FRONT SETBACK SHALL BE TEN FEET.

(B) BALCONIES, STOOPS, STAIRS, CHIMNEYS, OPEN PORCHES, BAY WINDOWS AND RAISED DOORWAYS ARE PERMITTED TO ENCROACH INTO THE FRONT SETBACK. UPPER STORY BALCONIES MAY ENCROACH INTO THE RIGHT-OF-WAY (OVER THE SIDEWALK ONLY) WITH PERMISSION FROM THE ADMINISTRATOR.

(C) CLUBHOUSE AMENITY AND ACCESSORY STRUCTURES ARE EXEMPT FROM THE MINIMUM HEIGHT REQUIREMENTS.

11. Parcel A, the non-residential portion of the property, shall be exempt from the gateway overlay buffer requirement.
12. A modified 10-foot gateway overlay streetyard consisting of a four (4) foot high decorative split rail fence with masonry columns and plantings installed at a minimum rate of three (3) canopy trees or six (6) understory trees and twelve (12) shrubs per 100 linear feet may be used to meet the gateway overlay buffer required along Wendell Falls Parkway.
13. In lieu of a 20 ft type B buffer, a 10 ft type B buffer with a 6 ft privacy fence will be provided along the northern property boundary adjacent to the single-family parcel that fronts on Wendell Falls Parkway.
14. To assist in creating a unique community feel, maximize aesthetic appeal, minimize impervious surface area, maximize open space, and create a pedestrian friendly environment, townhome units may be oriented onto courtyards or village greens instead of fronting on public rights-of-way.
15. To prevent a surplus of parking and maximize aesthetic appeal, multi-family units will be parked at a minimum of 1 space per bedroom. A minimum of 5% visitor parking for

townhomes and multi-family units shall be provided by utilizing the provided on-street parking spaces.

16. Parcel D, as identified on the master plan, is to be dedicated to the adjacent church/school for use as athletic fields and recreation open space.
17. The residential main street section (64ft right of way), per UDO Section 9.4, shall be permitted in the neighborhood center (NC) zoning district unless otherwise noted here. The residential main street section shall be modified to provide a 6-foot sidewalk and a 6-foot landscape strip.
18. A 10-foot multi-use path shall be provided along Martin Pond Road and Wendell Falls Parkway. The path may utilize the use of a public access easement along the property frontage to accommodate the full 10-foot path section. The subject property shall reserve the right to utilize the portion of the path and public access easement for property maintenance for items such as the proposed stormwater facility as required.
19. An alternative wastewater sewer alignment may be utilized per City of Raleigh Public Utilities Department approval.
20. The permitted uses table, shown below, identifies additional master plan permitted uses beyond those allowed within the neighborhood center (NC) zoning district in Wendell UDO.

PERMITTED USES

NOTE: ALL USES PERMITTED IN THE NEIGHBORHOOD CENTER (NC) ZONING DISTRICT ARE APPLICABLE UNLESS OTHERWISE NOTED HERE.

	PARCEL A	PARCEL B	PARCEL C	PARCEL D
DWELLING - SINGLE FAMILY ATTACHED (TOWNHOMES)	-	-	P	-
DWELLING - MULTIFAMILY	-	P	-	-
CHILD CARE	P	-	-	-
MICRO-BREWERY/MICRO-DISTILLERY/ MICRO-WINERY	P	-	-	-
GENERAL RETAIL - 10,000 SF OR LESS	P	-	-	-
GENERAL RETAIL - 10,000 SF - 50,000 SF	P	-	-	-
SHOPPING CENTERY - NEIGHBORHOOD CENTER	P	-	-	-

P = PERMITTED
PS = PERMITTED SUBJECT TO ADDITIONAL STANDARDS IN CHAPTER 3
- = DEFAULT TO UDO STANDARD USE FOR NC ZONING

21. The Townhome portion of the master plan is not a build for rent product.

Open Space

UDO Section 7.5 requires 1,000 square feet of open space per townhome dwelling unit and 500 square feet per multifamily apartment unit. UDO Section 7.4 requires that 75% of the required open space be passive and 25% be improved park space of which 1/3 needs to be considered active.

- The development plan of 207 townhome units is required to have a minimum of 207,000 square feet of total open space. A minimum of 25% of it (51,750 square feet) will need to be improved open space and 33% of that (17,078 square feet) needs to be active. The applicant is now proposing 283,751 total square feet of open space, which includes 51,868 square feet of improved open space, with 20,070 square feet of active open space. The active open space will include a playground and a dog park.

Transportation

The approved Master Plan condition 3 states *"A maximum of 330 multi-family units (i.e., apartments), 207 townhome units, and 200,000 square feet of non-residential shall be permitted. Any increase or decrease in these densities shall be allowable if an Engineer's certification is provided to confirm trip generations and sewer demands do not exceed maximum volumes included in the traffic impact analysis and preliminary sewer analysis for the project."*

The TIA for Richardson Farms completed in October 2021 assumed the development included the following uses:

- 336 multi-family units
- 200 townhome units
- 44,000 SF retail space on Parcel A.

With the adjustment of townhome units, we do not anticipate an updated TIA for the project.

Comprehensive Plan

The Wendell Blueprint 2030 Comprehensive Plan identifies this parcel as Activity Center 2.

PLACETYPE

ACTIVITY CENTER 2

AC-2

This area encourages the blending of complementary commercial, office and a mix of residential housing types. These areas typically offer a horizontal mix of uses where changes in use occur between adjacent buildings. Buildings are typically one and two stories. Designed to facilitate access via walking and biking, mixed-use areas should be located where access via the road network, sidewalks, greenways, and/or local shuttle/circulator service is feasible.



USES + BUILDINGS

- *Grocery stores*
- *Pharmacies*
- *Retail*
- *Restaurants*
- *Gyms, Fitness studios*
- *Personal services (branch banks, dry cleaners, tailors, hair and nail salons)*
- *Small to medium-sized offices*
- *Medical (office, urgent care)*
- *Attached single-family (Townhome)*
- *Multi-family (Condominiums, apartments)*
- *Event spaces such as greens or amphitheaters*

STREET PATTERN

Street Pattern: *Grid, Modified Grid*
Max Block Length: *500'*
Connectivity:

- *Moderately connected externally (to adjacent development and roadways)*
- *High internal connectivity with many pedestrian amenities*

Street Types:

- *Private*
- *Local 2-lane with on-street parking*
- *Collector*

OPEN SPACE

- *Walking and biking paths and trails*
- *Courtyards and gathering spaces*
- *Stormwater as an amenity (to include trails, green space, recreation)*

The project meets characteristics outlined in the description of the Activity Center 2 placetype as it relates to uses, street pattern, street types, connectivity and open space.

- Blending of complementary commercial, office and a mix of residential housing types. The project consists of commercial space, townhomes and apartments.
- Street Pattern: Moderately connected externally to adjacent development and roadways. The proposed project will have a 10-foot multi-use path along Martin Pond Rd and Wendell Falls Parkway that connects to internal sidewalks and adjacent neighborhoods.
- Open spaces in the form of courtyards and gathering spaces. The proposed development has a village green, courtyard commons, a playground and a dog park.

Statement of Plan Consistency and Reasonableness

Any recommended change to the zoning map should be accompanied by a statement explaining how the change is/is not consistent with the comprehensive plan and is/is not reasonable in nature.

The plan is consistent with Blueprint Wendell 2030, as outlined above, and could be considered reasonable as it assists with the plan goals listed below:

- Neighborhoods & Housing NH3. *Diversify housing to appeal to different groups: age, income, lifestyle preferences, family situations.*
- Centers of Activity CA1. *Support development of key nodes (large and small)*. Consistent with the Future Land Use map, delineate centers of activity where the more intense development includes a mix of uses.
- Connectivity C2.3 *Connect neighborhoods to downtown with greenways and/or a 10' sidepath along major corridors.*

Technical Review Committee (TRC) Comments:

The Technical Review Committee completed their review of the applicant's amended Master Plan and the applicant has made corrections based on their comments.

Neighborhood Meeting

A neighborhood meeting was held virtually on December 8, 2025, with no property owners in attendance.

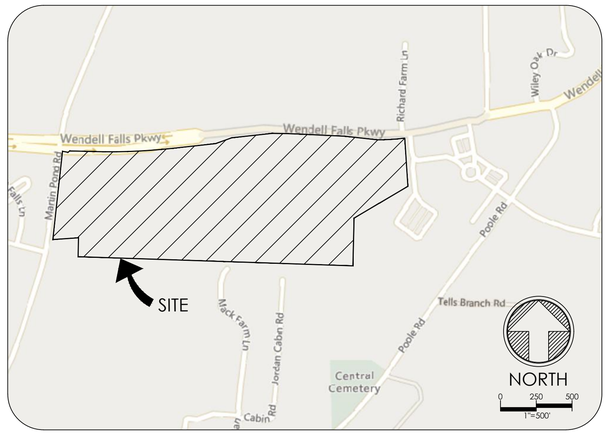
Staff Comments:

The proposed amendment to the approved Master Plan is consistent with the Wendell Comprehensive Plan – Blueprint Wendell 2030 and could be considered reasonable since it fulfills the goals of the comprehensive plan noted above and therefore staff recommends approval.

RICHARDSON FARMS MASTER PLAN AMENDMENT

UNDERFOOT PROJECT - C23009.00
TOWN OF WENDELL PROJECT # CD25-09

LOCATION:
0 WENDELL FALLS PARKWAY
WENDELL, NC 27591



MASTER PLAN AMENDMENT NARRATIVE

THE INTENT OF THIS MASTER PLAN AMENDMENT IS TO ADD THE 0.85 AC PARCEL WITH PIN #1773-35-8442, TO GRAPHICALLY SHOW THE ADDITIONAL IMPROVEMENTS IN THIS AREA, TO AMEND THE TOTAL COMMERCIAL SQUARE FOOTAGE, TOTAL MULTI-FAMILY UNIT COUNT, AND TOTAL TOWNHOME UNIT COUNT IN ACCORDANCE WITH THE ORIGINAL MASTER PLAN. ANY OTHER DISCREPANCIES FOUND BETWEEN THE ORIGINAL MASTER PLAN (PREPARED BY OTHERS AND ORIGINALLY APPROVED ON 02.15.2023) AND THE APPROVED CONSTRUCTION DRAWINGS HAVE BEEN WORKED THROUGH WITH STAFF DURING THE CONSTRUCTION DRAWING REVIEW PROCESS AND ARE REFLECTED IN THIS PLAN SET. THE NEW INFRASTRUCTURE FOR THE ADDITIONAL TOWNHOMES IS SHOWN IN RED FOR CLARITY.

PARCEL A (COMMERCIAL)

- INCREASE THE MAXIMUM FRONT SETBACK FOR COMMERCIAL/OFFICE USES FROM 10' TO 20'

PARCEL B (MULTI-FAMILY)

- INCREASE THE MAXIMUM FRONT SETBACK FOR COMMERCIAL/OFFICE USES FROM 10' TO 20'

PARCEL C (TOWNHOMES)

- ADDITION OF TWELVE (12) TOWNHOME LOTS FOR A NEW TOTAL OF 207 UNITS.

PREPARED BY:

underfoot ENGINEERING
1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBOLA C683

CONTACT: LANDON M. LOVELACE, PE
LLOVELACE@UNDERFOOTENGINEERING.COM

I hereby certify that this Plan was approved by (Administrator) or (TRC) of the Town of Wendell on the _____ day of _____ 20____.

_____
Administrator

CONTACT INFORMATION

DEVELOPERS
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3000 RDU CENTER DR. STE.202
MORRISVILLE, NC 27560
ADAM ASHBAUGH, PE, AICP
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EMAIL: JASHBAUGH@DRBGROUP.COM

MERIT GROUP, LLC
5053 SUNSET FRAIRWAYS DRIVE HOLLY
SPRINGS, NC 27540
PAUL V MINANA
PHONE: 919.608.8324
EMAIL: PAUL.MERITGROUPNC@GMAIL.COM

REFERENCES

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BATEMAN CIVIL SURVEY COMPANY
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APEX, 27539, NC, US
JOSH DAVIDSON, PLS
PHONE: 919-577-1081
EMAIL: JOSH@BATEMANCIVILSURVEY

GEOTECHNICAL ENGINEER
T M ENGINEERING INC
103 HAWATHA CT
CARY, NC 27513
JASON VANDERBROEK
PHONE: 919-468-2545
EMAIL: JASONV@TMENGINEERING.ORG

ENVIRONMENTAL ENGINEER
S&EC
8412 FALLS OF THE NEUSE ROAD, STE.109
RALEIGH 27615
STEVEN BALL, RF, PWS
PHONE: 919-846-5900
EMAIL: SBALL@SANDEC.COM

LANDSCAPE ARCHITECT
UNDERFOOT ENGINEERING
1149 EXECUTIVE CIRCLE SUITE C, CARY NC, 27511
MIKE ROSELLI, PE, PLA
PHONE: 919.576.9733
EMAIL: MROSELLI@UNDERFOOTENGINEERING.COM

REVIEW AGENCIES / UTILITY CONTACTS

PLANNING APPROVAL
TOWN OF WENDELL
15 E. FOURTH STREET
WENDELL, NC 27591
PHONE: 919.365.4448

WATER
RALEIGH PUBLIC UTILITIES
1 EXCHANGE PLAZA
RALEIGH, NC 27601
PHONE: 919.996.3245

SEWER
RALEIGH PUBLIC UTILITIES
1 EXCHANGE PLAZA
RALEIGH, NC 27601
PHONE:919.996.3245

EROSION CONTROL
WAKE COUNTY ENVIRONMENTAL SERVICES
WATER QUALITY DIVISION
336 FAYETTEVILLE ST. RALEIGH, NC 27602
PHONE: 919.856.7425

ROADS - OFFSITE
NCDOT - DIVISION 5, DISTRICT 1
4009 DISTRICT DRIVE
RALEIGH 27607
DURHAM, NC 27704
PHONE: 919.220.4600

SHEET INDEX

SHEET NO.	SHEET NAME
C-000	COVER SHEET
C-100	OVERALL EXISTING CONDITIONS & DEMOLITION PLAN
C-101	EXISTING CONDITIONS & DEMOLITION PLAN
C-102	EXISTING CONDITIONS & DEMOLITION PLAN
C-200	OVERALL SUBDIVISION PLAN
C-201	SUBDIVISION PLAN
C-202	SUBDIVISION PLAN
C-203	OVERALL DIMENSIONAL PLAN
C-204	DIMENSIONAL PLAN
C-205	DIMENSIONAL PLAN
C-206	TYPICAL STREET CROSS SECTIONS
C-400	OVERALL UTILITY PLAN
C-401	UTILITY PLAN
C-402	UTILITY PLAN
L-100	OVERALL LANDSCAPE PLAN
L-101	LANDCAPE PLAN (WEST)
L-102	LANDSCAPE PLAN (EAST)
L-103	LANDSCAPE SCHEDULES & DETAILS

SITE DATA

EXISTING SITE DATA

WAKE COUNTY PIN #: 1773-45-2045, 177-25-5286, 1773-34-1939, 1773-35-8442
TOTAL SITE AREA: 42.52 AC
EXISTING ZONING: RA

PROPOSED SITE DATA

ZONING: NC-CD

PARCEL A (PLANS TO BE SUBMITTED SEPERATELY)

TOTAL SITE AREA: 5.40 AC
ALLOWABLE IMPERVIOUS AREA: 3.18 AC (58.9%)

PARCEL B (PLANS TO BE SUBMITTED SEPERATELY)

TOTAL SITE AREA: 12.40 AC
ALLOWABLE IMPERVIOUS AREA: 8.27 AC (66.7%)

PARCEL C

TOTAL SITE AREA: 16.36 AC
LOT WIDTH: 16' MIN REQ'D
FRONT SETBACK: 0' OR 10' REQ'D
SIDE SETBACK: 5' OR 10' BETWEEN BLDG
REAR SETBACK: 0' (OR 15' FROM ALLEY CL)
MAXIMUM HEIGHT: 3 STORIES

NOTE: THE DEVELOPER MAY STAGGER PRODUCT FACADES WITHIN THE ALLOWABLE BUILDING ENVELOPE.

ONSITE IMPERVIOUS AREA (PROPOSED WITH THIS PLAN SET)

ROADWAYS:	226,272 SF (5.19 AC)
SIDEWALK:	73,593 SF (1.69 AC)
LOTS:	357,075 SF (8.20 AC)
TOTAL:	656,940 SF (15.08 AC)

VEHICULAR PARKING

TOWNHOME VEHICULAR PARKING*

-REQUIRED:
-PER UNIT: 207 UNITS X 2 SPACES/UNIT = 414 SPACES
-PROPOSED:
-PER UNIT: 207 UNITS X 2 SPACES/UNIT = 414 SPACES
-ON STREET 62 ON-STREET SPACES**
TOTAL VEHICULAR PARKING: 476 SPACES

*TOWNHOME SPACES INCLUDE DRIVEWAY AND GARAGE AS 1 SPACE EACH
**ON-STREET SPACES TO BE USED AS VISITOR PARKING
-MAIL KIOSK PARKING TO MEET NORTH CAROLINA STATE REQUIREMENTS AND IS ACCOMMODATED BY UTILIZING ON-STREET PARKING.

PARCEL D (PLANS TO BE SUBMITTED SEPERATELY)

TOTAL SITE AREA: 1.72 AC

DEDICATED RIGHT OF WAY

TOTAL AREA: 6.65 AC
-INCLUDES INTERNAL STREETS, RIGHT-OF-WAY ALONG MARTIN POND ROAD, AND RIGHT-OF-WAY ALONG WENDELL FALLS PARKWAY

CONDITIONS OF ZONING APPROVAL

1. AMENITIES WILL INCLUDE, BUT ARE NOT LIMITED TO:
   a. APARTMENTS: ONE (1) CLUBHOUSE, WITH A FITNESS CENTER AND BUSINESS CENTER/COWORKING SPACE, ONE (1) SWIMMING POOL WITH GRILLING STATIONS, DOG PARK, AND OUTDOOR PERGOLA OR SHADE STRUCTURE
   b. TOWNHOMES: ONE (1) VILLAGE GREEN, ONE (1) PLAYGROUND, ONE (1) COURTYARD COMMONS, ONE (1) MAIL CENTER, ONE (1) DOG PARK TO INCLUDE AT A MINIMUM A SUN SHADE STRUCTURE, BENCHES AND A DOG ACTIVITY APPARATUS (EX: DOGGIE CRAWL, ROVER JUMP, OR SIMILAR ETC.),
2. ONE (1) COMMUNITY ENTRY FEATURE WILL BE INSTALLED AT THE INTERSECTION OF WENDELL FALLS PKWY AND MARTIN POND ROAD, IN ADDITION, TWO (2) MONUMENTS (ONE FOR PARCEL B AND ONE FOR PARCEL C) ~~WILL BE ALLOWED ALONG WENDELL FALLS PKWY.~~
3. A MAXIMUM OF 330 MULTI-FAMILY UNITS (I.E. APARTMENTS), 207 TOWNHOME UNITS, AND 200,000 SQUARE FEET OF NON-RESIDENTIAL SHALL BE PERMITTED. ANY INCREASE OR DECREASE IN THESE DENSITIES SHALL BE ALLOWABLE IF AN ENGINEER'S CERTIFICATION IS PROVIDED TO CONFIRM TRIP GENERATIONS AND SEWER ~~DEMANDS DO NOT EXCEED MAXIMUM VALUES INDICATED IN THE TRAFFIC IMPACT ANALYSIS AND~~ PRELIMINARY SEWER ANALYSIS FOR THE PROJECT. PARCEL A (NON-RESIDENTIAL) MAY MODIFY THE NUMBER OF BUILDINGS WITH ADMINISTRATIVE APPROVAL.
4. SHARED PARKING AND/OR A PARKING REDUCTION MAY BE UTILIZED TO ACCOMMODATE PARKING FOR THE SHARED PARKING AND/OR A PARKING REDUCTION MAY BE UTILIZED TO ACCOMMODATE PARKING FOR THE NONRESIDENTIAL USES ON SITE.
5. ARCHITECTURAL STANDARDS; NO VINYL SIDING IS TO BE USED
   a. CLUBHOUSE; TO CONSIST OF BRICK VENEER, FIBER CEMENT LAP SIDING AND FASCIA, ARCHITECTURAL ASPHALT SHINGLE ROOF, NO VINYL SIDING (WINDOWS MAY BE VINYL)
   b. APARTMENTS; TO CONSIST OF FIBER CEMENT BOARD AND BATTEN, FIBER CEMENT LAP SIDING AND FASCIA, ASPHALT SHINGLE ROOF, NO VINYL SIDING (WINDOWS, RAILINGS MAY BE VINYL)
   c. TOWNHOMES: PRIMARY FAÇADE CLADDING SHALL CONSIST OF FIBER CEMENT BOARD OR SIMILAR MATERIAL (I.E. HARDI-PLANK). EACH UNIT SHALL UTILIZE A CHOICE OR COMBINATION OF SIDING ORIENTATIONS SUCH AS: HORIZONTAL, BOARD AND BATTEN, OR SHAKE. NO VINYL SIDING SHALL BE PERMITTED, HOWEVER TRIM, WINDOWS, SOFFITS, FASCIA MAY UTILIZE VINYL. FRONT FAÇADES SHALL UTILIZE MASONRY OR BRICK VENEER ACCENT ELEMENTS ON EACH UNIT (I.E. WATER TABLE, ACCENT COLUMNS, ETC). EACH UNIT SHALL BE STAGGERED EITHER HORIZONTALLY OR VERTICALLY A MINIMUM OF 1 FOOT. ALL END UNITS SHALL HAVE WINDOWS ON SIDE WALLS.
6. A MINIMUM OF THREE (3) TOWNHOME HOUSING TYPES WILL BE PROVIDED WITHIN PARCEL C. TOWNHOME TYPES TO INCLUDE AT LEAST ONE (1) THREE STORY REAR-LOADED GARAGE TOWNHOME, ONE (1) TWO STORY REAR-LOADED GARAGE TOWNHOME, AND ONE (1) FRONT-LOADED GARAGE TOWNHOME.
7. FRONT-LOADED GARAGE TOWNHOMES ARE TO BE PERMITTED ONLY WHERE THEY DO NOT BACK UP TO ANOTHER PROPOSED TOWNHOME UNIT. STREET FACING GARAGE DOORS SHALL HAVE WINDOWS OR CARRIAGE STYLE ADORNMENTS.
8. RESIDENTIAL DRIVEWAY LENGTHS SHALL BE A MINIMUM OF 20 FT.
9. RESIDENTIAL ALLEYS ARE TO BE 20 FT IN WIDTH, PAVED SURFACE OR MAY UTILIZE THE TOWNS STANDARD RESIDENTIAL ALLEY SECTION.
10. LOT AND BUILDING DIMENSIONAL STANDARDS ARE AS FOLLOWS:

	COMMERCIAL/OFFICE MIX USE	APARTMENT	TOWNHOME
LOT WIDTH (MIN.)	25 FT	N/A	16 FT
LOT DEPTH (MIN.)	NONE	-	-
FRONT SETBACK (MIN.)	0 FT	0 FT (10 FT) (A)	0 FT (10 FT) (A)
FRONT SETBACK (MAX.)	20 FT	-	NONE
FRONT YARD ENCROACHMENT (B)	8 FT	8 FT	5 FT
SIDE SETBACK (MIN.)	0 FT WITHIN DEVELOPMENT; OTHERWISE 5 FT	10 FT BETWEEN BUILDINGS	5 FT OR 10 FT BETWEEN BUILDINGS
REAR SETBACK (MIN.)	0 FT	0 FT	NONE
REAR SETBACK FROM REAR LANE/ALLEY (MIN.)	0 FT	15 FT FROM CENTERLINE	15 FT FROM CENTERLINE
ACCESSORY STRUCTURE SIDE/REAR SETBACK (MIN.)	0 FT	5 FT	5 FT
MAXIMUM HEIGHT	4 STORIES	4 STORIES	3 STORIES
MINIMUM HEIGHT	2 STORIES OR 20 FT	2 STORIES OR 20 FT (C)	2 STORIES OR 20 FT (C)

NOTES:
(A) ALONG DESIGNATED THOROUGHFARES, THE MINIMUM FRONT SETBACK SHALL BE TEN FEET.
(B) BALCONIES, STOOPS, STAIRS, CHIMNEYS, OPEN PORCHES, BAY WINDOWS AND RAISED DOORWAYS ARE PERMITTED TO ENCROACH INTO THE FRONT SETBACK. UPPER STORY BALCONIES MAY ENCROACH INTO THE RIGHT-OF-WAY (OVER THE SIDEWALK ONLY) WITH PERMISSION FROM THE ADMINISTRATOR.
(C) CLUBHOUSE AMENITY AND ACCESSORY STRUCTURES ARE EXEMPT FROM THE MINIMUM HEIGHT REQUIREMENTS.

11. PARCEL A, THE NONRESIDENTIAL PORTION OF THE PROPERTY, SHALL BE EXEMPT FROM THE GATEWAY OVERLAY BUFFER REQUIREMENT.
12. A MODIFIED 10 FOOT GATEWAY OVERLAY STREETYARD CONSISTING OF A FOUR (4) FOOT HIGH DECORATIVE SPLIT RAIL FENCE WITH MASONRY COLUMNS AND PLANTINGS INSTALLED AT A MINIMUM RATE OF THREE (3) CANOPY TREES OR SIX (6) UNDERSTORY TREES AND TWELVE (12) SHRUBS PER 100 LINEAR FEET MAY BE USED TO MEET THE GATEWAY OVERLAY BUFFER REQUIRED ALONG WENDELL FALLS PARKWAY.
13. IN LIEU OF A 20 FOOT TYPE B BUFFER, A 10 FOOT TYPE B BUFFER WITH A 6 FT PRIVACY FENCE WILL BE PROVIDED ALONG THE NORTHERN PROPERTY BOUNDARY ADJACENT TO THE SINGLE FAMILY PARCEL THAT FRONTS ON WENDELL FALLS PKWY.
14. TO ASSIST IN CREATING UNIQUE COMMUNITY FEEL, MAXIMIZE AESTHETIC APPEAL, MINIMIZE IMPERVIOUS SURFACE AREA, MAXIMIZE OPEN SPACE, AND CREATE A PEDESTRIAN FRIENDLY ENVIRONMENT, TOWNHOME UNITS MAY BE ORIENTED ONTO COURTYARDS OR VILLAGE GREENS INSTEAD OF FRONTING ON PUBLIC RIGHT-OF-WAYS.
15. TO PREVENT A SURPLUS OF PARKING AND MAXIMIZE AESTHETIC APPEAL, MULTI-FAMILY UNITS WILL BE PARKED AT A MINIMUM OF 1 SPACE PER BEDROOM. A MINIMUM OF 5% VISITOR PARKING FOR TOWNHOMES AND MULTI-FAMILY UNITS SHALL BE PROVIDED BY UTILIZING THE PROVIDED ON-STREET PARKING SPACES.
16. PARCEL D, AS IDENTIFIED ON THE MASTER PLAN, IS TO BE DEDICATED TO THE ADJACENT CHURCH/SCHOOL FOR USE AS ATHLETIC FIELDS AND RECREATION OPEN SPACE.
17. THE RESIDENTIAL MAIN STREET SECTION (64 FT. RIGHT-OF-WAY), PER UDO SECTION 9.4, SHALL BE PERMITTED IN THE NEIGHBORHOOD CENTER (NC) ZONING DISTRICT UNLESS OTHERWISE NOTED HERE. THE RESIDENTIAL MAIN STREET SECTION SHALL BE MODIFIED TO PROVIDE A 6 FOOT SIDEWALK AND 6 FOOT LANDSCAPE STRIP.
18. A 10 FOOT MULTI USE PATH SHALL BE PROVIDED ALONG MARTIN POND ROAD AND WENDELL FALLS PARKWAY. THE PATH MAY UTILIZE THE USE OF A PUBLIC ACCESS EASEMENT ALONG THE PROPERTY FRONTAGE TO ACCOMMODATE THE FULL 10 FOOT PATH SECTION. THE SUBJECT PROPERTY SHALL RESERVE THE RIGHT TO UTILIZE THE PORTION OF THE PATH AND PUBLIC ACCESS EASEMENT FOR PROPERTY MAINTENANCE FOR ITEMS SUCH AS THE PROPOSED STORMWATER FACILITY AS REQUIRED.
19. AN ALTERNATIVE WASTEWATER SEWER ALIGNMENT MAY BE UTILIZED PER CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT APPROVAL.
20. THE PERMITTED USES TABLE, SHOWN BELOW, IDENTIFIES ADDITIONAL MASTER PLAN PERMITTED USES BEYOND THOSE ALLOWED WITHIN THE NEIGHBORHOOD CENTER (NC) ZONING DISTRICT IN WENDELL UDO.
21. THE TOWNHOME PORTION OF THE MASTER PLAN IS NOT A BUILD FOR RENT PRODUCT.

PERMITTED USES

NOTE: ALL USES PERMITTED IN THE NEIGHBORHOOD CENTER (NC) ZONING DISTRICT ARE APPLICABLE UNLESS OTHERWISE NOTED HERE.

	PARCEL A	PARCEL B	PARCEL C	PARCEL D
DWELLING - SINGLE FAMILY ATTACHED (TOWNHOMES)	-	-	P	-
DWELLING - MULTIFAMILY	-	P	-	-
CHILD CARE	P	-	-	-
MICRO-BREWERY/MICRO-DISTILLERY/ MICRO-WINERY	P	-	-	-
GENERAL RETAIL - 10,000 SF OR LESS	P	-	-	-
GENERAL RETAIL - 10,000 SF - 50,000 SF	P	-	-	-
SHOPPING CENTERY - NEIGHBORHOOD CENTER	P	-	-	-

P = PERMITTED
PS = PERMITTED SUBJECT TO ADDITIONAL STANDARDS IN CHAPTER 3
- = DEFAULT TO UDO STANDARD USE FOR NC ZONING

PLAN REVISIONS

#	DATE	REVISION	BY

811 KNOW WHAT'S BELOW ALWAYS CALL 811 **BEFORE YOU DIG**
It's fast. It's free. It's the law.

PROJECT:
RICHARDSON FARMS MASTER PLAN AMENDMENT

0 WENDELL FALLS PARKWAY
WENDELL,NC

PROJECT #:	C23009
DRAWN BY:	RW/ZA
REVIEWED BY:	LL
1ST SUBMITTAL:	2025.08.01
SCALE:	AS NOTED

FOR REVIEW AND APPROVAL

PREPARED FOR:
DRB GROUP NC, LLC
AND
MERIT GROUP, LLC

PREPARED BY:

underfoot ENGINEERING
1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBOLA C683

SEALED:
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032674 LANDON M. LOVELACE
2026.01.21

SHEET:
COVER SHEET

C-000

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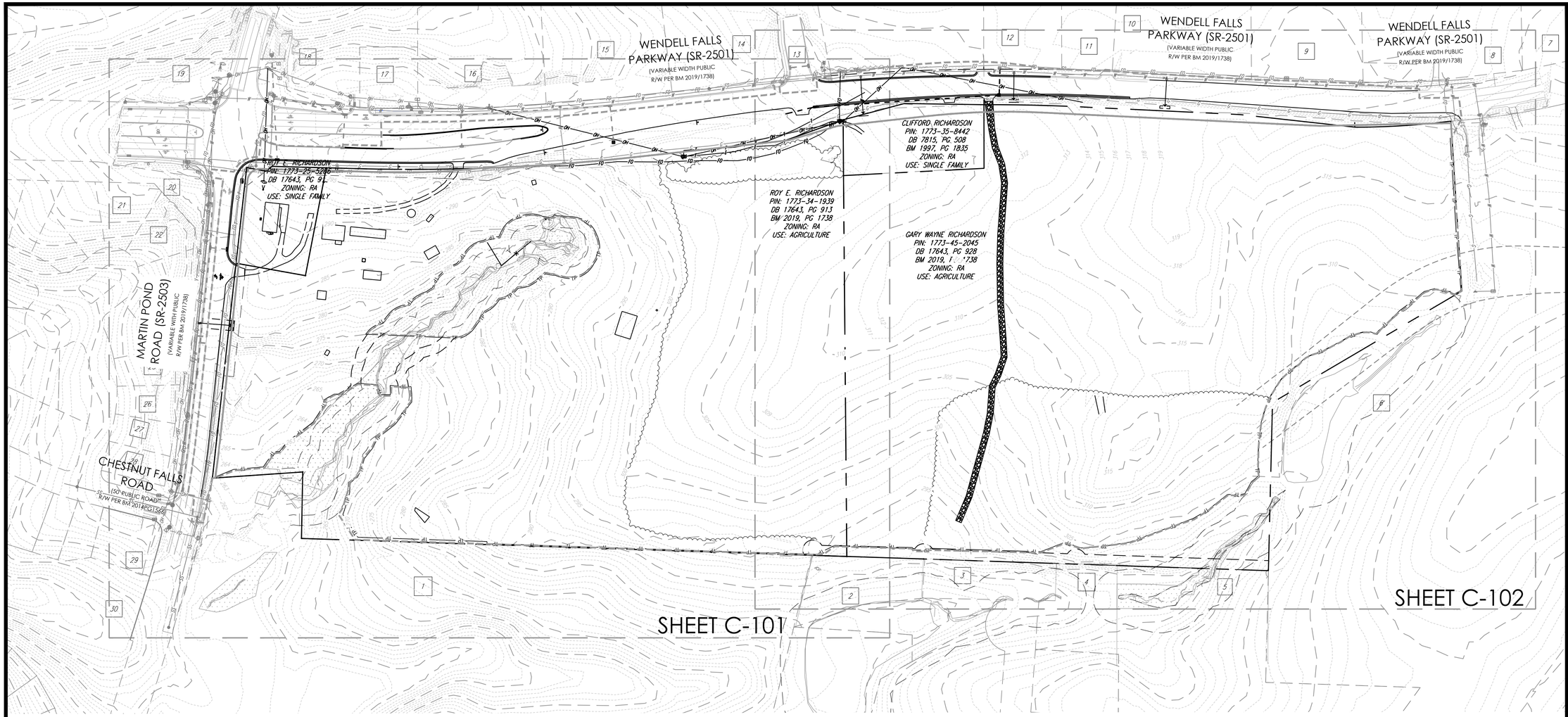

ADJOINER INFORMATION

PROPERTY NUMBER	OWNER NAME	PARCEL ADDRESS	PIN	PARCEL ID	ZONE	USE/LAND CLASS	ACREAGE	DEED BOOK DEED PAGE	WATERSHED PROTECTION OVERLAY
1	CHARLES MARTIN YEAGER	2025 MARTIN POND ROAD	1773238859	80185	RA	AGRICULTURE	46.4	DB 018961 DP 01209	NO
2	GRACE M FAISON	2000 MACK FARM LANE	1773347513	37774	R2	RESIDENTIAL <10	0.53	DB 002324 DP 00-E-	NO
3	ASHLEY BROWN SAAD	2100 JORDAN CABIN RD	1773349594	37957	R2	RESIDENTIAL <10	0.46	DB 018465 DP 01775	NO
4	JESUS ARMANDO VARGAS MARTINEZ	2101 JORDAN CABIN RD	1773441477	37956	R2	RESIDENTIAL <10	0.59	DB 016775 DP 00821	NO
5	EDITH C COOKE	0 POOLE ROAD	1773444038	435484	RA	AGRICULTURE	8.39	DB 016366 DP 00967	NO
6	CENTRAL BAPTIST CHURCH OF WENDELL	11109 POOLE ROAD	1773541922	103011	NC	CHURCH	22.23	DB 019222 DP 00354	NO
7	JENNIFER RICHARDSON BURCH	405 RICHARDSON FARM LN	1773550778	353197	RA	RESIDENTIAL <10	1.27	DB 012458 DP 00708	NO
8	DANNY RAY RICHARDSON	400 RICHARDSON FARM LANE	1773459902	341282	RA	RESIDENTIAL <10	5.51	DB 011791 DP 00915	NO
9	DANNY RAY RICHARDSON	0 WENDELL FALLS PKWY	1773467369	470667	RA	AGRICULTURE	13.31	DB 017643 DP 00908	NO
10	DOANLD EDWIN RICHARDSON JR.	0 WENDELL FALLS PKWY	1773463324	470668	RA	AGRICULTURE	10.04	DB 017643 DP 00918	NO
11	JERRY LYNN RICHARDSON	0 WENDELL FALLS PKWY	1773369082	470669	RA	AGRICULTURE	10.04	DB 017643 DP 00923	NO
12	JERRY LYNN RICHARDSON	1812 WENDELL FALLS PKWY	1773450771	109549	PUD-15-1	RESIDENTIAL <10	1.26	DB 012049 DP 00169	NO
13	RICHARDSON MULTIFAMILY ASSOCIATES LLC	1900 WENDELL FALLS PKWY	1773363384	492423	PUD-15-1	VACANT	27.54	DB 018937 DP 01748	NO
14	NASH WENDELL FALLS LLC	1904 WENDELL FALLS PKWY	1773354664	492422	PUD-15-1	VACANT	1.25	DB 015478 DP 01623	NO
15	NASH WENDELL FALLS LLC	1912 WENDELL FALLS PKWY	1773352622	492421	PUD-15-1	VACANT	1.38	DB 015478 DP 01623	NO
16	NASH WENDELL FALLS LLC	1924 WENDELL FALLS PKWY	1773259680	492420	PUD-15-1	VACANT	1.36	DB 015478 DP 01623	NO
17	CONNIE L JONES	1932 WENDELL FALLS PKWY	1773258506	426211	PUD-15-1	COMMERCIAL	0.31	DB 018292 DP 00953	NO
18	CSSNC LLC	1936 WENDELL FALLS PKWY	1773257639	481079	PUD-15-1	COMMERCIAL	1.85	DB 018277 DP 02776	NO
19	NASH WENDELL FALLS LLC	0 WENDELL FALLS PKWY	1773251549	481080	PUD-15-1	VACANT	3.03	DB 015478 DP 01623	NO
20	WENDELL FALLS COMMUNITY ASSOCIATION	401 MILL STATION LN	1773158366	425320	PUD-15-1	HOA	1.37	DB 016760 DP 00904	NO
21	THELMA ANACELI MASON	304 ASAVIEW PL	1773252278	425257	PUD-15-1	RESIDENTIAL <10	0.27	DB 016473 DP 01386	NO
22	KRISHNA B RAMI	300 ASAVIEW PL	1773253253	425258	PUD-15-1	RESIDENTIAL <10	0.26	DB 016526 DP 00926	NO
23	STEPHANY ROSA FLOWERS	301 ASAVIEW PL	1773253164	425259	PUD-15-1	RESIDENTIAL <10	0.19	DB 019220 DP 00106	NO
24	STEPHEN ENNIS LEICHT	305 ASAVIEW PL	1773253046	425260	PUD-15-1	RESIDENTIAL <10	0.21	DB 016564 DP 02014	NO
25	VANYA VESKOVA PARVANOVA	1512 DRIFT FALLS LN	1773243926	425262	PUD-15-1	RESIDENTIAL <10	0.21	DB 019091 DP 01431	NO
26	PHILLIP W JOYNER	1508 DRIFT FALLS LN	1773243920	425263	PUD-15-1	RESIDENTIAL <10	0.19	DB 016909 DP 00586	NO
27	LARRY J SLIKER	1504 DRIFT FALLS LN	1773243813	425264	PUD-15-1	RESIDENTIAL <10	0.17	DB 016924 DP 01834	NO
28	HARRIET CHRISTMAS WOLFE	1500 DRIFT FALLS LN	1773243707	425265	PUD-15-1	RESIDENTIAL <10	0.18	DB 016578 DP 01244	NO
29	TERRENCE GRANVILLE SAMPSON	1505 CHESTNUT FALLS RD	1773242672	425190	PUD-15-1	RESIDENTIAL <10	0.26	DB 016724 DP 01263	NO
30	WENDELL FALLS COMMUNITY ASSOCIATION	1500 RHODESCHOOL DR	1773148521	441597	PUD-15-1	HOA	5.75	DB 017310 DP 01502	NO

DEMOLITION LEGEND

TYPICAL EXISTING NOTE	TYPICAL DEMOLITION / REMOVAL NOTE
	LIMITS OF DISTURBANCE
	EASEMENT LINE
	CONCRETE CURB & GUTTER
	UTILITY POLE
	TYPICAL LIGHT
	TYPICAL SIGN
	SANITARY SEWER LATERAL
W	UNDERGROUND WATER LINE
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
OH	OVERHEAD WIRE
T	UNDERGROUND TELEPHONE LINE
C	UNDERGROUND CABLE LINE
	STORM SEWER
SS	SANITARY SEWER MAIN
	HYDRANT
	SANITARY MANHOLE
	STORM JUNCTION BOX
WM	WATER METER
WV	WATER VALVE
(TBR) / (TBRL)	TO BE REMOVED / TO BE RELOCATED

GENERAL NOTES

1. ALL CONSTRUCTION, MATERIALS, AND METHODS SHALL BE IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, DETAILS, AND CONDITIONS OF APPROVAL, AND SHALL CONFORM TO ALL APPLICABLE RULES, REGULATIONS, LAWS, ORDINANCES, CODES, AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEY HAVE THE LATEST EDITION OF THE FOLLOWING DOCUMENTS WHICH ARE INCORPORATED BY REFERENCE:
   - EXISTING SURVEY AND TOPOGRAPHIC INFORMATION IS BASED ON MULTIPLE FIELD SURVEYS PROVIDED BY TRIANGLE SURVEYORS, INC. AND BATEMAN CIVIL SURVEY COMPANY.
   - GEOTECHNICAL INVESTIGATION REPORT BY Tm ENGINEERING, INC.
   - ENVIRONMENTAL SITE ASSESSMENT BY S&EC.
3. THERE ARE NO FEMA FLOODPLAINS CONTAINED ON THIS SITE PER FIRM PANEL 3720177300K, EFFECTIVE DATE 7/19/2022.
4. NO EXISTING SEWER MANHOLES WERE OBSERVED WITHIN THE EXISTING 20' CITY OF RALEIGH SEWER EASEMENT PER SURVEY DATA FROM BATEMAN CIVIL SURVEY COMPANY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATIONS, APPROVALS, AND OTHER REQUIREMENTS WHICH MUST BE MET HAVE BEEN OBTAINED, INCLUDING ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. COPIES SHALL REMAIN ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING WORK ADJACENT TO PAVEMENT AND STRUCTURES WHICH ARE TO REMAIN, AND SHALL TAKE ALL APPROPRIATE MEASURES TO ENSURE STABILITY OF PAVEMENT, BUILDINGS, AND INFRASTRUCTURE TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL IN PLACE SUB-SURFACE UTILITY INFORMATION INCLUDING HORIZONTAL AND VERTICAL LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES AND HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING DEMOLITION, EXCAVATION, OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFORE SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY INFRASTRUCTURE REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF ASSOCIATED WORK.
10. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS, AND ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR IDENTIFICATION OR REPORTING OF ANY JOB SITE SAFETY ISSUES AT ANY TIME.
11. THE ENGINEER WILL REVIEW CONTRACTOR SUBMITTALS, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR GENERAL CONFORMANCE WITH DESIGN INTENT. REVIEWS DO NOT INDICATE THE ENGINEER HAS REVIEWED THE ENTIRE ASSEMBLY OF THE ITEM AS A COMPONENT, AND MEANS AND METHODS AND COORDINATION WITH OTHER TRADES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
12. AS CONTAINED IN DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION EXPRESS "PROFESSIONAL OPINION" IN ACCORDANCE WITH COMMONLY ACCEPTED STANDARDS OF PRACTICE AND DO NO CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

100 50 0 100 200
GRAPHIC SCALE

NORTH

DEMOLITION NOTES

1. REFER TO GENERAL NOTES ON THIS SHEET.
2. ANY MATERIALS REMOVED AS PART OF DEMOLITION FOR THIS PROJECT SHALL BE REMOVED COMPLETELY AND PROPERLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS.
3. BACKFILL SHALL BE PERFORMED WITH CLEAN FILL MATERIAL AND COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING TREES AND OTHER VEGETATION, ONLY AS NECESSARY FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
5. WITH ANY CONCRETE OR ASPHALT SHOWN TO BE REMOVED, THE CONTRACTOR SHALL REMOVE THE PAVEMENT TO THE NEAREST JOINT OR SAW CUT TO PROVIDE CLEAN EDGE.
6. ALL UTILITIES TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER PRIOR TO CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL NECESSARY MEASURES ARE TAKEN, WHETHER TEMPORARY OR PERMANENT, TO ALLOW FOR PROPER FUNCTIONING OF EXISTING UTILITIES AND CONTRACTOR MUST FAMILIARIZE ITSELF WITH APPLICABLE UTILITY PROVIDER REQUIREMENTS. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL CONTACT NEIGHBORS PRIOR TO REMOVING ANY FENCE ENCROACHMENT WHICH CROSSES THE PROJECT BOUNDARY.
8. ANY EXISTING WELL HEADS SHALL BE REMOVED TO A MINIMUM OF FIVE (5) FEET BELOW PROPOSED FINAL GRADE AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS. CONTRACTOR SHALL VERIFY THAT WELL HEADS ARE REMOVED TO A DEPTH SUITABLE FOR THE INSTALLATION OF INFRASTRUCTURE AND UTILITIES IN GRADE ABOVE, INCLUDING BUT NOT LIMITED TO STORM DRAINAGE, SANITARY SEWER, WATER, AND ASSOCIATED SERVICES. ALL SERVICE LINES FROM THE WELL SHALL BE COMPLETELY REMOVED. ANY WORK PERFORMED ON A WELL MUST BE DONE BY A LICENSED UTILITY CONTRACTOR.
10. THOUGH NO SEPTIC TANKS OR FIELDS WERE IDENTIFIED IN THE FIELD SURVEY, THEY ARE EXPECTED TO BE PRESENT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE LOCATION & EXTENTS OF ANY SEPTIC SYSTEM AND REMOVING COMPLETELY. ANY REMOVAL MUST BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS.
11. CONTRACTOR SHALL ENSURE THAT ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE PRIOR TO BEGINNING ANY CLEARING OR DEMOLITION.

PLAN REVISIONS

#	DATE	REVISION	BY

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PROJECT:

RICHARDSON FARMS MASTER PLAN AMENDMENT

0 WENDELL FALLS PARKWAY
WENDELL,NC

PROJECT #:	C23009
DRAWN BY:	RW/ZA
REVIEWED BY:	LL
1ST SUBMITTAL:	2025.08.01
SCALE:	AS NOTED

FOR REVIEW AND APPROVAL

PREPARED FOR:

DRB GROUP NC, LLC
AND
MERIT GROUP, LLC

PREPARED BY:

underfoot ENGINEERING
1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBOLA C683

SEALED:

NORTH CAROLINA PROFESSIONAL SEAL 032674 ENGINEER LAUNDON M. LOVELACE
2026.01.19

SHEET:

OVERALL EXISTING CONDITIONS & DEMOLITION PLAN

C-100

X:\CIVIL\PROJECTS\2023\C23009 - RICHARDSON FARMS\DRAWINGS\PLAN SETS\MASTER PLAN AMENDMENT\C23009 MASTER PLAN - EXISTING CONDITIONS & SITE PLAN.DWG PRINTED BY: MATTHEWKEHN 1.19.26 @ 12:19 PM LAST SAVED BY: MATTHEWKEHN

WENDELL FALLS PARKWAY (SR-2501)
(VARIABLE WIDTH PUBLIC R/W PER BM 2019/1738)

MARTIN POND ROAD (SR-2503)
(VARIABLE WITH PUBLIC R/W PER BM 2019/1738)

CHESTNUT FALLS ROAD
(50' PUBLIC ROAD R/W PER BM 2014/PG 1565)

ROY E. RICHARDSON
PIN: 1773-25-5286
DB 17643, PG 913
ZONING: RA
USE: SINGLE FAMILY

ROY E. RICHARDSON
PIN: 1773-34-1939
DB 17643, PG 913
BM 2019, PG 1738
ZONING: RA
USE: AGRICULTURE

CLIFFORD F...
PIN: 1773...
DB 7815...
BM 1997,...
ZONIN...
USE: SING...

SEE SHEET C-100 FOR EXISTING CONDITIONS AND DEMOLITION PLAN NOTES, TABLES, AND LEGEND.

GRAPHIC SCALE 50 25 0 50 100

NORTH

PLAN REVISIONS

#	DATE	REVISION	BY

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PROJECT:

RICHARDSON FARMS MASTER PLAN AMENDMENT

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WENDELL,NC

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SEALED:

NORTH CAROLINA PROFESSIONAL SEAL 032674 ENGINEER LANDON M. LOVELACE
2026.01.19

SHEET:

EXISTING CONDITIONS & DEMOLITION PLAN

C-101

X:\CIVIL\PROJECTS\2023\C23009 - RICHARDSON FARMS\DRAWINGS\PLAN SETS\MASTER PLAN AMENDMENT\C23009 MASTER PLAN - EXISTING CONDITIONS & SITE PLAN.DWG PRINTED BY: MATTHEWKEHN 1.19.26 @ 12:19 PM. LAST SAVED BY: MATTHEWKEHN

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WENDELL FALLS PARKWAY (SR-2501)
(VARIABLE WIDTH PUBLIC R/W PER BM 2019/1738)

WENDELL FALLS PARKWAY (SR-2501)
(VARIABLE WIDTH PUBLIC R/W PER BM 2019/1738)

CLIFFORD RICHARDSON
PIN: 1773-35-8442
DB 7815, PG 508
BM 1997, PG 1835
ZONING: RA
USE: SINGLE FAMILY

ROY E. RICHARDSON
PIN: 1773-34-1939
DB 17643, PG 913
BM 2019, PG 1738
ZONING: RA
USE: AGRICULTURE

GARY WAYNE RICHARDSON
PIN: 1773-45-2045
DB 17643, PG 928
BM 2019, PG 1738
ZONING: RA
USE: AGRICULTURE

EX. 48" HIGHWAY CURB (TBR)
EX. FIBER OPTIC CABLE
EX. 12" DIP WATERLINE
EX. STRIPING (TBR)
EX. STRIPING AND EOP (TBR)
EX. GAS LINE
EX. FIRE HYDRANT (TO BE RELOCATED)
EX. GAS TEST
EX. DRIVEWAY APRON (TBR)
EX. 1-STORY HOME
EX. CONC. DRIVE
EX. SHEDS
EX. WELL HEAD TO BE REMOVED (FROM AERIAL)
EX. FIBER OPTIC (TBR)
EX. GRAVEL PATH (TBR)
EX. PATH (TBR)
EX. TREELINE (TBR)
EX. POND
EX. STREAM
EX. FENCE ENCROACHES INTO PERIMETER BUFFER (TO REMAIN)
FLOOD HAZARD SOILS PER BM 2004, PG 2081
TREE PROTECTION FENCE (TYP.)
LIMITS OF DISTURBANCE (TYP.)
EXISTING SAN. SEWER EASEMENT PER BM 2019 PG 01738 (TBR)

SEE SHEET C-100 FOR EXISTING CONDITIONS AND DEMOLITION PLAN NOTES, TABLES, AND LEGEND.

GRAPHIC SCALE 50 25 0 50 100

NORTH

PLAN REVISIONS

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PROJECT:

RICHARDSON FARMS MASTER PLAN AMENDMENT

0 WENDELL FALLS PARKWAY
WENDELL,NC

PROJECT #:	C23009
DRAWN BY:	RW/ZA
REVIEWED BY:	LL
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SCALE:	AS NOTED

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PREPARED BY:

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NCBELS C3847 | NCBOLA C683

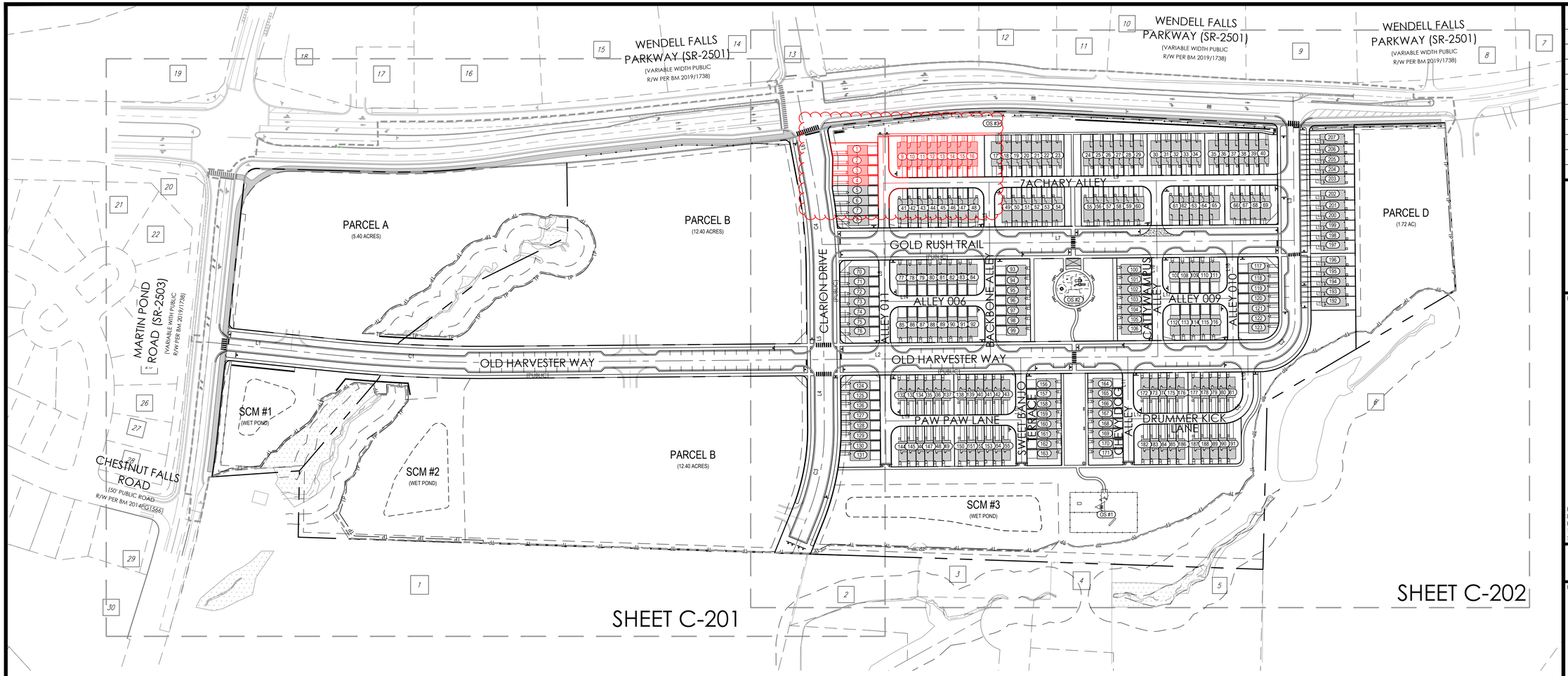
SEALED:

NORTH CAROLINA PROFESSIONAL SEAL 032674 ENGINEER LANDON M. LOVELACE
2026.01.19

SHEET:

EXISTING CONDITIONS & DEMOLITION PLAN

C-102



MAX IMPERVIOUS ALLOWED PER LOT

LOT #	AREA (SF)
7, 10-15, 18-22, 25-28, 31-33, 36-39, 42-47, 50-53, 56-59, 62-64, 67, 68, 71-75, 78-83, 86-91, 94-98, 101-105, 108-110, 113-115, 118-122, 125-130, 133-136, 139-142, 145-148, 151-154, 157-162, 165-170, 173-175, 178-180, 183-185, 188-190	100% (NO RESTRICTION)
1-6, 54, 55, 137, 138, 149, 150, 176, 177, 186, 187, 193-195, 198-201, 204-206	1,725
8, 9, 16, 17, 23, 24, 29, 30, 34, 35, 40, 41, 48, 49, 60, 61, 65, 66, 69, 70, 76, 77, 84, 85, 92, 93, 99, 100, 106, 107, 111, 112, 116, 117, 123, 124, 131, 132, 143, 144, 155, 156, 163, 164, 171, 172, 181, 182, 191, 192, 196, 197, 202, 203, 207	2,000

STANDARD DRAWING LEGEND

(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	UTILITY POLE	
320 / 325	CONTOUR LINE	320 / 325
	SANITARY SEWER LATERAL	
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
T	UNDERGROUND TELEPHONE LINE	T
	STORM SEWER	
SS	SANITARY SEWER MAIN	SS
	HYDRANT	
	SANITARY MANHOLE	
	STORM JUNCTION BOX	
WM	WATER METER	
WV	WATER VALVE	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	CATCH BASIN	
	SANITARY CLEAN OUT	
N/A	LIMITS OF DISTURBANCE	

SITE DATA

EXISTING SITE DATA

WAKE COUNTY PIN #: 1773-45-2045, 177-25-5286, 1773-34-1939, 1773-35-8442
TOTAL SITE AREA: 42.52 AC
EXISTING ZONING: RA

PROPOSED SITE DATA

ZONING: NC-CD

PARCEL A (PLANS TO BE SUBMITTED SEPERATELY)

TOTAL SITE AREA: 5.40 AC
ALLOWABLE IMPERVIOUS AREA: 3.18 AC (58.9%)

PARCEL B (PLANS TO BE SUBMITTED SEPERATELY)

TOTAL SITE AREA: 12.40 AC
ALLOWABLE IMPERVIOUS AREA: 8.27 AC (66.7%)

PARCEL C

TOTAL SITE AREA: 16.36 AC
LOT WIDTH: 16' MIN REQ'D
FRONT SETBACK: 0 FOR 10' ROAD
SIDE SETBACK: 5' OR 10' BETWEEN BLDG
REAR SETBACK: 0' (OR 15' FROM ALLEY C/L)
MAXIMUM HEIGHT: 3 STORIES

NOTE: THE DEVELOPER MAY STAGGER PRODUCT FACADES WITHIN THE ALLOWABLE BUILDING ENVELOPE.

ONSITE IMPERVIOUS AREA (PROPOSED WITH THIS PLAN SET)

ROADWAYS:	226,272 SF (5.19 AC)
SIDEWALK:	73,593 SF (1.69 AC)
LOTS:	357,075 SF (8.20 AC)
TOTAL:	656,940 SF (15.08 AC)

VEHICULAR PARKING
TOWNHOME VEHICULAR PARKING*:
-REQUIRED:
-PER UNIT: 207 UNITS X 2 SPACES/UNIT = 414 SPACES
-PROPOSED:
-PER UNIT: 207 UNITS X 2 SPACES/UNIT = 414 SPACES
-ON STREET 62 ON-STREET SPACES**
TOTAL VEHICULAR PARKING: 476 SPACES

*TOWNHOME SPACES INCLUDE DRIVEWAY AND GARAGE AS 1 SPACE EACH
**ON-STREET SPACES TO BE USED AS VISITOR PARKING

-MAIL KIOSK PARKING TO MEET NORTH CAROLINA STATE REQUIREMENTS AND IS ACCOMMODATED BY UTILIZING ON-STREET PARKING.

PARCEL D (PLANS TO BE SUBMITTED SEPERATELY)

TOTAL SITE AREA: 1.72 AC

DEDICATED RIGHT OF WAY

TOTAL AREA: 6.65 AC
-INCLUDES INTERNAL STREETS, RIGHT-OF-WAY ALONG MARTIN POND ROAD, AND RIGHT-OF-WAY ALONG WENDELL FALLS PARKWAY

ROADWAY LINE TABLE

LINE	DISTANCE	BEARING
L1	274.66'	S84° 05' 25.03"E
L2	1521.26'	N89° 29' 54.56"E
L3	476.95'	N00° 30' 05.44"W
L4	134.61'	N00° 30' 05.17"W
L5	176.52'	N00° 30' 05.17"W
L6	208.69'	N10° 44' 48.60"W
L7	939.88'	N89° 29' 54.56"E
L8	650.54'	N00° 30' 05.44"W
L9	816.49'	N89° 29' 54.56"E
L10	209.00'	N00° 30' 05.44"W
L11	209.00'	N00° 30' 05.44"W
L12	189.01'	N89° 29' 54.56"E
L13	73.50'	N00° 30' 05.44"W
L14	209.96'	N89° 29' 54.56"E
L15	350.00'	N00° 30' 05.44"W
L16	350.00'	N00° 30' 05.44"W
L17	149.99'	N89° 29' 54.56"E
L18	229.00'	N00° 30' 05.44"W
L19	269.99'	N89° 29' 54.56"E

ROADWAY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	337.93'	3020.00'	006° 24' 40"	S87° 17' 45.24"E	337.75'
C2	109.96'	70.00'	090° 00' 00"	N44° 29' 54.56"E	98.99'
C3	182.54'	465.00'	022° 29' 29"	N10° 44' 39.52"E	181.37'
C4	178.82'	1000.00'	010° 14' 43"	N05° 37' 26.89"W	178.58'
C5	78.54'	50.00'	090° 00' 00"	N44° 29' 54.56"E	70.71'

ON-SITE IMPERVIOUS AREA BREAKDOWN

CLASSIFICATION	EXISTING (SF)	PROPOSED (SF)
SINGLE FAMILY RESIDENCE	1,662	357,075
ROADS/DRIVEWAYS/SIDEWALKS	16,336	*SEE NOTE
RECREATIONAL AREAS	N/A	*SEE NOTE
COMMERCIAL STRUCTURES	N/A	*SEE NOTE
MULTI-FAMILY STRUCTURES	N/A	*SEE NOTE
MISC. STRUCTURES	6,358	*SEE NOTE

*THIS PLAN SET IS FOR A 207 LOT TOWNHOME DEVELOPMENT ALONG WITH ALL ASSOCIATED INFRASTRUCTURE, STORMWATER, UTILITIES , AND ROADWAYS ARE PROVIDED FOR FUTURE BUILDOUT OF A COMMERCIAL/MULTI-FAMILY PROJECT WEST OF STREET B. ALL STORMWATER AND ALLOWABLE IMPERVIOUS AREA IS ACCOUNTED FOR IN SCM SIZING CALCULATIONS, AND THE MAXIMUM ALLOWABLE FUTURE IMPERVIOUS BUILDOUT WILL BE 80% OF PARCELS A & B.

SUBDIVSION ROADWAY DATA TABLE

STREET NAME	CLASSIFICATION	DESIGN/POSTED SPEED	PUBLIC/PRIVATE	LENGTH OF ROADWAY	INTERSECTION	SIGHT DISTANCE (LEFT)	SIGHT DISTANCE (RIGHT)
OLD HARVESTER WAY	RESIDENTIAL MAIN STREET	30 / 25	PUBLIC	2652 FEET	MARTIN POND ROAD	10' X 70' SDT	10' X 70' SDT
OLD HARVESTER WAY	RESIDENTIAL MAIN STREET	30 / 25	PUBLIC	2652 FEET	CLARION DRIVE	25' x 25' SDT	25' X 25' SDT
OLD HARVESTER WAY	RESIDENTIAL MAIN STREET	30 / 25	PUBLIC	2652 FEET	GOLD RUSH TRAIL	25' x 25' SDT	25' X 25' SDT
OLD HARVESTER WAY	RESIDENTIAL MAIN STREET	30 / 25	PUBLIC	2652 FEET	WENDELL FALLS PARKWAY	10' x 70' SDT	10' X 70' SDT
CLARION DRIVE	2 LANE UNDIVIDED	30 / 25	PUBLIC	847 FEET	WENDELL FALLS PARKWAY	10' x 70' SDT	10' X 70' SDT
CLARION DRIVE	2 LANE UNDIVIDED	30 / 25	PUBLIC	847 FEET	GOLD RUSH TRAIL	25' x 25' SDT	25' X 25' SDT
CLARION DRIVE	2 LANE UNDIVIDED	30 / 25	PUBLIC	847 FEET	OLD HARVESTER WAY	25' x 25' SDT	25' X 25' SDT

SUBDIVISION NOTES

1. REFER TO GENERAL NOTES ON SHEET C-100.
2. SETBACKS ARE SHOWN IN ACCORDANCE WITH THE APPROVED TOWN OF WENDELL UDO STANDARDS AND APPROVED MASTER PLAN
3. UTILITY AND PIPELINE EASEMENTS SHALL BE RECORDED AS PART OF THE SUBDIVISION PLAT AFTER CONSTRUCTION IS COMPLETED.
4. COMMON OPEN SPACE SHALL BE MAINTAINED BY THE NEIGHBORHOOD HOMEOWNERS ASSOCIATION. OPEN SPACE INCLUDES A BLANKET DRAINAGE AND ACCESS EASEMENT FOR THE STORMWATER CONVEYANCE SYSTEM.
5. ADJACENT OPEN SPACE WILL BE RECORDED AS LOTS ARE RECORDED.
6. TREES SHALL NOT BE PLANTED IN ANY CITY OF RALEIGH SANITARY SEWER EASEMENTS.
7. ALL SIGHT DISTANCE TRIANGLES ARE IN ACCORDANCE WITH TOWN OF WENDELL STANDARDS. REFER TO ROADWAY DATA TABLE THIS SHEET.
8. ALL PROPOSED PAVEMENT SECTIONS ARE MINIMUM STANDARDS. FINAL PROPOSED PAVEMENT SECTION DESIGNS WILL NEED TO BE PROVIDED TO THE TOWN AND NCDOT FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
9. THE DEVELOPER WILL BE RESPONSIBLE FOR ALL INSTALLATION COSTS ASSOCIATED WITH STREET LIGHTING ALONG PROPOSED STREET AND ADJACENT STREET REQUIRED PER TOWN OF WENDELL STREET LIGHTING SPECIFICATIONS. THE DEVELOPER SHALL CONTACT DUKE PROGRESS ENERGY AFTER PLAN APPROVAL AND PRIOR TO CONSTRUCTION IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SUBDIVISION.
10. REFER TO DETAIL ON C-206 FOR TYPICAL ROAD CROSS SECTIONS.
11. ADA RAMPS SHALL BE CHUTE TYPE AND SHALL BE CONSTRUCTED TO NCDOT SPECIFICATIONS.
12. SUBDIVISION MAIL WILL BE HANDLED BY CLUSTER BOX UNITS (CBUs). STANDARD SIZES APPROVED BY THE USPS HAVE BEEN CHOSEN AND CONTAIN EXTRA BOXES. CBUs SHALL HAVE REAR-LOADING DELIVERY ACCESS.
13. ALL ALLEYS ARE CONSIDERED TO BE PRIVATE.
14. EXISTING 20' SANITARY SEWER EASEMENT ALONG THE SOUTHERN PROPERTY BOUNDARY WILL BE ABANDONED THROUGH THE CITY OF RALEIGH.
15. ALL UNITS NOT FRONTING ON A PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 30 FEET IN HEIGHT AS MEASURED FROM FINISHED GRADE TO EAVE OF ROOF.
16. ALL ALLEYS TO HAVE "NO PARKING" SIGNS POSTED.
17. ARTICULATION OF TOWNHOME BUILDINGS MAY BE INCLUDED AT TIME OF BUILDING PERMITS.
18. SOLID WASTE TO BE COLLECTED BY PRIVATE WASTE COLLECTION SERVICE. USING ROLL OUT CARTS.
19. ALL UPSTREAM CURB TRANSITIONS FROM TYPICAL SECTION TO TWO-LANE WITH PARKING, SHALL BE CONSTRUCTED AS 30" SPILL CURB.
20. MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY. SEE MAXIMUM IMPERVIOUS AREA PER LOT TABLE ON SHEET C-300 FOR IMPERVIOUS LIMITS FOR EACH LOT.
21. WASTE RECEPTACLE LOCATIONS SHOWN ARE FOR REFERENCE PURPOSES ONLY. FINAL LOCATIONS WILL BE DECIDED AT THE TIME OF CONSTRUCTION, AND SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE WENDELL UDO - CH. 7.4-A.2.
22. CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF WENDELL WHEELCHAIR RAMP DETAIL, NCDOT STANDARD DETAIL 848.05, AND THE CHUTE STYLE RAMP DETAIL, REFER TO SHEET C-800.
23. REFER TO THE STANDARD DETAILS ON SHEET C-800 FOR CONSTRUCTION SPECIFICATIONS REGARDING THE INTERSECTIONS OF PRIVATE ALLEYS AND PUBLIC RIGHTS-OF-WAY.

REFER TO SHEET C-206 FOR TYPICAL STREET CROSS SECTIONS

100 50 0 100 200
GRAPHIC SCALE

NORTH

PLAN REVISIONS

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PROJECT:

RICHARDSON FARMS MASTER PLAN AMENDMENT

0 WENDELL FALLS PARKWAY
WENDELL,NC

PROJECT #:	C23009
DRAWN BY:	RW/ZA
REVIEWED BY:	LL
1ST SUBMITTAL:	2025.08.01
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PREPARED BY:

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NCBELS C3847 | NCBOLA C683

SEALED:

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032674 LANDON M. LOVELACE
2026.01.19

SHEET:

OVERALL SUBDIVISION PLAN

C-200

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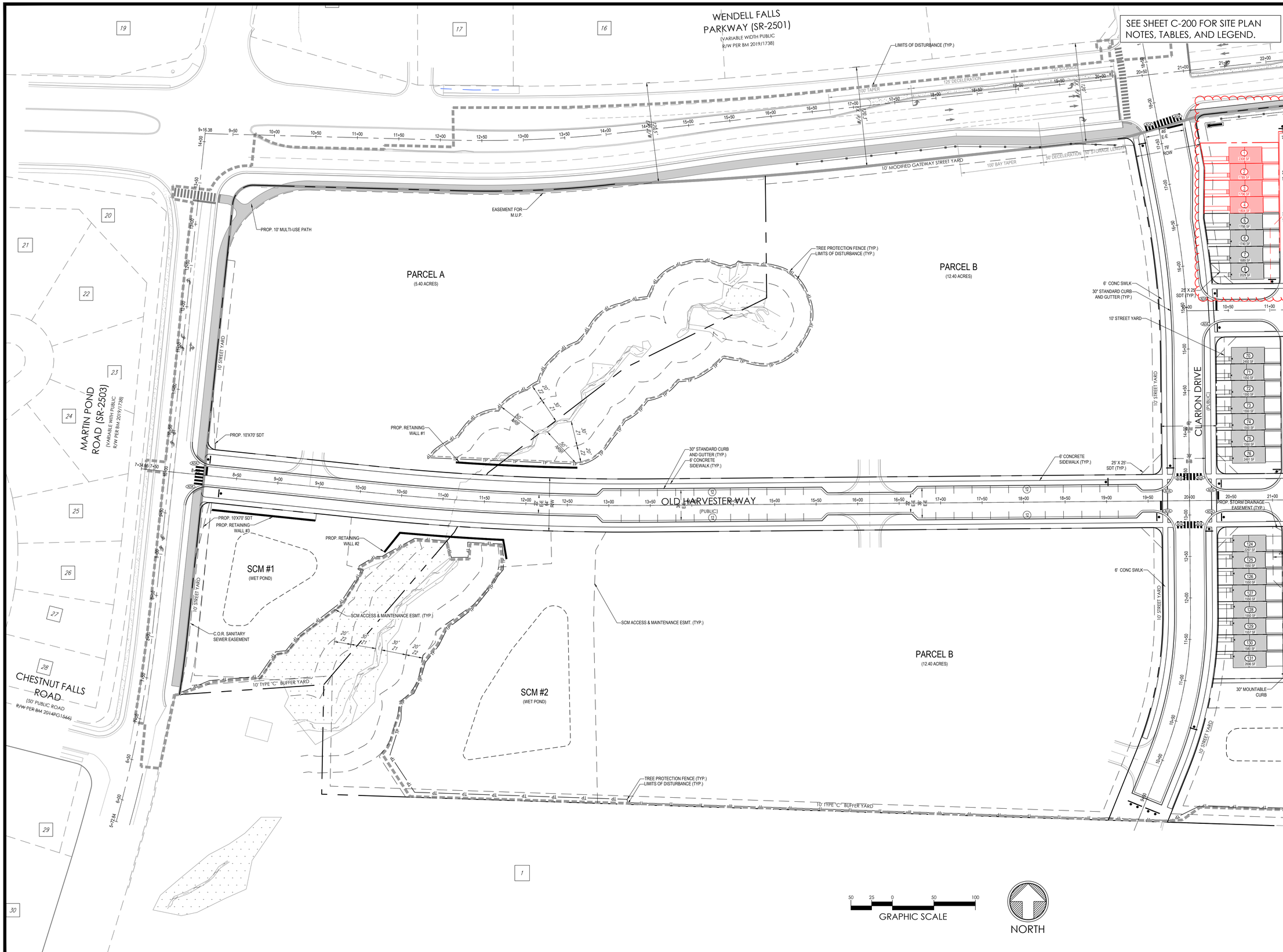

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RICHARDSON FARMS MASTER PLAN AMENDMENT

0 WENDELL FALLS PARKWAY
WENDELL,NC

PROJECT #:	C23009
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REVIEWED BY:	LL
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AND
MERIT GROUP, LLC

PREPARED BY:

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NCBELS C3847 | NCBOLA C683

SEALED:

NORTH CAROLINA PROFESSIONAL SEAL 032674 ENGINEER LANDON M. LOVELACE
2026.01.19

SHEET:

SUBDIVISION PLAN

C-201

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SEE SHEET C-200 FOR SITE PLAN NOTES, TABLES, AND LEGEND.

WENDELL FALLS PARKWAY (SR-2501)
(VARIABLE WIDTH PUBLIC R/W PER BM 2019/1738)

WENDELL FALLS PARKWAY (SR-2501)
(VARIABLE WIDTH PUBLIC R/W PER BM 2019/1738)

PROP. RETAINING WALL # 4
EASEMENT FOR M.U.P.
EASEMENT FOR M.U.P.
10' MODIFIED GATEWAY STREET YARD
PROP. FENCE
10'X70' SIGHT TRIANGLE
PROP. STAIRS (TYP.)
10' MODIFIED TYPE "B" BUFFER YARD
OS #3
OS-3 (PASSIVE)
4' CONCRETE SIDEWALK
PROP. 5' SIDEWALK (TYP.)
PROP. 30' VALLEY GUTTER
PROP. 10' MULTI-USE PATH
PROP. FENCE
10' MODIFIED GATEWAY STREET YARD
TREE PROTECTION FENCE (TYP.)
LIMITS OF DISTURBANCE (TYP.)
PROP. 20' PRIVATE DRAINAGE EASEMENT (TYP.)
PARCEL D
(1.72 AC)
ZACHARY ALLEY
COMMON SPACE
PROP. STORM DRAINAGE EASEMENT (TYP.)
8' CONCRETE SIDEWALK
25' X 25' SDT (TYP.)
6' CONC SWLK
30" STANDARD CURB AND GUTTER (TYP.)
10' STREET YARD
GOLD RUSH TRAIL
(PUBLIC)
6' CONC SIDEWALK
8' CONC. PATH
MAIL KIOSK
OS #2
PROP. BENCH (TYP.)
PROP. WASTE RECEPTACLE (TYP.)
PLAYGROUND (ACTIVE)
VILLAGE SQUARE (IMPROVED)
CLARION DRIVE
(PUBLIC)
ALLEY 010
BACKBONE ALLEY
ALLEY 006
ALLEY 009
CATTYWAMPUS ALLEY
ALLEY 010
6' CONC SWLK
6' CONCRETE SIDEWALK
PROP. STORM DRAINAGE EASEMENT (TYP.)
OLD HARVESTER WAY
(PUBLIC)
30' STANDARD CURB AND GUTTER
PROP. 6' CONCRETE SIDEWALK
30' C.O.R SANITARY SEWER EASEMENT
EX. POND
50' NRB
PAW PAW LANE
SWEET BAND TERRACE
CHEWY DOG ALLEY
DRUMMER KICK LANE
6' CONCRETE SIDEWALK
PROP. BENCH (TYP.)
PARK (IMPROVED)
5' CONCRETE PATH
30" MOUNTABLE CURB
PROP. PRIVATE STORM DRAINAGE EASEMENT
PROP. WASTE RECEPTACLE (TYP.)
30" MOUNTABLE CURB
5' CONCRETE PATH
OS-1 (PASSIVE)
30' C.O.R SANITARY SEWER EASEMENT
SCM #3
(WET POND)
30' C.O.R SANITARY SEWER EASEMENT
SCM ACCESS & MAINTENANCE ESMT. (TYP.)
SMALL DOG PARK (ACTIVE)
LARGE DOG PARK (ACTIVE)
OS #1
EX. STREAM
50' NRB
50' NRB
20' TYPE "B" BUFFER YARD
10' STREET YARD
6' CONC SWLK
25' X 25' SDT (TYP.)
CONCRETE DRIVEWAY TURNOUT (6" THICK, 3000 PSI TYP.)

STANDARD CONCRETE DRIVEWAY TURNOUT
1" = 30'

NOTE: THE STANDARD CONCRETE DRIVEWAY TURNOUT IS APPLICABLE AT ALL INTERSECTIONS WHERE A PRIVATE ALLEY MEETS A PUBLIC STREET.

GRAPHIC SCALE
50 25 0 50 100

NORTH

PLAN REVISIONS

#	DATE	REVISION	BY

KNOW WHAT'S BELOW ALWAYS CALL 811 **BEFORE YOU DIG**
It's fast. It's free. It's the law.

PROJECT:

RICHARDSON FARMS MASTER PLAN AMENDMENT

0 WENDELL FALLS PARKWAY
WENDELL,NC

PROJECT #:	C23009
DRAWN BY:	RW/ZA
REVIEWED BY:	LL
1ST SUBMITTAL:	2025.08.01
SCALE:	AS NOTED

FOR REVIEW AND APPROVAL

PREPARED FOR:

DRB GROUP NC, LLC
AND
MERIT GROUP, LLC

PREPARED BY:

underfoot ENGINEERING
1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBOLA C683

SEALED:

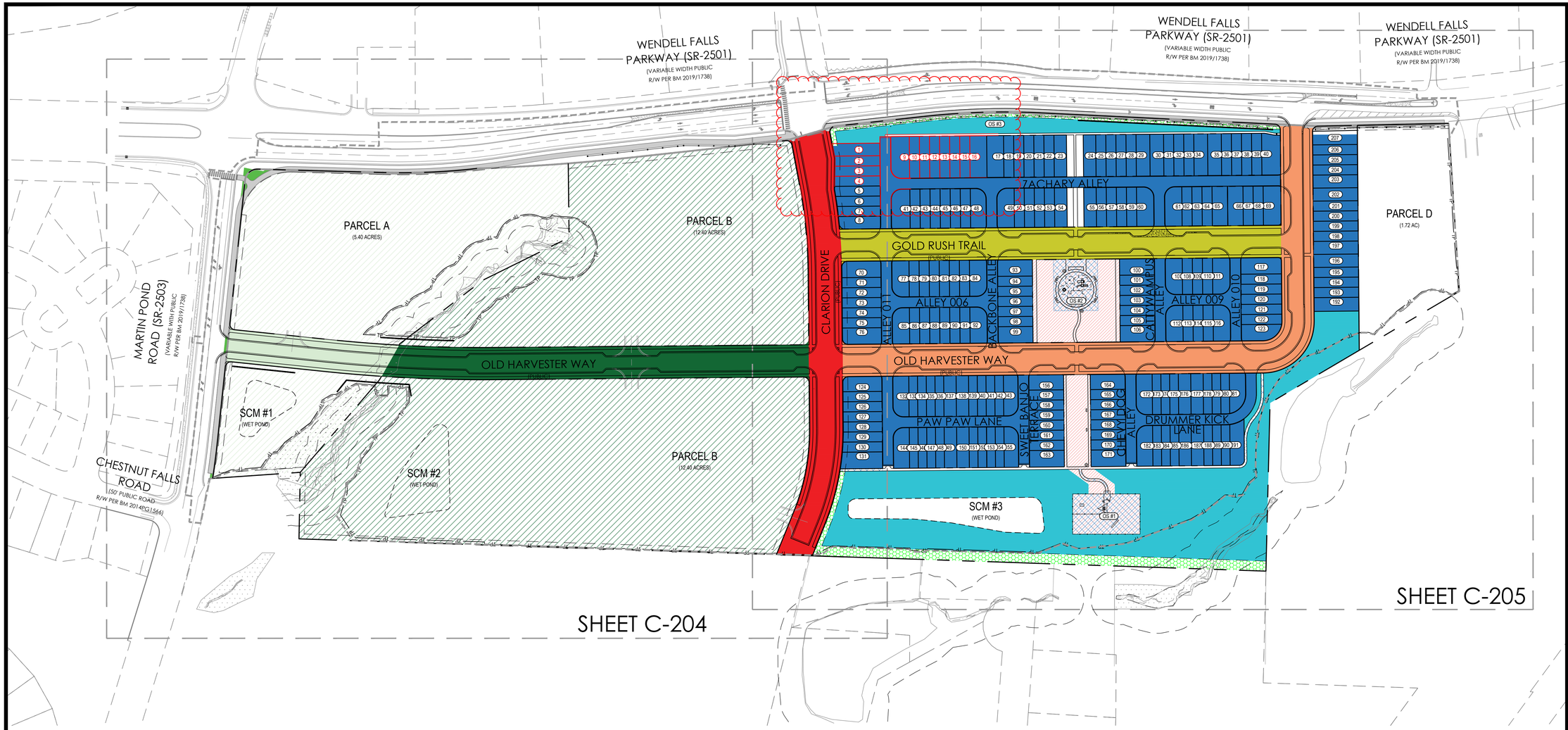
NORTH CAROLINA PROFESSIONAL SEAL 032674 ENGINEER LANDON M. LOVELACE
2026.01.19

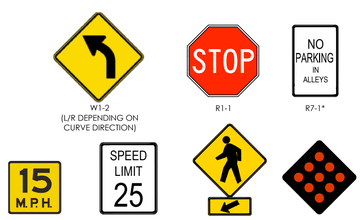
SHEET:

SUBDIVISION PLAN

C-202

X:\CIVIL\PROJECTS\2023\C23009 - RICHARDSON FARMS\DRAWINGS\PLAN SETS\MASTER PLAN AMENDMENT\C23009 MASTER PLAN - EXISTING CONDITIONS & SITE PLAN.DWG PRINTED BY: MATTHEWKEHN 1.19.26 @ 12:20 PM LAST SAVED BY: MATTHEWKEHN





SIGNAGE AND MARKING LEGEND

SYMBOL	SIGN/MARKING	#	SIGN DIMENSIONS
L	SPEED LIMIT 25	R2-1	24"X30"
S	STOP SIGN	R1-1	30"X30"
P	"NO PARKING" SIGN	R7-1	12"X18"
DW	IN STREET PEDESTRIAN CROSSING	R1-6	24"X30"
W1	CURVE AHEAD / REDUCE SPEED	W1-2L/R & W13-1P	30"X30" / 24"X24"
E	END OF ROAD	OM4-2	24"X30"

S*- INDICATES PRIVATE STOP SIGN.
P- WILL BE UNDER STOP SIGN, FACING PUBLIC ROAD.

OPEN SPACE CALCULATIONS

TOTAL AREA OF PROJECT	1,851,448 SF	42.50 AC
PARCEL C AREA	617,080 SF	14.17 AC
REQUIRED OPEN SPACE		
207 TOWNHOME LOTS * 1000 SF/LOT	207,000 SF	4.75 AC
REQUIRED IMPROVED OPEN SPACE (25% OF REQUIRED OPEN SPACE)		
207,000 SF * 25%	51,750 SF	1.19 AC
PROVIDED IMPROVED OPEN SPACE (SEE BREAKDOWN BELOW)	51,868 SF	1.19 AC
O.S. #1 (LINEAR PARK, DOG PARK)	23,320 SF	0.54 AC
O.S. #2 (VILLAGE SQUARE)	28,548 SF	0.66 AC
O.S. #3	0 SF	0.00 AC
REQUIRED ACTIVE OPEN SPACE (33% OF IMPROVED OPEN SPACE)		
51,750 SF * 33%	17,078 SF	0.39 AC
PROVIDED ACTIVE OPEN SPACE (SEE BREAKDOWN BELOW)	20,070 SF	0.46 AC
O.S. #1 (DOG PARK, PATH SECTIONS)	11,142 SF	0.26 AC
O.S. #2 (VILLAGE SQUARE PLAYGROUND)	8,928 SF	0.20 AC
O.S. #3	0 SF	0.00 AC
PROVIDED PASSIVE OPEN SPACE	211,813 SF	4.86 AC
PROVIDED PASSIVE SPACE INSIDE OF ENVIRONMENTAL AREAS	26,386 SF	0.61 AC
O.S. #1	26,386 SF	0.61 AC
O.S. #2 (VILLAGE SQUARE)	0 SF	0.00 AC
O.S. #3	0 SF	0.00 AC
PROVIDED PASSIVE SPACE OUTSIDE OF ENVIRONMENTAL AREAS	185,427 SF	4.26 AC
O.S. #1	150,272 SF	3.45 AC
O.S. #2	0 SF	0.00 AC
O.S. #3	35,155 SF	0.81 AC
TOTAL OPEN SPACE PROVIDED	283,751 SF	6.51 AC

HATCH LEGEND

- IMPROVED OPEN SPACE
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- OLD HARVESTER WAY: PARCEL C
- OLD HARVESTER WAY: PARCEL A
- OLD HARVESTER WAY: PARCEL B
- CLARION DRIVE
- GOLD RUSH TRAIL
- PARCEL A
- PARCEL B
- TOWNHOMES
- RIGHT OF WAY
- 20' TYPE B BUFFER
- COMMON SPACE

PAVEMENT MARKING & SIGNAGE NOTES

1. ALL PAVEMENT MARKINGS AND STREET SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCAL JURISDICTIONAL REQUIREMENTS.
2. PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL COMPLY WITH NCDOT STANDARDS AND SPECIFICATIONS.
3. SIGNS MUST USE PRISMATIC SHEETING AND MEET THE MINIMUM RETRORFLECTIVITY LEVELS SHOWN IN THE LATEST EDITION OF THE MUTCD. SIGNS PROVIDED FOR PEDESTRIAN CROSSINGS SHALL USE THE STRONG YELLOW-GREEN COLORING.
4. ALL SPECIALTY TRAFFIC CONTROL AND STREET NAME SIGNS AND POSTS MUST COMPLY WITH LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS. STREET NAME SIGNS SHALL ADHERE TO THE MUTCD OR LOCAL JURISDICTIONAL REQUIREMENTS RELATED TO COLOR, LETTER CASE, AND LETTER HEIGHT.
5. SPEED LIMITS FOR OLD HARVESTER WAY AND CLARION DRIVE OUTSIDE OF THE TOWNHOME PORTION, AND OLD HARVESTER WAY AND GOLD RUSH TRAIL INSIDE THE TOWNHOME PORTION OF THE SITE SHALL BE POSTED 25 M.P.H. ; SPEED LIMITS FOR ALLEYS SHALL BE POSTED 10 M.P.H.

SEE SHEET C-200 FOR SITE PLAN NOTES, TABLES, AND LEGEND.

REFER TO PLANS FOR AMENITY AREAS BY TMTLA ON SHEET A-1 - A-3 FOR DETAILS AND SPECIFICS FOR ACTIVE/IMPROVED OPEN SPACE.

100 50 0 100 200
GRAPHIC SCALE

NORTH

PLAN REVISIONS

#	DATE	REVISION	BY

811
KNOW WHAT'S BELOW
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PROJECT:

RICHARDSON FARMS MASTER PLAN AMENDMENT

0 WENDELL FALLS PARKWAY
WENDELL,NC

PROJECT #:	C23009
DRAWN BY:	RW/ZA
REVIEWED BY:	LL
1ST SUBMITTAL:	2025.08.01
SCALE:	AS NOTED

FOR REVIEW AND APPROVAL

PREPARED FOR:

DRB GROUP NC, LLC
AND
MERIT GROUP, LLC

PREPARED BY:

underfoot ENGINEERING
1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBOLA C683

SEALED:

NORTH CAROLINA PROFESSIONAL SEAL 032674 ENGINEER LAYDON M. LOVELACE
2026.01.19

SHEET:

OVERALL DIMENSIONAL PLAN

C-203

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SEE SHEET C-200 FOR SITE PLAN NOTES, TABLES, AND LEGEND.

WENDELL FALLS PARKWAY (SR-2501)
(VARIABLE WIDTH PUBLIC R/W PER BM 2019/1738)

MARTIN POND ROAD (SR-2503)
(VARIABLE WITH PUBLIC R/W PER BM 2019/1738)

CHESTNUT FALLS ROAD
(50' PUBLIC ROAD R/W PER BM 2014PG1566)

OLD HARVESTER WAY (PUBLIC)

CLARION DRIVE (PUBLIC)

PARCEL A
(5.40 ACRES)

PARCEL B
(12.40 ACRES)

PARCEL B
(12.40 ACRES)

SCM #1
(WET POND)

SCM #2
(WET POND)

LIMITS OF DISTURBANCE (TYP.)
100' TAPER
125' DECELERATION
150' STORAGE
10' MODIFIED GATEWAY STREET YARD
100' BAY TAPER
50' DECELERATION
150' STORAGE LENGTH
EASEMENT FOR M.U.P.
PROP. 10' MULTI-USE PATH
10' STREET YARD
PROP. 10'X70' SDT
PROP. RETAINING WALL #1
PROP. RETAINING WALL #2
PROP. RETAINING WALL #3
TREE PROTECTION FENCE (TYP.)
LIMITS OF DISTURBANCE (TYP.)
SCM ACCESS & MAINTENANCE ESMT. (TYP.)
C.O.R. SANITARY SEWER EASEMENT
10' TYPE "C" BUFFER YARD
DILAPIDATED BUILDING
30" STANDARD CURB AND GUTTER (TYP.)
6' CONCRETE SIDEWALK (TYP.)
6' CONC SWLK
25' X 25' SDT (TYP.)
MONUMENTATION SIGN
PROP. STORM DRAINAGE EASEMENT (TYP.)
30" MOUNTABLE CURB
FUTURE ROAD EXTENSION BARRICADE (SEE SHEET C-801)

GRAPHIC SCALE 50 25 0 50 100

NORTH

PLAN REVISIONS

#	DATE	REVISION	BY

811 KNOW WHAT'S BELOW ALWAYS CALL 811 **BEFORE YOU DIG** It's fast. It's free. It's the law.

PROJECT:

RICHARDSON FARMS MASTER PLAN AMENDMENT

0 WENDELL FALLS PARKWAY
WENDELL,NC

PROJECT #:	C23009
DRAWN BY:	RW/ZA
REVIEWED BY:	LL
1ST SUBMITTAL:	2025.08.01
SCALE:	AS NOTED

FOR REVIEW AND APPROVAL

PREPARED FOR:

DRB GROUP NC, LLC
AND
MERIT GROUP, LLC

PREPARED BY:

underfoot ENGINEERING
1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBOLA C683

SEALED:

NORTH CAROLINA PROFESSIONAL SEAL 032674 ENGINEER LANDON M. LOVELACE
2026.01.19

SHEET:

DIMENSIONAL PLAN

C-204

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SEE SHEET C-200 FOR SITE PLAN NOTES, TABLES, AND LEGEND.

WENDELL FALLS PARKWAY (SR-2501)
(VARIABLE WIDTH PUBLIC R/W PER BM 2019/1738)

WENDELL FALLS PARKWAY (SR-2501)
(VARIABLE WIDTH PUBLIC R/W PER BM 2019/1738)

PROP. C.O.R. WATER EASEMENT
PROP. RETAINING WALL # 4
EASEMENT FOR M.U.P.
PROP. C.O.R. WATER EASEMENT
MONUMENTATION SIGN
PROP. STAIRS (TYP.)
10' MODIFIED GATEWAY STREET YARD
10'X70' SIGHT TRIANGLE
PROP. FENCE
10' MODIFIED TYPE "B" BUFFER YARD
OS #3 34684 SF
OS-3 (PASSIVE)
4' CONCRETE SIDEWALK
PROP. 6' SIDEWALK
MONUMENTATION SIGN
PROP. 30' RW LEY GUTTER
PROP. 10' MULTI-USE PATH
PROP. FENCE
10' MODIFIED GATEWAY STREET YARD
TREE PROTECTION FENCE (TYP.)
LIMITS OF DISTURBANCE (TYP.)
20' CITY OF RALEIGH WATER LINE EASEMENT
ZACHARY ALLEY
COMMON SPACE
8' CONCRETE SIDEWALK
6' CONC SWLK
30" STANDARD CURB AND GUTTER (TYP.)
25' X 25' SDT (TYP.)
10' STREET YARD
GOLD RUSH TRAIL
(PUBLIC)
6' CONC SIDEWALK
8' CONC. PATH
PARCEL D
(1.72 AC)
6' CONCRETE SIDEWALK
CLARION DRIVE
(PUBLIC)
ALLEY 010
ALLEY 006
BACKBONE ALLEY
HOLEY
OS #2 28648 SF
PLAYGROUND (ACTIVE)
VILLAGE SQUARE (IMPROVED)
PROP. BENCH (TYP.)
PROP. WASTE RECEPTACLE (TYP.)
CATTYWAMPUS ALLEY
ALLEY 009
ALLEY 010
20' CITY OF RALEIGH WATER LINE EASEMENT
25' X 25' SDT (TYP.)
30' C.O.R SANITARY SEWER EASEMENT
OLD HARVESTER WAY
(PUBLIC)
30' STANDARD CURB AND GUTTER
PROP. 6' CONCRETE SIDEWALK
20' CITY OF RALEIGH WATER LINE EASEMENT
SWEET BAND TERRACE
CHEVY DOG ALLEY
PAW PAW LANE
DRUMMER KICK LANE
PARK (IMPROVED)
5' CONCRETE PATH
30" MOUNTABLE CURB
PROP. WASTE RECEPTACLE (TYP.)
EX. POND
50' NRB
SCM #3
(WET POND)
OS-1 (PASSIVE)
SMALL DOG PARK (ACTIVE)
LARGE DOG PARK (ACTIVE)
EX. STREAM
20' TYPE "B" BUFFER YARD
GRAPHIC SCALE
50 25 0 50 100
NORTH

PLAN REVISIONS

#	DATE	REVISION	BY

811 KNOW WHAT'S BELOW ALWAYS CALL 811 **BEFORE YOU DIG** It's fast. It's free. It's the law.

PROJECT:

RICHARDSON FARMS MASTER PLAN AMENDMENT

0 WENDELL FALLS PARKWAY
WENDELL,NC

PROJECT #:	C23009
DRAWN BY:	RW/ZA
REVIEWED BY:	LL
1ST SUBMITTAL:	2025.08.01
SCALE:	AS NOTED

FOR REVIEW AND APPROVAL

PREPARED FOR:

DRB GROUP NC, LLC
AND
MERIT GROUP, LLC

PREPARED BY:

underfoot ENGINEERING
1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBOLA C683

SEALED:

NORTH CAROLINA PROFESSIONAL SEAL 032674 ENGINEER LANDON M. LOVELACE
2026.01.19

SHEET:

DIMENSIONAL PLAN

C-205

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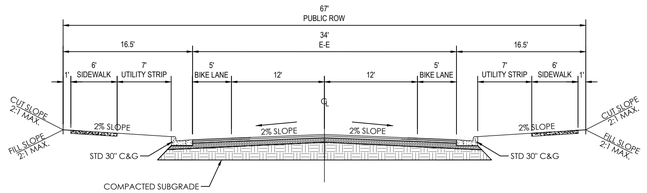
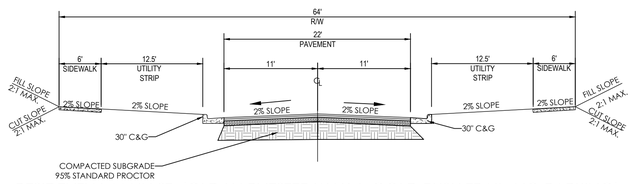


2 LANE UNDIVIDED (CLARION DRIVE)

(34' E-E, 67' R/W)

NOT TO SCALE

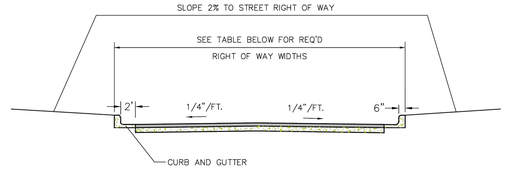


RESIDENTIAL MAIN ST. (OLD HARVESTER WAY & GOLD RUSH TRAIL; NO PARKING)

(36' E-E, 64' R/W)

NOT TO SCALE

REFER TO TOWN OF WENDELL DETAIL #12 THIS SHEET FOR ALLOWABLE PAVEMENT SECTIONS



STREET SECTION

NOTES:

1. ALL STREETS SHALL HAVE CURB & GUTTER.
2. NORMAL CROWN SHALL BE 1/4" PER FOOT UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.
3. GRADES SHALL NOT EXCEED 10%.

STREET CLASSIFICATION	MINIMUM R/W WIDTH	MIN. PAVEMENT WIDTH(B TO B)	PAVEMENT REQUIRED
MAJOR THOROUGHFARE, 6-LANE DIVIDED	134 FT	(2) 45 FT	10" ABC, 4" I-19.0B, 3" S-9.5B
MAJOR THOROUGHFARE, 4-LANE DIVIDED	110 FT	(2) 33 FT	10" ABC, 4" I-19.0B, 3" S-9.5B
MINOR THOROUGHFARE, 4-LANE DIVIDED	110 FT	(2) 33 FT	10" ABC, 4" I-19.0B, 3" S-9.5B
MINOR THOROUGHFARE, 3-LANE UNDIVIDED	79 FT	51 FT	10" ABC, 4" I-19.0B, 3" S-9.5B
MAJOR COLLECTOR, 3-LANE UNDIVIDED	79 FT	51 FT	8" ABC, 3" I-19.0B, 2" S-9.5B
MAJOR COLLECTOR, 2-LANE DIVIDED	86 FT	(2) 21 FT	8" ABC, 3" I-19.0B, 2" S-9.5B
MINOR COLLECTOR, 2-LANE UNDIVIDED	67 FT	39 FT	8" ABC, 3" I-19.0B, 2" S-9.5B
INDUSTRIAL ROAD	69 FT	41 FT	10" ABC, 3" I-19.0B, 2" S-9.5B
MAIN STREET	75 FT	45 FT	6" ABC, 3" I-19.0B, 2" S-9.5B
RESIDENTIAL STREET	67 FT	43 FT	6" ABC, 3" I-19.0B, 2" S-9.5B
RURAL ROAD	60 FT	20 FT (E-E)	6" ABC, 3" I-19.0B, 2" S-9.5B
LOCAL STREET	52 FT	27 FT	6" ABC, 3" I-19.0B, 2" S-9.5B
COMMERCIAL ALLEY	24 FT	24 FT	6" ABC, 3" I-19.0B, 2" S-9.5B
RESIDENTIAL ALLEY	20 FT	15 FT	6" ABC, 3" I-19.0B, 2" S-9.5B

REVISIONS	
DATE	DESCRIPTION

TOWN OF WENDELL

STANDARD DETAILS

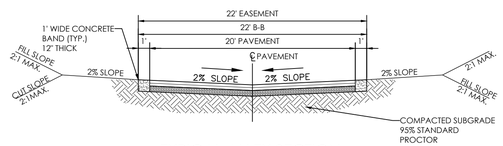
Effective Date: 7/23/2018

Supersedes Date: N/A

Policy Number: 120

TYPICAL STREET SECTION

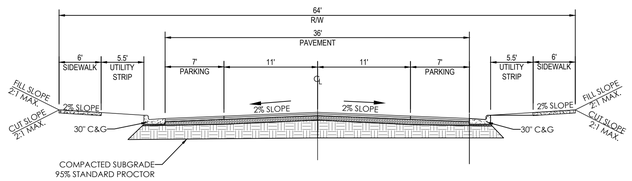
12



TYPICAL ALLEY SECTION

22' B-B, 22' EASEMENT

NOT TO SCALE



RESIDENTIAL MAIN ST. (OLD HARVESTER WAY & GOLD RUSH TRAIL)

(36' E-E, 64' R/W)

NOT TO SCALE

PLAN REVISIONS

#	DATE	REVISION	BY

811

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PROJECT:

RICHARDSON FARMS MASTER PLAN AMENDMENT

0 WENDELL FALLS PARKWAY
WENDELL,NC

PROJECT #: C23009
DRAWN BY: RW/ZA
REVIEWED BY: LL
1ST SUBMITTAL: 2025.08.01
SCALE: AS NOTED

FOR REVIEW AND APPROVAL

PREPARED FOR:

DRB GROUP NC, LLC
AND
MERIT GROUP, LLC

PREPARED BY:

underfoot
ENGINEERING
1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBOLA C683

SEALED:

NORTH CAROLINA PROFESSIONAL SEAL 032674 ENGINEER LAWDON M. LOVELACE

2026.01.19

SHEET:

TYPICAL STREET CROSS SECTIONS

C-206

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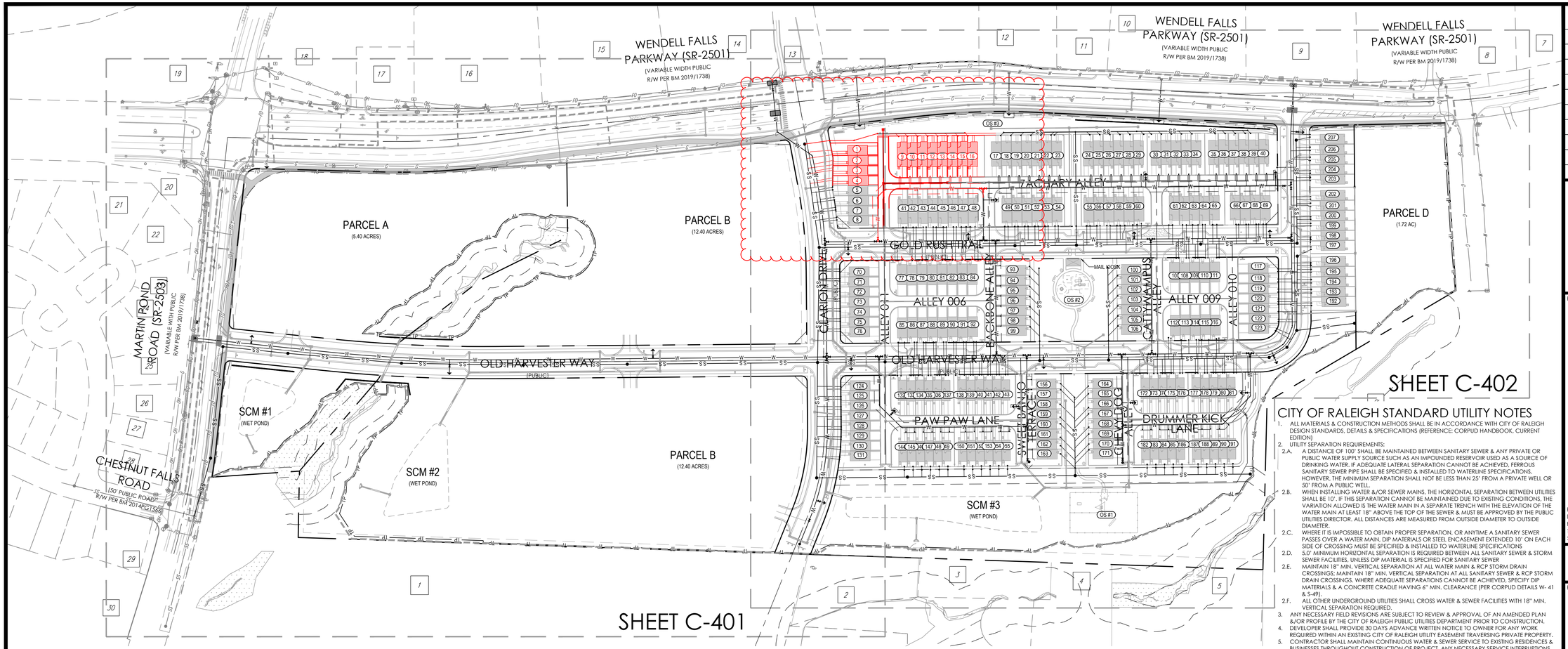
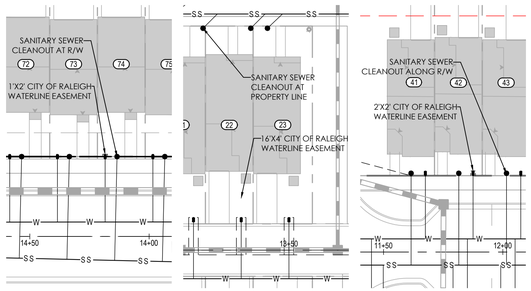


SHEET C-401

SHEET C-402

UTILITY LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
SANITARY LABEL	SANITARY LABEL	MH XXX
STORM LABEL	STORM LABEL	STM XXX
	SANITARY SEWER LATERAL	
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
SS	SANITARY SEWER MAIN	SS
	HYDRANT	
	SANITARY MANHOLE	
	STORM JUNCTION BOX	
WM	WATER METER	
WV	WATER VALVE	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	CATCH BASIN	
	SANITARY CLEAN OUT	
	MONITORING WELL	N/A
N/A	TEST PIT	



TYPICAL LOT UTILITY DETAILS

1" = 30'

1. CONTRACTOR SHALL SHOW CITY OF RALEIGH WATERLINE EASEMENTS AROUND METERS NOT LOCATED WITHIN THE 20' EASEMENT OR R/W ON THE SUBDIVISION PLAT AS PER THE DETAILS SHOWN ABOVE.
2. ALL UNITS FRONTING ON CLARION DRIVE SHALL ONLY REQUIRE A 1'X2' EASEMENT.

UTILITY NOTES

1. REFER TO GENERAL NOTES SHEET C-100
2. ALL MANHOLES LOCATED OUTSIDE OF PAVED AREAS SHALL HAVE A RIM ELEVATION ONE FOOT ABOVE FINISHED GRADE. ALL MANHOLES WITHIN THE 100-YEAR FLOODPLAIN SHALL HAVE A RIM ELEVATION A MINIMUM OF TWO FEET ABOVE FINISHED GRADE.
3. WATER LOCATIONS ARE SHOWN GRAPHICALLY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT THE LINES PER THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS USING BENDS AS SHOWN HEREIN. PIPE DEFLECTION WHERE BENDS ARE NOT SHOWN, AND AS OTHERWISE REQUIRED TO MEET ALL APPLICABLE STANDARDS.
4. WATER MAINS SHALL BE LAID AT LEAST 10' LATERALLY MEASURED EDGE TO EDGE FROM EXISTING OR PROPOSED SANITARY OR STORM SEWER UNLESS ELEVATIONS OF THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER WITH A HORIZONTAL SEPARATION OF AT LEAST 3', WHERE A WATER MAIN AND SANITARY SEWER CROSS, AND THE VERTICAL SEPARATION IS LESS THAN 18" OR THE WATERLINE PASSES UNDER THE SANITARY SEWER, THE SEWER MAIN SHALL BE 150' NOZZLE TO NOZZLE REACH AROUND TOWNHOMES PROVIDED PER CITY OF RALEIGH ORDINANCE 10-2013(g)
5. ALL DOMESTIC WATER SERVICES SHALL BE 3/4" TYPE K COPPER AND ALL SEWER SERVICES SHALL BE 4" SCHEDULE 40 PVC UNLESS OTHERWISE NOTED.
6. WATER METERS SHALL BE INSTALLED WITHIN THE RIGHT OF WAY, BEHIND THE SIDEWALK AND OUTSIDE OF ANY GENERAL UTILITY PLACEMENT EASEMENT (PER PUBLIC UTILITIES HANDBOOK). WATER METERS SHALL BE 5/8" WITH 3/4" COPPER WATER SERVICES.
7. SANITARY SEWER CLEANOUTS SHALL BE LOCATED ON THE RIGHT OF WAY LINE IN ACCORDANCE WITH PUBLIC UTILITIES HANDBOOK, APPENDIX B.
8. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS IS BASED ON BEST AVAILABLE INFORMATION BUT CAN BE CONSIDERED ONLY AS APPROXIMATE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
10. NO NEW DRY UTILITIES (SUCH AS CABLE, PHONE, POWER) SHALL BE ALLOWED TO RUN LONGITUDINALLY UNDER PAVEMENT AND SHOULD BE INSTALLED BEHIND THE CURB.
11. ALL ELECTRICAL AND TELECOMMUNICATION LINES SHALL BE INSTALLED UNDERGROUND WITHIN THE SUBDIVISION.
12. ANTICIPATED DAILY SEWER FLOWS FROM THIS SUBDIVISION ARE (207 UNITS * 3 BEDROOMS/UNIT*75 GAL/DAY = 46,575 GAL/DAY)
13. UTILITY CONTRACTOR SHALL PROVIDE A BORE AND JACK PLAN FOR EACH INSTANCE WHERE A BORE AND JACK IS CALLED FOR ON THESE PLANS, TO THE ENGINEER OF RECORD AND NCDOT PRIOR TO BEGINNING CONSTRUCTION. THE PLAN SHALL INCLUDE ANY AND ALL PERTINENT INFORMATION INCLUDING BUT NOT LIMITED TO, SUB-SURFACE UTILITY LOCATION ON ALL EXISTING UTILITIES WHICH MAY AFFECT BORE AND JACK OPERATIONS, TRAFFIC CONTROL PLANS, BORE AND RECEIVING PIT, CONFIRMATION THAT CONNECTION VIA TAPPING SLEEVE IS POSSIBLE GIVEN LOCATION OF EXISTING UTILITIES SINCE NO S.U.E. INFORMATION IS AVAILABLE AT THIS TIME, ETC. THE CONNECTIONS SHOWN IN THESE PLANS ARE INTENDED TO BE GENERAL GUIDELINES AND IF THE WATER LINE CONNECTIONS CANNOT BE INSTALLED AS SHOWN, IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO NOTIFY THE ENGINEER OF RECORD AND DEVELOPER IMMEDIATELY.
15. CONTRACTOR SHALL COORDINATE LOCATION OF WATER AND SEWER SERVICES TO EACH LOT WITH REQUIRED STREET TREES (SEE SHEET L-100) THAT WILL BE PLANTED AFTER SERVICES INSTALLATION.

LIGHTING NOTES

1. PER TOWN OF WENDELL STREET DESIGN MANUAL SECTION 6.22: STREET LIGHTING FIXTURES SHALL UTILIZE LED LIGHTING IN RESIDENTIAL AREAS AND SHALL BE LOCATED AT INTERVALS TO MAINTAIN 0.4 FOOT-CANDLE AND A 6:1 UNIFORMITY. A STREET LIGHT SHALL BE LOCATED AT ALL STREET INTERSECTIONS IN ADDITION TO NORMAL SPACING REQUIREMENTS.
2. ALL STREET LIGHTING DESIGNS MUST FOLLOW THE STANDARDS FOR ROADWAY ILLUMINATION AS ESTABLISHED BY THE ILLUMINATING ENGINEERING SOCIETY OF AMERICA.
3. LIGHTING PLAN TO BE COMPLETED BY DUKE POWER TO MEET THE TOWN OF WENDELL REQUIREMENTS. LIGHT POLE LOCATIONS SHOWN FOR PLANNING PURPOSES ONLY.

PUBLIC
WATER DISTRIBUTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # W-4062

AUTHORIZATION TO CONSTRUCT SEE DIGITAL SIGNATURE

PUBLIC
SEWER COLLECTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC SEWER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # S-5257

AUTHORIZATION TO CONSTRUCT SEE DIGITAL SIGNATURE

PRIVATE
SEWER COLLECTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION TO ITS PUBLIC SEWER SYSTEM AND EXTENSION OF THE PRIVATE SEWER COLLECTION SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # S-5258(P)

AUTHORIZATION TO CONSTRUCT SEE DIGITAL SIGNATURE

100 50 0 100 200
GRAPHIC SCALE

NORTH

CITY OF RALEIGH STANDARD UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
   - 2.A. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   - 2.B. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR; ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   - 2.C. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
   - 2.D. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
   - 2.E. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATER MAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W- 41 & S-49).
   - 2.F. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. SEWER BYPASS PUMPING – A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
7. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
8. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
9. INSTALL ¾" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
10. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
11. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
12. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
13. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
14. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
15. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
16. THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (SAAE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
17. THE DEVICE AND INSTALLATION SHALL MEE THE GUIDELINES OF APPENDIX A – GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
18. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH, INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
19. NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN $250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS

PLAN REVISIONS

#	DATE	REVISION	BY

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

PROJECT:

RICHARDSON FARMS MASTER PLAN AMENDMENT

0 WENDELL FALLS PARKWAY
WENDELL,NC

PROJECT #:	C23009
DRAWN BY:	RW/ZA
REVIEWED BY:	LL
1ST SUBMITTAL:	2025.08.01
SCALE:	AS NOTED

FOR REVIEW AND APPROVAL

PREPARED FOR:

DRB GROUP NC, LLC
AND
MERIT GROUP, LLC

PREPARED BY:

underfoot ENGINEERING
1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBOLA C683

SEALED:

NORTH CAROLINA PROFESSIONAL SEAL 032674 ENGINEER LAUDON M. LOVELACE
2026.01.19

SHEET:

OVERALL UTILITY PLAN

C-400

X:\CIVIL\PROJECTS\2023\C23009 - RICHARDSON FARMS\DRAWINGS\PLAN SETS\MASTER PLAN AMENDMENT\C23009 MASTER PLAN - UTILITIES.DWG PRINTED BY: MATTHEWKEHN 1.19.26 @ 12:21 PM, LAST SAVED BY: MATTHEWKEHN

WENDELL FALLS PARKWAY (SR-2501)
(VARIABLE WIDTH PUBLIC R/W PER BM 2019/1738)

LIMITS OF DISTURBANCE (TYP.)

10' MODIFIED GATEWAY STREET YARD

EASEMENT FOR M.U.P.

PROP. HYDRANT RELOCATION

PARCEL A
(5.40 ACRES)

TREE PROTECTION FENCE (TYP.)
LIMITS OF DISTURBANCE (TYP.)

PROP. 8" SDR-35 PUBLIC SAN. SEWER (TYP.)

30" STANDARD CURB AND GUTTER (TYP.)

10' STREET YARD

EX. 24" DIP. WATERLINE

MARTIN POND ROAD (SR-2503)
(VARIABLE WIDTH PUBLIC R/W PER BM 2019/1738)

CLARION DRIVE (PUBLIC)

PROP. 4" CLEANOUT & SAN. SERVICE (TYP.)

OLD HARVESTER WAY (PUBLIC)

PROP. 8" SDR-35 PUBLIC SAN. SEWER (TYP.)

PROP. STORM DRAINAGE EASEMENT (TYP.)

SCM #1
(WET POND)

SCM ACCESS & MAINTENANCE ESMT. (TYP.)

C.O.R. SANITARY SEWER EASEMENT

10' TYPE "C" BUFFER YARD

PARCEL B
(12.40 ACRES)

SCM #2
(WET POND)

SS OUFTALL "A"

DILAPIDATED BUILDING

CORE AND BOOT EXISTING MANHOLE TO PROVIDE A WATERTIGHT CONNECTION.

CHESTNUT FALLS ROAD
(50' PUBLIC ROAD R/W PER BM 2014PG1566)

SEE SHEET C-400 FOR UTILITY PLAN NOTES, TABLES, AND LEGEND.

GRAPHIC SCALE 50 25 0 50 100

NORTH

X:\CIVIL\PROJECTS\2023\C23009 - RICHARDSON FARMS\DRAWINGS\PLAN SETS\MASTER PLAN AMENDMENT\C23009 MASTER PLAN - UTILITIES.DWG PRINTED BY: MATTHEWKEHN 1.19.26 @ 12:21 PM LAST SAVED BY: MATTHEWKEHN

PLAN REVISIONS

#	DATE	REVISION	BY

811 KNOW WHAT'S BELOW ALWAYS CALL 811 **BEFORE YOU DIG** It's fast. It's free. It's the law.

PROJECT:

RICHARDSON FARMS MASTER PLAN AMENDMENT

0 WENDELL FALLS PARKWAY
WENDELL,NC

PROJECT #:	C23009
DRAWN BY:	RW/ZA
REVIEWED BY:	LL
1ST SUBMITTAL:	2025.08.01
SCALE:	AS NOTED

FOR REVIEW AND APPROVAL

PREPARED FOR:

DRB GROUP NC, LLC
AND
MERIT GROUP, LLC

PREPARED BY:

underfoot ENGINEERING
1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBOLA C683

SEALED:

NORTH CAROLINA PROFESSIONAL SEAL 032674 ENGINEER LANDON M. LOVELACE
2026.01.19

SHEET:

UTILITY PLAN

C-401

SEE SHEET C-400 FOR UTILITY PLAN NOTES, TABLES, AND LEGEND.

SS CLEANOUTS LOCATED UNDER DRIVEWAYS MUST BE TRAFFIC BEARING

WENDELL FALLS PARKWAY (SR-2501)
(VARIABLE WIDTH PUBLIC R/W PER BM 2019/1738)

ZACHARY ALLEY

GOLD RUSH TRAIL (PUBLIC)

ALLEY 006

ALLEY 009

OLD HARVESTER WAY (PUBLIC)

PAW PAW LANE

DRUMMER KICK LANE

PARCEL D
(1.72 AC)

SCM #3
(WET POND)

OS #1

GRAPHIC SCALE
50 25 0 50 100

NORTH

PLAN REVISIONS

#	DATE	REVISION	BY

KNOW WHAT'S BELOW ALWAYS CALL 811 **BEFORE YOU DIG**
It's fast. It's free. It's the law.

PROJECT:

RICHARDSON FARMS MASTER PLAN AMENDMENT

0 WENDELL FALLS PARKWAY
WENDELL,NC

PROJECT #:	C23009
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NCBELS C3847 | NCBOLA C683

SEALED:

NORTH CAROLINA PROFESSIONAL SEAL 032574 ENGINEER LAUREN M. LOVELACE
2026.01.19

SHEET:

UTILITY PLAN

C-402

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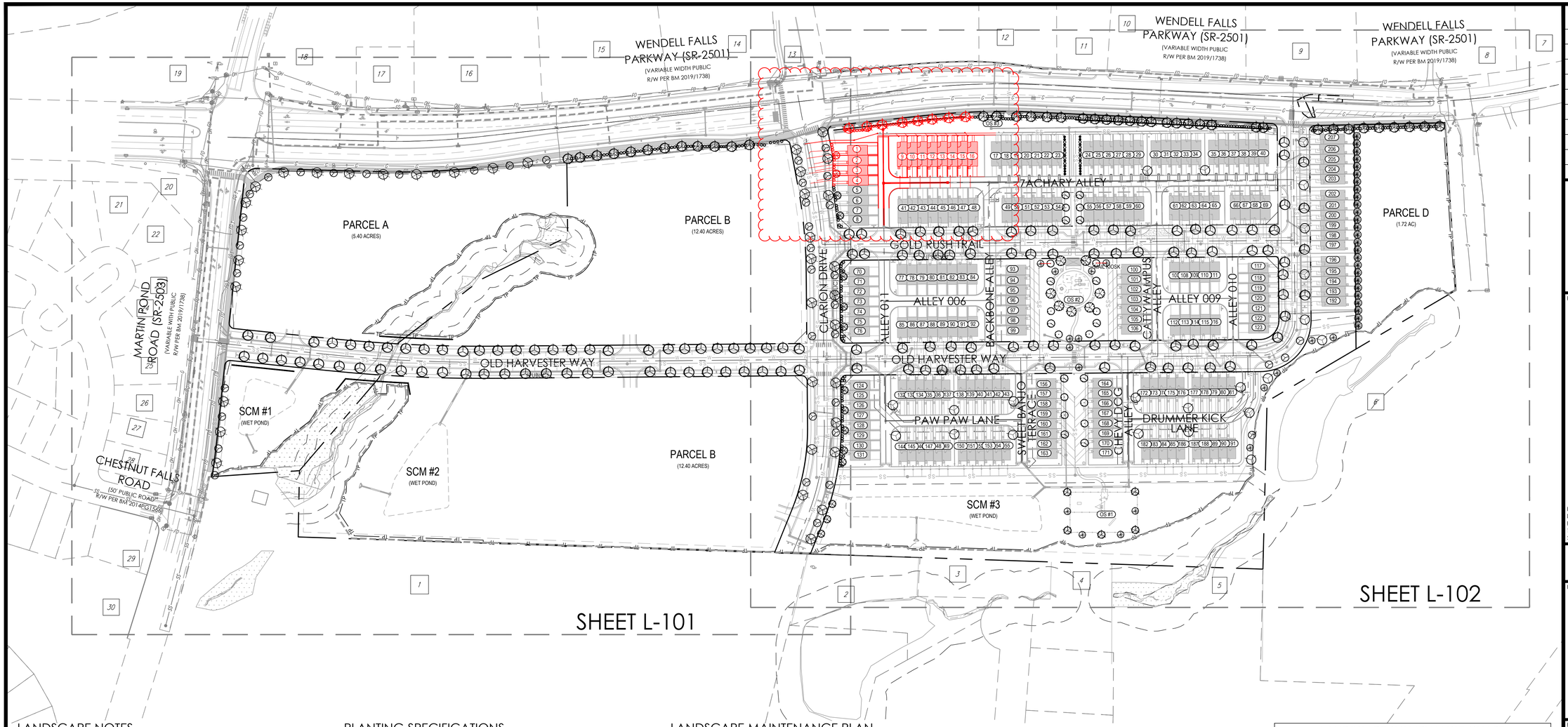

LANDSCAPE NOTES

1. SEE SHEET C-100 FOR GENERAL NOTES.
2. ALL TECHNICAL SPECIFICATIONS AND GENERAL CONDITIONS APPLY. ALL GENERAL NOTES AND GENERAL CONSTRUCTION NOTES APPLY.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND VERIFICATION OF MATERIALS AS SHOWN ON THESE PLANS AND IN WRITTEN SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO FINAL BIDDING OR INSTALLATION.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING AND PROPOSED UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
6. THE CONTRACTOR SHALL COMPLETELY GUARANTEE AND BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR A ONE YEAR GROWING PERIOD.
7. ALL PERIMETER AND/OR STREET YARD BUFFERS FOR PARCELS A & B, EXCEPT FOR STREET TREES & GATEWAY STREET YARD (AS SHOWN ON THIS PLAN), SHALL BE HANDLED AT TIME OF CONSTRUCTION PLAN SUBMITTAL FOR THOSE PARCELS.
8. FOUNDATION PLANTINGS SHALL BE REQUIRED AT A RATE OF 1 SHRUB PER 5 FEET OF DWELLING FRONTAGE ALONG CLARION DRIVE.
9. SUPPLEMENTAL TREE PLANTINGS FOR IMPROVED OPEN SPACE AREAS ARE PROVIDED IN ACCORDANCE WITH THE TOWN OF WENDELL UDO CH. 7.4-A.2.a.ii. AND ARE BEING PROPOSED AT A RATE OF ONE, TWO INCH CALIPER TREE PER EVERY 2,500 S.F. OF REQUIRED IMPROVED OPEN SPACE.
10. HVAC SCREENING PLANTINGS ARE REQUIRED AT A RATE OF FOUR 3-GALLON SHRUBS (18") MINIMUM.

PLANTING SPECIFICATIONS

1. ALL LANDSCAPE MATERIALS SHALL CONFORM TO, AT A MINIMUM, THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INCLUDING THE AMERICAN STANDARD FOR NURSERY STOCK (ANZI Z60.1). ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
5. ALL MATERIALS, PLANTING AND LANDSCAPE WORK SHALL CONFORM TO THE LOCAL OR COUNTY JURISDICTIONAL AUTHORITY'S STANDARD SPECIFICATIONS AND DETAILS, AND SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
9. ALL PLANT MATERIAL SHALL BE PLANTED AT HEIGHTS AS ILLUSTRATED IN THE PLANTING DETAILS & PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL TREES SHALL BE STAKED AND GUYED, AS SHOWN IN DETAILS, WITHIN A WEEK OF PLANTING. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TREE STAKING MATERIAL AFTER THE FIRST FULL GROWING SEASON OR ONE YEAR, WHICH EVER COMES FIRST.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN IN GALLON SPECIFIED OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST AS "B+B".
4. ALL PLANT BEDS AND RAISED SAUCER RINGS SHALL BE GRADED TO PROVIDE ADEQUATE DRAINAGE AND SHALL BE MULCHED AS SPECIFIED.
9. PRIOR TO THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL PROPERLY BACKFILL ALL PLANT MATERIAL THAT HAS BEEN PLACED IN PREPARED HOLES AND PROPERLY WATER AND MULCH ALL PREPARED GROUNDCOVER, PERENNIAL AND ANNUAL BEDS.
10. ALL TREES AND SHRUBS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
11. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED BY HAND PRIOR TO PLACEMENT AND BACK FILLING WITH PREPARED SOILS. HAND TOOLS ARE NOT TO BE USED TO SCARIFY ROOT BALLS. ALL ROPE AND WRAPPING TWINE SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PARTS OF THE ROOT BALL. METAL BASKET WIRES AND BURLAP SHALL BE PULLED BACK AND TUCKED UNDER THE EDGES OF THE SAUCER RINGS ON ALL TREES AND LARGE SHRUBS. ALL SYNTHETIC BURLAP SHALL BE REMOVED FROM PLANT BALLS PRIOR TO BACKFILLING.
12. ALL PLANTING AREAS SHALL BE EDGED WITH SMOOTH, CONTINUOUS CURVES. PINE STRAW MULCH, IF SPECIFIED, SHALL BE ROLLED AND TUCKED ALONG PLANT BED EDGE. TRIPLE SHRED MULCH, WHERE SPECIFIED, SHALL BE A MIN. 3" DEPTH.
13. ALL LANDSCAPED AND LAWN AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
14. ALL LAWN AREAS SHALL BE SODDED WITH TIFBLAIR CENTIPEDE SOD OR APPROVED EQUAL.

LANDSCAPE MAINTENANCE PLAN

THE OWNERS OF THE PROPERTY, WHICH TERM INCLUDES THEIR AGENTS, HEIRS, AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION, AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE VEGETATION, INCLUDING BUT NOT LIMITED TO:

1. FERTILIZATION: APPLY FERTILIZER TO WARM SEASON TURF (TYP.; BERMUDAGRASS, ZOYSIAGRASS) DURING THE GROWING SEASON BASED ON SOIL TESTING. TOTAL NITROGEN APPLICATION DURING THE YEAR FOR WARM SEASON TURF SHOULD NOT EXCEED 2-3 POUNDS OF TOTAL NITROGEN PER 1,000 S.F. APPLY IN MAY AND JULY WITH AN OPTIONAL APPLICATION IN SEPTEMBER - EACH APPLICATION SHOULD NOT EXCEED 1 POUND OF NITROGEN PER 1,000 S.F. FOR COOL SEASON TURF (TYP. TALL FESCUE. KENTUCKY BLUEGRASS), APPLY BETWEEN 2 TO 4 POUNDS OF ACTUAL NITROGEN PER 1,000 S.F. PER YEAR. THIS SHOULD BE SPREAD ACROSS 3-4 APPLICATIONS. WITH APPROXIMATELY 2/3 OF THE NITROGEN APPLIED DURING THE FALL SEASON. WITH NO APPLICATION EXCEEDING 1 POUND OF NITROGEN PER 1,000 S.F. APPLY LIME ANNUALLY PER SOIL TEST. (SOURCE: CAROLINA LAWNS, PRODUCED BY THE NC COOPERATIVE EXTENSION SERVICE)
2. PRUNING: PRUNING SHALL BE LIMITED TO THE REMOVAL OF DEAD AND DECAYING WOOD OR FOR SAFETY AND SIGHT DISTANCE REASONS. PRUNING FOR SHRUBS (EXCEPT FOR THOSE INTENDED FOR SHEARED HEDGES) SHALL BE LIMITED TO THE ABOVE REASONS PLUS MAINTENANCE NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT MATERIAL.
3. PEST CONTROL: PRE-EMERGENT WEED CONTROL FOR LAWN AREAS AND SHRUB BEDS CAN BE APPLIED BASED ON PRODUCT LABEL RECOMMENDATIONS, GENERALLY APPLIED IN EARLY SPRING FOR SUMMER ANNUAL WEEDS. CHEMICAL PEST CONTROL MAY BE USED TO TREAT SPECIFIC WEED, INSECT, OR DISEASE PROBLEMS THAT ARE IMPACTING LAWN AND LANDSCAPE PLANT HEALTH. INTEGRATED PEST MANAGEMENT (IPM) PRACTICES AND STANDARDS SHOULD BE FOLLOWED WHENEVER PRACTICAL BASED ON PUBLISHED LITERATURE FROM THE NC COOPERATIVE EXTENSION SERVICE.
4. MULCHING: MAINTAIN MULCH WITHIN PLANT BED AREAS AT A MINIMUM 2-3" DEPTH. REPLENISH AS NECESSARY, BUT AT LEAST ANNUALLY.
5. MOWING: MAINTAIN WARM SEASON TURF AT A CUTTING HEIGHT OF 1-2". FOR TALL FESCUE (AND FESCUE/BLUEGRASS MIXTURES) THE CUTTING HEIGHT SHOULD BE 2.5-3.5".
6. PLANT PROTECTION: AVOID SOIL DISTURBANCE, COMPACTION, AND STORAGE OF MATERIALS WITHIN THE ROOTZONE OF LANDSCAPE PLANTINGS, INCLUDING THE CRITICAL ROOT ZONE (CRZ) FOR TREES. USE TREE PROTECTION FENCING AS NECESSARY TO MAINTAIN DISTURBANCE FREE ZONES.
7. IRRIGATION, WATERING SCHEDULE: WHENEVER POSSIBLE, WATER IN THE EARLY MORNING. FOR ESTABLISHED LAWNS, WATER TO A DEPTH OF 6-8" TO PROMOTE DEEP ROOT GROWTH. DURING THE GROWING SEASON, APPLY WATER OVER SEVERAL APPLICATIONS AT A RATE OF 1" PER WEEK (NOT TO EXCEED 1/2" PER APPLICATION).
8. OTHER MAINTENANCE NOTES: FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN MAY CONSTITUTE A VIOLATION OF THE LAND DEVELOPMENT ORDINANCE AND MAY RESULT IN FINES.

LANDSCAPE COMPLIANCE CHART
WENDELL, NC

SECTION	REQUIREMENTS	CALCULATIONS
BUFFER YARD	TYPE B - MIN WIDTH: 20' REQUIRED TREES: 1 CANOPY PER 25' REQUIRED SHRUBS: 1 SHRUB PER 6' TYPE B MODIFIED - MIN WIDTH: 10' REQUIRED TREES: 1 TREE PER 25' REQUIRED SHRUBS: 1 SHRUB PER 6'	TYPE B: TREES - 36 SHRUBS - 150 TYPE B MODIFIED: TREES - 16 SHRUBS - 67
MODIFIED GATEWAY STREET YARD	MIN WIDTH: 10' PLANTING REQUIREMENTS PER 100': 3 CANOPY TREES OR 6 UNDERSTORY TREES 12 SHRUBS	WEST PARCEL: TREES - 12 SHRUBS - 51 EAST PARCEL: TREES - 37 SHRUBS - 149
STREET YARD - MULTI FAMILY	REQUIRED TREES: 2 CANOPY TREES PER 100' OF FRONTAGE	CLARION DRIVE FRONTAGE TREES - 11
STREET TREE PLANTINGS	1 CANOPY TREE SPACED 40' O.C.	MARTIN POND ROAD: 16 TREES OLD HARVESTER WAY: 102 TREES CLARION DRIVE: 34 TREES GOLD RUSH TRAIL: 32 TREES

100 50 0 100 200
GRAPHIC SCALE

NORTH

PLAN REVISIONS

#	DATE	REVISION	BY

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

PROJECT:

RICHARDSON FARMS MASTER PLAN AMENDMENT

0 WENDELL FALLS PARKWAY
WENDELL, NC

PROJECT #:	C23009
DRAWN BY:	MP
REVIEWED BY:	MR
1ST SUBMITTAL:	2025.08.01
SCALE:	AS NOTED

FOR REVIEW AND APPROVAL

PREPARED FOR:

DRB GROUP NC, LLC
AND
MERIT GROUP, LLC

PREPARED BY:

underfoot ENGINEERING
1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBOLA C683

SEALED:

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2313 NICHAEL A. ROSELLI
2026.01.19

SHEET:

OVERALL LANDSCAPE PLAN

L-100

X:\CIVIL\PROJECTS\2023\C23009 - RICHARDSON FARMS\DRAWINGS\PLAN SETS\MASTER PLAN AMENDMENT\C23009 MASTER PLAN - LANDSCAPE.DWG PRINTED BY: MATTHEWEHRN 1.19.26 @ 12:21 PM LAST SAVED BY: MATTHEWEHRN

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WENDELL FALLS PARKWAY (SR-2501)
(VARIABLE WIDTH PUBLIC R/W PER BM 2019/1738)

MARTIN POND ROAD (SR-2503)
(VARIABLE WIDTH PUBLIC R/W PER BM 2019/1738)

CHESTNUT FALLS ROAD
150' PUBLIC ROAD
R/W PER BM 2014PG1566)

OLD HARVESTER WAY
(PUBLIC)

CLARION DRIVE
65' R/W

PARCEL A
(5.40 ACRES)

PARCEL B
(12.40 ACRES)

SCM #1
(WET POND)

SCM #2
(WET POND)

LIMITS OF DISTURBANCE (TYP.)

EX. MAST ARM (FROM AERIAL)

EASEMENT FOR M.U.P.

10' MODIFIED GATEWAY STREET YARD

TREE PROTECTION FENCE (TYP.)
LIMITS OF DISTURBANCE (TYP.)

PROP. RETAINING WALL #1

PROP. RETAINING WALL #2

PROP. RETAINING WALL #3

PROP. 10'X70' SDT

30" STANDARD CURB AND GUTTER (TYP.)

25' X 25' SDT (TYP.)

10' STREET YARD

10' TYPE "C" BUFFER YARD

C.O.R. SANITARY SEWER EASEMENT

DILAPIDATED BUILDING

FUTURE ROAD EXTENSION BARRICADE (SEE SHEET C-801)

1. SEE SHEET C-100 FOR GENERAL NOTES.
2. SEE SHEET L-100 FOR LANDSCAPE NOTES.
3. SEE SHEET L-103 FOR LANDSCAPE SCHEDULE

GRAPHIC SCALE 50 25 0 50 100

NORTH

PLAN REVISIONS

#	DATE	REVISION	BY

KNOW WHAT'S BELOW ALWAYS CALL 811 **BEFORE YOU DIG**
It's fast. It's free. It's the law.

PROJECT:

RICHARDSON FARMS MASTER PLAN AMENDMENT

0 WENDELL FALLS PARKWAY
WENDELL, NC

PROJECT #:	C23009
DRAWN BY:	MP
REVIEWED BY:	MR
1ST SUBMITTAL:	2025.08.01
SCALE:	AS NOTED

FOR REVIEW AND APPROVAL

PREPARED FOR:

DRB GROUP NC, LLC
AND
MERIT GROUP, LLC

PREPARED BY:

underfoot ENGINEERING
1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBOLA C683

SEALED:

NORTH CAROLINA LANDSCAPE ARCHITECT 2313 NICHAELA. ROSELLI
2026.01.19

SHEET:

LANDSCAPE PLAN (WEST)

L-101

WENDELL FALLS PARKWAY (SR-2501)
(VARIABLE WIDTH PUBLIC R/W PER BM 2019/1738)

WENDELL FALLS PARKWAY (SR-2501)
(VARIABLE WIDTH PUBLIC R/W PER BM 2019/1738)

ZACHARY ALLEY

GOLD RUSH TRAIL (PUBLIC)

OLD HARPER WAY (PUBLIC)

CLARION DRIVE

ALLEY 011

ALLEY 006

BACKBONE ALLEY

CATTYWAMPUS ALLEY

ALLEY 009

ALLEY 010

SWEET BANJO TERRACE

PAW PAW LANE

CHEVY DOG ALLEY

DRUMMER KICK LANE

PARCEL D
(1.72 AC)

SCM #3
(WET POND)

PROP. RETAINING WALL # 4

EASEMENT FOR M.U.P.

10' MODIFIED GATEWAY STREET YARD

PROP. FENCE

10' MODIFIED TYPE "B" BUFFER YARD

TREE PROTECTION FENCE (TYP.)
LIMITS OF DISTURBANCE (TYP.)

30" STANDARD CURB AND GUTTER (TYP.)

25' X 25' SDT (TYP.)

20' TYPE 'B' - BUFFER YARD

EX. POND

EX. STREAM

1. SEE SHEET C-100 FOR GENERAL NOTES.
2. SEE SHEET L-100 FOR LANDSCAPE NOTES.
3. SEE SHEET L-103 FOR LANDSCAPE SCHEDULE

GRAPHIC SCALE 60 30 0 60 120

NORTH

PLAN REVISIONS

#	DATE	REVISION	BY

KNOW WHAT'S BELOW ALWAYS CALL 811 **BEFORE YOU DIG**
It's fast. It's free. It's the law.

PROJECT:

RICHARDSON FARMS MASTER PLAN AMENDMENT

0 WENDELL FALLS PARKWAY
WENDELL, NC

PROJECT #:	C23009
DRAWN BY:	MP
REVIEWED BY:	MR
1ST SUBMITTAL:	2025.08.01
SCALE:	AS NOTED

FOR REVIEW AND APPROVAL

PREPARED FOR:

DRB GROUP NC, LLC
AND
MERIT GROUP, LLC

PREPARED BY:

underfoot ENGINEERING
1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBOLA C683

SEALED:

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2313 MICHAEL A. ROSELLI
2026.01.19

SHEET:

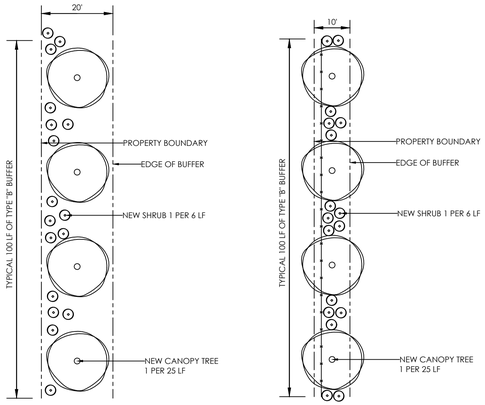
LANDSCAPE PLAN (EAST)

L-102

X:\CIVIL\PROJECTS\2023\C23009 - RICHARDSON FARMS\DRAWINGS\PLAN SETS\MASTER PLAN AMENDMENT\C23009 MASTER PLAN - LANDSCAPE.DWG PRINTED BY: MATTHEWKEHN | 1.19.26 @ 12:22 PM | LAST SAVED BY: MATTHEWKEHN

OPEN SPACE LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.	SIZE	REMARKS
CANOPY TREES							
ACBU	7	Acer buergerianum 'ABTIR'	Trident Maple	2.5" CAL	B+B	12-14' HT	Full, Central Leader
ZSVG	3	Zelkova serrata 'Village Green'	Japanese Zelkova	2.5" CAL	B+B	12-14' HT	Full, Central Leader
SUBTOTAL:	10						
UNDERSTORY TREES							
BNDH	5	Betula nigra 'Dura Heat'	Dura Heat River Birch	2" CAL	B+B	8-10' HT	Full, 3-5 stems
CACA	1	Carpinus caroliniana	American Hornbeam	2" CAL	B+B	8-10' HT	Full, Central Leader
CCFP	17	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" CAL	B+B	8-10' HT	Full, Central Leader
LIRR	12	Lagerstromia indica 'Red Rocket'	Red Rocket Crepe Myrtle	2" CAL	B+B	8-10' HT	Full, 3-5 stems
LISF	12	Lagerstromia indica 'Sarah's Favorite'	Sarah's Favorite Crape Myrtle	2" CAL	B+B	8-10' HT	Full, 3-5 stems
SUBTOTAL:	47						
EVERGREEN TREES							
JUVI	26	Juniperus virginiana 'Brodie'	Eastern Red Cedar 'Brodie'	2" CAL	B+B	8' HT	Full, Central Leader
SUBTOTAL:	26						
SHRUBS							
ABGK	10	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	N/A	5-7 GAL	24" HT	Full
FOCO	10	Forsythia 'Courtasol' GOLD TIDE	Forsythia	N/A	5 GAL	24" HT	Full
RASW	10	Rhaphiolepis indica 'Snow White'	Snow White Hawthorne	N/A	5-7 GAL	24" HT	Full
SUBTOTAL:	30						



TYPE 'B' BUFFER DETAIL

1" = 20'

MODIFIED TYPE 'B' BUFFER DETAIL

1" = 20'

NOTES:
1. 6 FT TALL PRIVACY FENCE SHALL BE PLACED AT MINIMUM 1 FT FROM PROPERTY LINE
2. FENCE SHALL BE BUILT WITH THE SLATS FACING OUT TOWARDS THE ADJACENT PROPERTY OWNER.

GATEWAY STREET YARD - WEST LANDSCAPE SCHEDULE (449 LF)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.	SIZE	REMARKS
CANOPY TREES							
NSGG	12	Nyssa sylvatica	Black Gum	2.5" CAL	B+B	12-14' HT	Full, Central Leader
SUBTOTAL:	12						
SHRUBS							
ILCR	51	Ilex crenata 'Rotundifolia'	Roundleaf Japanese Holly	N/A	5-7 GAL	24" HT	Full
SUBTOTAL:	51						

OLD HARVESTER WAY - WEST STREET TREE LANDSCAPE SCHEDULE (1,189 LF)

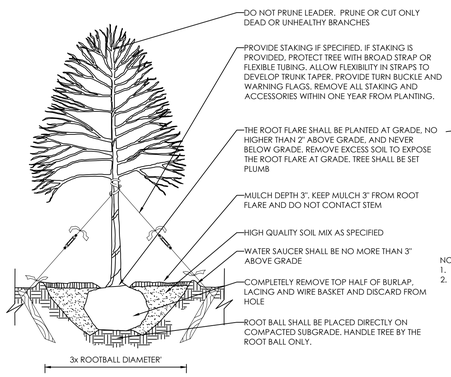
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.	SIZE	REMARKS
CANOPY TREES							
ULAP	57	Ulmus americana 'Princeton'	'Princeton' American Elm	2.5" CAL	B+B	12-14' HT	Full, Central Leader
SUBTOTAL:	57						

CLARION DRIVE - WEST STREET TREE LANDSCAPE SCHEDULE (824 LF)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.	SIZE	REMARKS
CANOPY TREES							
ULPA	9	Ulmus parvifolia	Chinese Elm	2.5" CAL	B+B	12-14' HT	Full, Central Leader
CACA	9	Carpinus caroliniana	American Hornbeam	2" CAL	B+B	8-10' HT	Full, Central Leader
SUBTOTAL:	18						

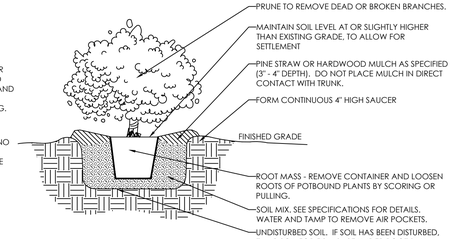
MARTIN POND ROAD STREET TREE LANDSCAPE SCHEDULE (619 LF)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.	SIZE	REMARKS
CANOPY TREES							
ULPA	8	Ulmus parvifolia	Chinese Elm	2.5" CAL	B+B	12-14' HT	Full, Central Leader
CACA	8	Carpinus caroliniana	American Hornbeam	2" CAL	B+B	8-10' HT	Full, Central Leader
SUBTOTAL:	16						



DECIDUOUS TREE PLANTING DETAIL

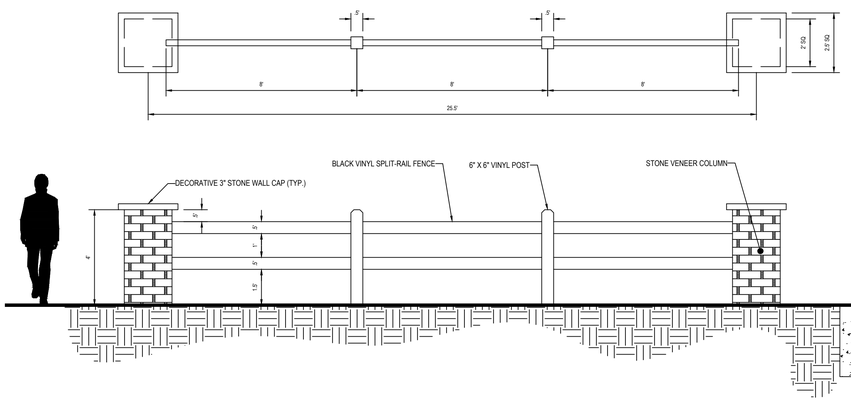
NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

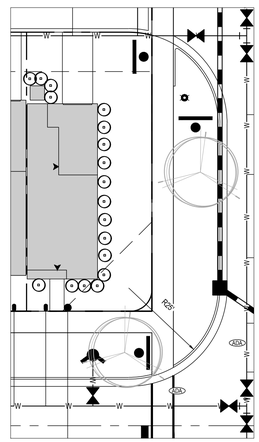
NOTES:
1. ALL TECHNICAL SPECIFICATIONS AND GENERAL CONDITIONS APPLY.
2. REMOVE ALL TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.



GATEWAY FENCE & COLUMN (TYP.)

1" = 3'

NOTES:
1. STONE ADHERED VENEER FOR COLUMNS TO BE DETERMINED BY OWNER AT TIME OF PERMIT
2. POST SPACING BETWEEN COLUMNS IS TYPICAL AND SHALL BE FIELD ADJUSTED FOR ACTUAL IN FIELD DIMENSIONS AS REQUIRED.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1149 Executive Circle – Suite C, Cary, NC 27511
919.576.9733 | NCBELS C3847 | NCBOLA C683

January 19, 2026
Via Email

Town of Wendell
Planning Department
15 East Fourth Street
Wendell, NC 27591

Re: Richardson Farms Master Plan Amendment
Neighborhood Meeting Summary

To Whom it May Concern,

A virtual neighborhood meeting for the Richardson Farms Master Plan Amendment was held at 6:30pm on December 8, 2025 via Microsoft Teams. The required notice for this meeting was mailed to the affected property owners on November 21, 2025. Underfoot provided a contact phone and email in case anyone had difficulty with the Teams link. No neighbors attended the meeting.

Landon Lovelace, PE - President
Underfoot Engineering, Inc.