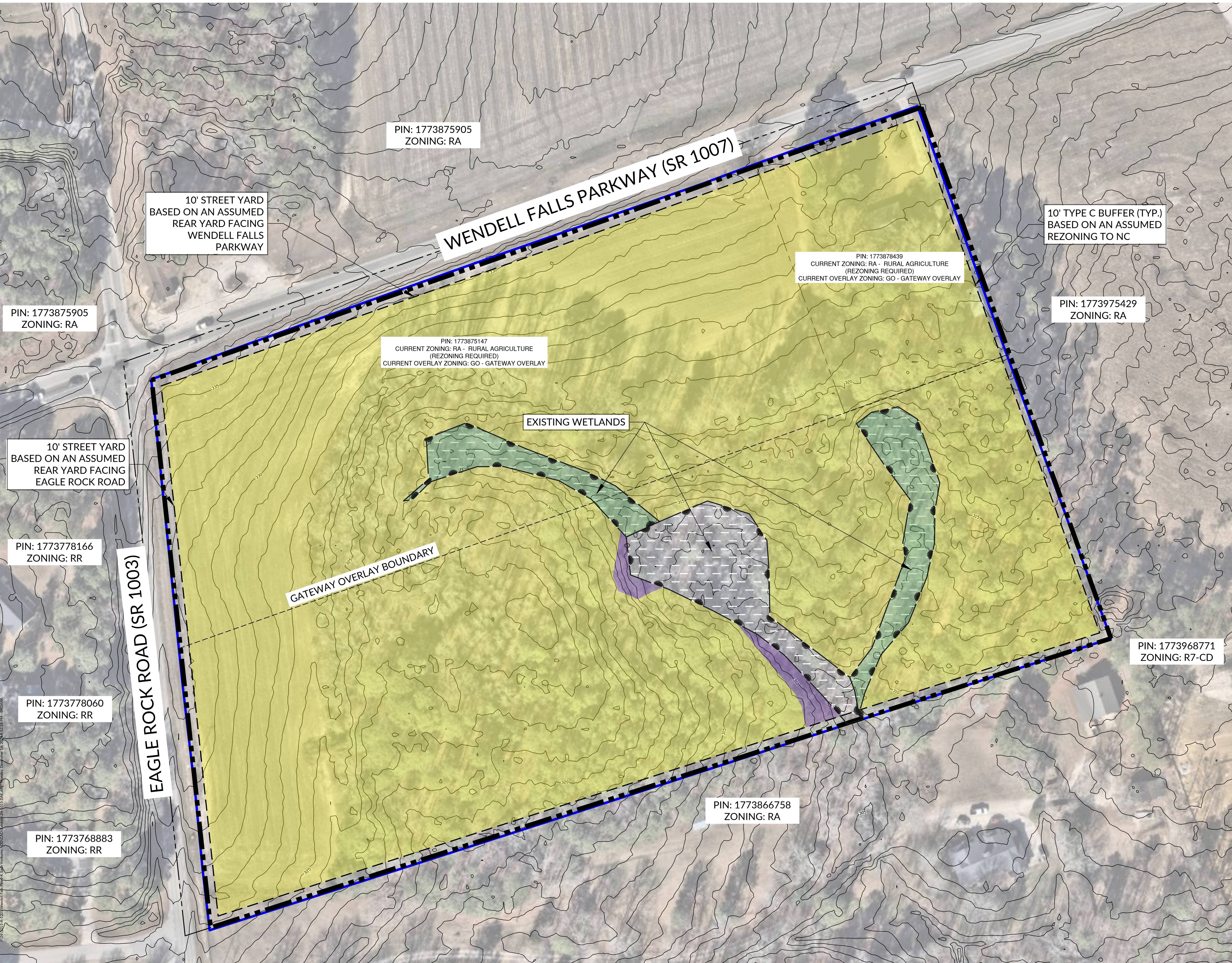




LEGEND

THE AREAS SHOWN BELOW AND ON THE ACCOMPANYING MAP REPRESENT THEORETICAL LAND DEVELOPMENT AREAS FOR ILLUSTRATIVE PURPOSES ONLY.

|                                                                                                                                                                                                                                                                                                     |            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| READILY DEVELOPABLE<br>(EXCLUDES AREA RESERVED FOR STORMWATER)                                                                                                                                                                                                                                      | 10.9 ACRES |
| RESERVED STORMWATER AREA<br>(20% OF TOTAL DEVELOPABLE AREA)                                                                                                                                                                                                                                         | 2.0 ACRES  |
| POTENTIALLY DEVELOPABLE<br>THE AREA SHOWN REPRESENTS IMPACTS THAT MAY BE PERMITTED UP TO 0.5 ACRES. THE AREAS REPRESENT IMPACTS THAT ARE INTENDED TO MAXIMIZE CONTIGUOUS DEVELOPABLE LAND. ACTUAL IMPACT AREAS COULD VARY AND ARE SUBJECT TO APPROVAL FROM USACE AND OTHER AGENCIES AS APPROPRIATE. | 0.5 ACRES  |
| MARGINALLY DEVELOPABLE<br>SLOPES AND PROXIMITY TO PRESERVED WETLANDS LIMIT USE OF THIS AREA                                                                                                                                                                                                         | 0.1 ACRES  |

PROPERTY DATA

OWNER:  
CLARENCE ROBERTS, JR.  
304 WOODCOCK CIRCLE  
RALEIGH, NC 27615

0 WENDELL FALLS PARKWAY  
PIN: 1773875147  
13.17 ACRES  
LAND CLASS: AGRICULTURE (5147)

1205 WENDELL FALLS PARKWAY  
PIN: 1773878439  
1.00 ACRES  
LAND CLASS: RESIDENTIAL LESS THAN 10 AC. (8439)

JURISDICTION - WENDELL, NC

CURRENT ZONING: RA - RURAL AGRICULTURE (REZONING REQUIRED)  
CURRENT OVERLAY ZONING: GO - GATEWAY OVERLAY

PROPERTY WITHIN THE 300' GO ZONE ARE SUBJECT TO ADDITIONAL DEVELOPMENT STANDARDS. ALL BASE ZONING USES STILL PERMITTED.

ASSUMPTIONS:

IT IS ASSUMED PROPERTIES WILL BE RECOMBINED.

THE PROPERTY IS CURRENTLY ZONED RA (RURAL ARCHITECTURAL). THE PROPOSED USES AS SHOWN ON THE WENDELL COMMONS CONCEPT DATED 9/16/2024 ARE NOT PERMITTED IN THIS ZONING CATEGORY. FOR THE PURPOSE OF CREATING A DEVELOPABLE AREA EXHIBIT, IT IS ASSUMED THE PROPERTY WILL BE REZONED TO A COMPATIBLE ZONING. NC (NEIGHBORHOOD CENTER) IS ONE SUCH ZONING CLASSIFICATION. NEARBY TRACTS OF LAND ARE ZONED NC AND NC-CD, WHICH WOULD SUPPORT ASSUMING THIS ZONING CHANGE.

GATEWAY OVERLAY IS STILL APPLICABLE.

NOTES:

THIS IS NOT A SURVEY. THE PLAN INFORMATION HAS BE COMPILED FROM A VARIETY OF SOURCES INCLUDING WAKE COUNTY GIS, WAKE COUNTY SOILS SURVEY, AND USGS MAPS. THIS INFORMATION SHOULD BE USED FOR REFERENCE PURPOSES ONLY. STREAMS, WETLANDS, AND OTHER ENVIRONMENTAL FEATURES SHOULD BE CONFIRMED PRIOR TO DESIGN.

THE DEVELOPABLE AREA LIMITS SHOWN ARE PURELY THEORETICAL IN NATURE AND MAY BE SUBJECT TO SIGNIFICANT REVISIONS UPON FURTHER REVIEW AND DESIGN DEVELOPMENT. THE LAYOUT HAS NOT BEEN REVIEWED BY ANY MUNICIPAL OR PLANNING AGENCY AND IS PROVIDED FOR PRELIMINARY PLANNING PURPOSES.

WETLAND/STREAM/RIPARIAN BUFFER DELINEATION WAS PERFORMED BY WITHERSRAVENEL ON 8/29/2024.

WETLAND LOCATIONS ARE APPROXIMATE, BASED ON GPS LOCATION, WAKE COUNTY GIS DATA, AND TOPOGRAPHIC INTERPRETATION.

BUFFER SUBJECTIVITY BASED ON NEAUSE RIVER RIPARIAN BUFFER RULES. BUFFER SUBJECTIVITY SHOULD BE VERIFIED BY NCDWR PRIOR TO DESIGN. ADDITIONALLY, NO STREAMS WERE IDENTIFIED WITHIN THE REVIEW AREA.

THIS PROJECT MAY BE SUBJECT TO MUNICIPAL ZONING/PLANNING BUFFERS WHICH SHOULD BE VERIFIED BY THE DESIGN TEAM PRIOR TO DESIGN.

DELINEATION AND JURISDICTIONAL STATUS SHOULD BE VERIFIED BY USACE PRIOR TO DESIGN.

DEVELOPABLE ACREAGE SHOWN EXCLUDES BUFFERS.

FOR PLANNING PURPOSES, APPROXIMATELY 20% OF THE DEVELOPABLE ACREAGE SHOWN SHOULD BE RESERVED FOR STORMWATER MANAGEMENT.