

# MAJOR SUBDIVISION PRELIMINARY PLAT FOR

# BROADMOOR

## PSP-24-02

### ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

### PARCEL DATA

PIN:	1768511519 (25.61 AC. PORTION)	PIN:	1768500618
OWNER:	CARLYLE D & ALMA D WOODLIEF	OWNER:	BILLY CRAIG & ELLEN WOODLIEF
ADDRESS:	1321 ROLESVILLE RD.	ADDRESS:	5101 OLD MILBURNIE RD.
ZONING:	WAKE FOREST, NC 27587-6959	ZONING:	WENDELL, NC 27591-7817
	RH-CZ		RH-CZ & RM-CZ
PIN:	1768409261 (11.96 AC. PORTION)	PIN:	1767590716 (13.84 AC. PORTION)
OWNER:	JANICE GAYLE W & HARRELL STALLINGS	OWNER:	DONNIE L & PATSY WOODLIEF
ADDRESS:	1512 ROLESVILLE RD.	ADDRESS:	6609 FOWLER RD.
ZONING:	WAKE FOREST, NC 27587-6961	ZONING:	ZEBULON, NC 27597-8303
	RH-CZ & RM-CZ		RH-CZ & RM-CZ
PIN:	1767590335 (18.42 AC. PORTION)	PIN:	1767580938
OWNER:	BETTY JOYCE WOODLIEF	OWNER:	DWIGHT THOMAS WOODLIEF
ADDRESS:	1501 ROLESVILLE RD.	ADDRESS:	6608 FOWLER RD.
ZONING:	WAKE FOREST, NC 27587-6962	ZONING:	ZEBULON, NC 27597-8302
	RH-CZ & RM-CZ		RM-CZ

### SURVEY BENCHMARK

BENCHMARK IS LOCAL TO SITE.  
SEE SHEET C1.03 FOR BENCHMARK INFORMATION.  
VERTICAL DATUM BASED ON NAVD 88-GEOD 18.

### SHEET LIST TABLE

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C0.02	GENERAL NOTES & LEGENDS
C1.00	OVERALL EXISTING CONDITIONS & DEMOLITION PLAN
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C3.10	ROLESVILLE RD. & FOWLER RD. CROSS SECTIONS
C4.00	OVERALL UTILITY PLAN
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C5.00	OVERALL STORM DRAINAGE PLAN
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C5.03	STORM DRAINAGE & GRADING PLAN
C5.04	STORM DRAINAGE & GRADING PLAN
C5.05	STORM DRAINAGE & GRADING PLAN
C5.06	STORM DRAINAGE & GRADING PLAN
C5.07	STORM DRAINAGE & GRADING PLAN

### SITE DATA TABLE

TOWN OF ROLESVILLE PROJECT NO.	PSP-24-02
ZONING APPROVAL	REZ-23-02
JURISDICTION	ROLESVILLE TOWN LIMITS (ANX-23-01)
TOTAL PROJECT AREA [AC.]	OVERALL SITE - 105.56 RH-CZ ZONING - 41.54 RM-CZ ZONING - 64.02
WATERSHED	BUFFALO CREEK
RIVER BASIN	NEUSE RIVER
FEMA FLOODPLAIN	FIRM 3720176800K, EFFECTIVE DATE 07/19/2022 FIRM 3720176600K, EFFECTIVE DATE 07/19/2022
EXISTING ZONING	RH-CZ (RESIDENTIAL HIGH DENSITY), RM-CZ (RESIDENTIAL MEDIUM DENSITY)
EXISTING LAND USE	VACANT
PROPOSED NUMBER OF DWELLING UNITS	253
PROPOSED NUMBER OF SINGLE-FAMILY ATTACHED DWELLING UNIT (TOWNHOMES) LOTS	96
PROPOSED NUMBER OF SINGLE-FAMILY DETACHED DWELLING UNIT LOTS	157
REQUIRED OPEN SPACE [AC.]	RH-CZ ZONING - 6.23 (15%) RM-CZ ZONING - 25.61 (40%)
PROPOSED OPEN SPACE [AC.]	RH-CZ ZONING - 32.26 (78%) RM-CZ ZONING - 33.11 (52%)
EXISTING TREE COVERAGE [AC.]	26.16 (25% OF TOTAL PROJECT AREA)

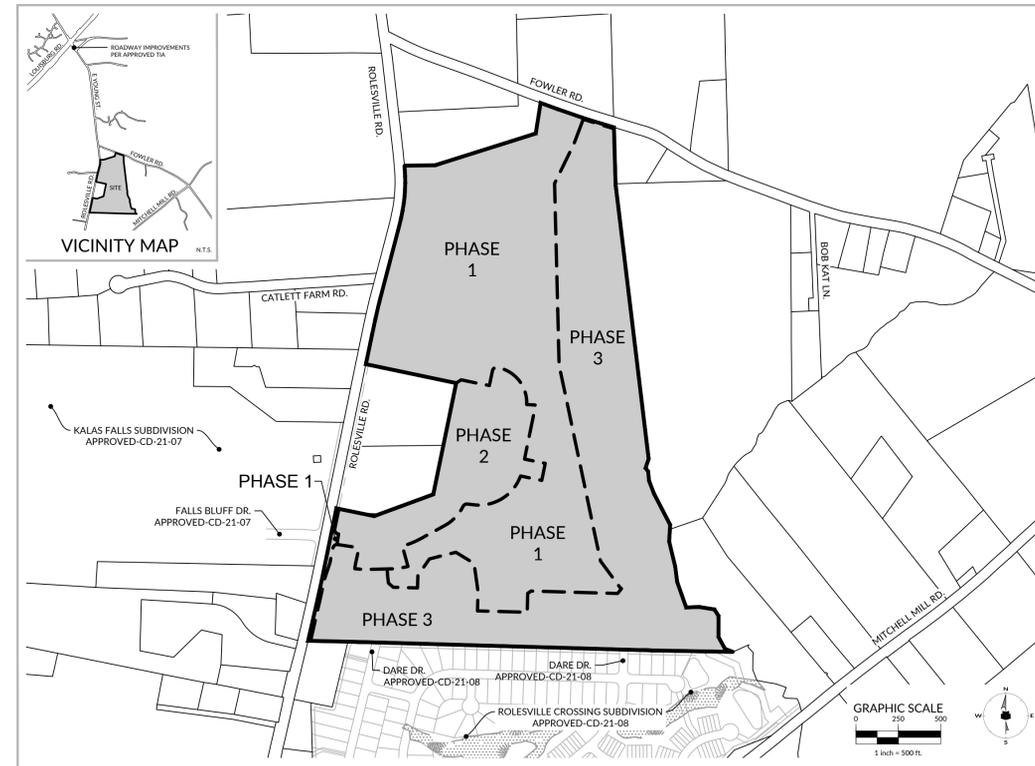
### ZONING DATA TABLE

	RH-CZ	RM-CZ
PROPOSED DENSITY	2.24 UNITS/AC	2.45 UNITS/AC
MINIMUM LOT AREA REQUIRED	2,000 SF (ATTACHED)	5,000 SF*
MINIMUM LOT AREA PROPOSED	2,134 SF (ATTACHED)	5,022 SF*
MINIMUM LOT WIDTH REQUIRED	20' (ATTACHED)	40"
MINIMUM LOT WIDTH PROPOSED	22'	41"
MINIMUM BUILDING SETBACK (FRONT)	20'	20"
MINIMUM BUILDING SETBACK (REAR)	15'	20"
MINIMUM BUILDING SETBACK (SIDE)	0' INTERNAL (ATTACHED) 10' END UNIT (ATTACHED)	5" N/A
REQUIRED MINIMUM BUILDING SETBACK (CORNER)	15'	10"
MAXIMUM BUILDING HEIGHT	35'	35'
MINIMUM PARKING SPACES REQUIRED (TOWNHOME USE ONLY)	214	N/A
PROPOSED PARKING SPACES (TOWNHOME USE ONLY)	214	N/A

\*PROJECT REZONING WAS SUBMITTED MARCH 2ND, 2023. THE AREA ZONED RM-CZ IS THEREFORE SUBJECT TO LDO SECTION 3.1.B CLUSTER REQUIREMENTS FOR MINIMUM LOT SIZE, WIDTH, & BUILDING SETBACKS IN PLACE PRIOR TO THE APRIL 4TH, 2023 LDO TEXT AMENDMENT TA-23-02.

### INFRASTRUCTURE DATA TABLE

	PHASE 1	PHASE 2	PHASE 3	TOTALS
UNITS - SINGLE FAMILY DETACHED	31	59	67	157
UNITS - SINGLE FAMILY ATTACHED	96	-	-	96
STREETS [LF.]	3,775	2,624	2,281	8,680
8" WATER MAIN [LF.]	3,968	2,470	2,308	8,746
8" SEWER MAIN [LF.]	8,295	2,424	2,381	13,100
STORM DRAINAGE [LF.]	6,914	3,867	3,921	14,702
SCMs	4	-	-	4
EXISTING IMPERVIOUS SURFACE [SF.]	-	-	-	3,060
PROPOSED IMPERVIOUS SURFACE [SF.]	480,651	282,891	317,145	1,080,687
SIDEWALK [LF.]	7,549	4,948	4,646	17,143



1ST SUBMITTAL: MAY 1, 2024  
 2ND SUBMITTAL: JULY 1, 2024  
 3RD SUBMITTAL: SEPTEMBER 3, 2024  
 4TH SUBMITTAL: NOVEMBER 1, 2024

### NOTES

- PURSUANT TO N.C.G.S 160D-108, PRELIMINARY SUBDIVISION PLAT AS PROPOSED IS REQUESTED TO BE REVIEWED UNDER THE LAND DEVELOPMENT ORDINANCE (LDO) EFFECTIVE JUNE 1, 2021, AND AMENDED IN DECEMBER, 2021 AND OCTOBER 4, 2022.
- REFERENCE SHEET C0.02 FOR REZ-23-02 CONDITIONS OF APPROVAL

### CONTACT LIST:

P.E.  
 Terrence Cook  
 WithersRavenel  
 167 E. Chatham St., Ste. 210  
 Cary, NC 27511  
 919-238-0412  
 tcook@withersravenel.com



Signed by: *Terrence Cook*  
 5228A891E48A  
 12/3/2024

### PREPARED BY:

**WithersRavenel**  
 115 MacKenan Drive | Cary, NC 27511  
 License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

### DEVELOPER:

**PULTE HOME COMPANY, LLC**  
 1225 CRESCENT GREEN DRIVE, SUITE 250  
 CARY, NC 27518  
 PHONE #: 919-606-0878  
 ATTENTION: KELLY RACE



**Rolesville**  
Greater Wake County & Swain County Planning

PSP-24-02 / Preliminary Subdivision Plat /  
 Broadmoor  
**APPROVED**  
 Date: November 19, 2024

*Margaret R. Underwood*  
 Town of Rolesville Planning Department

MAJOR SUBDIVISION  
 PRELIMINARY PLAT FOR  
 BROADMOOR  
 PSP-24-02  
 WR PROJECT NO. 23-0045  
 TOWN OF ROLESVILLE  
 INITIAL PLAN DATE: 05/01/2024  
 REVISIONS: 07/01/2024  
 PER TOWN COMMENTS 09/03/2024  
 PER TOWN COMMENTS 11/01/2024  
 PER TOWN COMMENTS

**SURVEY NOTES:**

- THE FOLLOWING INFORMATION WAS USED FOR THE EXISTING SURVEY:
  - a. COORDINATE SYSTEM: NORTH CAROLINA STATE PLANE FOOT
  - b. PROJECT HORIZONTAL DATUM: NAD 83/2011
  - c. VERTICAL DATUM: NAVD 88
  - d. COORDINATE UNITS: US SURVEY FEET
  - e. VERTICAL UNITS: US SURVEY FEET
- PROPERTY BOUNDARY SHOWN AS PROVIDED BY MSS LAND CONSULTANTS, DATED 03/07/2023.
- TOPOGRAPHIC SURVEY SHOWN AS PROVIDED BY WITHERSRAVENEL, DATED 04/11/2024.
- WETLANDS, STREAMS, AND RIPARIAN BUFFERS SHOWN AS PROVIDED BY WITHERSRAVENEL ENVIRONMENTAL DEPARTMENT, DATED 01/12/2023, AND APPROVED BY USACE ON 09/28/2023 (SAW-2023-01242) AND NCDWR ON 08/28/2023 (NBRRO #23-170V2).
- TRIE SURVEY SHOWN AS PROVIDED BY WITHERSRAVENEL, DATED 12/23/2023.
- PROPERTY DOES FALL WITHIN FEMA FLOODPLAIN PER FEMA FIRM 3720174800K, EFFECTIVE DATE 07/19/2022, AND 3720174660K, EFFECTIVE DATE 07/19/2022.
- NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE FOLLOWING: UNDERGROUND STORAGE FACILITIES, UNDERGROUND UTILITIES, GRAVES, CEMETERIES, BURIAL GROUNDS, HAZARDOUS WASTE DEPOSITS OR MATERIALS.
- THE UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED BY WITHERSRAVENEL ON 03/05/2024 AND THOSE MARKS WERE FIELD LOCATED BY WITHERSRAVENEL ON 03/05/2024. THE ACCURACY OF THE FIELD MARKED UNDERGROUND UTILITIES IS ± 24" INCHES, UNLESS OTHERWISE INDICATED. THE DEPTH OF THESE UTILITIES IS UNKNOWN, UNLESS OTHERWISE INDICATED.
- SURVEY CONTROL POINTS PROVIDED IN NC STATE PLANE COORDINATES. ALL PROPOSED COORDINATES ARE GROUND COORDINATES. THE CONTRACTOR'S SURVEYOR IS RESPONSIBLE FOR ANY CONVERSIONS NEEDED FOR THE STAKEOUT OF THE PROPOSED GROUND COORDINATES SHOWN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ADDITIONAL CONTROLS THAT MAY BE NEEDED THROUGHOUT THE PROJECT.

**GENERAL NOTES:**

- WORK ON THIS PROJECT SHALL CONFORM TO THE LATEST NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, TOWN OF ROLESVILLE STANDARDS AND SPECIFICATIONS, GEOTECHNICAL REPORTS, AND ANY OTHER APPLICABLE DESIGN STANDARDS AT THE TIME OF PLAN APPROVAL. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS OR PLANS, THE MOST STRINGENT SHALL GOVERN, UNLESS OTHERWISE NOTED IN THESE PLANS.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING VISITED THE SITE AND HAVING FAMILIARIZED THEMSELVES WITH THE EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- ANY DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER IN WRITING. WORK DONE BY THE CONTRACTOR AFTER THE DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES WITHOUT WRITTEN CLARIFICATION FROM THE ENGINEER AND APPROVAL BY OWNER SHALL BE DONE AT THE CONTRACTOR'S RISK AND EXPENSE.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOBSITE SAFETY DURING ALL PHASES OF CONSTRUCTION. ALL WORK SHALL COMPLY WITH MUNICIPAL, COUNTY AND STATE REGULATIONS, AND OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OSHA ACT.
- THE CONTRACTOR SHALL CALL "811" FOR PROPER IDENTIFICATION OF EXISTING UTILITIES AT LEAST 72 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
- THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING, AND SUBSEQUENTLY PROTECTING, ALL PUBLIC AND PRIVATE UTILITIES (SHOWN OR NOT SHOWN) THAT LIE IN OR ADJACENT TO THE PROJECT SITE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE UNDERGROUND UTILITIES. ALL UTILITIES AND FACILITIES ARE NOT NECESSARILY SHOWN. HAND DIGGING TO PROTECT UTILITIES FROM DAMAGE MAY BE REQUIRED.
- ANY UTILITIES AND EXISTING SITE ELEMENTS (I.E. SIGNS, ROADWAYS, PATHS, STRUCTURES, NATURAL VEGETATION, OTHER EXISTING PROPERTY ITEMS, ETC.) DAMAGED DURING THE PROJECT BY THE CONTRACTOR'S WORKERS OR EQUIPMENT SHALL BE PROMPTLY REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER, UTILITY OWNER, REGULATORY AGENCY, AND ENGINEER.
- CONTRACTOR SHALL MAKE EVERY EFFORT TO PRESERVE PROPERTY IRONS, MONUMENTS, OTHER PERMANENT POINTS AND LINES OF REFERENCE AND CONSTRUCTION STAKES. A NORTH CAROLINA LICENSED LAND SURVEYOR SHALL REPLACE, AT THE CONTRACTOR'S EXPENSE, PROPERTY IRONS, MONUMENTS, OTHER PERMANENT POINTS AND LINES OF REFERENCE AND CONSTRUCTION STAKES DESTROYED BY THE CONTRACTOR.
- CONTRACTOR SHALL PLAN AND CONSTRUCT WORK IN ORDER TO CAUSE MINIMUM DISTURBANCE TO THE OWNER, ADJACENT PROPERTIES AND THE PUBLIC. CONTRACTOR SHALL COORDINATE WITH AND OBTAIN APPROVAL FROM STATE AND LOCAL REGULATORY AGENCIES ON TRAFFIC CONTROL PLANS.
- ADJACENT STREETS AND SIDEWALKS SHALL BE MAINTAINED IN AN UNOBSTRUCTED, CLEAN CONDITION, MUD AND DUST-FREE.
- THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL PERMIT APPROVALS AND EXECUTED EASEMENTS ON THE JOB SITE AT ALL TIMES.
- CONSTRUCTION STAKEOUT FOR THIS PROJECT MAY BE PERFORMED BY THE CONTRACTOR, USING A DIGITAL (CAD) FILE PROVIDED BY THE ENGINEER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE DIGITAL FILE AND THE CRITICAL STAKING DIMENSIONS SHOWN ON THIS PLAN (I.E. PAVEMENT WIDTHS, CURB RADII, BUILDING SETBACKS, BUILDING FOOTPRINTS, ETC.). ANY MODIFICATIONS MADE BY OTHERS TO THE DIGITAL FILE PROVIDED BY THE ENGINEER SHALL RENDER IT VOID.
- WETLANDS SHOWN WILL HAVE DEED RESTRICTION AND SHALL NOT BE CLEARED, DRAINED, OR OTHERWISE DISTURBED UNLESS SPECIFICALLY PERMITTED BY THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE) OR NC DIVISION OF COASTAL MANAGEMENT (DCM) OR NC DIVISION OF WATER RESOURCES (DWRR), AS APPLICABLE.
- ANY WETLANDS THAT ARE TEMPORARILY IMPACTED DUE TO CONSTRUCTION ACTIVITIES SHALL BE RETURNED TO PRE-CONSTRUCTION GRADE AND SEEDED WITH A WETLAND SEED MIX IN ACCORDANCE WITH THE SEDIMENT & EROSION CONTROL PLAN.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, AND MISCELLANEOUS STRIPING PARKING LOT AND AROUND BUILDINGS AS SHOWN ON THE PLANS. ALL PAVEMENT MARKING MATERIALS SHALL ADHERE TO NCDOT STANDARDS, UNLESS NOTED OTHERWISE.
- ACCESSIBLE ROUTES AND PARKING AREAS MUST BE PROVIDED IN ACCORDANCE WITH THE CURRENT NORTH CAROLINA BUILDING CODE AND ADA STANDARDS FOR ACCESSIBLE DESIGN.
- WHERE PROPOSED CURB AND GUTTER TIES TO EXISTING CURB OR CURB AND GUTTER, A TRANSITION OF 10' SHALL BE MADE TO CONFORM TO THE EXISTING HEIGHTS AND SHAPES, UNLESS OTHERWISE SHOWN ON THE PLANS.
- ALL EXPANSION CURB JOINTS SHALL EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 15', UNLESS OTHERWISE SHOWN ON PLANS. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.
- TESTING OF MATERIAL REQUIRED FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LAB AND THE PAYMENT OF EACH TESTING SERVICES SHALL BE MADE BY THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENT OF THE NCDOT AND MUNICIPAL SPECIFICATIONS.

**DEMOLITION NOTES:**

- CONTRACTOR SHALL COORDINATE WITH THE OWNER AND UTILITY OWNER TO PROPERLY MAINTAIN, REMOVE OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING SURROUNDING NEIGHBORS ABOUT ANY POTENTIAL INTERRUPTION TO SERVICE OF ANY KIND.
- EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES. DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE AT THE CONTRACTOR'S EXPENSE AND SHALL BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED AND SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- SAW CUTS OF EXISTING PAVEMENTS, CURBS, GUTTERS AND SIDEWALKS SHALL PRODUCE A NEAT VERTICAL EDGE.
- ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION.
- ALL PERMITS REQUIRED FOR THE DEMOLITION WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PRIOR TO THE START OF DEMOLITION ACTIVITIES.

**STORM DRAINAGE NOTES:**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF ROLESVILLE STANDARDS AND NCDOT STANDARD SPECIFICATIONS AND DETAILS.
- ALL PUBLIC STORM DRAINAGE FRAMES, GRATES, AND HOODS SHALL BE STAMPED WITH "DRAINS TO RIVER" IN ACCORDANCE WITH TOWN OF ROLESVILLE AND NCDOT STANDARDS.
- RIM ELEVATION GIVEN FOR CATCH BASIN (CB) IS TOP OF CURB, YARD INLET (Y) IS OPENING INVERT FOR SLAB TOP, DROP INLET (DI) IS TOP OF GRATE AND JUNCTION BOX (JB) IS TOP OF RIM.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING, BUT NOT LIMITED TO THE HORIZONTAL AND VERTICAL LOCATION OF STRUCTURES AND UTILITIES CROSSING THE STORM SEWER PIPE.

- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER DRAINAGE SYSTEM.
- ALL STORM SEWER PIPE SHALL BE MINIMUM CLASS III REINFORCED CONCRETE PIPE (RCP), UNLESS OTHERWISE NOTED.
- IF THERE ARE DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS RELATED TO WHERE THE PROPOSED STORM SEWER PIPING TIES TO EXISTING STRUCTURES, PIPES, SWALES, ETC., THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER. AFTER NOTIFICATION TO ENGINEER AND OWNER, THE CONTRACTOR SHALL PERFORM THE AGREED UPON FIELD ADJUSTMENTS TO MATCH THE LOCATIONS OF THESE EXISTING FEATURES.
- ALL STORM SEWER PIPE SHALL HAVE A MINIMUM COVER OF 2 FEET FROM FINISHED SUBGRADE TO THE PIPE CROWN IN TRAFFIC BEARING AREAS, UNLESS APPROVED BY AUTHORITIES HAVING JURISDICTION.
- ALL STORM SEWER PIPE SHALL HAVE A MINIMUM COVER OF 1 FOOT TO THE PIPE CROWN IN NON-TRAFFIC BEARING AREAS.
- THE STORM PIPE LENGTHS AS SHOWN ON THE DRAWINGS REPRESENTS THE DISTANCE FROM CENTER TO CENTER OF THE RESPECTIVE STRUCTURES.
- STORM SEWER UTILITY STRUCTURE TABLES ARE AVAILABLE UPON REQUEST.

**GRADING NOTES:**

- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. IN ADDITION TO THE MEASURES SHOWN IN THESE PLANS, THE CONTRACTOR SHALL USE INTERIM DIVERSION DITCHES, BERMS, OR OTHER METHODS AS REQUIRED TO DIRECT DRAINAGE AS SHOWN ON THESE PLANS AND TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES, ROADWAYS, AND ENVIRONMENTALLY SENSITIVE AREAS SUCH AS BUFFERS AND WETLANDS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER IN WRITING OF ANY DISCREPANCIES OR CONCERNS.
- ALL SOILS USED FOR BACKFILL SHALL BE FREE OF UNSATISFACTORY MATERIALS INCLUDING ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION AND OTHER DELETERIOUS MATTER. ROCK OR GRAVEL LARGER THAN 2 INCHES IN ANY DIMENSION SHALL NOT BE PLACED IN THE IN THE FINAL LIFT (MINIMUM OF 6 INCHES). UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILLS AND REFUSE DEBRIS DERIVED FROM ANY SOURCE. REFER TO FINAL GEOTECHNICAL REPORT FOR ANY SPECIAL FILL MATERIAL REQUIRED FOR THIS PROJECT. IF ANY, THE CONTRACTOR SHALL CONSULT WITH THE SITE GEOTECHNICAL ENGINEER PRIOR TO BACKFILL PLACEMENT TO VERIFY BACKFILL MEETS PROJECT REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL SOIL TESTING IS PERFORMED AND THE RESULTS FORWARDED TO THE ENGINEER AND OWNER.
- MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DEPRESSION REQUIRING FILL OR BACKFILL SHALL MEET THE REQUIREMENTS OF THE PROJECT GEOTECHNICAL ENGINEER RECOMMENDATIONS.
- THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT TO THE OWNER AND PROJECT GEOTECHNICAL ENGINEER THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A NORTH CAROLINA CERTIFIED MATERIALS TESTING LABORATORY AND CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA REPRESENTING THE LABORATORY.
- ALL PAVEMENT SUBGRADES SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES AND COMPACTED TO A MINIMUM DENSITY OF 100 PERCENT OF ASTM D1557 DENSITY AT OPTIMUM MOISTURE CONTENT UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION PLANS OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- RETAINING SYSTEMS PROVIDING A CUMULATIVE VERTICAL RELIEF GREATER THAN FOUR FEET (4') IN HEIGHT WITHIN A HORIZONTAL SEPARATION DISTANCE OF 50 FEET OR LESS, INCLUDING RETAINING WALLS OR MECHANICALLY STABILIZED EARTH WALLS, SHALL BE DESIGNED UNDER THE RESPONSIBLE CHARGE OF A REGISTERED DESIGN PROFESSIONAL. RETAINING WALL SYSTEMS SHALL MEET THE REQUIREMENTS OF THE NC BUILDING CODE AND LOCAL JURISDICTION.
- CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. SPOT ELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.
- CONTRACTOR SHALL OBTAIN ALL PERMITS AS REQUIRED FOR BLASTING ROCK IF BLASTING ROCK IS REQUIRED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION RELATED TO BLASTING AND SAFETY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DETAHERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS. DETAHERING SHALL BE INCIDENTAL TO GRADING OPERATIONS.
- MASS GRADING OPERATIONS SHALL BE PHASED TO LIMIT EXPOSED AREAS. PRIOR TO PROCEEDING TO ANOTHER PHASE, THE PRESENT PHASE SHALL BE STABILIZED WITH ADEQUATE GROUND COVER SUFFICIENT TO RESTRAIN EROSION AND HAVE ALL INFRASTRUCTURE INSTALLED. SEE GROUND COVER REQUIREMENTS WITHIN THESE PLANS OR CONSULT THE MUNICIPAL EROSION CONTROL SPECIALIST.
- THE FRAMES AND COVERS OF ALL EXISTING AND PROPOSED DRAINAGE, SANITARY SEWER, WATER MAIN, GAS AND ELECTRIC UTILITY STRUCTURES SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED ELEVATIONS AND SLOPES UNLESS OTHERWISE SHOWN ON THE PLANS.
- BEFORE ANY EARTHWORK COMMENCES, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF CONSTRUCTION AND OTHER ITEMS ESTABLISHED IN THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
- ZONE 1 NEUSE RIPARIAN BUFFER SHALL NOT BE DISTURBED DURING CONSTRUCTION, UNLESS OTHERWISE NOTED. ZONE 1 NEUSE RIPARIAN BUFFER SHALL EXTEND 30' FROM TOP OF BANK AS SHOWN ON THE PLANS. ZONE 2 NEUSE RIPARIAN BUFFER SHALL BE CLEARED AND GRIEBED IN THE AREAS SHOWN ON THE PLANS. ZONE 2 NEUSE RIPARIAN BUFFER SHALL EXTEND 20' INLAND FROM THE ZONE 1 NEUSE RIPARIAN PERIMETER (50' FROM TOP OF BANK). CONSTRUCTION ACTIVITY SHALL BE KEPT AT A MINIMUM IN THIS AREA. ALL TREES WITHIN ZONE 2 NEUSE RIPARIAN BUFFER SHALL BE FELLE AWAY FROM ZONE 1 NEUSE RIPARIAN BUFFER.
- THE PLACEMENT OF ANY FILL MATERIAL MUST BE CONDUCTED UNDER THE OBSERVATION OF A QUALIFIED LICENSED GEOTECHNICAL ENGINEER AND UPON COMPLETION OF THE EARTHWORK ACTIVITIES THE OWNER AND JURISDICTION MUST BE PROVIDED WITH A FINAL GRADING REPORT THAT INCLUDES THE CORRESPONDING COMPACTION TEST RESULTS AND CERTIFIES THE TYPE OF FILL MATERIAL AND ITS PROPER PLACEMENT.
- REFERENCE STRUCTURAL DRAWINGS, SPECIFICATIONS, GEOTECHNICAL REPORT, AND/OR DIRECTIVES PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER FOR BUILDING PAD AND PAVING SUBGRADE INFORMATION.
- ALL PROPOSED SLOPES SHALL BE GRADED TO 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

**GENERAL LANDSCAPE NOTES:**

- THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE EXISTING PLANTS, FACILITIES AND STRUCTURES THAT ARE TO REMAIN. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- UTILITIES SHOWN ON THE LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. SEE UTILITY DRAWINGS FOR EXISTING AND PROPOSED UTILITY LOCATIONS. SEE UTILITY NOTES FOR ADDITIONAL INFORMATION.
- NO CHANGES TO ANY ASPECT OF APPROVED PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS, LIGHTING, OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY, ENGINEER, LANDSCAPE ARCHITECT AND OWNER.
- ALL PLANTS PROVIDED BY THE CONTRACTOR SHALL MEET OR SURPASS THE SPECIFICATIONS GIVEN IN THE PLANT TABLE AND CONFORM TO THE AMERICAN STANDARD OF NURSERY STOCK, ANSI Z601.1973 IN REGARD TO SIZING, GROWING AND BALLED AND BURLAPPED (B&B) SPECIFICATIONS. PLANTS SHALL BE FULL AND HEAVY, AND IN HEALTHY CONDITION AT THE TIME OF PLANTING. LANDSCAPE ARCHITECT SHALL REJECT ANY PLANT NOT MEETING THESE GUIDELINES AND REQUIRE REPLACEMENT.
- ALL PLANTS ARE TO BE FULLY WARRANTED (INCLUDING LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM FINAL ACCEPTANCE.
- PLANTING SHALL BE INSTALLED DURING THE IDEAL SEASON BASED ON THE TYPE OF PLANT.
- ALL PLANTS THAT ARE UNABLE TO BE IMMEDIATELY PLANTED SHALL BE STORED IN A PROTECTED AREA OUT OF DIRECT SUN AND WIND. PLANTS SHALL BE EVENLY AND CONSISTENTLY WATERED, AS NEEDED, TO PREVENT DRYING OF ROOTS. ROOT BALLS OF B&B STOCK SHALL BE COVERED WITH AT LEAST 4 INCHES OF HARDWOOD MULCH TO MAINTAIN MOISTURE IN ROOTS.
- THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN ON PLANS AND CLARIFY ANY DISCREPANCIES WITH LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS. CONTRACTOR SHALL TAG ALL TREES (AS DESIGNATED IN THE MASTER PLANT LIST) AT THE NURSERY FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS.
- LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- ALL PLANTS AND PLANTING BEDS ARE TO BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. SPECIFIC ATTENTION SHALL BE GIVEN TO ENSURE THAT PLANTS INDIVIDUALLY SHOWN ON THE PLAN ARE ACCURATELY LOCATED. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.
- NO PLANTINGS SHALL BE REQUIRED WHEN A PRESERVED WETLAND OR REQUIRED RIPARIAN BUFFER EXISTS WITHIN A REQUIRED BUFFER YARD.
- EXISTING SIGNIFICANT VEGETATION THAT IS PRESERVED WITHIN ANY REQUIRED BUFFER YARD SHALL BE CREDITED TOWARD STANDARDS FOR THE TYPE OF BUFFER REQUIRED AT THE TIME OF MUNICIPAL APPROVALS. IF EXISTING VEGETATION DOES NOT FULLY MEET THE STANDARDS FOR THE TYPE OF BUFFER REQUIRED, SUPPLEMENTAL VEGETATION AND/OR SITE FEATURES (INCLUDING FENCES) SHALL BE PLANTED OR INSTALLED WITHIN THE REQUIRED BUFFER AREA TO MEET MINIMUM STANDARDS.
- A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL NEW PLANTING BEDS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALLOWED TO DISSIPATE PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- ALL LANDSCAPE AREAS ARE TO BE GRADED FOR POSITIVE DRAINAGE AND TO ENSURE NO STANDING WATER. SEE GRADING PLAN FOR SPECIFIC GRADING INFORMATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND/OR ENGINEER OF ANY GRADING DISCREPANCIES OR CONCERNS.

- ESTABLISH AND MAINTAIN TOP OF GRADE BELOW ADJACENT CURBS, WALKWAYS AND OTHER HARDSCAPE AREAS TO ALLOW FOR INSTALLATION OF MULCH.
- ALL PLANTING BEDS ARE TO BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2-3 INCHES, UNLESS INDICATED OTHERWISE. MULCH SHALL BE AS SELECTED BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT A SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND DELIVERY TO PROJECT SITE.
- FINISH OFF 2-4 FOOT CLEAR ZONE AROUND TREES WITH A 2-3-INCH LAYER OF MULCH, BUT DO NOT PLACE UP AGAINST OR ROUND AROUND THE ROOT FLARE.
- MIXED GROUND COVER AND PLANTS SPECIFIED FOR MASS PLANTINGS SHALL BE PLANTED IN ODD GROUPINGS AND LOCATED AS REQUIRED TO PROVIDE A GENERAL MIXING OF SPECIES. DO NOT PLANT IN ROWS OR REPETITIVE PATTERNS UNLESS OTHERWISE DIRECTED.
- ALL TREES ADJACENT TO PEDESTRIAN WALKWAYS AND IN SIGHT TRIANGLES SHALL BE UNDER-TRIMMED SUFFICIENTLY TO ALLOW CLEAR SIGHT AND PEDESTRIAN ACCESS UP TO 6 FEET ABOVE SIDEWALK ELEVATION. ALL PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST AND ADHERE TO THE ANSI A300 PRUNING STANDARD. PRUNING CUTS ARE TO BE DELIBERATE AND TARGETED ONLY TO THE NECESSARY BRANCHES IN ORDER TO SATISFY SIGHT AND CLEARANCE REQUIREMENTS WHILE MAINTAINING THE INTEGRITY OF THE TREES.
- THE SITE SHALL BE STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
- CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF THE PLANTING AREAS UNTIL FINAL ACCEPTANCE.
- ANY PLANT WHICH DIES, TURNS BROWN OR DEFLOLIATES PRIOR TO FINAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, IN ACCORDANCE WITH THE APPROPRIATE PLANTING SEASON; QUANTITY AND SIZE TO MEET PLAN SPECIFICATIONS.

**TREE PROTECTION NOTES:**

- ALL TREES THAT ARE TO REMAIN, WITHIN OR DIRECTLY ADJACENT TO THE LIMITS OF WORK, MUST BE PROTECTED WITH TREE PROTECTION FENCE AS INDICATED ON THE PLANS TO THE EXTENT OF THE TREE BOX OR THE DRIP LINE IN A PLANTING STRIP. THE DRIP LINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF THE TREE. FENCING IS TO BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT, AND REMOVED ONLY AT THE END OF THE PROJECT.
- NONE OF THE FOLLOWING SHALL OCCUR WITHIN THE ROOT ZONE OF A TREE WITHOUT PERMISSION OF LANDSCAPE ARCHITECT OR PROJECT ARBORIST: ALTERATION OR DISTURBANCE TO EXISTING GRADE; STAGING OR STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT USE, SOIL OR DEBRIS REMOVAL OR STOCKPILING; TRENCING; OR DISPOSAL OF ANY LIQUIDS.
- APPROVED EXCAVATIONS WITHIN THE DRIP LINE SHALL PROCEED WITH CARE BY USE OF HAND TOOLS OR EQUIPMENT THAT WILL NOT CAUSE INJURY TO TREE TRUNKS, BRANCHES AND ROOTS.
- NO ROOTS GREATER THAN 2 INCHES IN DIAMETER SHALL BE CUT WITHOUT PERMISSION OF LANDSCAPE ARCHITECT OR PROJECT ARBORIST. EXPOSED ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN BURLAP OR OTHER APPROVED MATERIAL AND KEPT MOIST AT ALL TIMES.
- IF THERE ARE ANY TREE CONFLICTS ON THIS JOB SITE, PERMIT HOLDER MUST SUSPEND ALL WORK THAT CONTRIBUTES TO THE CONFLICT AND IMMEDIATELY CONTACT LANDSCAPE ARCHITECT OR PROJECT ARBORIST FOR DIRECTION AND CLEARANCE TO CONTINUE THE CONFLICTING WORK.
- TREES THAT ARE PROTECTED SHALL BE THOROUGHLY WATERED AS REQUIRED TO KEEP ROOT BALLS FROM DRYING OUT, ESPECIALLY BETWEEN APRIL THROUGH SEPTEMBER.

**UTILITIES NOTES:**

- GENERALLY, FILL MATERIAL SHALL BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- ALL NECESSARY INSPECTIONS, CERTIFICATIONS, AND TESTING REQUIRED BY CODES AND UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO MUNICIPAL APPROVAL FOR THE FINAL CONNECTION OF SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF TESTING SERVICES AND COORDINATION WITH UTILITY OWNER.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE IMPROVEMENTS SHOWN.
- THE CONTRACTOR SHALL REPORT, IN WRITING ANY UTILITY CONFLICTS TO THE ENGINEER IMMEDIATELY UPON DISCOVERING CONFLICTS.
- THE SANITARY SEWER PIPE LENGTHS AS SHOWN ON THE DRAWINGS REPRESENTS THE DISTANCE FROM CENTER TO CENTER OF THE RESPECTIVE STRUCTURES.
- PRIOR TO UTILITY RELOCATION, REMOVAL OR ABANDONMENT, THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY PROVIDERS, LOCAL MUNICIPALITY, AND NCDOT.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM COVER OF 5 FEET MEASURED FROM FINISHED GRADE IN TRAFFIC AREAS TO THE PIPE CROWN UNLESS DUCTILE IRON PIPE IS PROVIDED IN CLASS I BEDDING WHERE MINIMUM COVER SHALL BE THREE FEET.
- THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR INSTALLATION OF ALL PROPOSED POWER AND COMMUNICATION LINES AND ASSOCIATED APPURTENANCES.

**WELL ABANDONMENT:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAYING APPLICABLE FEES FOR THE ABANDONMENT OF WELLS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NCDEQ) WELL STANDARDS (15A NCAC 02C 0113). AN ABANDONMENT PERMIT SHALL BE OBTAINED BY A CERTIFIED NC WELL CONTRACTOR FROM THE COUNTY ENVIRONMENTAL HEALTH DIVISION PRIOR TO COMMENCING ABANDONMENT WORK. USE FORM GW-20 PROVIDED BY NCDEQ.

**SEPTIC SYSTEM ABANDONMENT:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAYING APPLICABLE FEES FOR THE ABANDONMENT OF SEPTIC TANKS AND SEPTAGE. ALL WORK SHALL BE DONE IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY CONTAINMENT AND PROPER DISPOSAL OF THE WASTEWATER COMING FROM THE RESIDENCE PRIOR TO DISCONNECTING THE SEPTIC SYSTEM TO BE ABANDONED.
- FOR SEPTIC SYSTEMS CONTAINING A SEPTIC PUMP, THE CONTRACTOR SHALL DISCONNECT THE SEPTIC PUMP PRIOR TO ABANDONING THE SEPTIC SYSTEM. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT NC ELECTRICAL CODE BY A LICENSED ELECTRICAL CONTRACTOR IN THE STATE OF NORTH CAROLINA.
- ALL DEBRIS AND MATERIALS FROM THE ABANDONED SEPTIC SYSTEM ARE TO BE DISPOSED OF PROPERLY IN AN APPROVED OFF-SITE FACILITY AND THE CONSTRUCTION AREA RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
- NO SEPTAGE SHALL BE DISCHARGED TO THE EXISTING SEWER SYSTEM.

**FIRE & LIFE SAFETY NOTES:**

- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPED THE FIRE DEPARTMENT CONNECTION (FDC) OR FIRE HYDRANTS. A 3-FOOT (3') CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ANY HYDRANT, FDC OR OTHER FIRE DEPARTMENT EQUIPMENT.
- HYDRANTS MUST BE LOCATED WITHIN EIGHT FEET (8'), BUT NO CLOSER THAN THREE FEET (3') OF THE CURB.
- A MINIMUM OF FIVE FEET (5') SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM OTHER UNDERGROUND UTILITIES.
- CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION AS SHOWN ON THE PLANS.
- TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.
- ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
- ROADWAYS AND BUILDINGS MUST BE CAPABLE OF SUPPORTING FIRE APPARATUS DURING CONSTRUCTION.
- FIRE FLOW ANALYSIS MUST BE PROVEN AT TIME OF BUILDING PERMITS PER NORTH CAROLINA FIRE PROTECTION CODE (NCFPC) SECTION 507.3, LATEST EDITION. THIS IS THE AVAILABLE FIRE FLOW FROM THE HYDRANT AND THE MINIMUM REQUIRED FIRE FLOW CALCULATION FROM NCFPC APPENDIX B OR OTHER APPROVED METHOD.
- CONTRACTOR SHALL REPLACE WITH NEW ALL DRIVEWAY PIPES AND OTHER DRAINAGE PIPES/CULVERTS THAT ARE DISTURBED WHILE INSTALLING THE UTILITIES. ALL PIPE/CULVERTS SHALL MEET THE REQUIREMENTS OF NCDOT.
- ALL ROADWAY DITCHES DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER AND CONFORM TO NCDOT REQUIREMENTS OR AUTHORITIES HAVING JURISDICTION. ALL DITCHES SHALL BE LINED WITH EROSION CONTROL MATTING UNLESS OTHERWISE NOTED.
- ALL EXCAVATED MATERIAL SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE DURING UTILITY INSTALLATION. THE CONTRACTOR SHALL PROVIDE THE NECESSARY SEDIMENT AND EROSION CONTROL MEASURES TO CONTROL RUN-OFF. ALL EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF LEGALLY.

**RETAINING WALL NOTES:**

- THE CONTRACTOR SHALL ADHERE TO THE HORIZONTAL AND VERTICAL LOCATION OF THE WALLS SHOWN ON THE PLANS. THE STRUCTURAL WALL DESIGN SHALL BE COMPLETED BY OTHERS, UNLESS OTHERWISE NOTED.
- TFW REFERS TO TOP FACE OF WALL ELEVATION. BFV REFERS TO THE BOTTOM FACE OF WALL ELEVATION AT FINISHED GRADE, NOT FOOTING GRADE.
- IF STAKED BY WITHERSRAVENEL, INC., BOTTOM OF WALL GRADE AT FINISHED GRADE WILL BE STAKED. ANY DIFFERENCES BETWEEN FOUNDATION OF WALL AS COMPARED TO FINISHED GRADE BOTTOM IS TO BE STATED SO ON RETAINING WALL PLANS BY OTHERS.
- IF WALL CONTRACTOR REQUIRES ADDITIONAL STAKING BEYOND WALL AT FINISHED GRADE, THE ENGINEER MAY PROVIDE A CAD FILE NOTING LOCATION OF THE ITEMS TO BE STAKED. LOCATIONS WHERE WALL BREAKS OR CHANGES IN WALL ANGLES ARE TO BE NOTED ON THE CAD FILE.
- WALL BATTER ASSUMPTIONS
  - a. 1/8" PER 8' VERTICAL RISE.
  - b. THE WALL CONTRACTOR OR ENGINEER OF RECORD FOR THE PROPOSED WALL SHALL NOTIFY WITHERSRAVENEL, INC. IF THE RETAINING WALL BATTER MUST DEVIATE FROM THE ABOVE WALL ASSUMPTIONS AT THE TIME OF DESIGN FOR VERIFICATION TO MEET SITE DESIGN CRITERIA.
- PRIOR TO WALL STAKING, A MEETING SHALL BE HELD BY THE SURVEYOR AND WALL CONTRACTOR TO DETERMINE STAKING CRITERIA.
- CONTRACTOR TO INSTALL TEMPORARY FENCING/BARRICADES DURING CONSTRUCTION UNTIL PERMANENT FENCING IS INSTALLED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES TO PERMANENT FENCING DURING CONSTRUCTION. REPAIR OF DAMAGES SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE DONE TO THE SATISFACTION OF THE ENGINEER AND OWNER.

**CITY OF RALEIGH STANDARD UTILITY NOTES:**

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
  - 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.
  - 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.
  - c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & 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).
  - f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- 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.
- 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.
- 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.
- 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.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- 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.
- INSTALL 1/2" 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.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
- 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.
- 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.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- 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](mailto:FOG@RALEIGHNC.GOV) FOR MORE INFORMATION.
- 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.
- THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASAE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
- THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
- 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](mailto:CROSS-CONNECTION@RALEIGHNC.GOV) FOR MORE INFORMATION.
- NOTICE FOR PROJECTS THAT INVOLVE AN OVERIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN \$250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.

**WithersRavenel**  
167 E. Chatham St | Suite 2101 | Cary, NC 27511  
License #: F-1479 | T: 919.238.0330 | www.withersravenel.com

**PULTEGROUP**  
1225 CRESENT GREEN DRIVE, SUITE 200, CARY, NC 27518

MAJOR SUBDIVISION PRELIMINARY PLAN FOR  
**BROADMOOR P-24-02**

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

Signed by:  Tina Lee, 12/3/2024  
02250465161648

PRELIMINARY NOT APPROVED FOR CONSTRUCTION PER CITY OF RALEIGH PERMITS AND ENGINEERING DEPARTMENT  
PERFORMANCE COOK

INITIAL PLAN DATE: 05/01/2024  
REVISIONS:  
1 - 07/01/2024 PER TOWN COMMENTS  
2 - 09/03/2024 PER TOWN COMMENTS  
3 - 11/01/2024 PER TOWN COMMENTS

DR: WR JOB NUMBER 23-0045  
DN: WR DGN: WR CKD: WR

GENERAL NOTES & LEGENDS

**C0.01**

your success

- THE DEVELOPMENT OF THE PROPERTY SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE ACCOMPANYING EXHIBIT, CONCEPT PLAN DATED 12/19/2023. LOCATIONS SHOWN FOR COMMITTED ELEMENTS INCLUDING, BUT NOT LIMITED TO GREENWAYS, STREETS, AND OPEN AREAS SHOWN ON THE CONCEPT PLAN, MAY BE ADJUSTED TO CONFORM TO LDO REQUIREMENTS OR AS PERMITTED AS A MINOR ADJUSTMENT BY THE LAND DEVELOPMENT ADMINISTRATOR.
- THE FOLLOWING USES SHALL BE PROHIBITED ON THE PORTION OF THE PROPERTY ZONED TO THE RESIDENTIAL HIGH DENSITY DISTRICT (THE "RH DISTRICT"):
  - LIVE-WORK UNIT;
  - RESIDENTIAL CARE (ALF, ILF, CCF);
  - TELECOMMUNICATIONS TOWER.
- THE FOLLOWING USES SHALL BE PROHIBITED ON THE PORTION OF THE PROPERTY ZONED TO THE RESIDENTIAL MEDIUM DENSITY DISTRICT (THE "RM DISTRICT"):
  - TELECOMMUNICATIONS TOWER.
- THE RH-CZ DISTRICT MAY BE DEVELOPED TO A MAXIMUM OF 98 DWELLING, SINGLE-FAMILY ATTACHED (TOWNHOUSE) LOTS.
- THE RM-CZ DISTRICT MAY BE DEVELOPED TO A MAXIMUM OF 157 DWELLING SINGLE-FAMILY DETACHED LOTS.
- ALL DWELLING, SINGLE-FAMILY DETACHED DWELLINGS SHALL ADHERE TO THE FOLLOWING CONDITIONS:
  - SIDING MATERIAL:**
    - IF MASONRY (SUCH AS BRICK VENEER OR FAUX STONE PRODUCT) IS NOT THE PREDOMINANT FIRST FLOOR FINISH (GREATER THAN 50%), THEN THE FRONT ELEVATION SHALL HAVE AT LEAST TWO (2) STYLES OF FIBER CEMENT SIDING (I.E. LAP, SHAKE, OR BOARD AND BATTEN, ETC.);
    - VINYL MATERIAL IS PROHIBITED EXCEPT FOR SOFFITS, FACIA, AND CORNER BOARDS;
    - NO DWELLING UNIT SHALL BE CONSTRUCTED WITH AN EXTERIOR ELEVATION OR COLOR PALETTE THAT IS IDENTICAL TO THE DWELLING UNIT ON EITHER SIDE OR DIRECTLY ACROSS THE STREET.
  - GARAGES:**
    - A MINIMUM 2-CAR SIDE-BY-SIDE (NOT TANDEM) GARAGE SHALL BE PROVIDED;
    - ALL GARAGE DOORS SHALL HAVE WINDOWS.
  - ROOFS:** ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER, WOOD, OR A COMBINATION OF THESE MATERIALS.
  - BUILDING FOUNDATIONS:** BUILDING FOUNDATIONS ALONG THE FRONT FAÇADE SHALL HAVE AN EXPOSED HEIGHT ABOVE FINISHED GRADE OF AT LEAST 18" AND MUST BE FINISHED WITH MASONRY PRODUCT SUCH AS BRICK VENEER OR FAUX STONE PRODUCT.
  - COVERED ENTRY:** A COVERED FRONT PORCH OR COVERED STOOP OF AT LEAST 20 SQUARE FEET WITH A MINIMUM DEPTH OF 5 FEET.
  - WINDOWS:**
    - ALL WINDOWS ALONG THE FRONT FAÇADE SHALL HAVE SHUTTERS AND/OR TRIM;
    - EACH SIDE ELEVATION SHALL HAVE AT LEAST TWO WINDOWS.
  - REAR YARD AMENITY:** AN UNENCLOSED PATIO, DECK, OR SCREENED-IN PORCH OF AT LEAST 64 SQUARE FEET.
- ALL DWELLING, SINGLE-FAMILY ATTACHED (TOWNHOME) BUILDINGS SHALL ADHERE TO THE FOLLOWING CONDITIONS:
  - SIDING MATERIAL:**
    - IF MASONRY (SUCH AS BRICK VENEER OR FAUX STONE PRODUCT) IS NOT THE PREDOMINANT FIRST FLOOR FINISH (GREATER THAN 50%), THEN THE FRONT ELEVATION SHALL HAVE AT LEAST TWO (2) STYLES OF FIBER CEMENT SIDING (I.E. LAP, SHAKE, OR BOARD AND BATTEN, ETC.);
    - VINYL MATERIAL IS PROHIBITED EXCEPT FOR SOFFITS, FACIA, AND CORNER BOARDS;
    - NO DWELLING UNIT SHALL BE CONSTRUCTED WITH AN EXTERIOR ELEVATION OR COLOR PALETTE THAT IS IDENTICAL TO THE DWELLING UNIT ON EITHER SIDE, DIRECTLY ACROSS THE STREET.
  - GARAGES:**
    - A MINIMUM 1-CAR GARAGE SHALL BE PROVIDED;
    - ALL GARAGE DOORS SHALL HAVE WINDOWS.
  - ROOFS:** ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER, WOOD, OR A COMBINATION OF THESE MATERIALS.
  - COVERED ENTRY:** A COVERED FRONT PORCH OR COVERED STOOP OF AT LEAST 20 SQUARE FEET WITH A MINIMUM DEPTH OF 4 FEET.
  - WINDOWS:**
    - ALL WINDOWS ALONG THE FRONT FAÇADE SHALL HAVE SHUTTERS AND/OR TRIM;
    - EACH SIDE ELEVATION SHALL HAVE AT LEAST ONE WINDOW (EXCLUDING INTERIOR UNITS).
  - REAR YARD AMENITY:** AN UNENCLOSED PATIO, DECK, OR SCREENED-IN PORCH OF AT LEAST 64 SQUARE FEET.
- AMENITY CENTER:** THE MAIN AMENITY AREA SHALL INCLUDE A MINIMUM 1,500 SQUARE FOOT CABANA WITH AN UNENCLOSED COVERED SEATING AREA, BATHROOMS, AND A MINIMUM 2,000 SQUARE FOOT POOL. THE MAIN AMENITY AREA SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE 200th RESIDENTIAL BUILDING PERMIT.
- POLLINATOR GARDEN:** THE DEVELOPMENT SHALL INCLUDE AT LEAST ONE POLLINATOR GARDEN. THE POLLINATOR GARDEN SHALL BE A LANDSCAPED GARDEN IN WHICH AT LEAST SEVENTY FIVE PERCENT (75%) OF ALL PLANTS, EXCLUDING GRASSES, ARE NATIVE MILKWEEDS AND OTHER NECTAR-RICH FLOWERS. THE POLLINATOR GARDEN SHALL BE A HALF-ACRE (21,780 SQUARE FEET) IN AREA AT A MINIMUM, WHICH MAY BE DISTRIBUTED IN SEVERAL DIFFERENT LOCATIONS. THE FINAL LOCATION(S) OF POLLINATOR GARDEN SHALL BE DETERMINED AT SUBSEQUENT STAGES OF APPROVAL AND WILL BE IDENTIFIED ON THE LANDSCAPE PLAN SUBMITTED WITH THE CONSTRUCTION DRAWINGS. THE POLLINATOR GARDEN SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE 150th RESIDENTIAL BUILDING PERMIT.
- COMMUNITY AMENITIES:** THE DEVELOPMENT SHALL INCLUDE ONE TOT-LOT AND ONE DOG PARK. LOCATIONS WILL BE DETERMINED AT SUBSEQUENT STAGES OF APPROVAL AND WILL BE IDENTIFIED ON THE CONSTRUCTION DRAWINGS. THE TOT-LOT AND DOG PARK SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE 150th RESIDENTIAL BUILDING PERMIT.
- THE DEVELOPMENT SHALL INCLUDE A MINIMUM OF FIVE (5) AFFORDABLE HOUSING ATTACHED TOWNHOME OWNERSHIP UNITS (THE "AFFORDABLE UNITS"). BUYERS OF THE AFFORDABLE UNITS SHALL BE VETTED TO ENSURE THAT THE SALE PRICE, IN THE FIRST SALE OF THE AFFORDABLE UNITS, IS AFFORDABLE TO LOW OR MODERATE INCOME HOUSEHOLDS EARNING NO MORE THAN EIGHTY PERCENT (80%) OF THE RALEIGH NC METROPOLITAN STATISTICAL AREA (MSA) AREA MEDIAN INCOME (AMI), ADJUSTED FOR FAMILY SIZE AS MOST RECENTLY PUBLISHED BY HUD, PRIOR TO SUBDIVISION CLOSEOUT. DOCUMENTATION OF COMPLIANCE WITH THIS ZONING CONDITION SHALL BE SUBMITTED TO THE TOWN, FOLLOWING THE FIRST SALE OF EACH OF THE AFFORDABLE UNITS, THE DEVELOPER SHALL HAVE NO FURTHER OBLIGATIONS UNDER THIS CONDITION.
- THE PROJECT SHALL BE RESPONSIBLE FOR THE WIDENING OF ROLESVILLE ROAD ALONG THE SITE'S FULL FRONTAGE OF ROLESVILLE ROAD, INCLUDING THE PARTIALLY RETAINED PARCELS, CURRENTLY IDENTIFIED BY WAKE COUNTY PIN(S) 1747590716, 1769492261, AND 1767590335. THIS SHALL INCLUDE THE DESIGN AND CONSTRUCTION OF HALF OF THE ULTIMATE CROSS SECTION FOR ROLESVILLE ROAD CONSISTENT WITH THE TOWN OF ROLESVILLE'S COMMUNITY TRANSPORTATION PLAN. THESE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE 100th RESIDENTIAL BUILDING PERMIT.

EASEMENT ABBREVIATION LEGEND	
UE	PUBLIC UTILITY EASEMENT
DE	PUBLIC DRAINAGE EASEMENT
VWDE	PUBLIC VARIABLE WIDTH DRAINAGE EASEMENT
GE	PUBLIC GREENWAY EASEMENT
CORSSE	CITY OF RALEIGH SANITARY SEWER EASEMENT
PSCSAE	PRIVATE STORMWATER CONTROL STRUCTURE AND ACCESS EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
PWMAE	PRIVATE WALL MAINTENANCE ACCESS EASEMENT

GENERAL LEGEND (UNLESS OTHERWISE DENOTED)					
DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED
1' CONTOUR INTERVAL	---	---	OVERHEAD ELECTRIC	— OHE —	N/A
5' CONTOUR INTERVAL	---	---	POWER POLE	⊕	N/A
PROPERTY LINE	— — — — —	— — — — —	GUY ANCHOR	⊙	N/A
ROADWAY CENTERLINE	---	---	LIGHT POLE	☆	N/A
RIGHT OF WAY LIMITS	---	---	ELECTRICAL PEDESTAL	⊕	N/A
EASEMENT LINE	---	---	GAS MAIN	---	N/A
CURB & GUTTER	====	====	ABANDONED GAS MAIN	---	N/A
EDGE OF PAVEMENT	====	====	GAS VALVE	⊕	N/A
WATER MAIN	---	---	TELEPHONE	---	N/A
FIRE HYDRANT ASSEMBLY	⊕	⊕	TELEPHONE STRUCTURE	⊕	N/A
BLOWOFF ASSEMBLY	N/A	⊕	TELEPHONE PEDESTAL	⊕	N/A
WATER VALVE	⊕	⊕	TELEVISION PEDESTAL	⊕	N/A
WATER METER	⊕	⊕	FIBER OPTIC MARKER	⊕	N/A
AIR RELEASE VALVE	N/A	⊕	UTILITY MANHOLE	⊕	N/A
WATER MANHOLE	⊕	⊕	STRUCTURES	---	---
SANITARY SEWER MAIN	---	---	FENCING STRUCTURE	XX XX XX XX	□ □ □ □
SANITARY SEWER MANHOLE	⊕	●	TREE LINE	~~~~~	N/A
SANITARY SEWER SERVICE	N/A	●	WATERWAYS	---	N/A
FORCE MAIN	---	---	SIGN	⊕	N/A
STORM DRAINAGE PIPE	---	---	MAIL BOX	⊕	N/A
CATCH BASIN	■	■	PROPERTY IRON	⊕	N/A
YARD INLET	■	■	CONCRETE MONUMENT	⊕	N/A
JUNCTION BOX	⊕	●	SPOT ELEVATION	⊕	⊕
FLARED END SECTION	■	■			
ELECTRIC	---	N/A			



MAJOR SUBDIVISION PRELIMINARY PLAT FOR  
**BROADMOOR**  
**PSP-24-02**



INITIAL PLAN DATE: 05/01/2024  
REVISIONS:  
1 - 07/01/2024 PER TOWN COMMENTS  
2 - 09/03/2024 PER TOWN COMMENTS  
3 - 11/01/2024 PER TOWN COMMENTS

WR JOB NUMBER 23-0045  
DRN: WR DGN: WR CKD: WR

GENERAL NOTES & LEGENDS

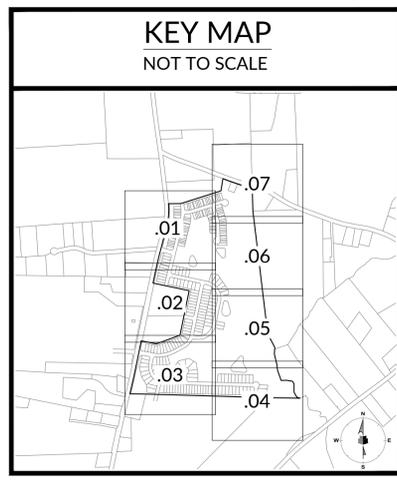
C0.02



PROPERTY OWNER DATA						
TAG	OWNER	DEED BOOK	PAGE NO.	PIN.	ZONING	DESCRIPTION
1	WILDER, CHRISTIAN C WILDER, CINDY E	10927	1494	1767-39-2260	R-30 (WAKE COUNTY)	RESIDENTIAL-30
2	MALDONADO, RAUL	17784	1955	1767-38-7947	R-30 (WAKE COUNTY)	RESIDENTIAL-30
3	GLOVER, RICO D SR GLOVER, TIFFANY N	17360	1716	1767-38-5949	R-30 (WAKE COUNTY)	RESIDENTIAL-30
4	SHORE, JOHN L SHORE, ANNETTE P	13782	1145	1767-38-0992	R-30 (WAKE COUNTY)	RESIDENTIAL-30
5	RODRIGUEZ, ALECIO MORIN, MARIA OLIVIA LOPEZ	19067	2293	1767-38-5643	R-30 (WAKE COUNTY)	RESIDENTIAL-30
6	CLARK, CHARLES T CLARK, PATRICIA H	4572	246	1767-38-9615	R-30 (WAKE COUNTY)	RESIDENTIAL-30
7	SB-HS LOT OPTION POOL 02 LP	19676	2496	1767-48-3143	R3-CZ (ROLESVILLE)	-
8	SB-HS LOT OPTION POOL 02 LP	19676	2496	1767-58-6083	R3-CZ (ROLESVILLE)	-
9	AGUILAR, NORMA	12647	1286	1767-48-5863	R-30 (WAKE COUNTY)	RESIDENTIAL-30
10	RICHARDS, BARBARA ANN JONES	1730	526	1768-40-2816	R-30 (WAKE COUNTY)	RESIDENTIAL-30
11	ALFORD, SAMUEL JASON	19530	2760	1768-51-8609	R-30 (WAKE COUNTY)	RESIDENTIAL-30
12	WATKINS, CHARLES ZACHARY	17332	2109	1768-52-9682	R-30 (WAKE COUNTY)	RESIDENTIAL-30
13	WOODLIEF, CARLYLE D WOODLIEF, ALMA D	14286	1880	1768-51-1519	R-30 (WAKE COUNTY)	RESIDENTIAL-30
14	WALL, JOSEPH E GUNZ, BETTY R	5178	858	1768-21-6907	RL (ROLESVILLE)	RESIDENTIAL LOW DENSITY
15	POWELL, JEFFERY LOUIS	12-E	3279	1768-31-7240	RL (ROLESVILLE)	RESIDENTIAL LOW DENSITY
16	BURLAGE, LUCAS GABRIEL BURLAGE, LAURA ELENA	15424	810	1768-30-9874	RL (ROLESVILLE)	RESIDENTIAL LOW DENSITY
17	THE STRADER FAMILY TRUST	15137	2468	1768-30-9667	RL (ROLESVILLE)	RESIDENTIAL LOW DENSITY
18	CICERO, KRISTAN CICERO, JOSEPH	19017	1461	1768-30-8414	R-30 (WAKE COUNTY)	RESIDENTIAL-30
19	STALLINGS, HARRELF STALLINGS, GAYLE W	12830	114	1768-30-6321	R-30 (WAKE COUNTY)	RESIDENTIAL-30
20	DR HORTON INC	19008	1446	1767-39-9921	R&PUD-CZ (ROLESVILLE)	-
21	DR HORTON INC	19008	1446	1767-29-3887	R&PUD-CZ (ROLESVILLE)	-
22	ROGERS, WILLIAM L	3626	569	1768-42-7499	R-30 (WAKE COUNTY)	RESIDENTIAL-30
23	GUNZ, BETTY R TEXWEST LLC	10194	2092	1768-32-8863	RL (ROLESVILLE)	RESIDENTIAL LOW DENSITY

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	180.79	6679.90	1.55°
C2	137.69	1382.59	5.71°
C3	195.33	958.28	11.68°
C4	24.35	3453.77	0.40°
C5	50.77	1298.50	2.24°

LINE TABLE			
LINE #	BEARING	DISTANCE	
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L5	S05°12'56"E	54.55	
L6	S21°01'52"E	80.42	
L7	S27°30'18"E	207.75	
L8	S03°37'01"W	97.01	
L9	S13°29'28"E	153.88	
L10	S07°17'46"E	89.26	
L11	S19°33'48"E	159.31	
L12	N87°33'10"E	75.19	
L13	S80°55'53"E	92.15	
L14	S32°50'43"E	45.25	
L15	S00°05'28"E	124.26	
L16	S28°43'30"E	78.63	
L17	S68°30'30"E	50.46	
L18	N88°56'43"W	474.91	
L19	N88°20'38"W	1796.39	
L20	N88°52'07"W	224.55	
L21	N88°52'07"W	10.87	
L22	N13°00'14"E	225.00	
L23	N12°19'14"E	148.01	
L24	N11°36'25"E	422.60	
L25	S78°23'35"E	226.99	
L26	N69°53'25"E	371.57	
L27	N11°41'17"E	666.87	
L28	N78°11'05"W	544.02	
L29	N11°36'25"E	4.65	
L30	N11°51'14"E	175.52	
L31	N14°43'08"E	474.13	
L32	N89°21'38"E	179.92	
L33	N72°34'34"E	623.13	
L34	N09°01'09"E	181.91	
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**PULTEGROUP**  
 1225 CRESCENT GREEN DRIVE, SUITE 200, CARY, NC 27518

MAJOR SUBDIVISION PRELIMINARY PLAN FOR  
**BROADMOOR  
 PSP-24-02**  
 ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

PRELIMINARY NOT APPROVED FOR CONSTRUCTION  
 Timma Cox  
 12/3/2024

INITIAL PLAN DATE: 05/01/2024  
 REVISIONS:  
 1 - 07/01/2024 PER TOWN COMMENTS  
 2 - 09/03/2024 PER TOWN COMMENTS  
 3 - 11/01/2024 PER TOWN COMMENTS

WR JOB NUMBER 23-0045  
 DRN: WR DGN: WR CKD: WR

**OVERALL EXISTING CONDITIONS & DEMOLITION PLAN**

**C1.00**

J:\23\0045\Plan\_WithersRavenel\Assemblies\CAD\Drawings\SiteConstruction\CD OVERALL EXISTING CONDITIONS & DEMOLITION PLAN.dwg, Thursday, October 31, 2024 11:25:38 AM - 8/4/2025



CURVE TABLE				LINE TABLE		
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				L7	S27°30'18"E	207.75
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MAJOR SUBDIVISION PRELIMINARY PLAT FOR  
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 PSP-24-02**  
 ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

PRELIMINARY  
 NOT APPROVED FOR  
 CONSTRUCTION  
 SCALE: 1 inch = 50 ft.

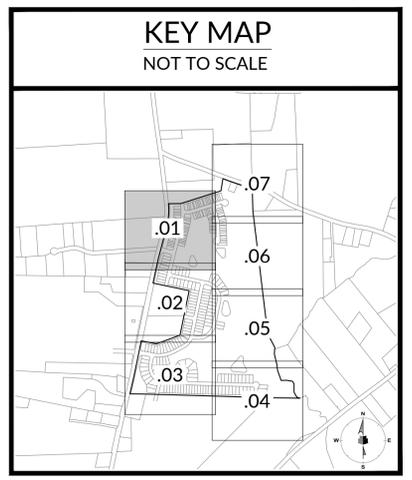
INITIAL PLAN DATE: 05/01/2024  
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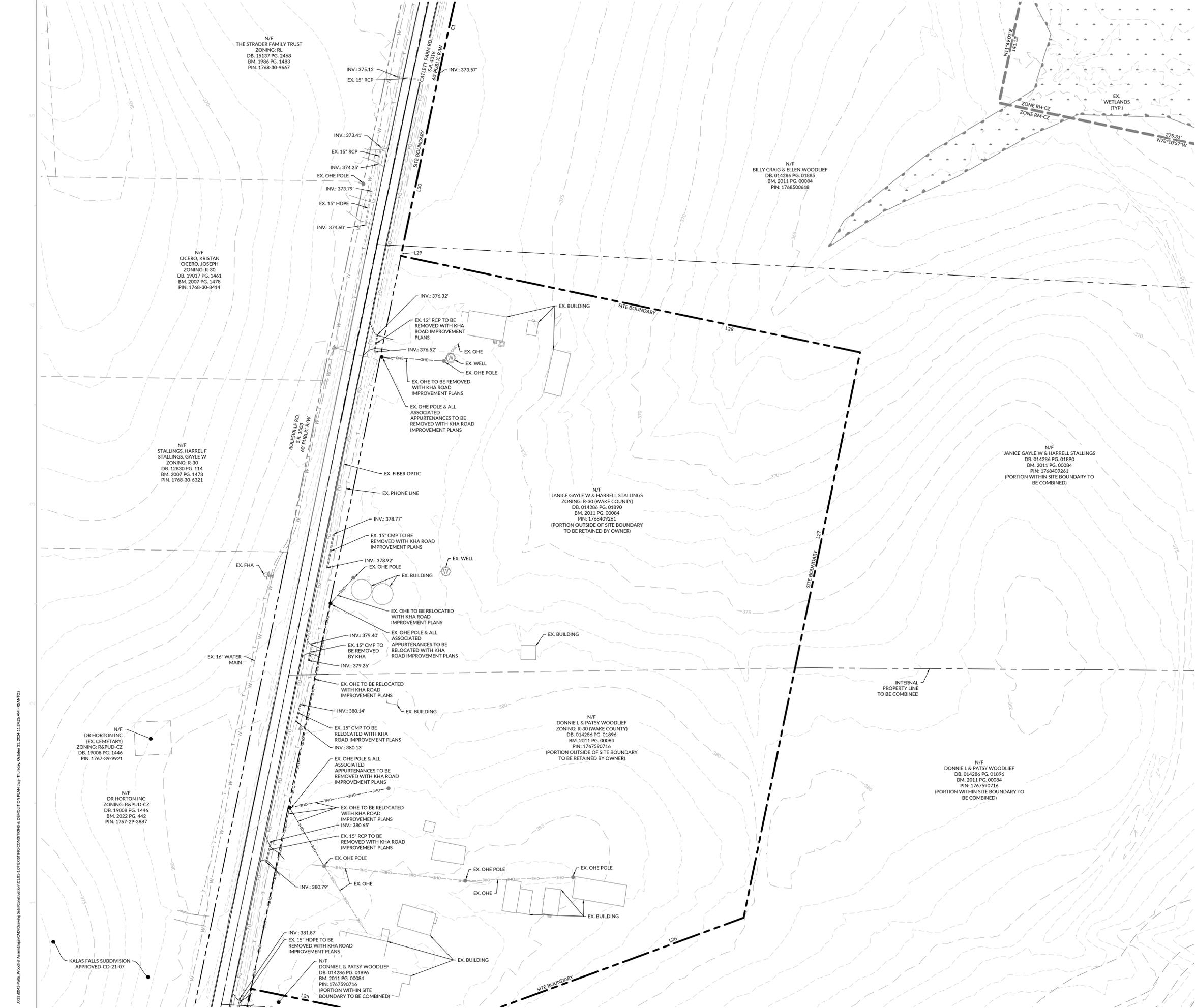
WR JOB NUMBER 23-0045  
 DRN: WR DGN: WR CKD: WR

EXISTING  
 CONDITIONS &  
 DEMOLITION PLAN

**C1.01**

DEMOLITION LEGEND	
SYMBOL	DESCRIPTION
	AREAS TO BE REMOVED





**CURVE TABLE**

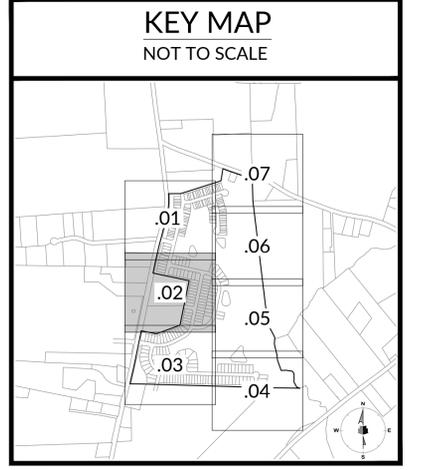
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**DEMOLITION LEGEND**

SYMBOL	DESCRIPTION
	AREAS TO BE REMOVED



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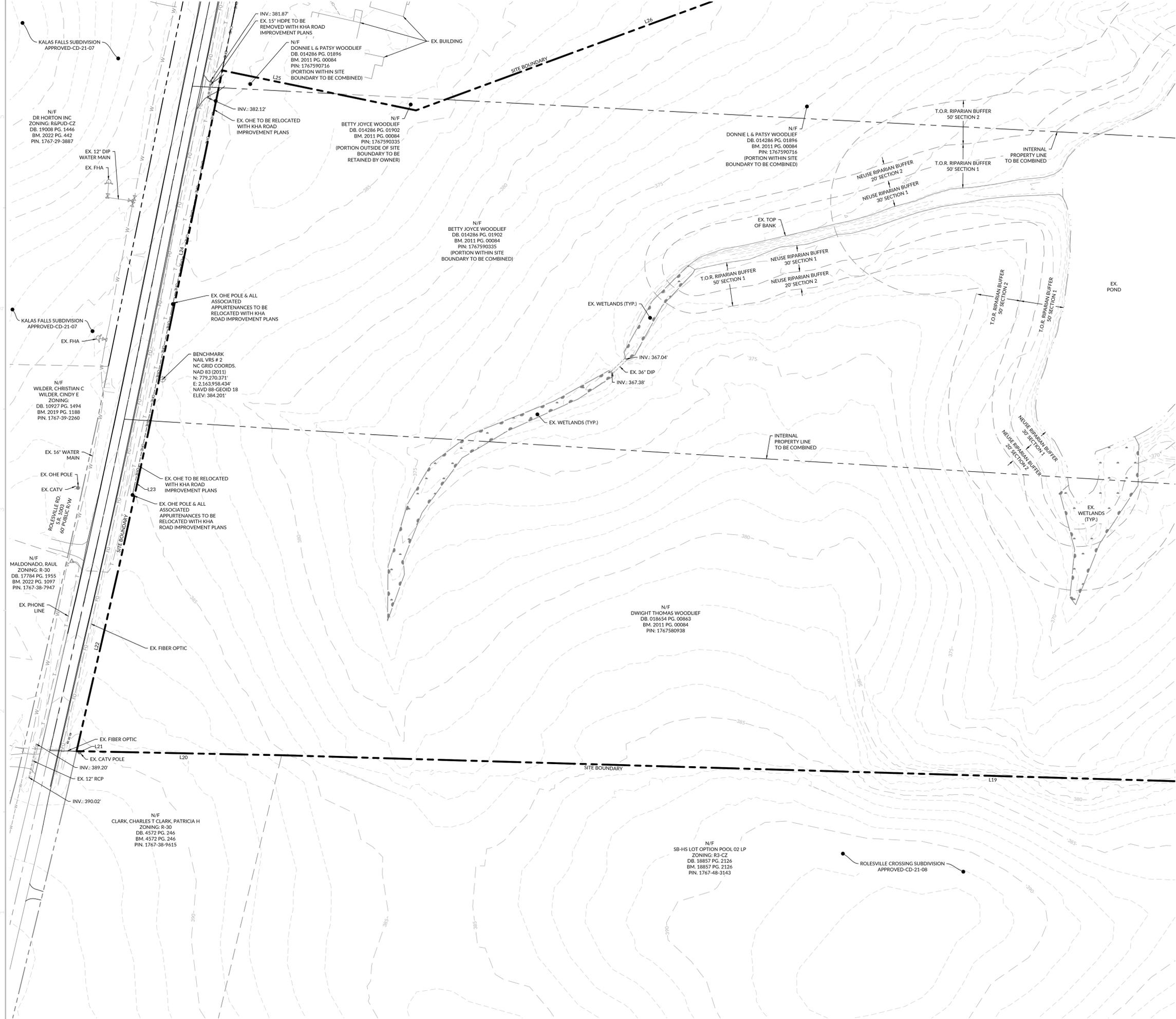
PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION  
SIGNED BY: *Timna Cook*  
12/3/2024

INITIAL PLAN DATE: 05/01/2024  
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WR JOB NUMBER: 23-0045  
DRN: WR DGN: WR CKD: WR  
**EXISTING  
CONDITIONS &  
DEMOLITION PLAN**

**C1.02**

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				L22	N13°00'14"E	225.00
				L23	N12°19'14"E	148.01
				L24	N11°36'25"E	422.60
				L25	S78°23'35"E	226.99
				L26	N69°53'25"E	371.57
				L27	N11°41'17"E	666.87
				L28	N78°11'05"W	544.02
				L29	N11°36'25"E	4.65
				L30	N11°51'14"E	175.52
				L31	N14°43'08"E	474.13
				L32	N89°21'38"E	179.92
				L33	N72°34'34"E	623.13
				L34	N09°01'09"E	181.91
				L35	S69°53'15"E	102.86
				L36	S71°01'28"E	153.25
				L37	S73°15'53"E	149.14

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**PULTEGROUP**  
 1225 CRESCENT GREEN DRIVE, SUITE 200  
 CARY, NC 27518

MAJOR SUBDIVISION PRELIMINARY PLAN FOR  
**BROADMOOR  
 PSP-24-02**  
 ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

FOR THE PROFESSION OF SURVEYING  
**PRELIMINARY**  
 NOT APPROVED FOR CONSTRUCTION  
 TERENCE COOK  
 Signed by: *Terence Cook* 12/3/2024  
 0 25 50  
 SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 05/01/2024  
 REVISIONS:  
 1 - 07/01/2024 PER TOWN COMMENTS  
 2 - 09/03/2024 PER TOWN COMMENTS  
 3 - 11/01/2024 PER TOWN COMMENTS

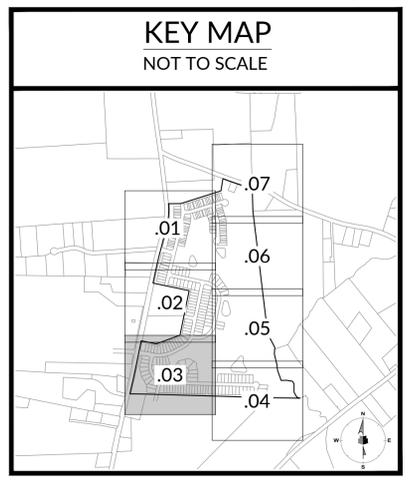
WR JOB NUMBER 23-0045  
 DRN: WR DGN: WR CKD: WR

**EXISTING CONDITIONS & DEMOLITION PLAN**

**C1.03**

**DEMOLITION LEGEND**

SYMBOL	DESCRIPTION
	AREAS TO BE REMOVED

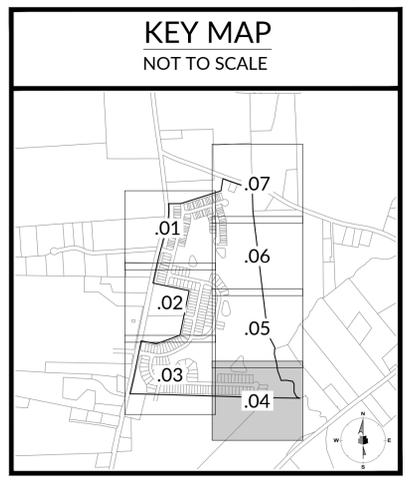




CURVE TABLE				LINE TABLE		
CURVE #	LENGTH	RADIUS	DELTA	LINE #	BEARING	DISTANCE
C1	180.79	6679.90	1.55°	L1	S01°36'33"E	331.36
C2	137.69	1382.59	5.71°	L2	S06°53'59"E	1627.11
C3	195.33	958.28	11.68°	L3	S18°52'37"W	56.68
C4	24.35	3453.77	0.40°	L4	S38°15'12"E	25.09
C5	50.77	1298.50	2.24°	L5	S05°12'56"E	54.55
				L6	S21°01'52"E	80.42
				L7	S27°30'18"E	207.75
				L8	S03°37'01"W	97.01
				L9	S13°29'28"E	153.88
				L10	S07°17'46"E	89.26
				L11	S19°33'48"E	159.31
				L12	N87°33'10"E	75.19
				L13	S80°55'53"E	92.15
				L14	S32°50'43"E	45.25
				L15	S00°05'28"E	124.26
				L16	S28°43'30"E	78.63
				L17	S68°30'30"E	50.46
				L18	N88°56'43"W	474.91
				L19	N88°20'38"W	1796.39
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DEMOLITION LEGEND	
SYMBOL	DESCRIPTION
	AREAS TO BE REMOVED



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MAJOR SUBDIVISION PRELIMINARY PLAN FOR  
**BROADMOOR  
 PSP-24-02**  
 ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

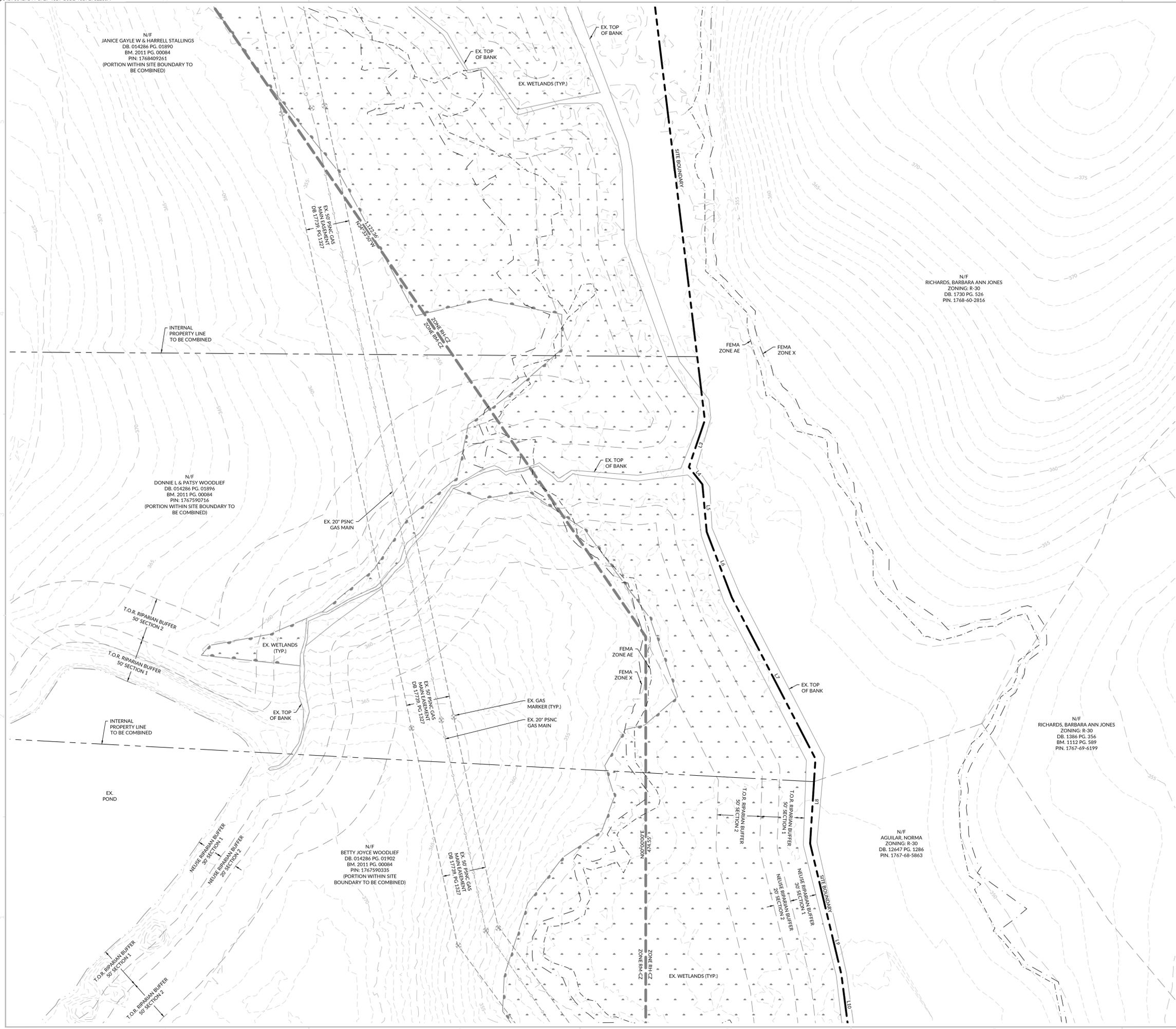
PRELIMINARY  
 NOT APPROVED FOR  
 CONSTRUCTION  
 Tammie Cook  
 12/3/2024

INITIAL PLAN DATE: 05/01/2024  
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WR JOB NUMBER 23-0045  
 DRN: WR DGN: WR CKD: WR

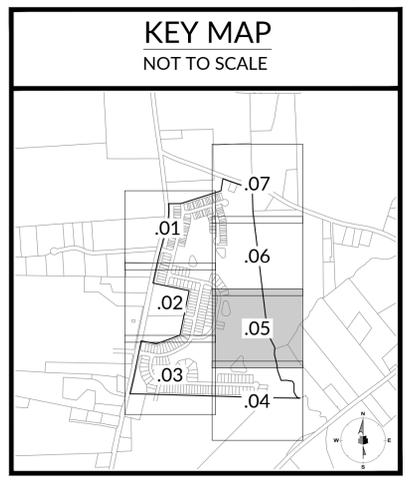
**EXISTING  
 CONDITIONS &  
 DEMOLITION PLAN**

**C1.04**



CURVE TABLE				LINE TABLE		
CURVE #	LENGTH	RADIUS	DELTA	LINE #	BEARING	DISTANCE
C1	180.79	6679.90	1.55°	L1	S01°36'33"E	331.36
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DEMOLITION LEGEND	
SYMBOL	DESCRIPTION
	AREAS TO BE REMOVED



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MAJOR SUBDIVISION PRELIMINARY PLAT FOR  
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 PSP-24-02**  
 ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

PRELIMINARY  
 NOT APPROVED FOR  
 CONSTRUCTION  
 12/3/2024

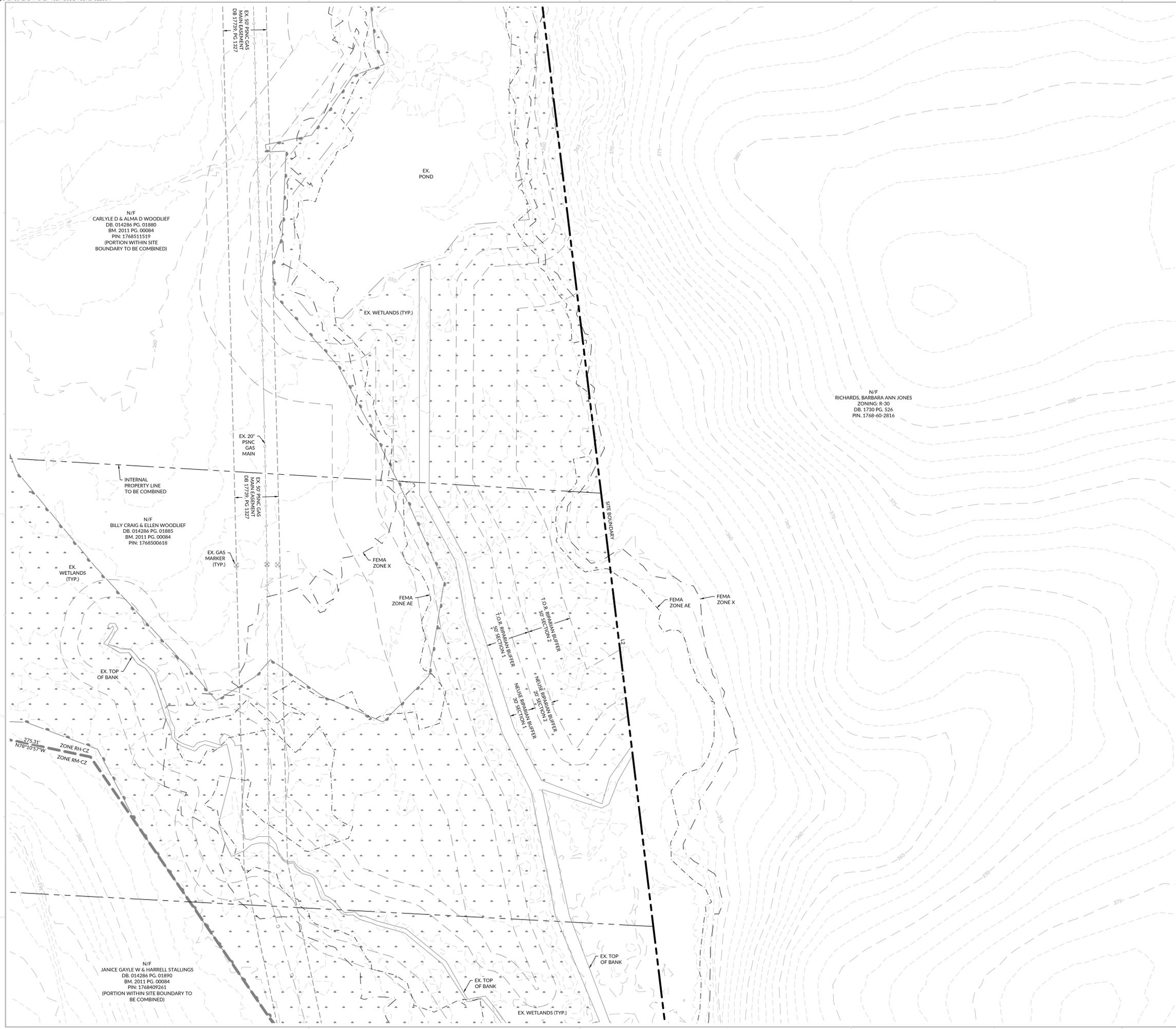
INITIAL PLAN DATE: 05/01/2024  
 REVISIONS:  
 1 - 07/01/2024  
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 3 - 11/01/2024

WR JOB NUMBER: 23-0045  
 DRN: WR DGN: WR CKD: WR

**EXISTING  
 CONDITIONS &  
 DEMOLITION PLAN**

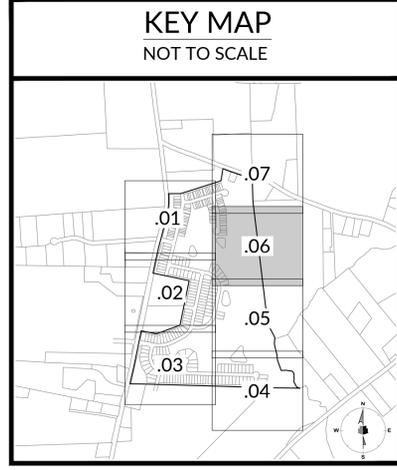
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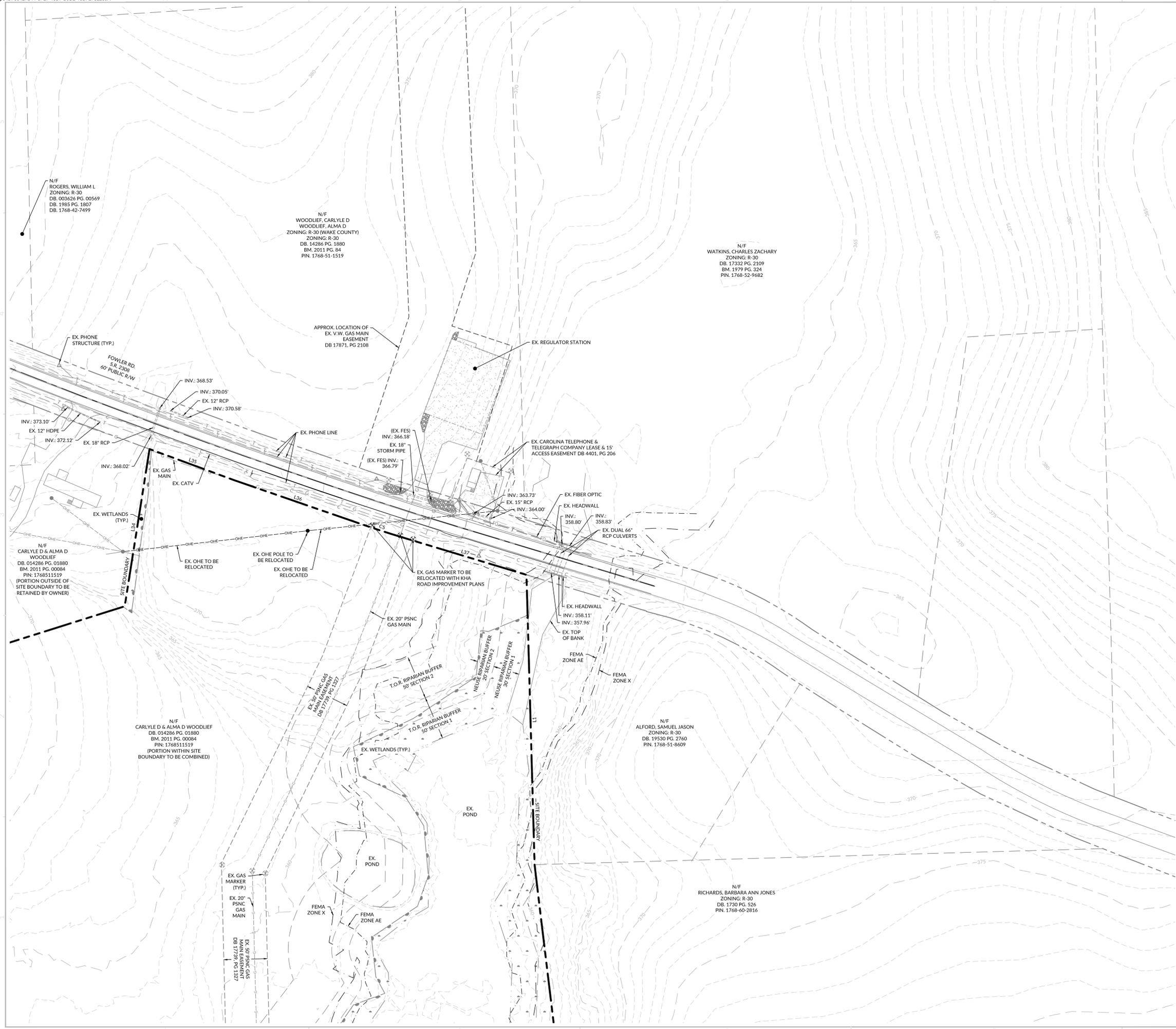


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DEMOLITION LEGEND	
SYMBOL	DESCRIPTION
	AREAS TO BE REMOVED

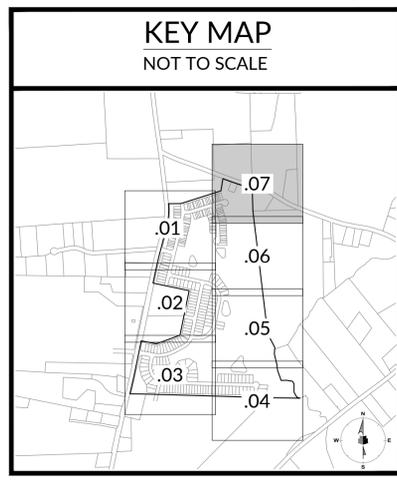


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CURVE TABLE				LINE TABLE		
CURVE #	LENGTH	RADIUS	DELTA	LINE #	BEARING	DISTANCE
C1	180.79	6679.90	1.55°	L1	S01°36'33\"/>	

SYMBOL	DESCRIPTION
	AREAS TO BE REMOVED



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**PRELIMINARY  
 NOT APPROVED FOR  
 CONSTRUCTION**  
 Tammie Cook  
 12/3/2024

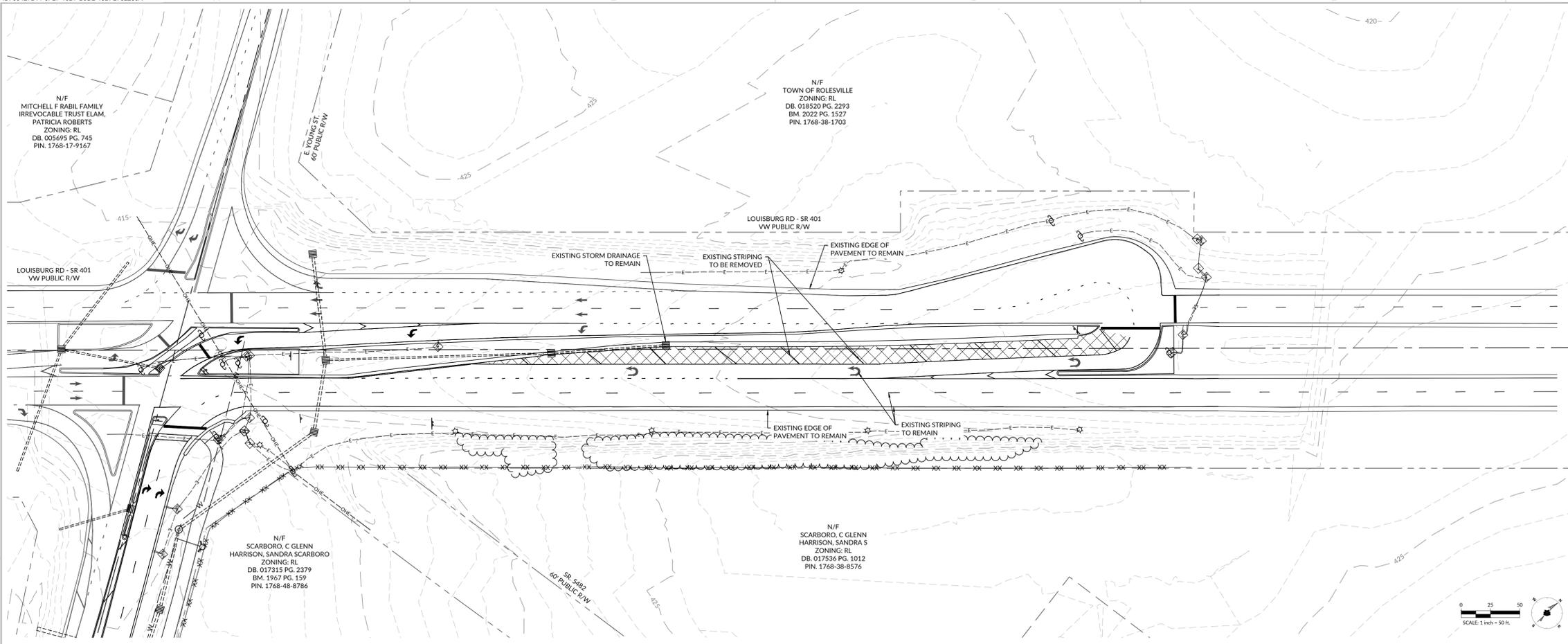
INITIAL PLAN DATE: 05/01/2024  
 REVISIONS:  
 1 - 07/01/2024  
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 PER TOWN COMMENTS

WR JOB NUMBER 23-0045  
 DRN: WR DGN: WR CKD: WR

**EXISTING  
 CONDITIONS &  
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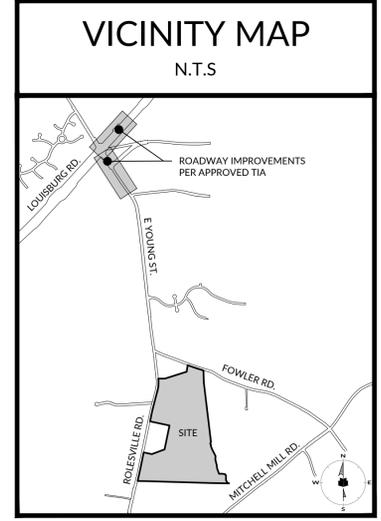
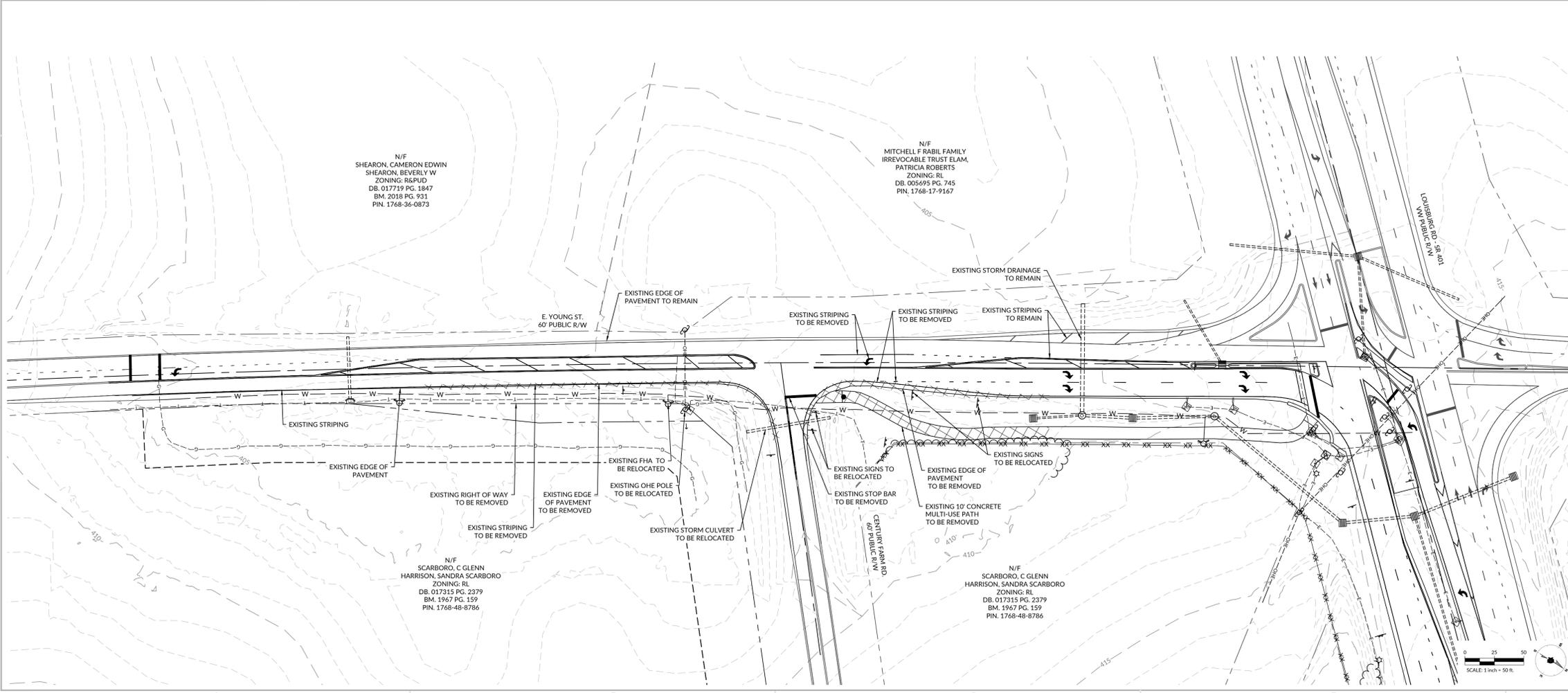
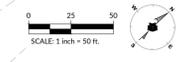
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**DEMOLITION LEGEND**

SYMBOL	DESCRIPTION
	AREAS TO BE REMOVED



INITIAL PLAN DATE: 05/01/2024  
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**EXISTING  
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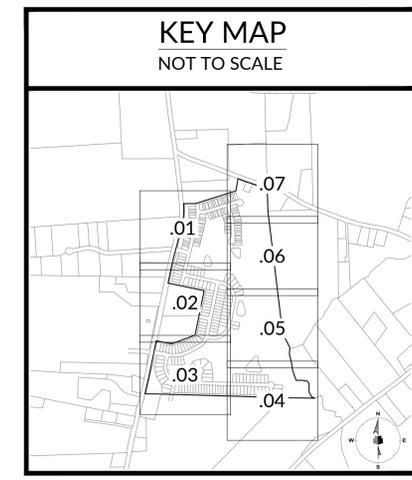
**C1.08**

PHASE AREA SUMMARY										
	PHASE 1		PHASE 2		PHASE 3		PHASE 1		PHASE 3	
	ZONE RH-CZ	ZONE RM-CZ	ZONE RM-CZ	ZONE RM-CZ	ZONE RH-CZ	ZONE RM-CZ	ZONE RH-CZ	ZONE RM-CZ	ZONE RH-CZ	ZONE RM-CZ
	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)
TOTAL AREA	934,362	21.45	1,166,532	26.77	536,659	12.32	875,120	20.09	1,085,951	24.93
LOT AREA	276,913	6.36	196,215	4.50	326,750	7.50	0	0.00	473,539	10.87
ROW AREA	118,889	2.73	93,240	2.14	130,801	3.00	0	0.00	120,362	2.76
OPEN SPACE AREA	531,432	12.20	892,109	20.48	65,883	1.51	873,814	20.06	484,387	11.12

LOT SUMMARY			
	TOWNHOMES	SINGLE FAMILY (FRONT LOAD)	TOTAL
PHASE 1	96	31	127
PHASE 2	-	59	59
PHASE 3	-	67	67
TOTAL	96	157	253

**PHASING NOTES**

- IMPROVEMENTS TO ROLESVILLE ROAD, FOWLER ROAD, EAST YOUNG STREET, AND LOUISBURG ROAD SHALL BE CONSTRUCTED PRIOR TO THE 100TH RESIDENTIAL BUILDING PERMIT.
- THE POLLINATION GARDEN SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF THE 150TH RESIDENTIAL BUILDING PERMIT.
- ONE TOT-LOT AND ONE DOG PARK SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF THE 150TH RESIDENTIAL BUILDING PERMIT.
- THE AMENITY CENTER SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF THE 200TH RESIDENTIAL BUILDING PERMIT.
- PHASING IS FOR PLATTING AND CONSTRUCTION ORDERS ONLY. CLEARING AND GRADING OF THE SITE WILL OCCUR ACCORDING TO THE CONSTRUCTION SEQUENCE.



PRELIMINARY  
 NOT APPROVED FOR  
 CONSTRUCTION

Signed by: *Timna Cook* 12/3/2024  
 822504851E1E484

0 100 200  
 SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 05/01/2024  
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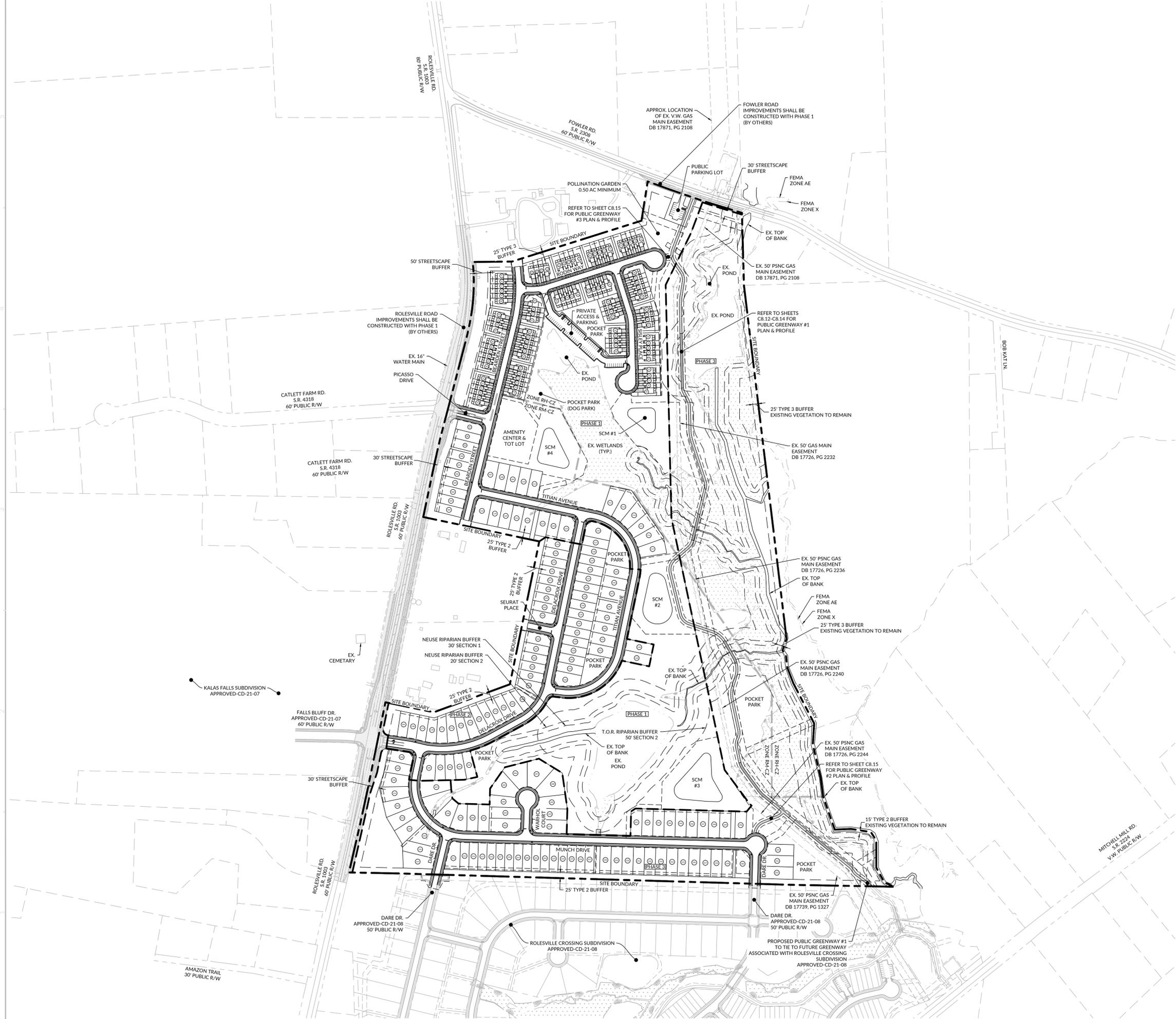
WR JOB NUMBER 23-0045  
 DRN: WR DGN: WR CKD: WR

**PHASING PLAN**

**C2.00**







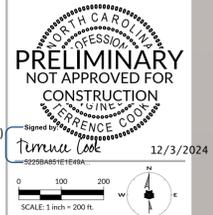
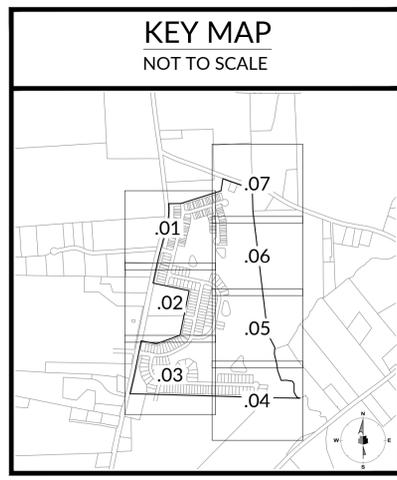
LOT TYPE SUMMARY			
LOT NUMBERS	PHASE	ZONING	LOT TYPE (REFER TO SHEET C3.09)
1-96	PHASE 1	RH-CZ	22' & 26' SINGLE-FAMILY ATTACHED (TOWNHOMES)
97-106	PHASE 1	RM-CZ	41' SINGLE-FAMILY DETACHED
107-125	PHASE 1	RM-CZ	51' SINGLE-FAMILY DETACHED
126-142	PHASE 2	RM-CZ	41' SINGLE-FAMILY DETACHED
143-152	PHASE 2	RM-CZ	51' SINGLE-FAMILY DETACHED
153-186	PHASE 2	RM-CZ	41' SINGLE-FAMILY DETACHED
187-211	PHASE 3	RM-CZ	51' SINGLE-FAMILY DETACHED
212-227	PHASE 3	RM-CZ	41' SINGLE-FAMILY DETACHED
228-253	PHASE 3	RM-CZ	51' SINGLE-FAMILY DETACHED

**TOWNHOME SITE PARKING TABULATION**

**OFF-STREET PARKING REQUIRED (NOT INCLUDING GARAGES):**  
96 UNITS x 2.25 SP/UNIT = 216 SPACES REQUIRED

**OFF-STREET PARKING PROVIDED (NOT INCLUDING GARAGES):**  
38 UNITS @ 2-CAR DRIVEWAY = 76 SPACES  
58 UNITS @ 1-CAR DRIVEWAY = 58 SPACES  
PARKING LOT IN TOWNHOME AREA = 62 SPACES (4 ACCESSIBLE SPACES)  
SURPLUS PARKING IN AMENITY AREA = 20 SPACES

**TOTAL OFF-STREET PARKING = 216 SPACES**



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**OVERALL SITE PLAN**

**C3.00**

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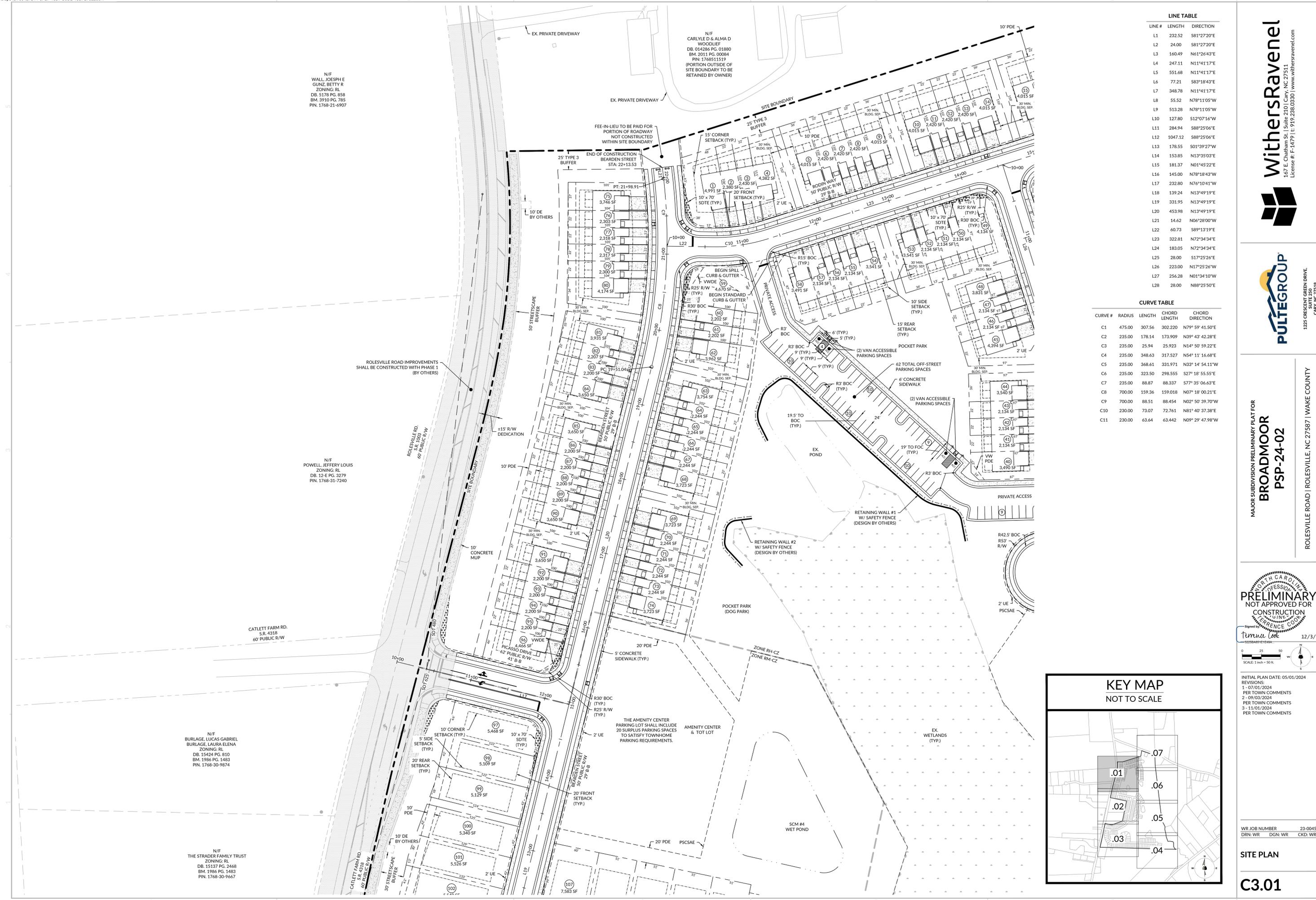
N/F  
WALL, JOSEPH E  
GUNZ, BETTY R  
ZONING: RL  
DB. 5178 PG. 858  
BM. 3910 PG. 785  
PIN. 1768-21-6907

N/F  
CARLYLE D & ALMA D  
WOODLIEF  
DB. 014286 PG. 01880  
BM. 2011 PG. 00084  
PIN: 1768511519  
(PORTION OUTSIDE OF  
SITE BOUNDARY TO BE  
RETAINED BY OWNER)

N/F  
POWELL, JEFFERY LOUIS  
ZONING: RL  
DB. 12-E PG. 3279  
PIN. 1768-31-7240

N/F  
BURLAGE, LUCAS GABRIEL  
BURLAGE, LAURA ELENA  
ZONING: RL  
DB. 15424 PG. 810  
BM. 1986 PG. 1483  
PIN. 1768-30-9874

N/F  
THE STRADER FAMILY TRUST  
ZONING: RL  
DB. 15137 PG. 2448  
BM. 1986 PG. 1483  
PIN. 1768-30-9667



**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	232.52	S81°27'20"E
L2	24.00	S81°27'20"E
L3	160.49	N61°26'43"E
L4	247.11	N11°41'17"E
L5	551.68	N11°41'17"E
L6	77.21	S83°18'43"E
L7	348.78	N11°41'17"E
L8	55.52	N78°11'05"W
L9	513.28	N78°11'05"W
L10	127.80	S12°07'16"W
L11	284.94	S88°25'06"E
L12	1047.12	S88°25'06"E
L13	178.55	S01°39'27"W
L14	153.85	N13°35'03"E
L15	181.37	N01°45'22"E
L16	145.00	N78°18'43"W
L17	232.80	N76°10'41"W
L18	139.24	N13°49'19"E
L19	331.95	N13°49'19"E
L20	453.98	N13°49'19"E
L21	14.62	N06°28'00"W
L22	60.73	S89°13'19"E
L23	322.81	N72°34'34"E
L24	183.05	N72°34'34"E
L25	28.00	S17°25'26"E
L26	223.00	N17°25'26"W
L27	256.28	N01°34'10"W
L28	28.00	N88°25'50"E

**CURVE TABLE**

CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	475.00	307.56	302.220	N79° 59' 41.50"E
C2	235.00	178.14	173.909	N39° 43' 42.28"E
C3	235.00	25.94	25.923	N14° 50' 59.22"E
C4	235.00	348.63	317.527	N54° 11' 16.68"E
C5	235.00	368.61	331.971	N33° 14' 54.11"W
C6	235.00	323.50	298.555	S27° 18' 55.55"E
C7	235.00	88.87	88.337	S77° 35' 06.63"E
C8	700.00	159.36	159.018	N07° 18' 00.21"E
C9	700.00	88.51	88.454	N02° 50' 39.70"W
C10	230.00	73.07	72.761	N81° 40' 37.38"E
C11	230.00	63.64	63.442	N09° 29' 47.98"W

**WithersRavenel**  
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**PULTEGROUP**  
1225 CRESCENT GREEN DRIVE, SUITE 200  
CARY, NC 27518

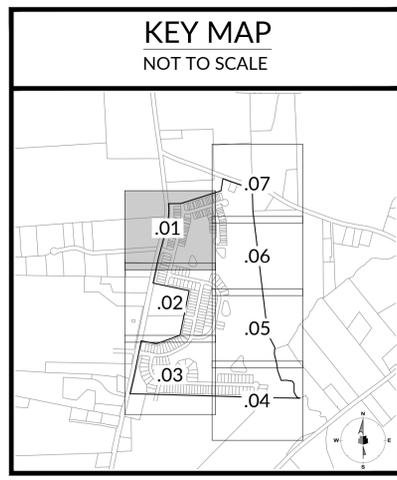
MAJOR SUBDIVISION PRELIMINARY PLAN FOR  
**BROADMOOR  
PSP-24-02**  
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION  
SIGNED BY: *Terrence Cook*  
12/3/2024

INITIAL PLAN DATE: 05/01/2024  
REVISIONS:  
1 - 07/01/2024 PER TOWN COMMENTS  
2 - 09/03/2024 PER TOWN COMMENTS  
3 - 11/01/2024 PER TOWN COMMENTS

WR JOB NUMBER: 23-0045  
DRN: WR DGN: WR CKD: WR

**SITE PLAN**  
**C3.01**



N/F  
THE STRADER FAMILY TRUST  
ZONING: RL  
DB. 15137 PG. 2468  
BM. 1986 PG. 1483  
PIN. 1768-30-9667

N/F  
CICERO, KRISTAN  
CICERO, JOSEPH  
ZONING: R-30  
DB. 19017 PG. 1461  
BM. 2007 PG. 1478  
PIN. 1768-30-8414

N/F  
STALLINGS, HARREL F  
STALLINGS, GAYLE W  
ZONING: R-30  
DB. 12830 PG. 114  
BM. 2007 PG. 1478  
PIN. 1768-30-6321

N/F  
JANICE GAYLE W & HARRELL STALLINGS  
ZONING: R-30 (WAKE COUNTY)  
DB. 014286 PG. 01890  
BM. 2011 PG. 00084  
PIN: 17684072611  
(PORTION OUTSIDE OF SITE BOUNDARY  
TO BE RETAINED BY OWNER)

N/F  
DANNIE L & PATSY WOODLIEF  
ZONING: R-30 (WAKE COUNTY)  
DB. 014286 PG. 01896  
BM. 2011 PG. 00084  
PIN: 1767590716  
(PORTION OUTSIDE OF SITE BOUNDARY  
TO BE RETAINED BY OWNER)

N/F  
DR HORTON INC  
(EX. CEMETARY)  
ZONING: R&RUD-CZ  
DB. 19008 PG. 1446  
PIN. 1767-39-9921

N/F  
DR HORTON INC  
ZONING: R&RUD-CZ  
DB. 19008 PG. 1446  
BM. 2022 PG. 442  
PIN. 1767-29-3887

KALAS FALLS SUBDIVISION  
APPROVED-CD-21-07

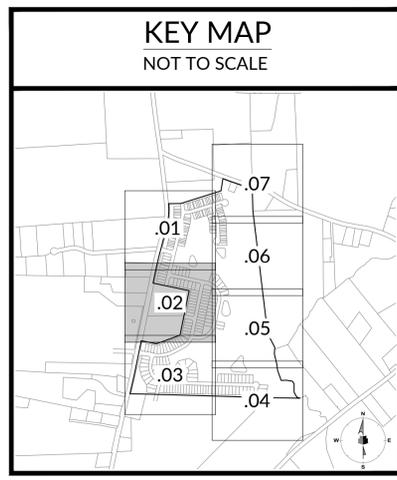


**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	232.52	S81°27'20"E
L2	24.00	S81°27'20"E
L3	160.49	N61°26'43"E
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L5	551.68	N11°41'17"E
L6	77.21	S83°18'43"E
L7	348.78	N11°41'17"E
L8	55.52	N78°11'05"W
L9	513.28	N78°11'05"W
L10	127.80	S12°07'16"W
L11	284.94	S88°25'06"E
L12	1047.12	S88°25'06"E
L13	178.55	S01°39'27"W
L14	153.85	N13°35'03"E
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L17	232.80	N76°10'41"W
L18	139.24	N13°49'19"E
L19	331.95	N13°49'19"E
L20	453.98	N13°49'19"E
L21	14.62	N06°28'00"W
L22	60.73	S89°13'19"E
L23	322.81	N72°34'34"E
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L25	28.00	S17°25'26"E
L26	223.00	N17°25'26"W
L27	256.28	N01°34'10"W
L28	28.00	N88°25'50"E

**CURVE TABLE**

CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRECTION
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C4	235.00	348.63	317.527	N54° 11' 16.68"E
C5	235.00	368.61	331.971	N33° 14' 54.11"W
C6	235.00	323.50	298.555	S27° 18' 55.55"E
C7	235.00	88.87	88.337	S77° 35' 06.63"E
C8	700.00	159.36	159.018	N07° 18' 00.21"E
C9	700.00	88.51	88.454	N02° 50' 39.70"W
C10	230.00	73.07	72.761	N81° 40' 37.38"E
C11	230.00	63.64	63.442	N09° 29' 47.98"W



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**PULTEGROUP**  
1225 CRESCENT GREEN DRIVE, SUITE 200  
CARY, NC 27518

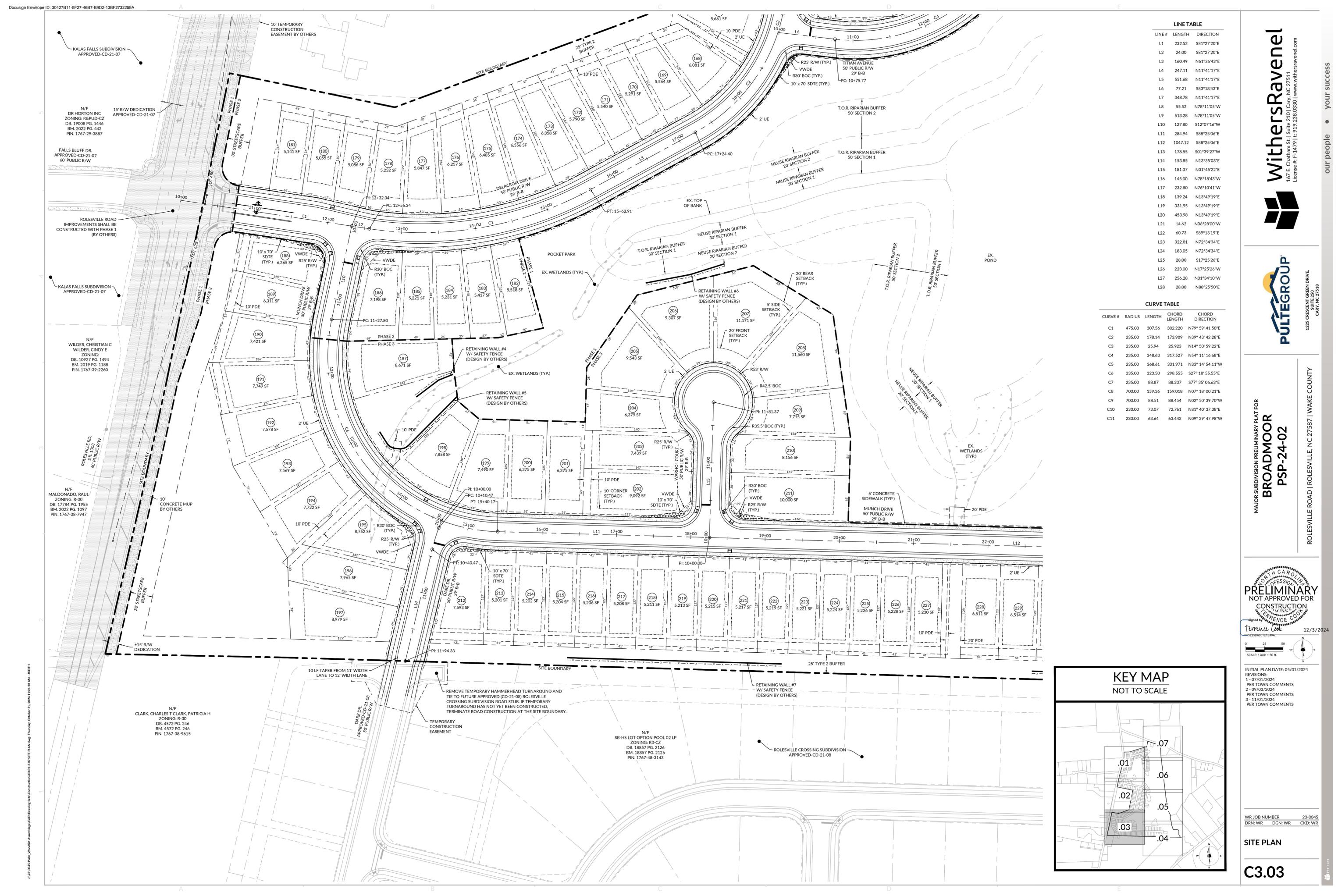
MAJOR SUBDIVISION PRELIMINARY PLAN FOR  
**BROADMOOR  
PSP-24-02**  
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION  
SIGNED BY: *Timothy Cook*  
12/3/2024  
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 05/01/2024  
REVISIONS:  
1 - 07/01/2024 PER TOWN COMMENTS  
2 - 09/03/2024 PER TOWN COMMENTS  
3 - 11/01/2024 PER TOWN COMMENTS

WR JOB NUMBER: 23-0045  
DRN: WR DGN: WR CKD: WR

**SITE PLAN**  
**C3.02**



**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	232.52	S81°27'20"E
L2	24.00	S81°27'20"E
L3	160.49	N61°26'43"E
L4	247.11	N11°41'17"E
L5	551.68	N11°41'17"E
L6	77.21	S83°18'43"E
L7	348.78	N11°41'17"E
L8	55.52	N78°11'05"W
L9	513.28	N78°11'05"W
L10	127.80	S12°07'16"W
L11	284.94	S88°25'06"E
L12	1047.12	S88°25'06"E
L13	178.55	S01°39'27"W
L14	153.85	N13°35'03"E
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L19	331.95	N13°49'19"E
L20	453.98	N13°49'19"E
L21	14.62	N06°28'00"W
L22	60.73	S89°13'19"E
L23	322.81	N72°34'34"E
L24	183.05	N72°34'34"E
L25	28.00	S17°25'26"E
L26	223.00	N17°25'26"W
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**CURVE TABLE**

CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRECTION
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C3	235.00	25.94	25.923	N14° 50' 59.22"E
C4	235.00	348.63	317.527	N54° 11' 16.68"E
C5	235.00	368.61	331.971	N33° 14' 54.11"W
C6	235.00	323.50	298.555	S27° 18' 55.55"E
C7	235.00	88.87	88.337	S77° 35' 06.63"E
C8	7000.00	159.36	159.018	N07° 18' 00.21"E
C9	7000.00	88.51	88.454	N02° 50' 39.70"W
C10	2300.00	73.07	72.761	N81° 40' 37.38"E
C11	2300.00	63.64	63.442	N09° 29' 47.98"W

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**PULTEGROUP**  
 1225 CRESCENT GREEN DRIVE, SUITE 250, CARY, NC 27518

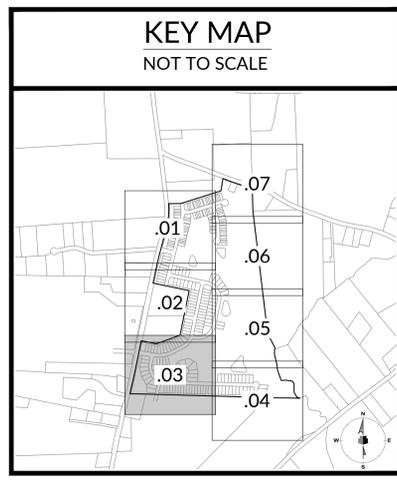
MAJOR SUBDIVISION PRELIMINARY PLAT FOR  
**BROADMOOR  
 PSP-24-02**  
 ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

PRELIMINARY NOT APPROVED FOR CONSTRUCTION  
 SIGNED BY: *Timothy Lee* 12/3/2024  
 SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 05/01/2024  
 REVISIONS:  
 1 - 07/01/2024 PER TOWN COMMENTS  
 2 - 09/03/2024 PER TOWN COMMENTS  
 3 - 11/01/2024 PER TOWN COMMENTS

WR JOB NUMBER: 23-0045  
 DRN: WR DGN: WR CKD: WR

**SITE PLAN**  
**C3.03**



KALAS FALLS SUBDIVISION APPROVED-CD-21-07

N/F DR HORTON INC ZONING: R&PD-CZ DB. 19008 PG. 1446 BM. 2022 PG. 442 PIN. 1767-29-3887

FALLS BLUFF DR. APPROVED-CD-21-07 60' PUBLIC R/W

ROLESVILLE ROAD IMPROVEMENTS SHALL BE CONSTRUCTED WITH PHASE 1 (BY OTHERS)

KALAS FALLS SUBDIVISION APPROVED-CD-21-07

N/F WILDER, CHRISTIAN C ZONING: R-3 DB. 10927 PG. 1494 BM. 2019 PG. 1188 PIN. 1767-39-2260

ROLESVILLE RD. 30' R/W 60' PUBLIC R/W

N/F MALDONADO, RAUL ZONING: R-30 DB. 17704 PG. 1935 BM. 2022 PG. 1097 PIN. 1767-38-7947

15' R/W DEDICATION APPROVED-CD-21-07

10' CONCRETE MUP BY OTHERS

30' STREETSCAPE BUFFER

10' TEMPORARY CONSTRUCTION EASEMENT BY OTHERS

25' TYPE 2 BUFFER

10' LF TAPER FROM 11' WIDTH LANE TO 12' WIDTH LANE

DARE DR. APPROVED-CD-21-08 50' PUBLIC R/W

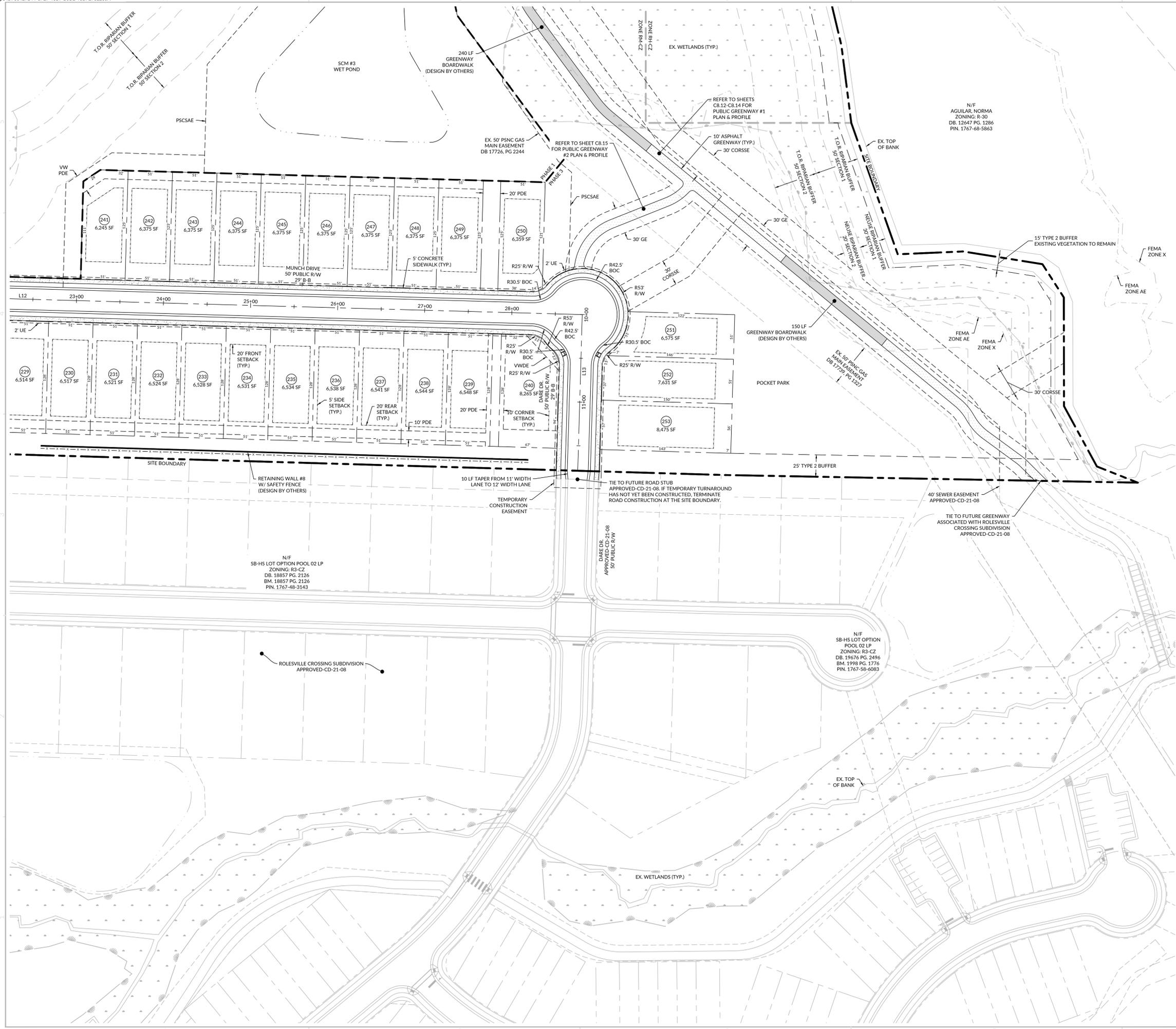
REMOVE TEMPORARY HAMMERHEAD TURNAROUND AND TIE TO FUTURE APPROVED (CD-21-08) ROLESVILLE CROSSING SUBDIVISION ROAD STUB. IF TEMPORARY TURNAROUND HAS NOT YET BEEN CONSTRUCTED, TERMINATE ROAD CONSTRUCTION AT THE SITE BOUNDARY.

TEMPORARY CONSTRUCTION EASEMENT

N/F CLARK, CHARLEST CLARK, PATRICIA H ZONING: R-30 DB. 4572 PG. 246 BM. 4572 PG. 246 PIN. 1767-38-9615

N/F SB-HS LOT OPTION POOL 02 LP ZONING: R3-CZ DB. 18857 PG. 2126 BM. 18857 PG. 2126 PIN. 1767-48-3143

ROLESVILLE CROSSING SUBDIVISION APPROVED-CD-21-08



**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	232.52	S81°27'20"E
L2	24.00	S81°27'20"E
L3	160.49	N61°26'43"E
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L19	331.95	N13°49'19"E
L20	453.98	N13°49'19"E
L21	14.62	N06°28'00"W
L22	60.73	S89°13'19"E
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L24	183.05	N72°34'34"E
L25	28.00	S17°25'26"E
L26	223.00	N17°25'26"W
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**CURVE TABLE**

CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRECTION
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**WithersRavenel**  
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 License #: F-1479 | t: 919.238.0330 | www.withersravenel.com

**PULTEGROUP**  
 1225 CRESCENT GREEN DRIVE, SUITE 200  
 CARY, NC 27518

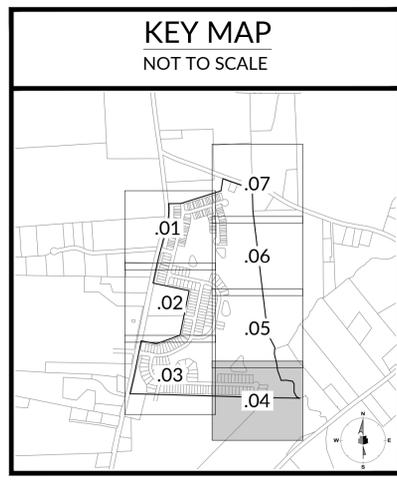
MAJOR SUBDIVISION PRELIMINARY PLAN FOR  
**BROADMOOR**  
**PSP-24-02**  
 ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

PROFESSIONAL SEAL  
**PRELIMINARY**  
 NOT APPROVED FOR  
 CONSTRUCTION  
 TERENCE COOK  
 12/3/2024

INITIAL PLAN DATE: 05/01/2024  
 REVISIONS:  
 1 - 07/01/2024 PER TOWN COMMENTS  
 2 - 09/03/2024 PER TOWN COMMENTS  
 3 - 11/01/2024 PER TOWN COMMENTS

WR JOB NUMBER 23-0045  
 DRN: WR DGN: WR CKD: WR

**SITE PLAN**  
**C3.04**





**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	232.52	S81°27'20"E
L2	24.00	S81°27'20"E
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**PULTEGROUP**  
 1225 CRESCENT GREEN DRIVE, SUITE 200  
 CARY, NC 27518

MAJOR SUBDIVISION PRELIMINARY PLAN FOR  
**BROADMOOR  
 PSP-24-02**  
 ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

PRELIMINARY  
 NOT APPROVED FOR  
 CONSTRUCTION

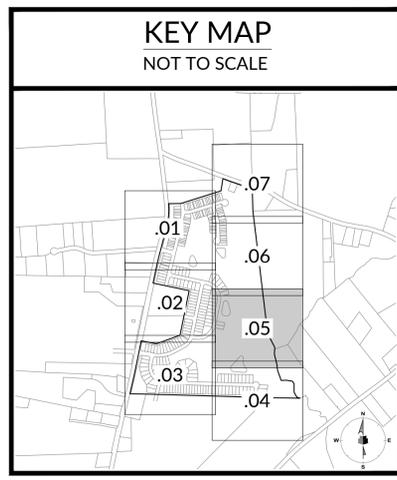
Signed by: *Barbara Ann Jones* 12/3/2024  
 022504851E1E666

SCALE: 1 inch = 50 ft.

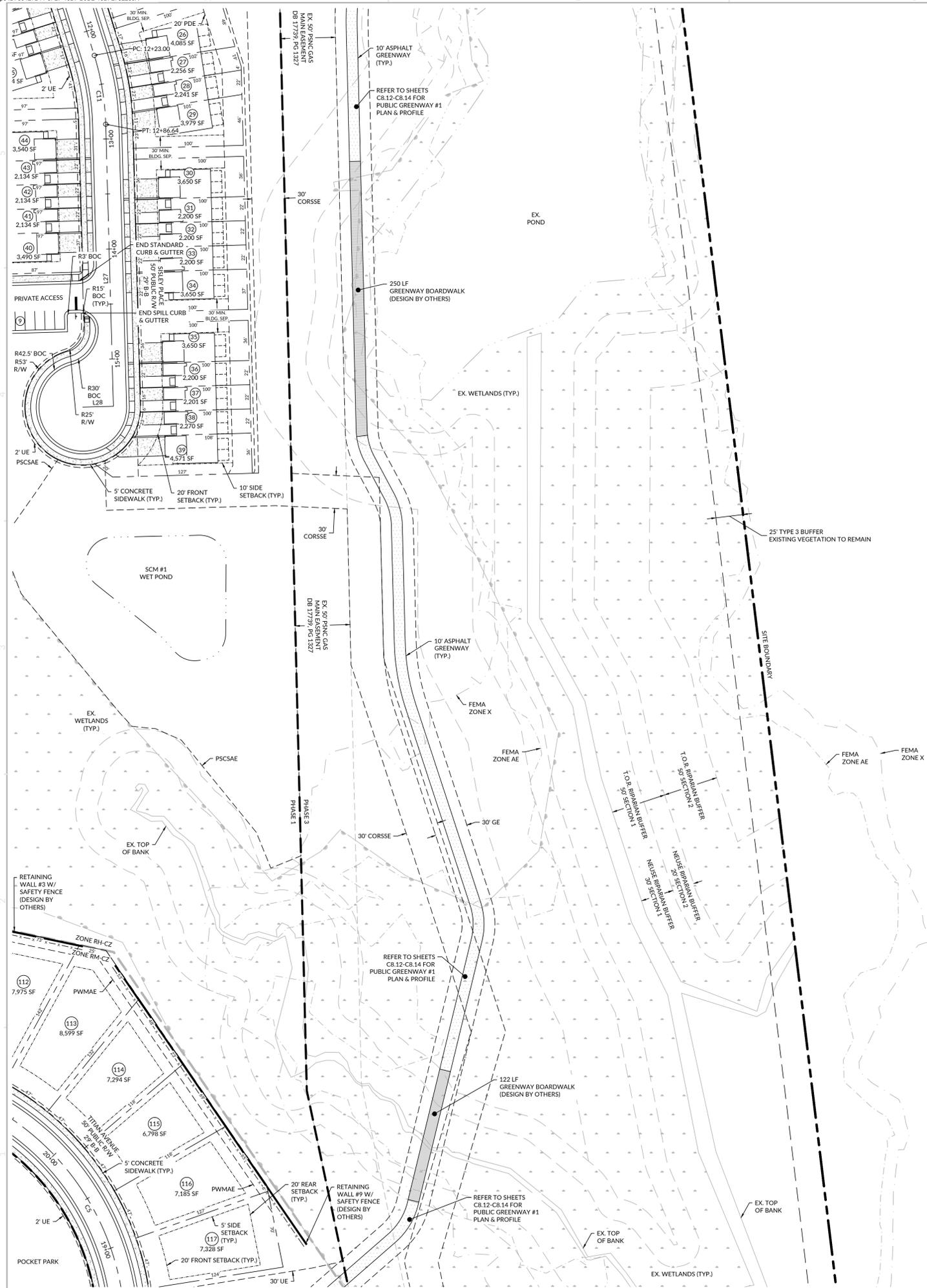
INITIAL PLAN DATE: 05/01/2024  
 REVISIONS:  
 1 - 07/01/2024 PER TOWN COMMENTS  
 2 - 09/03/2024 PER TOWN COMMENTS  
 3 - 11/01/2024 PER TOWN COMMENTS

WR JOB NUMBER 23-0045  
 DRN: WR DGN: WR CKD: WR

**SITE PLAN**



**C3.05**



N/F  
 RICHARDS, BARBARA ANN JONES  
 ZONING: R-30  
 DB: 1730 PG. 526  
 PIN: 1768-60-2816

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	232.52	S81°27'20"E
L2	24.00	S81°27'20"E
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L12	1047.12	S88°25'06"E
L13	178.55	S01°39'27"W
L14	153.85	N13°35'03"E
L15	181.37	N01°45'22"E
L16	145.00	N78°18'43"W
L17	232.80	N76°10'41"W
L18	139.24	N13°49'19"E
L19	331.95	N13°49'19"E
L20	453.98	N13°49'19"E
L21	14.62	N06°28'00"W
L22	60.73	S89°13'19"E
L23	322.81	N72°34'34"E
L24	183.05	N72°34'34"E
L25	28.00	S17°25'26"E
L26	223.00	N17°25'26"W
L27	256.28	N01°34'10"W
L28	28.00	N88°25'50"E

**CURVE TABLE**

CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	475.00	307.56	302.220	N79° 59' 41.50"E
C2	235.00	178.14	173.909	N39° 43' 42.28"E
C3	235.00	25.94	25.923	N14° 50' 59.22"E
C4	235.00	348.63	317.527	N54° 11' 16.68"E
C5	235.00	368.61	331.971	N33° 14' 54.11"W
C6	235.00	323.50	298.555	S27° 18' 55.55"E
C7	235.00	88.87	88.337	S77° 35' 06.63"E
C8	700.00	159.36	159.018	N07° 18' 00.21"E
C9	700.00	88.51	88.454	N02° 50' 39.70"W
C10	230.00	73.07	72.761	N81° 40' 37.38"E
C11	230.00	63.64	63.442	N09° 29' 47.98"W



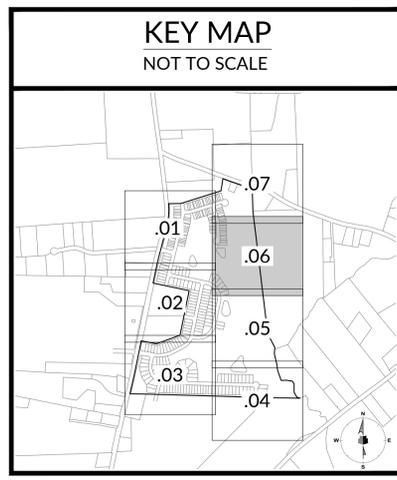
MAJOR SUBDIVISION PRELIMINARY PLAT FOR  
**BROADMOOR  
 PSP-24-02**  
 ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

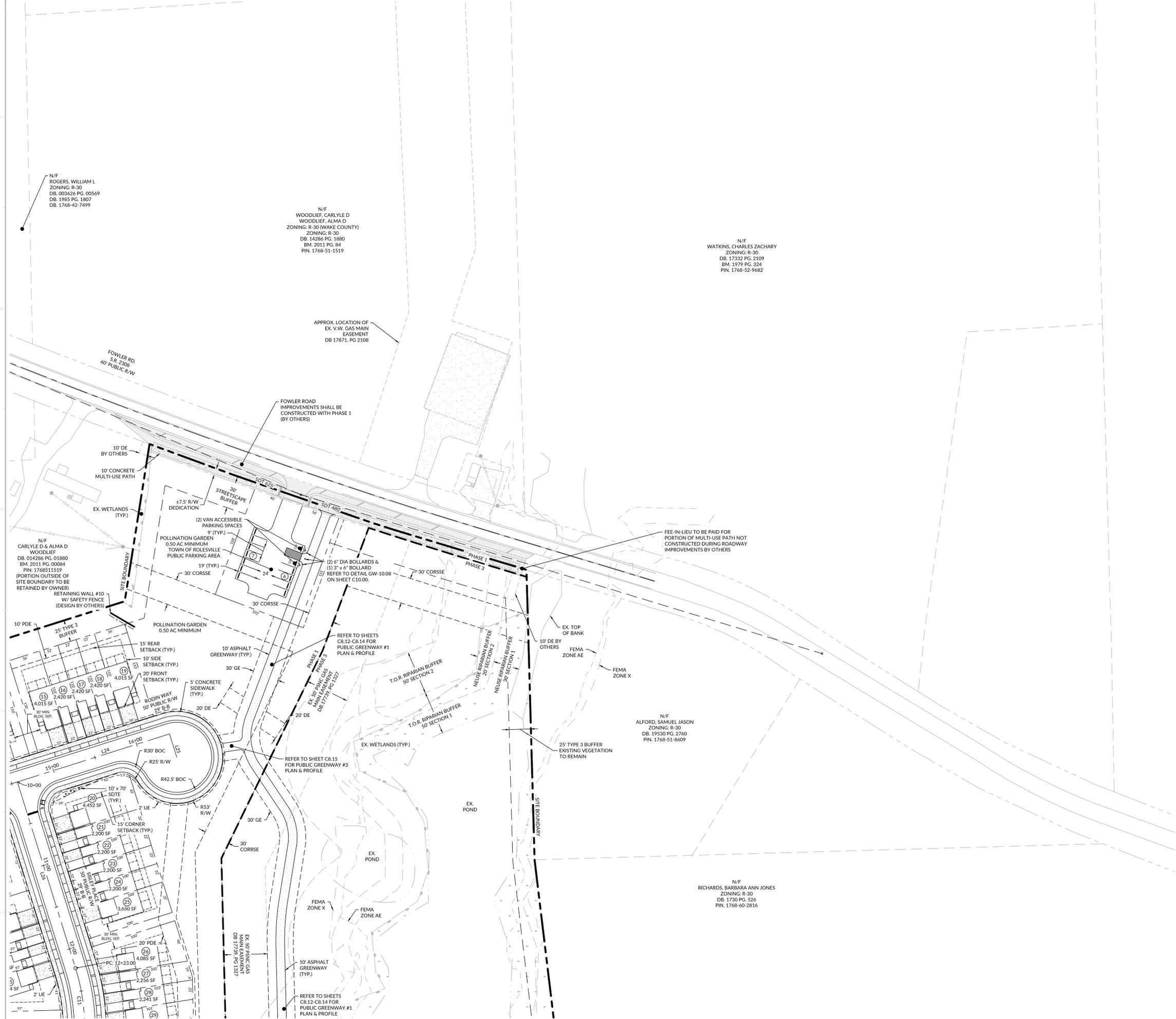
PRELIMINARY  
 NOT APPROVED FOR  
 CONSTRUCTION  
 SIGNED BY: *Terrence Cook*  
 12/3/2024  
 SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 05/01/2024  
 REVISIONS:  
 1 - 07/01/2024 PER TOWN COMMENTS  
 2 - 09/03/2024 PER TOWN COMMENTS  
 3 - 11/01/2024 PER TOWN COMMENTS

WR JOB NUMBER: 23-0045  
 DRN: WR DGN: WR CKD: WR

**SITE PLAN**  
**C3.06**





**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	232.52	S81°27'20"E
L2	24.00	S81°27'20"E
L3	160.49	N61°26'43"E
L4	247.11	N11°41'17"E
L5	551.68	N11°41'17"E
L6	77.21	S83°18'43"E
L7	348.78	N11°41'17"E
L8	55.52	N78°11'05"W
L9	513.28	N78°11'05"W
L10	127.80	S12°07'16"W
L11	284.94	S88°25'06"E
L12	1047.12	S88°25'06"E
L13	178.55	S01°39'27"W
L14	153.85	N13°35'03"E
L15	181.37	N01°45'22"E
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L24	183.05	N72°34'34"E
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L26	223.00	N17°25'26"W
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C10	230.00	73.07	72.761	N81° 40' 37.38"E
C11	230.00	63.64	63.442	N09° 29' 47.98"W

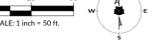


MAJOR SUBDIVISION PRELIMINARY PLAT FOR  
**BROADMOOR**  
**PSP-24-02**

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

PRELIMINARY  
 NOT APPROVED FOR  
 CONSTRUCTION

Signed by: *Timna Cook* 12/3/2024

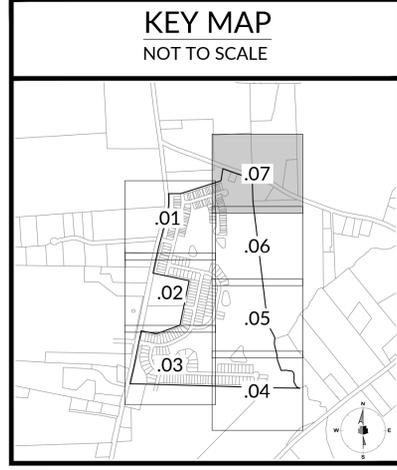


INITIAL PLAN DATE: 05/01/2024  
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 3 - 11/01/2024 PER TOWN COMMENTS

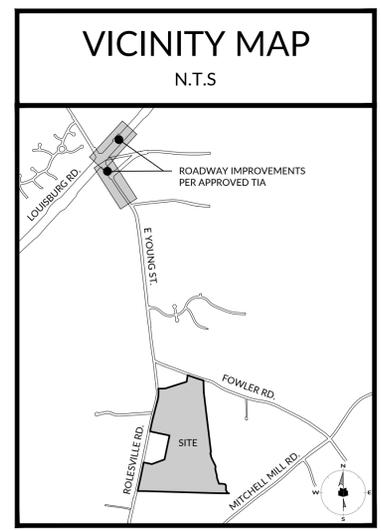
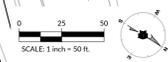
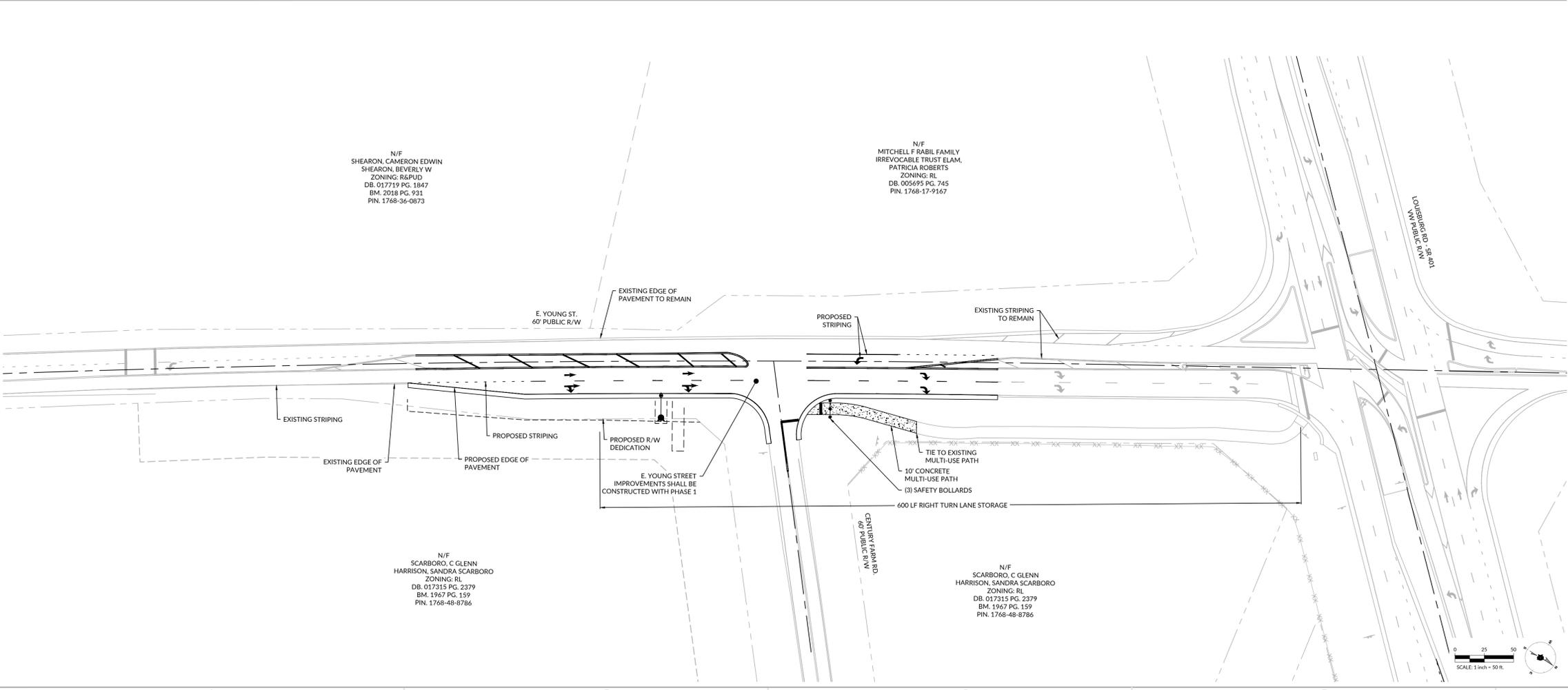
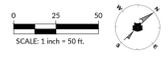
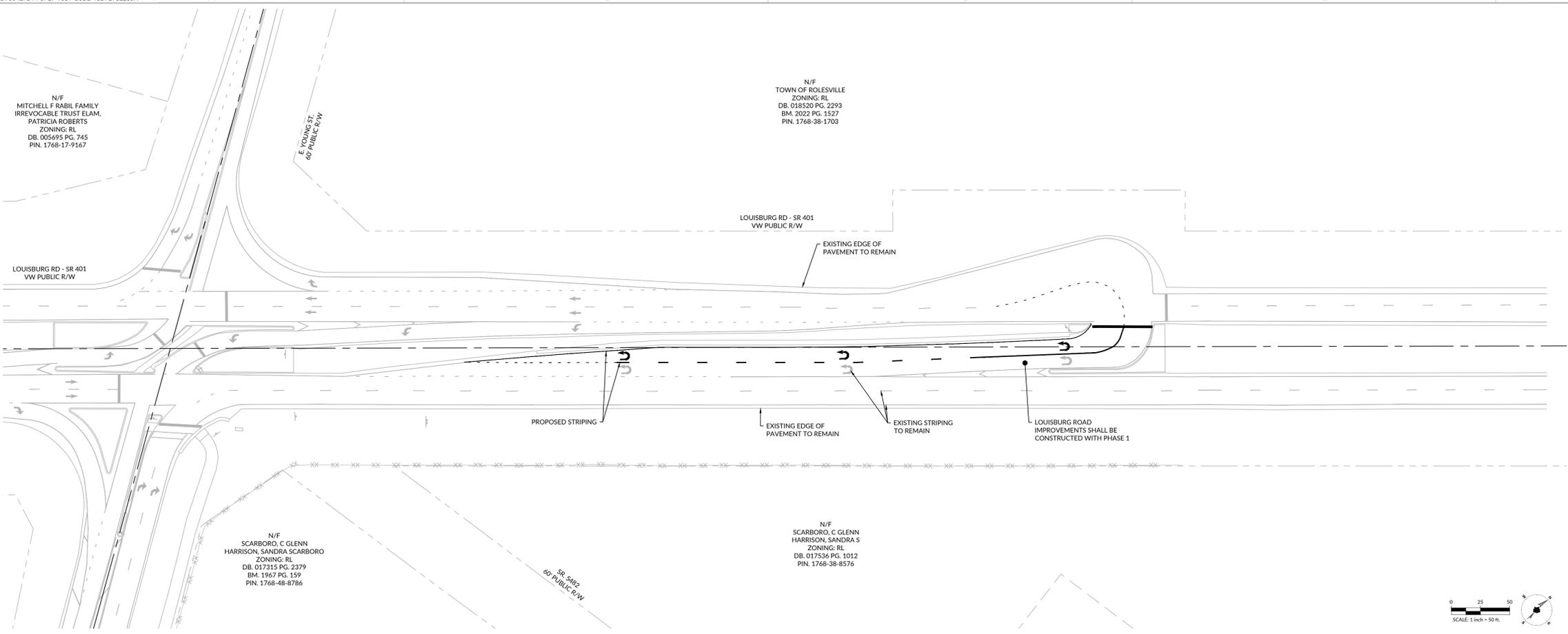
WR JOB NUMBER 23-0045  
 DRN: WR DGN: WR CKD: WR

**SITE PLAN**

**C3.07**



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PRELIMINARY  
 NOT APPROVED FOR  
 CONSTRUCTION  
 SIGNED BY: *Terrence Cook*  
 12/3/2024

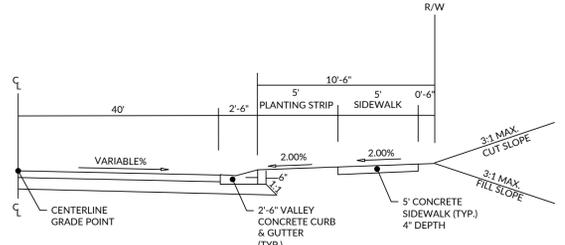
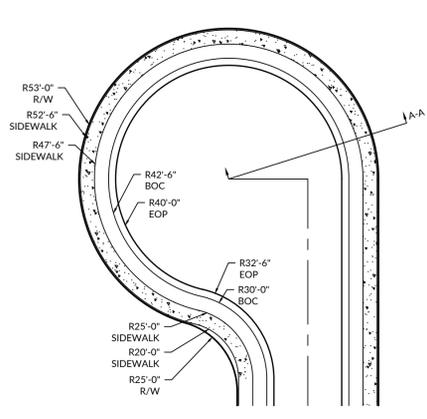
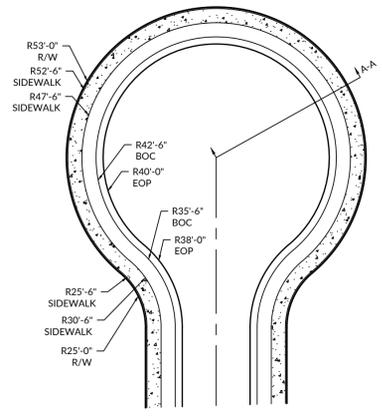
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 REVISIONS:  
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 2 - 09/03/2024 PER TOWN COMMENTS  
 3 - 11/01/2024 PER TOWN COMMENTS

WR JOB NUMBER: 23-0045  
 DRN: WR DGN: WR CKD: WR

**SITE PLAN**

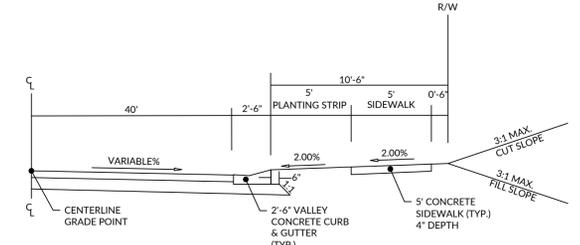
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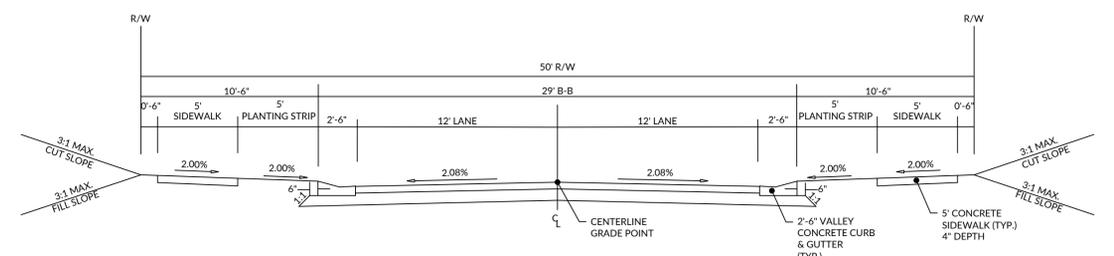
**SECTION A-A**  
**TYPICAL CUL-DE-SAC**  
NTS

PAVEMENT DESIGN  
3" 59.5B  
8" ABC



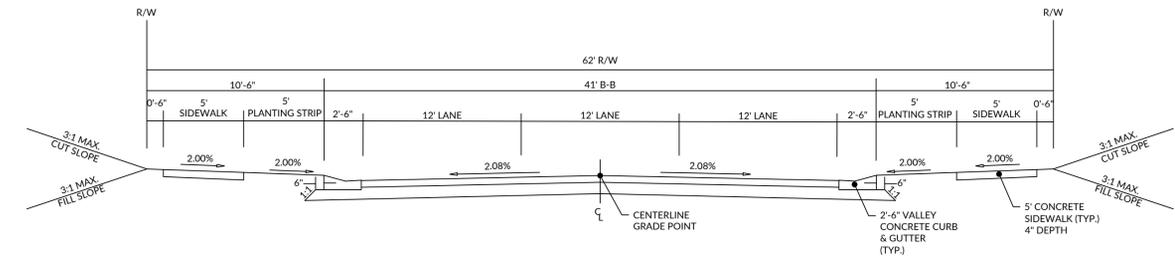
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**TYPICAL OFFSET CUL-DE-SAC**  
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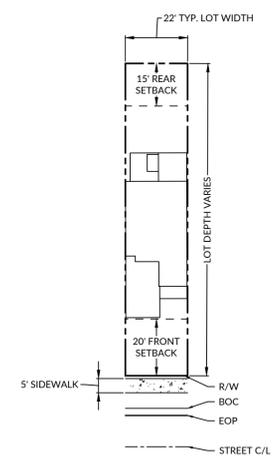
**50' PUBLIC R/W, 29' B-B**  
NTS

PAVEMENT DESIGN  
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8" ABC

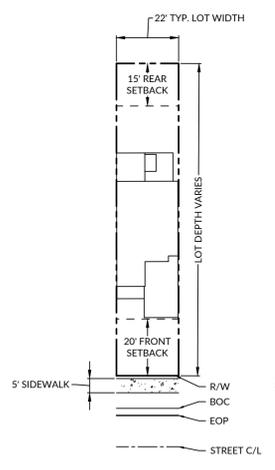


**62' PUBLIC R/W, 41' B-B**  
NTS

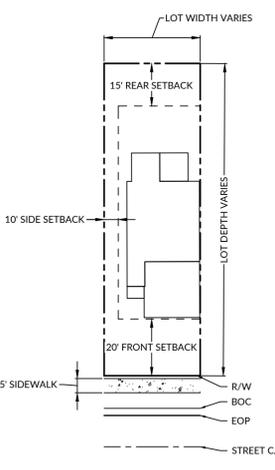
PAVEMENT DESIGN  
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8" ABC



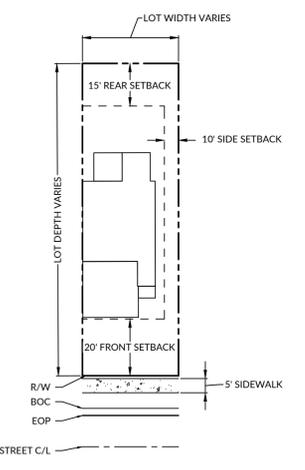
**22' TOWNHOME**  
**(INTERNAL UNIT, LEFT - FRONT LOAD)**  
**ZONE RH-CZ**  
MAXIMUM IMPERVIOUS: 1,700 SF



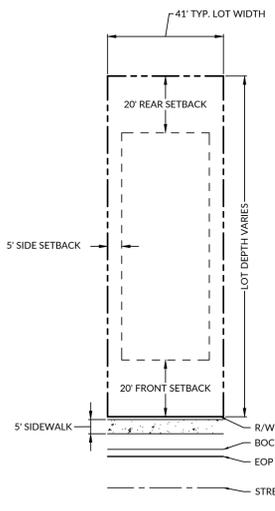
**22' TOWNHOME**  
**(INTERNAL UNIT, RIGHT - FRONT LOAD)**  
**ZONE RH-CZ**  
MAXIMUM IMPERVIOUS: 1,700 SF



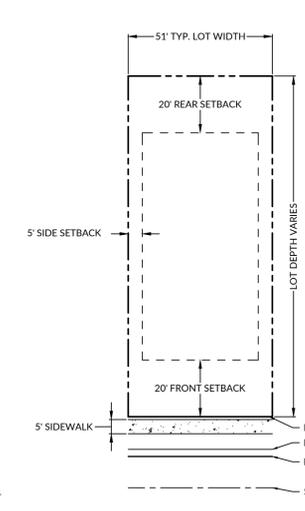
**26' TOWNHOME**  
**(END UNIT, LEFT - FRONT LOAD)**  
**ZONE RH-CZ**  
MAXIMUM IMPERVIOUS: 2,600 SF



**26' TOWNHOME**  
**(END UNIT, RIGHT - FRONT LOAD)**  
**ZONE RH-CZ**  
MAXIMUM IMPERVIOUS: 2,600 SF



**41' DETACHED (FRONT LOAD)**  
**ZONE RM-CZ**  
MAXIMUM IMPERVIOUS: 2,600 SF

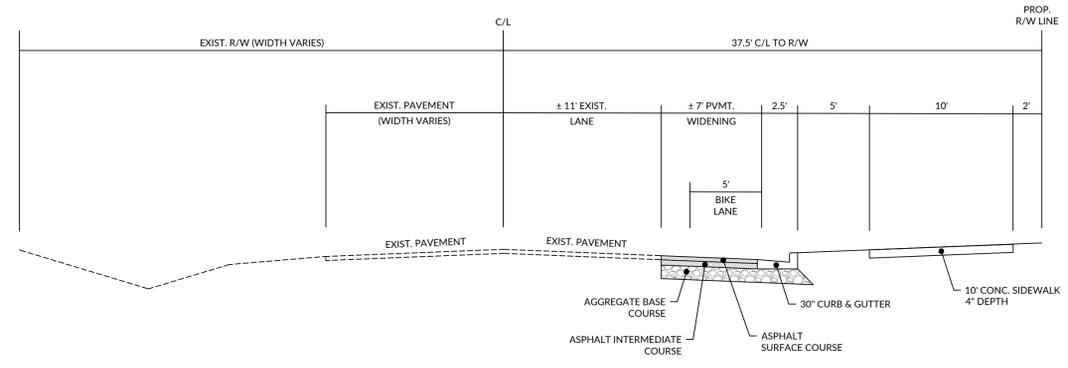


**51' DETACHED (FRONT LOAD)**  
**ZONE RM-CZ**  
MAXIMUM IMPERVIOUS: 3,500 SF

**NOTE:**  
MINIMUM DISTANCE BETWEEN TOWNHOME BUILDINGS SHALL BE 30 FEET.

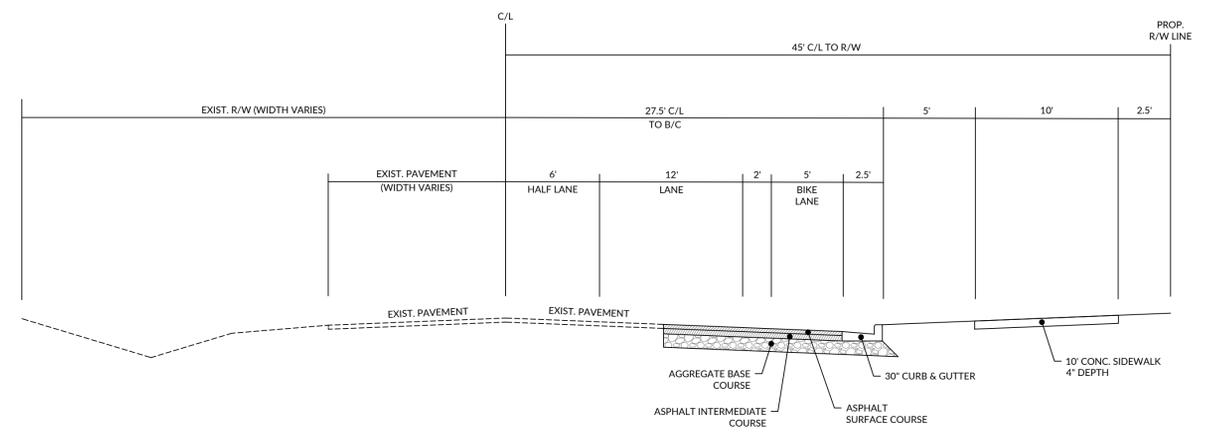
**NOTE:**  
PROJECT REZONING WAS SUBMITTED MARCH 2ND, 2023. THE AREA ZONED RM-CZ IS THEREFORE SUBJECT TO LDO SECTION 3.1.B CLUSTER REQUIREMENTS FOR MINIMUM LOT SIZE, WIDTH, & BUILDING SETBACKS IN PLACE PRIOR TO THE APRIL 4TH, 2023 LDO TEXT AMENDMENT TA-23-02.

J:\2024\24045\_Plan\_WithersRavenel\Assemblies\CAD\Drawings\Site\Construction\CD\300-309 TYPICAL LOTS & ROADWAY SECTIONS.dwg Thursday, October 31, 2024 11:25:56 AM - 10/31/2024



TYPICAL WIDENING SECTION  
FOWLER ROAD PROJECT FRONTAGE

NTS



TYPICAL WIDENING SECTION  
ROLESVILLE ROAD PROJECT FRONTAGE

NTS



J:\2024\04\04\_Plan\_WithersRavenel\Assemblies\CD\Drawings\SiteConstruction\CD-01\CD-01\UTILITY PLUMBING.dwg, October 31, 2024 11:27:28 AM - R:BNY05

PRELIMINARY  
 NOT APPROVED FOR  
 CONSTRUCTION

Signed by: *Timna Cook* 12/3/2024  
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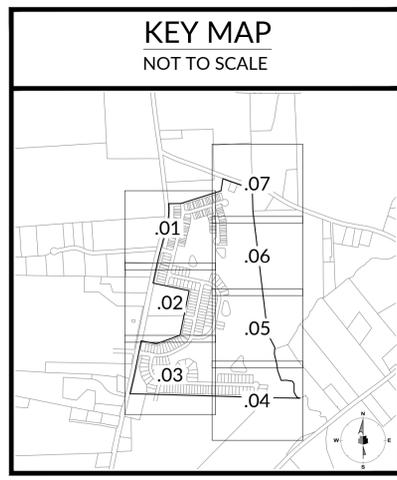
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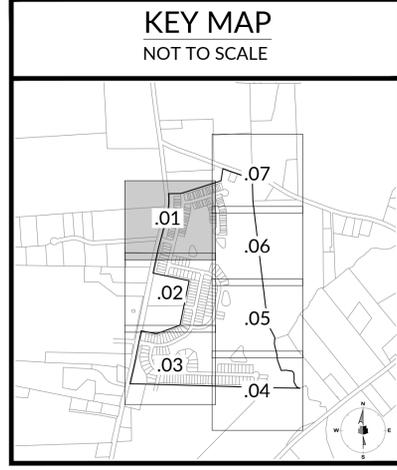
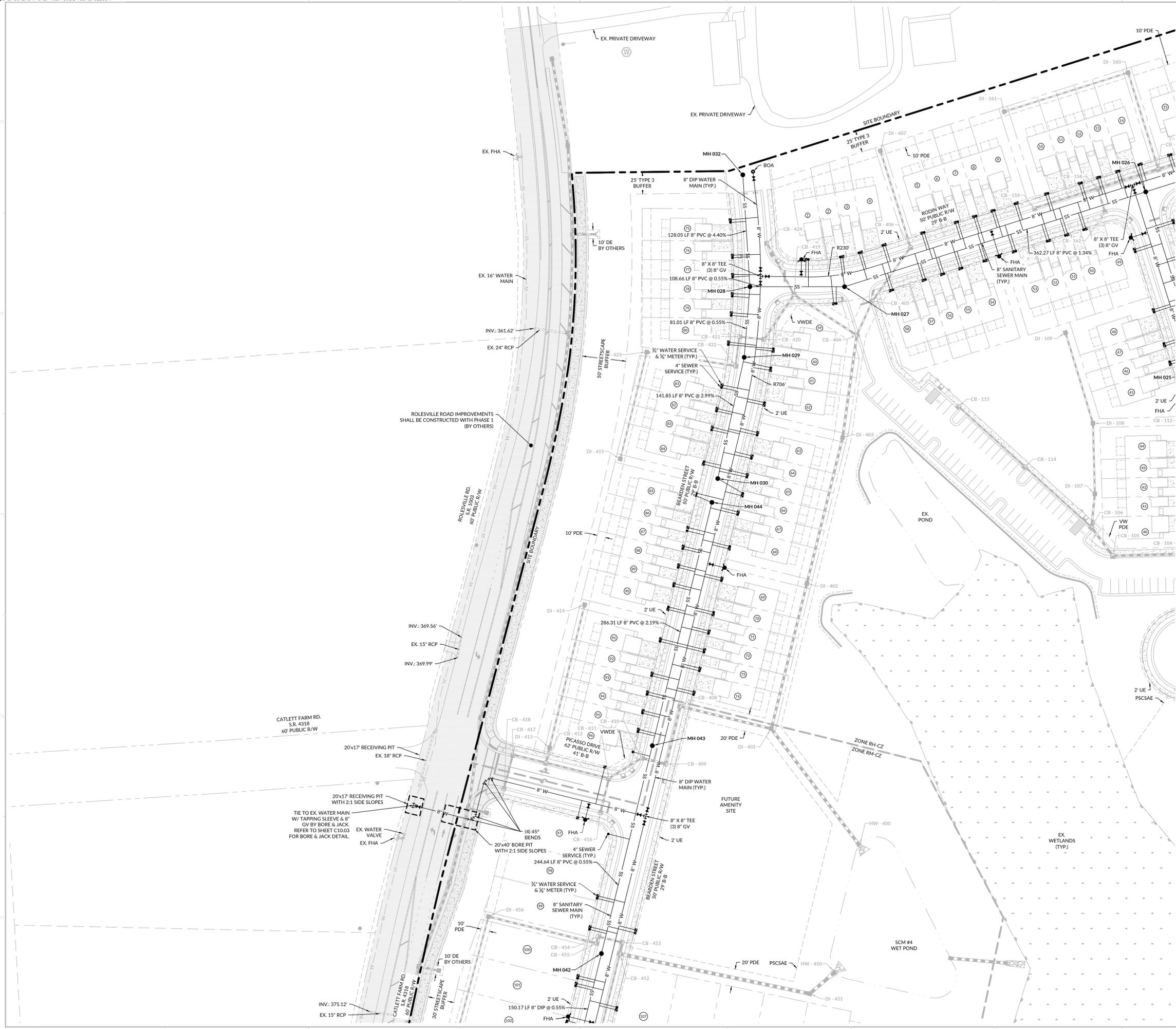
INITIAL PLAN DATE: 05/01/2024  
 REVISIONS:  
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 3 - 11/01/2024 PER TOWN COMMENTS

WR JOB NUMBER	23-0045
DRN: WR	DGN: WR
CKD: WR	

**OVERALL UTILITY PLAN**

**C4.00**







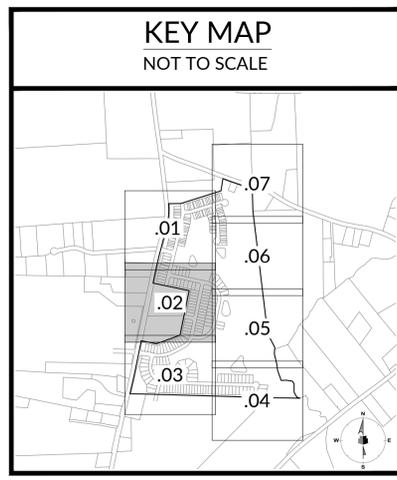
EX. FHA

ROLESVILLE ROAD IMPROVEMENTS SHALL BE CONSTRUCTED WITH PHASE 1 (BY OTHERS)

EX. 16" WATER MAIN

10' DE BY OTHERS

KALAS FALLS SUBDIVISION APPROVED-CD-21-07





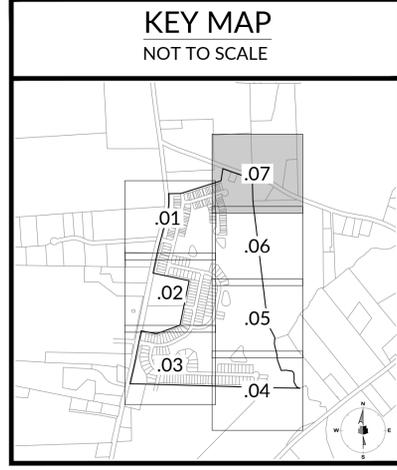








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PRELIMINARY  
 NOT APPROVED FOR  
 CONSTRUCTION  
 SIGNED BY: *Timna Cook*  
 12/3/2024

0 25 50  
 SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 05/01/2024  
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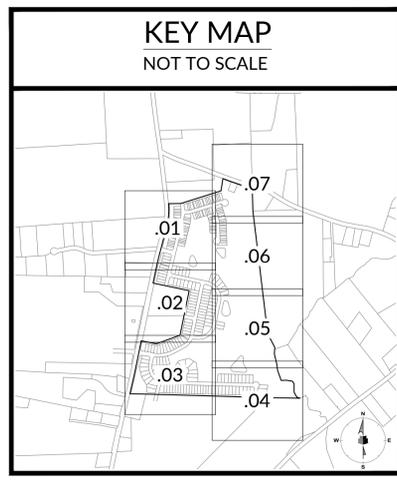
WR JOB NUMBER 23-0045  
 DRN: WR DGN: WR CKD: WR

UTILITY PLAN

**C4.07**



J:\2024\Projects\Broadmoor\Drawings\Site\StormDrainage\CD\OverallStormDrainage.dwg, Thursday, October 21, 2024 11:28:38 AM - ISMNTS



PROFESSIONAL ENGINEER  
**PRELIMINARY  
 NOT APPROVED FOR  
 CONSTRUCTION**  
 SIGNED BY: *Timna Cook*  
 12/3/2024  
 SCALE: 1 inch = 200 ft.

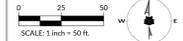
INITIAL PLAN DATE: 05/01/2024  
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MAJOR SUBDIVISION PRELIMINARY PLAN FOR  
**BROADMOOR  
 PSP-24-02**  
 ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

PRELIMINARY  
 NOT APPROVED FOR  
 CONSTRUCTION  
 (Seal of the State of North Carolina Professional Engineer License No. 122504651E1E666)

Signed by: *Timna Cook* 12/3/2024

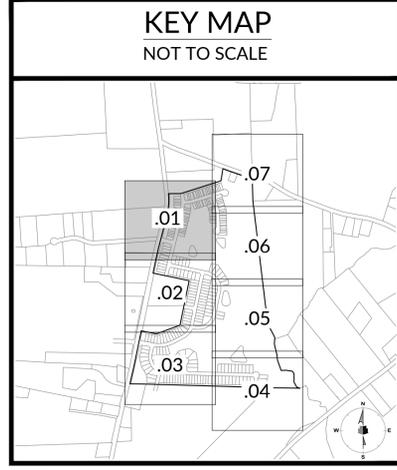


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WR JOB NUMBER: 23-0045  
 DRN: WR DGN: WR CKD: WR

**STORM DRAINAGE & GRADING PLAN**

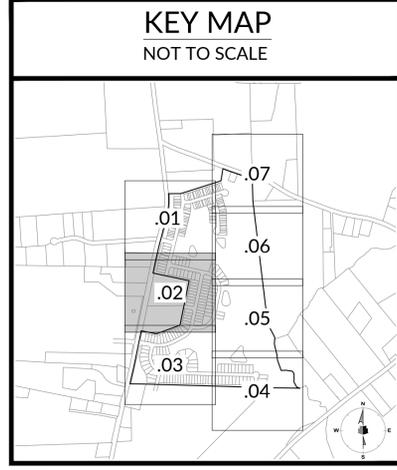
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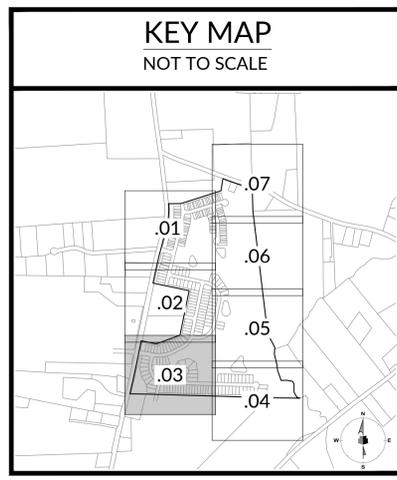
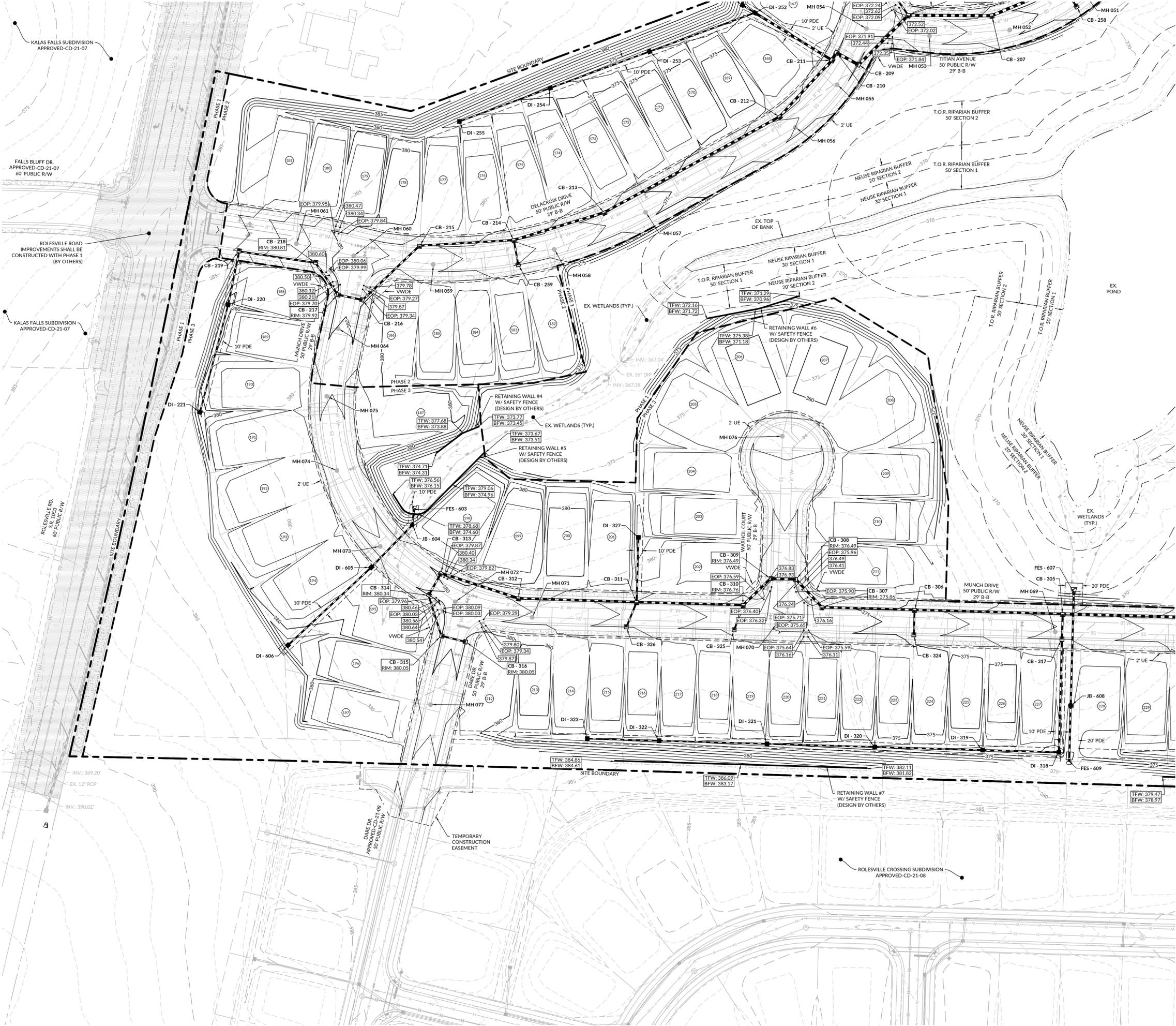


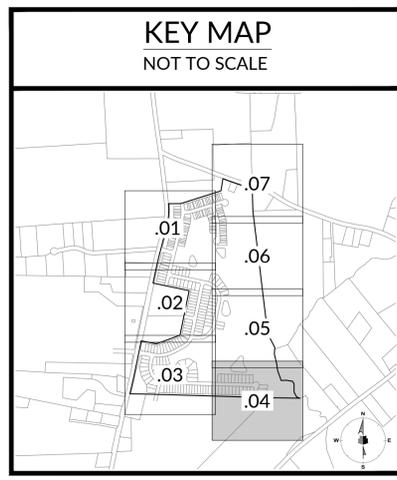
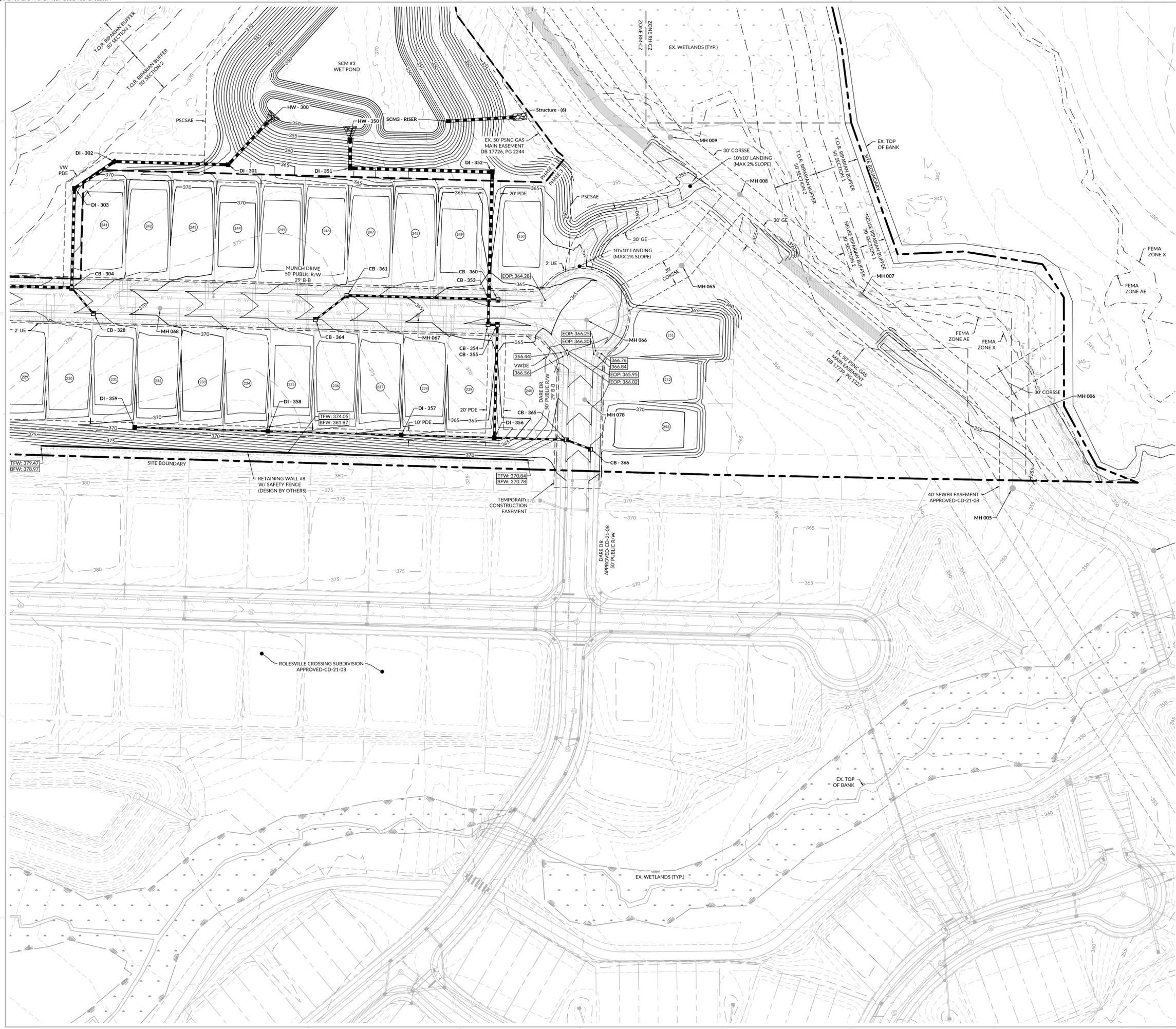


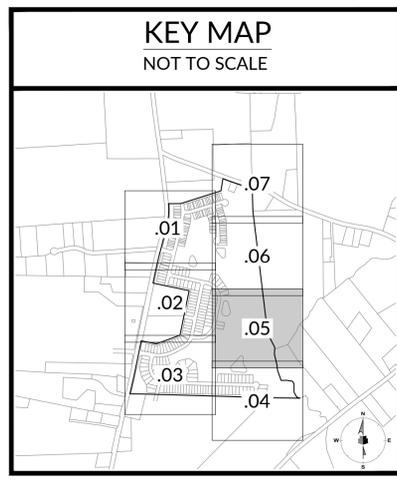
ROLESVILLE ROAD IMPROVEMENTS SHALL BE CONSTRUCTED WITH PHASE 1 (BY OTHERS)

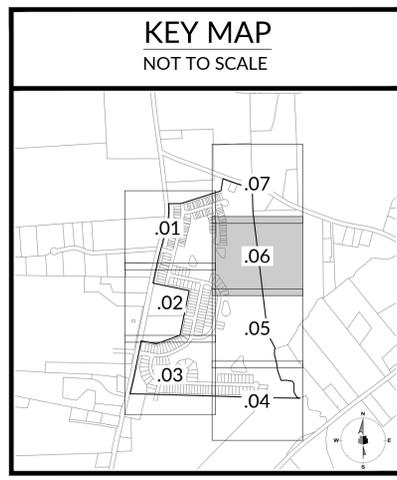
KALAS FALLS SUBDIVISION APPROVED-CD-21-07











MAJOR SUBDIVISION PRELIMINARY PLAT FOR  
**BROADMOOR**  
**PSP-24-02**  
 ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

PROFESSIONAL SEAL  
**PRELIMINARY**  
 NOT APPROVED FOR  
 CONSTRUCTION  
 TERENCE COOK  
 SIGNED BY: *Terence Cook* 12/3/2024

INITIAL PLAN DATE: 05/01/2024  
 REVISIONS:  
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 3 - 11/01/2024 PER TOWN COMMENTS

WR JOB NUMBER 23-0045  
 DRN: WR DGN: WR CKD: WR

**STORM DRAINAGE & GRADING PLAN**

**C5.06**



our people • your success

J:\23\0045\Plan\WithersRavenel\Assemblies\CAD\Drawings\SiteConstruction\C5.06\STORMDRAIN\PLAN.dwg Thursday, October 03, 2024 11:21:31 AM - JRETH

