







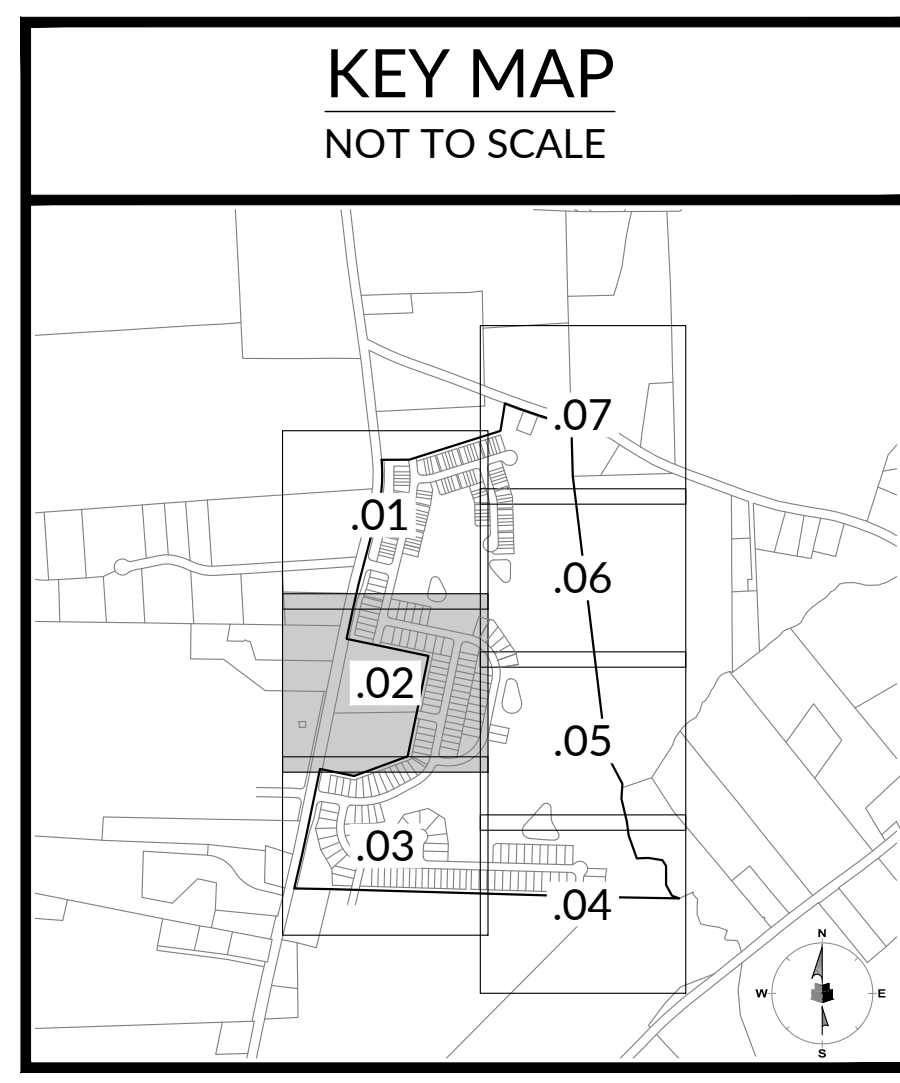
**PLANT LEGEND**

SYMBOL	CODE	BOTANICAL NAME
<b>TREES</b>		
(Symbol: Circle with cross)	ACE RBR	ACER RUBRUM
(Symbol: Circle with asterisk)	NYS SYL	NYSSA SYLVATICA
(Symbol: Circle with diagonal lines)	PIS CHI	PISTACIA CHINENSIS
(Symbol: Circle with horizontal lines)	PLA OCC	PLATANUS OCCIDENTALIS
(Symbol: Circle with vertical lines)	QUE PHE	QUERCUS PHELLOS
(Symbol: Circle with dots)	TAX DIS	TAXODIUM DISTICHUM
(Symbol: Circle with diagonal lines /)	ULM AME	ULMUS AMERICANA
<b>SHRUBS</b>		
(Symbol: Circle with asterisk)	ABE GRA	ABELIA X GRANDIFLORA
(Symbol: Circle with asterisk)	ILE SHA	ILEX GLABRA 'SHAMROCK'
(Symbol: Circle with asterisk)	ILE VOM	ILEX VOMITORIA
(Symbol: Circle with asterisk)	ITE VIR	ITEA VIRGINICA
(Symbol: Hatched box)		TYPE 2 PERIMETER BUFFER
(Symbol: Dotted box)		TYPE 3 PERIMETER BUFFER
(Symbol: Dotted box)		POLLINATOR GARDEN AREA

51. What does this circle represent? Label and make sure it is consistently shown, all lighting sheets.

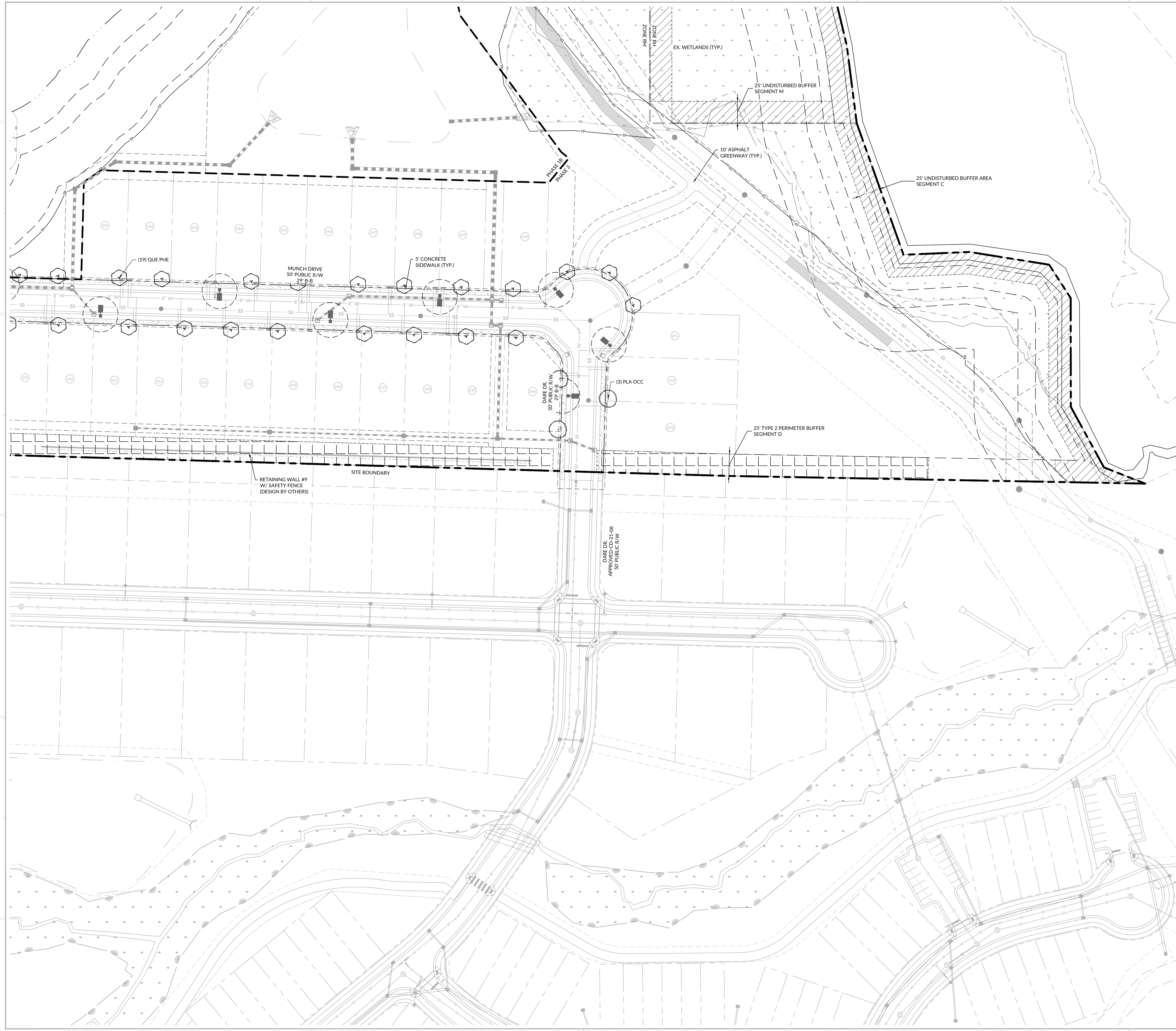
52. Confirm that the location of the street lights will not interfere with driveways, all lighting sheets.

53. Street Lights should be located behind the sidewalk. Please revise accordingly.



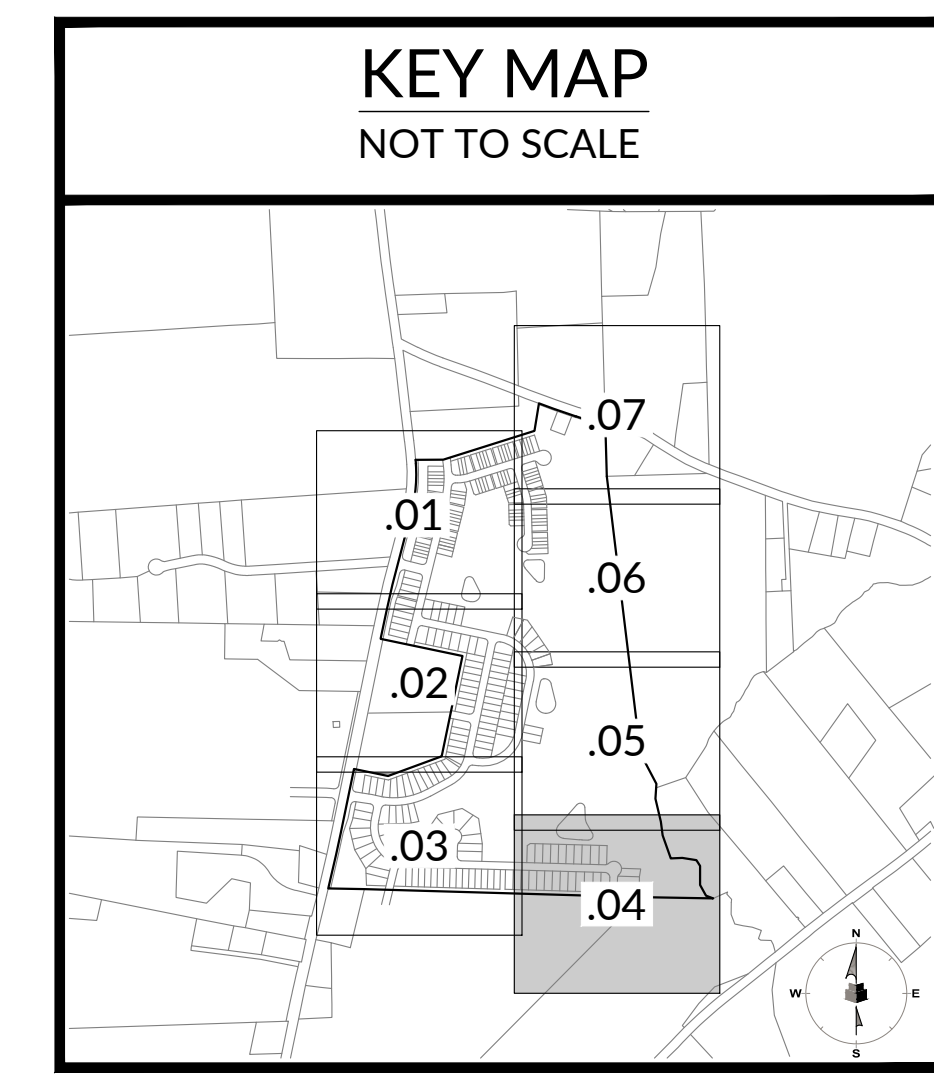
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**PLANT LEGEND**

SYMBOL	CODE	BOTANICAL NAME
<b>TREES</b>		
	ACE RBR	ACER RUBRUM
	NYS SYL	NYSSA SYLVATICA
	PIS CHI	PISTACIA CHINENSIS
	PLA OCC	PLATANUS OCCIDENTALIS
	QUE PHE	QUERCUS PHELLOS
	TAX DIS	TAXODIUM DISTICHUM
	ULM AME	ULMUS AMERICANA
<b>SHRUBS</b>		
	ABE GRA	ABELIA X GRANDIFLORA
	ILE SHA	ILEX GLABRA 'SHAMROCK'
	ILE VOM	ILEX VOMITORIA
	ITE VIR	ITEA VIRGINICA
	TYPE 2 PERIMETER BUFFER	
	TYPE 3 PERIMETER BUFFER	
	POLLINATOR GARDEN AREA	



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CONSTRUCTION INFRASTRUCTURE DRAWINGS  
**BROADMOOR  
CID-YR-XX**

1225 CRESCENT GREEN DRIVE,  
SUITE 200  
CARY, NC 27518

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

0 25 50  
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024  
REVISIONS:

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

LANDSCAPE PLAN

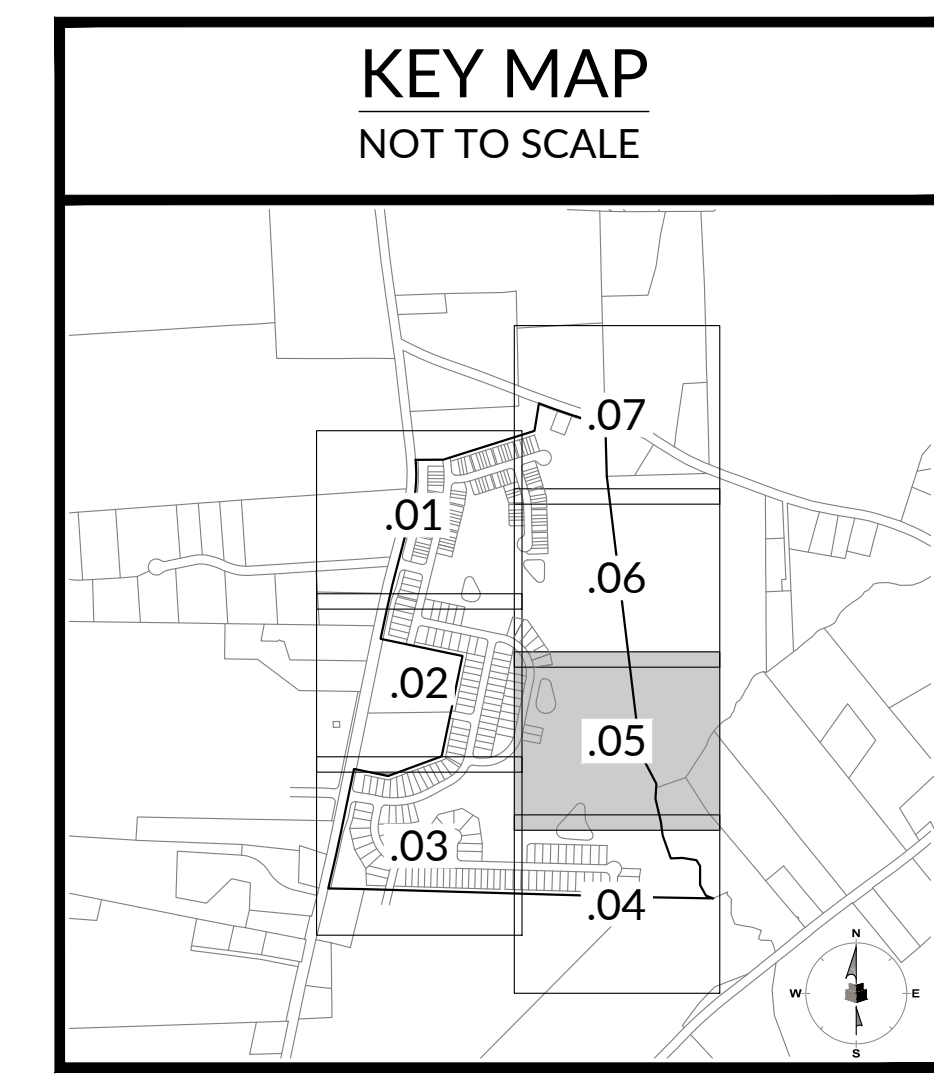
**L1.04**

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**PLANT LEGEND**

SYMBOL	CODE	BOTANICAL NAME
<b>TREES</b>		
	ACE RBR	ACER RUBRUM
	NYS SYL	NYSSA SYLVATICA
	PIS CHI	PISTACIA CHINENSIS
	PLA OCC	PLATANUS OCCIDENTALIS
	QUE PHE	QUERCUS PHELLOS
	TAX DIS	TAXODIUM DISTICHUM
	ULM AME	ULMUS AMERICANA
<b>SHRUBS</b>		
	ABE GRA	ABELIA X GRANDIFLORA
	ILE SHA	ILEX GLABRA 'SHAMROCK'
	ILE VOM	ILEX VOMITORIA
	ITE VIR	ITEA VIRGINICA
	TYPE 2 PERIMETER BUFFER	
	TYPE 3 PERIMETER BUFFER	
	POLLINATOR GARDEN AREA	



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CONSTRUCTION INFRASTRUCTURE DRAWINGS  
**BROADMOOR  
 CID-YR-XX**  
 ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

PRELIMINARY  
 NOT APPROVED FOR  
 CONSTRUCTION  
 WEL B. WHITFIELD

0 25 50  
 SCALE: 1 inch = 50 ft.

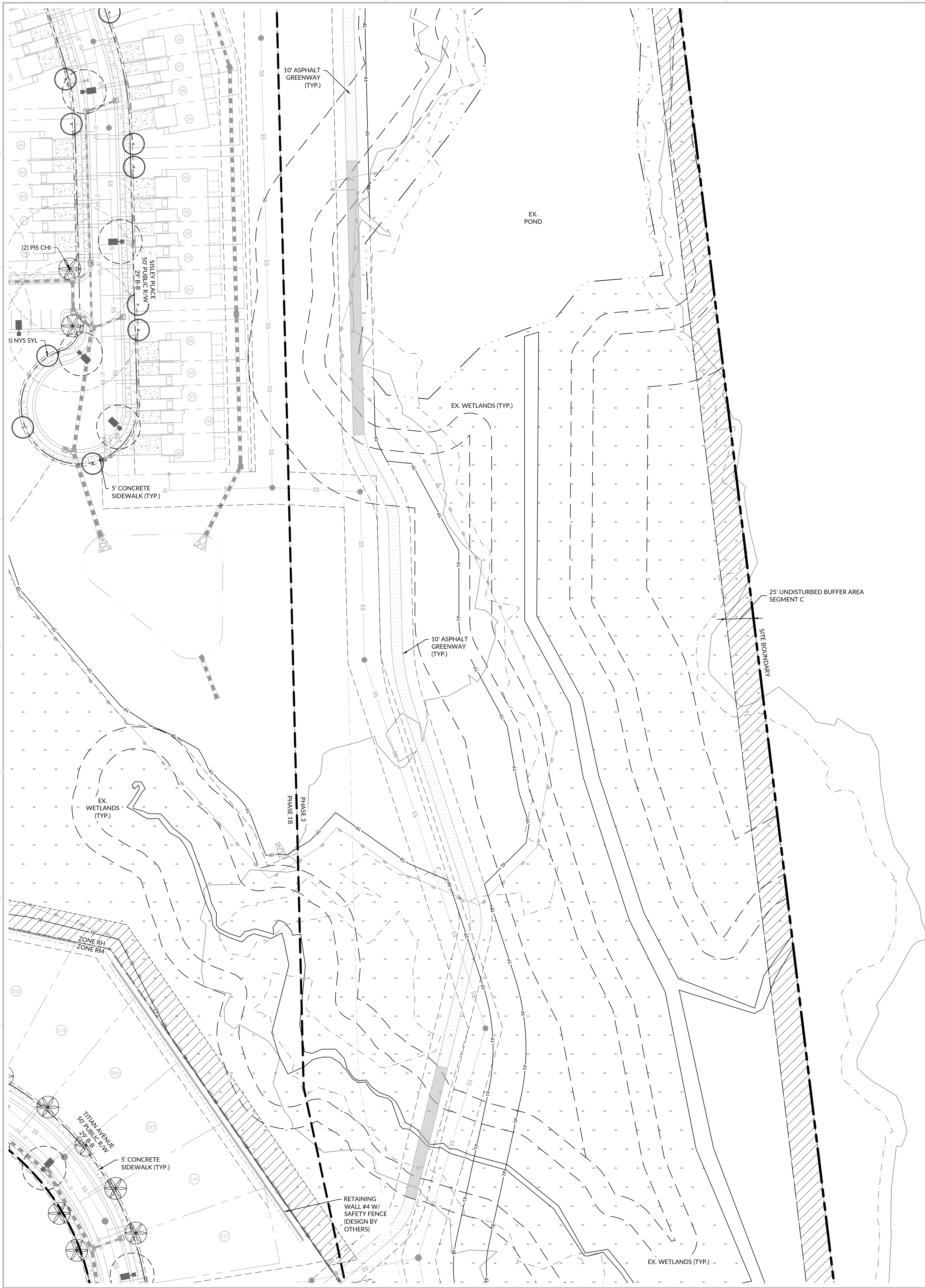
INITIAL PLAN DATE: 11/01/2024  
 REVISIONS:

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

**LANDSCAPE PLAN**

**L1.05**

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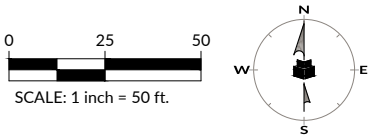


**PLANT LEGEND**

SYMBOL	CODE	BOTANICAL NAME
<b>TREES</b>		
	ACE RBR	ACER RUBRUM
	NYS SYL	NYSSA SYLVATICA
	PIS CHI	PISTACIA CHINENSIS
	PLA OCC	PLATANUS OCCIDENTALIS
	QUE PHE	QUERCUS PHELLOS
	TAX DIS	TAXODIUM DISTICHUM
	ULM AME	ULMUS AMERICANA
<b>SHRUBS</b>		
	ABE GRA	ABELIA X GRANDIFLORA
	ILE SHA	ILEX GLABRA 'SHAMROCK'
	ILE VOM	ILEX VOMITORIA
	ITE VIR	ITEA VIRGINICA
	TYPE 2 PERIMETER BUFFER	
	TYPE 3 PERIMETER BUFFER	
	POLLINATOR GARDEN AREA	



CONSTRUCTION INFRASTRUCTURE DRAWINGS  
**BROADMOOR  
 CID-YR-XX**  
 ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

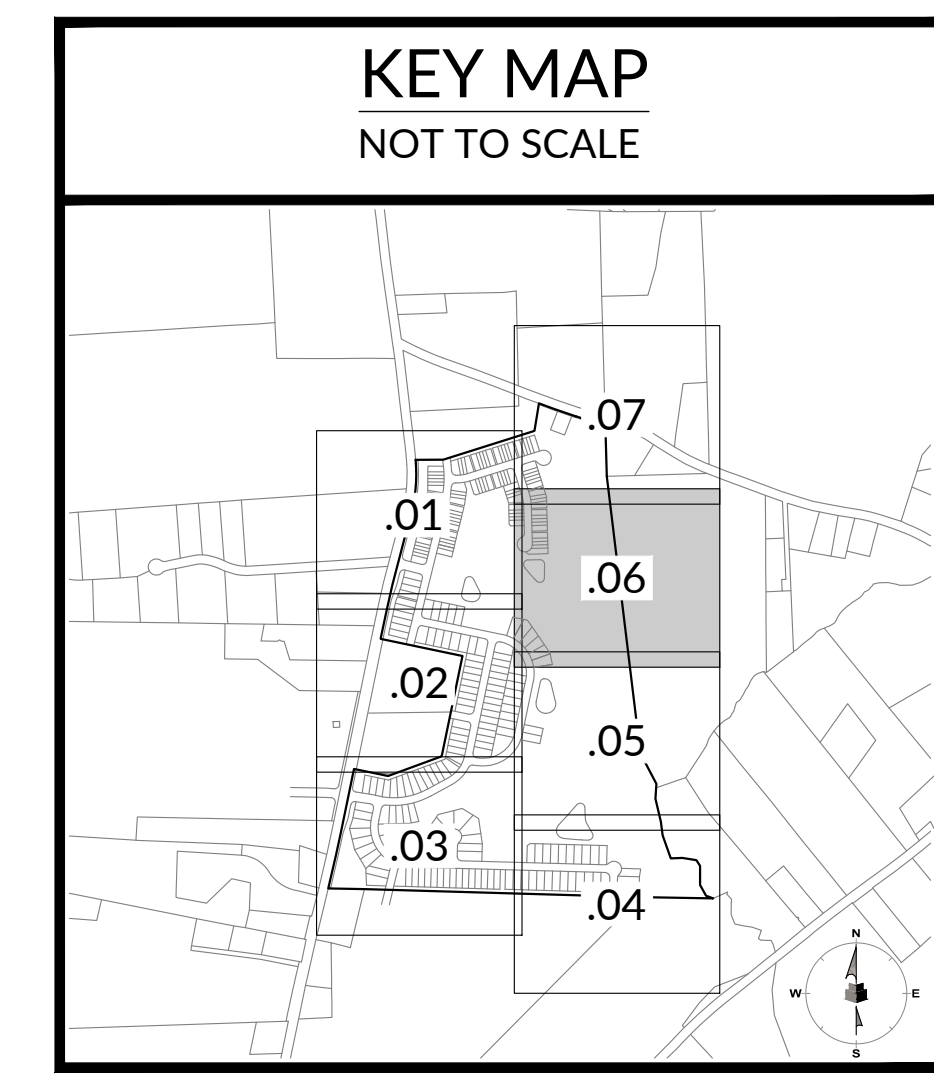


INITIAL PLAN DATE: 11/01/2024  
 REVISIONS:

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

**LANDSCAPE PLAN**

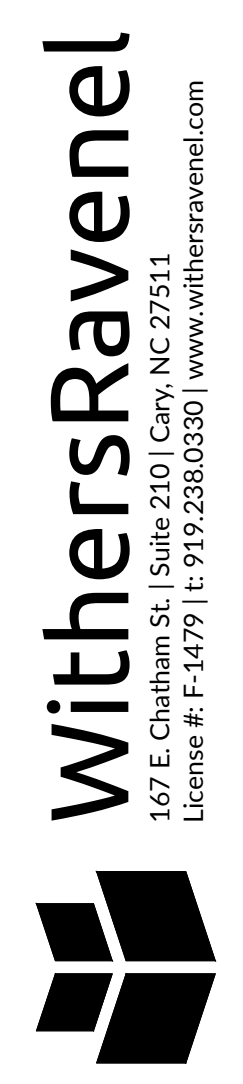
**L1.06**



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**LANDSCAPE CALCULATIONS:**

**PERIMETER BUFFERS**

**BUFFER TYPE 2 - 25' WIDE**  
 REQUIREMENTS: 3 CANOPY TREES PER 100 LF  
 1 UNDERSTORY TREE PER 100 LF  
 50 SHRUBS PER 100 LF  
 6' FENCE OR 10 ADDITIONAL SHRUBS PER UDO TABLE 6.2.2.1

**BUFFER TYPE 3 - 25' WIDE**  
 REQUIREMENTS: 4 CANOPY TREES PER 100 LF  
 2 UNDERSTORY TREE PER 100 LF  
 60 SHRUBS PER 100 LF  
 6' HT WALL OR 10 ADDITIONAL SHRUBS PER UDO TABLE 6.2.2.1

**SEGMENT 'A'** 105 LF  
 REQUIRED: 25' WIDE TYPE 3  
 4 CANOPY TREES  
 2 UNDERSTORY TREES  
 60 SHRUBS  
 6' HT WALL  
 PROVIDED: 4 CANOPY TREES  
 2 UNDERSTORY TREES  
 60 SHRUBS  
 6' HT WALL

**SEGMENT 'B'** 735 LF  
 REQUIRED: 25' WIDE TYPE 3  
 4 CANOPY TREES PER 100 LF  
 2 UNDERSTORY TREE PER 100 LF  
 60 SHRUBS PER 100 LF  
 6' HT WALL  
 PROVIDED: 28 CANOPY TREES PER 100 LF  
 14 UNDERSTORY TREE PER 100 LF  
 420 SHRUBS PER 100 LF  
 6' HT WALL

**SEGMENT 'C'** 3316 LF  
 REQUIRED: 25' WIDE TYPE 3  
 4 CANOPY TREES PER 100 LF  
 2 UNDERSTORY TREE PER 100 LF  
 60 SHRUBS PER 100 LF  
 6' HT WALL  
 PROVIDED: EXISTING VEGETATION TO REMAIN; TO BE SUPPLEMENTED AS NECESSARY TO ACHIEVE BUFFER STANDARDS

**SEGMENT 'D'** 378 LF  
 REQUIRED: 25' WIDE TYPE 2  
 3 CANOPY TREES PER 100 LF  
 1 UNDERSTORY TREE PER 100 LF  
 50 SHRUBS PER 100 LF  
 6' FENCE  
 PROVIDED: 12 CANOPY TREES PER 100 LF  
 4 UNDERSTORY TREE PER 100 LF  
 200 SHRUBS PER 100 LF  
 6' FENCE

**SEGMENT 'E'** 1405 LF  
 REQUIRED: 25' WIDE TYPE 2  
 3 CANOPY TREES PER 100 LF  
 1 UNDERSTORY TREE PER 100 LF  
 50 SHRUBS PER 100 LF  
 6' WALL  
 PROVIDED: 42 CANOPY TREES PER 100 LF  
 14 UNDERSTORY TREE PER 100 LF  
 700 SHRUBS PER 100 LF  
 6' WALL

**SEGMENT 'F'** 314 LF  
 REQUIRED: 25' WIDE TYPE 3  
 3 CANOPY TREES PER 100 LF  
 1 UNDERSTORY TREE PER 100 LF  
 50 SHRUBS PER 100 LF  
 6' FENCE  
 PROVIDED: 9 CANOPY TREES PER 100 LF  
 3 UNDERSTORY TREE PER 100 LF  
 150 SHRUBS PER 100 LF  
 6' FENCE

**SEGMENT 'G'** 824 LF  
 REQUIRED: 25' WIDE TYPE 2  
 3 CANOPY TREES PER 100 LF  
 1 UNDERSTORY TREE PER 100 LF  
 50 SHRUBS PER 100 LF  
 6' FENCE  
 PROVIDED: 24 CANOPY TREES PER 100 LF  
 8 UNDERSTORY TREE PER 100 LF

**SEGMENT 'H'** 881 LF  
 REQUIRED: 25' WIDE TYPE 2  
 3 CANOPY TREES  
 1 UNDERSTORY TREES  
 50 SHRUBS  
 6' FENCE  
 PROVIDED: 27 CANOPY TREES  
 9 UNDERSTORY TREES  
 450 SHRUBS  
 6' FENCE

**SEGMENT 'I'** 290 LF  
 REQUIRED: 25' WIDE TYPE 3  
 4 CANOPY TREES  
 2 UNDERSTORY TREES  
 60 SHRUBS  
 6' HT WALL  
 PROVIDED: 12 CANOPY TREES  
 6 UNDERSTORY TREES  
 120 SHRUBS  
 6' HT WALL

**SEGMENT 'J'** 952 LF  
 REQUIRED: 25' WIDE TYPE 3  
 4 CANOPY TREES  
 2 UNDERSTORY TREES  
 60 SHRUBS  
 6' HT WALL  
 PROVIDED: EXISTING VEGETATION TO REMAIN; TO BE SUPPLEMENTED AS NECESSARY TO ACHIEVE BUFFER STANDARDS

**SEGMENT 'K'** 293 LF  
 REQUIRED: 25' WIDE TYPE 3  
 4 CANOPY TREES  
 2 UNDERSTORY TREES  
 60 SHRUBS  
 6' HT WALL  
 PROVIDED: EXISTING VEGETATION TO REMAIN; TO BE SUPPLEMENTED AS NECESSARY TO ACHIEVE BUFFER STANDARDS

**SEGMENT 'L'** 864 LF  
 REQUIRED: 25' WIDE TYPE 3  
 4 CANOPY TREES  
 2 UNDERSTORY TREES  
 60 SHRUBS  
 6' HT WALL  
 PROVIDED: EXISTING VEGETATION TO REMAIN; TO BE SUPPLEMENTED AS NECESSARY TO ACHIEVE BUFFER STANDARDS

**SEGMENT 'M'** 182 LF  
 REQUIRED: 25' WIDE TYPE 3  
 4 CANOPY TREES  
 2 UNDERSTORY TREES  
 60 SHRUBS  
 6' HT WALL  
 PROVIDED: EXISTING VEGETATION TO REMAIN; TO BE SUPPLEMENTED AS NECESSARY TO ACHIEVE BUFFER STANDARDS


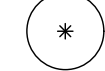





**SEGMENT 'N'** 562 LF  
 REQUIRED: 30' WIDE STREETSCAPE BUFFER  
 14 TREES (1 TREE PER 40)  
 15 TREES  
 PROVIDED: 15 TREES

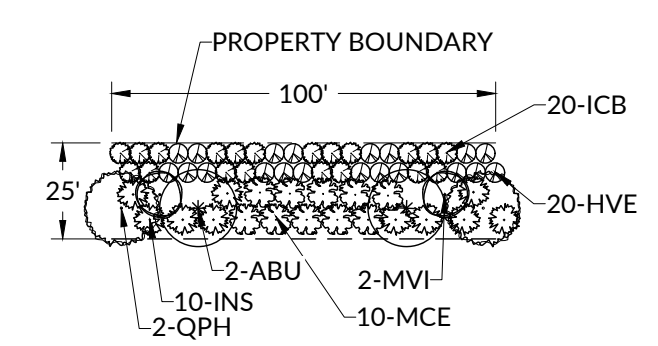
**SEGMENT 'O'** 456 LF  
 REQUIRED: 30' WIDE STREETSCAPE BUFFER  
 12 TREES (1 TREE PER 40)  
 12 TREES  
 PROVIDED: 12 TREES

**SEGMENT 'P'** 663 LF  
 REQUIRED: 50' WIDE STREETSCAPE BUFFER  
 17 TREES (1 TREE PER 40)  
 17 TREES  
 PROVIDED: 17 TREES

**SEGMENT 'Q'** 455 LF  
 REQUIRED: 30' WIDE STREETSCAPE BUFFER  
 11 TREES (1 TREE PER 40)  
 11 TREES  
 PROVIDED: 11 TREES

**BUFFER PLANT SYMBOL KEY:**

- CANOPY TREES:**
-  QPH - QUERCUS PHELLOS
  -  ABU - ACER BUERGERIANUM
- UNDERSTORY TREES:**
-  MVI - MAGNOLIA VIRGININA
- SHRUBS**
-  ICB - ILEX CORNUTA 'BURFORDII NANA'
  -  HVE - HAMAMELIS VERNALIS
  -  INS - ILEX 'NELLIE R. STEVENS'
  -  MCE - MYCERA CERIFERA

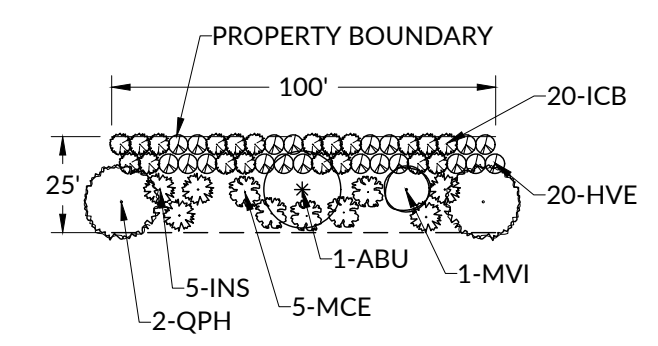


**25' PERIMETER BUFFER TYPE 3 - TYPICAL 100' SECTION**  
 THIS DETAIL IS TO BE USED IF SUPPLEMENTAL PLANTING IS REQUIRED IN BUFFER

**PLANTING REQUIREMENTS:**  
 4 CANOPY TREES PER 100 LF  
 2 UNDERSTORY TREE PER 100 LF  
 60 SHRUBS PER 100 LF  
 6' HT WALL OR 10 ADDITIONAL SHRUBS PER 100 LF PER UDO TABLE 6.2.2.1

\*NO SINGLE SPECIES SHALL COMPRISE MORE THAN 50% OF PLANT TYPE IN BUFFERS

NOTE: TYPICAL BUFFER DETAIL IS INTENDED FOR WHERE SUPPLEMENTAL PLANTING IS REQUIRED IN LIEU OF EXISTING VEGETATION. IN AREAS OF EXISTING MATURE VEGETATION THAT EXISTING PLANT MATERIAL SHALL BE USED TO FULLY MEET THE BUFFER REQUIREMENTS.



**25' PERIMETER BUFFER TYPE 2 - TYPICAL 100' SECTION**  
 THIS DETAIL IS TO BE USED IF SUPPLEMENTAL PLANTING IS REQUIRED IN BUFFER

**PLANTING REQUIREMENTS:**  
 3 CANOPY TREES PER 100 LF  
 1 UNDERSTORY TREE PER 100 LF  
 50 SHRUBS PER 100 LF  
 6' FENCE OR 10 ADDITIONAL SHRUBS PER 100 LF PER UDO TABLE 6.2.2.1

\*NO SINGLE SPECIES SHALL COMPRISE MORE THAN 50% OF PLANT TYPE IN BUFFERS

NOTE: TYPICAL BUFFER DETAIL IS INTENDED FOR WHERE SUPPLEMENTAL PLANTING IS REQUIRED IN LIEU OF EXISTING VEGETATION. IN AREAS OF EXISTING MATURE VEGETATION THAT EXISTING PLANT MATERIAL SHALL BE USED TO FULLY MEET THE BUFFER REQUIREMENTS.

**LANDSCAPE CALCULATIONS:**

**STREET TREES**

**REQUIREMENTS: SHADE TREES 40' OC OR UNDERSTORY TREES 20' OC**

**DARE DR** 252 LF  
 REQUIRED: 6.3 SHADE TREES  
 PROVIDED: 7 SHADE TREES

**DELACROIX DR** 1672 LF  
 REQUIRED: 41.8 SHADE TREES  
 PROVIDED: 42 SHADE TREES

**TITIAN AVE** 1675 LF  
 REQUIRED: 41.8 SHADE TREES  
 PROVIDED: 42 SHADE TREES

**MUNCH DR** 1826 LF  
 REQUIRED: 45.7 SHADE TREES  
 PROVIDED: 46 SHADE TREES

**WARHOL CT** 140 LF  
 REQUIRED: 3.5 SHADE TREES  
 PROVIDED: 4 SHADE TREES

**SEURAT PL** 178 LF  
 REQUIRED: 4.45 SHADE TREES  
 PROVIDED: 5 SHADE TREES

**PICASSO DR** 178 LF  
 REQUIRED: 4.45 SHADE TREES  
 PROVIDED: 5 SHADE TREES

**BEARDEN ST** 1188 LF  
 REQUIRED: 29.7 SHADE TREES  
 PROVIDED: 30 SHADE TREES

**RODIN WAY** 640 LF  
 REQUIRED: 16 SHADE TREES  
 PROVIDED: 16 SHADE TREES

**SISLEY PL** 543 LF  
 REQUIRED: 13.6 SHADE TREES  
 PROVIDED: 14 SHADE TREES

**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
<b>TREES</b>					
	ACE RBR	ACER RUBRUM / RED MAPLE	3" CAL., 12' HT MIN	B&B	19
	NYS SYL	NYSSA SYLVATICA / TUPELO	3" CAL., 12' HT MIN	B&B	36
	PIS CHI	PISTACIA CHINENSIS / CHINESE PISTACHE	3" CAL., 12' HT MIN	B&B	74
	PLA OCC	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	3" CAL., 12' HT MIN	B&B	71
	QUE PHE	QUERCUS PHELLOS / WILLOW OAK	3" CAL., 12' HT MIN	B&B	95
	TAX DIS	TAXODIUM DISTICHUM / BALD CYPRESS	3" CAL., 12' HT MIN	B&B	30
	ULM AME	ULMUS AMERICANA / AMERICAN ELM	3" CAL., 12' HT MIN	B&B	21
<b>SHRUBS</b>					
	ABE GRA	ABELIA X GRANDIFLORA / GLOSSY ABELIA	24" HT. MIN.		44
	ILE SHA	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	24" HT. MIN.		19
	ILE VOM	ILEX VOMITORIA / YAUPON HOLLY	24" HT. MIN.		17
	ITE VIR	ITEA VIRGINICA / VIRGINIA SWEETSPIRE	24" HT. MIN.		45

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

CONSTRUCTION INFRASTRUCTURE DRAWINGS  
**BROADMOOR**  
**CID-YR-XX**

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

PRELIMINARY  
 NOT APPROVED FOR  
 CONSTRUCTION  
 WEL B. WHEAT

INITIAL PLAN DATE: 11/01/2024  
 REVISIONS:

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

**LANDSCAPE DETAILS**

**L1.08**

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CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
RDWY		(1) 75W LED Array, LED	ATB0 SERIES 73W LED 1050MA TYPE 2 4000K CCT	ELECTRONIC	35' POLE	American Electric Lighting, ATB0 20BLEDE10 XXXXX R2	120V 1P 2W	81

Roadway Lighting	
AVERAGE FOOT-CANDLES	0.67
MAXIMUM FOOT-CANDLES	1.4
MINIMUM FOOT-CANDLES	0.2
MINIMUM TO MAXIMUM FC RATIO	0.13
MAXIMUM TO MINIMUM FC RATIO	7.67
AVERAGE TO MINIMUM FC RATIO	3.71

55. Per the LDO, light fixtures shall not exceed 30 feet in height in ROWs.

56. Confirm this is correct and/or update. This does not seem to match the details provided. Please clarify the difference between these two provided models.

**Outdoor Lighting**  
**Roadway LED**

Light series: LED series  
Lumens: 4,800 - 25,000 (lumens dependent)

Wattage	Light Pattern	LEDNA Backlight Design - Glass (R2) Rating
LED 75	LEDNA Type II (strong wash)	83-UD-01
LED 100	LEDNA Type II (strong wash)	83-UD-01
LED 150	LEDNA Type III (medium wash)	83-UD-02
LED 215	LEDNA Type III (medium wash)	83-UD-03
LED 280	LEDNA Type III (medium wash)	83-UD-04

Color temperature: 4,000K  
Warm-up and reheat times: Instant on (for warm-up or reheat time)

Poles available:

Name	Mounting height	Color
Fiberglass	29, 30, 35	Gray
Fiberglass	29, 30, 35	Black (additional cost)
Wood	29, 30, 35	Standard
Metal (special conditions*)	29, 30, 35	Gray

Features:

Features	Benefits
Little or no installation cost	Free up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than overhead service
Warranty included	Worry free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today... and tomorrow.

\*2' raised foundation available when required

**Outdoor Lighting**  
**Roadway LED**

The Roadway LED is a green solution and great for streets, roads, long narrow areas and parking lots. This energy-efficient luminaire delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose low to medium light output on wood or fiberglass poles for mount on an existing pole. Available with one to four fixtures per pole, depending on the fixture/pole combination selected.

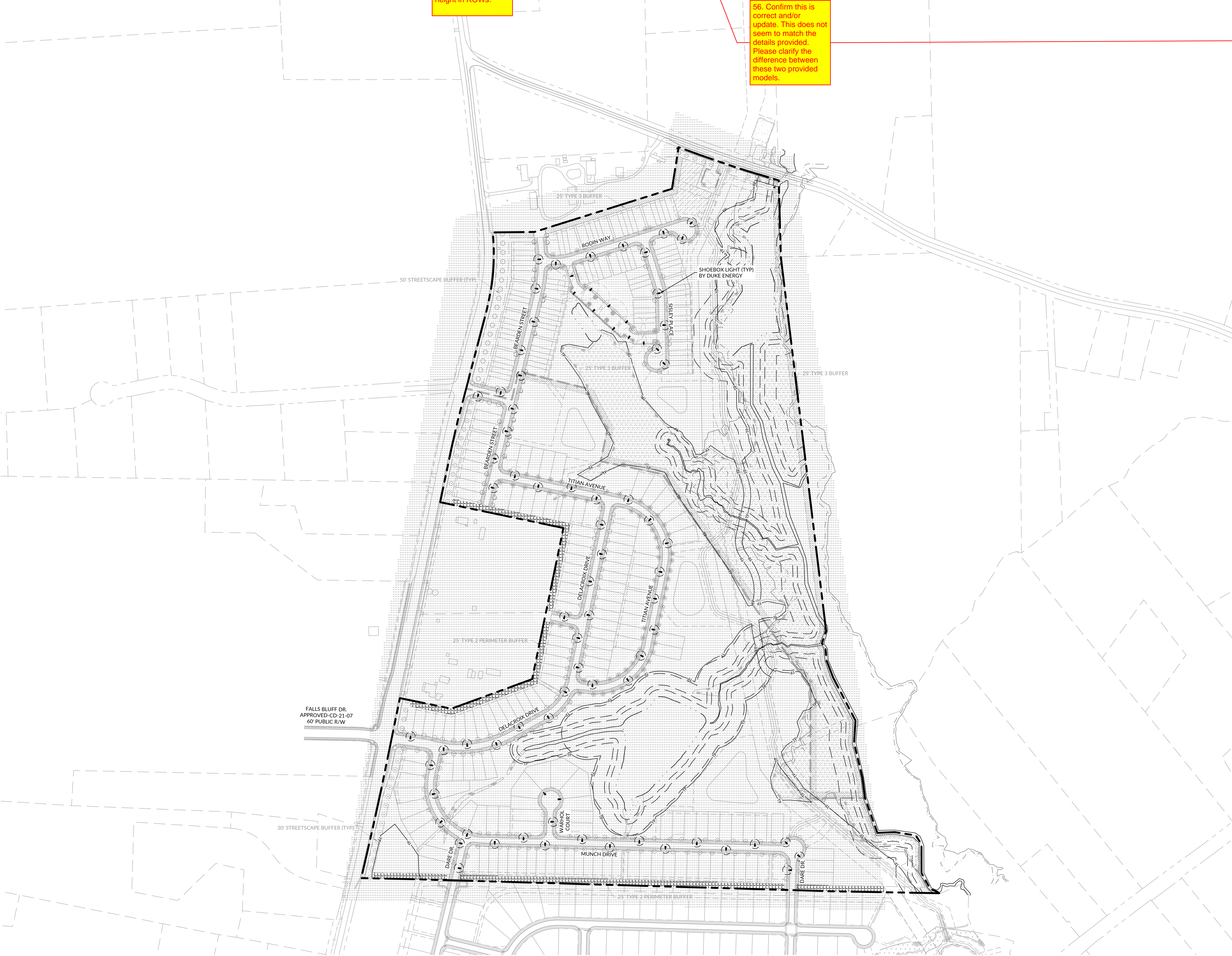
LED Light Emitting Diode: 50 | 75 | 105 | 150 | 215 | 280 watts

Mounting heights: 29, 30, 35

Color:  Gray  Black

Poles:  Fiberglass  Metal (special conditions)  Wood

For additional information, visit us at [dnp.energy.com/outdoor-lighting](http://dnp.energy.com/outdoor-lighting) or call us toll free at 866-768-6417.



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1225 CRESCENT GREEN DRIVE, SUITE 200 CARY, NC 27518

CONSTRUCTION INFRASTRUCTURE DRAWINGS  
**BROADMOOR CID-YR-XX**  
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

PRELIMINARY NOT APPROVED FOR CONSTRUCTION  
NIEL B. WHITT  
SCALE: 1 inch = 200 ft.  
INITIAL PLAN DATE: 11/01/2024  
REVISIONS:

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

**LIGHTING EXHIBIT**

**SL1.00**

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