# MASTERPLAN

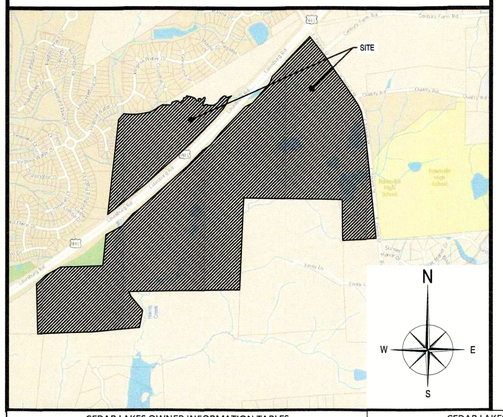
# THE POINT - YOUNG ST. PUD

## ROLESVILLE, NC

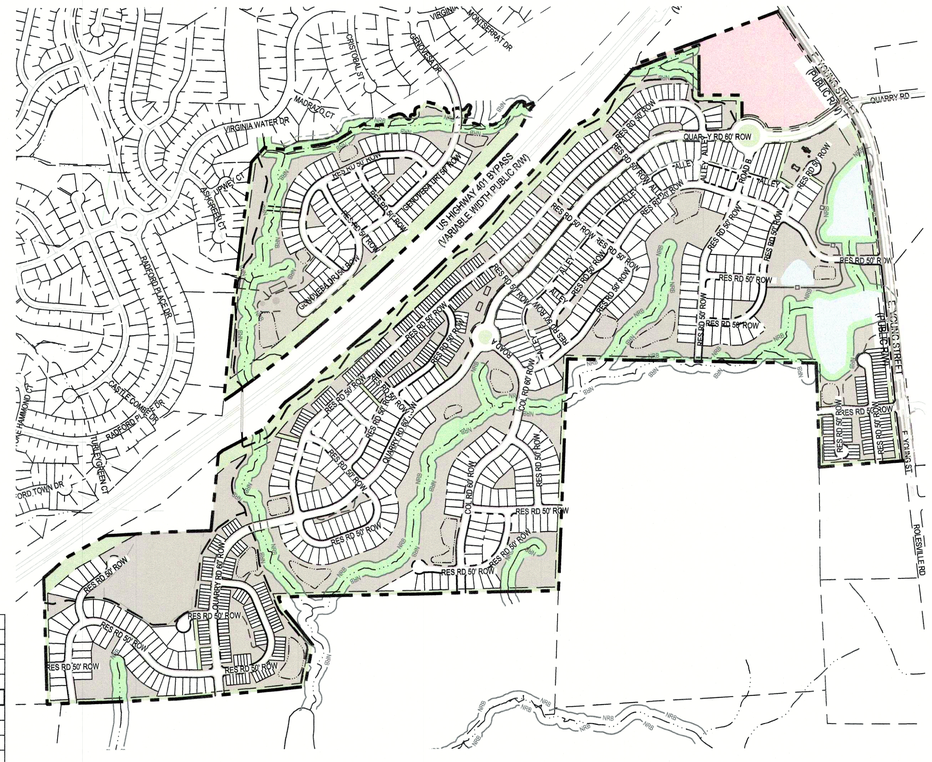
MASTER PLAN SUBMITTAL 1 JANUARY 2, 2019
MASTER PLAN SUBMITTAL 2 FEBRUARY 18, 2019
MASTER PLAN SUBMITTAL 3 APRIL 17, 2019
MASTER PLAN SUBMITTAL 4 MAY 30, 2019
MASTER PLAN SUBMITTAL 5 JUNE 14, 2019
MASTER PLAN SUBMITTAL 6 JULY 26, 2019

TYPE OF PLANS
FOR: ROLESVILLE YOUNG ST PUD
W&R PROJECT NO.:180280

### VICINITY MAP




| CEDAR LAKES OWNER INFORMATION TABLES | | | | | CEDAR LAKES OWNER INFORMATION TABLES | | | | |
|---|---|---|---|---|---|---|---|---|---|
| PROP. | OWNER | PIN | ZONING | CURRENT USE | PROP. | OWNER | PIN | ZONING | CURRENT USE |
| A | TUTIVEN, WYDER TUTIVEN, PATRICIA | 1758953549 | R&PUD | RESIDENTIAL | K | VILLAGE AT ROLESVILLE HOMEOWNERS ASSN INC | 1758964351 | R&PUD | RESIDENTIAL |
| B | PROGRESS RESIDENTIAL 2015-3 BORROWER LLC | 1758953686 | R&PUD | RESIDENTIAL | L | LENNAR CAROLINAS LLC | 1758969366 | R1-SUD | RESIDENTIAL |
| C | PICKETT, SHAWANA | 1758953783 | R&PUD | RESIDENTIAL | M | LENNAR CAROLINAS LLC | 1758967422 | R1-SUD | RESIDENTIAL |
| D | PROGRESS RESIDENTIAL BORROWER 1, LLC | 1758953778 | R&PUD | RESIDENTIAL | N | LENNAR CAROLINAS LLC | 1758967479 | R1-SUD | RESIDENTIAL |
| E | AMH NC PROPERTIES, LP | 1758953873 | R&PUD | RESIDENTIAL | O | WOODBERRY, JEROME JR WOODBERRY MISA MASHELLE | 1758968486 | R1-SUD | RESIDENTIAL |
| F | SANTIAGO, VINCENT | 1758953878 | R&PUD | RESIDENTIAL | P | PETHERS, MICHAEL ERCHUL, LAURA | 1758969496 | R1-SUD | RESIDENTIAL |
| G | MILLER, JAMES JR MILLER, MONICA W | 1758954918 | R&PUD | RESIDENTIAL | Q | LENNAR CAROLINAS LLC | 1768061503 | R1-SUD | RESIDENTIAL |
| H | EULISS, MICHAEL EULISS, KATHY | 1758964034 | R&PUD | RESIDENTIAL | R | GIANDENOTOA-ROMANO, JENNIFER GIANDENOTO, MARC | 1768062680 | R1-SUD | RESIDENTIAL |
| I | COSTE, GABRIEL COSTE, CORNEL | 1758964142 | R&PUD | RESIDENTIAL | S | WHITEHEAD, LATRISHA | 1768063692 | R1-SUD | RESIDENTIAL |
| J | AMH NC PROPERTIES, LP | 1758964117 | R&PUD | RESIDENTIAL | T | LENNAR CAROLINAS LLC | 1768065700 | R1-SUD | RESIDENTIAL |




### SHEET LIST

| SHT # | SHT TITLE |
|---|---|
| MP0.0 | PUD MASTERPLAN COVER |
| MP0.01 | PUD MASTERPLAN SITE DATA |
| MP0.02 | PUD MASTERPLAN ZONING DISTRICTS |
| MP1.0 | OVERALL PUD MASTERPLAN |
| MP1.0.1 | YOUNG STREET & 401 BPYASS IMPROVEMENTS |
| MP1.1 | PUD MASTERPLAN (NE) |
| MP1.2 | PUD MASTERPLAN (SE) |
| MP1.3 | PUD MASTERPLAN (SW) |
| MP1.4 | PUD MASTERPLAN (NW) |
| MP 1.5 | PRELIMINARY PRODUCT ELEVATIONS |
| MPU1.0 | OVERALL CONCEPTUAL UTILITY PLAN - PUD MASTERPLAN |
| MPU1.1 | CONCEPTUAL UTILITY PLAN - PUD MASTER PLAN (NE) |
| MPU1.2 | CONCEPTUAL UTILITY PLAN - PUD MASTER PLAN (SE) |
| MPU1.3 | CONCEPTUAL UTILITY PLAN - PUD MASTER PLAN (SW) |
| MPU1.4 | CONCEPTUAL UTILITY PLAN - PUD MASTER PLAN (NW) |
| L1.0 | OVERALL LANDSCAPE PLAN - PUD MASTERPLAN |
| L1.1 | PUD MASTERPLAN LANDSCAPE (NE) |
| L1.2 | PUD MASTERPLAN LANDSCAPE (SE) |
| L1.3 | PUD MASTERPLAN LANDSCAPE (SW) |
| L1.4 | PUD MASTERPLAN LANDSCAPE (NW) |
| L1.5 | PUD MASTERPLAN LANDSCAPE DETAILS |

**OPEN SPACE**

OPEN SPACE REQUIREMENTS

10% REQUIRED = 31.64 AC

PERCENT OPEN SPACE PROVIDED

| OPEN SPACE | AREA (AC) APPROXIMATE ACTIVE | PASSIVE | TOTAL | USE DISCRIPTION |
|---|---|---|---|---|
| OS-1 | 4.22 | 21.30 | 25.52 | OPEN PLAY AREA, PRIVATE TRAIL W/ GREENWAY CONNECTION, DOG PARK, MAIL KIOSK, GRILLING, AND SITTING AREA |
| OS-2 | 0.26 | 0.00 | 0.26 | OPEN PLAY AREA |
| OS-3 | 0 | 0.50 | 0.50 | |
| | | | | |
| **TOTAL** | **4.48** | **21.80** | **26.28** | **NORTH OF 401 BYPASS** |
| OS-4 | | 3.69 | 3.69 | |
| OS-5 | 2.07 | 12.92 | 14.99 | PUBLIC GREENWAY, STREET SIDE GREENWAY CONNECTION, EXERCISE STATION |
| OS-6 | 1 | 0.90 | 1.90 | PLAY AREA |
| OS-7 | 0.91 | 4.58 | 5.49 | PUBLIC/PRIVATE GREENWAY WITH ACCESS TO PUBLIC GREENWAY |
| OS-8 | 0.32 | 19.36 | 19.68 | MAIL KIOSK |
| OS-9 | | 4.06 | 4.06 | |
| OS-10 | | 0.33 | 0.33 | |
| OS-11 | | 2.74 | 2.74 | |
| | | | | |
| | | | | |
| OS-12 | 0 | 11.57 | 11.57 | DOG PARK |
| OS-13 | 0.1 | 0.23 | 0.33 | |
| OS-14 | 2.52 | 15.90 | 18.42 | PRIVATE GREENWAY TRAIL, PLAYGROUND, MAIL KIOSK |
| OS-15 | | 1.27 | 1.27 | |
| OS-16 | | 0.60 | 0.60 | |
| OS-17 | 3.07 | 6.78 | 9.85 | AMENITY WITH POOL, CLUBHOUSE, MAIL KIOSK, PRIVATE TRAIL CONNECTION |
| OS-18 | 3.13 | 13.49 | 16.62 | PUBLIC GREENWAY |
| OS-19 | 0 | 0.94 | 0.94 | |
| OS-20 | 0.68 | 1.48 | 2.16 | PLAYGROUND, PICNIC AREA |
| OS-21 | 0 | 1.00 | 1.00 | |
| OS-22 | 0.08 | 0.17 | 0.25 | |
| OS-23 | 0.1 | 0.33 | 0.43 | LINEAR PARK |
| OS-24 | | 0.46 | 0.46 | |
| OS-25 | | 0.54 | 0.54 | |
| OS-26 | 0 | 0.49 | 0.49 | |
| | | | | |
| | | | | |
| | | | | |
| **TOTAL** | **13.98** | **103.82** | **117.80** | **SOUTH OF 401 BYPASS** |
| **TOTAL** | | | **144.07** | **PUD TOTAL** |

| GROSS TRACT AREA | | | | |
|---|---|---|---|---|
| PIN | OWNER | ZONING | USE | AREA(AC) |
| 1768267208 | SHEARON | RPUD | FARM | 65.27 |
| 1768068057 | BYRUM | RPUD | FARM | 104.19 |
| 1768044257 | SHEARON | RPUD | FARM | 108.49 |
| 1758930017 | WILLIAMS | RPUD | VACANT | 38.43 |
| | | | TOTAL | 316.38 |

PARKING (SOUTH OF 401 BYPASS)
TOWNHOMES
2 SPACES/UNIT+ 0.25 SPACES/UNIT VISITOR PARKING
+.5 SPACES/UNIT OVER 3BEDROOM

| REQUIRED SPACES | | PROPOSED SPACES |
|---|---|---|
| 2 SP/UNIT | 648 SPACES | 513 GARAGE SPACES |
| .25 SP/UNIT | 81 SPACES | 611 DW SPACES |
| .5 SP/UNIT | 102.5 SPACES | 84 PARKING LOT SPACES |
| 205 | 3 BEDROOM UNITS | 0 ADDITIONAL AMENITY PARKING |
| TOTAL | 832 SPACES | 1208 SPACES (ESTIMATED) |

PARKING (SOUTH OF 401 BYPASS)
SINGLE FAMILY
2 SPACES/UNIT

| REQUIRED SPACES | | PROPOSED SPACES |
|---|---|---|
| 2 SP/UNIT | 966 SPACES | 966 GARAGE SPACES |
| | | 966 DW SPACES |
| TOTAL | 966 SPACES | 1932 SPACES |

Rolesville

**APPROVED FOR COMPLIANCE**

Case #SUP18-09 Project: The Point PUD Master Plan

By: Darryl Johnson Date: 8/20/2019

These plans have been approved for compliance with the Town Code of Ordinance & Standard specifications & Construction Details, subject to statements & conditions hereby incorporated by reference

PREPARED BY:

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

DEVELOPER/OWNER

ASHTON RALEIGH RESIDENTIAL, LLC.
5711 SIX FORKS ROAD, SUITE 300
RALEIGH, NC 27609

ATTN: BOB MISHLER

**THE POINT (Young Street Pud)**

**NORTH OF 401 BYPASS**
R2 PUD
SETBACKS

| | |
|---|---|
| FRONT (FRONT LOAD) | 20 FT |
| SIDE | 5 FT |
| AGGREGATE SIDE | 10 FT |
| CORNER SIDE | 10 FT |
| REAR (FRONT LOAD) | 15 FT |
| MIN LOT WIDTH | 35 FT |
| AREA | 44.74 ACRE |
| UNITS | 98 PROPOSED SINGLE FAMILY UNITS |
| DENSITY | 2.19 DU/AC |
| ALLOWED | 8 DU/AC |
| OS | 26.28 ACRE (PROPOSED OPEN SPACE) |
| | **58.7% OPEN SPACE** |
| | 4.47 ACRE 10% MIN ACTIVE OPEN SPACE REQUIRED |
| | **4.48 ACRE ACTIVE OPEN SPACE PROVIDED** |
| REGULATARY OPEN SPACE | 7.74 ACRE NEUSE BUFFER |
| | 7.46 ACRE LANDSCAPE BUFFER |
| | 11.1 ACRE VOL. OPEN SPACE |

PARKING (NORTH 401 BYPASS)
SINGLE FAMILY
2 SPACES/UNIT

| REQUIRED SPACES | | PROPOSED SPACES |
|---|---|---|
| 2 SP/UNIT | 196 SPACES | 98 GARAGE SPACES |
| | | 98 DW SPACES |
| TOTAL | 196 SPACES | 196 SPACES |

**SOUTH OF 401 BYPASS**
R1 PUD

SETBACKS

| | |
|---|---|
| FRONT (FRONT LOAD) | 20 FT |
| SIDE | 5 FT |
| AGGREGATE SIDE | 10 FT |
| CORNER SIDE | 10 FT |
| REAR | 15 FT |
| MIN LOT WIDTH | 50 FT |
| MIN LOT AREA | 6,000 SF |

R2 PUD

SETBACKS

| | |
|---|---|
| FRONT (FRONT LOAD) | 20 FT |
| FRONT (ALLEY LOAD) | 10 FT |
| SIDE | 5 FT |
| AGGREGATE SIDE | 10 FT |
| CORNER SIDE | 10 FT |
| REAR (FRONT LOAD) | 15 FT |
| REAR (ALLEY LOAD) | 15 FT (ALLEY CENTER LINE) |
| MIN LOT WIDTH | 35 FT |

R3 PUD
SETBACKS

| | |
|---|---|
| FRONT | 20 FT |
| SIDE | 5 FT (END UNIT) |
| REAR | 15 FT |
| MIN WIDTH | 20 FT |

| | | |
|---|---|---|
| AREA TOTAL | 264.27 ACRE | |
| RETAIL | 12.28 ACRE | |
| RESIDENTAIL | 251.99 ACRE | |
| R3 UNITS (MAXIMUM) | 324 PROPOSED TOWNHOME UNITS | |
| R1 UNITS (MAXIMUM) | 296 SINGLE FAMILY | |
| R2 UNITS (MAXIMUM) | 187 SINGLE FAMILY | |
| TOTAL UNITS | 807 | |
| OVERALL DENSITY | 3.20 DU/ACRE | |
| ALLOWED DENSITY | 6 DU/AC | |
| TOWNHOME AREA | 46.79 ACRE | |
| DENSITY | 6.9 DU/AC TOWNHOMES | |
| ALLOWED DENSITY | 10 DU/AC | |
| SINGLE FAMILY AREA | 205.20 ACRE | |
| DENSITY | 2.4 DU/AC | |
| ALLOWED DENSITY | 8 DU/AC | |
| OPEN SPACE REQUIRED | | |
| 10% | 25.2 ACRE | REQUIRED |
| | 117.80 ACRE | PROVIDED |
| | 46.7% PROVIDED | |
| TOWNHOMES | | |
| 15% | 7.02 ACRE | REQUIRED |
| | 117.80 ACRE | PROVIDED |
| 35% ACTIVE | 2.5 ACRE | REQUIRED |
| | 13.98 ACRE | PROVIDED |

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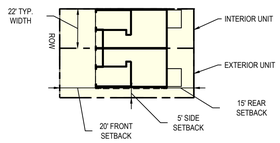
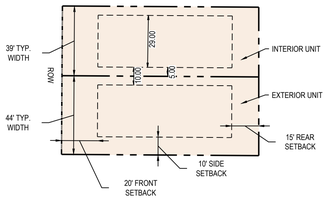
# TYPICAL LOT DIMENSIONS

SCALE: 1" = 40'

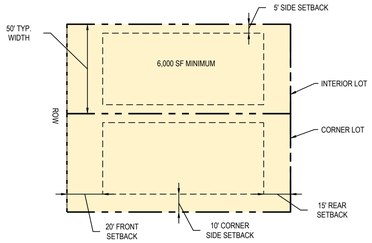
**TOWNHOMES 22' INTERIOR LOT (R3)**



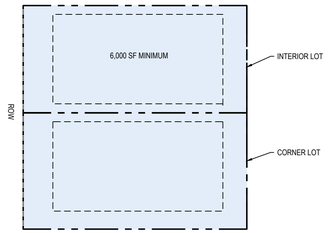

**SINGLE FAMILY 39' MIN WIDTH LOT (R2)**



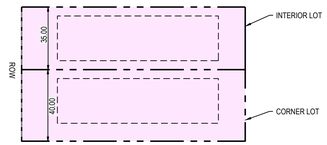

**SINGLE FAMILY 50' MIN WIDTH (R1)**



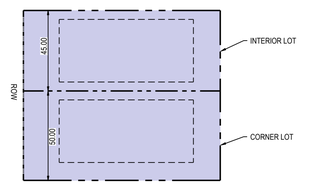

**SINGLE FAMILY 60' MIN WIDTH (NOMINAL) (R1)**

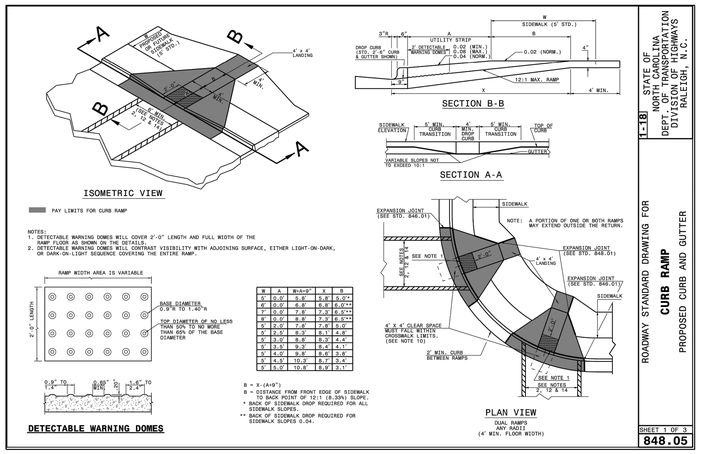



**SINGLE FAMILY 35' MIN WIDTH (R2)**




**SINGLE FAMILY 45' MIN WIDTH (R2)**




| B | A | W=A+2' | X | B |
|---|---|---|---|---|
| 4' | 6.0' | 8.0' | 5.0' | 5.0'* |
| 6' | 6.0' | 8.0' | 6.0' | 6.0'** |
| 4' | 6.0' | 7.0' | 7.0' | 6.0'** |
| 6' | 6.0' | 8.0' | 7.0' | 6.0'** |
| 4' | 7.0' | 9.0' | 7.0' | 5.0' |
| 4' | 8.0' | 10.0' | 8.1' | 4.0' |
| 4' | 9.0' | 11.0' | 9.2' | 4.4' |
| 4' | 9.5' | 11.5' | 9.3' | 4.1' |
| 4' | 9.0' | 11.0' | 9.4' | 4.1' |
| 4' | 8.0' | 10.0' | 9.6' | 3.8' |
| 4' | 6.0' | 8.0' | 9.7' | 3.4' |
| 4' | 5.0' | 7.0' | 9.8' | 3.1' |

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR

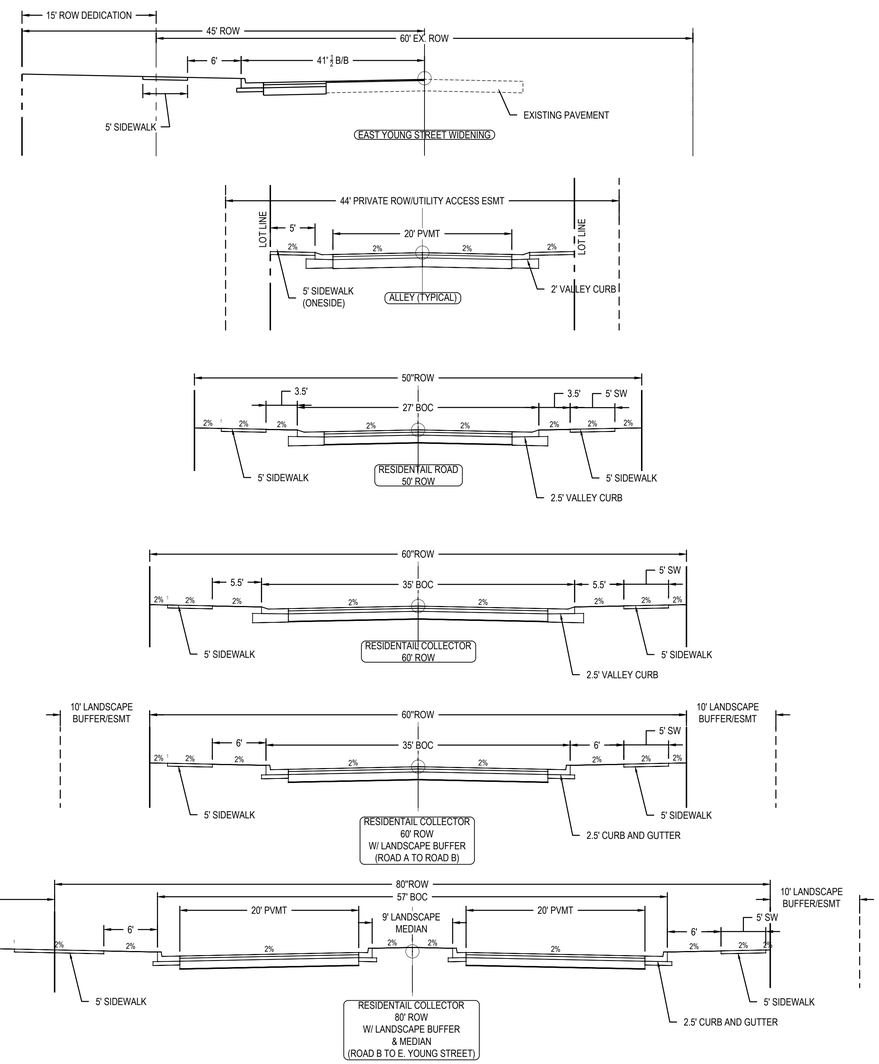
**CURB RAMP**

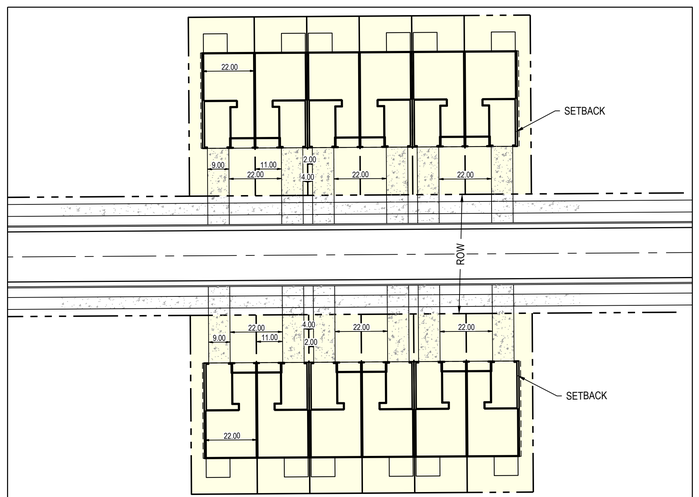
PROPOSED CURB AND GUTTER

SHEET 1 OF 3

**848.05**

# TYPICAL ROAD SECTIONS




# TYPICAL TOWNHOME DRIVEWAY

SCALE: 1" = 30'

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

THE POINT YOUNG ST. PUD

ROLESVILLE, NC

PUD MASTERPLAN SITE DATA

| Job No. | 02.180280 | Drawn By | W&R |
|---|---|---|---|
| Date | 09.28.18 | Designer | W&R |

NORTH CAROLINA PROFESSIONAL SEAL
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
WAYNE LEATHERS

Revisions

Sheet No.

MP0.01

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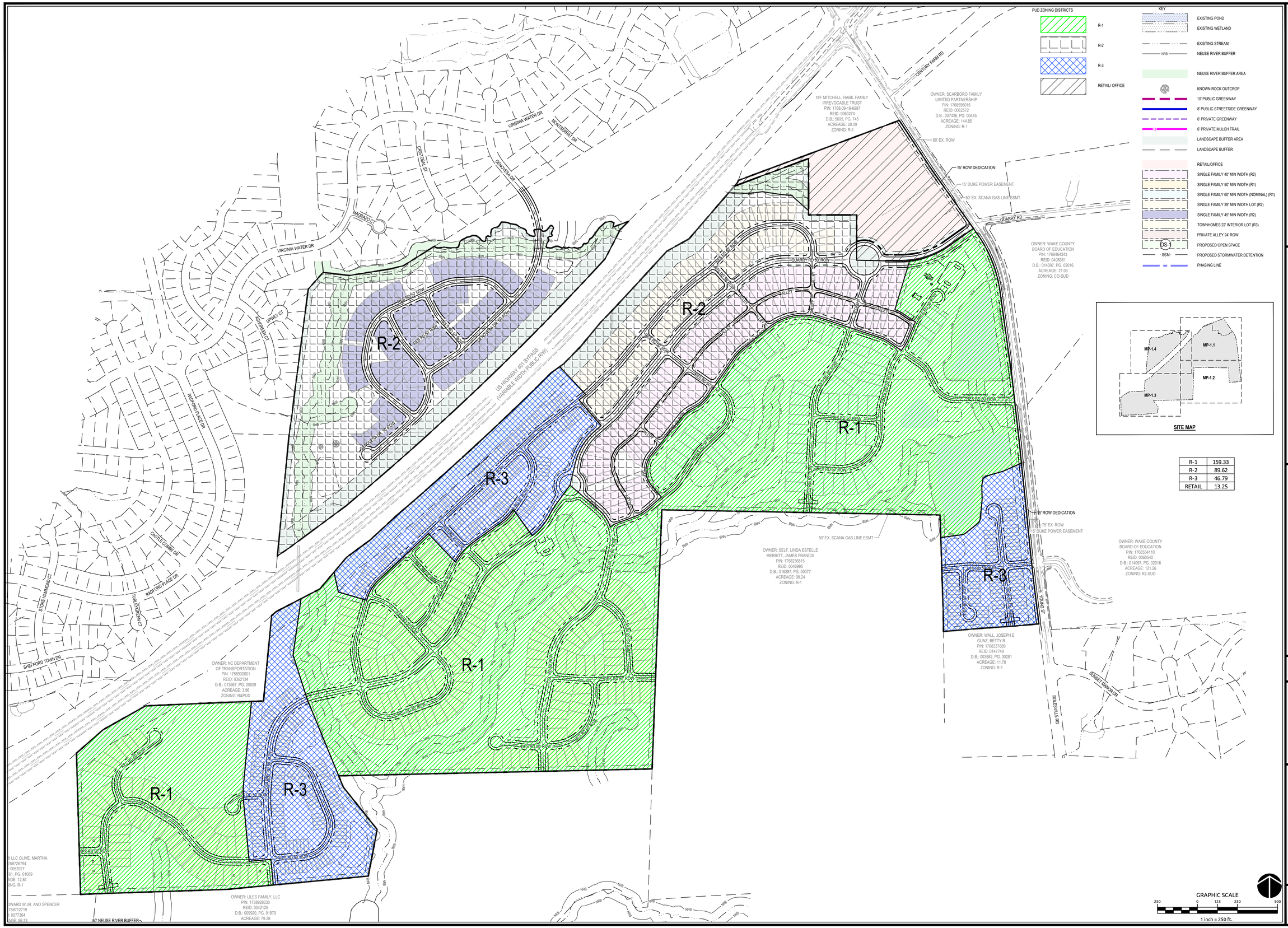


| | |
|---|---|
| R-1 | 159.33 |
| R-2 | 89.62 |
| R-3 | 46.79 |
| RETAIL | 13.25 |


WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com


# THE POINT YOUNG ST. PUD

ROLESVILLE, NC

## PUD MASTERPLAN ZONING DISTRICTS

| | | | |
|---|---|---|---|
| Job No. | 02.180280 | Drawn By | W&R |
| Date | 09.28.18 | Designer | W&R |

NORTH CAROLINA PROFESSIONAL
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
JAYNE LEAL

Revisions

Sheet No.
MP0.02

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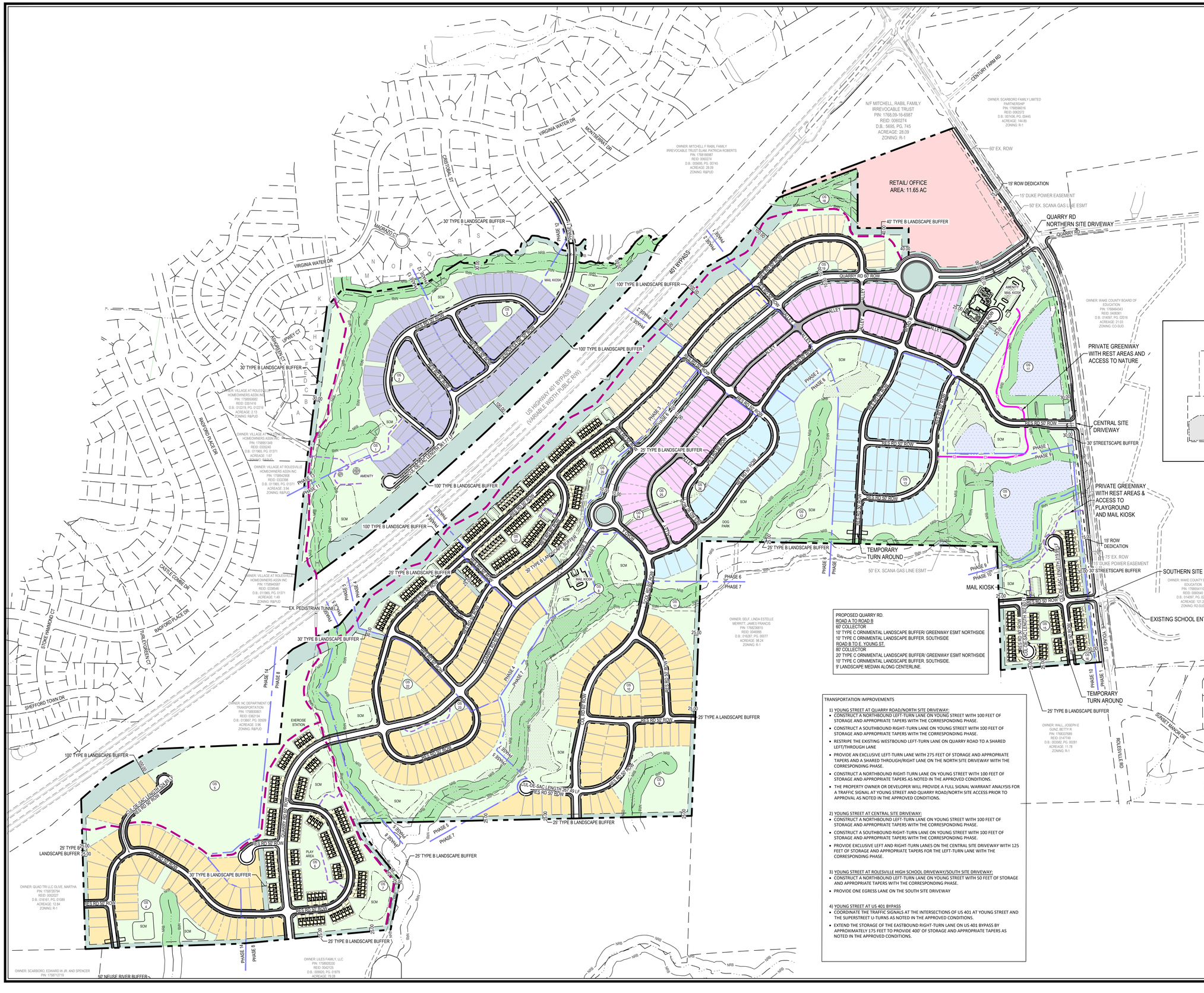



PROPOSED QUARRY RD.
ROAD A TO ROAD B
60' COLLECTOR
10' TYPE C ORNIMENTAL LANDSCAPE BUFFER/ GREENWAY ESMT NORTHSIDE
10' TYPE C ORNIMENTAL LANDSCAPE BUFFER. SOUTHSIDE
ROAD B TO E. YOUNG ST.
80' COLLECTOR
20' TYPE C ORNIMENTAL LANDSCAPE BUFFER/ GREENWAY ESMT NORTHSIDE
10' TYPE C ORNIMENTAL LANDSCAPE BUFFER. SOUTHSIDE.
9' LANDSCAPE MEDIAN ALONG CENTERLINE.

TRANSPORTATION IMPROVEMENTS

1) YOUNG STREET AT QUARRY ROAD/NORTH SITE DRIVEWAY:
- CONSTRUCT A NORTHBOUND LEFT-TURN LANE ON YOUNG STREET WITH 100 FEET OF STORAGE AND APPROPRIATE TAPERS WITH THE CORRESPONDING PHASE.
- CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE ON YOUNG STREET WITH 100 FEET OF STORAGE AND APPROPRIATE TAPERS WITH THE CORRESPONDING PHASE.
- RESTRIPE THE EXISTING WESTBOUND LEFT-TURN LANE ON QUARRY ROAD TO A SHARED LEFT/THROUGH LANE
- PROVIDE AN EXCLUSIVE LEFT-TURN LANE WITH 275 FEET OF STORAGE AND APPROPRIATE TAPERS AND A SHARED THROUGH/RIGHT LANE ON THE NORTH SITE DRIVEWAY WITH THE CORRESPONDING PHASE.
- CONSTRUCT A NORTHBOUND RIGHT-TURN LANE ON YOUNG STREET WITH 100 FEET OF STORAGE AND APPROPRIATE TAPERS AS NOTED IN THE APPROVED CONDITIONS.
- THE PROPERTY OWNER OR DEVELOPER WILL PROVIDE A FULL SIGNAL WARRANT ANALYSIS FOR A TRAFFIC SIGNAL AT YOUNG STREET AND QUARRY ROAD/NORTH SITE ACCESS PRIOR TO APPROVAL AS NOTED IN THE APPROVED CONDITIONS.

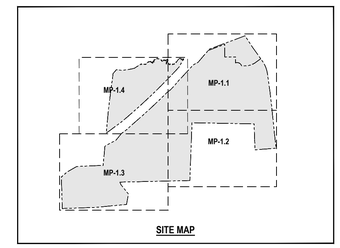
2) YOUNG STREET AT CENTRAL SITE DRIVEWAY:
- CONSTRUCT A NORTHBOUND LEFT-TURN LANE ON YOUNG STREET WITH 100 FEET OF STORAGE AND APPROPRIATE TAPERS WITH THE CORRESPONDING PHASE.
- CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE ON YOUNG STREET WITH 100 FEET OF STORAGE AND APPROPRIATE TAPERS WITH THE CORRESPONDING PHASE.
- PROVIDE EXCLUSIVE LEFT AND RIGHT-TURN LANES ON THE CENTRAL SITE DRIVEWAY WITH 125 FEET OF STORAGE AND APPROPRIATE TAPERS FOR THE LEFT-TURN LANE WITH THE CORRESPONDING PHASE.

3) YOUNG STREET AT ROLESVILLE HIGH SCHOOL DRIVEWAY/SOUTH SITE DRIVEWAY:
- CONSTRUCT A NORTHBOUND LEFT-TURN LANE ON YOUNG STREET WITH 50 FEET OF STORAGE AND APPROPRIATE TAPERS WITH THE CORRESPONDING PHASE.
- PROVIDE ONE EGRESS LANE ON THE SOUTH SITE DRIVEWAY

4) YOUNG STREET AT US 401 BYPASS
- COORDINATE THE TRAFFIC SIGNALS AT THE INTERSECTIONS OF US 401 AT YOUNG STREET AND THE SUPERSTREET U-TURNS AS NOTED IN THE APPROVED CONDITIONS.
- EXTEND THE STORAGE OF THE EASTBOUND RIGHT-TURN LANE ON US 401 BYPASS BY APPROXIMATELY 175 FEET TO PROVIDE 400' OF STORAGE AND APPROPRIATE TAPERS AS NOTED IN THE APPROVED CONDITIONS.

KEY

- EXISTING POND
- EXISTING WETLAND
- EXISTING STREAM
- NRB — NEUSE RIVER BUFFER
- NEUSE RIVER BUFFER AREA
- KNOWN ROCK OUTCROP
- 10' PUBLIC GREENWAY
- 8' PUBLIC STREETSIDE GREENWAY
- 6' PRIVATE GREENWAY
- 6' PRIVATE MULCH TRAIL
- LANDSCAPE BUFFER AREA
- LANDSCAPE BUFFER
- RETAIL/OFFICE
- SINGLE FAMILY 40' MIN WIDTH (R2)
- SINGLE FAMILY 50' MIN WIDTH (R1)
- SINGLE FAMILY 60' MIN WIDTH (NOMINAL) (R1)
- SINGLE FAMILY 39' MIN WIDTH LOT (R2)
- SINGLE FAMILY 45' MIN WIDTH (R2)
- TOWNHOMES 22' INTERIOR LOT (R3)
- PRIVATE ALLEY 24' ROW
- OS-1 — PROPOSED OPEN SPACE
- SCM — PROPOSED STORMWATER DETENTION
- PHASING LINE




SITE MAP

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

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# THE POINT YOUNG ST. PUD

ROLESVILLE, NC

# OVERALL PUD MASTERPLAN

| Job No. | 02.180280 | Drawn By | W&R |
|---|---|---|---|
| Date | 09.28.18 | Designer | W&R |

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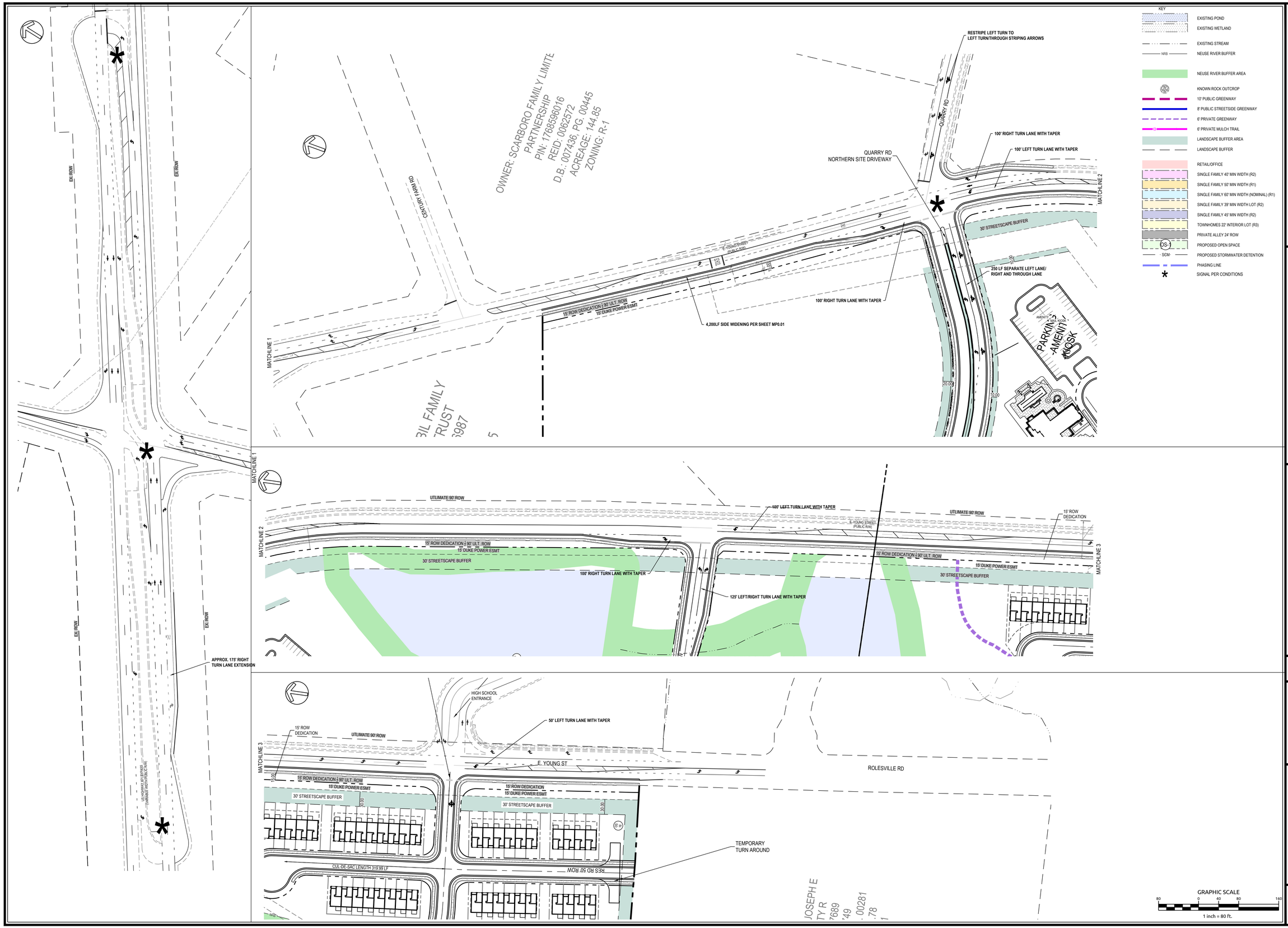


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# THE POINT YOUNG ST. PUD

ROLESVILLE, NC

# YOUNG STREET & 401 BPYASS IMPROVEMENTS

| | | | |
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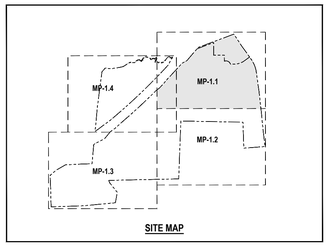
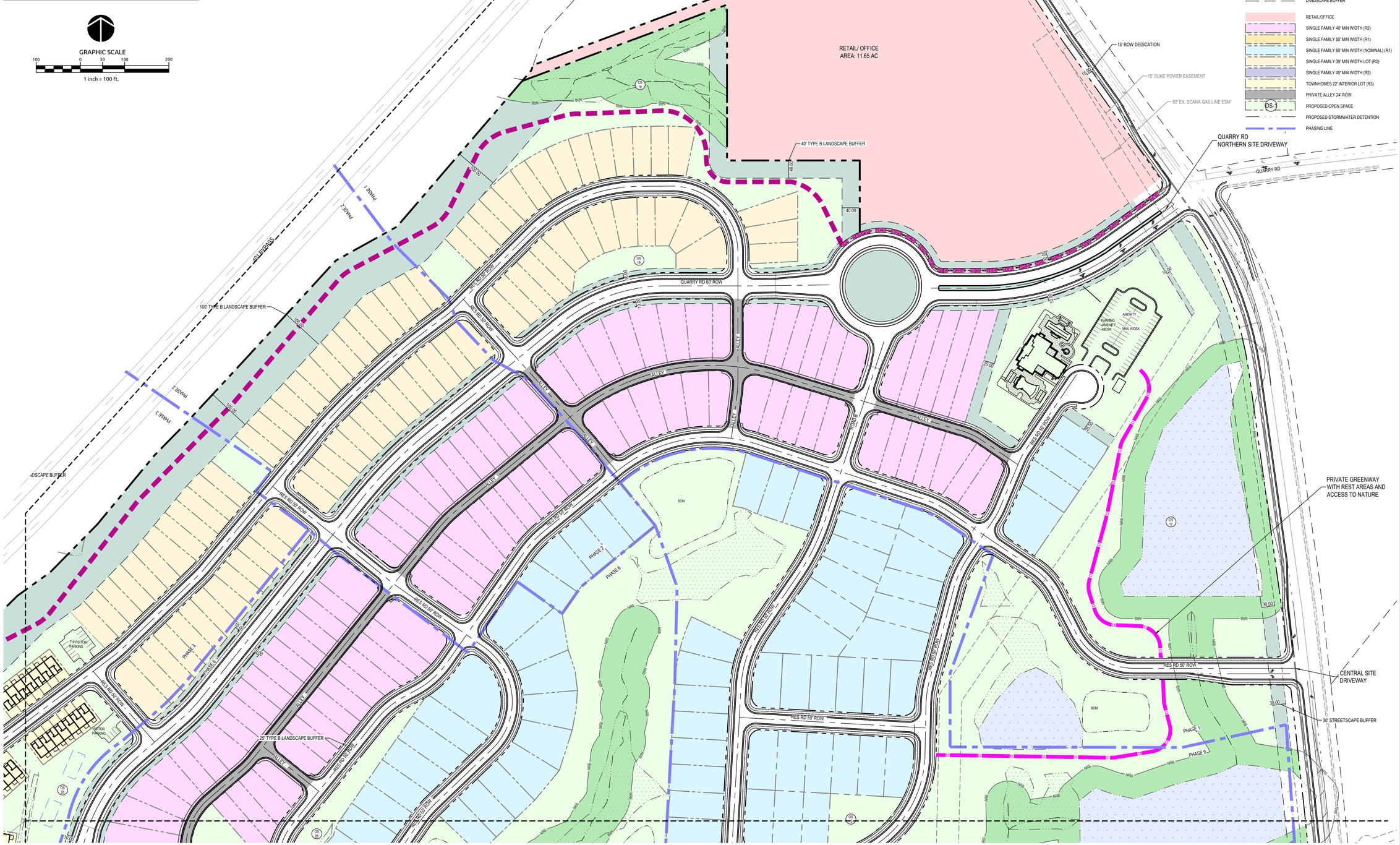



SITE MAP

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

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# THE POINT YOUNG ST. PUD

ROLESVILLE, NC

## PUD MASTERPLAN (NE)

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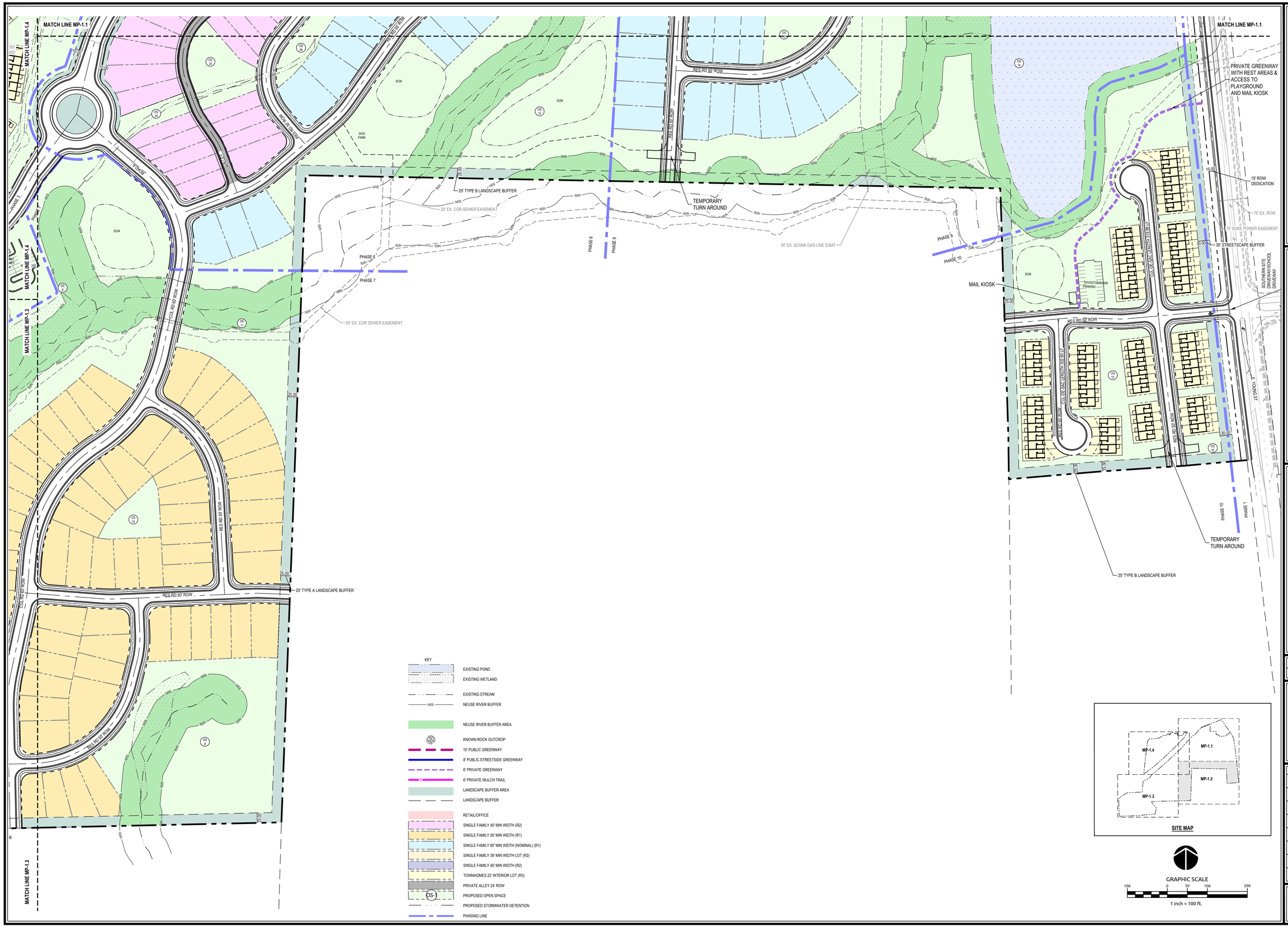


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# THE POINT YOUNG ST. PUD

ROLESVILLE, NC

## PUD MASTERPLAN (SE)

| | | | |
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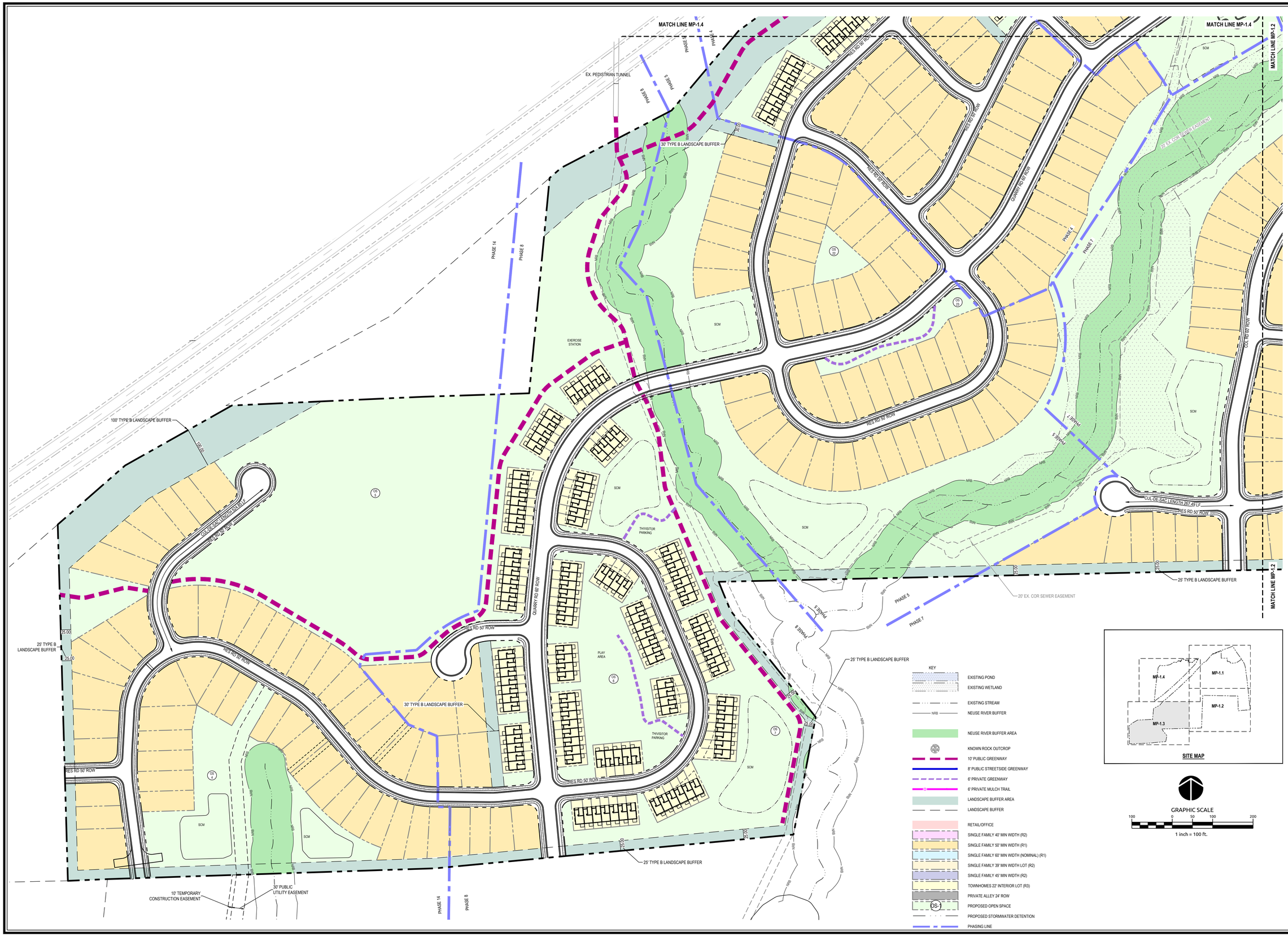


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# THE POINT YOUNG ST. PUD

ROLESVILLE, NC

## PUD MASTERPLAN (SW)

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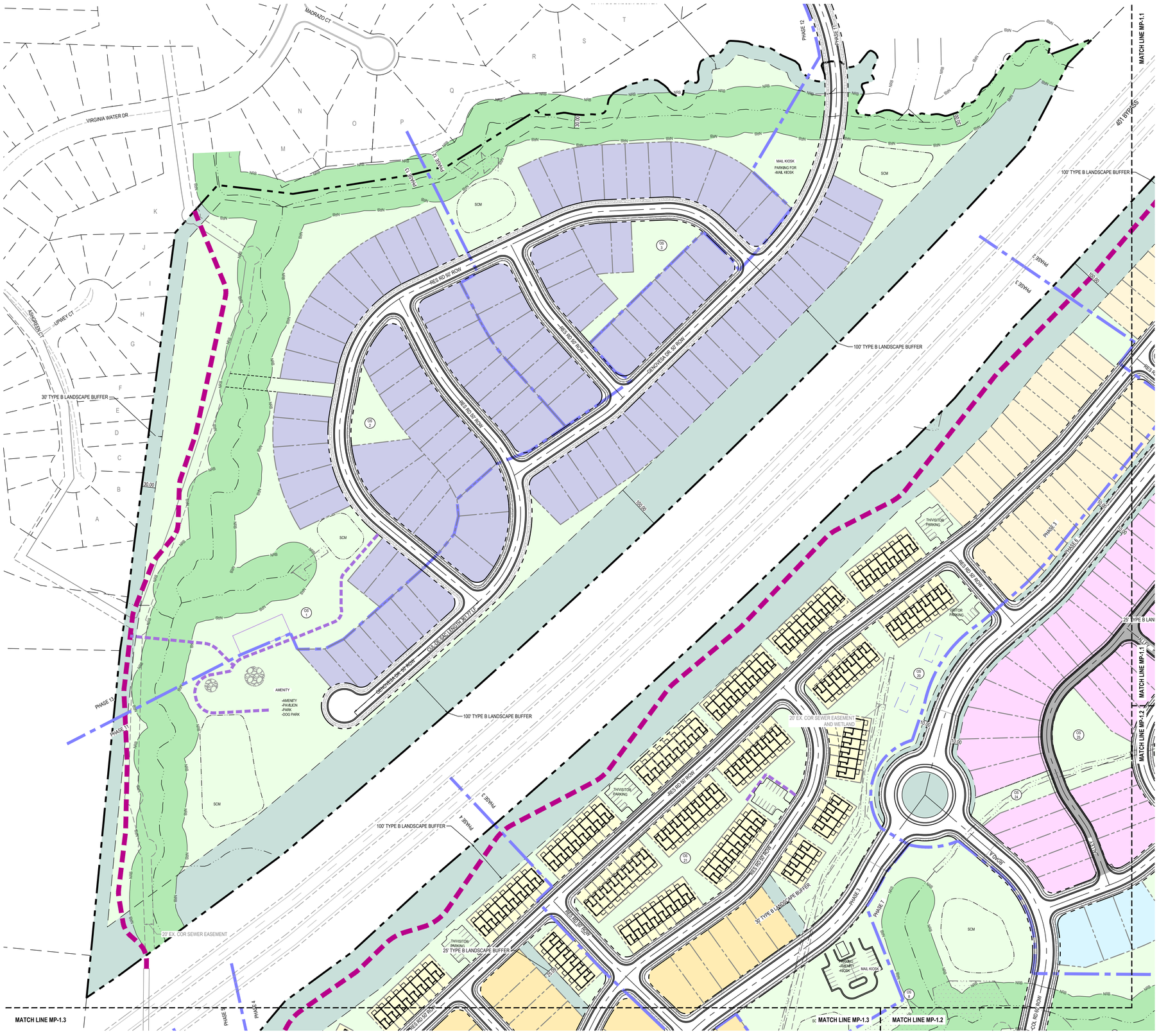
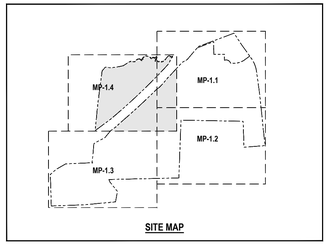



KEY

- EXISTING POND
- EXISTING WETLAND
- EXISTING STREAM
- NRB — NEUSE RIVER BUFFER
- NEUSE RIVER BUFFER AREA
- KNOWN ROCK OUTCROP
- 10' PUBLIC GREENWAY
- 8' PUBLIC STREETSIDE GREENWAY
- 6' PRIVATE GREENWAY
- 6' PRIVATE MULCH TRAIL
- LANDSCAPE BUFFER AREA
- LANDSCAPE BUFFER
- RETAIL/OFFICE
- SINGLE FAMILY 40' MIN WIDTH (R2)
- SINGLE FAMILY 50' MIN WIDTH (R1)
- SINGLE FAMILY 60' MIN WIDTH (NOMINAL) (R1)
- SINGLE FAMILY 39' MIN WIDTH LOT (R2)
- SINGLE FAMILY 45' MIN WIDTH (R2)
- TOWNHOMES 22' INTERIOR LOT (R3)
- PRIVATE ALLEY 24' ROW
- OS-1 — PROPOSED OPEN SPACE
- PROPOSED STORMWATER DETENTION
- PHASING LINE




SITE MAP

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

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# THE POINT YOUNG ST. PUD

ROLESVILLE, NC

## PUD MASTERPLAN (NW)

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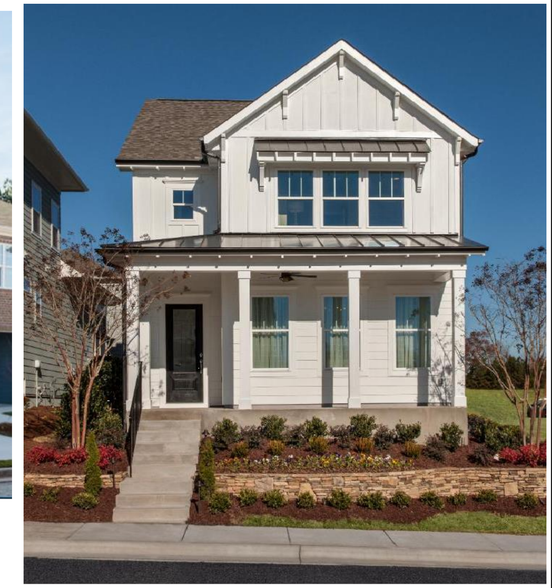
**Solstice Plan 50’ Product**

**22’ Front Load Townhome**

**Summerside Plan 40‘ Alley Product**



ASHTON WOODS®

STARLIGHT

HOMES

GUIDING YOU HOME

**Hudson Plan 60’ Product**

**35' STERLING PRODUCT**

**35' RADIANCE PRODUCT**

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THE POINT YOUNG ST. PUD

ROLESVILLE, NC

PRELIMINARY PRODUCT ELEVATIONS

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MATCHLINE OFFSITE SEWER

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# THE POINT YOUNG ST. PUD

ROLESVILLE, NC

# OVERALL CONCEPTUAL UTILITY PLAN - PUD MASTERPLAN

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| Date | 09.28.18 | Designer | W&R |

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
WAYNE LEATHERS

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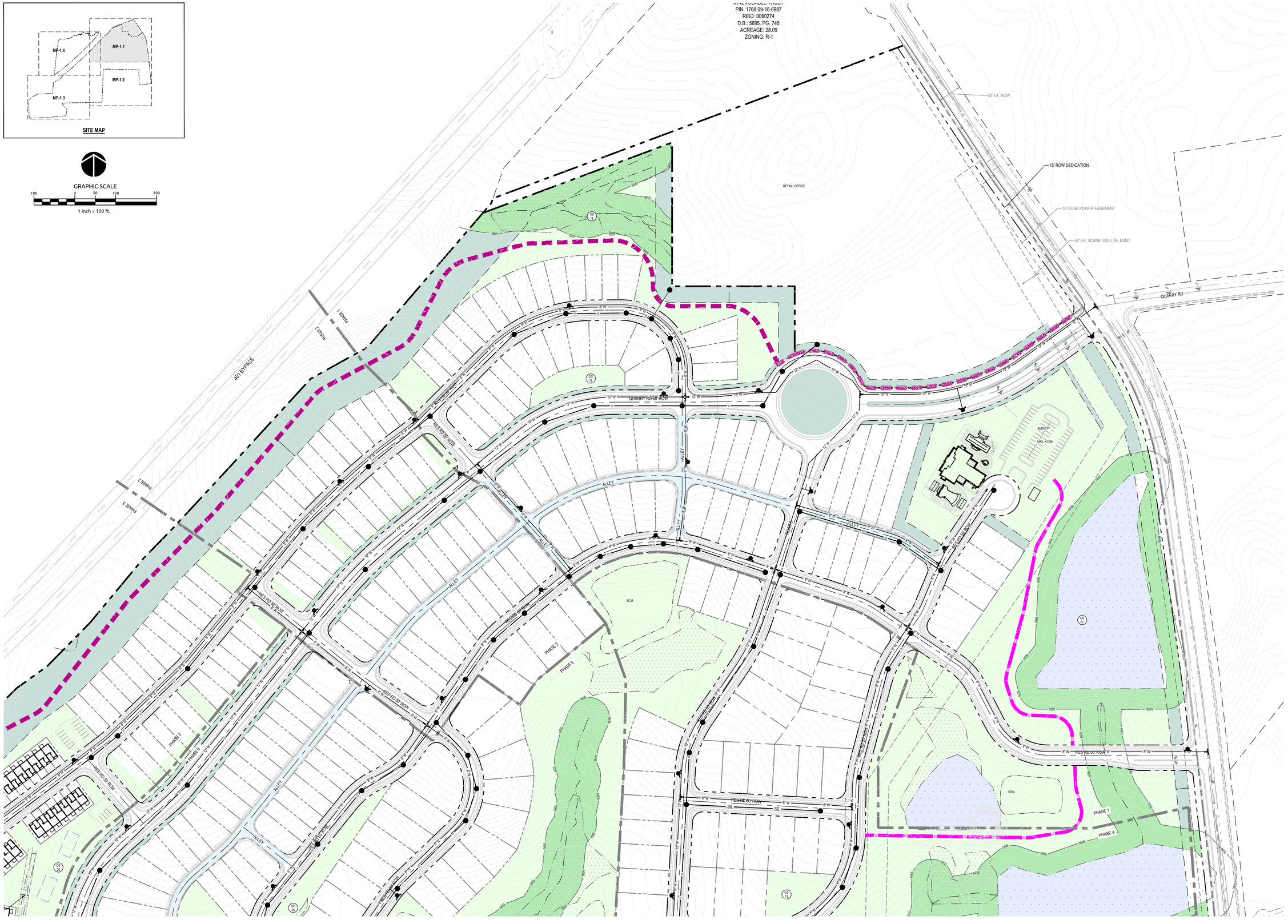
Sheet No.
MPU1.0

SITE MAP

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

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# THE POINT YOUNG ST. PUD

ROLESVILLE, NC

## CONCEPTUAL UTILITY PLAN - PUD MASTER PLAN (NE)

| | | | |
|---|---|---|---|
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SITE MAP

GRAPHIC SCALE

100 0 50 100 200

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# THE POINT YOUNG ST. PUD

ROLESVILLE, NC

# CONCEPTUAL UTILITY PLAN - PUD MASTER PLAN (SE)

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# THE POINT YOUNG ST. PUD

ROLESVILLE, NC

# CONCEPTUAL UTILITY PLAN - PUD MASTER PLAN (SW)

| | | | |
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SITE MAP

GRAPHIC SCALE

100 0 50 100 200

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THE POINT YOUNG ST. PUD

ROLESVILLE, NC

CONCEPTUAL UTILITY PLAN
- PUD MASTER PLAN (NW)

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MPU1.4

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**LANDSCAPE NOTES:**

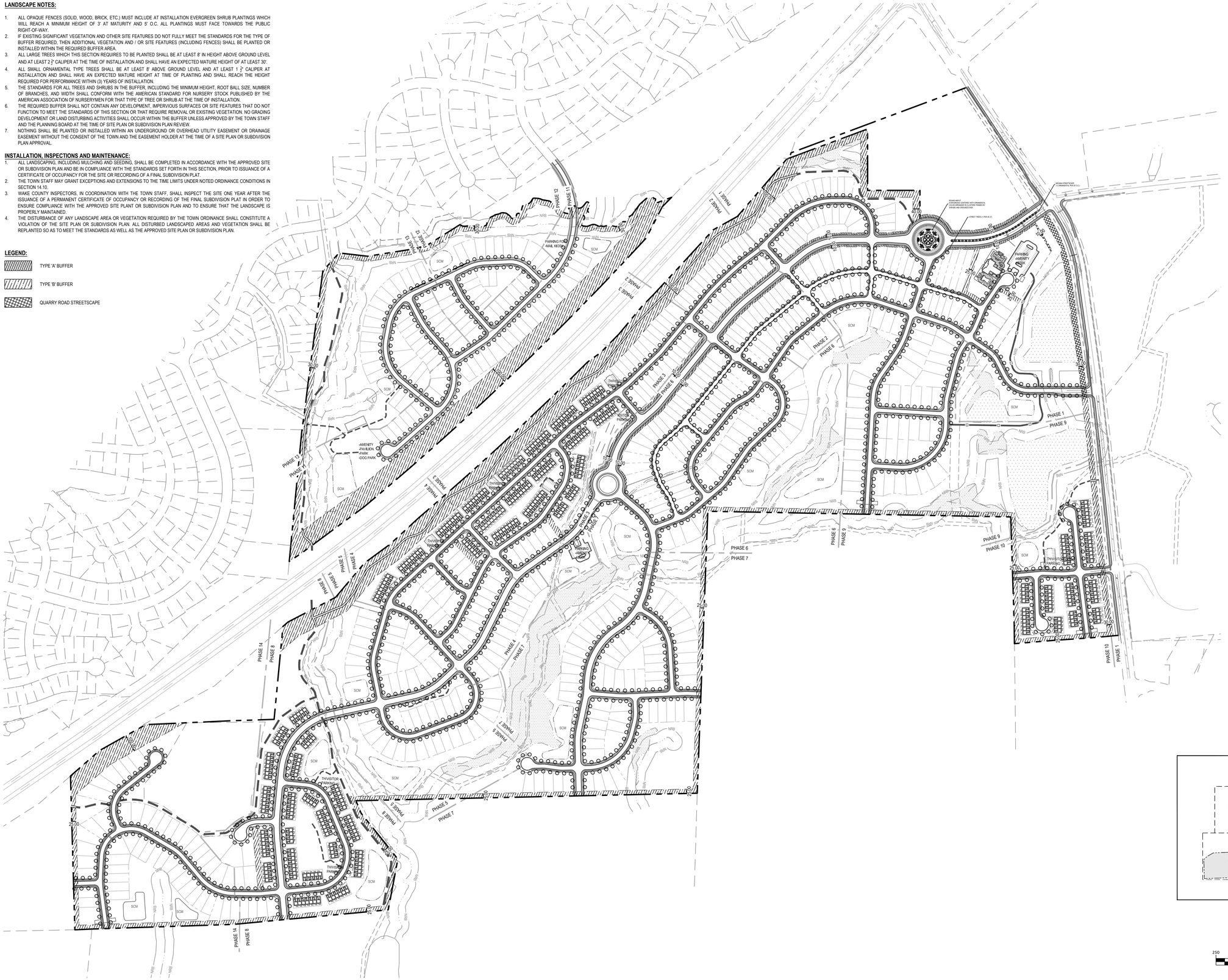
1. ALL OPAQUE FENCES (SOLID, WOOD, BRICK, ETC.) MUST INCLUDE AT INSTALLATION EVERGREEN SHRUB PLANTINGS WHICH WILL REACH A MINIMUM HEIGHT OF 3' AT MATURITY AND 5' O.C. ALL PLANTINGS MUST FACE TOWARDS THE PUBLIC RIGHT-OF-WAY.
2. IF EXISTING SIGNIFICANT VEGETATION AND OTHER SITE FEATURES DO NOT FULLY MEET THE STANDARDS FOR THE TYPE OF BUFFER REQUIRED, THEN ADDITIONAL VEGETATION AND / OR SITE FEATURES (INCLUDING FENCES) SHALL BE PLANTED OR INSTALLED WITHIN THE REQUIRED BUFFER AREA.
3. ALL LARGE TREES WHICH THIS SECTION REQUIRES TO BE PLANTED SHALL BE AT LEAST 8' IN HEIGHT ABOVE GROUND LEVEL AND AT LEAST 2 ½" CALIPER AT THE TIME OF INSTALLATION AND SHALL HAVE AN EXPECTED MATURE HEIGHT OF AT LEAST 30'.
4. ALL SMALL ORNAMENTAL TYPE TREES SHALL BE AT LEAST 8' ABOVE GROUND LEVEL AND AT LEAST 1 ½" CALIPER AT INSTALLATION AND SHALL HAVE AN EXPECTED MATURE HEIGHT AT TIME OF PLANTING AND SHALL REACH THE HEIGHT REQUIRED FOR PERFORMANCE WITHIN (3) YEARS OF INSTALLATION.
5. THE STANDARDS FOR ALL TREES AND SHRUBS IN THE BUFFER, INCLUDING THE MINIMUM HEIGHT, ROOT BALL SIZE, NUMBER OF BRANCHES, AND WIDTH SHALL CONFORM WITH THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
6. THE REQUIRED BUFFER SHALL NOT CONTAIN ANY DEVELOPMENT, IMPERVIOUS SURFACES OR SITE FEATURES THAT DO NOT FUNCTION TO MEET THE STANDARDS OF THIS SECTION OR THAT REQUIRE REMOVAL OR EXISTING VEGETATION. NO GRADING DEVELOPMENT OR LAND DISTURBING ACTIVITIES SHALL OCCUR WITHIN THE BUFFER UNLESS APPROVED BY THE TOWN STAFF AND THE PLANNING BOARD AT THE TIME OF SITE PLAN OR SUBDIVISION PLAN REVIEW.
7. NOTHING SHALL BE PLANTED OR INSTALLED WITHIN AN UNDERGROUND OR OVERHEAD UTILITY EASEMENT OR DRAINAGE EASEMENT WITHOUT THE CONSENT OF THE TOWN AND THE EASEMENT HOLDER AT THE TIME OF A SITE PLAN OR SUBDIVISION PLAN APPROVAL.

**INSTALLATION, INSPECTIONS AND MAINTENANCE:**

1. ALL LANDSCAPING, INCLUDING MULCHING AND SEEDING, SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED SITE OR SUBDIVISION PLAN AND BE IN COMPLIANCE WITH THE STANDARDS SET FORTH IN THIS SECTION, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE SITE OR RECORDING OF A FINAL SUBDIVISION PLAT.
2. THE TOWN STAFF MAY GRANT EXCEPTIONS AND EXTENSIONS TO THE TIME LIMITS UNDER NOTED ORDINANCE CONDITIONS IN SECTION 14.10.
3. WAKE COUNTY INSPECTORS, IN COORDINATION WITH THE TOWN STAFF, SHALL INSPECT THE SITE ONE YEAR AFTER THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY OR RECORDING OF THE FINAL SUBDIVISION PLAT IN ORDER TO ENSURE COMPLIANCE WITH THE APPROVED SITE PLANT OR SUBDIVISION PLAN AND TO ENSURE THAT THE LANDSCAPE IS PROPERLY MAINTAINED.
4. THE DISTURBANCE OF ANY LANDSCAPE AREA OR VEGETATION REQUIRED BY THE TOWN ORDINANCE SHALL CONSTITUTE A VIOLATION OF THE SITE PLAN OR SUBDIVISION PLAN. ALL DISTURBED LANDSCAPED AREAS AND VEGETATION SHALL BE REPLANTED SO AS TO MEET THE STANDARDS AS WELL AS THE APPROVED SITE PLAN OR SUBDIVISION PLAN.

**LEGEND:**

- TYPE 'A' BUFFER
- TYPE 'B' BUFFER
- QUARRY ROAD STREETSCAPE

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THE POINT YOUNG ST. PUD

ROLESVILLE, NC

# OVERALL LANDSCAPE PLAN - PUD MASTERPLAN

| | | | |
|---|---|---|---|
| Job No. | 02.180280 | Drawn By | W&R |
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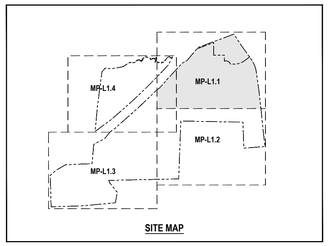


SITE MAP

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

**LEGEND:**

- TYPE 'A' BUFFER
- TYPE 'B' BUFFER
- QUARRY ROAD STREETSCAPE

MEDIAN STREETSCAPE
(1) ORNAMENTAL PER 20' O.C.)

ROUND-ABOUT
EVERGREENS CENTERED WITH ORNAMENTAL
COLOR ARRANGED IN CLUSTERS FRAMED BY
SHRUBS AND GROUNDCOVER

STREET TREES (1 PER 40 LF)

QUARRY RD

QUARRY RD 60' ROW

VISTA VIEW ROW

PUB SEWER ROW

RES RD 50' ROW

ALLEY

PARKING
AMENITY
KIOSK

SCM

THV/VISITOR
PARKING

VISITOR
PARKING

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# THE POINT YOUNG ST. PUD

ROLESVILLE, NC

## PUD MASTERPLAN LANDSCAPE (NE)

| | | | |
|---|---|---|---|
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| Date | 09.28.18 | Designer | W&R |

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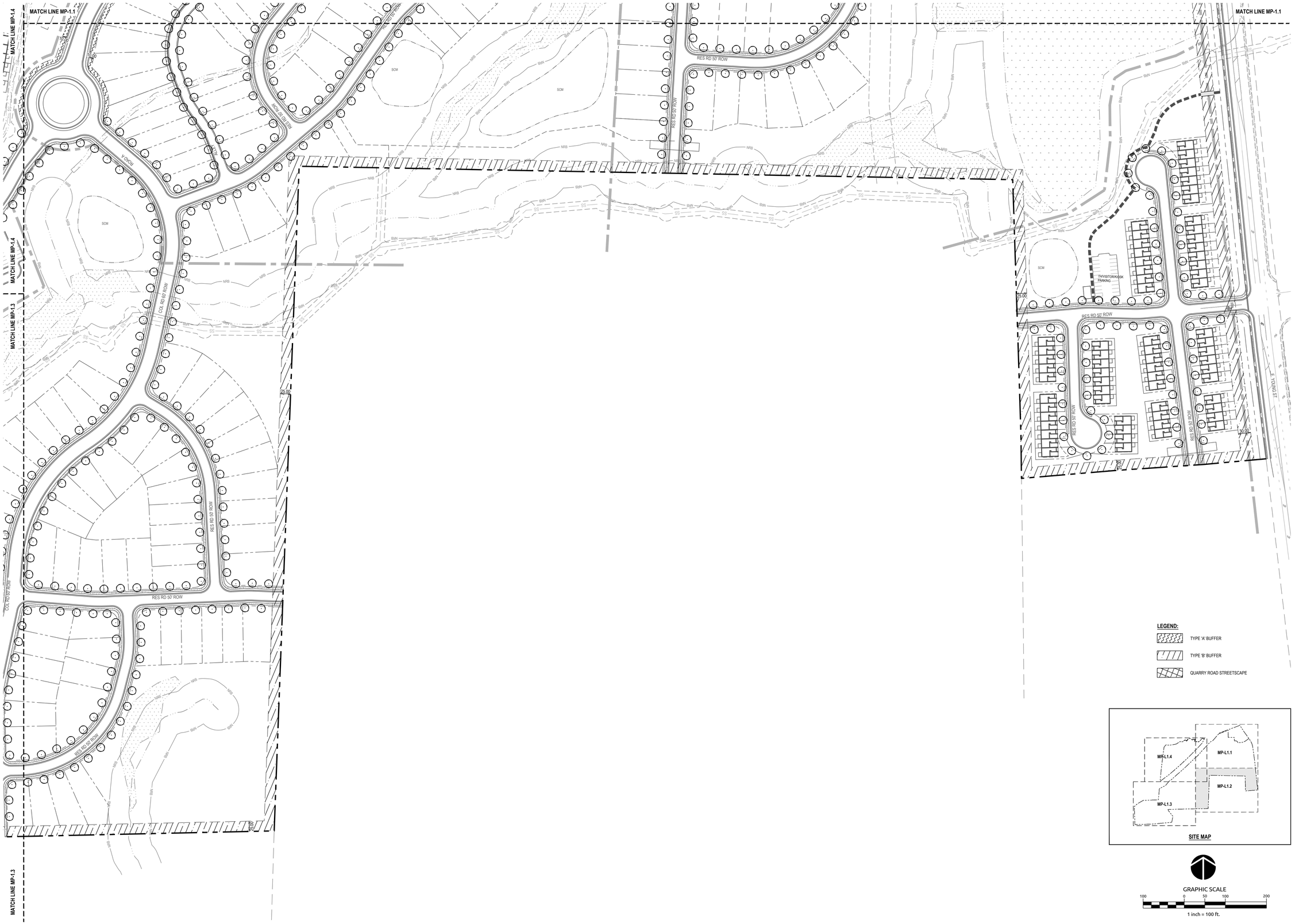


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THE POINT YOUNG ST. PUD

ROLESVILLE, NC

PUD MASTERPLAN
LANDSCAPE (SE)

| | | | |
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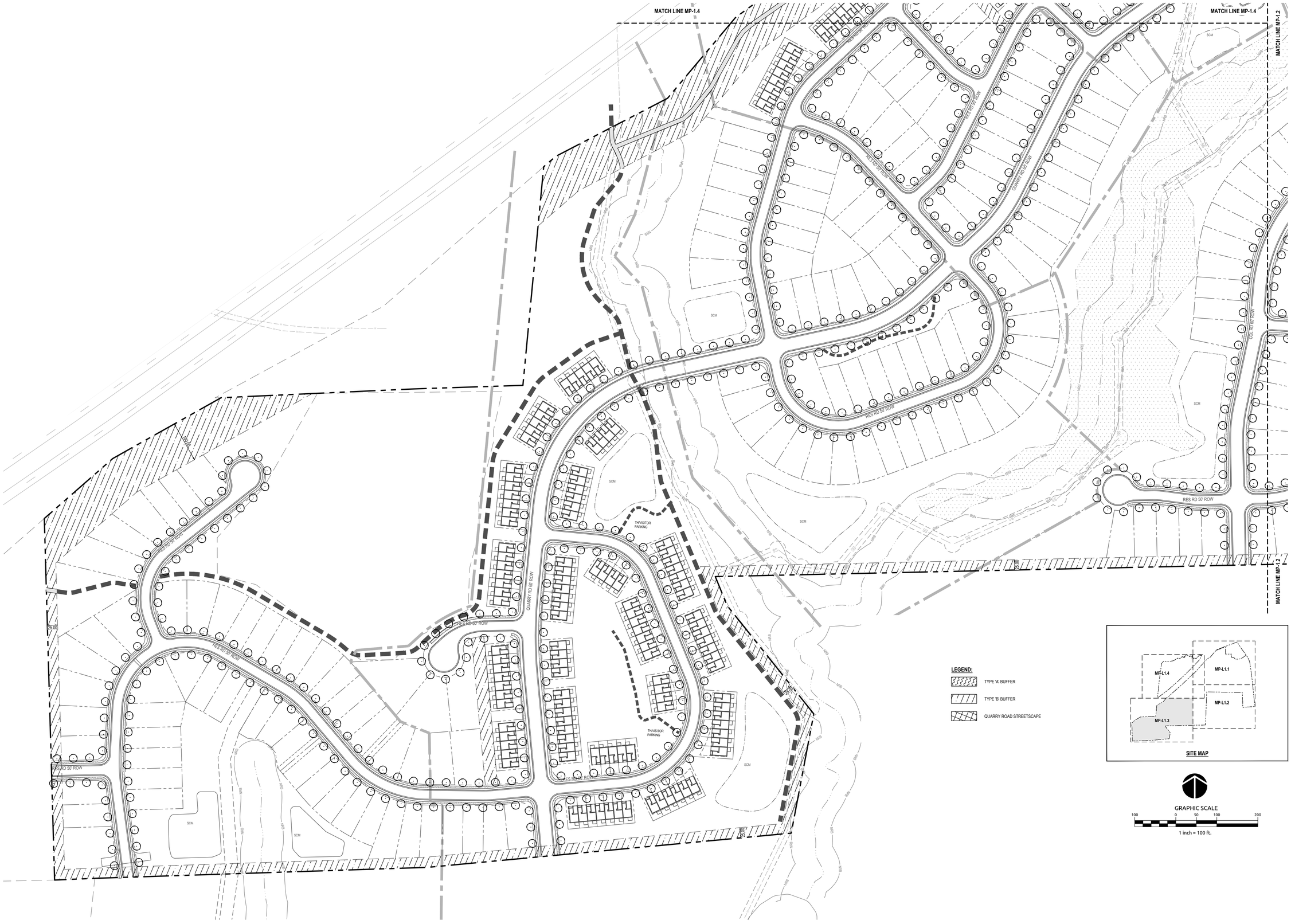


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THE POINT YOUNG ST. PUD

ROLESVILLE, NC

PUD MASTERPLAN LANDSCAPE (SW)

| | | | |
|---|---|---|---|
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L1.3

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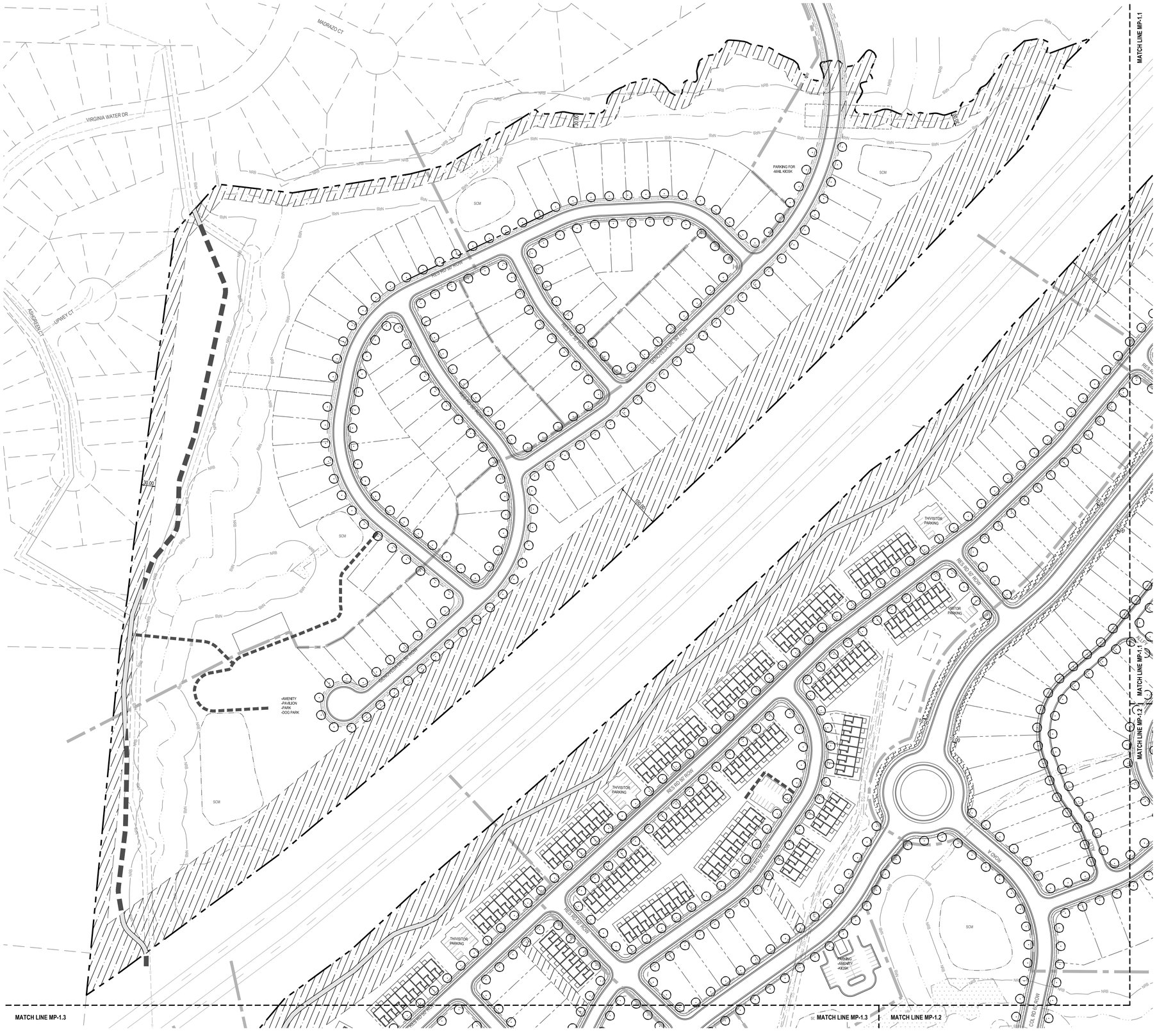
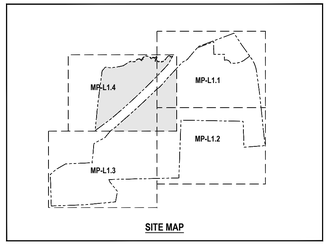



**LEGEND:**

- TYPE 'A' BUFFER
- TYPE 'B' BUFFER
- QUARRY ROAD STREETSCAPE




**SITE MAP**

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

# THE POINT YOUNG ST. PUD

ROLESVILLE, NC

## PUD MASTERPLAN LANDSCAPE (NW)

| Job No. | 02.180280 | Drawn By | W&R |
|---|---|---|---|
| Date | 09.28.18 | Designer | W&R |

NORTH CAROLINA PROFESSIONAL ENGINEER WAYNE LEATHERS

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Revisions

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L1.4

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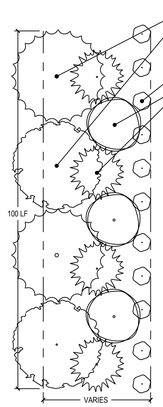



MINIMUM PLANTING REQUIREMENTS

*TREES*
- (4) TREES / 100 LF
- 50% EVERGREEN
- INSTALLED SIZE: 2 1/2" CAL.

*UNDERSTORY*
- (7) UNDERSTORY / 100 LF
- 50% EVERGREEN
- INSTALLED SIZE: 1 1/2" CAL.

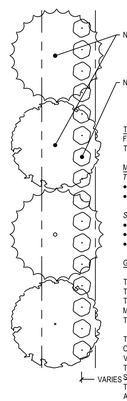
*SHRUBS*
- ONLY REQUIRED FOR TYPE 'A' BUFFERS WIDER THAN 30'
- (10) SHRUBS / 100 LF
- 50% EVERGREEN
- INSTALLED SIZE: 24" MIN.

GENERAL NOTES:

THIS BUFFER FUNCTIONS AS AN OPAQUE SCREEN FROM THE GROUND TO A HEIGHT OF AT LEAST 6'. PLANTINGS OF DECIDUOUS AND EVERGREEN TREES ARE EXPECTED TO REACH A HEIGHT OF NO LESS THAN 20' AND TO HAVE NO UNOBSTRUCTED OPENINGS WIDER THAN 10' BETWEEN TREE CANOPIES AT MATURITY.

THE TYPE 'A' BUFFER SHALL INCLUDE A WALL, AN OPAQUE FENCE, LANDSCAPE EARTHEN BERM, EXISTING OR PLANTED VEGETATION, OR ANY APPROPRIATE COMBINATION OF THESE ELEMENTS WHICH WILL CREATE THE DESIRED SPATIAL SEPARATION BETWEEN LAND USES.

**TYPE A - OPAQUE BUFFER**
NTS




TYPE B BUFFER INTENT
FORMATION OF A SEMI-OPAQUE SCREEN FROM THE GROUND TO A HEIGHT OF AT LEAST 6'.

MINIMUM PLANTING REQUIREMENTS

*TREES*
- (4) TREES / 100 LF
- INSTALLED SIZE = 2 1/2" CAL.

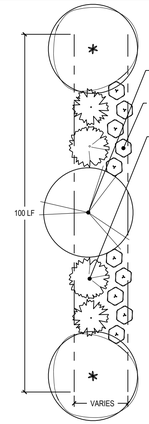
*SHRUBS*
- (16) SHRUBS / 100 LF (MAX. 8' O.C.)
- 50% OF ALL NEW SHRUBS SHALL BE EVERGREEN
- INSTALLED SIZE = 24" MIN.

GENERAL NOTES:

THIS BUFFER SERVES AS A SEMI-OPAQUE SCREEN FROM THE GROUND UP TO A HEIGHT OF AT LEAST 3'. CANOPY TREES SHALL REACH A HEIGHT OF AT LEAST 20' AT MATURITY AND HAVE NO OBSTRUCTED OPENINGS GREATER THAN 20' BETWEEN CANOPIES.

THIS BUFFER MAY INCLUDE A WALL, AN EARTHEN BERM, AN OPAQUE OR SEMI-OPAQUE FENCE EXISTING OR PLANTED VEGETATION, OR ANY APPROPRIATE COMBINATION OF THESE ELEMENTS TO ACHIEVE THE DESIRED OPACITY. SHRUBBERY TO BE PLANTED SUFFICIENTLY CLOSE TOGETHER TO FORM AN OPAQUE SCREEN WITHIN 3 YEARS AFTER PLANTING.

**TYPE B - SEMI-OPAQUE BUFFER**
NTS




MINIMUM PLANTING REQUIREMENTS

*TREES*
- (3) TREES / 100 LF
- INSTALLED SIZE = 2 1/2" CAL.

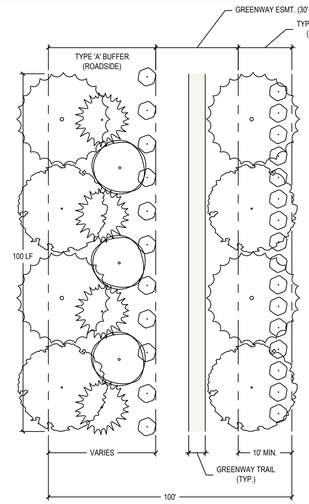
*UNDERSTORY*
- (4) UNDERSTORY / 100 LF
- INSTALLED SIZE = 1 1/2" CAL.

*SHRUBS*
- (10) SHRUBS / 100 LF (MAX. 8' O.C.)
- 50% OF ALL NEW SHRUBS SHALL BE EVERGREEN
- INSTALLED SIZE = 24" MIN.

GENERAL NOTES:

THIS STREETSCAPE SHALL BE DESIGNED TO ALLOW FOR A WALKABLE, ACTIVE AND ATTRACTIVE COLLECTOR. THIS SERVES AS AN ENTRY WAY INTO THE SUBDIVISION CREATING AN AESTHETICALLY PLEASING ENVIRONMENT AND ENHANCING BEAUTIFICATION.

**QUARRY ROAD STREETSCAPE**
NTS




**US HIGHWAY 401 BYPASS SOUTHERN STREETSCAPE**
NTS

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THE POINT YOUNG ST. PUD

ROLESVILLE, NC

PUD MASTERPLAN
LANDSCAPE DETAILS

| | | | |
|---|---|---|---|
| Job No. | 02.180280 | Drawn By | W&R |
| Date | 09.28.18 | Designer | W&R |

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Revisions

Sheet No.
L1.5

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