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, WAKE FOREST, NC 27587-6959	ADDRESS:	5101 OLD MILBURNIE RD, WENDELL, NC 27591-7817
ZONING:	RH-CZ	ZONING:	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, WAKE FOREST, NC 27587-6961	ADDRESS:	6609 FOWLER RD, ZEBULON, NC 27597-8303
ZONING:	RH-CZ & RM-CZ	ZONING:	RH-CZ & RM-CZ
PIN:	1767590335 (18.42 AC. PORTION)	PIN:	1767580938
OWNER:	BETTY JOYCE WOODLIEF	OWNER:	DWIGHT THOMAS WOODLIEF
ADDRESS:	1501 ROLESVILLE RD, WAKE FOREST, NC 27587-6962	ADDRESS:	6608 FOWLER RD, ZEBULON, NC 27597-8302
ZONING:	RH-CZ & RM-CZ	ZONING:	RM-CZ

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 PER REZ-23-02	RH-CZ (RESIDENTIAL HIGH DENSITY), RM-CZ (RESIDENTIAL MEDIUM DENSITY)
EXISTING LAND USE	VACANT
PROPOSED NUMBER OF DWELLING UNITS	252
PROPOSED NUMBER OF SINGLE-FAMILY ATTACHED DWELLING UNIT (TOWNHOMES) LOTS	95
PROPOSED NUMBER OF SINGLE-FAMILY DETACHED DWELLING UNIT LOTS	157
REQUIRED OPEN SPACE [AC.]	RH-CZ ZONING - 12.67 (15%) RM-CZ ZONING - 52.35 (40%)
PROPOSED OPEN SPACE [AC.]	RH-CZ ZONING - 32.37 (78%) RM-CZ ZONING - 33.09 (52%)
EXISTING TREE COVERAGE [AC.]	26.16 (25% OF TOTAL PROJECT AREA)

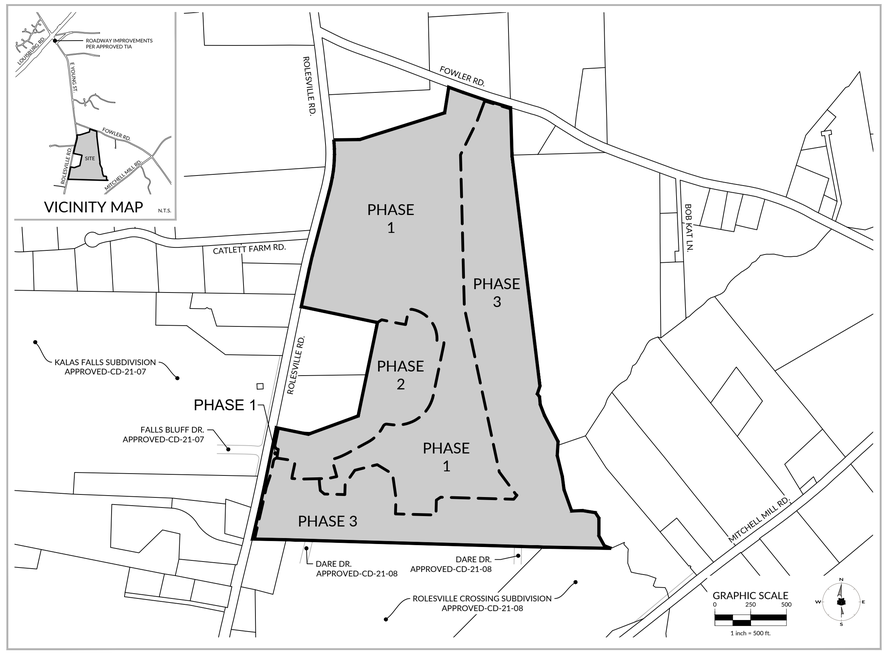
ZONING DATA TABLE

	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)	5'*
	10' END UNIT (ATTACHED)	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

*PER LDO SECTION 3.1.B CLUSTER REQUIREMENTS

INFRASTRUCTURE DATA TABLE

	PHASE 1	PHASE 2	PHASE 3	TOTALS
UNITS - SINGLE FAMILY DETACHED	31	59	67	**157**
UNITS - SINGLE FAMILY ATTACHED	95	-	-	**95**
STREETS [LF.]	3,608	2,512	2,315	**8,435**
8" WATER MAIN [LF.]	4,025	2,597	2,308	**8,930**
8" SEWER MAIN [LF.]	4,748	2,340	5,663	**12,751**
STORM DRAINAGE [LF.]	6,503	2,475	3,979	**12,957**
SCMs	4	-	-	**4**
EXISTING IMPERVIOUS SURFACE [SF.]	-	-	-	**3,060**
PROPOSED IMPERVIOUS SURFACE [SF.]	504,632	266,988	362,294	**1,133,914**
SIDEWALK [LF.]	10,852	4,911	4,560	**20,323**
PUBLIC GREENWAY [LF.]	330	-	3,474	**3,804**



1ST SUBMITTAL: MAY 1, 2024
2ND SUBMITTAL: JULY 1, 2024

SURVEY BENCHMARK

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

SHEET LIST TABLE

Sheet Number	Sheet Title
C0.00	COVER
C0.01	GENERAL NOTES & LEGENDS
C0.02	GENERAL NOTES & LEGENDS
C1.00	OVERALL EXISTING CONDITIONS & DEMOLITION PLAN
C1.01	EXISTING CONDITIONS & DEMOLITION PLAN
C1.02	EXISTING CONDITIONS & DEMOLITION PLAN
C1.03	EXISTING CONDITIONS & DEMOLITION PLAN
C1.04	EXISTING CONDITIONS & DEMOLITION PLAN
C1.05	EXISTING CONDITIONS & DEMOLITION PLAN
C1.06	EXISTING CONDITIONS & DEMOLITION PLAN
C1.07	EXISTING CONDITIONS & DEMOLITION PLAN
C1.08	EXISTING CONDITIONS & DEMOLITION PLAN
C2.00	PHASING PLAN
C2.01	OPEN SPACE PLAN
C2.02	APPROVED CONCEPTUAL PLAN (REZ-23-02)
C3.00	OVERALL SITE PLAN
C3.01	SITE PLAN
C3.02	SITE PLAN
C3.03	SITE PLAN
C3.04	SITE PLAN
C3.05	SITE PLAN
C3.06	SITE PLAN
C3.07	SITE PLAN
C3.08	SITE PLAN
C3.09	TYPICAL LOTS & ROADWAY SECTIONS
C3.10	ROLESVILLE RD. & FOWLER RD. CROSS SECTIONS
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN
C4.02	UTILITY PLAN
C4.03	UTILITY PLAN
C4.04	UTILITY PLAN
C4.05	UTILITY PLAN
C4.06	UTILITY PLAN
C4.07	UTILITY PLAN
C5.00	OVERALL STORM DRAINAGE PLAN
C5.01	STORM DRAINAGE & GRADING PLAN
C5.02	STORM DRAINAGE & GRADING PLAN
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

NOTES

1. 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.
2. REFERENCE SHEET C0.02 FOR REZ-23-02 CONDITIONS OF APPROVAL

TOWN OF ROLESVILLE APPROVAL:

CONTACT LIST:

WithersRavenel
115 MacKenan Drive
Cary, NC 27511
919-469-3340

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811 Know what's below. Call before you dig.

NORTH CAROLINA PRELIMINARY NOT APPROVED FOR CONSTRUCTION BRYANT INGE

PREPARED BY:

WithersRavenel
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DEVELOPER:

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

PULTEGROUP

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

our people • your success

EST 1983

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SURVEY NOTES:

1. 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
2. PROPERTY BOUNDARY SHOWN AS PROVIDED BY MSS LAND CONSULTANTS, DATED 03/07/2023.
3. TOPOGRAPHIC SURVEY SHOWN AS PROVIDED BY WITHERSRAVENEL, DATED 04/11/2024.
4. 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).
5. TREE SURVEY SHOWN AS PROVIDED BY WITHERSRAVENEL, DATED 12/23/2023.
6. PROPERTY DOES FALL WITHIN FEMA FLOODPLAIN PER FEMA FIRM 3720176800K, EFFECTIVE DATE 07/19/2022, AND 3720176600K, EFFECTIVE DATE 07/19/2022.
7. 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.
8. 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.
9. 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.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ADDITIONAL CONTROLS THAT MAY BE NEEDED THROUGHOUT THE PROJECT.

GENERAL NOTES:

1. 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.
2. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING VISITED THE SITE AND HAVING FAMILIARIZED THEMSELVES WITH THE EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
3. 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.
4. 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.
5. THE CONTRACTOR SHALL CALL "811" FOR PROPER IDENTIFICATION OF EXISTING UTILITIES AT LEAST 72 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
6. 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.
7. 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.
8. 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.
9. 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.
10. ADJACENT STREETS AND SIDEWALKS SHALL BE MAINTAINED IN AN UNOBSTRUCTED, CLEAN CONDITION, MUD AND DUST-FREE.
11. 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.
12. CONSTRUCTION STAKEOUT FOR THIS PROJECT MAY BE PERFORMED BY THE CONTRACTOR, USING A DIGITAL (CADD) 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.
13. 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 (DWR), AS APPLICABLE.
14. 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.
15. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDINGS AS SHOWN ON THE PLANS. ALL PAVEMENT MARKING MATERIALS SHALL ADHERE TO NCDOT STANDARDS, UNLESS NOTED OTHERWISE.
16. ACCESSIBLE ROUTES AND PARKING AREAS MUST BE PROVIDED IN ACCORDANCE WITH THE CURRENT NORTH CAROLINA BUILDING CODE AND ADA STANDARDS FOR ACCESSIBLE DESIGN.
17. 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.
18. ALL EXPANSION CURB JOINTS SHALL EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5', UNLESS OTHERWISE SHOWN ON PLANS. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.
19. 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:

1. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND UTILITY OWNER TO PROPERLY MAINTAIN, REMOVE OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING SURROUNDING NEIGHBORS ABOUT ANY POTENTIAL INTERRUPTION TO SERVICE OF ANY KIND.
3. EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING CONSTRUCTION ACTIVITIES.
4. 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.
5. 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.
6. SAW CUTS OF EXISTING PAVEMENTS, CURBS, GUTTERS AND SIDEWALKS SHALL PRODUCE A NEAT VERTICAL EDGE.
7. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION.
8. 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:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF ROLESVILLE STANDARDS AND NCDOT STANDARD SPECIFICATIONS AND DETAILS.
2. ALL PUBLIC STORM DRAINAGE FRAMES, GRATES, AND HOODS SHALL BE STAMPED WITH "DRAINS TO RIVER" IN ACCORDANCE WITH TOWN OF ROLESVILLE AND NCDOT STANDARDS.
3. RIM ELEVATION GIVEN FOR CATCH BASIN (CB) IS TOP OF CURB, YARD INLET (YI) IS OPENING INVERT FOR SLAB TOP, DROP INLET (DI) IS TOP OF GRATE AND JUNCTION BOX (JB) IS TOP OF RIM.
4. 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.
5. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER DRAINAGE SYSTEM.
6. ALL STORM SEWER PIPE SHALL BE MINIMUM CLASS III REINFORCED CONCRETE PIPE (RCP), UNLESS OTHERWISE NOTED.
7. 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.
8. 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.
9. ALL STORM SEWER PIPE SHALL HAVE A MINIMUM COVER OF 1 FOOT TO THE PIPE CROWN IN NON-TRAFFIC BEARING AREAS.
10. THE STORM PIPE LENGTHS AS SHOWN ON THE DRAWINGS REPRESENTS THE DISTANCE FROM CENTER TO CENTER OF THE RESPECTIVE STRUCTURES.
11. STORM SEWER UTILITY STRUCTURE TABLES ARE AVAILABLE UPON REQUEST.

GRADING NOTES:

1. 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.
2. 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.
3. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL SOIL TESTING IS PERFORMED AND THE RESULTS FORWARDED TO THE ENGINEER AND OWNER.
4. 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.
5. 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.
6. 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.
7. 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.
8. CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. SPOT ELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.
9. 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.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS. DEWATERING SHALL BE INCIDENTAL TO GRADING OPERATIONS.
11. 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.
12. 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.
13. 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.
14. 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 GRUBBED 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 FELLED AWAY FROM ZONE 1 NEUSE RIPARIAN BUFFER.
15. 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.
16. REFERENCE STRUCTURAL DRAWINGS, SPECIFICATIONS, GEOTECHNICAL REPORT, AND/OR DIRECTIVES PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER FOR BUILDING PAD AND PAVING SUBGRADE INFORMATION.
17. ALL PROPOSED SLOPES SHALL BE GRADED TO 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

GENERAL LANDSCAPE NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. ALL PLANTS ARE TO BE FULLY WARRANTED (INCLUDING LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM FINAL ACCEPTANCE.
6. PLANTING SHALL BE INSTALLED DURING THE IDEAL SEASON BASED ON THE TYPE OF PLANT.
7. 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.
8. 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.
9. 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.
10. 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.
11. NO PLANTINGS SHALL BE REQUIRED WHEN A PRESERVED WETLAND OR REQUIRED RIPARIAN BUFFER EXISTS WITHIN A REQUIRED BUFFER YARD.
12. 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.
13. 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.
14. 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.
15. ESTABLISH AND MAINTAIN TOP OF GRADE BELOW ADJACENT CURBS, WALKWAYS AND OTHER HARDSCAPE AREAS TO ALLOW FOR INSTALLATION OF MULCH.
16. 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.
17. FINISH OFF 2-4 FOOT CLEAR ZONE AROUND TREES WITH A 2-3-INCH LAYER OF MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND THE ROOT FLARE.
18. MIXED GROUNDCOVER 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.
19. 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.
20. THE SITE SHALL BE STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
21. 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.
22. ANY PLANT WHICH DIES, TURNS BROWN OR DEFOLIATES 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:

1. 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.
2. 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; TRENCHING; OR DISPOSAL OF ANY LIQUIDS.
3. 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.
4. 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.
5. 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.
6. TREES THAT ARE PROTECTED SHALL BE THOROUGHLY WATERED AS REQUIRED TO KEEP ROOT BALLS FROM DRYING OUT, ESPECIALLY BETWEEN APRIL THROUGH SEPTEMBER.

UTILITIES NOTES:

1. GENERALLY, FILL MATERIAL SHALL BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. 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.
3. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE IMPROVEMENTS SHOWN.
4. THE CONTRACTOR SHALL REPORT, IN WRITING ANY UTILITY CONFLICTS TO THE ENGINEER IMMEDIATELY UPON DISCOVERING CONFLICTS.
5. THE SANITARY SEWER PIPE LENGTHS AS SHOWN ON THE DRAWINGS REPRESENTS THE DISTANCE FROM CENTER TO CENTER OF THE RESPECTIVE STRUCTURES.
6. PRIOR TO UTILITY RELOCATION, REMOVAL OR ABANDONMENT, THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY PROVIDERS, LOCAL MUNICIPALITY, AND NCDOT.
7. 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.
8. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR INSTALLATION OF ALL PROPOSED POWER AND COMMUNICATION LINES AND ASSOCIATED APPURTENANCES.

WELL ABANDONMENT:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAYING APPLICABLE FEES FOR THE ABANDONMENT OF WELLS.
2. 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:

1. 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.
2. 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.
3. 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.
4. 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.
5. NO SEPTAGE SHALL BE DISCHARGED TO THE EXISTING SEWER SYSTEM.

FIRE & LIFE SAFETY NOTES:

1. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE 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.
2. HYDRANTS MUST BE LOCATED WITHIN EIGHT FEET (8'), BUT NO CLOSER THAN THREE FEET (3') OF THE CURB.
3. A MINIMUM OF FIVE FEET (5') SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM OTHER UNDERGROUND UTILITIES.
4. CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION AS SHOWN ON THE PLANS.
5. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.
6. ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
7. ROADWAYS AND BUILDINGS MUST BE CAPABLE OF SUPPORTING FIRE APPARATUS DURING CONSTRUCTION.
8. 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.
9. 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.
10. 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.
11. 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:

1. 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.
2. TFW REFERS TO TOP FACE OF WALL ELEVATION. BFW REFERS TO THE BOTTOM FACE OF WALL ELEVATION AT FINISHED GRADE, NOT FOOTING GRADE.
3. 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.
4. 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.
5. WALL BATTER ASSUMPTIONS
   a. ¼" 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.
6. PRIOR TO WALL STAKING, A MEETING SHALL BE HELD BY THE SURVEYOR AND WALL CONTRACTOR TO DETERMINE STAKING CRITERIA.
7. CONTRACTOR TO INSTALL TEMPORARY FENCING/BARRICADES DURING CONSTRUCTION UNTIL PERMANENT FENCING IS INSTALLED.
8. 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:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
   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.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
7. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
8. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
9. INSTALL ¾" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
10. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
11. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
12. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
13. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
14. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
15. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
16. THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (SAAE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
17. THE DEVICE AND INSTALLATION SHALL MEE THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
18. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH, INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
19. NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN $250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.

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

NORTH CAROLINA PROFESSIONAL ENGINEER BRYANT INGE
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

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

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

GENERAL NOTES & LEGENDS

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REZ-23-02: WOODLIEF REZONING CONDITIONS
FEBRUARY 26, 2024

1. THE DEVELOPMENT OF THE PROPERTY SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE ACCOMPANYING EXHIBIT, CONCEPT PLAN DATED _____, 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.
2. THE FOLLOWING USES SHALL BE PROHIBITED ON THE PORTION OF THE PROPERTY ZONED TO THE RESIDENTIAL HIGH DENSITY DISTRICT (THE "RH DISTRICT"):
   A. LIVE-WORK UNIT;
   B. RESIDENTIAL CARE (ALF, ILF, CCF);
   C. TELECOMMUNICATIONS TOWER.
3. THE FOLLOWING USES SHALL BE PROHIBITED ON THE PORTION OF THE PROPERTY ZONED TO THE RESIDENTIAL MEDIUM DENSITY DISTRICT (THE "RM DISTRICT"):
   A. TELECOMMUNICATIONS TOWER.
4. THE RH-CZ DISTRICT MAY BE DEVELOPED TO A MAXIMUM OF 98 DWELLING, SINGLE-FAMILY ATTACHED (TOWNHOUSE) LOTS.
5. THE RM-CZ DISTRICT MAY BE DEVELOPED TO A MAXIMUM OF 157 DWELLING SINGLE-FAMILY DETACHED LOTS.
6. ALL DWELLING, SINGLE-FAMILY DETACHED DWELLINGS SHALL ADHERE TO THE FOLLOWING CONDITIONS:
   A. 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.
   B. GARAGES:
      - A MINIMUM 2-CAR SIDE-BY-SIDE (NOT TANDEM) GARAGE SHALL BE PROVIDED;
      - ALL GARAGE DOORS SHALL HAVE WINDOWS.
   C. ROOFS: ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER, WOOD, OR A COMBINATION OF THESE MATERIALS.
   D. 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.
   E. COVERED ENTRY: A COVERED FRONT PORCH OR COVERED STOOP OF AT LEAST 20 SQUARE FEET WITH A MINIMUM DEPTH OF 5 FEET.
   F. WINDOWS:
      - ALL WINDOWS ALONG THE FRONT FAÇADE SHALL HAVE SHUTTERS AND/OR TRIM;
      - EACH SIDE ELEVATION SHALL HAVE AT LEAST TWO WINDOWS.
   G. REAR YARD AMENITY: AN UNENCLOSED PATIO, DECK, OR SCREENED-IN PORCH OF AT LEAST 64 SQUARE FEET.
7. ALL DWELLING, SINGLE-FAMILY ATTACHED (TOWNHOME) BUILDINGS SHALL ADHERE TO THE FOLLOWING CONDITIONS:
   A. 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.
   B. GARAGES:
      - A MINIMUM 1-CAR GARAGE SHALL BE PROVIDED;
      - ALL GARAGE DOORS SHALL HAVE WINDOWS.
   C. ROOFS: ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER, WOOD, OR A COMBINATION OF THESE MATERIALS.
   D. COVERED ENTRY: A COVERED FRONT PORCH OR COVERED STOOP OF AT LEAST 20 SQUARE FEET WITH A MINIMUM DEPTH OF 4 FEET.
   E. 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).
   F. REAR YARD AMENITY: AN UNENCLOSED PATIO, DECK, OR SCREENED-IN PORCH OF AT LEAST 64 SQUARE FEET.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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) 1767590716, 1768409261, AND 1767590235. 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
PVWDE	PUBLIC VARIABLE WIDTH DRAINAGE EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
PWMAE	PRIVATE WALL MAINTENANCE ACCESS EASEMENT
MUPE	PUBLIC MULTI-USE PATH EASEMENT
PSCSAE	PRIVATE STORMWATER CONTROL STRUCTURE AND ACCESS EASEMENT
CORSSE	CITY OF RALEIGH SANITARY SEWER EASEMENT

GENERAL LEGEND
(UNLESS OTHERWISE DENOTED)

DESCRIPTION	EXISTING	PROPOSED
1' CONTOUR INTERVAL		
5' CONTOUR INTERVAL		
PROPERTY LINE		
ROADWAY CENTERLINE		
RIGHT OF WAY LIMITS		
EASEMENT LINE		
CURB & GUTTER		
EDGE OF PAVEMENT		
WATER MAIN	W	W
FIRE HYDRANT ASSEMBLY		
BLOWOFF ASSEMBLY	N/A	
WATER VALVE		
WATER METER		
AIR RELEASE VALVE	N/A	
WATER MANHOLE	W	W
SANITARY SEWER MAIN	SS	SS
SANITARY SEWER MANHOLE	S	
SANITARY SEWER SERVICE	N/A	
FORCE MAIN	FM	FM
STORM DRAINAGE PIPE		
CATCH BASIN		
YARD INLET		
JUNCTION BOX	D	
FLARED END SECTION		
ELECTRIC	E	N/A

DESCRIPTION	EXISTING	PROPOSED
OVERHEAD ELECTRIC	OHE	N/A
POWER POLE	PP	N/A
GUY ANCHOR		N/A
LIGHT POLE		N/A
ELECTRICAL PEDESTAL	E	N/A
GAS MAIN	GAS	N/A
ABANDONED GAS MAIN	G	N/A
GAS VALVE		N/A
TELEPHONE	T	N/A
TELEPHONE STRUCTURE	T	N/A
TELEPHONE PEDESTAL	TPED	N/A
TELEVISION PEDESTAL	TV	N/A
FIBER OPTIC MARKER	FO	N/A
UTILITY MANHOLE	U	N/A
STRUCTURES		
FENCING STRUCTURE	XX XX XX XX	
TREE LINE		N/A
WATERWAYS		N/A
SIGN		N/A
MAIL BOX	MB	N/A
PROPERTY IRON		N/A
CONCRETE MONUMENT		N/A
SPOT ELEVATION	(340.17) CL	339.92 EP

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SUITE 250
CARY, NC 27518

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

NORTH CAROLINA PROFESSIONAL ENGINEER BRYANT INICE
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

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

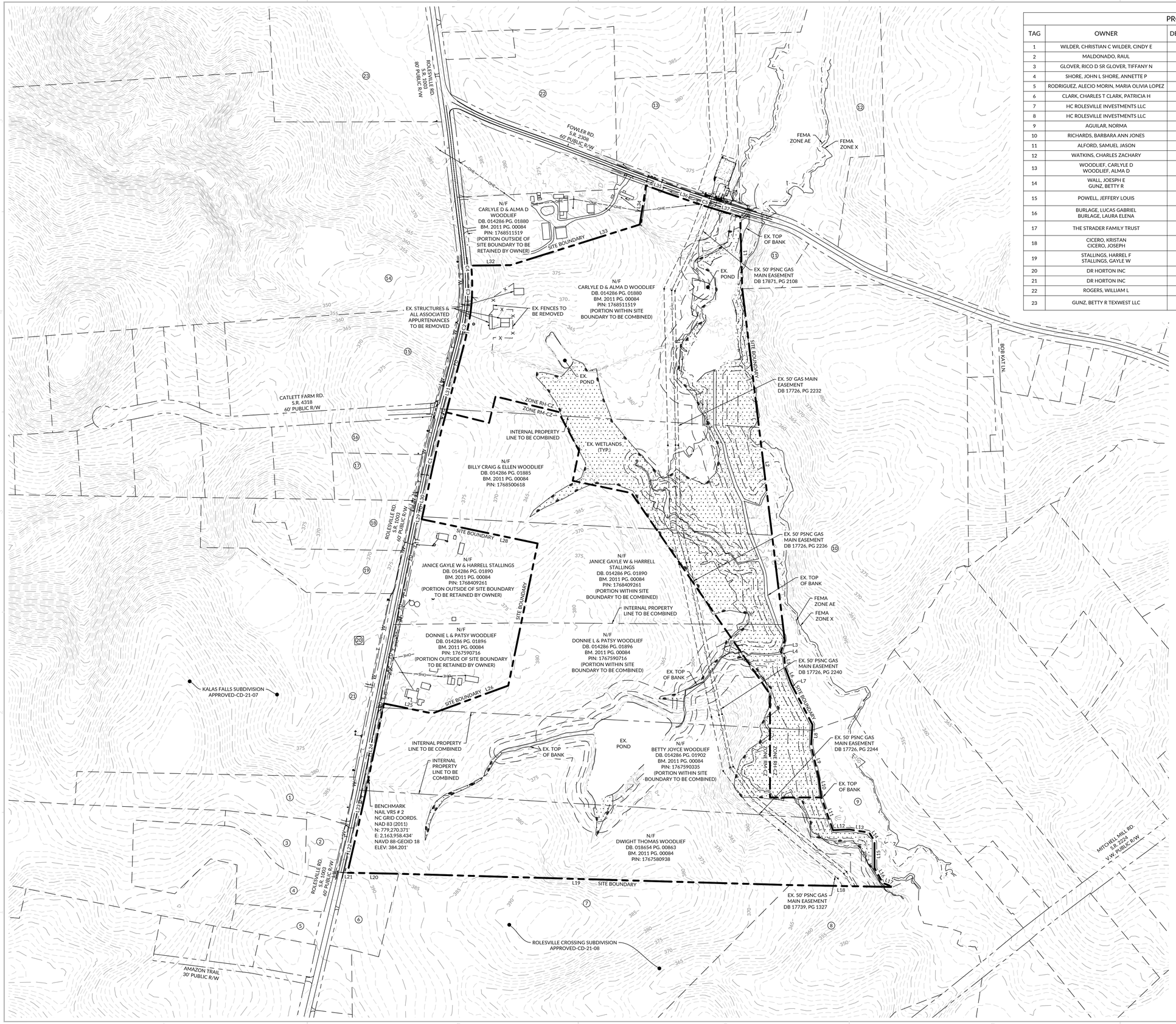
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

GENERAL NOTES & LEGENDS

C0.02

EST. 1983

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Sets\Site Plan\C0.00-003 COVER.dwg, Tuesday, July 2, 2024 11:23:01 AM - JKEITH



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	HC ROLESVILLE INVESTMENTS LLC	18857	2126	1767-48-3143	RH-CZ (ROLESVILLE)	-
8	HC ROLESVILLE INVESTMENTS LLC	18857	2126	1767-58-6083	RH-CZ (ROLESVILLE)	-
9	AGUILAR, NORMA	12647	1286	1767-68-5863	R-30 (WAKE COUNTY)	RESIDENTIAL-30
10	RICHARDS, BARBARA ANN JONES	1730	526	1768-60-2816	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, JOESPH 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, HARREL F 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
L1	S01°36'33"E	331.36
L2	S06°53'59"E	1627.11
L3	S18°52'37"W	56.68
L4	S38°15'12"E	25.09
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
L35	S69°53'15"E	102.86
L36	S71°01'28"E	153.25
L37	S73°15'53"E	149.14

KEY MAP
NOT TO SCALE

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 050766 BRYANT INGE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
BRYANT INGE

0 100 200
SCALE: 1 inch = 200 ft.

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

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

OVERALL EXISTING CONDITIONS & DEMOLITION PLAN

C1.00

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Set\Site Plan\C1.00 OVERALL EXISTING CONDITIONS & DEMOLITION PLAN.dwg Tuesday, July 2, 2024 11:23:38 AM - EBAUTISTA

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

EX. PRIVATE DRIVEWAY
EX. OHE POLE
EX. WELL
EX. SIGN TO BE RELOCATED
EX. FHA
EX. 16" WATER MAIN
EX. OHE POLE & ALL ASSOCIATED APPURTENANCE TO BE RELOCATED
INV.: 361.62'
EX. 24" RCP
INV.: 362.98'
EX. FENCE TO BE REMOVED
EX. STRUCTURE & ALL ASSOCIATED APPURTENANCES TO BE REMOVED
EX. STRUCTURE & ALL ASSOCIATED APPURTENANCES TO BE REMOVED
EX. WELL TO BE REMOVED
INV.: 364.79'
EX. 15" RCP TO BE REMOVED
INV.: 365.02'
EX. FENCE TO BE REMOVED
EX. STRUCTURE & ALL ASSOCIATED APPURTENANCES TO BE REMOVED

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)

SITE BOUNDARY

N/F
CARLYLE D & ALMA D WOODLIEF
DB. 014286 PG. 01880
BM. 2011 PG. 00084
PIN: 1768511519
(PORTION WITHIN SITE BOUNDARY TO BE COMBINED)

EX. POND

EX. WETLANDS (TYP.)

ROLESVILLE RD.
S.R. 1003
60' PUBLIC R/W

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

INV.: 369.56'
EX. 15" RCP
INV.: 369.99'

CATLETT FARM RD.
S.R. 4318
60' PUBLIC R/W

INV.: 372.30'
EX. 18" RCP TO BE RELOCATED
INV.: 372.87'
EX. 15" RCP TO BE REMOVED
EX. OHE POLE
INV.: 372.66'
EX. WATER VALVE
EX. FHA
INV.: 373.41'

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

EX. PHONE LINE
EX. FIBER OPTIC
EX. OHE POLE

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

INV.: 375.12'
EX. 15" RCP
INV.: 373.57'

N/F
BILLY CRAIG & ELLEN WOODLIEF
DB. 014286 PG. 01885
BM. 2011 PG. 00084
PIN: 1768500618

297.25'
N76°10'41"W
125.00'
S13°49'12"W
202.61'
N76°10'41"W
ZONE RH-CZ
ZONE RM-CZ
INTERNAL PROPERTY LINE TO BE COMBINED
202.61'
N76°10'41"W
N13°49'12"E
141.13'

KEY MAP
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ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER BRYANT INGE
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

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

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

EXISTING CONDITIONS & DEMOLITION PLAN

C1.01

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Sets\Site Plan\C1.01-1.07 EXISTING CONDITIONS & DEMOLITION PLAN.dwg - Tuesday, July 2, 2024 11:25:53 AM - AMENDENHALL

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
DR HORTON INC
ZONING: R&PUD-CZ
DB. 19008 PG. 1446
PIN. 1767-39-9921

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

KALAS FALLS SUBDIVISION
APPROVED-CD-21-07

N/F
BILLY CRAIG & ELLEN WOODLIEF
DB. 014286 PG. 01885
BM. 2011 PG. 00084
PIN: 1768500618

N/F
JANICE GAYLE W & HARRELL STALLINGS
DB. 014286 PG. 01890
BM. 2011 PG. 00084
PIN: 1768409261
(PORTION OUTSIDE OF SITE BOUNDARY
TO BE RETAINED BY OWNER)

N/F
JANICE GAYLE W & HARRELL STALLINGS
DB. 014286 PG. 01890
BM. 2011 PG. 00084
PIN: 1768409261
(PORTION WITHIN SITE BOUNDARY TO
BE COMBINED)

N/F
DONNIE L & PATSY WOODLIEF
DB. 014286 PG. 01896
BM. 2011 PG. 00084
PIN: 1767590716
(PORTION OUTSIDE OF SITE BOUNDARY
TO BE RETAINED BY OWNER)

N/F
DONNIE L & PATSY WOODLIEF
DB. 014286 PG. 01896
BM. 2011 PG. 00084
PIN: 1767590716
(PORTION WITHIN SITE BOUNDARY TO
BE COMBINED)

N/F
DONNIE L & PATSY WOODLIEF
DB. 014286 PG. 01896
BM. 2011 PG. 00084
PIN: 1767590716
(PORTION WITHIN SITE BOUNDARY
TO BE COMBINED)

ROLESVILLE RD.
S.R. 1003
(or PUBLIC R/W

SITE BOUNDARY

INTERNAL
PROPERTY LINE
TO BE COMBINED

EX.
WETLANDS
(TYP.)

ZONE RH-CZ
ZONE RM-CZ

N 12°20'01" E
411.3'

275.31'
N78°10'57"W

INV.: 375.12'
EX. 15" RCP
INV.: 373.57'
INV.: 373.41'
EX. 15" RCP
INV.: 374.25'
EX. OHE POLE
INV.: 373.79'
EX. 15" HDPE
INV.: 374.60'
INV.: 376.32'
EX. 12" RCP TO
BE REMOVED
INV.: 376.52'
EX. OHE
EX. WELL
EX. OHE POLE
EX. OHE TO BE
RELOCATED
EX. OHE POLE &
ALL ASSOCIATED
APPURTENANCES
TO BE RELOCATED
EX. FIBER OPTIC
EX. PHONE LINE
INV.: 378.77'
EX. 15" CMP TO
BE REMOVED
INV.: 378.92'
EX. FHA
EX. WELL
EX. OHE POLE
EX. OHE TO BE
RELOCATED
EX. OHE POLE &
ALL ASSOCIATED
APPURTENANCES
TO BE RELOCATED
INV.: 379.40'
EX. 15" CMP TO
BE REMOVED
INV.: 379.26'
EX. 16" WATER
MAIN
EX. OHE TO BE
RELOCATED
INV.: 380.14'
EX. 15" CMP TO
BE REMOVED
INV.: 380.13'
EX. OHE POLE &
ALL ASSOCIATED
APPURTENANCES
TO BE RELOCATED
EX. OHE TO BE
RELOCATED
INV.: 380.65'
EX. 15" RCP TO
BE RELOCATED
EX. OHE POLE
INV.: 380.79'
EX. OHE
EX. OHE POLE
EX. OHE
EX. OHE POLE
INV.: 381.87'
EX. 15" HDPE TO
BE REMOVED
N/F
DONNIE L & PATSY WOODLIEF
DB. 014286 PG. 01896
BM. 2011 PG. 00084
PIN: 1767590716
(PORTION WITHIN SITE
BOUNDARY TO BE COMBINED)

KEY MAP
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0 25 50
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REVISIONS:
1 - 07/01/2024
PER TOWN COMMENTS
-
-

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

EXISTING CONDITIONS & DEMOLITION PLAN

C1.02

J:\23\0045-Pate_Woodlief Assemblage\CAD\Drawing Sets\Site Plan\C1.01-1.07 EXISTING CONDITIONS & DEMOLITION PLAN.dwg, Tuesday, July 2, 2024 11:23:54 AM, AARNDENHALL

KALAS FALLS SUBDIVISION
APPROVED-CD-21-07

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

EX. 12" DIP
WATER MAIN

EX. FHA

KALAS FALLS SUBDIVISION
APPROVED-CD-21-07

EX. FHA

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

EX. 16" WATER
MAIN

EX. OHE POLE

EX. CATV

ROLESVILLE RD.
S.R. 1003
60' PUBLIC R/W

N/F
MALDONADO, RAUL
ZONING: R-30
DB. 17784 PG. 1955
BM. 2022 PG. 1097
PIN. 1767-38-7947

EX. PHONE
LINE

EX. FIBER OPTIC

EX. FIBER OPTIC

EX. CATV POLE

INV.: 389.20'

EX. 12" RCP

INV.: 390.02'

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

INV.: 381.87'

EX. 15" HDPE TO
BE REMOVED

N/F
DONNIE L & PATSY WOODLIEF
DB. 014286 PG. 01896
BM. 2011 PG. 00084
PIN: 1767590716
(PORTION WITHIN SITE
BOUNDARY TO BE COMBINED)

INV.: 382.12'

EX. OHE TO BE
RELOCATED

N/F
BETTY JOYCE WOODLIEF
DB. 014286 PG. 01902
BM. 2011 PG. 00084
PIN: 1767590335
(PORTION OUTSIDE OF SITE
BOUNDARY TO BE
RETAINED BY OWNER)

SITE BOUNDARY

EX. OHE POLE &
ALL ASSOCIATED
APPURTENANCES
TO BE RELOCATED

BENCHMARK
NAIL VRS # 2
NC GRID COORDS.
NAD 83 (2011)
N: 779,270.371'
E: 2,163,958.434'
NAVD 88-GEOID 18
ELEV: 384.201'

EX. OHE TO BE
RELOCATED

EX. OHE POLE &
ALL ASSOCIATED
APPURTENANCES
TO BE RELOCATED

SITE BOUNDARY

N/F
BETTY JOYCE WOODLIEF
DB. 014286 PG. 01902
BM. 2011 PG. 00084
PIN: 1767590335
(PORTION WITHIN SITE
BOUNDARY TO BE COMBINED)

N/F
DONNIE L & PATSY WOODLIEF
DB. 014286 PG. 01896
BM. 2011 PG. 00084
PIN: 1767590716
(PORTION WITHIN SITE
BOUNDARY TO BE COMBINED)

T.O.R. RIPARIAN BUFFER
50' SECTION 2

T.O.R. RIPARIAN BUFFER
50' SECTION 1

INTERNAL
PROPERTY LINE
TO BE COMBINED

NEUSE RIPARIAN BUFFER
20' SECTION 2

NEUSE RIPARIAN BUFFER
30' SECTION 1

EX. TOP
OF BANK

NEUSE RIPARIAN BUFFER
30' SECTION 1

T.O.R. RIPARIAN BUFFER
50' SECTION 1

NEUSE RIPARIAN BUFFER
20' SECTION 2

EX. WETLANDS (TYP.)

INV.: 367.04'

EX. 36" DIP

INV.: 367.38'

EX. WETLANDS (TYP.)

INTERNAL
PROPERTY LINE
TO BE COMBINED

T.O.R. RIPARIAN BUFFER
50' SECTION 2

T.O.R. RIPARIAN BUFFER
50' SECTION 1

EX.
POND

NEUSE RIPARIAN BUFFER
30' SECTION 1

NEUSE RIPARIAN BUFFER
20' SECTION 2

EX.
WETLANDS
(TYP.)

N/F
DWIGHT THOMAS WOODLIEF
DB. 018654 PG. 00863
BM. 2011 PG. 00084
PIN: 1767580938

SITE BOUNDARY

N/F
HC ROLESVILLE INVESTMENTS LLC
ZONING: R-30
DB. 18857 PG. 2126
BM. 18857 PG. 2126
PIN. 1767-48-3143

ROLESVILLE CROSSING SUBDIVISION
APPROVED-CD-21-08

KEY MAP

NOT TO SCALE

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Sets\Site Plan\C1.03 EXISTING CONDITIONS & DEMOLITION PLAN.dwg Tuesday, July 2, 2024 11:23:56 AM - AMENDEWALL

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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

NORTH CAROLINA PROFESSIONAL ENGINEER
PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
BRYANT INGE

0 25 50
SCALE: 1 inch = 50 ft.

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

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

EXISTING CONDITIONS & DEMOLITION PLAN

C1.03

EST. 1983

T.O.R. RIPARIAN BUFFER 50' SECTION 1

T.O.R. RIPARIAN BUFFER 50' SECTION 2

N/F
BETTY JOYCE WOODLIEF
DB. 014286 PG. 01902
BM. 2011 PG. 00084
PIN: 1767590335
(PORTION WITHIN SITE BOUNDARY TO BE COMBINED)

INTERNAL PROPERTY LINE TO BE COMBINED

N/F
DWIGHT THOMAS WOODLIEF
DB. 018654 PG. 00863
BM. 2011 PG. 00084
PIN: 1767580938

SITE BOUNDARY

N/F
HC ROLESVILLE INVESTMENTS LLC
ZONING: R-30
DB. 18857 PG. 2126
BM. 18857 PG. 2126
PIN. 1767-48-3143

ROLESVILLE CROSSING SUBDIVISION
APPROVED-CD-21-08

ZONE RM-CZ

ZONE RM-CZ

EX. WETLANDS (TYP.)

EX. 50' PSNC GAS MAIN EASEMENT DB 17726, PG 2244

235.90'
N90°00'00"W

T.O.R. RIPARIAN BUFFER 50' SECTION 1

T.O.R. RIPARIAN BUFFER 50' SECTION 2

N/F
AGUILAR, NORMA
ZONING: R-30
DB. 12647 PG. 1286
PIN. 1767-68-5863

NEUSE RIPARIAN BUFFER 50' SECTION 1

NEUSE RIPARIAN BUFFER 20' SECTION 2

EX. TOP OF BANK

FEMA ZONE X

FEMA ZONE AE

FEMA ZONE AE

FEMA ZONE X

EX. 50' PSNC GAS MAIN EASEMENT DB 17739, PG 1327

EX. 20" PSNC GAS MAIN

EX. GAS MARKER (TYP.)

N/F
HC ROLESVILLE INVESTMENTS LLC
ZONING: R-30
DB. 18857 PG. 2126
BM. 1998 PG. 1776
PIN. 1767-58-6083

KEY MAP
NOT TO SCALE

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SUITE 250
CARY, NC 27518

MAJOR SUBDIVISION PRELIMINARY PLAT FOR

BROADMOOR
PSP-24-02

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049161 BRYANT INGE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
BRYANT INGE

0 25 50
SCALE: 1 inch = 50 ft.

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

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

EXISTING CONDITIONS & DEMOLITION PLAN

C1.04

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N/F
JANICE GAYLE W & HARRELL STALLINGS
DB. 014286 PG. 01890
BM. 2011 PG. 00084
PIN: 1768409261
(PORTION WITHIN SITE BOUNDARY TO BE COMBINED)

EX. WETLANDS (TYP.)

SITE BOUNDARY

EX. 50' PSNC GAS MAIN EASEMENT DB 17726, PG 2236

102.29'
N24°55'30"W

INTERNAL PROPERTY LINE TO BE COMBINED

FEMA ZONE AE

FEMA ZONE X

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

ZONE RM-CZ

N/F
DONNIE L & PATSY WOODLIEF
DB. 014286 PG. 01896
BM. 2011 PG. 00084
PIN: 1767590716
(PORTION WITHIN SITE BOUNDARY TO BE COMBINED)

EX. 20" PSNC GAS MAIN

T.O.R. RIPARIAN BUFFER 50' SECTION 2

T.O.R. RIPARIAN BUFFER 50' SECTION 1

EX. WETLANDS (TYP.)

EX. TOP OF BANK

EX. 50' PSNC GAS MAIN EASEMENT DB 17726, PG 2240

EX. GAS MARKER (TYP.)

EX. 20" PSNC GAS MAIN

FEMA ZONE AE

FEMA ZONE X

INTERNAL PROPERTY LINE TO BE COMBINED

EX. POND

NEUSE RIPARIAN BUFFER 30' SECTION 1

NEUSE RIPARIAN BUFFER 20' SECTION 2

N/F
BETTY JOYCE WOODLIEF
DB. 014286 PG. 01902
BM. 2011 PG. 00084
PIN: 1767590335
(PORTION WITHIN SITE BOUNDARY TO BE COMBINED)

EX. 50' PSNC GAS MAIN EASEMENT DB 17739, PG 1327

102.29'
S24°55'30"E

T.O.R. RIPARIAN BUFFER 50' SECTION 2

T.O.R. RIPARIAN BUFFER 50' SECTION 1

NEUSE RIPARIAN BUFFER 30' SECTION 1

NEUSE RIPARIAN BUFFER 20' SECTION 2

SITE BOUNDARY

ZONE RM-CZ

EX. WETLANDS (TYP.)

N/F
AGUILAR, NORMA
ZONING: R-30
DB. 12647 PG. 1286
PIN. 1767-68-5863

N/F
RICHARDS, BARBARA ANN JONES
ZONING: R-30
DB. 1386 PG. 356
BM. 1112 PG. 589
PIN. 1767-69-6199

N/F

KEY MAP
NOT TO SCALE

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CARY, NC 27518

MAJOR SUBDIVISION PRELIMINARY PLAT FOR

BROADMOOR
PSP-24-02

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036962 JOHN BRYANT INGE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

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

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

EXISTING CONDITIONS & DEMOLITION PLAN

C1.05

EST. 1993

KEY MAP

NOT TO SCALE

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SUITE 250
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MAJOR SUBDIVISION PRELIMINARY PLAT FOR

BROADMOOR
PSP-24-02

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 053143 BRYANT INGE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
BRYANT INGE

0 25 50
SCALE: 1 inch = 50 ft.

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

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

EXISTING CONDITIONS & DEMOLITION PLAN

C1.06

J:\23\0045-Rule_Woodlief Assemblage\CAD\Drawing Set\Site Plan\C1.01-1.07 EXISTING CONDITIONS & DEMOLITION PLAN.dwg, Tuesday, July 2, 2024 11:24:02 AM, AMENDENHALL

N/F
ROGERS, WILLIAM L
ZONING: R-30
DB. 003626 PG. 00569
DB. 1985 PG. 1807
DB. 1768-42-7499

N/F
WOODLIEF, CARLYLE D
WOODLIEF, ALMA D
ZONING: R-30
DB. 14286 PG. 1880
BM. 2011 PG. 84
PIN. 1768-51-1519

N/F
WATKINS, CHARLES ZACHARY
ZONING: R-30
DB. 17332 PG. 2109
BM. 1979 PG. 324
PIN. 1768-52-9682

EX. PHONE STRUCTURE (TYP.)

FOWLER RD.
S.R. 2308
60' PUBLIC R/W

INV.: 368.53'
INV.: 370.05'
EX. 12" RCP
INV.: 370.58'
INV.: 373.10'
EX. 12" HDPE
INV.: 372.12'
EX. 18" RCP
INV.: 368.02'

EX. PHONE LINE

(EX. FES)
INV.: 366.18'
EX. 18"
STORM PIPE
(EX. FES) INV.:
366.79'

EX. GAS MAIN
EX. CATV

INV.: 363.73'
EX. 15" RCP
INV.: 364.00'

EX. FIBER OPTIC
EX. HEADWALL
INV.: 358.80'
INV.: 358.83'
EX. DUAL 66"
RCP CULVERTS

EX. WETLANDS
TYP.)

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)

SITE BOUNDARY

EX. OHE TO BE
RELOCATED

EX. OHE POLE TO
BE RELOCATED

EX. OHE TO BE
RELOCATED

EX. GAS
MARKER TO BE
RELOCATED

EX. 20" PSNC
GAS MAIN

EX. HEADWALL
INV.: 358.11'
INV.: 357.96'

EX. TOP
OF BANK

FEMA
ZONE AE

FEMA
ZONE X

EX. 50' PSNC GAS
MAIN EASEMENT
DB 17871, PG 2108

T.O.R. RIPARIAN BUFFER
50' SECTION 2

NEUSE RIPARIAN BUFFER
20' SECTION 2

NEUSE RIPARIAN BUFFER
50' SECTION 1

T.O.R. RIPARIAN BUFFER
50' SECTION 1

N/F
CARLYLE D & ALMA D WOODLIEF
DB. 014286 PG. 01880
BM. 2011 PG. 00084
PIN: 1768511519
(PORTION WITHIN SITE
BOUNDARY TO BE COMBINED)

EX. WETLANDS (TYP.)

N/F
ALFORD, SAMUEL JASON
ZONING: R-30
DB. 19530 PG. 2760
PIN. 1768-51-8609

EX.
POND

EX.
POND

SITE BOUNDARY

EX. GAS
MARKER
(TYP.)

EX. 20"
PSNC
GAS
MAIN

FEMA
ZONE X

FEMA
ZONE AE

EX. 50' GAS MAIN
EASEMENT
DB 17871, PG 2108

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

KEY MAP
NOT TO SCALE

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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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL BRYANT INGE
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

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

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

EXISTING CONDITIONS & DEMOLITION PLAN

C1.07

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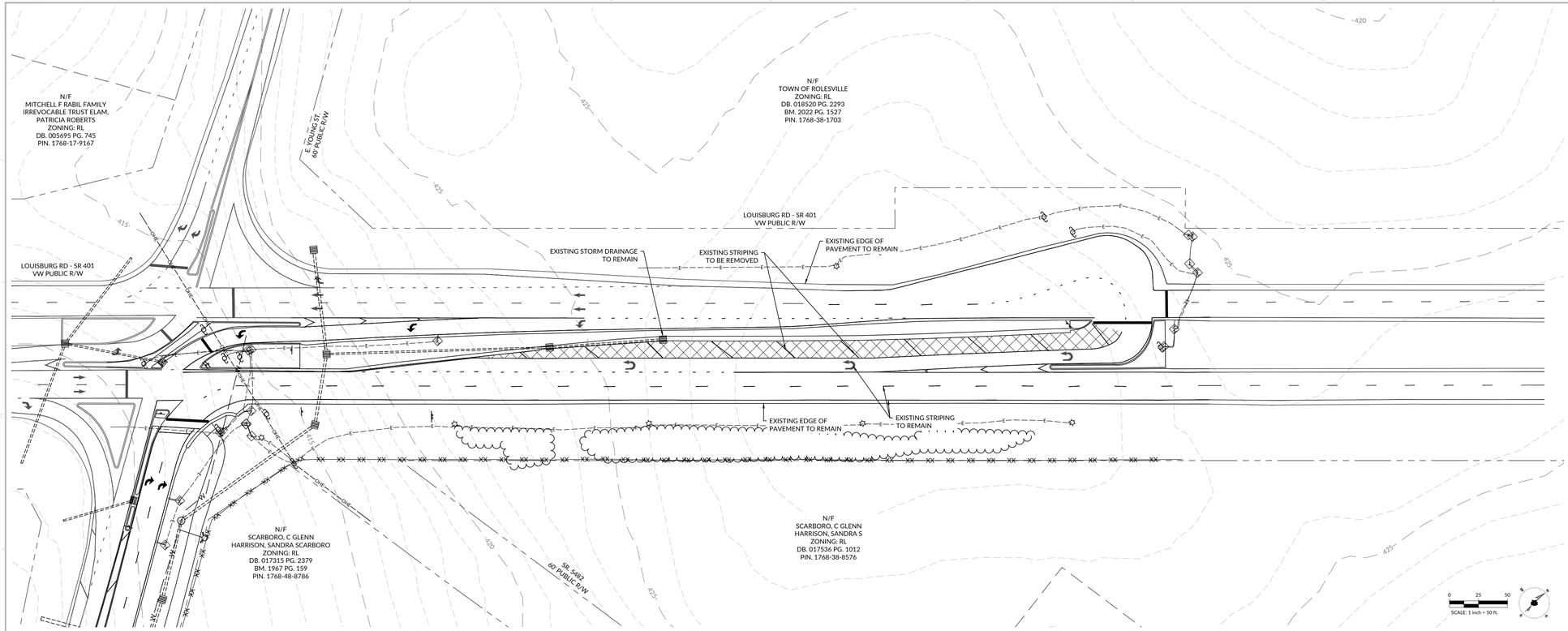
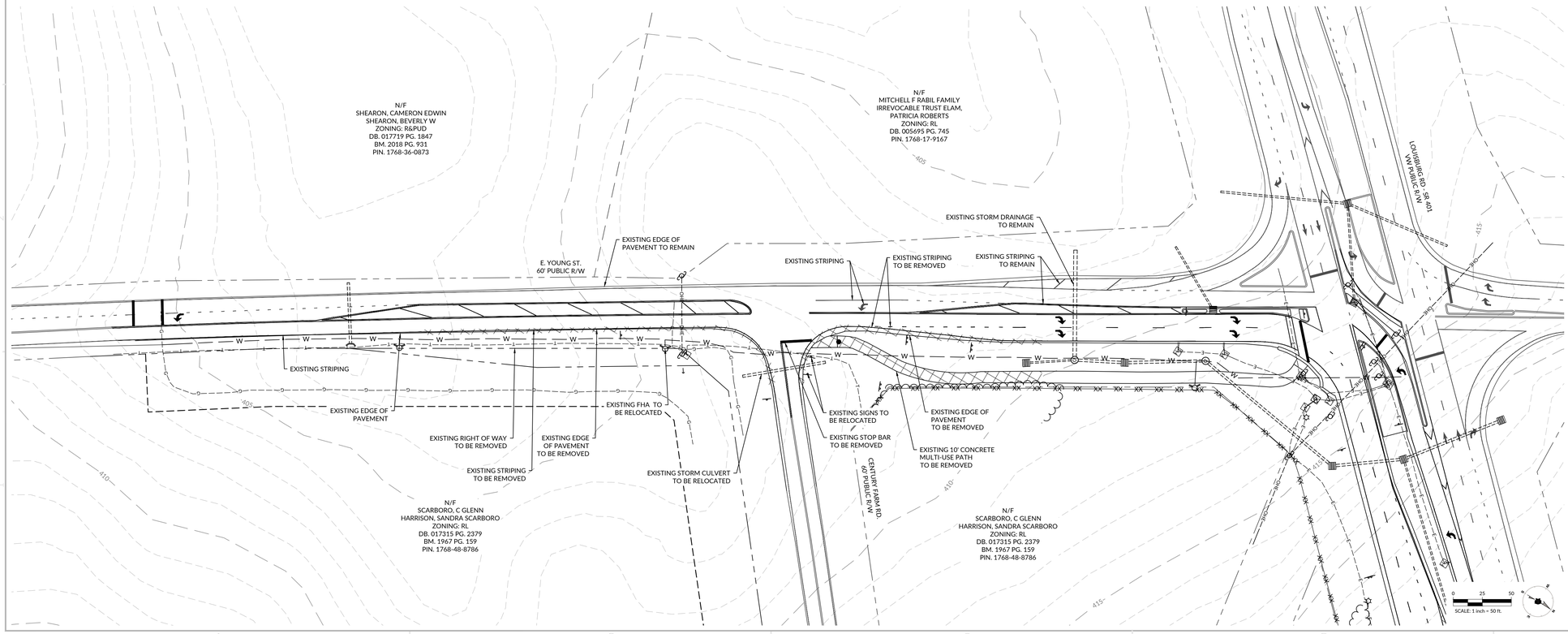


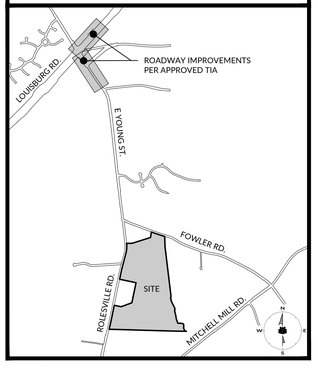
DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	XXX AREAS TO BE REMOVED
	FENCE TO BE REMOVED
	STORM PIPE TO BE REMOVED
	WETLANDS TO BE IMPACTED
	TREE TO BE REMOVED



VICINITY MAP

N.T.S



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SUITE 250
CARY, NC 27518

MAJOR SUBDIVISION PRELIMINARY PLAT FOR

BROADMOOR
PSP-24-02

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 053766 BRYANT INGE

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
BRYANT INGE

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

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

EXISTING CONDITIONS & DEMOLITION PLAN

C1.08

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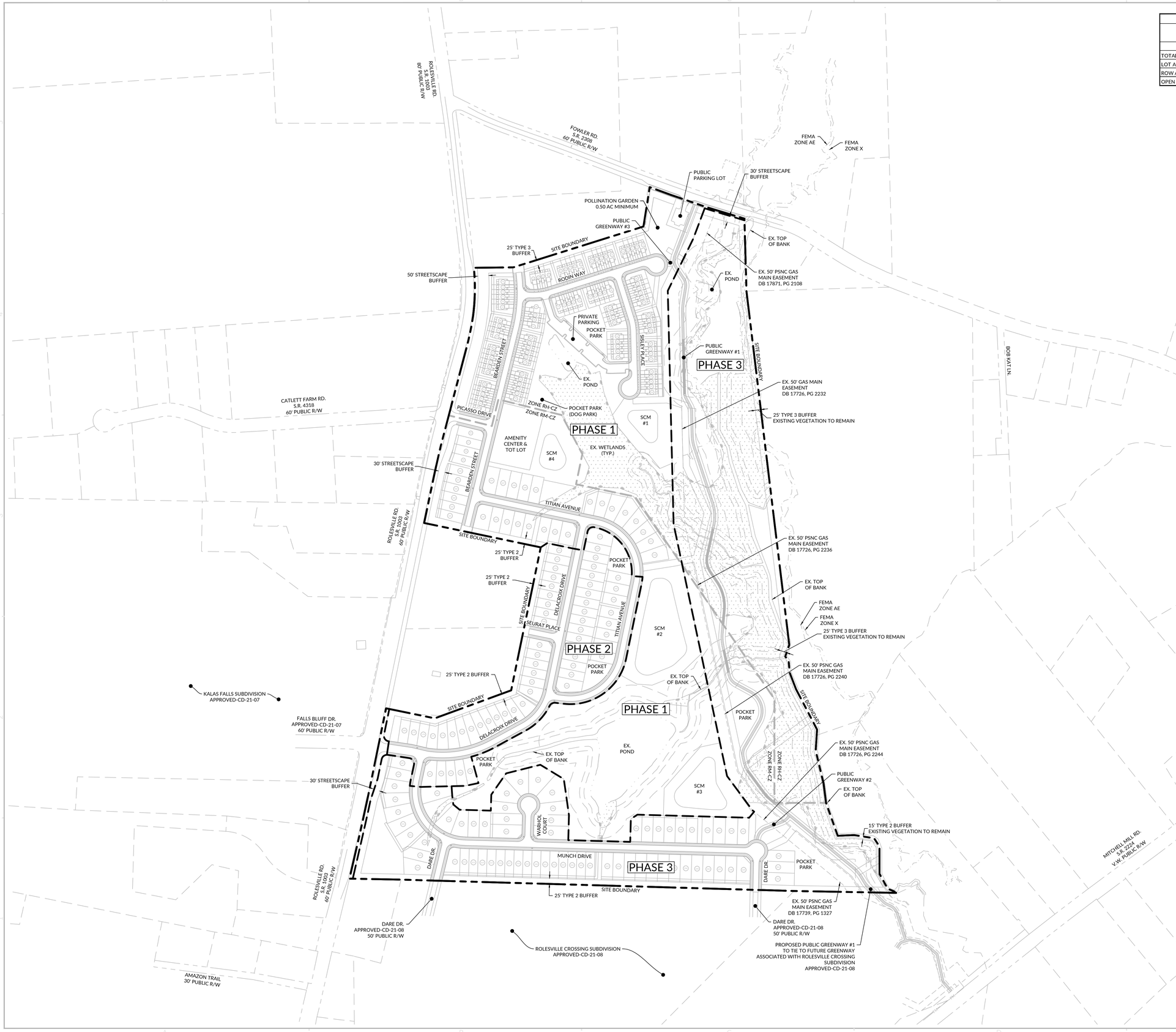


PHASE AREA SUMMARY										
	PHASE 1				PHASE 2		PHASE 3			
	ZONE RH-CZ		ZONE RM-CZ		ZONE RM-CZ		ZONE RH-CZ		ZONE RM-CZ	
	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)
TOTAL AREA	935,825	21.48	1,178,275	27.05	523,448	12.02	873,669	20.06	1,070,931	24.59
LOT AREA	276,913	6.36	196,215	4.50	326,750	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	536,603	12.32	891,353	20.46	65,883	1.51	873,432	20.05	486,567	11.17

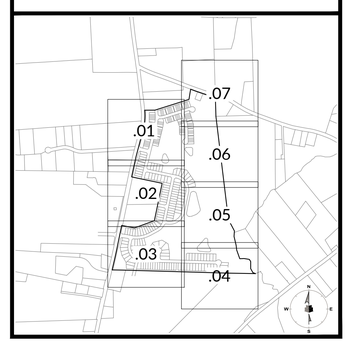
LOT SUMMARY			
	TOWNHOMES	SINGLE FAMILY (FRONT LOAD)	TOTAL
PHASE 1	95	31	126
PHASE 2	-	59	59
PHASE 3	-	67	67
TOTAL	95	157	252

PHASING NOTES

1. IMPROVEMENTS TO ROLESVILLE ROAD, FOWLER ROAD, EAST YOUNG STREET, AND LOUISBURG ROAD SHALL BE CONSTRUCTED PRIOR TO THE 100TH RESIDENTIAL BUILDING PERMIT.
2. THE POLLINATION GARDEN SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF THE 150TH RESIDENTIAL BUILDING PERMIT.
3. ONE TOT-LOT AND ONE DOG PARK SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF THE 150TH RESIDENTIAL BUILDING PERMIT.
4. THE AMENITY CENTER SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF THE 200TH RESIDENTIAL BUILDING PERMIT.

KEY MAP

NOT TO SCALE



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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

NORTH CAROLINA PROFESSIONAL ENGINEER BRYANT INGE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 100 200
SCALE: 1 inch = 200 ft.

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

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

PHASING PLAN

C2.00

OPEN SPACE SUMMARY								
PHASE	PHASE AREA (AC.)	CUMULATIVE PHASE AREA (AC.)	CUMULATIVE OPEN SPACE REQUIRED (AC.)			CUMULATIVE OPEN SPACE PROPOSED (AC.)	CUMULATIVE ACTIVE OPEN SPACE REQUIRED (AC.)			CUMULATIVE ACTIVE OPEN SPACE PROPOSED (AC.)
			RH-CZ 15%	RM-CZ* 40%	TOTAL		RH-CZ 7.5%	RM-CZ 6%	TOTAL	
PHASE 1	48.90	48.90	3.22	10.96	14.19	32.73	1.61	0.66	2.27	3.17
PHASE 2	12.02	60.92	3.22	15.78	19.00	34.23	1.61	1.38	2.99	3.73
PHASE 3	44.64	105.56	6.23	25.61	31.84	65.46	3.11	3.85	6.96	7.79

*PER LDO SECTION 3.1.B CLUSTER REQUIREMENTS

ACTIVE OPEN SPACE SUMMARY			
NAME	TYPE PER LDO SECTION 6.2.1	SIZE CLASSIFICATION PER LDO SECTION 6.2.1	AREA (AC.)
ACTIVE OPEN SPACE #1	GREENWAY WITH EXERCISE FACILITIES	LARGE	2.59
ACTIVE OPEN SPACE #2	POCKET PARK	SMALL	0.53
ACTIVE OPEN SPACE #3	POCKET PARK (DOG PARK)	SMALL	0.34
ACTIVE OPEN SPACE #4	AMENITY CENTER	MEDIUM	1.86
ACTIVE OPEN SPACE #5	POCKET PARK	SMALL	0.29
ACTIVE OPEN SPACE #6	POCKET PARK	SMALL	0.27
ACTIVE OPEN SPACE #7	POCKET PARK	SMALL	0.21
ACTIVE OPEN SPACE #8	POCKET PARK	SMALL	0.48
ACTIVE OPEN SPACE #9	POCKET PARK	MEDIUM	1.22

OPEN SPACE HATCH LEGEND

- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE

KEY MAP

NOT TO SCALE

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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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049705 BRYANT INGE
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
BRYANT INGE

0 100 200
SCALE: 1 inch = 200 ft.

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

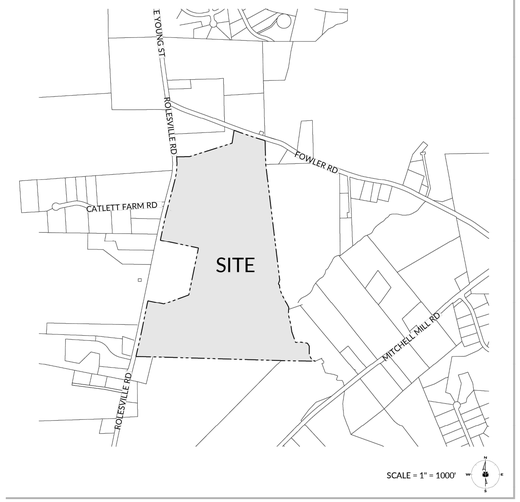
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

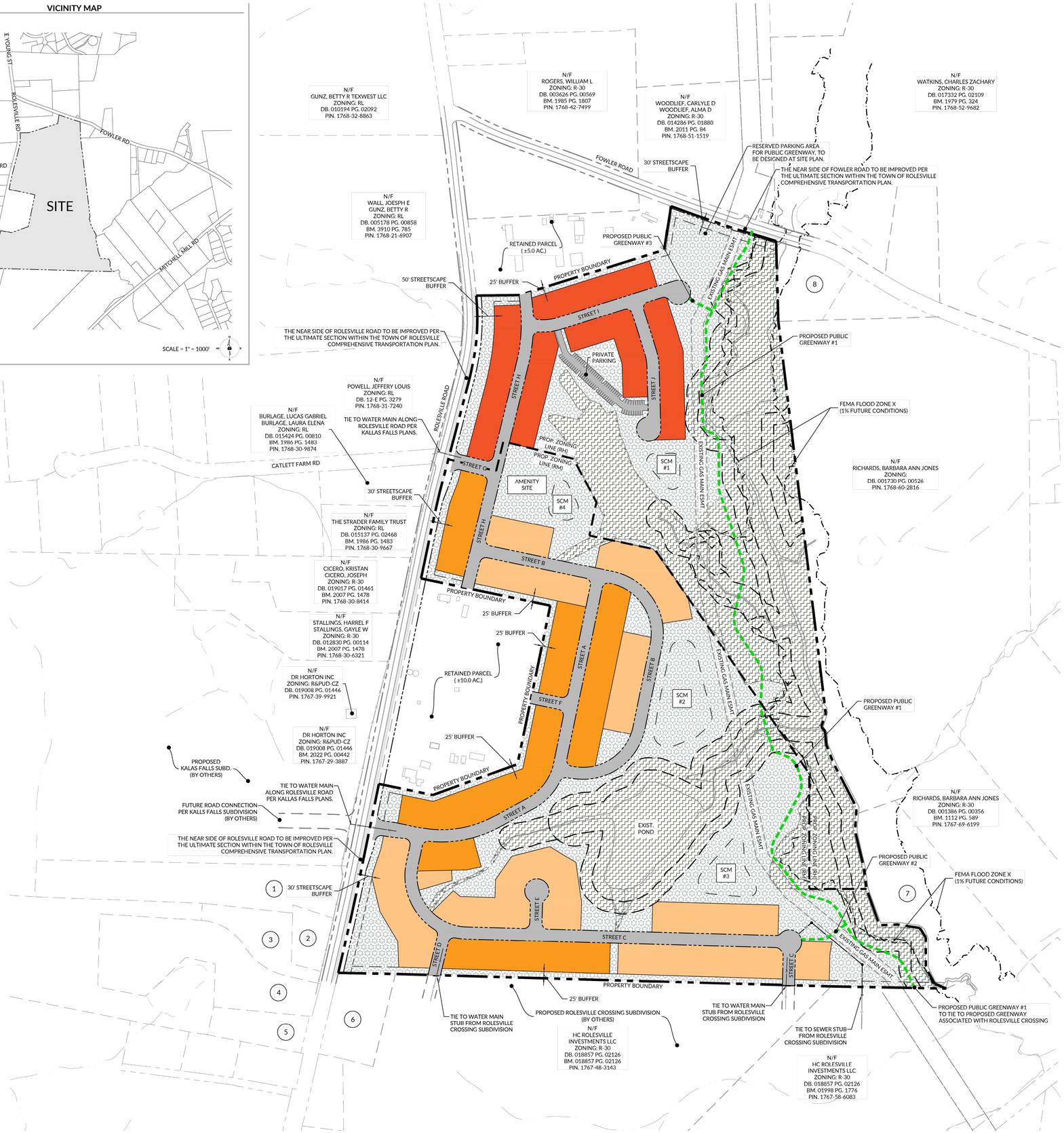
OPEN SPACE PLAN

C2.01

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Set\Site Plan\C2.01 OPEN SPACE PLAN.dwg, Tuesday, July 2, 2024 11:25:28 AM, JKEITH

VICINITY MAP





ADJACENT PARCEL DATA

PARCEL NUM	OWNER [N/F]	ZONING	DB.	PG.	BM.	PG.	PIN.
1	WILDER, CHRISTIAN C WILDER, CINDY E	R-30	010927	01494	2019	01188	1767-39-2260
2	MALDONADO, RAUL	R-30	017784	01955	2022	01097	1767-38-7947
3	GLOVER, RICO D SR GLOVER, TIFFANY N	R-30	017360	01716	2018	02222	1767-38-5959
4	SHORE, JOHN L SHORE, ANNETTE P	R-30	013782	01145	2004	01971	1767-38-1953
5	RODRIGUEZ, ALECIO MORIN MARIA OLIVIA LOPEZ	R-30	019067	02293	2018	02222	1767-38-5643
6	CLARK, CHALES T CLARK, PATRICA H	R-30	004572	00246	4572	0246	1767-38-9615
7	AGUILAR, NORMA	R-30	012647	01286	-	-	1767-68-5863
8	ALFORD, LARRY W SR ALFORD, BETTY D	R-30	007081	00072	1985	2003	1768-51-8609

PROJECT SITE PARCEL DATA

PARCEL NUM	OWNER [N/F]	ZONING	DB.	PG.	BM.	PG.	PIN.
1	WOODLIEF, CARLYE D WOODLIEF, ALMA D	R-30	014289	01880	2011	00084	1768-51-1519
2	WOODLIEF, BILLY CRAIG HOLDING, ELLEN WOODLIEF	R-30	014286	01885	2011	00084	1768-50-0618
3	STALLINGS, JANICE GAYLE W STALLINGS, HARRELL	R-30	014286	01890	2011	00084	1768-40-9261
4	WOODLIEF, DONNIE L WOODLIEF, PATSY	R-30	014286	01896	2011	00084	1767-59-0716
5	WOODLIEF, BILIEF, BETTY JOYCE	R-30	014286	01902	2011	00084	1767-59-0335
6	WOODLIEF, DWIGHT THOMAS	R-30	018654	00863	2011	00084	1767-58-0938

PRELIMINARY SITE DATA

PROJECT SIZE: ±105.5 AC.

EXISTING ZONING: R30 (WAKE COUNTY)

PROPOSED ZONING: RH & RM

ESTIMATED YIELD: ±255 DWELLING UNITS:

± 77 SINGLE-FAMILY LOTS @ 41'X120' TYP.
± 80 SINGLE-FAMILY LOTS @ 51'X120' TYP.
± 98 TOWNHOMES (26' ENDS, 22' INTERIORS, 60' DEEP)

PROPOSED DENSITY: ±2.42 D.U./AC.

REQUIRED OPEN SPACE:
RH ZONING (±41.5 AC.): 15% MIN. (±6.2 AC.)
MIN.80% OF REQUIRED O.S. MUST BE ON BUILDABLE LAND
6.2 AC. X 0.8 = MIN. 5.0 AC. OF O.S. MUST BE ON BUILDABLE LAND
RM ZONING (±64.0 AC.): 40% MIN. (±25.6 AC.)
MIN. 80% OF REQUIRED O.S. MUST BE ON BUILDABLE LAND
25.6 AC. X 0.8 = MIN. 20.5 AC. OF O.S. MUST BE ON BUILDABLE LAND

PROPOSED OPEN SPACE:
RH ZONING
BUILDABLE OPEN SPACE (OUTSIDE OF "ENVIRONMENTAL AREAS"): ±9.3 AC.
NON-BUILDABLE OPEN SPACE (WETLANDS, STREAM BUFFERS, FLOODPLAIN): ±22.7 AC.
TOTAL OPEN SPACE PROPOSED: ±32.0 AC. (±77.1%)
RM ZONING
BUILDABLE OPEN SPACE (OUTSIDE OF "ENVIRONMENTAL AREAS"): ±21.0 AC.
NON-BUILDABLE OPEN SPACE (WETLANDS, STREAM BUFFERS, FLOODPLAIN): ±12.1 AC.
TOTAL OPEN SPACE PROPOSED: ±33.1 AC. (±51.7%)

TOWNHOME SITE PARKING TABULATION:

OFF-STREET PARKING REQUIRED (NOT INCLUDING GARAGES):
98 UNITS x 2.25 SP/UNIT = 221 SPACES REQUIRED

OFF-STREET PARKING PROVIDED (NOT INCLUDING GARAGES):
40 UNITS @ 2-CAR DRIVEWAY = 80 SPACES
58 UNITS @ 1-CAR DRIVEWAY = 58 SPACES
PARKING LOT IN TOWNHOME AREA = 76 SPACES
SURPLUS PARKING AT AMENITY SITE = 7 SPACES

TOTAL OFF-STREET PARKING = 221 SPACES

NOTES:

1. THIS PLAN HAS BEEN COMPILED FROM A VARIETY OF SOURCES INCLUDING GIS DATA AND IS NOT AN OFFICIAL DESIGN OR SURVEY DOCUMENT.
2. THE LAYOUT SHOWN ON THIS PLAN IS PURELY THEORETICAL IN NATURE AND MAY BE SUBJECT TO SIGNIFICANT REVISION UPON FURTHER DUE-DILIGENCE REVIEW AND EVALUATION. THIS PLAN HAS NOT BEEN REVIEWED BY ANY MUNICIPALITY OR OTHER REVIEW AGENCY, AND IS PROVIDED SOLELY FOR ILLUSTRATION AND CONCEPTUAL PLANNING CONSIDERATIONS.
3. LIMITS OF THE RIPARIAN BUFFERS, WETLANDS AND STREAMS SHOWN ON THIS PLAN ARE BASED ON PRELIMINARY WETLAND/ BUFFER DELINEATION FIELD EVALUATION AND EXHIBIT PREPARED BY WITHERSRAVENEL, INC DATED 01/17/23.
4. ALL STREETS SHOWN AND LABELED ON THIS PLAN SHALL BE 50' PUBLIC RIGHT-OF-WAY
5. PURSUANT TO N.C.G.S 160D-108, THIS CONCEPT PLAN 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.

OPEN SPACE HATCHING LEGEND

"ENVIRONMENTAL" OPEN SPACE AREAS (WETLANDS, STREAM BUFFERS, FLOODPLAIN). THESE AREAS ARE ONLY ELIGIBLE TO ACCOUNT FOR A MAXIMUM OF 20% OF THE MINIMUM REQUIRED OPEN SPACE.

"BUILDABLE" OPEN SPACE AREAS (OUTSIDE OF WETLANDS, STREAM BUFFERS, FLOODPLAIN). THESE AREAS MUST ACCOUNT FOR AT LEAST 80% OF THE MINIMUM REQUIRED OPEN SPACE.

LOT SHADING SUMMARY

SINGLE-FAMILY LOTS (TYP. 41' X 120')
SINGLE-FAMILY LOTS (TYP. 51' X 120') — AVERAGE SINGLE-FAMILY LOT SIZE = 6,268 SF
TOWNHOMES (26' ENDS, 22' INTERIORS, 60' DEEP)

CONTACT INFORMATION

PULTEGROUP, INC.

CONTACT: CHRIS RAUGHLEY
ADDRESS: 1225 CRESCENT GREEN DR.
SUITE 250
CARY NC, 27518
PHONE: 919-816-1100
EMAIL: Chris.Raughley@pultegroup.com

WITHERSRAVENEL

CONTACT: BRYANT INGE, PE
PHONE: 919-469-3340
EMAIL: binge@withersravenel.com

TOWN OF ROLESVILLE PROJECT NUMBER: REZ-23-02

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PULTEGROUP

WOODLIEF ASSEMBLAGE

1321 ROLESVILLE RD | ROLESVILLE, NC 27587 | WAKE COUNTY

MASTER PLAN

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 03/01/2023
REVISIONS:
1 08/01/2023 WR
PER TOWN COMMENTS
2 08/22/2023 WR
REVISED PRODUCT MIX
3 10/02/2023 WR
PER TOWN COMMENTS
4 11/20/2023 WR
PER TOWN COMMENTS
5 12/13/2023 WR
PER TOWN COMMENTS

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

APPROVED CONCEPTUAL PLAN (REZ-23-02)

C2.02

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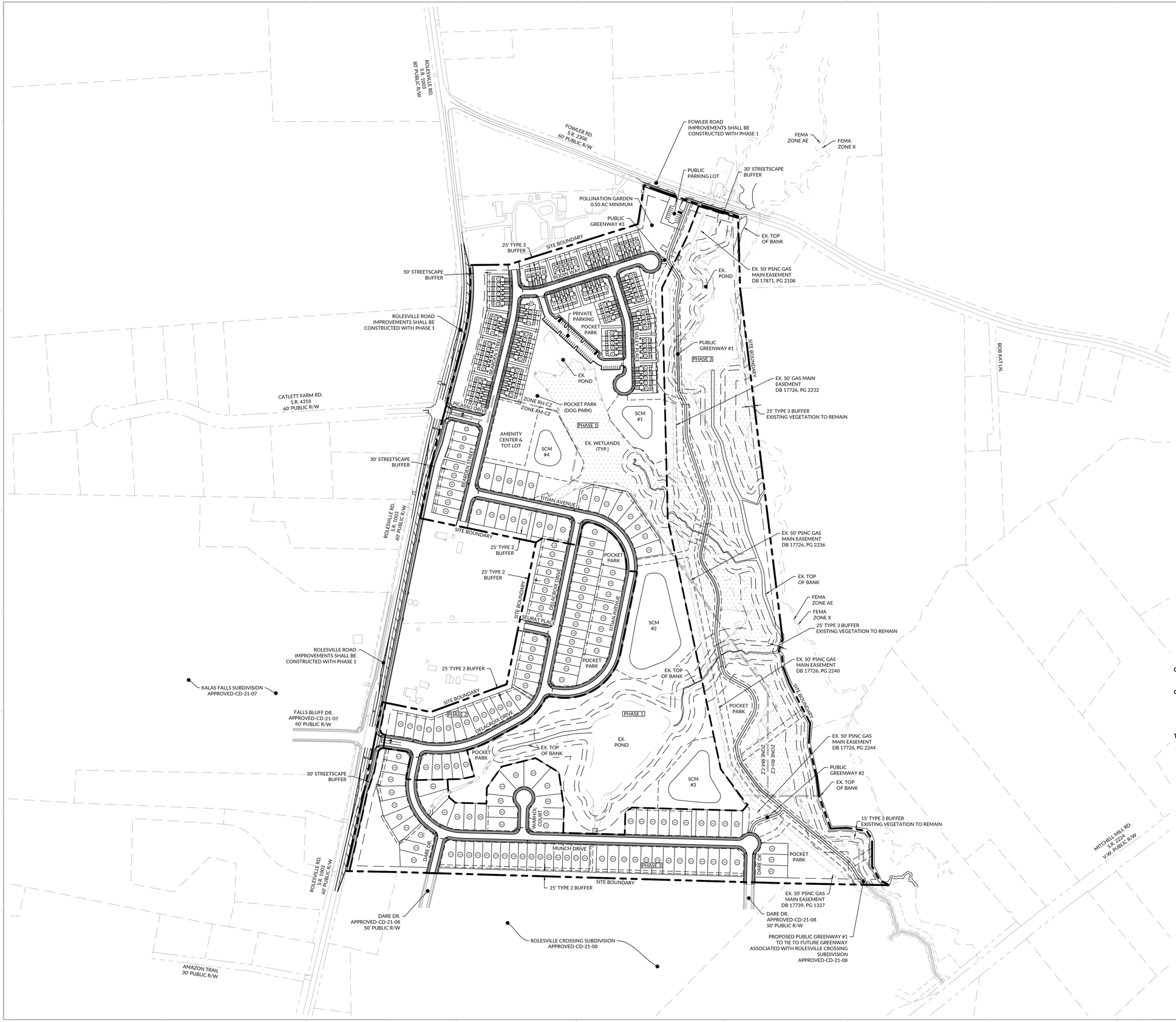

LOT TYPE SUMMARY			
LOT NUMBERS	PHASE	ZONING	LOT TYPE (REFER TO SHEET C3.09)
1-95	PHASE 1	RH-CZ	22' & 26' SINGLE-FAMILY ATTACHED (TOWNHOMES)
96-105	PHASE 1	RM-CZ	41' SINGLE-FAMILY DETACHED
106-126	PHASE 1	RM-CZ	51' SINGLE-FAMILY DETACHED
127-143	PHASE 2	RM-CZ	41' SINGLE-FAMILY DETACHED
144-151	PHASE 2	RM-CZ	51' SINGLE-FAMILY DETACHED
152-185	PHASE 2	RM-CZ	41' SINGLE-FAMILY DETACHED
187-210	PHASE 3	RM-CZ	51' SINGLE-FAMILY DETACHED
211-226	PHASE 3	RM-CZ	41' SINGLE-FAMILY DETACHED
227-252	PHASE 3	RM-CZ	51' SINGLE-FAMILY DETACHED

TOWNHOME SITE PARKING TABULATION

OFF-STREET PARKING REQUIRED (NOT INCLUDING GARAGES):
95 UNITS x 2.25 SP/UNIT = 214 SPACES REQUIRED

OFF-STREET PARKING PROVIDED (NOT INCLUDING GARAGES):
38 UNITS @ 2-CAR DRIVEWAY = 76 SPACES
57 UNITS @ 1-CAR DRIVEWAY = 57 SPACES
PARKING LOT IN TOWNHOME AREA = 62 SPACES (4 ACCESSIBLE SPACES)
SURPLUS PARKING IN AMENITY AREA = 19 SPACES

TOTAL OFF-STREET PARKING = 214 SPACES

KEY MAP
NOT TO SCALE

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 047587 BRYANT INGE
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 100 200
SCALE: 1 inch = 200 ft.

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

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

OVERALL SITE PLAN

C3.00

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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	153.13	S01°19'02"W
L14	163.97	N13°32'48"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	25.00	S17°25'26"E
L26	223.00	N17°25'26"W
L27	256.28	N01°34'10"W
L28	25.00	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

KEY MAP

NOT TO SCALE

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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

NORTH CAROLINA PROFESSIONAL ENGINEER
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
JOHN BRYANT INGE

SCALE: 1 inch = 50 ft.

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

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

SITE PLAN

C3.01

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LINE TABLE

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CURVE TABLE

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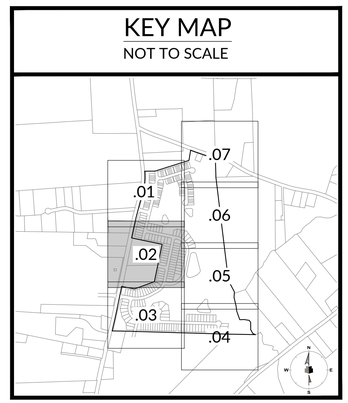
C6	235.00	323.50	298.555	S27° 18' 55.55"E
C7	235.00	88.87	88.337	S77° 35' 06.63"E
C8	700.00	159.36	159.018	N07° 18' 00.21"E
C9	700.00	88.51	88.454	N02° 50' 39.70"W
C10	230.00	73.07	72.761	N81° 40' 37.38"E
C11	230.00	63.64	63.442	N09° 29' 47.98"W

KEY MAP
NOT TO SCALE



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

NORTH CAROLINA PROFESSIONAL ENGINEER BRYANT INGE
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

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

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

SITE PLAN

C3.02

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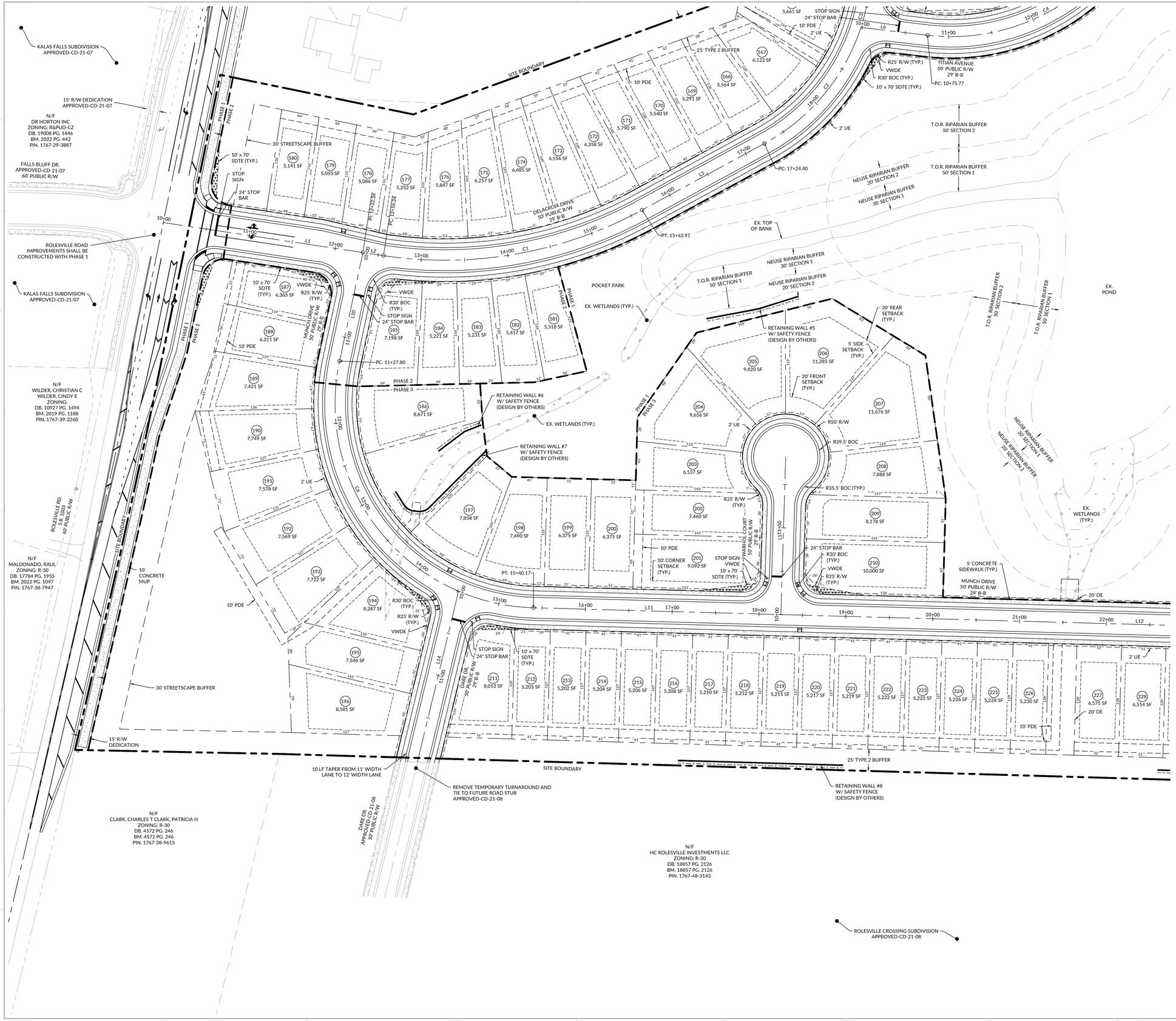

LINE TABLE

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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

KEY MAP

NOT TO SCALE

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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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 053683 BRYANT INGE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
BRYANT INGE

0 25 50
SCALE: 1 inch = 50 ft.

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

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

SITE PLAN

C3.03

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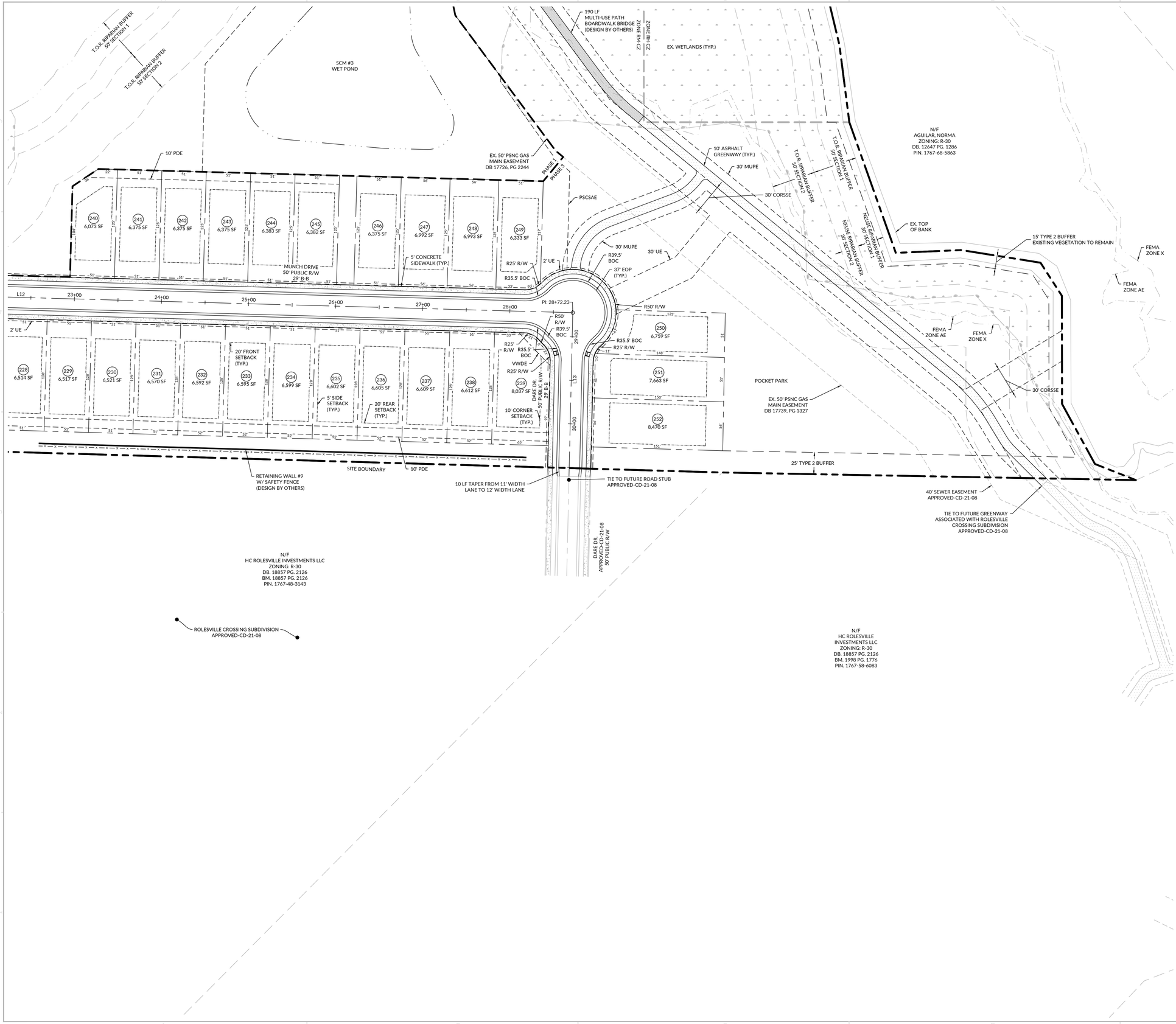

LINE TABLE

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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	153.13	S01°19'02"W
L14	163.97	N13°32'48"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	25.00	S17°25'26"E
L26	223.00	N17°25'26"W
L27	256.28	N01°34'10"W
L28	25.00	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

KEY MAP
NOT TO SCALE

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license # F-1479 | www.withersravenel.com
our people • your success

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

MAJOR SUBDIVISION PRELIMINARY PLAT FOR
BROADMOOR
PSP-24-02
ROLESVILLE ROAD | ROLESVILLE, NC 27571 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
JUNE 28, 2024
BRYANT INGE

0 25 50
SCALE: 1 inch = 50 ft.

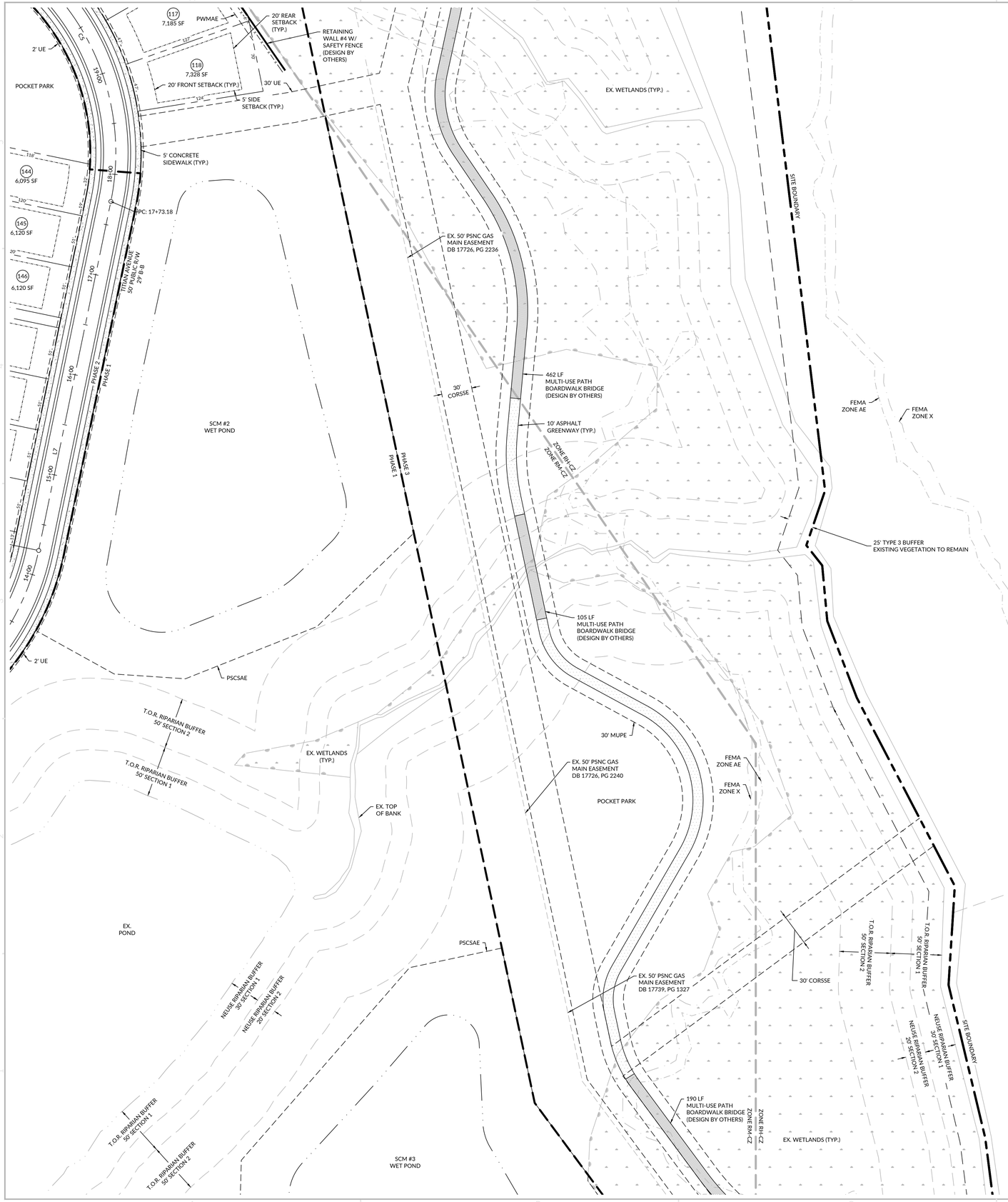
INITIAL PLAN DATE: 05/01/2024
REVISIONS:
1 - 07/01/2024
PER TOWN COMMENTS
-
-

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

SITE PLAN

C3.04

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Set\Site Plan\C3.03-3.05 SITE PLAN.dwg Tuesday, July 2, 2024 11:27:39 AM - JASTH



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	153.13	S01°19'02"W
L14	163.97	N13°32'48"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	25.00	S17°25'26"E
L26	223.00	N17°25'26"W
L27	256.28	N01°34'10"W
L28	25.00	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
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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
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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

KEY MAP
NOT TO SCALE

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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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 053983 JOINT BRYANT INCE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

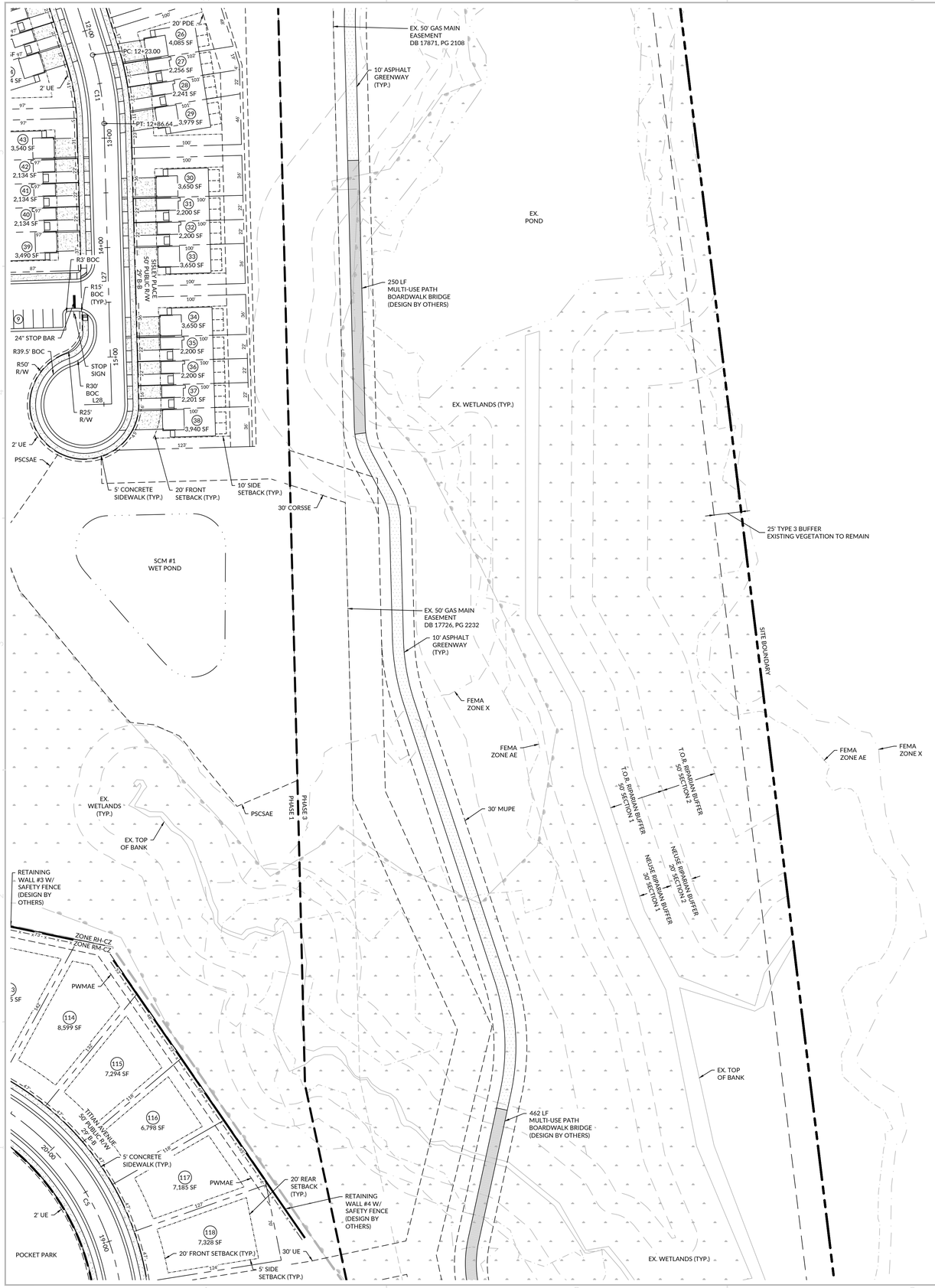
INITIAL PLAN DATE: 05/01/2024
REVISIONS:
1 - 07/01/2024
PER TOWN COMMENTS
-
-

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

SITE PLAN

C3.05

J:\23\0045-Pulte_Woodleaf Assemblage\CAD\Drawing Sets\Site Plan\C3.05-SITE PLAN.dwg Tuesday, July 2, 2024 11:27:45 AM - MEITH



LINE TABLE

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L2	24.00	S81°27'20"E
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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
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L12	1047.12	S88°25'06"E
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L17	232.80	N76°10'41"W
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L19	331.95	N13°49'19"E
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CURVE TABLE

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C10	230.00	73.07	72.761	N81° 40' 37.38"E
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KEY MAP
NOT TO SCALE

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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

NORTH CAROLINA PROFESSIONAL ENGINEER JOHN C. BRYANT INCE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

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

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

SITE PLAN

C3.06

J:\23\0045-Pulte_Woodleaf Assemblage\CAD\Drawing Sets\Site Plan\C3.01-3.07 SITE PLAN.dwg Tuesday, July 2, 2024 11:27:49 AM - JKEITH

N/F
ROGERS, WILLIAM L
ZONING: R-30
DB. 003626 PG. 00569
DB. 1985 PG. 1807
DB. 1768-42-7499

N/F
WOODLIEF, CARLYLE D
WOODLIEF, ALMA D
ZONING: R-30
DB. 14286 PG. 1880
BM. 2011 PG. 84
PIN. 1768-51-1519

N/F
WATKINS, CHARLES ZACHARY
ZONING: R-30
DB. 17332 PG. 2109
BM. 1979 PG. 324
PIN. 1768-52-9682

FOWLER RD.
S.R. 2308
60' PUBLIC R/W

FOWLER ROAD
IMPROVEMENTS SHALL BE
CONSTRUCTED WITH PHASE 1

10' CONCRETE
MULTI-USE PATH

10' DE

EX. WETLANDS
TYP.)

7.5' R/W
DEDICATION

SDT 526'

SDT 480'

PHASE 1
PHASE 3

9' (TYP.)

19' (TYP.)

24'

(2) VAN ACCESSIBLE
PARKING SPACES

FEE-IN-LIEU TO BE PAID FOR
PORTION OF MULTI-USE PATH
NOT CONSTRUCTED DURING
ROADWAY IMPROVEMENTS

10' DE

30' STREETSCAPE
BUFFER

EX. TOP
OF BANK

FEMA
ZONE AE

FEMA
ZONE X

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)

SITE BOUNDARY

25' TYPE 3
BUFFER

10' PDE

POLLINATION GARDEN
0.50 AC MINIMUM

10' ASPHALT
GREENWAY
(TYP.)

15' REAR
SETBACK (TYP.)

10' SIDE
SETBACK (TYP.)

20' FRONT
SETBACK (TYP.)

EX. 50' PSNC GAS
MAIN EASEMENT
DB 17871, PG 2108

20' DE

5' CONCRETE
SIDEWALK (TYP.)

30'
CORSSE

RODIN WAY
50' PUBLIC R/W
29' B-B

PHASE 1
PHASE 3

T.O.R. RIPARIAN BUFFER
50' SECTION 2

NEUSE RIPARIAN BUFFER
20' SECTION 2

NEUSE RIPARIAN BUFFER
30' SECTION 1

T.O.R. RIPARIAN BUFFER
50' SECTION 1

N/F
ALFORD, SAMUEL JASON
ZONING: R-30
DB. 19530 PG. 2760
PIN. 1768-51-8609

EX. WETLANDS (TYP.)

25' TYPE 3 BUFFER
EXISTING VEGETATION
TO REMAIN

R30' BOC
R25' R/W

10' x 70'
SDTE
(TYP.)

2' UE

R50' R/W

R39.5' BOC

R37' EOP (TYP.)

STOP
SIGN

24" STOP
BAR

15' CORNER
SETBACK (TYP.)

30'
MUPE

SITE BOUNDARY

EX.
POND

EX.
POND

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

FEMA
ZONE X

FEMA
ZONE AE

EX. 50' GAS MAIN
EASEMENT
DB 17871, PG 2108

10' ASPHALT
GREENWAY
(TYP.)

20' PDE

PC: 12+23.00

2' UE

C11

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	232.52	S81°27'20"E
L2	24.00	S81°27'20"E
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L20	453.98	N13°49'19"E
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KEY MAP
NOT TO SCALE

WithersRavenel
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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

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
BRYANT INSE

0 25 50
SCALE: 1 inch = 50 ft.

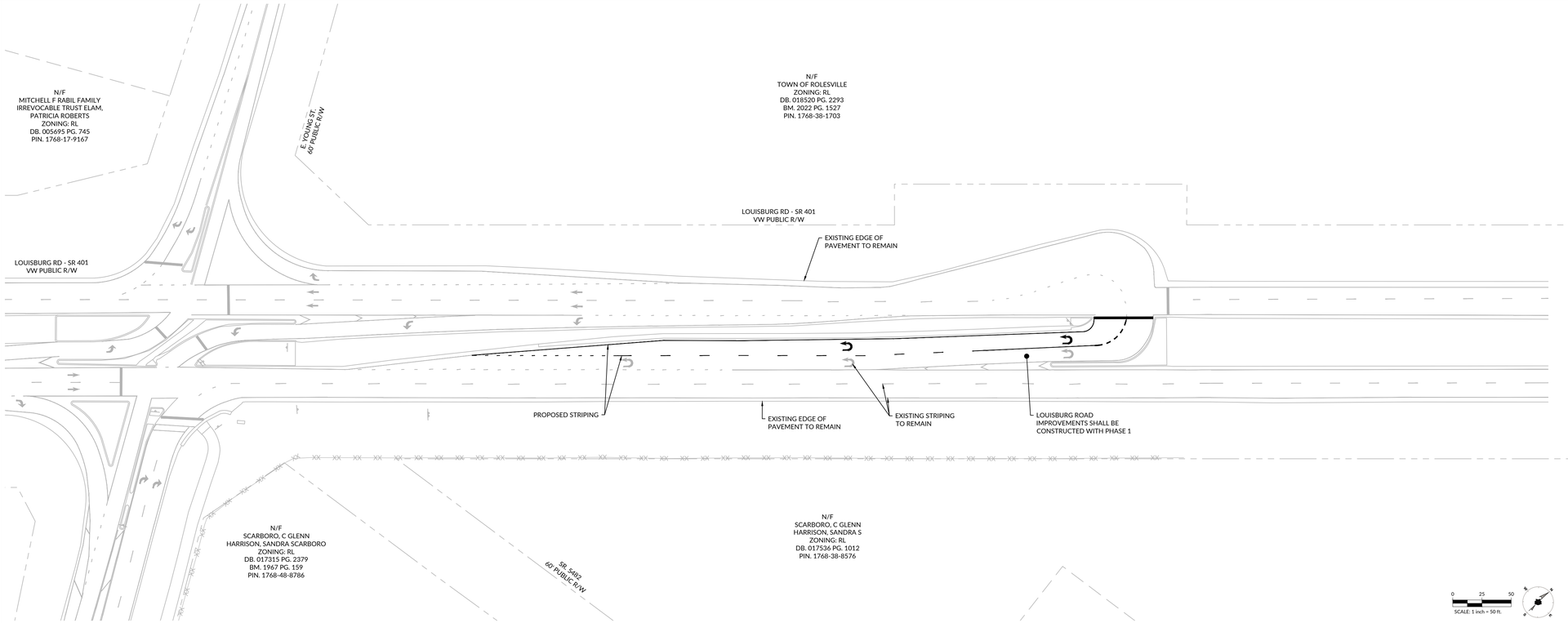
INITIAL PLAN DATE: 05/01/2024
REVISIONS:
1 - 07/01/2024
PER TOWN COMMENTS
-
-

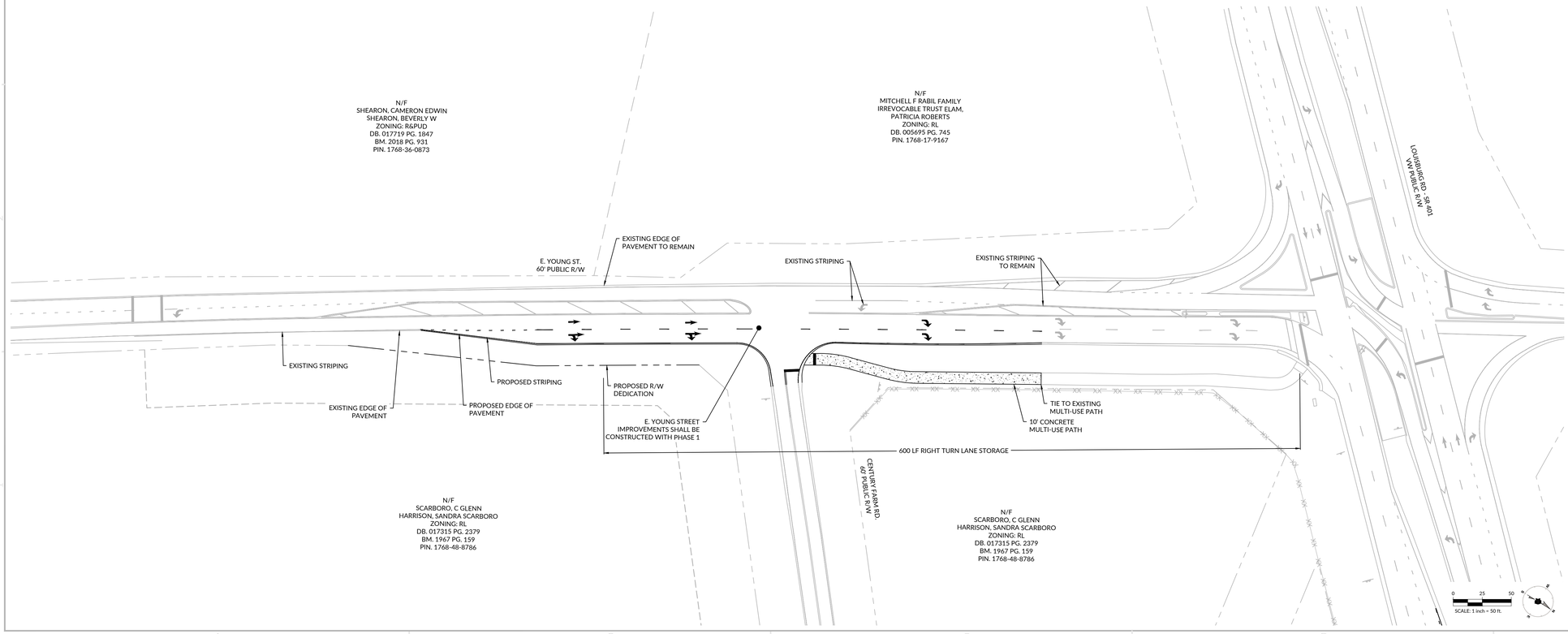
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

SITE PLAN

C3.07

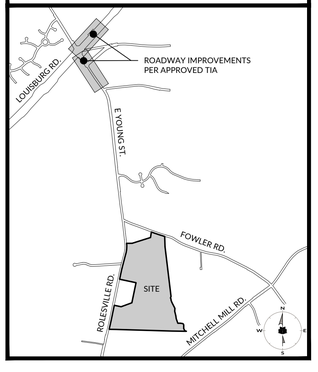
J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Sets\Site Plan\C3.01-3.07 SITE PLAN.dwg Tuesday, July 2, 2024 11:27:56 AM - JKEITH





VICINITY MAP

N.T.S



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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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 053766 BRYANT INGE

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
BRYANT INGE

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

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

SITE PLAN

C3.08

EST 1983

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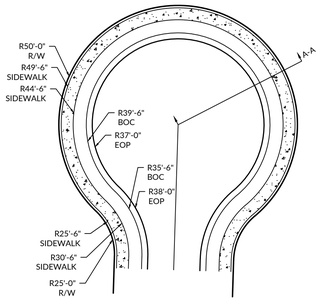
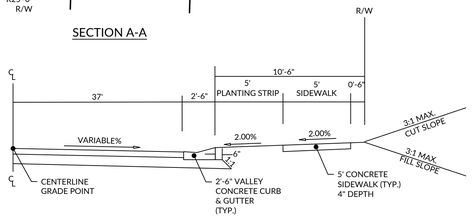
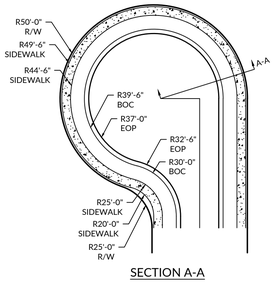


SECTION A-A

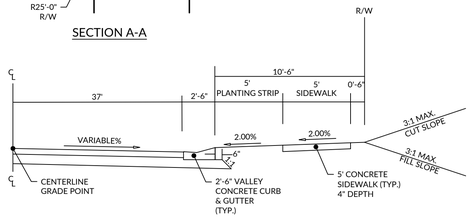


TYPICAL CUL-DE-SAC

NTS

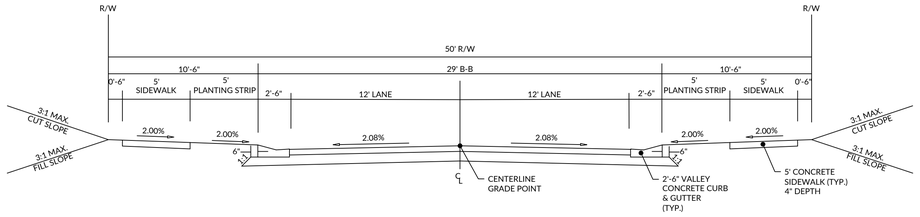


SECTION A-A



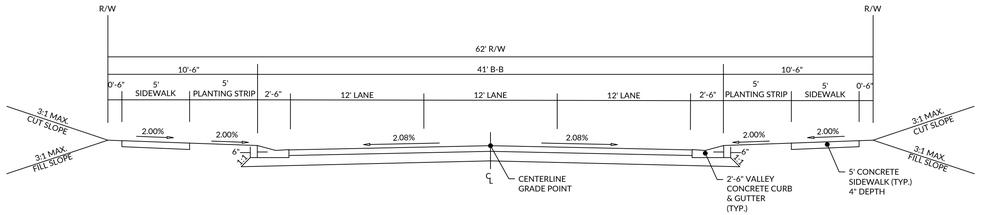
TYPICAL OFFSET CUL-DE-SAC

NTS



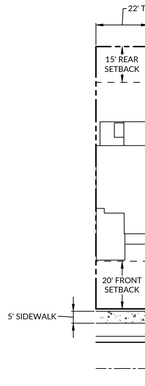
50' PUBLIC R/W, 29' B-B

NTS

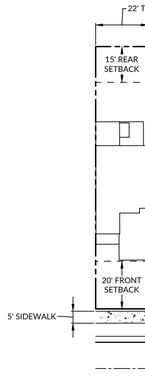


62' PUBLIC R/W, 41' B-B

NTS



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



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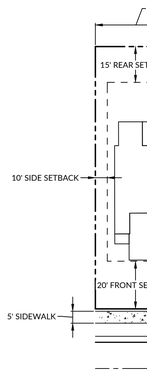
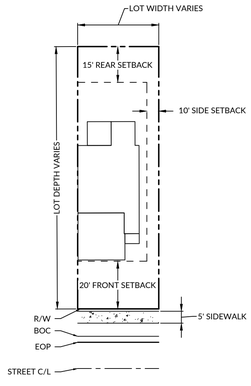
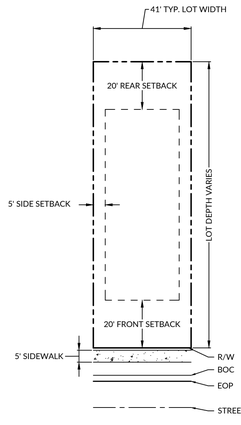
MAXIMUM IMPERVIOUS: 1,700 SF



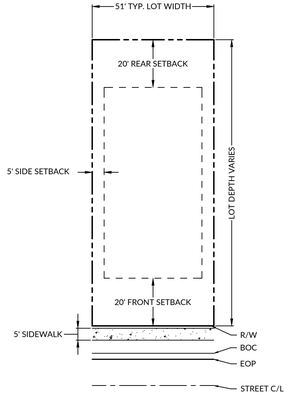
26' TOWNHOME
(END UNIT, LEFT - FRONT LOAD)
ZONE RH-CZ
MAXIMUM IMPERVIOUS: 2,600 SF



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



41' DETACHED (FRONT LOAD)
ZONE RM-CZ
MAXIMUM IMPERVIOUS: 3,000 SF



51' DETACHED (FRONT LOAD)
ZONE RM-CZ
MAXIMUM IMPERVIOUS: 3,200 SF

NOTE:

MINIMUM DISTANCE BETWEEN TOWNHOME BUILDINGS SHALL BE 30 FEET.

NOTE:

PROPOSED SINGLE-FAMILY DETACHED LOTS WITHIN ZONE RM-CZ SHALL UTILIZE THE LDO SECTION 3.1.B CLUSTER REQUIREMENTS FOR MINIMUM LOT SIZE, WIDTH, & BUILDING SETBACKS.

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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

NORTH CAROLINA PROFESSIONAL ENGINEER BRYANT INGE
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
BRYANT INGE

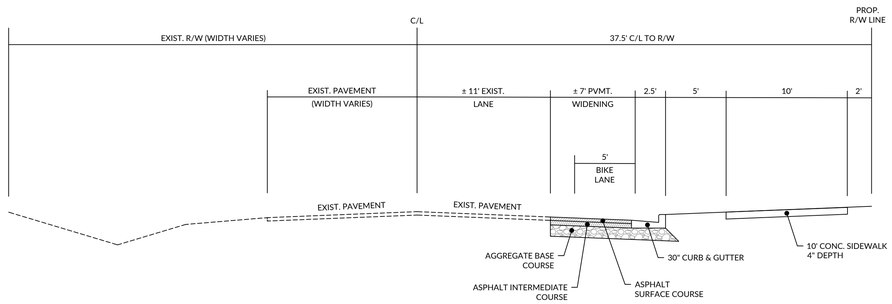
INITIAL PLAN DATE: 05/01/2024
REVISIONS:
1 - 07/01/2024
PER TOWN COMMENTS
-
-

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

TYPICAL LOTS & ROADWAY SECTIONS

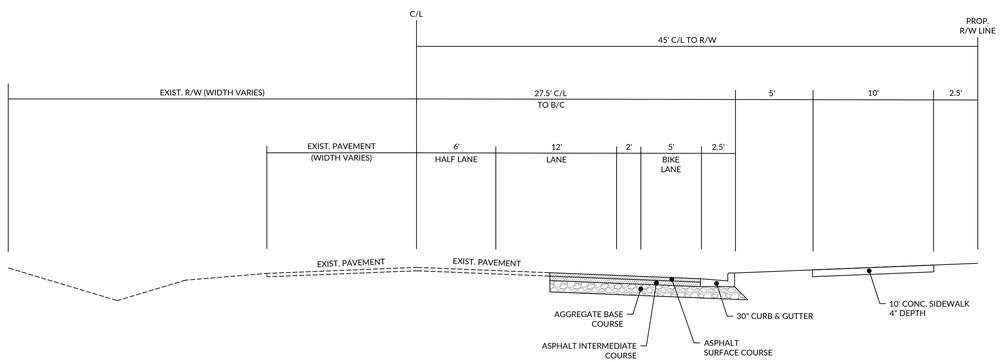
C3.09

J:\23\0045-Pulte_Wyndfall Assemblage\CAD\Drawing Sets\Site Plan\C3.09-3.10 TYPICAL LOTS & ROADWAY SECTIONS.dwg, Tuesday, July 2, 2024 12:25:57 PM, RSANTOS



TYPICAL WIDENING SECTION
FOWLER ROAD PROJECT FRONTAGE

NTS



TYPICAL WIDENING SECTION
ROLESVILLE ROAD PROJECT FRONTAGE

NTS

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Sets\Site Plan\C3.09-3.10 TYPICAL LOTS & ROADWAY SECTIONS.dwg Tuesday, July 2, 2024 11:26:37 AM - TCOOK

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BROADMOOR
PSP-24-02
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 047102 BRYANT INGE
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

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

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

ROLESVILLE RD. & FOWLER RD. CROSS SECTIONS

C3.10

KEY MAP

NOT TO SCALE

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MAJOR SUBDIVISION PRELIMINARY PLAT FOR

BROADMOOR PSP-24-02

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER BRYANT INGE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 100 200
SCALE: 1 inch = 200 ft.

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

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

OVERALL UTILITY PLAN

C4.00

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Sets\Site Plan\C4.00 OVERALL UTILITY PLAN.dwg- Tuesday, July 2, 2024 11:28:58 AM - JKEITH

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 047163 BRYANT INSE
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

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

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

UTILITY PLAN

C4.01

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KEY MAP

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BROADMOOR
PSP-24-02

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049102 BRYANT INSE
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

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

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

UTILITY PLAN

C4.02

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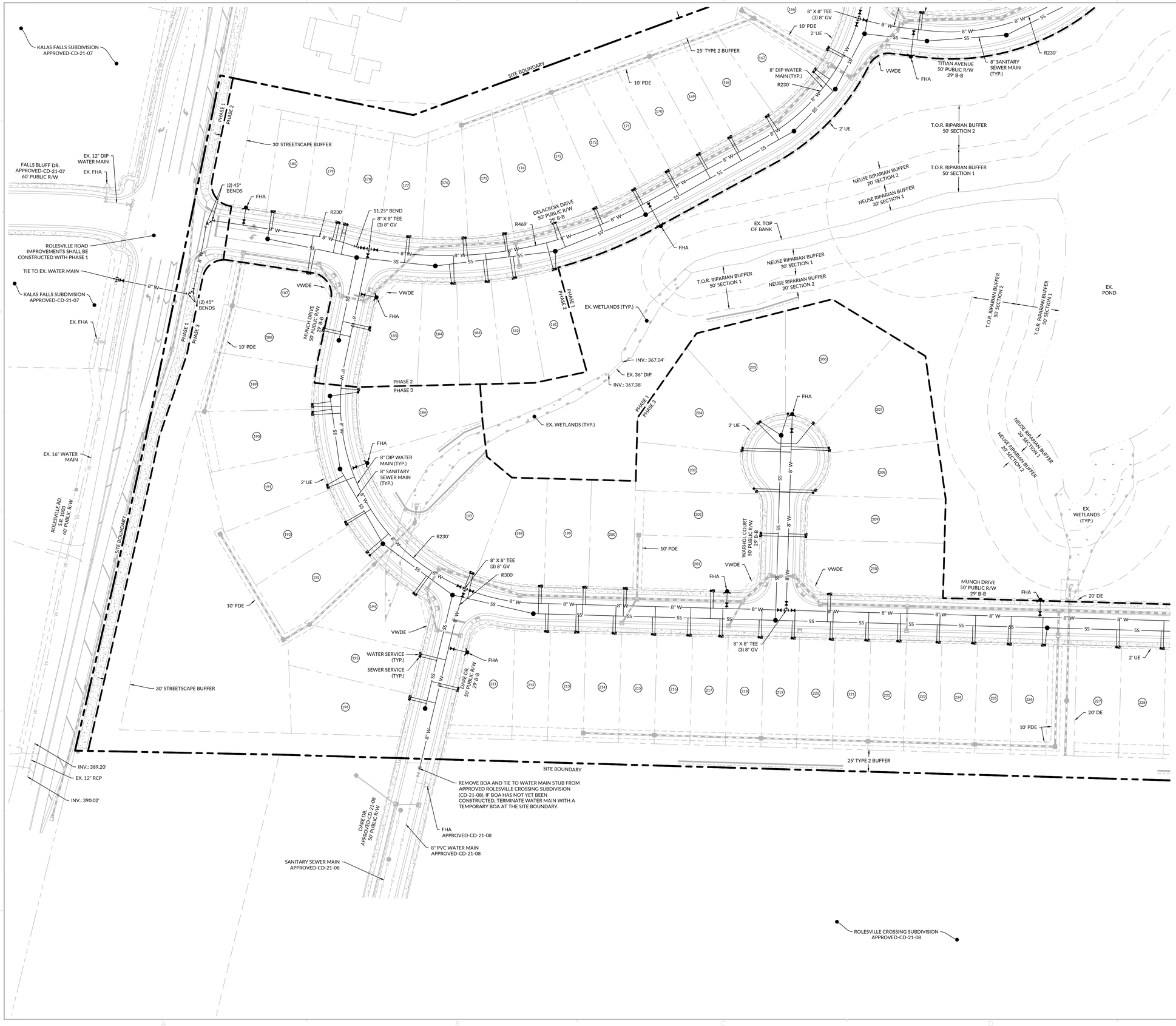

KEY MAP
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BROADMOOR
PSP-24-02
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NORTH CAROLINA PROFESSIONAL ENGINEER BRYANT INGE
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

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

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

UTILITY PLAN

C4.03

T.O.R. RIPARIAN BUFFER 50' SECTION 1

T.O.R. RIPARIAN BUFFER 50' SECTION 2

SCM #3
WET POND

10' PDE

EX. 50' PSNC GAS MAIN EASEMENT DB 17726, PG 2244

PHASE 1
PHASE 3

PSCSAE

ZONE RM-CZ

ZONE RM-CZ

EX. WETLANDS (TYP.)

30' MUPE

30' CORSSE

T.O.R. RIPARIAN BUFFER 50' SECTION 1

T.O.R. RIPARIAN BUFFER 50' SECTION 2

NEUSE RIPARIAN BUFFER 50' SECTION 1

NEUSE RIPARIAN BUFFER 20' SECTION 2

EX. TOP OF BANK

15' TYPE 2 BUFFER
EXISTING VEGETATION TO REMAIN

FEMA ZONE X

FEMA ZONE AE

FEMA ZONE AE

FEMA ZONE X

30' MUPE

30' UE

2' UE

FHA

FHA

8" DIP WATER MAIN (TYP.)

MUNCH DRIVE
50' PUBLIC R/W
29' B-B

2' UE

8" SANITARY SEWER MAIN (TYP.)

(2) 45° BENDS

VWDE

DARE DR.
50' PUBLIC R/W
29' B-B

WATER SERVICE (TYP.)

SEWER SERVICE (TYP.)

EX. 50' PSNC GAS MAIN EASEMENT DB 17739, PG 1327

EX. 20" PSNC GAS MAIN

EX. GAS MARKER (TYP.)

30' CORSSE

25' TYPE 2 BUFFER

SITE BOUNDARY

10' PDE

REMOVE BOA AND TIE TO WATER MAIN STUB FROM APPROVED ROLESVILLE CROSSING SUBDIVISION (CD-21-08). IF BOA HAS NOT YET BEEN CONSTRUCTED, TERMINATE WATER MAIN WITH A TEMPORARY BOA AT THE SITE BOUNDARY.

40' SEWER EASEMENT APPROVED-CD-21-08

8" PVC WATER MAIN APPROVED-CD-21-08

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

INSET A

INSET A

INSET A

INSET A

INSET A

8" SANITARY SEWER MAIN (TYP.)

40' CORSSE APPROVED-CD-21-08

SANITARY SEWER PUMP STATION APPROVED-CD-21-08

PROPOSED ROLESVILLE CROSSING SUBDIVISION APPROVED-CD-21-08

TIE TO SANITARY SEWER MANHOLE APPROVED-CD-21-08

30' CORSSE APPROVED-CD-21-08

SANITARY SEWER MAIN APPROVED-CD-21-08

FORCE MAIN APPROVED-CD-21-08

MITCHELL MILL RD.
U.S. 601
60' PUBLIC R/W

KEY MAP
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MAJOR SUBDIVISION PRELIMINARY PLAT FOR
BROADMOOR
PSP-24-02

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER BRYANT INGE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

SCALE: 1 inch = 50 ft.

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

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

UTILITY PLAN

C4.04

EST. 1983

J:\23\0045-Pulte_Woodleaf Assemblage\CAD\Drawing Sets\Site Plan\C4.04 UTILITY PLAN.dwg, Tuesday, July 2, 2024 11:29:45 AM, JKEITH

R230'
2' UE
8" SANITARY SEWER MAIN (TYP.)
117
PWMAE
SEWER SERVICE (TYP.)
118
WATER SERVICE (TYP.)
30' UE
FHA
SANITARY SEWER MAIN (TYP.)
144
145
8" DIP WATER MAIN (TYP.)
TITAN AVENUE
50' PUBLIC R/W
29' B-B
PHASE 2
PHASE 1
SCM #2
WET POND
EX. WETLANDS (TYP.)
SITE BOUNDARY
EX. 50' PSNC GAS MAIN EASEMENT DB 17726, PG 2236
30' CORSSE
FEMA ZONE AE
FEMA ZONE X
ZONE RM-CZ
ZONE RH-CZ
25' TYPE 3 BUFFER EXISTING VEGETATION TO REMAIN
EX. 20" PSNC GAS MAIN
2' UE
PSCSAE
T.O.R. RIPARIAN BUFFER 50' SECTION 2
T.O.R. RIPARIAN BUFFER 50' SECTION 1
EX. WETLANDS (TYP.)
30' MUPE
EX. TOP OF BANK
EX. 50' PSNC GAS MAIN EASEMENT DB 17726, PG 2240
EX. GAS MARKER (TYP.)
EX. 20" PSNC GAS MAIN
EX. POND
PSCSAE
NEUSE RIPARIAN BUFFER 30' SECTION 1
NEUSE RIPARIAN BUFFER 20' SECTION 2
EX. 50' PSNC GAS MAIN EASEMENT DB 17739, PG 1327
30' CORSSE
T.O.R. RIPARIAN BUFFER 30' SECTION 2
T.O.R. RIPARIAN BUFFER 50' SECTION 1
NEUSE RIPARIAN BUFFER 30' SECTION 1
NEUSE RIPARIAN BUFFER 20' SECTION 2
SITE BOUNDARY
T.O.R. RIPARIAN BUFFER 50' SECTION 1
T.O.R. RIPARIAN BUFFER 50' SECTION 2
SCM #3
WET POND
EX. WETLANDS (TYP.)
ZONE RM-CZ
ZONE RH-CZ
FEMA ZONE AE
FEMA ZONE X

KEY MAP
NOT TO SCALE

J:\23\0045-Palm_Woodlief Assemblage\CAD\Drawing Set\Site Plan\C4.05-UTILITY PLAN.dwg Tuesday, July 2, 2024 11:29:47 AM - JKEITH

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049107 BRYANT INGE
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
BRYANT INGE

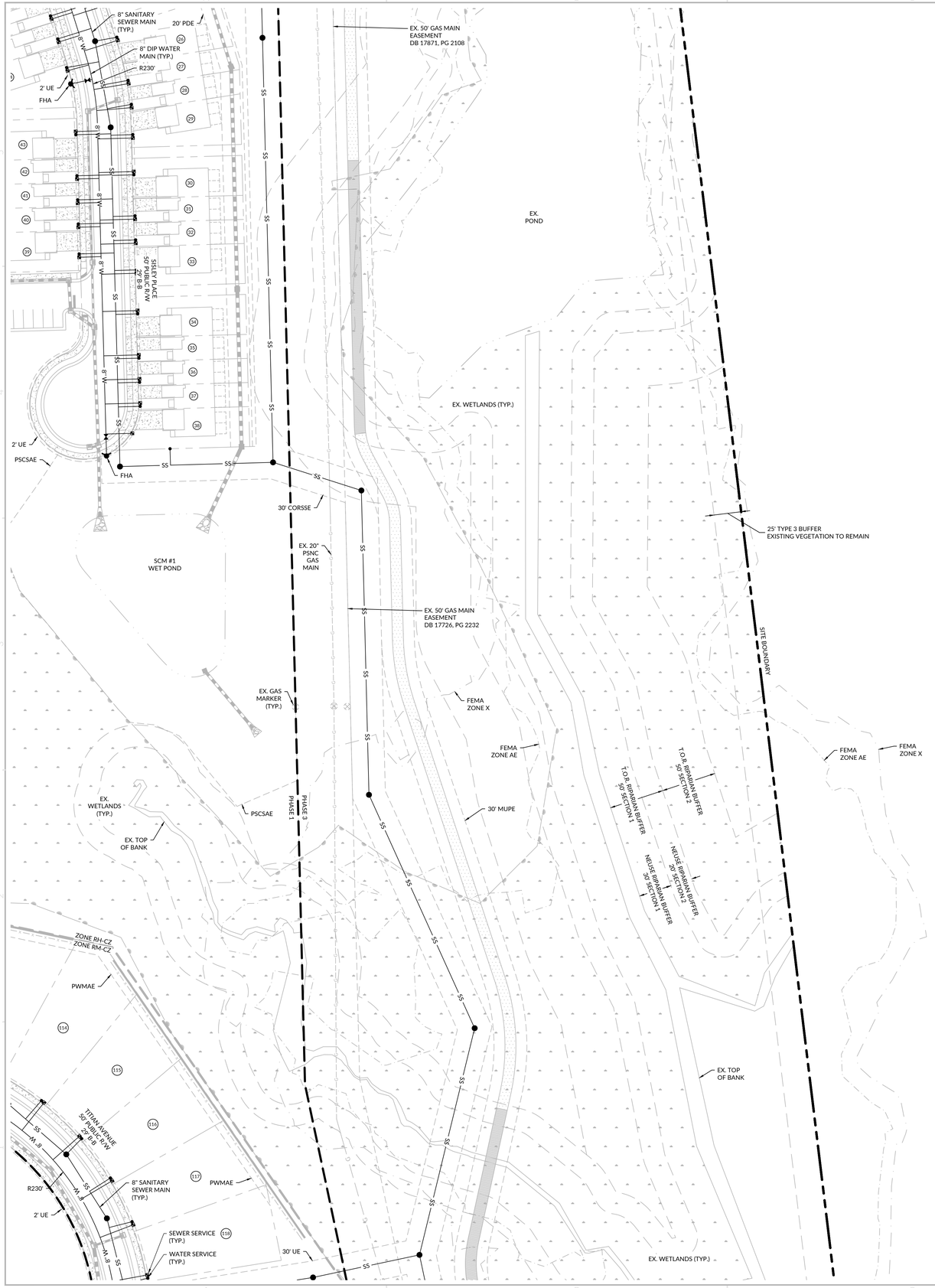
SCALE: 1 inch = 50 ft.

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

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

UTILITY PLAN

C4.05



KEY MAP

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MAJOR SUBDIVISION PRELIMINARY PLAT FOR

BROADMOOR PSP-24-02

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER BRYANT INGE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

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

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

UTILITY PLAN

C4.06

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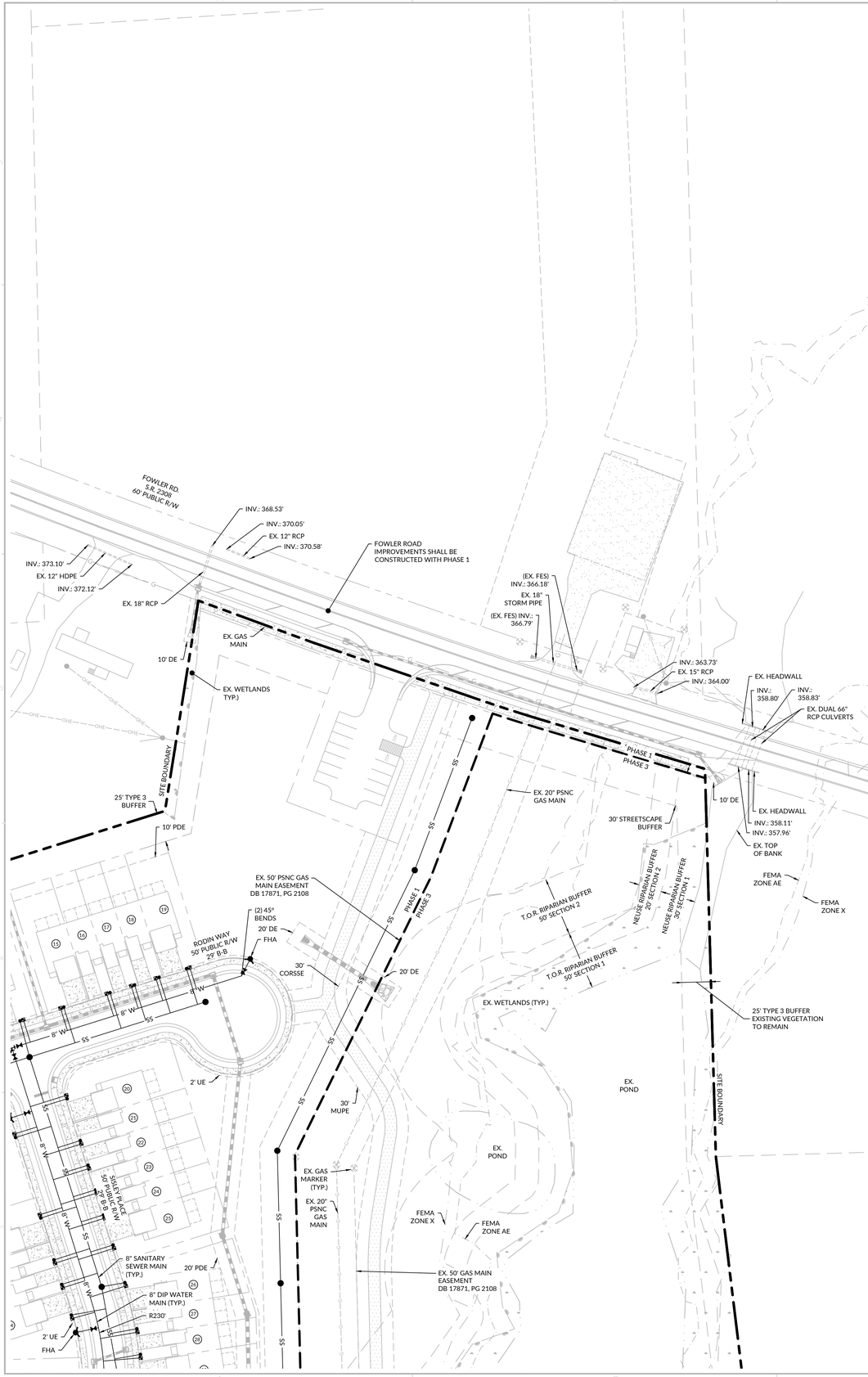

KEY MAP
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BROADMOOR
PSP-24-02
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
JOHN BRYANT INGE

0 25 50
SCALE: 1 inch = 50 ft.

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

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

UTILITY PLAN

C4.07

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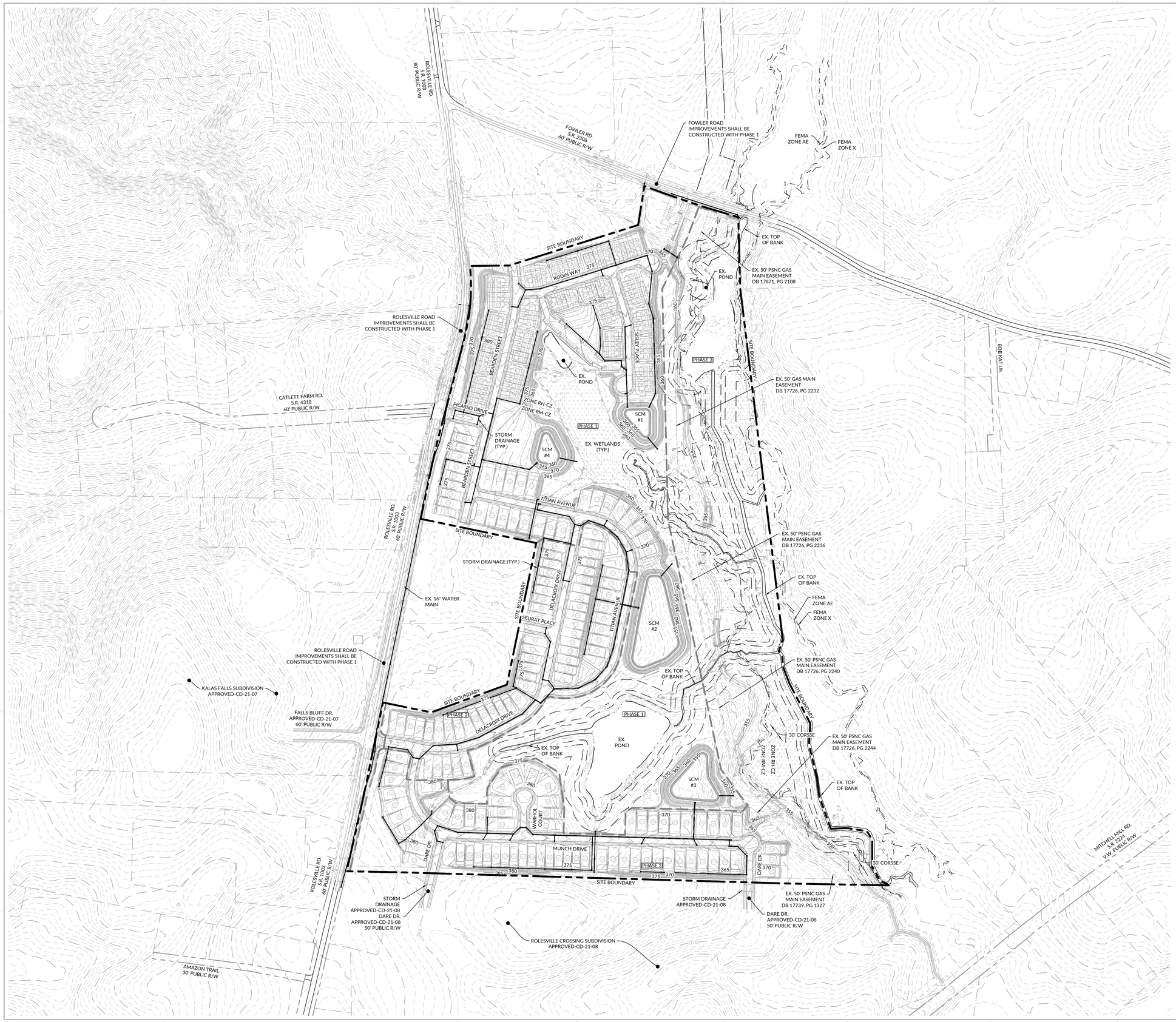
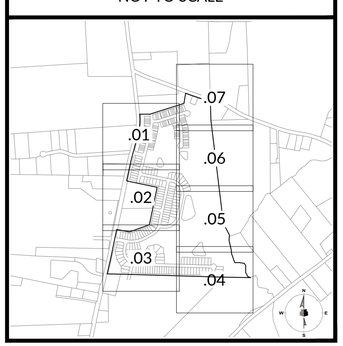


KEY MAP

NOT TO SCALE



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BROADMOOR PSP-24-02

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER BRYANT INGE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 100 200
SCALE: 1 inch = 200 ft.

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

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

OVERALL STORM DRAINAGE PLAN

C5.00

KEY MAP
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BROADMOOR
PSP-24-02

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 047383 BRYANT INCE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

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

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

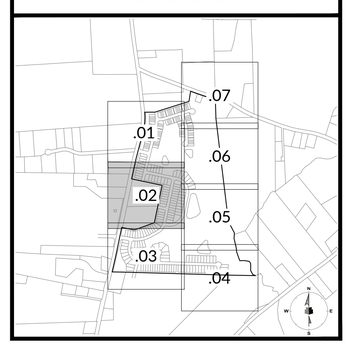
STORM DRAINAGE & GRADING PLAN

C5.01

811 1983

J:\23\0045-Pole_Woodlief Assemblage\CAD\Drawing Sets\Site Plan\CS01-5107 STORM DRAINAGE & GRADING PLAN.dwg - Tuesday, July 2, 2024 11:31:31 AM - TCOOK

KEY MAP
NOT TO SCALE



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NORTH CAROLINA PROFESSIONAL ENGINEER BRYANT INGE
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

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

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

STORM DRAINAGE & GRADING PLAN

C5.02

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KALAS FALLS SUBDIVISION
APPROVED-CD-21-07

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

ROLESVILLE ROAD
IMPROVEMENTS SHALL BE
CONSTRUCTED WITH PHASE 1

KALAS FALLS SUBDIVISION
APPROVED-CD-21-07

ROLESVILLE RD.
S.R. 1003
60' PUBLIC R/W

SITE BOUNDARY

INV.: 389.20'
EX. 12" RCP
INV.: 390.02'

STORM DRAINAGE
APPROVED-CD-21-08

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

SITE BOUNDARY

STORM-DRAINAGE (TYP.)

RETAINING WALL #8
W/ SAFETY FENCE
(DESIGN BY OTHERS)

ROLESVILLE CROSSING SUBDIVISION
APPROVED-CD-21-08

DELACROIX DRIVE
50' PUBLIC R/W
29' B-B

MUNCH DRIVE
50' PUBLIC R/W
29' B-B

WARHOL COURT
50' PUBLIC R/W
29' B-B

TITIAN AVENUE
50' PUBLIC R/W
29' B-B

DUKE DR.
50' PUBLIC R/W
29' B-B

PHASE 1
PHASE 2
PHASE 3

SITE BOUNDARY

10' PDE
2' UE
VWDE
20' DE

EX. TOP
OF BANK

EX. WETLANDS (TYP.)

EX.
POND

EX.
WETLANDS
(TYP.)

T.O.R. RIPARIAN BUFFER
50' SECTION 2

T.O.R. RIPARIAN BUFFER
50' SECTION 1

NEUSE RIPARIAN BUFFER
20' SECTION 2

NEUSE RIPARIAN BUFFER
30' SECTION 1

RETAINING WALL #5
W/ SAFETY FENCE
(DESIGN BY OTHERS)

INV.: 367.04'
EX. 36" DIP
INV.: 367.38'

RETAINING WALL #6
W/ SAFETY FENCE
(DESIGN BY OTHERS)

RETAINING WALL #7
W/ SAFETY FENCE
(DESIGN BY OTHERS)

KEY MAP
NOT TO SCALE

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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

NORTH CAROLINA
PROFESSIONAL
PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
BRYANT INGE

0 25 50
SCALE: 1 inch = 50 ft.

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

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

STORM DRAINAGE & GRADING PLAN

C5.03

EST. 1983

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T.O.R. RIPARIAN BUFFER 50' SECTION 1
T.O.R. RIPARIAN BUFFER 50' SECTION 2
SCM #3 WET POND
ZONE RM-CZ
ZONE RM-CZ
EX. WETLANDS (TYP.)
10' PDE
EX. 50' PSNC GAS MAIN EASEMENT DB 17726, PG 2244
PHASE I
PHASE II
PSCSAE
30' MUPE
30' CORSSE
T.O.R. RIPARIAN BUFFER 50' SECTION 2
T.O.R. RIPARIAN BUFFER 50' SECTION 1
NEUSE RIPARIAN BUFFER 20' SECTION 2
NEUSE RIPARIAN BUFFER 50' SECTION 1
EX. TOP OF BANK
FEMA ZONE X
FEMA ZONE AE
FEMA ZONE AE
FEMA ZONE X
30' MUPE
30' UE
2' UE
MUNCH DRIVE 50' PUBLIC R/W 29' B-B
2' UE
VWDE
DARE DR. 50' PUBLIC R/W 29' B-B
EX. 50' PSNC GAS MAIN EASEMENT DB 17739, PG 1327
30' CORSSE
STORM-DRAINAGE (TYP.)
SITE BOUNDARY
10' PDE
RETAINING WALL #9 W/ SAFETY FENCE (DESIGN BY OTHERS)
40' SEWER EASEMENT APPROVED-CD-21-08
STORM DRAINAGE APPROVED-CD-21-08
DARE DR. APPROVED-CD-21-08 50' PUBLIC R/W
ROLESVILLE CROSSING SUBDIVISION APPROVED-CD-21-08

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

NORTH CAROLINA PROFESSIONAL ENGINEER BRYANT INGE
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

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

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

STORM DRAINAGE & GRADING PLAN

C5.04

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KEY MAP

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BROADMOOR PSP-24-02

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER BRYANT INGE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

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

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

STORM DRAINAGE & GRADING PLAN

C5.05

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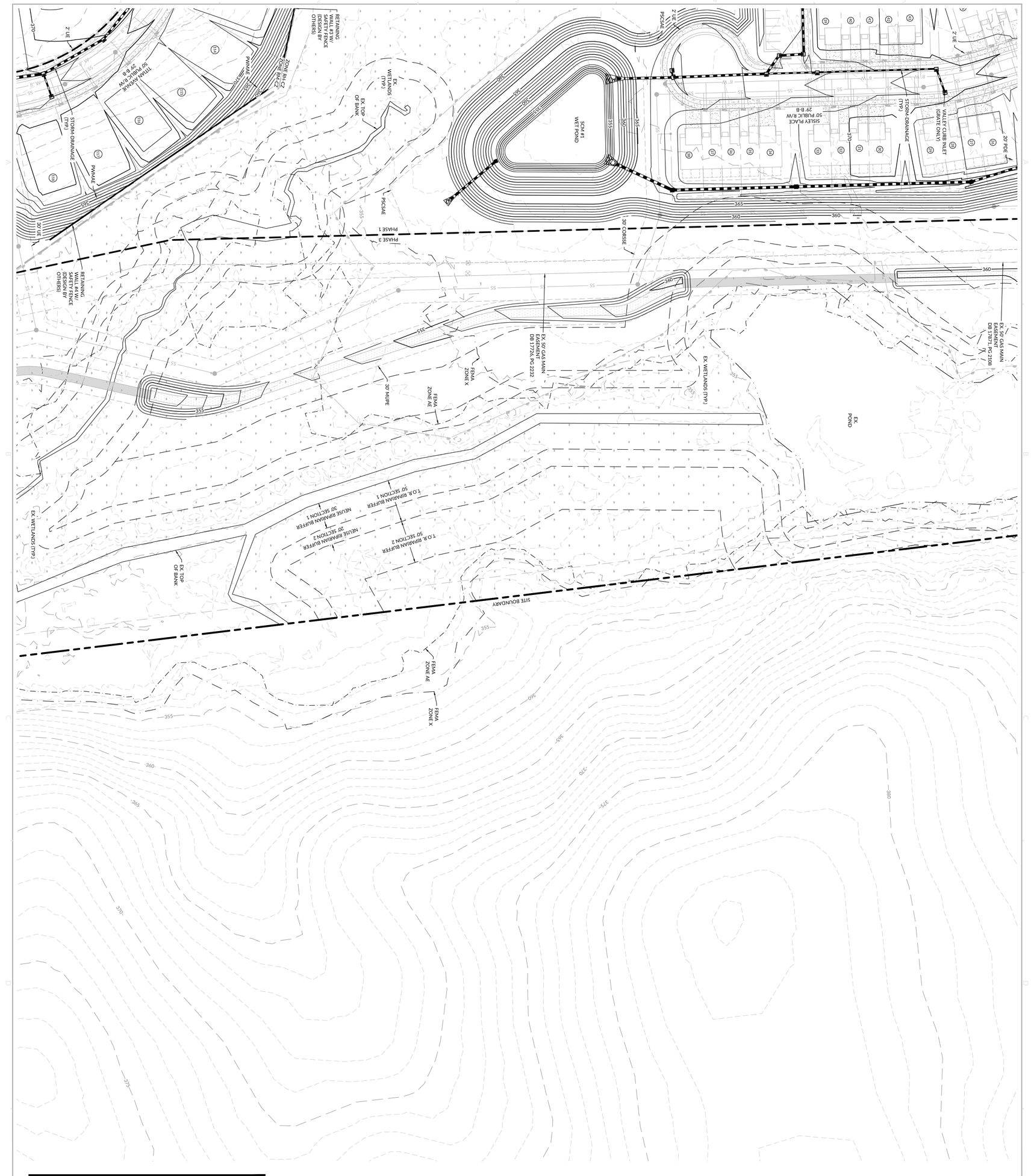

KEY MAP
NOT TO SCALE

C5.06

STORM DRAINAGE & GRADING PLAN

WAKE FOR NUMBER 25-0045
DRN: VW DSGN: VW CKD: WW

REVISIONS
1 - 05/01/2024
PER TOWN COMMENTS
-

INITIAL PLAN DATE: 05/01/2024

SCALE: 1 inch = 50 ft.

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SEAL
049141
WILLIAM A. RAVENEL, JR.

MAJOR SUBDIVISION PRELIMINARY PLAT FOR
BROADMOOR
PSP-24-02

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KEY MAP

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BROADMOOR PSP-24-02

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NORTH CAROLINA PROFESSIONAL ENGINEER BRYANT INGE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

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

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

STORM DRAINAGE & GRADING PLAN

C5.07

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