CONSTRUCTION INFRASTRUCTURE DRAWINGS

BROADMOOR

CID-24-06

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

PARCEL DATA

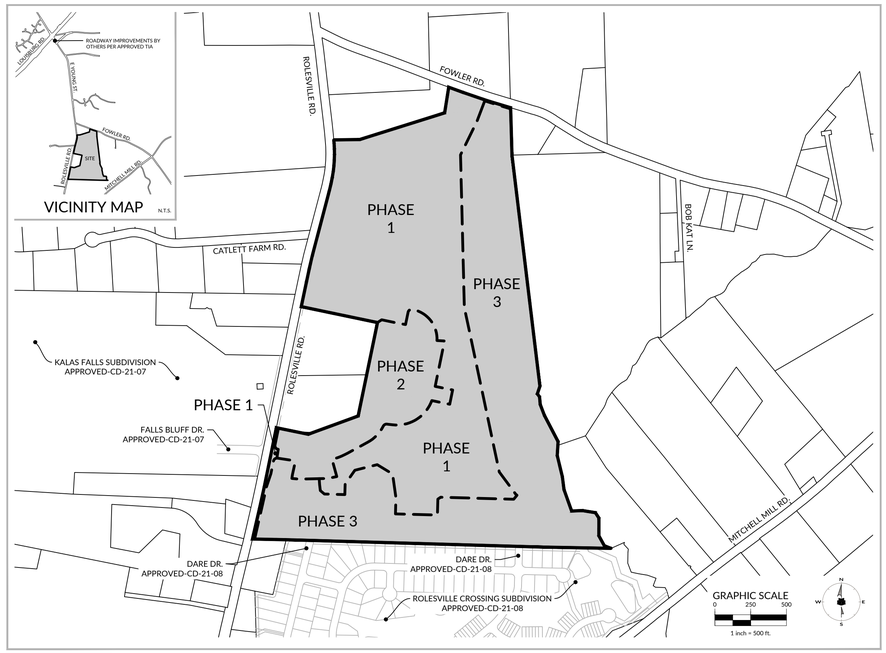
PIN:	1768511519 (25.61 AC. PORTION)	PIN:	1768500618
OWNER:	CARLYLE D & ALMA D WOODLIEF	OWNER:	BILLY CRAIG & ELLEN WOODLIEF
ADDRESS:	1321 ROLESVILLE RD, WAKE FOREST, NC 27587-6959	ADDRESS:	5101 OLD MILBURNIE RD, WENDELL, NC 27591-7817
ZONING:	RH-CZ	ZONING:	RH-CZ & RM-CZ
PIN:	1768409261 (11.96 AC. PORTION)	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.	CID-24-06
ZONING APPROVAL	REZ-23-02
PRELIMINARY SUBDIVISION APPROVAL	PSP-24-02, 11/19/2024
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	253
PROPOSED NUMBER OF SINGLE-FAMILY ATTACHED DWELLING UNIT (TOWNHOMES) LOTS	96
PROPOSED NUMBER OF SINGLE-FAMILY DETACHED DWELLING UNIT LOTS	157
REQUIRED OPEN SPACE [AC.]	RH-CZ ZONING - 6.23 (15%) RM-CZ ZONING - 25.61 (40%)
PROPOSED OPEN SPACE [AC.]	RH-CZ ZONING - 32.26 (78%) RM-CZ ZONING - 33.11 (52%)
EXISTING TREE COVERAGE [AC.]	26.16 (25% OF TOTAL PROJECT AREA)

RALEIGH WATER INSPECTIONS QUANTITIES (SUBDIVISIONS AND SITE PLANS)			
Phase Number(s)	PHASE 1	PHASE 2	PHASE 3
Number of Lot (s)	125	61	67
Number of Units	125	61	67
Public Water (LF)	3,968	2,470	2,308
Public Sewer (LF)	8,295	2,424	2,381
Public Force Main (LF)	-	-	-
Private Sewer* (LF)	-	-	-
Water Service Stubs (Quantity)	126	61	67
Sewer Service Stubs (Quantity)	126	61	67
Average Daily Flow per phase**	31,388 GPD	20,588 GPD	22,613 GPD
COMMERCIAL PROJECTS WITH SINGLE WATER AND SEWER SERVICE			
Fire Service (Size)	N/A	N/A	N/A
Domestic Meter Size	N/A	N/A	N/A
Irrigation Meter Size	N/A	N/A	N/A
Average Daily Flow per phase**	N/A	N/A	N/A

*Sewer mains and manholes as part of a collection system
**Entire Project Flow. Based on 75gpd per bedroom for residential (Apartments, single Family dwelling, townhouse, condos), or based on 15A NCAC 02T .0114 Wastewater Design Flow Rates for Commercial and Industrial.
The meter size must match domestic service size (Exemption - 3/4" service tap with 5/8" meter)



1ST SUBMITTAL: NOVEMBER 1, 2024
2ND SUBMITTAL: JANUARY 2, 2025

SURVEY BENCHMARK

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

INFRASTRUCTURE/PHASING DATA TABLE

	PHASE 1	PHASE 2	PHASE 3	TOTALS
UNITS - SINGLE FAMILY DETACHED	29	61	67	**157**
UNITS - SINGLE FAMILY ATTACHED	96	-	-	**96**
STREETS (50' R/W) [LF.]	3,542	2,391	2,281	**8,214**
STREETS (62' R/W) [LF.]	159	161	-	**320**
8" WATER MAIN [LF.]	3,968	2,470	2,308	**8,746**
8" SEWER MAIN [LF.]	8,295	2,424	2,381	**13,100**
STORM DRAINAGE [LF.]	6,914	3,867	3,921	**14,702**
SCMs	4	-	-	**4**
EXISTING IMPERVIOUS SURFACE [SF.]	-	-	-	**3,060**
PROPOSED IMPERVIOUS SURFACE [SF.]	480,651	282,891	317,145	**1,080,687**
SIDEWALK [LF.]	7,549	4,948	4,646	**17,143**
PUBLIC GREENWAY [LF.]	3,699	-	162	**3,861**

ZONING DATA TABLE

	RH-CZ	RM-CZ
PROPOSED DENSITY	2.31 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'*
REQUIRED MINIMUM BUILDING SEPARATION	30'	N/A
MAXIMUM BUILDING HEIGHT	35'	35'
MINIMUM PARKING SPACES REQUIRED (TOWNHOME USE ONLY)	216	N/A
PROPOSED PARKING SPACES (TOWNHOME USE ONLY)	216	N/A

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

NOTES

1. PURSUANT TO N.C.G.S 160D-108, THIS CONSTRUCTION INFRASTRUCTURE DRAWING SET AND THE PRE-REQUISITE APPROVAL OF THE 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 C2.02 FOR REZ-23-02 CONDITIONS OF APPROVAL
3. PRIOR TO BROADMOOR LOT RECORDATION, THE INFRASTRUCTURE AND PUMP STATION ASSOCIATED WITH ROLESVILLE CROSSING SUBDIVISION (S-5396) MUST BE ACCEPTED BY THE CITY OF RALEIGH.

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT
APPROVED
EROSION CONTROL ☐ SEC-_____
STORMWATER MGMT.☐SWF-_____
FLOOD STUDY ☐ SWF-_____
DATE_____
ENVIRONMENTAL CONSULTANT SIGNATURE

TOWN OF ROLESVILLE APPROVAL:

CONTACT LIST:

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

NORTH CAROLINA PRELIMINARY NOT APPROVED FOR CONSTRUCTION TERRENCE COOK

PREPARED BY:

WithersRavenel
167 E. Chatham St. | Suite 210 | Cary, NC 27511
License #: F-1479 | t: 919.238.0330 | www.withersravenel.com

DEVELOPER:

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

PULTEGROUP

CONSTRUCTION INFRASTRUCTURE DRAWINGS
BROADMOOR
CID-24-06
WR PROJECT NO. 23-0045
TOWN OF ROLESVILLE:
REVISIONS 01/02/2025
PER TOWN COMMENTS
INITIAL PLAN DATE: 11/01/2024

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EST 1960

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INDEX OF SHEETS

NUMBER	TITLE
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C0.02	GENERAL NOTES & LEGENDS
C0.03	GENERAL NOTES & LEGENDS
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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
C2.00	PHASING PLAN
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C2.02	APPROVED CONCEPTUAL PLAN (REZ-23-02)
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C3.04	SITE PLAN
C3.05	SITE PLAN
C3.06	SITE PLAN
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C3.08	TYPICAL LOTS & ROADWAY SECTIONS
C4.00	OVERALL UTILITY PLAN
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C6.07	GRADING PLAN
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SL1.00	LIGHTING EXHIBIT

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1225 CRESCENT GREEN DRIVE, SUITE 250
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CONSTRUCTION INFRASTRUCTURE DRAWINGS
BROADMOOR
CID-24-06
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER TERRENCE COOK
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

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C0.01

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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

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 12/13/2023. LOCATIONS SHOWN FOR COMMITTED ELEMENTS INCLUDING, BUT NOT LIMITED TO GREENWAYS, STREETS, AND OPEN AREAS SHOWN ON THE CONCEPT PLAN, MAY BE ADJUSTED TO CONFORM TO LDO REQUIREMENTS OR AS PERMITTED AS A MINOR ADJUSTMENT BY THE LAND DEVELOPMENT ADMINISTRATOR.
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 1767590335. THIS SHALL INCLUDE THE DESIGN AND CONSTRUCTION OF HALF OF THE ULTIMATE CROSS SECTION FOR ROLESVILLE ROAD CONSISTENT WITH THE TOWN OF ROLESVILLE'S COMMUNITY TRANSPORTATION PLAN. THESE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE 100TH RESIDENTIAL BUILDING PERMIT.

EASEMENT ABBREVIATION LEGEND

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

GENERAL LEGEND
(UNLESS OTHERWISE DENOTED)

DESCRIPTION	EXISTING	PROPOSED
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		
SANITARY SEWER MAIN	SS	SS
SANITARY SEWER MANHOLE		
SANITARY SEWER SERVICE	N/A	
FORCE MAIN	FM	FM
STORM DRAINAGE PIPE		
CATCH BASIN		
YARD INLET		
JUNCTION BOX		
FLARED END SECTION		
ELECTRIC	E	N/A

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

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CONSTRUCTION INFRASTRUCTURE DRAWINGS
BROADMOOR
CID-24-06
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049587 JOSEPH TERRENCE COOK
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

GENERAL NOTES & LEGENDS

C0.03

J:\23\0045-public_woodlief sewer\Design\CAD\planning set\construction\C0.00-0.03 COVER.dwg - Thursday, January 2, 2025 3:05:13 PM - 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	SB-HS LOT OPTION POOL 02 LP	19676	2496	1767-48-3143	R3-CZ (ROLESVILLE)	-
8	SB-HS LOT OPTION POOL 02 LP	19676	2496	1767-58-6083	R3-CZ (ROLESVILLE)	-
9	AGUILAR, NORMA	12647	1286	1767-68-5863	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

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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
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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

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	AREAS TO BE REMOVED

KEY MAP

NOT TO SCALE

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CONSTRUCTION INFRASTRUCTURE DRAWINGS

BROADMOOR
CID-24-06

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049192 JEFFERSON COOK

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
JEFFERSON COOK

0 100 200
SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

OVERALL EXISTING CONDITIONS & DEMOLITION PLAN

C1.00

EST. 1983

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Set\Construction\C1.00 OVERALL EXISTING CONDITIONS & DEMOLITION PLAN.dwg Thursday, January 2, 2025 3:05:48 PM JKEITH

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 WITH KHA ROAD IMPROVEMENT PLANS

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)

EX. PRIVATE DRIVEWAY

SITE BOUNDARY

L33

L32

EX. FHA

EX. FENCE TO BE REMOVED

EX. ±1,364 SF, ±1 STORY STRUCTURE & ALL ASSOCIATED APPURTENANCES TO BE REMOVED

EX. 16" WATER MAIN

EX. OHE POLE & ALL ASSOCIATED APPURTENANCES TO BE RELOCATED WITH KHA ROAD IMPROVEMENT PLANS

INV.: 361.62'

INV.: 362.98'

EX. 24" RCP

EX. ±907 SF, ±1 STORY STRUCTURE & ALL ASSOCIATED APPURTENANCES TO BE REMOVED

EX. ±1,592 SF, ±1 STORY STRUCTURE & ALL ASSOCIATED APPURTENANCES TO BE REMOVED

EX. WELL TO BE REMOVED

INV.: 364.79'

EX. 15" RCP TO BE REMOVED WITH KHA ROAD IMPROVEMENT PLANS

INV.: 365.02'

EX. FENCE TO BE REMOVED

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

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

SITE BOUNDARY

INV.: 369.56'

EX. 15" RCP

INV.: 369.99'

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

INV.: 372.30'

INV.: 372.87'

EX. 18" RCP

EX. 15" RCP TO BE REMOVED WITH KHA ROAD IMPROVEMENT PLANS

EX. OHE POLE

INV.: 372.66'

INV.: 373.41'

297.25'
N76°10'41"W

125.00'
S13°49'12"W

202.41'
N76°10'41"W

ZONE RH-CZ
ZONE RM-CZ

INTERNAL PROPERTY LINE TO BE COMBINED

207.00'
N28°01'07"W

N11°49'02"E
141.13'

EX. WETLANDS (TYP.)

EX. WATER VALVE

EX. FHA

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

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'

C1 C2 C3 C4 C5

CURVE TABLE

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L36	S71°01'28"E	153.25
L37	S73°15'53"E	149.14

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	AREAS TO BE REMOVED

KEY MAP
NOT TO SCALE

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CONSTRUCTION INFRASTRUCTURE DRAWINGS
BROADMOOR
CID-24-06
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049706 TERRENCE COOK

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
TERRENCE COOK

0 25 50
SCALE: 1 inch = 50 ft.

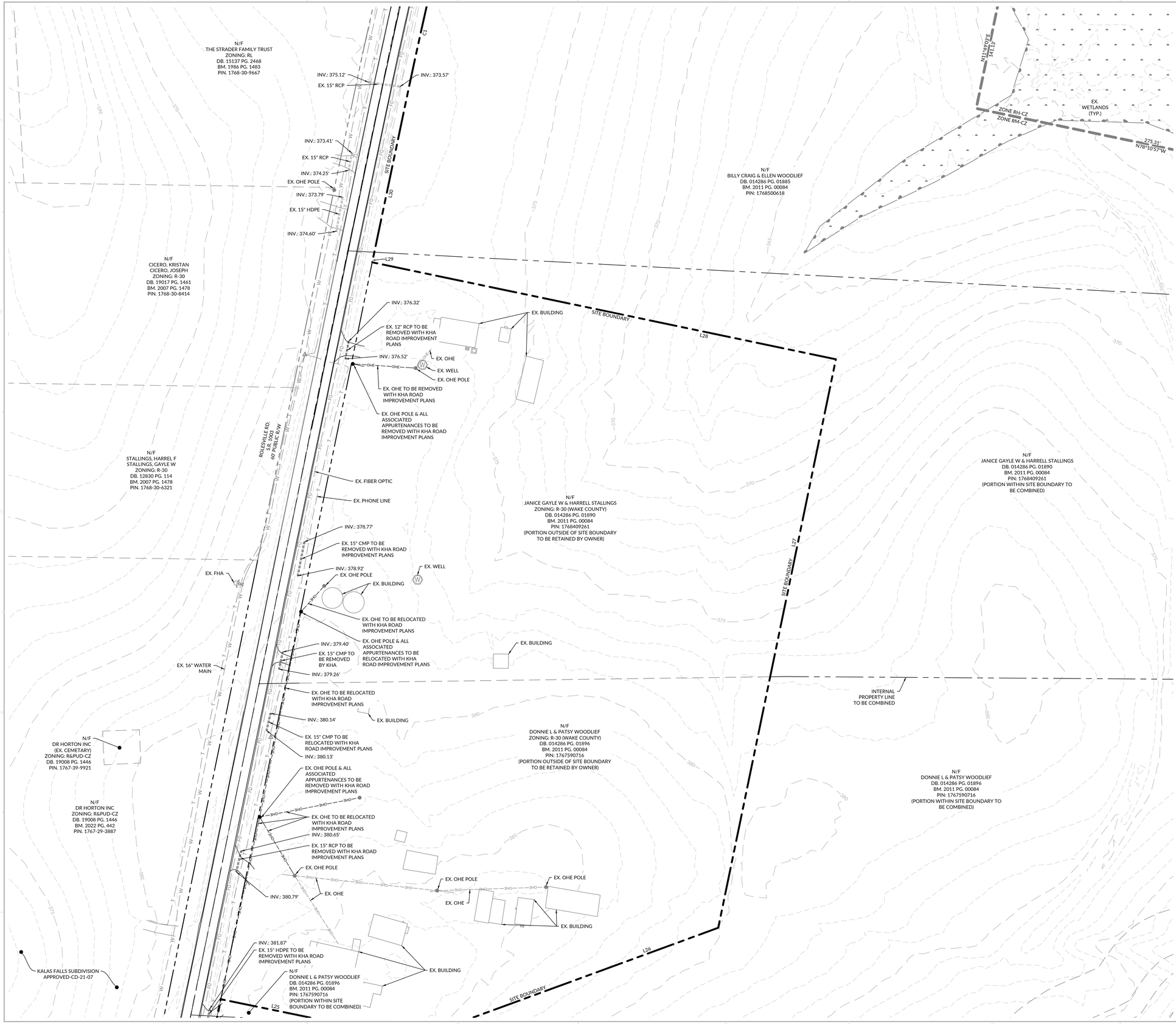
INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

EXISTING CONDITIONS & DEMOLITION PLAN

C1.01

J:\23\0045-Pulte - Broadlief Assemblage\CAD\Drawing Set\Construction\C1.01-1.07 EXISTING CONDITIONS & DEMOLITION PLAN.dwg, Thursday, January 2, 2025 3:02:16 PM, JKEITH



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DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	AREAS TO BE REMOVED

KEY MAP
NOT TO SCALE

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CONSTRUCTION INFRASTRUCTURE DRAWINGS
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049615 JOHN TERRENCE COOK
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
JOHN TERRENCE COOK

SCALE: 1 inch = 50 ft.

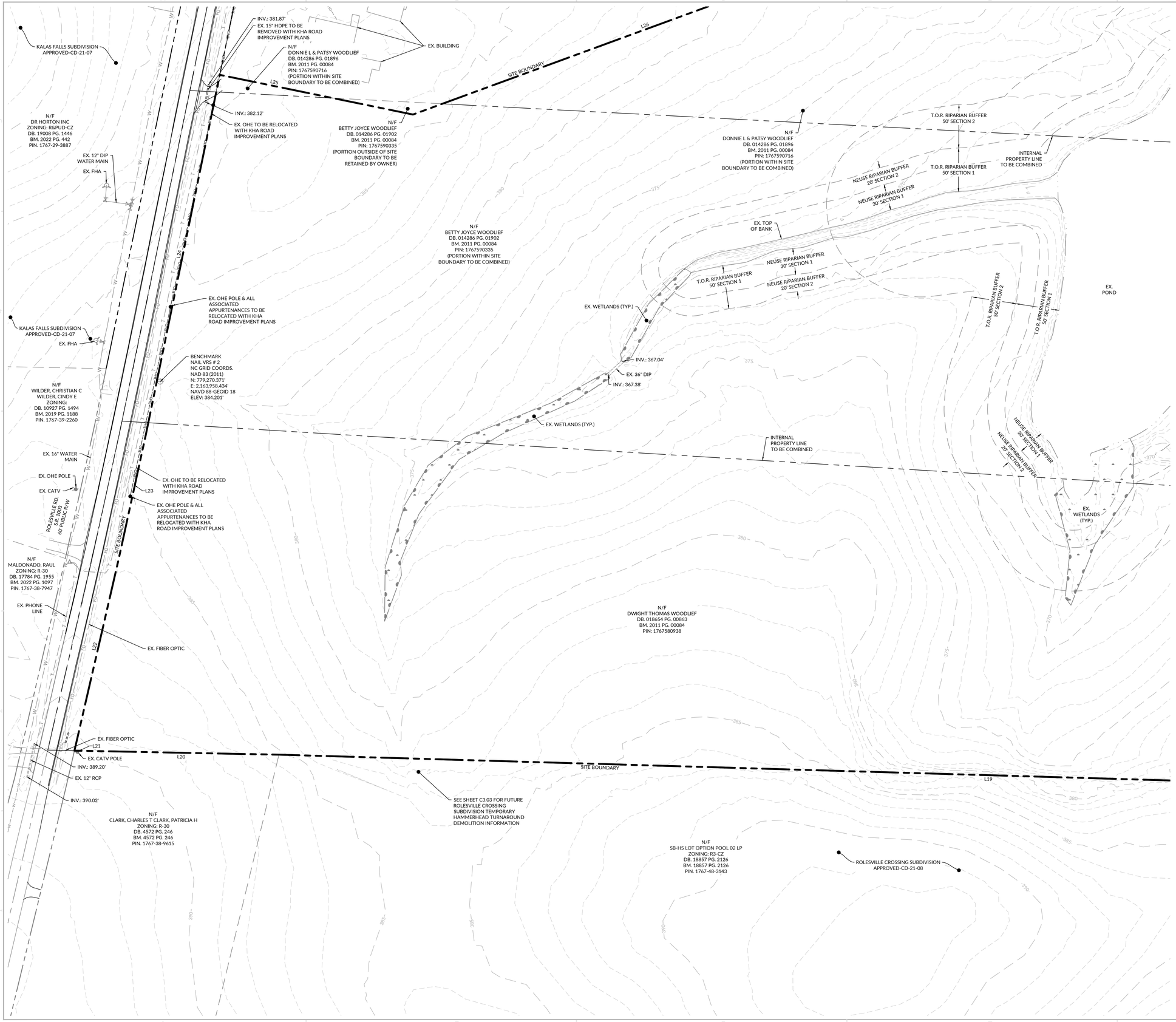
INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

EXISTING CONDITIONS & DEMOLITION PLAN

C1.02

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Set\Construction\C1.01-1.07 EXISTING CONDITIONS & DEMOLITION PLAN.dwg Thursday, January 2, 2025 3:03:19 PM - JKEITH



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L8	S03°37'01"W	97.01
L9	S13°29'28"E	153.88
L10	S07°17'46"E	89.26
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L12	N87°33'10"E	75.19
L13	S80°55'53"E	92.15
L14	S32°50'43"E	45.25
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DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	AREAS TO BE REMOVED

KEY MAP

NOT TO SCALE

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CONSTRUCTION INFRASTRUCTURE DRAWINGS
BROADMOOR
CID-24-06
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
LAWRENCE COON

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
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REVISED PER REVIEW COMMENTS

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DRN: WR DGN: WR CKD: WR

EXISTING CONDITIONS & DEMOLITION PLAN

C1.03

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Set\Construction\C1.01-1.07 EXISTING CONDITIONS & DEMOLITION PLAN.dwg Thursday, January 2, 2025 3:02:19 PM JKEITH

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

ROLESVILLE CROSSING SUBDIVISION
APPROVED-CD-21-08

ZONE R3-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

EX. TOP
OF BANK

SITE BOUNDARY

NON-ENCROACHMENT
AREA PER FEMA

NEUSE RIPARIAN BUFFER 50' SECTION 1

NEUSE RIPARIAN BUFFER 20' SECTION 2

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

NON-ENCROACHMENT
AREA PER FEMA

FEMA
ZONE X

FEMA
ZONE AE

FEMA
ZONE AE

FEMA
ZONE X

EX. 50' PSNC GAS
MAIN EASEMENT
DB 17739, PG 1927

EX. 20" PSNC
GAS MAIN

EX. GAS
MARKER (TYP.)

EX. TOP
OF BANK

EX. WETLANDS (TYP.)

N/F
SB-HS LOT OPTION
POOL 02 LP
ZONING: RS-CZ
DB. 19676 PG. 2496
BM. 1998 PG. 1776
PIN. 1767-58-6083

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18

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

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	AREAS TO BE REMOVED

KEY MAP
NOT TO SCALE

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CONSTRUCTION INFRASTRUCTURE DRAWINGS
BROADMOOR
CID-24-06
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER JOHN TERRENCE COOK
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

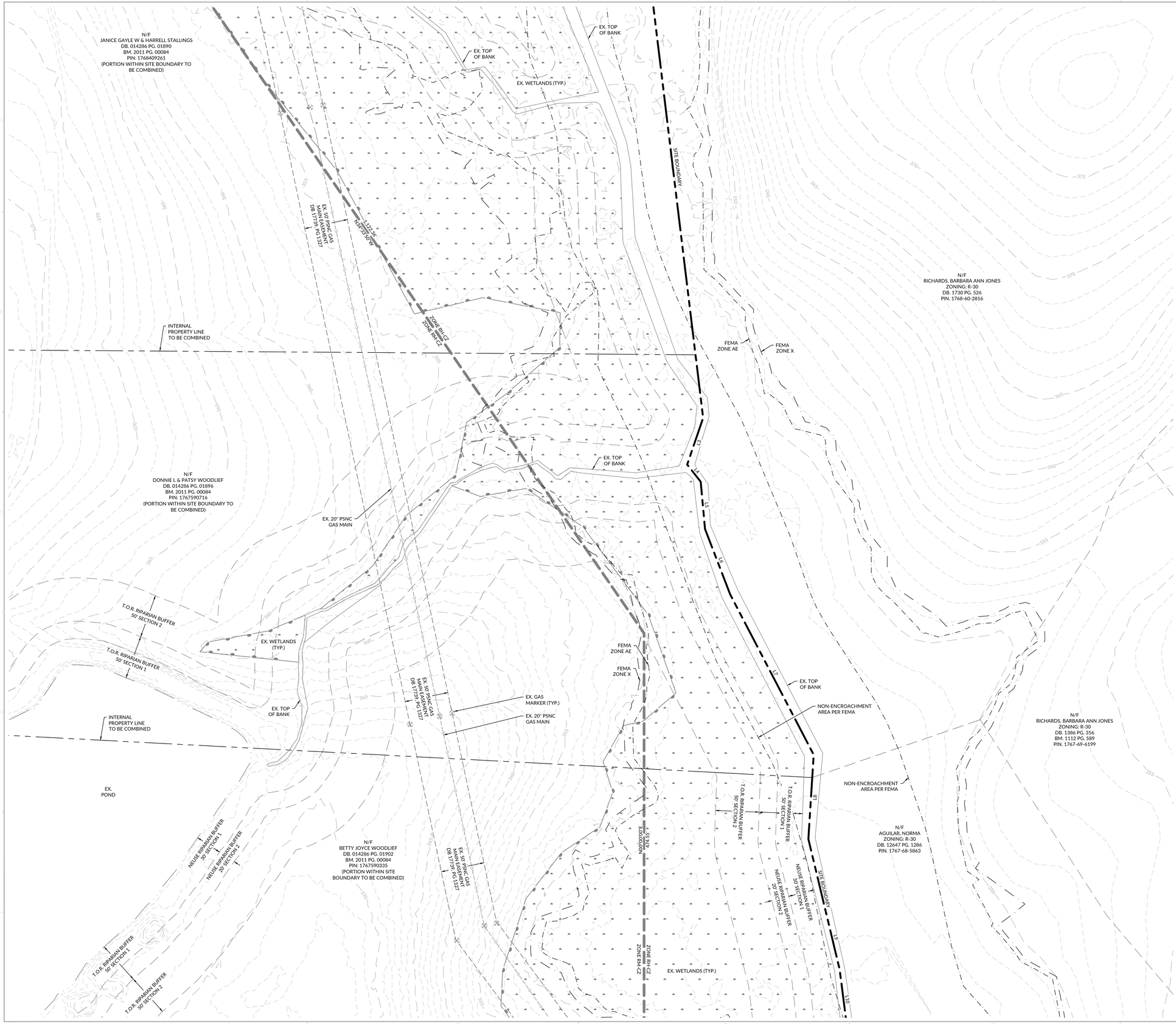
INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

EXISTING CONDITIONS & DEMOLITION PLAN

C1.04

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Set\Construction\C1.05-1.07 EXISTING CONDITIONS & DEMOLITION PLAN.dwg Thursday, January 2, 2025 3:02:21 PM - JKEITH



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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
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NORTH CAROLINA PROFESSIONAL ENGINEER
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JOHN LAWRENCE COOK

SCALE: 1 inch = 50 ft.

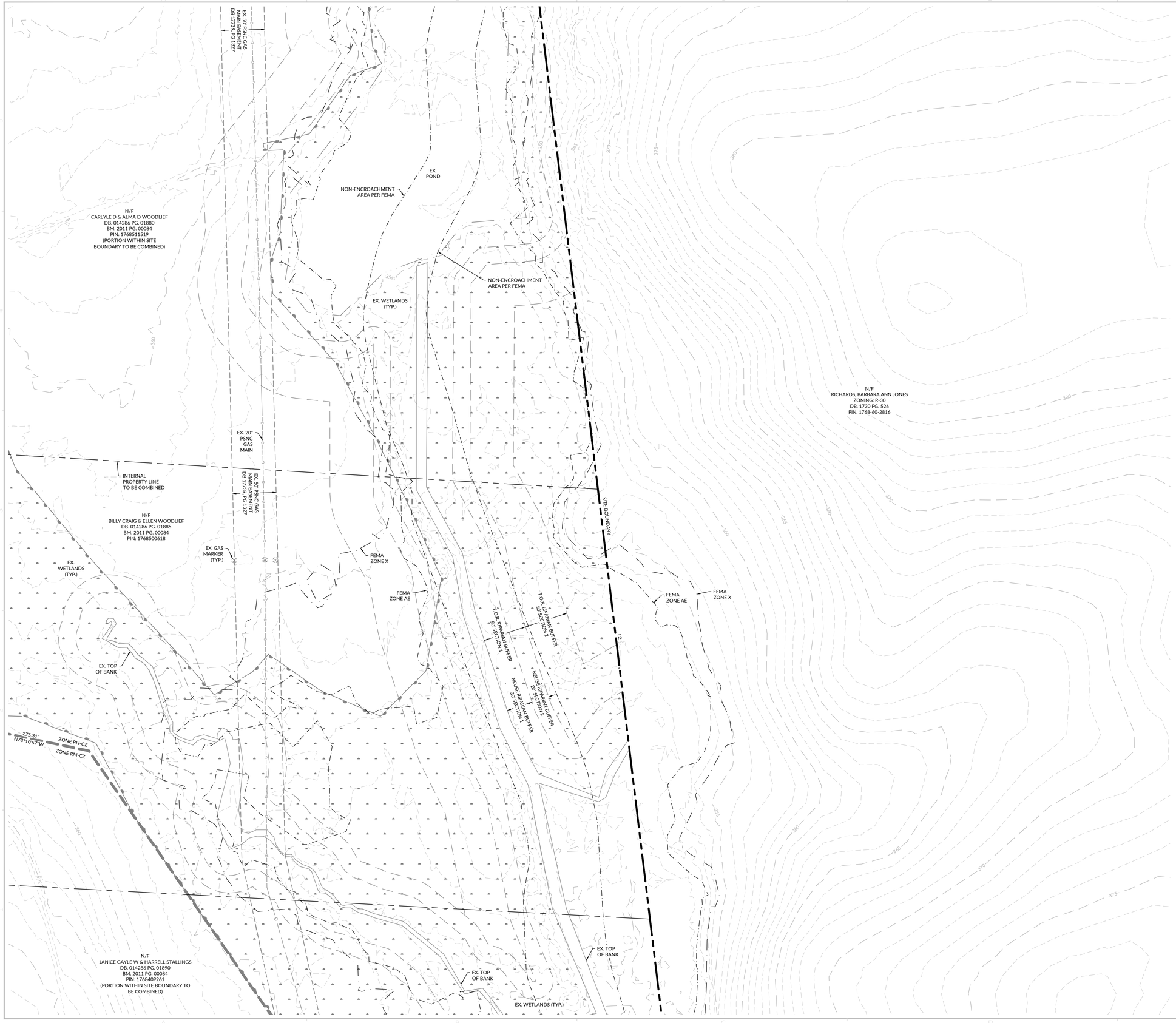
INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

EXISTING CONDITIONS & DEMOLITION PLAN

C1.05

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Set\Construction\C1.05-1.07 EXISTING CONDITIONS & DEMOLITION PLAN.dwg Thursday, January 2, 2025 3:03:23 PM - JKEITH



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DEMOLITION LEGEND

SYMBOL	DESCRIPTION
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KEY MAP
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CONSTRUCTION INFRASTRUCTURE DRAWINGS
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CID-24-06
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049181 TERRENCE COOPER
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 Inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
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1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

EXISTING CONDITIONS & DEMOLITION PLAN

C1.06

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Sets\Construction\C1.01-1.07 EXISTING CONDITIONS & DEMOLITION PLAN.dwg, Thursday, January 2, 2025 3:02:25 PM, 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 (WAKE COUNTY)
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

APPROX. LOCATION OF EX. V.W. GAS MAIN EASEMENT DB 17871, PG 2108

EX. REGULATOR STATION

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. CAROLINA TELEPHONE & TELEGRAPH COMPANY LEASE & 15' ACCESS EASEMENT DB 4401, PG 206

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. GAS MAIN
EX. CATV
EX. WETLANDS (TYP.)
EX. OHE TO BE RELOCATED
EX. OHE POLE TO BE RELOCATED
EX. OHE TO BE RELOCATED
EX. GAS MARKER TO BE RELOCATED WITH KHA ROAD IMPROVEMENT PLANS

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. 20" PSNC GAS MAIN

EX. HEADWALL
INV.: 358.11'
INV.: 357.96'
EX. TOP OF BANK

FEMA ZONE AE
FEMA ZONE X
NON-ENCROACHMENT AREA PER FEMA

EX. 50' PSNC GAS MAINTENANCE EASEMENT DB 17789, PG 1322

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

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.)

NON-ENCROACHMENT AREA PER FEMA

EX. POND

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

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

EX. GAS MARKER (TYP.)
EX. 20" PSNC GAS MAIN
EX. 50' PSNC GAS MAINTENANCE EASEMENT DB 17789, PG 1322

FEMA ZONE X
FEMA ZONE AE

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DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	AREAS TO BE REMOVED

KEY MAP
NOT TO SCALE

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CONSTRUCTION INFRASTRUCTURE DRAWINGS
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CID-24-06
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 053587 TERRENCE COOK
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
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1 - 01/02/2025
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WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

EXISTING CONDITIONS & DEMOLITION PLAN

C1.07

J:\23\0045-Pole_Woodlief Assemblage\CAD\Drawing Sets\Construction\C1.01-07 EXISTING CONDITIONS & DEMOLITION PLAN.dwg Thursday, January 2, 2025 3:00:27 PM - KEITH

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

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

PHASING NOTES

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.
5. PHASING IS FOR PLATTING AND CONSTRUCTION ORDERS ONLY. CLEARING AND GRADING OF THE SITE WILL OCCUR ACCORDING TO THE CONSTRUCTION SEQUENCE.

KEY MAP
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CONSTRUCTION INFRASTRUCTURE DRAWINGS FOR
BROADMOOR
CID-24-06
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER TERRENCE COOK
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

PHASING PLAN

C2.00

J:\23\0045-Pulte - Wyndfall Assemblage\CAD\Drawing Set\Construction\C2.00 PHASING PLAN.dwg Thursday, January 2, 2025 5:03:14 PM - JKEITH

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	48.23	48.23	3.22	10.71	13.93	32.68	1.61	1.61	3.22	3.41
PHASE 2	12.32	60.55	3.22	15.64	18.85	34.19	1.61	2.35	3.95	3.97
PHASE 3	45.01	105.56	6.23	25.61	31.84	65.37	3.12	3.84	6.96	7.85

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

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	2.63
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	0.55
ACTIVE OPEN SPACE #9	POCKET PARK	MEDIUM	1.17

OPEN SPACE HATCH LEGEND

- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE

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NORTH CAROLINA PROFESSIONAL ENGINEER TERRENCE COOK
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 100 200
SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

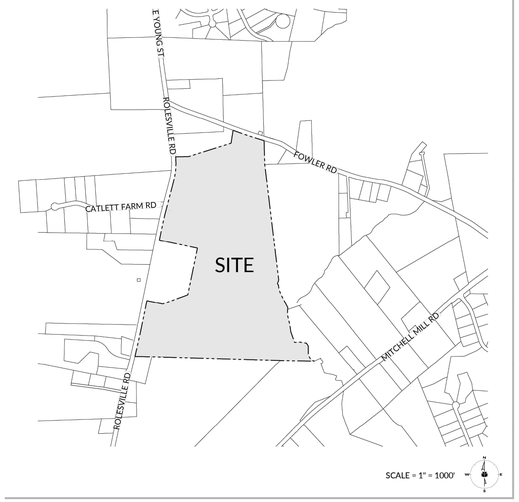
OPEN SPACE PLAN

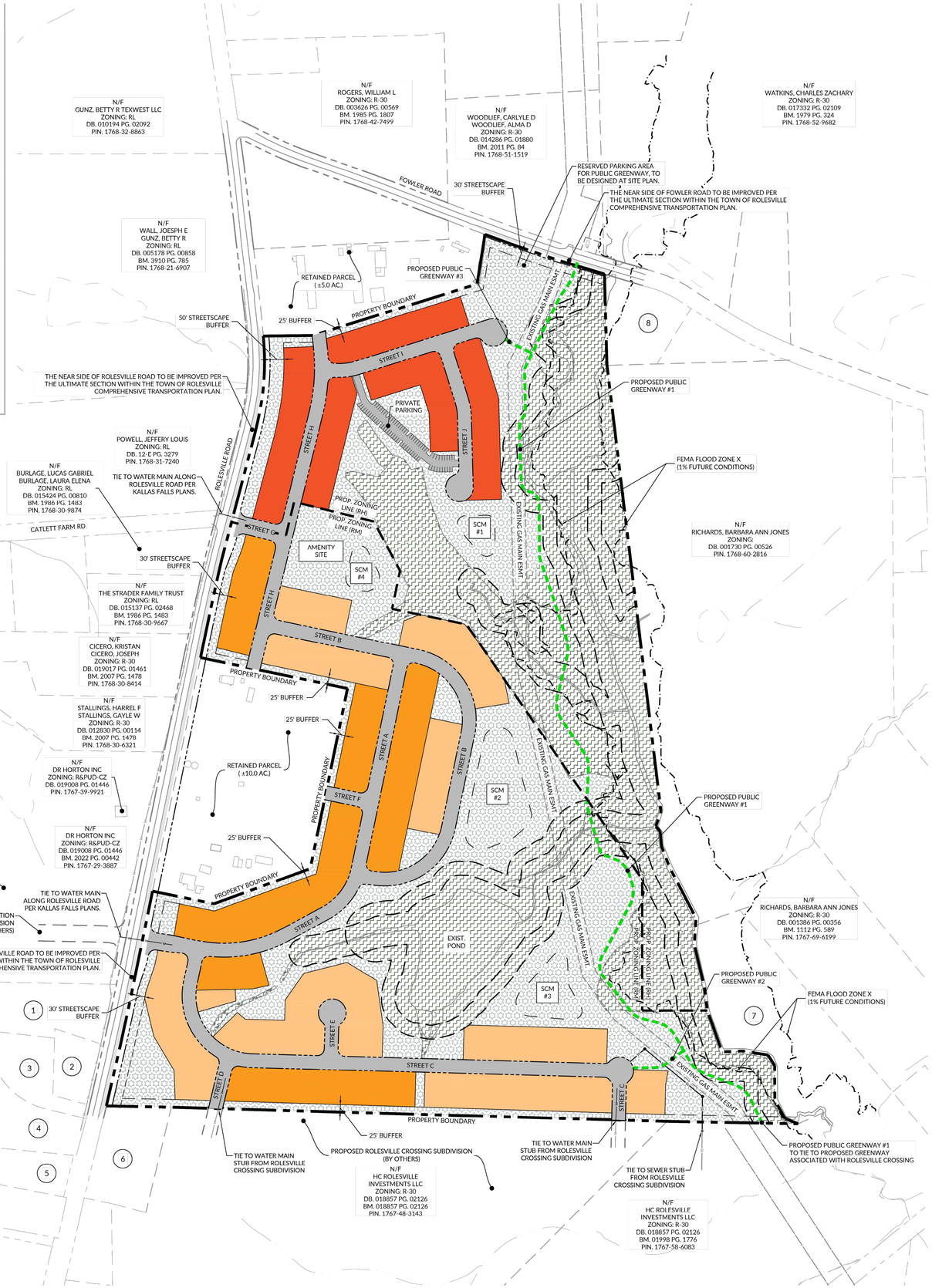
C2.01

EST. 1960

J:\2210\05-Plan_Woodlief Assemblage\CAD\Drawing Set\Construction\C2.01 OPEN SPACE PLAN.dwg, Thursday, January 2, 2025 3:51:39 PM, - KEITH

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

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

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PULTEGROUP

MASTER PLAN

WOODLIEF ASSEMBLAGE

1321 ROLESVILLE RD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA
PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION
LAWRENCE CONNOR

0 100 200
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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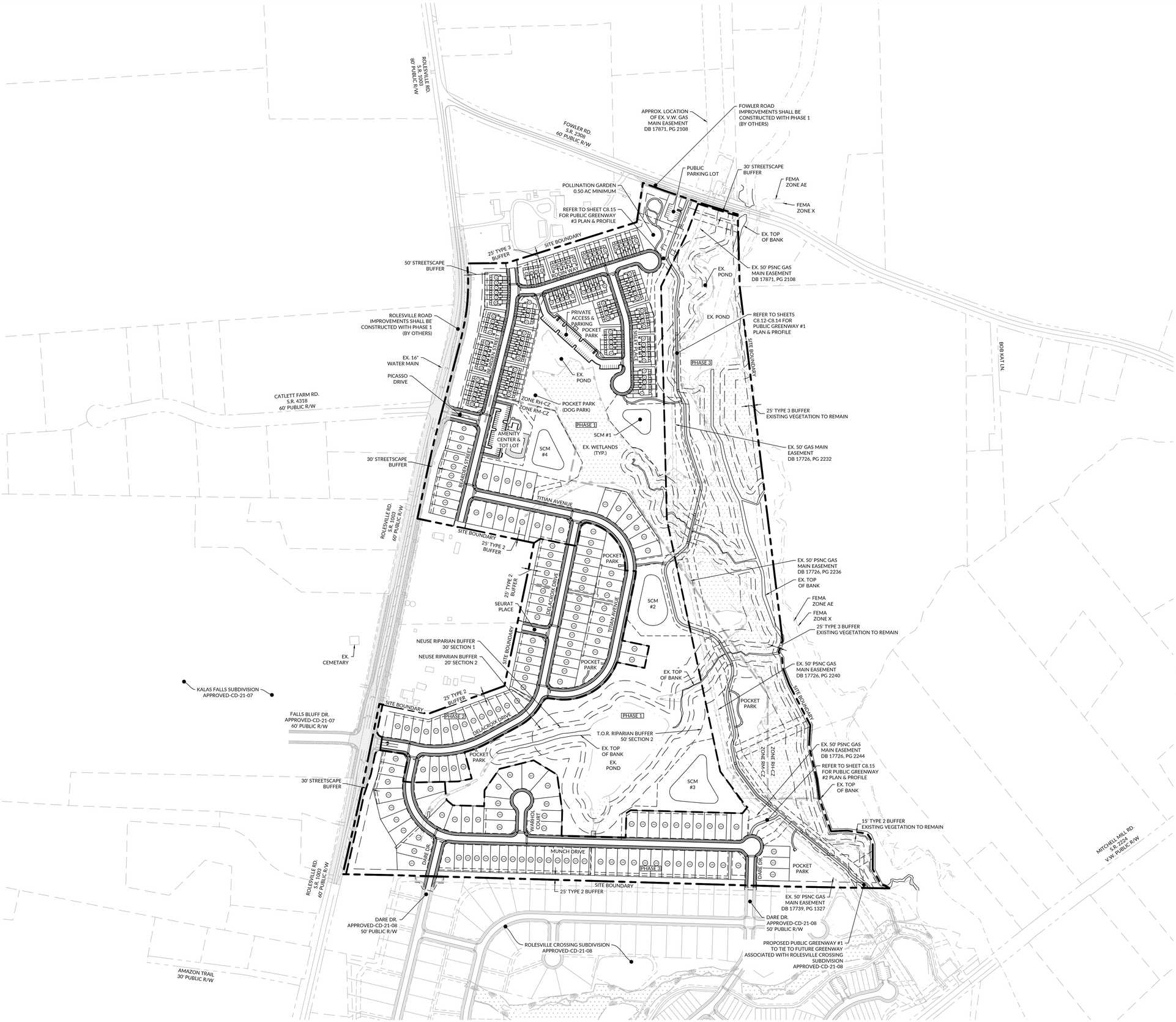

LOT TYPE SUMMARY			
LOT NUMBERS	PHASE	ZONING	LOT TYPE (REFER TO SHEET C3.09)
1-96	PHASE 1	RH-CZ	22' & 26' SINGLE-FAMILY ATTACHED (TOWNHOMES)
97-106	PHASE 1	RM-CZ	41' SINGLE-FAMILY DETACHED
107-125	PHASE 1	RM-CZ	51' SINGLE-FAMILY DETACHED
126-142	PHASE 2	RM-CZ	41' SINGLE-FAMILY DETACHED
143-152	PHASE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

TOWNHOME SITE PARKING TABULATION

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

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

TOTAL OFF-STREET PARKING = 216 SPACES

KEY MAP
NOT TO SCALE

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

CONSTRUCTION INFRASTRUCTURE DRAWINGS FOR
BROADMOOR
CID-24-06
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 047587 TERRENCE L. COOK
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
TERRENCE COOK

0 100 200
SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

OVERALL SITE PLAN

C3.00

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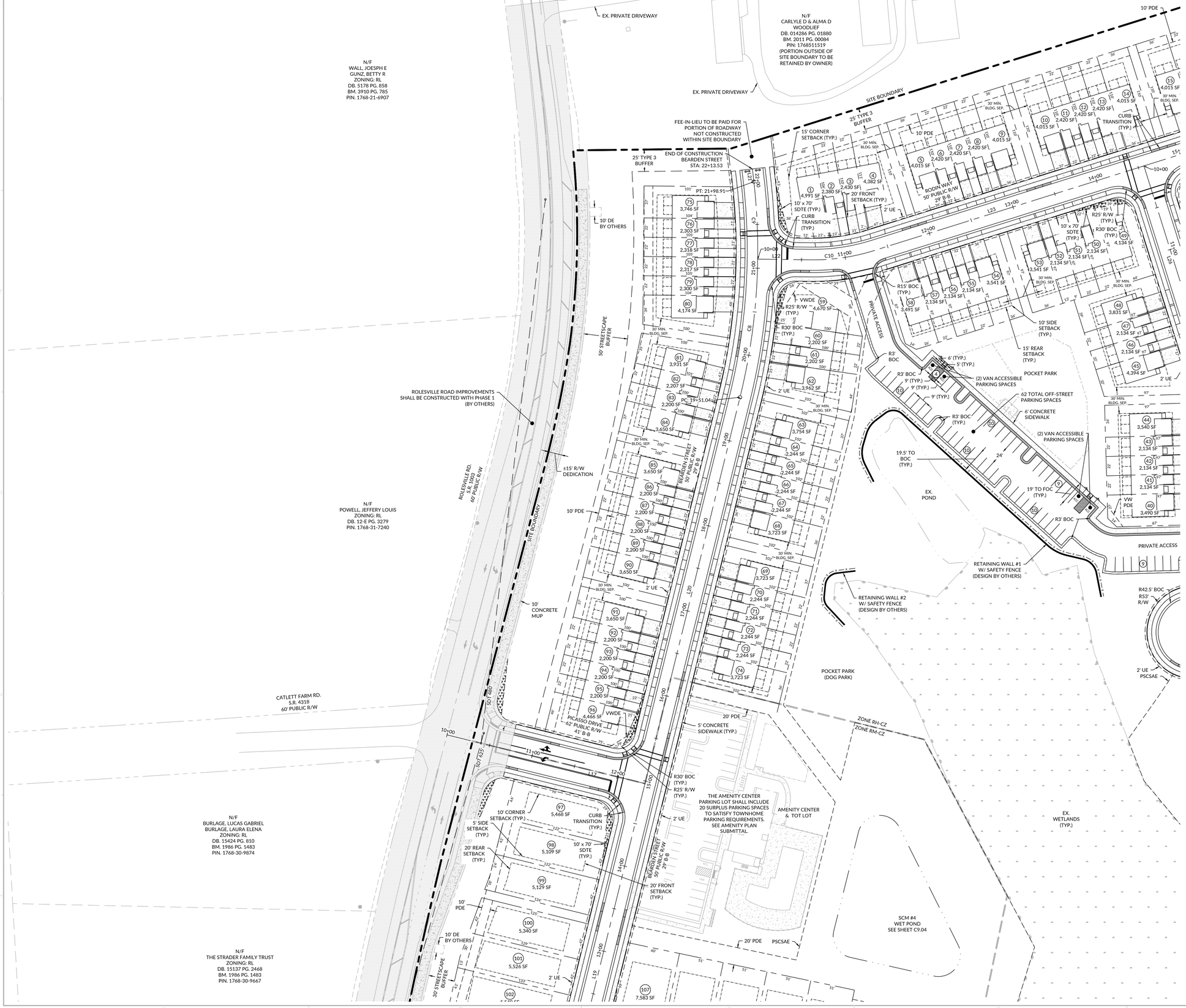

LINE TABLE

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

CURVE TABLE

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

HATCH LEGEND

- 30" STANDARD CURB & GUTTER
- SPILL CURB
- ROAD IMPROVEMENTS (BY OTHERS)

KEY MAP

NOT TO SCALE

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SUITE 250
CARY, NC 27518

CONSTRUCTION INFRASTRUCTURE DRAWINGS
BROADMOOR
CID-24-06
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
CLARENCE E. COON, JR.

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

SITE PLAN

C3.01

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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	178.55	S01°39'27"W
L14	153.85	N13°35'03"E
L15	181.37	N01°45'22"E
L16	145.00	N78°18'43"W
L17	232.80	N76°10'41"W
L18	139.24	N13°49'19"E
L19	331.95	N13°49'19"E
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L24	183.05	N72°34'34"E
L25	28.00	S17°25'26"E
L26	223.00	N17°25'26"W
L27	256.28	N01°34'10"W
L28	28.00	N88°25'50"E

CURVE TABLE

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

HATCH LEGEND

- 30" STANDARD CURB & GUTTER
- SPILL CURB
- ROAD IMPROVEMENTS (BY OTHERS)

KEY MAP

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1225 CRESCENT GREEN DRIVE,
SUITE 250
CARY, NC 27518

CONSTRUCTION INFRASTRUCTURE DRAWINGS FOR

BROADMOOR
CID-24-06

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049116 TERRENCE COOK

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

SITE PLAN

C3.02

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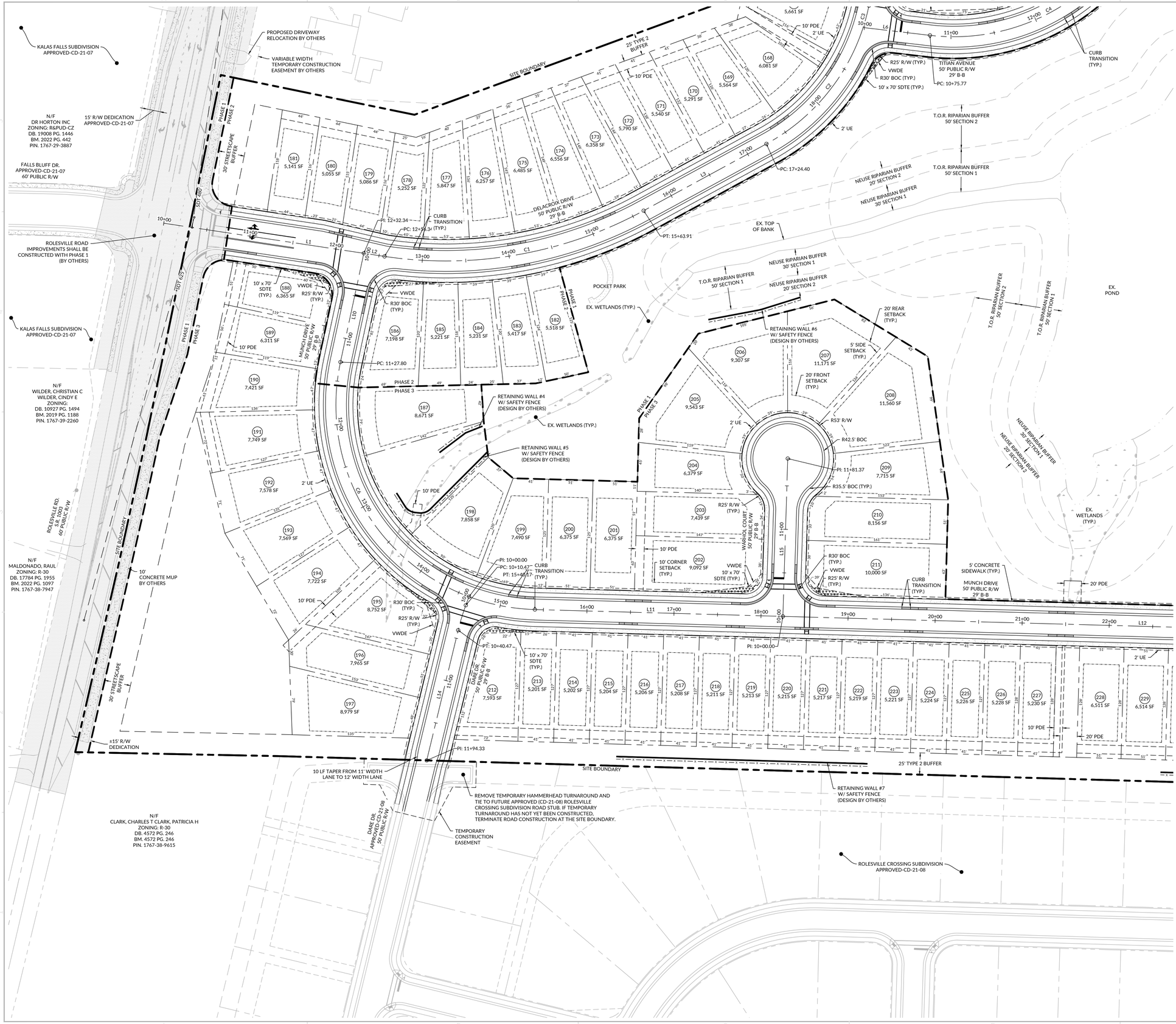

LINE TABLE

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L14	153.85	N13°35'03"E
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CURVE TABLE

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C3	235.00	25.94	25.923	N14° 50' 59.22"E
C4	235.00	348.63	317.527	N54° 11' 16.68"E
C5	235.00	368.61	331.971	N33° 14' 54.11"W
C6	235.00	323.50	298.555	S27° 18' 55.55"E
C7	235.00	88.87	88.337	S77° 35' 06.63"E
C8	700.00	159.36	159.018	N07° 18' 00.21"E
C9	700.00	88.51	88.454	N02° 50' 39.70"W
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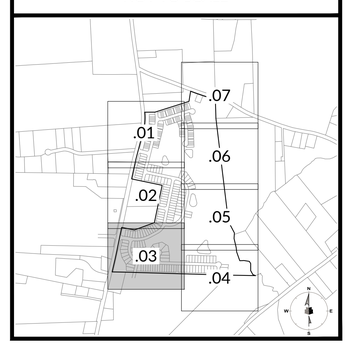
HATCH LEGEND

- 30" STANDARD CURB & GUTTER
- SPILL CURB
- ROAD IMPROVEMENTS (BY OTHERS)

KEY MAP

NOT TO SCALE



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1225 CRESCENT GREEN DRIVE, SUITE 250 CARY, NC 27518

CONSTRUCTION INFRASTRUCTURE DRAWINGS FOR
BROADMOOR
CID-24-06
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER TERRENCE COOK
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

SITE PLAN

C3.03

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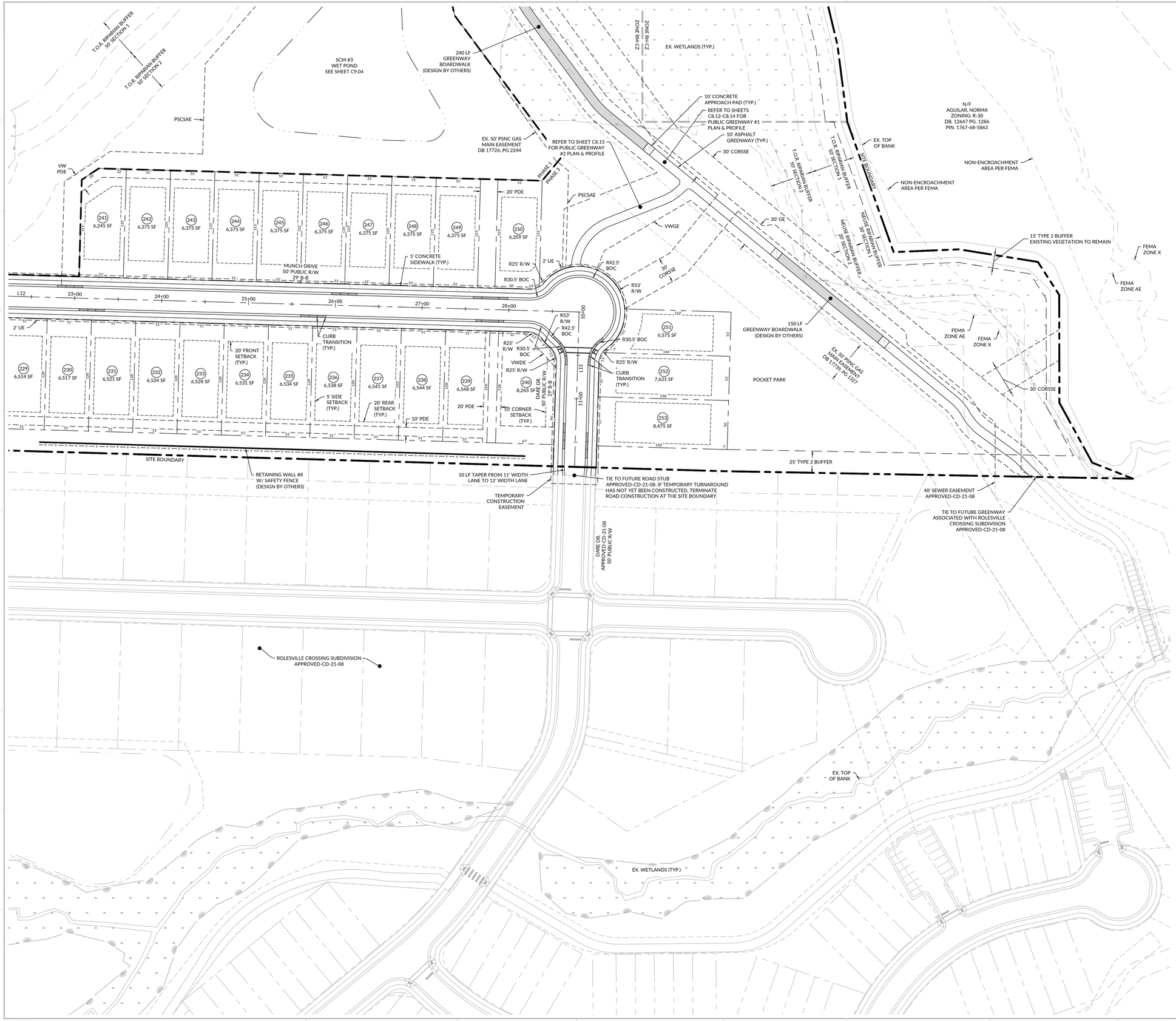

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L5	551.68	N11°41'17"E
L6	77.21	S83°18'43"E
L7	348.78	N11°41'17"E
L8	55.52	N78°11'05"W
L9	513.28	N78°11'05"W
L10	127.80	S12°07'16"W
L11	284.94	S88°25'06"E
L12	1047.12	S88°25'06"E
L13	178.55	S01°39'27"W
L14	153.85	N13°35'03"E
L15	181.37	N01°45'22"E
L16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

CURVE TABLE

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

HATCH LEGEND

- 30" STANDARD CURB & GUTTER
- SPILL CURB
- ROAD IMPROVEMENTS (BY OTHERS)

KEY MAP
NOT TO SCALE

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CONSTRUCTION INFRASTRUCTURE DRAWINGS
BROADMOOR
CID-24-06
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL JERRENCE COOK
PRELIMINARY
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SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW 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\Construction\C3.04 SITE PLAN.dwg Thursday, January 2, 2025 3:33:23 PM - JKEITH

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
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HATCH LEGEND

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- SPILL CURB
- ROAD IMPROVEMENTS (BY OTHERS)

KEY MAP
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LAURENCE COOK

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
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REVISED PER REVIEW COMMENTS

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

SITE PLAN

C3.05

811 1-800

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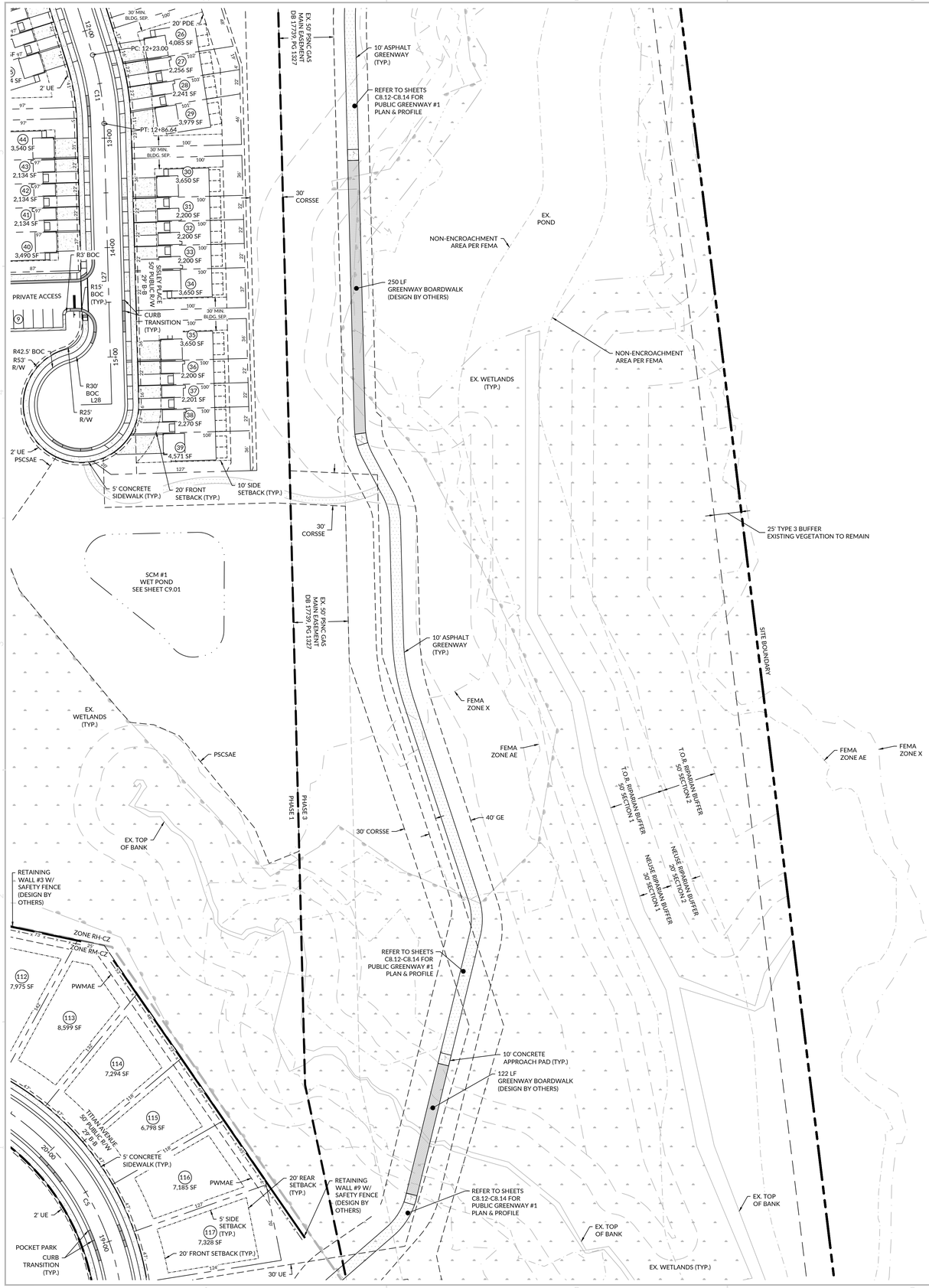

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	232.52	S81°27'20"E
L2	24.00	S81°27'20"E
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CURVE TABLE

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HATCH LEGEND

- 30" STANDARD CURB & GUTTER
- SPILL CURB
- ROAD IMPROVEMENTS (BY OTHERS)

KEY MAP
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NORTH CAROLINA PROFESSIONAL ENGINEER
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
JOHN TERRENCE COOK

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

SITE PLAN

C3.06

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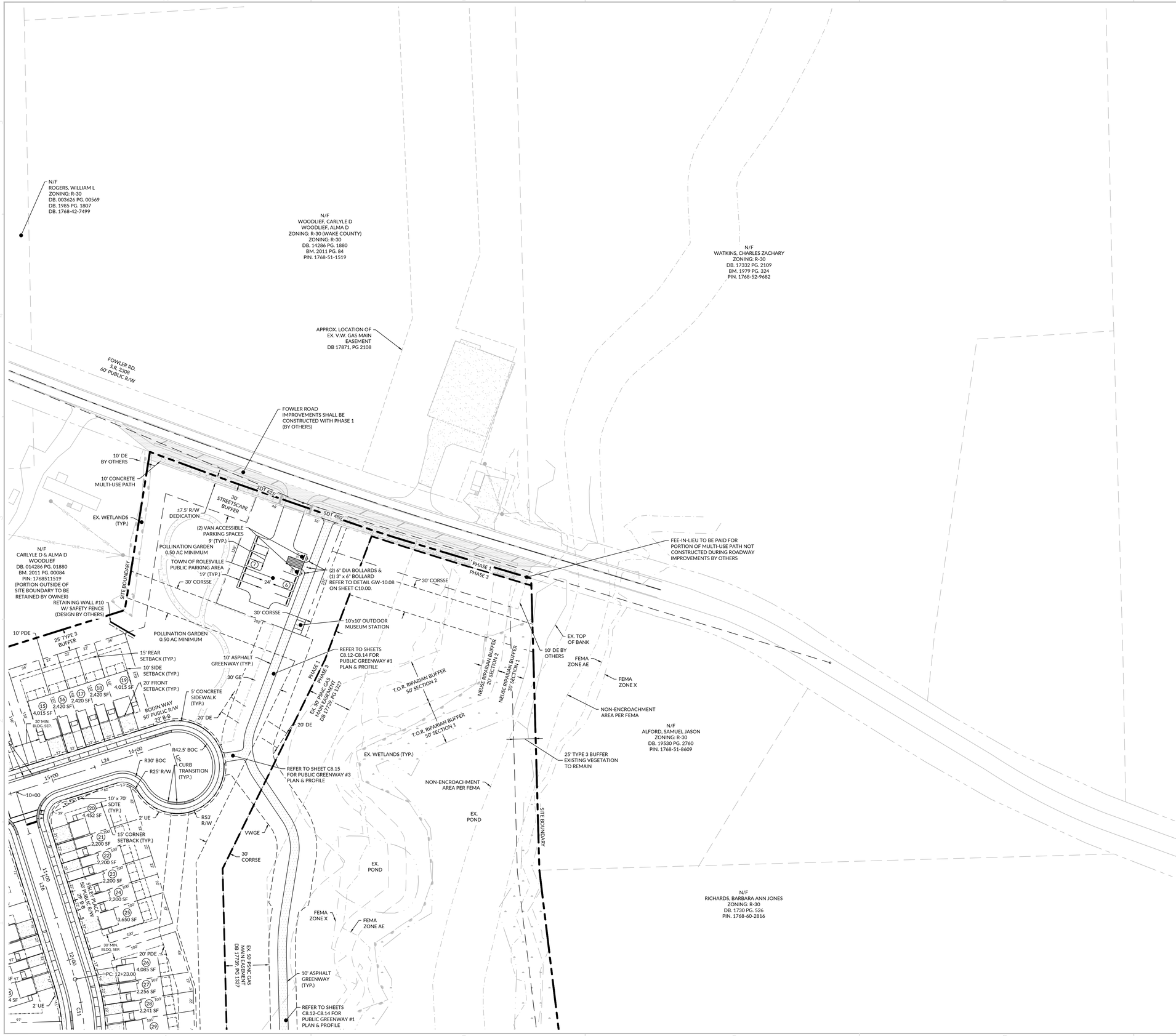

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HATCH LEGEND

- 30" STANDARD CURB & GUTTER
- SPILL CURB
- ROAD IMPROVEMENTS (BY OTHERS)

KEY MAP

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NORTH CAROLINA PROFESSIONAL ENGINEER
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LAWRENCE CODY JONES

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
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REVISED PER REVIEW COMMENTS

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

SITE PLAN

C3.07

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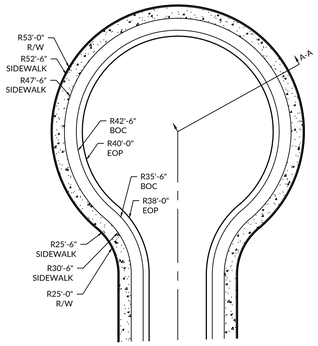
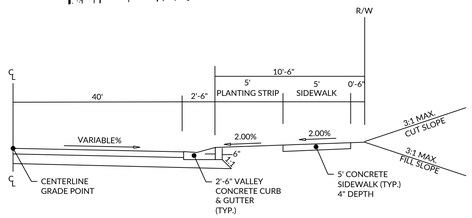


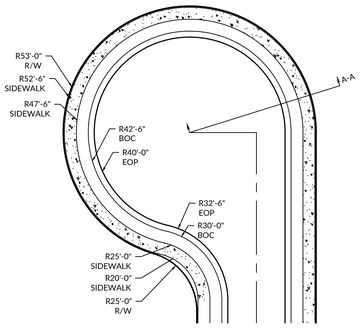


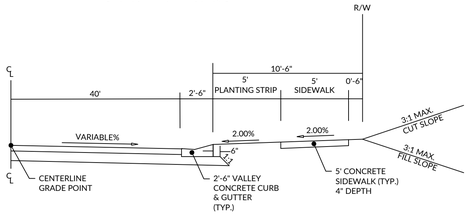
SECTION A-A

TYPICAL CUL-DE-SAC

NTS

PAVEMENT DESIGN
3" S9.5B
8" ABC



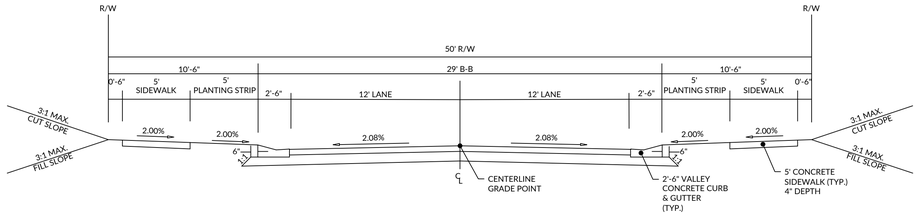


SECTION A-A

TYPICAL OFFSET CUL-DE-SAC

NTS

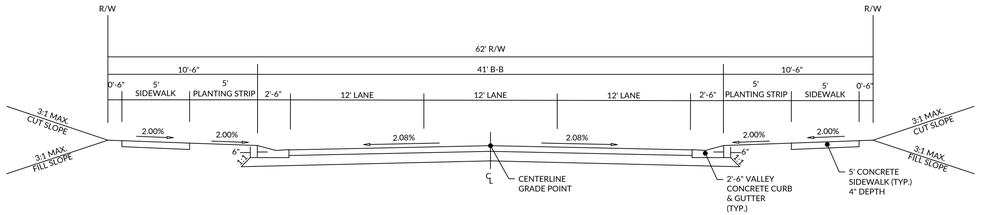
PAVEMENT DESIGN
3" S9.5B
8" ABC



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

NTS

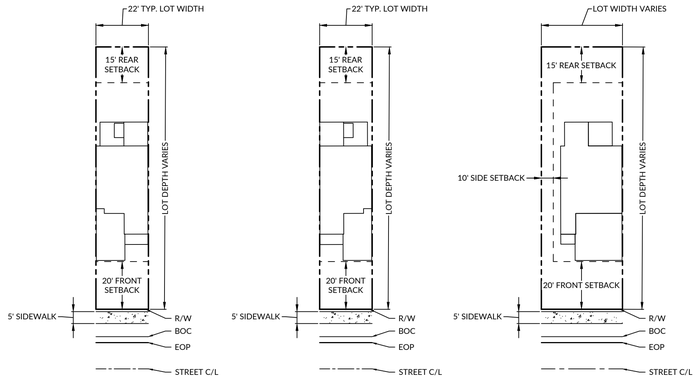
PAVEMENT DESIGN
3" S9.5B
6" ABC



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

NTS

PAVEMENT DESIGN
3" S9.5B
8" ABC



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

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

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

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

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

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

NOTE:

MINIMUM DISTANCE BETWEEN TOWNHOME BUILDINGS SHALL BE 30 FEET.

NOTE:

IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED IMPERVIOUS SHOWN ON THE LOT. IMPERVIOUS SURFACE LIMITS WILL BE STRICTLY ENFORCED INTO PERPETUITY.

NOTE:

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

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CONSTRUCTION INFRASTRUCTURE DRAWINGS
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NORTH CAROLINA PROFESSIONAL ENGINEER TERRENCE COOK
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

INITIAL PLAN DATE: 11/01/2024
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1 - 01/02/2025
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WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

TYPICAL LOTS & ROADWAY SECTIONS

C3.08

EST 1983

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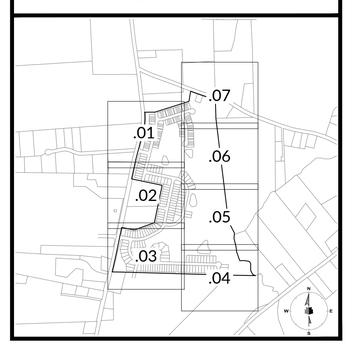
KEY MAP

NOT TO SCALE



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CONSTRUCTION INFRASTRUCTURE DRAWINGS FOR

BROADMOOR
CID-24-06

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049116 TERRENCE COOK

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 100 200
SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

OVERALL UTILITY PLAN

C4.00

EST. 1983

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KEY MAP
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049180 TERRENCE L. COOK
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1. - 01/02/2025
REVISED PER REVIEW 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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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049106 TERRENCE COOK
PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
TERRENCE COOK

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
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1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

UTILITY PLAN

C4.02

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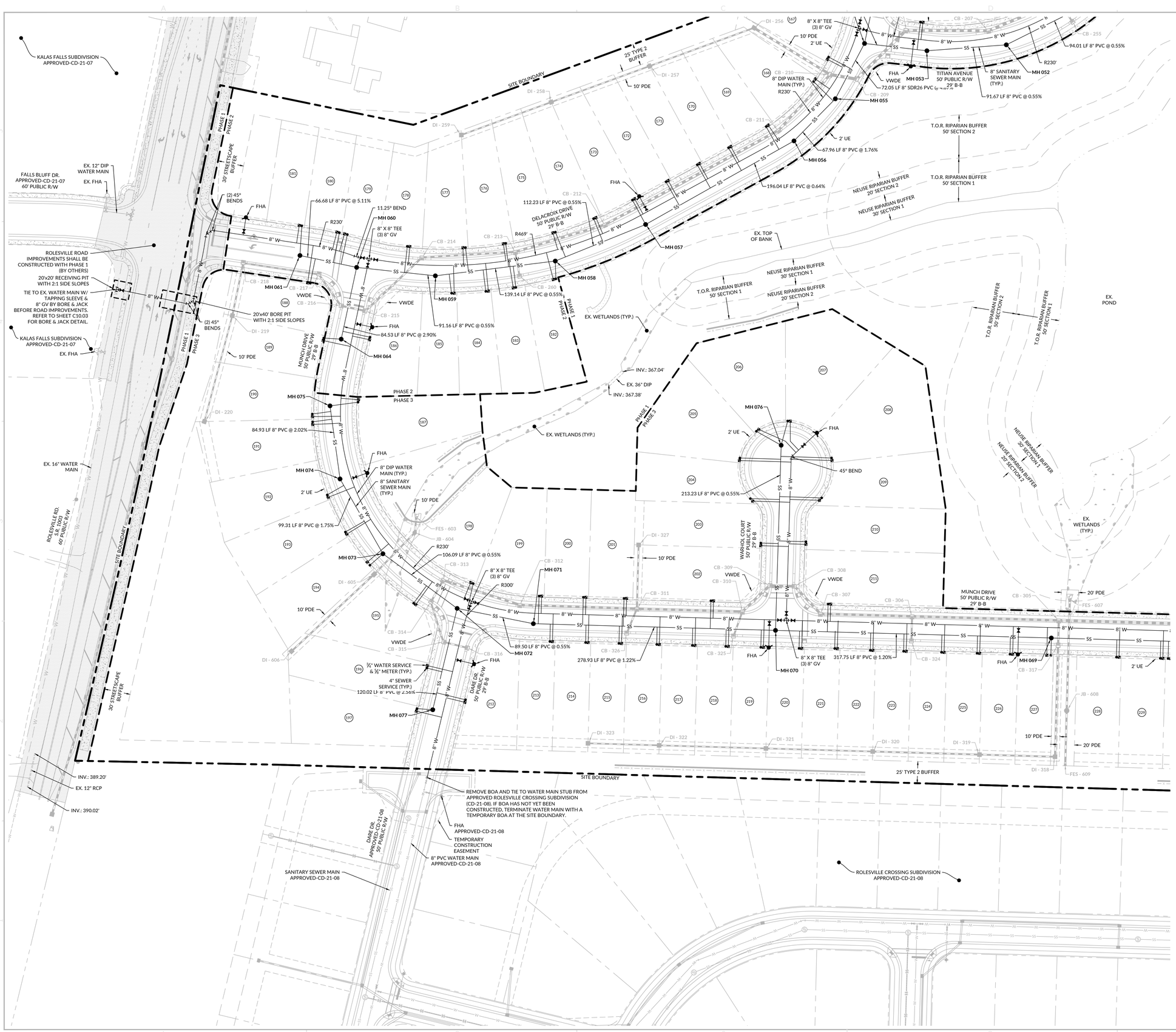

KEY MAP
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CONSTRUCTION INFRASTRUCTURE DRAWINGS
BROADMOOR
CID-24-06
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NORTH CAROLINA PROFESSIONAL ENGINEER
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
JOHN TERRENCE COOK

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

UTILITY PLAN

C4.03

EST. 1983

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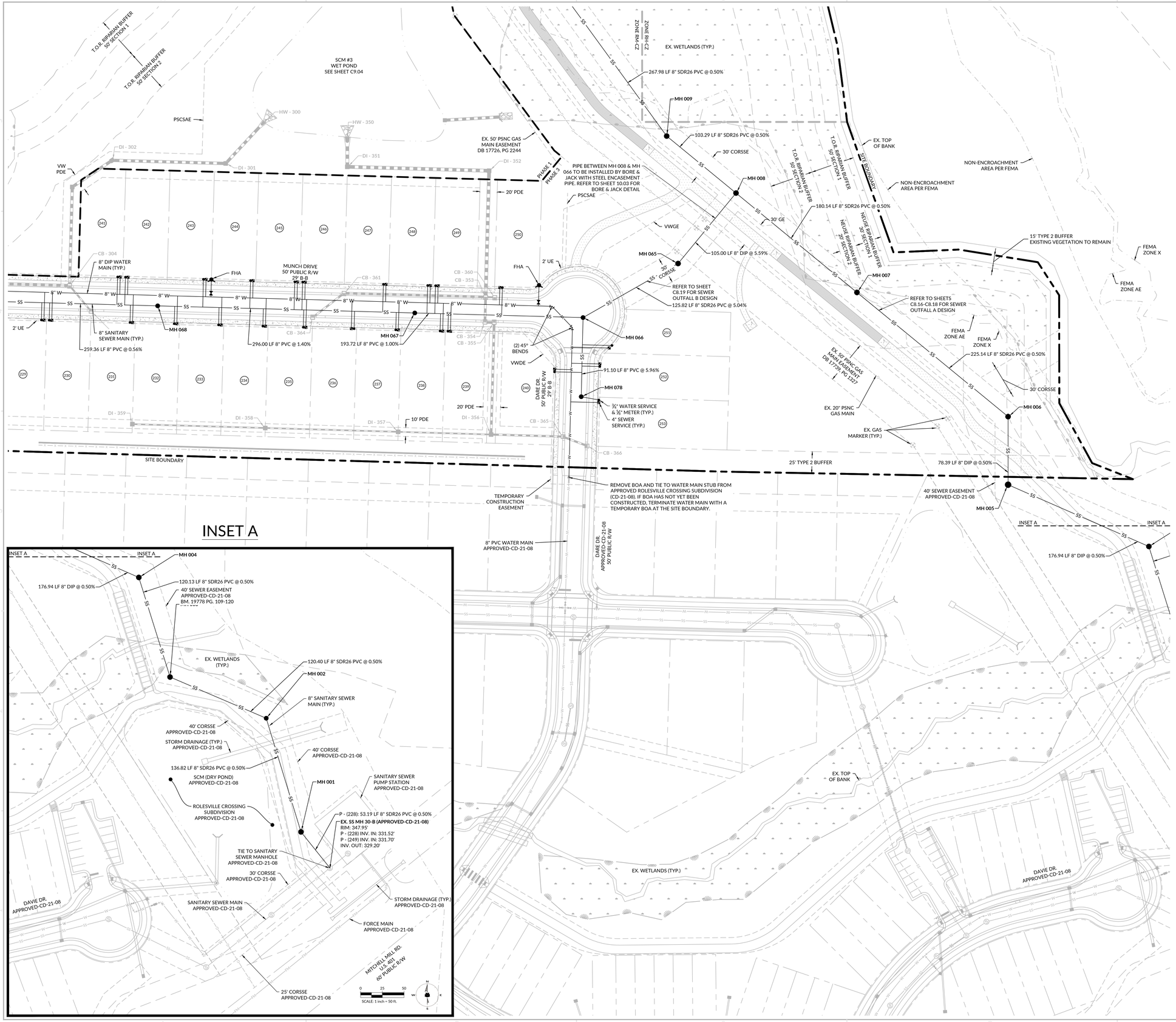

INSET A

KEY MAP

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049181 LAWRENCE COOK
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
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REVISED PER REVIEW COMMENTS

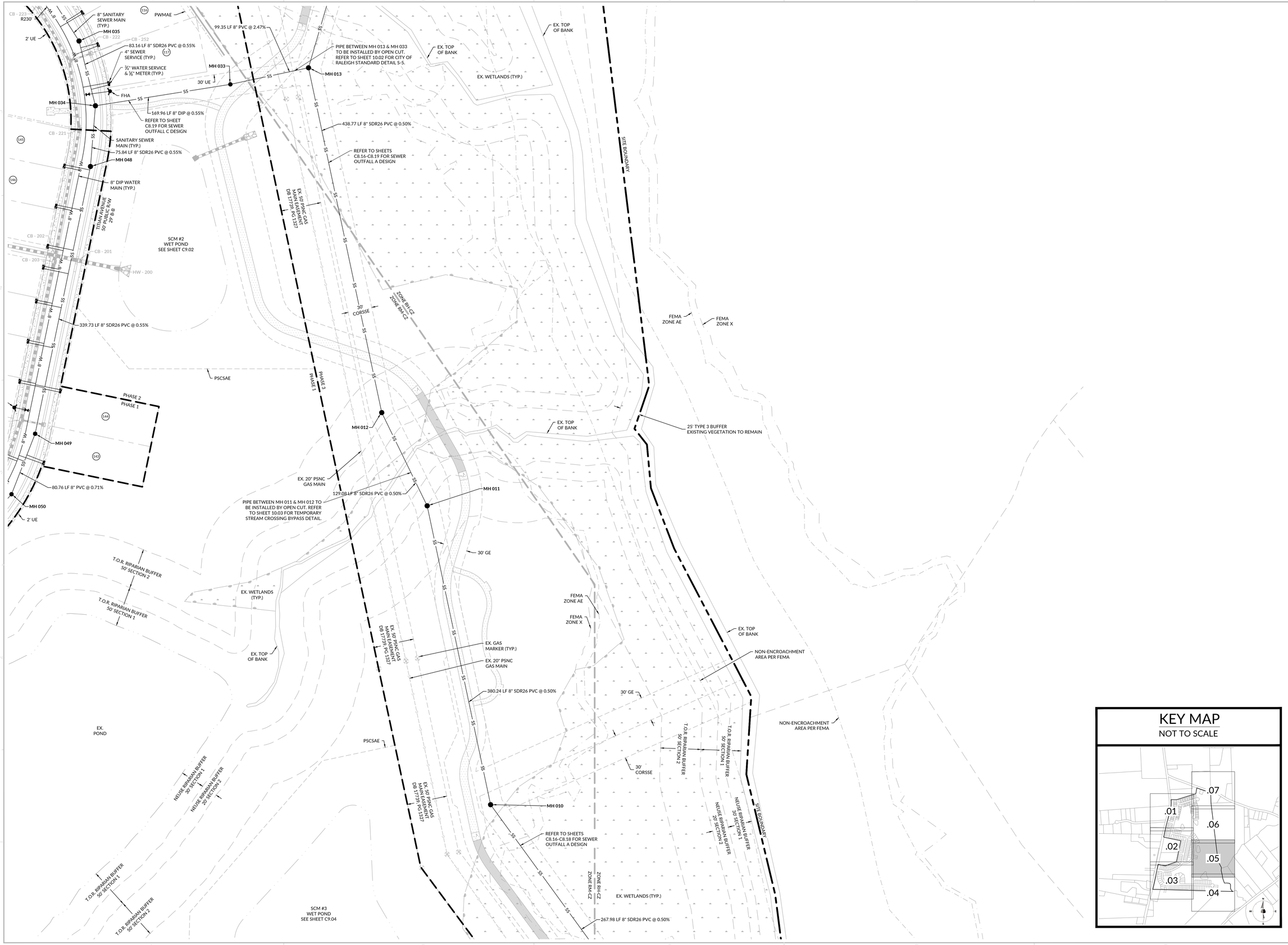
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

UTILITY PLAN

C4.04

EST 1983

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Sets\Construction\C4.01-4.07 UTILITY PLAN.dwg, Thursday, January 2, 2025 3:49:05 PM, JKEITH



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NORTH CAROLINA PROFESSIONAL ENGINEER LAWRENCE COOK
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0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
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WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

UTILITY PLAN

C4.05

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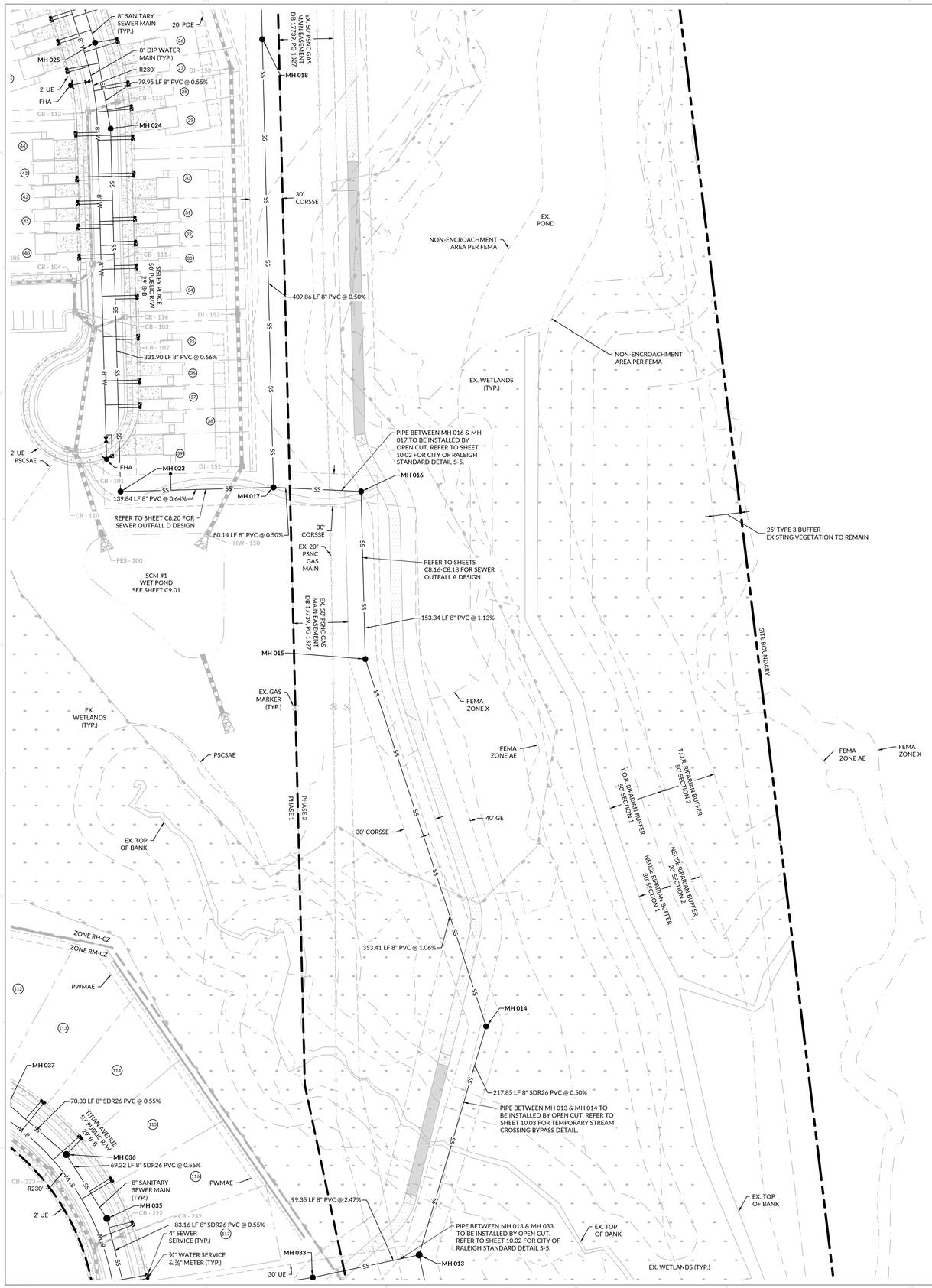

KEY MAP

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NORTH CAROLINA PROFESSIONAL ENGINEER TERRENCE COOK

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
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REVISED PER REVIEW COMMENTS

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

UTILITY PLAN

C4.06

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PRELIMINARY
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0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
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REVISED PER REVIEW COMMENTS

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

UTILITY PLAN

C4.07

J:\23\0045-Pulte_Woodleaf Assemblage\CAD\Drawing Set\Construction\C4.04-4.07 UTILITY PLAN.dwg, Thursday, January 2, 2025 3:49:18 PM, JKEITH

KEY MAP
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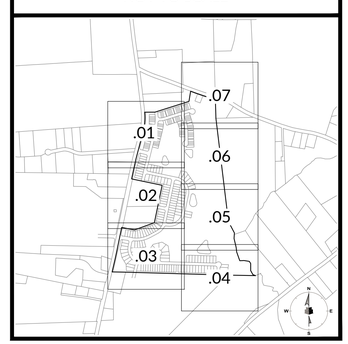

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NORTH CAROLINA PROFESSIONAL ENGINEER
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
TERRENCE COOK

0 100 200
SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
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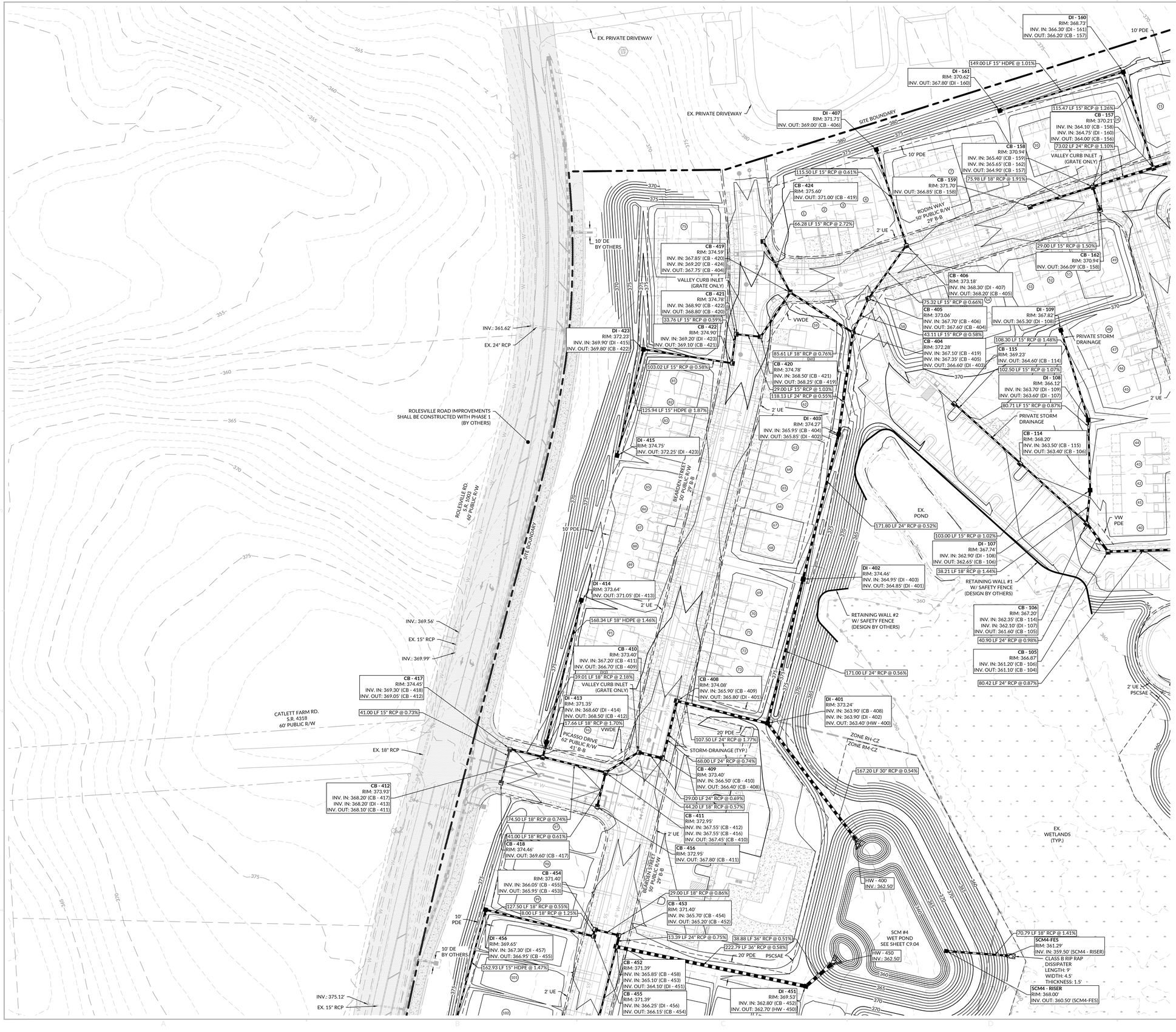
REVISED PER REVIEW COMMENTS

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

OVERALL STORM DRAINAGE & GRADING PLAN

C5.00

J:\23\0045-Pole_Wendorf Assemblage\CAD\Drawing Set\Construction\C5.00 OVERALL STORM DRAINAGE & GRADING PLAN.dwg - Thursday, January 2, 2025 3:48:59 PM - TCOOK



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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 047183 LAWRENCE E. COOK
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
LAWRENCE E. COOK, PE

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1. - 01/02/2025
REVISED PER REVIEW COMMENTS

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

STORM DRAINAGE PLAN

C5.01

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 047007 TERRENCE COOK
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
TERRENCE COOK

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

STORM DRAINAGE PLAN

C5.02

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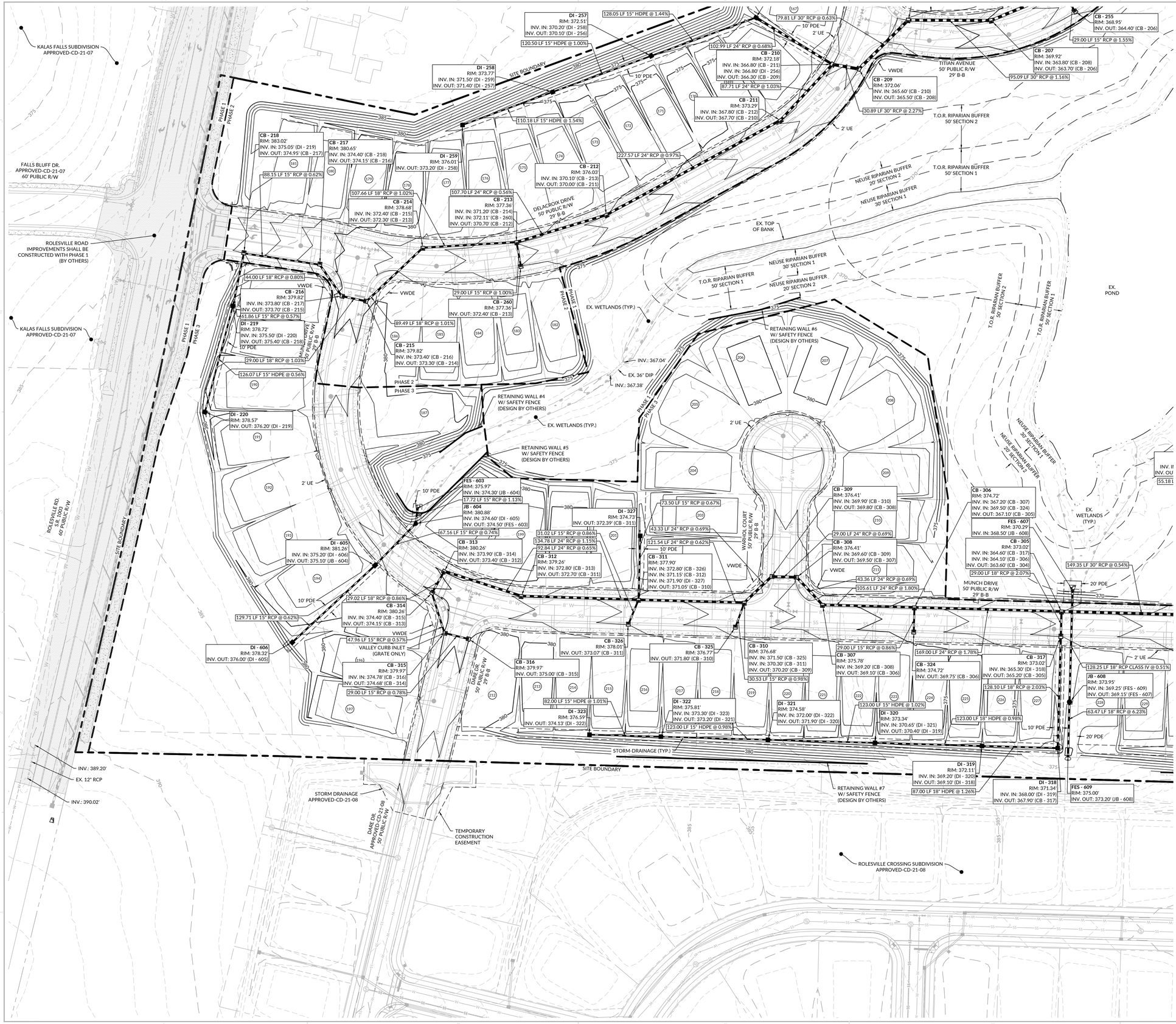

KEY MAP

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NORTH CAROLINA PROFESSIONAL ENGINEER
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
LAWRENCE COOK

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
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REVISED PER REVIEW COMMENTS

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

STORM DRAINAGE PLAN

C5.03

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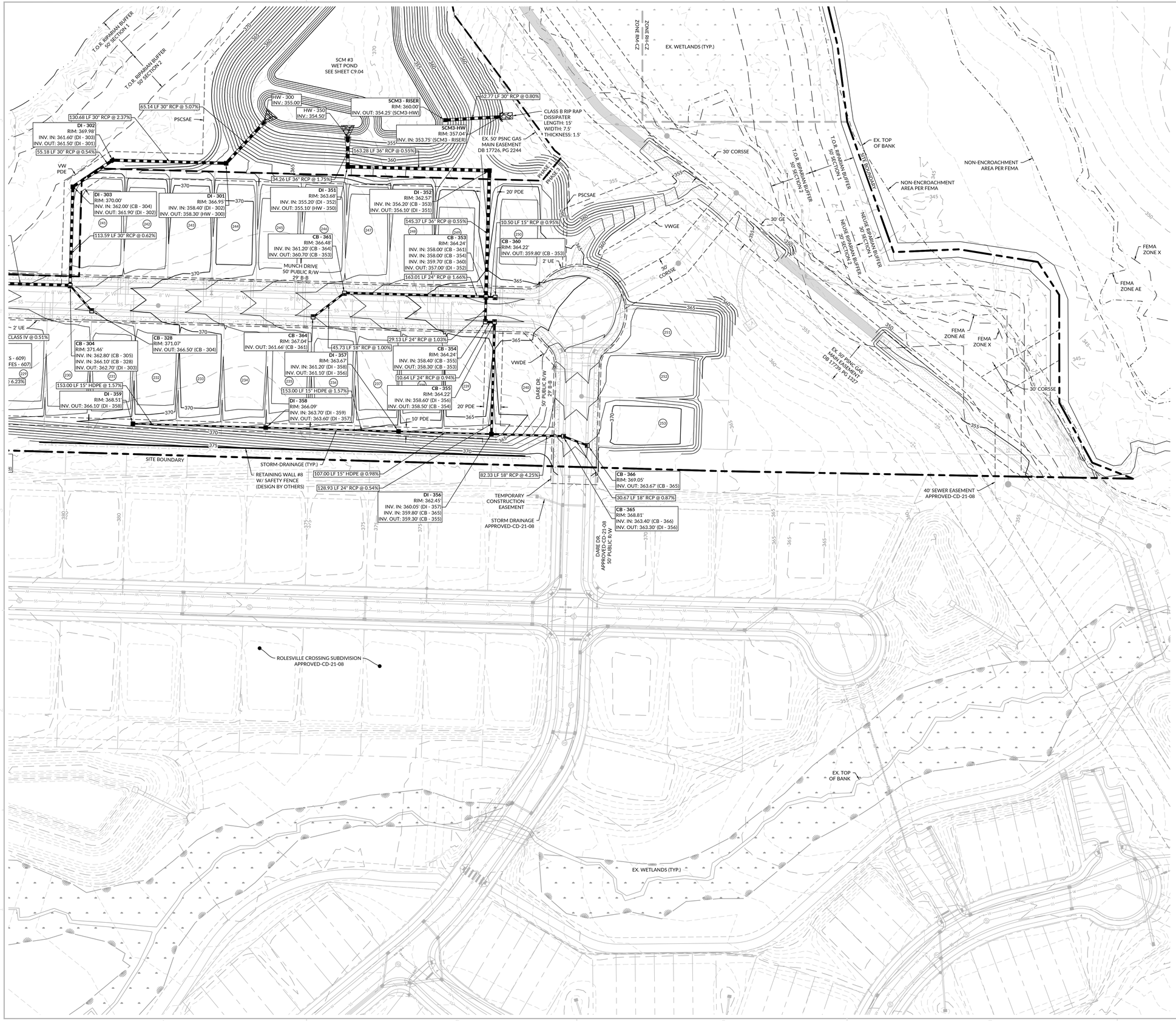

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NORTH CAROLINA
PROFESSIONAL
PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
JOSEPH
CLARENCE COOK

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
-
-

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

STORM DRAINAGE PLAN

C5.04

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CONSTRUCTION INFRASTRUCTURE DRAWINGS

BROADMOOR CID-24-06

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NORTH CAROLINA PROFESSIONAL ENGINEER TERRENCE COOK

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

STORM DRAINAGE PLAN

C5.05

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20' PDE
70.89 LF 24" RCP @ 0.56%
VALLEY CURB INLET (GRATE ONLY)
2' UE
CB - 113
RIM: 367.70'
INV. OUT: 362.80' (CB - 112)
29.95 LF 15" RCP @ 1.00%
CB - 112
RIM: 367.62'
INV. IN: 362.50' (CB - 113)
INV. OUT: 362.40' (CB - 111)
138.21 LF 15" RCP @ 0.87%
CB - 104
RIM: 366.06'
INV. IN: 360.40' (CB - 105)
INV. OUT: 360.30' (CB - 103)
CB - 111
RIM: 366.23'
INV. IN: 361.20' (CB - 112)
INV. OUT: 361.10' (CB - 102)
29.00 LF 24" RCP @ 0.69%
59.00 LF 15" RCP @ 1.10%
SISLEY PLACE
50' PUBLIC R/W
2" WL
30.44 LF 15" RCP @ 1.81%
CB - 102
RIM: 365.64'
INV. IN: 360.45' (CB - 111)
INV. IN: 359.70' (CB - 103)
INV. IN: 360.45' (CB - 116)
INV. OUT: 359.20' (CB - 101)
22.30 LF 24" RCP @ 1.35%
114.46 LF 30" RGRCP @ 0.96%
CB - 101
RIM: 364.22'
INV. IN: 359.35' (CB - 110)
INV. IN: 358.10' (CB - 102)
INV. OUT: 357.60' (FES - 100)
2' UE
PSCSAE
8.00 LF 15" RGRCP @ 4.38%
CB - 110
RIM: 364.30'
INV. OUT: 359.70' (CB - 101)
81.14 LF 36" RGRCP @ 0.74%
FES - 100
RIM: 360.42'
INV. IN: 357.00' (CB - 101)
SCM #1
WET POND
SEE SHEET C9.01
HW - 150
INV.: 357.00
30' CORSSE
70.23 LF 30" RGRCP @ 1.00%
SCM1-RISER
RIM: 361.00'
INV. OUT: 356.00' (SCM1-FES)
54.74 LF 36" RCP @ 0.91%
EX. WETLANDS (TYP.)
SCM1-FES
RIM: 359.33'
INV. IN: 355.50' (SCM1-RISER)
PSCSAE
CLASS B RIP RAP DISSIPATER
LENGTH: 18'
WIDTH: 9'
THICKNESS: 1.5'
EX. 59' PSNC GAS MAIN EASEMENT DB 17739, PG 1327
EX. 59' PSNC GAS MAIN EASEMENT DB 17739, PG 1327
PHASE 1
PHASE 3
EX. TOP OF BANK
RETAINING WALL #3 W/ SAFETY FENCE (DESIGN BY OTHERS)
ZONE RH-CZ
ZONE RM-CZ
PWMAE
80.06 LF 30" RCP @ 0.62%
11TH AVENUE
50' PUBLIC R/W
29' B-B
CB - 223
RIM: 369.02'
INV. IN: 361.50' (CB - 224)
INV. OUT: 361.40' (CB - 222)
80.03 LF 30" RCP @ 0.62%
PWMAE
STORM-DRAINAGE (TYP.)
2' UE
CB - 252
RIM: 367.95'
INV. OUT: 363.00' (CB - 222)
29.00 LF 15" RCP @ 1.03%
30' UE
RETAINING WALL #9 W/ SAFETY FENCE (DESIGN BY OTHERS)
224.97 LF 30" RGRCP @ 0.56%
30' CORSSE
DI - 153
RIM: 366.59'
INV. IN: 360.40' (DI - 154)
INV. OUT: 359.90' (DI - 152)
STORM-DRAINAGE (TYP.)
DI - 152
RIM: 364.58'
INV. IN: 358.65' (DI - 153)
INV. OUT: 358.55' (DI - 151)
139.00 LF 30" RGRCP @ 0.54%
CB - 116
RIM: 365.74'
INV. OUT: 361.00' (CB - 102)
CB - 103
RIM: 366.51'
INV. IN: 360.10' (CB - 104)
INV. OUT: 360.00' (CB - 102)
DI - 151
RIM: 361.82'
INV. IN: 357.80' (DI - 152)
INV. OUT: 357.70' (HW - 150)
EX. POND
NON-ENCROACHMENT AREA PER FEMA
EX. WETLANDS (TYP.)
NON-ENCROACHMENT AREA PER FEMA
SITE BOUNDARY
FEMA ZONE X
FEMA ZONE AE
FEMA ZONE AE
FEMA ZONE X
T.O.R. RIPARIAN BUFFER 50' SECTION 1
T.O.R. RIPARIAN BUFFER 50' SECTION 2
NEUSE RIPARIAN BUFFER 30' SECTION 1
NEUSE RIPARIAN BUFFER 30' SECTION 2
40' GE
30' CORSSE
EX. TOP OF BANK
EX. TOP OF BANK
EX. WETLANDS (TYP.)

KEY MAP
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CONSTRUCTION INFRASTRUCTURE DRAWINGS
BROADMOOR
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049102 LAWRENCE COOK
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
LAWRENCE COOK

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

STORM DRAINAGE PLAN

C5.06

J:\23\0045-Pulte_Woodlief Assemblage\Civil\Drawing Set\Construction\C5.06 STORM DRAINAGE PLAN.dwg Thursday, January 2, 2025 5:00:48 PM TODDK

KEY MAP

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ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049116 TERRENCE COOK

PRELIMINARY
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SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

STORM DRAINAGE PLAN

C5.07

J:\23\0045-Pole_Wyndlief Assemblage\CAD\Drawing Set\Construction\C5.00-5.07 STORM DRAINAGE PLAN.dwg, Thursday, January 2, 2025 5:51:05 PM, - TCOOK

STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL	DOWNSTREAM INVERT	UPSTREAM INVERT
DI - 161	DI - 160	15"	149.00'	1.01%	HDPE	366.30	367.80
CB - 162	CB - 158	15"	29.00'	1.50%	RCP	365.65	366.09
CB - 159	CB - 158	18"	75.98'	1.91%	RCP	365.40	366.85
CB - 157	CB - 156	24"	146.58'	0.96%	RCP	362.60	364.00
CB - 156	CB - 155	24"	84.05'	0.83%	RCP	361.80	362.50
DI - 153	DI - 152	30"	224.97'	0.56%	RGRCP	358.65	359.90
DI - 152	DI - 151	30"	139.00'	0.54%	RGRCP	357.80	358.55
DI - 151	HW - 150	30"	70.23'	1.00%	RGRCP	357.00	357.70
CB - 113	CB - 112	15"	29.95'	1.00%	RCP	362.50	362.80
CB - 112	CB - 111	15"	138.21'	0.87%	RCP	361.20	362.40
CB - 105	CB - 104	24"	80.42'	0.87%	RCP	360.40	361.10
DI - 109	DI - 108	15"	108.30'	1.48%	RCP	363.70	365.30
DI - 108	DI - 107	15"	80.71'	0.87%	RCP	362.90	363.60
DI - 107	CB - 106	18"	38.21'	1.44%	RCP	362.10	362.65
CB - 115	CB - 114	15"	102.50'	1.07%	RCP	363.50	364.60
CB - 114	CB - 106	15"	103.00'	1.02%	RCP	362.35	363.40
CB - 106	CB - 105	24"	40.90'	0.98%	RCP	361.20	361.60
CB - 102	CB - 101	30"	114.46'	0.96%	RGRCP	358.10	359.20
CB - 101	FES - 100	36"	81.14'	0.74%	RGRCP	357.00	357.60
DI - 154	DI - 153	24"	70.89'	0.56%	RCP	360.40	360.80

STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL	DOWNSTREAM INVERT	UPSTREAM INVERT
CB - 155	DI - 154	24"	142.66'	0.56%	RCP	360.90	361.70
CB - 110	CB - 101	15"	8.00'	4.38%	RGRCP	359.35	359.70
CB - 158	CB - 157	24"	73.02'	1.10%	RCP	364.10	364.90
DI - 160	CB - 157	15"	115.47'	1.26%	RCP	364.75	366.20
CB - 104	CB - 103	24"	29.00'	0.69%	RCP	360.10	360.30
CB - 111	CB - 102	15"	59.00'	1.10%	RCP	360.45	361.10
CB - 103	CB - 102	24"	22.30'	1.35%	RCP	359.70	360.00
CB - 116	CB - 102	15"	30.44'	1.81%	RCP	360.45	361.00

STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL	DOWNSTREAM INVERT	UPSTREAM INVERT
CB - 224	CB - 223	30"	80.06'	0.62%	RCP	361.50	362.00
CB - 225	CB - 224	30"	75.07'	0.53%	RCP	362.10	362.50
CB - 230	CB - 229	18"	8.00'	0.63%	RCP	365.30	365.35
CB - 251	CB - 238	15"	29.00'	0.69%	RCP	364.80	365.00
CB - 238	CB - 237	18"	44.25'	0.68%	RCP	364.25	364.55
CB - 237	CB - 236	18"	29.00'	1.03%	RCP	363.85	364.15
CB - 236	CB - 235	24"	250.65'	0.72%	RCP	361.55	363.35
DI - 241	DI - 240	15"	84.00'	1.19%	HDPE	366.70	367.70
DI - 256	CB - 210	24"	102.99'	0.68%	RCP	366.80	367.50
CB - 211	CB - 210	24"	87.71'	1.03%	RCP	366.80	367.70
CB - 208	CB - 207	30"	95.09'	1.16%	RCP	363.80	364.90
CB - 207	CB - 206	30"	87.66'	1.03%	RCP	362.80	363.70
CB - 206	CB - 205	30"	96.67'	0.83%	RCP	361.90	362.70
CB - 205	CB - 204	36"	85.46'	0.99%	RCP	360.55	361.40
DI - 248	DI - 247	15"	153.00'	1.18%	HDPE	361.70	363.50
DI - 247	DI - 233	15"	107.12'	0.70%	HDPE	360.85	361.60
DI - 246	DI - 234	15"	92.66'	1.13%	HDPE	360.95	362.00
DI - 233	CB - 202	36"	120.50'	0.66%	RCP	358.30	359.10
CB - 204	CB - 203	36"	200.94'	0.97%	RCP	358.50	360.45
CB - 203	CB - 202	36"	8.06'	1.24%	RCP	358.30	358.40

STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL	DOWNSTREAM INVERT	UPSTREAM INVERT
CB - 242	CB - 235	18"	29.11'	0.69%	RCP	361.95	362.15
CB - 235	DI - 234	24"	140.50'	0.89%	RCP	360.20	361.45
CB - 252	CB - 222	15"	29.00'	1.03%	RCP	362.70	363.00
CB - 253	CB - 224	15"	29.01'	1.03%	RCP	364.90	365.20
CB - 231	CB - 230	15"	29.00'	0.69%	RCP	365.60	365.80
CB - 229	CB - 228	18"	143.30'	0.56%	RCP	364.40	365.20
CB - 228	CB - 227	24"	43.80'	0.57%	RCP	363.65	363.90
DI - 243	CB - 242	15"	125.50'	0.56%	RCP	362.40	363.10
DI - 244	DI - 243	15"	84.00'	0.95%	HDPE	363.20	364.00
DI - 245	DI - 244	15"	130.99'	1.45%	HDPE	364.10	366.00
CB - 227	CB - 226	24"	29.00'	0.69%	RCP	363.35	363.55
CB - 226	CB - 225	30"	43.39'	0.58%	RCP	362.60	362.85
CB - 223	CB - 222	30"	80.03'	0.62%	RCP	360.90	361.40
CB - 222	CB - 221	30"	85.81'	0.58%	RCP	360.30	360.80
CB - 221	CB - 202	30"	159.91'	0.88%	RCP	358.80	360.20
CB - 202	CB - 201	42"	29.00'	0.69%	RCP	357.60	357.80
CB - 201	HW - 200	42"	52.68'	0.95%	RCP	357.00	357.50
CB - 213	CB - 212	24"	107.70'	0.56%	RCP	370.10	370.70
DI - 220	DI - 219	15"	126.07'	0.56%	HDPE	375.50	376.20
DI - 259	DI - 258	15"	110.18'	1.54%	HDPE	371.50	373.20

STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL	DOWNSTREAM INVERT	UPSTREAM INVERT
DI - 258	DI - 257	15"	120.50'	1.00%	HDPE	370.20	371.40
DI - 257	DI - 256	15"	128.05'	1.44%	HDPE	368.25	370.10
CB - 260	CB - 213	15"	29.00'	1.00%	RCP	372.11	372.40
DI - 219	CB - 218	15"	61.86'	0.57%	RCP	375.05	375.40
CB - 218	CB - 217	15"	88.15'	0.62%	RCP	374.40	374.95
CB - 217	CB - 216	18"	44.00'	0.80%	RCP	373.80	374.15
CB - 216	CB - 215	18"	29.00'	1.03%	RCP	373.40	373.70
CB - 215	CB - 214	18"	89.49'	1.01%	RCP	372.40	373.30
CB - 214	CB - 213	18"	107.66'	1.02%	RCP	371.20	372.30
CB - 212	CB - 211	24"	227.57'	0.97%	RCP	367.80	370.00
CB - 232	CB - 231	15"	8.10'	1.23%	RCP	366.20	366.30
CB - 239	CB - 238	15"	94.50'	1.06%	RCP	364.80	365.80
CB - 255	CB - 206	15"	29.00'	1.55%	RCP	363.95	364.40
CB - 209	CB - 208	30"	79.81'	0.63%	RCP	365.00	365.50
CB - 210	CB - 209	30"	30.89'	2.27%	RCP	365.60	366.30
CB - 254	CB - 204	15"	29.00'	1.03%	RCP	362.20	362.50
DI - 234	DI - 233	30"	14.47'	0.69%	RCP	359.60	359.70
DI - 240	CB - 239	15"	61.50'	1.14%	HDPE	365.90	366.60
CB - 250	CB - 242	15"	8.00'	3.13%	RCP	362.40	362.65
CB - 249	CB - 235	15"	8.00'	6.25%	RCP	362.20	362.70

STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL	DOWNSTREAM INVERT	UPSTREAM INVERT
CB - 307	CB - 306	24"	105.61'	1.80%	RCP	367.20	369.10
CB - 313	CB - 312	24"	92.84'	0.65%	RCP	372.80	373.40
CB - 326	CB - 311	15"	31.02'	0.86%	RCP	372.80	373.07
CB - 328	CB - 304	15"	38.71'	1.03%	RCP	366.10	366.50
DI - 359	DI - 358	15"	153.00'	1.57%	HDPE	363.70	366.10
DI - 358	DI - 357	15"	153.00'	1.57%	HDPE	361.20	363.60
DI - 356	CB - 355	24"	128.93'	0.54%	RCP	358.60	359.30
DI - 323	DI - 322	15"	82.00'	1.01%	HDPE	373.30	374.13
DI - 321	DI - 320	15"	123.00'	1.02%	HDPE	370.65	371.90
DI - 320	DI - 319	18"	123.00'	0.98%	HDPE	369.20	370.40
DI - 319	DI - 318	18"	87.00'	1.26%	HDPE	368.00	369.10
DI - 318	CB - 317	18"	128.10'	2.03%	RCP	365.30	367.90
CB - 317	CB - 305	18"	29.00'	2.07%	RCP	364.60	365.20
CB - 309	CB - 308	24"	29.00'	0.69%	RCP	369.60	369.80
CB - 310	CB - 309	24"	43.33'	0.69%	RCP	369.90	370.20
CB - 324	CB - 306	15"	29.00'	0.86%	RCP	369.50	369.75
CB - 325	CB - 310	15"	30.53'	0.98%	RCP	371.50	371.80
CB - 315	CB - 314	15"	47.96'	0.57%	RCP	374.40	374.68
CB - 316	CB - 315	15"	29.00'	0.78%	RCP	374.78	375.00
CB - 314	CB - 313	18"	29.02'	0.86%	RCP	373.90	374.15

STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL	DOWNSTREAM INVERT	UPSTREAM INVERT
CB - 312	CB - 311	24"	134.78'	1.15%	RCP	371.15	372.70
CB - 311	CB - 310	24"	121.54'	0.62%	RCP	370.30	371.05
CB - 308	CB - 307	24"	43.36'	0.69%	RCP	369.20	369.50
CB - 306	CB - 305	24"	169.00'	1.78%	RCP	364.10	367.10
CB - 305	CB - 304	30"	149.35'	0.54%	RCP	362.80	363.60
CB - 353	DI - 352	36"	145.37'	0.55%	RCP	356.20	357.00
DI - 352	DI - 351	36"	163.28'	0.55%	RCP	355.20	356.10
DI - 327	CB - 311	15"	73.50'	0.67%	RCP	371.90	372.39
CB - 361	CB - 353	24"	163.01'	1.66%	RCP	358.00	360.70
DI - 357	DI - 356	15"	107.00'	0.98%	HDPE	360.05	361.10
CB - 364	CB - 361	18"	45.73'	1.00%	RCP	361.20	361.66
CB - 354	CB - 353	24"	29.13'	1.03%	RCP	358.00	358.30
CB - 360	CB - 353	15"	10.50'	0.95%	RCP	359.70	359.80
CB - 355	CB - 354	24"	10.64'	0.94%	RCP	358.40	358.50
CB - 365	DI - 356	18"	82.33'	4.25%	RCP	359.80	363.30
CB - 366	CB - 365	18"	30.67'	0.87%	RCP	363.40	363.67
DI - 322	DI - 321	15"	123.00'	0.98%	HDPE	372.00	373.20
CB - 304	DI - 303	30"	113.59'	0.62%	RCP	362.00	362.70
DI - 303	DI - 302	30"	55.18'	0.54%	RCP	361.60	361.90
DI - 302	DI - 301	30"	130.68'	2.37%	RCP	358.40	361.50

STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL	DOWNSTREAM INVERT	UPSTREAM INVERT
DI - 301	HW - 300	30"	65.14'	5.07%	RCP	355.00	358.30
DI - 351	HW - 350	36"	34.26'	1.75%	RCP	354.50	355.10

STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL	DOWNSTREAM INVERT	UPSTREAM INVERT
DI - 457	DI - 456	15"	162.93'	1.47%	HDPE	367.30	369.70
DI - 456	CB - 455	18"	127.50'	0.55%	RCP	366.25	366.95
CB - 454	CB - 453	18"	29.00'	0.86%	RCP	365.70	365.95
CB - 459	CB - 458	15"	29.44'	1.02%	RCP	369.50	369.80
CB - 458	CB - 452	15"	204.60'	1.74%	RCP	365.85	369.40
CB - 408	DI - 401	24"	107.50'	1.77%	RCP	363.90	365.80
CB - 418	CB - 417	15"	41.00'	0.73%	RCP	369.30	369.60
CB - 417	CB - 412	18"	39.01'	2.18%	RCP	368.20	369.05
CB - 416	CB - 411	18"	41.00'	0.61%	RCP	367.55	367.80
CB - 412	CB - 411	18"	74.50'	0.74%	RCP	367.55	368.10
CB - 411	CB - 410	18"	44.20'	0.57%	RCP	367.20	367.45
CB - 410	CB - 409	24"	29.00'	0.69%	RCP	366.50	366.70
CB - 409	CB - 408	24"	68.00'	0.74%	RCP	365.90	366.40
DI - 403	DI - 402	24"	171.80'	0.52%	RCP	364.95	365.85
DI - 402	DI - 401	24"	171.00'	0.56%	RCP	363.90	364.85
DI - 423	CB - 422	15"	103.02'	0.58%	RCP	369.20	369.80
DI - 415	DI - 423	15"	125.94'	1.87%	HDPE	369.90	372.25
DI - 414	DI - 413	18"	168.34'	1.46%	HDPE	368.60	371.05
DI - 413	CB - 412	18"	17.66'	1.70%	RCP	368.20	368.50
CB - 455	CB - 454	18"	8.00'	1.25%	RCP	366.05	366.15

STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL	DOWNSTREAM INVERT	UPSTREAM INVERT
CB - 453	CB - 452	24"	13.39'	0.75%	RCP	365.10	365.20
CB - 404	DI - 403	24"	118.13'	0.55%	RCP	365.95	366.60
DI - 407	CB - 406	15"	115.50'	0.61%	RCP	368.30	369.00
CB - 419	CB - 404	18"	85.61'	0.76%	RCP	367.10	367.75
CB - 424	CB - 419	15"	66.28'	2.72%	RCP	369.20	371.00
CB - 420	CB - 419	18"	61.31'	0.65%	RCP	367.85	368.25
CB - 421	CB - 420	15"	29.00'	1.03%	RCP	368.50	368.80
CB - 406	CB - 405	15"	75.32'	0.66%	RCP	367.70	368.20
CB - 405	CB - 404	15"	43.11'	0.58%	RCP	367.35	367.60
CB - 452	DI - 451	36"	222.79'	0.58%	RCP	362.80	364.10
DI - 451	HW - 450	36"	38.88'	0.51%	RCP	362.50	362.70
DI - 401	HW - 400	30"	167.20'	0.54%	RCP	362.50	363.40
CB - 422	CB - 421	15"	33.76'	0.59%	RCP	368.90	369.10

STORM STRUCTURE TABLE

STRUCTURE	RIM ELEV	STRUCTURE IN	INVERT IN	INVERT OUT
CB - 101	364.32	CB - 110 CB - 102	359.35 358.10	357.600
CB - 102	365.64	CB - 111 CB - 103 CB - 116	360.45 359.70 360.45	359.200
CB - 103	366.51	CB - 104	360.10	360.000
CB - 104	366.06	CB - 105	360.40	360.300
CB - 105	366.87	CB - 106	361.20	361.100
CB - 106	367.20	CB - 114 DI - 107	362.35 362.10	361.600
CB - 110	364.30			359.700
CB - 111	366.23	CB - 112	361.20	361.100
CB - 112	367.62	CB - 113	362.50	362.400
CB - 113	367.70			362.800
CB - 114	368.20	CB - 115	363.50	363.400
CB - 115	369.23			364.600
CB - 116	365.74			361.000
CB - 155	367.58	CB - 156	361.80	361.700
CB - 156	368.74	CB - 157	362.60	362.500
CB - 157	370.21	CB - 158 DI - 160	364.10 364.75	364.000
CB - 158	370.94	CB - 159 CB - 162	365.40 365.65	364.900
CB - 159	371.70			366.850
CB - 162	370.94			366.085
DI - 107	367.74	DI - 108	362.90	362.650
DI - 108	366.12	DI - 109	363.70	363.600
DI - 109	367.82			365.300
DI - 151	361.82	DI - 152	357.80	357.700
DI - 152	364.58	DI - 153	358.65	358.550
DI - 153	366.59	DI - 154	360.40	359.900
DI - 154	367.25	CB - 155	360.90	360.800
DI - 160	368.73	DI - 161	366.30	366.200
DI - 161	370.62			367.800
FES - 100	360.42	CB - 101	357.00	
HW - 150	359.88	DI - 151	357.00	

STORM STRUCTURE TABLE

STRUCTURE	RIM ELEV	STRUCTURE IN	INVERT IN	INVERT OUT
CB - 201	365.06	CB - 202	357.60	357.500
CB - 202	365.06	CB - 221 CB - 203 DI - 233	358.80 358.30 358.30	357.800
CB - 203	365.06	CB - 204	358.50	358.400
CB - 204	366.94	CB - 205 CB - 254	360.55 362.20	360.450
CB - 205	367.88	CB - 206	361.90	361.400
CB - 206	368.95	CB - 207 CB - 255	362.80 363.95	362.700
CB - 207	369.92	CB - 208	363.80	363.700
CB - 208	370.95	CB - 209	365.00	364.900
CB - 209	372.06	CB - 210	365.60	365.500
CB - 210	372.18	CB - 211 DI - 256	366.80 366.80	366.300
CB - 211	373.29	CB - 212	367.80	367.700
CB - 212	376.03	CB - 213	370.10	370.000
CB - 213	377.36	CB - 214 CB - 260	371.20 372.11	370.700
CB - 214	378.68	CB - 215	372.40	372.300
CB - 215	379.82	CB - 216	373.40	373.300
CB - 216	379.82	CB - 217	373.80	373.700
CB - 217	380.65	CB - 218	374.40	374.150
CB - 218	383.02	DI - 219	375.05	374.950
CB - 221	366.79	CB - 222	360.30	360.200
CB - 222	367.94	CB - 223 CB - 252	360.90 362.70	360.800
CB - 223	369.02	CB - 224	361.50	361.400
CB - 224	370.10	CB - 225 CB - 253	362.10 364.90	362.000
CB - 225	371.09	CB - 226	362.60	362.500
CB - 226	370.90	CB - 227	363.35	362.850
CB - 227	370.90	CB - 228	363.65	363.550

STORM STRUCTURE TABLE

STRUCTURE	RIM ELEV	STRUCTURE IN	INVERT IN	INVERT OUT
CB - 228	371.79	CB - 229	364.40	363.900
CB - 229	370.71	CB - 230	365.30	365.200
CB - 230	370.71	CB - 231	365.60	365.350
CB - 231	370.71	CB - 232	366.20	365.800
CB - 232	370.71			366.300
CB - 235	367.06	CB - 242 CB - 236 CB - 249	361.95 361.55 362.20	361.450
CB - 236	369.35	CB - 237	363.85	363.350
CB - 237	369.35	CB - 238	364.25	364.150
CB - 238	369.61	CB - 251 CB - 239	364.80 364.80	364.550
CB - 239	372.65	DI - 240	365.90	365.800
CB - 242	367.06	DI - 243 CB - 250	362.40 362.40	362.150
CB - 249	367.07			362.700
CB - 250	367.06			362.650
CB - 251	369.61			365.000
CB - 252	367.95			363.000
CB - 253	370.09			365.200
CB - 254	366.94			362.500
CB - 255	368.95			364.400
CB - 260	377.36			372.400
DI - 219	378.72	DI - 220	375.50	375.400
DI - 220	378.57			376.200
DI - 233	363.38	DI - 234 DI - 247	359.60 360.85	359.100
DI - 234	363.24	DI - 246 CB - 235	360.95 360.20	359.700
DI - 240	369.98	DI - 241	366.70	366.600
DI - 241	370.00			367.700

STORM STRUCTURE TABLE

STRUCTURE	RIM ELEV	STRUCTURE IN	INVERT IN	INVERT OUT
DI - 243	365.28	DI - 244	363.20	363.100
DI - 244	366.01	DI - 245	364.10	364.000
DI - 245	367.86			366.000
DI - 246	364.40			362.000
DI - 247	364.11	DI - 248	361.70	361.600
DI - 248	365.82			363.500
DI - 256	371.19	DI - 257	368.25	367.500
DI - 257	372.51	DI - 258	370.20	370.100
DI - 258	373.77	DI - 259	371.50	371.400
DI - 259	376.01			373.200
HW - 200	360.96	CB - 201	357.00	

STORM STRUCTURE TABLE

STRUCTURE	RIM ELEV	STRUCTURE IN	INVERT IN	INVERT OUT
CB - 304	371.46	CB - 305 CB - 328	362.80 366.10	362.700
CB - 305	373.02	CB - 317 CB - 306	364.60 364.10	363.600
CB - 306	374.72	CB - 307 CB - 324	367.20 369.50	367.100
CB - 307	375.78	CB - 308	369.20	369.100
CB - 308	376.41	CB - 309	369.60	369.500
CB - 309	376.41	CB - 310	369.90	369.800
CB - 310	376.68	CB - 325 CB - 311	371.50 370.30	370.200
CB - 311	377.90	CB - 326 CB - 312 DI - 327	372.80 371.15 371.90	371.050
CB - 312	379.26	CB - 313	372.80	372.700
CB - 313	380.26	CB - 314	373.90	373.400
CB - 314	380.26	CB - 315	374.40	374.150
CB - 315	379.97	CB - 316	374.78	374.675
CB - 316	379.97			375.000
CB - 317	373.02	DI - 318	365.30	365.200
CB - 324	374.72			369.750
CB - 325	376.77			371.800
CB - 326	378.01			373.066
CB - 328	371.07			366.500
CB - 353	364.24	CB - 361 CB - 354 CB - 360	358.00 358.00 359.70	357.000
CB - 354	364.24	CB - 355	358.40	358.300
CB - 355	364.22	DI - 356	358.60	358.500
CB - 360	364.22			359.800
CB - 361	366.48	CB - 364	361.20	360.700
CB - 364	367.04			361.657
CB - 365	368.81	CB - 366	363.40	363.300

STORM STRUCTURE TABLE

STRUCTURE	RIM ELEV	STRUCTURE IN	INVERT IN	INVERT OUT
CB - 366	369.05			363.668
DI - 301	366.95	DI - 302	358.40	358.300
DI - 302	369.98	DI - 303	361.60	361.500
DI - 303	370.00	CB - 304	362.00	361.900
DI - 318	371.34	DI - 319	368.00	367.900
DI - 319	372.11	DI - 320	369.20	369.100
DI - 320	373.34	DI - 321	370.65	370.400
DI - 321	374.58	DI - 322	372.00	371.900
DI - 322	375.81	DI - 323	373.30	373.200
DI - 323	376.59			374.130
DI - 327	374.73			372.392
DI - 351	363.68	DI - 352	355.20	355.100
DI - 352	362.57	CB - 353	356.20	356.100
DI - 356	362.45	DI - 357 CB - 365	360.05 359.80	359.300
DI - 357	363.67	DI - 358	361.20	361.100
DI - 358	366.09	DI - 359	363.70	363.600
DI - 359	368.51			366.100
HW - 300	357.88	DI - 301	355.00	
HW - 350	357.92	DI - 351	354.50	

STORM STRUCTURE TABLE

STRUCTURE	RIM ELEV	STRUCTURE IN	INVERT IN	INVERT OUT
CB - 404	372.28	CB - 419 CB - 405	367.10 367.35	366.600
CB - 405	373.06	CB - 406	367.70	367.600
CB - 406	373.18	DI - 407	368.30	368.200
CB - 408	374.08	CB - 409	365.90	365.800
CB - 409	373.40	CB - 410	366.50	366.400
CB - 410	373.40	CB - 411	367.20	366.700
CB - 411	372.95	CB - 412 CB - 416	367.55 367.55	367.450
CB - 412	373.93	CB - 417 DI - 413	368.20 368.20	368.100
CB - 416	372.95			367.800
CB - 417	374.45	CB - 418	369.30	369.050
CB - 418	374.46			369.600
CB - 419	374.59	CB - 420 CB - 424	367.85 369.20	367.750
CB - 420	374.78	CB - 421	368.50	368.250
CB - 421	374.78	CB - 422	368.90	368.800
CB - 422	374.90	DI - 423	369.20	369.100
CB - 424	375.60			371.000
CB - 452	371.39	CB - 458 CB - 453	365.85 365.10	364.100
CB - 453	371.40	CB - 454	365.70	365.200
CB - 454	371.40	CB - 455	366.05	365.950
CB - 455	371.39	DI - 456	366.25	366.150

STORM STRUCTURE TABLE

STRUCTURE	RIM ELEV	STRUCTURE IN	INVERT IN	INVERT OUT
CB - 458	374.59			369.400
CB - 459	374.68			369.800
DI - 401	373.24	CB - 408 DI - 402	363.90 363.90	363.400
DI - 402	374.46	DI - 403	364.95	364.850
DI - 403	374.27	CB - 404	365.95	365.850
DI - 407	371.71			369.000
DI - 413	371.35	DI - 414	368.60	368.500
DI - 414	373.64			371.050
DI - 415	374.75			372.250
DI - 423	372.23	DI - 415	369.90	369.800
DI - 451	369.53	CB - 452	362.80	362.700
DI - 456	369.65	DI - 457	367.30	366.950
DI - 457	372.17			369.700
HW - 400	365.38	DI - 401	362.50	
HW - 450	365.92	DI - 451	362.50	

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CONSTRUCTION INFRASTRUCTURE DRAWINGS
BROADMOOR
CID-24-06
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049787
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
TERRENCE COOK, PE

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

STORM DRAINAGE TABLES

C5.08

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Set\Construction\C5.08 STORM DRAINAGE PLAN.dwg - Thursday, January 2, 2025 1:51:09 PM - TODDK

KEY MAP

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JOHN TERRENCE COOK

0 25 50
SCALE: 1 inch = 50 ft.

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WR JOB NUMBER		23-0045
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GRADING PLAN

C6.01

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

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CID-24-06
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
LAURENCE COOK

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

GRADING PLAN

C6.02

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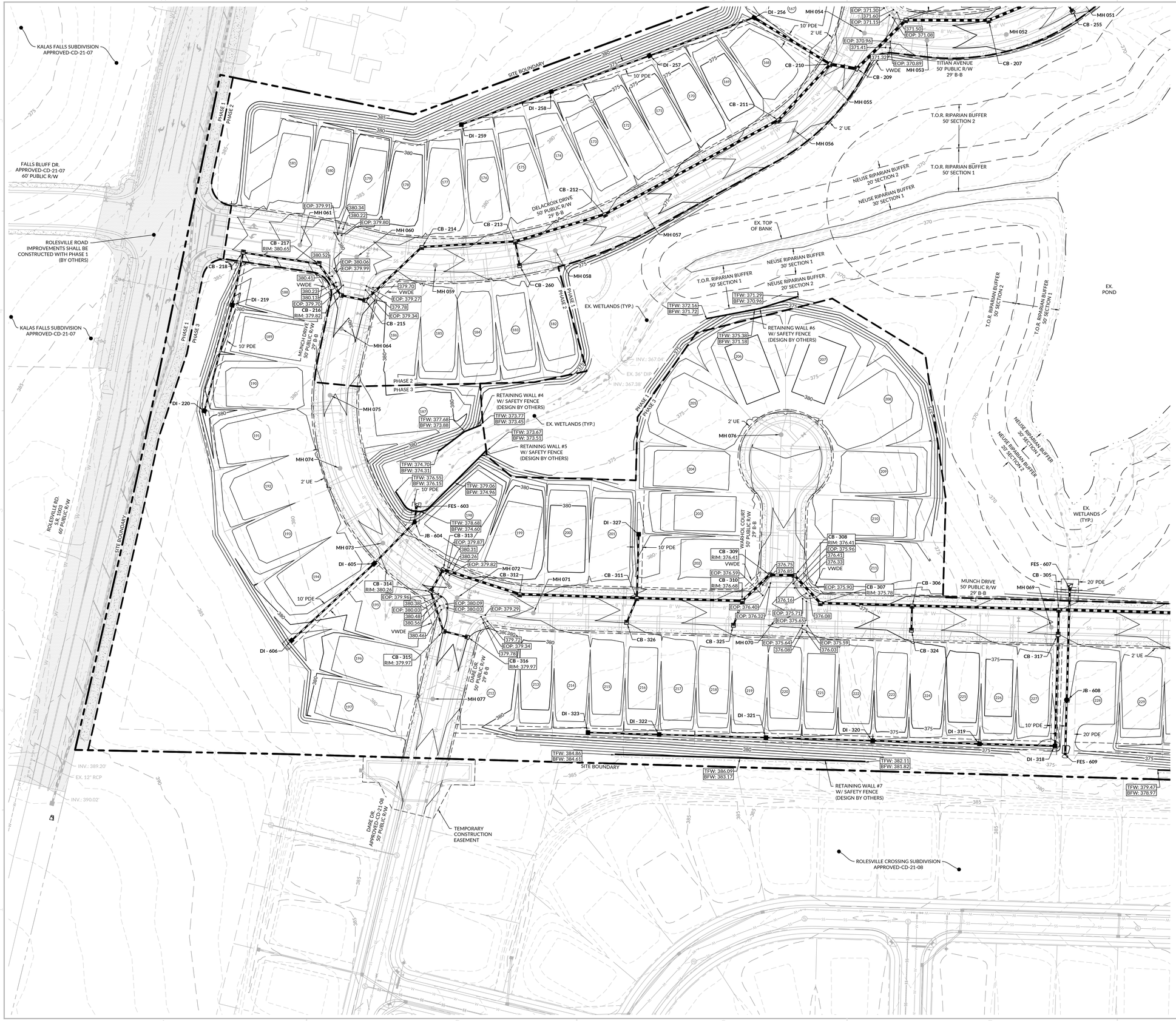

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049766 LAWRENCE COOK
PRELIMINARY
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LAWRENCE COOK

0 25 50
SCALE: 1 inch = 50 ft.

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

GRADING PLAN

C6.03

EST. 1983

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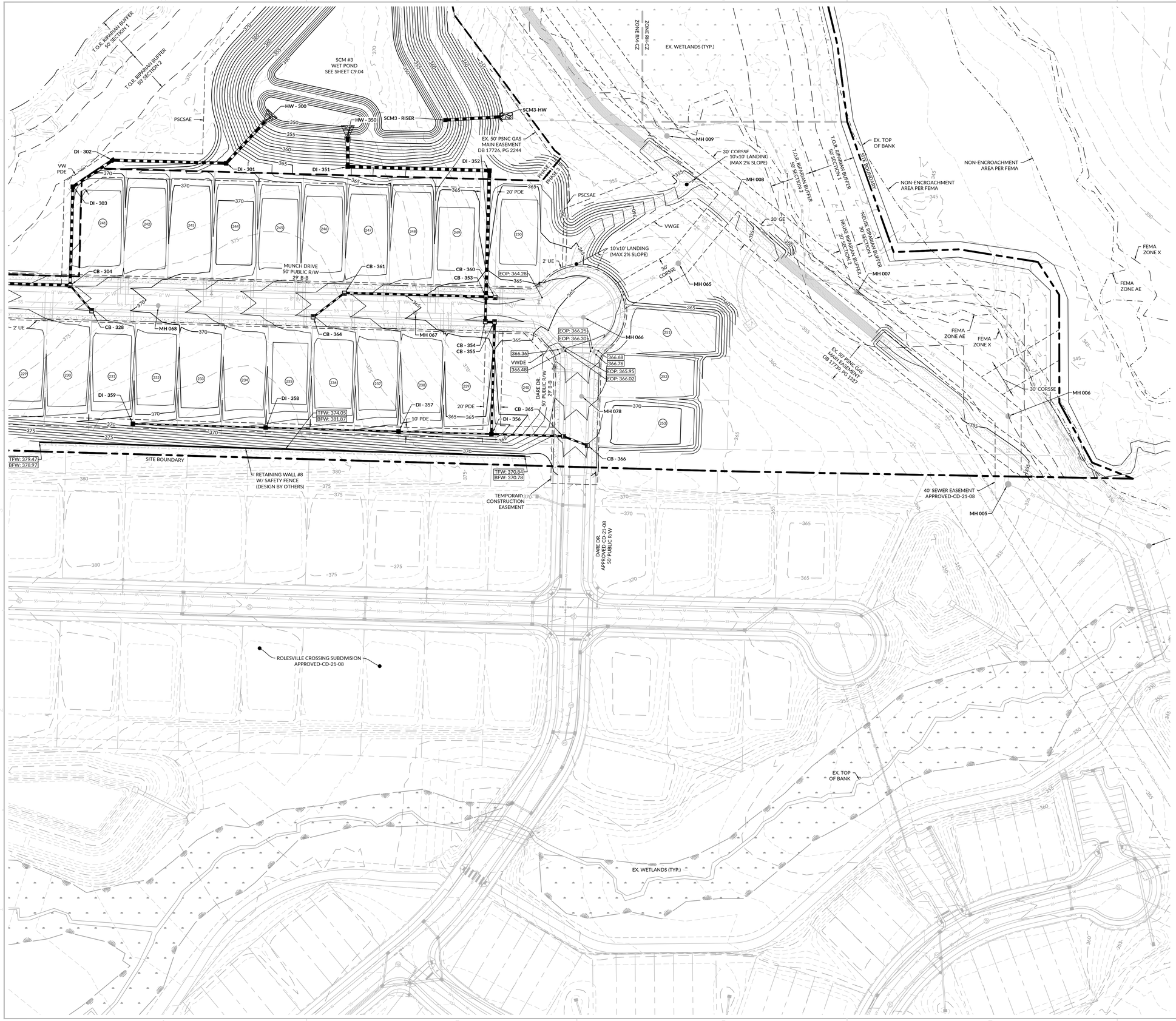

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0 25 50
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WR JOB NUMBER 23-0045
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C6.04

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GRADING PLAN

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KEY MAP
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C6.06

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WK. ORD. NUMBER: 25-0045
DRN. BY: CKEN
DSN. BY: CKEN

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1 - 01/02/2025
REVISED PER REVIEW COMMENTS

SCALE: 1 inch = 50 ft.

PRELIMINARY
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NORTH CAROLINA PROFESSIONAL ENGINEER TERRENCE COOK

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0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
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REVISED PER REVIEW COMMENTS

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GRADING PLAN

C6.07

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HATCH LEGEND

LOD — LIMITS OF DISTURBANCE

KEY MAP

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PRELIMINARY
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10/30/2025
JEFFERSON CLARENCE COOK

0 100 200
SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 11/01/2024
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REVISED PER REVIEW COMMENTS

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

OVERALL EROSION CONTROL PLAN (STAGE 1)

C7.00

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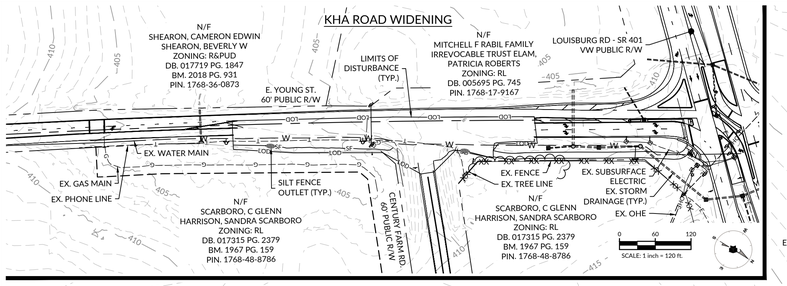

EX. PRIVATE DRIVEWAY
EX. OHE POLE
EX. WELL
N/F
CARLYLE D & ALMA D WOODLIEF
DB. 014286 PG. 01880
BM. 2011 PG. 00084
PIN: 1768511519
(PORTION OUTSIDE OF SITE BOUNDARY TO BE RETAINED BY OWNER)
EX. PRIVATE DRIVEWAY
SITE BOUNDARY
LIMITS OF DISTURBANCE (TYP.)
SILT FENCE (TYP.)
EX. FHA
SILT FENCE OUTLET (TYP.)
EX. 16" WATER MAIN
INV.: 361.62'
EX. 24" RCP
ROLESVILLE ROAD IMPROVEMENTS SHALL BE CONSTRUCTED WITH PHASE 1 (DESIGNED BY OTHERS)
ROLESVILLE RD.
S.R. 1003
60' PUBLIC R/W
SITE BOUNDARY
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
EX. 18" RCP
EX. OHE POLE
EX. WATER VALVE
EX. FHA
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
CONSTRUCTION ENTRANCE
CONCRETE WASHOUT
TEMPORARY DIVERSION CHANNEL TD 7-2
TEMPORARY DIVERSION CHANNEL TD 6-2
24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION
CLASS A RIP RAP DISSIPATER PAD LENGTH: 6' WIDTH: 8' THICKNESS: 12"
EX. POND
SKIMMER
CLASS A RIP RAP DISSIPATER PAD LENGTH: WIDTH: THICKNESS: 12"
TEMPORARY DIVERSION CHANNEL TD 1-2
TEMPORARY DIVERSION CHANNEL TD 6-1
24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION
SSB #6
BOTTOM: 359'
TOP OF BERM: 362'
BERM WIDTH: 10'
SPILLWAY ELEVATION: 360.5' LINED WITH NAG C350 OR EQUIVALENT
TEMPORARY DIVERSION CHANNEL TD 4-2
CHECK DAM (TYP.)
ZONE RM-CZ
ZONE RM-AZ
24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION
SPILLWAY ELEVATION: 369.5' LINED WITH NAG C350 OR EQUIVALENT
EX. WETLANDS (TYP.)
SPILLWAY ELEVATION: 362 LINED WITH NA C350 O EQUIVALE
CLASS A RIP RAP DISSIPATER PAD LENGTH: 6' WIDTH: 8' THICKNESS: 12"
RSB #4
BOTTOM: 357'
TOP OF BERM: 370'
BERM WIDTH: 10'
BAFFLES (TYP.)
SCM4 - RISER
SCM 4-FES
CLASS A RIP RAP DISSIPATER PAD LENGTH: 6' WIDTH: 8' THICKNESS: 12"
24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION

KEY MAP
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CONSTRUCTION INFRASTRUCTURE DRAWINGS FOR
BROADMOOR
CID-24-06
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
TERRENCE COOK

0 25 50
SCALE: 1 inch = 50 ft.

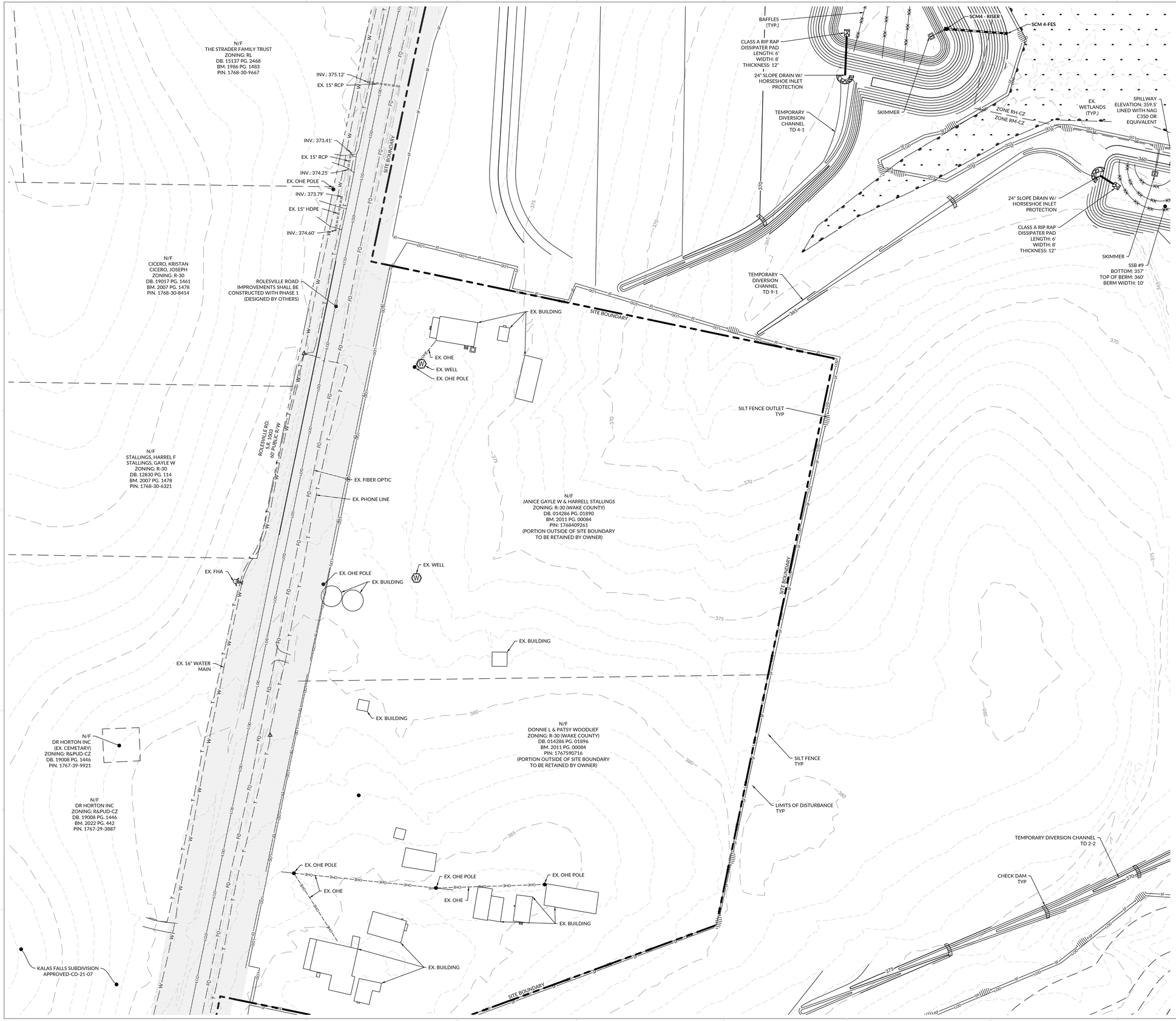
INITIAL PLAN DATE: 11/01/2024
REVISIONS:

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

EROSION CONTROL PLAN (STAGE 1)

C7.01

J:\23045-Pole_Woodlief Assemblage\CAD\Drawing Set\Construction\C7.01-7.07 EROSION CONTROL PLAN (STAGE 1).dwg - Thursday, January 2, 2025 2:49:05 PM - JKEITH



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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049161 TERRENCE COOK
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
JUNE

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:

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

EROSION CONTROL PLAN (STAGE 1)

C7.02

EST. 1993

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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

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

CONSTRUCTION ENTRANCE

CONCRETE WASHOUT

KALAS FALLS SUBDIVISION APPROVED-CD-21-07

EX. FHA

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'

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

SITE BOUNDARY

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

BEGIN COMBINATION SILT FENCE/TREE PROTECTION FENCE

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

EX. BUILDING

SITE BOUNDARY

CHECK DAM TYP

TEMPORARY DIVERSION CHANNEL TD 8-2

24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION

SSB #8
BOTTOM: 371'
TOP OF BERM: 374'
BERM WIDTH: 10'

CLASS A RIP RAP DISSIPATER PAD
LENGTH: 6'
WIDTH: 8'
THICKNESS: 12"

EX. WETLANDS (TYP.)

SPILLWAY
ELEVATION: 373.5'
LINED WITH NAG C350 OR EQUIVALENT

24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION

INV.: 367.04'

EX. 36" DIP

INV.: 367.38'

TEMPORARY DIVERSION CHANNEL TD 8-1

BAFFLES

SKIMMER

EX. WETLANDS (TYP.)

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

EX. TOP OF BANK

NEUSE RIPARIAN BUFFER 30' SECTION 1

NEUSE RIPARIAN BUFFER 20' SECTION 2

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

SPILLWAY
ELEVATION: 373.5'
LINED WITH NAG C350 OR EQUIVALENT

SILT FENCE OUTLET TYP

CLASS A RIP RAP DISSIPATER PAD

SKIMMER

BAFFLES TYP

24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION

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

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

EX. POND

SSB #5
BOTTOM: 371'
TOP OF BERM: 374'
BERM WIDTH: 10'

CLASS A RIP RAP DISSIPATER PAD
LENGTH: 6'
WIDTH: 8'
THICKNESS: 12"

NEUSE RIPARIAN BUFFER 30' SECTION 1

NEUSE RIPARIAN BUFFER 20' SECTION 2

EX. WETLANDS (TYP.)

24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION

CLASS A RIP RAP DISSIPATER PAD
LENGTH: 6'
WIDTH: 8'
THICKNESS: 12"

TEMPORARY DIVERSION CHANNEL TD 5-2

CHECK DAM (TYP.)

TEMPORARY DIVERSION CHANNEL TD 5-1

SILT FENCE/TREE PROTECTION FENCE (TYP.)

BEGIN COMBINATION SILT FENCE/TREE PROTECTION FENCE

SITE BOUNDARY

SEE SHEET C3.03 FOR FUTURE ROLESVILLE CROSSING SUBDIVISION TEMPORARY HAMMERHEAD TURNAROUND DEMOLITION INFORMATION

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

ROLESVILLE CROSSING SUBDIVISION APPROVED-CD-21-08

KEY MAP
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CID-24-06

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049615 TERRENCE COOK

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
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WR JOB NUMBER	23-0045
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EROSION CONTROL PLAN (STAGE 1)

C7.03

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KEY MAP
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TERRENCE COOK

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
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WR JOB NUMBER		23-0045
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EROSION CONTROL PLAN (STAGE 1)

C7.04

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

CONSTRUCTION INFRASTRUCTURE DRAWINGS

BROADMOOR
CID-24-06

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 053193 TERRENCE COOK

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
TERRENCE COOK, PE

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS

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

EROSION CONTROL PLAN (STAGE 1)

C7.05

J:\23\0045-Pulte_Woodleaf Assemblage\CAD\Drawing Set\Construction\C7.05 - EROSION CONTROL PLAN STAGE 1.dwg Thursday, January 2, 2025 2:49:24 PM - JKEITH

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

NORTH CAROLINA PROFESSIONAL ENGINEER TERRENCE COOK
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
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WR JOB NUMBER		23-0045
DRN: WR	DGN: WR	CKD: WR

EROSION CONTROL PLAN (STAGE 1)

C7.06

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Sets\Construction\C7.01-7.07 EROSION CONTROL PLAN (STAGE 1).dwg - Thursday, January 2, 2025 2:49:28 PM - 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 (WAKE COUNTY)
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

APPROX. LOCATION OF EX. V.W. GAS MAIN EASEMENT DB 17871, PG 2108

EX. REGULATOR STATION

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

EX. PHONE LINE

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

EX. CAROLINA TELEPHONE & TELEGRAPH COMPANY LEASE & 15' ACCESS EASEMENT DB 4401, PG 206

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

CONCRETE WASHOUT

CONSTRUCTION ENTRANCE

EX. 20" PSNC GAS MAIN

EX. HEADWALL
INV.: 358.11'
INV.: 357.96'
EX. TOP OF BANK

FEMA ZONE AE
FEMA ZONE X

NON-ENCROACHMENT AREA PER FEMA

SILT FENCE OUTLET TYP

EX. 30' PSNC GAS MAIN EASEMENT DB 17726, PG 1227

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

TEMPORARY DIVERSION CHANNEL TD 7-1

18" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION

CLASS A RIP RAP DISSIPATER PAD
LENGTH: 4.5'
WIDTH: 6'
THICKNESS: 12"

SSB #7
BOTTOM: 361'
TOP OF BERM: 364'
BERM WIDTH: 10'

SKIMMER

CLASS A RIP RAP DISSIPATER PAD
LENGTH: 4.5'
WIDTH: 6'
THICKNESS: 12"

18" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION

TEMPORARY DIVERSION CHANNEL TD 7-2

SPILLWAY
ELEVATION: 363.5'
LINED WITH NAG C350 OR EQUIVALENT

EX. GAS MARKER (TYP.)

EX. 20" PSNC GAS MAIN

EX. 50' PSNC GAS MAIN EASEMENT DB 17726, PG 1227

EX. POND

EX. POND

FEMA ZONE X

FEMA ZONE AE

NON-ENCROACHMENT AREA PER FEMA

EX. POND

SITE BOUNDARY

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

KEY MAP
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BROADMOOR
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NORTH CAROLINA PROFESSIONAL ENGINEER
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
LAWRENCE COON

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
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DRN: WR DGN: WR CKD: WR

EROSION CONTROL PLAN (STAGE 1)

C7.07

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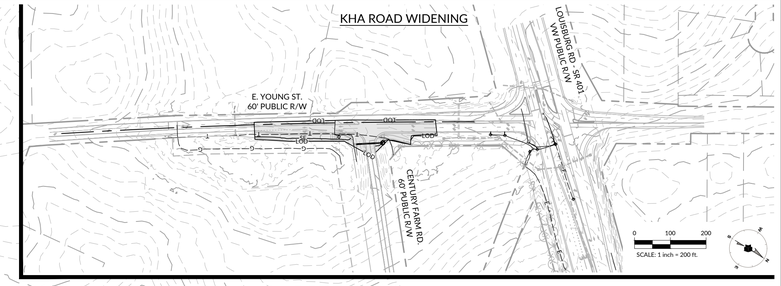

KEY MAP

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CONSTRUCTION INFRASTRUCTURE DRAWINGS

BROADMOOR CID-24-06

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER TERRENCE COOK

PRELIMINARY
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0 100 200
SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 11/01/2024
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REVISED PER REVIEW COMMENTS

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

OVERALL EROSION CONTROL PLAN (STAGE 2)

C7.08

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Sets\Construction\C7.08 OVERALL EROSION CONTROL PLAN (STAGE 2).dwg- Thursday, January 2, 2025 2:50:45 PM - JKEITH

KEY MAP

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BROADMOOR CID-24-06

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER TERRENCE COOK

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:

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

EROSION CONTROL PLAN (STAGE 2)

C7.09

KEY MAP

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CONSTRUCTION INFRASTRUCTURE DRAWINGS FOR
BROADMOOR
CID-24-06
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA PROFESSIONAL ENGINEER
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
JOHN LAWRENCE COOK

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:

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

EROSION CONTROL PLAN (STAGE 2)

C7.10

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