MASTERPLAN

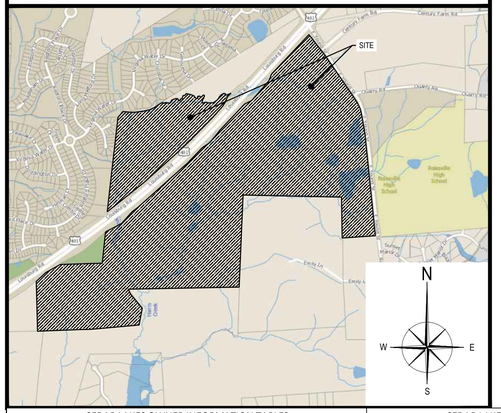
THE POINT - YOUNG ST. PUD

ROLESVILLE, NC

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

TYPE OF PLANS
FOR: ROLESVILLE YOUNG ST PUD
W&R PROJECT NO.:180260

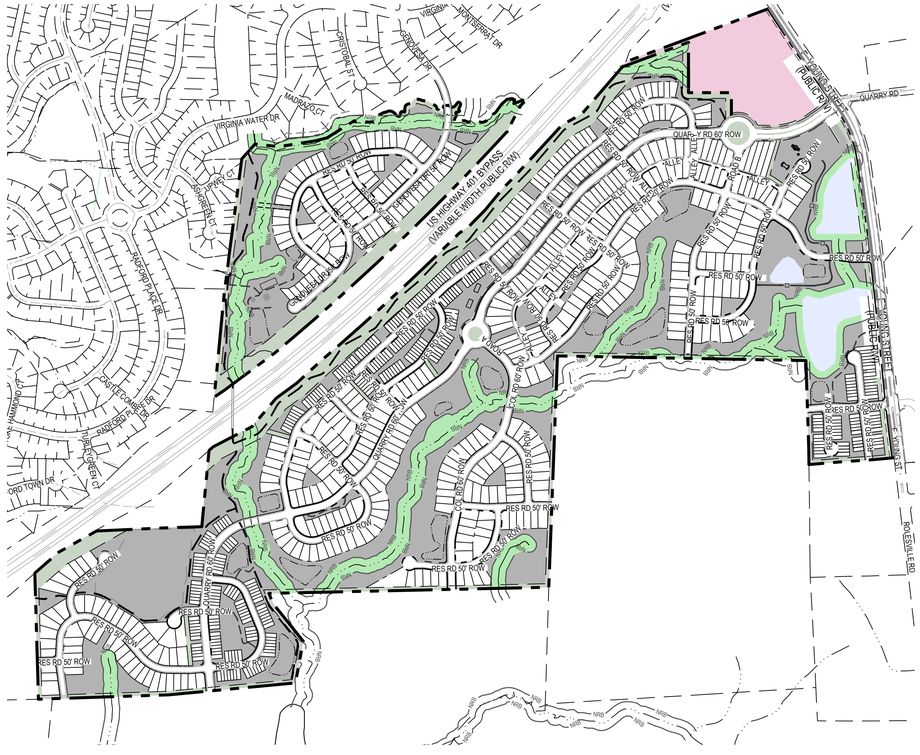
VICINITY MAP



SHEET LIST

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

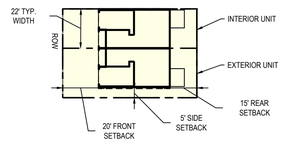
CEDAR LAKES OWNER INFORMATION TABLES					CEDAR LAKES OWNER INFORMATION TABLES				
PROP.	OWNER	PIN	ZONING	CURRENT USE	PROP.	OWNER	PIN	ZONING	CURRENT USE
A	TUTIVEN, WYDER TUTIVEN, PATRICIA	1758953549	R&PUD	RESIDENTIAL	K	VILLAGE AT ROLESVILLE HOMEOWNERS ASSN INC	1758964351	R&PUD	RESIDENTIAL
B	PROGRESS RESIDENTIAL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


VIRGINIA WATER DR
HONEYCREST DR
PEPPERTREE PL
MADRID CT
SHEARON FARM RD
US HIGHWAY 401 BYPASS (VARIABLE WIDTH PUBLIC R/W)
QUARRY RD
QUAR-Y RD 60' ROW
ALLEY
RES RD 57' ROW
RES RD 50' ROW
PUBLIC R/W
YOUNG STREET
ROESSLE RD
CHERRY LAUREL CT
CHERRY LAUREL DR
PINESPRING PLACE TRL
DAISY FLOWER CT
DAISY FLOWER PL
DAISY FLOWER TRL
CHILDERS LAKE DR
CHILDERS LAKE CT
CHILDERS LAKE PL
CHILDERS LAKE TRL
CHILDERS LAKE WAY
CHILDERS LAKE LN
CHILDERS LAKE RUN
CHILDERS LAKE CIR
CHILDERS LAKE PKWY
CHILDERS LAKE BLVD
CHILDERS LAKE TER
CHILDERS LAKE PASS
CHILDERS LAKE ALLEY
CHILDERS LAKE WALK

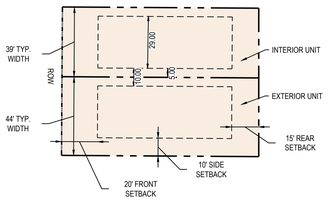
TYPICAL LOT DIMENSIONS

SCALE: 1" = 40'

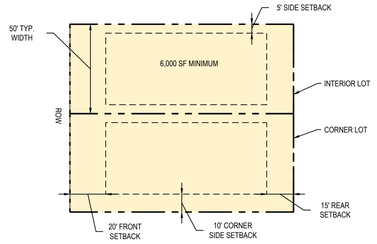
TOWNHOMES 22' INTERIOR LOT (R3)



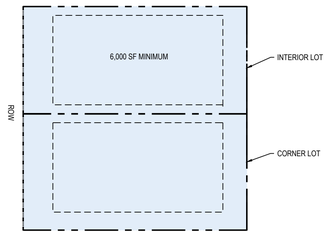
SINGLE FAMILY 39' MIN WIDTH LOT (R2)



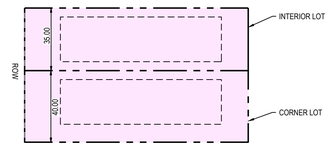
SINGLE FAMILY 50' MIN WIDTH (R1)



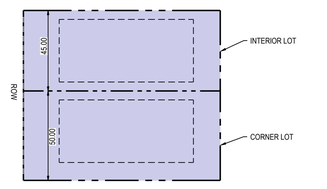
SINGLE FAMILY 60' MIN WIDTH (NOMINAL) (R1)

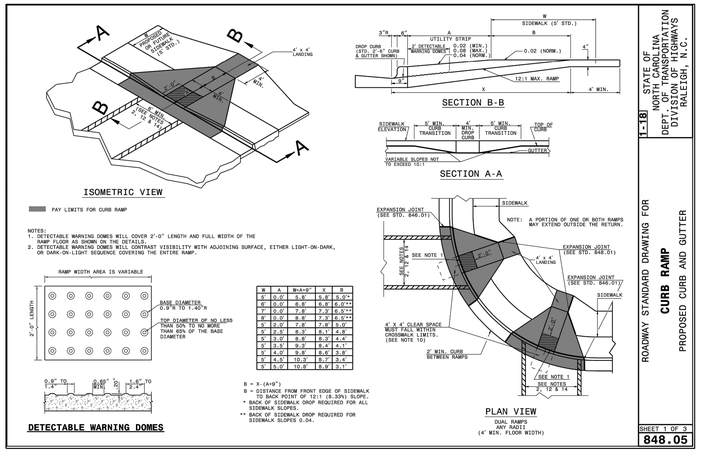


SINGLE FAMILY 35' MIN WIDTH (R2)



SINGLE FAMILY 45' MIN WIDTH (R2)





B	A	W=A+B'	X	B
4'	0.0'	5.0'	5.0'	5.0'*
4'	0.0'	6.0'	6.0'	6.0'**
4'	0.0'	7.0'	7.3'	6.3'**
4'	0.0'	8.0'	7.3'	6.3'**
4'	2.0'	7.0'	7.0'	5.0'
4'	2.5'	8.3'	8.1'	4.8'
4'	3.0'	8.0'	8.2'	4.4'
4'	3.5'	9.3'	8.4'	4.1'
4'	4.0'	9.0'	8.6'	3.8'
4'	4.5'	10.3'	8.7'	3.4'
4'	5.0'	10.0'	8.9'	3.1'

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

1-18

ROADWAY STANDARD DRAWING FOR

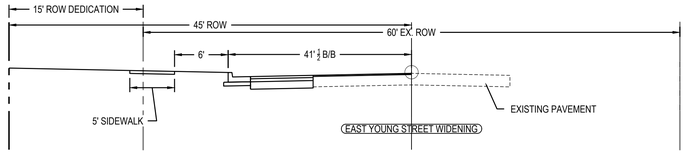
CURB RAMP

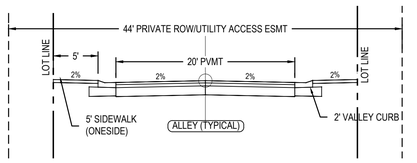
PROPOSED CURB AND GUTTER

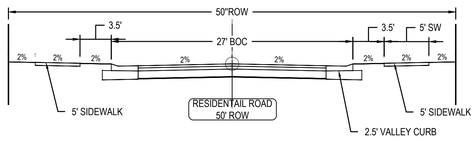
SHEET 1 OF 3

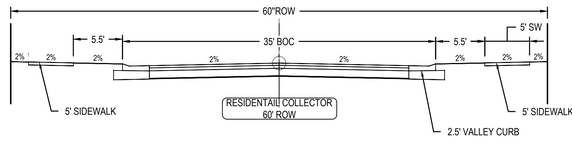
848.05

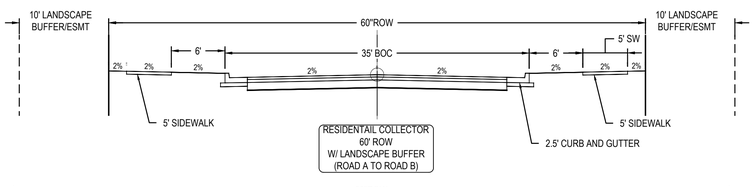
TYPICAL ROAD SECTIONS

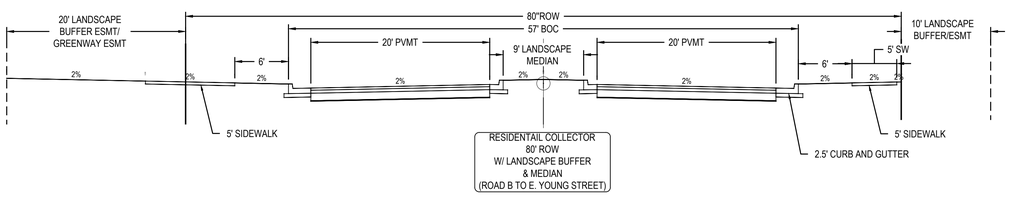


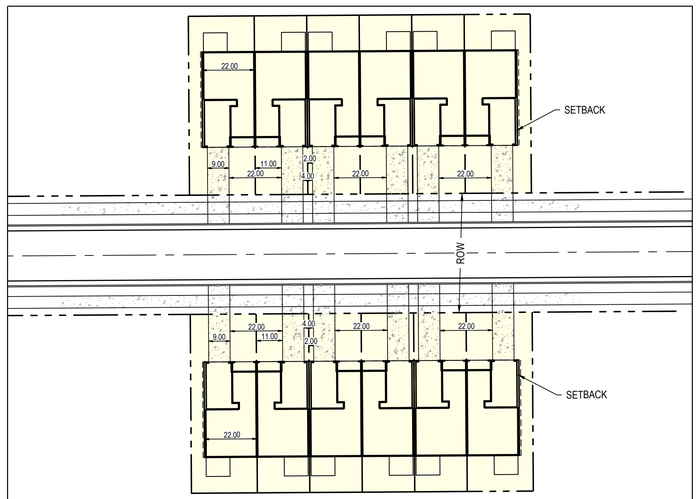












TYPICAL TOWNHOME DRIVEWAY

SCALE: 1" = 30'

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THE POINT YOUNG ST. PUD

ROLESVILLE, NC

PUD MASTERPLAN SITE DATA

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

NORTH CAROLINA PROFESSIONAL ENGINEER WAYNE LEATH

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Revisions

Sheet No.

MP0.01

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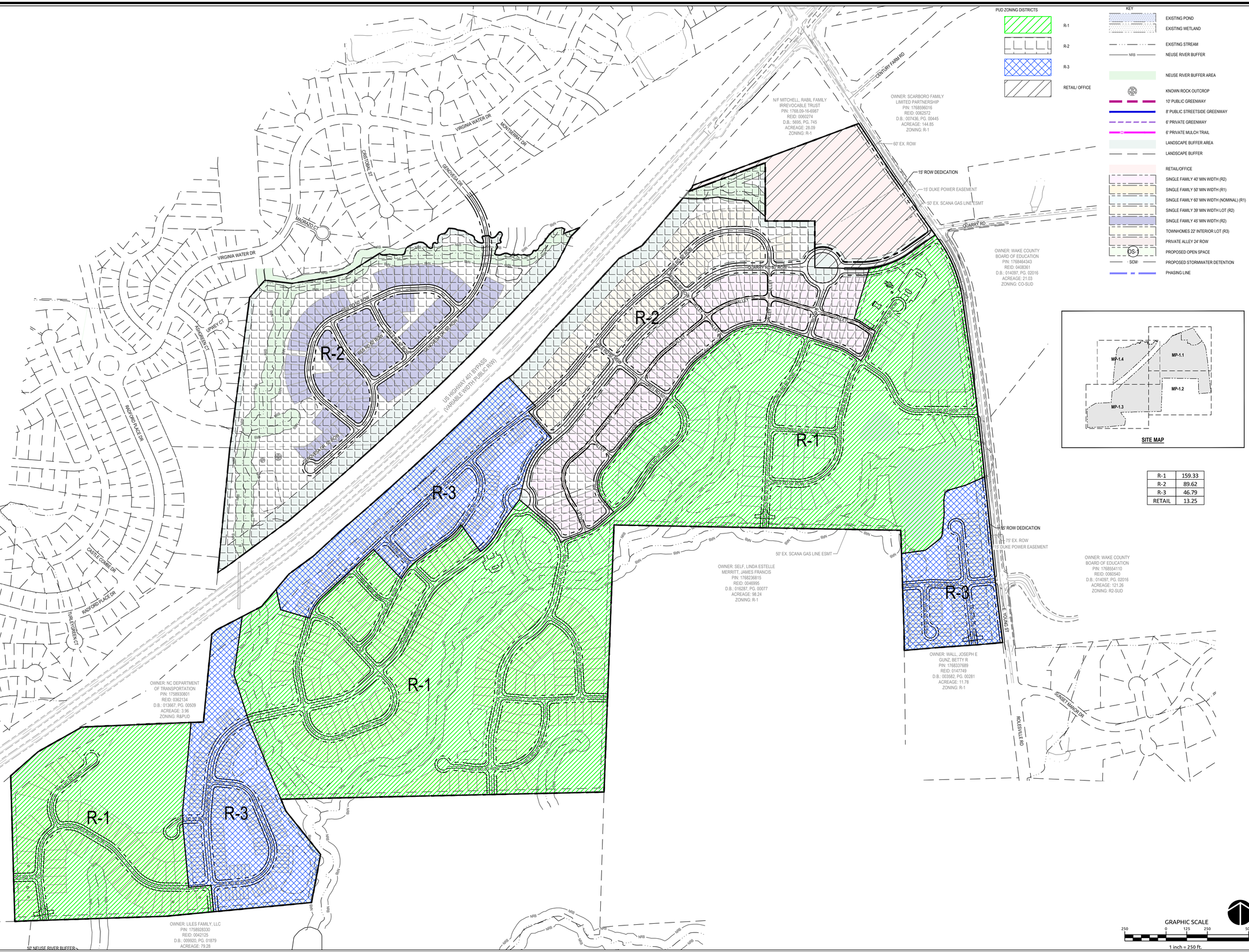

R-1	159.33
R-2	89.62
R-3	46.79
RETAIL	13.25

GRAPHIC SCALE
250 0 125 250 500
1 inch = 250 ft.

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THE POINT YOUNG ST. PUD
ROLESVILLE, NC

PUD MASTERPLAN ZONING DISTRICTS

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

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WAYNE LEATH

Revisions

Sheet No.
MP0.02

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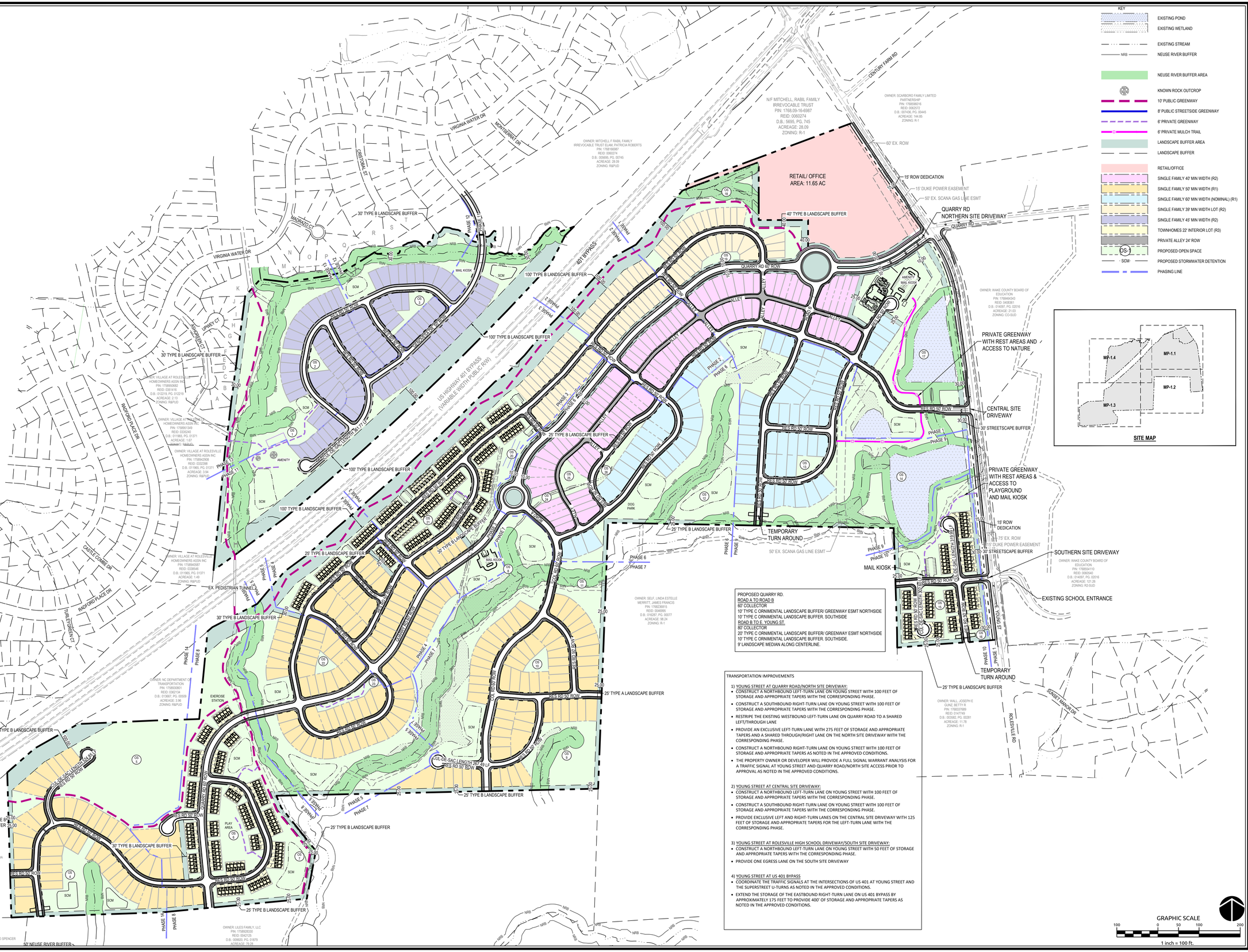

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THE POINT YOUNG ST. PUD

ROLESVILLE, NC

OVERALL PUD MASTERPLAN

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

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PRELIMINARY
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ANNE LEA

Revisions

Sheet No.
MP1.0

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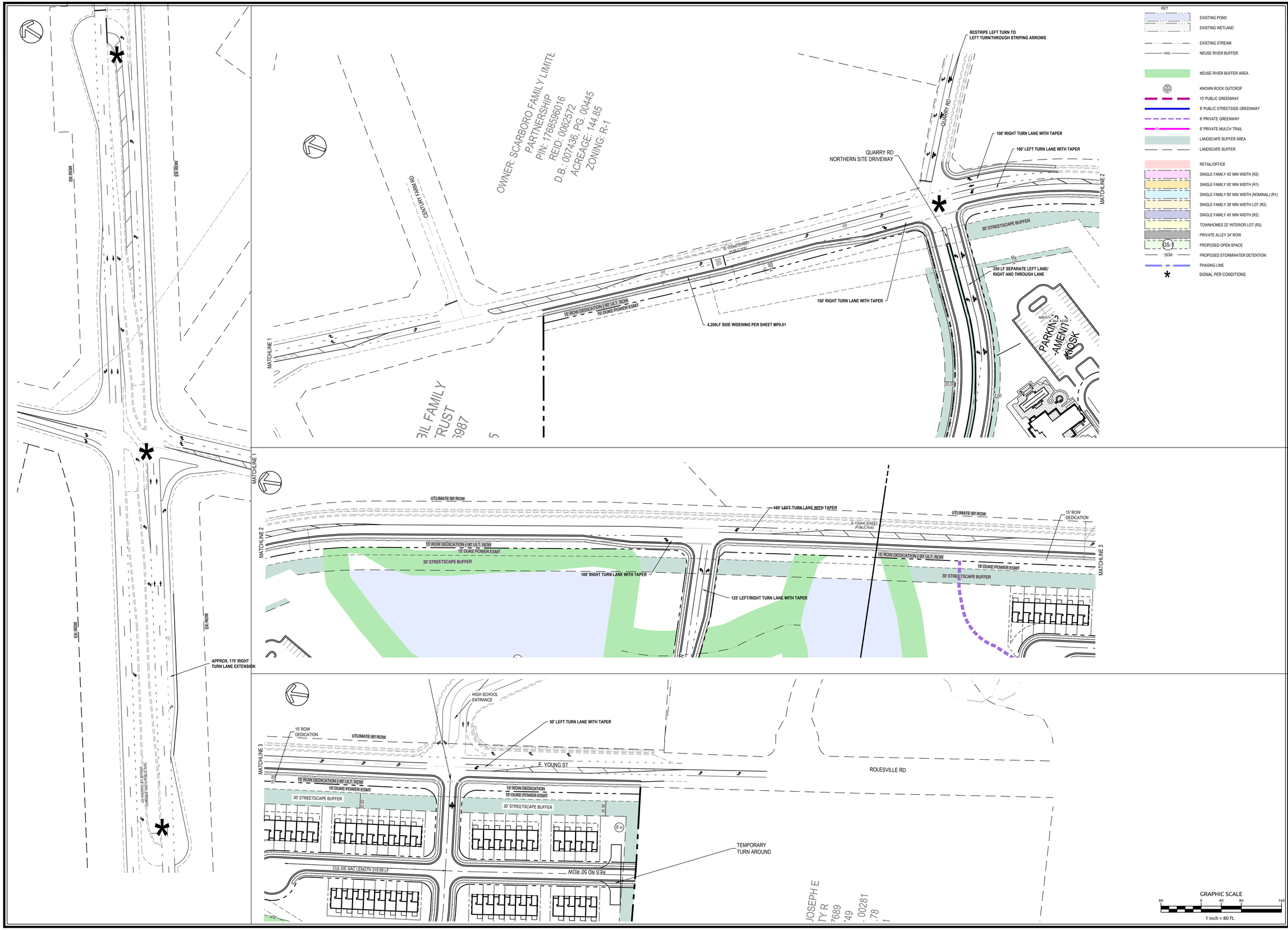

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THE POINT YOUNG ST. PUD

ROLESVILLE, NC

YOUNG STREET & 401 BPYASS IMPROVEMENTS

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

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Revisions

Sheet No.
MP1.0.1

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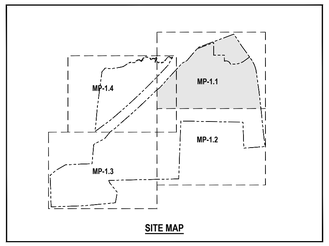

SITE MAP

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

IRREVOCABLE TRUST
PIN: 1768.09-16-6987
REID: 0060274
D.B.: 5695, PG. 745
ACREAGE: 28.09
ZONING: R-1

RETAIL/ OFFICE
AREA: 11.65 AC

60' EX. ROW

15' ROW DEDICATION

15' DUKE POWER EASEMENT

50' EX. SCANA GAS LINE ESM'

QUARRY RD
NORTHERN SITE DRIVEWAY

QUARRY RD

40' TYPE B LANDSCAPE BUFFER

100' TYPE B LANDSCAPE BUFFER

ADLER PASS

QUARRY RD 60' ROW

RES RD 50' ROW

ALLEY

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

PHASE 7

PHASE 8

PHASE 9

SCM

AMENITY
WORKING AMENITY KIOSK
MAIL KIOSK

PRIVATE GREENWAY WITH REST AREAS AND ACCESS TO NATURE

CENTRAL SITE DRIVEWAY

30' STREETSCAPE BUFFER

25' TYPE B LANDSCAPE BUFFER

VISITOR PARKING

KEY

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

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THE POINT YOUNG ST. PUD

ROLESVILLE, NC

PUD MASTERPLAN (NE)

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

NORTH CAROLINA PROFESSIONAL ENGINEER
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WAYNE LEATH

Revisions

Sheet No.
MP1.1

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MATCH LINE MP-1.1

MATCH LINE MP-1.4

MATCH LINE MP-1.3

PHASE 5

PHASE 8

PHASE 7

PHASE 6

PHASE 9

PHASE 10

PHASE 1

RES RD 50' ROW

COL RD 67' ROW

25' TYPE A LANDSCAPE BUFFER

25' TYPE B LANDSCAPE BUFFER

20' EX. COR SEWER EASEMENT

TEMPORARY TURN AROUND

50' EX. SCANA GAS LINE ESMT

PRIVATE GREENWAY WITH REST AREAS & ACCESS TO PLAYGROUND AND MAIL KIOSK

15' ROW DEDICATION

75' EX. ROW

15' DUKE POWER EASEMENT

30' STREETSCAPE BUFFER

SOUTHERN SITE DRIVEWAY/SCHOOL DRIVEWAY

MAIL KIOSK

VISITOR/KIOSK PARKING

OUT OF SAC LENGTH 319.91'

OUT OF SAC LENGTH 307.61'

E YOUNG ST

DOG PARK

SCM

KEY

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

SITE MAP

MP-1.1 MP-1.2 MP-1.3 MP-1.4

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

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THE POINT YOUNG ST. PUD

ROLESVILLE, NC

PUD MASTERPLAN (SE)

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

NORTH CAROLINA PROFESSIONAL ENGINEER — PRELIMINARY NOT APPROVED FOR CONSTRUCTION — WAYNE LEAK

Revisions

Sheet No.

MP1.2

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MATCH LINE MP-1.4

MATCH LINE MP-1.2

EX. PEDISTRIAN TUNNEL

PHASE 14

PHASE 8

PHASE 5

PHASE 7

100' TYPE B LANDSCAPE BUFFER

100.00

30' TYPE B LANDSCAPE BUFFER

25' TYPE B LANDSCAPE BUFFER

25.00

OLD BRIDGE CROSSING BLVD

RES RD 50' ROW

QUARRY RD 60' ROW

OCL RD 60' ROW

EXERCISE STATION

PLAY AREA

SCM

TH/VISITOR PARKING

OS 1

OS 2

OS 3

OS 4

VS 25

CUL-DE-SAC LENGTH 267.49 LF

20' EX. COR SEWER EASEMENT

10' TEMPORARY CONSTRUCTION EASEMENT

30' PUBLIC UTILITY EASEMENT

KEY

- EXISTING POND
- EXISTING WETLAND
- EXISTING STREAM
- NRB NEUSE RIVER BUFFER
- NEUSE RIVER BUFFER AREA
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- 10' PUBLIC GREENWAY
- 8' PUBLIC STREETSIDE GREENWAY
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- SINGLE FAMILY 40' MIN WIDTH (R2)
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- SINGLE FAMILY 39' MIN WIDTH LOT (R2)
- SINGLE FAMILY 45' MIN WIDTH (R2)
- TOWNHOMES 22' INTERIOR LOT (R3)
- PRIVATE ALLEY 24' ROW
- PROPOSED OPEN SPACE
- PROPOSED STORMWATER DETENTION
- PHASING LINE

SITE MAP

MP-1.1 MP-1.2 MP-1.3 MP-1.4

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

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THE POINT YOUNG ST. PUD

ROLESVILLE, NC

PUD MASTERPLAN (SW)

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

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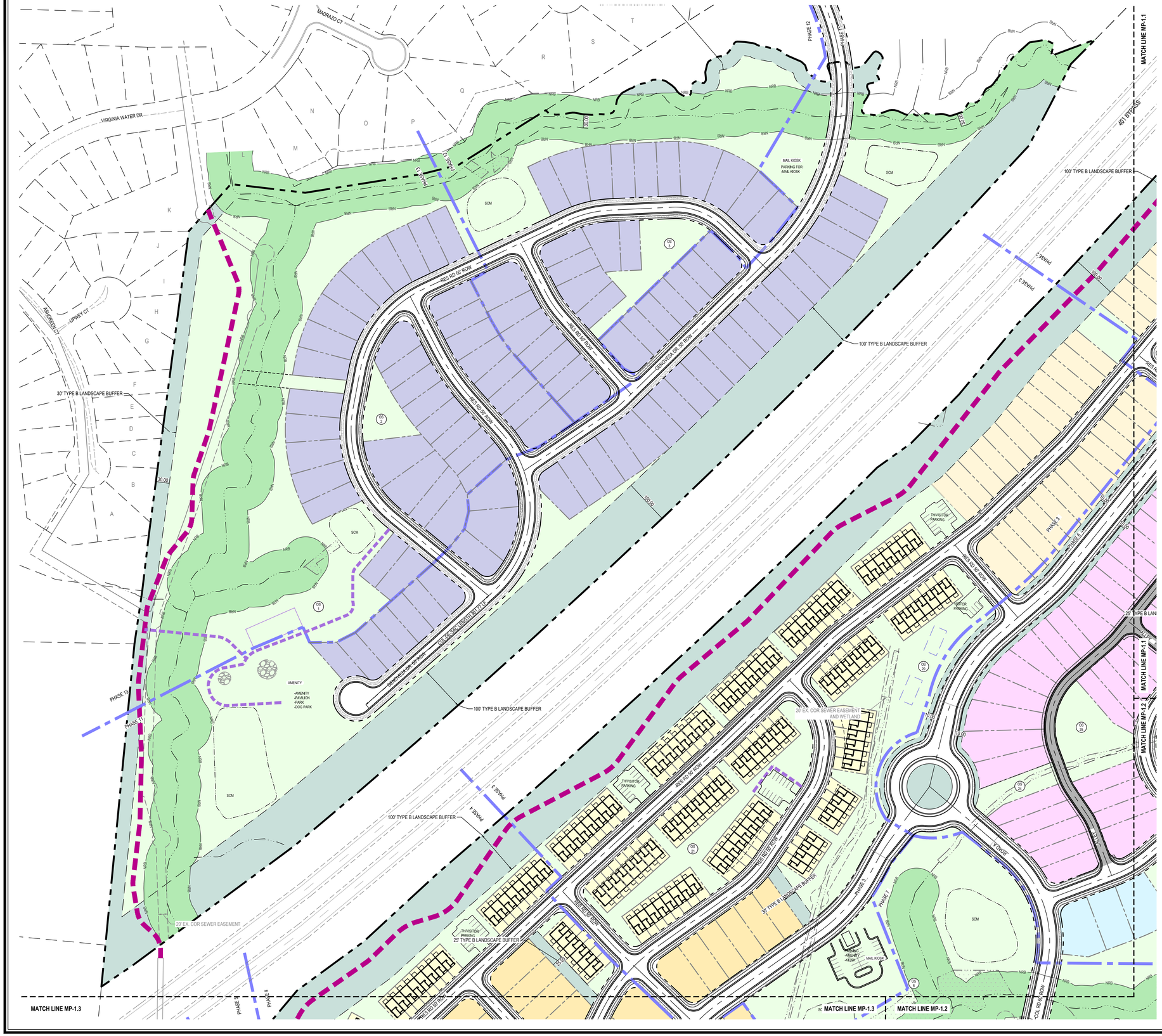
Revisions

Sheet No.
MP1.3


MADRIDO CT
VIRGINIA WATER DR
ASHGREEN CT
UPNEY CT
30' TYPE B LANDSCAPE BUFFER
RES RD 50' ROW
GENOVEVA DR 50' ROW
100' TYPE B LANDSCAPE BUFFER
PHASE 13
PHASE 12
PHASE 11
PHASE 10
PHASE 9
PHASE 8
PHASE 7
PHASE 6
PHASE 5
PHASE 4
PHASE 3
PHASE 2
PHASE 1
MAIL KIOSK
PARKING FOR MAIL KIOSK
AMENITY
-AMENITY
-PAVILION
-PARK
-DOG PARK
SCM
20' EX. COR SEWER EASEMENT
20' EX. COR SEWER EASEMENT AND WETLAND
25' TYPE B LANDSCAPE BUFFER
30' TYPE B LANDSCAPE BUFFER
401 BYPASS
MATCH LINE MP-1.1
MATCH LINE MP-1.2
MATCH LINE MP-1.3
MATCH LINE MP-1.4
THVISITOR PARKING
OS-1
OS-2
OS-3
OS-4
OS-5
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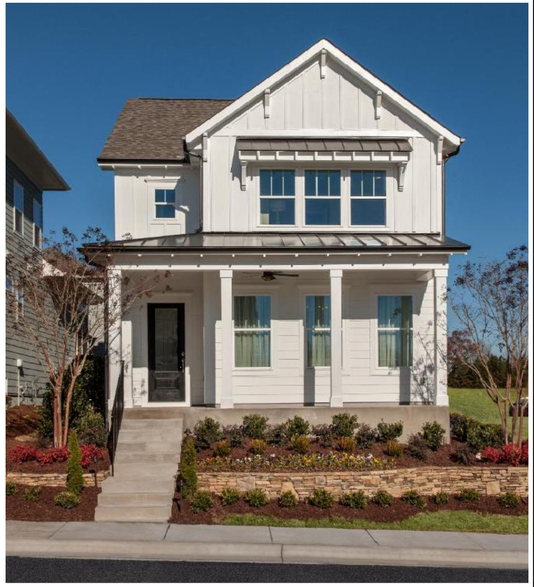
Solstice Plan 50’ Product

22’ Front Load Townhome

Summerside Plan 40‘ Alley Product



ASHTON WOODS®

STARLIGHT

HOMES

GUIDING YOU HOME

Hudson Plan 60’ Product

35' STERLING PRODUCT

35' RADIANCE PRODUCT

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THE POINT YOUNG ST. PUD

ROLESVILLE, NC

PRELIMINARY PRODUCT ELEVATIONS

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

NORTH CAROLINA PROFESSIONAL ENGINEER

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MP 1.5

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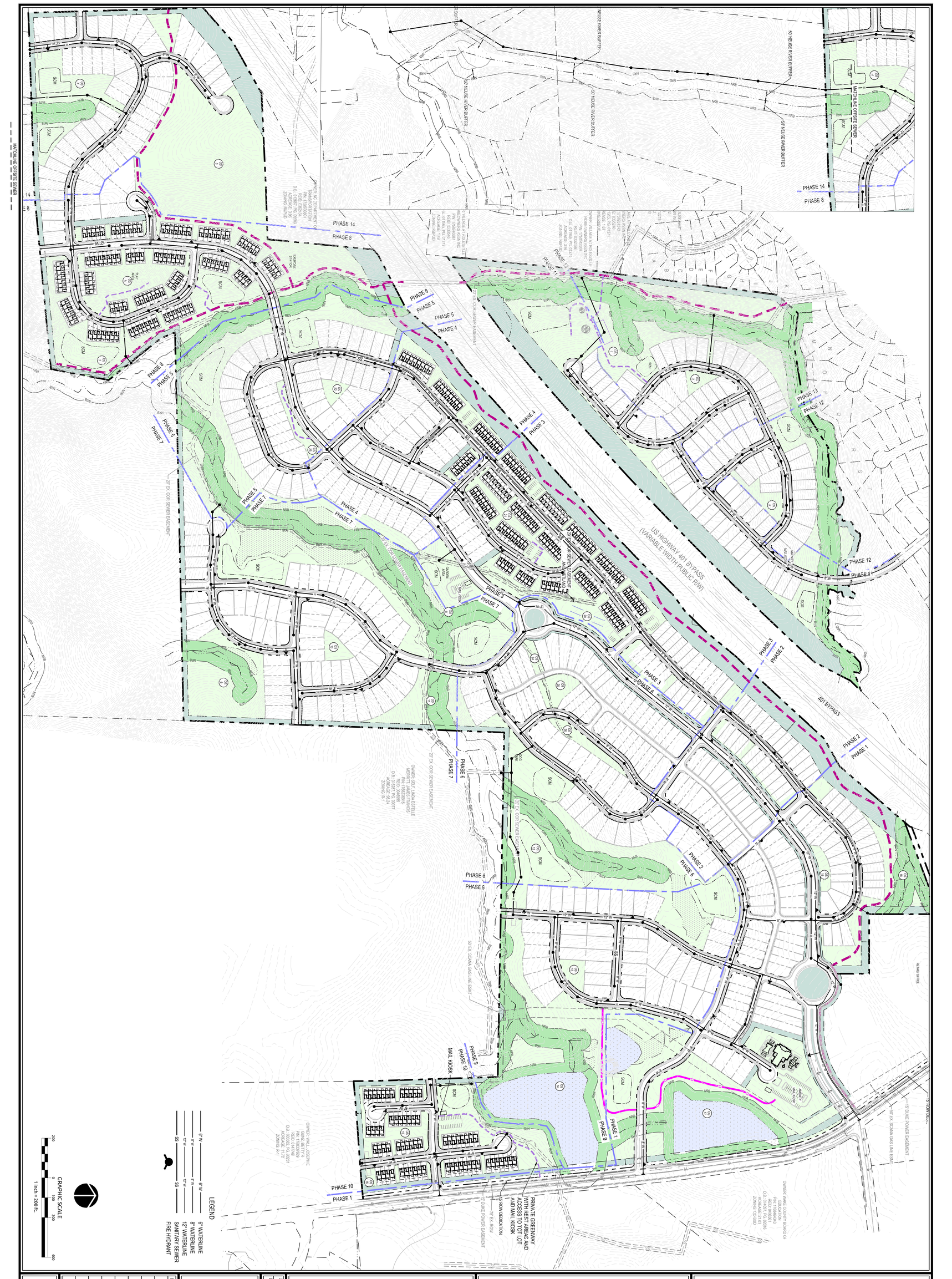

Sheet No. MPU1.0	Revisions	PRELIMINARY NOT FOR CONSTRUCTION	OVERALL CONCEPTUAL UTILITY PLAN - PUD MASTERPLAN
			THE POINT YOUNG ST. PUD
			ROLESVILLE, NC

Job No. 02.180280 | Date 07.25.19 | Drawn By WGR | Designer WGR

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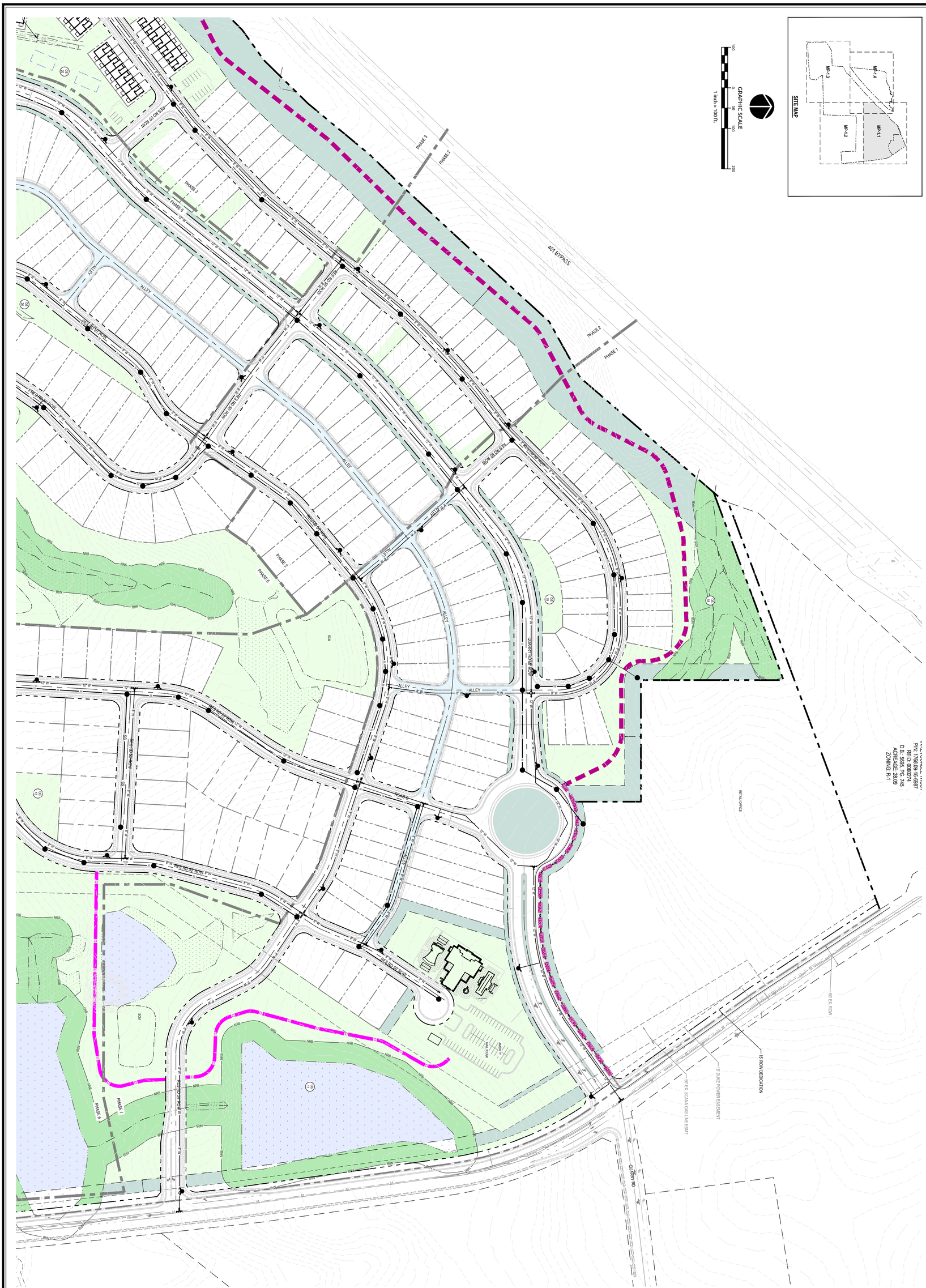

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MPU1.2

Sheet No.

Revisions

PRELIMINARY
NOT FOR CONSTRUCTION

Job No. 02.180280
Date 07.25.19
Drawn By WGR
Designer WGR

CONCEPTUAL UTILITY PLAN - PUD MASTER PLAN (SE)

THE POINT YOUNG ST. PUD

ROLESVILLE, NC

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SITE MAP

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

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THE POINT YOUNG ST. PUD

ROLESVILLE, NC

CONCEPTUAL UTILITY PLAN - PUD MASTER PLAN (SW)

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

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Revisions

Sheet No.
MPU1.3

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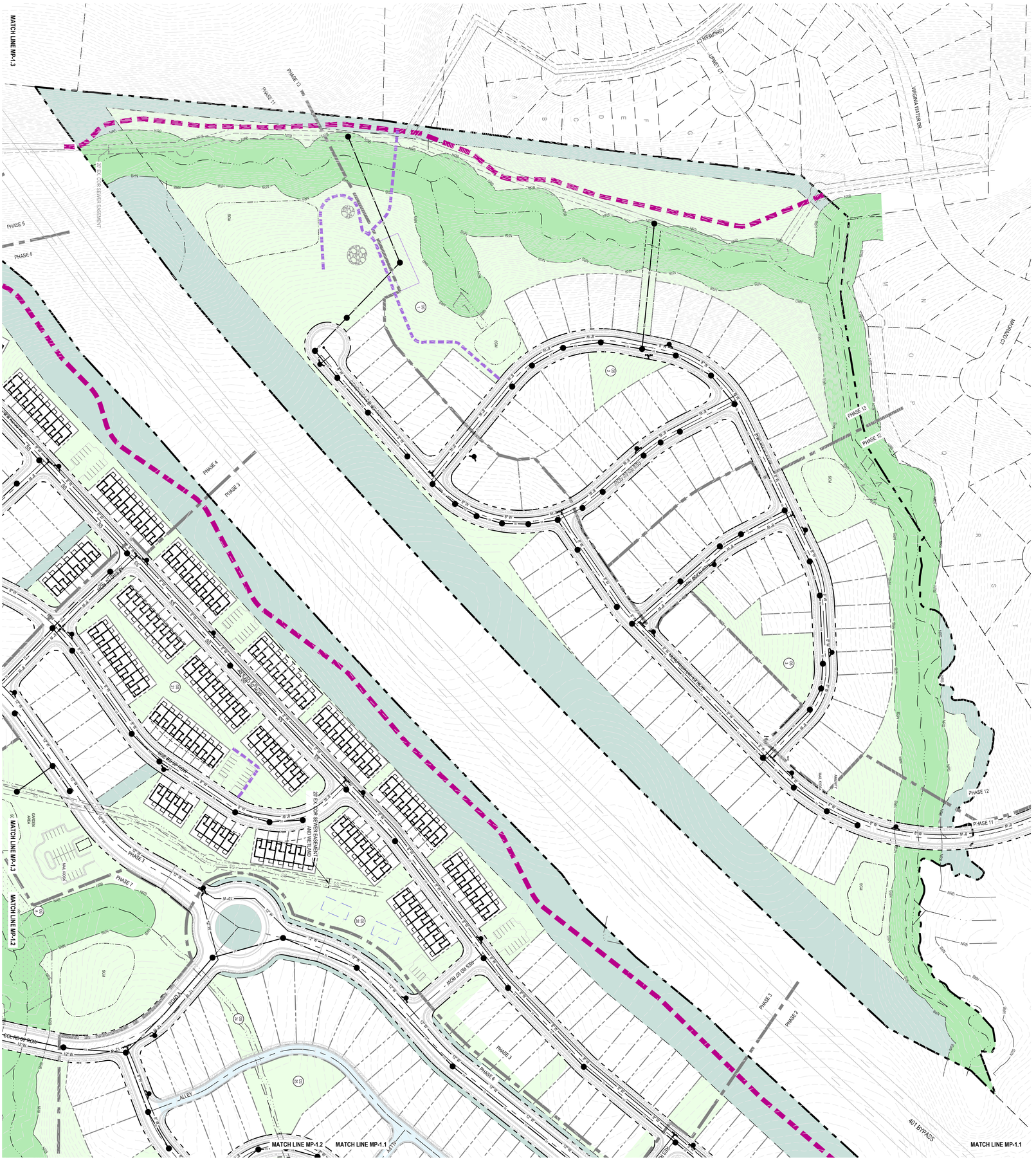
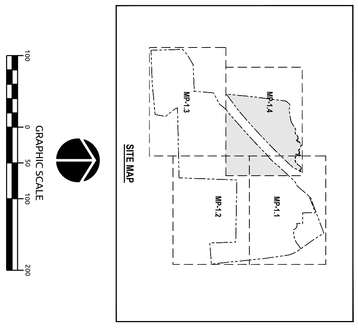




MPU1.4		PRELIMINARY NOT FOR CONSTRUCTION	Job No. 02.180280	CONCEPTUAL UTILITY PLAN - PUD MASTER PLAN (NW)	THE POINT YOUNG ST. PUD	WithersRavenel
Sheet No.	Revisions		Date 07.25.19		ROLESVILLE, NC	Engineers | Planners | Surveyors
			Designer WGR			115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com
			Drawn By WGR			

LANDSCAPE NOTES:

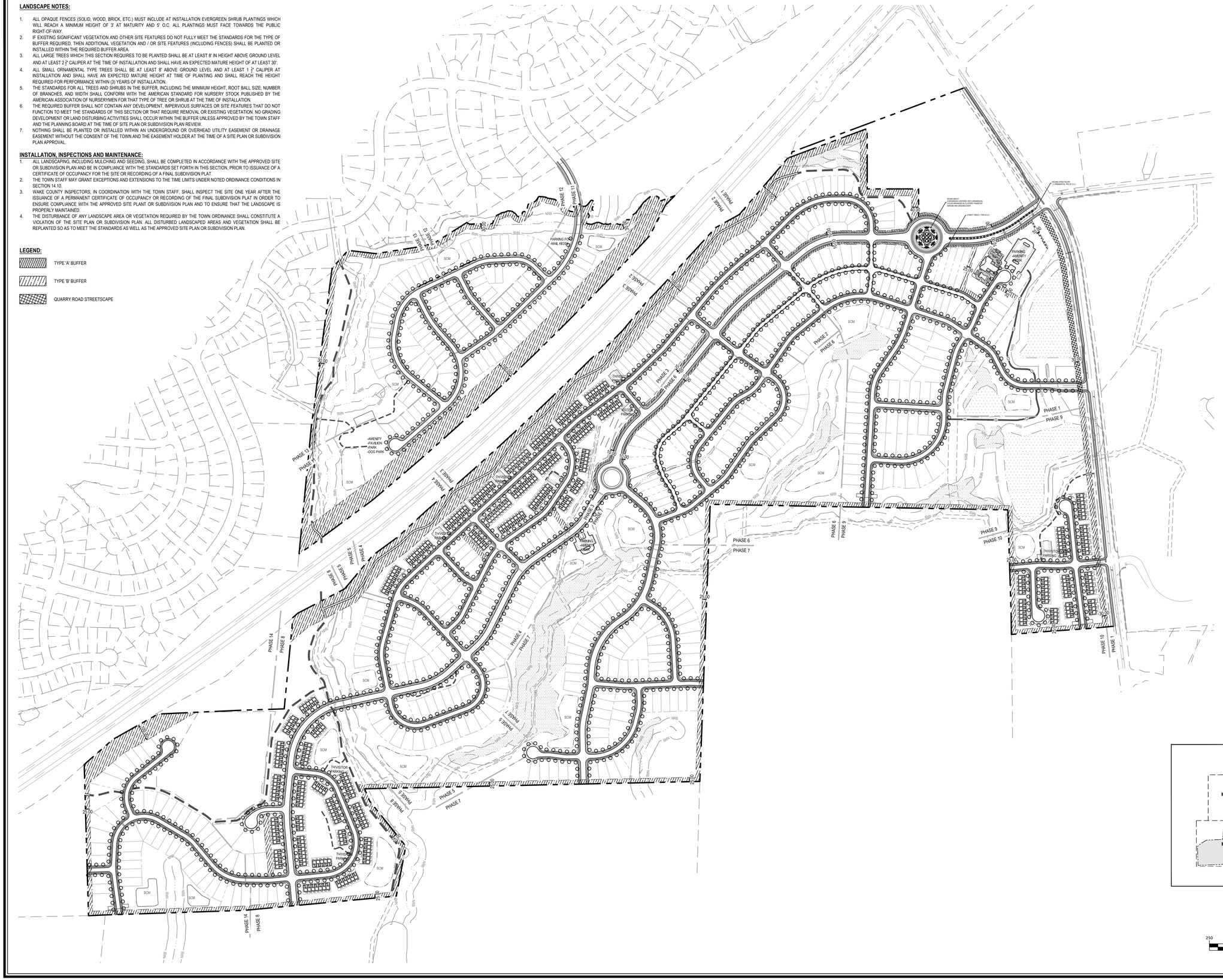
1. ALL OPAQUE FENCES (SOLID, WOOD, BRICK, ETC.) MUST INCLUDE AT INSTALLATION EVERGREEN SHRUB PLANTINGS WHICH WILL REACH A MINIMUM HEIGHT OF 3' AT MATURITY AND 5' O.C. ALL PLANTINGS MUST FACE TOWARDS THE PUBLIC RIGHT-OF-WAY.
2. IF EXISTING SIGNIFICANT VEGETATION AND OTHER SITE FEATURES DO NOT FULLY MEET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

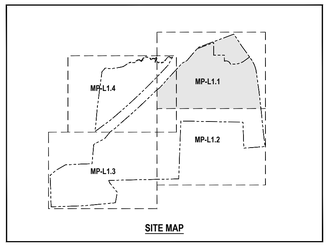
INSTALLATION, INSPECTIONS AND MAINTENANCE:

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

LEGEND:

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





SITE MAP

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

LEGEND:

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

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

QUARRY RD

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

STREET TREES (1 PER 40 LF)

40.00'

QUARRY RD 60' ROW

VICTORY WAY

RES RD 50' ROW

ALLEY

PARKING
AMENITY
KIOSK

SCM

TH/VISITOR PARKING

VISITOR PARKING

NRB

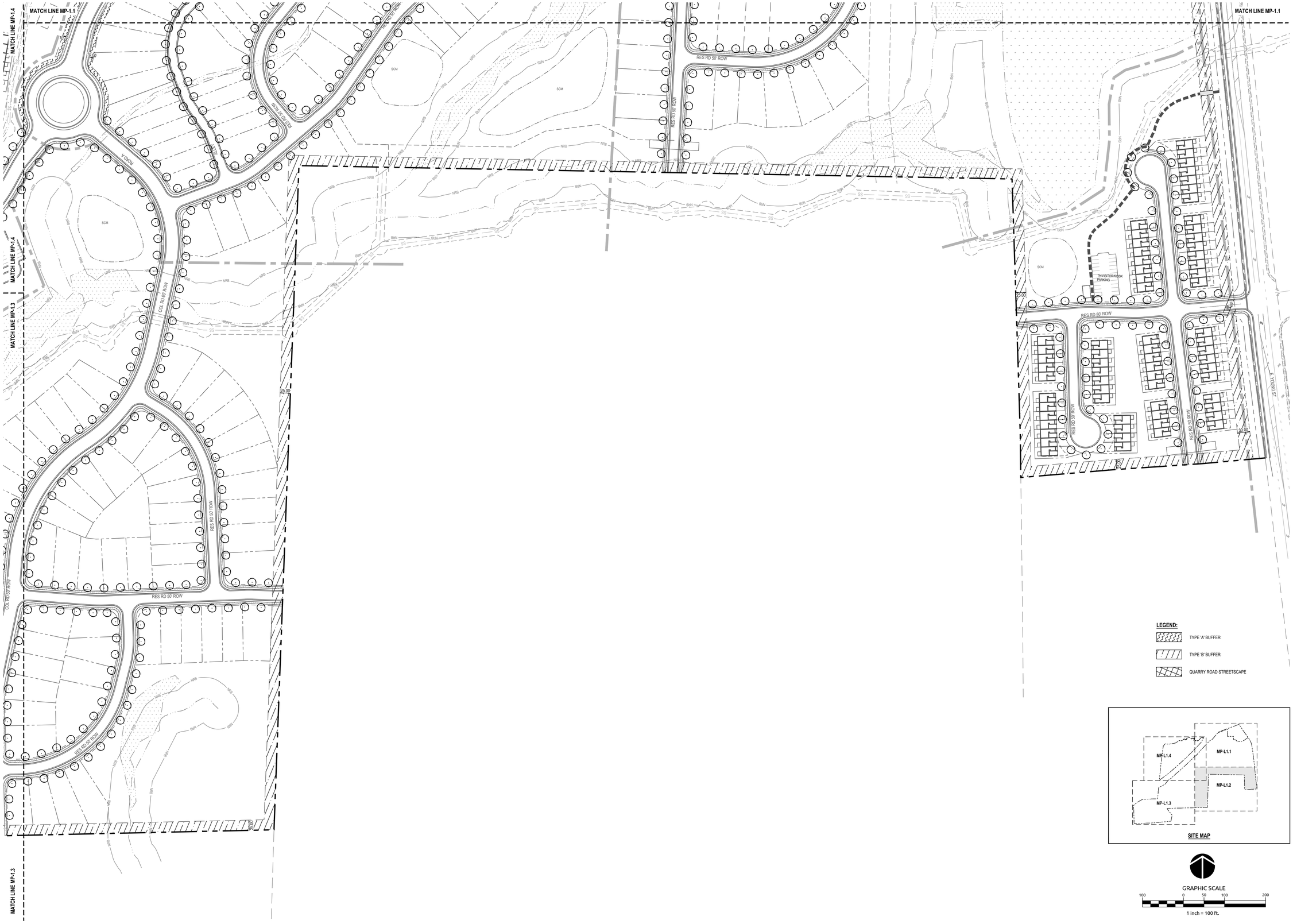
BSN

WRB

BWR

BWR

BWR



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THE POINT YOUNG ST. PUD

ROLESVILLE, NC

PUD MASTERPLAN LANDSCAPE (SE)

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

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MATCH LINE MP-1.4

MATCH LINE MP-1.4

MATCH LINE MP-1.2

MATCH LINE MP-1.2

RES RD 50' ROW

RES RD 50' ROW

QUARRY RD 50' ROW

QUARRY RD 50' ROW

RES RD 50' ROW

RES RD 50' ROW

RES RD 50' ROW

RES RD 50' ROW

RES RD 50' ROW

RES RD 50' ROW

QUARRY RD 50' ROW

QUARRY RD 50' ROW

RES RD 50' ROW

RES RD 50' ROW

RES RD 50' ROW

RES RD 50' ROW

RES RD 50' ROW

RES

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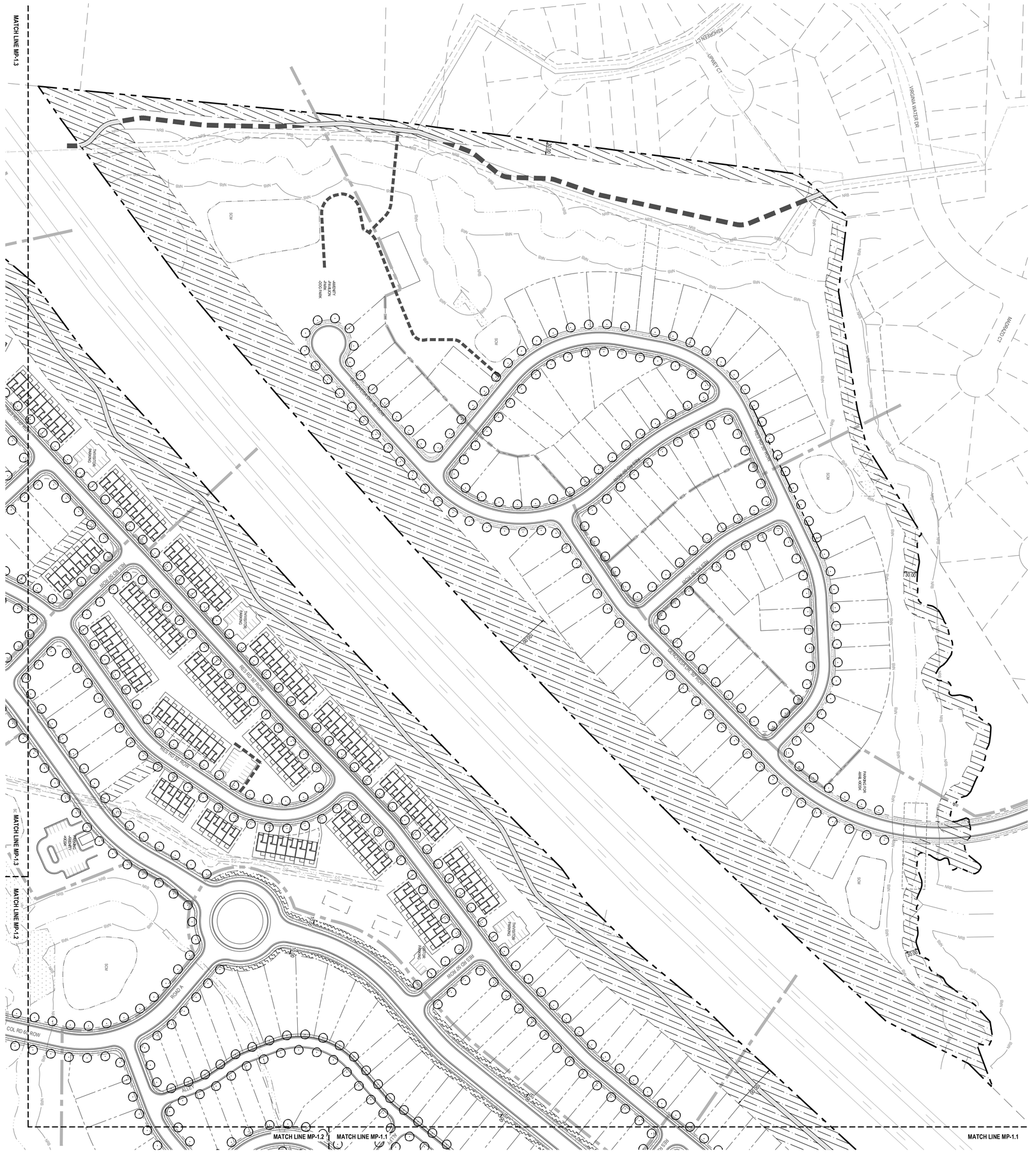
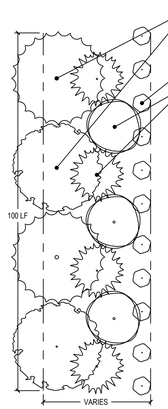

MATCH LINE MP-1.3
MATCH LINE MP-1.2
MATCH LINE MP-1.1
MATCH LINE MP-1.1
MATCH LINE MP-1.3
MATCH LINE MP-1.2
Road A
COL RD R/W
NEW RD R/W
NEW RD R/W
NEW



MINIMUM PLANTING REQUIREMENTS

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

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

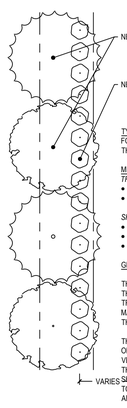
SHRUBS
- ONLY REQUIRED FOR TYPE 'A' BUFFERS WIDER THAN 30'
- (10) SHRUBS / 100 LF
- 50% EVERGREEN
- INSTALLED SIZE: 24" MIN.

GENERAL NOTES:

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

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

TYPE A - OPAQUE BUFFER
NTS



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

MINIMUM PLANTING REQUIREMENTS

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

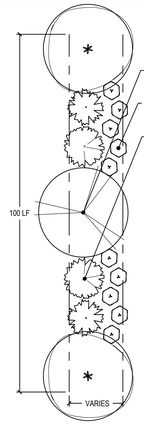
SHRUBS
- (16) SHRUBS / 100 LF (MAX. 8' O.C.)
- 50% OF ALL NEW SHRUBS SHALL BE EVERGREEN
- INSTALLED SIZE = 24" MIN.

GENERAL NOTES:

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

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

TYPE B - SEMI-OPAQUE BUFFER
NTS



MINIMUM PLANTING REQUIREMENTS

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

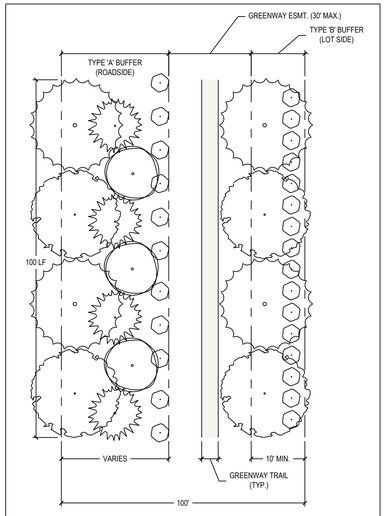
UNDERSTORY
- (4) UNDERSTORY / 100 LF
- INSTALLED SIZE = 1 1/2" CAL.

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

GENERAL NOTES:

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

QUARRY ROAD STREETSCAPE
NTS



US HIGHWAY 401 BYPASS SOUTHERN STREETSCAPE
NTS

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THE POINT YOUNG ST. PUD

ROLESVILLE, NC

PUD MASTERPLAN
LANDSCAPE DETAILS

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

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KAYNE LEATHERS

Revisions

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