DocuSign Envelope ID: C8170DCF-0774-47F1-BA34-8F40F30C93CD

CONSTRUCTION INFRASTRUCTURE DRAWINGS

BROADMOOR

CID-24-06

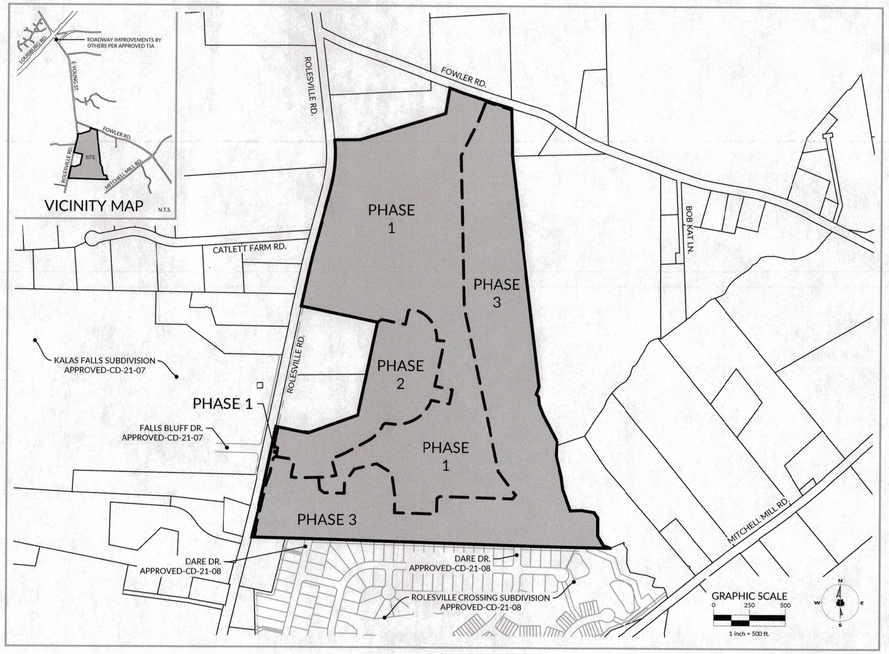
ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

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)



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.

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)	128	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)

RALEIGH WATER - PLANS AUTHORIZED FOR CONSTRUCTION
Any work authorized by this approval must proceed in accordance with the plans. This electronic approval may not be edited once issued. Any modifications to the plans after issued will re-obtain this approval.
Timothy Beasley
2025.06.04 13:23:54-04'00'

1ST SUBMITTAL: NOVEMBER 1, 2024
2ND SUBMITTAL: JANUARY 2, 2025
3RD SUBMITTAL: MARCH 3, 2025
4TH SUBMITTAL: MAY 1, 2025

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.

ATTENTION CONTRACTORS

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE INFRASTRUCTURE INSPECTIONS DIVISION AND SCHEDULE A PRE-CONSTRUCTION MEETING ON THE DEVELOPMENT PORTAL PRIOR TO BEGINNING ANY CONSTRUCTION.
RALEIGH WATER MUST BE CONTACTED AT (919) 996-4540 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY WORK ACTIVITY AROUND CRITICAL WATER AND SEWER INFRASTRUCTURE.

FAILURE TO NOTIFY CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

PUBLIC
WATER DISTRIBUTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # W-4192

PUBLIC
SEWER COLLECTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC SEWER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # S-5582

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT
APPROVED
EROSION CONTROL ☒ SEC- 139136-2025
STORMWATER MGMT. ☒ SWF- 139473-2025
FLOOD STUDY ☐ SWF-_____
DATE 04/22/2025
WAKE COUNTY NORTH CAROLINA
ENVIRONMENTAL CONSULTANT SIGNATURE

Rolesville
Genuine Community • Capital Connection • Est. 1837
Planning
CID-24-06 / Construction Infrastructure Drawings / Broadmoor
APPROVED
Date: May 23, 2025
Town of Rolesville Planning Department

CONTACT LIST:

Project Engineer
Terrence Cook, P.E.
WithersRavenel
167 E. Chatham St., Ste. 210
Cary, NC 27511
919-469-3340
tcook@withersravenel.com

Stormwater Engineer
Brandon Miller, P.E.
WithersRavenel
167 E. Chatham St., Ste. 210
Cary, NC 27511
919-469-3340
bmiller@withersravenel.com

Landscape Architect
Daniel Whatley
WithersRavenel
167 E. Chatham St., Ste. 210
Cary, NC 27511
919-469-3340
dwhatley@withersravenel.com

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

NORTH CAROLINA PROFESSIONAL SEAL 058751 ENGINEER TERRENCE E. COOK
5/27/2025

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

our people • your success

I:\23\0045-pulte_woodlief stonehedge\CAD\drawing sets\construction\03\00-03(0) COVER.dwg 7 Tuesday, May 27, 2025 10:03:28 AM TCOOK

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

INDEX OF SHEETS

NUMBER	TITLE
C0.00	COVER
C0.01	INDEX OF SHEETS
C0.02	GENERAL NOTES & LEGENDS
C0.03	GENERAL NOTES & LEGENDS
C1.00	OVERALL EXISTING CONDITIONS & DEMOLITION PLAN
C1.01	EXISTING CONDITIONS & DEMOLITION PLAN
C1.02	EXISTING CONDITIONS & DEMOLITION PLAN
C1.03	EXISTING CONDITIONS & DEMOLITION PLAN
C1.04	EXISTING CONDITIONS & DEMOLITION PLAN
C1.05	EXISTING CONDITIONS & DEMOLITION PLAN
C1.06	EXISTING CONDITIONS & DEMOLITION PLAN
C1.07	EXISTING CONDITIONS & DEMOLITION PLAN
C2.00	PHASING PLAN
C2.01	OPEN SPACE PLAN
C2.02	APPROVED CONCEPTUAL PLAN (REZ-23-02)
C3.00	OVERALL SITE PLAN
C3.01	SITE PLAN
C3.02	SITE PLAN
C3.03	SITE PLAN
C3.04	SITE PLAN
C3.05	SITE PLAN
C3.06	SITE PLAN
C3.07	SITE PLAN
C3.08	TYPICAL LOTS & ROADWAY SECTIONS
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN
C4.02	UTILITY PLAN
C4.03	UTILITY PLAN
C4.04	UTILITY PLAN
C4.05	UTILITY PLAN
C4.06	UTILITY PLAN
C4.07	UTILITY PLAN
C5.00	OVERALL STORM DRAINAGE & GRADING PLAN
C5.01	STORM DRAINAGE PLAN
C5.02	STORM DRAINAGE PLAN
C5.03	STORM DRAINAGE PLAN
C5.04	STORM DRAINAGE PLAN
C5.05	STORM DRAINAGE PLAN
C5.06	STORM DRAINAGE PLAN
C5.07	STORM DRAINAGE PLAN
C5.08	STORM DRAINAGE TABLES
C6.01	GRADING PLAN
C6.02	GRADING PLAN

INDEX OF SHEETS

NUMBER	TITLE
C6.03	GRADING PLAN
C6.04	GRADING PLAN
C6.05	GRADING PLAN
C6.06	GRADING PLAN
C6.07	GRADING PLAN
C7.00	OVERALL EROSION CONTROL PLAN (STAGE 1)
C7.01	EROSION CONTROL PLAN (STAGE 1)
C7.02	EROSION CONTROL PLAN (STAGE 1)
C7.03	EROSION CONTROL PLAN (STAGE 1)
C7.04	EROSION CONTROL PLAN (STAGE 1)
C7.05	EROSION CONTROL PLAN (STAGE 1)
C7.06	EROSION CONTROL PLAN (STAGE 1)
C7.07	EROSION CONTROL PLAN (STAGE 1)
C7.08	OVERALL EROSION CONTROL PLAN (STAGE 2)
C7.09	EROSION CONTROL PLAN (STAGE 2)
C7.10	EROSION CONTROL PLAN (STAGE 2)
C7.11	EROSION CONTROL PLAN (STAGE 2)
C7.12	EROSION CONTROL PLAN (STAGE 2)
C7.13	EROSION CONTROL PLAN (STAGE 2)
C7.14	EROSION CONTROL PLAN (STAGE 2)
C7.15	EROSION CONTROL PLAN (STAGE 2)
C7.16	OVERALL EROSION CONTROL PLAN (STAGE 3)
C7.17	EROSION CONTROL PLAN (STAGE 3)
C7.18	EROSION CONTROL PLAN (STAGE 3)
C7.19	EROSION CONTROL PLAN (STAGE 3)
C7.20	EROSION CONTROL PLAN (STAGE 3)
C7.21	EROSION CONTROL PLAN (STAGE 3)
C7.22	EROSION CONTROL PLAN (STAGE 3)
C7.23	EROSION CONTROL PLAN (STAGE 3)
C7.24	EROSION CONTROL NOTES & CALCULATIONS
C8.01	PICASSO DRIVE & SEURAT PLACE PLAN & PROFILE
C8.02	RODIN WAY PLAN & PROFILE
C8.03	BEARDEN STREET PLAN & PROFILE
C8.04	SISLEY PLACE PLAN & PROFILE
C8.05	TITIAN AVENUE PLAN & PROFILE (9+50 - 19+00)
C8.06	TITIAN AVENUE PLAN & PROFILE (18+50 - 27+50)
C8.07	DELACROIX DRIVE PLAN & PROFILE (9+50 - 18+50)
C8.08	DELACROIX DRIVE PLAN & PROFILE (18+50 - 27+50)
C8.09	MUNCH DRIVE PLAN & PROFILE (9+50 - 14+50)
C8.10	MUNCH DRIVE PLAN & PROFILE (14+50 - 29+50)
C8.11	DARE DRIVE & WARHOL COURT PLAN & PROFILE
C8.12	GREENWAY 1 PLAN & PROFILE (10+00 - 25+00)
C8.13	GREENWAY 1 PLAN & PROFILE (24+50 - 40+00)

INDEX OF SHEETS

NUMBER	TITLE
C8.14	GREENWAY 1 PLAN & PROFILE (39+50 - 48+00)
C8.15	GREENWAYS 2 & 3 PLAN & PROFILE
C8.16	SEWER OUTFALL A (10+00 - 25+00) PLAN & PROFILE
C8.17	SEWER OUTFALL A (24+50 - 40+00) PLAN & PROFILE
C8.18	SEWER OUTFALL A (39+50 - 52+00) PLAN & PROFILE
C8.19	SEWER OUTFALLS B & C PLAN & PROFILE
C8.20	SEWER OUTFALLS D & E PLAN & PROFILE
C9.01	SCM 1 PLAN & PROFILE
C9.02	SCM 2 PLAN & PROFILE
C9.03	SCM 3 PLAN & PROFILE
C9.04	SCM 4 PLAN & PROFILE
C9.05	SCM DETAILS
C9.06	SCM DETAILS
C10.00	SITE DETAILS
C10.01	SITE DETAILS
C10.02	SEWER DETAILS
C10.03	SEWER DETAILS
C10.04	WATER DETAILS
C10.05	STORM DRAINAGE DETAILS
C10.06	NCDOT DETAILS
C10.07	NCDOT DETAILS
C10.08	EROSION CONTROL DETAILS
C10.09	EROSION CONTROL DETAILS
C11.01	SIGNAGE & PAVEMENT MARKINGS PLAN
C11.02	SIGNAGE & PAVEMENT MARKINGS PLAN
C11.03	SIGNAGE & PAVEMENT MARKINGS PLAN
C11.04	SIGNAGE & PAVEMENT MARKINGS PLAN
C11.05	SIGNAGE & PAVEMENT MARKINGS PLAN
C11.06	SIGNAGE & PAVEMENT MARKINGS PLAN
C11.07	SIGNAGE & PAVEMENT MARKINGS PLAN
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE PLAN
L1.04	LANDSCAPE PLAN
L1.05	LANDSCAPE PLAN
L1.06	LANDSCAPE PLAN
L1.07	LANDSCAPE PLAN
L1.08	LANDSCAPE DETAILS
L1.09	SCM PLANTING PLAN
L9.00	AMENITY DETAILS
SL1.00	LIGHTING EXHIBIT

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

our people • your success

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 SEAL 058751 ENGINEER TERRANCE COOK
Terrance Cook
5225BA8E7E4F4E0...
5/27/2025

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

INDEX OF SHEETS

C0.01

J:\23\0045-public_workflow\Drawings\CAD\planning set\construction\C0.00-0.03 COVER.dwg - Monday, April 28, 2025 4:02:03 PM - TCOOK

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

SURVEY NOTES:

1. THE FOLLOWING INFORMATION WAS USED FOR THE EXISTING SURVEY:
   a. COORDINATE SYSTEM: NORTH CAROLINA STATE PLANE FOOT
   b. PROJECT HORIZONTAL DATUM: NAD 83/2011
   c. VERTICAL DATUM: NAVD 88
   d. COORDINATE UNITS: US SURVEY FEET
   e. VERTICAL UNITS: US SURVEY FEET
2. PROPERTY BOUNDARY SHOWN AS PROVIDED BY MSS LAND CONSULTANTS, DATED 03/07/2023.
3. TOPOGRAPHIC SURVEY SHOWN AS PROVIDED BY WITHERSRAVENEL, DATED 04/11/2024.
4. WETLANDS, STREAMS, AND RIPARIAN BUFFERS SHOWN AS PROVIDED BY WITHERSRAVENEL ENVIRONMENTAL DEPARTMENT, DATED 01/12/2023, AND APPROVED BY USACE ON 09/28/2023 (SAW-2023-01242) AND NCDWR ON 08/28/2023 (NBRRO #23-170V2).
5. TREE SURVEY SHOWN AS PROVIDED BY WITHERSRAVENEL, DATED 12/23/2023.
6. PROPERTY DOES FALL WITHIN FEMA FLOODPLAIN PER FEMA FIRM 3720176800K, EFFECTIVE DATE 07/19/2022, AND 3720176600K, EFFECTIVE DATE 07/19/2022.
7. NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE FOLLOWING: UNDERGROUND STORAGE FACILITIES, UNDERGROUND UTILITIES, GRAVES, CEMETERIES, BURIAL GROUNDS, HAZARDOUS WASTE DEPOSITS OR MATERIALS.
8. THE UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED BY WITHERSRAVENEL ON 03/05/2024 AND THOSE MARKS WERE FIELD LOCATED BY WITHERSRAVENEL ON 03/05/2024. THE ACCURACY OF THE FIELD MARKED UNDERGROUND UTILITIES IS ± 24" INCHES, UNLESS OTHERWISE INDICATED. THE DEPTH OF THESE UTILITIES IS UNKNOWN, UNLESS OTHERWISE INDICATED.
9. SURVEY CONTROL POINTS PROVIDED IN NC STATE PLANE COORDINATES. ALL PROPOSED COORDINATES ARE GROUND COORDINATES. THE CONTRACTOR'S SURVEYOR IS RESPONSIBLE FOR ANY CONVERSIONS NEEDED FOR THE STAKEOUT OF THE PROPOSED GROUND COORDINATES SHOWN.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ADDITIONAL CONTROLS THAT MAY BE NEEDED THROUGHOUT THE PROJECT.

GENERAL NOTES:

1. WORK ON THIS PROJECT SHALL CONFORM TO THE LATEST NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, TOWN OF ROLESVILLE STANDARDS AND SPECIFICATIONS, GEOTECHNICAL REPORTS, AND ANY OTHER APPLICABLE DESIGN STANDARDS AT THE TIME OF PLAN APPROVAL. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS OR PLANS, THE MOST STRINGENT SHALL GOVERN, UNLESS OTHERWISE NOTED IN THESE PLANS.
2. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING VISITED THE SITE AND HAVING FAMILIARIZED THEMSELVES WITH THE EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
3. ANY DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER IN WRITING. WORK DONE BY THE CONTRACTOR AFTER THE DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES WITHOUT WRITTEN CLARIFICATION FROM THE ENGINEER AND APPROVAL BY OWNER SHALL BE DONE AT THE CONTRACTOR'S RISK AND EXPENSE.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOBSITE SAFETY DURING ALL PHASES OF CONSTRUCTION. ALL WORK SHALL COMPLY WITH MUNICIPAL, COUNTY AND STATE REGULATIONS, AND OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OSHA ACT.
5. THE CONTRACTOR SHALL CALL "811" FOR PROPER IDENTIFICATION OF EXISTING UTILITIES AT LEAST 72 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
6. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING, AND SUBSEQUENTLY PROTECTING, ALL PUBLIC AND PRIVATE UTILITIES (SHOWN OR NOT SHOWN) THAT LIE IN OR ADJACENT TO THE PROJECT SITE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE UNDERGROUND UTILITIES. ALL UTILITIES AND FACILITIES ARE NOT NECESSARILY SHOWN. HAND DIGGING TO PROTECT UTILITIES FROM DAMAGE MAY BE REQUIRED.
7. ANY UTILITIES AND EXISTING SITE ELEMENTS (I.E. SIGNS, ROADWAYS, PATHS, STRUCTURES, NATURAL VEGETATION, OTHER EXISTING PROPERTY ITEMS, ETC.) DAMAGED DURING THE PROJECT BY THE CONTRACTOR'S WORKERS OR EQUIPMENT SHALL BE PROMPTLY REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER, UTILITY OWNER, REGULATORY AGENCY, AND ENGINEER.
8. CONTRACTOR SHALL MAKE EVERY EFFORT TO PRESERVE PROPERTY IRONS, MONUMENTS, OTHER PERMANENT POINTS AND LINES OF REFERENCE AND CONSTRUCTION STAKES. A NORTH CAROLINA LICENSED LAND SURVEYOR SHALL REPLACE, AT THE CONTRACTOR'S EXPENSE, PROPERTY IRONS, MONUMENTS, OTHER PERMANENT POINTS AND LINES OF REFERENCE AND CONSTRUCTION STAKES DESTROYED BY THE CONTRACTOR.
9. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK IN ORDER TO CAUSE MINIMUM DISTURBANCE TO THE OWNER, ADJACENT PROPERTIES AND THE PUBLIC. CONTRACTOR SHALL COORDINATE WITH AND OBTAIN APPROVAL FROM STATE AND LOCAL REGULATORY AGENCIES ON TRAFFIC CONTROL PLANS.
10. ADJACENT STREETS AND SIDEWALKS SHALL BE MAINTAINED IN AN UNOBSTRUCTED, CLEAN CONDITION, MUD AND DUST-FREE.
11. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL PERMIT APPROVALS AND EXECUTED EASEMENTS ON THE JOB SITE AT ALL TIMES.
12. CONSTRUCTION STAKEOUT FOR THIS PROJECT MAY BE PERFORMED BY THE CONTRACTOR, USING A DIGITAL (CADD) FILE PROVIDED BY THE ENGINEER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE DIGITAL FILE AND THE CRITICAL STAKING DIMENSIONS SHOWN ON THIS PLAN (I.E. PAVEMENT WIDTHS, CURB RADII, BUILDING SETBACKS, BUILDING FOOTPRINTS, ETC.). ANY MODIFICATIONS MADE BY OTHERS TO THE DIGITAL FILE PROVIDED BY THE ENGINEER SHALL RENDER IT VOID.
13. WETLANDS SHOWN WILL HAVE DEED RESTRICTION AND SHALL NOT BE CLEARED, DRAINED, OR OTHERWISE DISTURBED UNLESS SPECIFICALLY PERMITTED BY THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE) OR NC DIVISION OF COASTAL MANAGEMENT (DCM) OR NC DIVISION OF WATER RESOURCES (DWR), AS APPLICABLE.
14. ANY WETLANDS THAT ARE TEMPORARILY IMPACTED DUE TO CONSTRUCTION ACTIVITIES SHALL BE RETURNED TO PRE-CONSTRUCTION GRADE AND SEEDED WITH A WETLAND SEED MIX IN ACCORDANCE WITH THE SEDIMENT & EROSION CONTROL PLAN.
15. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDINGS AS SHOWN ON THE PLANS. ALL PAVEMENT MARKING MATERIALS SHALL ADHERE TO NCDOT STANDARDS, UNLESS NOTED OTHERWISE.
16. ACCESSIBLE ROUTES AND PARKING AREAS MUST BE PROVIDED IN ACCORDANCE WITH THE CURRENT NORTH CAROLINA BUILDING CODE AND ADA STANDARDS FOR ACCESSIBLE DESIGN.
17. WHERE PROPOSED CURB AND GUTTER TIES TO EXISTING CURB OR CURB AND GUTTER, A TRANSITION OF 10' SHALL BE MADE TO CONFORM TO THE EXISTING HEIGHTS AND SHAPES, UNLESS OTHERWISE SHOWN ON THE PLANS.
18. ALL EXPANSION CURB JOINTS SHALL EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5', UNLESS OTHERWISE SHOWN ON PLANS. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.
19. TESTING OF MATERIAL REQUIRED FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LAB AND THE PAYMENT OF EACH TESTING SERVICES SHALL BE MADE BY THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENT OF THE NCDOT AND MUNICIPAL SPECIFICATIONS.

DEMOLITION NOTES:

1. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND UTILITY OWNER TO PROPERLY MAINTAIN, REMOVE OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING SURROUNDING NEIGHBORS ABOUT ANY POTENTIAL INTERRUPTION TO SERVICE OF ANY KIND.
3. EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES. DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE AT THE CONTRACTOR'S EXPENSE AND SHALL BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
5. ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED AND SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. SAW CUTS OF EXISTING PAVEMENTS, CURBS, GUTTERS AND SIDEWALKS SHALL PRODUCE A NEAT VERTICAL EDGE.
7. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION.
8. ALL PERMITS REQUIRED FOR THE DEMOLITION WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PRIOR TO THE START OF DEMOLITION ACTIVITIES.

STORM DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF ROLESVILLE STANDARDS AND NCDOT STANDARD SPECIFICATIONS AND DETAILS.
2. ALL PUBLIC STORM DRAINAGE FRAMES, GRATES, AND HOODS SHALL BE STAMPED WITH "DRAINS TO RIVER" IN ACCORDANCE WITH TOWN OF ROLESVILLE AND NCDOT STANDARDS.
3. RIM ELEVATION GIVEN FOR CATCH BASIN (CB) IS TOP OF CURB, YARD INLET (YI) IS OPENING INVERT FOR SLAB TOP, DROP INLET (DI) IS TOP OF GRATE AND JUNCTION BOX (JB) IS TOP OF RIM.
4. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING, BUT NOT LIMITED TO THE HORIZONTAL AND VERTICAL LOCATION OF STRUCTURES AND UTILITIES CROSSING THE STORM SEWER PIPE.
5. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER DRAINAGE SYSTEM.
6. ALL STORM SEWER PIPE SHALL BE MINIMUM CLASS III REINFORCED CONCRETE PIPE (RCP), UNLESS OTHERWISE NOTED.
7. IF THERE ARE DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS RELATED TO WHERE THE PROPOSED STORM SEWER PIPING TIES TO EXISTING STRUCTURES, PIPES, SWALES, ETC., THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER. AFTER NOTIFICATION TO ENGINEER AND OWNER, THE CONTRACTOR SHALL PERFORM THE AGREED UPON FIELD ADJUSTMENTS TO MATCH THE LOCATIONS OF THESE EXISTING FEATURES.
8. ALL STORM SEWER PIPE SHALL HAVE A MINIMUM COVER OF 2 FEET FROM FINISHED SUBGRADE TO THE PIPE CROWN IN TRAFFIC BEARING AREAS, UNLESS APPROVED BY AUTHORITIES HAVING JURISDICTION.
9. ALL STORM SEWER PIPE SHALL HAVE A MINIMUM COVER OF 1 FOOT TO THE PIPE CROWN IN NON-TRAFFIC BEARING AREAS.
10. THE STORM PIPE LENGTHS AS SHOWN ON THE DRAWINGS REPRESENTS THE DISTANCE FROM CENTER TO CENTER OF THE RESPECTIVE STRUCTURES.
11. STORM SEWER UTILITY STRUCTURE TABLES ARE AVAILABLE UPON REQUEST.

GRADING NOTES:

1. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. IN ADDITION TO THE MEASURES SHOWN IN THESE PLANS, THE CONTRACTOR SHALL USE INTERIM DIVERSION DITCHES, BERMS, OR OTHER METHODS AS REQUIRED TO DIRECT DRAINAGE AS SHOWN ON THESE PLANS AND TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES, ROADWAYS, AND ENVIRONMENTALLY SENSITIVE AREAS SUCH AS BUFFERS AND WETLANDS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER IN WRITING OF ANY DISCREPANCIES OR CONCERNS.
2. ALL SOILS USED FOR BACKFILL SHALL BE FREE OF UNSATISFACTORY MATERIALS INCLUDING ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION AND OTHER DELETERIOUS MATTER. ROCK OR GRAVEL LARGER THAN 2 INCHES IN ANY DIMENSION SHALL NOT BE PLACED IN THE IN THE FINAL LIFT (MINIMUM OF 6 INCHES). UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILLS AND REFUSE DEBRIS DERIVED FROM ANY SOURCE. REFER TO FINAL GEOTECHNICAL REPORT FOR ANY SPECIAL FILL MATERIAL REQUIRED FOR THIS PROJECT, IF ANY. THE CONTRACTOR SHALL CONSULT WITH THE SITE GEOTECHNICAL ENGINEER PRIOR TO BACKFILL PLACEMENT TO VERIFY BACKFILL MEETS PROJECT REQUIREMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL SOIL TESTING IS PERFORMED AND THE RESULTS FORWARDED TO THE ENGINEER AND OWNER.
4. MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DEPRESSION REQUIRING FILL OR BACKFILL SHALL MEET THE REQUIREMENTS OF THE PROJECT GEOTECHNICAL ENGINEER RECOMMENDATIONS.
5. THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT TO THE OWNER AND PROJECT GEOTECHNICAL ENGINEER THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A NORTH CAROLINA CERTIFIED MATERIALS TESTING LABORATORY AND CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA REPRESENTING THE LABORATORY.
6. ALL PAVEMENT SUBGRADES SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES AND COMPACTED TO A MINIMUM DENSITY OF 100 PERCENT OF ASTM D1557 DENSITY AT OPTIMUM MOISTURE CONTENT UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION PLANS OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
7. RETAINING SYSTEMS PROVIDING A CUMULATIVE VERTICAL RELIEF GREATER THAN FOUR FEET (4') IN HEIGHT WITHIN A HORIZONTAL SEPARATION DISTANCE OF 50 FEET OR LESS, INCLUDING RETAINING WALLS OR MECHANICALLY STABILIZED EARTH WALLS, SHALL BE DESIGNED UNDER THE RESPONSIBLE CHARGE OF A REGISTERED DESIGN PROFESSIONAL. RETAINING WALL SYSTEMS SHALL MEET THE REQUIREMENTS OF THE NC BUILDING CODE AND LOCAL JURISDICTION.
8. CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. SPOT ELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.
9. CONTRACTOR SHALL OBTAIN ALL PERMITS AS REQUIRED FOR BLASTING ROCK IF BLASTING ROCK IS REQUIRED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION RELATED TO BLASTING AND SAFETY.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS. DEWATERING SHALL BE INCIDENTAL TO GRADING OPERATIONS.
11. MASS GRADING OPERATIONS SHALL BE PHASED TO LIMIT EXPOSED AREAS. PRIOR TO PROCEEDING TO ANOTHER PHASE, THE PRESENT PHASE SHALL BE STABILIZED WITH ADEQUATE GROUND COVER SUFFICIENT TO RESTRAIN EROSION AND HAVE ALL INFRASTRUCTURE INSTALLED. SEE GROUND COVER REQUIREMENTS WITHIN THESE PLANS OR CONSULT THE MUNICIPAL EROSION CONTROL SPECIALIST.
12. THE FRAMES AND COVERS OF ALL EXISTING AND PROPOSED DRAINAGE, SANITARY SEWER, WATER MAIN, GAS AND ELECTRIC UTILITY STRUCTURES SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED ELEVATIONS AND SLOPES UNLESS OTHERWISE SHOWN ON THE PLANS.
13. BEFORE ANY EARTHWORK COMMENCES, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF CONSTRUCTION AND OTHER ITEMS ESTABLISHED IN THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
14. ZONE 1 NEUSE RIPARIAN BUFFER SHALL NOT BE DISTURBED DURING CONSTRUCTION, UNLESS OTHERWISE NOTED. ZONE 1 NEUSE RIPARIAN BUFFER SHALL EXTEND 30' FROM TOP OF BANK AS SHOWN ON THE PLANS. ZONE 2 NEUSE RIPARIAN BUFFER SHALL BE CLEARED AND GRUBBED IN THE AREAS SHOWN ON THE PLANS. ZONE 2 NEUSE RIPARIAN BUFFER SHALL EXTEND 20' INLAND FROM THE ZONE 1 NEUSE RIPARIAN PERIMETER (50' FROM TOP OF BANK). CONSTRUCTION ACTIVITY SHALL BE KEPT AT A MINIMUM IN THIS AREA. ALL TREES WITHIN ZONE 2 NEUSE RIPARIAN BUFFER SHALL BE FELLED AWAY FROM ZONE 1 NEUSE RIPARIAN BUFFER.
15. THE PLACEMENT OF ANY FILL MATERIAL MUST BE CONDUCTED UNDER THE OBSERVATION OF A QUALIFIED LICENSED GEOTECHNICAL ENGINEER AND UPON COMPLETION OF THE EARTHWORK ACTIVITIES THE OWNER AND JURISDICTION MUST BE PROVIDED WITH A FINAL GRADING REPORT THAT INCLUDES THE CORRESPONDING COMPACTION TEST RESULTS AND CERTIFIES THE TYPE OF FILL MATERIAL AND ITS PROPER PLACEMENT.
16. REFERENCE STRUCTURAL DRAWINGS, SPECIFICATIONS, GEOTECHNICAL REPORT, AND/OR DIRECTIVES PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER FOR BUILDING PAD AND PAVING SUBGRADE INFORMATION.
17. ALL PROPOSED SLOPES SHALL BE GRADED TO 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

GENERAL LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE EXISTING PLANTS, FACILITIES AND STRUCTURES THAT ARE TO REMAIN. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER.
2. UTILITIES SHOWN ON THE LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. SEE UTILITY DRAWINGS FOR EXISTING AND PROPOSED UTILITY LOCATIONS. SEE UTILITY NOTES FOR ADDITIONAL INFORMATION.
3. NO CHANGES TO ANY ASPECT OF APPROVED PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS, LIGHTING, OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY, ENGINEER, LANDSCAPE ARCHITECT AND OWNER.
4. ALL PLANTS PROVIDED BY THE CONTRACTOR SHALL MEET OR SURPASS THE SPECIFICATIONS GIVEN IN THE PLANT TABLE AND CONFORM TO THE AMERICAN STANDARD OF NURSERY STOCK, ANSI Z601-1973 IN REGARD TO SIZING, GROWING AND BALLED AND BURLAPPED (B&B) SPECIFICATIONS. PLANTS SHALL BE FULL AND HEAVY, AND IN HEALTHY CONDITION AT THE TIME OF PLANTING. LANDSCAPE ARCHITECT SHALL REJECT ANY PLANT NOT MEETING THESE GUIDELINES AND REQUIRE REPLACEMENT.
5. ALL PLANTS ARE TO BE FULLY WARRANTED (INCLUDING LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM FINAL ACCEPTANCE.
6. PLANTING SHALL BE INSTALLED DURING THE IDEAL SEASON BASED ON THE TYPE OF PLANT.
7. ALL PLANTS THAT ARE UNABLE TO BE IMMEDIATELY PLANTED SHALL BE STORED IN A PROTECTED AREA OUT OF DIRECT SUN AND WIND. PLANTS SHALL BE EVENLY AND CONSISTENTLY WATERED, AS NEEDED, TO PREVENT DRYING OF ROOTS. ROOT BALLS OF B&B STOCK SHALL BE COVERED WITH AT LEAST 4 INCHES OF HARDWOOD MULCH TO MAINTAIN MOISTURE IN ROOTS.
8. THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN ON PLANS AND CLARIFY ANY DISCREPANCIES WITH LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS. CONTRACTOR SHALL TAG ALL TREES (AS DESIGNATED IN THE MASTER PLANT LIST) AT THE NURSERY FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS.
9. LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
10. ALL PLANTS AND PLANTING BEDS ARE TO BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. SPECIFIC ATTENTION SHALL BE GIVEN TO ENSURE THAT PLANTS INDIVIDUALLY SHOWN ON THE PLAN ARE ACCURATELY LOCATED. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.
11. NO PLANTINGS SHALL BE REQUIRED WHEN A PRESERVED WETLAND OR REQUIRED RIPARIAN BUFFER EXISTS WITHIN A REQUIRED BUFFER YARD.
12. EXISTING SIGNIFICANT VEGETATION THAT IS PRESERVED WITHIN ANY REQUIRED BUFFER YARD SHALL BE CREDITED TOWARD STANDARDS FOR THE TYPE OF BUFFER REQUIRED AT THE TIME OF MUNICIPAL APPROVALS. IF EXISTING VEGETATION DOES NOT FULLY MEET THE STANDARDS FOR THE TYPE OF BUFFER REQUIRED, SUPPLEMENTAL VEGETATION AND/OR SITE FEATURES (INCLUDING FENCES) SHALL BE PLANTED OR INSTALLED WITHIN THE REQUIRED BUFFER AREA TO MEET MINIMUM STANDARDS.
13. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL NEW PLANTING BEDS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALLOWED TO DISSIPATE PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
14. ALL LANDSCAPE AREAS ARE TO BE GRADED FOR POSITIVE DRAINAGE AND TO ENSURE NO STANDING WATER. SEE GRADING PLAN FOR SPECIFIC GRADING INFORMATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND/OR ENGINEER OF ANY GRADING DISCREPANCIES OR CONCERNS.
15. ESTABLISH AND MAINTAIN TOP OF GRADE BELOW ADJACENT CURBS, WALKWAYS AND OTHER HARDSCAPE AREAS TO ALLOW FOR INSTALLATION OF MULCH.
16. ALL PLANTING BEDS ARE TO BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2-3 INCHES, UNLESS INDICATED OTHERWISE. MULCH SHALL BE AS SELECTED BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT A SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND DELIVERY TO PROJECT SITE.
17. FINISH OFF 2-4 FOOT CLEAR ZONE AROUND TREES WITH A 2-3-INCH LAYER OF MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND THE ROOT FLARE.
18. MIXED GROUNDCOVER AND PLANTS SPECIFIED FOR MASS PLANTINGS SHALL BE PLANTED IN ODD GROUPINGS AND LOCATED AS REQUIRED TO PROVIDE A GENERAL MIXING OF SPECIES. DO NOT PLANT IN ROWS OR REPETITIVE PATTERNS UNLESS OTHERWISE DIRECTED.
19. ALL TREES ADJACENT TO PEDESTRIAN WALKWAYS AND IN SIGHT TRIANGLES SHALL BE UNDER-TRIMMED SUFFICIENTLY TO ALLOW CLEAR SIGHT AND PEDESTRIAN ACCESS UP TO 6 FEET ABOVE SIDEWALK ELEVATION. ALL PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST AND ADHERE TO THE ANSI A300 PRUNING STANDARD. PRUNING CUTS ARE TO BE DELIBERATE AND TARGETED ONLY TO THE NECESSARY BRANCHES IN ORDER TO SATISFY SIGHT AND CLEARANCE REQUIREMENTS WHILE MAINTAINING THE INTEGRITY OF THE TREES.
20. THE SITE SHALL BE STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
21. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF THE PLANTING AREAS UNTIL FINAL ACCEPTANCE.
22. ANY PLANT WHICH DIES, TURNS BROWN OR DEFOLIATES PRIOR TO FINAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, IN ACCORDANCE WITH THE APPROPRIATE PLANTING SEASON; QUANTITY AND SIZE TO MEET PLAN SPECIFICATIONS.

TREE PROTECTION NOTES:

1. ALL TREES THAT ARE TO REMAIN, WITHIN OR DIRECTLY ADJACENT TO THE LIMITS OF WORK, MUST BE PROTECTED WITH TREE PROTECTION FENCE AS INDICATED ON THE PLANS TO THE EXTENT OF THE TREE BOX OR THE DRIP LINE IN A PLANTING STRIP. THE DRIP LINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF THE TREE. FENCING IS TO BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT, AND REMOVED ONLY AT THE END OF THE PROJECT.
2. NONE OF THE FOLLOWING SHALL OCCUR WITHIN THE ROOT ZONE OF A TREE WITHOUT PERMISSION OF LANDSCAPE ARCHITECT OR PROJECT ARBORIST: ALTERATION OR DISTURBANCE TO EXISTING GRADE; STAGING OR STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT USE, SOIL OR DEBRIS REMOVAL OR STOCKPILING; TRENCHING; OR DISPOSAL OF ANY LIQUIDS.
3. APPROVED EXCAVATIONS WITHIN THE DRIP LINE SHALL PROCEED WITH CARE BY USE OF HAND TOOLS OR EQUIPMENT THAT WILL NOT CAUSE INJURY TO TREE TRUNKS, BRANCHES AND ROOTS.
4. NO ROOTS GREATER THAN 2 INCHES IN DIAMETER SHALL BE CUT WITHOUT PERMISSION OF LANDSCAPE ARCHITECT OR PROJECT ARBORIST. EXPOSED ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN BURLAP OR OTHER APPROVED MATERIAL AND KEPT MOIST AT ALL TIMES.
5. IF THERE ARE ANY TREE CONFLICTS ON THIS JOB SITE, PERMIT HOLDER MUST SUSPEND ALL WORK THAT CONTRIBUTES TO THE CONFLICT AND IMMEDIATELY CONTACT LANDSCAPE ARCHITECT OR PROJECT ARBORIST FOR DIRECTION AND CLEARANCE TO CONTINUE THE CONFLICTING WORK.
6. TREES THAT ARE PROTECTED SHALL BE THOROUGHLY WATERED AS REQUIRED TO KEEP ROOT BALLS FROM DRYING OUT, ESPECIALLY BETWEEN APRIL THROUGH SEPTEMBER.

UTILITIES NOTES:

1. GENERALLY, FILL MATERIAL SHALL BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. ALL NECESSARY INSPECTIONS, CERTIFICATIONS, AND TESTING REQUIRED BY CODES AND UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO MUNICIPAL APPROVAL FOR THE FINAL CONNECTION OF SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF TESTING SERVICES AND COORDINATION WITH UTILITY OWNER.
3. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE IMPROVEMENTS SHOWN.
4. THE CONTRACTOR SHALL REPORT, IN WRITING ANY UTILITY CONFLICTS TO THE ENGINEER IMMEDIATELY UPON DISCOVERING CONFLICTS.
5. THE SANITARY SEWER PIPE LENGTHS AS SHOWN ON THE DRAWINGS REPRESENTS THE DISTANCE FROM CENTER TO CENTER OF THE RESPECTIVE STRUCTURES.
6. PRIOR TO UTILITY RELOCATION, REMOVAL OR ABANDONMENT, THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY PROVIDERS, LOCAL MUNICIPALITY, AND NCDOT.
7. THE CONTRACTOR SHALL MAINTAIN A MINIMUM COVER OF 5 FEET MEASURED FROM FINISHED GRADE IN TRAFFIC AREAS TO THE PIPE CROWN UNLESS DUCTILE IRON PIPE IS PROVIDED IN CLASS I BEDDING WHERE MINIMUM COVER SHALL BE THREE FEET.
8. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR INSTALLATION OF ALL PROPOSED POWER AND COMMUNICATION LINES AND ASSOCIATED APPURTENANCES.

WELL ABANDONMENT:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAYING APPLICABLE FEES FOR THE ABANDONMENT OF WELLS.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NCDEQ) WELL STANDARDS (15A NCAC 02C .0113). AN ABANDONMENT PERMIT SHALL BE OBTAINED BY A CERTIFIED NC WELL CONTRACTOR FROM THE COUNTY ENVIRONMENTAL HEALTH DIVISION PRIOR TO COMMENCING ABANDONMENT WORK. USE FORM GW-20 PROVIDED BY NCDEQ.

SEPTIC SYSTEM ABANDONMENT:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAYING APPLICABLE FEES FOR THE ABANDONMENT OF SEPTIC TANKS AND SEPTAGE. ALL WORK SHALL BE DONE IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION.
2. THE CONTRACTOR SHALL PROVIDE TEMPORARY CONTAINMENT AND PROPER DISPOSAL OF THE WASTEWATER COMING FROM THE RESIDENCE PRIOR TO DISCONNECTING THE SEPTIC SYSTEM TO BE ABANDONED.
3. FOR SEPTIC SYSTEMS CONTAINING A SEPTIC PUMP, THE CONTRACTOR SHALL DISCONNECT THE SEPTIC PUMP PRIOR TO ABANDONING THE SEPTIC SYSTEM. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT NC ELECTRICAL CODE BY A LICENSED ELECTRICAL CONTRACTOR IN THE STATE OF NORTH CAROLINA.
4. ALL DEBRIS AND MATERIALS FROM THE ABANDONED SEPTIC SYSTEM ARE TO BE DISPOSED OF PROPERLY IN AN APPROVED OFF-SITE FACILITY AND THE CONSTRUCTION AREA RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
5. NO SEPTAGE SHALL BE DISCHARGED TO THE EXISTING SEWER SYSTEM.

RETAINING WALL NOTES:

1. THE CONTRACTOR SHALL ADHERE TO THE HORIZONTAL AND VERTICAL LOCATION OF THE WALLS SHOWN ON THE PLANS. THE STRUCTURAL WALL DESIGN SHALL BE COMPLETED BY OTHERS, UNLESS OTHERWISE NOTED.
2. TFW REFERS TO TOP FACE OF WALL ELEVATION. BFW REFERS TO THE BOTTOM FACE OF WALL ELEVATION AT FINISHED GRADE, NOT FOOTING GRADE.
3. IF STAKED BY WITHERSRAVENEL, INC., BOTTOM OF WALL GRADE AT FINISHED GRADE WILL BE STAKED. ANY DIFFERENCES BETWEEN FOUNDATION OF WALL AS COMPARED TO FINISHED GRADE BOTTOM IS TO BE STATED SO ON RETAINING WALL PLANS BY OTHERS.
4. IF WALL CONTRACTOR REQUIRES ADDITIONAL STAKING BEYOND WALL AT FINISHED GRADE, THE ENGINEER MAY PROVIDE A CAD FILE NOTING LOCATION OF THE ITEMS TO BE STAKED. LOCATIONS WHERE WALL BREAKS OR CHANGES IN WALL ANGLES ARE TO BE NOTED ON THE CAD FILE.
5. WALL BATTER ASSUMPTIONS
   a. ¼" PER 8" VERTICAL RISE.
   b. THE WALL CONTRACTOR OR ENGINEER OF RECORD FOR THE PROPOSED WALL SHALL NOTIFY WITHERSRAVENEL, INC. IF THE RETAINING WALL BATTER MUST DEVIATE FROM THE ABOVE WALL ASSUMPTIONS AT THE TIME OF DESIGN FOR VERIFICATION TO MEET SITE DESIGN CRITERIA.
6. PRIOR TO WALL STAKING, A MEETING SHALL BE HELD BY THE SURVEYOR AND WALL CONTRACTOR TO DETERMINE STAKING CRITERIA.
7. CONTRACTOR TO INSTALL TEMPORARY FENCING/BARRICADES DURING CONSTRUCTION UNTIL PERMANENT FENCING IS INSTALLED.
8. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES TO PERMANENT FENCING DURING CONSTRUCTION. REPAIR OF DAMAGES SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE DONE TO THE SATISFACTION OF THE ENGINEER AND OWNER.

CITY OF RALEIGH STANDARD UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
   a. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   b. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
   e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W- 41 & S-49).
   f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
7. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
8. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
9. INSTALL ¾" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
10. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
11. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
12. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
13. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
14. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
15. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
16. THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (SAAE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
17. THE DEVICE AND INSTALLATION SHALL MEE THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
18. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH, INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
19. NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN $250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.

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

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 058751 TERRENCE COOK
Signed by:
5225BA851E...
5/27/2025

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

GENERAL NOTES & LEGENDS

C0.02

j:\23\0045-pulte_woodlief assemblage\CAD\drawing sets\construction\C0.00-0.03 COVER.dwg - Monday, April 28, 2025 4:02:10 PM - TCOOK

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

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

DE	PUBLIC DRAINAGE EASEMENT
VWDE	PUBLIC VARIABLE WIDTH DRAINAGE EASEMENT
GE	PUBLIC GREENWAY EASEMENT
CORUE	CITY OF RALEIGH PUBLIC UTILITY 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

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

our people • your success

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 SEAL 058751 ENGINEER TERRANCE COOK
Terrance Cook
5225BA8E51E4...
5/27/2025

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

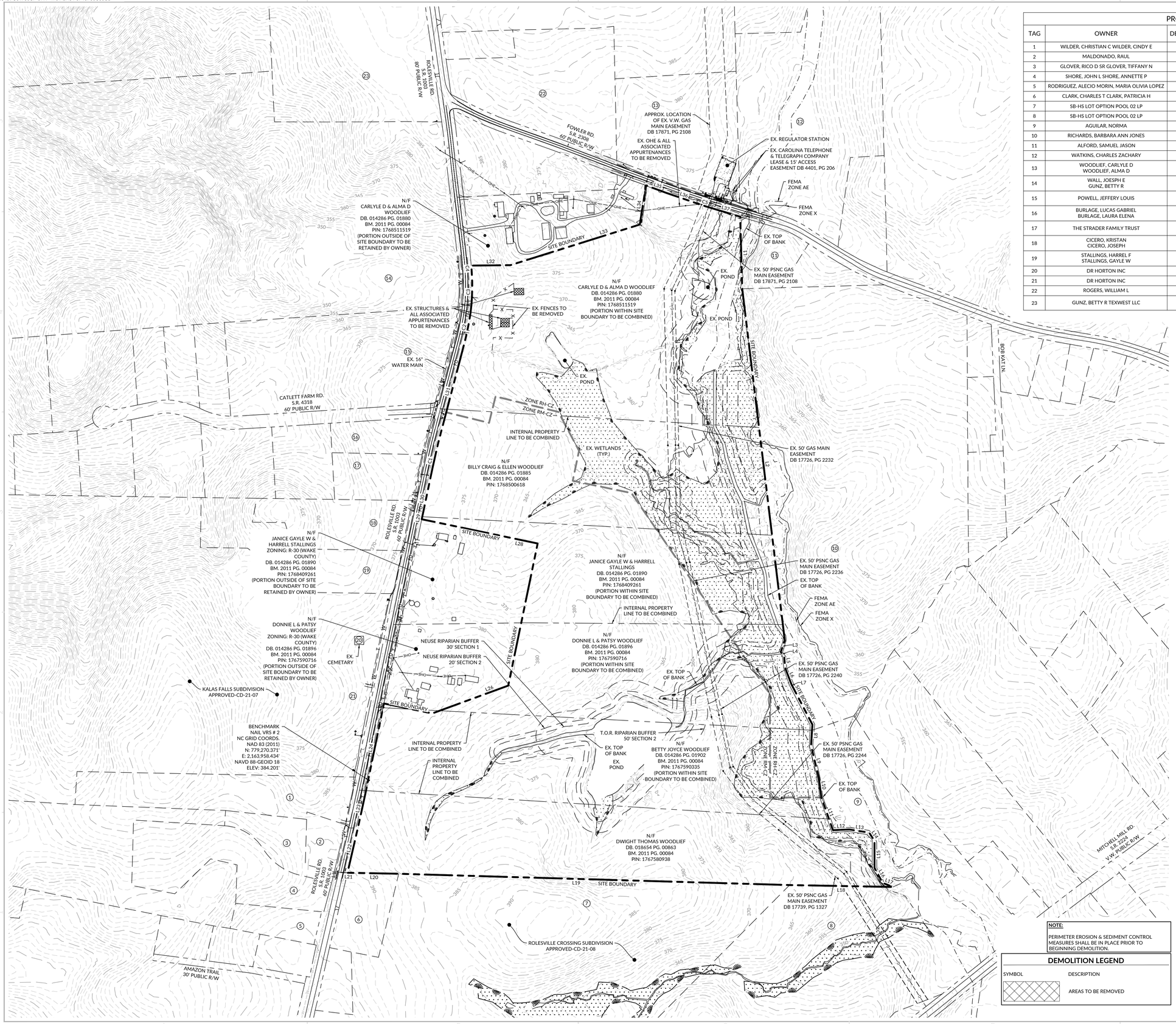
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

GENERAL NOTES & LEGENDS

C0.03

J:\23\0045-public_woodlief sawmill\engr\CAD\planning set\construction\C0.00-0.03 CON'S.dwg - Monday, April 28, 2025 4:02:14 PM - TCOOK

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



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

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'

NOTE:
PERIMETER EROSION & SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO BEGINNING DEMOLITION.

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	AREAS TO BE REMOVED

KEY MAP
NOT TO SCALE

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

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 SEAL 058751 ENGINEER TERRANCE COOK
Terrance Cook
5225BA851F4E4A0...
5/27/2025

SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

OVERALL EXISTING CONDITIONS & DEMOLITION PLAN

C1.00

J:\23\0045-Pulte_Woodlief Assemblage\Civil\Drawing Set\Construction\C1.00 OVERALL EXISTING CONDITIONS & DEMOLITION PLAN.dwg Monday, April 28, 2025 1:42:18 PM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

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

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

our people • your success

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 058751 TIMOTHY LEE COOK
02258A851E1F4F4...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

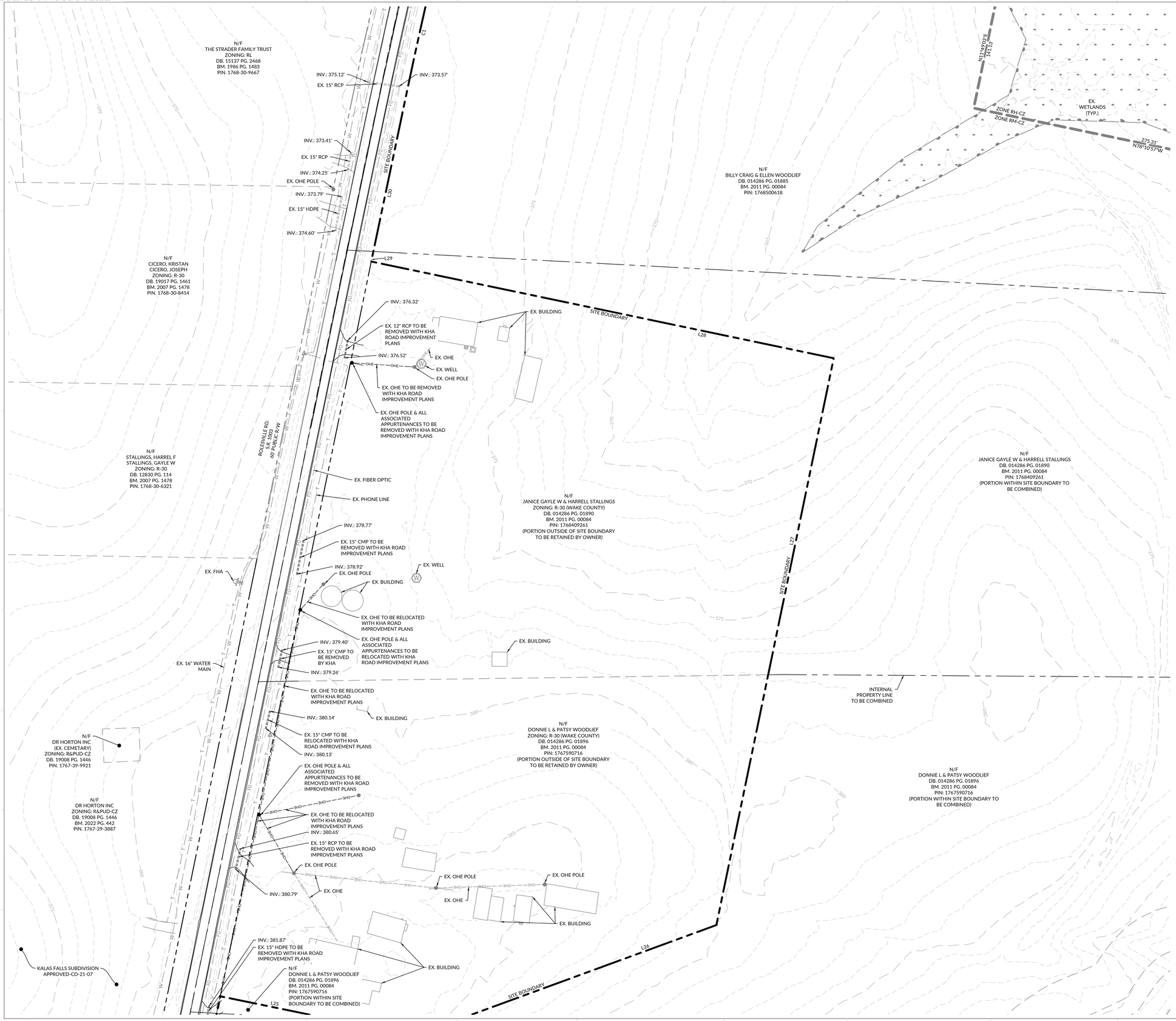
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

EXISTING CONDITIONS & DEMOLITION PLAN

C1.01

J:\23\0045-Public_Mroadlief Assemblage\CAD\Drawing Set\Construction\C1.01-1.07 EXISTING CONDITIONS & DEMOLITION PLAN.dwg, Monday, April 28, 2025 4:03:27 PM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



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

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

our people • your success

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 058751 TURNER LANE COOK
5225BA8B57E4F4...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
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 Monday, April 28, 2025 4:03:34 PM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

KALAS FALLS SUBDIVISION APPROVED-CD-21-07

INV.: 381.87'
EX. 15" HDPE TO BE REMOVED WITH KHA ROAD IMPROVEMENT PLANS

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

EX. BUILDING

SITE BOUNDARY

L25

INV.: 382.12'
EX. OHE TO BE RELOCATED WITH KHA ROAD IMPROVEMENT PLANS

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

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

EX. 12" DIP WATER MAIN
EX. FHA

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

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 2

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1

INTERNAL PROPERTY LINE TO BE COMBINED

NEUSE RIPARIAN BUFFER 20' SECTION 2

NEUSE RIPARIAN BUFFER 30' SECTION 1

EX. TOP OF BANK

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

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

EX. WETLANDS (TYP.)

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1

NEUSE RIPARIAN BUFFER 30' SECTION 1

NEUSE RIPARIAN BUFFER 20' SECTION 2

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 2

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1

EX. POND

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'

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

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

EX. WETLANDS (TYP.)

EX. 16" WATER MAIN

EX. OHE POLE

EX. CATV

EX. OHE TO BE RELOCATED WITH KHA ROAD IMPROVEMENT PLANS

L23

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

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

INTERNAL PROPERTY LINE TO BE COMBINED

NEUSE RIPARIAN BUFFER 30' SECTION 1

NEUSE RIPARIAN BUFFER 20' SECTION 2

EX. WETLANDS (TYP.)

SITE BOUNDARY

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

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

EX. PHONE LINE

EX. FIBER OPTIC

L22

EX. FIBER OPTIC

L21

EX. CATV POLE

INV.: 389.20'

EX. 12" RCP

INV.: 390.02'

L20

SITE BOUNDARY

L19

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

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

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

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

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

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 SEAL 058751 ENGINEER TIMOTHY DUANE COOK
5225BA857E...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

EXISTING CONDITIONS & DEMOLITION PLAN

C1.03

J:\23\0045-Pulte_Woodlief Assemblage\Civil\Drawing Set\Construction\C1.01-1.07 EXISTING CONDITIONS & DEMOLITION PLAN.dwg Monday, April 28, 2025 4:03:40 PM JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 2

ZONE R3-CZ

ZONE RM-CZ

EX. WETLANDS (TYP.)

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

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

235.90'
N90°00'00"W

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 2

NEUSE RIPARIAN BUFFER 50' SECTION 1

NEUSE RIPARIAN BUFFER 20' SECTION 2

EX. TOP
OF BANK

SITE BOUNDARY

NON-ENCROACHMENT
AREA PER FEMA

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

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

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

EX. 20" PSNC
GAS MAIN

EX. GAS
MARKER (TYP.)

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

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

EX. TOP
OF BANK

EX. WETLANDS (TYP.)

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

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

our people • your success

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 058751 TIMOTHY LEE COOK

5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
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, Monday, April 28, 2025 4:03:45 PM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

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

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

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

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

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

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

EX. TOP OF BANK
EX. WETLANDS (TYP.)
SITE BOUNDARY
INTERNAL PROPERTY LINE TO BE COMBINED
EX. 50' PSNC GAS MAIN EASEMENT DB 1739 PG 1327
EX. 20" PSNC GAS MAIN
EX. GAS MARKER (TYP.)
FEMA ZONE AE
FEMA ZONE X
ZONE BM-CZ
ZONE RH-CZ
NON-ENCROACHMENT AREA PER FEMA
EX. POND
T.O.R. STREAM PROTECTION BUFFER 50' SECTION 2
T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1
NEUSE BIPARIAN BUFFER 30' SECTION 1
NEUSE BIPARIAN BUFFER 20' SECTION 2
L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19

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

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

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 SEAL 058751 ENGINEER TURNER LANCE COOK
5225BAB57E1F4B0...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

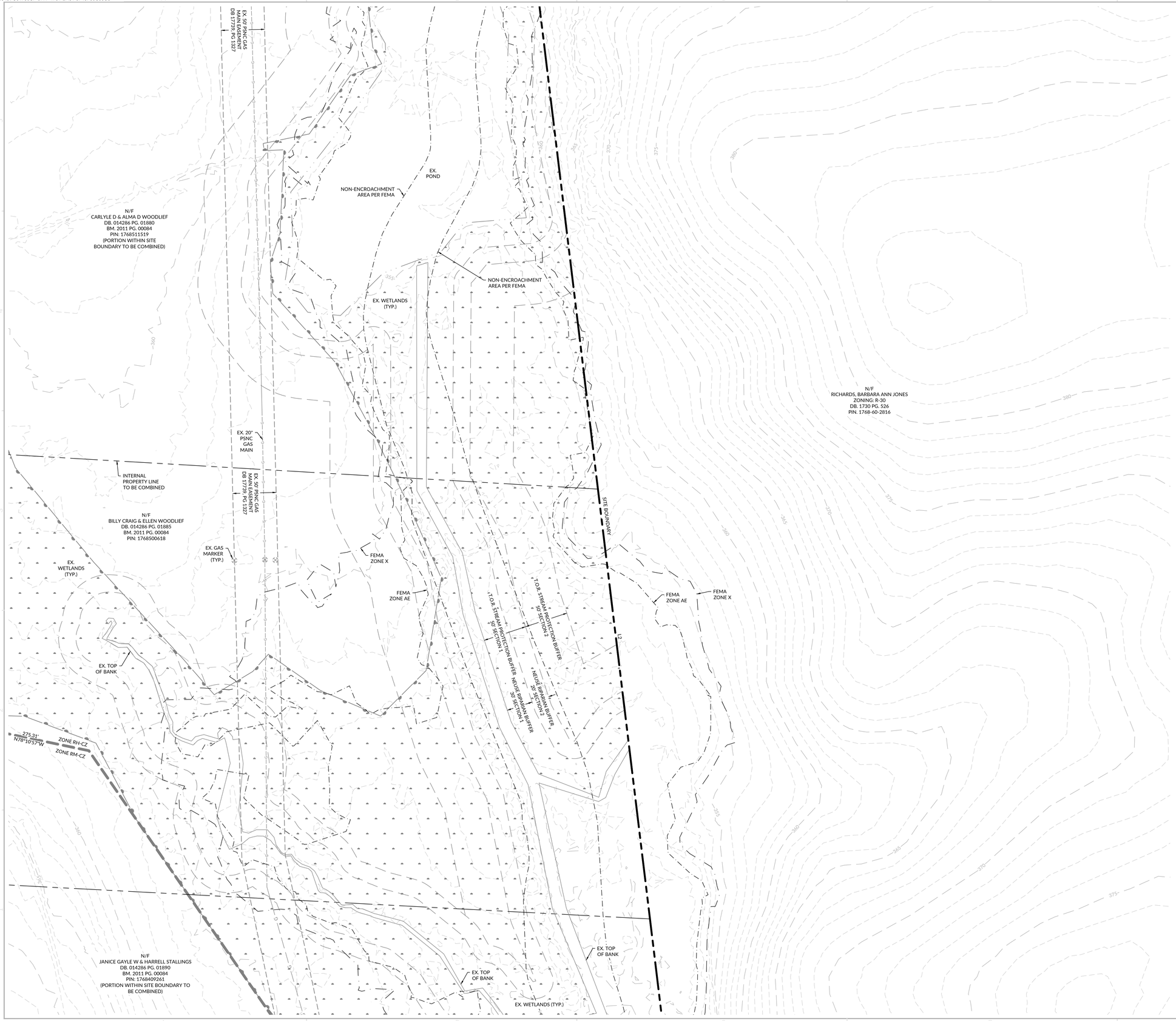
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

EXISTING CONDITIONS & DEMOLITION PLAN

C1.05

J:\23\0045-Plan_Woodlief Assemblage\CAD\Drawing Set\Construction\C1.05-1.07 EXISTING CONDITIONS & DEMOLITION PLAN.dwg Monday, April 28, 2025 4:03:52 PM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



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

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

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 058751 TERRENCE COOK
5225BAB8-1E...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
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 Monday, April 28, 2025 4:03:56 PM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

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. STREAM PROTECTION BUFFER 50' SECTION 2
T.O.R. STREAM PROTECTION 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

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

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

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 058751 TERRANCE COOK
5225BA8E57E4484...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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\C1.01-1.07 EXISTING CONDITIONS & DEMOLITION PLAN.dwg Monday, April 28, 2025 4:04:04 PM by JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

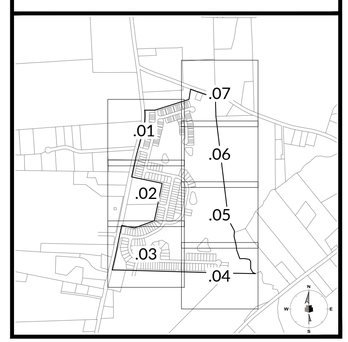
PHASE AREA SUMMARY									
	PHASE 1				PHASE 2		PHASE 3		
	ZONE RH-CZ		ZONE RM-CZ		ZONE RM-CZ		ZONE RH-CZ	ZONE RM-CZ	
	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(SF)	(AC)
TOTAL AREA	934,362	21.45	1,166,532	26.77	536,659	12.32	875,120	20.09	1,085,951	24.93
LOT AREA	276,913	6.36	196,215	4.50	326,750	7.50	0	0.00	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	29	125
PHASE 2		61	61
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
NOT TO SCALE



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

our people • your success

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 SEAL 058751 ENGINEER TERRENCE COOK
Terrence Cook
52218A8A81E14B0...
5/27/2025

0 100 200
SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

PHASING PLAN

C2.00

J:\23\0045-Pole - Woodleaf Assemblage\CAD\Drawing Set\Construction\C2.00 PHASING PLAN.dwg, Monday, April 28, 2025 6:05:48 PM, JKSTH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

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

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

our people • your success

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 058751 TERRANCE LEE COOK

Terrance Cook

5/27/2025

SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

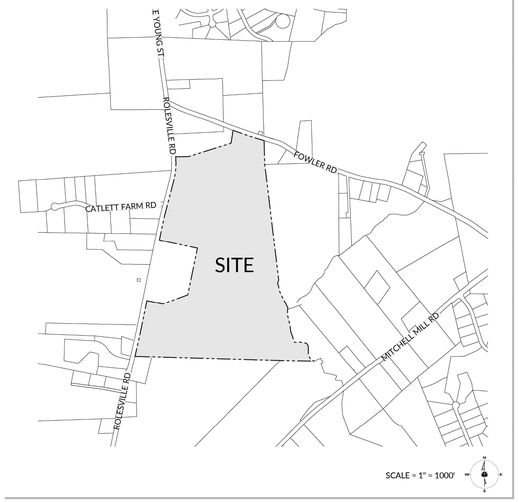
OPEN SPACE PLAN

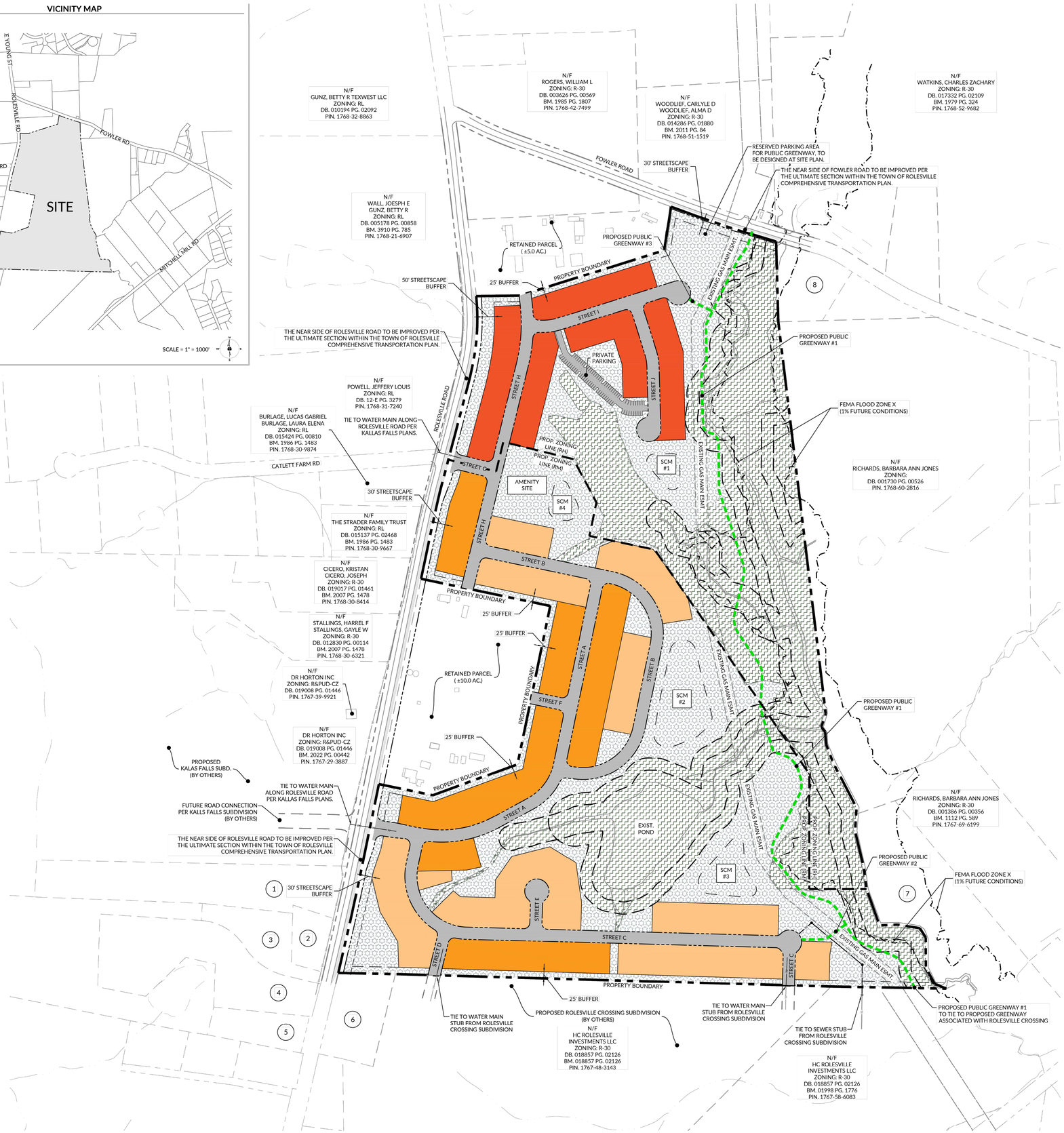
C2.01

J:\2210\05-Plats_Woodlief Assemblage\CAD\Drawing Sets\Construction\C2.01 OPEN SPACE PLAN.dwg, Monday, April 28, 2025 4:05:30 PM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

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

our people • your success

PULTEGROUP

MASTER PLAN

WOODLIEF ASSEMBLAGE

1321 ROLESVILLE RD | ROLESVILLE, NC 27587 | WAKE COUNTY

NORTH CAROLINA
PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION
Tyler Raughley
5225BA851F6E4A0...
5/27/2025

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

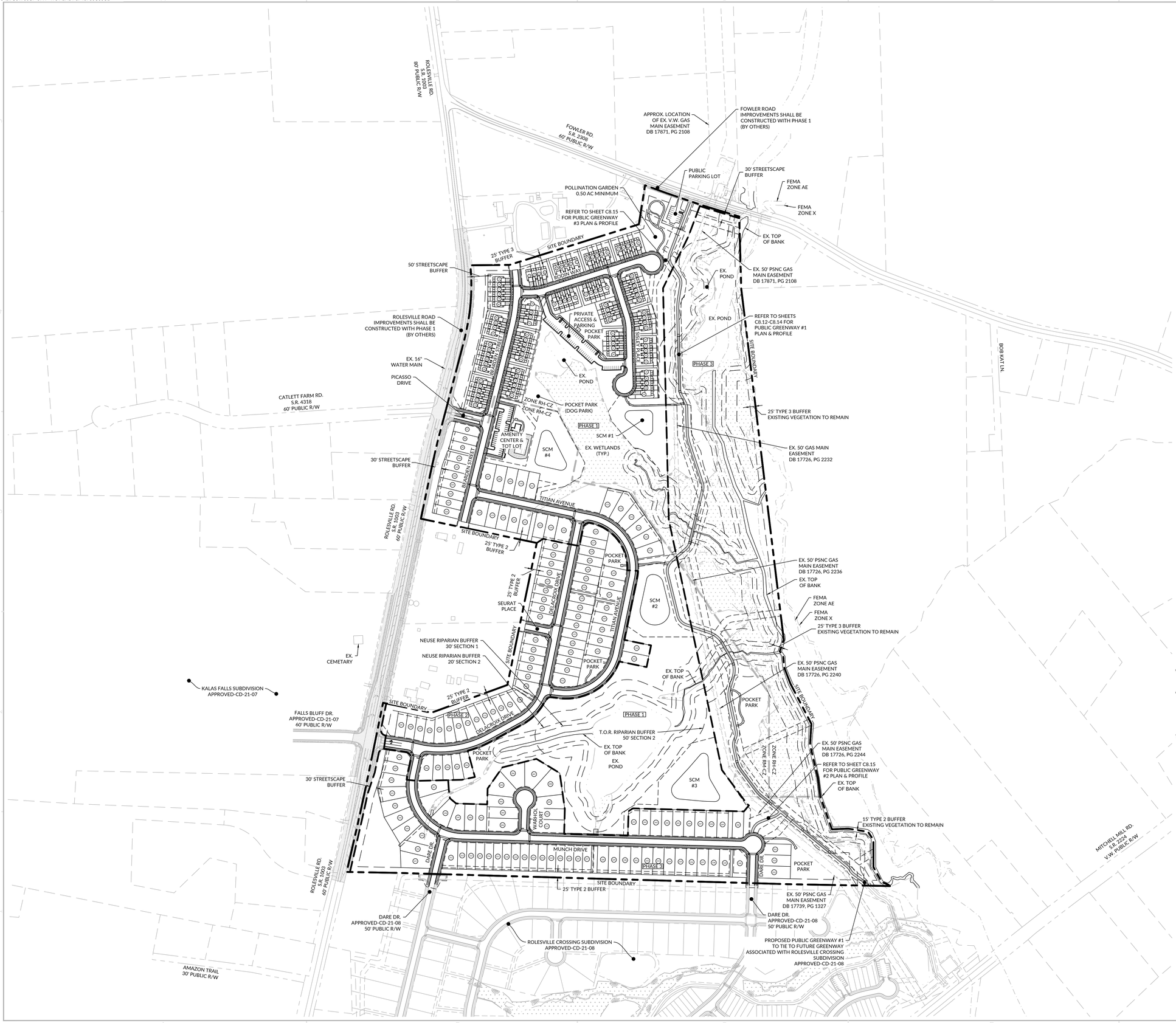
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

APPROVED CONCEPTUAL PLAN (REZ-23-02)

C2.02

J:\23\0045-Pulte, Woodlief Assemblage\CAD\BASE PRELIMINARY 23-0045.dwg Wednesday, December 13, 2023 4:03:27 PM BINGE

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



IMPERVIOUS AREAS		
	EXISTING (AC.)	PROPOSED (AC.)
BUILDING	0.07	0.07
GREENWAY		0.89
PARKING LOT		1.06
ROADWAY		6.32
SF-LARGE		6.55
SF-SMALL		4.82
SIDEWALK		2.65
TOWNHOMES		4.85
TOTAL SITE AREA (AC.)	0.07	27.20

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

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

our people • your success

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 SEAL 058751 ENGINEER TERRENCE COOK

Docusigned by: Terrence Cook
522E8A8E1E1F4...
5/27/2025

0 100 200
SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

OVERALL SITE PLAN

C3.00

J:\23\0045-Pulte_Woodleaf Assemblage\CAD\Drawing Set\Construction\C3.00-OVERALL SITE PLAN.dwg Monday, April 28, 2025 4:07:11 PM - WSTH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

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

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

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 SEAL 058751 ENGINEER TIMOTHY GRANT COOK
5225BA851F6B4B0...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

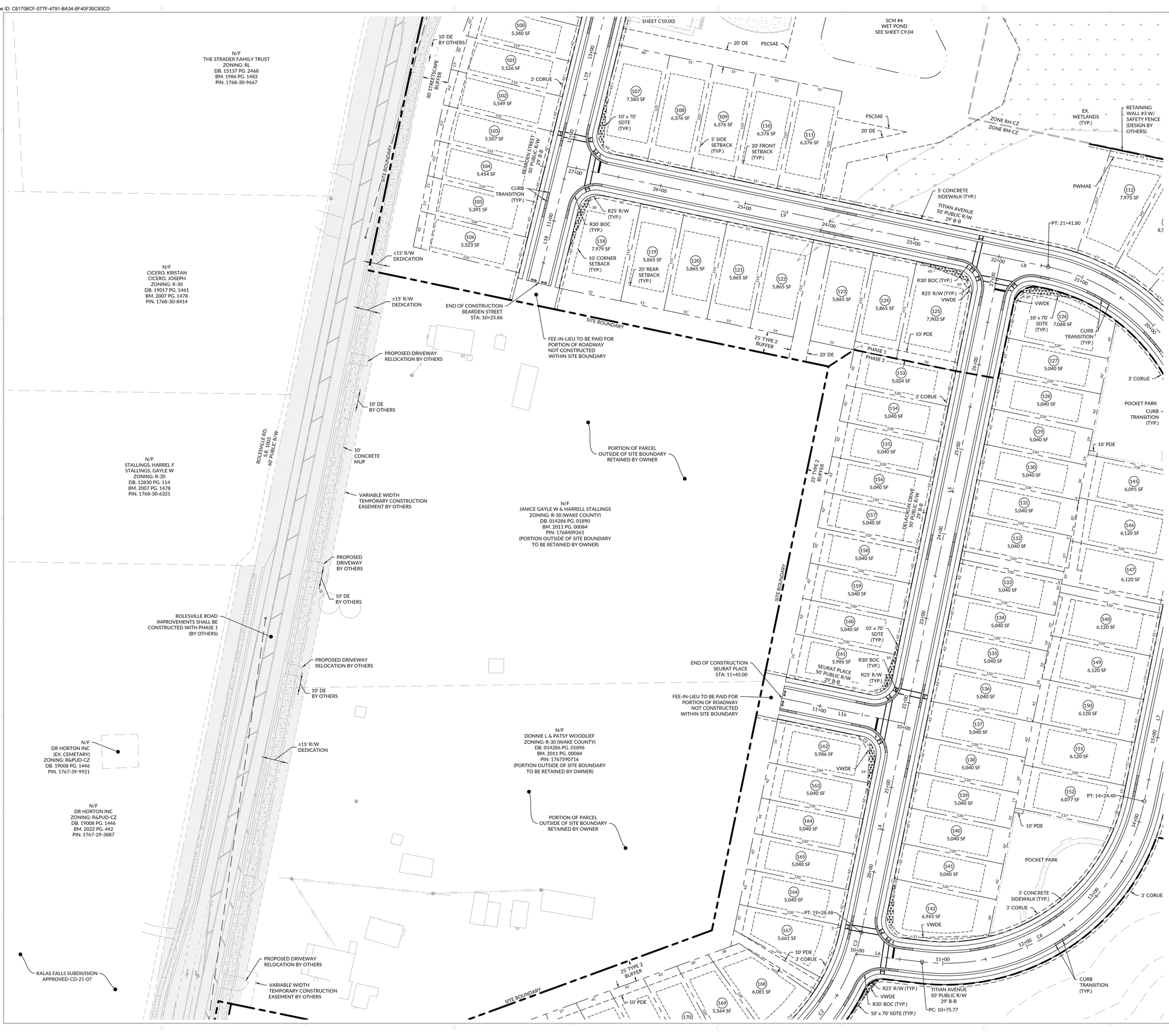
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

SITE PLAN

C3.01

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Sets\Construction\C3.01-3.07 SITE PLAN.dwg, Monday, April 28, 2025 4:08:16 PM, TCOOK

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



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

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

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 058751 TERRENCE COOK
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

SITE PLAN

C3.02

J:\23\0045-Public_Woodlief Assemblage\CAD\Drawing Sets\Construction\C3.00-3.07 SITE PLAN.dwg, Monday, April 28, 2025 4:08:46 PM, TCOOK

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

KALAS FALLS SUBDIVISION APPROVED-CD-21-07

PROPOSED DRIVEWAY RELOCATION BY OTHERS

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT BY OTHERS

SITE BOUNDARY

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

15' R/W DEDICATION APPROVED-CD-21-07

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

30' STREETSCAPE BUFFER

PRIVATE VARIABLE WIDTH MONUMENTATION EASEMENT

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

KALAS FALLS SUBDIVISION APPROVED-CD-21-07

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

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

10' CONCRETE MUP BY OTHERS

30' STREETSCAPE BUFFER

±15' R/W DEDICATION

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

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

TEMPORARY CONSTRUCTION EASEMENT

10 LF TAPER FROM 11' WIDTH LANE TO 12' WIDTH LANE

REMOVE TEMPORARY HAMMERHEAD TURNAROUND AND TIE TO FUTURE APPROVED (CD-21-08) ROLESVILLE CROSSING SUBDIVISION ROAD STUB. IF TEMPORARY TURNAROUND HAS NOT YET BEEN CONSTRUCTED, TERMINATE ROAD CONSTRUCTION AT THE SITE BOUNDARY.

ROLESVILLE CROSSING SUBDIVISION APPROVED-CD-21-08

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

25' TYPE 2 BUFFER

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

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

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

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

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

PHASE 1
PHASE 2
PHASE 3

POCKET PARK

EX. WETLANDS (TYP.)

RETAINING WALL #4 W/ SAFETY FENCE (DESIGN BY OTHERS)

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

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

EX. TOP OF BANK

EX. POND

EX. WETLANDS (TYP.)

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 2

NEUSE RIPARIAN BUFFER 30' SECTION 1

NEUSE RIPARIAN BUFFER 20' SECTION 2

CURB TRANSITION (TYP.)

PI: 12+32.34
PC: 12+55.34
PT: 15+63.91
PC: 17+24.40
PI: 11+81.37
PI: 10+00.00
PC: 10+10.47
PT: 15+40.47
PI: 10+40.47
PI: 11+94.33
PC: 11+27.80

R25' R/W (TYP.)
VWDE
R30' BOC (TYP.)
10' x 70' SDTE (TYP.)
R53' R/W
R42.5' BOC
R35.5' BOC (TYP.)
R25' R/W (TYP.)
R30' BOC (TYP.)
VWDE
10' x 70' SDTE (TYP.)

3' CORUE

10' PDE

10' CORNER SETBACK (TYP.)

20' REAR SETBACK (TYP.)

5' SIDE SETBACK (TYP.)

20' FRONT SETBACK (TYP.)

5' CONCRETE SIDEWALK (TYP.)

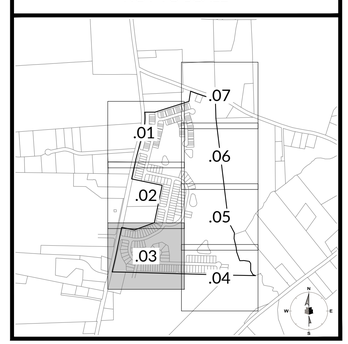
20' DE

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



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

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 SEAL 058751 ENGINEER TERRENCE COOK
Terrence Cook
52258A8B1E4E4A0...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

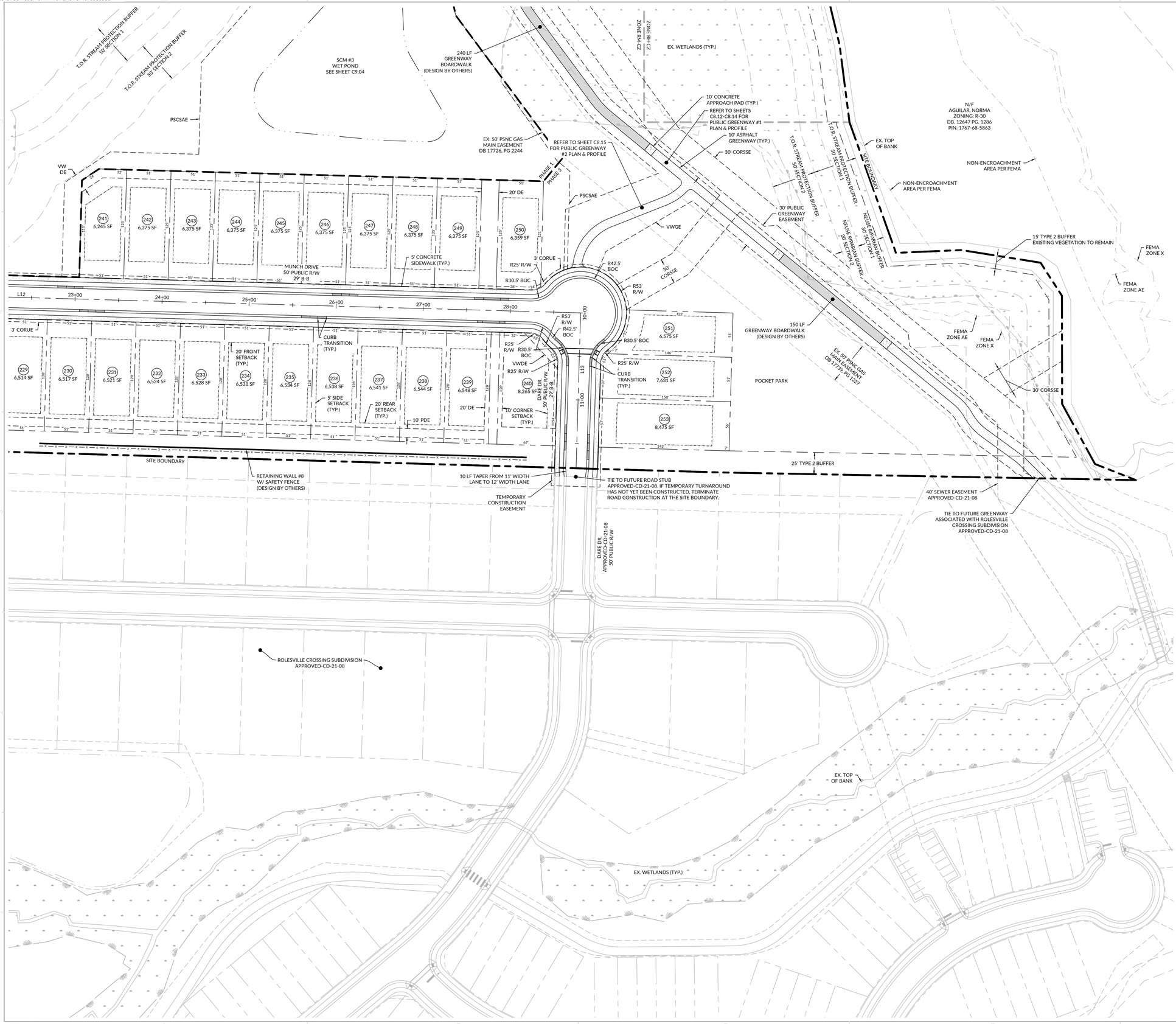
WR JOB NUMBER		23-0045
DRN: WR	DGN: WR	CKD: WR

SITE PLAN

C3.03

J:\2023\045-Pole_Woodlief Assemblage\CAD\Drawing Set\Construction\C3.03 SITE PLAN.dwg Monday, April 28, 2025 4:06:58 PM - TCOOK

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



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

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

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 SEAL 058751 ENGINEER TERRANCE COOK
Signed by: Terrance Cook
5225BA8B7E1F4B0...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

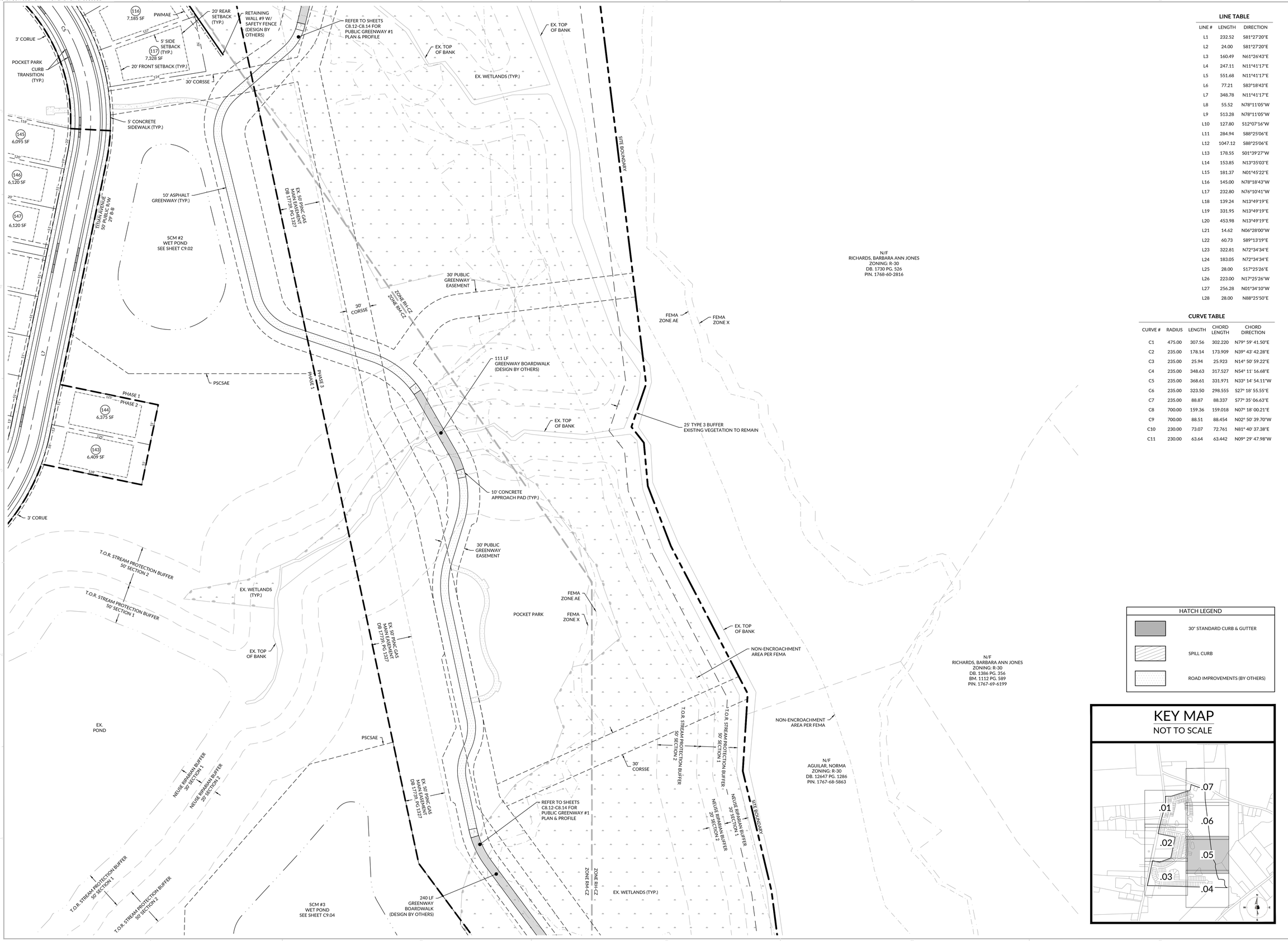
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

SITE PLAN

C3.04

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Set\Construction\C3.01-3.07 SITE PLAN.dwg Monday, April 28, 2025 4:09:08 PM - TCOOK

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



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

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

our people • your success

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 SEAL 058751 ENGINEER TERRENCE COOK
Terrence Cook
522B8A8F4E4E4A0...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

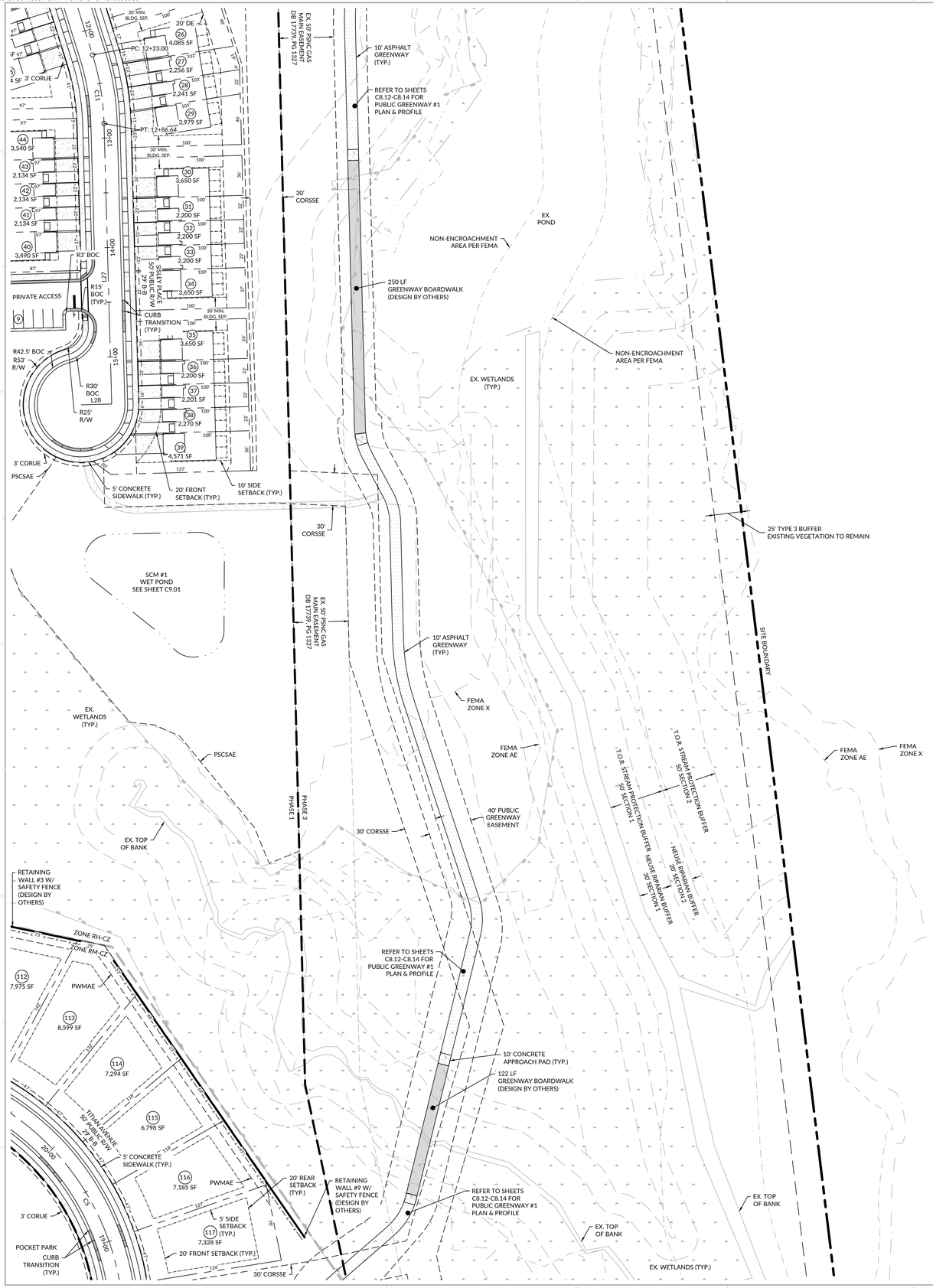
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

SITE PLAN

C3.05

J:\2210045-Pole_3\Vestaff Assemblage\CAD\Drawing Set\Construction\C3.05 SITE PLAN.dwg, Monday, April 28, 2025 4:09:18 PM, TCOOK

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



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

WithersRavenel
our people • your success
167 E. Chatham St. | Suite 210 | Cary, NC 27511
License #: F-1499 | t: 919.238.0330 | www.withersravenel.com

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 SEAL 058751 ENGINEER TIMOTHY GRACE COOK
5225BA857E7E4B0...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

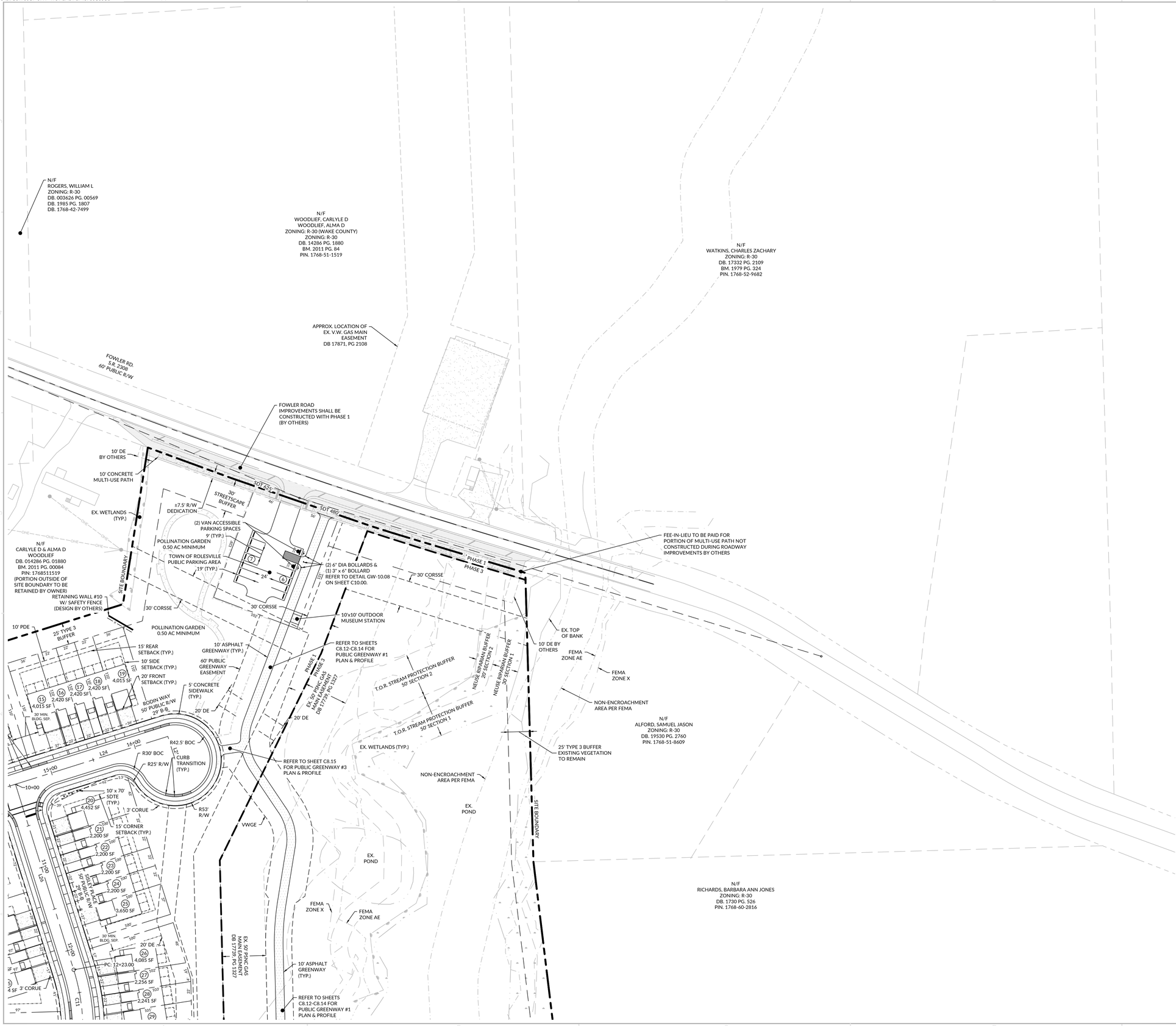
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

SITE PLAN

C3.06

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Sets\Construction\C3.01-3.07 SITE PLAN.dwg, Monday, April 28, 2025 4:09:39 PM, TCOOK

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



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

WithersRavenel
our people • your success
167 E. Chatham St. | Suite 210 | Cary, NC 27511
License #: F-1499 | t: 919.238.0330 | www.withersravenel.com

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 SEAL 058751 ENGINEER
Tyler Wayne Cook
5225BA851F6E4B0...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

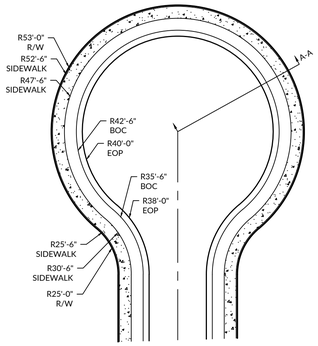
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

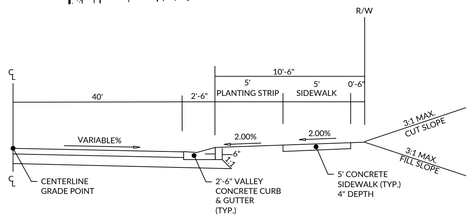
SITE PLAN

C3.07

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Sets\Construction\C3.01-3.07 SITE PLAN.dwg, Monday, April 28, 2025 4:09:43 PM, - TCOOK

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



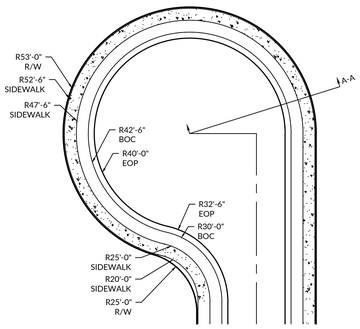


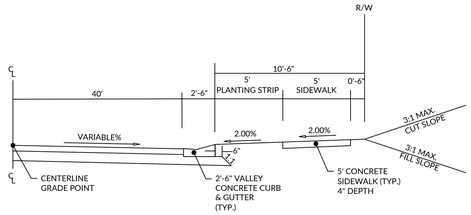
SECTION A-A

TYPICAL CUL-DE-SAC

NTS

PAVEMENT DESIGN
3" S9.5B
8" ABC



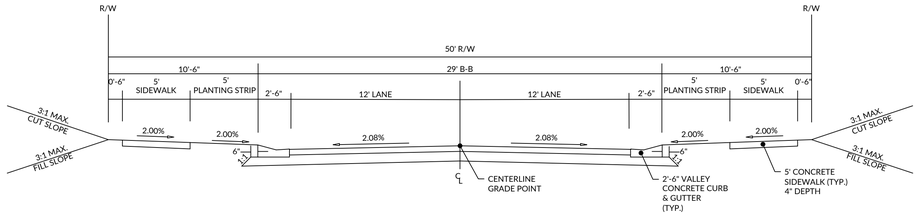


SECTION A-A

TYPICAL OFFSET CUL-DE-SAC

NTS

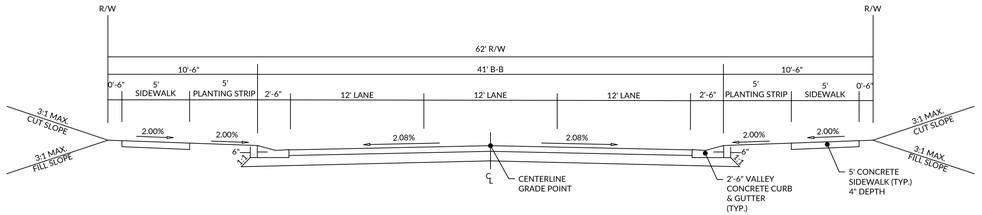
PAVEMENT DESIGN
3" S9.5B
8" ABC



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

NTS

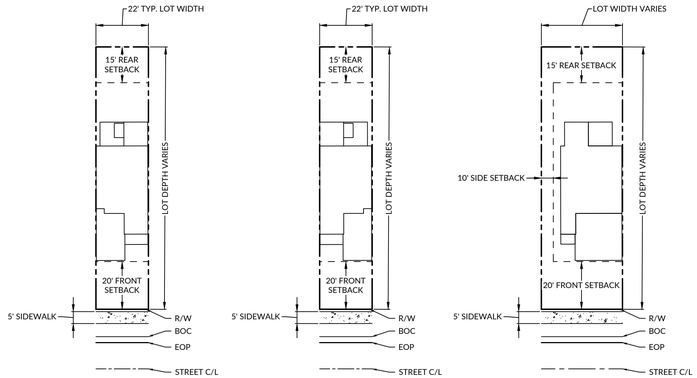
PAVEMENT DESIGN
3" S9.5B
6" ABC



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.

WithersRavenel
our people • your success
16' E. Chatham St. | Suite 210 | Cary, NC 27511
License #: F-1479 | t: 919.238.0330 | www.withersravenel.com

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

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

SEAL
058751
NORTH CAROLINA PROFESSIONAL ENGINEER
TERRENCE COOK
5225BA857E1F4F0...
5/27/2025

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

TYPICAL LOTS & ROADWAY SECTIONS

C3.08

J:\23\0045-public_wcadlist assemblage\CAD\drawing set\construction\C3.08-3.09 TYPICAL LOTS & ROADWAY SECTIONS.dwg - Monday, April 28, 2025 4:15:17 PM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

ATTENTION CONTRACTORS

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE INFRASTRUCTURE INSPECTIONS DIVISION AND SCHEDULE A PRE-CONSTRUCTION MEETING ON THE DEVELOPMENT PORTAL PRIOR TO BEGINNING ANY CONSTRUCTION. RALEIGH WATER MUST BE CONTACTED AT (919) 996-4540 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY WORK ACTIVITY AROUND CRITICAL WATER AND SEWER INFRASTRUCTURE.

FAILURE TO NOTIFY CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

PUBLIC
WATER DISTRIBUTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

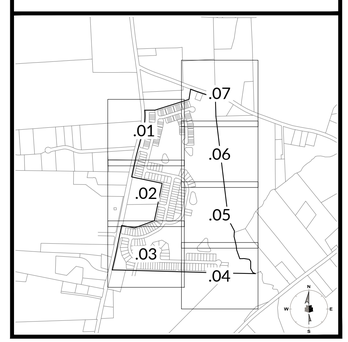
CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # W-4192

PUBLIC
SEWER COLLECTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC SEWER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # S-5582

KEY MAP
NOT TO SCALE



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

our people • your success

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 SEAL 058751 ENGINEER TERRENCE COOK
Terrence Cook
02258A857E1F4F0...
5/27/2025

SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

OVERALL UTILITY PLAN

C4.00

J:\23\0045-Pole_Yhoodlof Assemblage\CAD\Drawing Set\Construction\CAD\OVERALL UTILITY PLAN.dwg Monday, April 28, 2025 4:54:04 PM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

ATTENTION CONTRACTORS

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE INFRASTRUCTURE INSPECTIONS DIVISION AND SCHEDULE A PRE-CONSTRUCTION MEETING ON THE DEVELOPMENT PORTAL PRIOR TO BEGINNING ANY CONSTRUCTION.
RALEIGH WATER MUST BE CONTACTED AT (919) 996-4540 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY WORK ACTIVITY AROUND CRITICAL WATER AND SEWER INFRASTRUCTURE.

FAILURE TO NOTIFY CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

PUBLIC
WATER DISTRIBUTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # W-4192

PUBLIC
SEWER COLLECTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC SEWER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # S-5582

KEY MAP
NOT TO SCALE

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

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 SEAL 058751 ENGINEER
Timothy Clarke Rains
5225BA8B5E1E4A1...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

UTILITY PLAN

C4.01

J:\23\0045-Pulte_Woodleaf Assemblage\CAD\Drawing Sets\Construction\C4.01-4.07 UTILITY PLAN.dwg Monday, April 28, 2025 4:15:05 PM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

ATTENTION CONTRACTORS

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE INFRASTRUCTURE INSPECTIONS DIVISION AND SCHEDULE A PRE-CONSTRUCTION MEETING ON THE DEVELOPMENT PORTAL PRIOR TO BEGINNING ANY CONSTRUCTION.
RALEIGH WATER MUST BE CONTACTED AT (919) 996-4540 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY WORK ACTIVITY AROUND CRITICAL WATER AND SEWER INFRASTRUCTURE.

FAILURE TO NOTIFY CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

PUBLIC
WATER DISTRIBUTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # W-4192

PUBLIC
SEWER COLLECTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC SEWER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # S-5582

KEY MAP
NOT TO SCALE

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

our people • your success

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
SEAL
058751
ENGINEER
TERRENCE COOK
02258A8E1E4F4...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

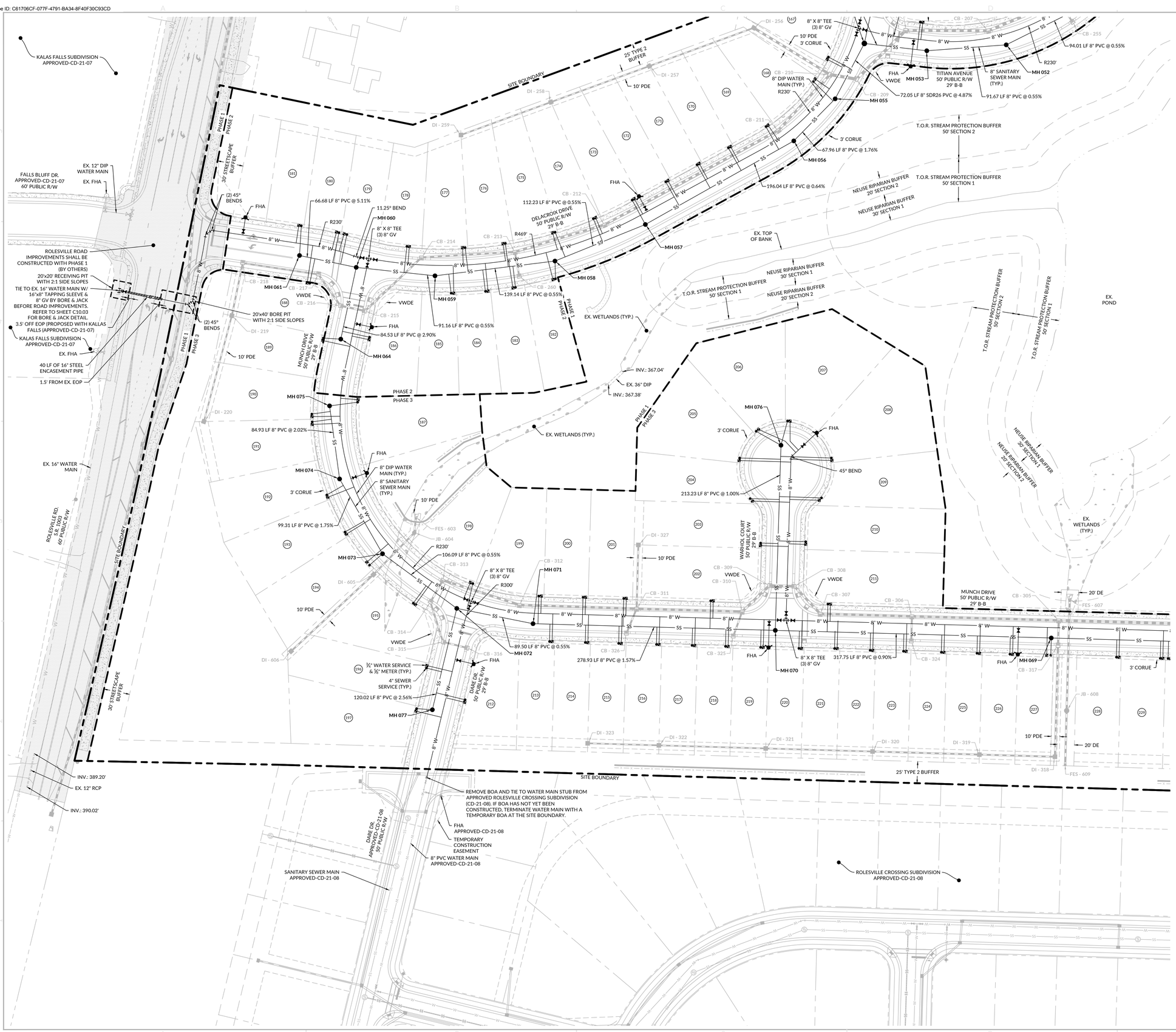
WR JOB NUMBER		23-0045
DRN: WR	DGN: WR	CKD: WR

UTILITY PLAN

C4.02

J:\23\0045-Pulte_Woodleaf Assemblage\CAD\Drawing Set\Construction\CA01-4.01 UTILITY PLAN.dwg Monday, April 28, 2025 4:15:18 PM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



ATTENTION CONTRACTORS

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE INFRASTRUCTURE INSPECTIONS DIVISION AND SCHEDULE A PRE-CONSTRUCTION MEETING ON THE DEVELOPMENT PORTAL PRIOR TO BEGINNING ANY CONSTRUCTION.
RALEIGH WATER MUST BE CONTACTED AT (919) 996-4540 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY WORK ACTIVITY AROUND CRITICAL WATER AND SEWER INFRASTRUCTURE.

FAILURE TO NOTIFY CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

PUBLIC
WATER DISTRIBUTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # W-4192

PUBLIC
SEWER COLLECTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC SEWER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # S-5582

KEY MAP
NOT TO SCALE

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

our people • your success

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 058751 TURNER LANE COOK
Signed by: Turner Lane Cook
5225BA8B7E1F4B0...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

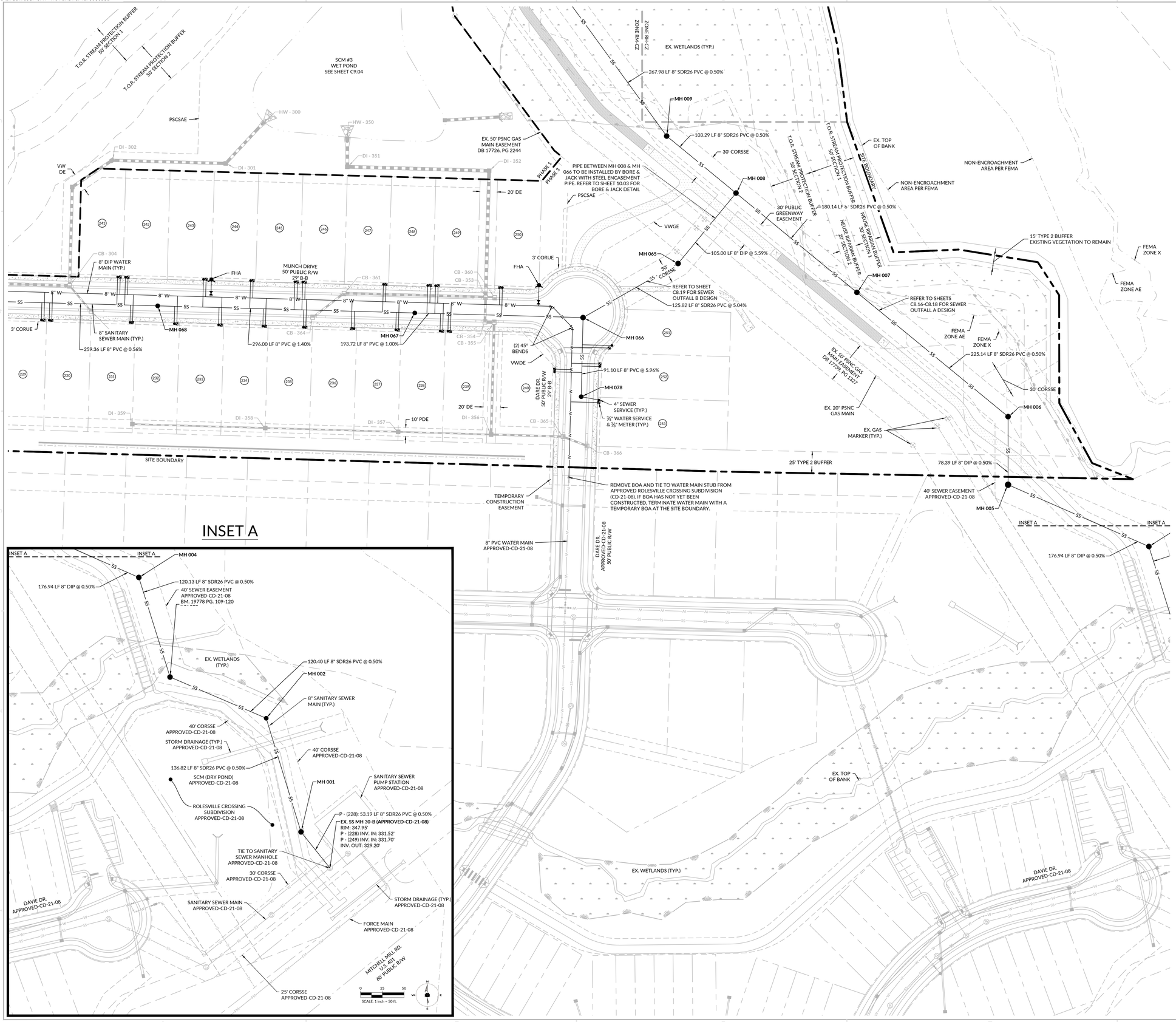
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

UTILITY PLAN

C4.03

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Set\Construction\C4.03-UTILITY PLAN.dwg Monday, April 28, 2025 4:15:53 PM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



INSET A

ATTENTION CONTRACTORS

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE INFRASTRUCTURE INSPECTIONS DIVISION AND SCHEDULE A PRE-CONSTRUCTION MEETING ON THE DEVELOPMENT PORTAL PRIOR TO BEGINNING ANY CONSTRUCTION. RALEIGH WATER MUST BE CONTACTED AT (919) 996-4540 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY WORK ACTIVITY AROUND CRITICAL WATER AND SEWER INFRASTRUCTURE.

FAILURE TO NOTIFY CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

PUBLIC
WATER DISTRIBUTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # W-4192

PUBLIC
SEWER COLLECTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC SEWER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # S-5582

KEY MAP
NOT TO SCALE

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

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 SEAL 058751 ENGINEER TERRENCE COOK
02258A8E1E4F4A0...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

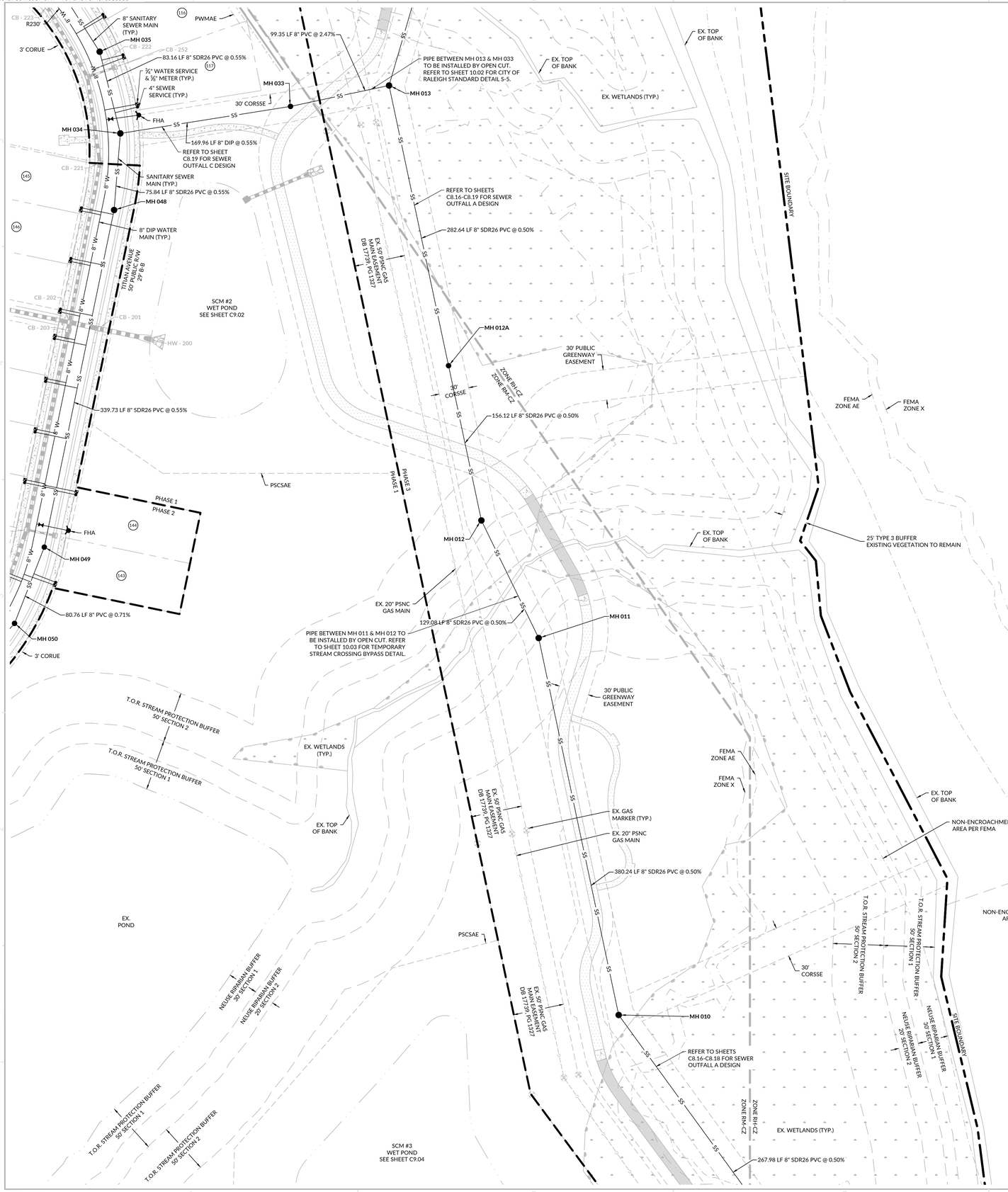
WR JOB NUMBER		23-0045
DRN: WR	DGN: WR	CKD: WR

UTILITY PLAN

C4.04

J:\23\0045-Pole_Woodleaf Assemblage\CAD\Drawing Set\Construction\CA01-4.01 UTILITY PLAN.dwg Monday, April 28, 2025 4:15:58 PM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



ATTENTION CONTRACTORS

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE INFRASTRUCTURE INSPECTIONS DIVISION AND SCHEDULE A PRE-CONSTRUCTION MEETING ON THE DEVELOPMENT PORTAL PRIOR TO BEGINNING ANY CONSTRUCTION. RALEIGH WATER MUST BE CONTACTED AT (919) 996-4540 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY WORK ACTIVITY AROUND CRITICAL WATER AND SEWER INFRASTRUCTURE.

FAILURE TO NOTIFY CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

PUBLIC
WATER DISTRIBUTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # W-4192

PUBLIC
SEWER COLLECTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC SEWER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # S-5582

KEY MAP
NOT TO SCALE

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

our people • your success

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 SEAL 058751 ENGINEER TIMOTHY GRACE COOK
Timothy Grace Cook
5225BA851F4F4A0...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

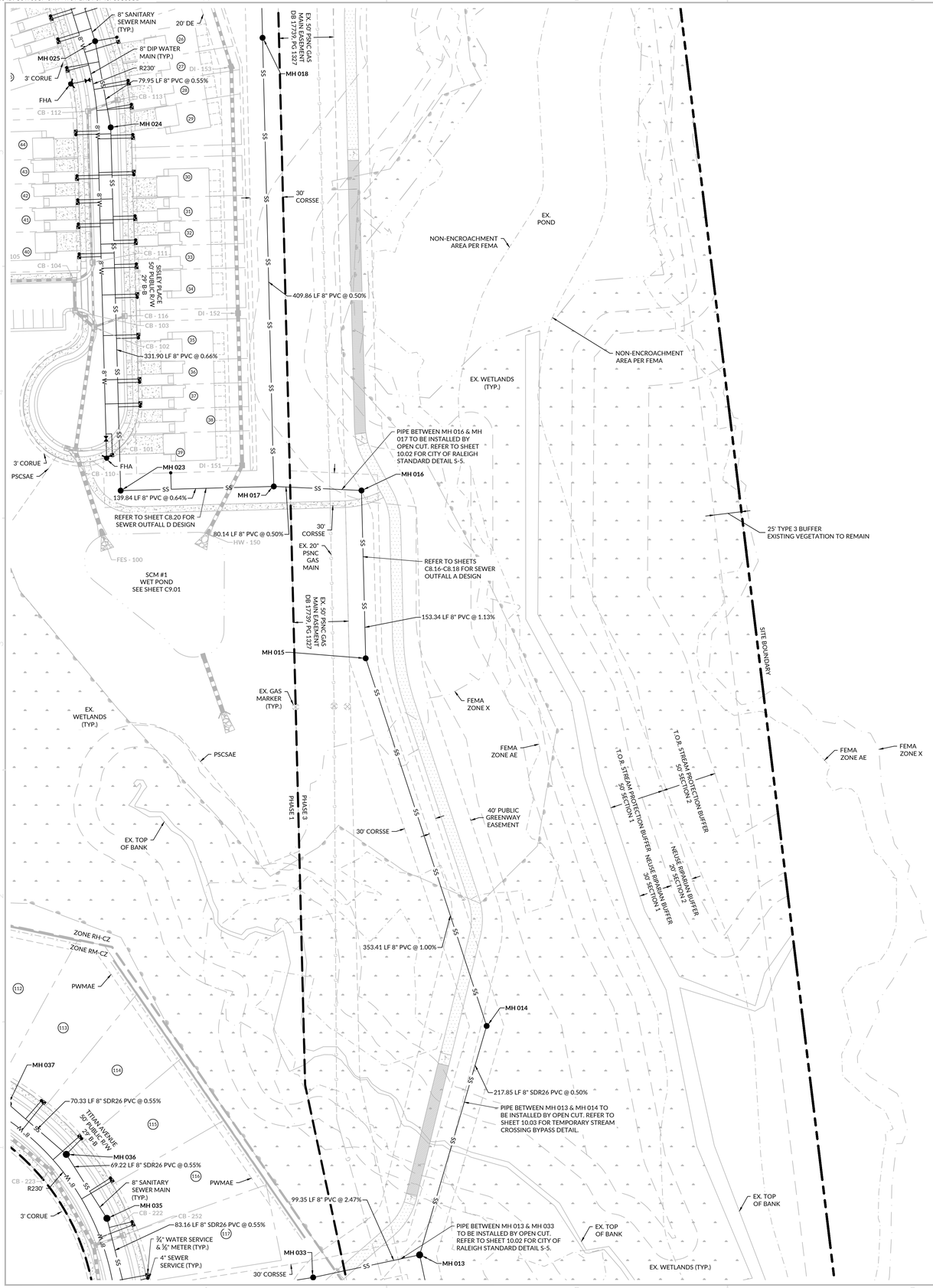
WR JOB NUMBER	23-0045
DRN: WR	DGN: WR CKD: WR

UTILITY PLAN

C4.05

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Set\Construction\C4.05-UTILITY PLAN.dwg, Monday, April 28, 2025 4:16:09 PM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



ATTENTION CONTRACTORS

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE INFRASTRUCTURE INSPECTIONS DIVISION AND SCHEDULE A PRE-CONSTRUCTION MEETING ON THE DEVELOPMENT PORTAL PRIOR TO BEGINNING ANY CONSTRUCTION.
RALEIGH WATER MUST BE CONTACTED AT (919) 996-4540 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY WORK ACTIVITY AROUND CRITICAL WATER AND SEWER INFRASTRUCTURE.

FAILURE TO NOTIFY CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

PUBLIC
WATER DISTRIBUTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # W-4192

PUBLIC
SEWER COLLECTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC SEWER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # S-5582

KEY MAP
NOT TO SCALE

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

our people • your success

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 SEAL 058751 ENGINEER TERRENCE COOK
Terrence Cook
5225BA8E5E1E4...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

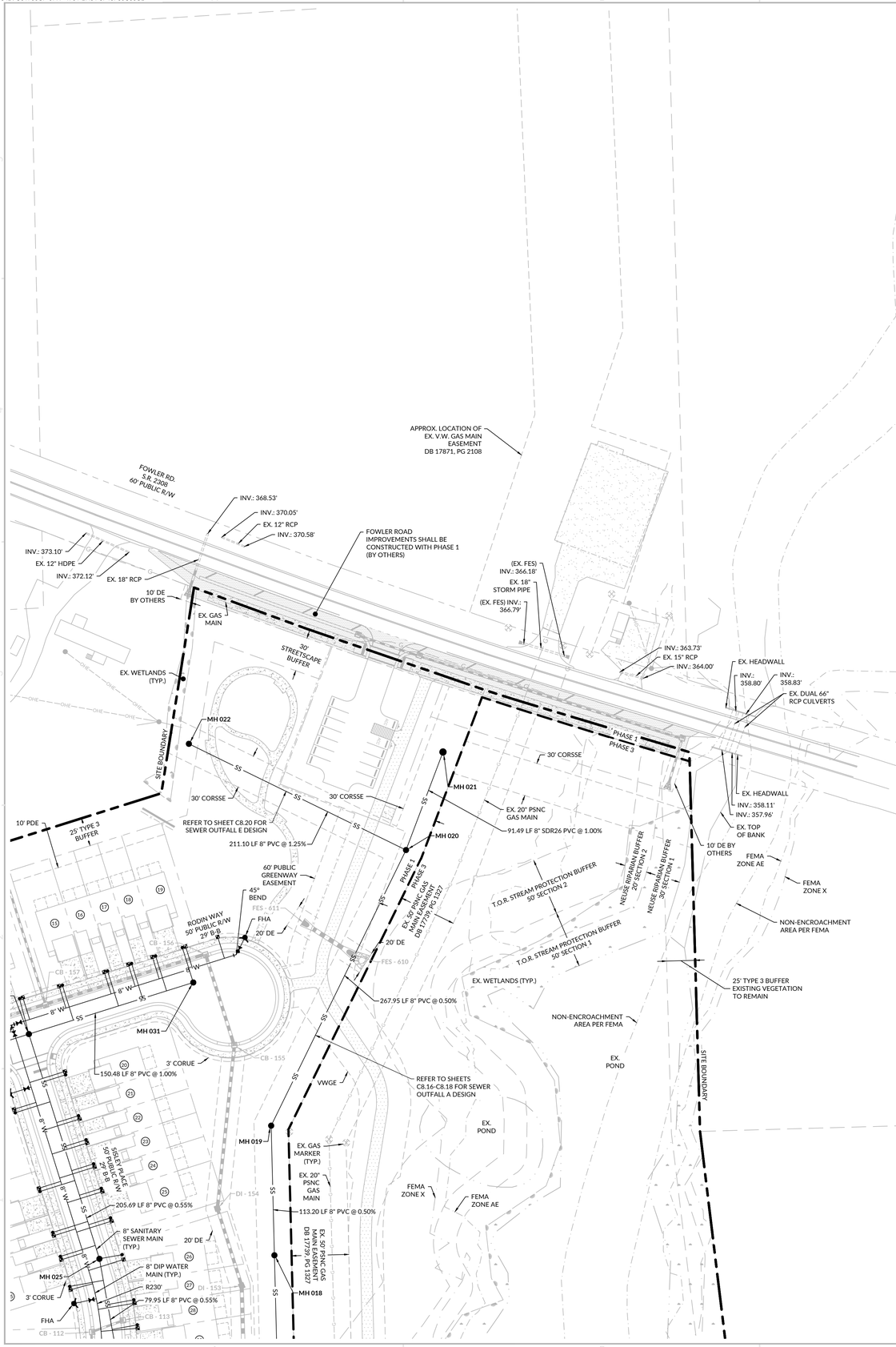
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

UTILITY PLAN

C4.06

J:\23\0045-Pulte_Woodleaf Assemblage\CAD\Drawing Set\Construction\C4.06-UTILITY PLAN.dwg, Monday, April 28, 2025 4:16:23 PM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



ATTENTION CONTRACTORS

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE INFRASTRUCTURE INSPECTIONS DIVISION AND SCHEDULE A PRE-CONSTRUCTION MEETING ON THE DEVELOPMENT PORTAL PRIOR TO BEGINNING ANY CONSTRUCTION.
RALEIGH WATER MUST BE CONTACTED AT (919) 996-4540 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY WORK ACTIVITY AROUND CRITICAL WATER AND SEWER INFRASTRUCTURE.

FAILURE TO NOTIFY CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

PUBLIC
WATER DISTRIBUTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # W-4192

PUBLIC
SEWER COLLECTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC SEWER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # S-5582

KEY MAP
NOT TO SCALE

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

our people • your success

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 SEAL 058751 ENGINEER
Terrance Cook
5225BA8E1E4F4A0...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

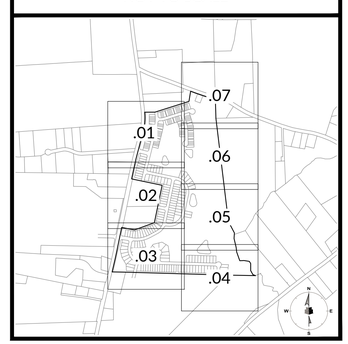
UTILITY PLAN

C4.07

J:\23\0045-Pulte_Woodleaf Assemblage\CAD\Drawing Set\Construction\C4.04-4.07 UTILITY PLAN.dwg, Monday, April 28, 2025 4:16:58 PM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

KEY MAP
NOT TO SCALE



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

our people • your success

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 SEAL 058751 ENGINEER TIMOTHY EDWARD COOK

5/27/2025

SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
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\site_seadleaf assemblage\CAD\drawing set\construction\C5.00 OVERALL STORM DRAINAGE & GRADING PLAN.dwg, Monday, April 28, 2025 4:17:43 PM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

KEY MAP
NOT TO SCALE

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

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 058751 TURNER.BRANDON.CODY
5225BA85E...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

STORM DRAINAGE PLAN

C5.01

J:\23\0045-swfle_woodlief assemblage\CAD\drawing set\construction\C5.01-1.07 STORM DRAINAGE PLAN.dwg, Monday, April 28, 2025 4:01:24 PM, - MSTH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

KEY MAP
NOT TO SCALE

WithersRavenel
our people • your success
16 E. Chatham St. | Suite 210 | Cary, NC 27511
License #: F-1479 | t: 919.238.0330 | www.withersravenel.com

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 058751 TURNER LANCE COOK
5225BA851E4F4A0...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

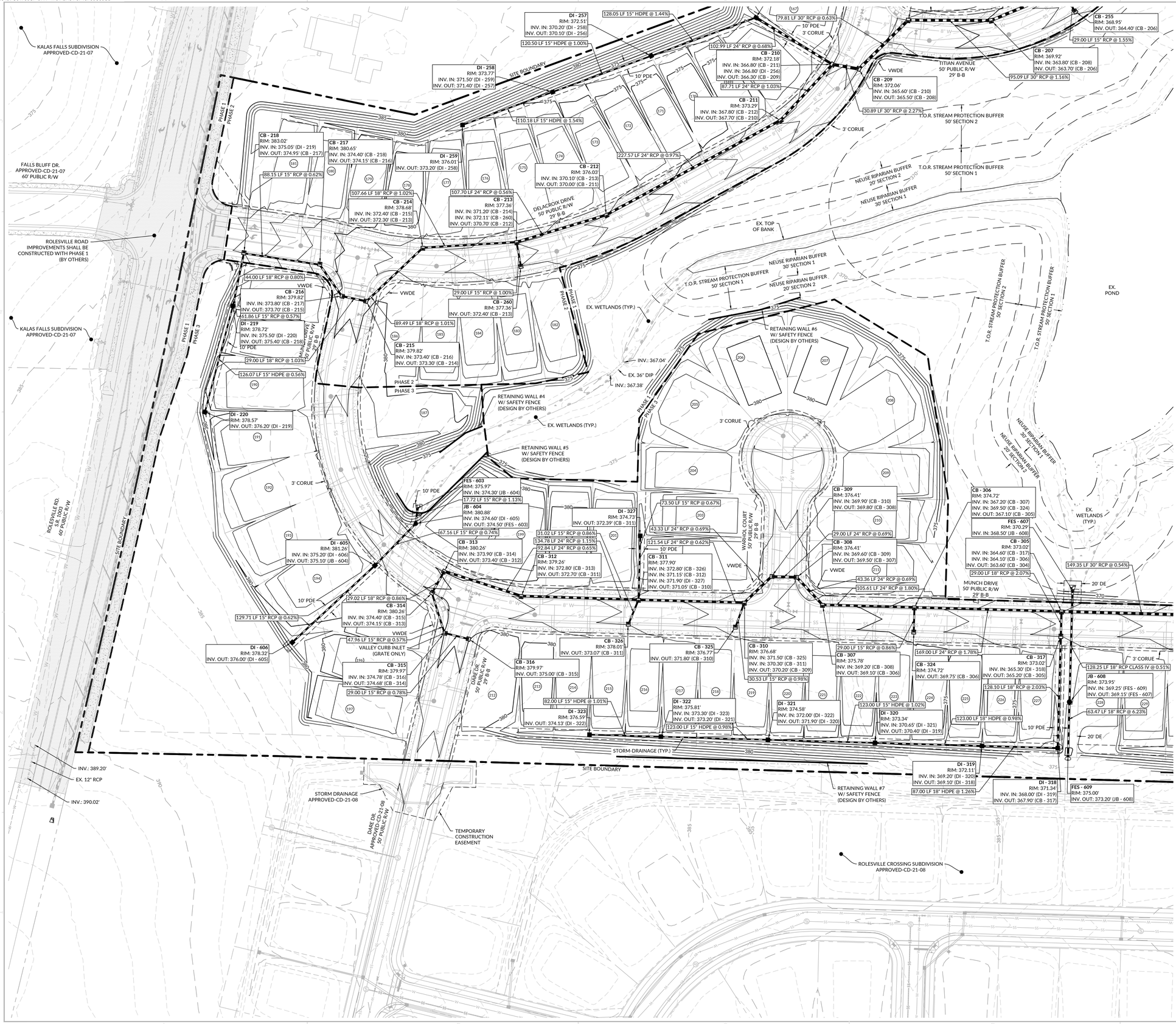
STORM DRAINAGE PLAN

C5.02

811 1983

J:\2210043\public_workflow\1 assemblage\CAD\drawing set\construction\C5.02 STORM DRAINAGE PLAN.dwg, Monday, April 28, 2025 4:19:38 PM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



KEY MAP
NOT TO SCALE

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

our people • your success

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 058751 TERRENCE COOK
Terrence Cook
52258A8B7E4E4F0...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

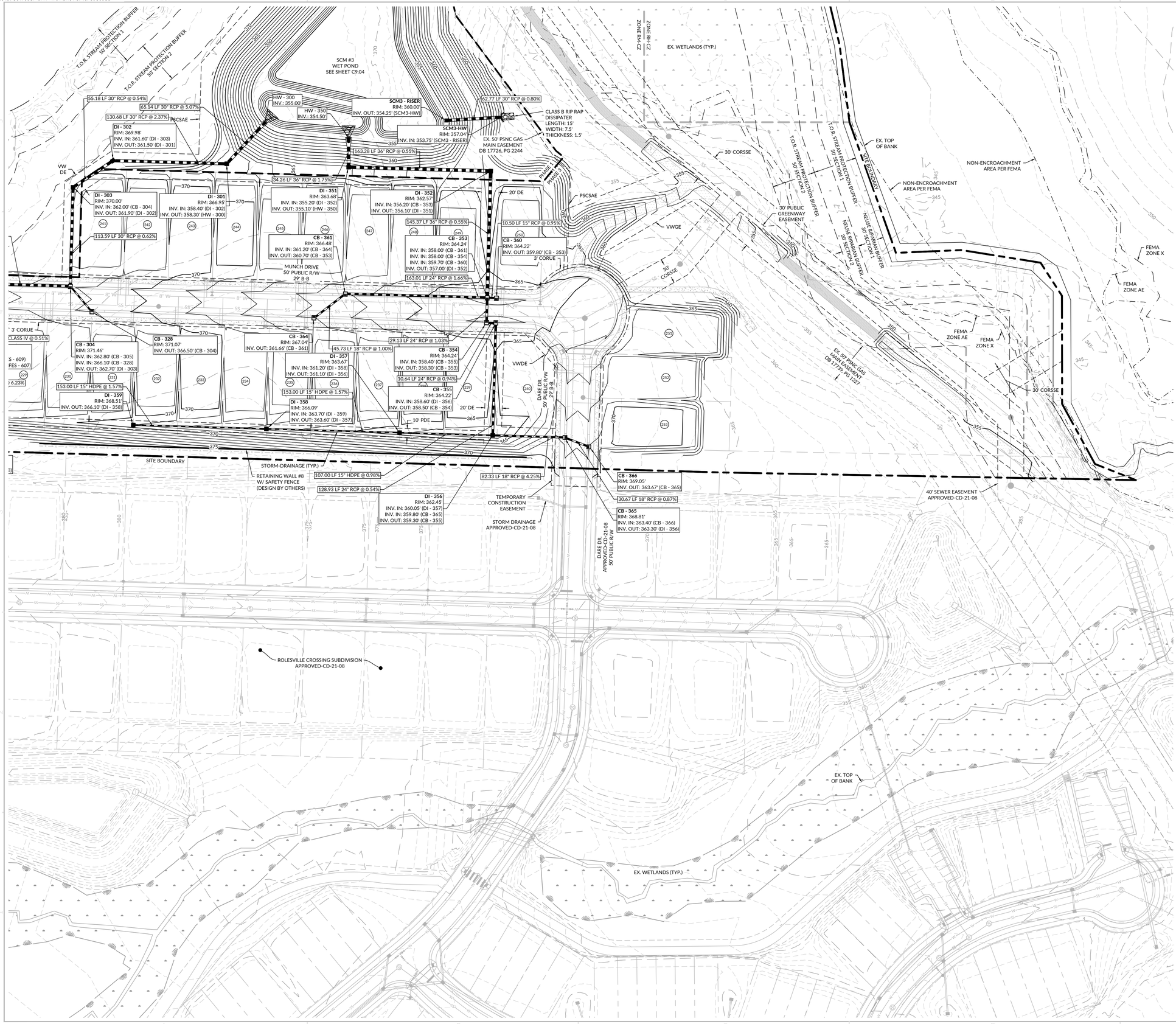
WR JOB NUMBER		23-0045
DRN: WR	DGN: WR	CKD: WR

STORM DRAINAGE PLAN

C5.03

J:\2023\045-pulte_woodlief steamlidge\CAD\drawing set\construction\C5.01-5.07 STORM DRAINAGE PLAN.dwg, Monday, April 28, 2025 4:59:58 PM, - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



KEY MAP
NOT TO SCALE

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

our people • your success

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 058751 TERRANCE COOK
Terrance Cook
5225BA8F1E7F4A1...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

STORM DRAINAGE PLAN

C5.04

J:\2210045-pulte_woodlief assemblage\CAD\drawing sets\construction\C5.01-5.07 STORM DRAINAGE PLAN.dwg Monday, April 28, 2025 4:30:05 PM JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

KEY MAP

NOT TO SCALE

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

our people • your success

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 SEAL 058751 ENGINEER TERRANCE COOK

Terrance Cook
5225BA85TERRANCE COOK...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

STORM DRAINAGE PLAN

C5.05

J:\23\0045-public_wwstaff assemblage\CAD\planning set\construction\C5.01-5.07 STORM DRAINAGE PLAN.dwg - Monday, April 28, 2025 4:20:20 PM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

KEY MAP

NOT TO SCALE

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

our people • your success

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 SEAL 058751 ENGINEER TERRENCE COOK

Terrence Cook
5225BA857EF4...

5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
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 pasmidge\CAD\planning set\construction\C5.01-5.07 STORM DRAINAGE PLAN.dwg, Monday, April 28, 2025 4:20:18 PM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

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

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

10' DE BY OTHERS

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

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

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

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

EX. WETLANDS (TYP.)

SITE BOUNDARY

PHASE 1
PHASE 3

30' CORSSE

RETAINING WALL #10 W/ SAFETY FENCE (DESIGN BY OTHERS)

10' PDE

52.49 LF 36" RCP @ 0.88%

60' PUBLIC GREENWAY EASEMENT

FES - 611
RIM: 364.86'
INV. OUT: 361.46' (FES - 610)

CB - 156
RIM: 368.74'
INV. IN: 362.60' (CB - 157)
INV. OUT: 362.50' (CB - 155)
146.58 LF 24" RCP @ 0.96%

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

20' DE

PHASE 1
PHASE 3

EX. 50" PSNC GAS MAIN EASEMENT DB 17789, PG 1037

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 2

NEUSE RIPARIAN BUFFER 20' SECTION 2

NEUSE RIPARIAN BUFFER 30' SECTION 1

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1

10' DE BY OTHERS

EX. TOP OF BANK

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

FEMA ZONE AE

FEMA ZONE X

NON-ENCROACHMENT AREA PER FEMA

EX. WETLANDS (TYP.)

FES - 610
RIM: 363.92'
INV. IN: 361.00' (FES - 611)

NON-ENCROACHMENT AREA PER FEMA

84.05 LF 24" RCP @ 0.83%

3' CORUE

CB - 155
RIM: 367.58'
INV. IN: 361.80' (CB - 156)
INV. OUT: 361.70' (DI - 154)

VWGE

EX. POND

142.66 LF 24" RCP @ 0.56%

SELEY PLACE
50' PUBLIC R/W
29' B-B

DI - 154
RIM: 367.25'
INV. IN: 360.90' (CB - 155)
INV. OUT: 360.80' (DI - 153)

FEMA ZONE X

FEMA ZONE AE

EX. 50" PSNC GAS MAIN EASEMENT DB 17789, PG 1037

20' DE

70.89 LF 24" RCP @ 0.56%

VALLEY CURB INLET (GRATE ONLY)

3' CORUE

CB - 113
RIM: 367.70'
INV. OUT: 362.80' (CB - 112)
29.95 LF 15" RCP @ 1.00%

DI - 153
RIM: 366.59'
INV. IN: 360.40' (DI - 154)
INV. OUT: 359.90' (DI - 152)

KEY MAP
NOT TO SCALE

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

our people • your success

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 SEAL 058751 ENGINEER TERRENCE COOK

Terrence Cook
52258A8B1E1F4...

5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

STORM DRAINAGE PLAN

C5.07

J:\23004\public_workflow\assemblage\CAD\planning set\construction\C5.01-5.07 STORM DRAINAGE PLAN.dwg Monday, April 28, 2025 4:20:28 PM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

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 - 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
CB - 453	CB - 452	24"	13.39'	0.75%	RCP	365.10	365.20

STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL	DOWNSTREAM INVERT	UPSTREAM INVERT
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
CB - 459	CB - 458	15"	29.44'	1.02%	RCP	369.50	369.80

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	CB - 459	369.50	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	

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

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 058751 TERENCE COOK
Signed by: 5225BA851E...
5/27/2025

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
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 sets\construction\C5.08 STORM DRAINAGE PLAN.dwg- Monday, April 28, 2025 4:22:04 PM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

KEY MAP
NOT TO SCALE

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

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 SEAL 058751 ENGINEER TURNER BRANCH COOK
5225BA851E4F4A6...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

GRADING PLAN

C6.01

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Set\Construction\C601-GRADING PLAN.dwg Monday, April 28, 2025 4:26:33 PM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

KEY MAP
NOT TO SCALE

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

our people • your success

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 SEAL 058751 ENGINEER TERRANCE COOK
Terrance Cook
5225BA8B7E1F4B0...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

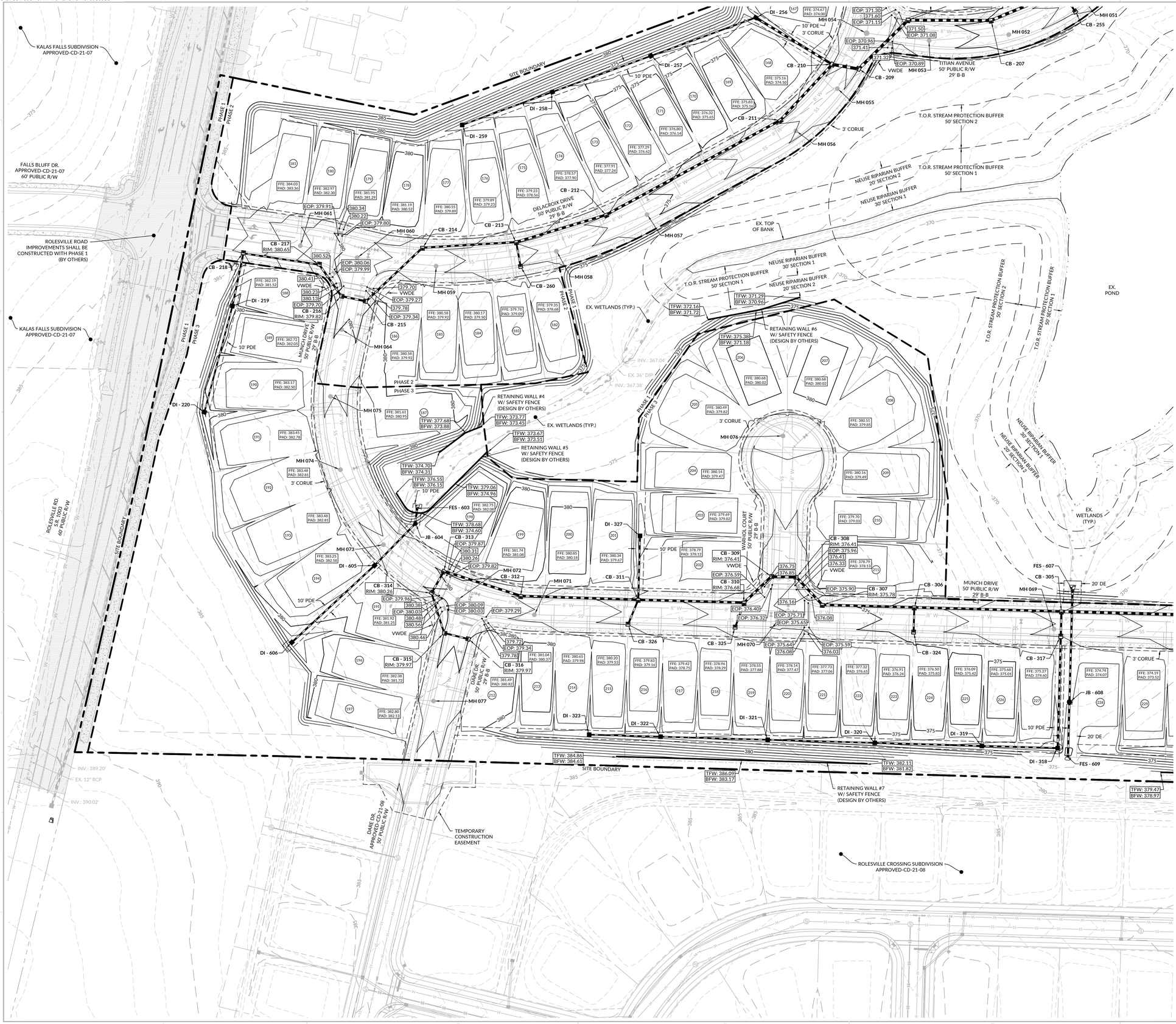
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

GRADING PLAN

C6.02

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Set\Construction\C6.01-6.07 GRADING PLAN.dwg Monday, April 28, 2025 4:24:47 PM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



KEY MAP
NOT TO SCALE

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

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 SEAL 058751 ENGINEER TIMOTHY GRANGE COOK
5225BA8571E4B4...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

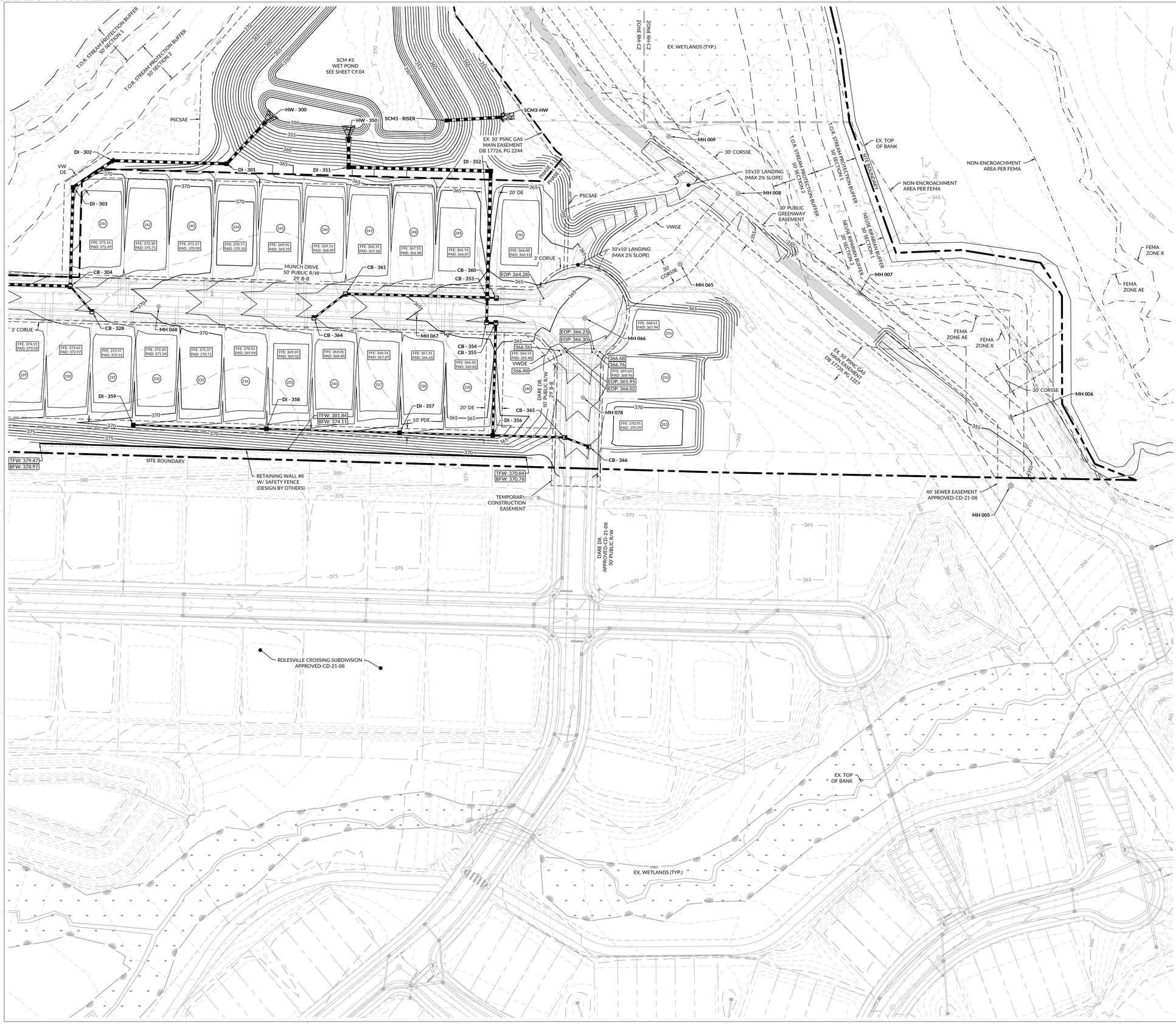
WR JOB NUMBER		23-0045
DRN: WR	DGN: WR	CKD: WR

GRADING PLAN

C6.03

J:\23\0045-Pulte_Woodleaf Assemblage\CAD\Drawing Sets\Construction\C6.01-6.07 GRADING PLAN.dwg Monday, April 28, 2025 4:30:00 PM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



KEY MAP
NOT TO SCALE

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

our people • your success

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 058751 TERRENCE COOK
Terrence Cook
5225BA8B1E1B4A0...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

GRADING PLAN

C6.04

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Sets\Construction\C6.01-6.07 GRADING PLAN.dwg, Monday, April 28, 2025 4:25:13 PM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

KEY MAP
NOT TO SCALE

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

our people • your success

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 SEAL 058751 ENGINEER LAWRENCE COOK

Signed by: Lawrence Cook
5225BA85TE4F4...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

GRADING PLAN

C6.05

J:\23\0045-Pulte_Woodlief Assemblage\CAD\Drawing Set\Construction\C3.01-6.07 GRADING PLAN.dwg, Monday, April 28, 2025 4:25:21 PM, - MEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

KEY MAP

NOT TO SCALE

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

our people • your success

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 SEAL 058751 ENGINEER TERRANCE COOK

Terrance Cook
5225BA8B51F4...

5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

GRADING PLAN

C6.06

J:\23\0045-Pulte_Woodlief Assemblage\Civil\Drawing Set\Construction\C6.06 GRADING PLAN.dwg Monday, April 28, 2025 4:29:51 PM - JMITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

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

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

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

10' DE BY OTHERS

EX. WETLANDS (TYP.)

SITE BOUNDARY

PHASE 1 PHASE 2

RETAINING WALL #10 W/ SAFETY FENCE (DESIGN BY OTHERS)

10' PDE

60' PUBLIC GREENWAY EASEMENT

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

20' DE

30' CORSE

3' CORUE

VWGE

SELEY PLACE 50' PUBLIC R/W 29' B-B

EX. 50' PSNC GAS MAIN EASEMENT DB 17871, PG 2127

PHASE 1 PHASE 2 EX. 50' PSNC GAS MAIN EASEMENT DB 17871, PG 1037

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 2

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1

NEUSE RIPARIAN BUFFER 30' SECTION 2

NEUSE RIPARIAN BUFFER 30' SECTION 1

10' DE BY OTHERS

EX. TOP OF BANK

FEMA ZONE AE

FEMA ZONE X

NON-ENCROACHMENT AREA PER FEMA

EX. WETLANDS (TYP.)

EX. POND

EX. HEADWALL INV.: 358.80'

EX. DUAL 66" RCP CULVERTS

EX. HEADWALL INV.: 358.11'

INV.: 357.96'

EX. 15" RCP INV.: 364.00'

INV.: 363.73'

(EX. FES) INV.: 366.18'

EX. 18" STORM PIPE

(EX. FES) INV.: 366.79'

INV.: 368.53'

INV.: 370.05'

EX. 12" RCP

INV.: 370.58'

INV.: 373.10'

EX. 12" HDPE

INV.: 372.12'

EX. 18" RCP

EOP: 371.46
EOP: 371.48
EOP: 371.62
EOP: 371.15
EOP: 371.00
EOP: 370.85
371.01
370.94
370.86
EOP: 370.78
EOP: 370.70
EOP: 371.10
EOP: 370.95
EOP: 370.47
EOP: 370.33
TFW: 372.99
BFW: 368.60
TFW: 365.63
BFW: 365.35
TFW: 366.98
BFW: 366.76
EOP: 369.89
EOP: 369.70
370.26
370.17
EOP: 369.59
EOP: 369.82
EOP: 369.74

MH 022
MH 021
MH 020
MH 031
MH 026
MH 019
MH 025
MH 018

CB - 156
CB - 157
CB - 155
CB - 154
CB - 153
CB - 113
CB - 112

FES - 611
FES - 610
DI - 154
DI - 153

FFE: 372.29 PAD: 371.60
FFE: 372.29 PAD: 371.62
FFE: 372.22 PAD: 370.96
FFE: 371.62 PAD: 370.96
FFE: 372.22 PAD: 370.96
FFE: 371.39 PAD: 370.73
FFE: 371.39 PAD: 370.73
FFE: 371.39 PAD: 370.73
FFE: 370.73 PAD: 370.06
FFE: 370.73 PAD: 370.06
FFE: 370.73 PAD: 370.06
FFE: 370.41 PAD: 369.73
FFE: 370.51 PAD: 369.84
FFE: 369.90 PAD: 369.20
FFE: 369.83 PAD: 369.14
FFE: 370.71 PAD: 370.04
FFE: 370.71 PAD: 370.04
FFE: 370.04 PAD: 369.37

KEY MAP
NOT TO SCALE

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

our people • your success

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 SEAL 058751 ENGINEER TERRENCE COOK
02258A8ATE4F4A0...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

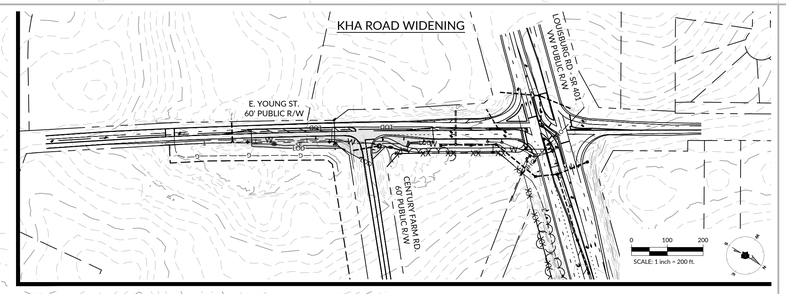
GRADING PLAN

C6.07

EST 1983

J:\23\0045-Pole_Wyndfall Assemblage\CAD\Drawing Set\Construction\Civil\4-GRADING PLAN.dwg, Monday, April 28, 2025 4:25:48 PM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

HATCH LEGEND

LOD	LIMITS OF DISTURBANCE

KEY MAP

NOT TO SCALE

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

our people • your success

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 SEAL 058751 ENGINEER TERRANCE COOK

Terrance Cook
5225BA851F4E4B0...

5/27/2025

0 100 200
SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

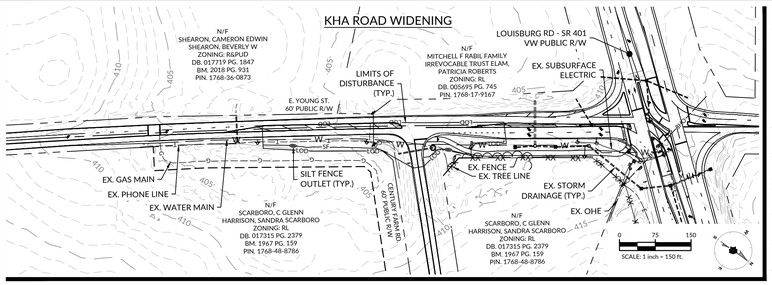
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

OVERALL EROSION CONTROL PLAN (STAGE 1)

C7.00

J:\23\0045-pulte_woodlief assemblage\CAD\drawing sets\construction\C7.00 OVERALL EROSION CONTROL PLAN (STAGE 1).dwg - Tuesday, April 29, 2025 9:13:26 AM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



EX. PRIVATE DRIVEWAY
EX. OHE POLE
EX. WELL
WATTLE FOR
EX. ROADSIDE
DITCH (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)
EX. PRIVATE DRIVEWAY
SITE BOUNDARY
LIMITS OF
DISTURBANCE
(TYP.)
TREE PROTECTION
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'
WATTLE FOR
EX. ROADSIDE
DITCH (TYP.)
TEMPORARY CULVERT CROSSING PIPE
15" CORRUGATED PLASTIC PIPE
CATLETT FARM RD.
S.R. 4318
60' PUBLIC R/W
EX. 18" RCP
EX. OHE
POLE
50' x 25' CONSTRUCTION ENTRANCE
CONCRETE WASHOUT
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
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"
SILT FENCE OUTLET
(TYP.)
TEMPORARY DIVERSION
CHANNEL
TD 1-2
EX.
POND
APPROX. LOCATION OF SILT
BAG FOR DEWATERING - SEE
SHEET C10.09 FOR DETAIL
CLASS A RIP RAP
DISSIPATER PAD
LENGTH:
WIDTH:
THICKNESS: 12"
24" SLOPE DRAIN W/
HORSESHOE INLET
PROTECTION
TEMPORARY DIVERSION
CHANNEL TD 6-1
SKIMMER
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 RH-CZ
ZONE RM-CZ
24" SLOPE DRAIN W/
HORSESHOE INLET
PROTECTION
CLASS A RIP RAP
DISSIPATER PAD
LENGTH: 6'
WIDTH: 8'
THICKNESS: 12"
SPILLWAY
ELEVATION: 369.5'
LINED WITH NAG
C350 OR
EQUIVALENT
EX.
WETLANDS
(TYP.)
RSB #4
BOTTOM: 357'
TOP OF BERM: 370'
BERM WIDTH: 10'
100-YR WSEL: 367.38'
ROLLED EROSION
CONTROL BLANKET (TYP.)
SCM4 - RISER
SCM 4-FES
SKIMMER
25' TEMPORARY
MAINTENANCE AND
ACCESS EASEMENT
STOCKPILE/BORROW PIT
AREA - SEE MAINTENANCE
NOTES ON SHEET C7.24
BAFFLES
(TYP.)
CLASS A RIP RAP
DISSIPATER PAD
LENGTH: 6'
WIDTH: 8'
THICKNESS: 12"
24" SLOPE DRAIN W/
HORSESHOE INLET
PROTECTION
APPROX. LOCATION OF SILT
BAG FOR DEWATERING - SEE
SHEET C10.09 FOR DETAIL

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

KEY MAP
NOT TO SCALE

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

our people • your success

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 SEAL 058751 ENGINEER TERRENCE L COOK
Terrence L Cook
52258A857E1E4A4...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS

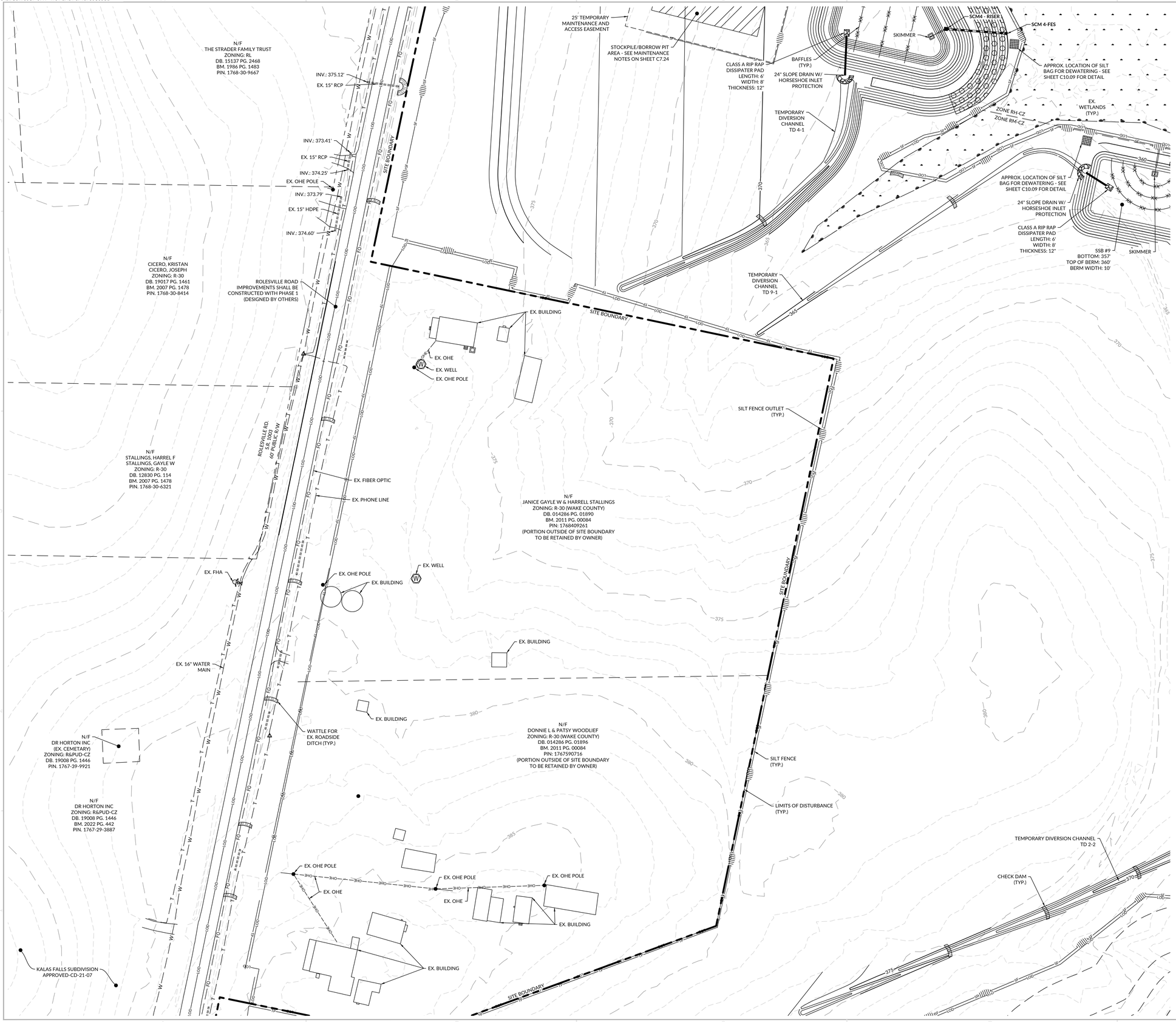
WR JOB NUMBER	23-0045		
DRN: WR	DGN: WR	CKD: WR	

EROSION CONTROL PLAN (STAGE 1)

C7.01

J:\2023\045-pulte_woodleaf assemblage\CAD\drawing set\construction\C7.01-7.07 EROSION CONTROL PLAN STAGE 1).dwg, Tuesday, April 29, 2025 9:14:06 AM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

KEY MAP
NOT TO SCALE

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

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 SEAL 058751 ENGINEER SCOTT CLARENCE COOK
Turner Cook
5225BA8B57E4F4...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

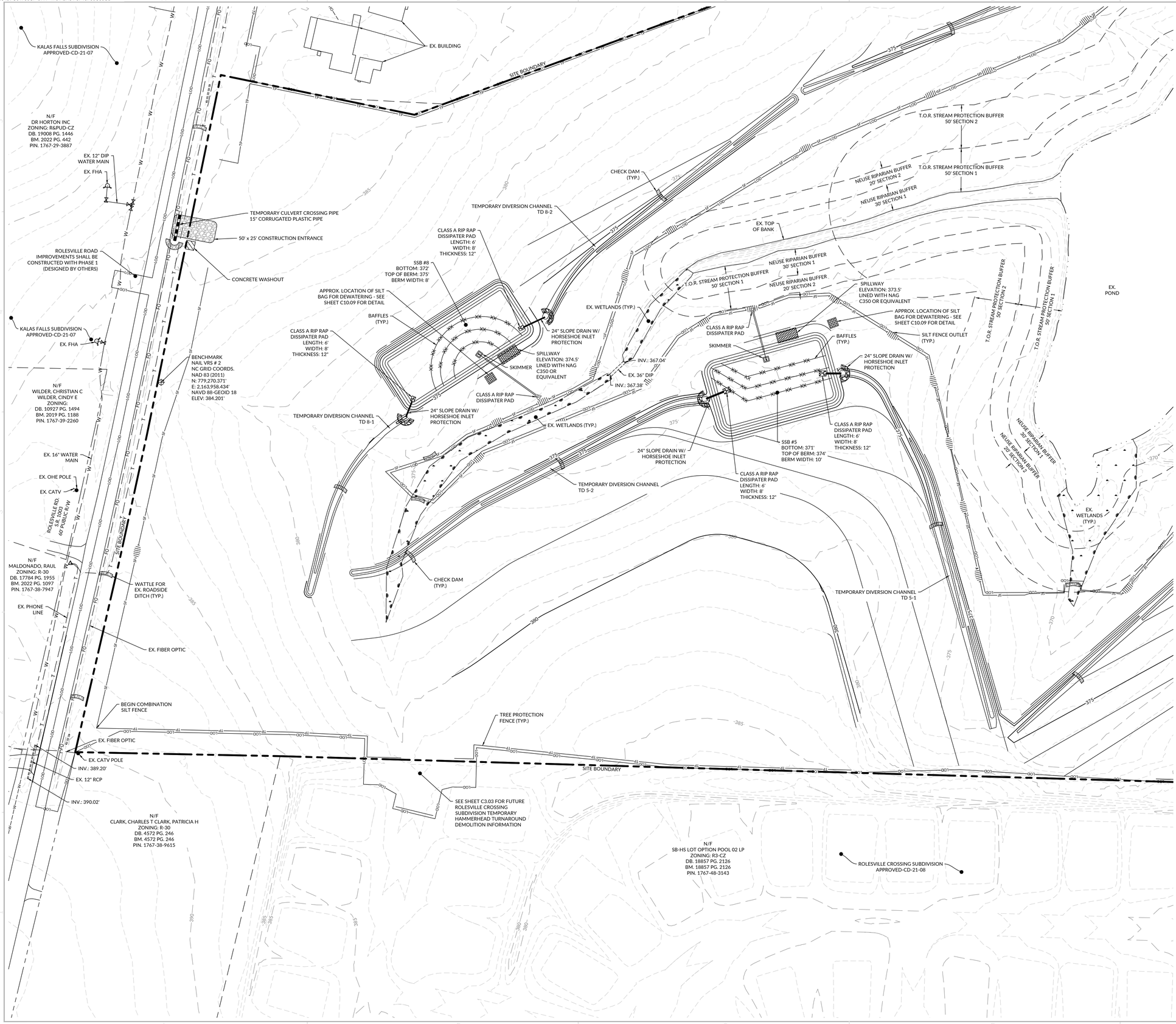
WR JOB NUMBER	23-0045
DRN: WR	DGN: WR CKD: WR

EROSION CONTROL PLAN (STAGE 1)

C7.02

J:\23\0045-pulte_woodlief assemblage\CAD\drawing set\construction\C7.01-7.07 EROSION CONTROL PLAN (STAGE 1).dwg, Monday, April 28, 2025 4:27:14 PM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

KEY MAP
NOT TO SCALE

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

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 058751 TERRANCE L. COOK
5225BA8B57E14F0...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

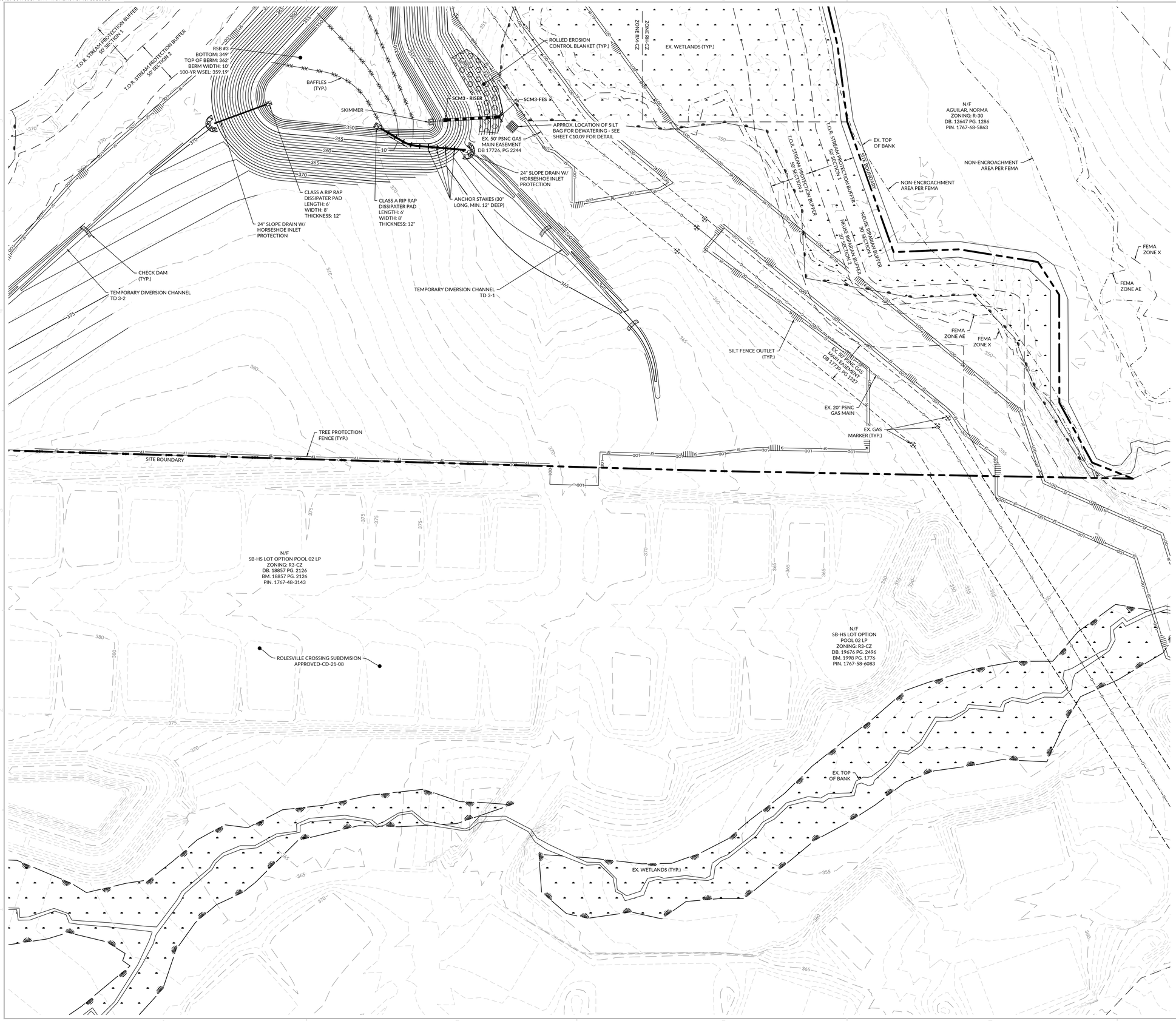
WR JOB NUMBER	23-0045		
DRN: WR	DGN: WR	CKD: WR	

EROSION CONTROL PLAN (STAGE 1)

C7.03

J:\23\0045\traffic_wrcs\fleet assemblage\CAD\drawing set\construction\C7.01-7.07 EROSION CONTROL PLAN (STAGE 1).dwg - Monday, April 28, 2025 4:27:21 PM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

KEY MAP
NOT TO SCALE

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

our people • your success

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 058751 TIMOTHY REECE COOK

5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

EROSION CONTROL PLAN (STAGE 1)

C7.04

J:\23\0045-pults_woodlief assemblage\CAD\drawing set\construction\C7.01-7.07 EROSION CONTROL PLAN (STAGE 1).dwg, Monday, April 28, 2025 4:27:28 PM, JMEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

TEMPORARY DIVERSION CHANNEL TD 9-2
TEMPORARY DIVERSION CHANNEL TD 2-1
TEMPORARY STREAM CROSSING WITH BRIDGEMAT
EX. TOP OF BANK
EX. WETLANDS (TYP.)
24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION
CLASS B RIP RAP DISSIPATER PAD LENGTH: 15' WIDTH: 7.5' THICKNESS: 1.5'
SKIMMER
RSB #2 BOTTOM: 352' TOP OF BERM: 363.5' BERM WIDTH: 10' 100-YR WSEL: 361.89'
SCM2 - RISER
SCM2-FES
APPROX. LOCATION OF SILT BAG FOR DEWATERING - SEE SHEET C10.09 FOR DETAIL
SILT FENCE OUTLET (TYP.)
EX. 50' PSNC GAS MAIN EASEMENT DB 1779 PG 1327
SPILLWAY ELEVATION: 362.5' LINED WITH NAG C350 OR EQUIVALENT
BAFFLES (TYP.)
ZONE RH-CZ
ZONE RM-CZ
SITE BOUNDARY
FEMA ZONE AE
FEMA ZONE X
N/F
RICHARDS, BARBARA ANN JONES
ZONING: R-30
DB. 1730 PG. 526
PIN. 1768-60-2816
CLASS A RIP RAP DISSIPATER PAD LENGTH: 6' WIDTH: 8' THICKNESS: 12"
24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION
TEMPORARY DIVERSION CHANNEL TD 2-2
SEDIMENT BAG
PUMP
TEMPORARY COFFER DAM
EX. 20" PSNC GAS MAIN
SEE DETAIL C5070 ON SHEET C10.03 FOR ADDITIONAL TEMPORARY STREAM CROSSING BYPASS INFORMATION
T.O.R. STREAM PROTECTION BUFFER 50' SECTION 2
T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1
EX. WETLANDS (TYP.)
EX. GAS MARKER (TYP.)
NON-ENCROACHMENT AREA PER FEMA
N/F
RICHARDS, BARBARA ANN JONES
ZONING: R-30
DB. 1386 PG. 356
BM. 1112 PG. 589
PIN. 1767-69-6199
EX. POND
NEUSE RIPARIAN BUFFER 30' SECTION 1
NEUSE RIPARIAN BUFFER 30' SECTION 2
RSB #3 BOTTOM: 349' TOP OF BERM: 362' BERM WIDTH: 10' 100-YR WSEL: 359.19'
ROLLED EROSION CONTROL BLANKET (TYP.)
N/F
AGUILAR, NORMA
ZONING: R-30
DB. 12647 PG. 1286
PIN. 1767-68-5863

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

KEY MAP
NOT TO SCALE

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

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 SEAL 058751 ENGINEER TERRENCE COOK
Signed by: Terrence Cook
522B8A8FA7E4...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
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 sets\construction\C7.01-7.07 EROSION CONTROL PLAN (STAGE 1).dwg, Monday, April 28, 2025 4:27:55 PM, AESTH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

TEMPORARY DIVERSION CHANNEL TD 1-1

TEMPORARY DIVERSION CHANNEL TD 1-2

24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION

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

RSB #1
BOTTOM: 352'
TOP OF BERM: 363'
BERM WIDTH: 10'
100-YR WSEL: 361.36'

BAFFLES (TYP.)

SKIMMER

SCM1-RISER

SCM1-FES

EX. WETLANDS (TYP.)

SPILLWAY ELEVATION: 362.5' LINED WITH NAG C350 OR EQUIVALENT

APPROX. LOCATION OF SILT BAG FOR DEWATERING - SEE SHEET C10.09 FOR DETAIL

EX. TOP OF BANK

SPILLWAY ELEVATION: 359.5' LINED WITH NAG C350 OR EQUIVALENT

ZONE RH-CZ

ZONE RM-CZ

SSB #9
BOTTOM: 357'
TOP OF BERM: 360'
BERM WIDTH: 10'

CLASS A RIP RAP DISSIPATER PAD
LENGTH: 3'
WIDTH: 4'
THICKNESS: 12"

12" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION

SKIMMER

TEMPORARY DIVERSION CHANNEL TD 9-2

TEMPORARY DIVERSION CHANNEL TD 2-1

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

EX. 20" PSNC GAS MAIN

EX. GAS MARKER (TYP.)

EX. POND

NON-ENCROACHMENT AREA PER FEMA

EX. WETLANDS (TYP.)

SILT FENCE OUTLET (TYP.)

FEMA ZONE X

FEMA ZONE AE

T.O.B. STREAM PROTECTION BUFFER 50' SECTION 1

T.O.B. STREAM PROTECTION BUFFER 50' SECTION 2

NEUSE BUFFER 30' SECTION 1

NEUSE BUFFER 30' SECTION 2

SEE DETAIL C5070 ON SHEET C10.03 FOR ADDITIONAL TEMPORARY STREAM CROSSING BYPASS INFORMATION

PUMP

TEMPORARY COFFER DAM

PUMP

SEDIMENT BAG

TEMPORARY STREAM CROSSING WITH BRIDGEMAT

EX. TOP OF BANK

EX. WETLANDS (TYP.)

SITE BOUNDARY

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

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

KEY MAP

NOT TO SCALE

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

our people • your success

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 SEAL 058751 ENGINEER TIMOTHY WAYNE COOK

Timothy Wayne Cook
5225BA85F1E4...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

EROSION CONTROL PLAN (STAGE 1)

C7.06

J:\23\0045-public_workflow\1 assemblage\CAD\drawing sets\construction\C7.01-7.07 EROSION CONTROL PLAN (STAGE 1).dwg - Monday, April 28, 2025 4:37:43 PM - KEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

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

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

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)

FOWLER RD.
S.R. 2208
60' PUBLIC R/W

EX. PHONE STRUCTURE (TYP.)

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

EX. REGULATOR STATION

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

TEMPORARY CULVERT CROSSING PIPE 15" CORRUGATED PLASTIC PIPE

50' x 25' CONSTRUCTION ENTRANCE

CONCRETE WASHOUT

EX. WETLANDS (TYP.)

WATTLE FOR EX. ROADSIDE DITCH (TYP.)

SITE BOUNDARY

BEGIN TREE PROTECTION FENCE

EX. 20" PSNC GAS MAIN

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

FEMA ZONE AE
FEMA ZONE X

NEUSE RIPARIAN BUFFER 20' SECTION 2
NEUSE RIPARIAN BUFFER 30' SECTION 1

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 2
T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1

EX. 30' PSNC GAS MAINTENANCE EASEMENT DB 17789, PG 1327

NON-ENCROACHMENT AREA PER FEMA

TEMPORARY DIVERSION CHANNEL TD 7-1

18" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION

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

SKIMMER

APPROX. LOCATION OF SILT BAG FOR DEWATERING - SEE SHEET C10.09 FOR DETAIL

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

SPILLWAY
ELEVATION: 363.5'
LINED WITH NAG C350 OR EQUIVALENT

SILT FENCE OUTLET (TYP.)

EX. POND

SITE BOUNDARY

EX. GAS MARKER (TYP.)

EX. 20" PSNC GAS MAIN

TEMPORARY DIVERSION CHANNEL TD 7-2

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

KEY MAP
NOT TO SCALE

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

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 SEAL 058751 ENGINEER TERRANCE COOK
5225BA8E57E4F4...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

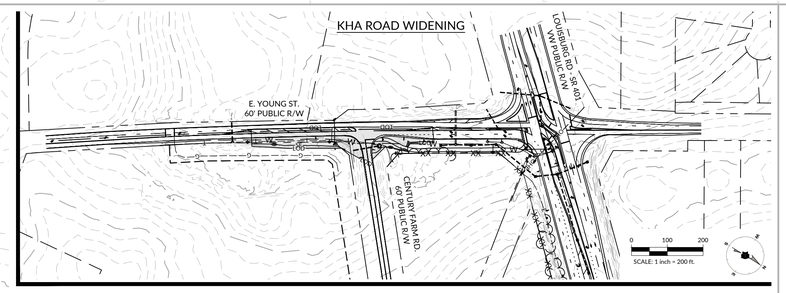
WR JOB NUMBER		23-0045
DRN: WR	DGN: WR	CKD: WR

EROSION CONTROL PLAN (STAGE 1)

C7.07

J:\23\0045-public_wcoffice_wsvr\Engr\CAD\Engineering set\construction\C7.01-7.07 EROSION CONTROL PLAN STAGE 1).dwg, Monday, April 28, 2025 4:57:48 PM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

HATCH LEGEND

LOD	LIMITS OF DISTURBANCE

KEY MAP

NOT TO SCALE

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

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 SEAL 058751 ENGINEER TERRANCE COOK
Terrance Cook
5225BA851E1F4B0...
5/27/2025

SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

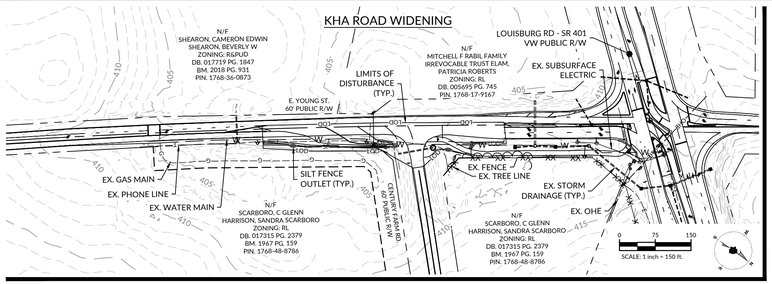
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

OVERALL EROSION CONTROL PLAN (STAGE 2)

C7.08

J:\23\0045-public_woodlief assemblage\CAD\drawing sets\construction\C7.08 OVERALL EROSION CONTROL PLAN (STAGE 2).dwg - Tuesday, April 29, 2025 9:14:47 AM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

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
TEMPORARY CULVERT CROSSING PIPE 24" CORRUGATED PLASTIC PIPE
TEMPORARY CULVERT CROSSING PIPE 15" CORRUGATED PLASTIC PIPE
TEMPORARY DIVERSION CHANNEL TD 7-2
ROLESVILLE ROAD IMPROVEMENTS SHALL BE CONSTRUCTED WITH PHASE 1 (DESIGNED BY OTHERS)
ROLESVILLE RD. S.R. 1003 60' PUBLIC R/W
SITE BOUNDARY
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"
TEMPORARY CULVERT CROSSING PIPE 24" CORRUGATED PLASTIC PIPE
EX. POND
SKIMMER
APPROX. LOCATION OF SILT BAG FOR DEWATERING - SEE SHEET C10.09 FOR DETAIL
CLASS A RIP RAP DISSIPATER PAD LENGTH: WIDTH: THICKNESS: 12"
SILT FENCE OUTLET (TYP.)
TEMPORARY DIVERSION CHANNEL TD 1-2
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
INV.: 369.56'
EX. 15" RCP
INV.: 369.99'
TEMPORARY DIVERSION CHANNEL TD 4-2
TEMPORARY CULVERT CROSSING PIPE 24" CORRUGATED PLASTIC PIPE
TEMPORARY DIVERSION CHANNEL TD 6-1
CHECK DAM (TYP.)
N/F
POWELL, JEFFERY LOUIS
ZONING: RL
DB. 12-E PG. 3279
PIN. 1768-31-7240
CATLETT FARM RD.
S.R. 4318
60' PUBLIC R/W
EX. 18" RCP
EX. OHE POLE
50' x 25' CONSTRUCTION ENTRANCE
CONCRETE WASHOUT
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
ZONE RH-CZ
ZONE RM-CZ
24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION
CLASS A RIP RAP DISSIPATER PAD LENGTH: 6' WIDTH: 8' THICKNESS: 12"
SPILLWAY ELEVATION: 369.5' LINED WITH NAG C350 OR EQUIVALENT
EX. WETLANDS (TYP.)
RSB #4
BOTTOM: 357'
TOP OF BERM: 370'
BERM WIDTH: 10'
100-YR WSEL: 367.38'
25' TEMPORARY MAINTENANCE AND ACCESS EASEMENT
STOCKPILE/BORROW PIT AREA - SEE MAINTENANCE NOTES ON SHEET C7.24
SCM4 - RISER
SCM 4-FES
APPROX. LOCATION OF SILT BAG FOR DEWATERING - SEE SHEET C10.09 FOR DETAIL
BAFFLES (TYP.)
CLASS A RIP RAP DISSIPATER PAD LENGTH: 6' WIDTH: 8' THICKNESS: 12"
24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION
ROLLED EROSION CONTROL BLANKET (TYP.)
SKIMMER

KEY MAP
NOT TO SCALE

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

our people • your success

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 SEAL 058751 ENGINEER TERRENCE L. COOK
Terrence L. Cook
52258A851E1F4A4...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS

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

EROSION CONTROL PLAN (STAGE 2)

C7.09

J:\23\0045-pulte_woodleaf assemblage\CAD\drawing set\construction\C7.09-7.16 EROSION CONTROL PLAN (STAGE 2).dwg, Tuesday, April 29, 2025 9:53:23 AM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

KEY MAP
NOT TO SCALE

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

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 SEAL 058751 ENGINEER TURNER LANE COOK
Signed by: Turner Lane Cook
5225BA8857E4...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

EROSION CONTROL PLAN (STAGE 2)

C7.10

J:\23\0045\traffic_wendlert assemblage\CAD\drawing set\construction\C7.09-7.16 EROSION CONTROL PLAN (STAGE 2).dwg, Monday, April 28, 2025 4:32:29 PM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

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

EX. BUILDING

SITE BOUNDARY

50' x 25' CONSTRUCTION ENTRANCE

CONCRETE WASHOUT

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

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

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

TEMPORARY DIVERSION CHANNEL TD 8-2

24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION

SSB #8
BOTTOM: 372'
TOP OF BERM: 375'
BERM WIDTH: 8'

BAFFLES (TYP.)

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

SILT FENCE OUTLET (TYP.)

EX. WETLANDS (TYP.)

SPILLWAY ELEVATION: 374.5' LINED WITH NAG C350 OR EQUIVALENT

SKIMMER

INV.: 367.04'

EX. 36" DIP

INV.: 367.38'

24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION

TEMPORARY DIVERSION CHANNEL TD 8-1

CLASS A RIP RAP DISSIPATER PAD

EX. WETLANDS (TYP.)

APPROX. LOCATION OF SILT BAG FOR DEWATERING - SEE SHEET C10.09 FOR DETAIL

TEMPORARY DIVERSION CHANNEL TD 5-2

CHECK DAM (TYP.)

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 2

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1

NEUSE RIPARIAN BUFFER 20' SECTION 2

NEUSE RIPARIAN BUFFER 30' SECTION 1

EX. TOP OF BANK

NEUSE RIPARIAN BUFFER 30' SECTION 1

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1

NEUSE RIPARIAN BUFFER 20' SECTION 2

SPILLWAY ELEVATION: 373.5' LINED WITH NAG C350 OR EQUIVALENT

CLASS A RIP RAP DISSIPATER PAD

SKIMMER

APPROX. LOCATION OF SILT BAG FOR DEWATERING - SEE SHEET C10.09 FOR DETAIL

24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION

BAFFLES (TYP.)

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

24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION

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

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

TEMPORARY DIVERSION CHANNEL TD 5-1

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 2

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1

NEUSE RIPARIAN BUFFER 30' SECTION 1

NEUSE RIPARIAN BUFFER 20' SECTION 2

EX. WETLANDS (TYP.)

EX. POND

TREE PROTECTION FENCE (TYP.)

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

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

KEY MAP
NOT TO SCALE

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

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 058751 TURNER LANE COOK
5225BA85E7E84B0...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

EROSION CONTROL PLAN (STAGE 2)

C7.11

J:\23\0045\traffic_wrcalfee_assemblage\CAD\drawing set\construction\C7.09-7.16 EROSION CONTROL PLAN (STAGE 2).dwg, Monday, April 28, 2025 4:32:16 PM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

SILT FENCE OUTLET (TYP.)
T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1
T.O.R. STREAM PROTECTION BUFFER 50' SECTION 2
RSB #3
BOTTOM: 349'
TOP OF BERM: 362'
BERM WIDTH: 10'
100-YR WSEL: 359.19'
ZONE RM-CZ
ZONE RM-CZ
EX. WETLANDS (TYP.)
BAFFLES (TYP.)
SKIMMER
10'
SCM3 - RISER
ROLLED EROSION CONTROL BLANKET (TYP.)
SCM3-FES
APPROX. LOCATION OF SILT BAG FOR DEWATERING - SEE SHEET C10.09 FOR DETAIL
EX. 50' PSNC GAS MAIN EASEMENT DB 17726, PG 2244
24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION AND ANCHOR STAKES
CLASS A RIP RAP DISSIPATER PAD LENGTH: 6' WIDTH: 8' THICKNESS: 12"
CLASS A RIP RAP DISSIPATER PAD LENGTH: 6' WIDTH: 8' THICKNESS: 12"
ANCHOR STAKES (30" LONG, MIN. 12" DEEP)
24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION
CHECK DAM (TYP.)
TEMPORARY DIVERSION CHANNEL TD 3-2
TEMPORARY DIVERSION CHANNEL TD 3-1
N/F
AGUILAR, NORMA
ZONING: R-30
DB. 12647 PG. 1286
PIN. 1767-68-5863
EX. TOP OF BANK
T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1
T.O.R. STREAM PROTECTION BUFFER 50' SECTION 2
SITE BOUNDARY
NON-ENCROACHMENT AREA PER FEMA
NEUSE RIPARIAN BUFFER 50' SECTION 1
NEUSE RIPARIAN BUFFER 20' SECTION 2
NEUSE RIPARIAN BUFFER 50' SECTION 1
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 1267
EX. 20" PSNC GAS MAIN
EX. GAS MARKER (TYP.)
SILT FENCE (TYP.)
TREE PROTECTION FENCE (TYP.)
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
N/F
SB-HS LOT OPTION POOL 02 LP
ZONING: R3-CZ
DB. 19676 PG. 2496
BM. 1998 PG. 1776
PIN. 1767-58-6083
EX. TOP OF BANK
EX. WETLANDS (TYP.)

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

KEY MAP
NOT TO SCALE

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

our people • your success

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 058751 TERRENCE COOK
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

EROSION CONTROL PLAN (STAGE 2)

C7.12

J:\23\0045-pults_woodlief assemblage\CAD\drawing set\construction\C7.09-7.16 EROSION CONTROL PLAN (STAGE 2).dwg, Monday, April 28, 2025 4:32:44 PM, JMEYH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

TEMPORARY DIVERSION CHANNEL TD 9-2
TEMPORARY STREAM CROSSING WITH BRIDGEMAT
EX. TOP OF BANK
EX. WETLANDS (TYP.)
SITE BOUNDARY
TEMPORARY DIVERSION CHANNEL TD 2-1
24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION
SCM2 - RISER
SCM2-FES
APPROX. LOCATION OF SILT BAG FOR DEWATERING - SEE SHEET C10.09 FOR DETAIL
CLASS B RIP RAP DISSIPATER PAD LENGTH: 15' WIDTH: 7.5' THICKNESS: 1.5'
RSB #2 BOTTOM: 352' TOP OF BERM: 363.5' BERM WIDTH: 10' 100-YR WSEL: 361.89'
SKIMMER
EX. 50' PSNC GAS MAIN EASEMENT DB 1779, PG 1327
SPILLWAY ELEVATION: 362.5' LINED WITH NAG C350 OR EQUIVALENT
BAFFLES (TYP.)
ZONE RH-CZ
ZONE RM-CZ
FEMA ZONE AE
FEMA ZONE X
N/F
RICHARDS, BARBARA ANN JONES
ZONING: R-30
DB. 1730 PG. 526
PIN. 1768-60-2816
CLASS A RIP RAP DISSIPATER PAD LENGTH: 6' WIDTH: 8' THICKNESS: 12"
24" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION
TEMPORARY STREAM CROSSING WITH BRIDGEMAT
EX. TOP OF BANK
SILT FENCE OUTLET (TYP.)
SEDIMENT BAG
PUMP
TEMPORARY COFFER DAM
TEMPORARY DIVERSION CHANNEL TD 2-2
EX. 20" PSNC GAS MAIN
SEE DETAIL C5070 ON SHEET C10.03 FOR ADDITIONAL TEMPORARY STREAM CROSSING BYPASS INFORMATION
T.O.R. STREAM PROTECTION BUFFER 50' SECTION 2
T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1
EX. WETLANDS (TYP.)
EX. TOP OF BANK
FEMA ZONE AE
FEMA ZONE X
EX. GAS MARKER (TYP.)
EX. 20" PSNC GAS MAIN
NON-ENCROACHMENT AREA PER FEMA
N/F
RICHARDS, BARBARA ANN JONES
ZONING: R-30
DB. 1386 PG. 356
BM. 1112 PG. 589
PIN. 1767-69-6199
EX. POND
NEUSE RIPARIAN BUFFER 30' SECTION 1
NEUSE RIPARIAN BUFFER 30' SECTION 2
SPILLWAY ELEVATION: 363.5' LINED WITH NAG C350 OR EQUIVALENT
RSB #3 BOTTOM: 349' TOP OF BERM: 362' BERM WIDTH: 10' 100-YR WSEL: 359.19'
SILT FENCE OUTLET (TYP.)
T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1
T.O.R. STREAM PROTECTION BUFFER 50' SECTION 2
NEUSE RIPARIAN BUFFER 20' SECTION 2
NON-ENCROACHMENT AREA PER FEMA
N/F
AGUILAR, NORMA
ZONING: R-30
DB. 12647 PG. 1286
PIN. 1767-68-5863
BAFFLES (TYP.)

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

KEY MAP
NOT TO SCALE

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

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 SEAL 058751 ENGINEER TERRENCE COOK
Signed by: Terrence Cook
522B8A8FA7E04...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

EROSION CONTROL PLAN (STAGE 2)

C7.13

J:\23\0045-pulte_woodleaf assemblage\CAD\drawing sets\construction\C7.09-7.16 EROSION CONTROL PLAN (STAGE 2).dwg, Monday, April 28, 2025 4:32:53 PM, AESTH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

PULTEGROUP

Signed by:

5225BA851E

5/27/2025

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

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.)

50' x 25' CONSTRUCTION ENTRANCE

CONCRETE WASHOUT

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

SILT FENCE OUTLET (TYP.)

EX. 20" PSNC GAS MAIN

EX. 30" PSNC GAS MAIN EASEMENT DB 17769, PG 1327

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 2

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1

NEUSE RIPARIAN BUFFER 20' SECTION 2

NEUSE RIPARIAN BUFFER 30' SECTION 1

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

EX. TOP OF BANK

FEMA ZONE AE

FEMA ZONE X

NON-ENCROACHMENT AREA PER FEMA

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

TEMPORARY CULVERT CROSSING PIPE 18" CORRUGATED PLASTIC PIPE

TEMPORARY DIVERSION CHANNEL TD 7-1

18" SLOPE DRAIN W/ HORSESHOE INLET PROTECTION

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

APPROX. LOCATION OF SILT BAG FOR DEWATERING - SEE SHEET C10.09 FOR DETAIL

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

SPILLWAY ELEVATION: 363.5' LINED WITH NAG C350 OR EQUIVALENT

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

TEMPORARY CULVERT CROSSING PIPE 18" CORRUGATED PLASTIC PIPE

EX. POND

EX. POND

EX. GAS MARKER (TYP.)

EX. 20" PSNC GAS MAIN

EX. 30" PSNC GAS MAIN EASEMENT DB 17769, PG 1327

FEMA ZONE X

FEMA ZONE AE

NON-ENCROACHMENT AREA PER FEMA

EX. WETLANDS (TYP.)

SITE BOUNDARY

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

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

KEY MAP
NOT TO SCALE

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

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 SEAL 058751 ENGINEER TERRANCE COOK
5225BA8E57E4F4...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

EROSION CONTROL PLAN (STAGE 2)

C7.15

J:\23\0045-public_wcoffice_wwwdrive\CAD\Engineering\construction\C7.09-7.16 EROSION CONTROL PLAN (STAGE 2).dwg - Monday, April 28, 2025 4:32:05 PM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

HATCH LEGEND

LOD — LIMITS OF DISTURBANCE

KEY MAP

NOT TO SCALE

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

our people • your success

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 SEAL 058751 ENGINEER TERRANCE COOK

Terrance Cook
5225BAB851E4...
5/27/2025

SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

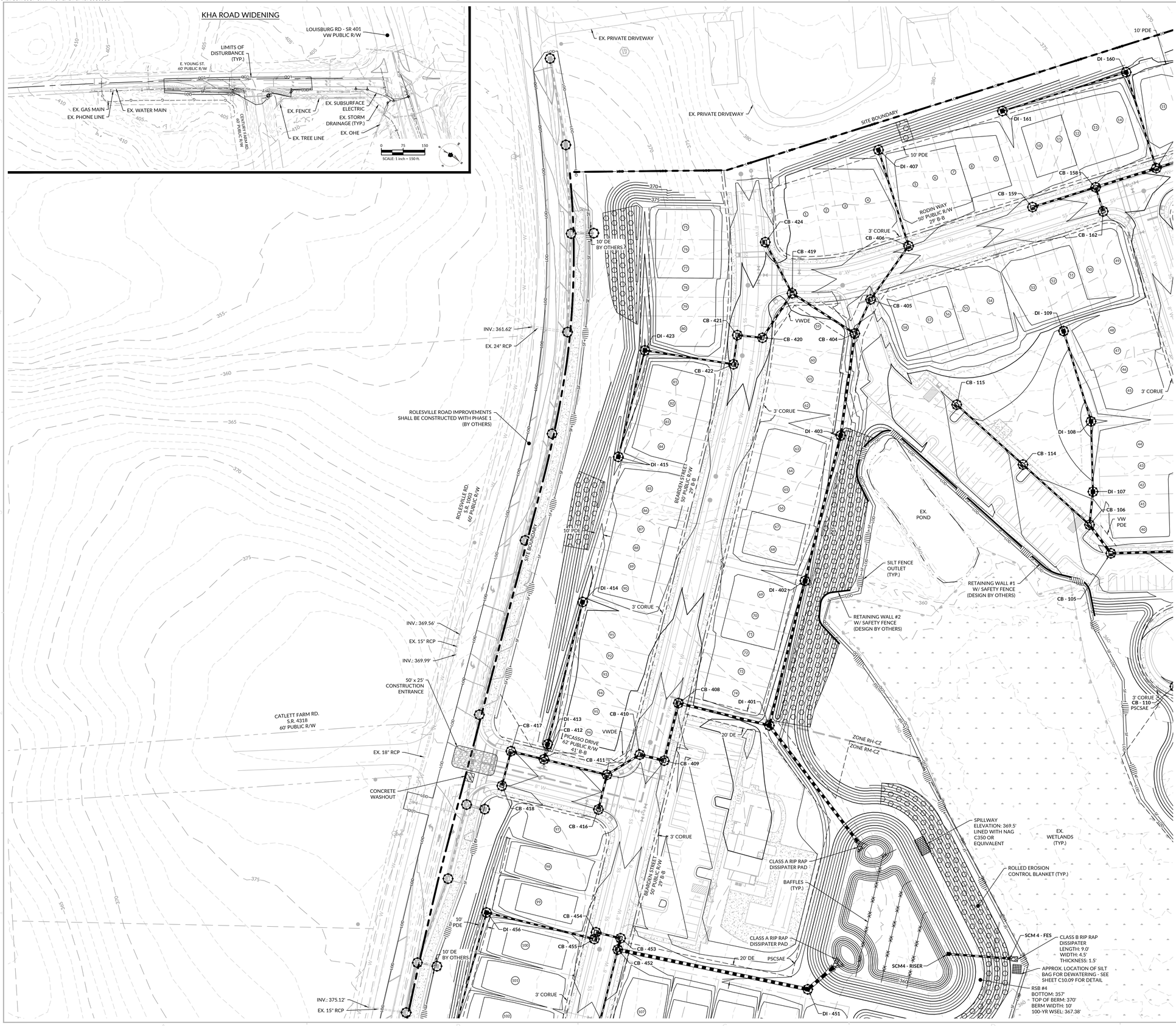
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

OVERALL EROSION CONTROL PLAN (STAGE 3)

C7.16

j:\23\0045-jwells_woodlief assemblage\CAD\drawing sets\construction\C7.16 OVERALL EROSION CONTROL PLAN (STAGE 3).dwg Tuesday, April 29, 2025 9:16:56 AM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

KEY MAP
NOT TO SCALE

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

our people • your success

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 SEAL 058751 ENGINEER
Timothy A. Rhyne
5225BA8B5E7E4A4...
5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS

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

EROSION CONTROL PLAN (STAGE 3)

C7.17

J:\23\0045-pulte_oconnor\civil assemblage\CAD\drawing set\construction\C7.17-23.EROSION CONTROL PLAN STAGE 3.dwg - Tuesday, April 29, 2025 9:18:53 AM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

KEY MAP
NOT TO SCALE

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

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 SEAL 058751 ENGINEER WILLIAM RANCE COOK
Docusigned by: 5225BA8B7E1F4B1...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

EROSION CONTROL PLAN (STAGE 3)

C7.18

J:\23\0045\public_workflow_assemblage\CAD\drawing sets\construction\C7.17-7.23 EROSION CONTROL PLAN (STAGE 3).dwg, Monday, April 28, 2025 4:36:04 PM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

KALAS FALLS SUBDIVISION APPROVED-CD-21-07

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

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

CONCRETE WASHOUT

KALAS FALLS SUBDIVISION APPROVED-CD-21-07

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

SITE BOUNDARY

50' x 25' CONSTRUCTION ENTRANCE

ROLLED EROSION CONTROL BLANKET (TYP.)

SITE BOUNDARY

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

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

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

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

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

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

SILT FENCE OUTLET (TYP.)

EX. TOP OF BANK

EX. WETLANDS (TYP.)

RETAINING WALL #4 W/ SAFETY FENCE (DESIGN BY OTHERS)

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

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

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

HORSESHOE INLET PROTECTION

TEMPORARY CONSTRUCTION EASEMENT

ROLESVILLE CROSSING SUBDIVISION APPROVED-CD-21-08

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

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

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 2

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1

NEUSE RIPARIAN BUFFER 20' SECTION 2

NEUSE RIPARIAN BUFFER 30' SECTION 1

EX. POND

EX. WETLANDS (TYP.)

3' CORUE

10' PDE

20' DE

VWDE

DI - 258, DI - 257, DI - 259, DI - 219, DI - 220, DI - 605, DI - 606, DI - 327, DI - 323, DI - 322, DI - 321, DI - 320, DI - 319, DI - 318

CB - 210, CB - 209, CB - 211, CB - 212, CB - 213, CB - 214, CB - 218, CB - 217, CB - 216, CB - 215, CB - 260, CB - 313, CB - 312, CB - 311, CB - 310, CB - 309, CB - 308, CB - 307, CB - 306, CB - 305, CB - 255, CB - 314, CB - 315, CB - 316, CB - 326, CB - 325, CB - 324, CB - 317

FES - 603, JB - 604, FES - 607, JB - 608, FES - 609

PHASE 1, PHASE 2, PHASE 3

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

KEY MAP
NOT TO SCALE

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

our people • your success

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 SEAL 058751 ENGINEER TERRENCE COOK
Terrence Cook
5225BA8F1...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

EROSION CONTROL PLAN (STAGE 3)

C7.19

J:\2210045-pdm_woodlief assemblage\CAD\drawing sets\construction\C7.17-7.23 EROSION CONTROL PLAN (STAGE 3).dwg, Monday, April 28, 2025 6:26:18 PM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
CD	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
ROCK	ROCK INLET PROTECTION
	SILT FENCE OUTLET

KEY MAP
NOT TO SCALE

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

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 058751 TERRANCE COOK
5225BA8F1E7E4F8...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

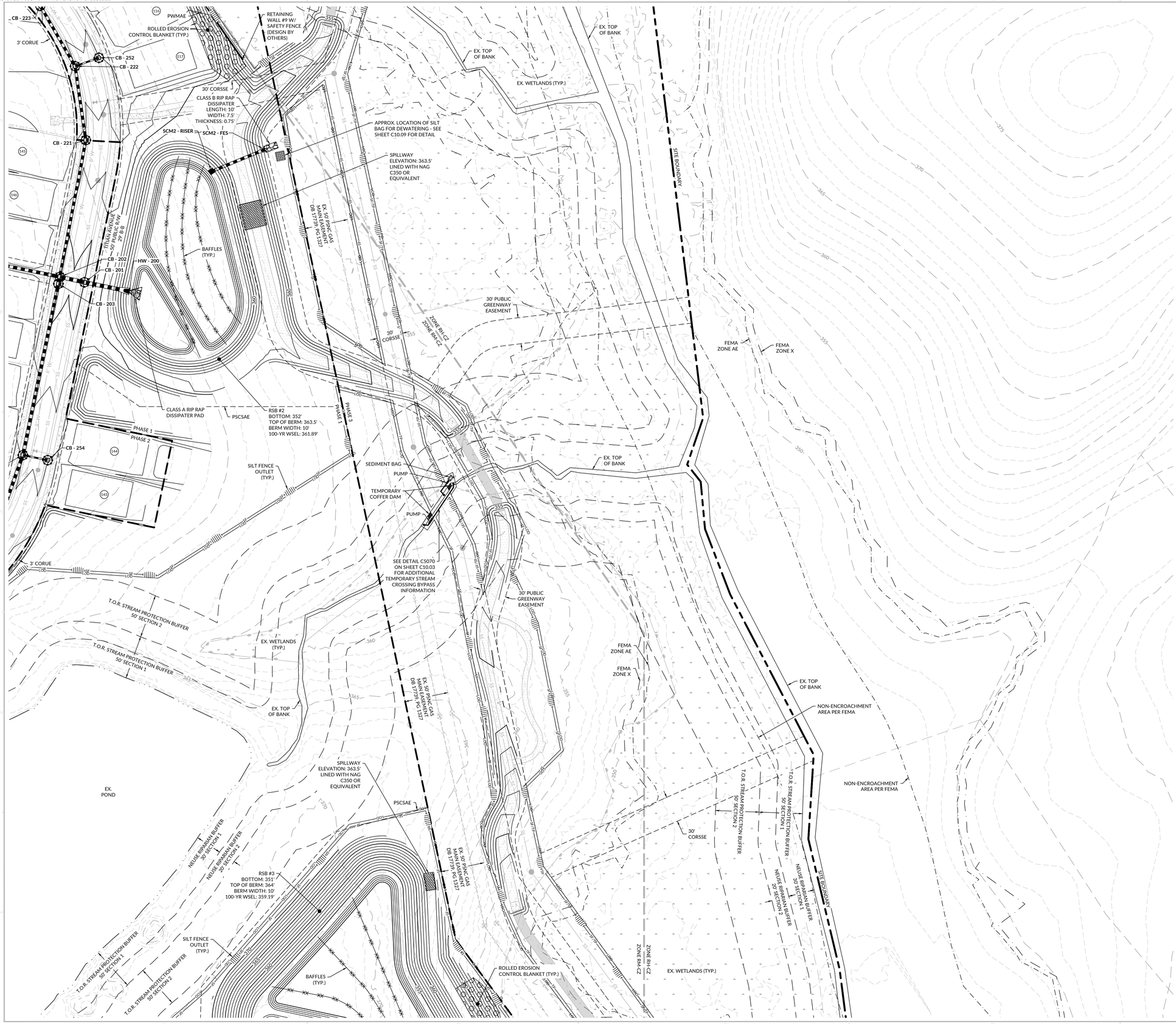
WR JOB NUMBER		23-0045
DRN: WR	DGN: WR	CKD: WR

EROSION CONTROL PLAN (STAGE 3)

C7.20

J:\23\0045-pulte_woodlief assemblage\CAD\drawing sets\construction\C7.1 7-23 EROSION CONTROL PLAN STAGE 3.dwg, Monday, April 28, 2025 4:36:29 PM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

KEY MAP
NOT TO SCALE

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

our people • your success

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 SEAL 058751 ENGINEER LAWRENCE COOK
Signed by: Lawrence Cook
5225BA85TE4B4...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

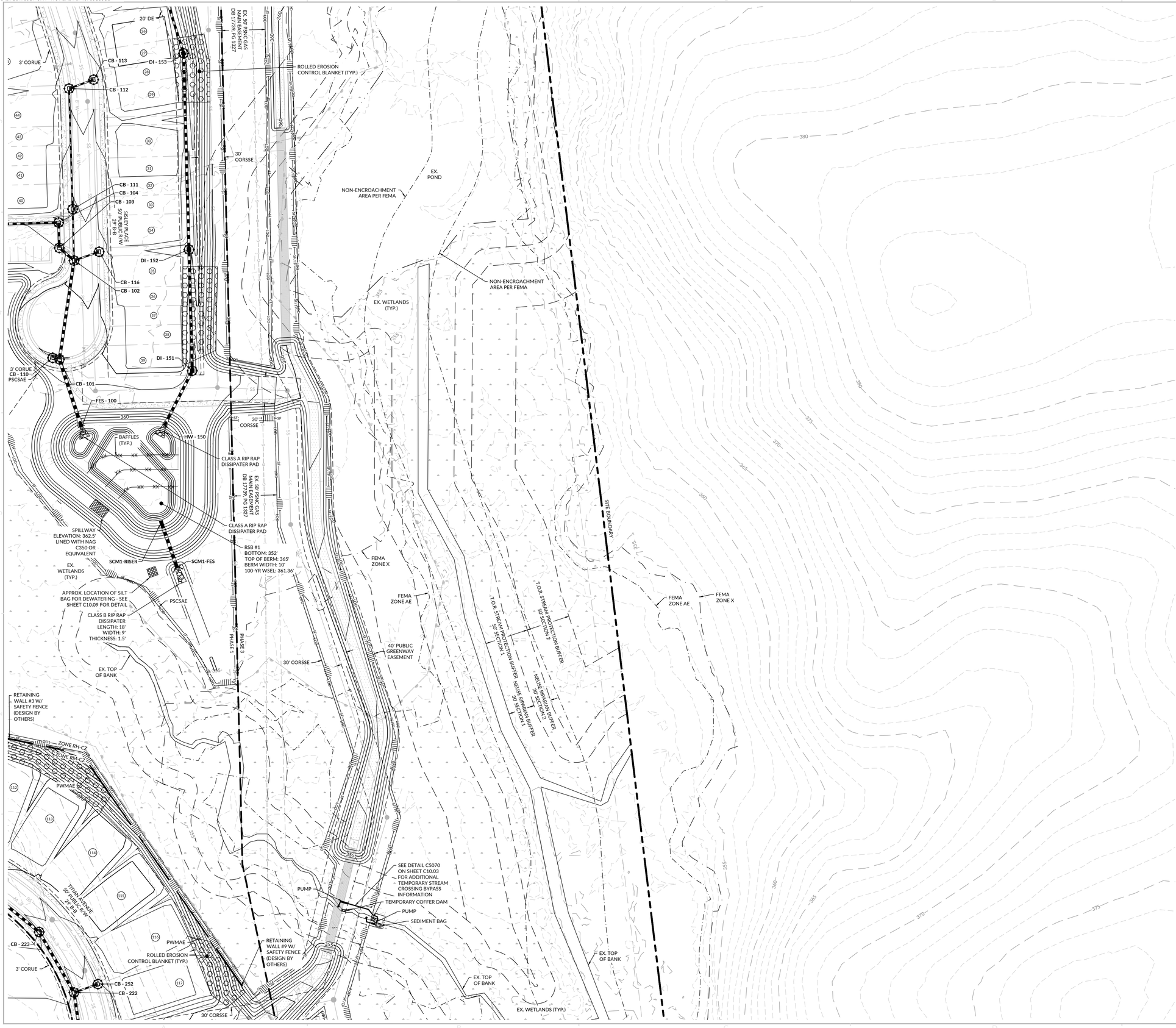
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

EROSION CONTROL PLAN (STAGE 3)

C7.21

J:\23\0045\public_workflow\drawings\CAD\planning set\construction\C7.17-7.23 EROSION CONTROL PLAN (STAGE 3).dwg, Monday, April 28, 2025 4:36:58 PM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

KEY MAP
NOT TO SCALE

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

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 SEAL 058751 ENGINEER TERRENCE COOK
5225BA8F1F...
5/27/2025

SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

EROSION CONTROL PLAN (STAGE 3)

C7.22

J:\2210045-pulte_woodlief assemblage\CAD\drawing sets\construction\C7.1 7-23 EROSION CONTROL PLAN STAGE 3.dwg, Monday, April 28, 2025 4:36:57 PM, JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
XX XX	BAFFLE
LOD	LIMITS OF DISTURBANCE
SF	SILT FENCE
SF/TP	SILT/TREE PROTECTION FENCE
TD	TEMPORARY DIVERSION DITCH
TP	TREE PROTECTION FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	CHECK DAM
	TEMPORARY CONCRETE WASHOUT
	SPILLWAY
	TEMPORARY STREAM CROSSING
	ROLLED EROSION CONTROL BLANKET
	INLET PROTECTION
	ROCK INLET PROTECTION
	SILT FENCE OUTLET

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

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

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

10' DE BY OTHERS

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

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

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

EX. WETLANDS (TYP.)

CONCRETE WASHOUT

50' x 25' CONSTRUCTION ENTRANCE

PHASE 1
PHASE 3

30' CORSSE

SITE BOUNDARY

RETAINING WALL #10 W/ SAFETY FENCE (DESIGN BY OTHERS)

30' CORSSE

10' PDE

SILT FENCE OUTLET (TYP.)

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

EX. TOP OF BANK

10' DE BY OTHERS

FEMA ZONE AE

FEMA ZONE X

60' PUBLIC GREENWAY EASEMENT

HORSESHOE INLET PROTECTION

PHASE 1
PHASE 3

EX. 30' PSNC GAS MAINLINE EASEMENT DB 17799, PG 1037

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 2

NEUSE RIPARIAN BUFFER 20' SECTION 2

NEUSE RIPARIAN BUFFER 30' SECTION 1

T.O.R. STREAM PROTECTION BUFFER 50' SECTION 1

NON-ENCROACHMENT AREA PER FEMA

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

20' DE

CB - 156

CB - 157

FES - 611

FES - 610

EX. WETLANDS (TYP.)

NON-ENCROACHMENT AREA PER FEMA

EX. POND

3' CORUE

CB - 155

VWGE

SISLEY PLACE 50' PUBLIC R/W 29' B-B

DI - 154

EX. POND

FEMA ZONE X

FEMA ZONE AE

20' DE

EX. 50' PSNC GAS MAINLINE EASEMENT DB 17799, PG 1037

3' CORUE

CB - 113

DI - 153

CB - 112

ROLLED EROSION CONTROL BLANKET (TYP.)

KEY MAP

NOT TO SCALE

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

our people • your success

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 058751 TERRENCE COOK

5225BA8E51E4484...

5/27/2025

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS
-

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

EROSION CONTROL PLAN (STAGE 3)

C7.23

J:\23\0045-public_wcvillet_wcvillet\Design\CADD\drawing set\construction\C7.17-7.23 EROSION CONTROL PLAN STAGE 3.dwg - Monday, April 28, 2025 4:36:58 PM - JKEITH

Docusign Envelope ID: C61706CF-077F-4791-BA34-8F40F30C93CD

EROSION CONTROL NOTES:

1. RECEIVING WATERSHED: BUFFALO CREEK
2. TOTAL LIMITS OF CONSTRUCTION/LIMITS OF DISTURBANCE = 73 ACRES.
3. ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL STANDARDS AND PRACTICES PRESCRIBED BY THE STATE OF NORTH CAROLINA AND WAKE COUNTY. WHERE STANDARDS AND PRACTICES CONFLICT, THE MORE STRINGENT SHALL APPLY.
4. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM THE TOWN OF ROLESVILLE, NCDWR, USACE, AND/OR FEMA FOR ANY RIPARIAN BUFFER, WETLANDS, AND/ OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
5. NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK OR GRADING (INCLUDING EXTENSIONS) WITHIN STATE RIGHT-OF-WAY PRIOR TO CONSTRUCTION.
6. THIS PROJECT SHALL BE SUBJECT TO MONITORING REQUIREMENTS IN ACCORDANCE WITH SECTION II.B(3) OF THE MOST RECENT NCDENR-DEMLR GENERAL PERMIT NCG 01000.
7. THE CONTRACTOR SHALL FAITHFULLY MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO ENSURE THAT NO SILT LEAVES THE PROJECT SITE AND ENTERS ANY NATURAL STREAM OR WATERWAY AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
8. THE CONTRACTOR IS TO CONDUCT A WEEKLY SITE INSPECTION, AFTER EACH RAINFALL EVENT IN EXCESS OF 1-INCH AND PERFORM ANY NECESSARY MAINTENANCE.
9. ANY AREA DISTURBANCES BY THE CONTRACTOR NOT SHOWN ON THE CONSTRUCTION DRAWINGS ARE TO BE PERMITTED THROUGH THE APPROPRIATE PERMITTING AGENCY.
10. PURSUANT TO G.S. 113A-57(2), THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICE OR STRUCTURE.
11. ALL SLOPES 3:1 OR GREATER SHALL BE LINED WITH EROSION CONTROL MATTING.
12. NPDES GROUND COVER REQUIREMENTS SHALL BE FOLLOWED IN ADDITION TO STANDARD NCDENR EROSION CONTROL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF VEGETATION ON ALL DISTURBED AREAS AND MEETING ALL NPDES FINAL STABILIZATION REQUIREMENTS.
13. PROVIDE A ROLLED EROSION CONTROL PRODUCT (RECP) TO STABILIZE DISTURBED DITCHES IF ANY SIGNS OF SCOURING OR EVIDENT, EVEN IF NO RECP HAS BEEN SHOWN ON THE CONSTRUCTION DRAWINGS.
14. NO STOCK OR WASTE PILES ARE ALLOWED WITHIN 50' OF STREAMS OR DRAINAGE STRUCTURES.
15. WHERE DEWATERING OF TRENCHES, PITS, AND OTHER EXCAVATIONS BECOMES NECESSARY THE DISCHARGE MUST BE DIVERTED TO A SEDIMENT FILTER BAG BEFORE BEING DISCHARGED TO THE GROUND.
16. ADEQUATE EROSION CONTROL MEASURES MUST BE INSTALLED, MAINTAINED, AND ADJUSTED AS NEEDED DURING THE DEMOLITION OR CLEARING AND GRUBBING PHASES AS WELL AS THROUGHOUT THE LIFE OF THE PROJECT AND UNTIL PERMANENT VEGETATION IS ESTABLISHED.
17. IN INSTANCES WHERE THE DIFFERENCE IN HEIGHT OF EMERGENCY SPILLWAY AND BOTTOM ELEVATION OF A POND IS GREATER THAN 5 FEET, DOUBLE-HEIGHT BAFFLES ARE REQUIRED.
18. CONCRETE WASHOUTS SHOWN FOR CURB & GUTTER AND SIDEWALK USE ONLY.
19. EXISTING TEMPORARY SEDIMENT BASIN SHALL BE REPAIRED/MAINTAINED AS NECESSARY TO MEET REQUIREMENTS OF THIS PROJECT.
20. SCM FOREBAYS SHALL NOT BE REQUIRED WHILE SCM IS ACTING AS AN EROSION CONTROL DEVICE.
21. VELOCITY DISSIPATORS SHALL BE INSTALLED AT THE END OF EACH FES AND SHALL HAVE A FILTER FABRIC UNDERLINER.
22. THE CONTRACTOR SHALL INSTALL TEMPORARY DIVERSION BERMS ROUTING CONSTRUCTION RUNOFF TO APPROPRIATELY SIZED SLOPE DRAINS WITH INLET/OUTLET PROTECTION WHEREVER NECESSARY OR AS REQUIRED BY WAKE COUNTY AT TOP OF SLOPES DURING/AFTER SLOPE FORMATION TO PREVENT SLOPE EROSION.

CONSTRUCTION SEQUENCE (STAGE 1):

1. SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH WAKE COUNTY ENVIRONMENTAL SERVICES. OBTAIN A LAND DISTURBING PERMIT.
2. INSTALL GRAVEL CONSTRUCTION PAD, TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS OR OTHER MEASURES AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. SEED TEMPORARY DIVERSIONS, BERMS AND BASINS IMMEDIATELY AFTER CONSTRUCTION.
   2.1 SEE SHEETS C9.01-C9.04 FOR CLAY LINER SPECIFICATIONS TO BE USED ON RSB #1, 2, 3, AND 4.
3. BEGIN CLEARING AS NEEDED FOR INSTALLATION OF EROSION CONTROL MEASURES FOR THE TEMPORARY STREAM CROSSING AND THE CONSTRUCTION OF THE TEMPORARY STREAM CROSSING FOR SANITARY SEWER AND GREENWAY AS SHOWN. CLEARING TO BE LIMITED TO THE IMMEDIATE AREA OF THE TEMPORARY STREAM CROSSING.
   3.1 SEE THIS SHEET FOR THE CONSTRUCTION SEQUENCE FOR THE SANITARY SEWER AND GREENWAY STREAM CROSSINGS.
4. CALL WAKE COUNTY ENVIRONMENTAL SERVICES TO SCHEDULE AN ONSITE INSPECTION TO OBTAIN A CERTIFICATE OF COMPLIANCE. PERMITTED LAND DISTURBING ACTIVITIES MAY NOT BEGIN UNTIL ALL MEASURES ARE IN PLACE AND A CERTIFICATE OF COMPLIANCE HAS BEEN RECEIVED.
5. BEGIN CLEARING AND GRUBBING. MAINTAIN DEVICES AS NEEDED.
6. MOVE TO STAGE 2 EROSION CONTROL.

CONSTRUCTION SEQUENCE (STAGE 2):

4. MAINTAIN STAGE 1 EROSION CONTROL DEVICES.
5. BEGIN ROUGH GRADING OF SITE.
6. INSTALL STORM WATER BYPASS NETWORK AND TEMPORARY CULVERT PIPES. EXCAVATE TRENCH, INSTALL SECTION(S) OF PIPE, BACKFILL AND STABILIZE GROUND DISTURBANCE WITHIN A WORKING DAY.
7. INSTALL EROSION CONTROL BLANKET ON ALL PERIMETER SLOPES WITH A HEIGHT OF 8FT. OR LARGER.
8. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM ANY LOW POINTS OF ROUGH GRADING IN THIS INTERMEDIATE STAGE.
9. MOVE TO STAGE 3 EROSION CONTROL.

CONSTRUCTION SEQUENCE (STAGE 3):

1. MAINTAIN STAGE 1 AND STAGE 2 EROSION CONTROL DEVICES.
2. INSTALL STORM SEWER AND PERMANENT CULVERTS, IF SHOWN, AND PROTECT INLETS WITH BLOCK AND GRAVEL INLET CONTROLS, SEDIMENT TRAPS OR OTHER APPROVED MEASURES AS SHOWN ON THE PLAN. BEGIN CONSTRUCTION, BUILDING, ETC.
3. EXCAVATE TRENCH, INSTALL SECTION(S) OF PIPE, BACKFILL AND STABILIZE GROUND DISTURBANCE WITHIN A WORKING DAY. AFTER INSTALLATION FOR STREAM CROSSINGS CONTACT WAKE COUNTY ENVIRONMENTAL SERVICES PRIOR TO REMOVAL OF BYPASS PUMPING.
4. SEDIMENT BASINS ARE TO REMAIN ONLINE UNTIL ALL DRAINAGE AREA TO THE SEDIMENT BASIN IS STABILIZED AND TREATED BY PERMANENT MEANS. BEFORE FILLING IN SKIMMER SEDIMENT BASINS, CONTACT WAKE COUNTY ENVIRONMENTAL SERVICES FOR AN INSPECTION.
5. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISH GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC. SEED AND MULCH DENUDED AREAS PER GROUND STABILIZATION TIME FRAMES.
6. ADDITIONAL SILT FENCE SHALL BE PROVIDED ALONG THE CURBLINE ONCE INSTALLED, AS REQUIRED BY WAKE COUNTY.
7. INSTALL GREENWAY BOARDWALK FOR GREENWAY STREAM CROSSINGS. CONTACT WAKE COUNTY ENVIRONMENTAL SERVICES PRIOR TO REMOVAL OF TEMPORARY STREAM CROSSINGS.
8. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED COMPLETELY, CALL WAKE COUNTY ENVIRONMENTAL SERVICES FOR AN INSPECTION.
9. CONVERSION OF SCM #1, #2, #3, AN #4 FROM TEMPORARY SEDIMENT CONTROL DEVICES TO PERMANENT SCMS SHALL OCCUR PER NOTES OUTLINED ON SHEETS C9.01-C9.04. WAKE COUNTY MUST GRANT PERMISSION TO CONVERT THE SEDIMENT BASINS OVER TO STORMWATER USE PRIOR TO COMPLETING ANY RELATED WORK.
10. IF SITE IS APPROVED, REMOVE TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS, ETC., AND SEED OUT OR STABILIZE ANY RESULTING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES, SUCH AS VELOCITY DISSIPATERS, SHOULD NOW BE INSTALLED.
11. WHEN VEGETATION HAS BECOME ESTABLISHED, CALL FOR A FINAL SITE INSPECTION BY THE WAKE COUNTY ENVIRONMENTAL SERVICES. OBTAIN A CERTIFICATE OF COMPLETION.

REQUIRED WAKE COUNTY BASIN REMOVAL SEQUENCE:

1. SCHEDULE A SITE MEETING WITH THE ENVIRONMENTAL CONSULTANT TO DETERMINE IF A BASIN CAN BE REMOVED. INSTALL SILT FENCING OR OTHER TEMPORARY EROSION CONTROL MEASURES AS NEEDED PRIOR TO REMOVAL OF THE BASIN.
2. CONTACT NCDEQ – RALEIGH REGIONAL OFFICE (919) 791-4200 TO DETERMINE THE DIVISION OF ENERGY, MINERAL AND LAND RESOURCES CONTACT PERSON TO RECEIVE DEWATERING NOTIFICATIONS. AT LEAST 10 DAYS PRIOR TO BEGINNING DEWATERING ACTIVITY, SEND EMAIL TO NCDEQ-DEMLR CONTACT PERSON AND COPY ENVIRONMENTAL CONSULTANT THAT MET YOU ONSITE. THE EMAIL SHOULD INCLUDE: E&SC JURISDICTION: WAKE COUNTY, WAKE COUNTY PROJECT: NAME, NUMBER, AND LOCATION (CITY/TOWN), ENVIRONMENTAL CONSULTANT NAME, AND ADDRESS THE FOLLOWING: A)REASON FOR CONVERSION, B)BASIN #, C)DEWATERING METHOD, AND ALL OTHER NECESSARY INFO FROM PART II, SECTION G, ITEM 4 OF THE NCG01. (KEEP EMAIL FOR YOUR NPDES MONITORING DOCUMENTATION)
3. AFTER RECEIVING POSITIVE CONFIRMATION FROM NCDEQ-DEMLR THAT YOU MAY REMOVE THE BASIN OR ON > DAY 11, WHICHEVER IS SOONER. REMOVE BASIN(S) AND ASSOCIATED TEMPORARY DIVERSION DITCHES. IF PIPES NEED TO BE EXTENDED, PERFORM THIS OPERATION AT THIS TIME. FINE GRADE AREA IN PREPARATION FOR SEEDING.
4. PERFORM SEEDBED PREPARATION, SEED, MULCH AND ANCHOR ANY RESULTING BARE AREAS IMMEDIATELY.
5. INSTALL VELOCITY DISSIPATORS AND/OR LEVEL SPREADERS AS REQUIRED ON THE EROSION CONTROL PLAN.
6. WHEN SITE IS FULLY STABILIZED, CALL ENVIRONMENTAL CONSULTANT FOR APPROVAL OF REMOVING REMAINING TEMPORARY EROSION CONTROL MEASURES AND ADVICE ON WHEN SITE CAN BE ISSUED A CERTIFICATE OF COMPLETION. NOTE: A MEETING SHOULD ALSO BE SCHEDULED WITH THE ENVIRONMENTAL CONSULTANT TO DETERMINE WHEN A BASIN MAY BE CONVERTED FOR STORMWATER USE. SOME MUNICIPALITIES MAY ALSO REQUIRE THIS.

CHANNEL DESIGN INFORMATION

CHANNEL I.D.	DRAINAGE AREA (AC)	WEIGHTED 'C' COEFFICIENT	CHANNEL FLOW (CFS)	CHANNEL SLOPE (%)	CHANNEL FLOW DEPTH (FT)	CHANNEL MINIMUM DEPTH (FT)	CHANNEL BOTTOM WIDTH (FT)	CHANNEL SIDE SLOPES	CHANNEL VELOCITY (FPS)	ALLOWABLE VELOCITY (FPS)	CHANNEL SHEAR STRESS (PSF)	ALLOWABLE SHEAR STRESS (PSF)	DITCH LINING
1-1	1.32	0.50	4.75	1.00	0.78	1.50	2.00	2 :1	1.71	5.00	0.48	1.60	NAG S75BN OR EQUAL
1-2	2.28	0.50	8.21	1.00	1.02	1.52	2.00	2 :1	1.98	5.00	0.63	1.60	NAG S75BN OR EQUAL
2-1	0.95	0.50	3.42	1.00	0.66	1.50	2.00	2 :1	1.56	5.00	0.41	1.60	NAG S75BN OR EQUAL
2-2	2.84	0.50	10.22	1.80	0.99	1.50	2.00	2 :1	2.61	5.00	1.10	1.60	NAG S75BN OR EQUAL
3-1	2.95	0.50	10.62	1.35	1.08	1.58	2.00	2 :1	2.37	5.00	0.90	1.60	NAG S75BN OR EQUAL
3-2	2.36	0.50	8.50	1.00	1.04	1.54	2.00	2 :1	2.00	5.00	0.64	1.60	NAG S75BN OR EQUAL
4-1	2.72	0.50	9.79	1.00	1.11	1.61	2.00	2 :1	2.07	5.00	0.69	1.60	NAG S75BN OR EQUAL
4-2	1.90	0.50	6.84	1.00	0.93	1.50	2.00	2 :1	1.89	5.00	0.58	1.60	NAG S75BN OR EQUAL
5-1	2.22	0.50	7.99	1.00	1.01	1.51	2.00	2 :1	1.97	5.00	0.62	1.60	NAG S75BN OR EQUAL
5-2	4.06	0.50	14.62	1.00	1.35	1.85	2.00	2 :1	2.30	5.00	0.84	1.60	NAG S75BN OR EQUAL
6-1	0.59	0.50	2.12	2.58	0.40	1.50	2.00	2 :1	1.91	5.00	0.63	1.60	NAG S75BN OR EQUAL
6-2	1.37	0.50	4.93	2.10	0.66	1.50	2.00	2 :1	2.26	5.00	0.86	1.60	NAG S75BN OR EQUAL
7-1	1.09	0.50	3.92	2.00	0.59	1.50	2.00	2 :1	2.09	5.00	0.73	1.60	NAG S75BN OR EQUAL
7-2	1.22	0.50	4.39	2.00	0.63	1.50	2.00	2 :1	2.15	5.00	0.78	1.60	NAG S75BN OR EQUAL
8-1	3.17	0.50	11.41	2.00	1.01	1.51	2.00	2 :1	2.79	5.00	1.26	1.60	NAG S75BN OR EQUAL
8-2	3.36	0.50	12.10	2.00	1.04	1.54	2.00	2 :1	2.83	5.00	1.30	1.60	NAG S75BN OR EQUAL
9-1	3.84	0.50	13.82	1.00	1.31	1.81	2.00	2 :1	2.27	5.00	0.81	1.60	NAG S75BN OR EQUAL
9-2	1.40	0.50	5.04	1.00	0.80	1.50	2.00	2 :1	1.74	5.00	0.50	1.60	NAG S75BN OR EQUAL

ABBREVIATIONS LEGEND:
CTD - CLEAN-WATER TEMPORARY DITCH
RTD - RISER BASIN TEMPORARY DITCH
STD - SKIMMER BASIN TEMPORARY DITCH
TD - TEMPORARY DITCH

NOTES: 12" FREEBOARD PROVIDED
RAINFALL INTENSITY (10-YEAR): 7.20 IN/HR

SEED BED PREPARATION:

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, WITH STOCKPILED TOPSOIL. CONTRACTOR SHALL RESERVE SUFFICIENT TOPSOIL FOR SEEDBED PREPARATION.
2. RIP THE ENTIRE AREA TO 6 INCH DEPTH.
3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPER-PHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW*).
5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND IS LESS THAN 60% ESTABLISHED, THE ENTIRE AREA SHALL BE RESEEDED ACCORDING TO SPECIFICATIONS USING THE ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
9. CONSULT A CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

*APPLY:

AGRICULTURAL LIMESTONE	2 TONS/ACRE (3 TONS/ACRE IN CLAY SOILS)
FERTILIZER	1,000 LB/ACRE - 10-10-10
SUPER-PHOSPHATE	500 LB/ACRE - 20% ANALYSIS
MULCH	2 TONS/ACRE - SMALL GRAIN STRAW
ANCHOR	ASPHALT EMULSION @ 300 GALS/ACRE

SEEDING AND MULCHING:

SEEDING AND MULCHING SHALL BE CARRIED OUT IMMEDIATELY BEHIND CONSTRUCTION IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

SHOULDERS, SIDE DITCHES, SLOPES (3:1 MAX.)

DATE	TYPE	PLANTING/ACRE
AUG 15 - NOV 1	TALL FESCUE	300 LBS.
NOV 1 - MAR 1	TALL FESCUE & ABRUZZI RYE	300 LBS.
MAR 1 - APR 15	TALL FESCUE	300 LBS.
APR 15 - JUNE 30	HULLED COMMON BERMUDA GRASS	25 LBS.
JULY 15 - AUG 15	TALL FESCUE AND	35 LBS.
	*** BROWN TOP MILLET OR	
	*** SORGHUM-SUDAN HYBRIDS	

SLOPES (3:1 TO 2:1)

DATE	TYPE	PLANTING/ACRE
MAR 1 - APRIL 15	ADD TALL FESCUE AND	120 LBS.
MAR 1 - JUNE 30	ADD WEEPING LOVE GRASS OR	10 LBS.
MAR 1 - JUNE 30	ADD HULLED COMMON BERMUDA GRASS	25 LBS.
JUNE 1 - SEP 1	*** TALL FESCUE AND	120 LBS.
	*** BROWN TOP MILLET OR	35 LBS.
	*** SORGHUM-SUDAN HYBRIDS	30 LBS.
SEP 1 - MAR 1	TALL FESCUE	120 LBS.
NOV 1 - MAR 1	ADD ABRUZZI RYE	25 LBS.

***TEMPORARY - RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW OVER 12 INCHES IN HEIGHT BEFORE MOWING, OTHERWISE FESCUE MAY BE SHADED OUT.

A CONSERVATION ENGINEER OR SOIL CONSERVATION SERVICE SHALL BE CONSULTED FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS. THE ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE. ANY VARIATION FROM THIS LIST SHALL BE PRE-APPROVED BY THE TOWN.

GROUND STABILIZATION CHART

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
DIKES, SWALES, DITCHES, AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50' IN LENGTH.
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE, EXCEPT FOR PERIMETERS AND HQW ZONES.

MAINTENANCE PLAN:

1. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM SEDIMENT TRAP DEVICES WHEN STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS PROPERLY.
3. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES APPROXIMATELY 6-INCHES DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
4. INLET PROTECTION DEVICES SHALL BE INSPECTED AFTER EVERY RAINFALL EVENT. DAMAGED SILT FENCE SHALL BE REPLACED AND GRAVEL SHALL BE CLEANED OR REPLACED WHEN INLET NO LONGER DRAINS PROPERLY.
5. ALL SEEDED AREAS WILL BE FERTILIZED, RE-SEEDED AS NECESSARY, AND MULCHED ACCORDING TO THE SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

SANITARY SEWER AND GREENWAY STREAM AND WETLAND CROSSING CONSTRUCTION SEQUENCE:

1. BEGIN CLEARING AS NEEDED FOR INSTALLATION OF EROSION CONTROL MEASURES FOR THE TEMPORARY STREAM CROSSING AS SHOWN ON PLANS. CLEARING TO BE LIMITED TO THE IMMEDIATE AREA OF THE TEMPORARY STREAM CROSSING.
2. IN ORDER TO PROVIDE ADDITIONAL STREAM BANK STABILIZATION, VEGETATION ALONG STREAM BANKS IS TO BE HAND CUT AND REMOVED WITH STUMPS AND ROOT SYSTEMS LEFT INTACT TO AVOID BANK DEGRADATION UNTIL PERMANENT CROSSINGS ARE INSTALLED AND FINAL STABILIZATION HAS BEEN COMPLETED.
3. INSTALL TEMPORARY GREENWAY STREAM CROSSINGS USING TIMBER BRIDGEMATS.
4. INSTALL SILT FENCE WITH SILT FENCE OUTLETS ALONG TOP OF STREAM BANKS.
5. ALL IN-STREAM CONSTRUCTION ACTIVITY SHOULD TAKE PLACE IN GOOD WEATHER CONDITIONS. BYPASS PUMPING PIPING SHALL BE CONSIDERED INCIDENTAL IF REQUIRED DURING CONSTRUCTION.

Slope Drain Summary

Slope Drain ID	Drainage Area (ac)	Pipe Diameter (in)
1-1	1.32	24
1-2	2.28	24
2-1	0.95	18
2-2	2.84	24
3-1	2.95	24
3-2	2.36	24
4-1	2.72	24
4-2	1.90	24
5-1	2.22	24
5-2	4.06	30
6-1	0.59	18
6-2	1.37	24
7-1	1.09	24
7-2	1.22	24
8-1	3.17	24
8-2	3.36	24
9-1	3.84	30
9-2	1.40	24

SEEDING NON-WETLAND AREAS

A. TEMPORARY NON-WETLAND SEEDING

1. SEEDING SCHEDULE

TEMPORARY SEEDING OF NON-WETLAND AREAS

DATES	SEED MIXTURE SPECIES	APPLICATION RATE (LB/ACRE)
JAN 1 - MAY 1	RYE GRAIN	120
MAY 1 - AUG 15	GERMAN MILLET	40
AUG 15 - DEC 30	RYE GRAIN	120

2. SOIL AMENDMENTS
   a. FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.
3. MULCH
   a. APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.
4. MAINTENANCE
   a. WINTER, EARLY SPRING, AND SUMMER
      1) REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE, AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.
   b. FALL
1. REPAIR AND REFERTILIZE DAMAGED AREAS IMMEDIATELY. TOPDRESS WITH 50 LB/ACRE OF NITROGEN IN MARCH. TEMPORARY SEEDING MUST BE FOLLOWED UP WITH PERMANENT SEEDING AS SOON A PRACTICAL.

B. PERMANENT NON-WETLAND SEEDING

1. SEED ALL DISTURBED AREAS OF CONSTRUCTION.
2. NO SEEDING SHOULD BE UNDERTAKEN IN WINDY OR UNFAVORABLE WEATHER, WHEN THE GROUND IS TOO WET TO RAKE EASILY, WHEN IT IS IN A FROZEN CONDITION, OR TOO DRY.
3. THE SUBGRADE OF ALL AREAS TO BE SEEDED SHALL BE RAKED AND ALL RUBBISH, STICKS, ROOTS, AND STONES LARGER THAN 2 INCHES SHALL BE REMOVED.
4. THE SUBGRADE SHALL BE SCARIFIED OR OTHERWISE LOOSENED TO A MINIMUM DEPTH OF 4 INCHES.
5. APPLY GROUND AGRICULTURAL LIMESTONE AT A RATE OF 3,000 - 4,000 LB/ACRE.
6. APPLY 10-10-10 FERTILIZER AT A RATE OF 1,000 LB/ACRE. FERTILIZER SHALL BE UNIFORMLY SPREAD AND DISKED OR ROTO_TILLED TO A DEPTH OF AT LEAST 4 INCHES.
7. PERMANENT SEEDING
   a. IMMEDIATELY FOLLOWING THIS PREPARATION, PERMANENT SEED SHALL BE UNIFORMLY APPLIED AND LIGHTLY RAKED INTO THE SURFACE. LIGHTLY ROLL THE SURFACE AND WATER WITH FINE SPRAY. PERMANENT SEED SHALL BE APPLIED AT THE FOLLOWING RATES:

PERMANENT SEEDING OF NON-WETLAND AREAS

DATES	SEED MIXTURE SPECIES	APPLICATION RATE (LB/ACRE)
APR 15 - JUN 30	BERMUDA GRASS	25
SEP 1 - APR 1	TALL FESCUE	120

   b. THE BEST SEEDING DATES ARE BETWEEN SEPTEMBER 1 THROUGH SEPTEMBER 30 AND FEBRUARY 15 THROUGH MARCH 20.
   c. POSSIBLE SEEDING DATES ARE BETWEEN SEPTEMBER 1 THROUGH OCTOBER 31 AND FEBRUARY 15 THROUGH APRIL 30.
   d. BETWEEN APRIL 15 AND AUGUST 15, ADD 10 LB/ACRE GERMAN MILLET OR 15 LB/ACRE OF SUDANGRASS.
   e. PRIOR TO MAY 1 OR AFTER AUGUST 15 ADD 25 LB/ACRE RYE (GRAIN).
8. APPLY MULCH AT A RATE OF 4,000 LB/ACRE.
9. APPLY TACKIFIER AT A RATE OF 10 GAL/1,000FT2.
10. THE CONTRACTOR SHALL KEEP ALL SEEDED AREAS WATERED AND IN GOOD CONDITION. RESEEDING SHALL BE DONE IF AND WHEN NECESSARY UNTIL A GOOD, HEALTHY, UNIFORM GROWTH IS ESTABLISHED OVER THE ENTIRE AREA SEEDED.
11. ON SLOPES, THE CONTRACTOR SHALL PROVIDE AGAINST WASHOUTS BY AN APPROVED METHOD. ANY WASHOUT THAT OCCURS SHALL BE REGRADED AND RESEEDED AT THE CONTRACTOR'S EXPENSE UNTIL GOOD SOD IS ESTABLISHED.

TEMPORARY SKIMMER BASIN AND ORIFICE DESIGN SUMMARY

BASIN	TYPE	DRAINAGE AREA	DISTURBED AREA	C VALUE	PEAK FLOW	DEPTH	LENGTH	WIDTH	WEIR LENGTH	VOLUME REQUIRED	VOLUME PROVIDED	SURFACE AREA REQUIRED	SURFACE AREA PROVIDED	SKIMMER SIZE	ORIFICE SIZE	Dewatering Time
		(AC)	(AC)		(CFS)	(FT)	(FT)	(FT)	(FT)	(CF)	(CF)	(SF)	(SF)	(IN)	(IN)	(DAYS)
SSB #5	SKIMMER	7.01	7.01	0.50	25.24	4.0	SEE EC PLANS		24	12,618	19,934	10,978	11,191	2.5	1.75	3.91
SSB #6	SKIMMER	3.01	3.01	0.50	10.84	4.0	SEE EC PLANS		10	5,418	8,267	4,714	4,938	2.0	1.25	3.68
SSB #7	SKIMMER	2.87	2.87	0.50	10.33	4.0	SEE EC PLANS		10	5,166	7,730	4,494	4,649	1.5	1.25	4.05
SSB #8	SKIMMER	7.03	7.03	0.50	25.31	4.0	SEE EC PLANS		24	12,654	19,618	11,009	11,127	2.5	2	3.00
SSB #9	SKIMMER	5.58	5.58	0.50	20.09	4.0	SEE EC PLANS		19	10,044	15,403	8,738	8,761	2.5	1.75	3.11
RSB #1	RISER	4.55	4.55	0.50	16.38	11.0	SEE EC PLANS		N/A	8,190	15,003	7,125	7,153	2.0	1.5	3.86
RSB #2	RISER	5.46	5.46	0.50	19.66	11.0	SEE EC PLANS		N/A	9,828	37,648	8,550	18,280	2.0	1.5	4.63
RSB #3	RISER	6.65	6.65	0.50	23.94	13.0	SEE EC PLANS		N/A	11,970	46,955	10,414	22,816	2.5	1.8	3.71
RSB #4	RISER	7.55	7.55	0.50	27.18	13.0	SEE EC PLANS		N/A	13,590	25,648	11,823	12,354	2.5	2.0	3.22

NOTES: 1' OF FREEBOARD PROVIDED
SURFACE AREA REQUIREMENT FOR SKIMMER SEDIMENT BASIN: 435 sf/cfs
SURFACE AREA REQUIREMENT FOR A SEDIMENT BASIN: 435 sf/cfs
VOLUME REQUIREMENT FOR SKIMMER SEDIMENT BASIN & SEDIMENT BASIN: 1,800 cf/ac
RAINFALL INTENSITY: 7.20 in/hr

SEEDING RIPARIAN BUFFER AREAS:

AREAS WITHIN THE 50' RIPARIAN BUFFER SHALL BE STABILIZED WITH NATIVE SEED MIX, 'MMF RIPARIAN BUFFER MIX' FROM MELLOW MARSH FARM, INC. OR APPROVED EQUAL.

RECOMMENDED APPLICATION RATE: 20 TO 25 LBS. PER ACRE (1LB./2,000 SQ. FT.) - $21.44 PER POUND

SPECIES	COMMON NAME	PERCENT
AGROSTIS HYEMALIS	WINTER BENTGRASS	0.50%
AGROSTIS PERENNANS	UPLAND BENTGRASS	0.50%
ANDROPOGON GERARDII	BIG BLUESTEM	15.00%
ANDROPOGON VIRGINICUS	BROOMSEDGE	0.50%
COLEATAENIA ANCEPS	BEAKED PANICGRASS	1.00%
COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS	1.00%
DICHANTHELIUM DICHOTOMIFLORUM	FALL PANICGRASS	0.50%
ELYMUS VIRGINICUS	VIRGINIA WILDRYE	34.00%
JUNCUS EFFUSUS	SOFT RUSH	0.50%
PANICUM VIRGATUM	SWITCHGRASS	13.00%
PYCNANTHEMUM TENUIFOLIUM	NARROWLEAF MOUNTAINMINT	0.50%
RUDBECKIA HIRTA	BLACKEYED SUSAN	0.50%
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	10.00%
SOLIDAGO SPECIOSA	SHOWY GOLDENROD	0.50%
SORGHASTRUM NUTANS	INDIAN GRASS	7.00%
TRADESCANTIA SUBASPERA	ZIGZAG SPIDERWORT	1.00%
TRIPSACUM DACTYLOIDES	EASTERN GAMAGRASS	12.00%
ZIZIA AUREA	GOLDEN ZIZIA	2.00%
		100.00%

MAINTENANCE REQUIREMENTS:

1. MANY OF THE RECOMMENDED PERMANENT GRASS SPECIES MAY REQUIRE TWO YEARS OF ESTABLISHMENT, DEPENDING ON SITE CONDITIONS. INSPECT SEEDED AREAS FOR FAILURE AND MAKE NECESSARY REPAIRS, SOIL AMENDMENTS, AND RESEEDINGS. IF WEEDY EXOTIC SPECIES HAVE OVERTAKEN THE AREA AFTER THE FIRST GROWING SEASON, THE INVADING SPECIES MUST BE ERADICATED TO ALLOW NATIVE SPECIES TO GROW. NATIVE VEGETATIONS ARE DIFFICULT TO MANAGE AND TAKE LONGER TO ESTABLISH. MONITOR THE SITE UNTIL LONG TERM STABILITY HAS BEEN ESTABLISHED.

TOPSOIL WASTE NOTE:

1. EXCESS TOPSOIL/MATERIAL SHALL BE HAULED OFFSITE UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE. IF OWNER DECIDES TO KEEP EXCESS TOPSOIL/MATERIAL ON SITE, COORDINATION WITH OWNER'S REPRESENTATIVE AND TOWN OF WAKE COUNTY EROSION CONTROL STAFF WILL TAKE PLACE BEFORE EXCESS TOPSOIL/MATERIAL IS PLACED.

WAKE COUNTY STOCKPILE MAINTENANCE REQUIREMENTS:

1. SEEDING OR COVERING STOCKPILES WITH TARPS OR MULCH IS REQUIRED AND WILL REDUCE EROSION PROBLEMS. TARPS SHOULD BE KEYED IN AT THE TOP OF SLOPE TO KEEP WATER FROM RUNNING UNDERNEATH THE PLASTIC.
2. IF A STOCKPILE IS TO REMAIN FOR FUTURE USE AFTER THE PROJECT IS COMPLETE (BUILDERS, ETC.), THE FINANCIAL RESPONSIBLE PARTY MUST NOTIFY WAKE COUNTY OF A NEW RESPONSIBLE PARTY FOR THAT STOCKPILE.
3. THE APPROVED PLAN SHALL PROVIDE FOR THE USE OF STAGED SEEDING AND MULCHING ON A CONTINUAL BASIS WHILE THE STOCKPILE IS IN USE.
4. ESTABLISH AND MAINTAIN A VEGETATIVE BUFFER AT THE TOE OF SLOPE (WHERE PRACTICAL).
5. STOCKPILE HEIGHT SHALL NOT EXCEED 35 FEET.

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

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 058751 TERRENCE COOK
Signed by: 5225BA851E...
5/27/2025

INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025 REVISED PER REVIEW COMMENTS
2 - 03/03/2025 REVISED PER REVIEW COMMENTS
3 - 03/28/2025 REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025 REVISED PER REVIEW COMMENTS
-

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

EROSION CONTROL NOTES & CALCULATIONS

C7.24

j:\23\0045-pulte_woodlief assemblage\CAD\drawing sets\construction\C7.24 EROSION CONTROL NOTES & CALCULATIONS.dwg- Monday, April 28, 2025 4:37:36 PM - JKEITH