

SITE DEVELOPMENT PLAN

BROADMOOR CLUBHOUSE AMENITY

OVERALL SUBDIVISION PARCEL DATA

PIN: OWNER: ADDRESS: ZONING:	1768511519 (25.61 AC. PORTION) CARLYLE D & ALMA D WOODLIEF 1321 ROLESVILLE RD. WAKE FOREST, NC 27587-6959 RH-CZ	PIN: OWNER: ADDRESS: ZONING:	1768500618 BILLY CRAIG & ELLEN WOODLIEF 5101 OLD MILBURNIE RD. WENDELL, NC 27591-7817 RH-CZ & RM-CZ
PIN: OWNER: ADDRESS: ZONING:	1768409261 (11.96 AC. PORTION) JANICE GAYLE W & HARRELL STALLINGS 1512 ROLESVILLE RD. WAKE FOREST, NC 27587-6961 RH-CZ & RM-CZ	PIN: OWNER: ADDRESS: ZONING:	1767590716 (13.84 AC. PORTION) DONNIE L & PATSY WOODLIEF 6609 FOWLER RD. ZEBULON, NC 27597-8303 RH-CZ & RM-CZ
PIN: OWNER: ADDRESS: ZONING:	1767590335 (18.42 AC. PORTION) BETTY JOYCE WOODLIEF 1501 ROLESVILLE RD. WAKE FOREST, NC 27587-6962 RH-CZ & RM-CZ	PIN: OWNER: ADDRESS: ZONING:	1767580938 DWIGHT THOMAS WOODLIEF 6608 FOWLER RD. ZEBULON, NC 27597-8302 RM-CZ

OVERALL SUBDIVISION SITE DATA TABLE

TOWN OF ROLESVILLE PROJECT NO.	PSP-24-02
ZONING APPROVAL	REZ-23-02
JURISDICTION	ROLESVILLE TOWN LIMITS (ANX-23-01)
TOTAL PROJECT AREA [AC.]	OVERALL SITE - 105.56 RH-CZ ZONING - 41.54 RM-CZ ZONING - 64.02
WATERSHED	BUFFALO CREEK
RIVER BASIN	NEUSE RIVER
FEMA FLOODPLAIN	FIRM 3720176800K, EFFECTIVE DATE 07/19/2022 FIRM 3720176600K, EFFECTIVE DATE 07/19/2022
EXISTING ZONING	RH-CZ (RESIDENTIAL HIGH DENSITY), RM-CZ (RESIDENTIAL MEDIUM DENSITY)
EXISTING LAND USE	VACANT
REQUIRED OPEN SPACE [AC.]	REFER TO SUBDIVISION PLANS # PSP-24-02
PROPOSED OPEN SPACE [AC.]	REFER TO SUBDIVISION PLANS # PSP-24-02
EXISTING TREE COVERAGE [AC.]	REFER TO SUBDIVISION PLANS # PSP-24-02

AMENITY SITE DATA TABLE

TOWN OF ROLESVILLE PROJECT NO.	SDP-25-02
ZONING APPROVAL	REZ-23-02
JURISDICTION	ROLESVILLE TOWN LIMITS (ANX-23-01)
WAKE COUNTY PIN	1768500618
PARCEL DESCRIPTION	PORTION OF OPEN SPACE AREA #4, BM2025 / PG##
TOTAL PROJECT AREA [AC.]	AMENITY SITE: 1.24 AC
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	RM-CZ (RESIDENTIAL MEDIUM DENSITY)
EXISTING LAND USE	VACANT
REQUIRED OPEN SPACE [AC.]	REFER TO SUBDIVISION PLANS # PSP-24-02
PROPOSED OPEN SPACE [AC.]	REFER TO SUBDIVISION PLANS # PSP-24-02
EXISTING TREE COVERAGE [AC.]	REFER TO SUBDIVISION PLANS # PSP-24-02

SURVEY BENCHMARK

BENCHMARK IS LOCAL TO SITE.
SEE SHEET C0.01 FOR BENCHMARK INFORMATION.
VERTICAL DATUM BASED ON NAVD 88-GEOID 18.

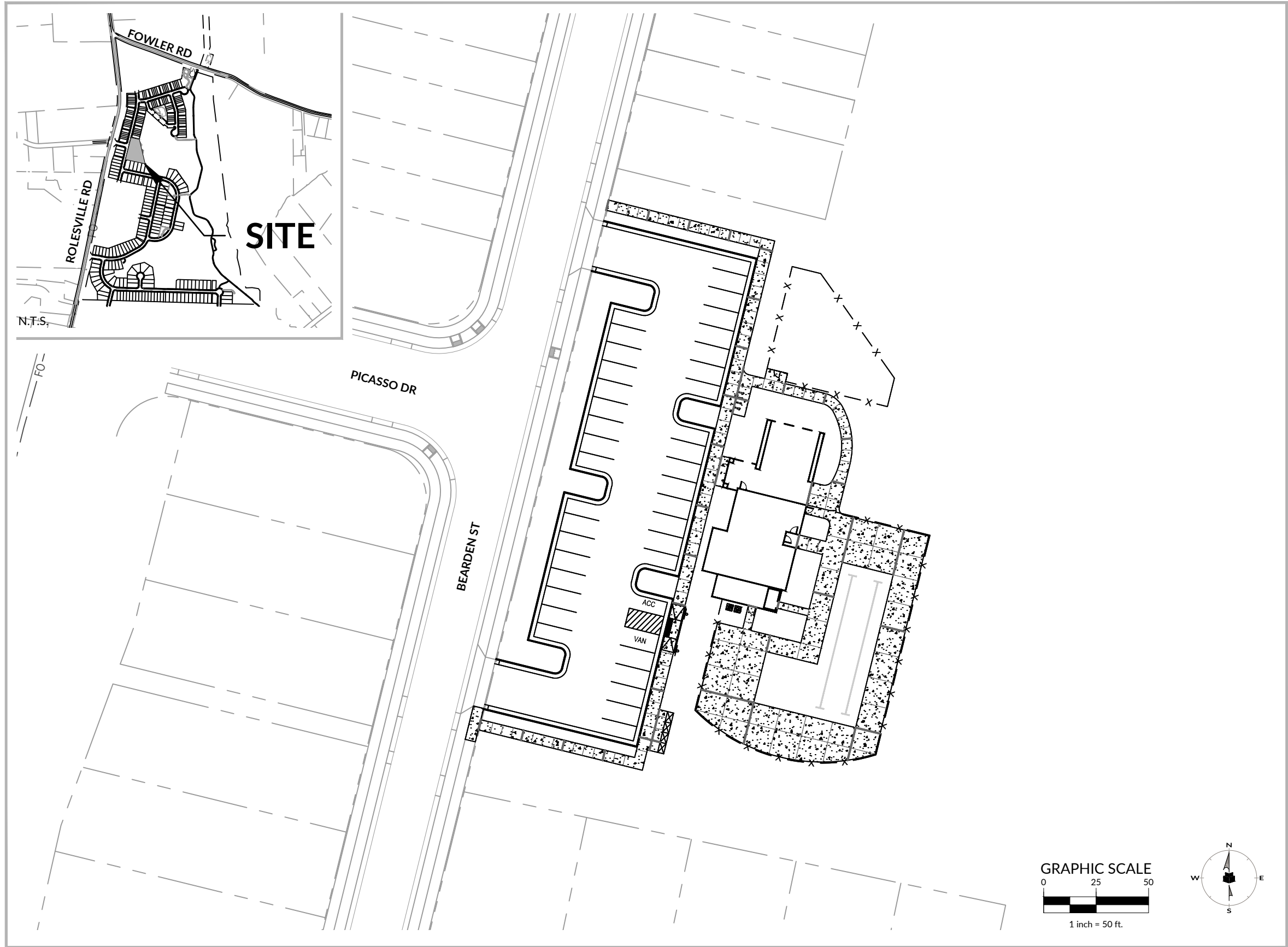
SHEET LIST TABLE

Sheet Number	Sheet Title
L0.00	COVER
L0.01	GENERAL NOTES
L0.02	GENERAL NOTES & LEGEND
L1.01	EXISTING CONDITIONS & DEMOLITION PLAN
L2.01	SITE PLAN
L3.01	UTILITY PLAN
L4.01	GRADING & DRAINAGE PLAN
L5.01	AMENITY LANDSCAPE PLAN
L6.01	LANDSCAPE DETAILS
L9.00	AMENITY DETAILS
A2.0	EXTERIOR ELEVATIONS (BY OTHERS)
C7.16	OVERALL EROSION CONTROL PLAN (STAGE 3)
C7.17	EROSION CONTROL PLAN (STAGE 3)

ZONING DATA TABLE

	RM-CZ
PROPOSED DENSITY	2.45 UNITS/AC
MINIMUM LOT AREA REQUIRED	5,000 SF*
MINIMUM LOT AREA PROPOSED	5,022 SF*
MINIMUM LOT WIDTH REQUIRED	40"
MINIMUM LOT WIDTH PROPOSED	41"
MINIMUM BUILDING SETBACK (FRONT)	20"
MINIMUM BUILDING SETBACK (REAR)	20"
MINIMUM BUILDING SETBACK (SIDE)	5"
	N/A
REQUIRED MINIMUM BUILDING SETBACK (CORNER)	10"
MAXIMUM BUILDING HEIGHT	35'
MINIMUM PARKING SPACES REQUIRED (TOWNHOME USE ONLY)	N/A
PROPOSED PARKING SPACES (TOWNHOME USE ONLY)	N/A

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



NOTES

- OVERALL SUBDIVISION REVIEW NUMBER: CID-24-06, PSP-24-02
- WAKE COUNTY EROSION CONTROL PERMIT NUMBER: SEC-139136-2025
- WAKE COUNTY STORMWATER PERMIT NUMBER: SWF-139473-2025

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 modification to the approval once issued will invalidate this approval.
Timothy Beasley
2025.09.09 10:50:24-04'00'

EROSION AND SEDIMENT CONTROL

APPROVED PLAN
DATE 09/08/2025
PERMIT NO. SEC-139136-2025
Wake County Environmental Services
Sedimentation & Erosion Control
919-856-7400
Elizabeth Powell
ENVIRONMENTAL CONSULTANT SIGNATURE



SDP-25-02 / Site Development Plan – Broadmoor
Amenity Center
APPROVED - August 13, 2025

Michael J. ...

Town of Rolesville Planning Department

CONTACT LIST:

WithersRavenel 115 MacKenan Drive Cary, NC 27511 919-469-3340	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 Whitley WithersRavenel 167 E. Chatham St., Ste. 210 Cary, NC 27511 919-469-3340 dwhitley@withersravenel.com
--	---	---	--



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

PREPARED BY:

DEVELOPER:



SITE DEVELOPMENT PLAN
BROADMOOR CLUBHOUSE AMENITY
WR PROJECT NO. 23-0045
TOWN OF ROLESVILLE:
MUNI PRO NO: SDP-25-02
INITIAL PLAN DATE: 03/05/2025
REV 1: 04/30/2025
REV 2: 06/30/2025

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

\\withersravel\corporate\withersravel\l001\0045\045_Plan_Woodlief_Assessment\CKD_Drawing_Sets\Construction\Amenity Set\L0.02_General_Notes.dwg - R:\wdray, June 30, 2025 2:42:05 PM - 00WAK

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 12/19/2023. 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-C2 DISTRICT MAY BE DEVELOPED TO A MAXIMUM OF 98 DWELLING, SINGLE-FAMILY ATTACHED (TOWNHOUSE) LOTS.
5. THE RM-C2 DISTRICT MAY BE DEVELOPED TO A MAXIMUM OF 157 DWELLING SINGLE-FAMILY DETACHED LOTS.
6. ALL DWELLING, SINGLE-FAMILY DETACHED DWELLINGS SHALL ADHERE TO THE FOLLOWING CONDITIONS:

A. SIDING MATERIAL:

- IF MASONRY (SUCH AS BRICK VENEER OR FAUX STONE PRODUCT) IS NOT THE PREDOMINANT FIRST FLOOR FINISH (GREATER THAN 50%), THEN THE FRONT ELEVATION SHALL HAVE AT LEAST TWO (2) STYLES OF FIBER CEMENT SIDING (I.E. LAP, SHAKE, OR BOARD AND BATTEN, ETC.);
- VINYL MATERIAL IS PROHIBITED EXCEPT FOR SOFFITS, FACIA, AND CORNER BOARDS;
- NO DWELLING UNIT SHALL BE CONSTRUCTED WITH AN EXTERIOR ELEVATION OR COLOR PALETTE THAT IS IDENTICAL TO THE DWELLING UNIT ON EITHER SIDE OR DIRECTLY ACROSS THE STREET.

B. GARAGES:

- A MINIMUM 2-CAR SIDE-BY-SIDE (NOT TANDEM) GARAGE SHALL BE PROVIDED;
- ALL GARAGE DOORS SHALL HAVE WINDOWS.

C. ROOFS: ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER, WOOD, OR A COMBINATION OF THESE MATERIALS.

D. BUILDING FOUNDATIONS: BUILDING FOUNDATIONS ALONG THE FRONT FAÇADE SHALL HAVE AN EXPOSED HEIGHT ABOVE FINISHED GRADE OF AT LEAST 18" AND MUST BE FINISHED WITH MASONRY PRODUCT SUCH AS BRICK VENEER OR FAUX STONE PRODUCT.

E. COVERED ENTRY: A COVERED FRONT PORCH OR COVERED STOOP OF AT LEAST 20 SQUARE FEET WITH A MINIMUM DEPTH OF 5 FEET.

F. WINDOWS:

- ALL WINDOWS ALONG THE FRONT FAÇADE SHALL HAVE SHUTTERS AND/OR TRIM;
- EACH SIDE ELEVATION SHALL HAVE AT LEAST TWO WINDOWS.

G. REAR YARD AMENITY: AN UNENCLOSED PATIO, DECK, OR SCREENED-IN PORCH OF AT LEAST 64 SQUARE FEET.

7. ALL DWELLING, SINGLE-FAMILY ATTACHED (TOWNHOME) BUILDINGS SHALL ADHERE TO THE FOLLOWING CONDITIONS:

A. SIDING MATERIAL:

- IF MASONRY (SUCH AS BRICK VENEER OR FAUX STONE PRODUCT) IS NOT THE PREDOMINANT FIRST FLOOR FINISH (GREATER THAN 50%), THEN THE FRONT ELEVATION SHALL HAVE AT LEAST TWO (2) STYLES OF FIBER CEMENT SIDING (I.E. LAP, SHAKE, OR BOARD AND BATTEN, ETC.);
- VINYL MATERIAL IS PROHIBITED EXCEPT FOR SOFFITS, FACIA, AND CORNER BOARDS;
- NO DWELLING UNIT SHALL BE CONSTRUCTED WITH AN EXTERIOR ELEVATION OR COLOR PALETTE THAT IS IDENTICAL TO THE DWELLING UNIT ON EITHER SIDE, DIRECTLY ACROSS THE STREET.

B. GARAGES:

- A MINIMUM 1-CAR GARAGE SHALL BE PROVIDED;
- ALL GARAGE DOORS SHALL HAVE WINDOWS.

C. ROOFS: ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER, WOOD, OR A COMBINATION OF THESE MATERIALS.

D. COVERED ENTRY: A COVERED FRONT PORCH OR COVERED STOOP OF AT LEAST 20 SQUARE FEET WITH A MINIMUM DEPTH OF 4 FEET.

E. WINDOWS:

- ALL WINDOWS ALONG THE FRONT FAÇADE SHALL HAVE SHUTTERS AND/OR TRIM;
- EACH SIDE ELEVATION SHALL HAVE AT LEAST ONE WINDOW (EXCLUDING INTERIOR UNITS).

F. REAR YARD AMENITY: AN UNENCLOSED PATIO, DECK, OR SCREENED-IN PORCH OF AT LEAST 64 SQUARE FEET.

8. AMENITY CENTER: THE MAIN AMENITY AREA SHALL INCLUDE A MINIMUM 1,500 SQUARE FOOT CABANA WITH AN UNENCLOSED COVERED SEATING AREA, BATHROOMS, AND A MINIMUM 2,000 SQUARE FOOT POOL. THE MAIN AMENITY AREA SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE 200th RESIDENTIAL BUILDING PERMIT.

9. POLLINATOR GARDEN: THE DEVELOPMENT SHALL INCLUDE AT LEAST ONE POLLINATOR GARDEN. THE POLLINATOR GARDEN SHALL BE A LANDSCAPED GARDEN IN WHICH AT LEAST SEVENTY FIVE PERCENT (75%) OF ALL PLANTS, EXCLUDING GRASSES, ARE NATIVE MILKWEEDS AND OTHER NECTAR-RICH FLOWERS. THE POLLINATOR GARDEN SHALL BE A HALF-ACRE (21,780 SQUARE FEET) IN AREA AT A MINIMUM, WHICH MAY BE DISTRIBUTED IN SEVERAL DIFFERENT LOCATIONS. THE FINAL LOCATION(S) OF POLLINATOR GARDEN SHALL BE DETERMINED AT SUBSEQUENT STAGES OF APPROVAL AND WILL BE IDENTIFIED ON THE LANDSCAPE PLAN SUBMITTED WITH THE CONSTRUCTION DRAWINGS. THE POLLINATOR GARDEN SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE 150th RESIDENTIAL BUILDING PERMIT.

10. COMMUNITY AMENITIES: THE DEVELOPMENT SHALL INCLUDE ONE TOT-LOT AND ONE DOG PARK. LOCATIONS WILL BE DETERMINED AT SUBSEQUENT STAGES OF APPROVAL AND WILL BE IDENTIFIED ON THE CONSTRUCTION DRAWINGS. THE TOT-LOT AND DOG PARK SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE 150th RESIDENTIAL BUILDING PERMIT.

11. THE DEVELOPMENT SHALL INCLUDE A MINIMUM OF FIVE (5) AFFORDABLE HOUSING ATTACHED TOWNHOME OWNERSHIP UNITS (THE "AFFORDABLE UNITS"). BUYERS OF THE AFFORDABLE UNITS SHALL BE VETTED TO ENSURE THAT THE SALE PRICE, IN THE FIRST SALE OF THE AFFORDABLE UNITS, IS AFFORDABLE TO LOW OR MODERATE INCOME HOUSEHOLDS EARNING NO MORE THAN EIGHTY PERCENT (80%) OF THE RALEIGH NC METROPOLITAN STATISTICAL AREA (MSA), AREA MEDIAN INCOME (AMI), ADJUSTED FOR FAMILY SIZE AS MOST RECENTLY PUBLISHED BY HUD, PRIOR TO SUBDIVISION CLOSEOUT. DOCUMENTATION OF COMPLIANCE WITH THIS ZONING CONDITION SHALL BE SUBMITTED TO THE TOWN, FOLLOWING THE FIRST SALE OF EACH OF THE AFFORDABLE UNITS. THE DEVELOPER SHALL HAVE NO FURTHER OBLIGATIONS UNDER THIS CONDITION.

12. THE PROJECT SHALL BE RESPONSIBLE FOR THE WIDENING OF ROLESVILLE ROAD ALONG THE SITE'S FULL FRONTAGE OF ROLESVILLE ROAD, INCLUDING THE PARTIALLY RETAINED PARCELS, CURRENTLY IDENTIFIED BY WAKE COUNTY PIN(S) 1767590716, 1768409261, AND 1767590335. THIS SHALL INCLUDE THE DESIGN AND CONSTRUCTION OF HALF OF THE ULTIMATE CROSS SECTION FOR ROLESVILLE ROAD CONSISTENT WITH THE TOWN OF ROLESVILLE'S COMMUNITY TRANSPORTATION PLAN. THESE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE 100th RESIDENTIAL BUILDING PERMIT.

EASEMENT ABBREVIATION LEGEND

UE	PUBLIC UTILITY EASEMENT
DE	PUBLIC DRAINAGE EASEMENT
VWIDE	PUBLIC VARIABLE WIDTH DRAINAGE EASEMENT
GE	PUBLIC GREENWAY EASEMENT
CORSE	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	DESCRIPTION	EXISTING	PROPOSED
1' CONTOUR INTERVAL	----	----	OVERHEAD ELECTRIC	— OHE —	N/A
5' CONTOUR INTERVAL	----	----	POWER POLE	☼	N/A
PROPERTY LINE	=====	=====	GUY ANCHOR	⦿	N/A
ROADWAY CENTERLINE	----	----	LIGHT POLE	☆	N/A
RIGHT OF WAY LIMITS	----	----	ELECTRICAL PEDESTAL	Ⓢ	N/A
EASEMENT LINE	----	----	GAS MAIN	— GAS —	N/A
CURB & GUTTER	=====	=====	ABANDONED GAS MAIN	— G —	N/A
EDGE OF PAVEMENT	=====	=====	GAS VALVE	⦿	N/A
WATER MAIN	— W —	— W —	TELEPHONE	— T —	N/A
FIRE HYDRANT ASSEMBLY	⦿	⦿	TELEPHONE STRUCTURE	Ⓢ	N/A
BLOWOFF ASSEMBLY	N/A	⦿	TELEPHONE PEDESTAL	Ⓢ	N/A
WATER VALVE	⦿	⦿	TELEVISION PEDESTAL	⦿	N/A
WATER METER	⦿	⦿	FIBER OPTIC MARKER	⦿	N/A
AIR RELEASE VALVE	N/A	●	UTILITY MANHOLE	Ⓢ	N/A
WATER MANHOLE	Ⓢ	Ⓢ	STRUCTURES	=====	=====
SANITARY SEWER MAIN	— SS —	— SS —	FENCING STRUCTURE	XX XX XX XX	□ □ □
SANITARY SEWER MANHOLE	Ⓢ	●	TREE LINE	~~~~~	N/A
SANITARY SEWER SERVICE	N/A	●	WATERWAYS	----	N/A
FORCE MAIN	— FM —	— FM —	SIGN	—	N/A
STORM DRAINAGE PIPE	-----	-----	MAIL BOX	Ⓢ	N/A
CATCH BASIN	■	■	PROPERTY IRON	⦿	N/A
YARD INLET	■	■	CONCRETE MONUMENT	□	N/A
JUNCTION BOX	Ⓢ	●	SPOT ELEVATION	(340.17) CL	339.92 EP
FLARED END SECTION	■	■			
ELECTRIC	— E —	N/A			

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

PULTEGROUP
1225 CRESCENT GREEN DRIVE,
SUITE 290
CARY, NC 27518

SITE DEVELOPMENT PLAN
BROADMOOR
CLUBHOUSE AMENITY

Bearden Street (Broadmoor Subdivision) | ROLESVILLE, NC 27587 |
WAKE COUNTY



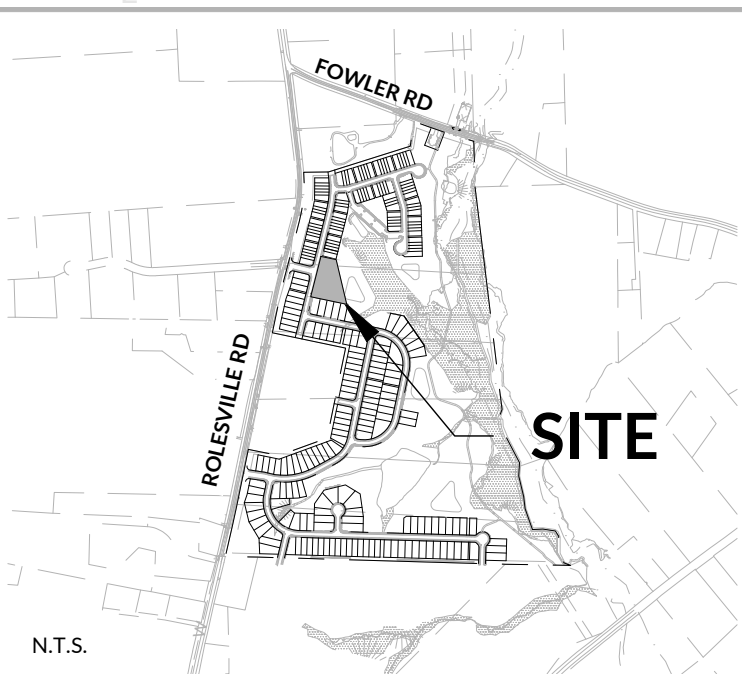
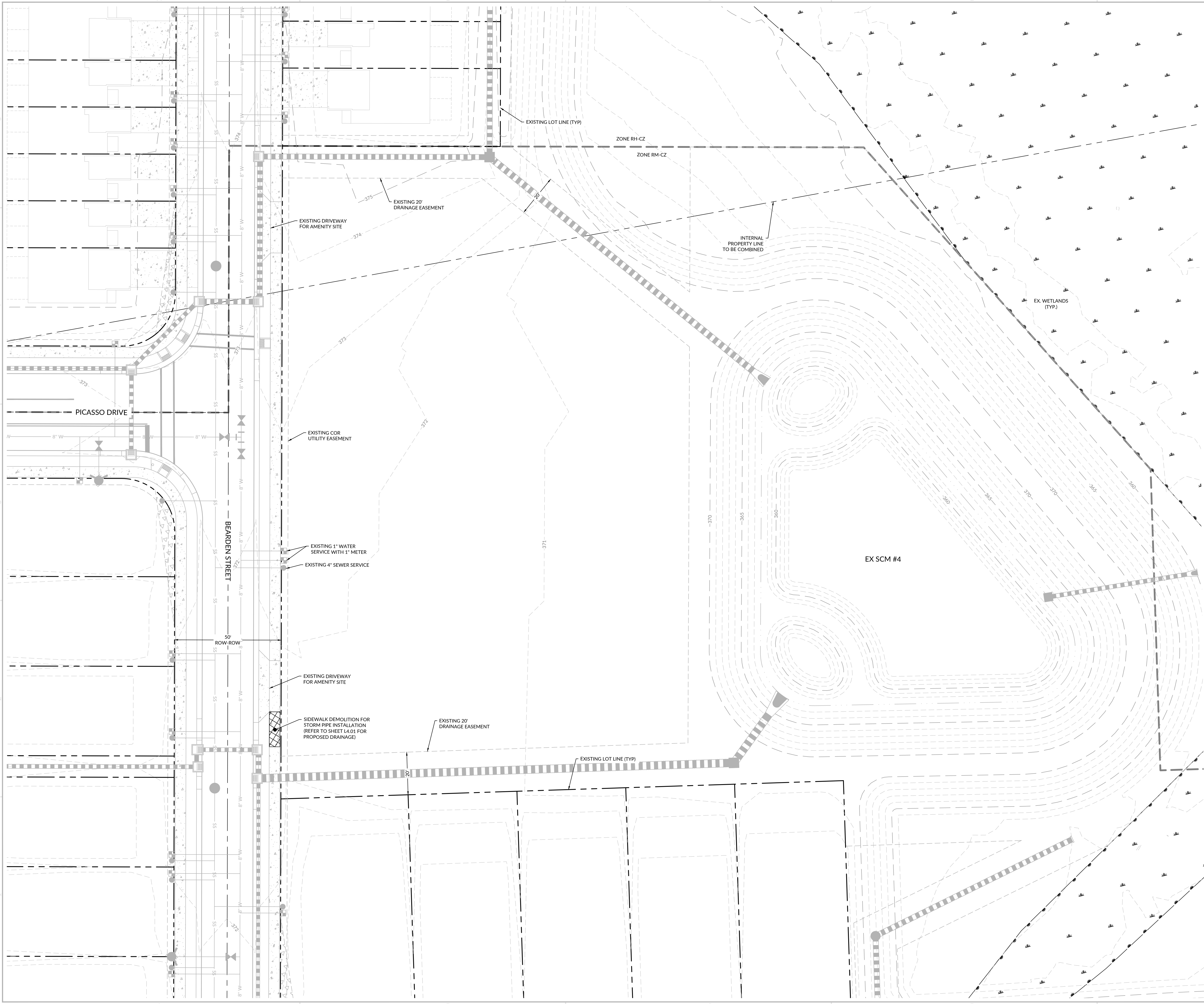
INITIAL PLAN DATE: 03/05/2025
REVISIONS:
1 - 04/30/2025 WR
TOWN COMMENT REVISIONS
2 - 06/30/2025 WR
TOWN COMMENT REVISIONS

MUNL PROJ. NUMBER SDP-25-02
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

GENERAL NOTES & LEGEND

L0.02

\\withersravenel\corporate\withersravenel\23\0045\Submittal\Assemblies\CD\Drawing\2301\Construction\Amenity\Set\1.01 - OVERALL EXISTING CONDITIONS & DEMOLITION PLAN.dwg Monday, June 20, 2023 4:32:35 PM - R:\ADMIN



EXISTING CONDITIONS LEGEND	
SYMBOL	DESCRIPTION
	ADJOINER
	BOUNDARY
	BUILDING
	BUFFER
	CONCRETE
	CURB LINE
	EASEMENT
	EDGE OF PAVEMENT
	FENCE
	FIBER OPTIC LINE
	FLOOD WAY
	100 YR FLOOD LINE
	500 YR FLOOD LINE
	FORCE MAIN
	GRAVEL
	OVERHEAD ELECTRIC
	PAVEMENT STRIPING
	RIGHT OF WAY
	SANITARY SEWER PIPE
	STORM PIPE
	STREAM
	TREELINE
	TOP OF BANK
	ELECTRIC
	WATER MAIN
	WETLAND
	BLOW OFF
	CATCH BASIN
	CLEAN OUT
	CONTROL POINT
	DROP INLET
	FIBER OPTIC BOX
	FIRE HYDRANT
	FLARED END SECTION
	GUY WIRE
	LIGHT POLE
	POWER POLE
	SEWER MANHOLE
	STORM DRAINAGE MANHOLE
	TV PEDESTAL
	UNDERGROUND TELEPHONE BOX
	TREE
	WATER METER
	WATER VALVE

115 McKean Drive | Cary, NC 27511
License #: F-1479 | T: 919.469.3340 | www.withersravenel.com

1225 CRESCENT GREEN DRIVE,
SUITE 200
CARY, NC 27518

SITE DEVELOPMENT PLAN

BROADMOOR CLUBHOUSE AMENITY

Bearden Street (Broadmoor Subdivision) | ROLESVILLE, NC 27587 | WAKE COUNTY

0 10 20
SCALE: 1 inch = 20 ft.

INITIAL PLAN DATE: 03/05/2025
REVISIONS:
1 - 04/30/2025 WR
TOWN COMMENT REVISIONS
2 - 06/30/2025 WR
TOWN COMMENT REVISIONS

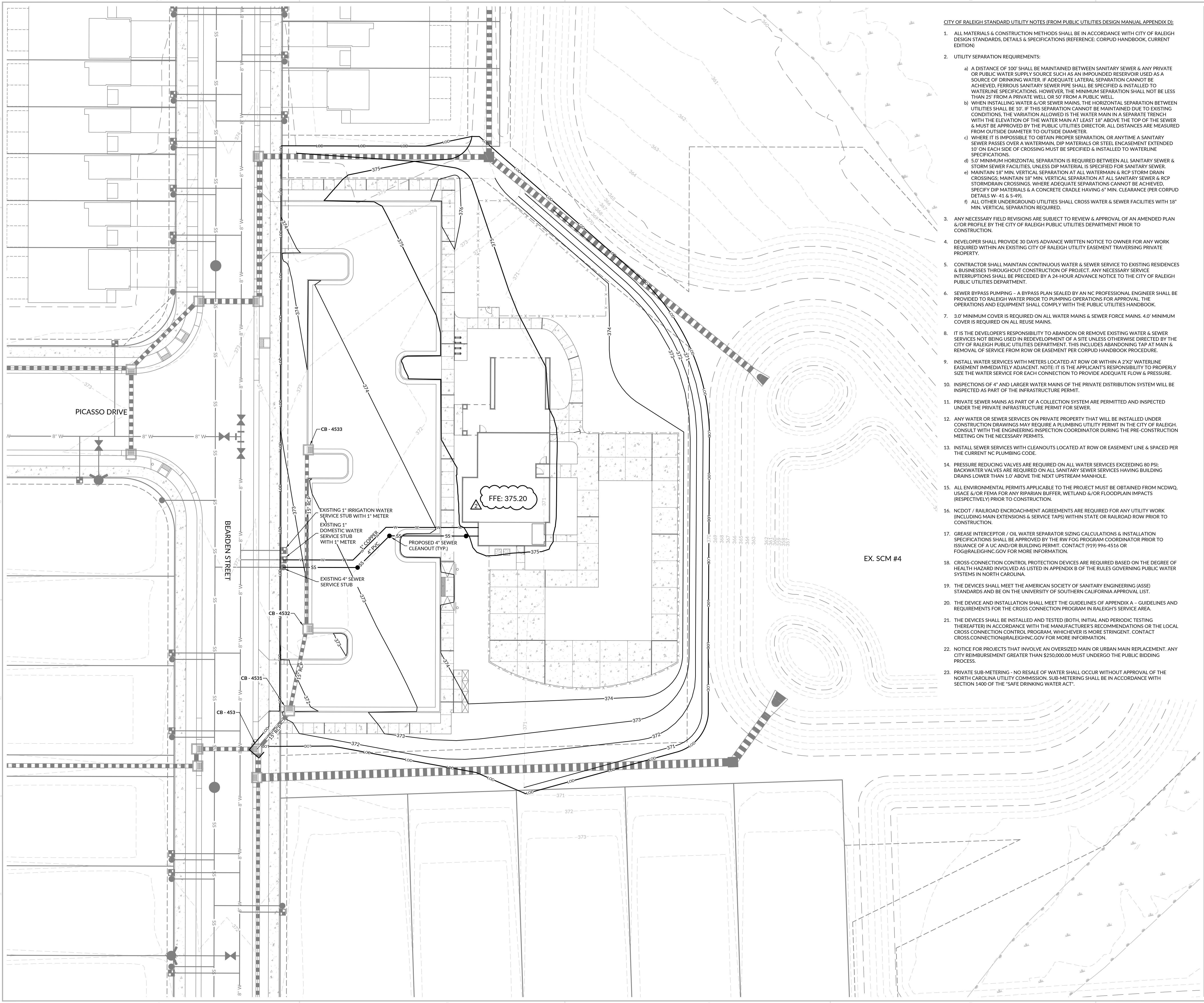
MUNI. PROJ. NUMBER SDP-25-02
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

EXISTING CONDITIONS & DEMOLITION PLAN

L1.01

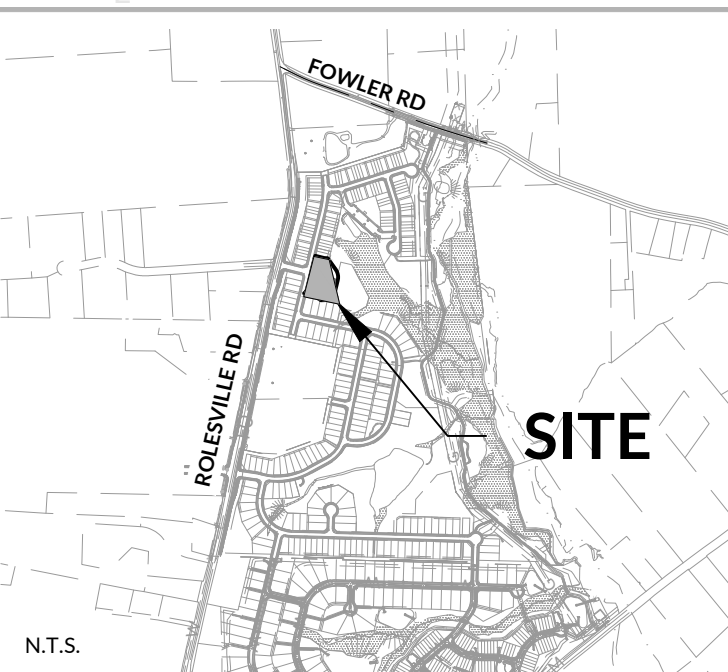
our people • your success

\\withersraven\GIS\corporate\withers\Users\2310456\Public\Woodfield Assemblies\CAD\Drawing Set\Construction\Amenity Set\3.01.01_Amenity Utility Plan.dwg Monday, June 20, 2023 3:46:43 PM - 8/6/64



CITY OF RALEIGH STANDARD UTILITY NOTES (FROM PUBLIC UTILITIES DESIGN MANUAL, APPENDIX D):

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - 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.
 - 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.
 - 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.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - 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).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- 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.
- 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.
- 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.
- 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.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- 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.
- INSTALL 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.
- INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
- PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED UNDER THE PRIVATE INFRASTRUCTURE PERMIT FOR SEWER.
- ANY WATER OR SEWER SERVICES ON PRIVATE PROPERTY THAT WILL BE INSTALLED UNDER CONSTRUCTION DRAWINGS MAY REQUIRE A PLUMBING UTILITY PERMIT IN THE CITY OF RALEIGH. CONSULT WITH THE ENGINEERING INSPECTION COORDINATOR DURING THE PRE-CONSTRUCTION MEETING ON THE NECESSARY PERMITS.
- INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE.
- 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.
- 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.
- NC DOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- 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.
- 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.
- THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
- THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
- 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.
- 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.
- PRIVATE SUB-METERING - NO RESALE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE "SAFE DRINKING WATER ACT".



PROPOSED UTILITIES LEGEND

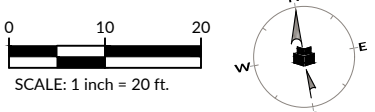
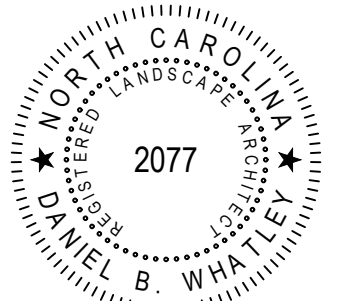
SYMBOL	DESCRIPTION
SS	SANITARY SEWER PIPE
W	WATER MAIN
	FIRE HYDRANT ASSEMBLY
	SEWER CLEANOUT
	SEWER MANHOLE
	WATER METER
	WATER VALVE

ADDITIONAL UTILITY NOTES

- WHERE DISCHARGE TO THE STORM SEWER IS NOT POSSIBLE AND A SWIMMING POOL IS CONNECTED TO THE SANITARY SEWER SYSTEM FOR THE PURPOSES OF DRAINING OR FLUSHING THE POOL/FOUNTAIN OR BACKWASHING THE FILTERS, THE DRAINAGE SYSTEM SHALL BE EQUIPPED WITH A PUMP OR FLOW RESTRICTOR SO THAT THE DISCHARGE RATE TO THE SANITARY SEWER DOES NOT EXCEED 50 GPM.

SITE DEVELOPMENT PLAN
BROADMOOR
CLUBHOUSE AMENITY

Bearden Street (Broadmoor Subdivision) | ROLESVILLE, NC 27587 | WAKE COUNTY



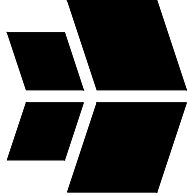
INITIAL PLAN DATE: 03/05/2025
REVISIONS:
1 - 04/30/2025 WR
TOWN COMMENT REVISIONS
2 - 06/30/2025 WR
TOWN COMMENT REVISIONS

MUN. PROJ. NUMBER SDP-25-02
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

UTILITY PLAN

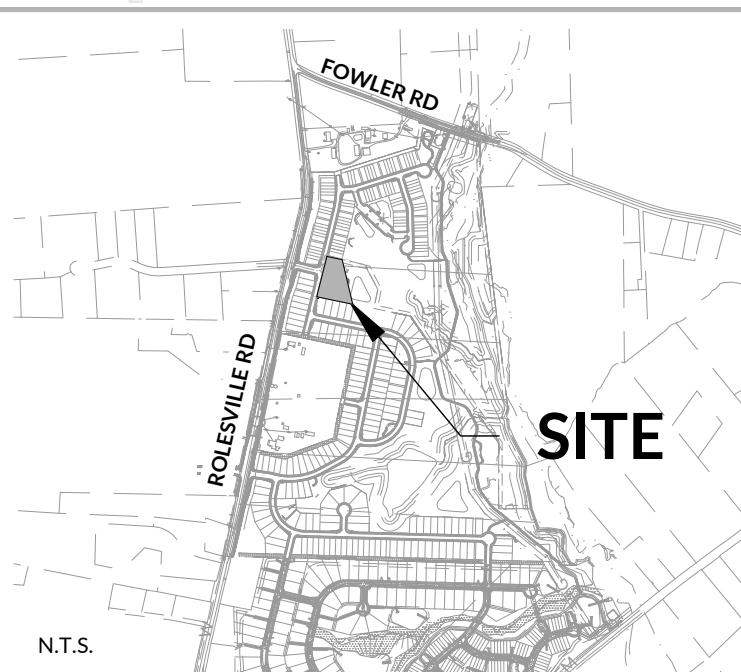
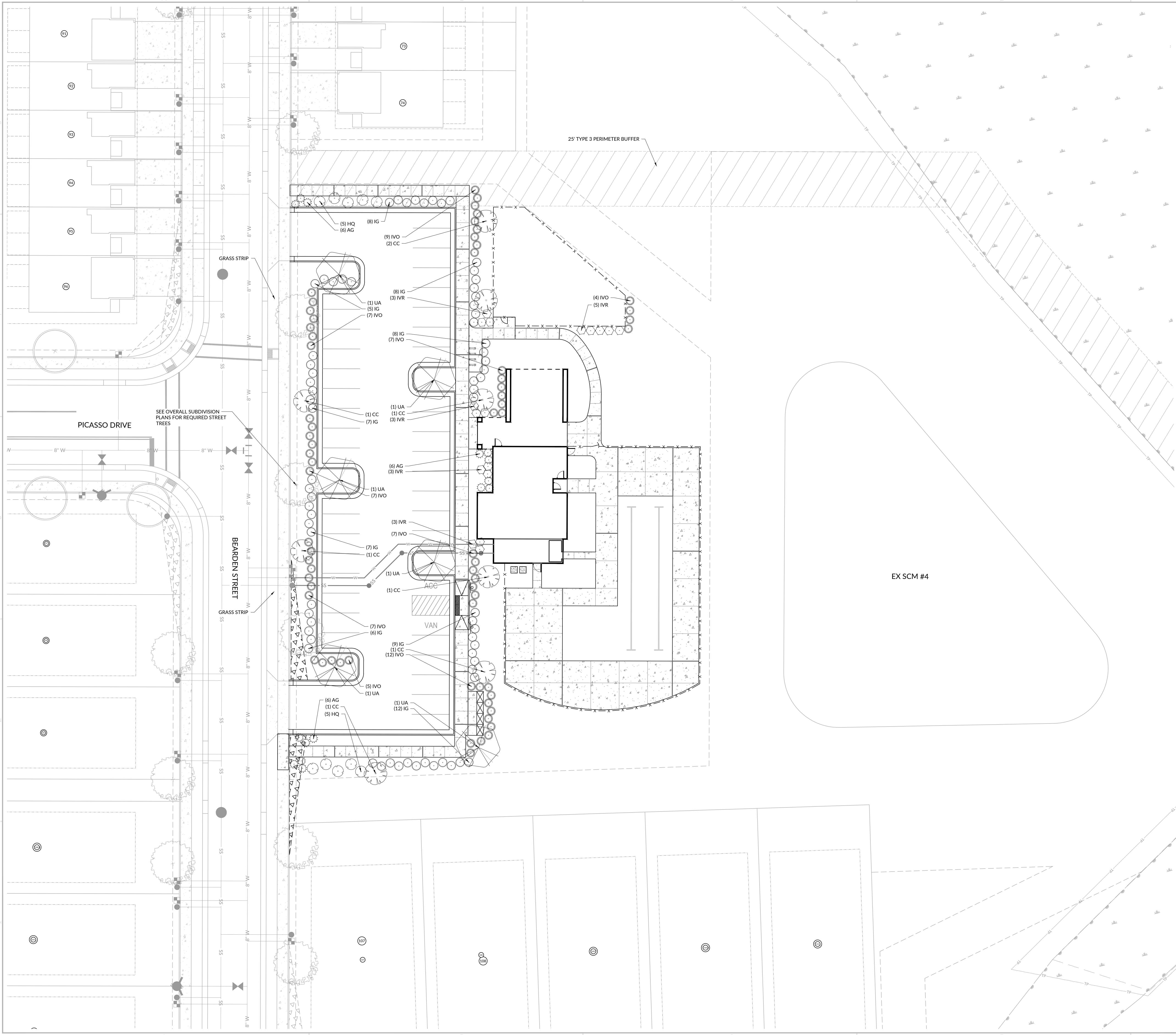
L3.01

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



PULTEGROUP
1225 CRESCENT GREEN DRIVE,
SUITE 290
CARY, NC 27518

\\withersravenel\corporate\withersravenel\GIS\GIS\5-Planting_Wooded_Amenity\Amenity_L5.01_Amenity_Landscape_Plan.dwg Monday, June 30, 2025 3:45:51 PM - SAHAR



PLANT LEGEND

SYMBOL	CODE	BOTANICAL NAME
TREES		
	AR	Acer rubrum
	CC	Cercis canadensis
	CV	Chionanthus virginicus
	NS	Nyssa sylvatica
	PC	Pistacia chinensis
	PO	Platanus occidentalis
	QP	Quercus phellos
	TD	Taxodium distichum
	UA	Ulmus americana
SHRUBS		
	AG	Abelia x grandiflora
	HQ	Hydrangea quercifolia
	IC	Ilex cornuta 'Needlepoint'
	IG	Ilex glabra 'Shamrock'
	IVO	Ilex vomitoria
	IVR	Itea virginica

WithersRavenel

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

SITE DEVELOPMENT PLAN
BROADMOOR
CLUBHOUSE AMENITY

Bearden Street (Broadmoor Subdivision) | ROLESVILLE, NC 27587 | WAKE COUNTY

0

10

20

SCALE: 1 inch = 20 ft.

INITIAL PLAN DATE: 03/05/2025

REVISIONS:

1 - 04/30/2025 WR

TOWN COMMENT REVISIONS

2 - 06/30/2025 WR

TOWN COMMENT REVISIONS

MUN. PROJ. NUMBERSDP-25-02

WR JOB NUMBER23-0045

DRN: WRDGN: WRCKD: WR

AMENITY
LANDSCAPE PLAN

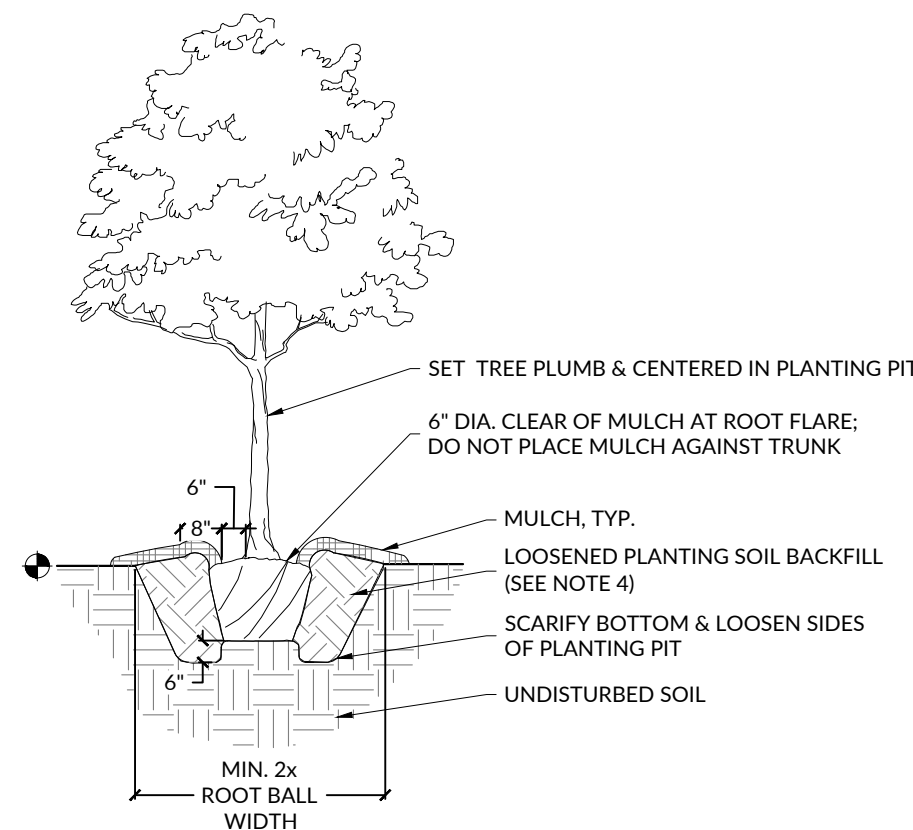
L5.01

our people

•

your success

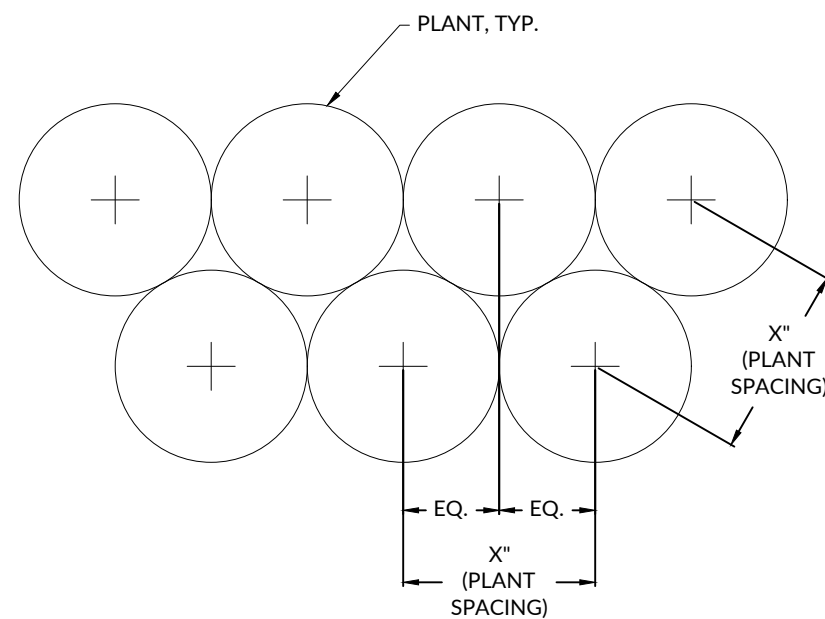
EST. 1993



NOTES:

1. FOR CONTAINER PLANTS, REMOVE CONTAINER & SCARIFY ROOT MASS PRIOR TO PLANTING.
2. FOR B&B PLANTS, COMPLETELY REMOVE WIRE BASKET AND BURLAP MATERIAL; REMOVE ALL TWINE, ROPE, BURLAP, AND WIRE FROM ROOT BALL.
3. SET ROOT BALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 2-3\"/>

1 TREE PLANTING SECTION
SCALE: 1/4\"/>

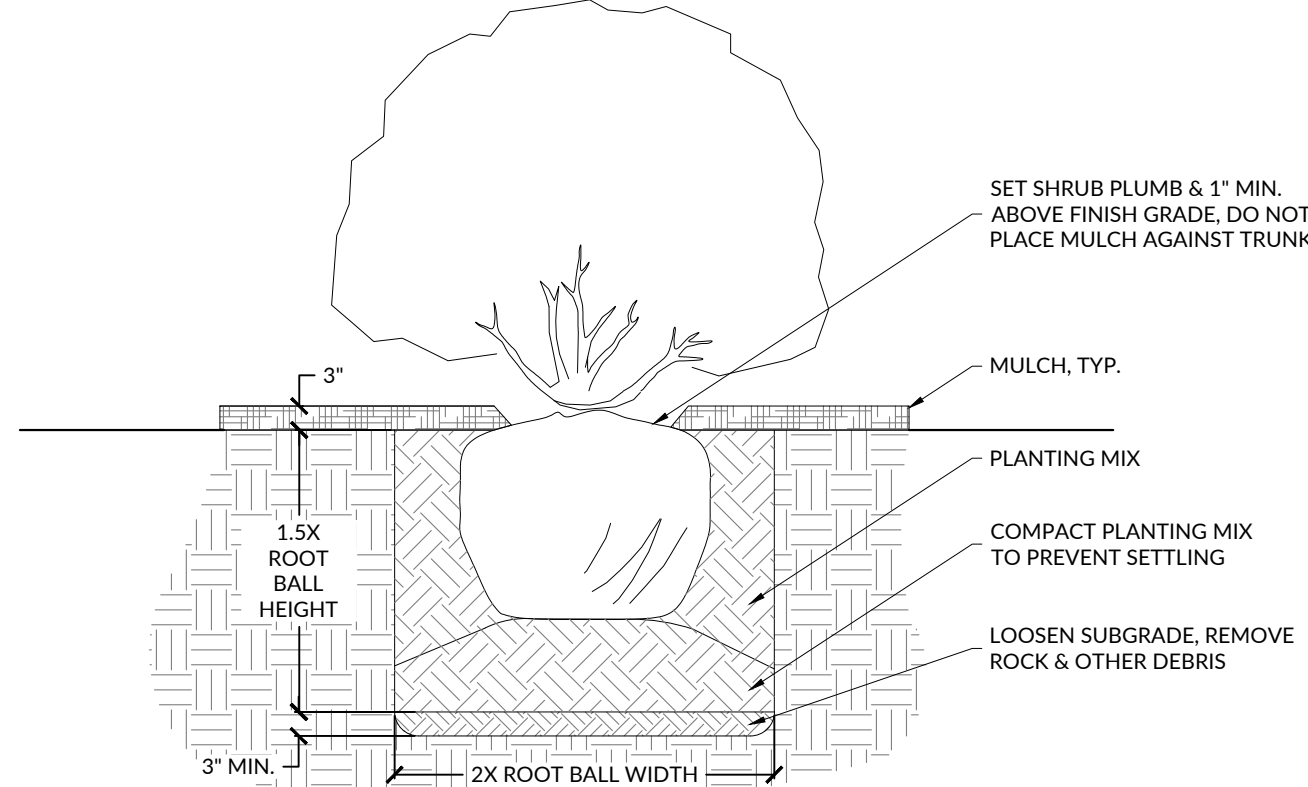


NOTES:

1. REFER TO PLANT SCHEDULE FOR SPACING REQUIREMENTS FOR EACH SPECIES.
2. PLANTS SHALL BE INSTALLED IN STRAIGHT AND PARALLEL ROWS FOLLOWING THIS PATTERN UNLESS OTHERWISE SHOWN ON DRAWINGS.

4 TYPICAL PLANT SPACING SECTION
SCALE: 1/2\"/>

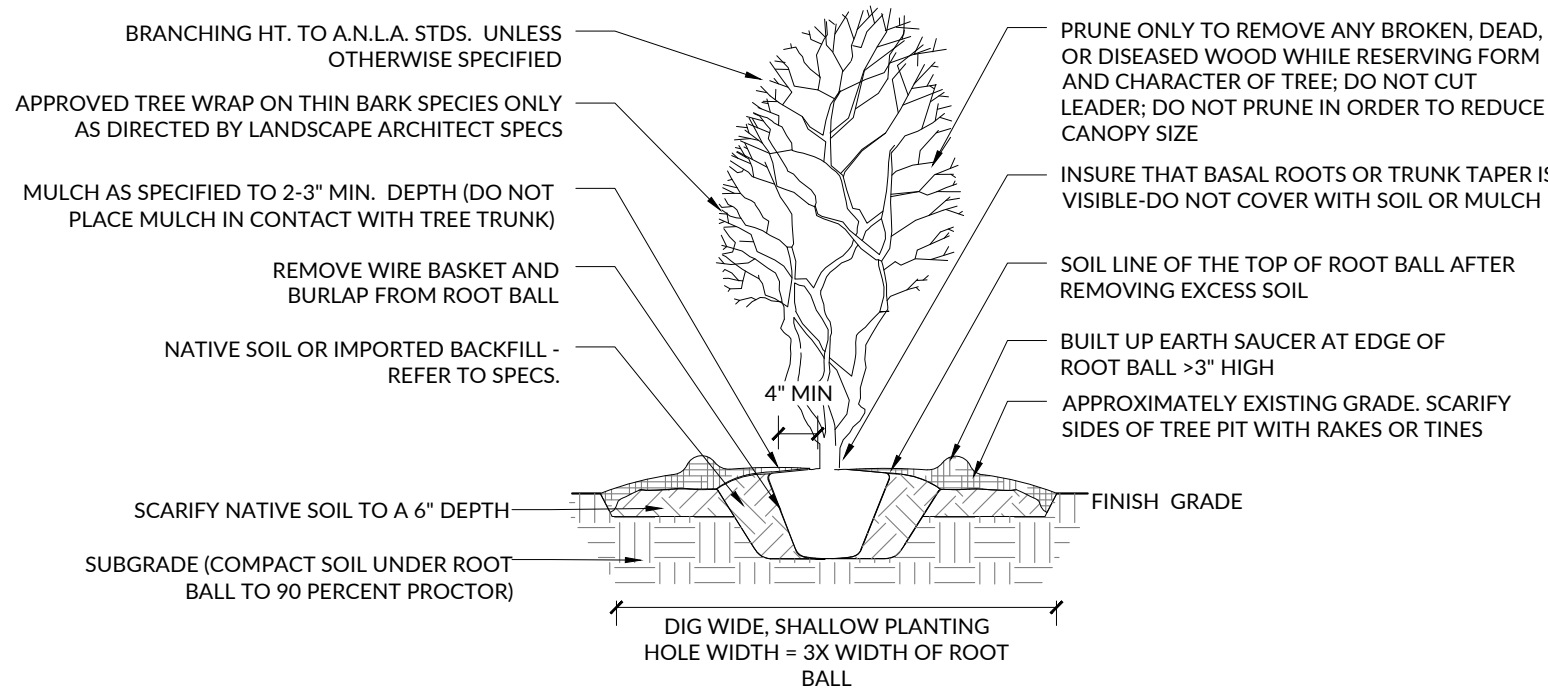
PLANT SCHEDULE AMENITY					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	CC	Cercis canadensis / Eastern Redbud Multi-trunk	6' Ht.	B&B	8
	UA	Ulmus americana / American Elm	3\"/>	B&B	6
SHRUBS					
	AG	Abelia x grandiflora / Glossy Abelia	24\"/>	CONT.	15
	HQ	Hydrangea quercifolia / Oakleaf Hydrangea	7 gal.	CONT.	10
	IG	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	24\"/>	CONT.	70
	IVO	Ilex vomitoria / Yaupon Holly	24\"/>	CONT.	65
	IVR	Itea virginica / Virginia Sweetspire	24\"/>	CONT.	17



NOTES:

1. FOR CONTAINER PLANTS, SPLIT THE ROOT BALL WITH 4 EQUALLY SPACED VERTICAL CUTS & SCARIFY ROOT MASS PRIOR TO PLANTING.
2. FOR B&B PLANTS, REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM ROOT BALL.
3. A 3\"/>

2 SHRUB PLANTING SECTION
SCALE: 1/2\"/>



TREE PLANTING NOTES:

1. IF TREES SETTLE OR ARE BLOWN OUT OF PLUMB POSITION, THEY SHOULD BE STRAIGHTENED BY MAKING ADJUSTMENTS TO THE POSITION OF THE ROOTBALL - NOT BY PUSHING ON THE TRUNK AND/OR TIGHTENING THE GUY WIRE. TREES SHALL BE STRAIGHTENED DURING THE LIFE OF THE PROJECT AS THEY GET OUT OF PLUMB; NOT JUST AT THE END OF THE PROJECT.
2. BALL DEPTHS ON SOME TREES IN A SINGLE GROUP MAY VARY. IF DEPTHS VARY, ALL TREES IN A GROUP SHOULD BE SET SO THAT THE BASE OF THE TRUNKS WILL APPEAR TO BE AT THE SAME RELATIVE ELEVATION ABOVE GRADE.
3. NO DECIDUOUS OR EVERGREEN TREES WILL BE ACCEPTED IF THERE IS MORE THAN ONE LEADER, UNLESS THE TREE IS SPECIFIED AS MULTI-TRUNK.
4. CONTRACTOR TO VERIFY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.
5. STAKING OF TREES IS NOT RECOMMENDED, EXCEPT ON WINDY SITES OR IF TREES ARE 3\"/>

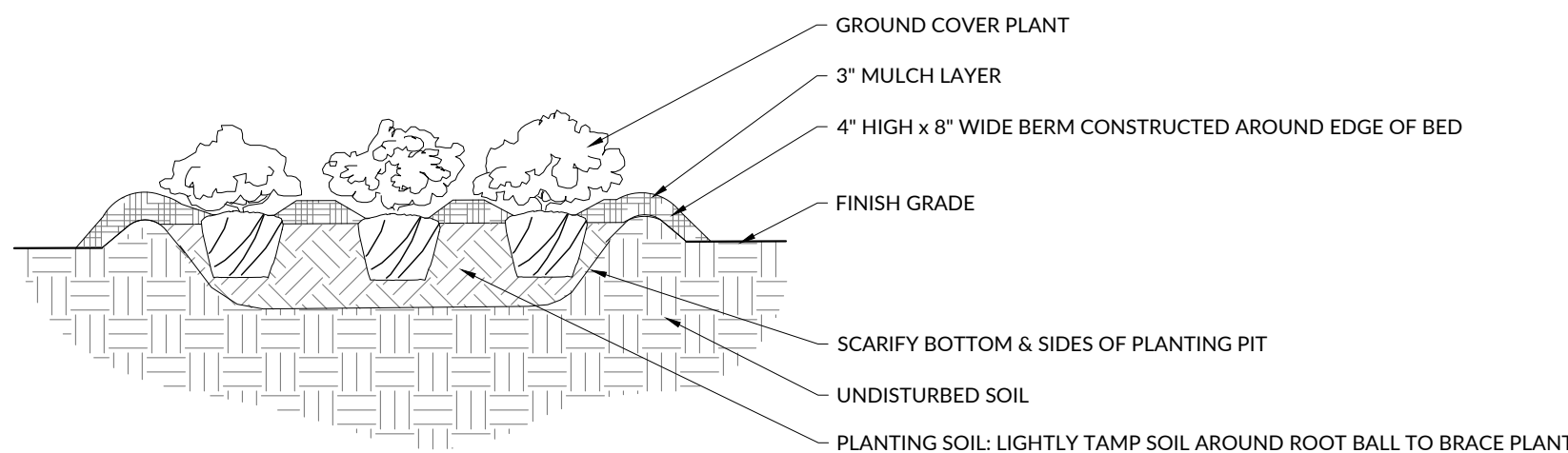
5 MULTI-STEM TREE PLANTING SECTION
SCALE: 1/4\"/>

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. ADJACENT STREETS AND SIDEWALKS SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD AND DUST-FREE.
2. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND SPECIFICATIONS, AND NCDOT, STANDARDS AND SPECIFICATIONS IF APPLICABLE.
3. NO CHANGES TO ANY ASPECT OF APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS, LIGHTING, OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY.
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 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 GUARANTEED (INCLUDING LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM FINAL ACCEPTANCE.
6. [PLANTING SHALL FOLLOW NCDOT STANDARD SPECIFICATIONS AS OUTLINED IN SECTION 1670. PLANTING SEASON IS OCTOBER 15 - MARCH 15, UNLESS OTHERWISE NOTED OR APPROVED BY NCDOT ENGINEER.] 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.
7. 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.
8. 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.
9. 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.
10. 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.

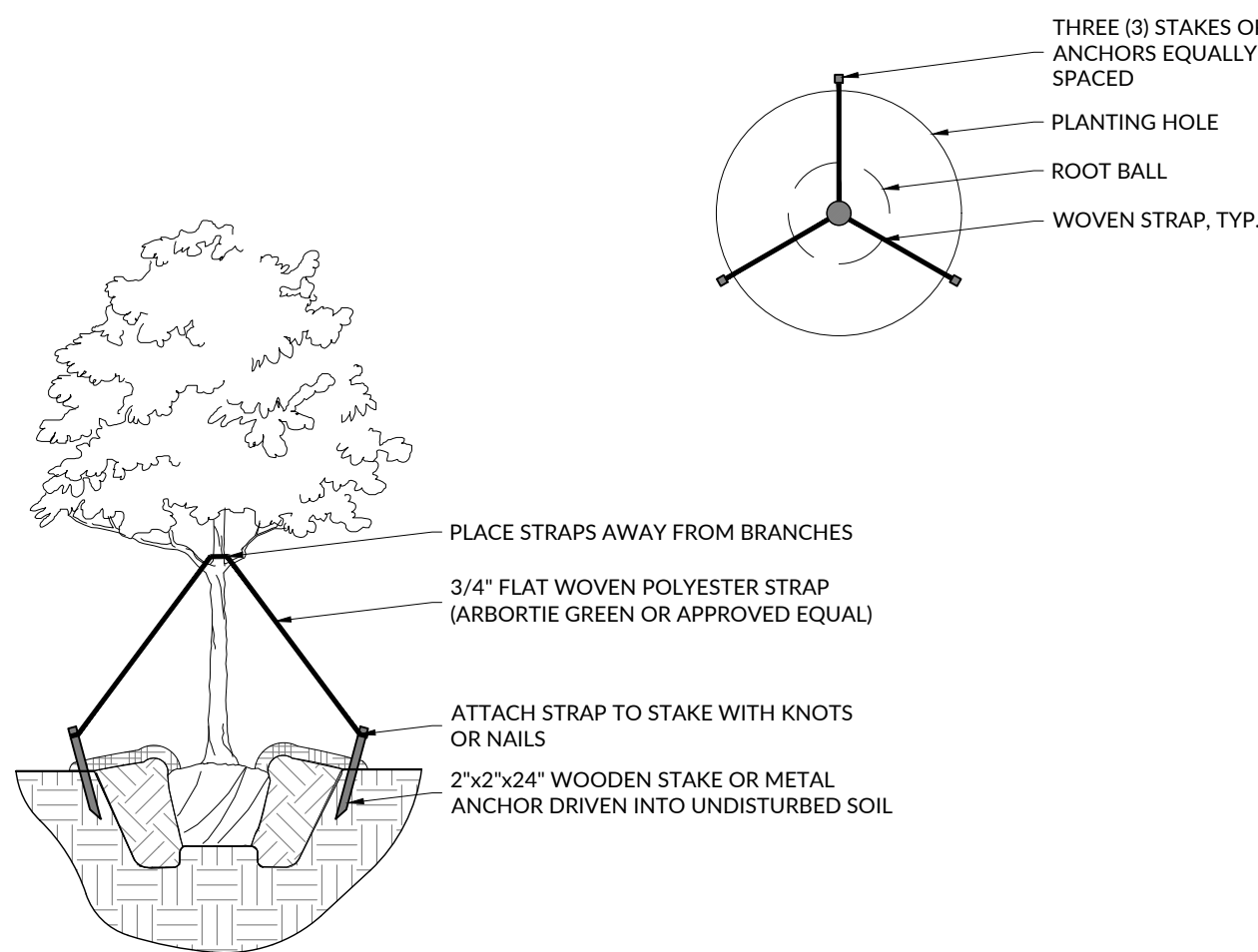
11. ALL LANDSCAPE AREAS ARE TO BE GRADED FOR POSITIVE DRAINAGE AND TO ENSURE NO STANDING WATER. SEE GRADING PLAN FOR SPECIFIC GRADING INFORMATION.
12. ESTABLISH AND MAINTAIN TOP OF GRADE BELOW ADJACENT CURBS, WALKWAYS AND OTHER HARDSCAPE AREAS TO ALLOW FOR INSTALLATION OF MULCH.
13. ALL PLANTING BEDS ARE TO BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES. MULCH SHALL BE DARK BROWN, DESIGNER-GRADE, DOUBLE-SHREDDED HARDWOOD. NO PINE STRAW IS PERMITTED. CONTRACTOR TO SUBMIT A SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND DELIVERY TO PROJECT SITE.
14. FINISH OFF 2-4\"/>
15. MIXED GROUND COVER AND PLANTS SPECIFIED FOR MASS PLANTINGS SHALL BE PLANTED IN GROUPS OF 3-7 AND LOCATED AS REQUIRED TO PROVIDE A GENERAL MIXING OF SPECIES. DO NOT PLANT IN ROWS OR REPETITIVE PATTERNS UNLESS OTHERWISE DIRECTED.
16. 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.
17. 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.
18. ANY PLANT WHICH DIES, TURNS BROWN OR DEFOOLIATES 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.
19. UTILITIES SHOWN ON THE LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. SEE UTILITY DRAWINGS FOR EXISTING AND PROPOSED UTILITY LOCATIONS. THE CONTRACTOR MUST LOCATE AND VERIFY ALL SUCH INFORMATION, INCLUDING INFORMATION NOT SHOWN ON THE PLANS, BY CONTACTING THE INDIVIDUAL UTILITY COMPANY & INVESTIGATING THE SITE TO DETERMINE THE EXACT LOCATION OF UTILITY LINES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS OWN EXPENSE, AND TO THE SATISFACTION OF THE PROJECT OWNER AND THE UTILITY OWNER, DAMAGE TO ANY UTILITY CAUSED BY HIS WORK. HE SHALL IMMEDIATELY NOTIFY THE OWNER AND THE UTILITY OWNER OF ANY DAMAGE TO ANY UTILITY BY HIS OPERATION.
20. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
21. ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED



PLANTING NOTES:

1. SPLIT PLANT ROOTS WITH 2-3 EQUALLY-SPACED VERTICAL CUTS.

3 GROUND COVER PLANTING SECTION
SCALE: 3/8\"/>



6 TREE STAKING SECTION
SCALE: 1/4\"/>

TO TELEPHONE AND CABLE PEDESTALS; ELECTRICAL TRANSFORMERS; BACKFLOW-DEVICE HOTBOX; ETC) SHALL BE SCREENED

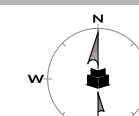
TREE PROTECTION NOTES:

1. ALL TREES THAT ARE TO REMAIN, WITHIN OR DIRECTLY ADJACENT TO THE LIMITS OF WORK, MUST BE PROTECTED WITH 6\"/>
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, SOIL OR DEBRIS; TRENCHING; OR DISPOSAL OF ANY LIQUIDS.
3. NO HEAVY EQUIPMENT SHALL BE USED WITHIN THE DRIP LINE OF AN EXISTING TREE.
4. 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.
5. 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.
6. 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.
7. TREES THAT ARE PROTECTED SHALL BE THOROUGHLY WATERED AS REQUIRED TO KEEP ROOT BALLS FROM DRYING OUT, ESPECIALLY BETWEEN APRIL THROUGH SEPTEMBER.
8. UTILITIES NOTES:
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS AND NCDOT STANDARD DETAILS AND SPECIFICATIONS, LATEST REVISIONS, AS APPLICABLE.
10. EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
11. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
12. MINIMUM TRENCH WIDTH AT THE TOP OF THE PIPE SHALL BE 18\"/>
13. ALL NECESSARY INSPECTIONS, CERTIFICATIONS, OR TESTING REQUIRED BY CODES OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.

14. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
15. ALL GAS METERS AND ELECTRICAL EQUIPMENT SUBJECT TO VEHICLE IMPACT WILL BE PROTECTED BY BOLLARDS.
16. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
17. THE LOCATIONS OF EXISTING STORM SEWER STRUCTURES SHOWN ON THESE PLANS ARE APPROXIMATE. WHERE PROPOSED STORM SEWER PIPING TIES TO EXISTING STRUCTURES, RIVERS, SWALES, ETC., THE CONTRACTOR SHALL FIELD ADJUST PROPOSED STORM SEWERS TO MATCH THE LOCATIONS OF THESE EXISTING FEATURES.
18. CONTRACTOR SHALL MAKE EVERY EFFORT TO SAVE PROPERTY IRONS, MONUMENTS, OTHER PERMANENT POINTS AND LINES OF REFERENCE AND CONSTRUCTION STAKES. A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE SHALL REPLACE PROPERTY IRONS, MONUMENTS, AND OTHER PERMANENT POINTS OF REFERENCE DESTROYED BY THE CONTRACTOR.
19. CONTRACTOR SHALL CLEAR AND GRUB ALL UTILITY EASEMENTS, AS DIRECTED BY THE OWNER, TO INSTALL NEW UTILITIES. ON ROADWAY RIGHT-OF-WAYS, THE CONTRACTOR SHALL ONLY REMOVE THE TREES MARKED ON THE PLANS AND SHALL MAKE EVERY EFFORT DURING CONSTRUCTION TO PROTECT THE TREES THAT WILL NOT BE REMOVED.
20. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN ALL NECESSARY EROSION CONTROL MEASURES WHETHER OR NOT SHOWN ON THE PLANS TO PROTECT ADJACENT CREEKS, RIVERS, ROADWAYS, ETC. FROM SILTATION AND EROSION.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES IF REQUIRED DURING INSTALLATION OF NEW WORK. THERE WILL BE NO ADDITIONAL OR SEPARATE PAY ITEM FOR THIS WORK UNLESS SPECIFICALLY CALLED OUT IN THE BID FORM. ANY RELOCATION OF EXISTING UTILITIES MUST BE COORDINATED WITH THE AFFECTED UTILITY COMPANY.
22. THE CONTRACTOR SHALL SUPPORT ALL UTILITY POLES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE UTILITY POLE SUPPORT WITH THE APPROPRIATE UTILITY COMPANIES.



INITIAL PLAN DATE: 03/05/2025
REVISIONS:
1 - 04/30/2025 WR
TOWN COMMENT REVISIONS
2 - 06/30/2025 WR
TOWN COMMENT REVISIONS

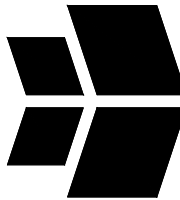


MUNI. PROJ. NUMBER SDP-25-02
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

LANDSCAPE
DETAILS

L6.01

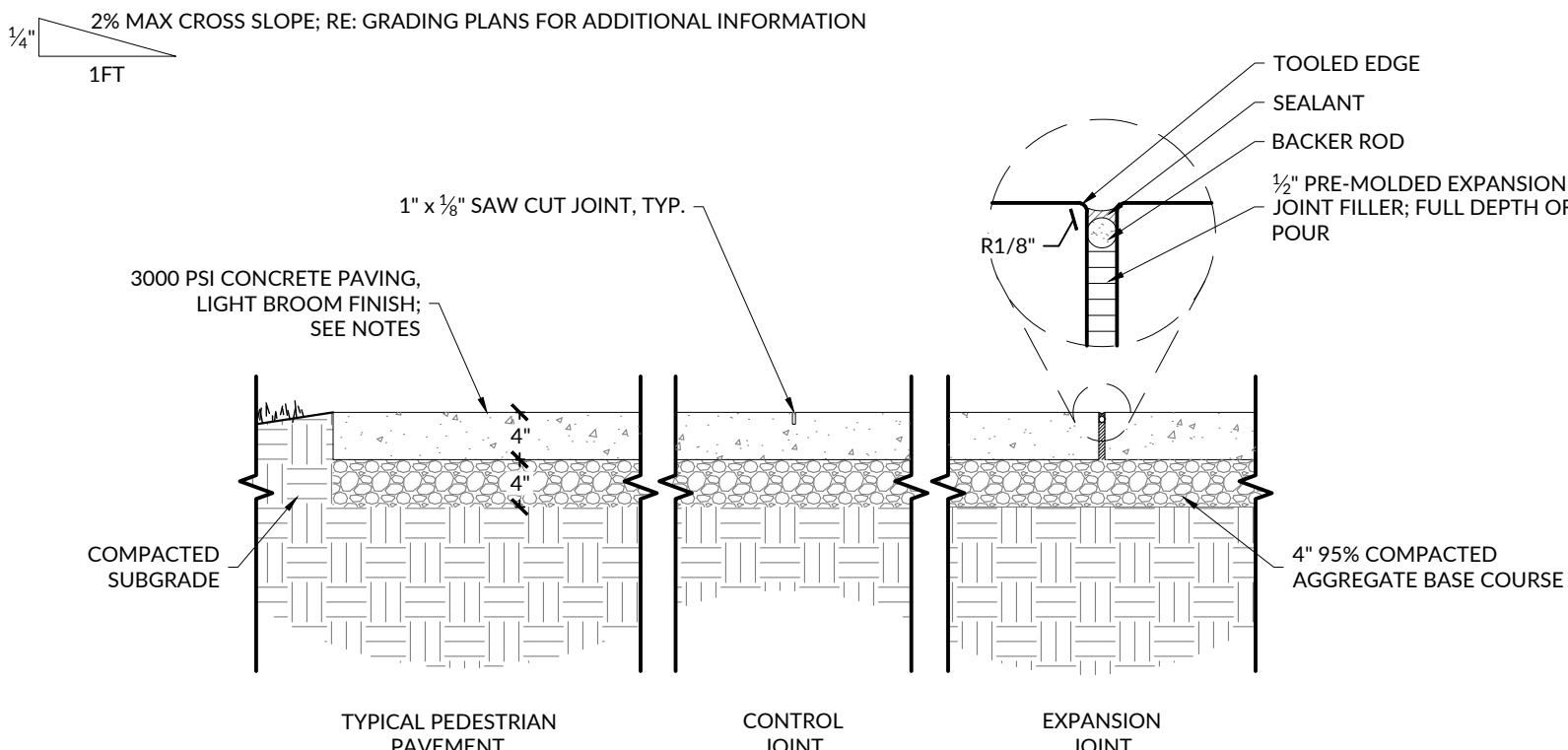
WithersRavenel
115 McKean Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com



PULTEGROUP
1225 CRESCENT GREEN DRIVE, SUITE 290
CARY, NC 27518

SITE DEVELOPMENT PLAN
BROADMOOR
CLUBHOUSE AMENITY

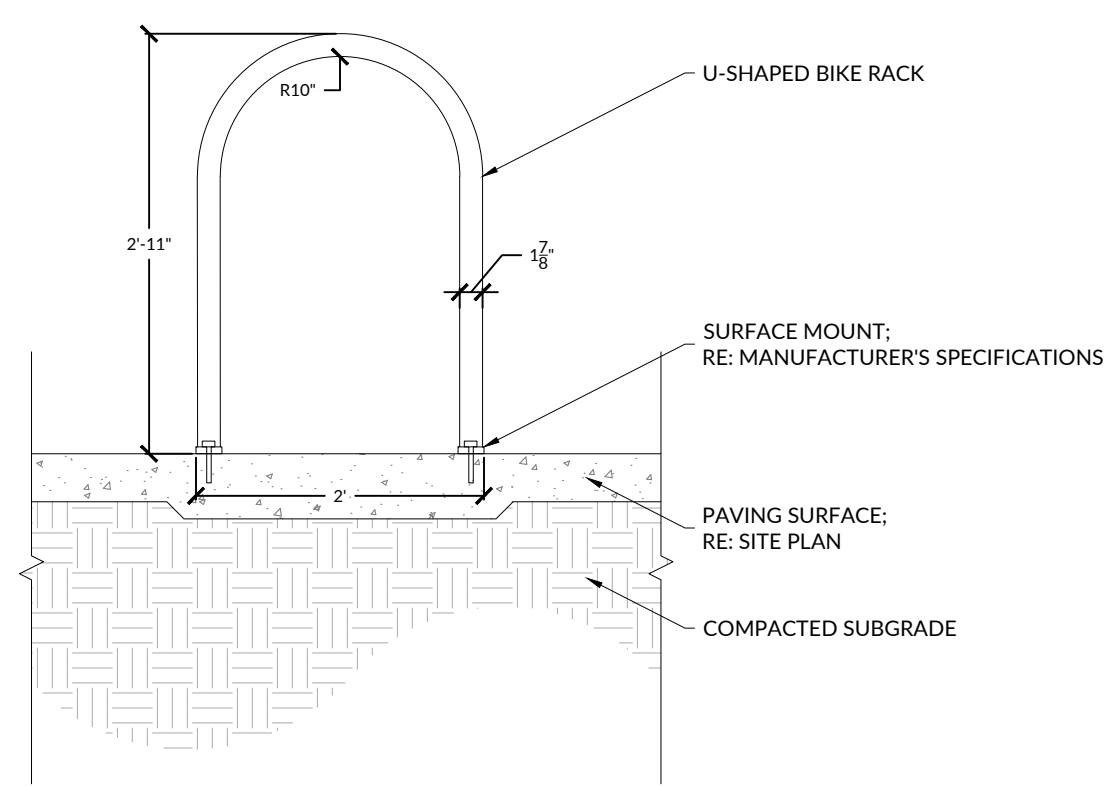
Bearden Street (Broadmoor Subdivision) | ROLSVILLE, NC 27587 | WAKE COUNTY



- NOTES:
1. PROVIDE EXPANSION JOINT WHERE WALKS ARE POURED AGAINST VERTICAL SURFACES AND/OR DIFFERENT PAVING MATERIALS & AS SPECIFIED ON PLANS OR 25'-0" MAX O.C.
 2. PROVIDE CONTRACTION JOINT AT 5' INTERVALS UNLESS OTHERWISE SPECIFIED (SEE PLAN).
 3. CONTRACTOR TO PROVIDE MOCK-UP OF CONCRETE FINISH, COLOR, AND SCORING FOR OWNERS APPROVAL. MOCK-UP CAN BE USED AS PART OF FINAL PROJECT.

1 CONCRETE PAVING
SCALE: 3/4" = 1'-0"

SECTION

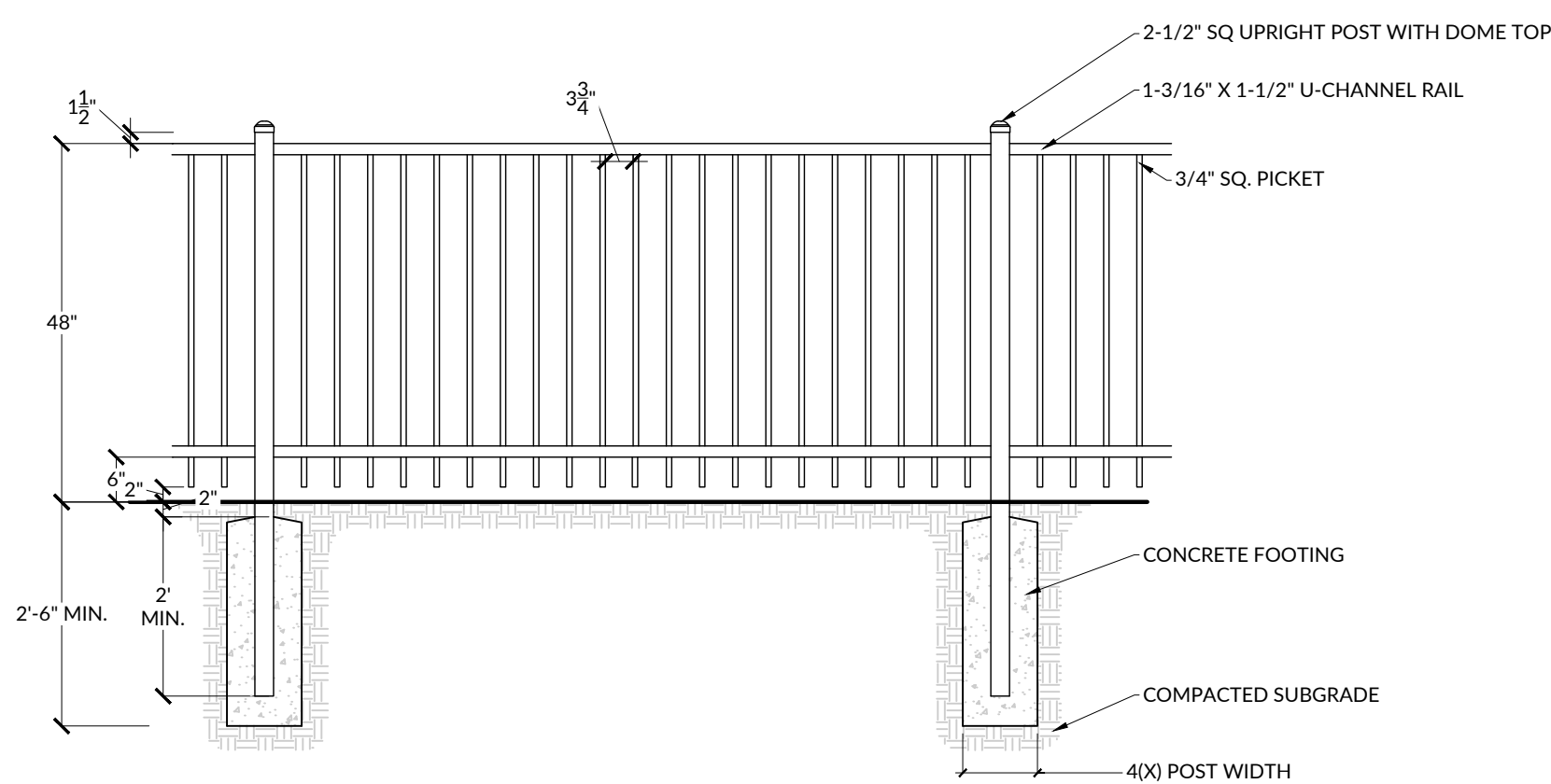


- NOTES:
1. BIKE RACK SHALL BE FABRICATED WITH 1-1/2" SCH. 40 STEEL PIPE (1.9" O.D.)
 2. INCLUDE CORROSION RESISTANCE UNDERCOAT FINISH.
 3. OUTER FINISH SHALL BE POWDER COAT. COLOR AS SELECTED BY OWNER

2 BIKE RACK
SCALE: 3/4" = 1'-0"

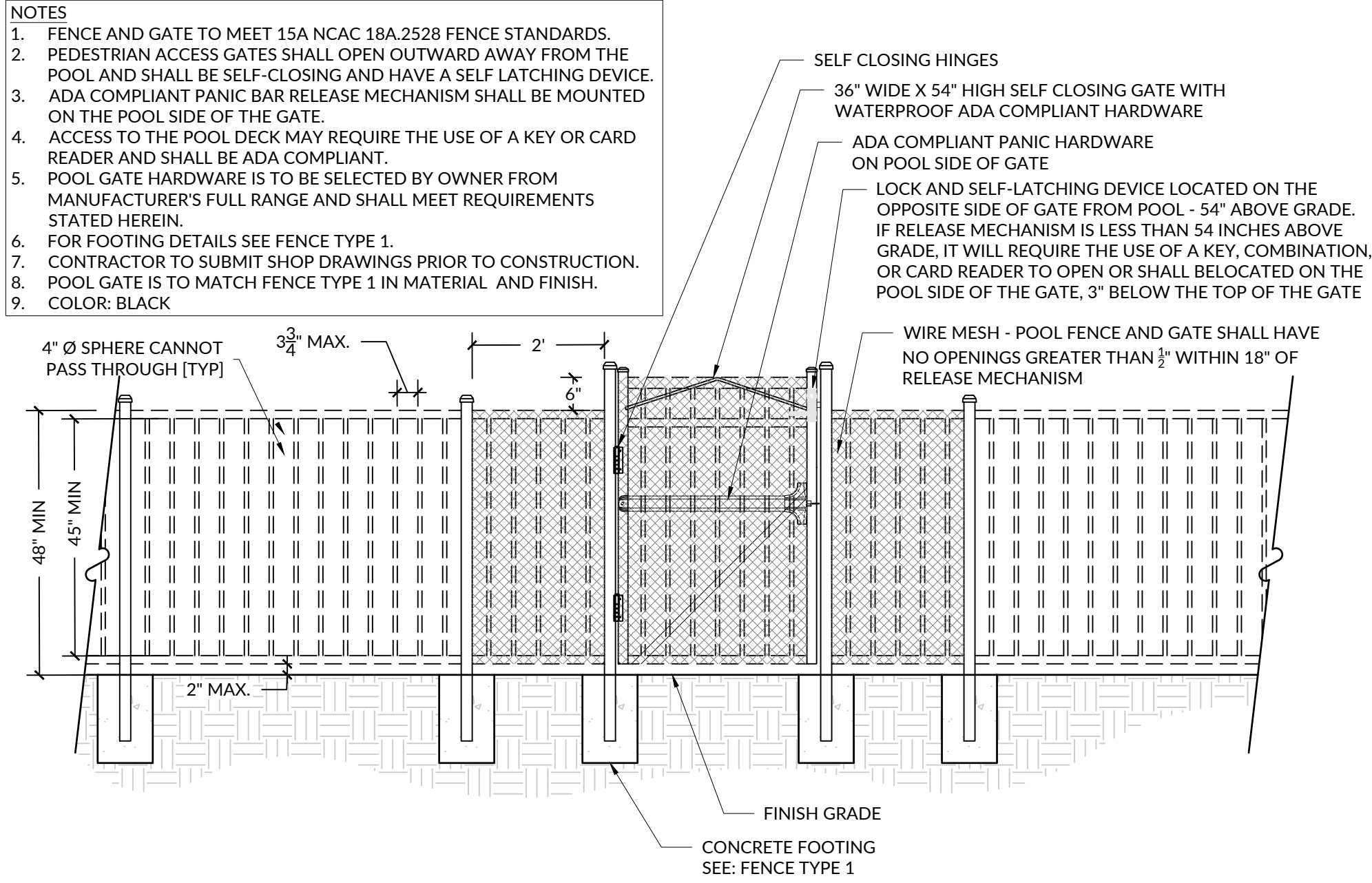
SECTION

- NOTES:
1. COLOR: BLACK
 2. DETAIL SPECIFICS MAY DEVIATE BASED ON FENCE PRODUCT SELECTED BY CONTRACTOR. THIS DETAIL PROVIDES DESIGN INTENT ONLY.
 3. FENCE HEIGHT AND COLOR SHALL REMAIN AS SPECIFIED



3 FENCE TYPE 1
SCALE: 1/2" = 1'-0"

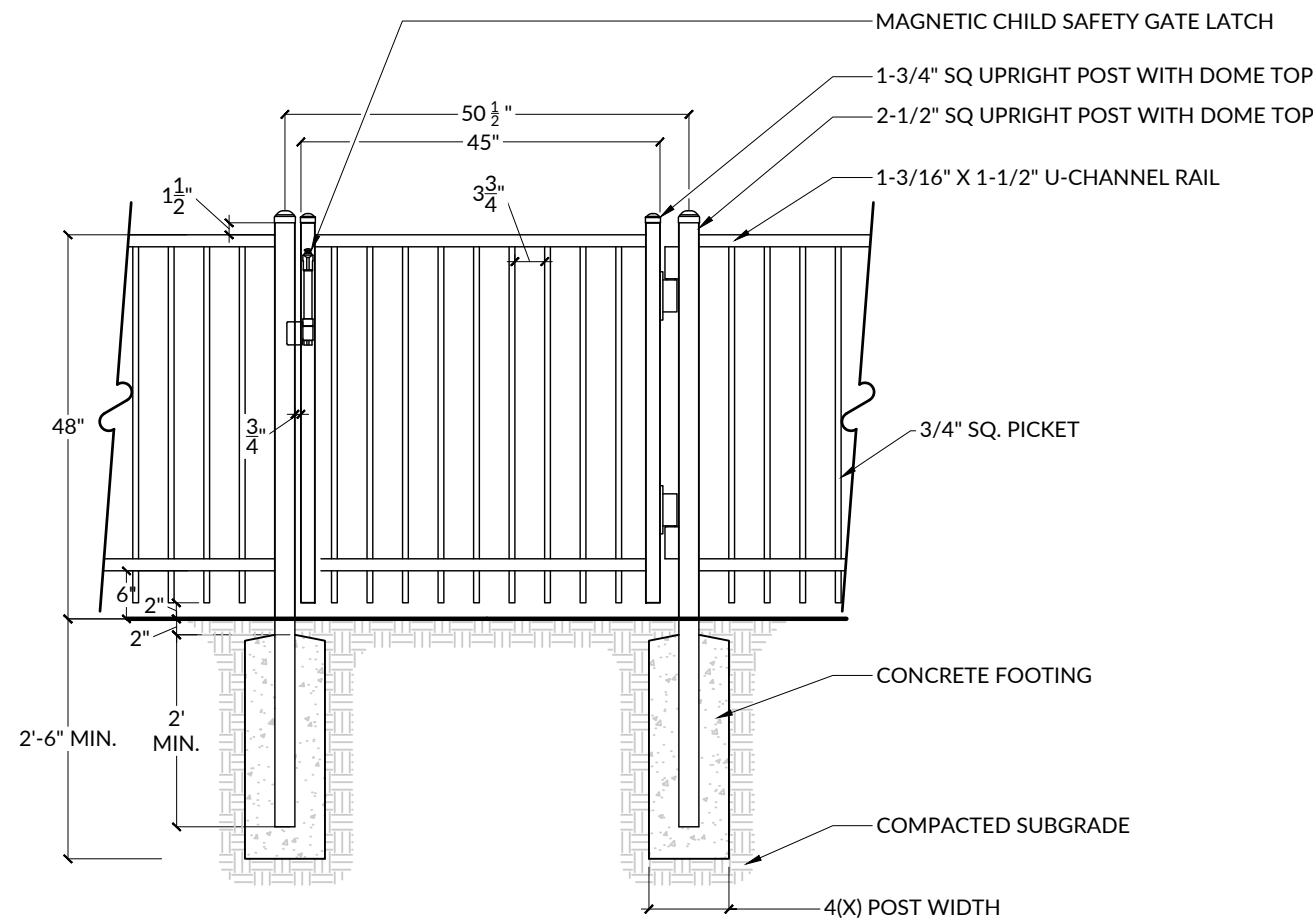
SECTION



4 GATE TYPE 1
SCALE: 1/2" = 1'-0"

SECTION

- NOTES:
1. COLOR: BLACK
 2. DETAIL SPECIFICS MAY DEVIATE BASED ON GATE PRODUCT SELECTED BY CONTRACTOR. THIS DETAIL PROVIDES DESIGN INTENT ONLY.
 3. GATE HEIGHT AND COLOR SHALL REMAIN AS SPECIFIED



5 GATE TYPE 2
SCALE: 1/2" = 1'-0"

SECTION

SITE DEVELOPMENT PLAN
BROADMOOR
CLUBHOUSE AMENITY

Bearden Street (Broadmoor Subdivision) | ROLESVILLE, NC 27587 |
WAKE COUNTY



INITIAL PLAN DATE: 03/05/2025
REVISIONS:
1 - 04/30/2025 WR
TOWN COMMENT REVISIONS
2 - 06/30/2025 WR
TOWN COMMENT REVISIONS

MUNI. PROJ. NUMBER SDP-25-02
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

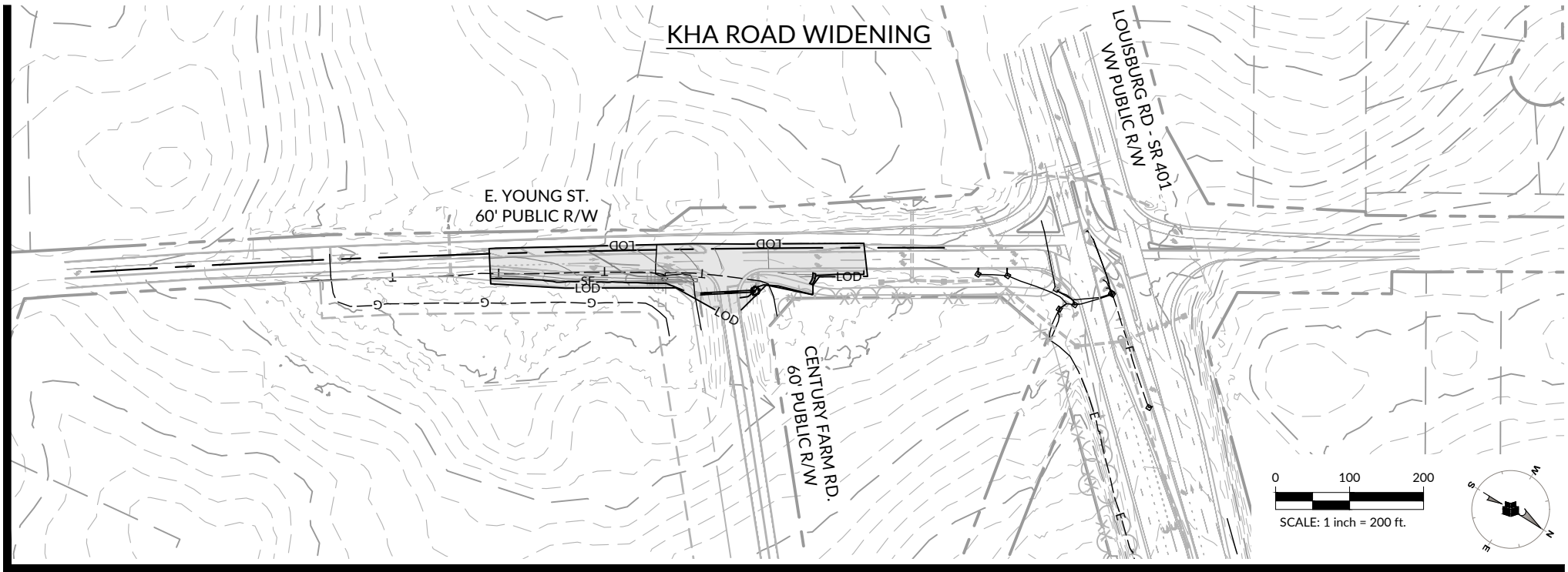
AMENITY DETAILS

L9.00



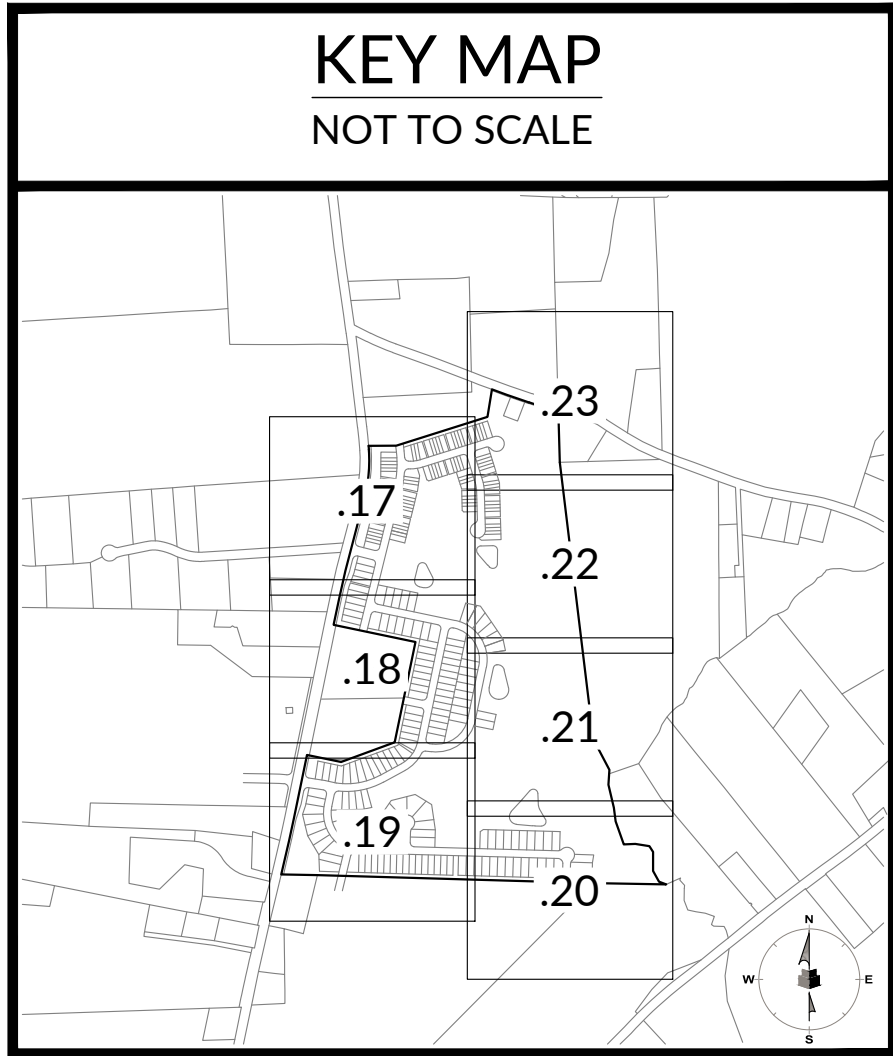
J:\23\0445\public\withers_ravenel\drawings\cd\23\0445\overall erosion control plan stage 1.dwg: Tuesday, June 24, 2025 10:57 PM - TCDK

Docusign Envelope ID: 7A634F92-16D9-4805-9082-8BE175BA124



EROSION CONTROL LEGEND	
SYMBOL	DESCRIPTION
XX XX	BAFFLE
— 1.00 —	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

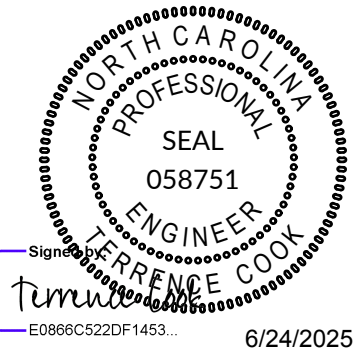
HATCH LEGEND	
	LIMITS OF DISTURBANCE



CONSTRUCTION INFRASTRUCTURE DRAWINGS
**BROADMOOR
CID-24-06**

1225 CRESCENT GREEN DRIVE,
SUITE 290
CARY, NC 27518

ROLESVILLE ROAD | ROLESVILLE, NC 27587 | WAKE COUNTY

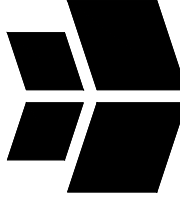


INITIAL PLAN DATE: 11/01/2024
REVISIONS:
1 - 01/02/2025
REVISED PER REVIEW COMMENTS
2 - 03/03/2025
REVISED PER REVIEW COMMENTS
3 - 03/28/2025
REVISED PER WAKE CO. COMMENTS
4 - 05/01/2025
REVISED PER REVIEW COMMENTS

WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR
**OVERALL EROSION
CONTROL PLAN
(STAGE 3)**

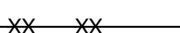
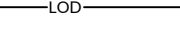
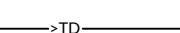
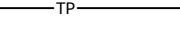
C7.16

WithersRavenel
167 E. Chatham St. | Suite 2101 | Cary, NC 27511
License #: F-1479 | T: 919.238.0330 | www.withersravenel.com



our people • your success



EROSION CONTROL LEGEND	
SYMBOL	DESCRIPTION
	BAFFLE
	LIMITS OF DISTURBANCE
	SILT FENCE
	SILT/TREE PROTECTION FENCE
	TEMPORARY DIVERSION DITCH
	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

