

MAJOR SUBDIVISION PRELIMINARY PLAT FOR BROADMOOR

SURVEY BENCHMARK

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

PSP-24-XX

PARCEL DATA

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

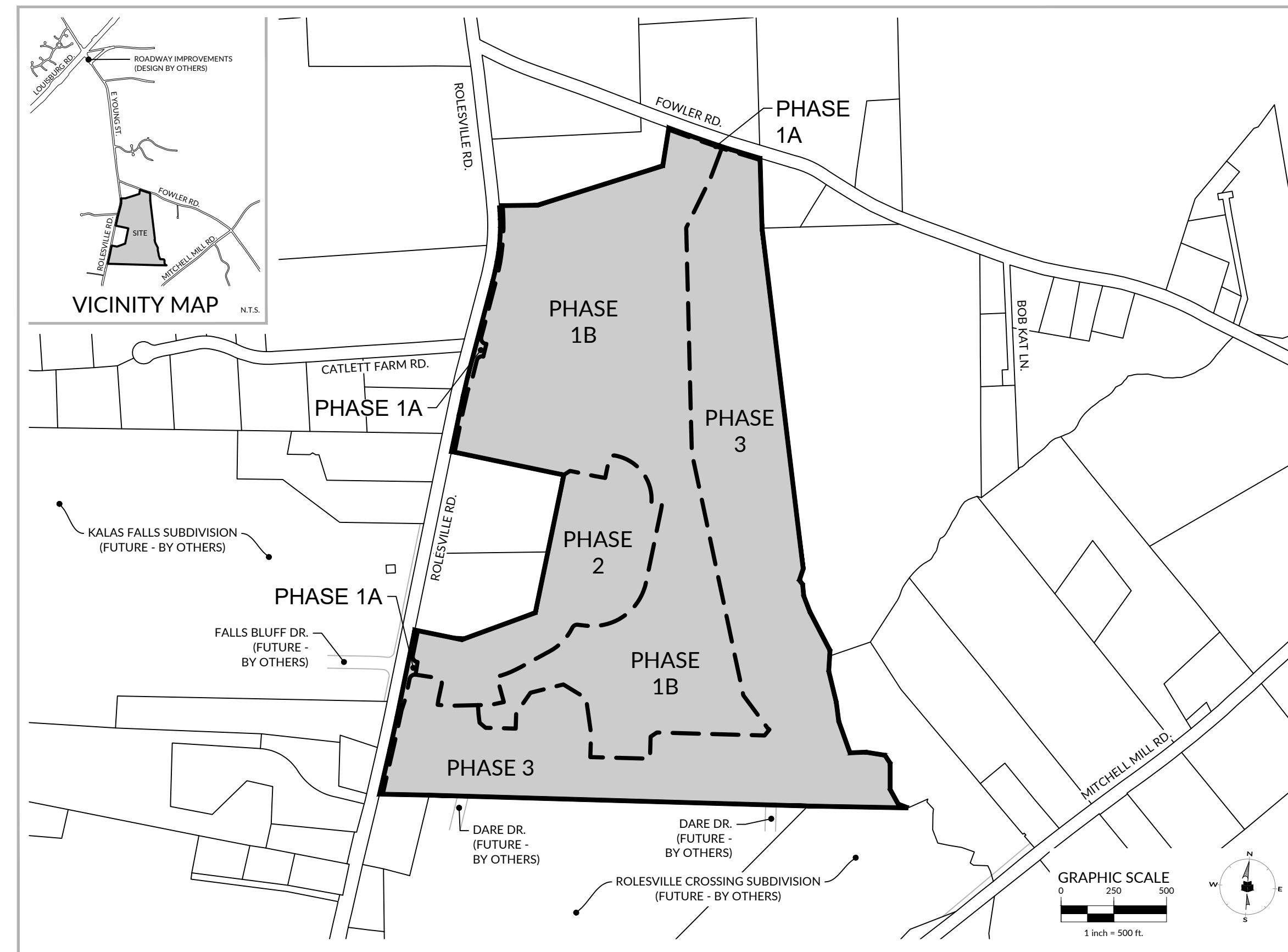
SITE DATA TABLE

TOWN OF ROLESVILLE PROJECT NO.	PSP-24-XX
ZONING APPROVAL	REZ-23-02
JURISDICTION	ROLESVILLE TOWN LIMITS (ANX-23-01)
TOTAL PROJECT AREA [AC.]	OVERALL SITE - 105.56 RH ZONING - 41.54 RM ZONING - 64.02
WATERSHED	BUFFALO CREEK
FEMA FLOODPLAIN	FIRM 3720176800K, EFFECTIVE DATE 07/19/2022 FIRM 3720176600K, EFFECTIVE DATE 07/19/2022
EXISTING ZONING	RH (RESIDENTIAL HIGH DENSITY), RM (RESIDENTIAL MEDIUM DENSITY)
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL - DETACHED SINGLE FAMILY RESIDENTIAL - ATTACHED
PROPOSED DENSITY (UNITS/ACRE)	2.41
PROPOSED NUMBER OF UNITS	255
PROPOSED NUMBER OF TOWNHOMES	98
PROPOSED NUMBER OF SINGLE FAMILY HOMES	157
MINIMUM LOT SIZE PROPOSED [SF.]	2,222
AVERAGE LOT SIZE PROPOSED [SF.]	5,006
REQUIRED OPEN SPACE [AC.]	RH ZONING - 6.23 (15%) RM ZONING - 25.61 (40%)
PROPOSED OPEN SPACE [AC.]	RH ZONING - 31.37 (76%) RM ZONING - 32.99 (52%)

INFRASTRUCTURE DATA TABLE

	PHASE 1A	PHASE 1B	PHASE 2	PHASE 3	TOTALS
UNITS	-	129	59	67	255
STREETS [LF.]	-	3,608	2,512	2,315	8,435
8" WATER MAIN [LF.]	342	3,683	2,597	2,308	8,930
8" SEWER MAIN [LF.]	-	4,213	2,340	5,785	12,338
STORM DRAINAGE [LF.]	3,256	6,970	3,446	4,104	17,776
SCMs	-	4	-	-	4
EXISTING IMPERVIOUS SURFACE [SF.]	-	-	-	-	3,060
PROPOSED IMPERVIOUS SURFACE [SF.]	25,383	472,022	262,253	357,279	1,116,937
SIDEWALK [LF.]	3,371	7,429	4,706	4,613	20,119
PUBLIC GREENWAY [LF.]	-	330	-	3,474	3,804

1321 ROLESVILLE RD | ROLESVILLE, NC 27587 | WAKE COUNTY



1ST SUBMITTAL: MAY 1, 2024

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C1.02	EXISTING CONDITIONS & DEMOLITION PLAN
C1.03	EXISTING CONDITIONS & DEMOLITION PLAN
C1.04	EXISTING CONDITIONS & DEMOLITION PLAN
C1.05	EXISTING CONDITIONS & DEMOLITION PLAN
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C5.02	STORM DRAINAGE & GRADING PLAN
C5.03	STORM DRAINAGE & GRADING PLAN
C5.04	STORM DRAINAGE & GRADING PLAN
C5.05	STORM DRAINAGE & GRADING PLAN
C5.06	STORM DRAINAGE & GRADING PLAN
C5.07	STORM DRAINAGE & GRADING PLAN
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
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L1.04	LANDSCAPE PLAN
L1.05	LANDSCAPE PLAN
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SL1.00	LIGHTING EXHIBIT

TOWN OF ROLESVILLE APPROVAL:

CONTACT LIST:

WithersRavenel 115 MacKenan Drive Cary, NC 27511 919-469-3340	P.E. Bryant Inge WithersRavenel 167 E. Chatham St., Ste. 210 Cary, NC 27511 919-469-3340 binge@withersravenel.com	P.L.A. Daniel Whatley WithersRavenel 137 S. Wilmington St., Ste. 200 Raleigh, NC 27601 919-469-3340 dwhatley@withersravenel.com
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PREPARED BY:
WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

DEVELOPER:

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



MAJOR SUBDIVISION
PRELIMINARY PLAT FOR
BROADMOOR
PSP-24-XX
WR PROJECT NO. 23-0045
TOWN OF ROLESVILLE
MUNI PRO NO: PSP-24-XX
INITIAL PLAN DATE: 05/01/2024
REVISIONS:

J:\2024\04\15\1045_Plan_WithersRavenel\Assemblies\Grid Drawing_Series\Plan\Grid00-022 CDN02.dwg - Tuesday, April 30, 2024 12:26:52 PM - XREF1

EASEMENT ABBREVIATION LEGEND

DE	PUBLIC DRAINAGE EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
PWMAE	PRIVATE WALL MAINTENANCE ACCESS EASEMENT
MUPE	PUBLIC MULTI-USE PATH EASEMENT
PUE	PRIVATE UTILITY EASEMENT
PSCSAE	PRIVATE STORMWATER CONTROL STRUCTURE AND ACCESS EASEMENT
VWDE	VARIABLE WIDTH DRAINAGE 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 ---
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	--- S ---	--- S ---	MAIL BOX	⊙	N/A
CATCH BASIN	■	■	PROPERTY IRON	⊙	N/A
YARD INLET	■	■	CONCRETE MONUMENT	⊙	N/A
JUNCTION BOX	⊙	⊙	SPOT ELEVATION	⊙	⊙
FLARED END SECTION	■	■			
ELECTRIC	---	N/A			



INITIAL PLAN DATE: 05/01/2024
REVISIONS:

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

GENERAL NOTES & LEGENDS

C0.02

MAJOR SUBDIVISION PRELIMINARY PLAT FOR
BROADMOOR
PSP-24-XX
 1321 ROLESVILLE RD | ROLESVILLE, NC 27587 | WAKE COUNTY

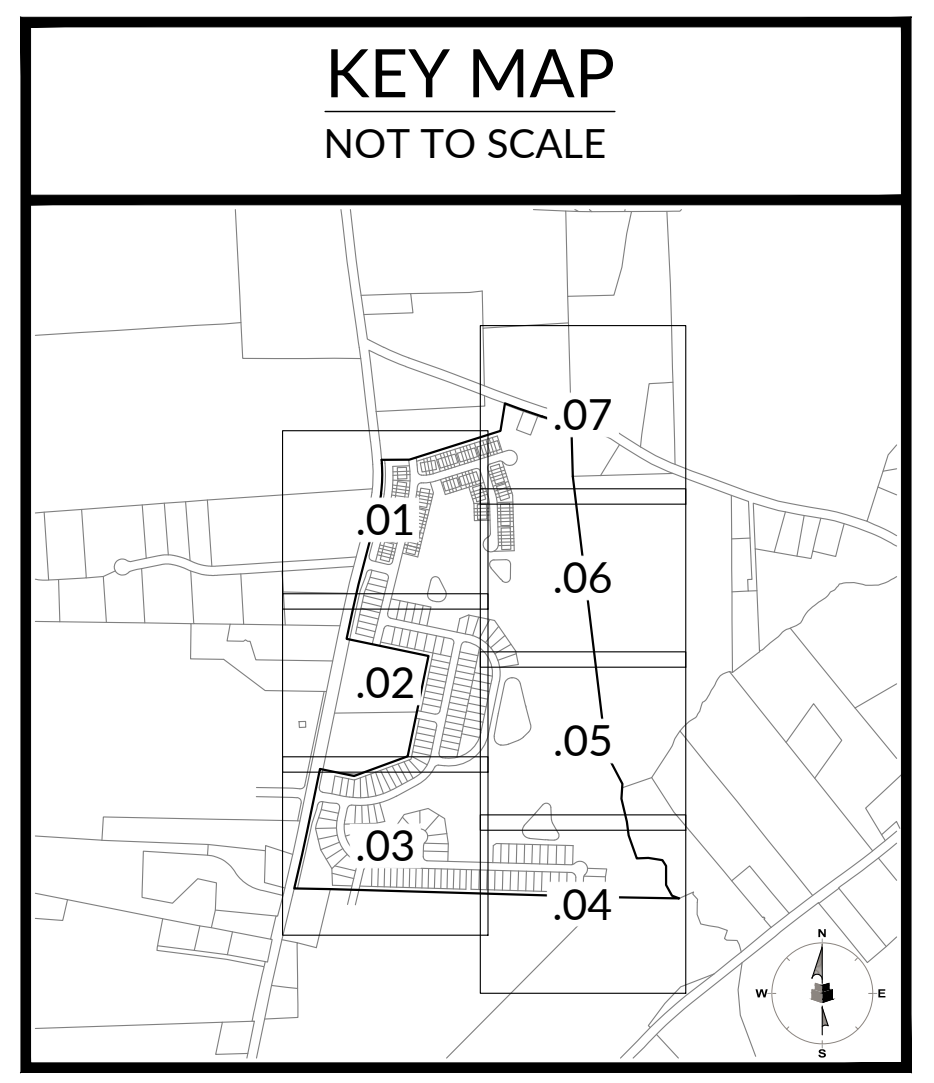


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PROPERTY OWNER DATA						
TAG	OWNER	DEED BOOK	PAGE NO.	PIN.	ZONING	DESCRIPTION
1	WILDER, CHRISTIAN C WILDER, CINDY E	10927	1494	1767-39-2260	R-30 (WAKE COUNTY)	RESIDENTIAL-30
2	MALDONADO, RAUL	17784	1955	1767-38-7947	R-30 (WAKE COUNTY)	RESIDENTIAL-30
3	GLOVER, RICO D SR GLOVER, TIFFANY N	17360	1716	1767-38-5949	R-30 (WAKE COUNTY)	RESIDENTIAL-30
4	SHORE, JOHN L SHORE, ANNETTE P	13782	1145	1767-38-0992	R-30 (WAKE COUNTY)	RESIDENTIAL-30
5	RODRIGUEZ, ALECIO MORIN, MARIA OLIVIA LOPEZ	19067	2293	1767-38-5643	R-30 (WAKE COUNTY)	RESIDENTIAL-30
6	CLARK, CHARLES T CLARK, PATRICIA H	4572	246	1767-38-9615	R-30 (WAKE COUNTY)	RESIDENTIAL-30
7	HC ROLESVILLE INVESTMENTS LLC	18857	2126	1767-48-3143	RH-CZ (ROLESVILLE)	-
8	HC ROLESVILLE INVESTMENTS LLC	18857	2126	1767-58-6083	RH-CZ (ROLESVILLE)	-
9	AGUILAR, NORMA	12647	1286	1767-48-5863	R-30 (WAKE COUNTY)	RESIDENTIAL-30
10	RICHARDS, BARBARA ANN JONES	1730	526	1768-40-2816	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, JOSEPH 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, HARRELF 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				LINE TABLE		
CURVE #	LENGTH	RADIUS	DELTA	LINE #	BEARING	DISTANCE
C1	180.79	6679.90	1.55°	L1	S01°36'33"E	331.36
C2	137.69	1382.59	5.71°	L2	S06°53'59"E	1627.11
C3	195.33	958.28	11.68°	L3	S18°52'37"W	56.68
C4	24.35	3453.77	0.40°	L4	S38°15'12"E	25.09
C5	50.77	1298.50	2.24°	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



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

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)

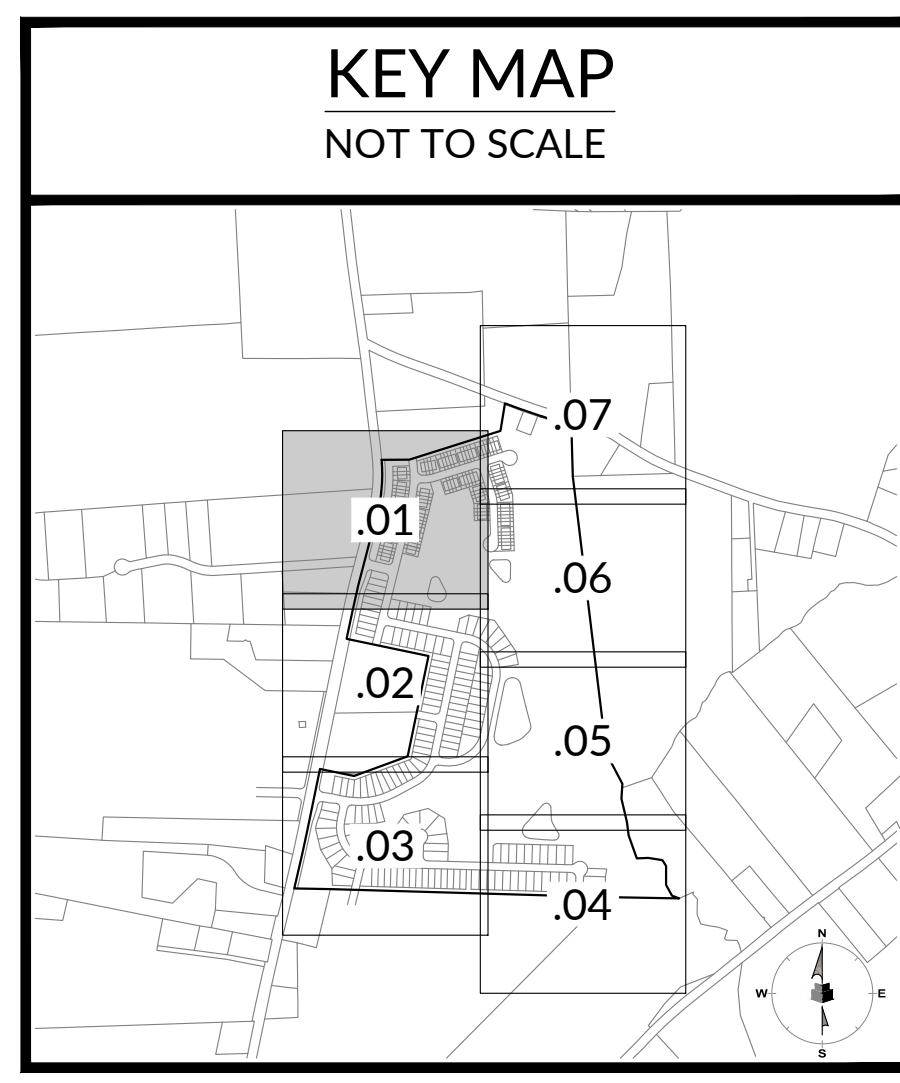
N/F
CARLYLE D & ALMA D
WOODLIEF
DB. 014286 PG. 01880
BM. 2011 PG. 00084
PIN: 1768511519
(PORTION WITHIN SITE
BOUNDARY TO BE COMBINED)

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

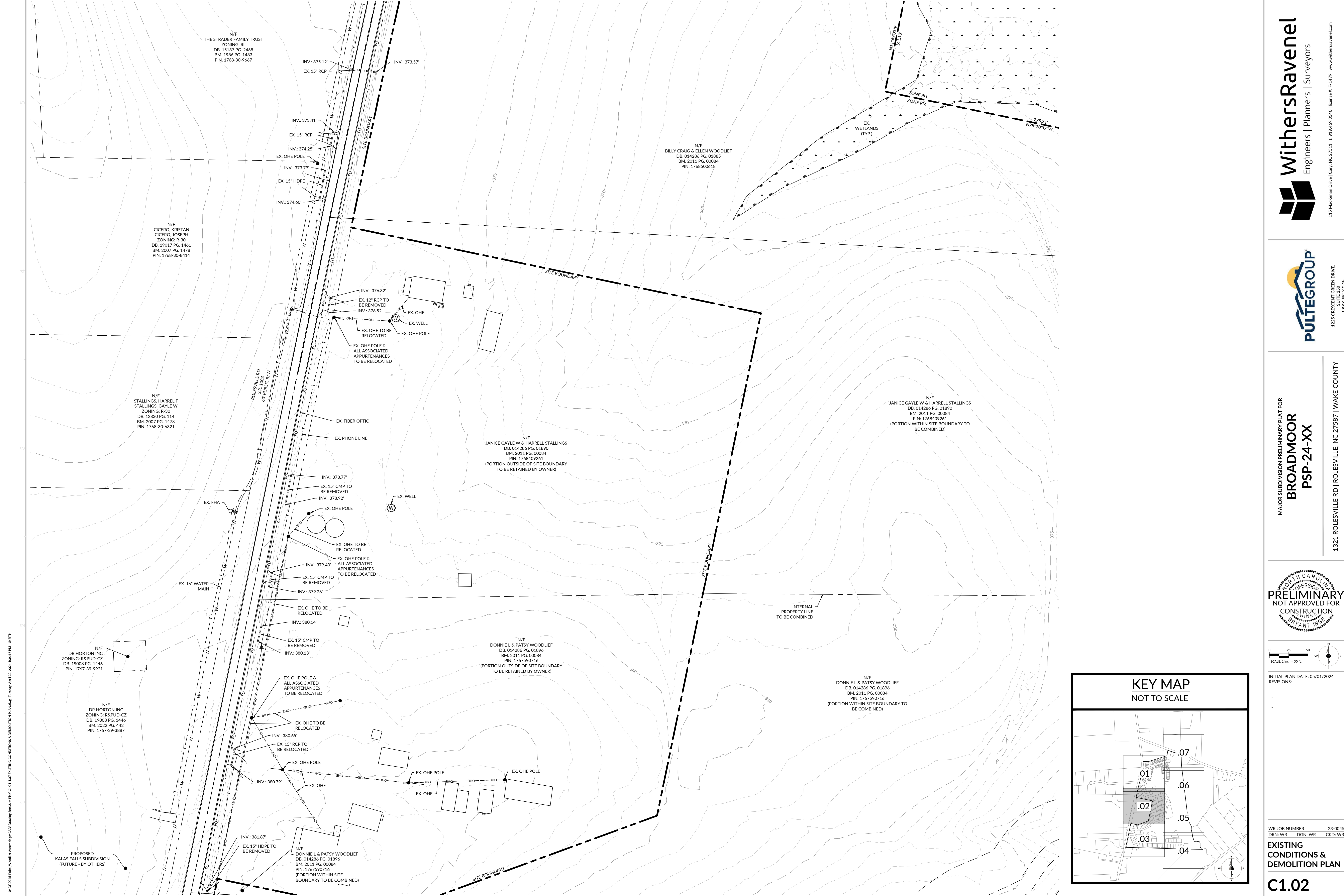
N/F
BURLAGE, LUCAS GABRIEL
BURLAGE, LAURA ELENA
ZONING: RL
DB. 15424 PG. 810
BM. 1986 PG. 1483
PIN. 1768-30-9874

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

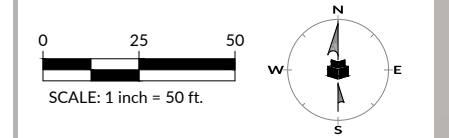
N/F
BILLY CRAIG & ELLEN WOODLIEF
DB. 014286 PG. 01885
BM. 2011 PG. 00084
PIN: 1768500618



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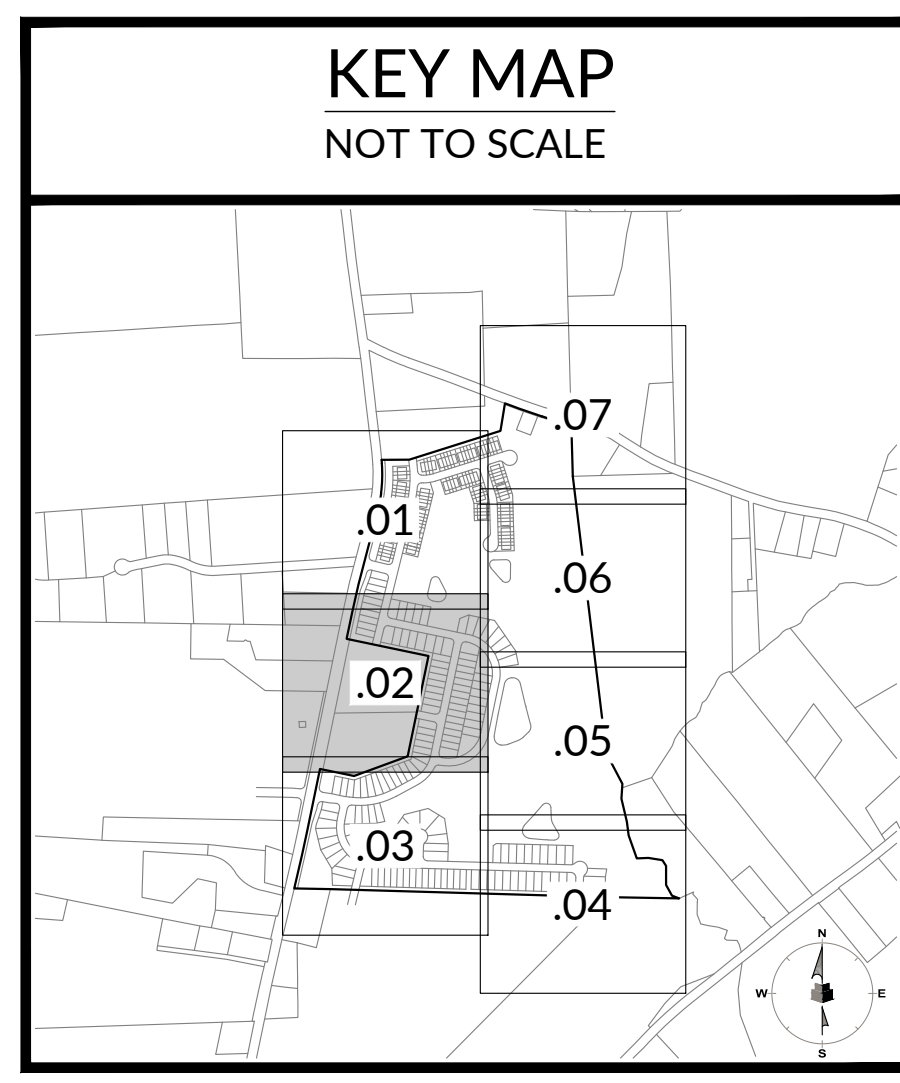


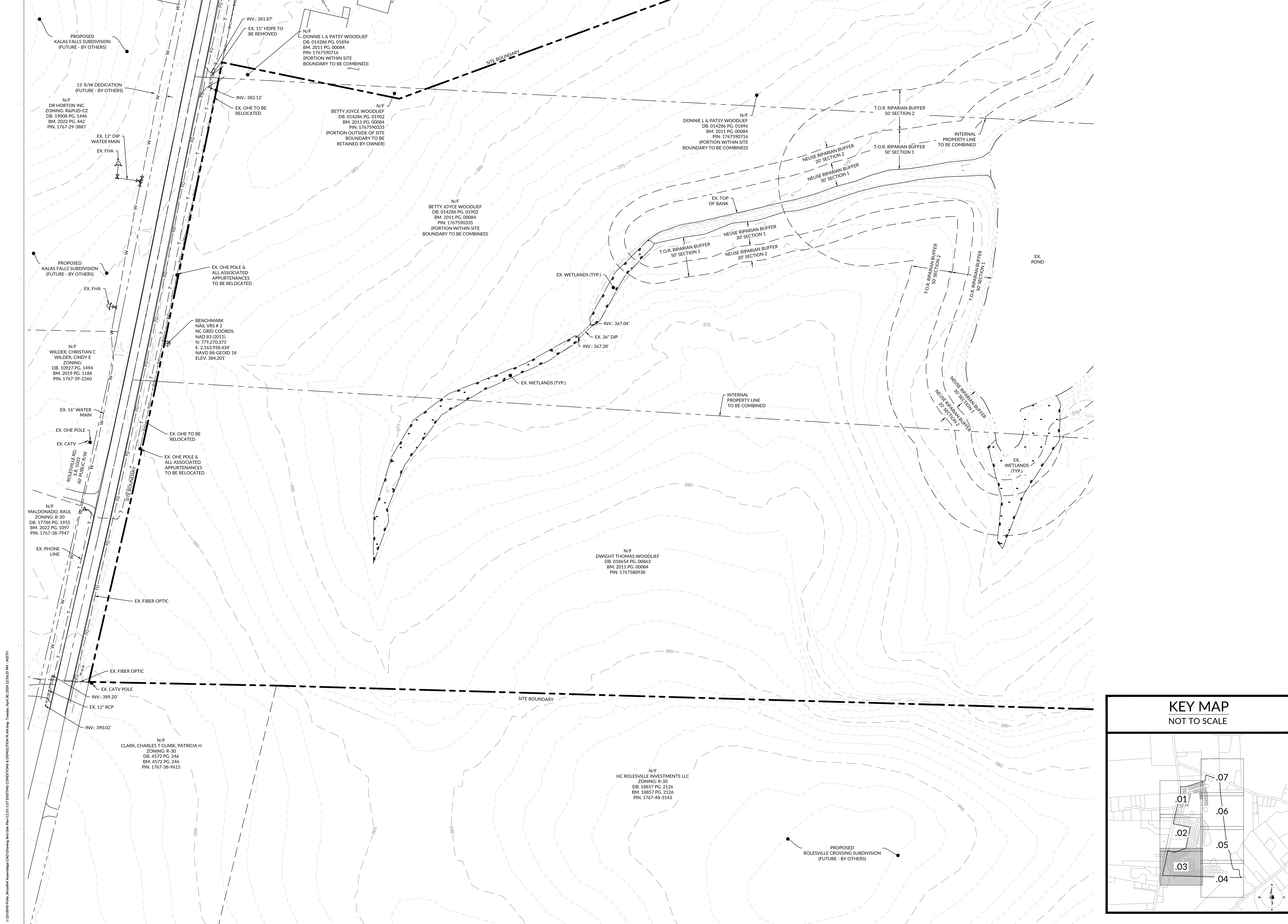
INITIAL PLAN DATE: 05/01/2024

REVISIONS:

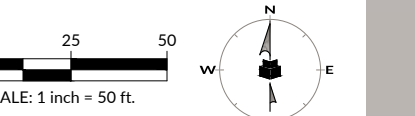
NO.	DATE	DESCRIPTION

WR JOB NUMBER: 23-0045
 DRN: WR DGN: WR CKD: WR
**EXISTING
 CONDITIONS &
 DEMOLITION PLAN**

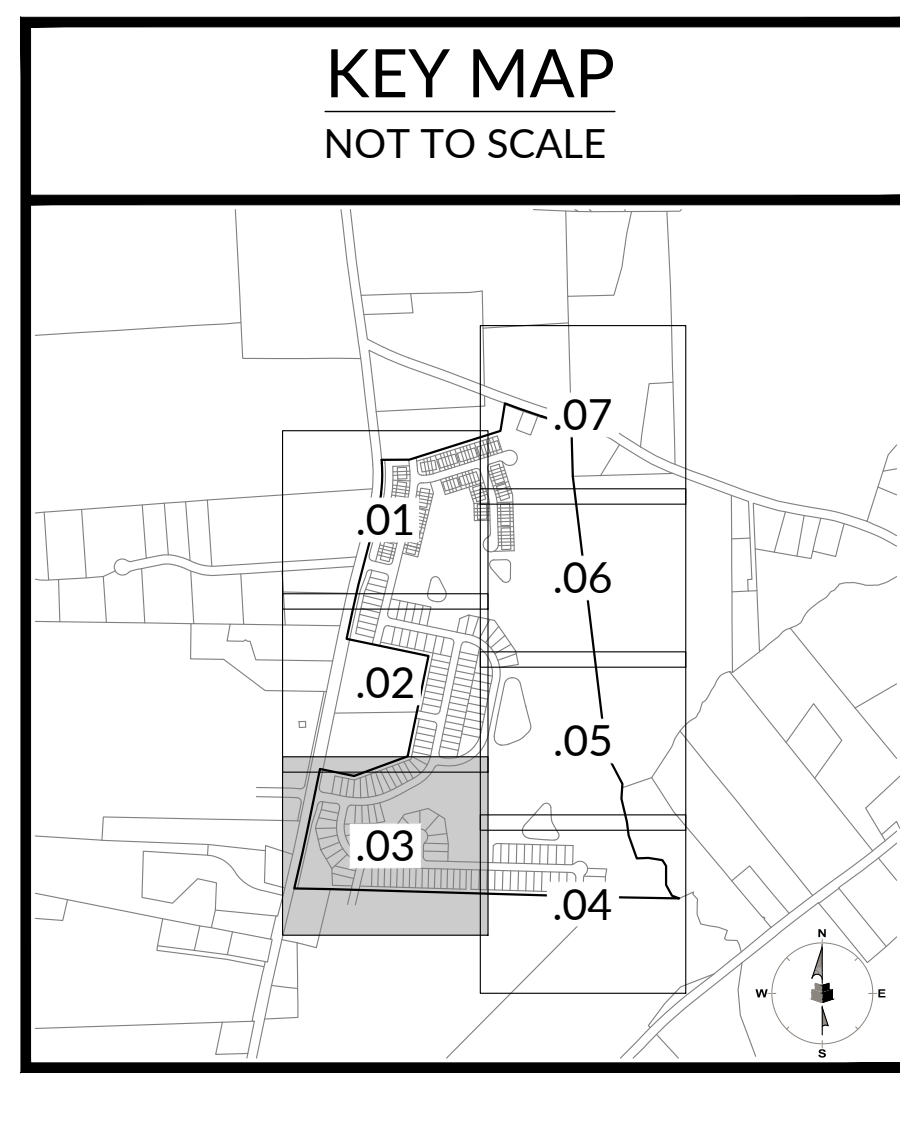




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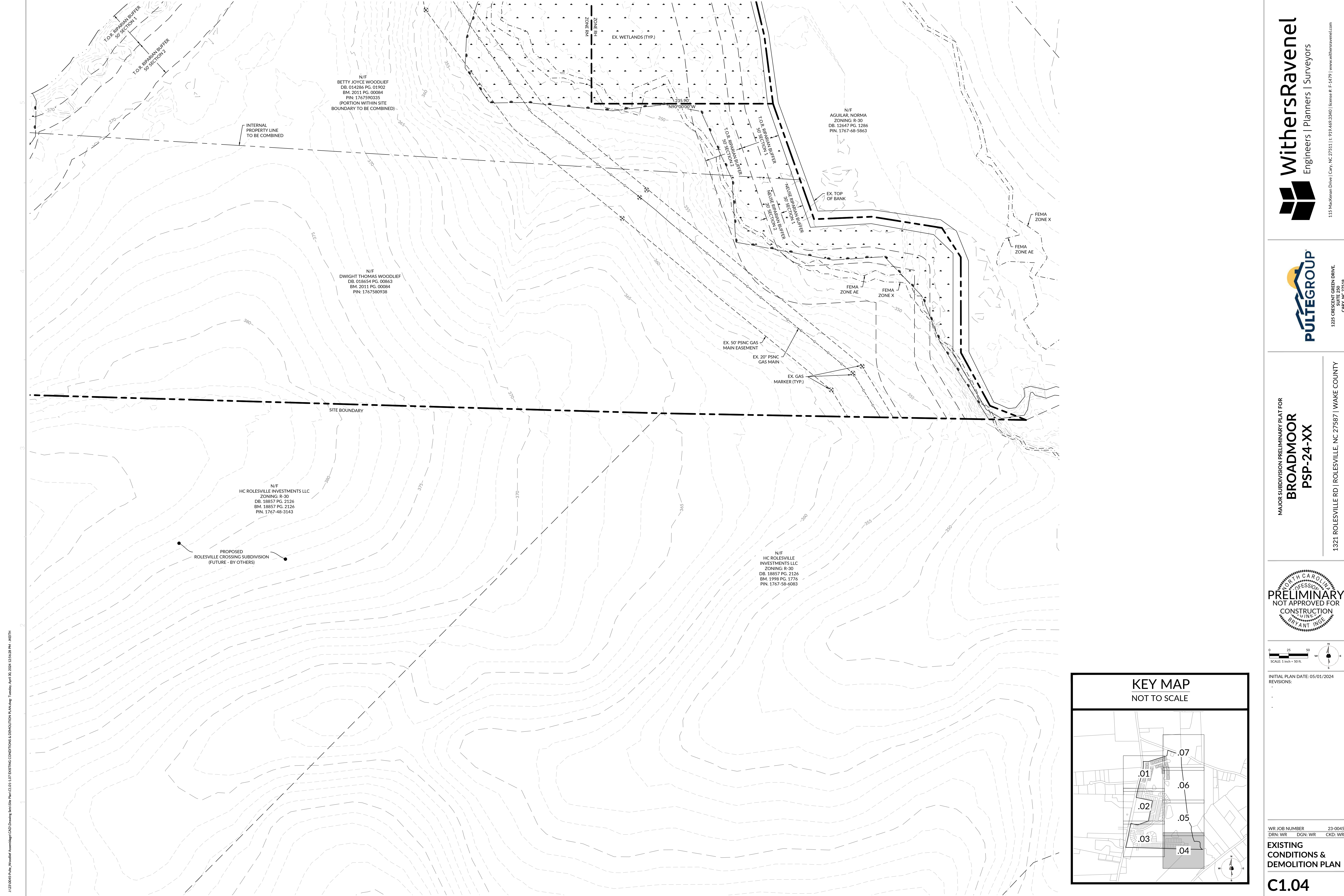
INITIAL PLAN DATE: 05/01/2024
REVISIONS:



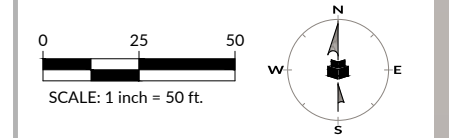
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

EXISTING CONDITIONS & DEMOLITION PLAN

C1.03



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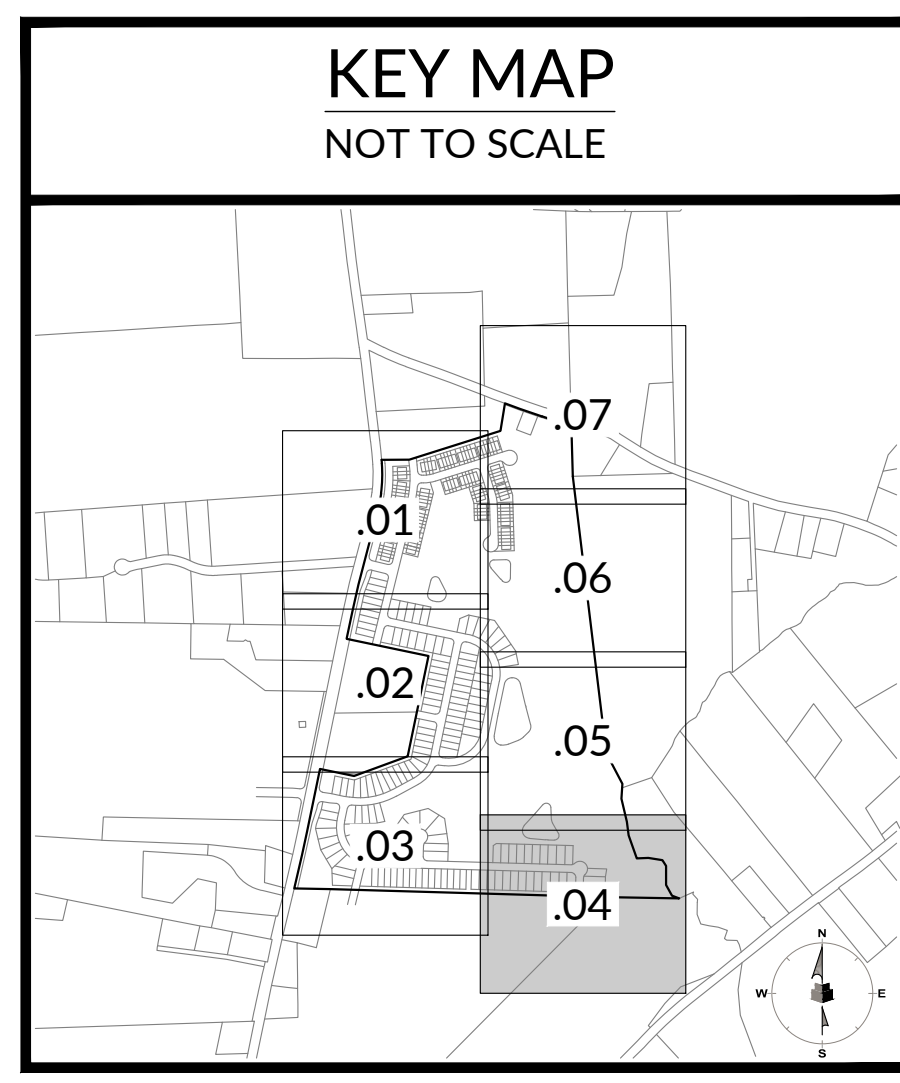


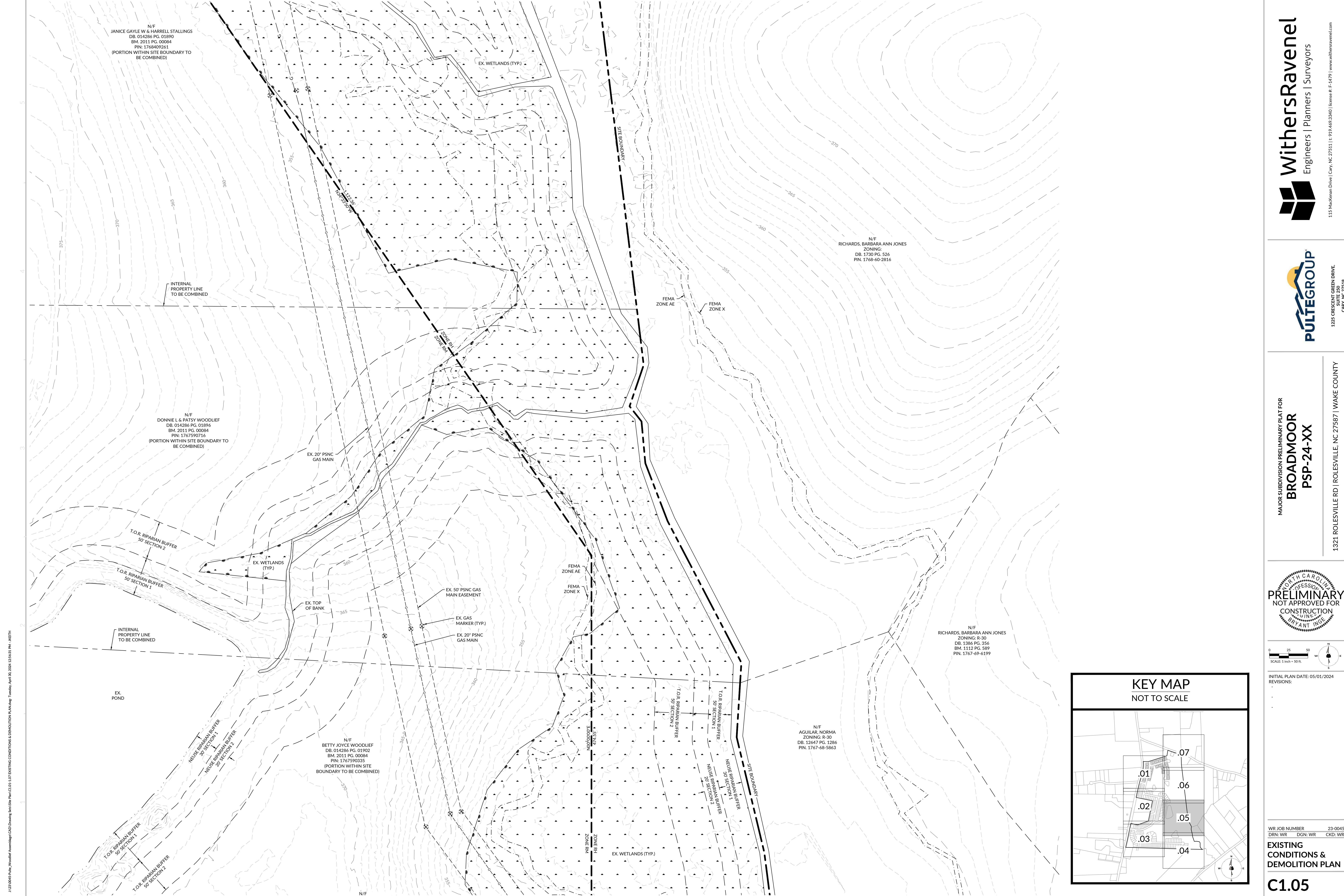
INITIAL PLAN DATE: 05/01/2024
 REVISIONS:

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

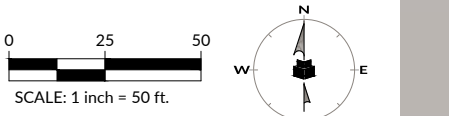
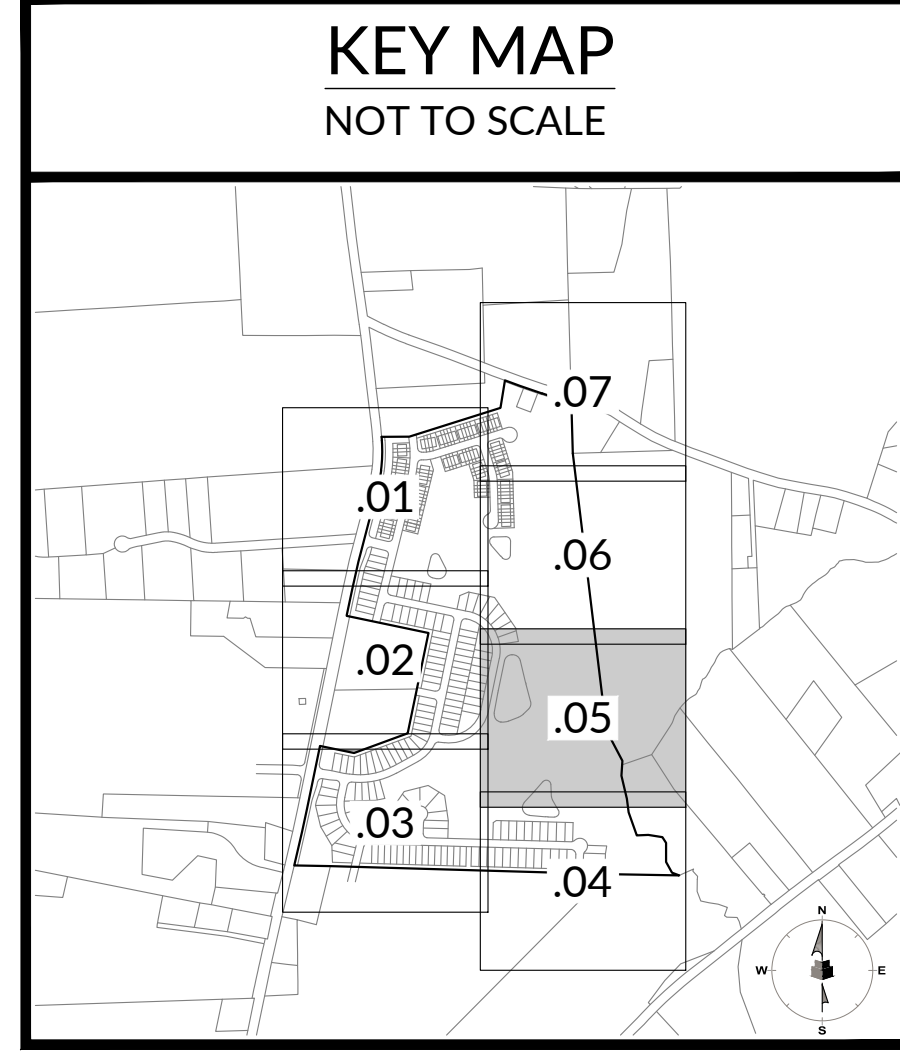
**EXISTING
 CONDITIONS &
 DEMOLITION PLAN**

C1.04





2/23/2024 10:45 AM, WOODLIEF, ASSEMBLY/CDD DRAWING, SHEET NO. C1.05, LOT FOOTING CONDITIONS, EMBROIDERY PLAN, DATE: Tuesday, April 30, 2024 12:36:51 PM, -3818TH

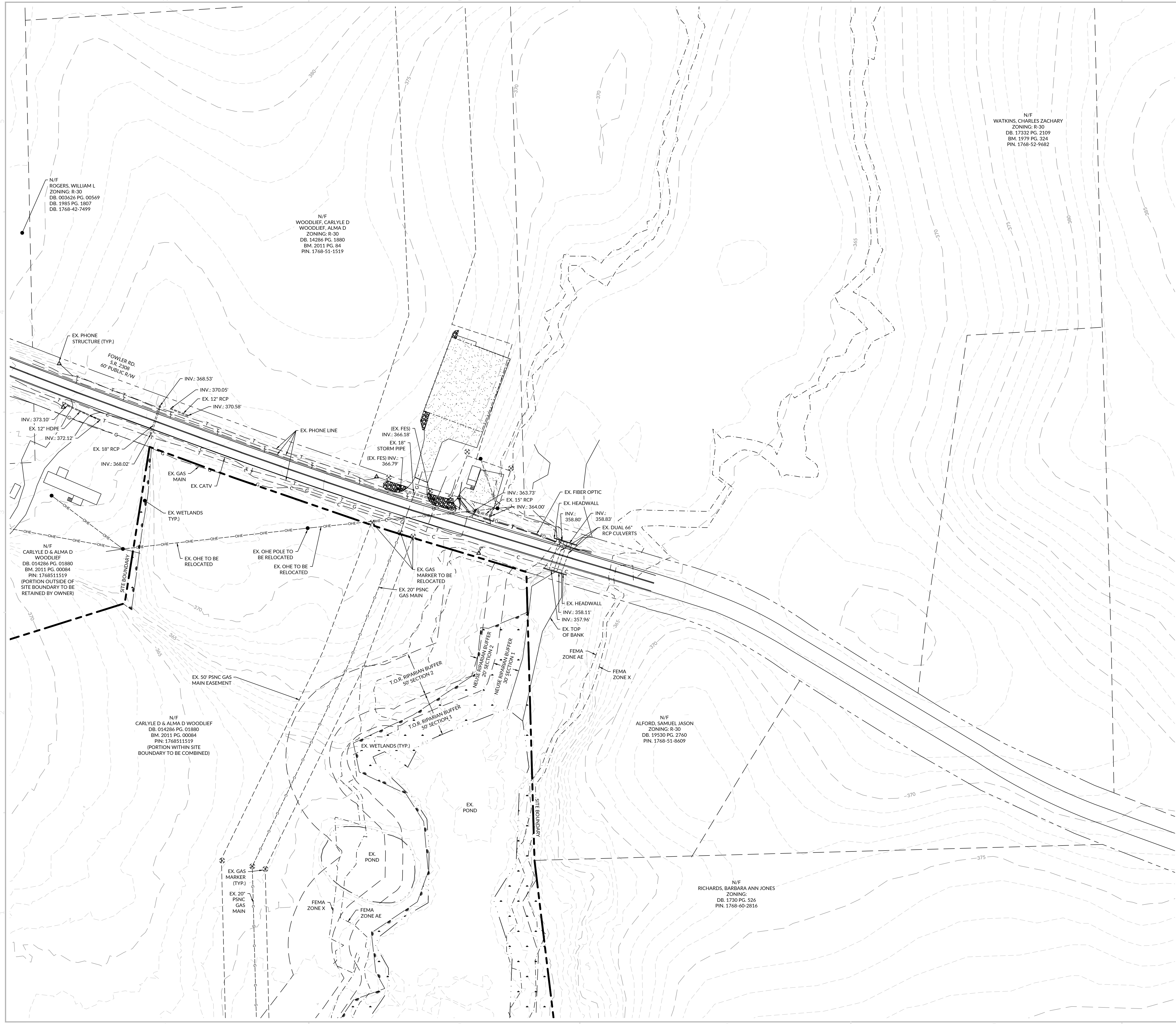


INITIAL PLAN DATE: 05/01/2024
REVISIONS:

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

EXISTING
CONDITIONS &
DEMOLITION PLAN

C1.05



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

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

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

EX. PHONE
STRUCTURE (TYP.)
FOWLER RD.
S.R. 2308
60' PUBLIC R/W

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

EX. GAS
MAIN
EX. CATV
EX. WETLANDS
TYP.)
EX. OHE TO BE
RELOCATED

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

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

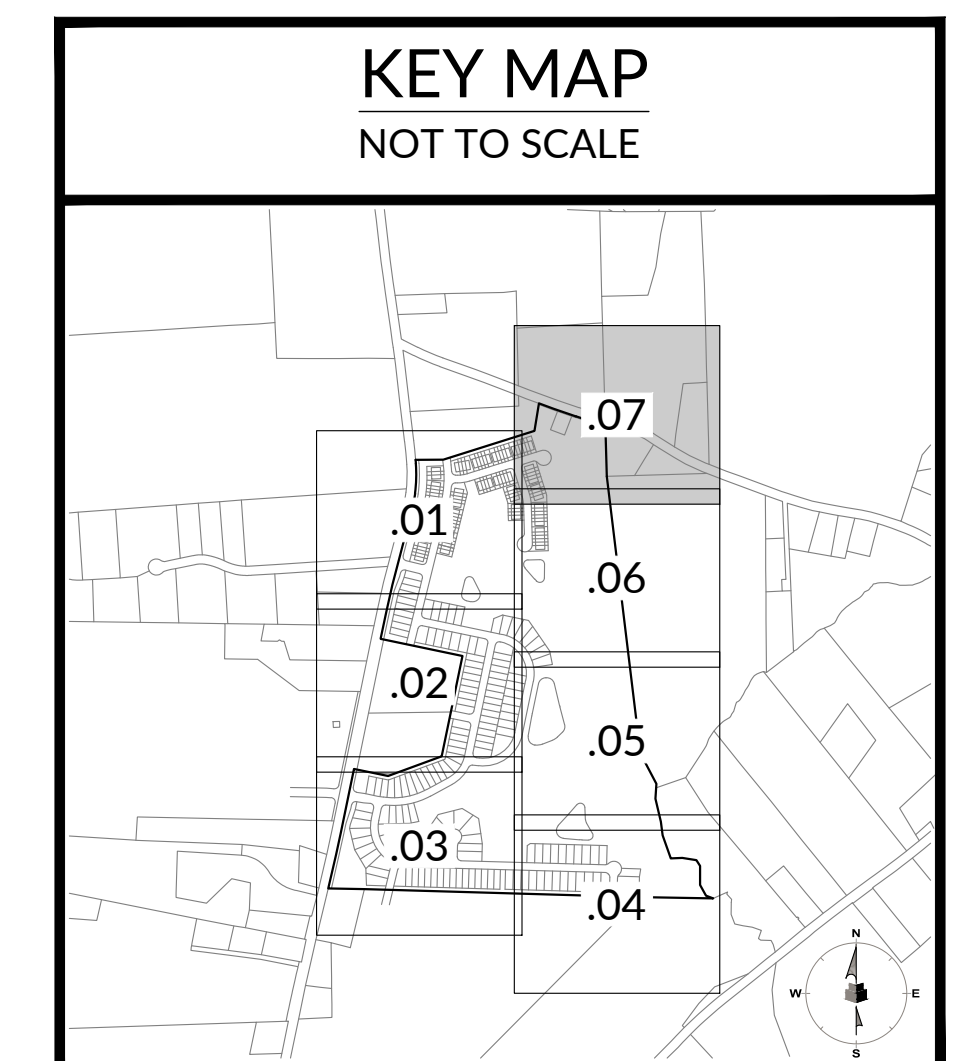
EX. FIBER OPTIC
EX. HEADWALL
INV.: 358.80'
INV.: 356.83'

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)

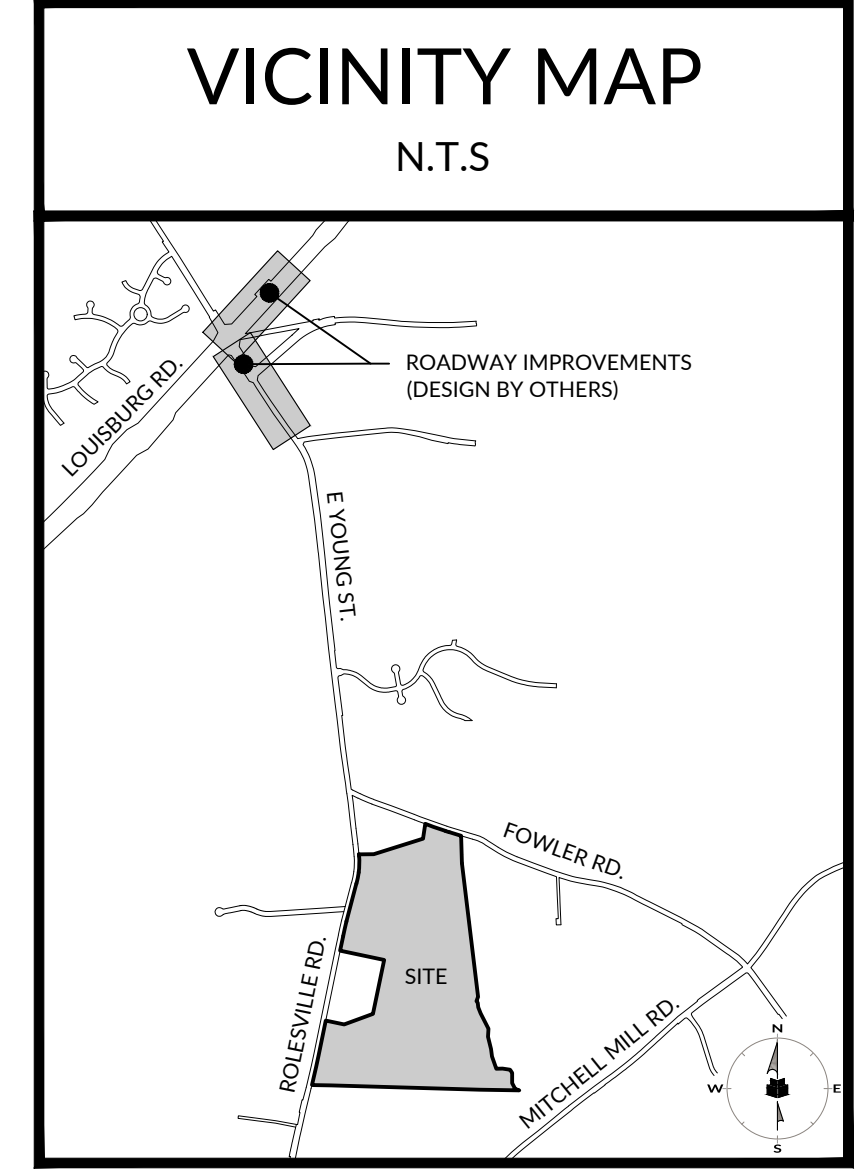
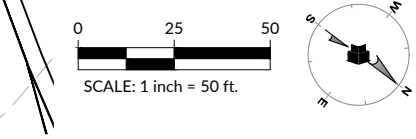
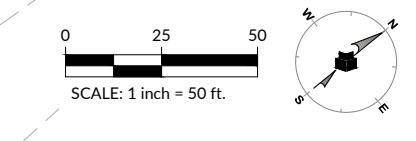
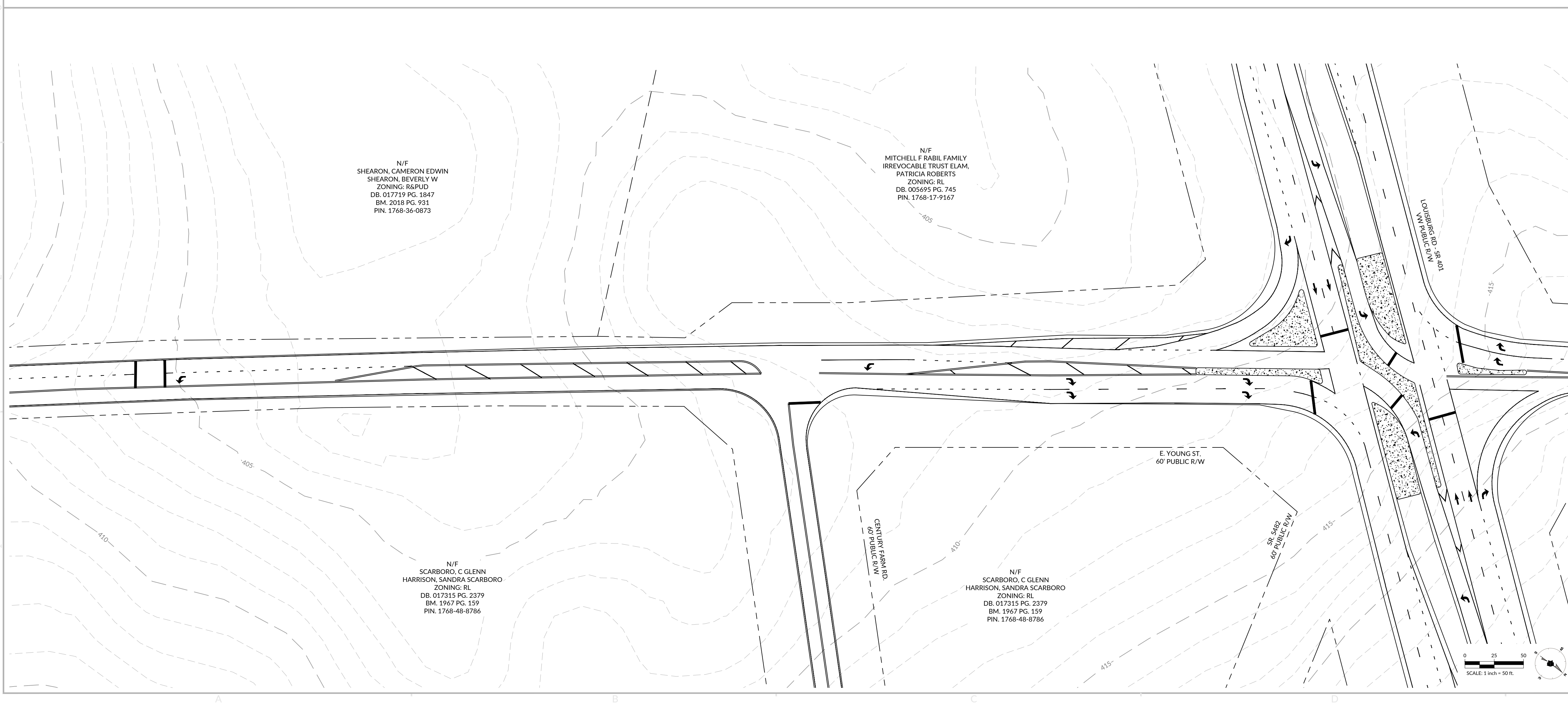
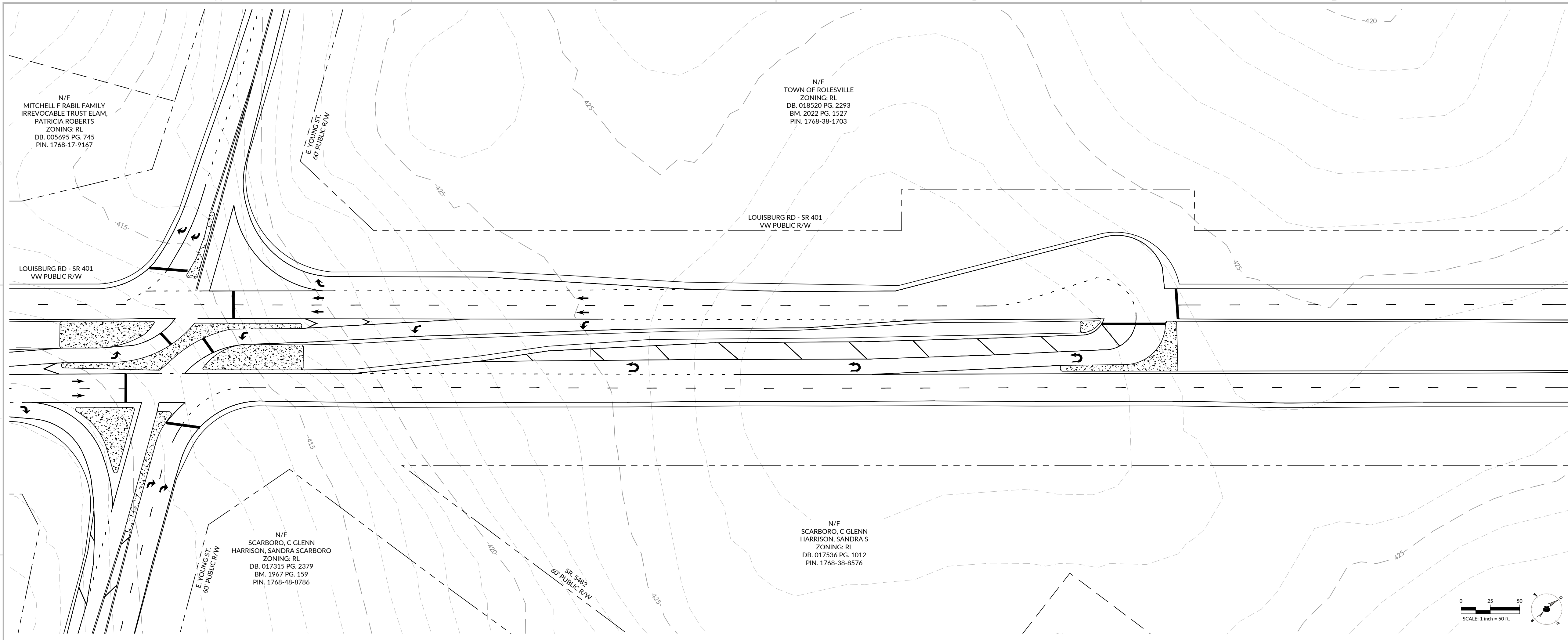
N/F
CARLYLE D & ALMA D WOODLIEF
DB. 014286 PG. 01880
BM. 2011 PG. 00084
PIN. 1768511519
(PORTION WITHIN SITE
BOUNDARY TO BE COMBINED)

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

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



J:\23\0045\Plan\WithersRavenel\Assemblies\CAD\Drawings\Site\SitePlan\C1.07_107_EXISTING_CONDITIONS_DEMOLITION_PLAN.dwg, Tuesday, April 30, 2024 12:36:05 PM - JKH/TH



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INITIAL PLAN DATE: 05/01/2024
REVISIONS:

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

**EXISTING
CONDITIONS &
DEMOLITION PLAN**

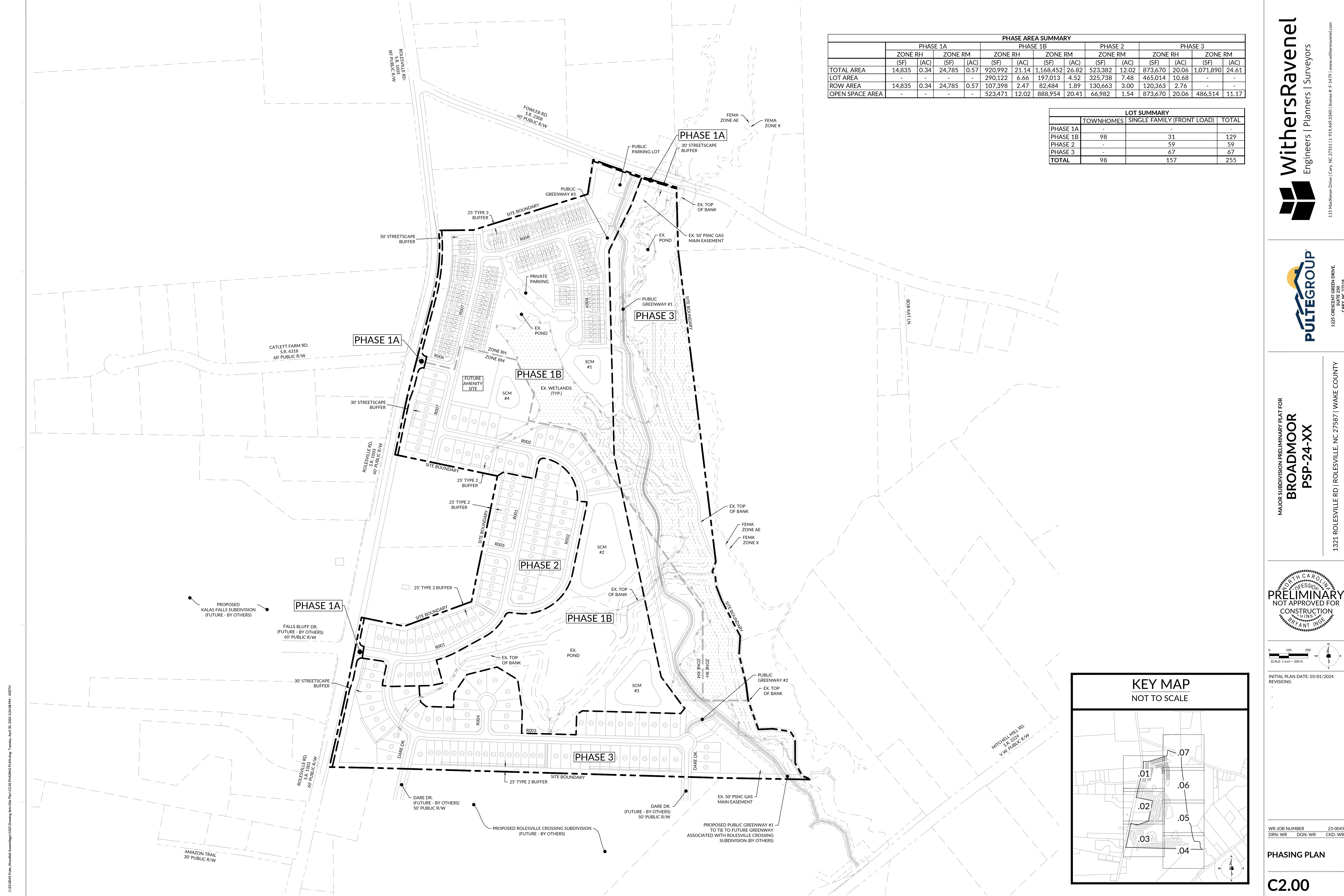
C1.08

115 Mackman Drive | Cary, NC 27511 | 919.469.3540 | License #: F-14791 | www.withersravenel.com

1225 CRESCENT GREEN DRIVE,
SUITE 200
CARY, NC 27518

1321 ROLESVILLE RD | ROLESVILLE, NC 27587 | WAKE COUNTY

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	PHASE AREA SUMMARY													
	PHASE 1A				PHASE 1B				PHASE 2		PHASE 3			
	ZONE RH	ZONE RM	ZONE RH	ZONE RM	ZONE RM	ZONE RH	ZONE RM	ZONE RH	ZONE RM					
TOTAL AREA	(SF) 14,835	(AC) 0.34	(SF) 24,785	(AC) 0.57	(SF) 920,992	(AC) 21.14	(SF) 1,168,452	(AC) 26.82	(SF) 523,382	(AC) 12.02	(SF) 873,670	(AC) 20.06	(SF) 1,071,890	(AC) 24.61
LOT AREA	-	-	-	-	290,122	6.66	197,013	4.52	325,738	7.48	465,014	10.68	-	-
ROW AREA	14,835	0.34	24,785	0.57	107,398	2.47	82,484	1.89	130,663	3.00	120,363	2.76	-	-
OPEN SPACE AREA	-	-	-	-	523,471	12.02	888,954	20.41	66,982	1.54	873,670	20.06	486,514	11.17

	LOT SUMMARY		
	TOWNHOMES	SINGLE FAMILY (FRONT LOAD)	TOTAL
PHASE 1A	-	-	-
PHASE 1B	98	31	129
PHASE 2	-	59	59
PHASE 3	-	67	67
TOTAL	98	157	255



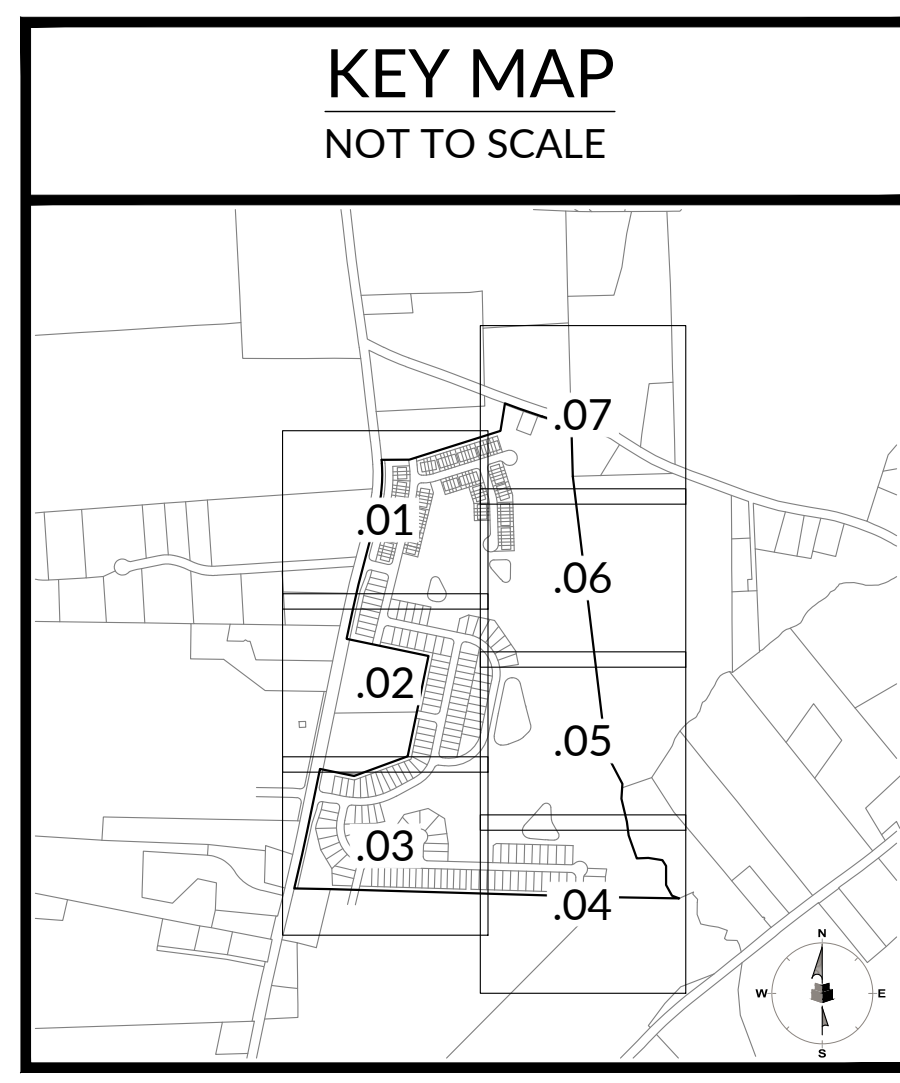
SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 05/01/2024
 REVISIONS:

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

PHASING PLAN

C2.00



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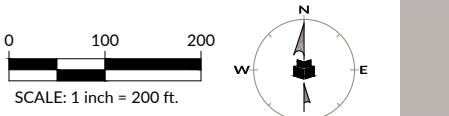
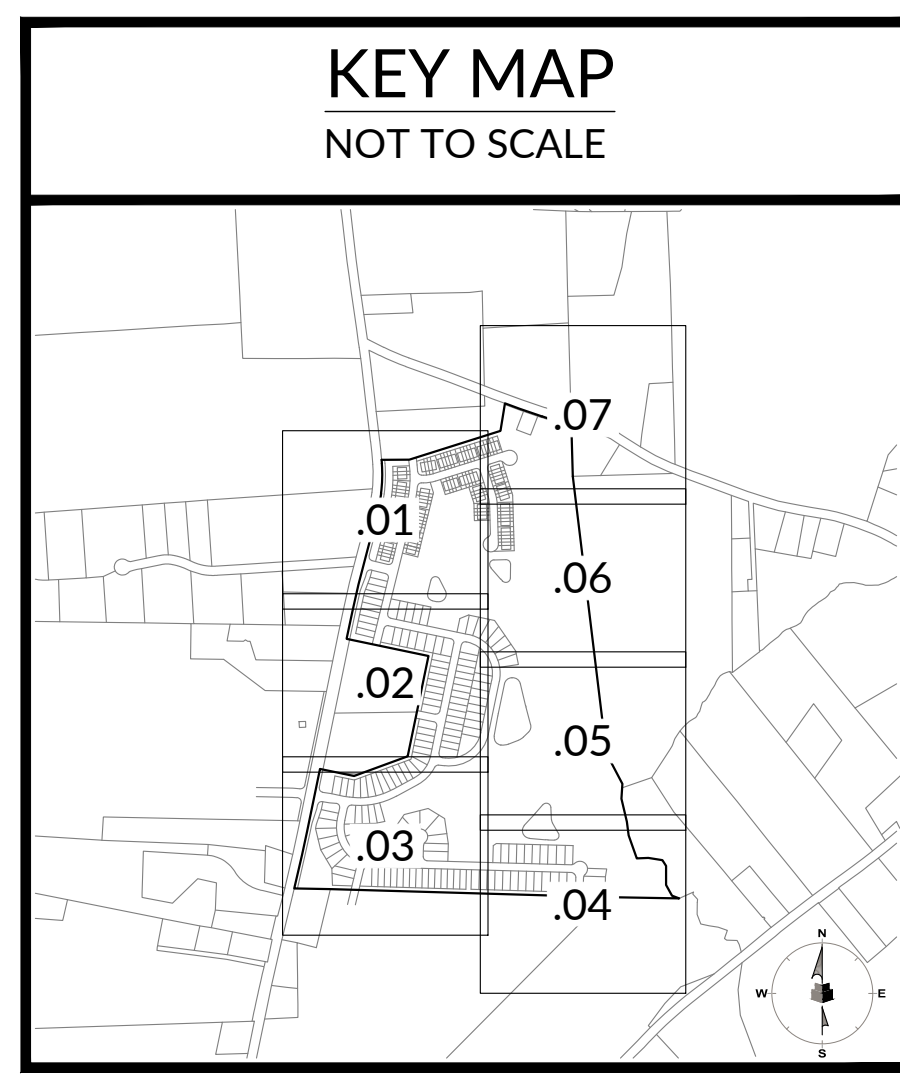
	PROPOSED AREA (AC.)	REQUIRED OPEN SPACE (AC.)	OPEN SPACE		
			TOTAL PROPOSED OPEN SPACE (AC.)	REQUIRED BUILDABLE OPEN SPACE (AC.)*	PROPOSED BUILDABLE OPEN SPACE (AC.)
RH ZONING	41.54	6.23 (15%)	32.08 (77.21%)	4.98 (12%)	13.85 (33.34%)
RM ZONING	64.02	25.61 (40%)	33.11 (51.72%)	20.49 (32%)	21.55 (33.66%)

*REQUIRED BUILDABLE OPEN SPACE SHALL BE 80% OF REQUIRED OPEN SPACE.



OPEN SPACE HATCH LEGEND

	BUILDABLE OPEN SPACE
	NON-BUILDABLE OPEN SPACE



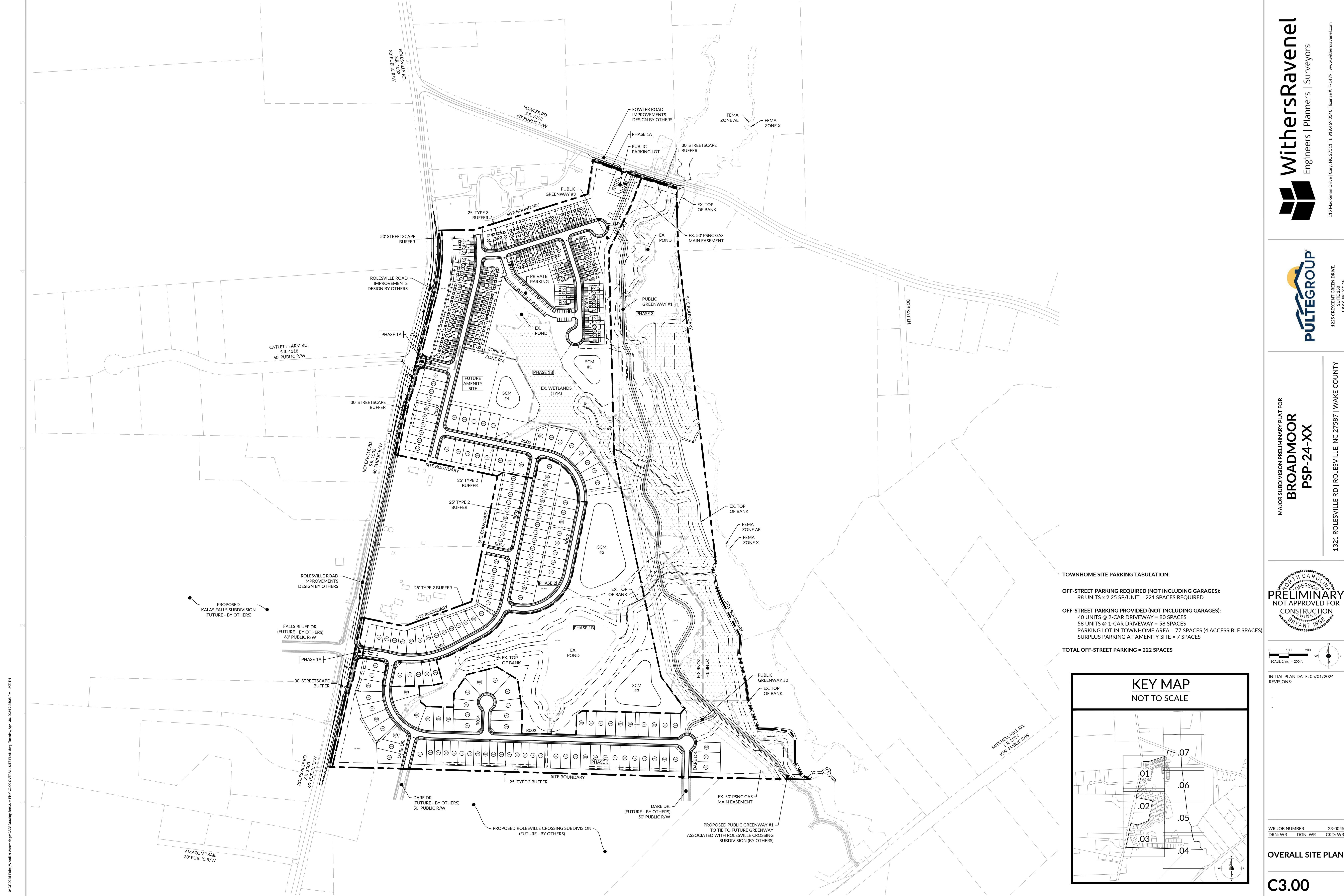
INITIAL PLAN DATE: 05/01/2024
REVISIONS:

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

OPEN SPACE PLAN

C2.01

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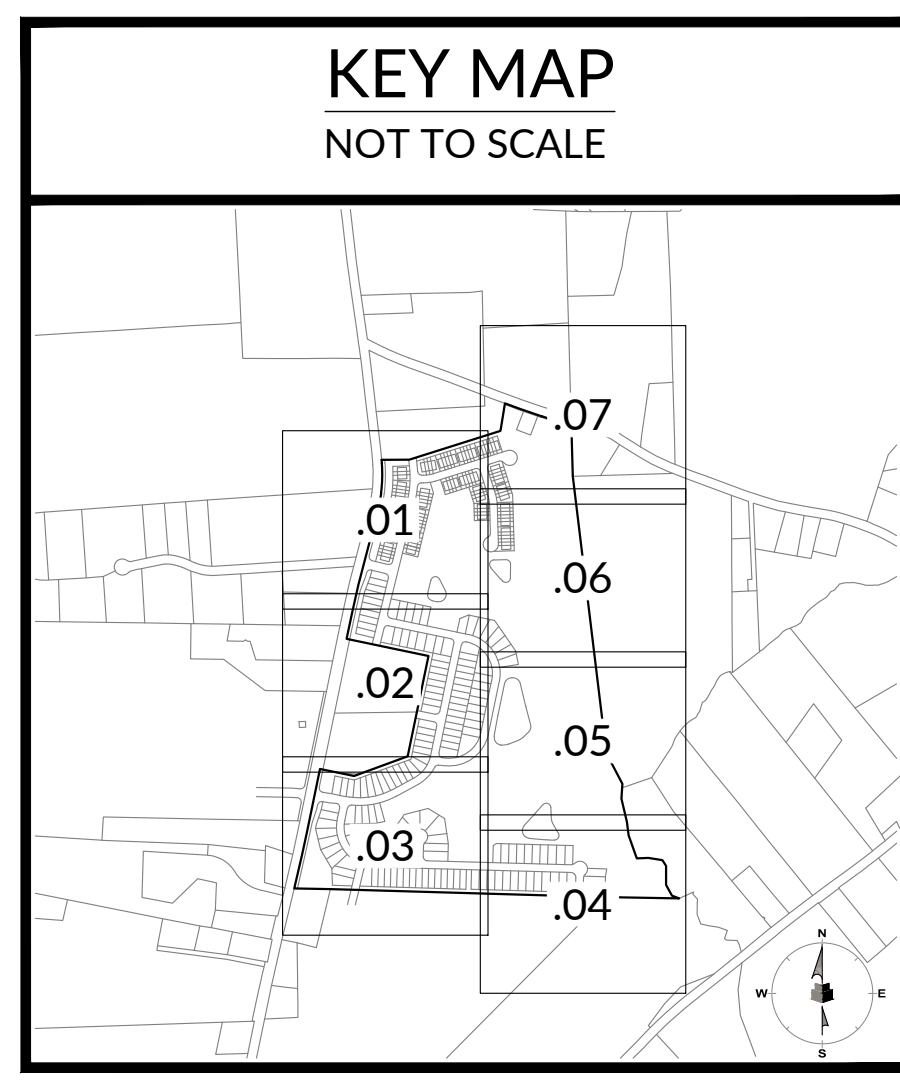


TOWNHOME SITE PARKING TABULATION:

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 = 77 SPACES (4 ACCESSIBLE SPACES)
 SURPLUS PARKING AT AMENITY SITE = 7 SPACES

TOTAL OFF-STREET PARKING = 222 SPACES



0 100 200
 SCALE: 1 inch = 200 ft.

INITIAL PLAN DATE: 05/01/2024
 REVISIONS:

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

OVERALL SITE PLAN

C3.00

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EST. 1993

J:\2024\Burlage\Burlage\Assemblies\CAD\Drawings\Site\SitePlan\SitePlan\SitePlan.dwg Tuesday, April 23, 2025 12:50:00 PM - JHTH

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

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)

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

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

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



LINE TABLE

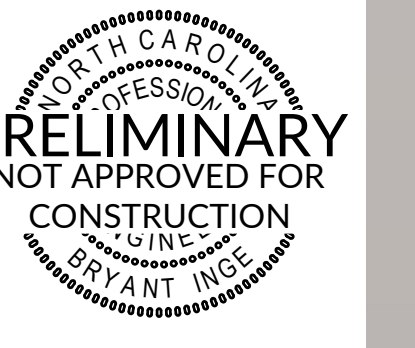
LINE #	LENGTH	DIRECTION
L1	232.52	S81°27'20"E
L2	24.00	S81°27'20"E
L3	160.49	N61°26'43"E
L4	247.11	N11°41'17"E
L5	551.68	N11°41'17"E
L6	77.21	S83°18'43"E
L7	348.78	N11°41'17"E
L8	55.52	N78°11'05"W
L9	513.28	N78°11'05"W
L10	127.80	S12°07'16"W
L11	284.94	S88°25'06"E
L12	1047.12	S88°25'06"E
L13	153.13	S01°19'02"W
L14	163.97	N13°32'48"E
L15	181.37	N01°45'22"E
L16	145.00	N78°18'43"W
L17	232.80	N76°10'41"W
L18	139.24	N13°49'19"E
L19	331.95	N13°49'19"E
L20	453.98	N13°49'19"E
L21	14.62	N06°28'00"W
L22	60.73	S89°13'19"E
L23	322.81	N72°34'34"E
L24	183.05	N72°34'34"E
L25	25.00	S17°25'26"E
L26	223.00	N17°25'26"W
L27	256.28	N01°34'10"W
L28	25.00	N88°25'50"E

CURVE TABLE

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

HATCH LEGEND

[Hatch Pattern]	30" VALLEY CURB & GUTTER
-----------------	--------------------------



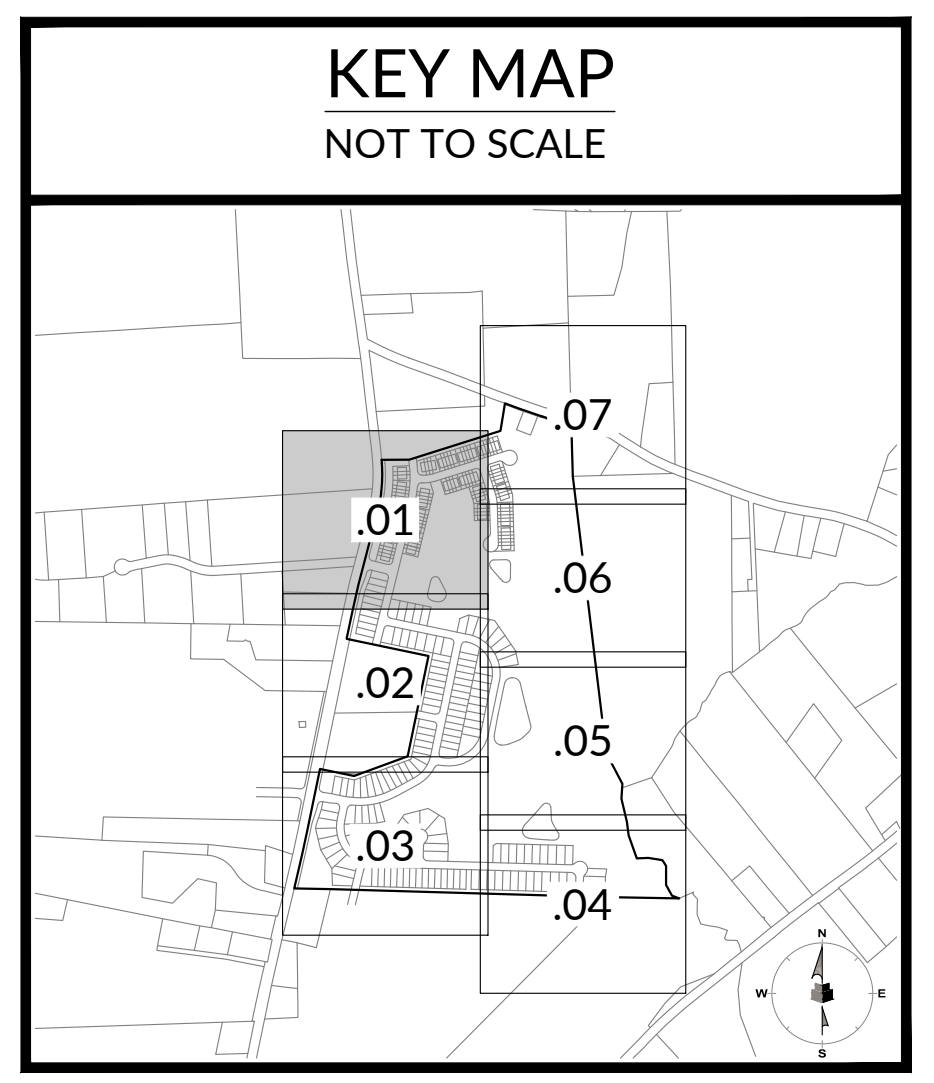
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SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 05/01/2024
REVISIONS:

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

SITE PLAN

C3.01



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

N/F
CICERO, KRISTAN
CICERO, JOSEPH
ZONING: R-30
DB. 19017 PG. 1461
BM. 2007 PG. 1478
PIN. 1768-30-8414

N/F
STALLINGS, HARREL F
STALLINGS, GAYLE W
ZONING: R-30
DB. 12830 PG. 114
BM. 2007 PG. 1478
PIN. 1768-30-6321

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

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

PROPOSED
KALAS FALLS SUBDIVISION
(FUTURE - BY OTHERS)

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

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

PORTION OF PARCEL
OUTSIDE OF SITE BOUNDARY
RETAINED BY OWNER

PORTION OF PARCEL
OUTSIDE OF SITE BOUNDARY
RETAINED BY OWNER

PORTION OF PARCEL
OUTSIDE OF SITE BOUNDARY
RETAINED BY OWNER

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	232.52	S81°27'20"E
L2	24.00	S81°27'20"E
L3	160.49	N61°26'43"E
L4	247.11	N11°41'17"E
L5	551.68	N11°41'17"E
L6	77.21	S83°18'43"E
L7	348.78	N11°41'17"E
L8	55.52	N78°11'05"W
L9	513.28	N78°11'05"W
L10	127.80	S12°07'16"W
L11	284.94	S88°25'06"E
L12	1047.12	S88°25'06"E
L13	153.13	S01°19'02"W
L14	163.97	N13°32'48"E
L15	181.37	N01°45'22"E
L16	145.00	N78°18'43"W
L17	232.80	N76°10'41"W
L18	139.24	N13°49'19"E
L19	331.95	N13°49'19"E
L20	453.98	N13°49'19"E
L21	14.62	N06°28'00"W
L22	60.73	S89°13'19"E
L23	322.81	N72°34'34"E
L24	183.05	N72°34'34"E
L25	25.00	S17°25'26"E
L26	223.00	N17°25'26"W
L27	256.28	N01°34'10"W
L28	25.00	N88°25'50"E

CURVE TABLE

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



MAJOR SUBDIVISION PRELIMINARY PLAT FOR
**BROADMOOR
PSP-24-XX**

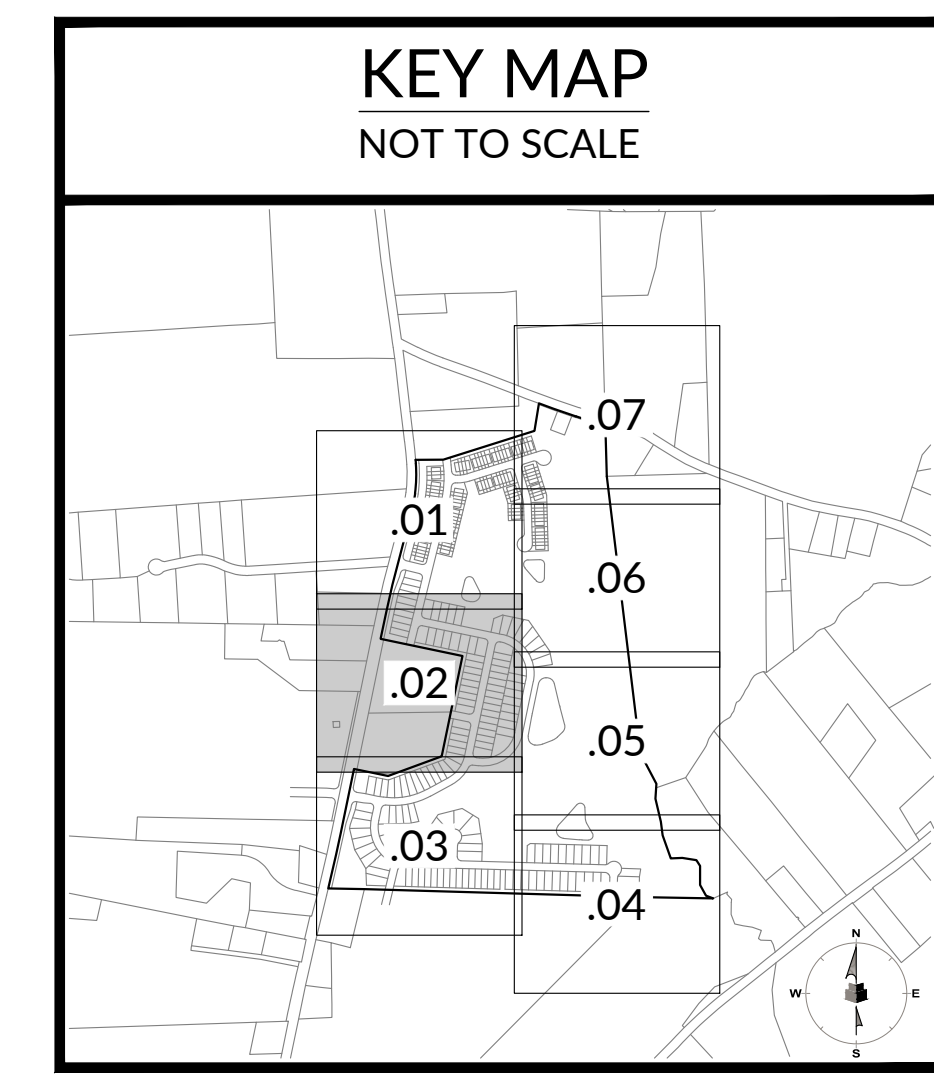


INITIAL PLAN DATE: 05/01/2024
REVISIONS:

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

SITE PLAN

C3.02



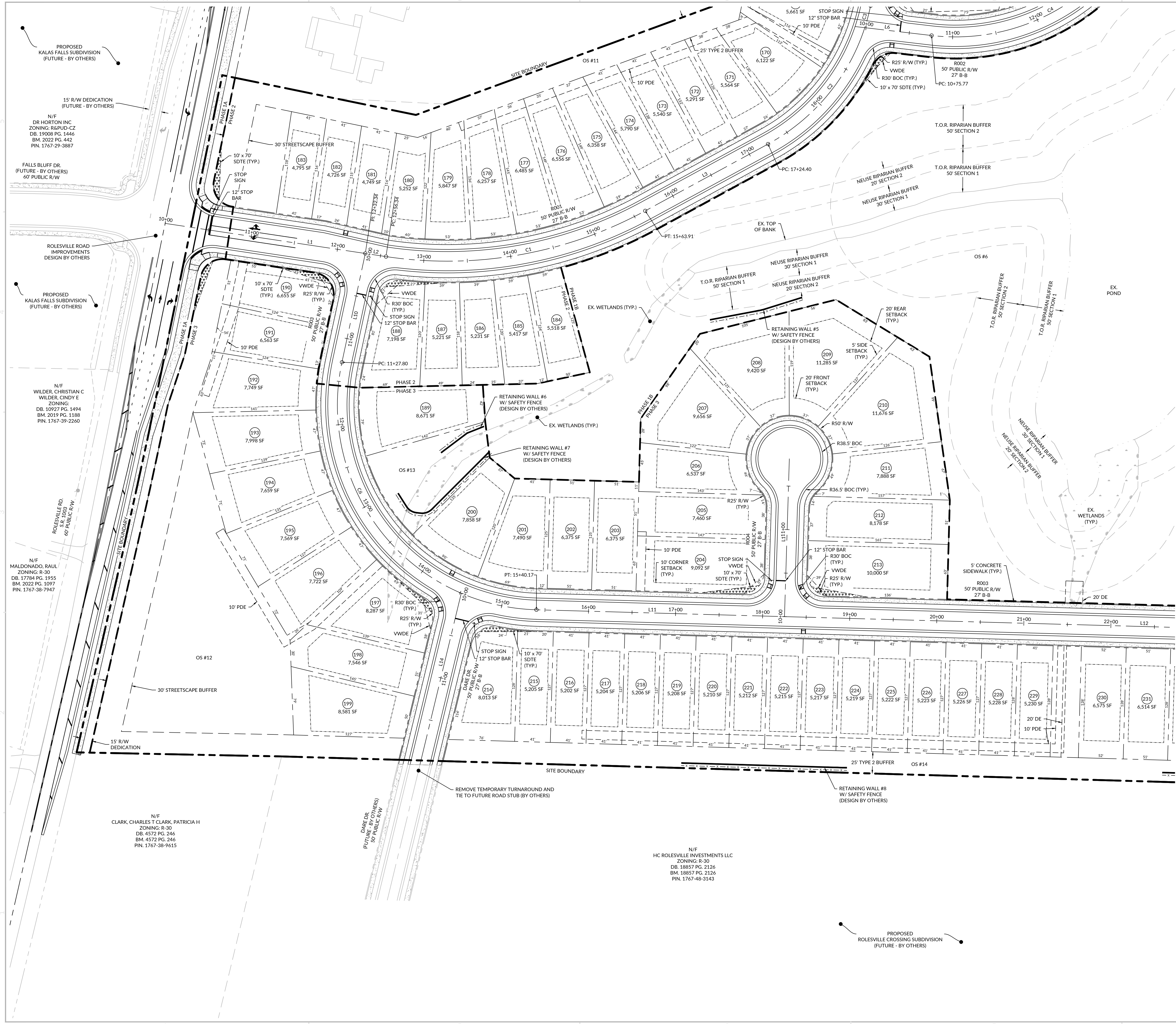
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1225 CRESCENT GREEN DRIVE, SUITE 200, CARY, NC 27518

1321 ROLESVILLE RD | ROLESVILLE, NC 27587 | WAKE COUNTY

EST. 1983

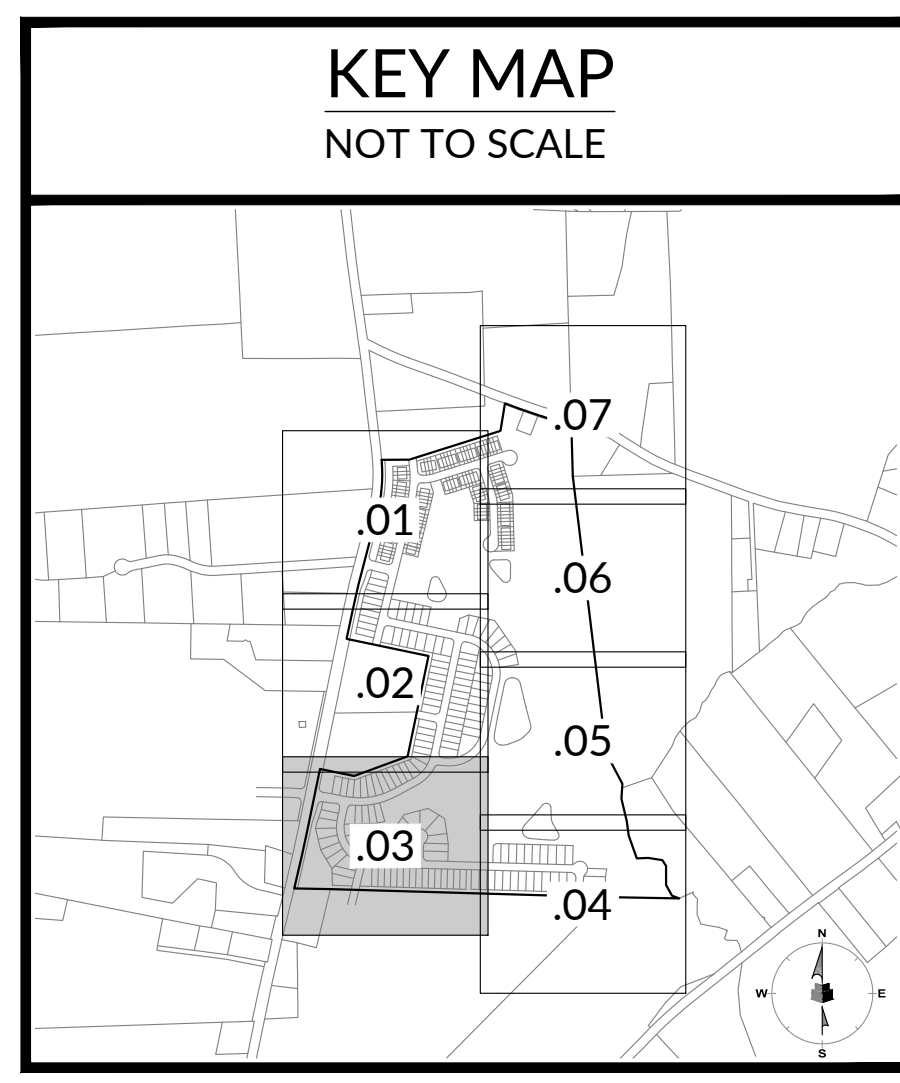


LINE TABLE

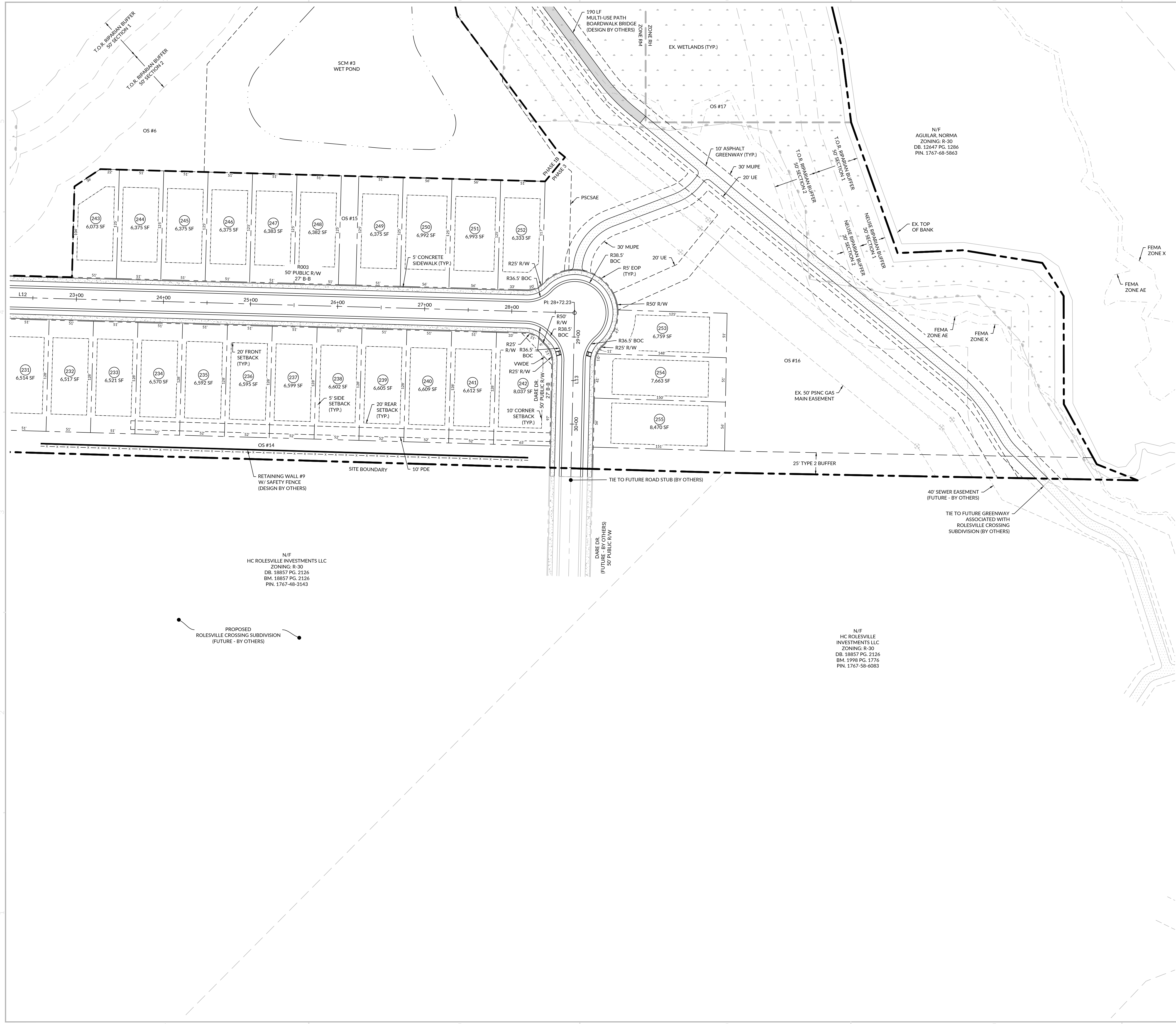
LINE #	LENGTH	DIRECTION
L1	232.52	S81°27'20"E
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L7	348.78	N11°41'17"E
L8	55.52	N78°11'05"W
L9	513.28	N78°11'05"W
L10	127.80	S12°07'16"W
L11	284.94	S88°25'06"E
L12	1047.12	S88°25'06"E
L13	153.13	S01°19'02"W
L14	163.97	N13°32'48"E
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L24	183.05	N72°34'34"E
L25	25.00	S17°25'26"E
L26	233.00	N17°25'26"W
L27	256.28	N01°34'10"W
L28	25.00	N88°25'50"E

CURVE TABLE

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



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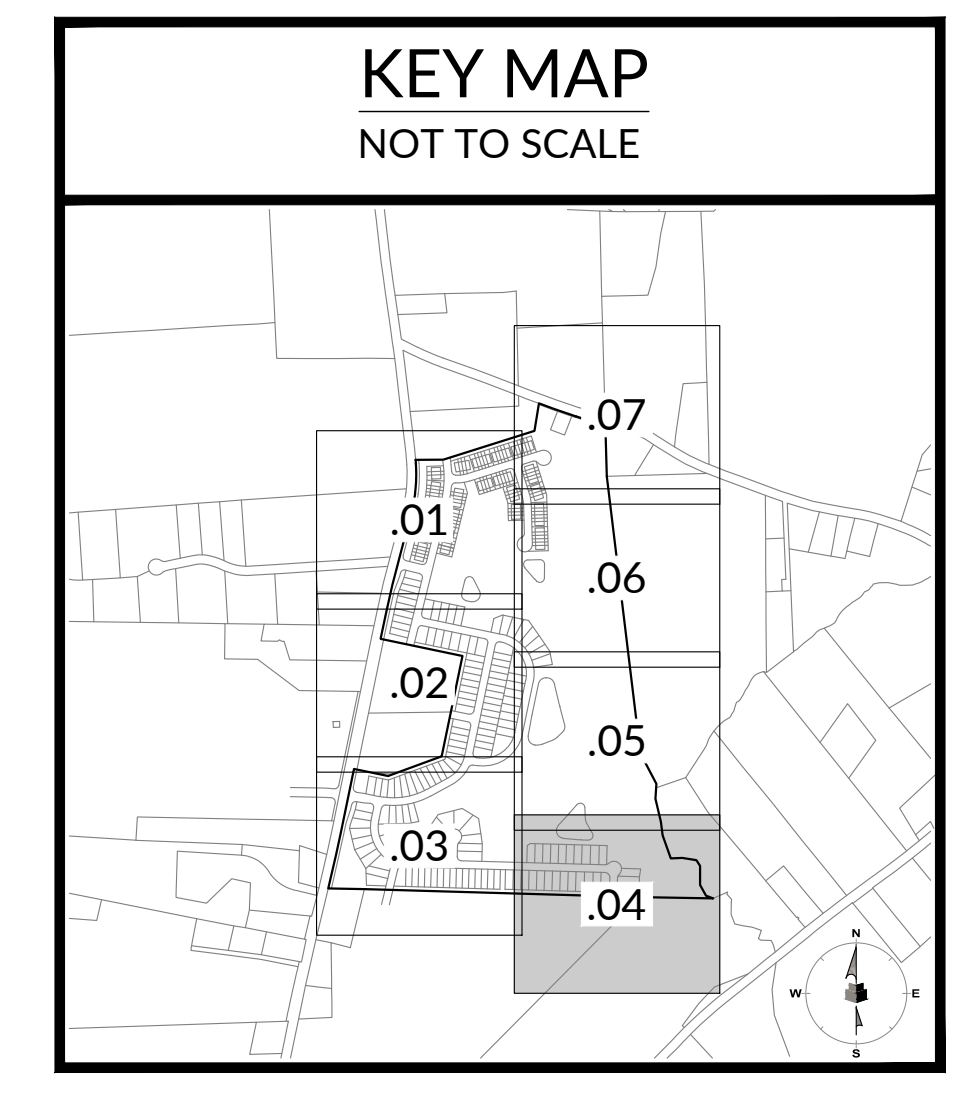


LINE TABLE

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L12	1047.12	S88°25'06"E
L13	153.13	S01°19'02"W
L14	163.97	N13°32'48"E
L15	181.37	N01°45'22"E
L16	145.00	N78°18'43"W
L17	232.80	N76°10'41"W
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L19	331.95	N13°49'19"E
L20	453.98	N13°49'19"E
L21	14.62	N06°28'00"W
L22	60.73	S89°13'19"E
L23	322.81	N72°34'34"E
L24	183.05	N72°34'34"E
L25	25.00	S17°25'26"E
L26	223.00	N17°25'26"W
L27	256.28	N01°34'10"W
L28	25.00	N88°25'50"E

CURVE TABLE

CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRECTION
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C10	230.00	73.07	72.761	N81° 40' 37.38"E
C11	230.00	63.64	63.442	N09° 29' 47.98"W



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LINE TABLE

LINE #	LENGTH	DIRECTION
L1	232.52	S81°27'20"E
L2	24.00	S81°27'20"E
L3	160.49	N61°26'43"E
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L13	153.13	S01°19'02"W
L14	163.97	N13°32'48"E
L15	181.37	N01°45'22"E
L16	145.00	N78°18'43"W
L17	232.80	N76°10'41"W
L18	139.24	N13°49'19"E
L19	331.95	N13°49'19"E
L20	453.98	N13°49'19"E
L21	14.62	N06°28'00"W
L22	60.73	S89°13'19"E
L23	322.81	N72°34'34"E
L24	183.05	N72°34'34"E
L25	25.00	S17°25'26"E
L26	223.00	N17°25'26"W
L27	256.28	N01°34'10"W
L28	25.00	N88°25'50"E

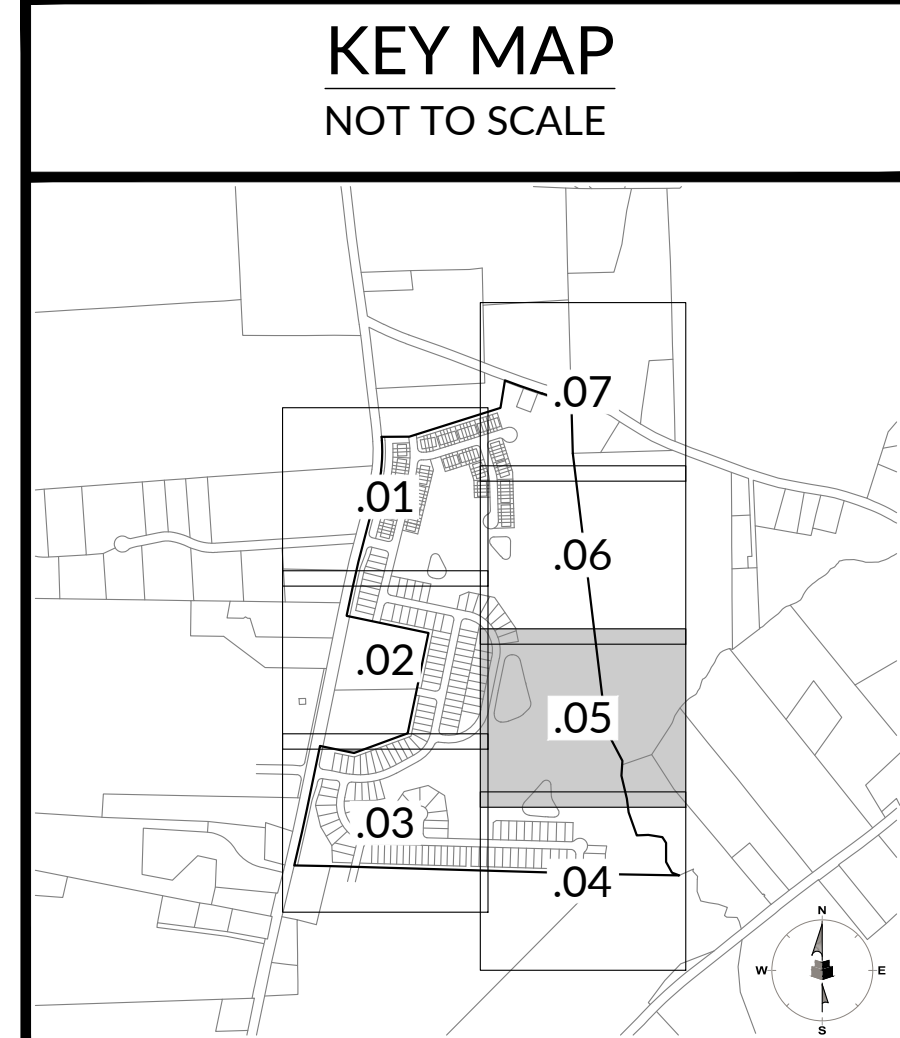
CURVE TABLE

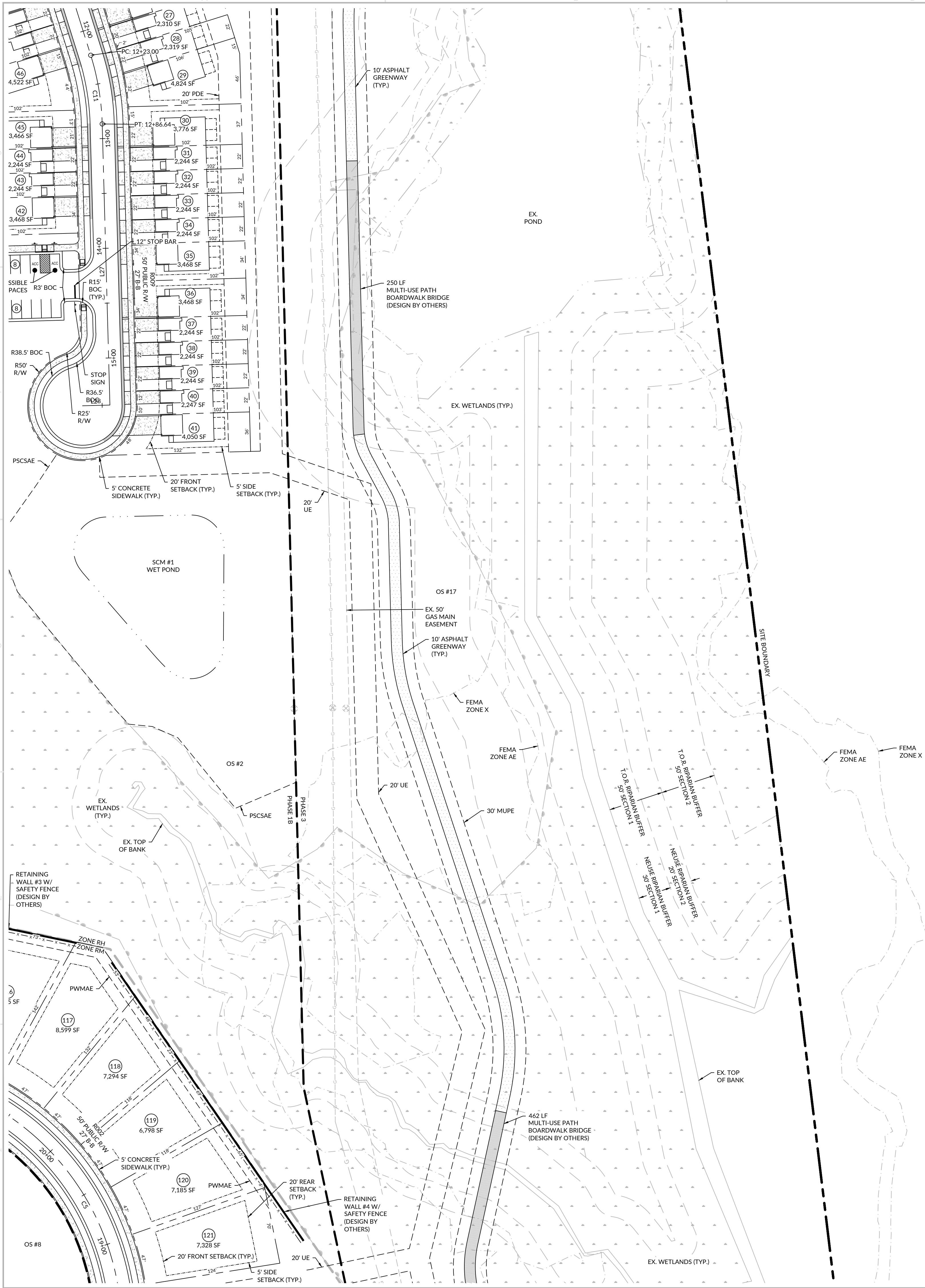
CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	475.00	307.56	302.220	N79° 59' 41.50"E
C2	235.00	178.14	173.909	N39° 43' 42.28"E
C3	235.00	25.94	25.923	N14° 50' 59.22"E
C4	235.00	348.63	317.527	N54° 11' 16.68"E
C5	235.00	368.61	331.971	N33° 14' 54.11"W
C6	235.00	323.50	298.555	S27° 18' 55.55"E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

N/F
RICHARDS, BARBARA ANN JONES
ZONING:
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



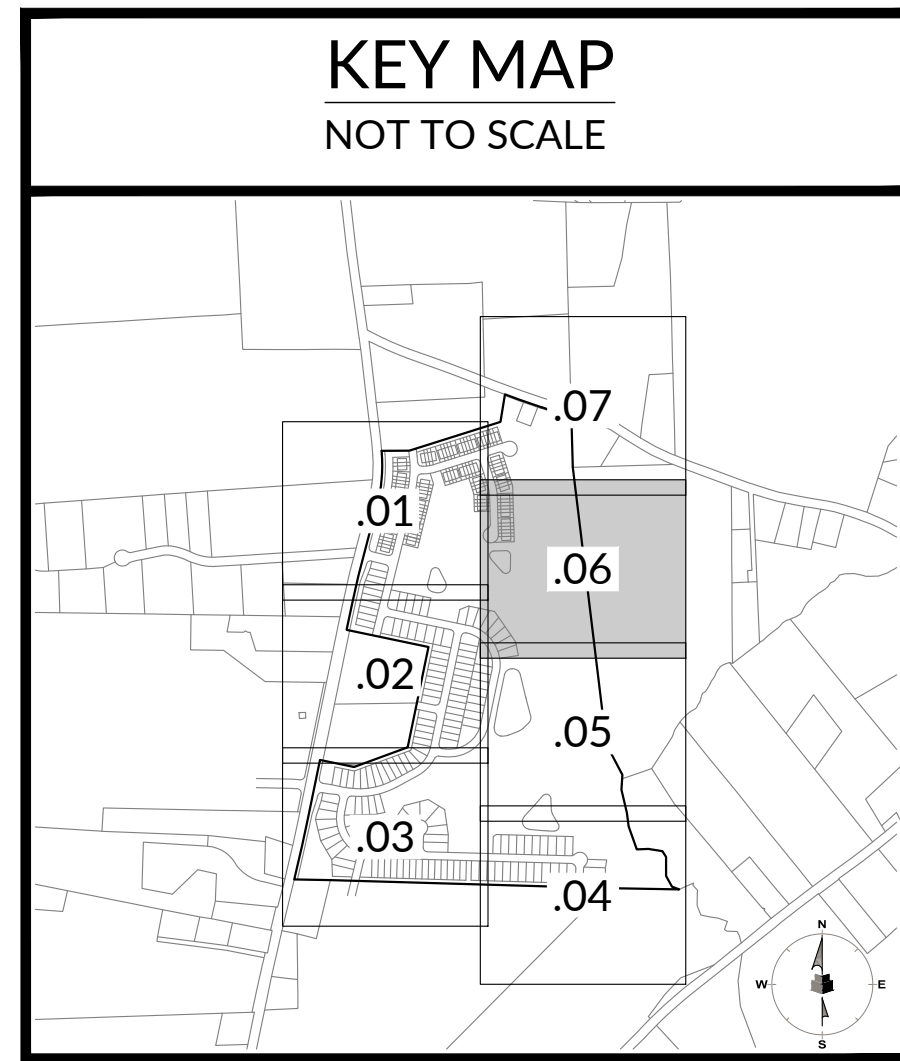


N/F
 RICHARDS, BARBARA ANN JONES
 ZONING:
 DB 1730 PG. 526
 PIN 1768-60-2816

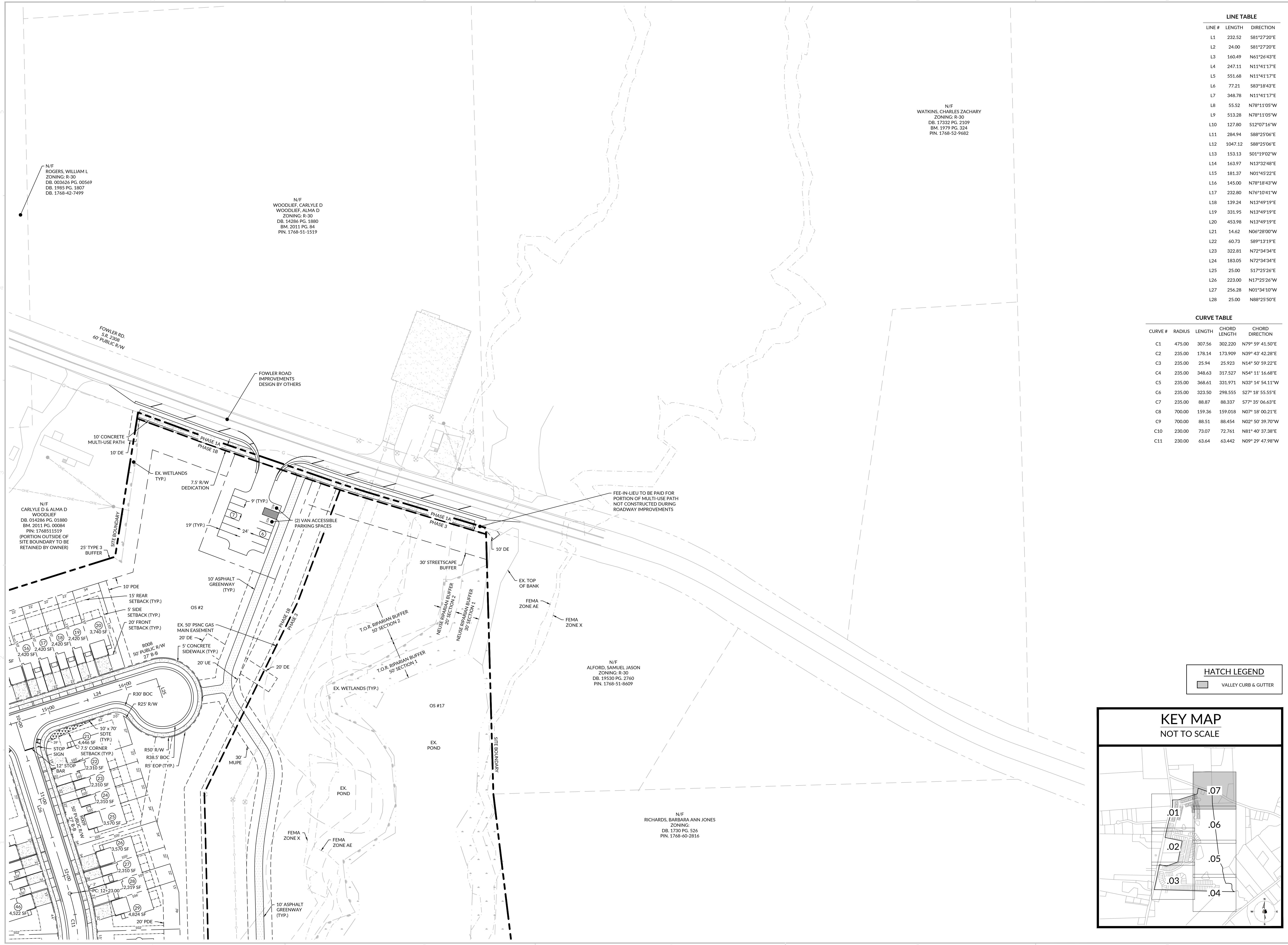
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L2	24.00	S81°27'20"E	
L3	160.49	N61°26'43"E	
L4	247.11	N11°41'17"E	
L5	551.68	N11°41'17"E	
L6	77.21	S83°18'43"E	
L7	348.78	N11°41'17"E	
L8	55.52	N78°11'05"W	
L9	513.28	N78°11'05"W	
L10	127.80	S12°07'16"W	
L11	284.94	S88°25'06"E	
L12	1047.12	S88°25'06"E	
L13	153.13	S01°19'02"W	
L14	163.97	N13°32'48"E	
L15	181.37	N01°45'22"E	
L16	145.00	N78°18'43"W	
L17	232.80	N76°10'41"W	
L18	139.24	N13°49'19"E	
L19	331.95	N13°49'19"E	
L20	453.98	N13°49'19"E	
L21	14.62	N06°28'00"W	
L22	60.73	S89°13'19"E	
L23	322.81	N72°34'34"E	
L24	183.05	N72°34'34"E	
L25	25.00	S17°25'26"E	
L26	223.00	N17°25'26"W	
L27	256.28	N01°34'10"W	
L28	25.00	N88°25'50"E	

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

HATCH LEGEND	
	VALLEY CURB & GUTTER



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

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

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

N/F
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)

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

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

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

LINE TABLE

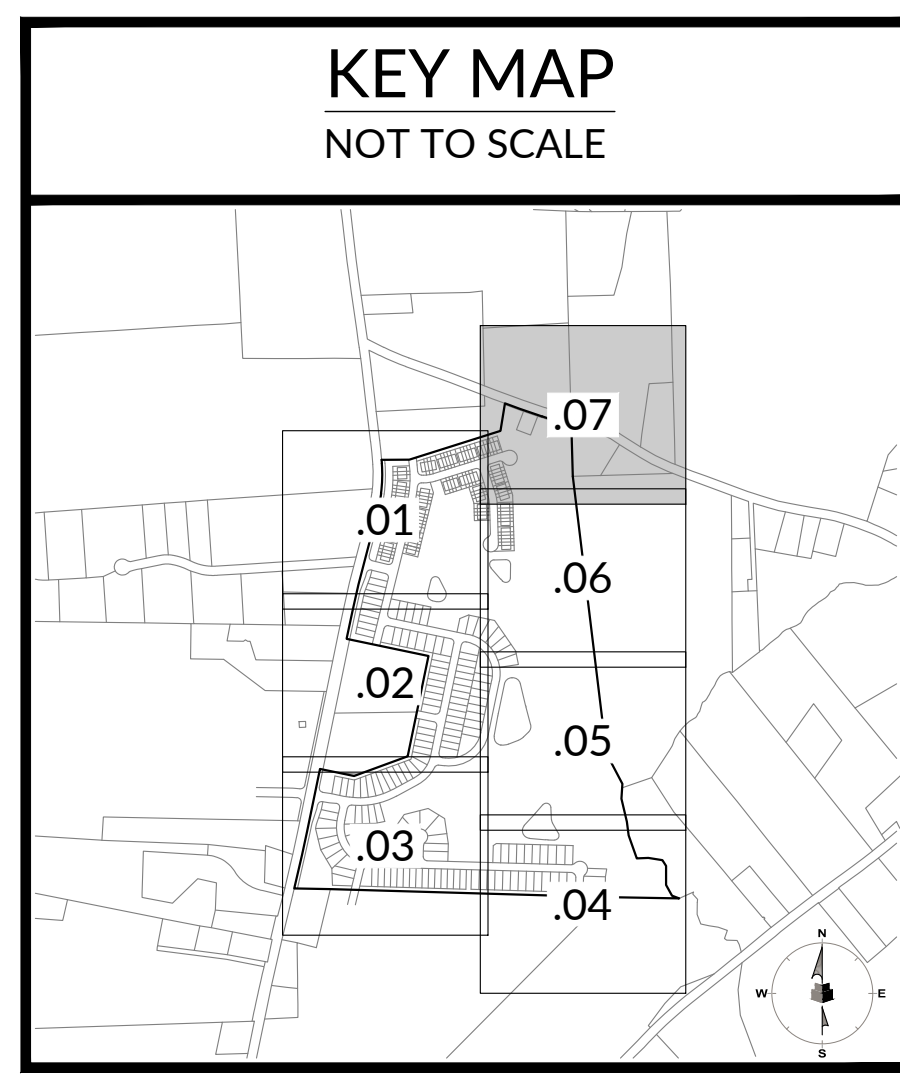
LINE #	LENGTH	DIRECTION
L1	232.52	S81°27'20"E
L2	24.00	S81°27'20"E
L3	160.49	N61°26'43"E
L4	247.11	N11°41'17"E
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L7	348.78	N11°41'17"E
L8	55.52	N78°11'05"W
L9	513.28	N78°11'05"W
L10	127.80	S12°07'16"W
L11	284.94	S88°25'06"E
L12	1047.12	S88°25'06"E
L13	153.13	S01°19'02"W
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L18	139.24	N13°49'19"E
L19	331.95	N13°49'19"E
L20	453.98	N13°49'19"E
L21	14.62	N06°28'00"W
L22	60.73	S89°13'19"E
L23	322.81	N72°34'34"E
L24	183.05	N72°34'34"E
L25	25.00	S17°25'26"E
L26	223.00	N17°25'26"W
L27	256.28	N01°34'10"W
L28	25.00	N88°25'50"E

CURVE TABLE

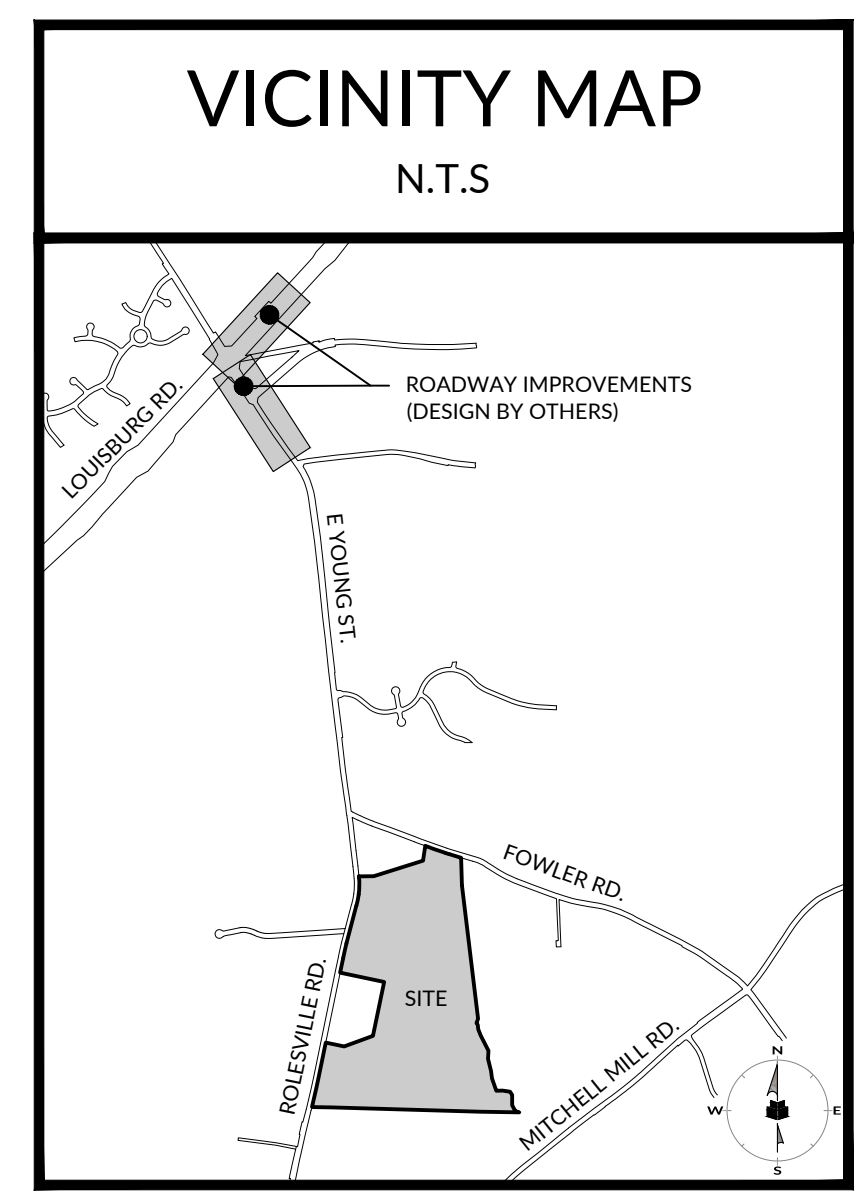
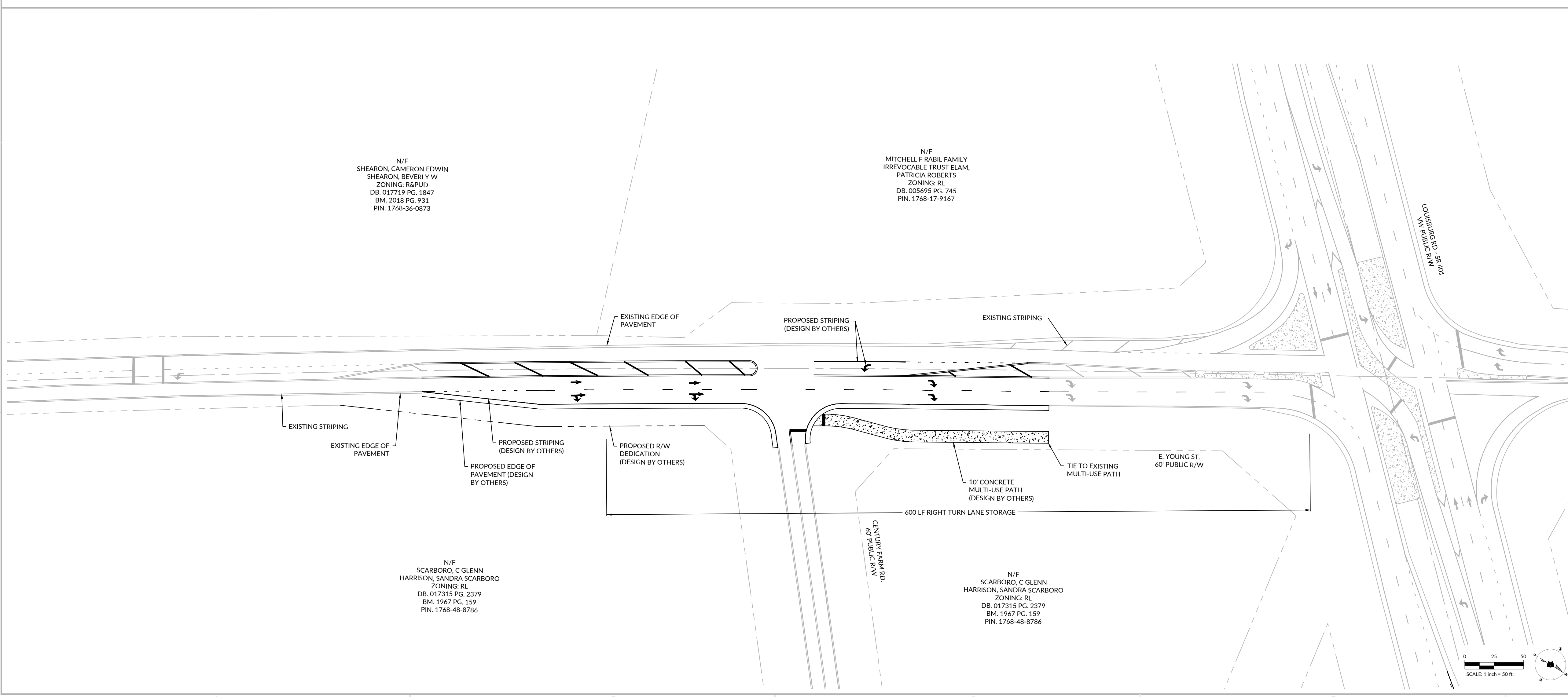
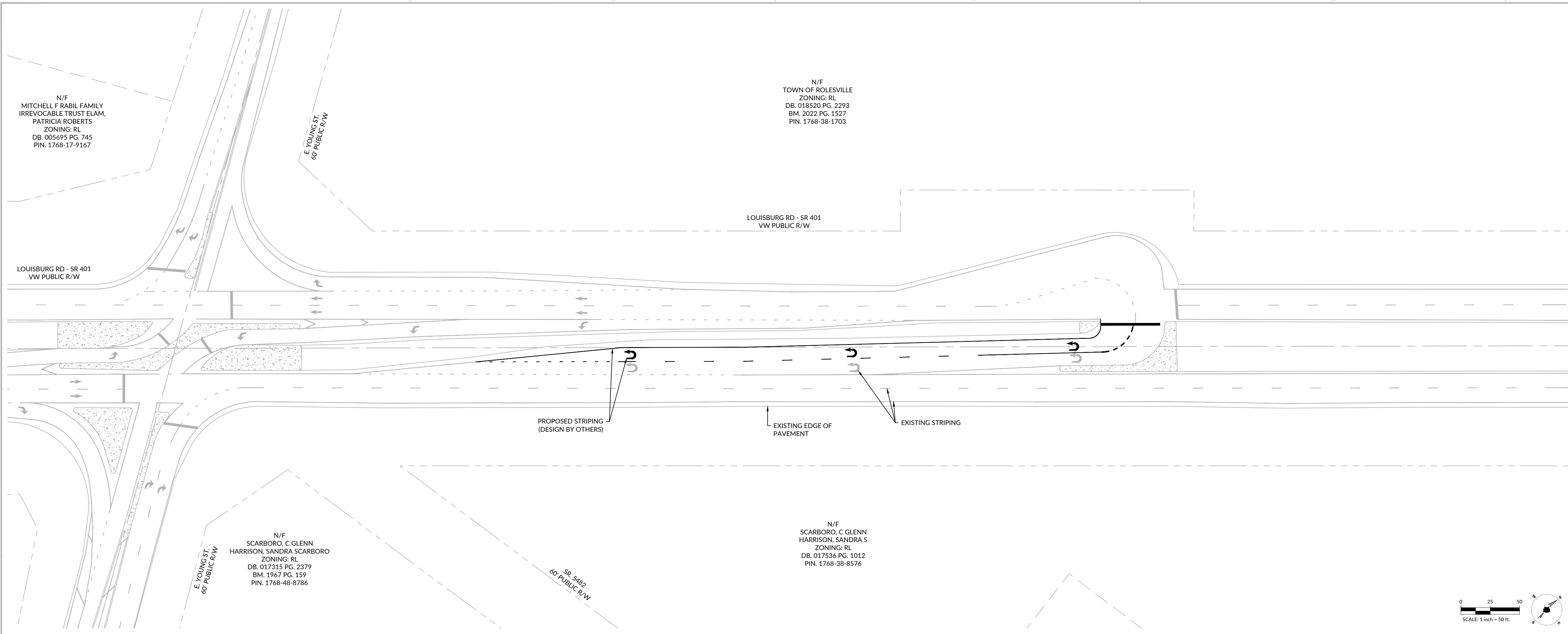
CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	475.00	307.56	302.220	N79° 59' 41.50"E
C2	235.00	178.14	173.909	N39° 43' 42.28"E
C3	235.00	25.94	25.923	N14° 50' 59.22"E
C4	235.00	348.63	317.527	N54° 11' 16.68"E
C5	235.00	368.61	331.971	N33° 14' 54.11"W
C6	235.00	323.50	298.555	S27° 18' 55.55"E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

HATCH LEGEND

[Hatched Box]	VALLEY CURB & GUTTER
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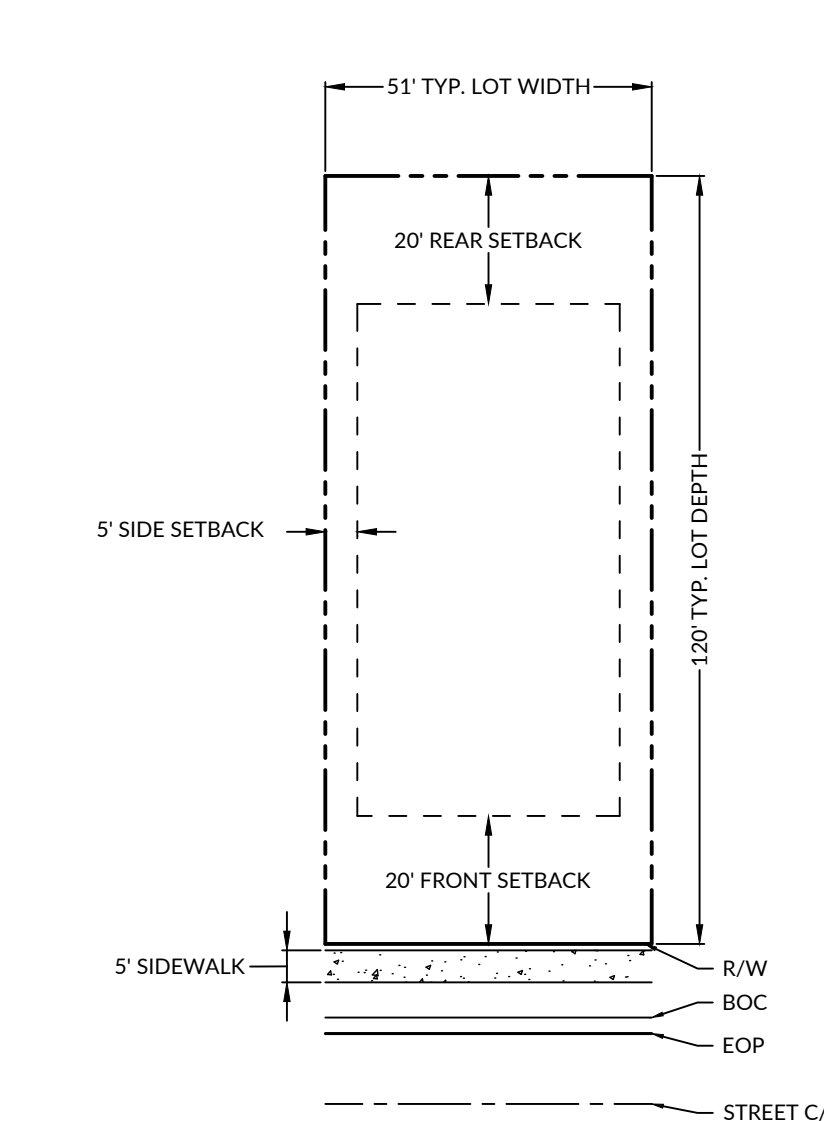
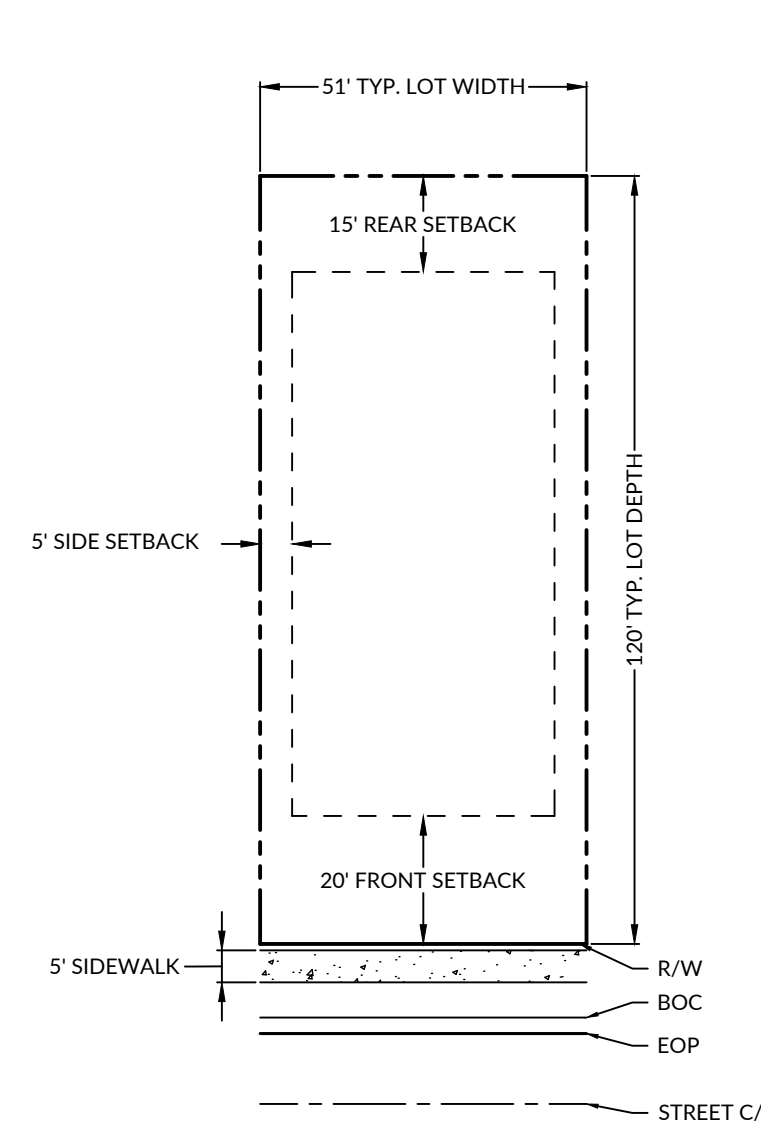
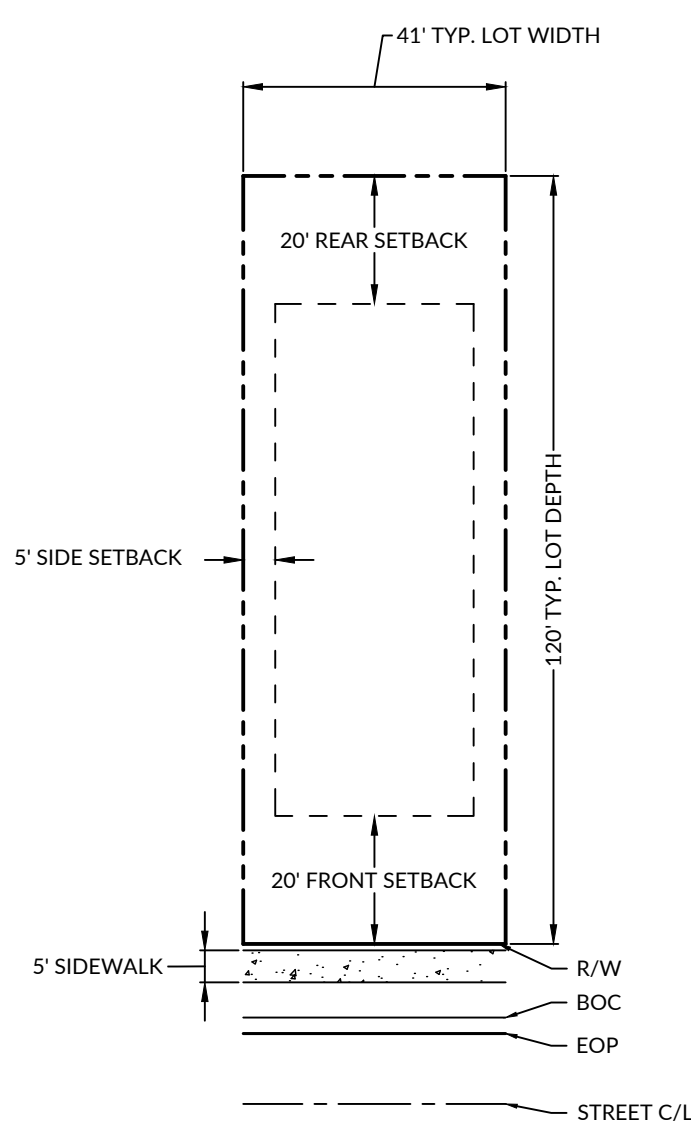
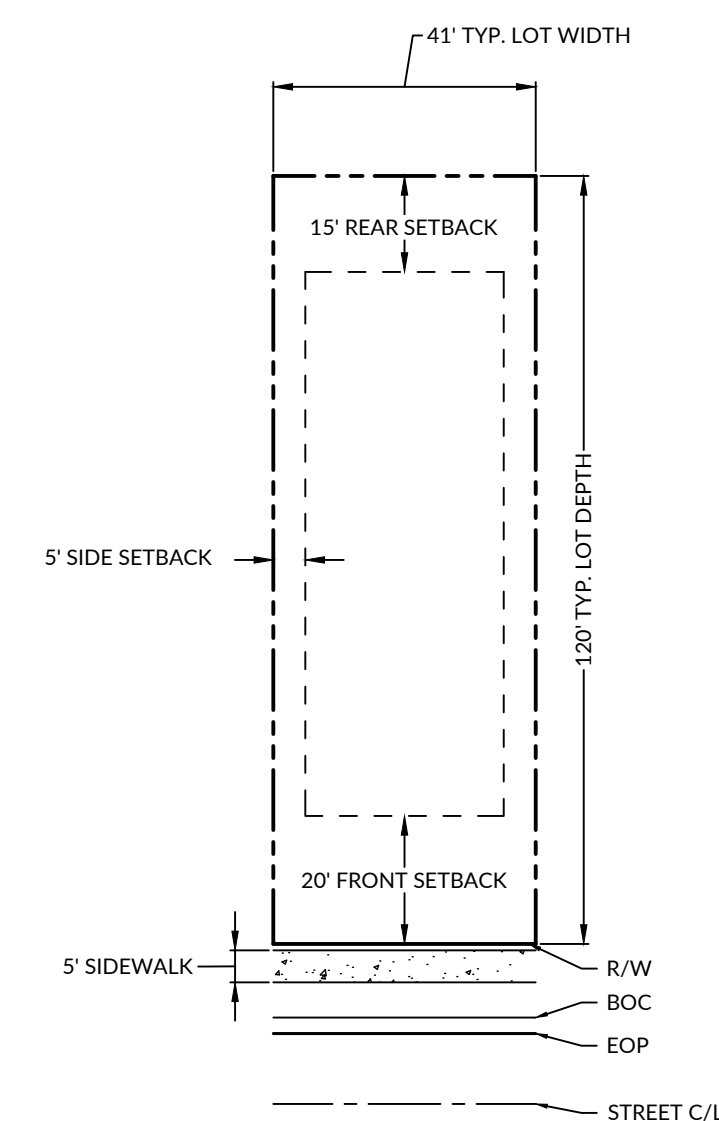
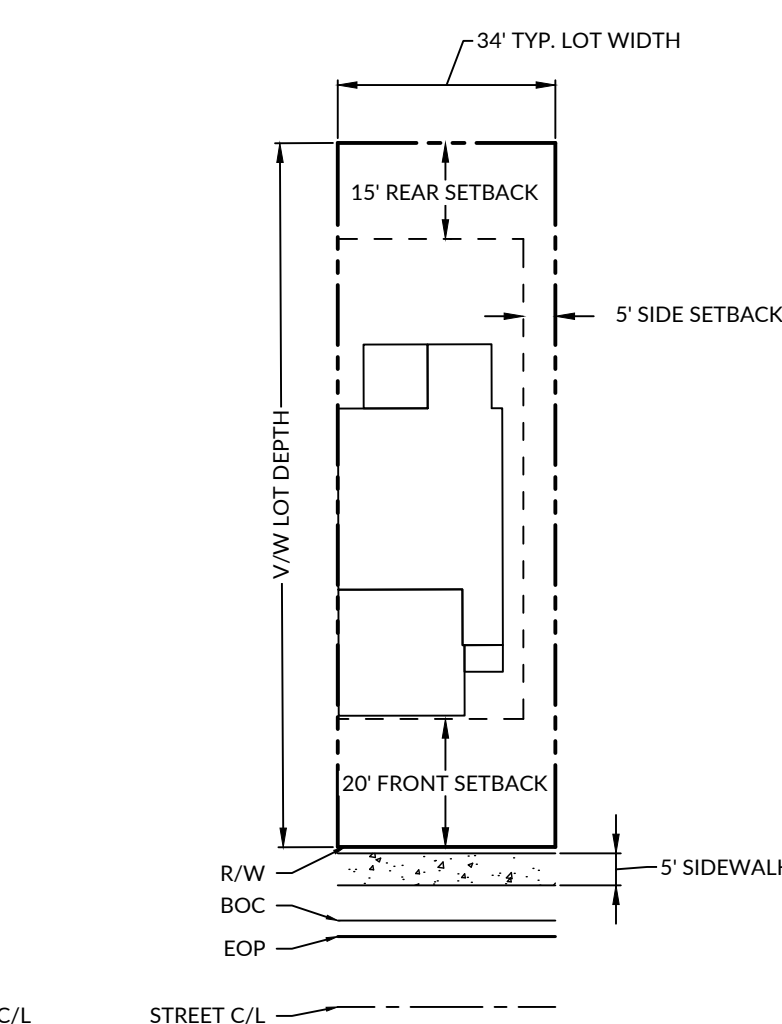
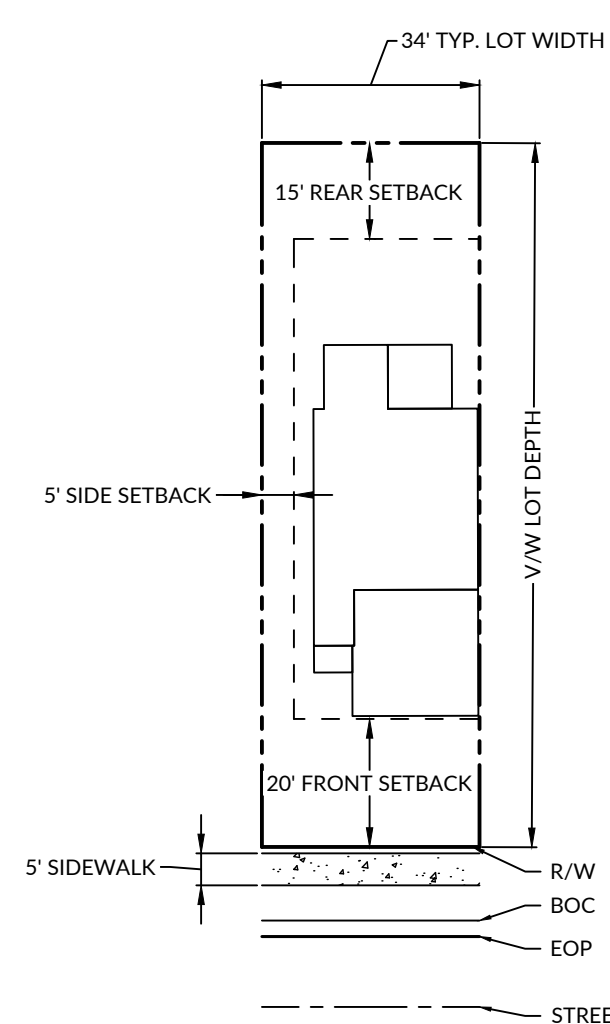
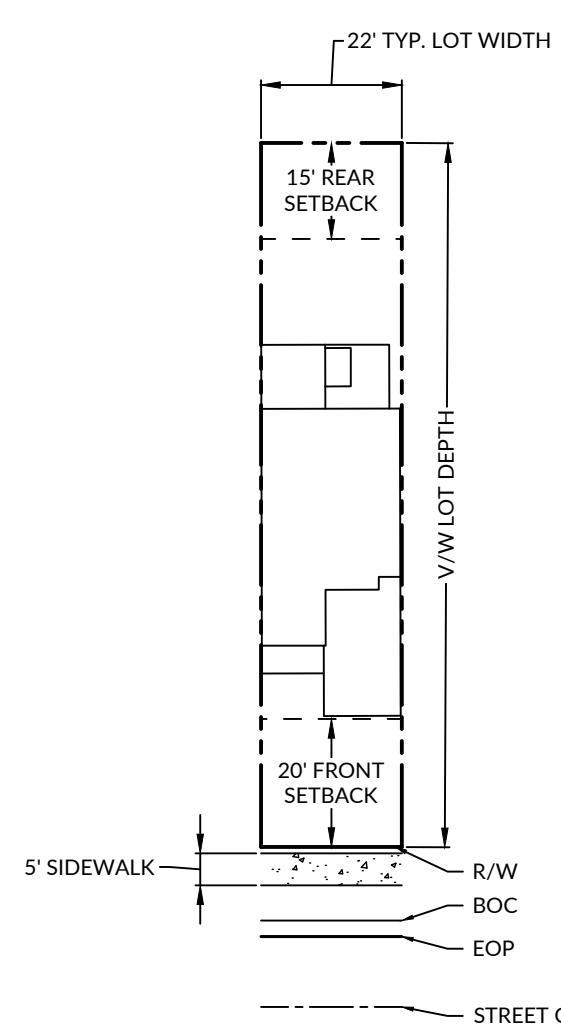
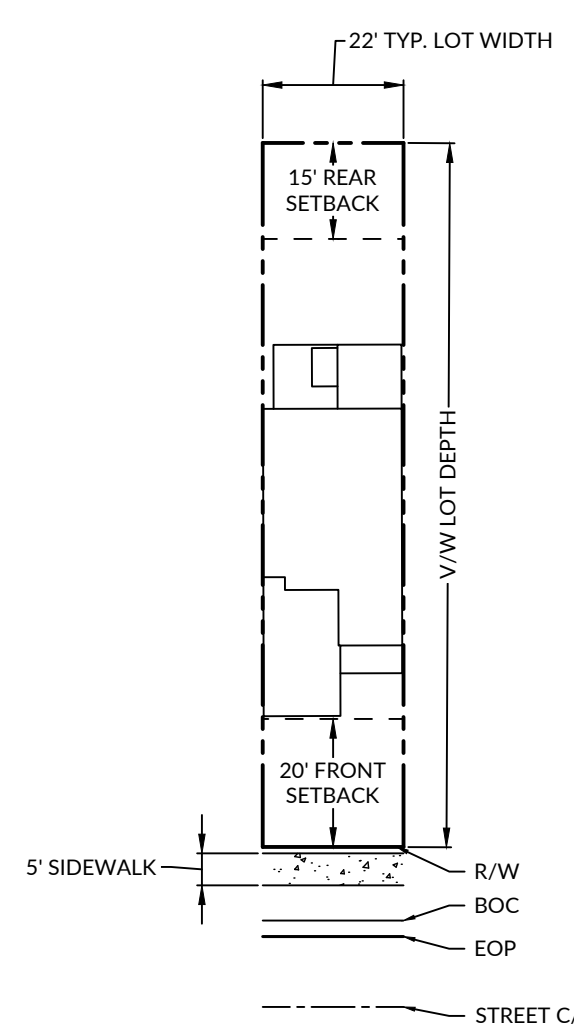
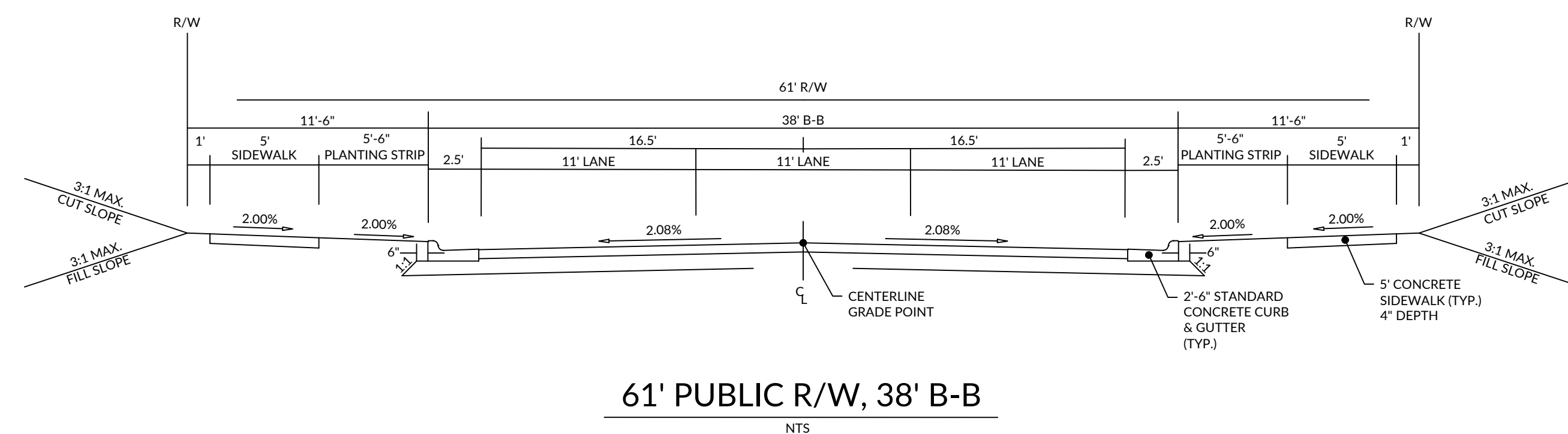
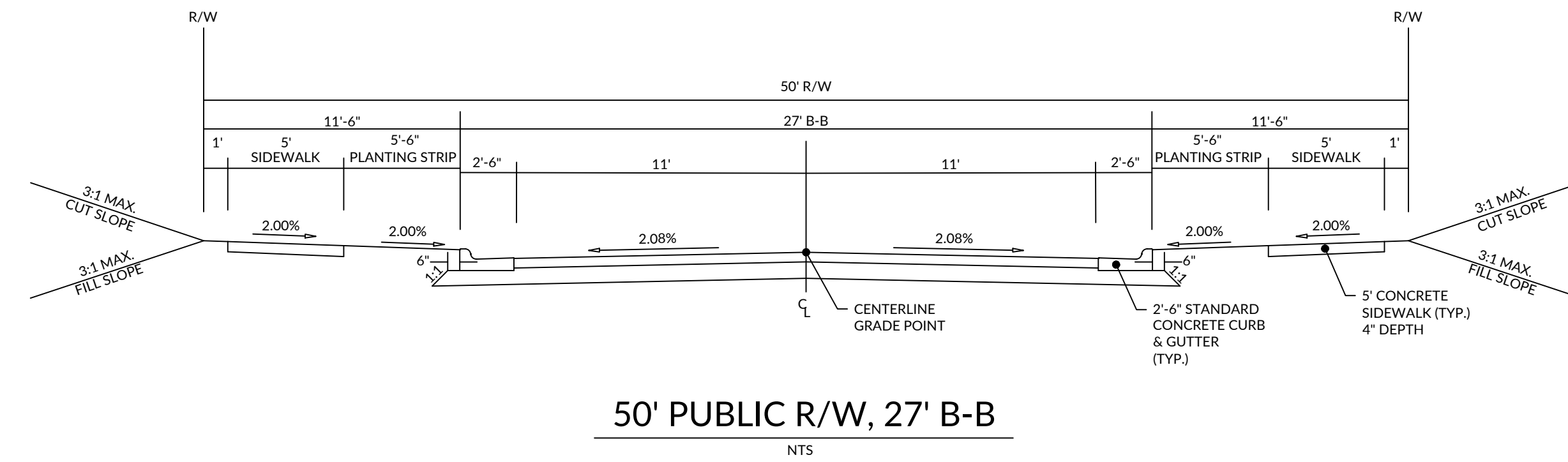
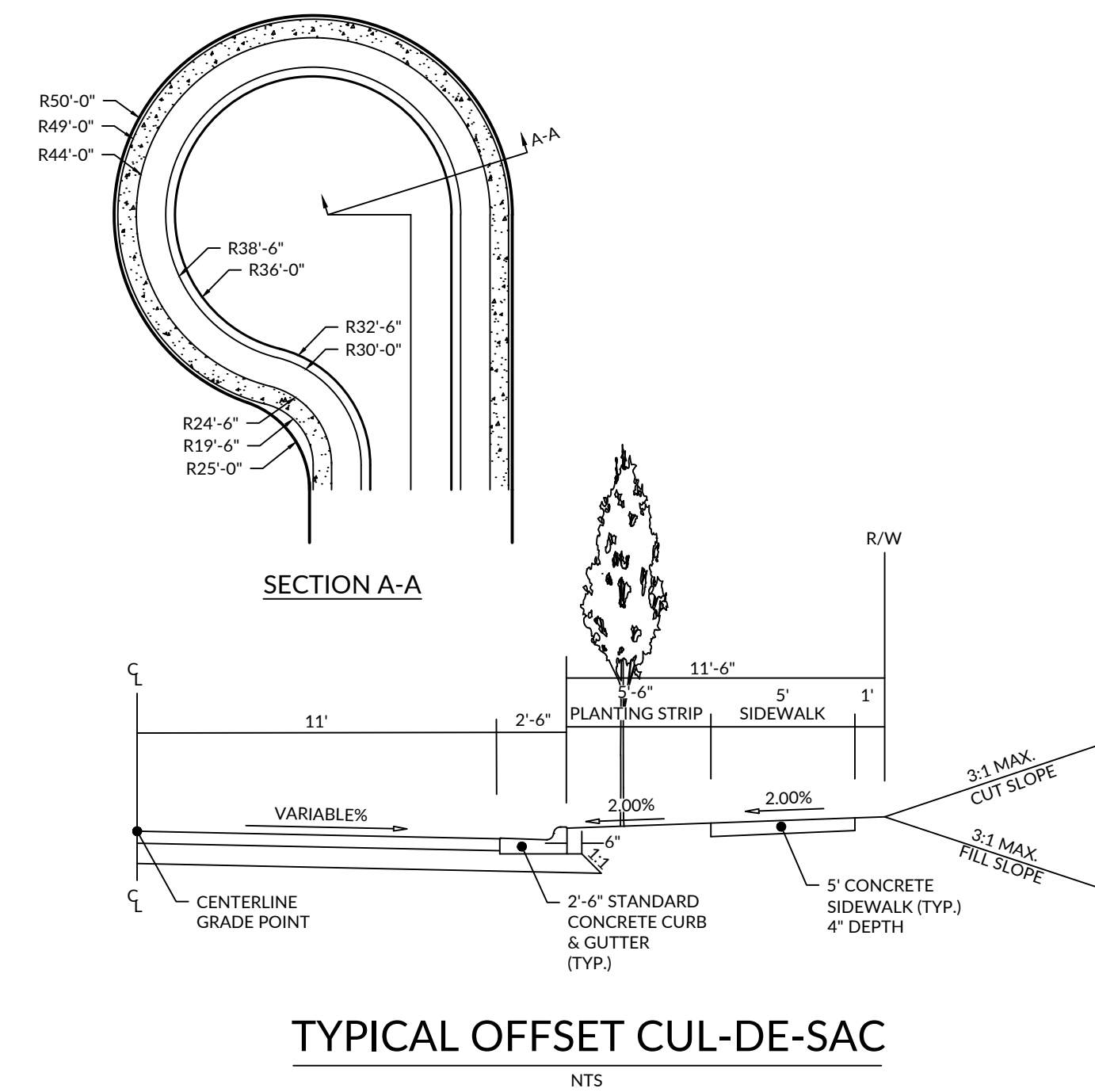
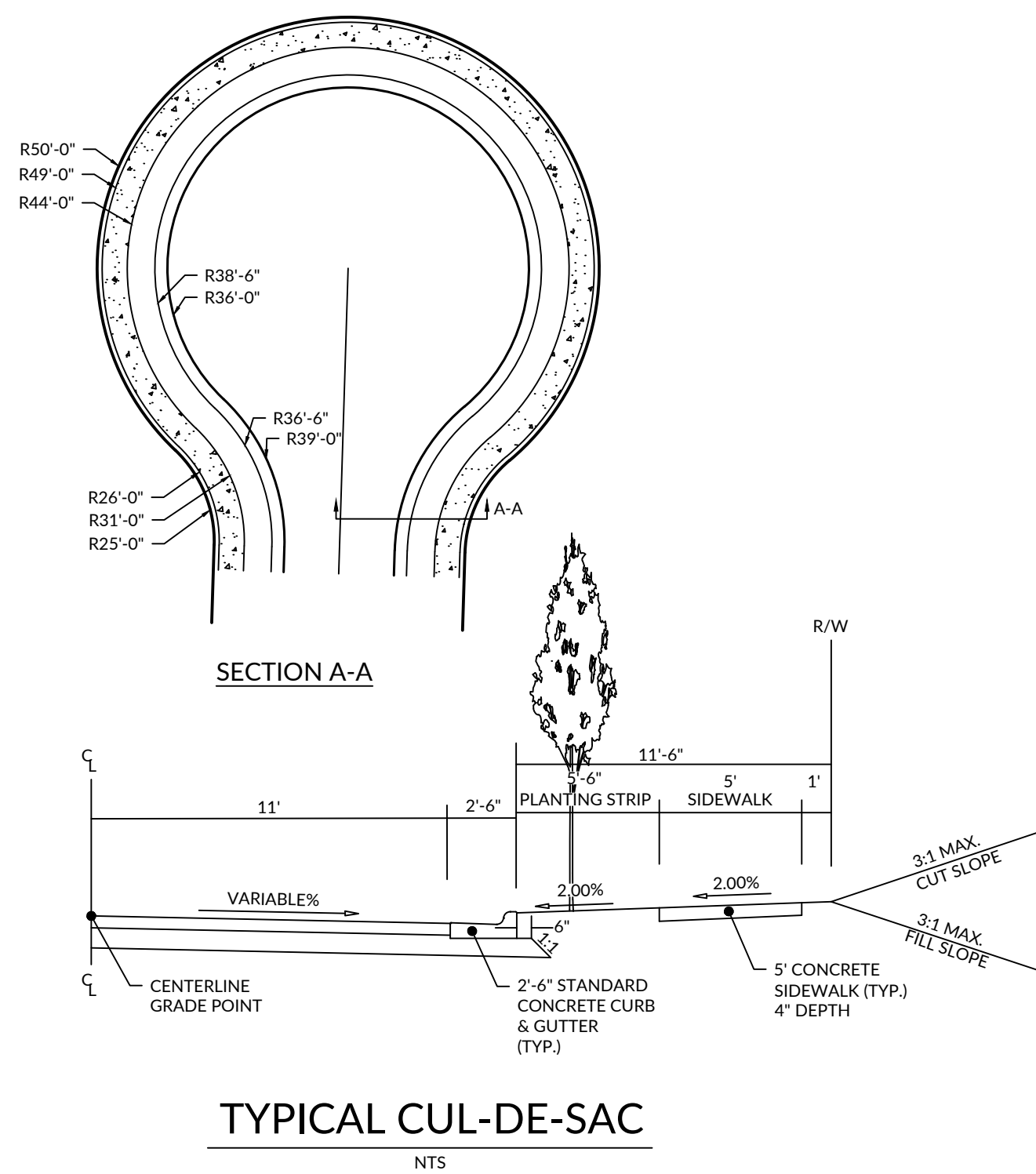


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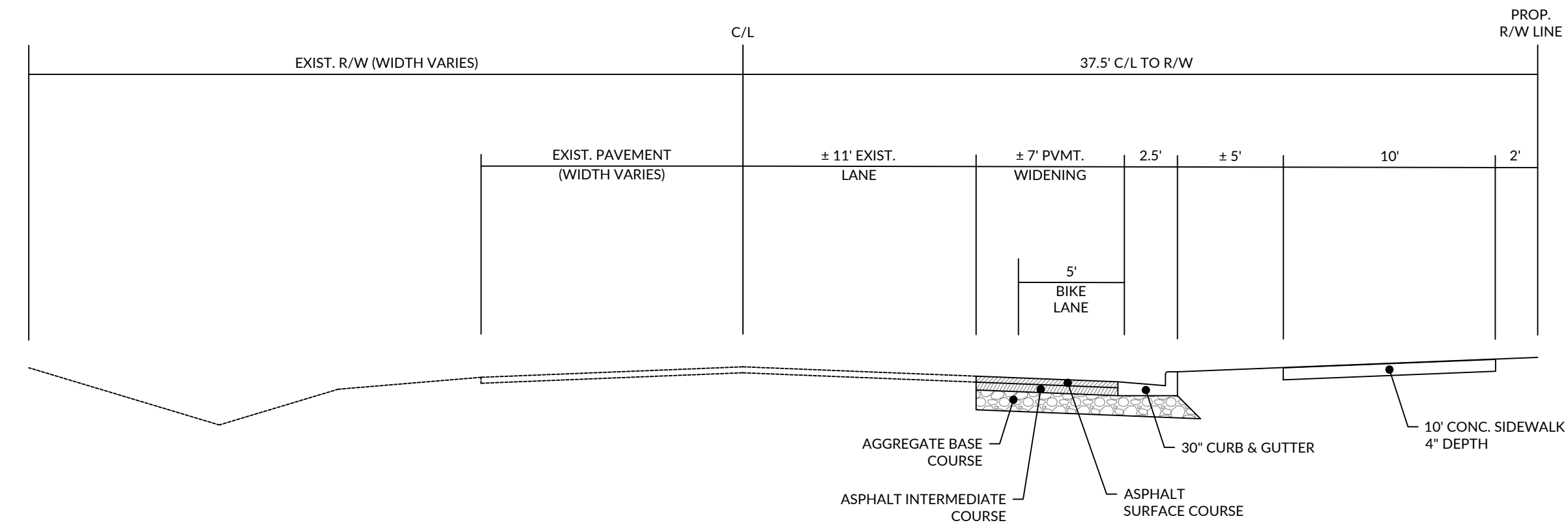


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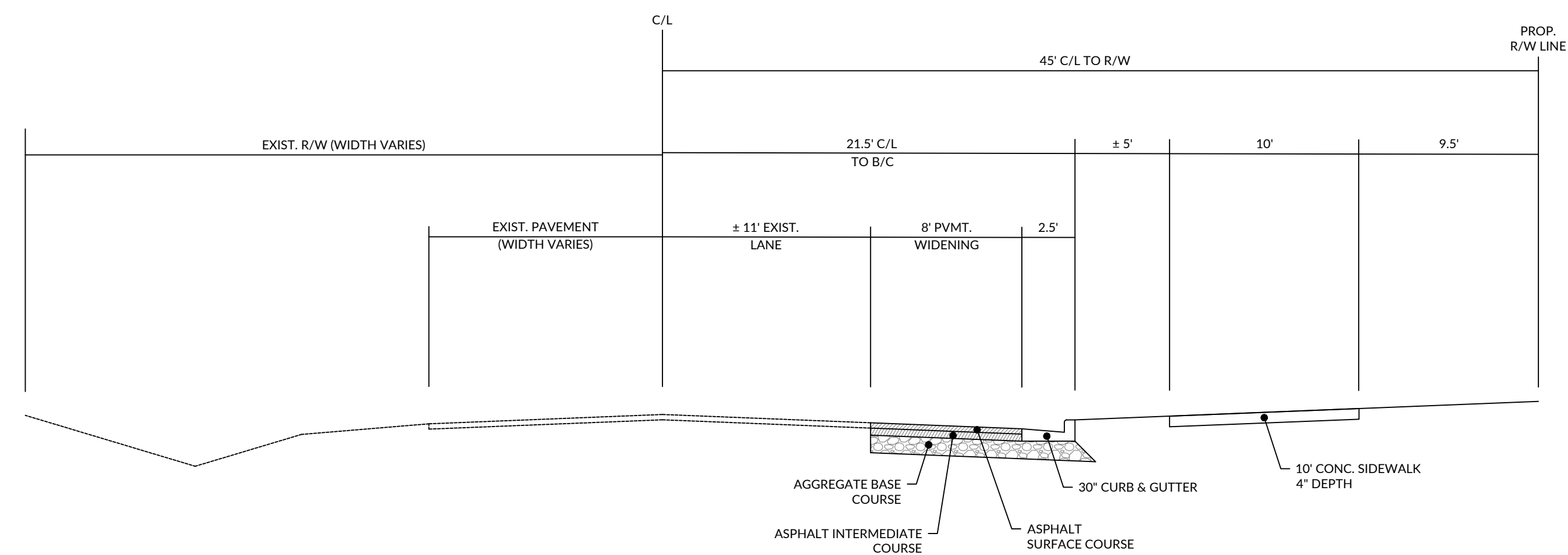
EST. 1993



NOTE:
MINIMUM DISTANCE BETWEEN TOWNHOME BUILDINGS SHALL BE 15 FEET.



TYPICAL WIDENING SECTION
 FOWLER ROAD PROJECT FRONTAGE
 NTS

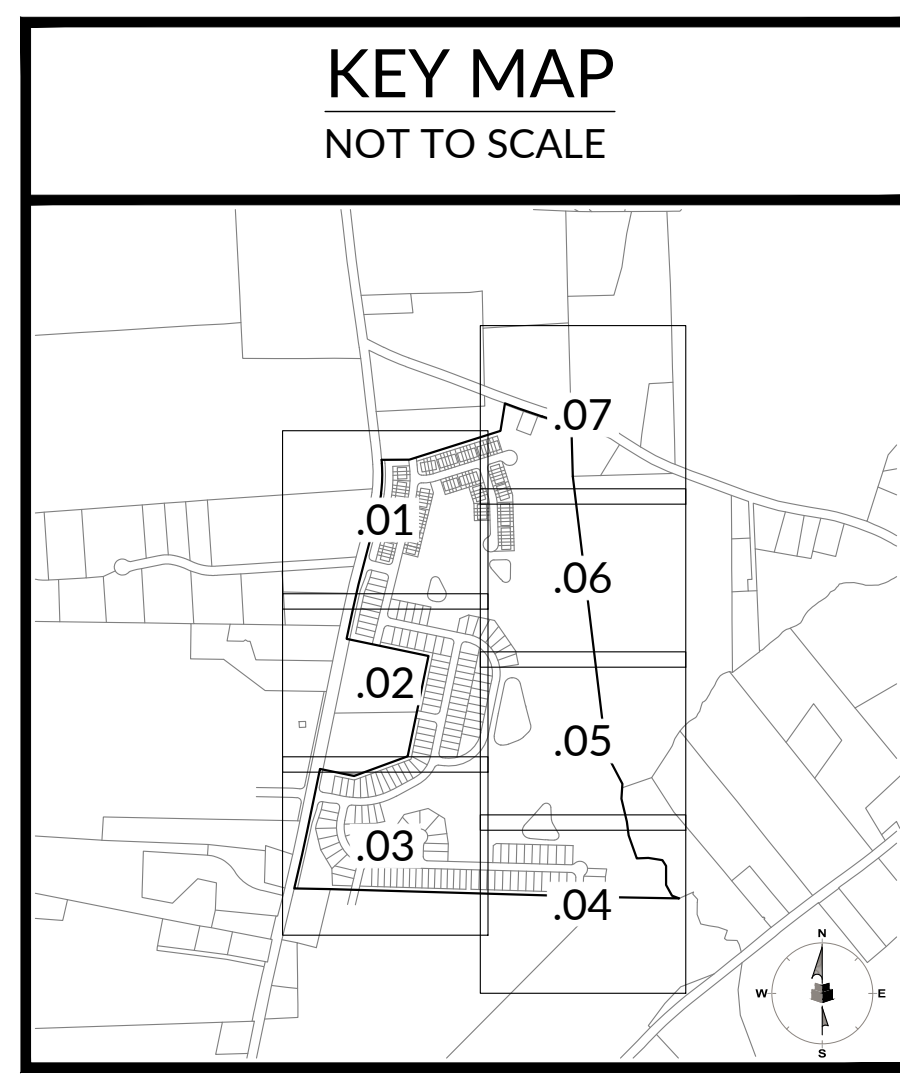


TYPICAL WIDENING SECTION
 ROLESVILLE ROAD PROJECT FRONTAGE
 NTS

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0 100 200
SCALE: 1 inch = 200 ft.

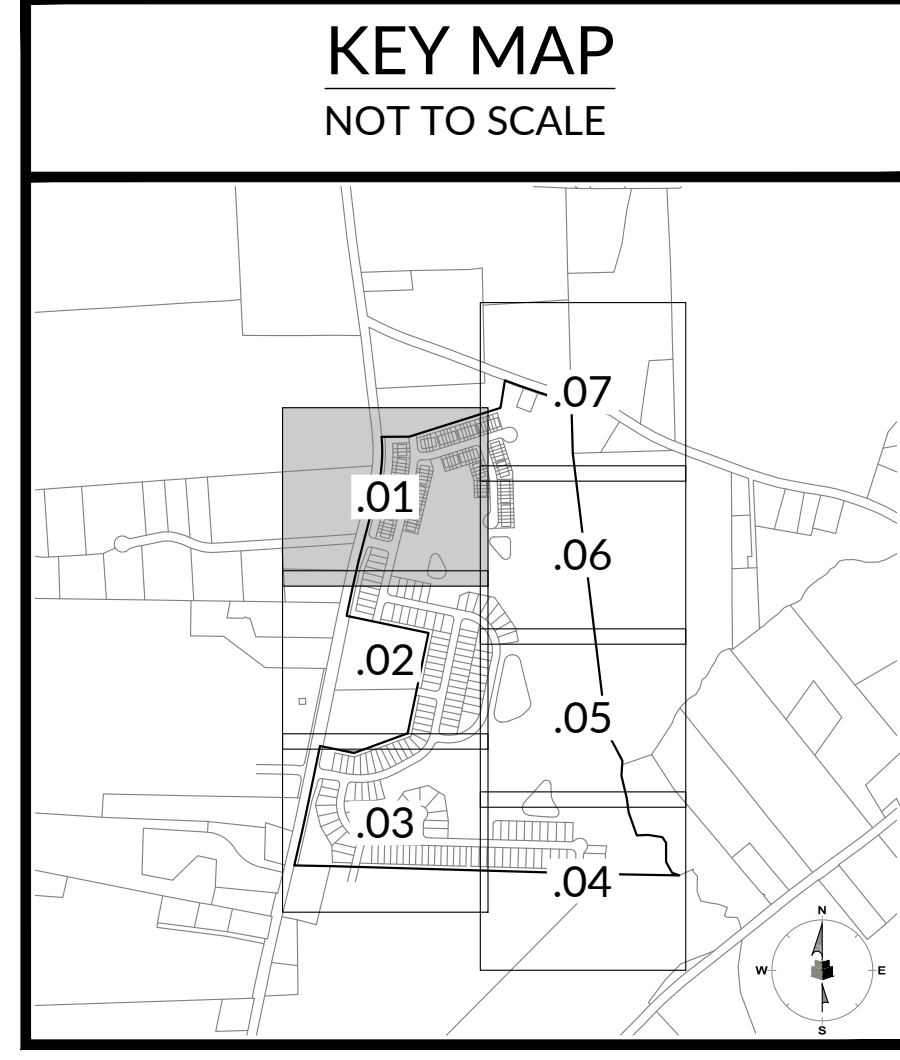
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REVISIONS:

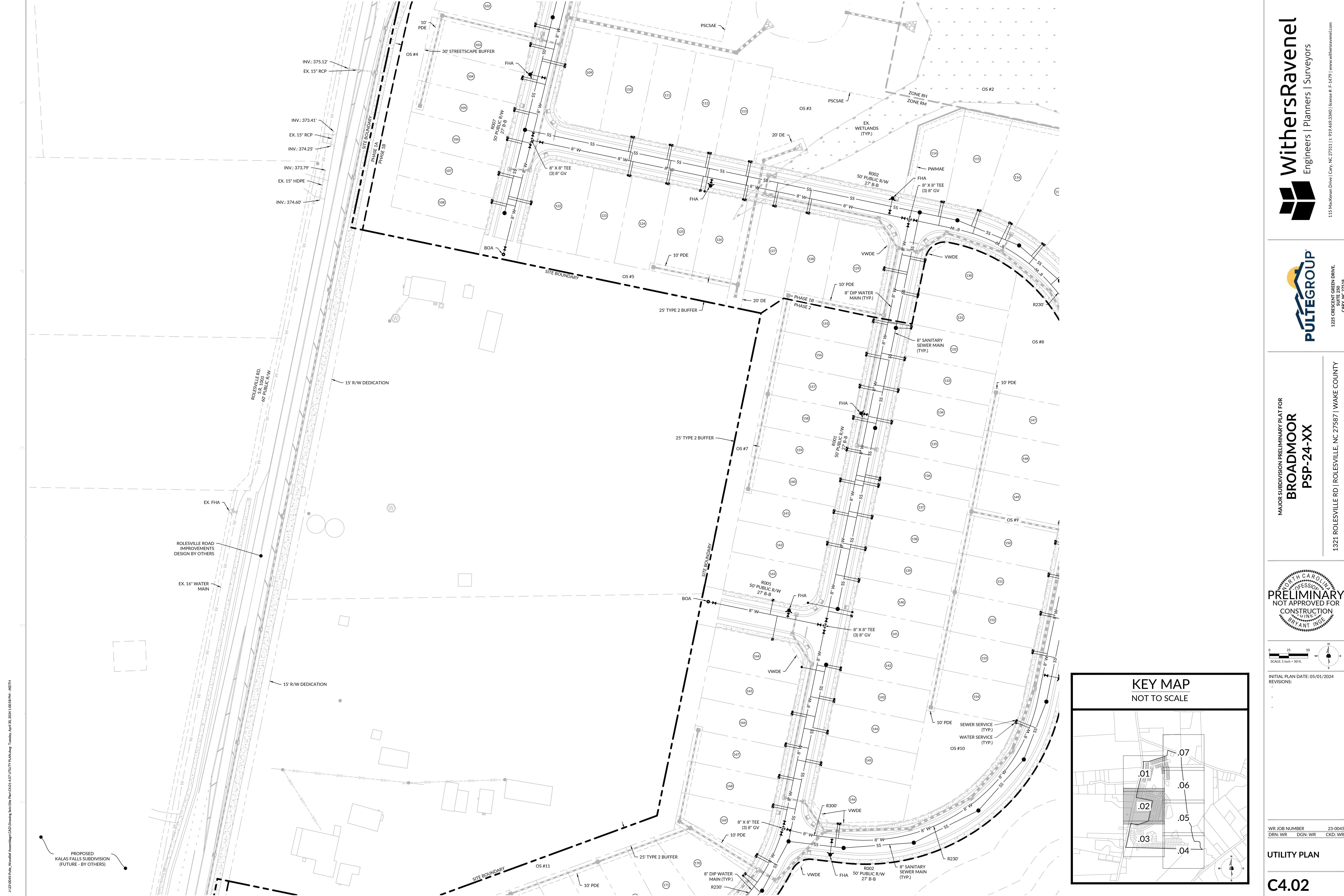
WR JOB NUMBER 23-0045
DRN: WR DGN: WR CKD: WR

OVERALL UTILITY PLAN

C4.00

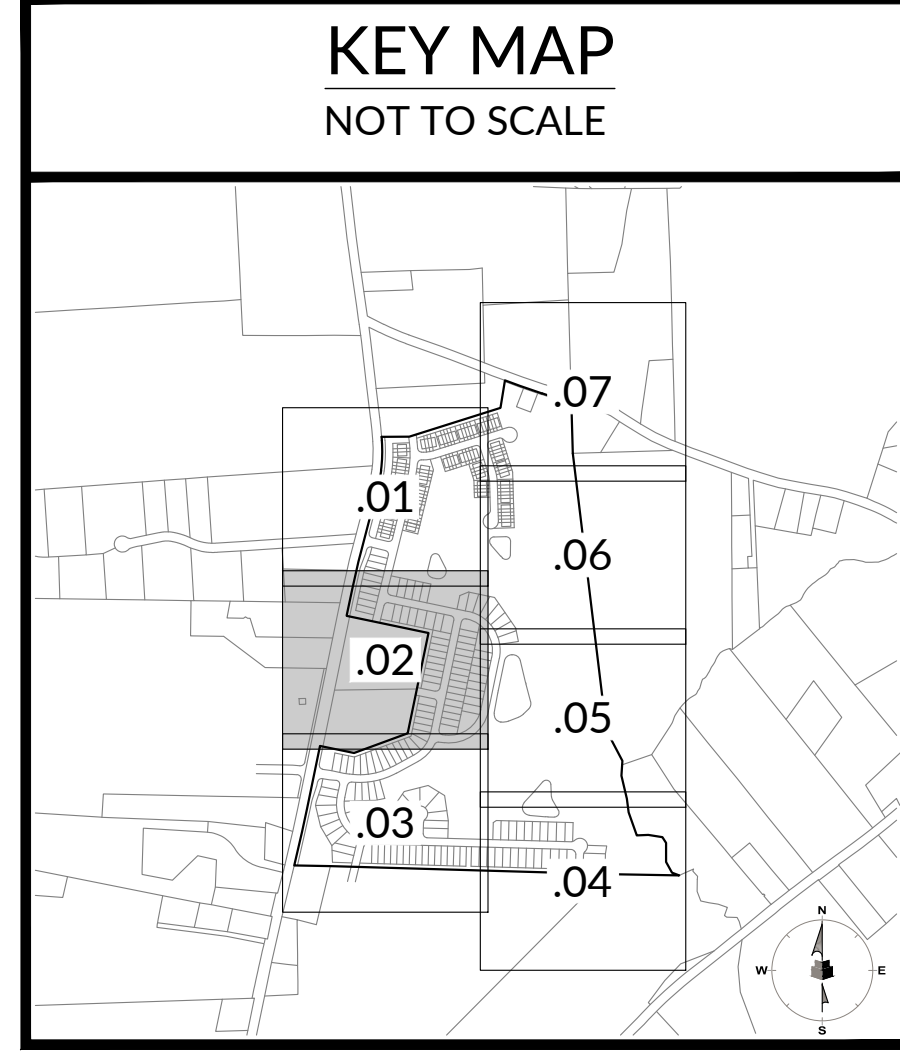
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PROPOSED
 KALAS FALLS SUBDIVISION
 (FUTURE - BY OTHERS)



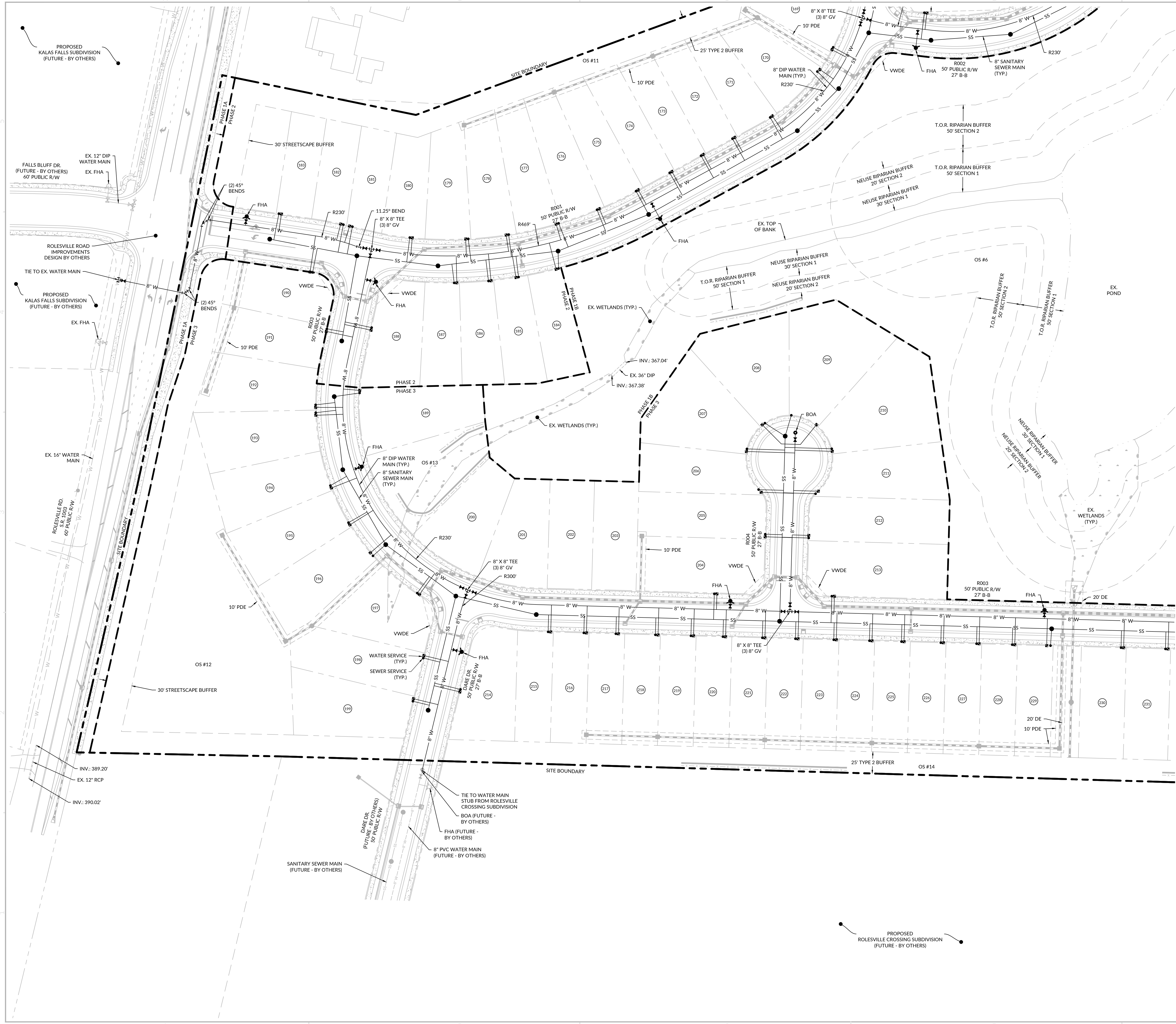
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 REVISIONS:

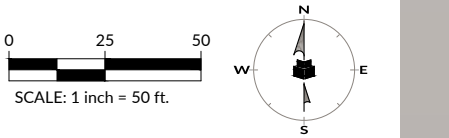
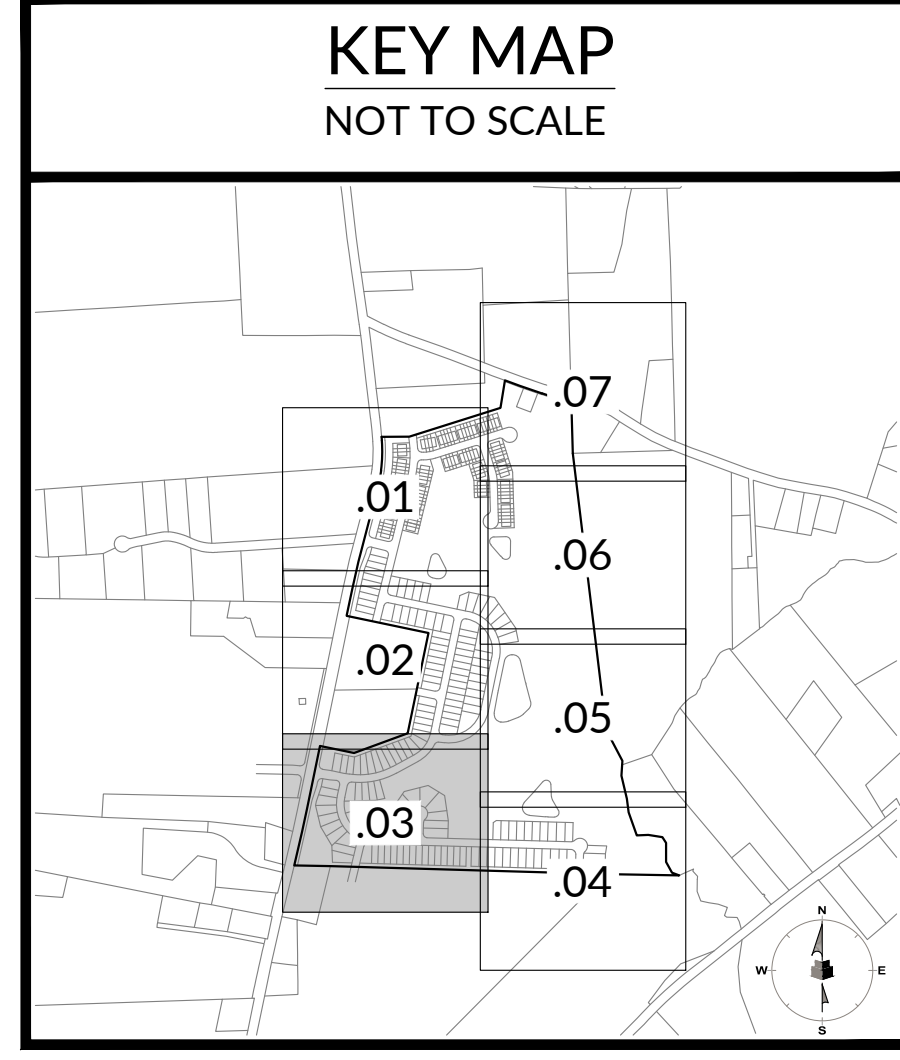
WR JOB NUMBER: 23-0045
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UTILITY PLAN

C4.02



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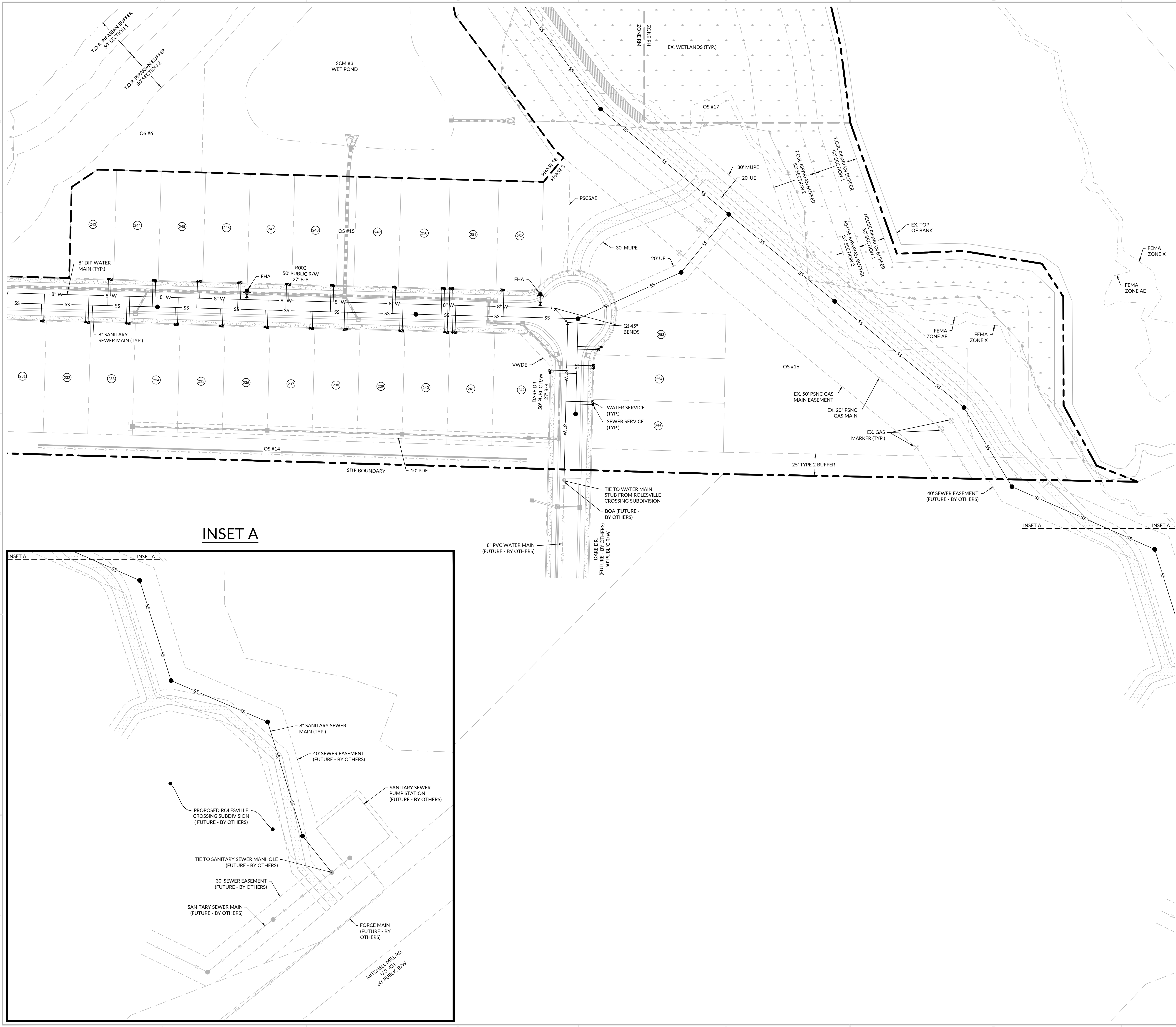


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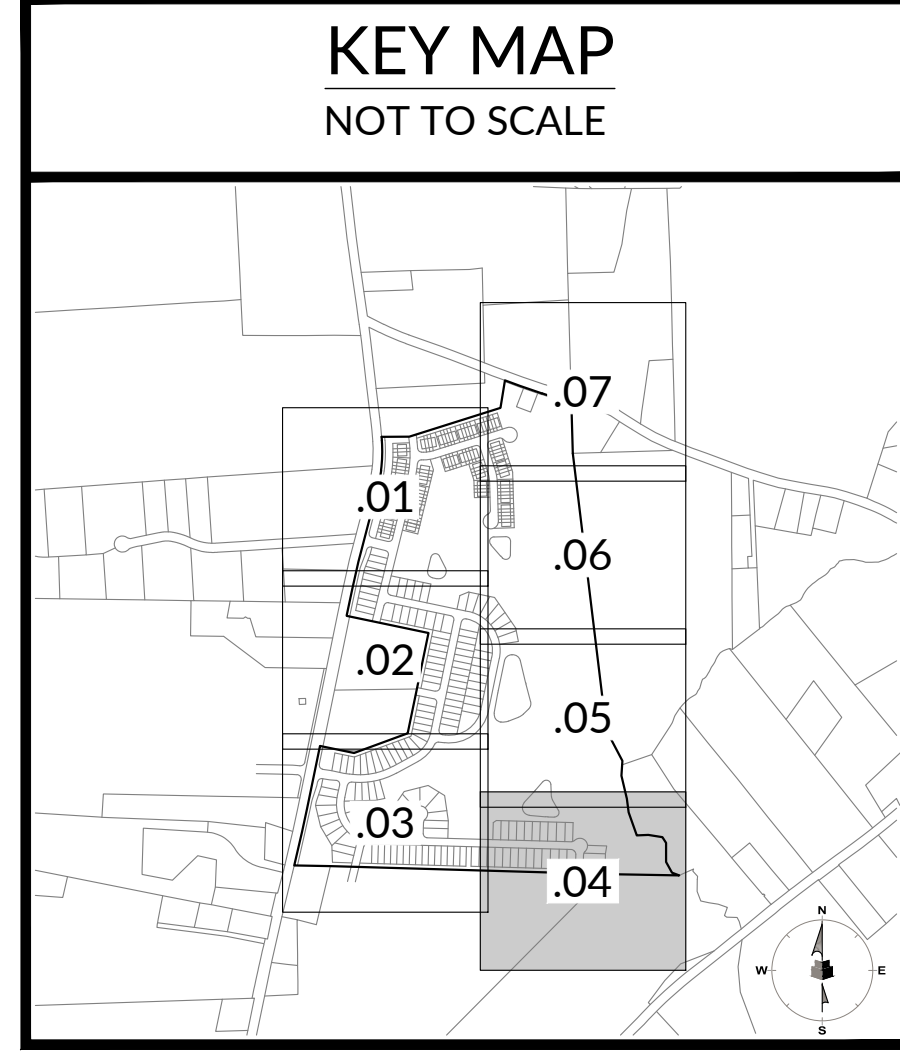
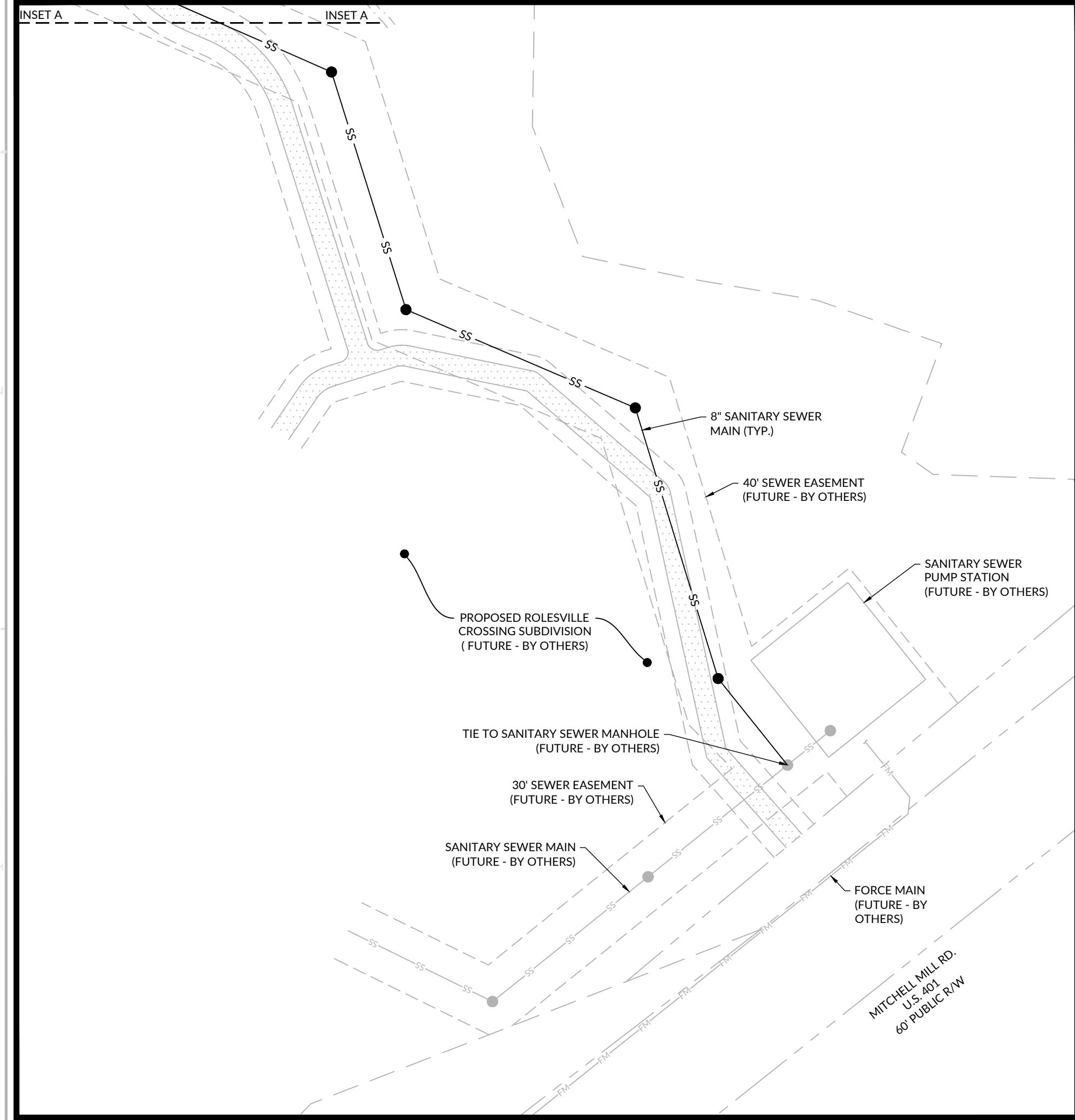
WR JOB NUMBER: 23-0045
 DRN: WR DGN: WR CKD: WR

UTILITY PLAN

C4.03



INSET A



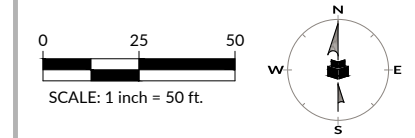
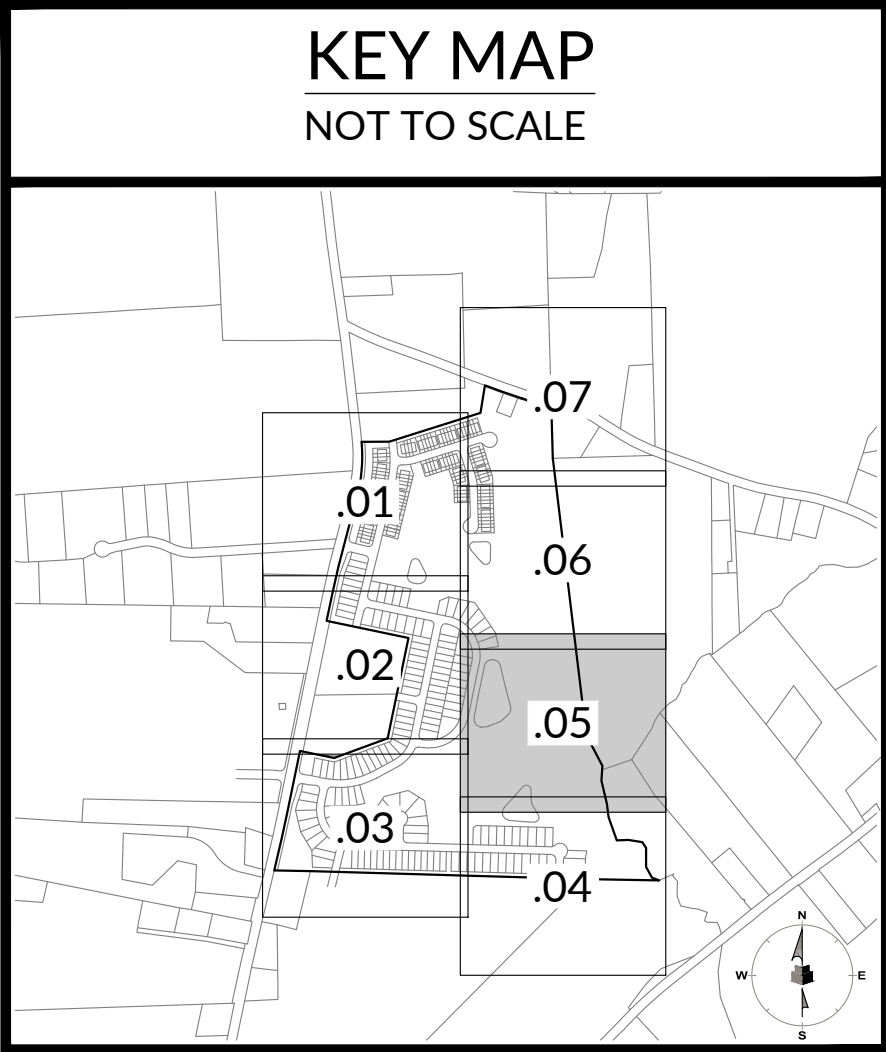
J:\23\0045\Plan\WithersRavenel\Assemblies\CAD\Drawings\Site\SitePlan\SitePlan.dwg - Tuesday, April 30, 2024 10:58:16 AM - JRH/TH

ESTD 1983

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J:\2024\04\15\WR\WR - Broadmoor\Assemblies\CD\Drawings\Site\Site Plan\C4.05 - 427 (TYP) PLAN.dwg - Tuesday, April 30, 2024 10:11:34 AM - JRETH

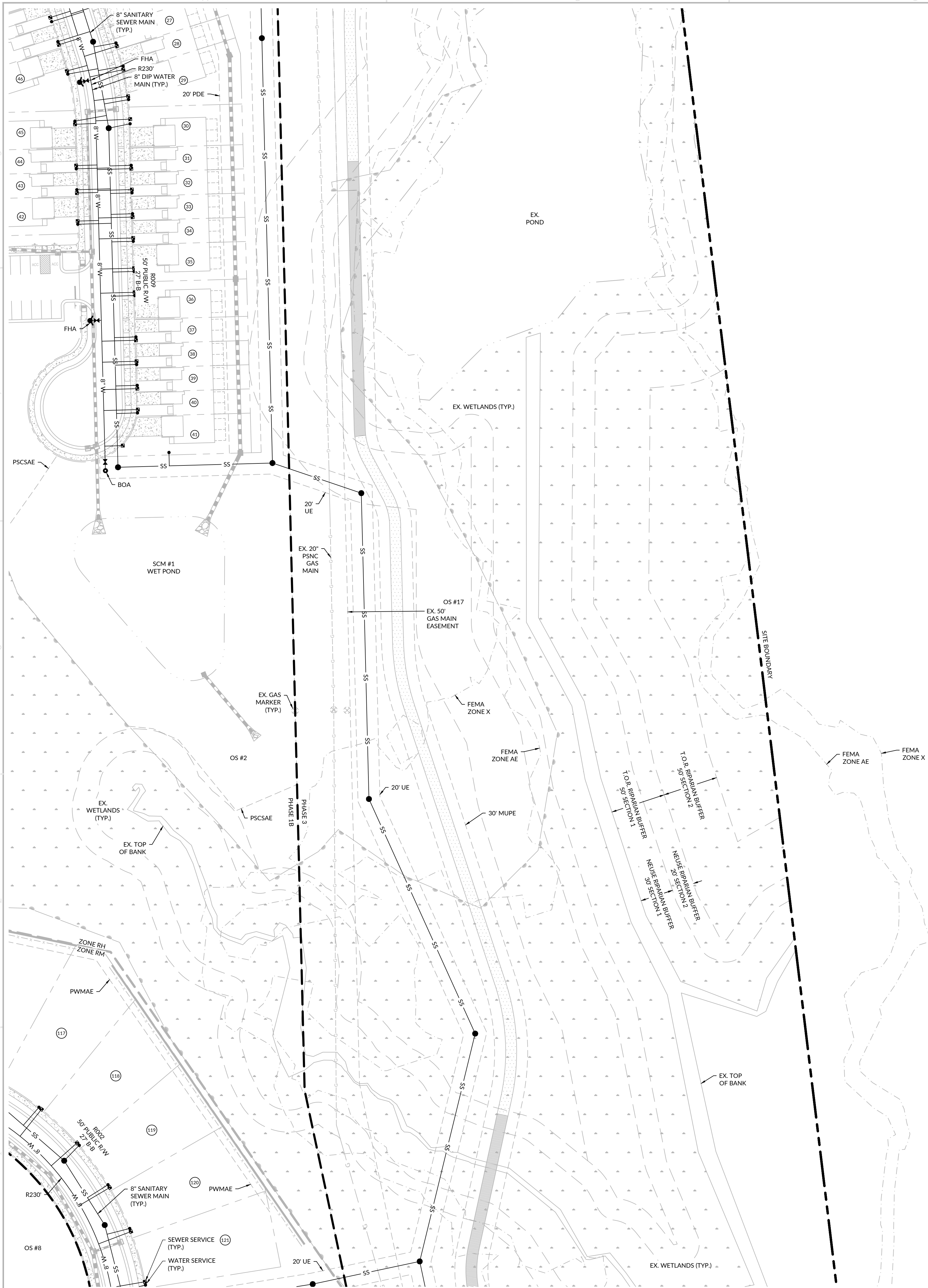


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REVISIONS:

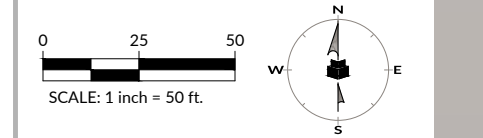
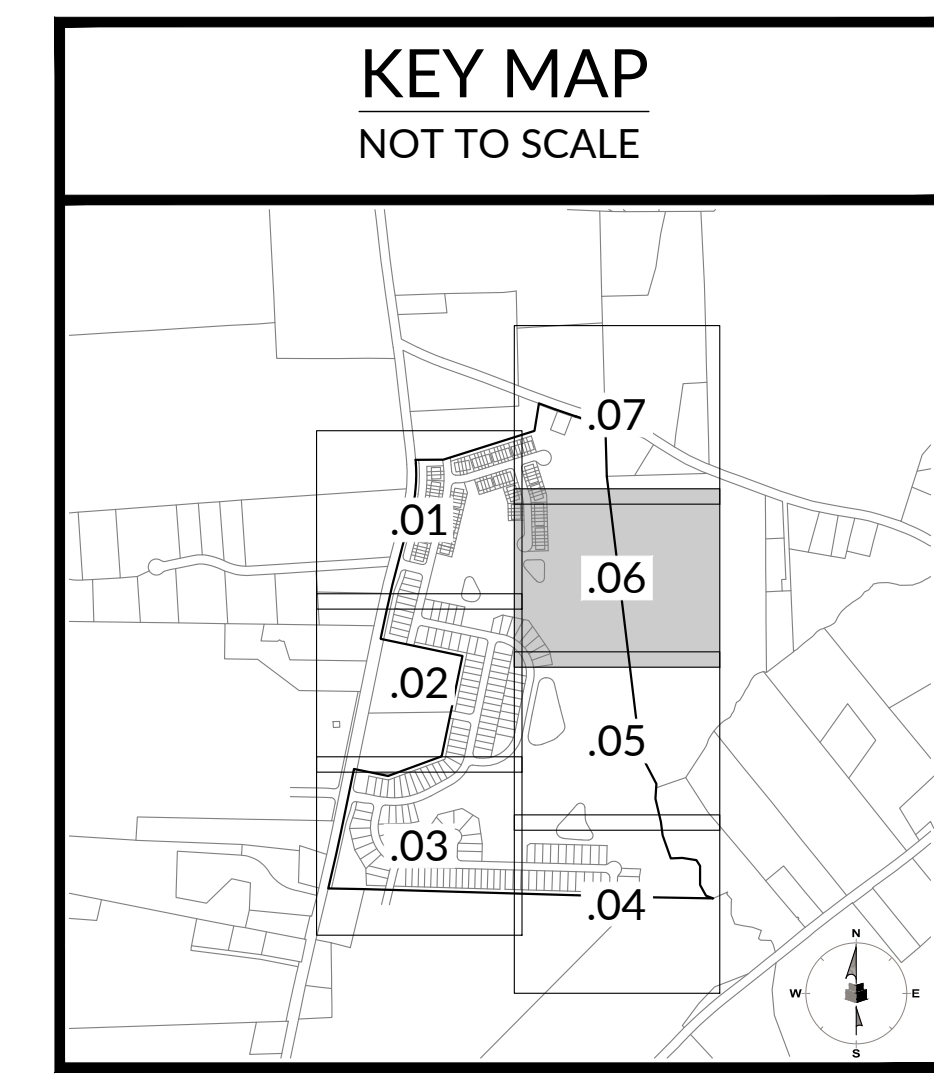
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UTILITY PLAN

C4.05



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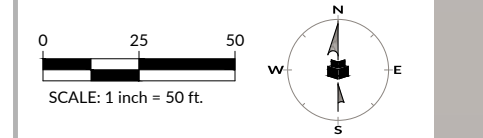
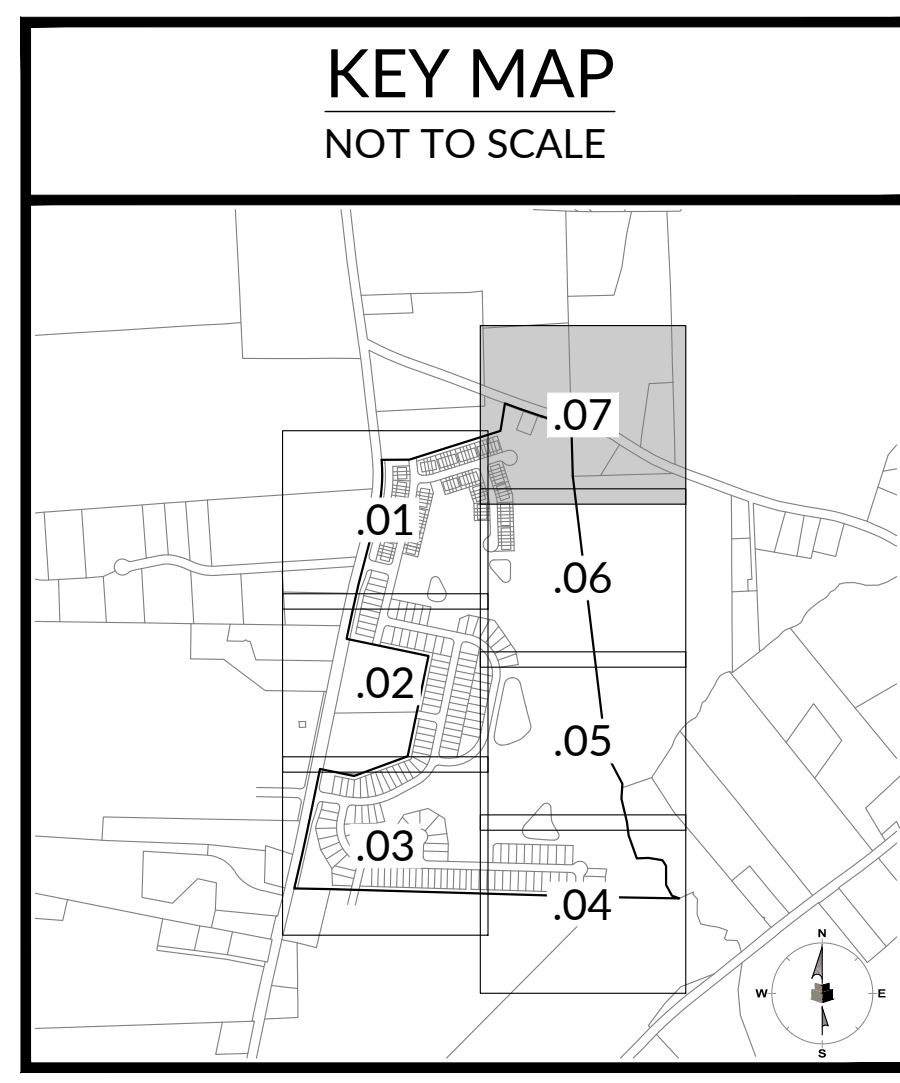
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UTILITY PLAN

C4.06



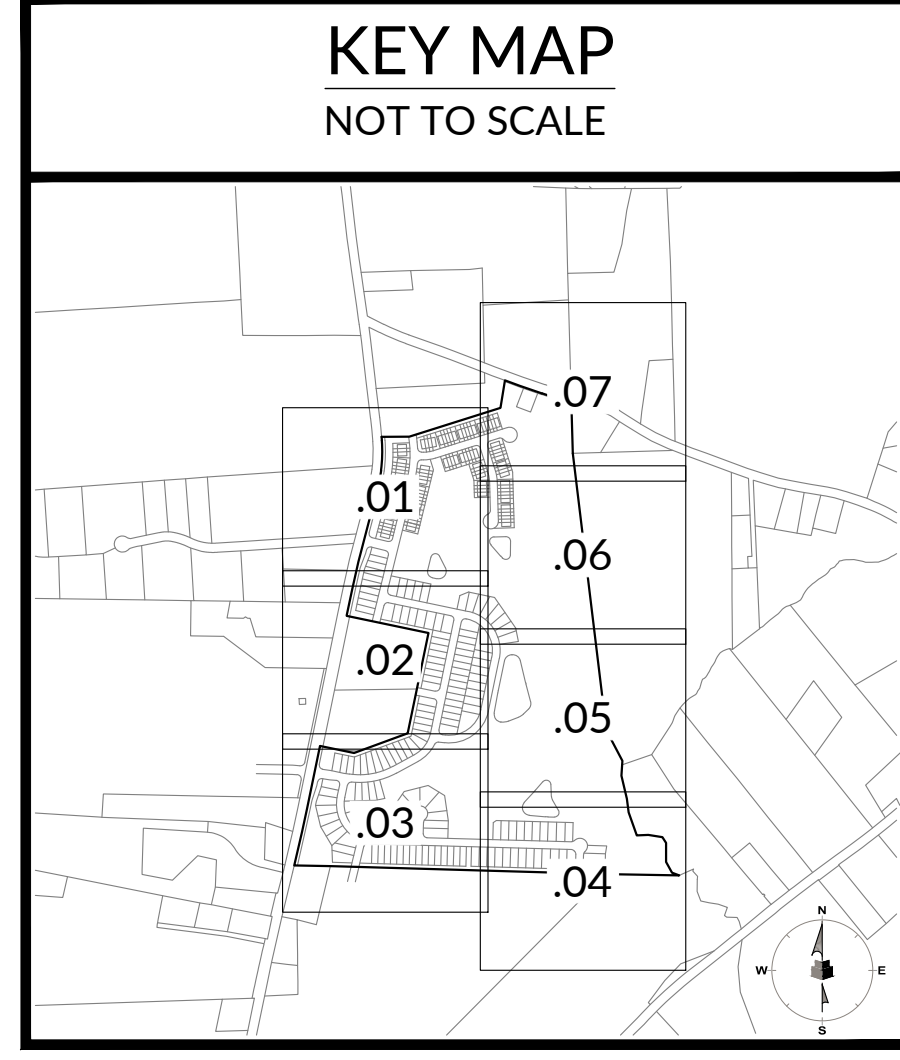
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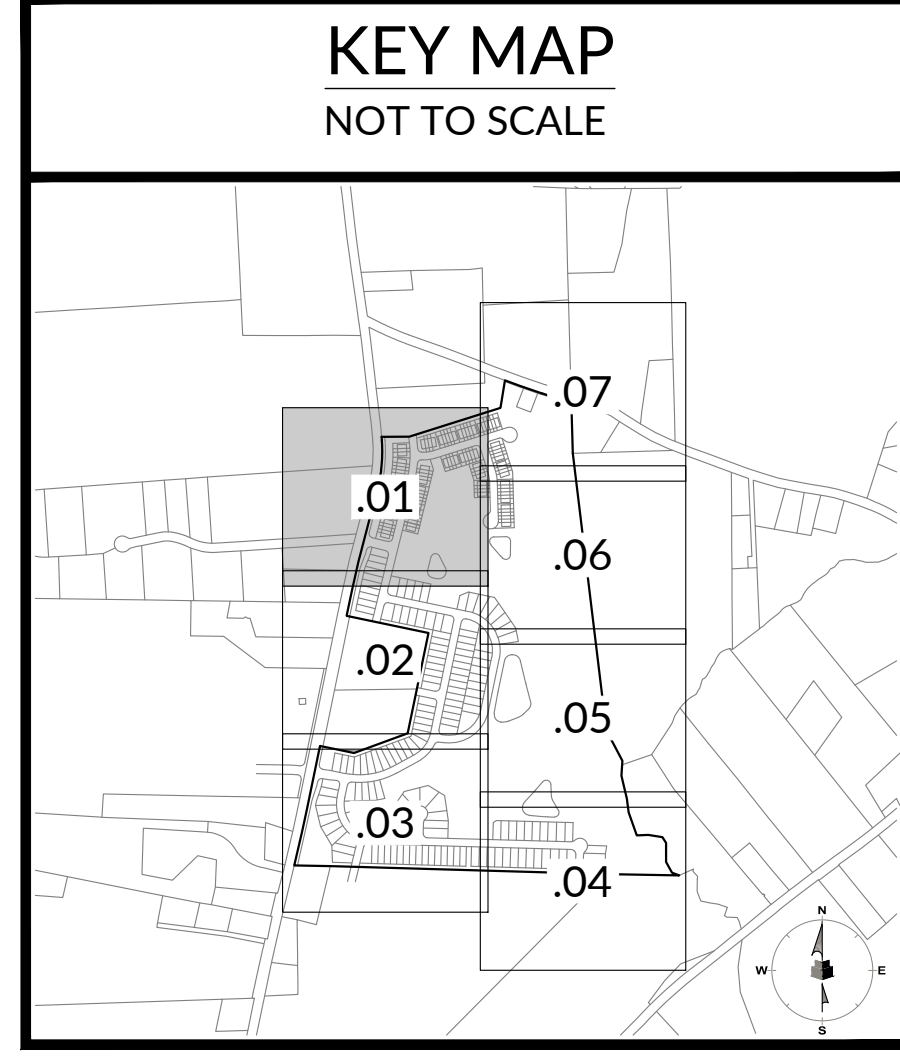
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UTILITY PLAN



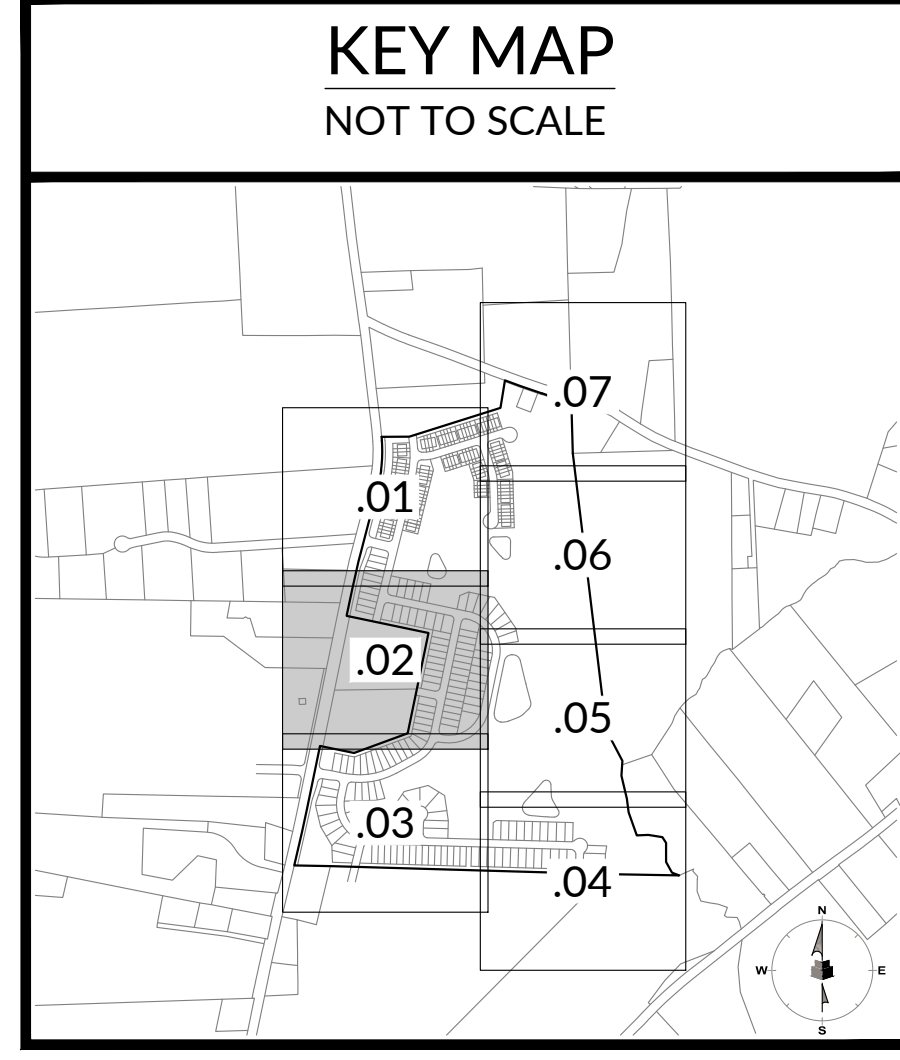
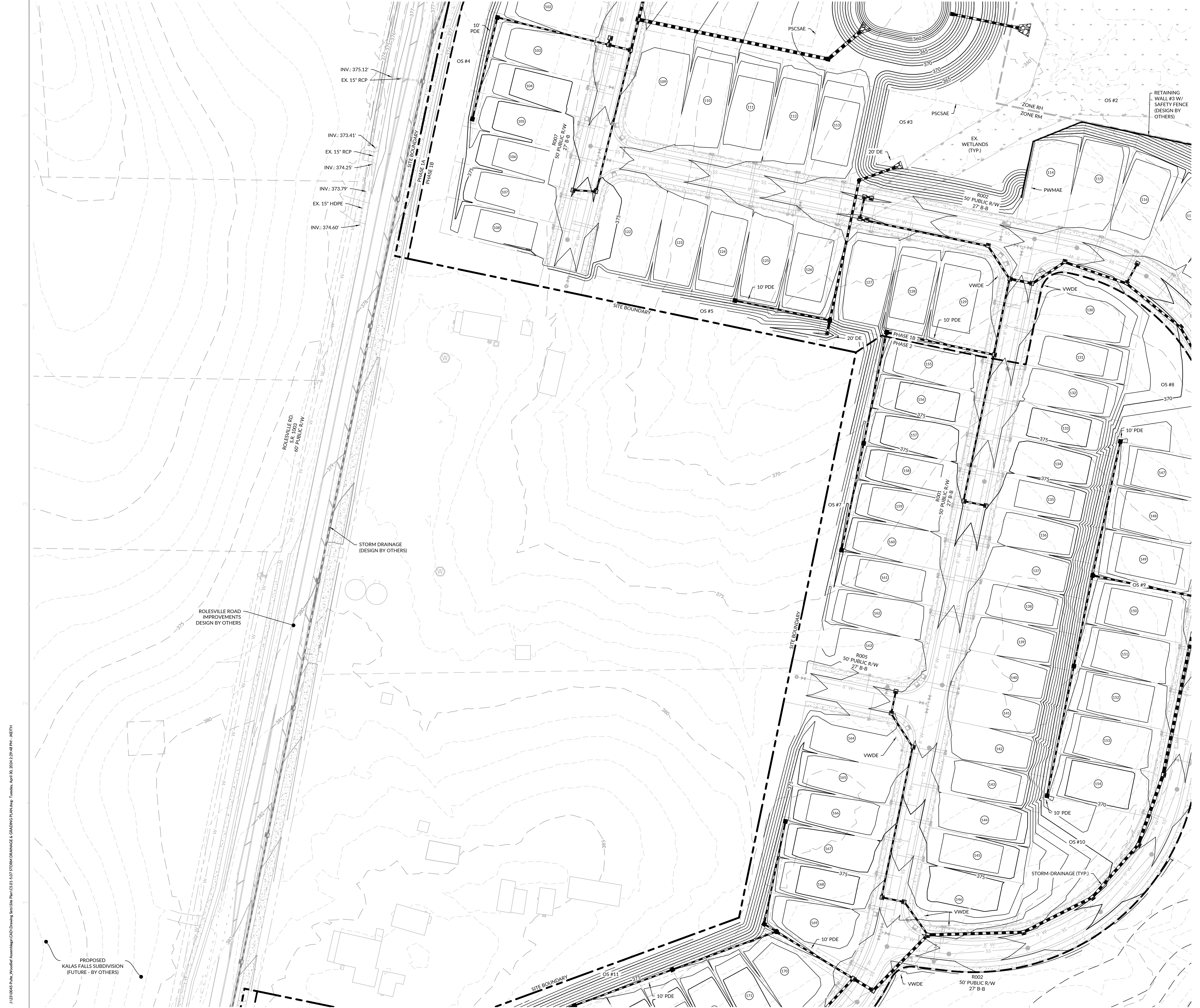
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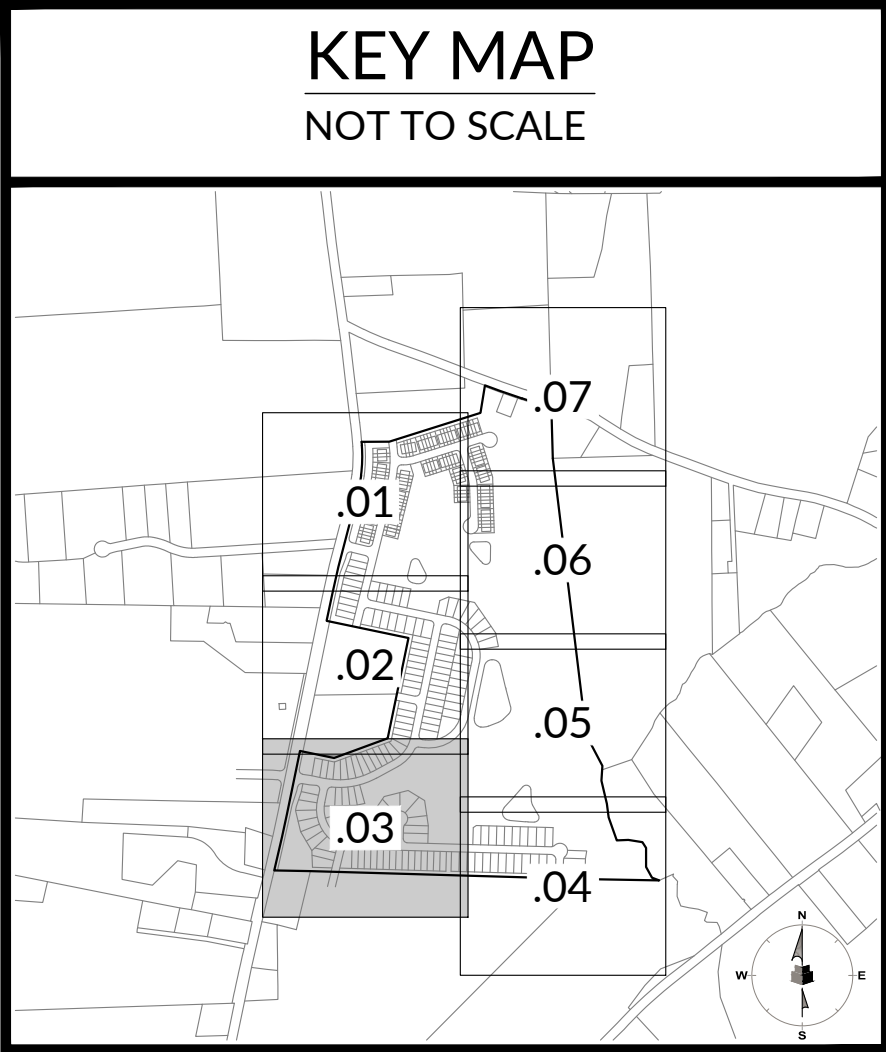
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1225 CRESCENT GREEN DRIVE,
 SUITE 200
 CARY, NC 27518

1321 ROLESVILLE RD | ROLESVILLE, NC 27587 | WAKE COUNTY

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J:\23\0045\Plan\WithersRavenel\Assemblies\GIS\Drawings\GIS\Storm\Plan\C5.03 STORM DRAINAGE & GRADING PLAN.dwg, Tuesday, April 30, 2024 2:25:50 PM, -105111

115 MackKear Drive | Cary, NC 27511 | 919.469.3540 | license #: F-14791 | www.withersravenel.com

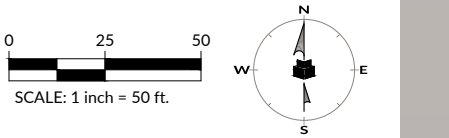
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1321 ROLESVILLE RD | ROLESVILLE, NC 27587 | WAKE COUNTY

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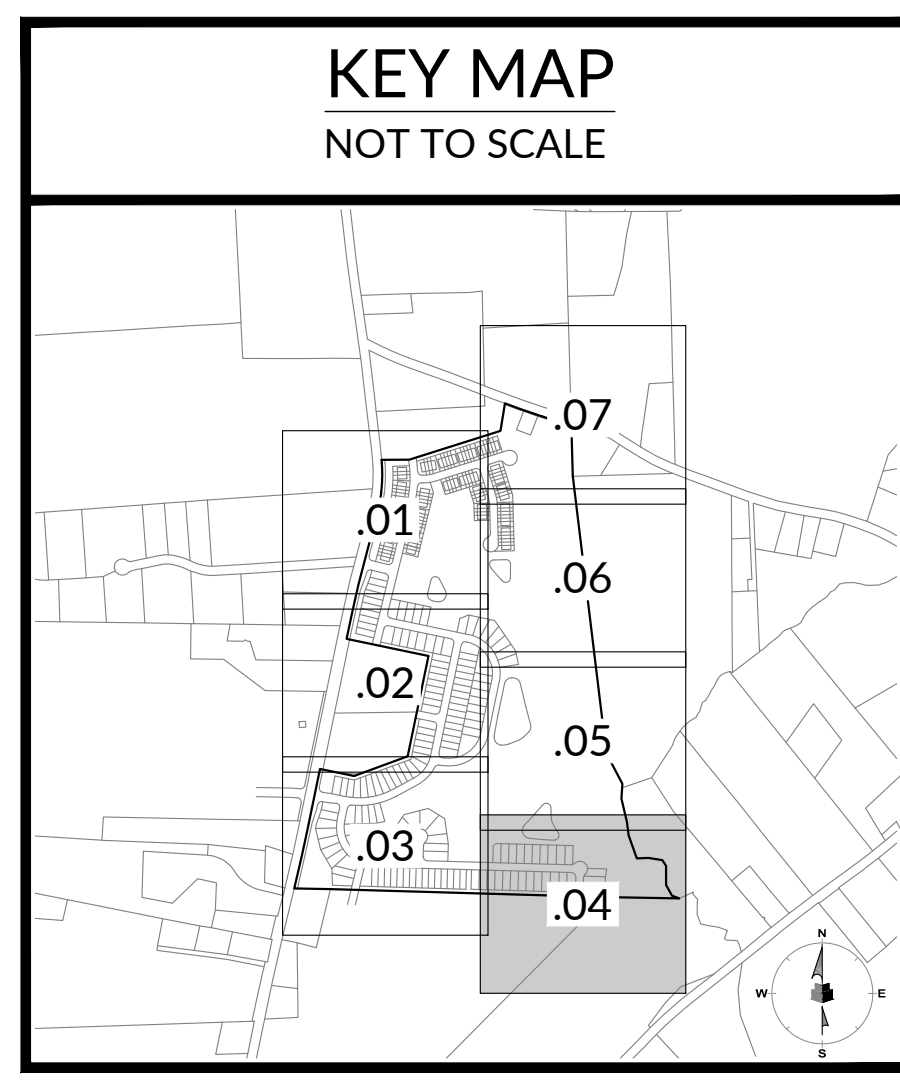


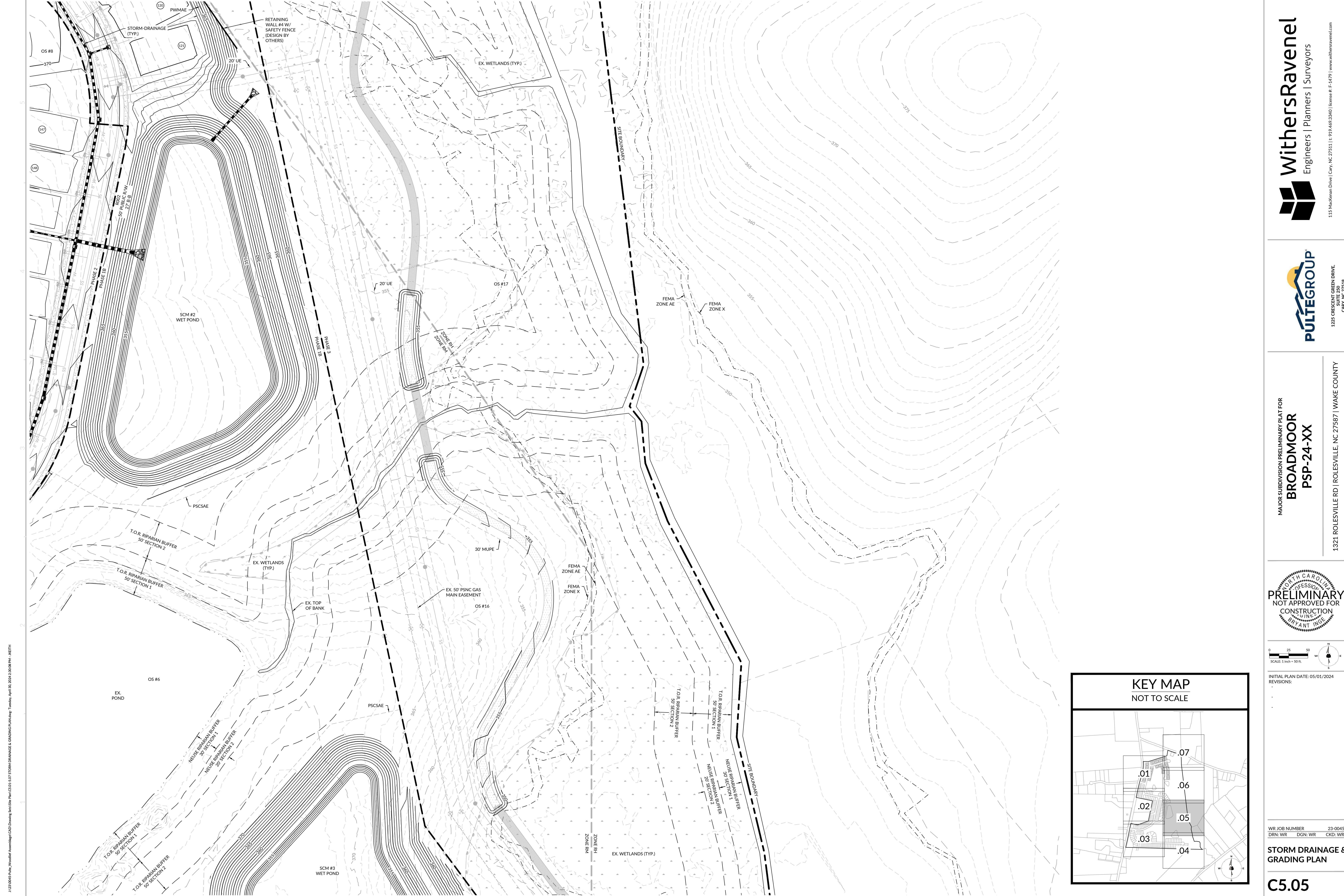
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 REVISIONS:

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

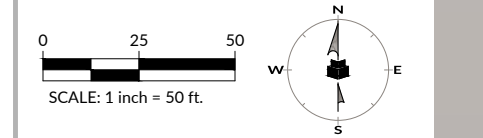
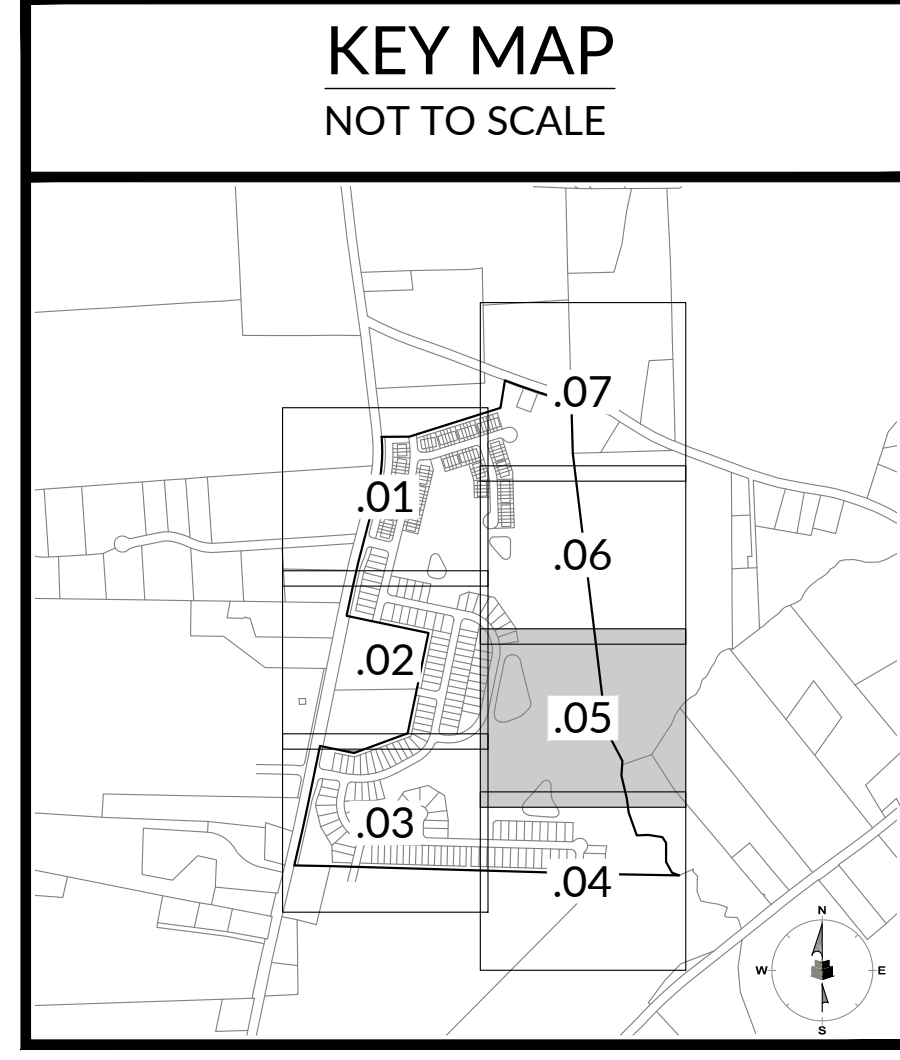
**STORM DRAINAGE &
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C5.04





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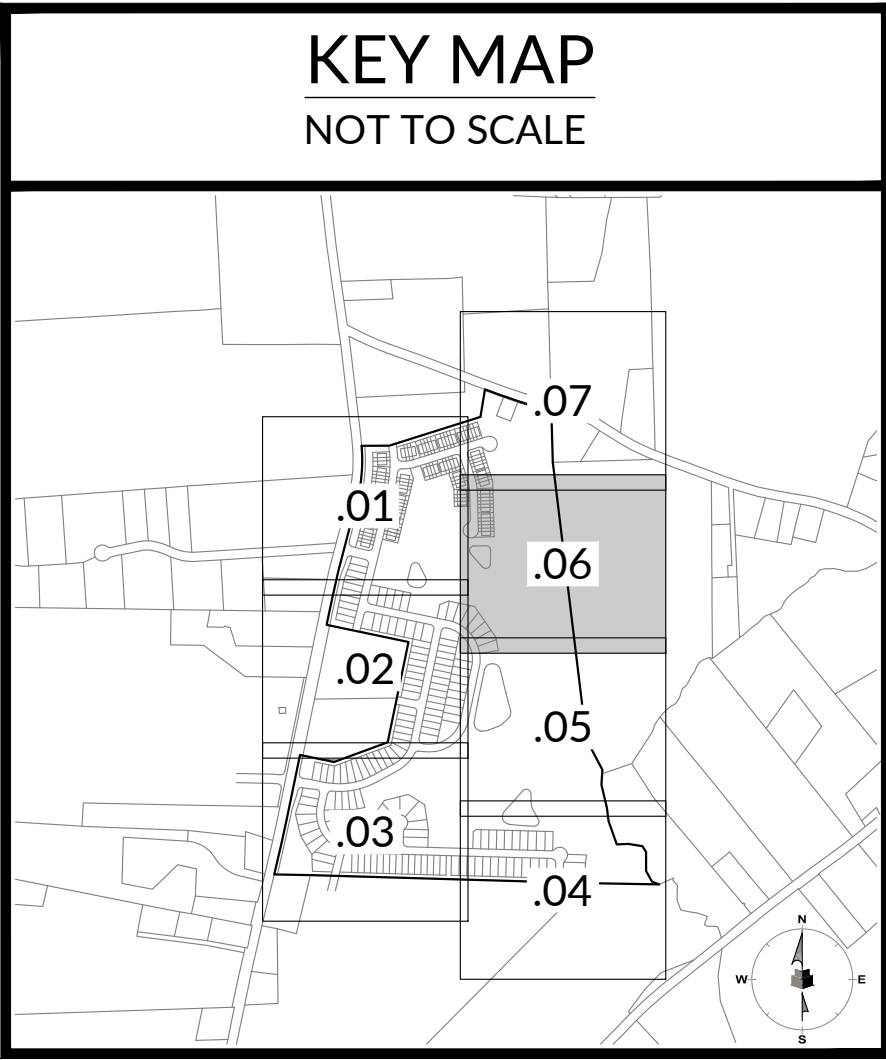
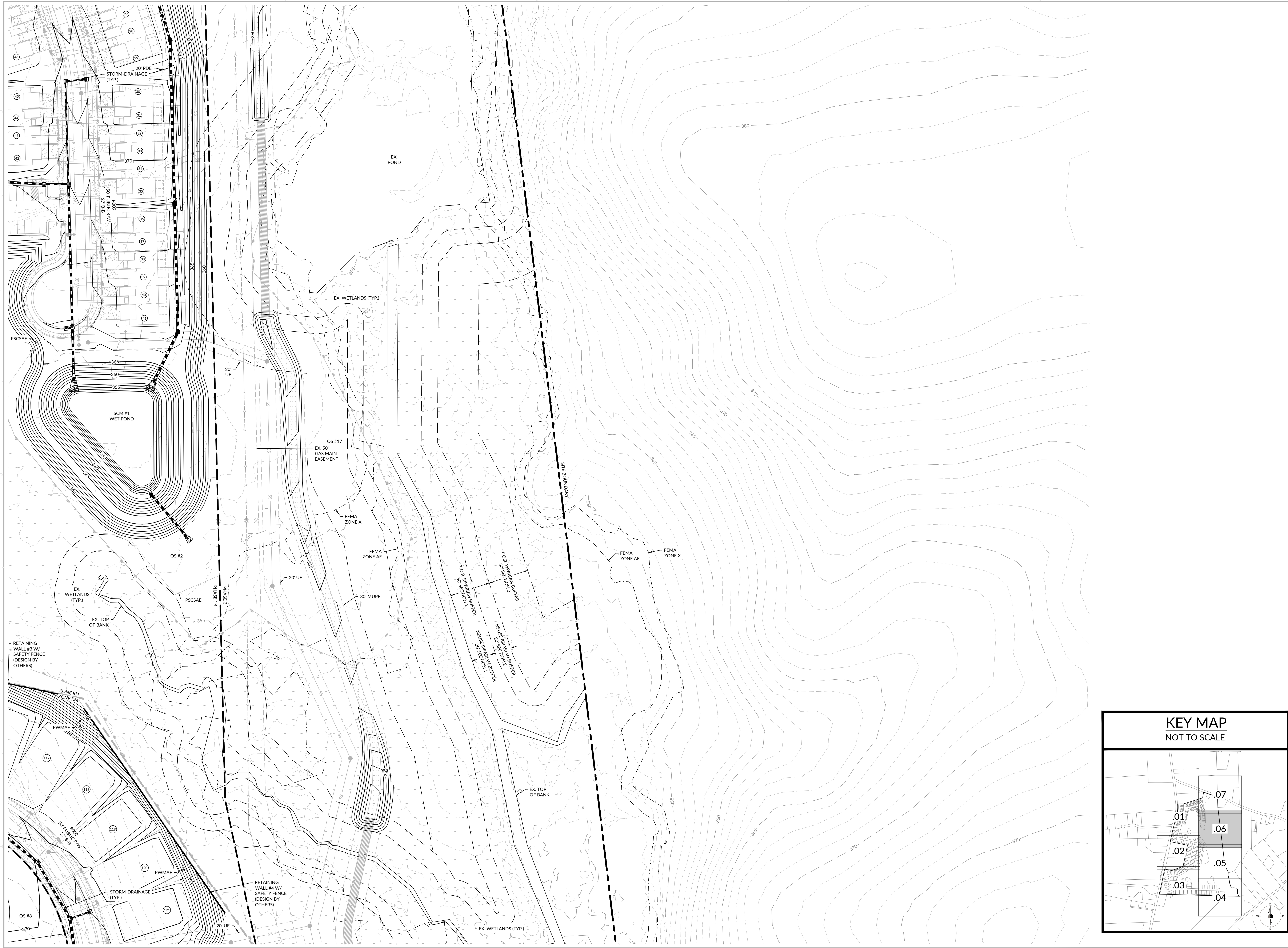


INITIAL PLAN DATE: 05/01/2024
 REVISIONS:

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

STORM DRAINAGE & GRADING PLAN

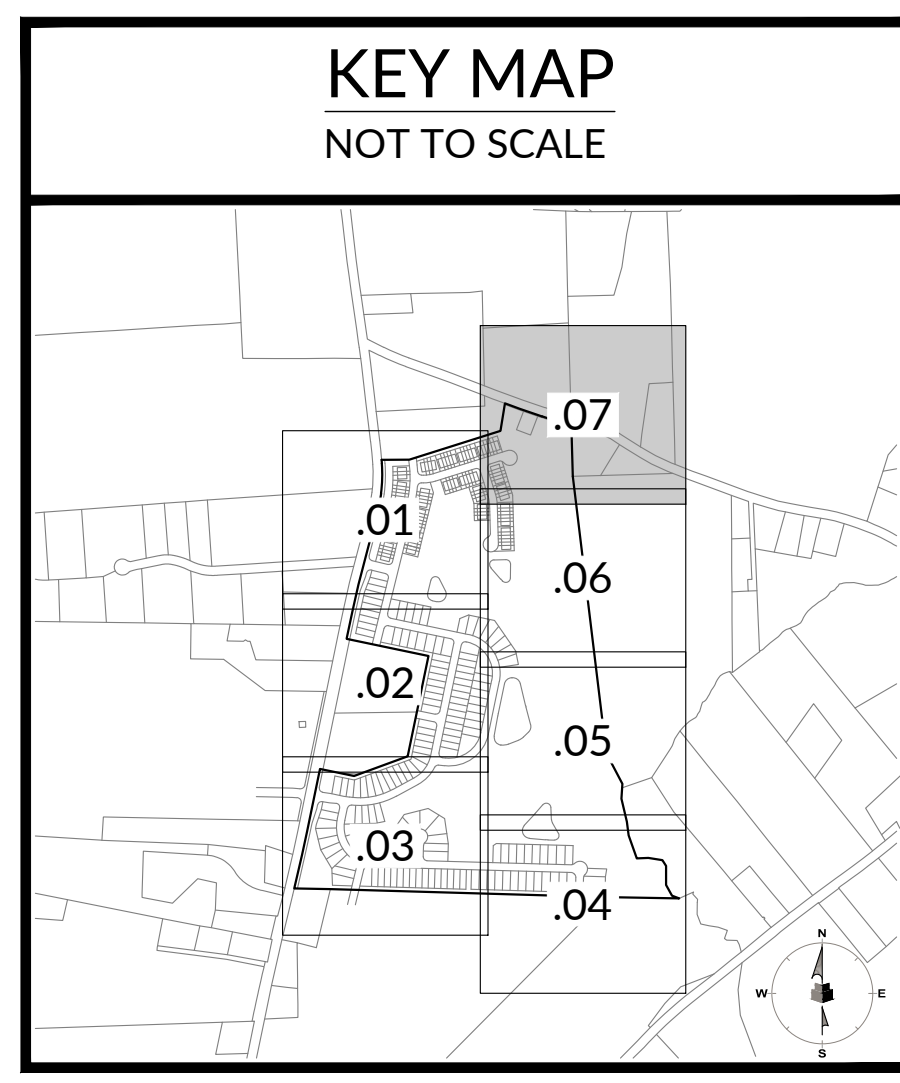
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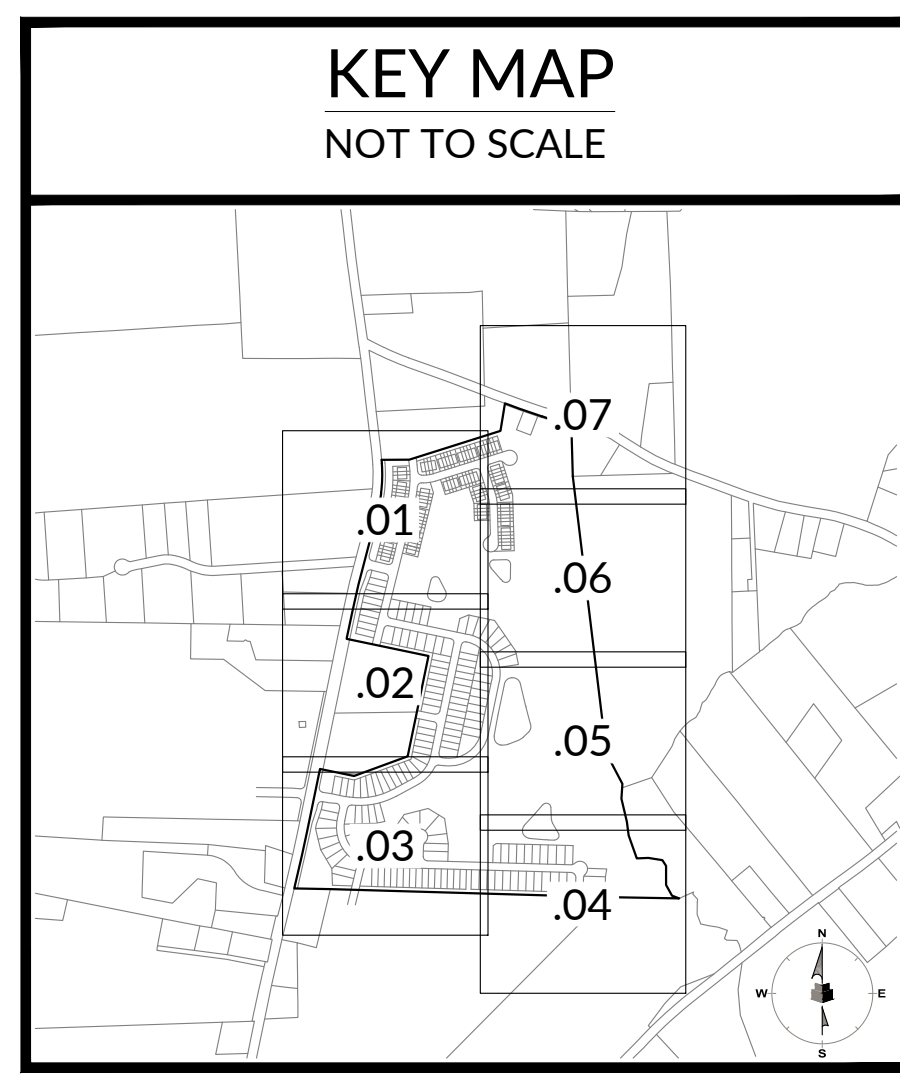
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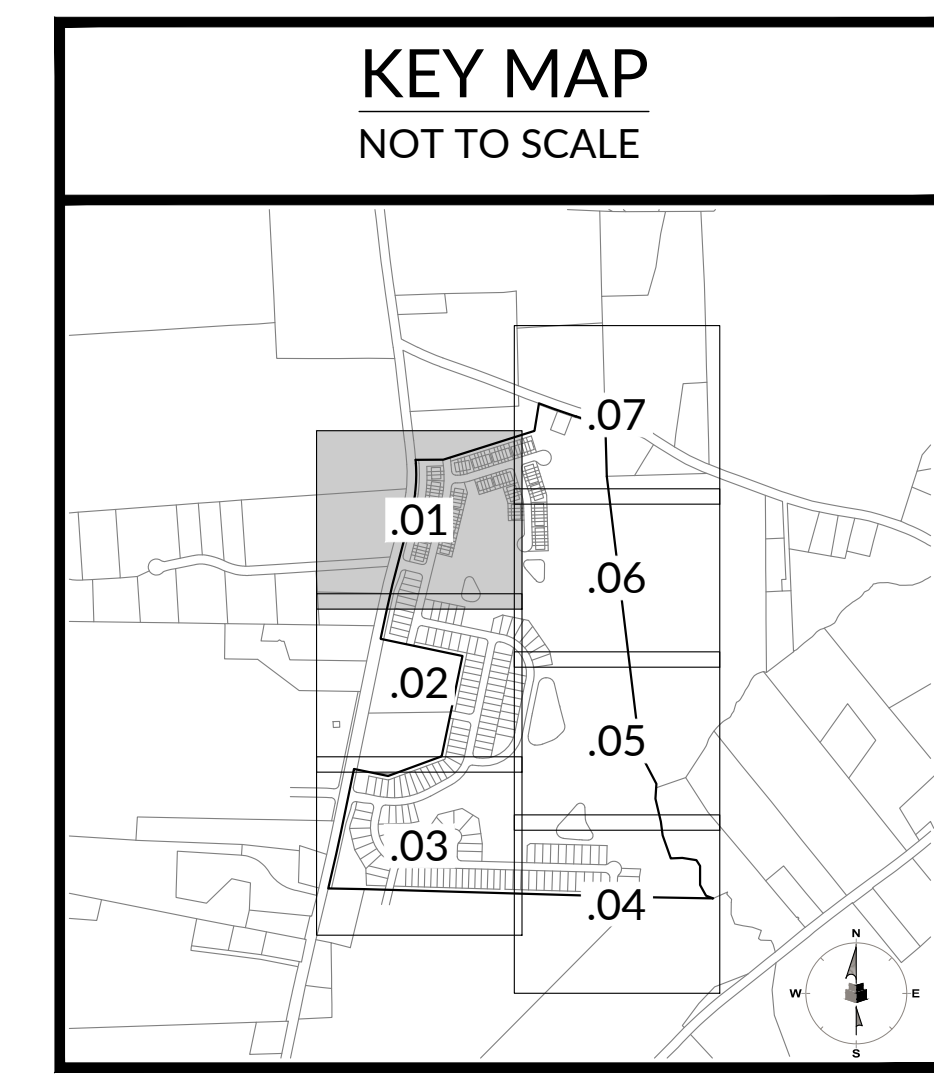


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PLANT LEGEND

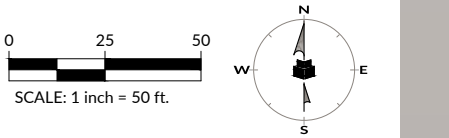
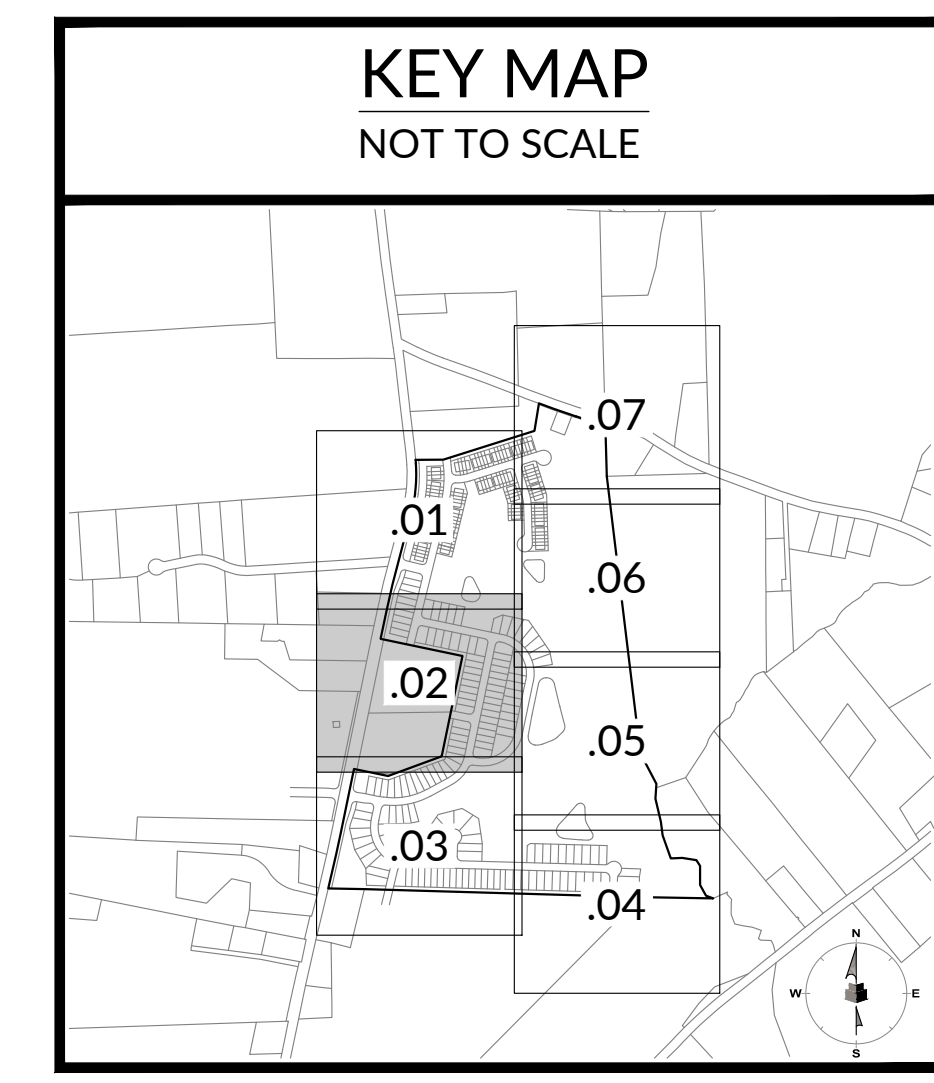
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TREES		
(Symbol)	ACE RBR	ACER RUBRUM
(Symbol)	NYS SYL	NYSSA SYLVATICA
(Symbol)	PIS CHI	PISTACIA CHINENSIS
(Symbol)	PLA OCC	PLATANUS OCCIDENTALIS
(Symbol)	QUE PHE	QUERCUS PHELLOS
(Symbol)	TAX DIS	TAXODIUM DISTICHUM
(Symbol)	ULM AME	ULMUS AMERICANA
SHRUBS		
(Symbol)	ABE GRA	ABELIA X GRANDIFLORA
(Symbol)	ILE SHA	ILEX GLABRA 'SHAMROCK'
(Symbol)	ILE VOM	ILEX VOMITORIA
(Symbol)	ITE VIR	ITEA VIRGINICA
(Symbol)	TYPE 2 PERIMETER BUFFER	
(Symbol)	TYPE 3 PERIMETER BUFFER	
(Symbol)	POLLINATOR GARDEN AREA	





PLANT LEGEND

SYMBOL	CODE	BOTANICAL NAME
TREES		
	ACE RBR	ACER RUBRUM
	NYS SYL	NYSSA SYLVATICA
	PIS CHI	PISTACIA CHINENSIS
	PLA OCC	PLATANUS OCCIDENTALIS
	QUE PHE	QUERCUS PHELLOS
	TAX DIS	TAXODIUM DISTICHUM
	ULM AME	ULMUS AMERICANA
SHRUBS		
	ABE GRA	ABELIA X GRANDIFLORA
	ILE SHA	ILEX GLABRA 'SHAMROCK'
	ILE VOM	ILEX VOMITORIA
	ITE VIR	ITEA VIRGINICA
	TYPE 2 PERIMETER BUFFER	
	TYPE 3 PERIMETER BUFFER	
	POLLINATOR GARDEN AREA	



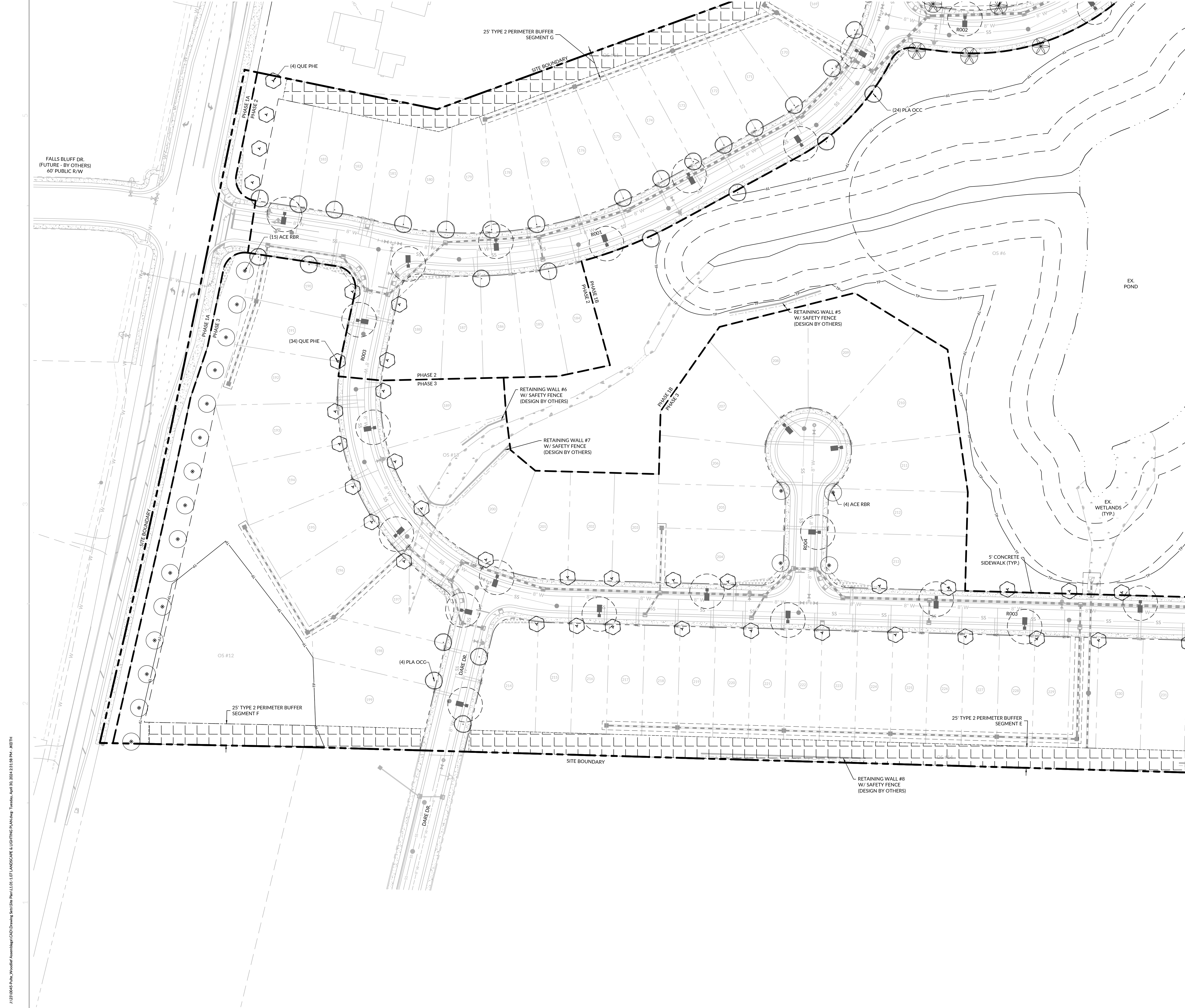
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REVISIONS:

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

LANDSCAPE PLAN

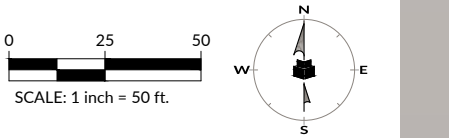
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PLANT LEGEND

SYMBOL	CODE	BOTANICAL NAME
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	NYS SYL	NYSSA SYLVATICA
	PIS CHI	PISTACIA CHINENSIS
	PLA OCC	PLATANUS OCCIDENTALIS
	QUE PHE	QUERCUS PHELLOS
	TAX DIS	TAXODIUM DISTICHUM
	ULM AME	ULMUS AMERICANA
SHRUBS		
	ABE GRA	ABELIA X GRANDIFLORA
	ILE SHA	ILEX GLABRA 'SHAMROCK'
	ILE VOM	ILEX VOMITORIA
	ITE VIR	ITEA VIRGINICA
	TYPE 2 PERIMETER BUFFER	
	TYPE 3 PERIMETER BUFFER	
	POLLINATOR GARDEN AREA	

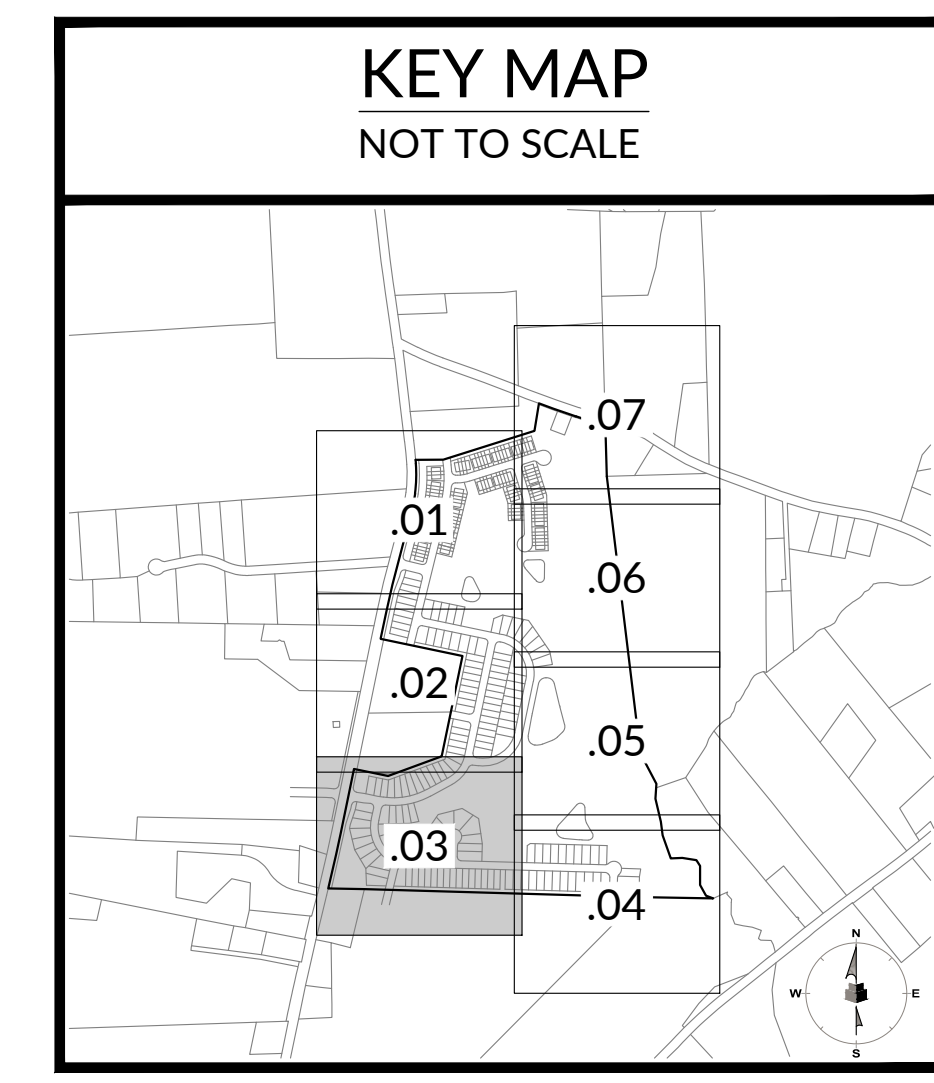


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REVISIONS:

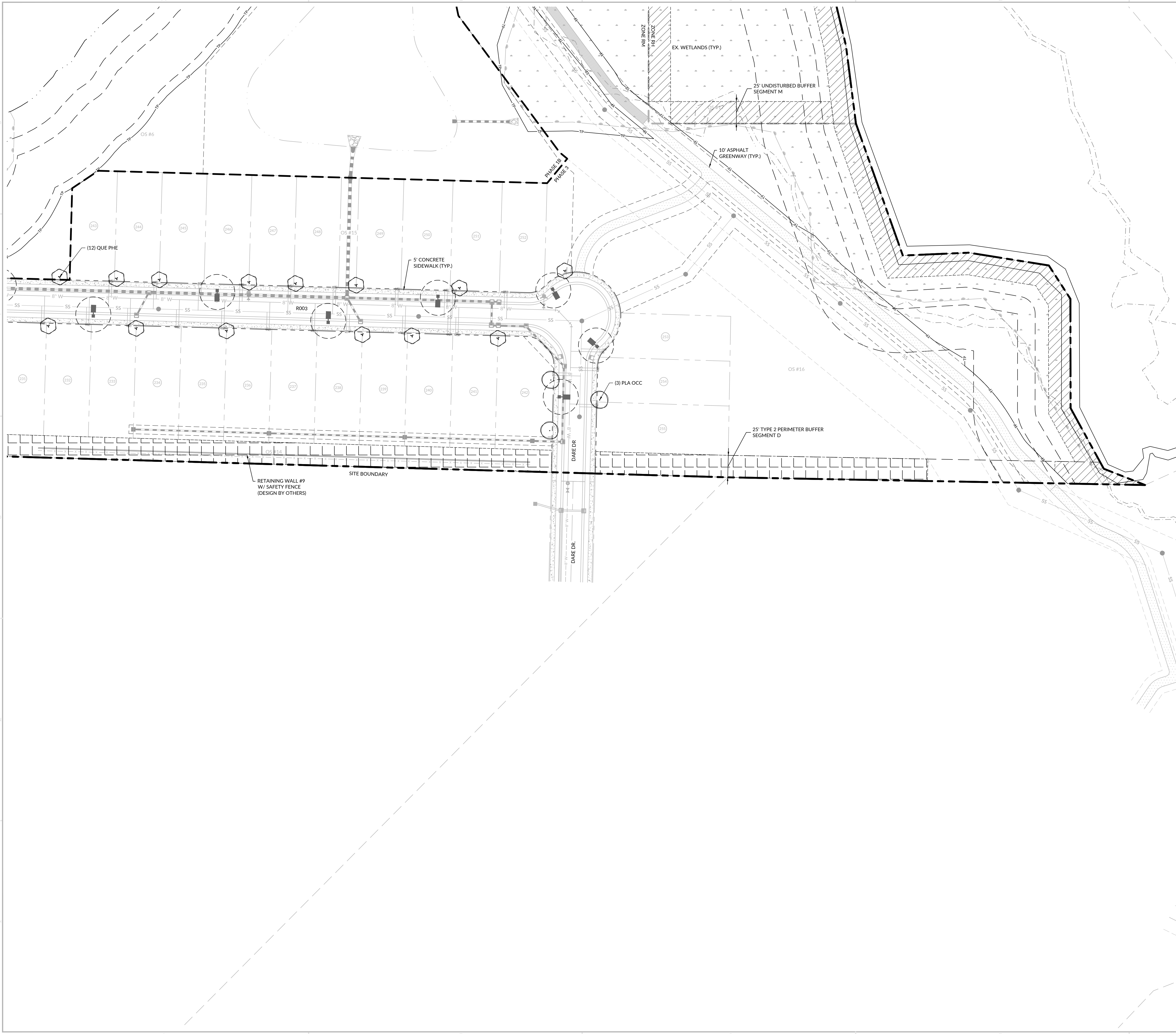
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LANDSCAPE PLAN

L1.03

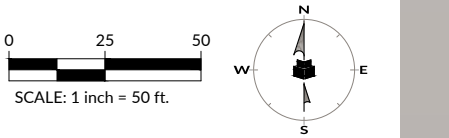
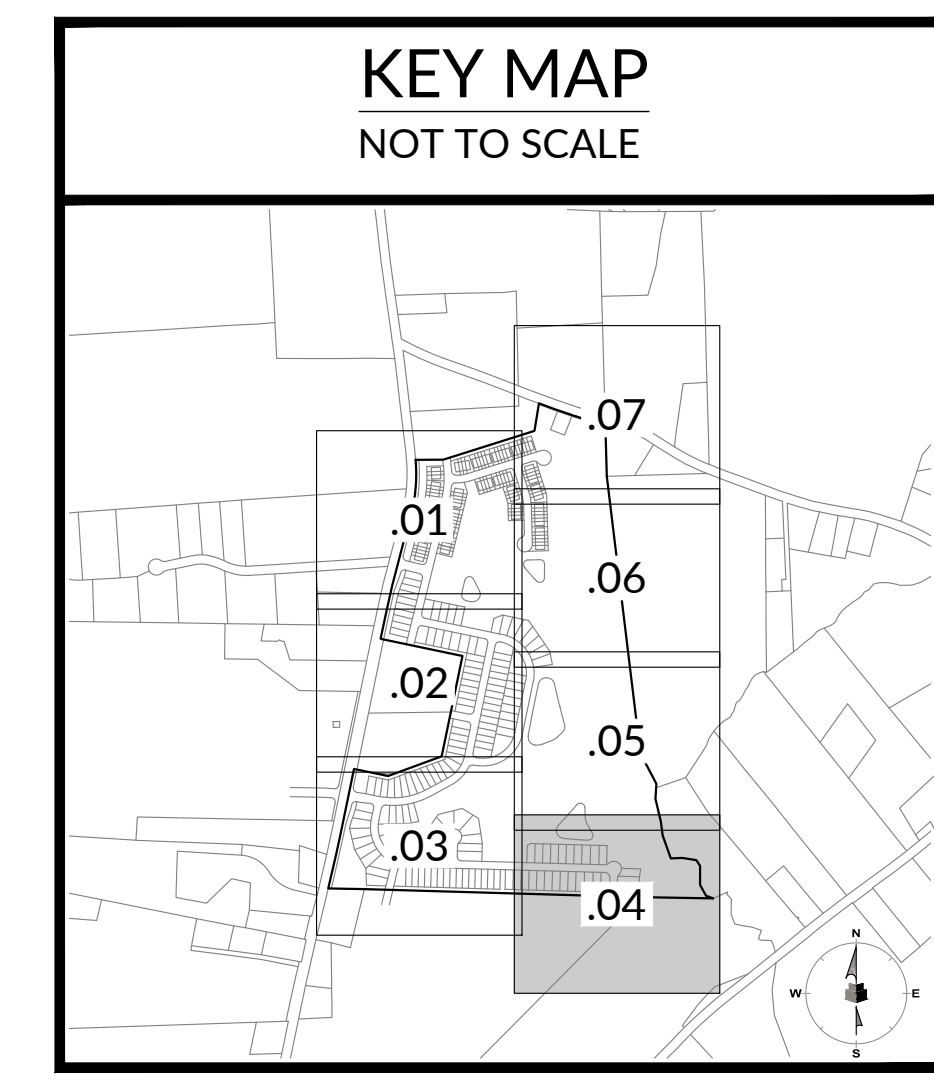


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PLANT LEGEND

SYMBOL	CODE	BOTANICAL NAME
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	NYS SYL	NYSSA SYLVATICA
	PIS CHI	PISTACIA CHINENSIS
	PLA OCC	PLATANUS OCCIDENTALIS
	QUE PHE	QUERCUS PHELLOS
	TAX DIS	TAXODIUM DISTICHUM
	ULM AME	ULMUS AMERICANA
SHRUBS		
	ABE GRA	ABELIA X GRANDIFLORA
	ILE SHA	ILEX GLABRA 'SHAMROCK'
	ILE VOM	ILEX VOMITORIA
	ITE VIR	ITEA VIRGINICA
	TYPE 2 PERIMETER BUFFER	
	TYPE 3 PERIMETER BUFFER	
	POLLINATOR GARDEN AREA	



INITIAL PLAN DATE: 05/01/2024
REVISIONS:

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

LANDSCAPE PLAN

L1.04

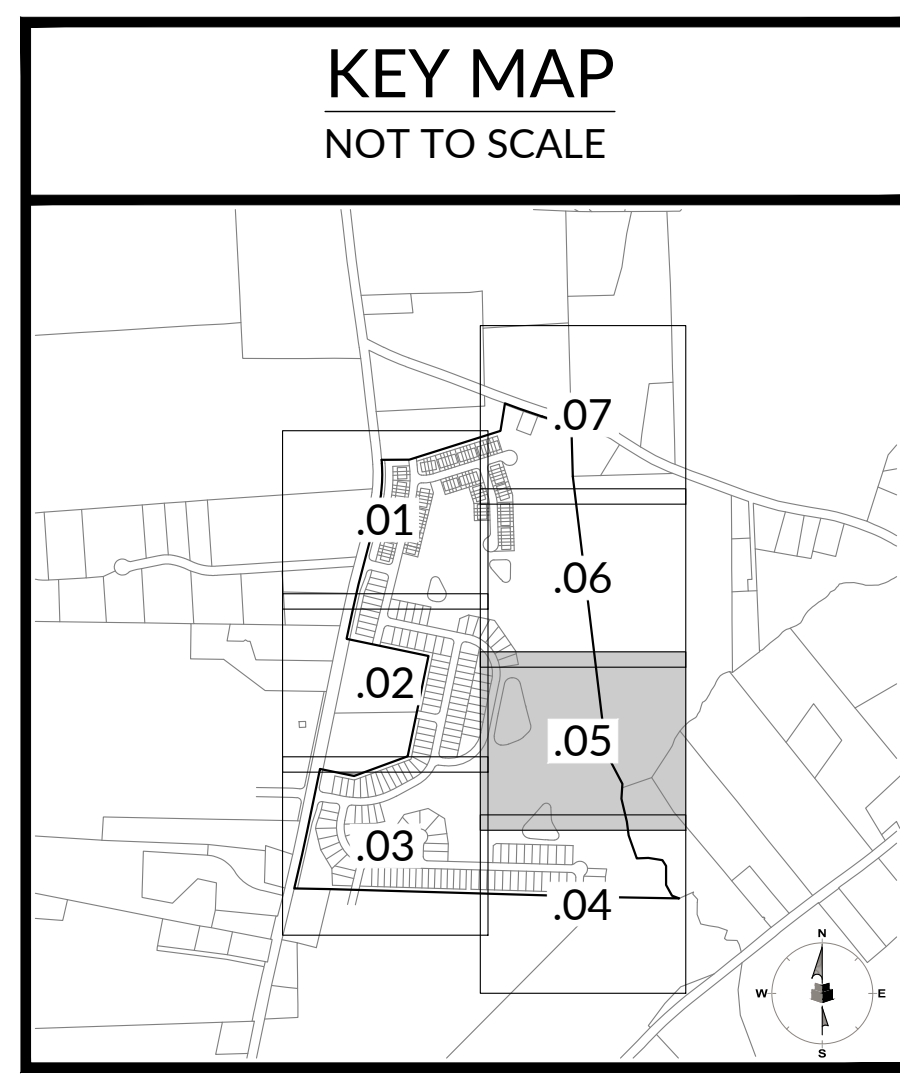
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PLANT LEGEND

SYMBOL	CODE	BOTANICAL NAME
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	PIS CHI	PISTACIA CHINENSIS
	PLA OCC	PLATANUS OCCIDENTALIS
	QUE PHE	QUERCUS PHELLOS
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	ABE GRA	ABELIA X GRANDIFLORA
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	ITE VIR	ITEA VIRGINICA
	TYPE 2 PERIMETER BUFFER	
	TYPE 3 PERIMETER BUFFER	
	POLLINATOR GARDEN AREA	



WithersRavenel
Engineers | Planners | Surveyors

115 MacKean Drive | Cary, NC 27511 | (919) 469-3540 | license # F-1479 | www.withersravenel.com

PULTEGROUP

1225 CRESCENT GREEN DRIVE, SUITE 200
CARY, NC 27518

MAJOR SUBDIVISION PRELIMINARY PLAT FOR
BROADMOOR
PSP-24-XX

1321 ROLESVILLE RD | ROLESVILLE, NC 27587 | WAKE COUNTY

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
WEL B. WHITFIELD

0 25 50
SCALE: 1 inch = 50 ft.

INITIAL PLAN DATE: 05/01/2024
REVISIONS:

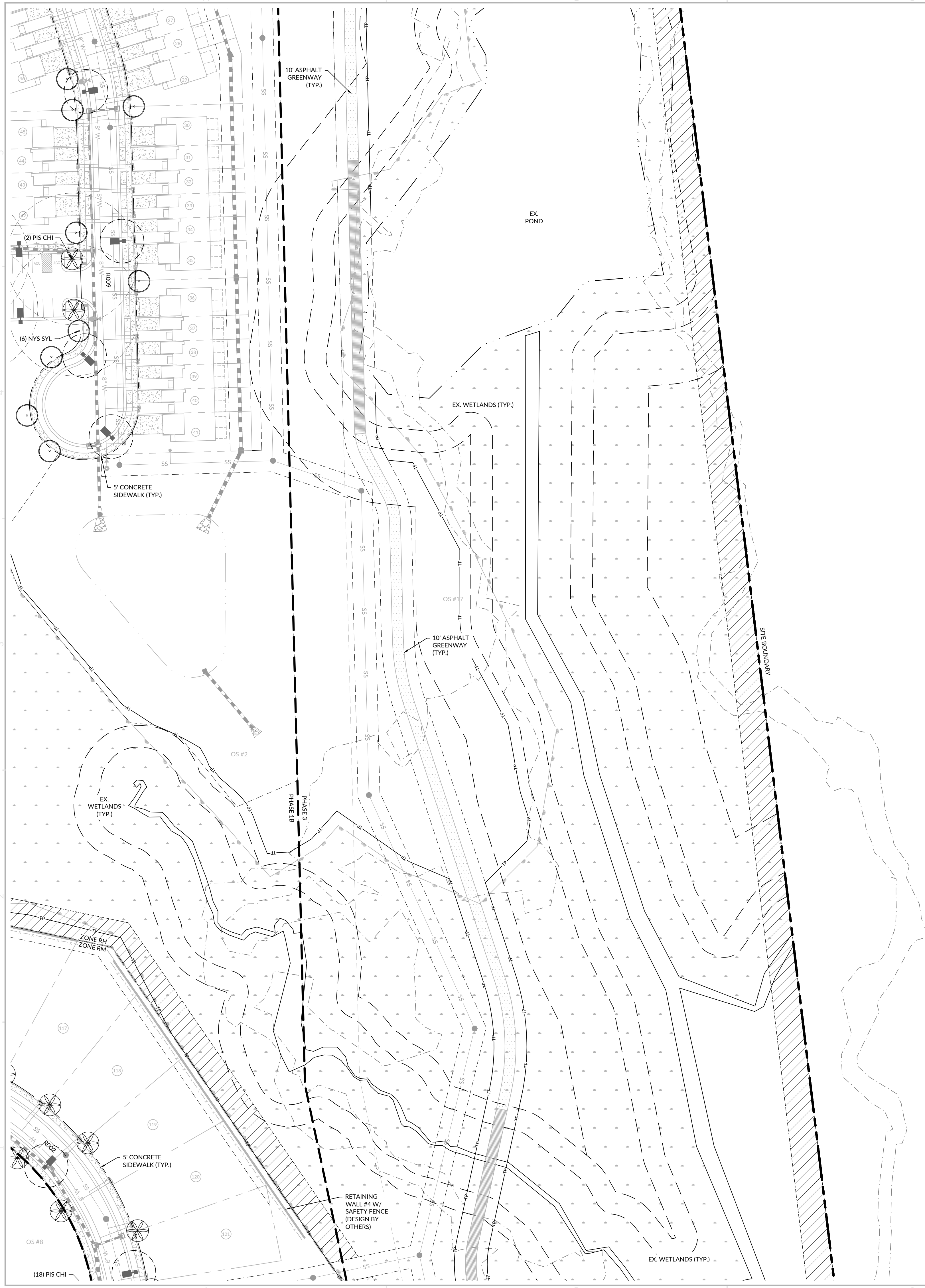
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LANDSCAPE PLAN

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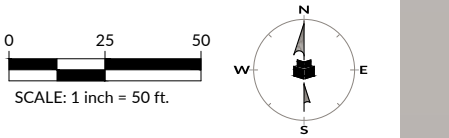
EST. 1983

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PLANT LEGEND

SYMBOL	CODE	BOTANICAL NAME
TREES		
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	NYS SYL	NYSSA SYLVATICA
	PIS CHI	PISTACIA CHINENSIS
	PLA OCC	PLATANUS OCCIDENTALIS
	QUE PHE	QUERCUS PHELLOS
	TAX DIS	TAXODIUM DISTICHUM
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SHRUBS		
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	ITE VIR	ITEA VIRGINICA
	TYPE 2 PERIMETER BUFFER	
	TYPE 3 PERIMETER BUFFER	
	POLLINATOR GARDEN AREA	

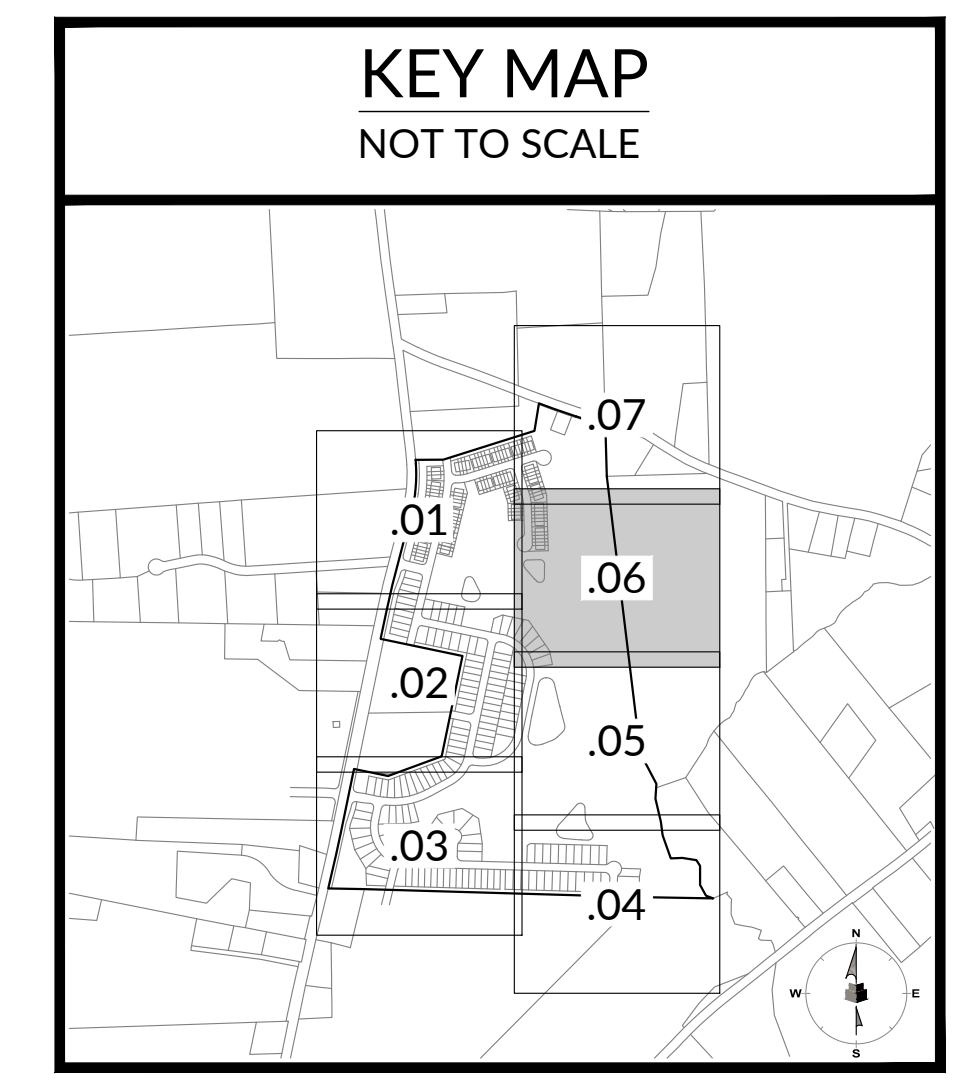


INITIAL PLAN DATE: 05/01/2024
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WR JOB NUMBER 23-0045
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LANDSCAPE PLAN

L1.06

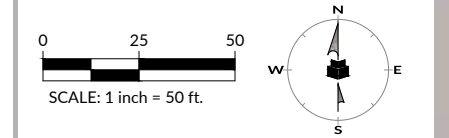


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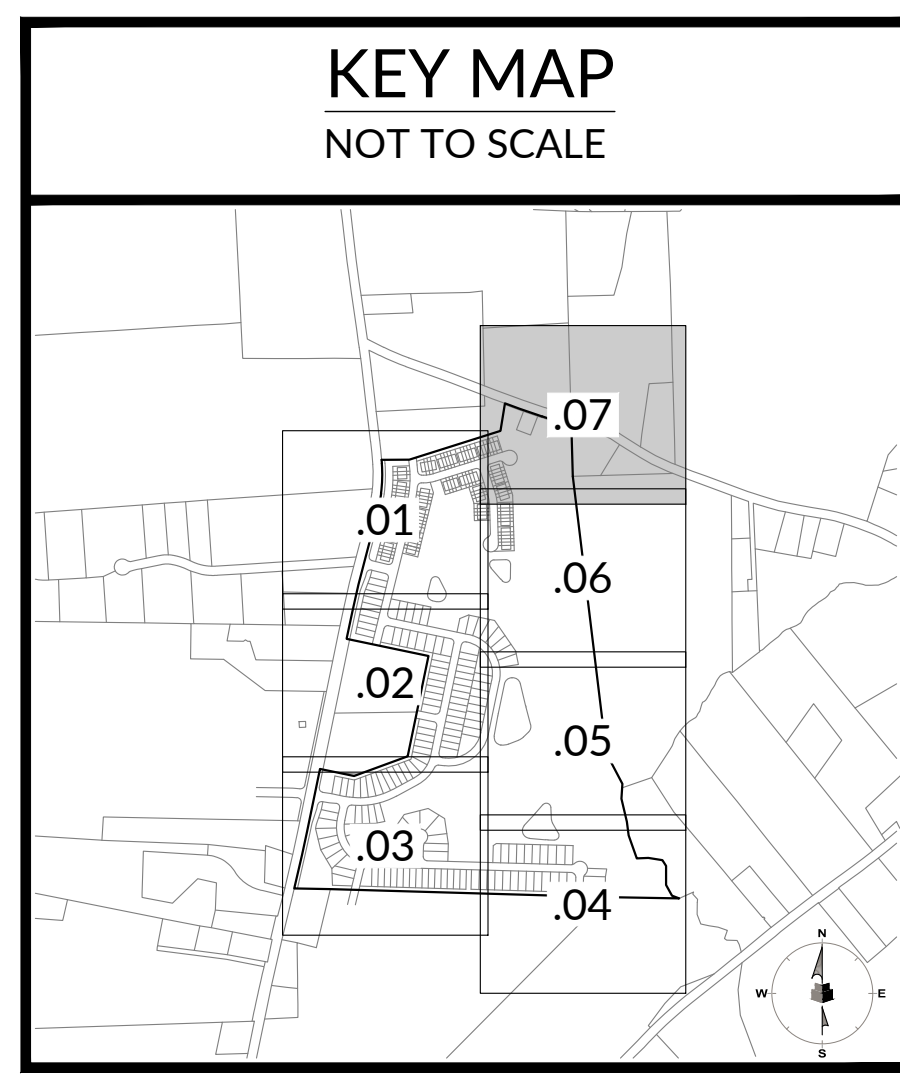


PLANT LEGEND

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	PLA OCC	PLATANUS OCCIDENTALIS
	QUE PHE	QUERCUS PHELLOS
	TAX DIS	TAXODIUM DISTICHUM
	ULM AME	ULMUS AMERICANA
SHRUBS		
	ABE GRA	ABELIA X GRANDIFLORA
	ILE SHA	ILEX GLABRA 'SHAMROCK'
	ILE VOM	ILEX VOMITORIA
	ITE VIR	ITEA VIRGINICA
		TYPE 2 PERIMETER BUFFER
		TYPE 3 PERIMETER BUFFER
		POLLINATOR GARDEN AREA



INITIAL PLAN DATE: 05/01/2024
REVISIONS:



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

LANDSCAPE PLAN

L1.07

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LANDSCAPE CALCULATIONS:

PERIMETER BUFFERS

BUFFER TYPE 2 - 25' WIDE
 REQUIREMENTS: 3 CANOPY TREES PER 100 LF
 1 UNDERSTORY TREE PER 100 LF
 50 SHRUBS PER 100 LF
 6' FENCE OR 10 ADDITIONAL SHRUBS PER UDO TABLE 6.2.2.1

BUFFER TYPE 3 - 25' WIDE
 REQUIREMENTS: 4 CANOPY TREES PER 100 LF
 2 UNDERSTORY TREE PER 100 LF
 60 SHRUBS PER 100 LF
 6' HT WALL OR 10 ADDITIONAL SHRUBS PER UDO TABLE 6.2.2.1

SEGMENT 'A' 105 LF
 REQUIRED: 25' WIDE
 4 CANOPY TREES
 2 UNDERSTORY TREES
 60 SHRUBS
 6' HT WALL

PROVIDED: 4 CANOPY TREES
 2 UNDERSTORY TREES
 60 SHRUBS
 6' HT WALL

SEGMENT 'B' 735 LF
 REQUIRED: 4 CANOPY TREES PER 100 LF
 2 UNDERSTORY TREE PER 100 LF
 60 SHRUBS PER 100 LF
 6' HT WALL

PROVIDED: 28 CANOPY TREES PER 100 LF
 14 UNDERSTORY TREE PER 100 LF
 420 SHRUBS PER 100 LF
 6' HT WALL

SEGMENT 'C' 3316 LF
 REQUIRED: 4 CANOPY TREES PER 100 LF
 2 UNDERSTORY TREE PER 100 LF
 60 SHRUBS PER 100 LF
 6' HT WALL

PROVIDED: EXISTING VEGETATION TO REMAIN; TO BE SUPPLEMENTED AS NECESSARY TO ACHIEVE BUFFER STANDARDS

SEGMENT 'D' 378 LF
 REQUIRED: 3 CANOPY TREES PER 100 LF
 1 UNDERSTORY TREE PER 100 LF
 50 SHRUBS PER 100 LF
 6' FENCE

PROVIDED: 12 CANOPY TREES PER 100 LF
 4 UNDERSTORY TREE PER 100 LF
 200 SHRUBS PER 100 LF
 6' FENCE

SEGMENT 'E' 1405 LF
 REQUIRED: 3 CANOPY TREES PER 100 LF
 1 UNDERSTORY TREE PER 100 LF
 50 SHRUBS PER 100 LF
 6' FENCE

PROVIDED: 42 CANOPY TREES PER 100 LF
 14 UNDERSTORY TREE PER 100 LF
 700 SHRUBS PER 100 LF
 6' FENCE

SEGMENT 'F' 314 LF
 REQUIRED: 3 CANOPY TREES PER 100 LF
 1 UNDERSTORY TREE PER 100 LF
 50 SHRUBS PER 100 LF
 6' FENCE

PROVIDED: 9 CANOPY TREES PER 100 LF
 3 UNDERSTORY TREE PER 100 LF
 150 SHRUBS PER 100 LF
 6' FENCE

SEGMENT 'G' 824 LF
 REQUIRED: 3 CANOPY TREES PER 100 LF
 1 UNDERSTORY TREE PER 100 LF
 50 SHRUBS PER 100 LF
 6' FENCE

PROVIDED: 24 CANOPY TREES PER 100 LF
 8 UNDERSTORY TREE PER 100 LF
 400 SHRUBS PER 100 LF
 6' FENCE

SEGMENT 'H' 881 LF
 REQUIRED: 25' WIDE
 3 CANOPY TREES
 1 UNDERSTORY TREES
 50 SHRUBS
 6' FENCE

PROVIDED: 27 CANOPY TREES
 9 UNDERSTORY TREES
 450 SHRUBS
 6' FENCE

SEGMENT 'I' 290 LF
 REQUIRED: 25' WIDE
 4 CANOPY TREES
 2 UNDERSTORY TREES
 60 SHRUBS
 6' HT WALL

PROVIDED: 12 CANOPY TREES
 6 UNDERSTORY TREES
 120 SHRUBS
 6' HT WALL

SEGMENT 'J' 952 LF
 REQUIRED: 25' WIDE
 4 CANOPY TREES
 2 UNDERSTORY TREES
 60 SHRUBS
 6' HT WALL

PROVIDED: EXISTING VEGETATION TO REMAIN; TO BE SUPPLEMENTED AS NECESSARY TO ACHIEVE BUFFER STANDARDS

SEGMENT 'K' 293 LF
 REQUIRED: 25' WIDE
 4 CANOPY TREES
 2 UNDERSTORY TREES
 60 SHRUBS
 6' HT WALL

PROVIDED: EXISTING VEGETATION TO REMAIN; TO BE SUPPLEMENTED AS NECESSARY TO ACHIEVE BUFFER STANDARDS

SEGMENT 'L' 864 LF
 REQUIRED: 25' WIDE
 4 CANOPY TREES
 2 UNDERSTORY TREES
 60 SHRUBS
 6' HT WALL

PROVIDED: EXISTING VEGETATION TO REMAIN; TO BE SUPPLEMENTED AS NECESSARY TO ACHIEVE BUFFER STANDARDS

SEGMENT 'M' 182 LF
 REQUIRED: 25' WIDE
 4 CANOPY TREES
 2 UNDERSTORY TREES
 60 SHRUBS
 6' HT WALL

PROVIDED: EXISTING VEGETATION TO REMAIN; TO BE SUPPLEMENTED AS NECESSARY TO ACHIEVE BUFFER STANDARDS

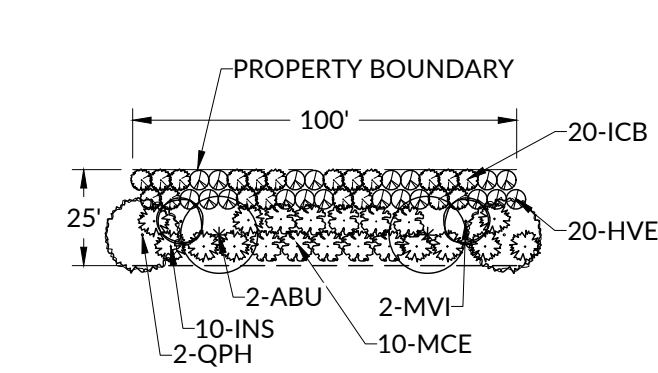
BUFFER PLANT SYMBOL KEY:

CANOPY TREES:

- QPH - QUERCUS PHELLOS
- ABU - ACER BUERGERIANUM

UNDERSTORY TREES:

- MVI - MAGNOLIA VIRGINICA
- ICB - ILEX CORNUTA 'BURFORDII NANA'
- HVE - HAMAMELIS VERNALIS
- INS - ILEX 'NELLIE R. STEVENS'
- MCE - MYCERA CERIFERA

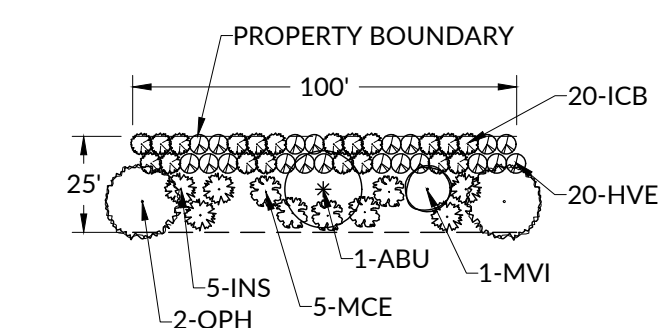


25' PERIMETER BUFFER TYPE 3 - TYPICAL 100' SECTION
 THIS DETAIL IS TO BE USED IF SUPPLEMENTAL PLANTING IS REQUIRED IN BUFFER

PLANTING REQUIREMENTS:
 4 CANOPY TREES PER 100 LF
 2 UNDERSTORY TREE PER 100 LF
 60 SHRUBS PER 100 LF
 6' HT WALL OR 10 ADDITIONAL SHRUBS PER 100 LF PER UDO TABLE 6.2.2.1

*NO SINGLE SPECIES SHALL COMPRISE MORE THAN 50% OF PLANT TYPE IN BUFFERS

NOTE: TYPICAL BUFFER DETAIL IS INTENDED FOR WHERE SUPPLEMENTAL PLANTING IS REQUIRED IN LIEU OF EXISTING VEGETATION. IN AREAS OF EXISTING MATURE VEGETATION THAT EXISTING PLANT MATERIAL SHALL BE USED TO FULLY MEET THE BUFFER REQUIREMENTS.



25' PERIMETER BUFFER TYPE 2 - TYPICAL 100' SECTION
 THIS DETAIL IS TO BE USED IF SUPPLEMENTAL PLANTING IS REQUIRED IN BUFFER

PLANTING REQUIREMENTS:
 3 CANOPY TREES PER 100 LF
 1 UNDERSTORY TREE PER 100 LF
 50 SHRUBS PER 100 LF
 6' FENCE OR 10 ADDITIONAL SHRUBS PER 100 LF PER UDO TABLE 6.2.2.1

*NO SINGLE SPECIES SHALL COMPRISE MORE THAN 50% OF PLANT TYPE IN BUFFERS

NOTE: TYPICAL BUFFER DETAIL IS INTENDED FOR WHERE SUPPLEMENTAL PLANTING IS REQUIRED IN LIEU OF EXISTING VEGETATION. IN AREAS OF EXISTING MATURE VEGETATION THAT EXISTING PLANT MATERIAL SHALL BE USED TO FULLY MEET THE BUFFER REQUIREMENTS.

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 HARDCAPE 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 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" CLEAR ZONE AROUND TREES WITH A 3" LAYER OF MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND THE ROOT FLARE.
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 DEFLOLIATES 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 TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW-DEVICE HOTBOX, ETC.) SHALL BE SCREENED.

LANDSCAPE CALCULATIONS:

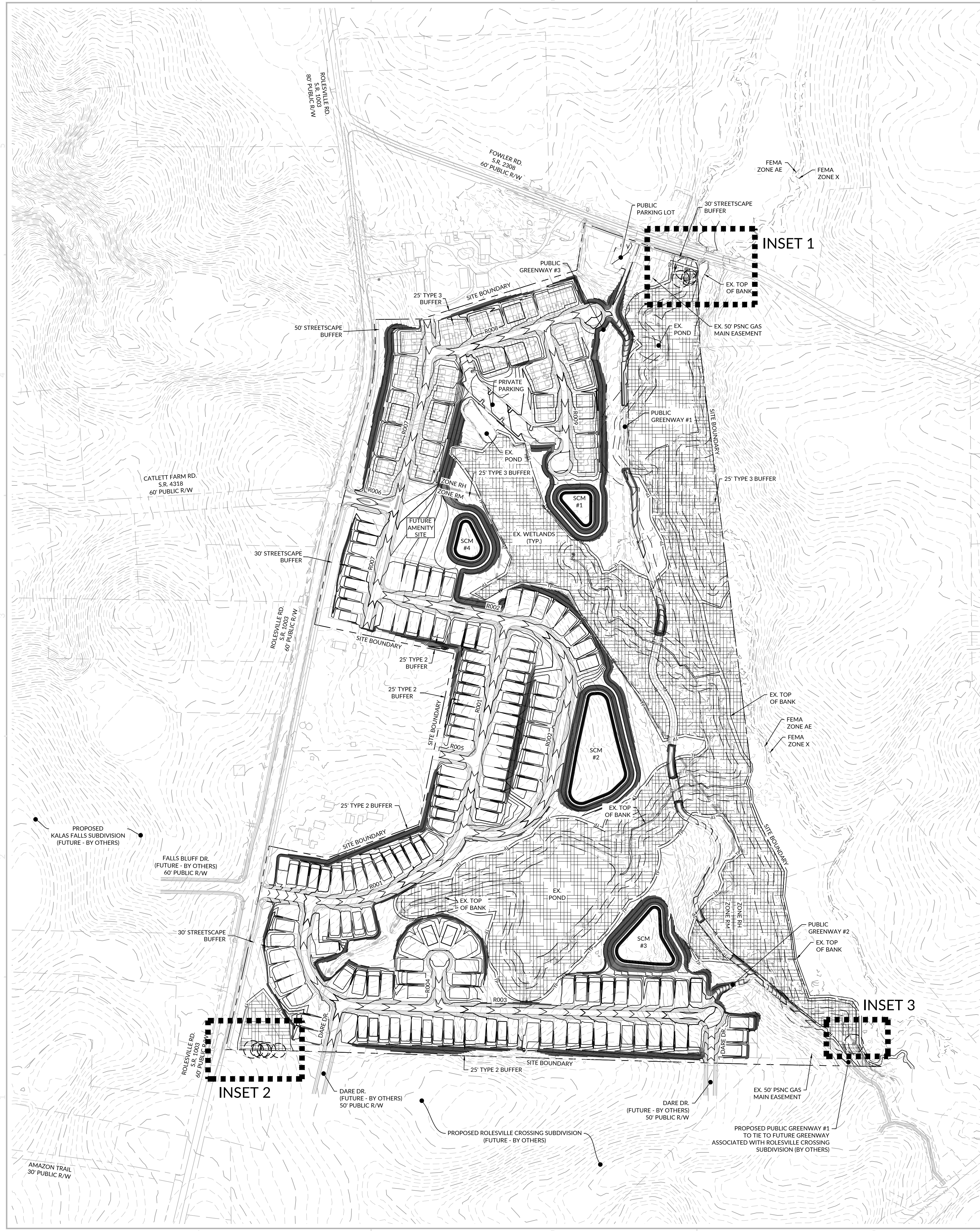
STREET TREES

REQUIREMENTS: SHADE TREES 40' OC OR UNDERSTORY TREES 20' OC

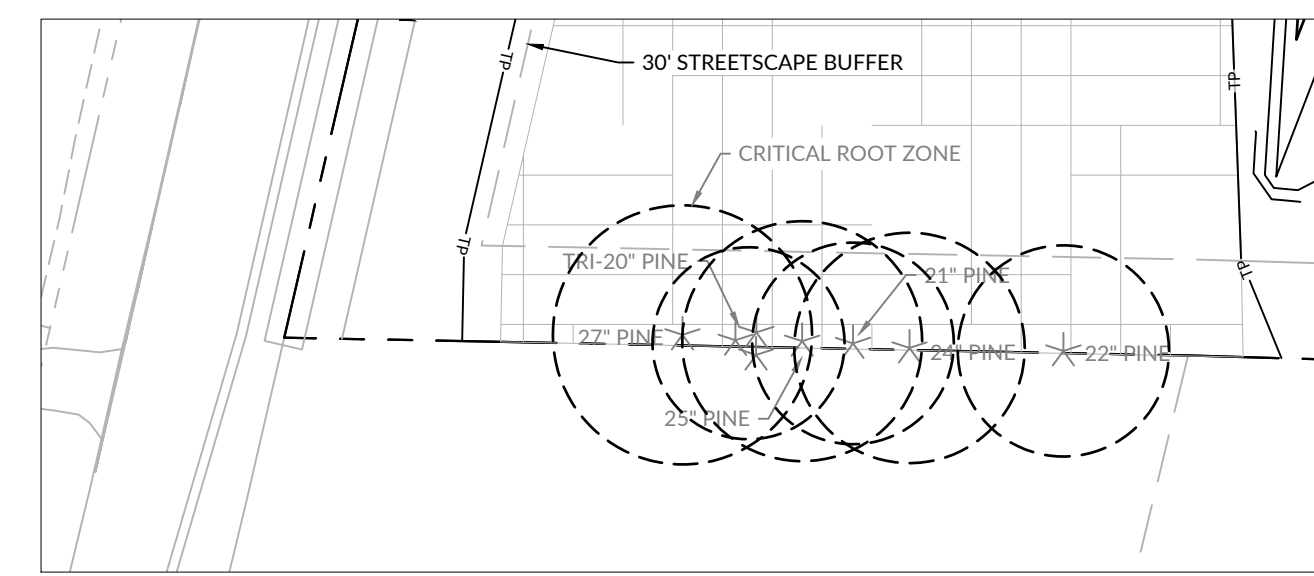
- DARE DR 252 LF
 REQUIRED: 6.3 SHADE TREES
 PROVIDED: 7 SHADE TREES
- R001 1672 LF
 REQUIRED: 41.8 SHADE TREES
 PROVIDED: 42 SHADE TREES
- R002 1675 LF
 REQUIRED: 41.8 SHADE TREES
 PROVIDED: 42 SHADE TREES
- R003 1826 LF
 REQUIRED: 45.7 SHADE TREES
 PROVIDED: 46 SHADE TREES
- R004 140 LF
 REQUIRED: 3.5 SHADE TREES
 PROVIDED: 4 SHADE TREES
- R005 178 LF
 REQUIRED: 4.45 SHADE TREES
 PROVIDED: 5 SHADE TREES
- R006 178 LF
 REQUIRED: 4.45 SHADE TREES
 PROVIDED: 5 SHADE TREES
- R007 1188 LF
 REQUIRED: 29.7 SHADE TREES
 PROVIDED: 30 SHADE TREES
- R008 440 LF
 REQUIRED: 16 SHADE TREES
 PROVIDED: 16 SHADE TREES
- R009 543 LF
 REQUIRED: 13.6 SHADE TREES
 PROVIDED: 14 SHADE TREES

PLANT SCHEDULE

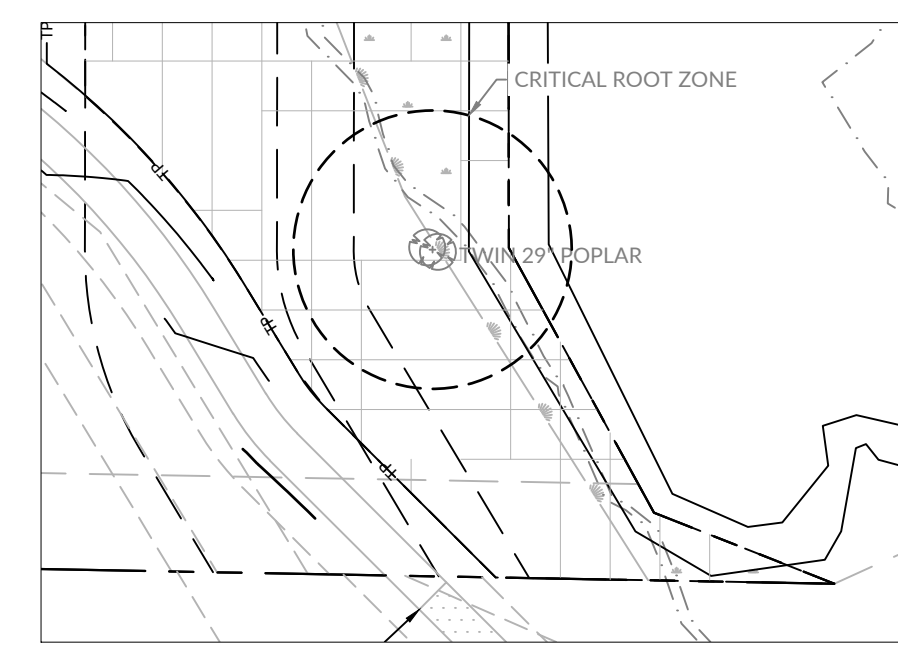
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
TREES						
	ACE RBR	ACER RUBRUM / RED MAPLE	3" CAL., 12' HT MIN	B&B	19	
	NYS SYL	NYSSA SYLVATICA / TUPELO	3" CAL., 12' HT MIN	B&B	36	
	PIS CHI	PISTACIA CHINENSIS / CHINESE PISTACHE	3" CAL., 12' HT MIN	B&B	55	
	PLA OCC	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	3" CAL., 12' HT MIN	B&B	49	
	QUE PHE	QUERCUS PHELLOS / WILLOW OAK	3" CAL., 12' HT MIN	B&B	71	
	TAX DIS	TAXODIUM DISTICHUM / BALD CYPRESS	3" CAL., 12' HT MIN	B&B	30	
	ULM AME	ULMUS AMERICANA / AMERICAN ELM	3" CAL., 12' HT MIN	B&B	21	
SHRUBS						
	ABE GRA	ABELIA X GRANDIFLORA / GLOSSY ABELIA	24" HT. MIN.		34	
	ILE SHA	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	24" HT. MIN.		19	
	ILE VOM	ILEX VOMITORIA / YAUPON HOLLY	24" HT. MIN.		17	
	ITE VIR	ITEA VIRGINICA / VIRGINIA SWEETSPIRE	24" HT. MIN.		40	



INSET 1



INSET 2



INSET 3

TCA LEGEND

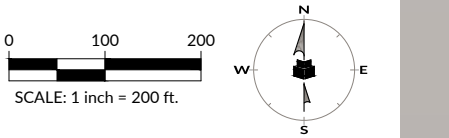
SYMBOL	DESCRIPTION
TP	TREE PROTECTION FENCE
[Hatched Box]	TREE PRESERVATION AREA
[Circle with Tree]	MAPLE TREE & SIZE
[Circle with Tree]	OAK TREE & SIZE
[Circle with Tree]	PERSIMMON TREE & SIZE
[Circle with Tree]	PINE TREE & SIZE
[Circle with Tree]	POPLAR TREE & SIZE
[Circle with Tree]	EXISTING TREE TO BE REMOVED
[Circle]	CRITICAL ROOT ZONE (CRZ)

NOTE: THE CRZ SHALL REMAIN FREE OF ALL BUILDING MATERIALS, REFUSE AND DEBRIS.

TCA CALCULATIONS:

TOTAL SITE AREA: 105.6 AC
 TREE PRESERVATION AREA: 32 AC
 REQUIRED TREE SAVE AREA: 10%
 PROVIDED TREE SAVE ON SITE: 30%

NORTH CAROLINA
PRELIMINARY
 NOT APPROVED FOR
 CONSTRUCTION
 WIL B. WHITT



INITIAL PLAN DATE: 05/01/2024
 REVISIONS:

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

TREE PRESERVATION PLAN

L2.00

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LUMINAIRE SCHEDULE									
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY	
RDWY		(1) 75W LED Array, LED	ATB0 SERIES 73W LED 1050MA TYPE 2 4000K CCT	ELECTRONIC	35' POLE	American Electric Lighting, ATB0 20BLEDE10 XXXXX R2	120V 1P 2W	81	

ROADWAY LIGHTING	
AVERAGE FOOT-CANDLES	0.69
MAXIMUM FOOT-CANDLES	1.6
MINIMUM FOOT-CANDLES	0.2
MINIMUM TO MAXIMUM FC RATIO	0.11
MAXIMUM TO MINIMUM FC RATIO	8.79
AVERAGE TO MINIMUM FC RATIO	3.81



Outdoor Lighting
Roadway LED

Light source: LED (series)
Lumens: 4,807 - 25,050 (future dependent)

Wattage	Light Pattern	LEDNA Backlight Design - Class (B/C/D) Rating
LED 75	LEDNA Type III (strong oval)	83-LD-G1
LED 100	LEDNA Type III (strong oval)	83-LD-G1
LED 150	LEDNA Type III (medium oval)	83-LD-G2
LED 215	LEDNA Type III (medium oval)	83-LD-G3
LED 280	LEDNA Type III (medium oval)	83-LD-G4

Color temperature: 4,000K
Warm-up and restrike times: Instant on (no warm-up or restrike time)

Poles available:

Name	Mounting height	Color
Fiberglass	29, 30, 35	Gray
Fiberglass	29, 30, 35	Black (additional cost)
Wood	29, 30, 35	Standard
Metal (special conditions*)	29, 30, 35	Gray

Features

Features	Benefits
LED or no installation cost	Free up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than overhead service
Warranty included	Worry free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today... and tomorrow

*2" raised foundation available when required

Outdoor Lighting
Roadway LED

The Roadway LED is a green solution and great for streets, roads, long narrow areas and parking lots. This energy-efficient luminaire delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose low to medium light output on an existing pole. Available with one to four fixtures per pole, depending on the luminaire combination selected.

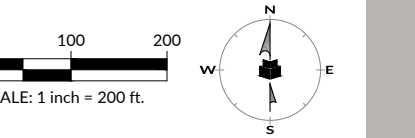
LED Light Emitting Diode: 50 | 75 | 105 | 150 | 215 | 280 watts

Mounting heights: 29, 30, 35

Color: Gray Black

Poles: Fiberglass Metal (special conditions) Wood

For additional information, visit us at dms.energyprogress.com/lighting or call us toll free at 866-768-6417



INITIAL PLAN DATE: 05/01/2024
REVISIONS:

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

LIGHTING EXHIBIT

SL1.00

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